

*** LEGEND ***

POB POINT OF BEGINNING	IP IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CB SAN SEWER CLEANOUT	RB REINFORCING BAR FOUND
CB CATCH BASIN	RBS REINFORCING BAR SET
JB JUNCTION BOX	MAG MAGNETIC READING IP
DI DRAINAGE INLET	AI ANGLE IRON FOUND
YI YARD INLET	CP CALCULATED POINT
HW HEAD WALL	-X-X FENCE
PP POWER POLE	CLF CHAIN LINK FENCE
PL POWER LINE	WDF WOOD FENCE
SSE SANITARY SEWER ESMT.	WFF WIRE FENCE
DE DRAINAGE EASEMENT	WN WET WEATHER
UE UTILITY EASEMENT	FC FENCE CORNER
AE ACCESS EASEMENT	BL BUILDING LINE
TB TOP OF BANK	R/W RIGHT-OF-WAY
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
ROP REINFORCED CONC. PIPE	PC PROPERTY CORNER
APP AS PER PLAT	CL CENTER LINE
APD AS PER DEED	CPT CARPORT
APR AS PER RECORD	SP SCREEN PORCH
APF AS PER FIELD	P PORCH
BC BACK OF CURB	FH FIRE HYDRANT
EP EDGE OF PAVEMENT	BR BRICK
EB ELECTRIC POWER BOX	FR FRAME
EM ELECTRIC METER	WD WOOD
GM GAS METER	SK SKIM
GV GAS VALVE	P PLAT
WM WATER METER	D DEED
WV WATER VALVE	R RECORD
OH OVERHANG	F FIELD
DU OWNERSHIP UNCLEAR	N NBORS.

V-64
(2014)

KEY NOTES:

SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY BE FOUND ON PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

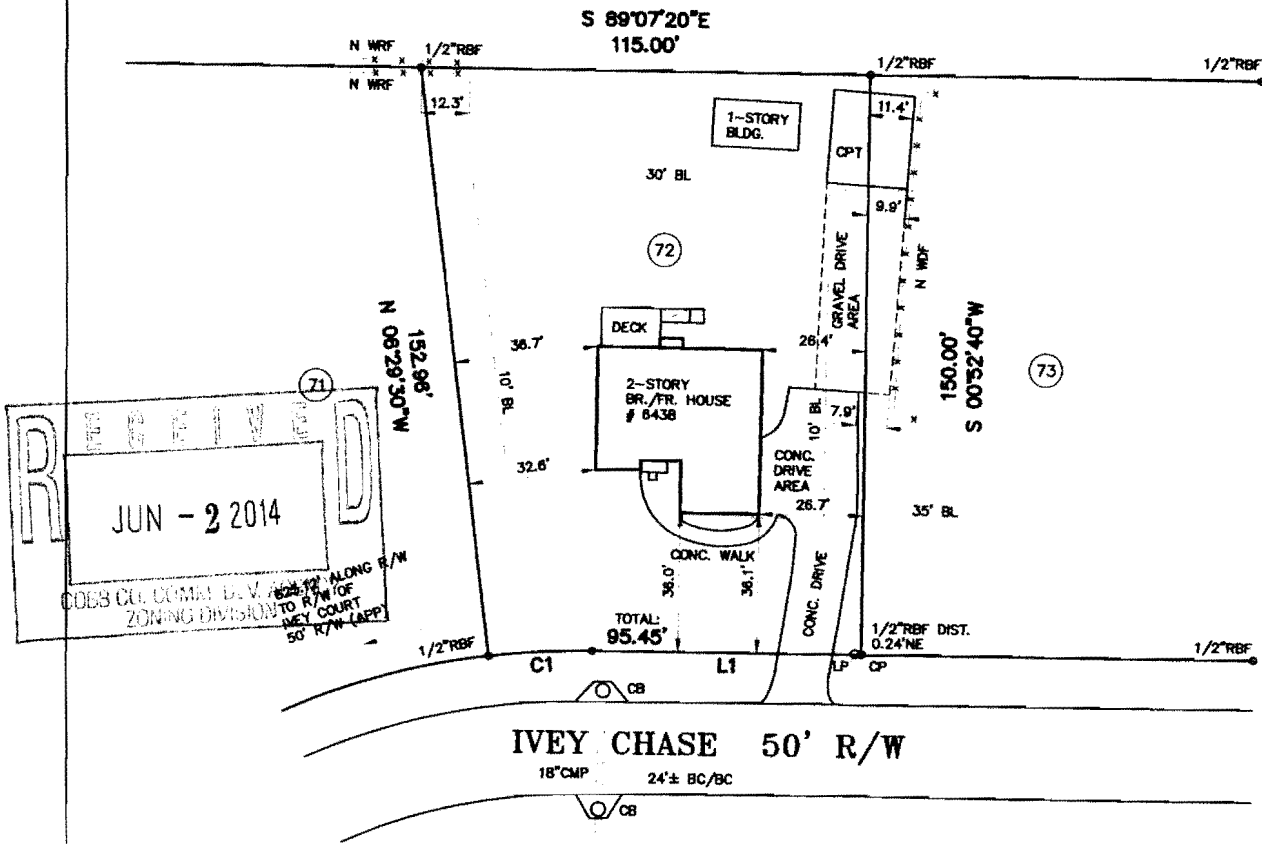
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

COURSE	BEARING	DISTANCE
L1	N 89°07'20" W	69.08'
C1	205.00'	26.37' 26.35' S 87°11'13" W

N/F PRESTON J. BEAVERS (APP)



PROPERTY ADDRESS:
6438 IVEY CHASE
MABLETON, GA 30126

LAND AREA:
0.362 AC



PLAT PREPARED FOR:

ALTAMESE FINCH

LOT 72	BLOCK
SUBDIVISION IVEY TERRACE	UNIT II
LAND LOT 276	18TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE MAY 22, 2014	PRINTED/SIGNED MAY 24, 2014
PLAT BOOK 136	PAGE 25
DEED BOOK 13790	PAGE 1073
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGLE OR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/4" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE INFORMATION FOUND WITHIN THIS PLAT.

COORD # 20140572
DWG # 20140572

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LEBROE POOLY,
ATLANTA, GA 30684
TEL 404-851-0541
TEL 404-858-8747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Altamese H. Finch and Theodore R. Finch, Jr.

PHONE: 770-547-5875, 404-375-0816

REPRESENTATIVE: Altamese H. Finch and Theodore R. Finch, Jr.

PHONE: 770-547-5875, 770-675-6869

TITLEHOLDER: Altamese H. Finch and Theodore Finch, Jr.

PROPERTY LOCATION: On the north side of Ivey Chase, west of Ivey Trace Drive (6438 Ivey Chase).

PETITION No.: V-64

DATE OF HEARING: 08-13-2014

PRESENT ZONING: R-15

LAND LOT(S): 276

DISTRICT: 18

SIZE OF TRACT: 0.36 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 144 square feet (approximately 264 square foot 1 story building) from the required 30 feet from the rear property line to 6 feet; and 2) waive the setback for an accessory structure over 144 square feet (approximately 500 square foot carport) from the required 30 feet from the rear property line to 3 feet and from the required 10 feet from the side property line to zero feet adjacent to the east property line.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

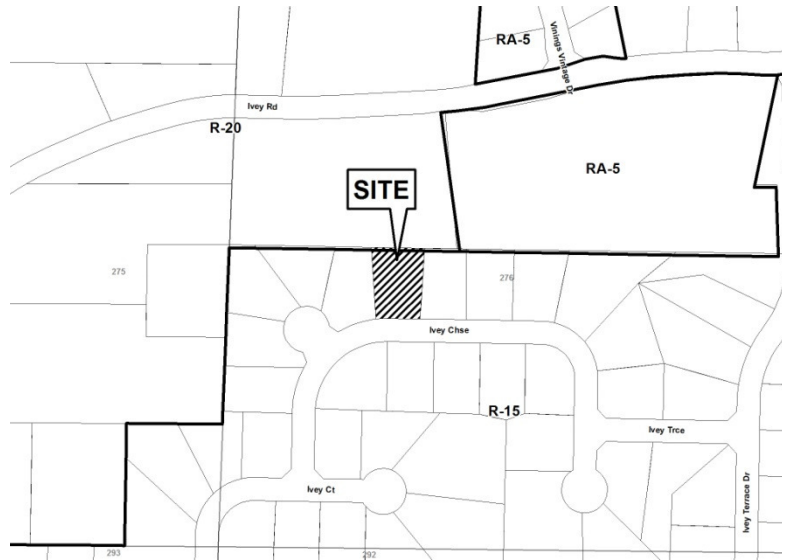
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Altamese H. Finch and
Theodore R. Finch, Jr.

PETITION No.: V-64

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: It appears that the carport is over the property line. If this is so, how will the zero setback be achieved on the east property line? If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

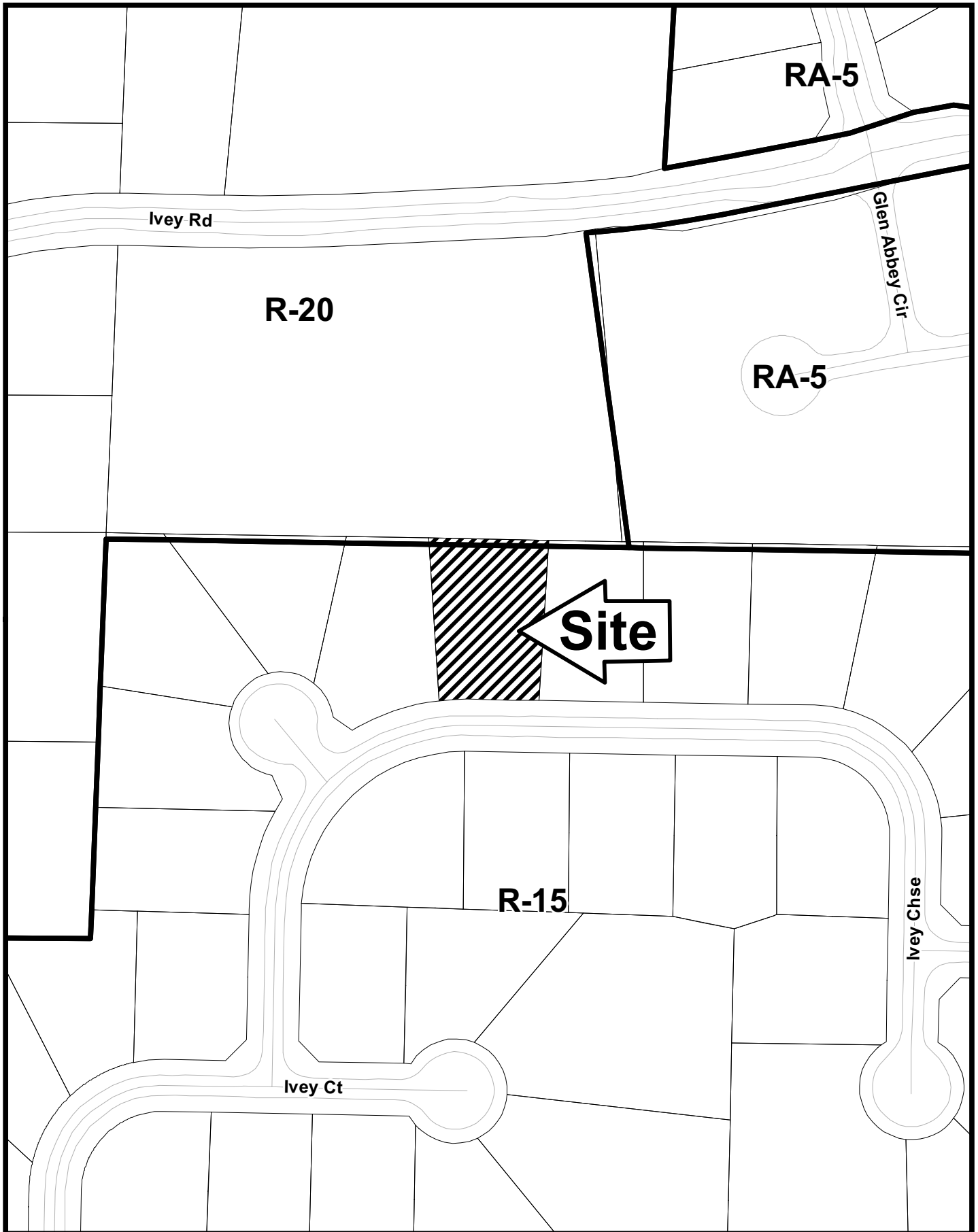
SEWER: No conflict.

APPLICANT: Altamese H. Finch and
Theodore R. Finch, Jr. _____

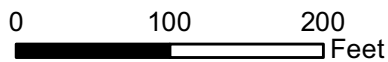
PETITION No.: V-64



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

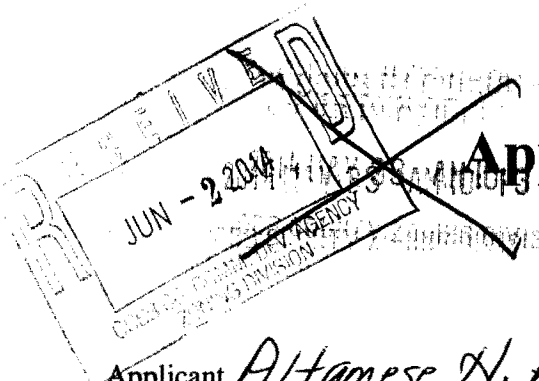
V-64



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-64
Hearing Date: 8-13-14

Applicant Altamese N. Finch Phone # 770-547-5875 E-mail Altamese.Finch@att.net

Address 6438 Ivey Chase, SE, Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

Altamese N Finch Phone # 770-547-5875 E-mail altamesefinch@att.net
(representative's signature)

My commission expires: 6/6/17

NAKKIYYA A. KING
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 06, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Altamese N Finch Phone # 770-547-5875 E-mail Altamese.Finch@att.net

Signature Altamese N Finch Address: 6438 Ivey Chase, SE, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/6/17

NAKKIYYA A. KING
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 06, 2017

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-15

Location 6438 Ivey Chase, SE, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 276 District 18th Size of Tract 0.362 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We would have to remove accessory structures. The tool shed holds tools, equipment and lawn equipment. Tool shed was built by Heartland Industries Inc on September 13, 1993. The homeowner next to us built a fence straight down because they did want their fence on a slope. The fence had been up about 10 yrs before the cap was built. Replacing the structures would be costly and we are not financially able to replace them.
List type of variance requested: Accessory structure