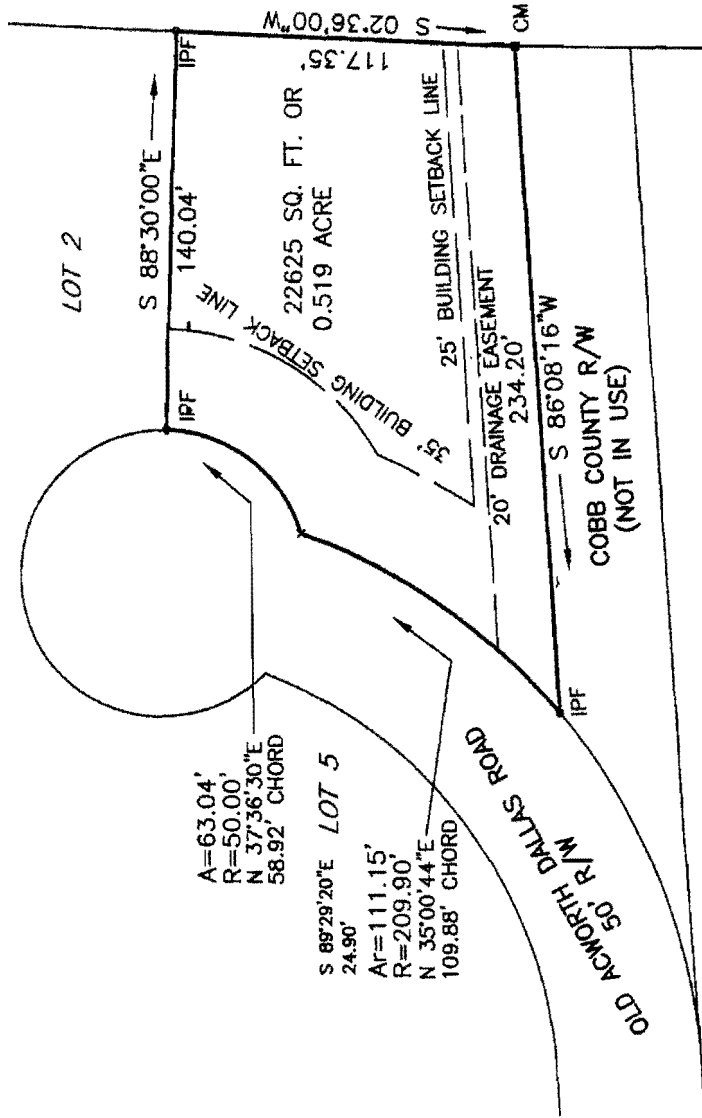


RETRACEMENT SURVEY FOR  
**STEVE LASKO &  
 CONNIE LASKO**  
 LOT 1, AWTRY CHURCH AT THE POINT  
 IN LAND LOT 35  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA

V-67  
 (2014)

U. S. ARMY CORP OF ENGINEERS



FIELD TRAVERSE:  
 CLOSURE; ONE FOOT IN 20,000 FEET  
 USING A LIETZ SET 3.  
 ANGULAR ERROR; 0'00'06" PER ANGLE  
 POINT USING A LIETZ SET 3.  
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.  
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120  
 PHONE 770-382-0457

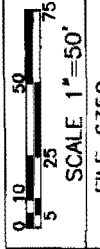
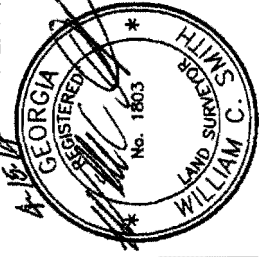
REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS LP-LIGHT POLE
IPF	IRON PIN PLACED	-X-X-	FENCE
IPF	IRON PIN FOUND	○	LAND LOT LINE
CM	CONCRETE MARKER	—	CENTER LINE
CH	CHORD	—	POWER LINE
L OR A	LENGTH OF CURVE	DP	DRIVED DRIVE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH  
 THE TECHNICAL STANDARDS FOR PROPERTY  
 SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER  
 180-7 OF THE RULES OF THE GEORGIA BOARD OF  
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND  
 LAND SURVEYORS AND AS SET FORTH IN THE  
 GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY  
 O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6,  
 43-15-19, 43-15-22.

6350.CRD 6350.DWG  
 FLOOD INSURANCE RATE MAP 13067C004 G  
 DATED DEC. 16, 2008 SHOWS THIS PROPERTY  
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)  
 PLAT CLOSURE;  
 ONE FOOT IN  
 416,000 FEET.  
 APRIL 15, 2014



M&S NORTH

**APPLICANT:** Robert and Judy Benowitz

**PETITION No.:** V-67

**PHONE:** 770-383-3441

**DATE OF HEARING:** 08-13-2014

**REPRESENTATIVE:** Robert and Judy Benowitz

**PRESENT ZONING:** R-20

**PHONE:** 770-383-3441

**LAND LOT(S):** 35

**TITLEHOLDER:** Robert A. and Judy M. Benowitz

**DISTRICT:** 20

**PROPERTY LOCATION:** At the eastern terminus of Old Acworth Dallas Road (4758 Old Acworth Dallas Road).

**SIZE OF TRACT:** 0.52 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the major side setback from the required 25 feet to 5 feet adjacent to the south property line.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

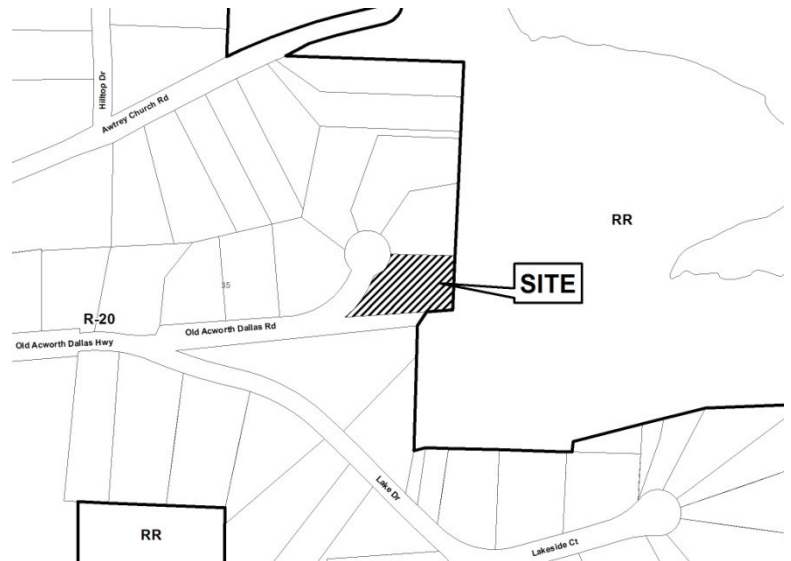
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Robert and Judy Benowitz      **PETITION No.:** V-67

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the building permit 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:** Proposed setback cannot encroach into 20 foot recorded drainage easement.

**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:** No comment.

**WATER:** No conflict.

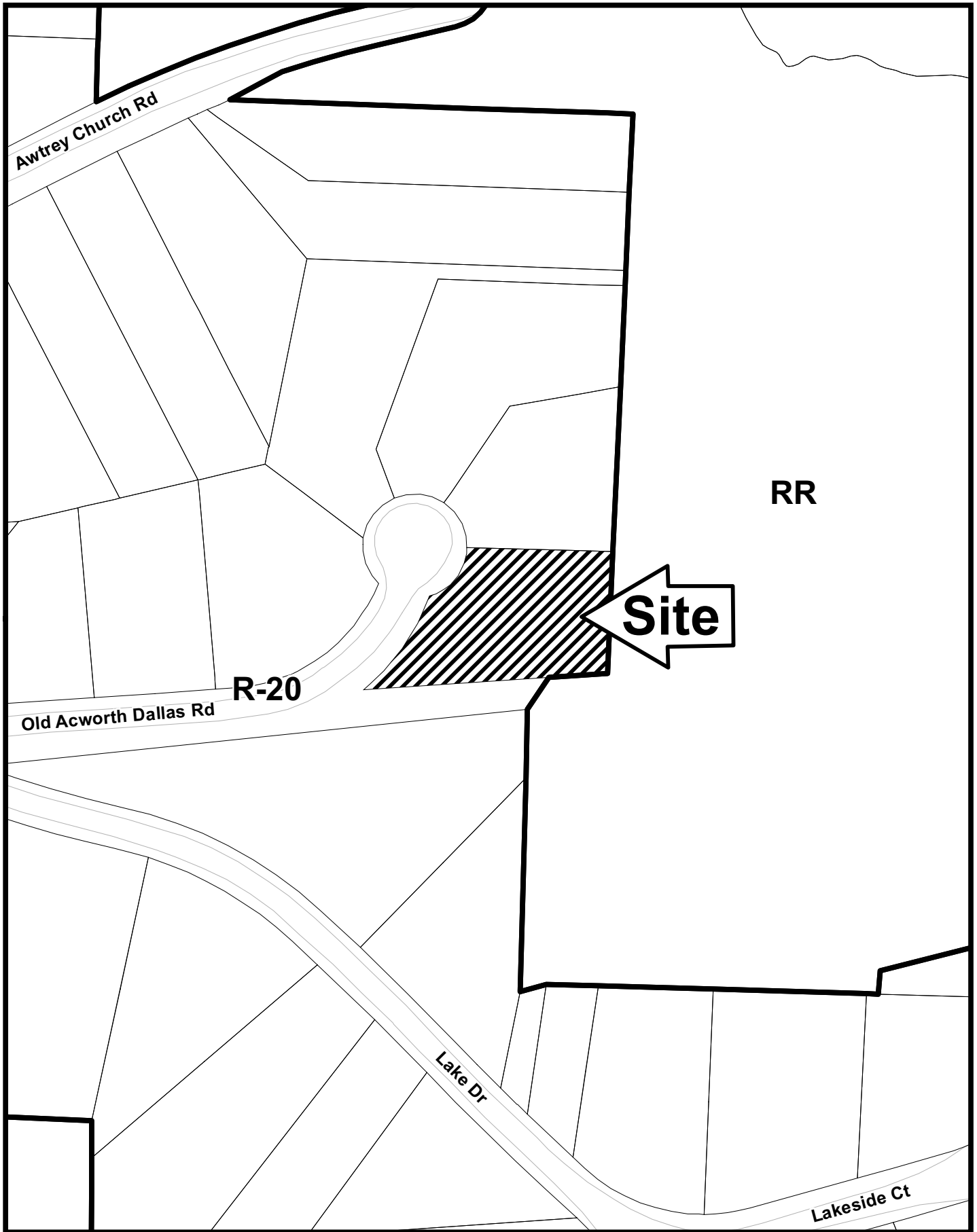
**SEWER:** No conflict.

**APPLICANT:** Robert and Judy Benowitz      **PETITION No.:** V-67

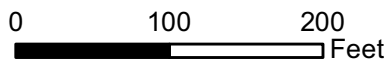
\*\*\*\*\*



**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-67



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)

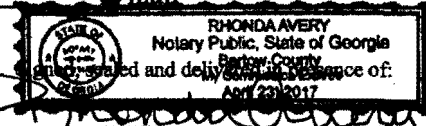
Application No. V-67

Hearing Date: 8-13-14

Applicant ROBERT & Judy BENOWITZ Phone # 770-383-3441 E-mail Judybenowitz@gmail.com

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



My commission expires: 04-23-2017

Notary Public

Titleholder ROBERT & Judy BENOWITZ Phone # 770-383-3441 E-mail judybenowitz@gmail.com

Signature Judy Benowitz Address: 17 Galway Dr. Cartersville, GA 30120  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property R-20

Location 4758 Old AC WORTH DALLAS Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 District 20th Size of Tract .52 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 52 acres Shape of Property rectangle Topography of Property wooded slopes

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).

Due to soil conditions, a drip emitter septic system is required, requiring more field lines than a conventional septic system. please see attached drawing with proposed house & septic line from Riverbend. Soil Consultm the 20ft drainage easement on the right side of my lot is too much

List type of variance requested: we request a 5ft setback instead of 25ft building setback. The abandoned rd to the right of the property has an adequate drain pipe underneath according to storm & water Dept of Cobb County. A 5ft setback would remove the hardship to build an adequate house.

Revised: March 5, 2013

Thank you. Judy Benowitz