

LEGEND

CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
RPF IRON PIN PLACED
RIF IRON PIN FOUND
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
RBF REBAR
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
L LAND LOT
M MEASURED
D DEED
P PLAT

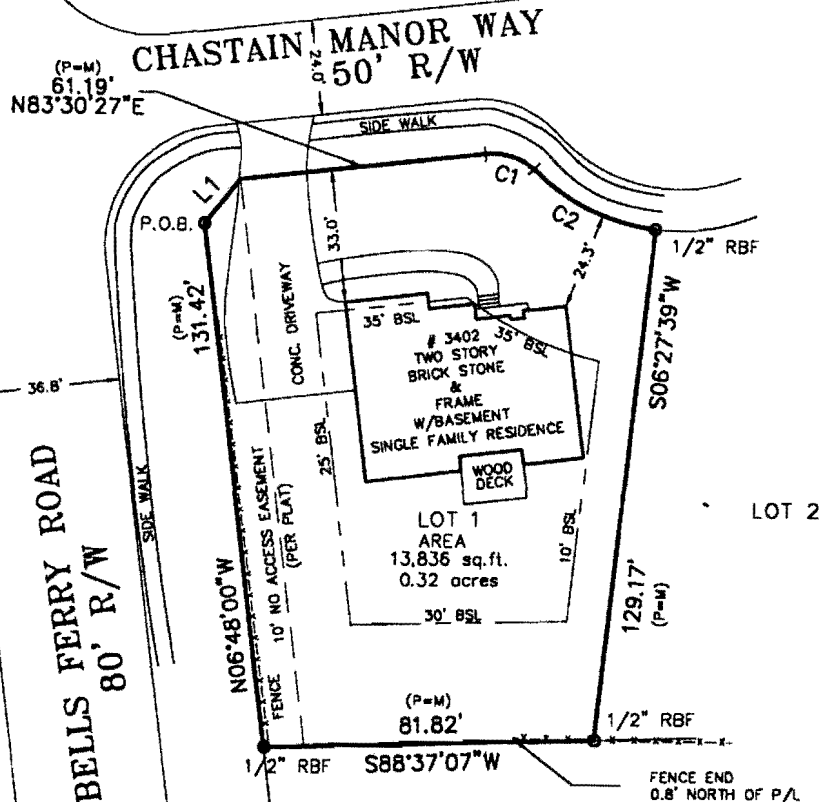
V-55
(2015)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	13.11(M)	16.80	12.78	S74°08'33"E (P=M)
C2	34.09	50.00	33.44	S64°00'19"E (P=M)

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13067C0041 H ZONE "X" EFFECTIVE DATE : MARCH 4, 2013

FEB 12 2015



ZONING

MINIMUM SETBACKS R-15

FRONT: 40'(EXTERIOR)

FRONT: 35'(INTERIOR)

MAJOR SIDE: 25'

MINOR SIDE: 10'

REAR: 40'

MIN. LOT SIZE: 15,000 S.F.

MIN. FRONTAGE 75' (50' ON CUL-DE-SAC)

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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. 15-8-87, AUTHORITY O.C.G.A. SECS. 15-8-87, 43-15-8, 43-15-10, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR 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 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

REVISED 02/11/15 ADDED FLOOD STATEMENT, WIDTH PAVEMENT & SINGLE FAMILY RESIDENCE FIELD DATE 2/2/2015

<p>JOB NUMBER: 15-00302A</p> <p>GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILLIS, JR.</p>	<p>ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:</p> <p>MARVIN PICKETT</p>		<p>DATE</p> <p>2/4/2015</p>
	<p>OWNER / PURCHASER</p> <p>MARVIN PICKETT, DEBORAH J. PICKETT, PUBLIC EMPLOYEES FEDERAL CREDIT UNION, MORRIS SCHNEIDER, WITTSSTADT, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY</p>		<p>SCALE</p> <p>1" = 30'</p>
	<p>LAND LOT 426</p> <p>16th DISTRICT</p> <p>2nd SECTION</p> <p>COBB COUNTY, GEORGIA</p>		
	<p>LOT 1</p> <p>BLOCK</p> <p>UNIT</p> <p>AREA OF LOT: 13,836 S.F.</p>		
	<p>SUBDIVISION CHASTAIN MANOR</p>		
<p>ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED</p>		<p>SOLAR LAND SURVEYING COMPANY</p> <p>P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052</p>	
<p>PLAT BOOK 215, PAGE 61</p> <p>DEED BOOK, PAGE</p>			

APPLICANT: <u>Leonard and Erika Kim</u>	PETITION No.: <u>V-55</u>
PHONE: <u>404-312-3084</u>	DATE OF HEARING: <u>04-01-2015</u>
REPRESENTATIVE: <u>Leonard Kim</u>	PRESENT ZONING: <u>R-15</u>
PHONE: <u>404-312-3084</u>	LAND LOT(S): <u>426</u>
TITLEHOLDER: <u>Erika Y. Kim and Leonard Kim</u>	DISTRICT: <u>16</u>
PROPERTY LOCATION: <u>On the southeast corner of</u>	SIZE OF TRACT: <u>0.32 acre</u>
<u>Bells Ferry Road and Chastain Manor Way</u>	COMMISSION DISTRICT: <u>3</u>
<u>(3402 Chastain Manor Way).</u>	

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 24 feet (existing); and 2) waive the minimum lot size from the required 15,000 square feet to 13,836 square feet (existing).

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Leonard and Erika Kim

PETITION No.: V-55

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 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 comment.

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.

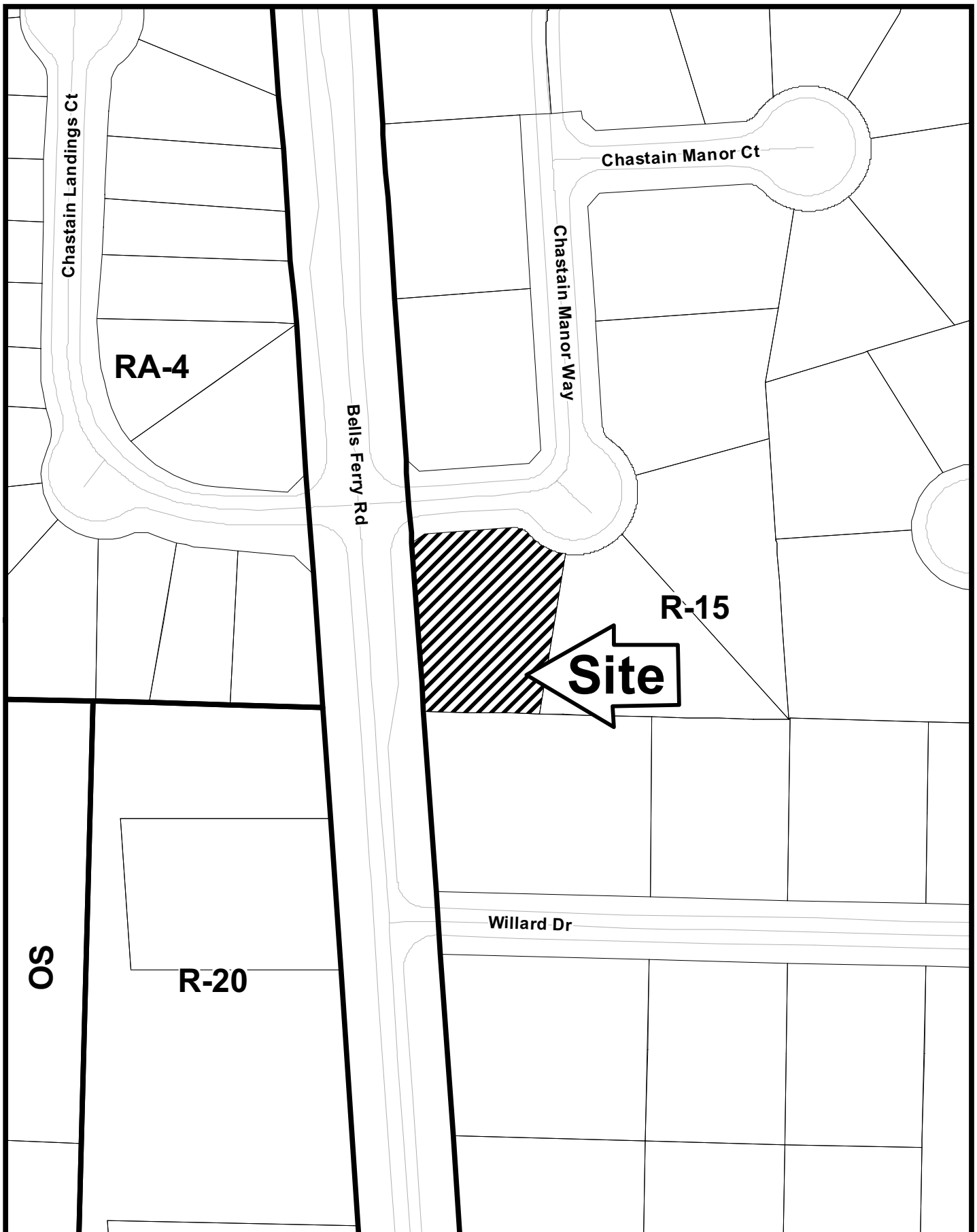
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Leonard and Erika Kim **PETITION No.:** V-55

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-55

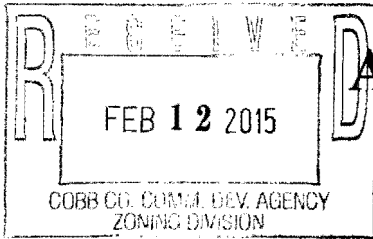


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-55
Hearing Date: 4-1-15

Applicant Leonard + Erika Kim Phone # 404-312-3084 E-mail l.siki.kim@gmail.com

Leonard Kim

(representative's name, printed)

Address 3402 Chastain Manor Way Marietta GA 30066
(street, city, state and zip code)

[Signature]

(representative's signature)



Phone # 404-312-3084 E-mail l.siki.kim@gmail.com

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Leonard + Erika Kim Phone # 404-312-3084 E-mail l.siki.kim@gmail.com

Signature [Signature]
(attach additional signatures if needed)

Address: 3402 Chastain Manor Way
(street, city, state and zip code) Marietta, GA 30066

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 3402 Chastain Manor Way Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 426 District 16 Size of Tract 0.32 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 X

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).

The house was built over the building setback line eleven years ago by 24 feet. This was discovered during a 2015 survey

List type of variance requested: Building Setback Line