

V-64  
(2015)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2014 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

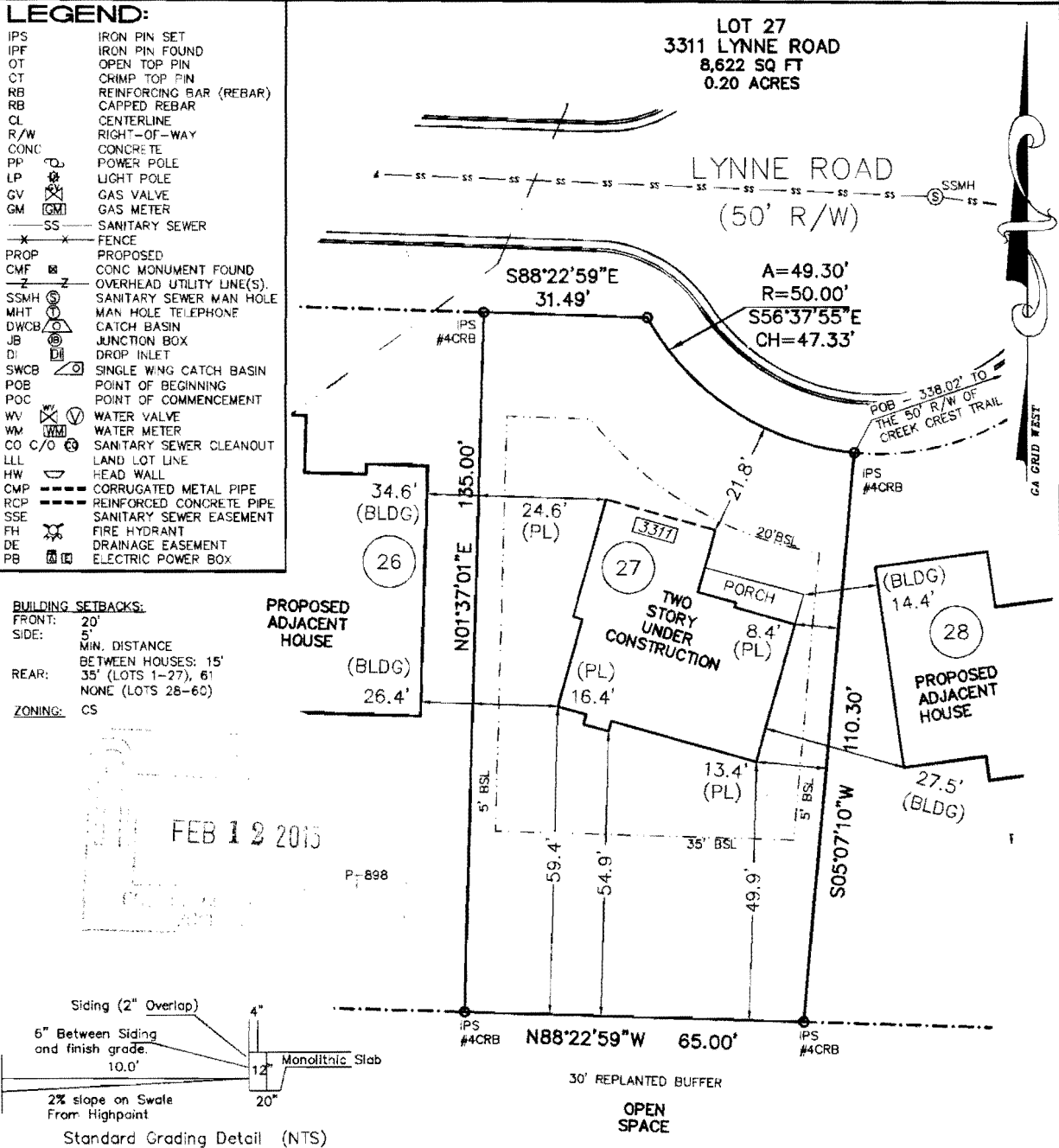
AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

### LEGEND:

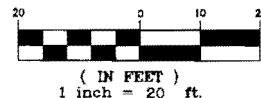
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR (REBAR)
CB	CAPPED REBAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
CONC	CONCRETE
PP	POWER POLE
LP	LIGHT POLE
GV	GAS VALVE
GM	GAS METER
SS	SANITARY SEWER
X	FENCE
PROP	PROPOSED
CMF	CONC MONUMENT FOUND
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	DITCH BASIN
JB	JUNCTION BOX
DI	DITCH INLET
SWCB	SINGLE WING CATCH BASIN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
WV	WATER VALVE
WM	WATER METER
CO	C/O
LLL	LAND LOT LINE
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
PB	ELECTRIC POWER BOX

### BUILDING SETBACKS:

FRONT: 20'  
SIDE: 5'  
MIN. DISTANCE  
BETWEEN HOUSES: 15'  
REAR: 35' (LOTS 1-27), 61'  
NONE (LOTS 28-60)  
ZONING: CS



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	VARIANCE PLAN FOR:		DATE 02/12/15	
	KERLEY FAMILY HOMES		SCALE 1" = 20'	
	LAND LOT 983		19th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA	
	SUBDIVISION DOGWOOD PARK		PHASE: SECTIONS PB 256 PG 15-18	
	LOT(S) 27		REVISION: BY: DATE:	
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (IS) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.				
MAP ID 13067C01B2H		EFFECTIVE DATE: 03/03/13		

**APPLICANT:** Kerley Family Homes **PETITION No.:** V-64  
**PHONE:** 770-792-5500 **DATE OF HEARING:** 04-01-2015  
**REPRESENTATIVE:** Gene Kerley **PRESENT ZONING:** CS  
**PHONE:** 404-680-9601 **LAND LOT(S):** 983  
**TITLEHOLDER:** Kerley Family Homes at HR, LLC **DISTRICT:** 19  
**PROPERTY LOCATION:** On the south side of **SIZE OF TRACT:** 0.20 acre  
Lynne Road, east of Lynne Drive **COMMISSION DISTRICT:** 4  
(3311 Lynne Road).  
**TYPE OF VARIANCE:** Waive the distance between houses from the required 15 feet to 14.4 feet.

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

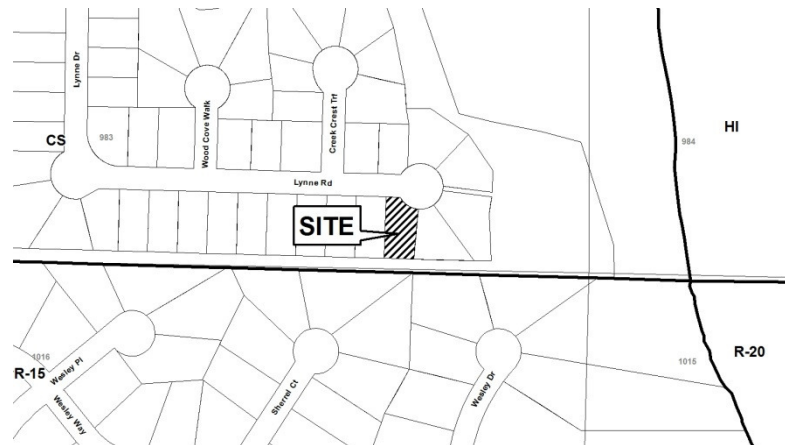
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



**APPLICANT:** Kerley Family Homes

**PETITION No.:** V-64

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**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 (Powder Springs service area).

**SEWER:** No conflict (Powder Springs service area).

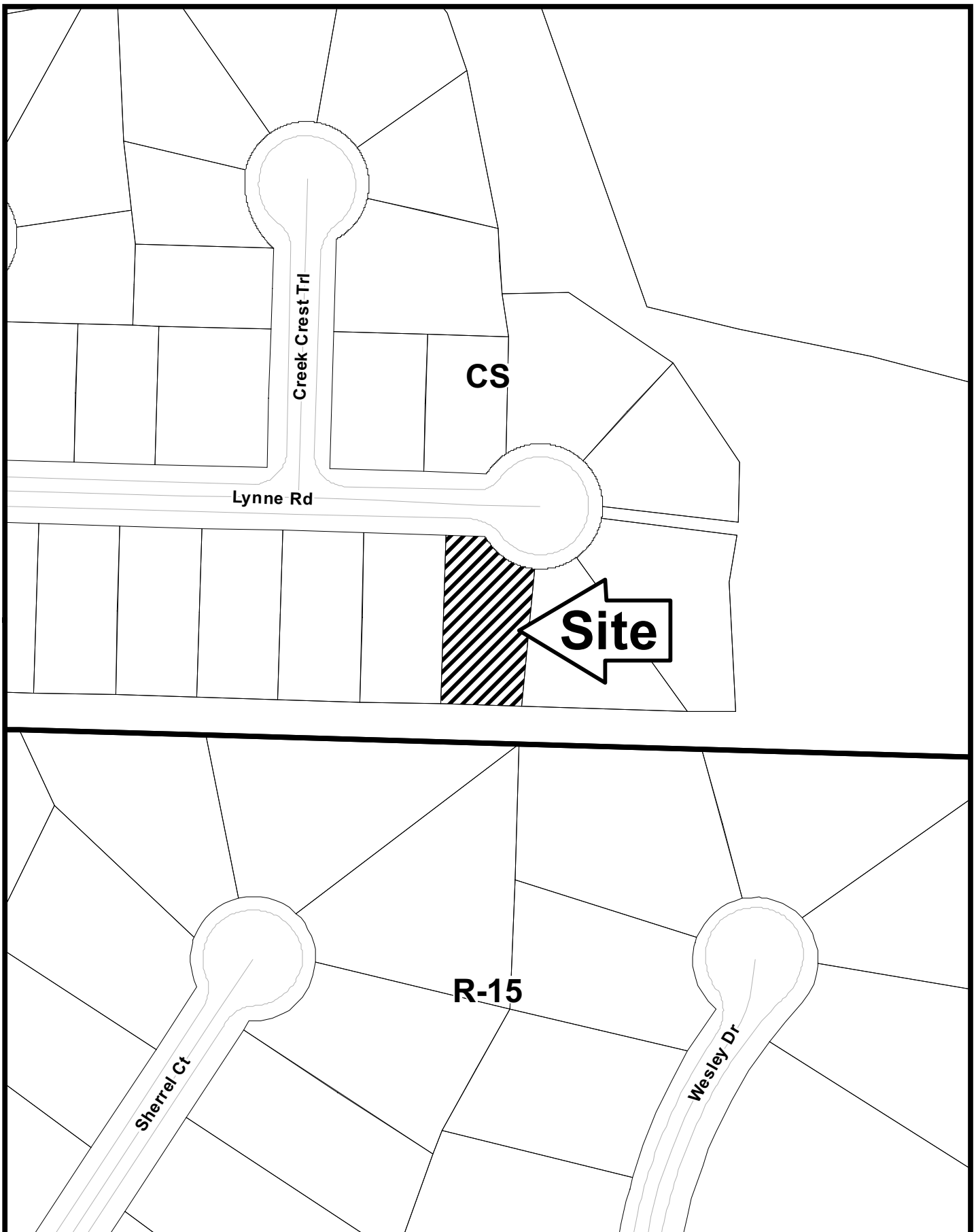
**APPLICANT:**     Kerley Family Homes

**PETITION No.:**     V-64

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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-64



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

FEB 12 2015

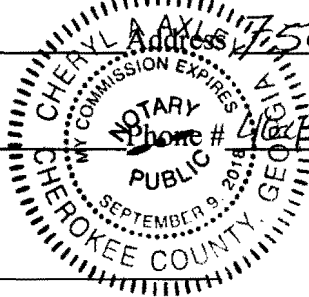
(type or print clearly)

Application No. V-64

Hearing Date: 4-1-15

Applicant Kerley Family Homes Phone # 770 792-5500 E-mail gkerley@kerleyfamilyhomes.com  
GENE KERLEY Address 750 Chastain Corner Marietta Ga  
(representative's name, printed) (street, city, state and zip code)

Gene Kerley Phone # 678 680 9601 E-mail gkerley@kerleyfamilyhomes.com  
(representative's signature)



Signed, sealed and delivered in presence of:

My commission expires: 9-9-18

Notary Public

Titleholder Kerley Family Homes Phone # 770 792 5500 E-mail gkerley@kerleyfamilyhomes.com  
Signature Gene Kerley Address: \_\_\_\_\_  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: 9-9-18

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 3311 Lynne Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 983 District 19th Size of Tract 0.198 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 0.198 Shape of Property \_\_\_\_\_ Topography of Property Flat 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).

List type of variance requested: Due to Porch encroaching side set back between homes ILO d5-0 like to change it to 14'-6"