

V-117
(2015)

NOTES:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TITLE ACT, CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. A

PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE TITLE ACT, CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 18,447 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 109,596 FEET.

TOTAL AREA = 15,841 SQUARE FEET OR 0.36 ACRES. TOTAL IMPERVIOUS AREA = 6,210 SQUARE FEET OR 39 %.

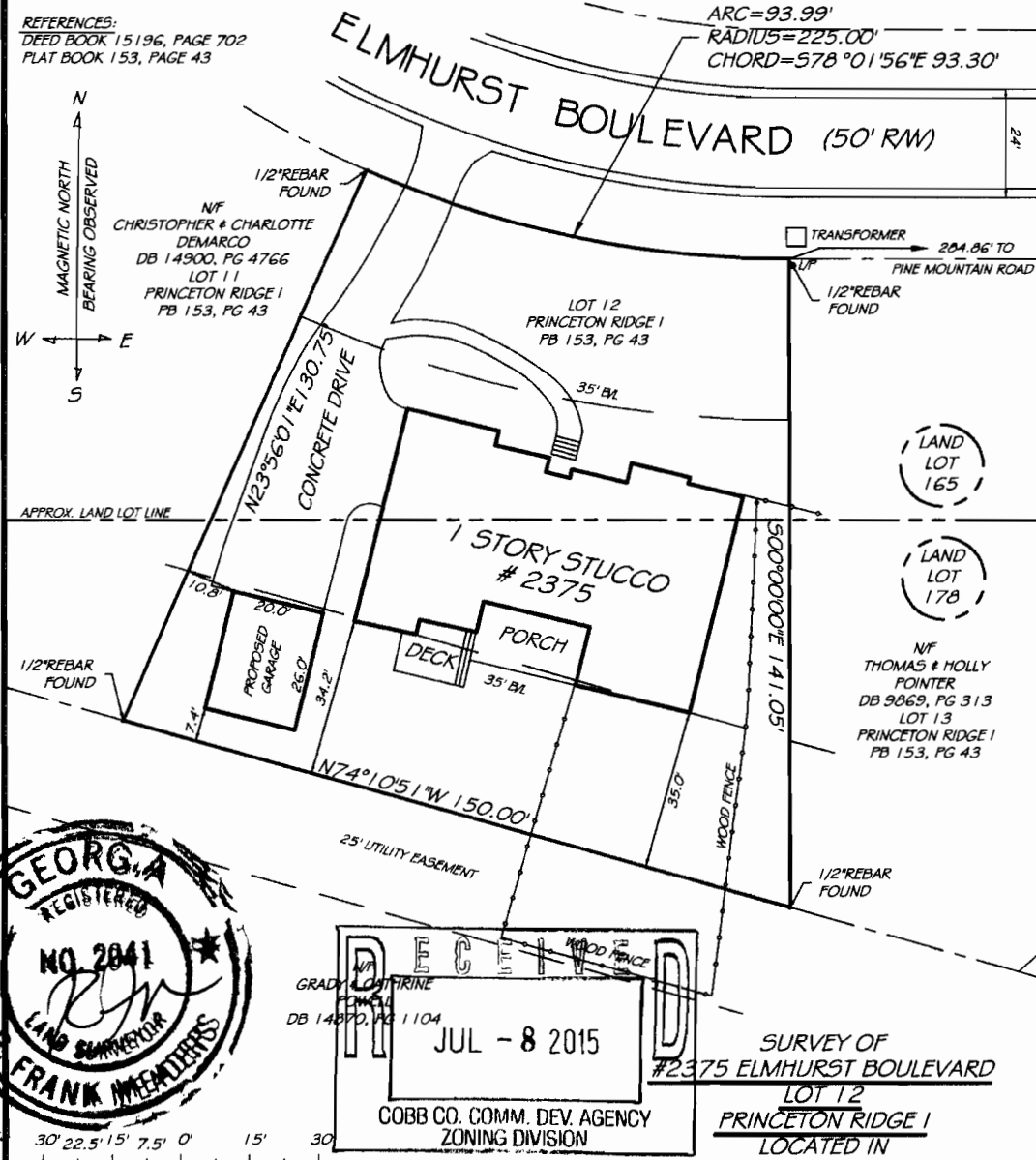
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

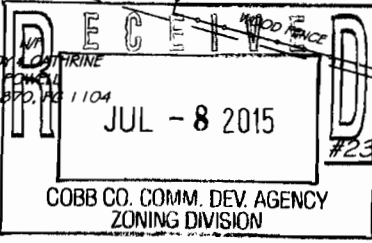
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (# 811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:

DEED BOOK 15196, PAGE 702
PLAT BOOK 153, PAGE 43



GRAPHIC SCALE: 1" (inch) = 30' (feet)



SURVEY OF
#2375 ELMHURST BOULEVARD
LOT 12
PRINCETON RIDGE I
LOCATED IN
LAND LOTS 165 & 178
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 06-19-2015
PLAT DATE: 06-22-2015
SCALE: 1" (INCH) = 30' (FEET)
revised 07-02-15 to show proposed garage.



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

Drawn by Mark R. Phoe Jr.
CPL 678-519-9270
FILE:ELMHURST BLVD.dwg

APPLICANT: Robert E. Hite, Jr.

PETITION No.: V-117

PHONE: 678-909-6450

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: Robert E. Hite, Jr.

PRESENT ZONING: R-20

PHONE: 770-855-0447

LAND LOT(S): 165, 178

TITLEHOLDER: Robert E. Hite, Jr. and Mary Lou Hite

DISTRICT: 20

PROPERTY LOCATION: On the south side of Elmhurst Boulevard, west of Pine Mountain Road (2375 Elmhurst Boulevard).

SIZE OF TRACT: 0.36 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 34 feet; 2) waive the rear setback for an accessory structure over 144 square feet (proposed 520 square foot garage) from the required 35 feet to 7 feet; and 3) increase the maximum impervious surface from 35% to 39%.

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

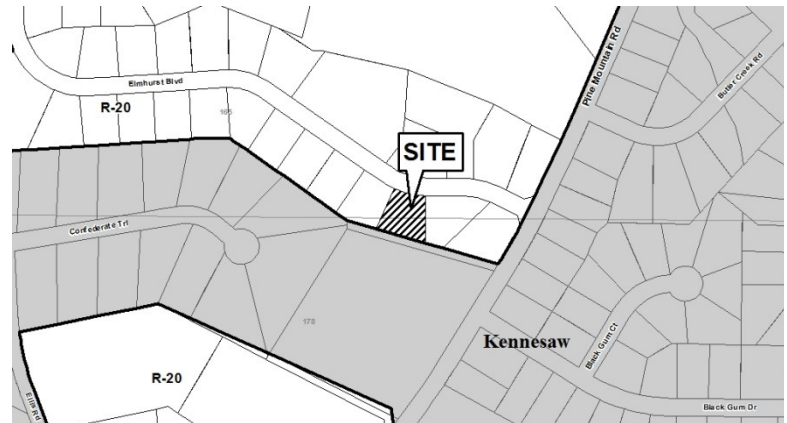
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Robert E. Hite, Jr.

PETITION No.: V-117

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 adverse stormwater management impacts 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.

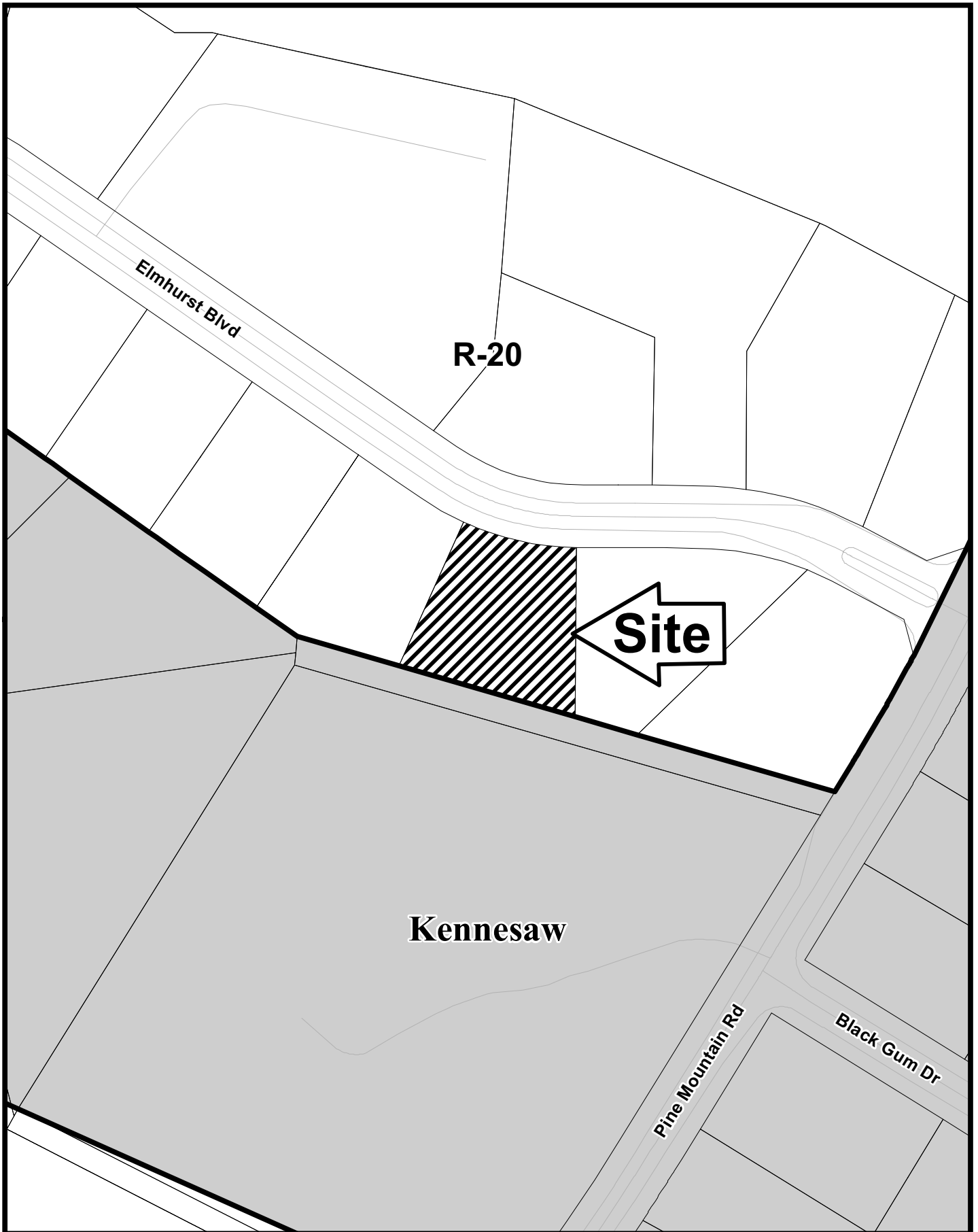
WATER: No conflict.

SEWER: The proposed garage must be located a minimum of 10 feet from the edge of the utility easement.

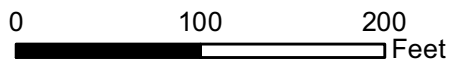
APPLICANT: Robert E. Hite, Jr. **PETITION No.:** V-117



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.

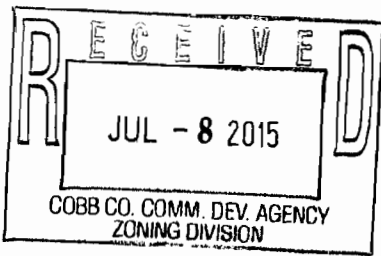
V-117



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

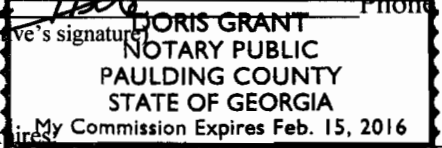
(type or print clearly)

Application No. ✓-117
Hearing Date: 9-11-15

Applicant ROBERT E. HITE JR. Phone # 678-909-6450 E-mail white.2375@comcast.net

ROBERT E. HITE JR. Address 2375 ELMHORST BLVD NW KENNESAW GA 30152-6053
(representative's name, printed) (street, city, state and zip code)

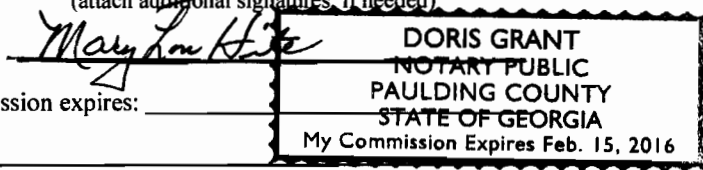
Robert E. Hite Jr. CELL 770-855-0447 Phone # 678-909-6450 E-mail white.2375@comcast.net
(representative's signature)



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

Titleholder ROBERT E HITE JR Phone # 678-909-6450 E-mail white.2375@comcast.net
MARY LOU HITE

Signature Robert E Hite Address: 2375 ELMHORST BLVD NW KENNESAW GA 30152-6053
(attach additional signatures, if needed) (street, city, state and zip code)



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

Present Zoning of Property R-20

Location 2375 ELMHORST BLVD NW KENNESAW GA 30152.6053
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 165 & 178 District 20th, 2nd SECTION Size of Tract 0.36 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).

HOUSE HAS EXTREMELY SMALL GARAGE (19' X 20') WITH NO ROOM FOR ANY STORAGE. NEED TO GARAGE TWO ADDITIONAL CARS (ONE A CLASSIC THUNDERBIRD) AND ASSORTED LAWN EQUIPMENT, INCLUDING A JOHN DEERE TRACTOR/MOWER.

List type of variance requested: SETBACK FROM REAR PROPERTY LINE. PROPOSED GARAGE DOES NOT HAVE 35' FROM PROPERTY LINE. THE UTILITY EASEMENT BEHIND MY LOT HAS BOTH GAS & WATER LINES AND SERVES AS A DRAINAGE DITCH FOR THE NEARBY CUL-DE-SAC, NOT SUITABLE FOR BUILDING.