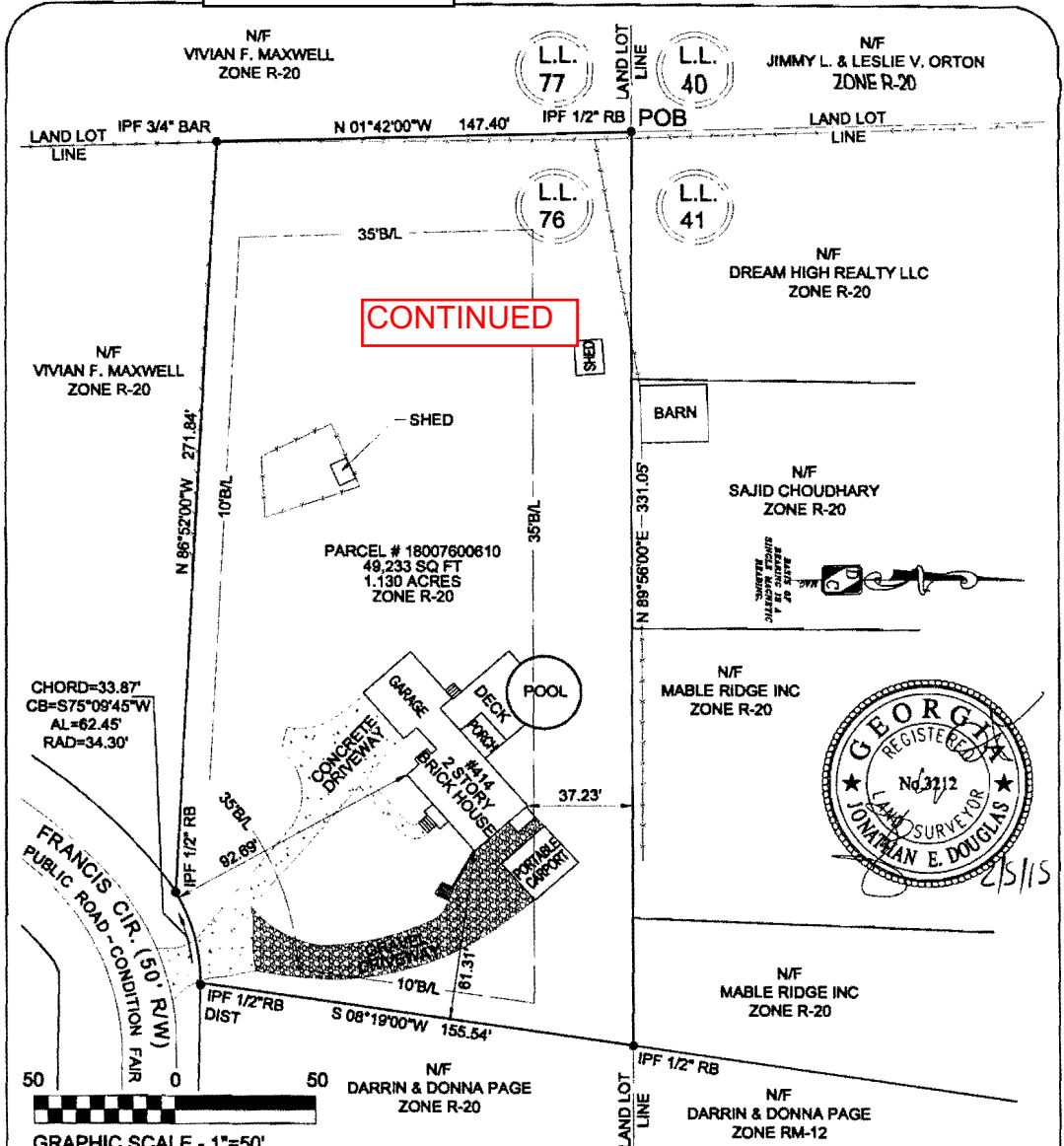


V-82  
(2015)



CHORD=33.87'  
CB=S75°09'45"W  
AL=62.45'  
RAD=34.30'

FRANCIS CIR (50' R/W)  
PUBLIC ROAD - CONDITION FAIR  
50 0 50

**GRAPHIC SCALE - 1"=50'**  
**SURVEYORS CERTIFICATION**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,988 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NOME METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

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. 15-6-87.

*J. E. Douglas*  
**JONATHAN E. DOUGLAS, R.L.S. #3212** 2/5/15  
DATE

**FLOOD NOTE:**

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13067C0212 H LAST REVISED MARCH 4, 2013.

**SURVEY REFERENCE:**

- 1. WARRANTY DEED FOR PHILLIP WALLACE, DEED BOOK 14,612 PAGES 384-388, COBB COUNTY RECORDS, DATED MAY 29, 2008.

**SITE NOTES:**

ZONING: R-20  
TOTAL SITE AREA: 49,233 SQ FT / 1.130 ACRES  
BUILDING SETBACKS: 35' FRONT, 10' SIDE, 35' REAR

**DOUGLAS CONSULTING LLC**  
248 Gilliam Ct.  
Locust Grove, GA 30248  
Boundary, Topographic, Mortgage, & ALTA Surveys  
Subdivisions, Land Planning, Construction Layout, & Custom Floorplans  
Call (770)344-5567  
Office (770)328-2117  
Fax (770)328-2117  
douglasconsulting@earthlink.net

**SURVEY FOR:**  
PHILLIP WALLACE  
414 FRANCIS CIRCLE  
CITY OF MABLETON  
LAND LOT 76, 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

CHECKED: JED
DRAWN: JED
SCALE: 1"=50'
FIELD DATE: 02-05-2015
DWG. DATE: 02-05-2015
JOB NO.: 414 FRANCIS

**APPLICANT:** Phillip Wallace

**PETITION No.:** V-82

**PHONE:** 404-384-1239

**DATE OF HEARING:** 05-13-2015

**REPRESENTATIVE:** Phillip Wallace

**PRESENT ZONING:** R-20

**PHONE:** 404-384-1239

**LAND LOT(S):** 76

**TITLEHOLDER:** Phillip Wallace

**DISTRICT:** 18

**PROPERTY LOCATION:** On the north side of Francis Circle, west of Garner Road (414 Francis Circle).

**SIZE OF TRACT:** 1.10 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet.

**CONTINUED**

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       

