

V-126
(2015)

*** LEGEND ***

- | | |
|---------------------------|--------------------------|
| POB POINT OF BEGINNING | IP IRON PIN FOUND |
| LLL LAND LOT LINE | IPS IRON PIN SET |
| MH MAN HOLE | OTB OPEN TOP PIPE FOUND |
| SSL SANITARY SEWER LINE | CTP CRIMP TOP PIPE FOUND |
| CSL SAN SEWER CLEANOUT | RB REINFORCING BAR FOUND |
| CB CATCH BASIN | RBS REINFORCING BAR SET |
| JB JUNCTION BOX | MAG MAGNETIC READING IP |
| DI DRAINAGE INLET | A ANGLE IRON FOUND |
| YI YARD INLET | CP CALCULATED POINT |
| HW HEAD WALL | -X-X FENCE |
| PP POWER POLE | CLF CHAIN LINK FENCE |
| PW POWER LINE | WDF WOOD FENCE |
| SSE SANITARY SEWER ESMT. | WRF WIRE FENCE |
| DE DRAINAGE EASEMENT | WW WET WEATHER |
| UE UTILITY EASEMENT | FC FENCE CORNER |
| AE ACCESS EASEMENT | BL BUILDING LINE |
| TB TOP OF BANK | R/W RIGHT-OF-WAY |
| CMP CORRUGATED METAL PIPE | PL PROPERTY LINE |
| RCP REINFORCED CONC. PIPE | PC PROPERTY CORNER |
| APP AS PER PLAT | CL CENTER LINE |
| APD AS PER DEED | CPT CARPORT |
| APR AS PER RECORD | SP SCREEN PORCH |
| APF AS PER FIELD | P PORCH |
| BC BACK OF CURB | FH FIRE HYDRANT |
| EP EDGE OF PAVEMENT | BR BRICK |
| ED ELECTRIC POWER BOX | FR FRAME |
| EM ELECTRIC METER | WD WOOD |
| GM GAS METER | SH SIGN |
| GV GAS VALVE | P PLAT |
| WM WATER METER | D DEED |
| WV WATER VALVE | R RECORD |
| OH OVERHANG | F FIELD |
| DU OWNERSHIP UNCLEAR | N N/BORS. |

INDICATES STAIRS

EXCAVATIONS FOR BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED AROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND READINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY BE ENCOUNTERED. NO ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

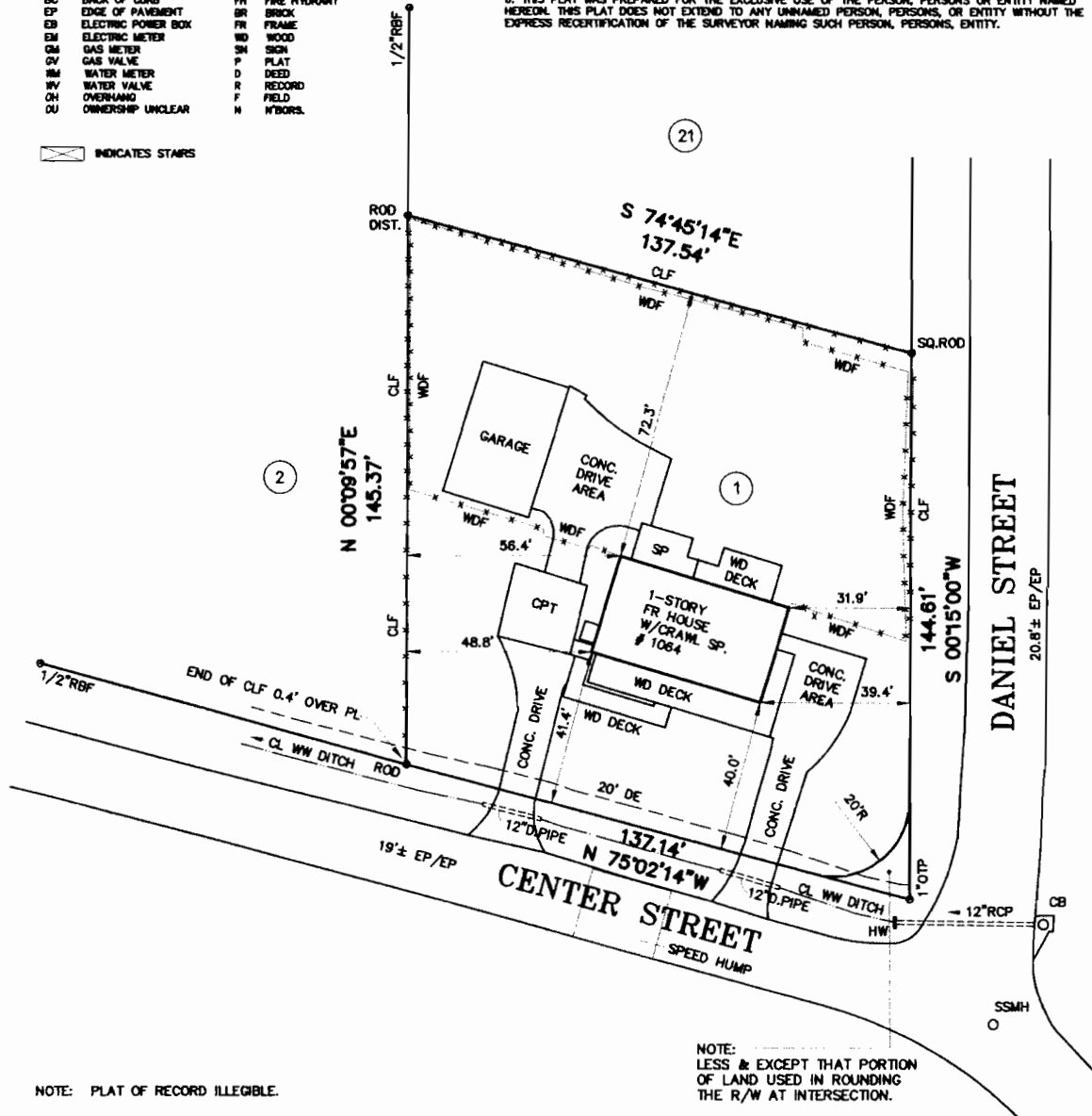
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



NOTE: PLAT OF RECORD ILLEGIBLE.

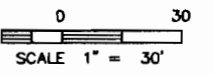
NOTE: LESS & EXCEPT THAT PORTION OF LAND USED IN ROUNDING THE R/W AT INTERSECTION.

PROPERTY ADDRESS:
1064 CENTER STREET
MABLETON, GA 30126

PLAT PREPARED FOR:	
JENNIFER ROOT	
LOT 1	BLOCK
SUBDIVISION	PATTERSON HEIGHTS UNIT
LAND LOT 1223	19TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUN 04, 2015	PRINTED/SIGNED JUN 08, 2015
PLAT BOOK 15	PAGE 74
DEED BOOK 14951	PAGE 4071-4083
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MENSURA STANARDS AND REQUIREMENTS OF LAW.

LAND AREA:
0.441 AC



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 60 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 30,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD # 20150825
DWG # 20150825

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LERICK POINTE,
ATLANTA, GA 30384
FAX 404-801-0841
TEL 404-362-6747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Jennifer Root
PHONE: 770-319-5765
REPRESENTATIVE: Jennifer Root
PHONE: 770-319-5765
TITLEHOLDER: Jennifer P. Root
PROPERTY LOCATION: On the northwest corner
of Daniel Street and Center Street
(1064 Center Street).

PETITION No.: V-126
DATE OF HEARING: 09-11-2015
PRESENT ZONING: R-20
LAND LOT(S): 1222, 1223
DISTRICT: 19
SIZE OF TRACT: 0.44 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (864 square foot detached garage) from the required 100 feet to 10 feet adjacent to the western property line and to 32 feet from the rear; and 2) allow an accessory structure (400 square foot carport) to be located to the side of the principal building.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Jennifer Root

PETITION No.: V-126

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 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 were observed.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

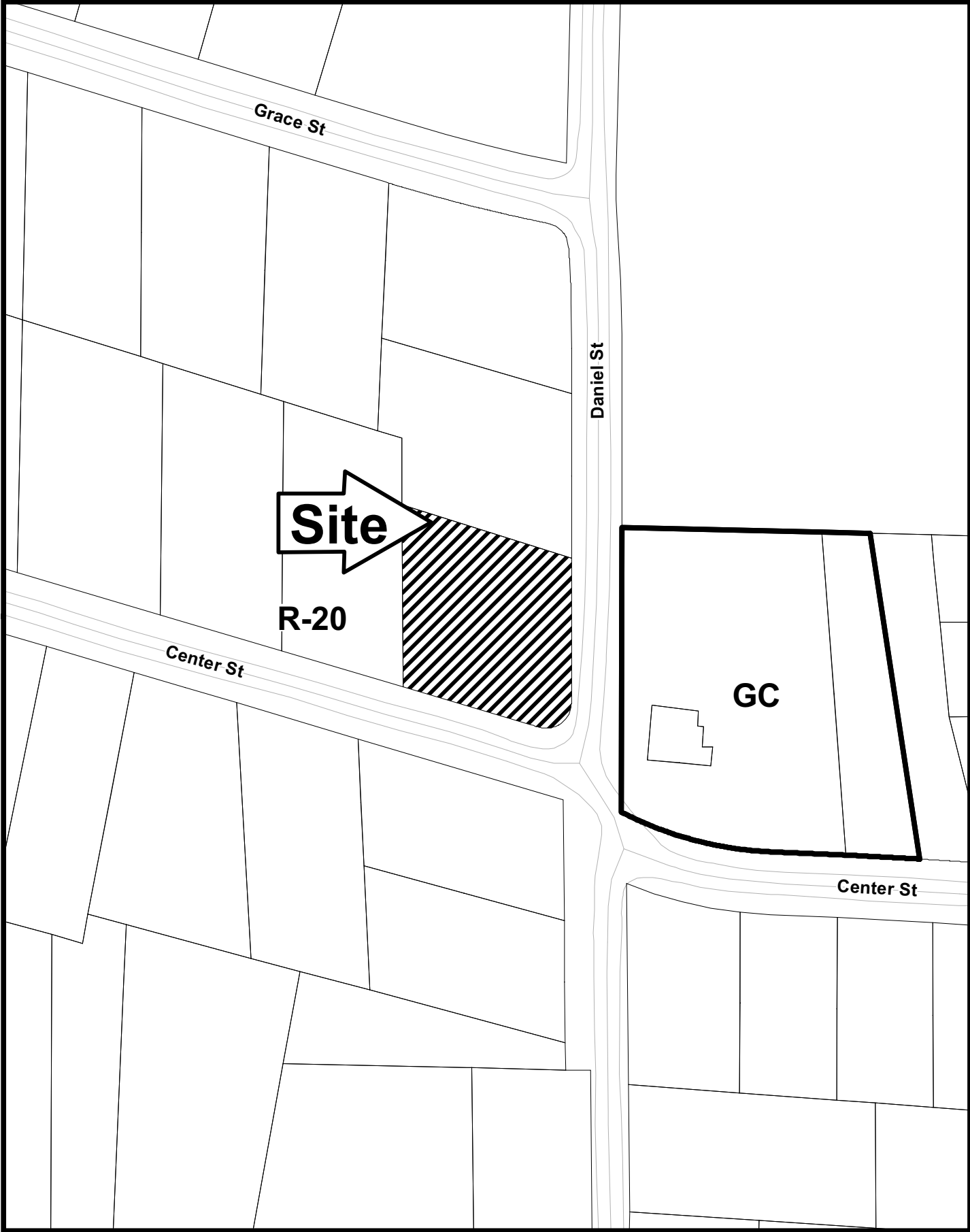
WATER: No conflict.

SEWER: No conflict.

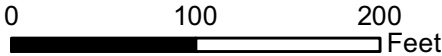
APPLICANT: Jennifer Root **PETITION No.:** V-126



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-126



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-126
Hearing Date: 9-11-15

Applicant Jennifer Root Phone # 770 319 5765 E-mail 2roots@bellsouth.net
Jennifer Root Address 1064 Center St, Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # _____ E-mail _____

My commission expires: 03-25-2019 Signed, sealed and delivered in presence of Crystal Pinckney
03-25-2019 NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires March 25, 2019

Titleholder Jennifer Root Phone # 770 319 5765 E-mail 2roots@bellsouth.net
Signature Jennifer Root Address: 1064 Center St, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03-25-2019 Signed, sealed and delivered in presence of:
Crystal Pinckney
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires March 25, 2019

Present Zoning of Property _____
Location 1064 Center St, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1223 District 19 Size of Tract .441 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).

When I bought this house 3 years ago, the carport sheltering the handicap entrance was imperative for me. My access to my house will be dangerous if not dry. As I purchased this carport with the house, I respectfully request a variance to keep it

List type of variance requested: _____

