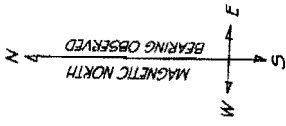
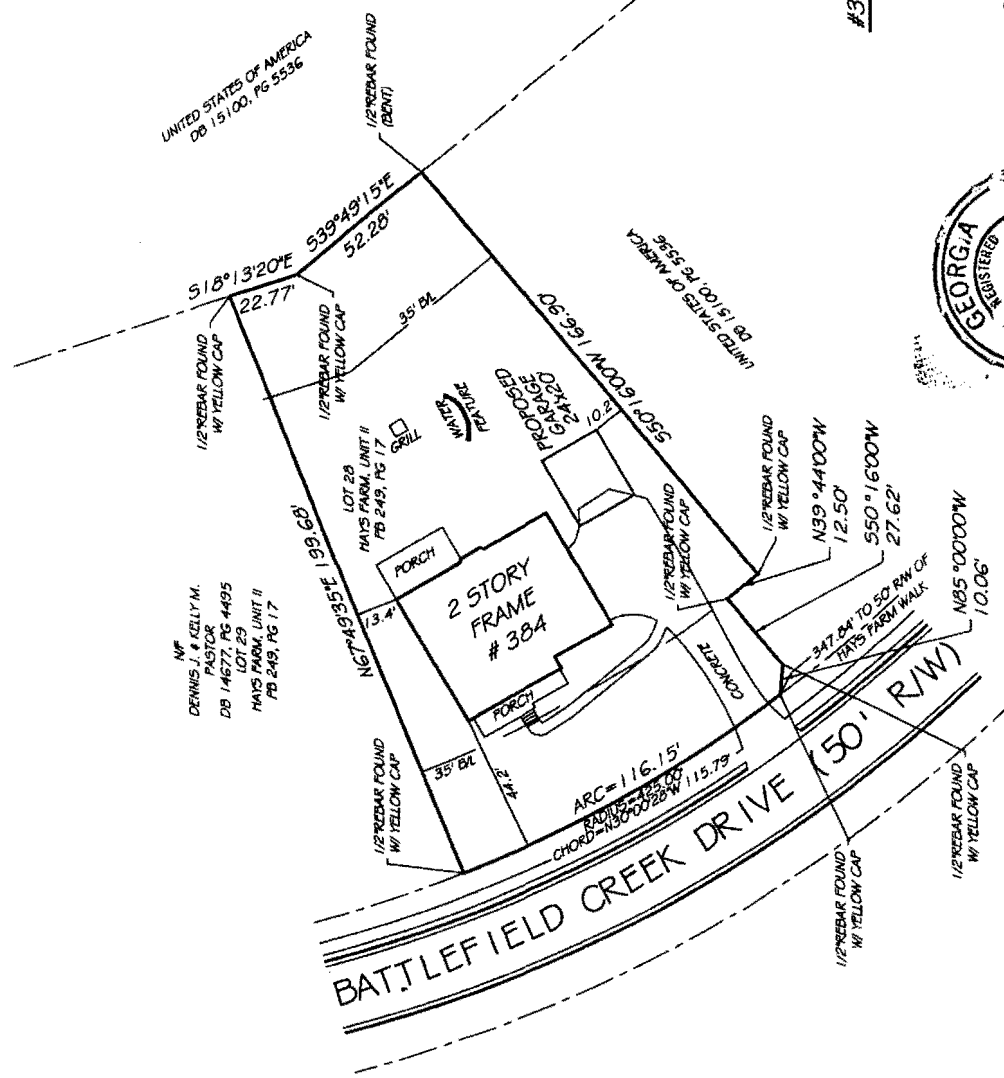
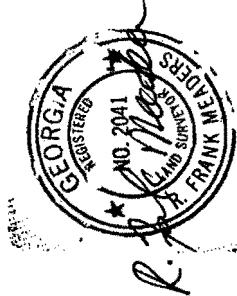


V-14
(2015)



SURVEY OF
#384 BATTLEFIELD CREEK DRIVE
LOT 28
HAYS FARM
UNIT II
LOCATED IN
LAND LOT 327
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 11-19-2014
PLAT DATE: 11-21-2014
SCALE: 1" (INCH) = 40' (FEET)
40 30 20 10 0 20 40
GRAPHIC SCALE: 1 inch = 40 feet



NOTES:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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. SECCS. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

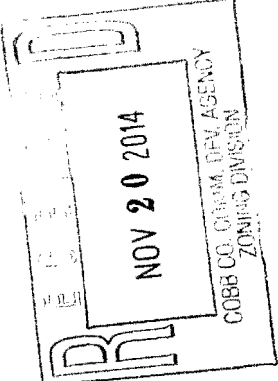
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING 1 GPT-300SW TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 22,555 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSE WITHIN ONE FOOT IN 506,333 FEET.

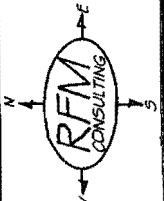
TOTAL AREA = 20,543 SQUARE FEET OR 0.47 ACRES.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (800) 487-7777 BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:
DEED BOOK 14638, PAGE 2219
PLAT BOOK 249, PAGE 17



R.F.M. CONSULTING, LLC
707 WHITLOCK AVENUE
BUILDING A-37
MARIETTA, GA 30064
(770) 757-3977
EMAIL: RFMCON@BELLSOUTH.NET



APPLICANT: Scott Crosby

PETITION No.: V-14

PHONE: 770-330-4057

DATE OF HEARING: 01-14-2015

REPRESENTATIVE: J. L. Brooks

PRESENT ZONING: R-20

PHONE: 404-557-3565

LAND LOT(S): 327

TITLEHOLDER: Geoffrey S. Crosby and Nataalka C. Crosby

DISTRICT: 20

PROPERTY LOCATION: On the east side of

SIZE OF TRACT: 0.47 acre

Battlefield Creek Drive, north of Dallas Highway

COMMISSION DISTRICT: 1

(384 Battlefield Creek Drive).

TYPE OF VARIANCE: Allow an accessory structure (480 square foot proposed garage) to the side of the principal structure.

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

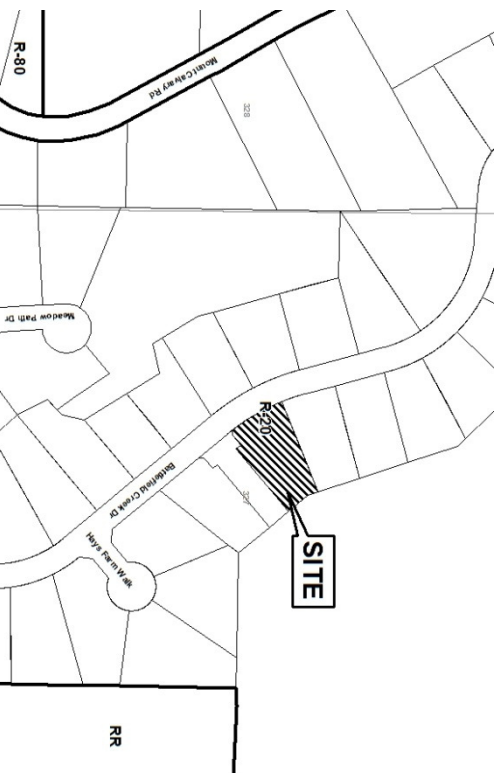
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Scott Crosby

PETITION No.:

V-14

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 certificate of occupancy or letter of completion 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: Site drains to the street. No adverse stormwater management impacts are anticipated.

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.

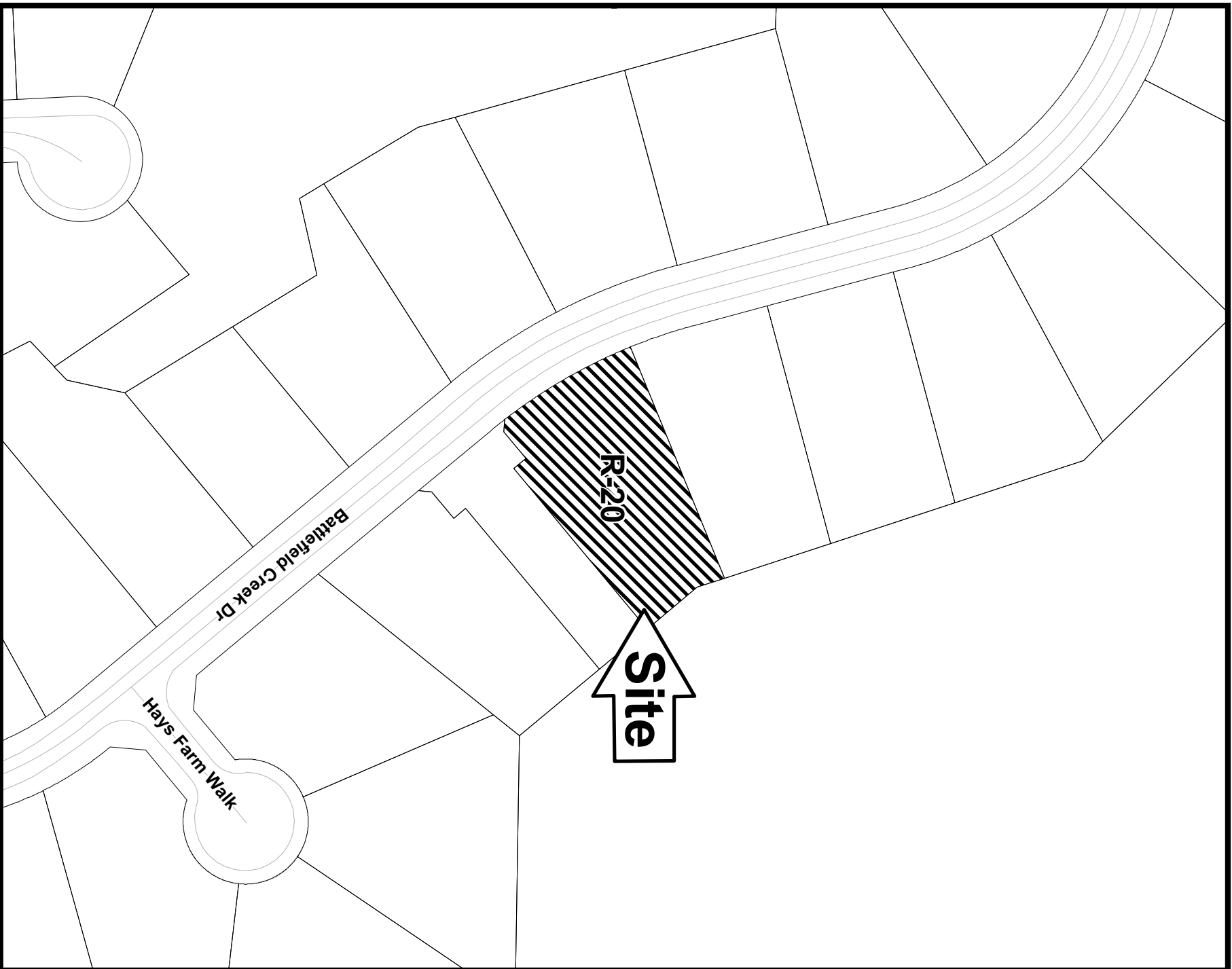
WATER: No conflict.

SEWER: No conflict.

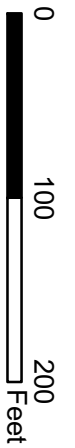
APPLICANT: Scott Crosby

PETITION No.: V-14

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.



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-14
Hearing Date: 1-14-16

X Applicant Scott Crosby Phone # 770-330-4057 e-mail scottcrosby@yahoo.com
J.L. Brooks Address 5454 Mabone Court Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone 557-3505 E-mail brooksconstelb@earthlink.net
(representative's signature) (street, city, state and zip code)

My Commission Expires Sep 16, 2015
Notary Public
Paulding County
State of Georgia
Melinda Denard
557-3505

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

X Titleholder Scott Crosby Phone # 770 330 4057 E-mail scottcrosby@yahoo.com
Signature *[Signature]* Address: 384 Balthetford Creek Dr. Marietta GA 30067
(attach additional signatures if needed)

My commission expires: NOVEMBER 16TH, 2016
Notary Public
[Signature]

Present Zoning of Property _____
Location 384 Balthetford Creek Drive
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) _____ 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(4), then leave this part blank).

Garage detached - Garage slop on back of lot causes the garage to be pushed in front of back corner of house

List type of variance requested: waive set backs