

V-95
(2014)

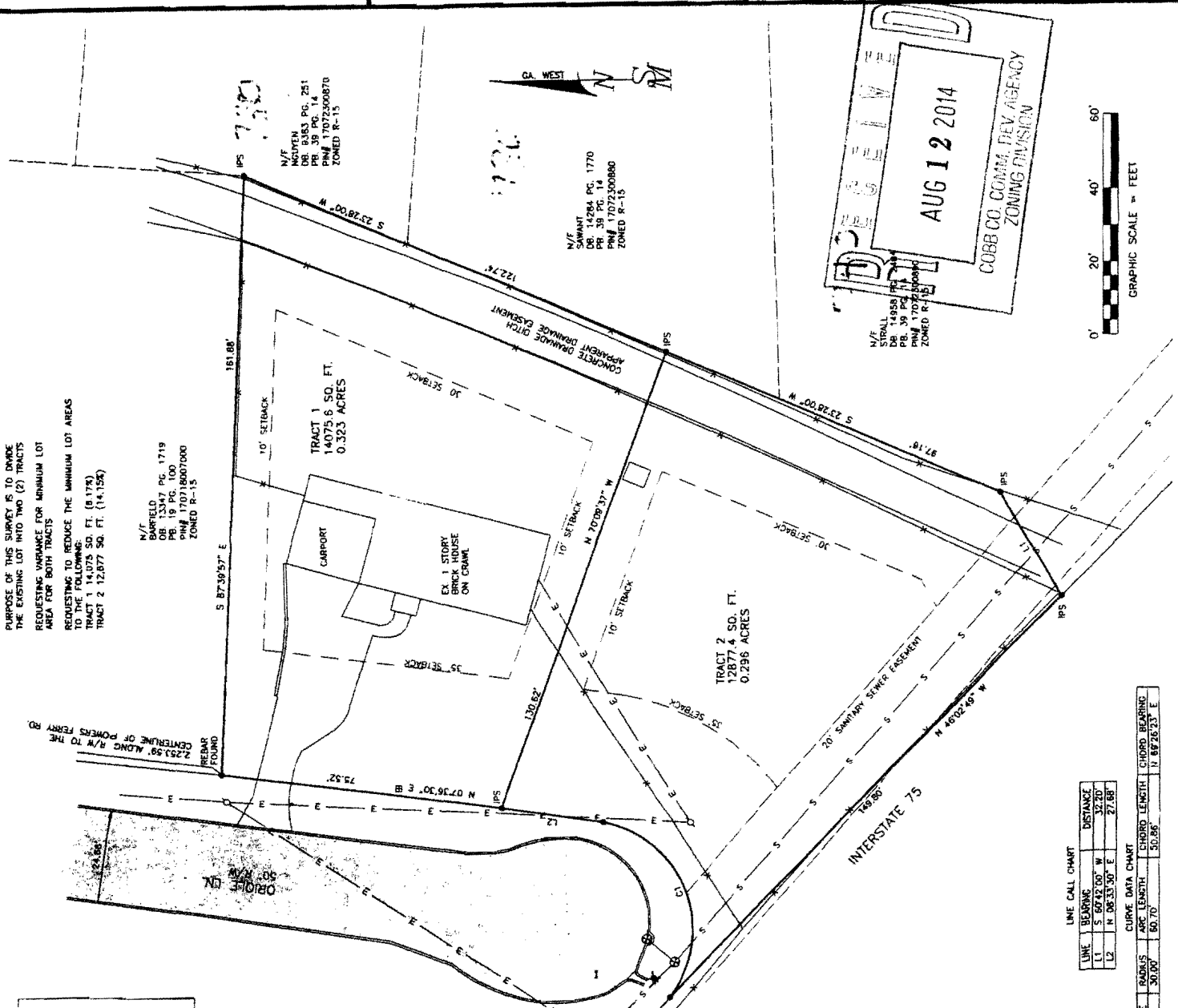


PROJECT NO.: B14039
DRAWN BY: TLM
SCALE: 1" = 20'
DATE: 5-9-14

SIBLEY-MILLER SURVEYING & PLANNING INC.
2062 HWY. 42 NORTH
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
WWW.SIBLEYSURVEYING.COM

BOUNDARY SURVEY
CHRISTIE B. CRUTCHER
2 TRACTS
LAND LOT 75
COBB COUNTY

1051 Orale Home

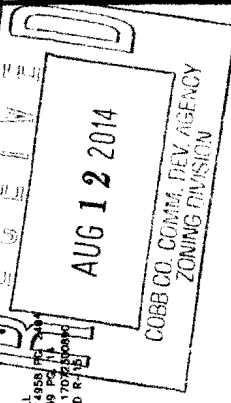


PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING LOT INTO TWO (2) TRACTS REQUESTING VARIANCE FOR MINIMUM LOT AREA FOR BOTH TRACTS REQUESTING TO REDUCE THE MINIMUM LOT AREAS TO THE FOLLOWING:
TRACT 1 14,075 SQ. FT. (0.323 ACRES)
TRACT 2 12,877 SQ. FT. (0.296 ACRES)

N/E BARFIELD
DB 13547 PG. 1719
PB 39 PG. 14
PIN# 170718007000
ZONED R-15

N/E NGUYEN
DB 8483 PG. 281
PB 39 PG. 14
PIN# 170718007000
ZONED R-15

N/E SAWANT
DB 14284 PG. 1770
PB 39 PG. 14
PIN# 17072300080
ZONED R-15



LEGEND

WOODEN POWER POLE	EX FIRE HYDRANT
EX OVERHEAD POWER LINES	EX WATER WATER
EX FENCE	EX WATER VALVE
FOR = FENCE	EX BUILDING
OR = OPEN CUT	EX ASPHALT
REBAR = REBAR	EX CONCRETE
DB = DEED BOOK	EX WALL
PB = PLAT BOOK	
PC = PAGE	
N/E = NON OR FORMERLY	
EX = EXISTING	
SANITARY SEWER MANHOLE	
EX FLARED END SECTION	

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,807 FEET AND AN ANGULAR ERROR OF 0.01 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13087001366 DATED: DECEMBER 16, 2006
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE MEASUREMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 80C OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-8-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22
SURVEY ORDERED BY: CHRISTIE B. CRUTCHER
FIELDWORK COMPLETED ON: 5-5-2014
FIELDWORK COMPLETED BY: TLM
AND NONE WERE FOUND WITHIN 500' OF SITE

NOTES:
OWNER: CHRISTIE B CRUTCHER
ADDRESS: 1051 ORALE LN.
PIN# 17071800690
ZONED R-15
MIN LOT AREA 15,00 SQ. FT.
MINIMUM LOT WIDTH AT FRONT SETBACK 75'
MINIMUM PUBLIC ROAD FRONTAGE 75'
CUL-D-SAC 50'
CUL-D-SAC 50'

LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 69°42'00" W	32.20
L2	R. 08°33'30" E	27.08

CURVE DATA CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	80.70'	50.86'	N 89°26'23" E

APPLICANT: Christie B. Crutcher **PETITION No.:** V-95
PHONE: 404-256-5950 **DATE OF HEARING:** 10-01-2014
REPRESENTATIVE: Christie B. Crutcher **PRESENT ZONING:** R-15
PHONE: 404-275-2630 **LAND LOT(S):** 718
TITLEHOLDER: Christie B. Crutcher **DISTRICT:** 17
PROPERTY LOCATION: On the east side of Oriole Lane, south of Powers Ferry Road, and on the northern side of I-75 (1051 Oriole Lane). **SIZE OF TRACT:** 0.62 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 15,000 square feet to 14,075.6 square feet for proposed tract 1 and to 12,877.4 square feet for proposed tract 2.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Christie B. Crutcher

PETITION No.:

V-95

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 lot split plat must be recorded. 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: This lot split will result in two non-conforming lots. If approved, building permit approval for tract 2 will require Stormwater Management approval to insure that proposed structure is located above 100-year headwater pool for the existing culvert under I-75 located at the southeast corner of the parcel.

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 (Marietta service area).

SEWER: No conflict (Marietta service area).

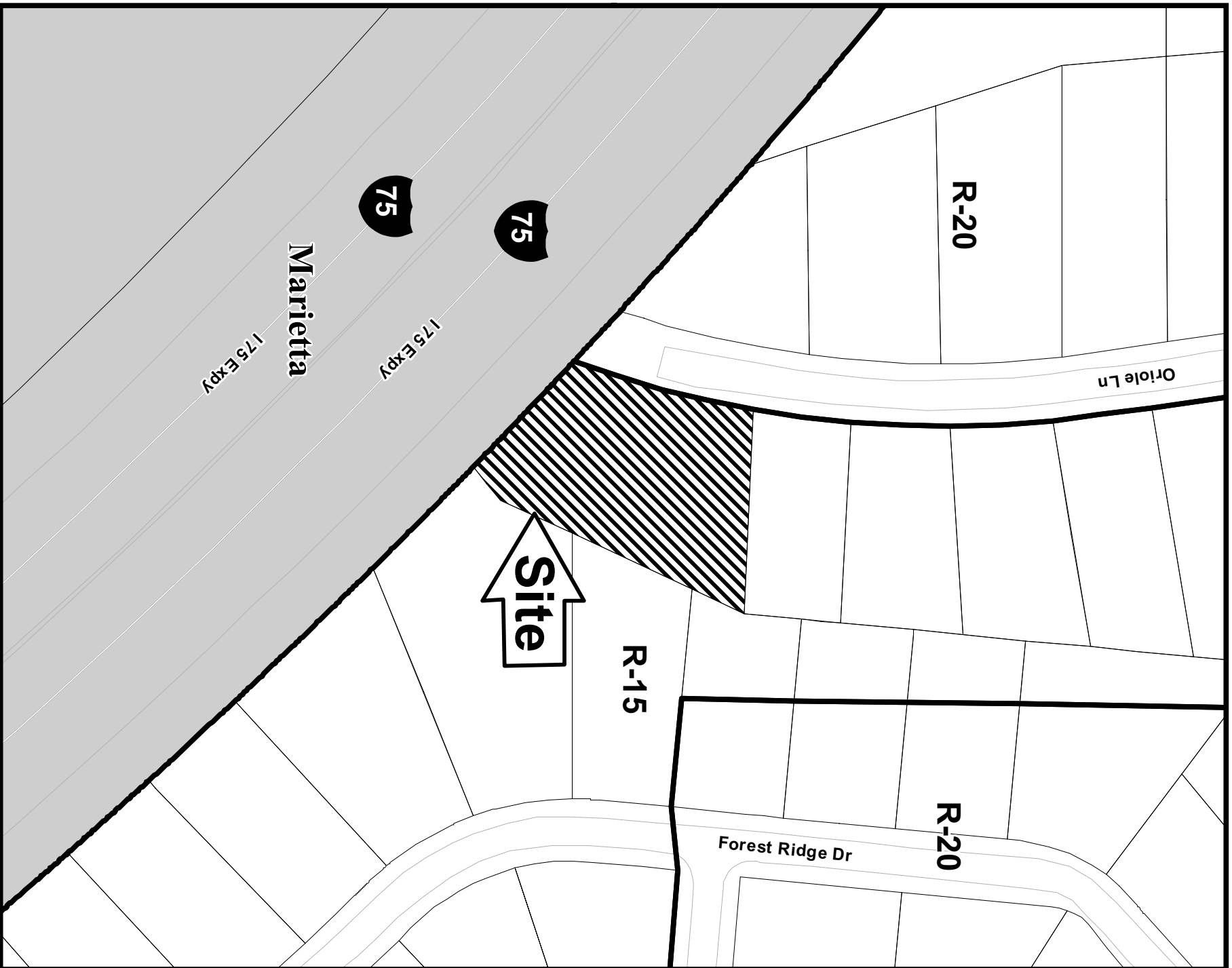
APPLICANT: Christie B. Crutcher

PETITION No.: _____

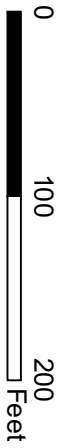
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

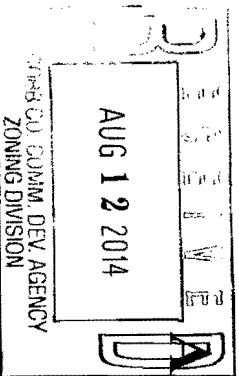
V-95



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-95
Hearing Date: 10-1-14

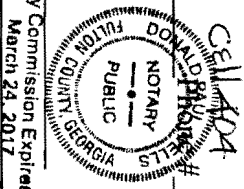
Applicant CHRISTIE B. CRUTCHER phone # (404) 256-5950 e-mail CHRISTIE@CRUTCHER@

CHRISTIE B. CRUTCHER Address bellsoth
(representative's name, printed) (street, city, state and zip code)

Christie B. Crutcher # 275-2630 E-mail CHRISTIE@CRUTCHER@bellsoth
(representative's signature) cell 404

Christie B. Crutcher

My commission expires: _____ My Commission Expires March 24, 2017



Signed, sealed and delivered in presence of:
Donald Phillips
Notary Public

Titleholder CHRISTIE B. CRUTCHER phone # (404) 256-5950 E-mail CHRISTIE B. CRUTCHER

Signature Christie B. Crutcher address: 1051 Oriole Lane
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____ My Commission Expires March 24, 2017
Donald Phillips
Notary Public

Present Zoning of Property R20

Location 1051 ORIOLE LANE MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.) , 333 + .296 = .619 acres

Land Lot(s) Q170 District 16th DISTRICT Size of Tract _____ 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(f), then leave this part blank).

I HAVE OWNED THIS PROPERTY SINCE 1984. I ALWAYS BELIEVED I HAD 2 FULL LOTS, BUT THIS RECENT SURVEY SHOWS I AM A LITTLE SHORT WHICH IS WHY I AM APPLYING FOR THESE 2 VARIANCES

List type of variance requested: VARIANCE FOR LOT 1 HOUSE 14,075.16

SECOND VARIANCE SUBDIVIDED FOR BUILDABLE LOT 12,877.4