

**SURVEY NOTES**

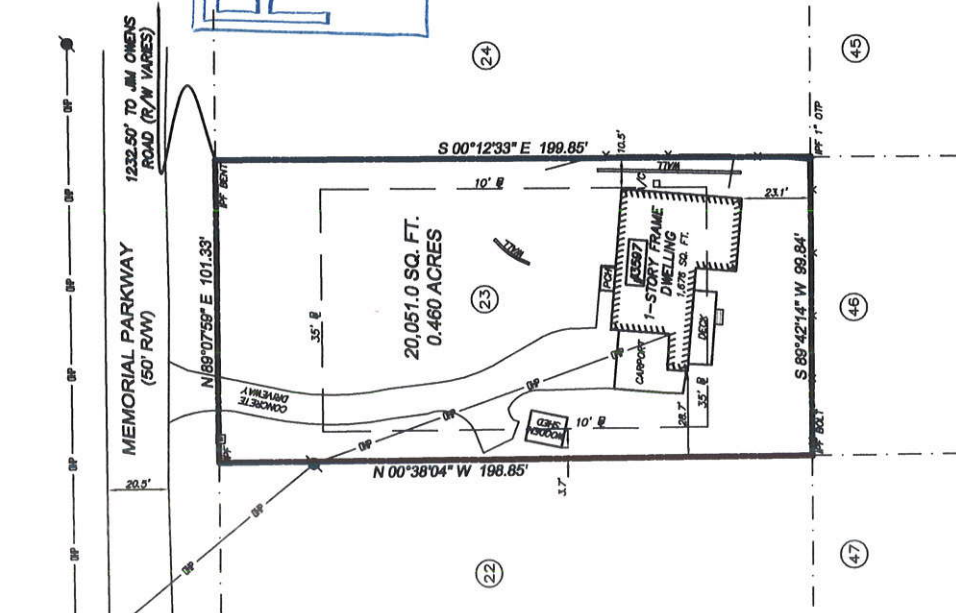
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,501 FEET.
5. ALL I/PF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 1506700019G, EFFECTIVE DATE OF DECEMBER 18, 2008.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
9. DATE(S) OF FIELD SURVEY: DECEMBER 8, 2015
10. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE ABOVEGROUND UTILITIES, LAND RECORDS, AND THE SURVEYOR'S REASONABLE CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

**SITE NOTES**

1. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
2. THERE ARE NO WETLANDS ON THIS PROPERTY.
3. THERE ARE NO STREAMS ON THIS PROPERTY.
4. THERE IS NO FLOODPLAIN ON THIS PROPERTY.
5. THERE ARE NO ZONING BUFFERS APPLICABLE TO THIS PROPERTY.

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR THE SURVEYING PROFESSION AS SET FORTH IN 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. 15-6-67.

JAMES H. RADER GEORGIA RLS# 3033



V-25  
(2016)



**RETRACEMENT SURVEY FOR:**

**LAND PRO**  
SURVEYING AND MAPPING  
305 CREEKSTONE GATE 30188  
WOODSTOCK, GA 30188  
TELE: 678-213-1519  
FAX: 678-213-1519  
WWW.LANDPROSURVEYING.COM  
COPYRIGHT 2015

<b>HAROLD GROFF</b>	
LAND LOT 143	LOT 25, BLOCK 1 <sup>A</sup>
DISTRICT 20	KENNESAW ACRES
SECTION 3	UNIT 1
COBB COUNTY, GA	PLAT BK 15, PG 105
SCALE	DATE
1" = 30'	12/09/15
PROJECT NO.	SHEET
20151209	1 OF 1

**ZONING NOTES**

PROPERTY ZONING: R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT AREA: 20,000 SQ. FT.  
MINIMUM LOT AREA: 20,000 SQ. FT.  
MINIMUM LOT WIDTH: 75'  
EXISTING LOT WIDTH: 100'  
MINIMUM BUILDING SETBACKS:  
FRONT: 35'  
SIDE: 10'  
REAR: 35'  
MAXIMUM COVERAGE: 35%  
EXISTING COVERAGE: 21.9%  
MAXIMUM HEIGHT: 35 FT.  
EXISTING HEIGHT: 14 FT.

**LEGEND**

PROPERTY CORNER	POLYLINE, CHLORIDE PIPE
1/2" REBAR FOUND	WATER VALVE
1/2" REBAR SET	WATER METER
OPEN TOP PIPE	TELEPHONE
CONCRETE FOUND	TELEPHONE MANHOLE
CONCRETE FOUND	CABLE TELEVISION
POWER POLE	CABLE TELEVISION PEDESTAL
POWER METER	AREA INLET
ELECTRIC MANHOLE	GROUP INLET
OVERHEAD POWER	GROUP INLET, JUNCTION BOX
GAS VALVE	AREA INLET
GAS METER	CORRODED METAL PIPE
SANITARY SINKER CLEAN OUT	REINFORCED CONCRETE PIPE
SANITARY SINKER LINE	MANHOLE
SANITARY SINKER LINE	MANHOLE
DUCTILE IRON PIPE	LAND LOT LINE
	FENCE

**APPLICANT:** Harold Groff

**PETITION No.:** V-25

**PHONE:** 404-984-4449

**DATE OF HEARING:** 02-10-2016

**REPRESENTATIVE:** Harold P. Groff

**PRESENT ZONING:** R-20

**PHONE:** 404-984-4449

**LAND LOT(S):** 143

**TITLEHOLDER:** Harold P. Groff

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of Memorial Parkway, west of Jim Owens Road (3597 Memorial Parkway).

**SIZE OF TRACT:** 0.460 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (wooden shed) to the front of the principal structure; 2) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot wooden shed) from the required five feet to three feet adjacent to the western property line; and 3) waive the rear setback from the required 35 feet to 23 feet.

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

**BOARD OF APPEALS DECISION**

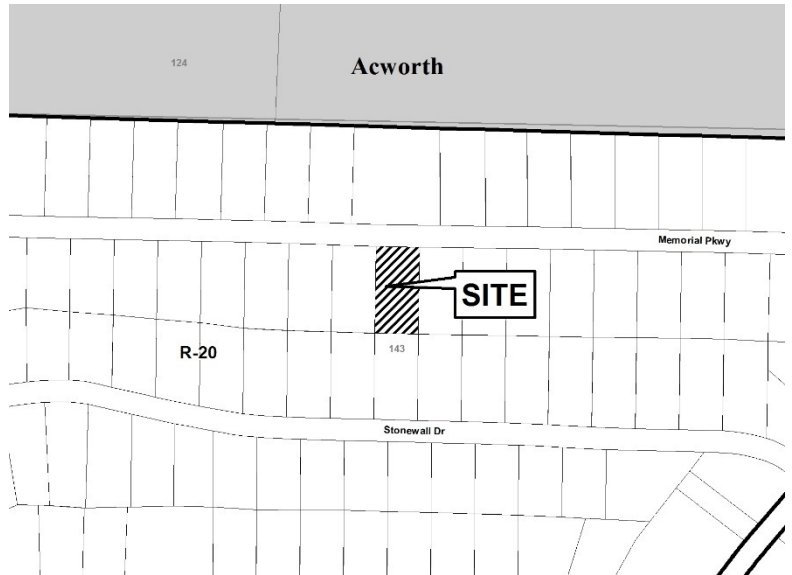
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       

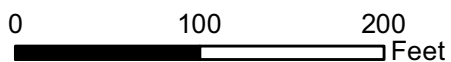
        
      





# V-25



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Harold Groff **PETITION No.:** V-25

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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:** 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 apparent adverse stormwater management issues were observed or are 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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

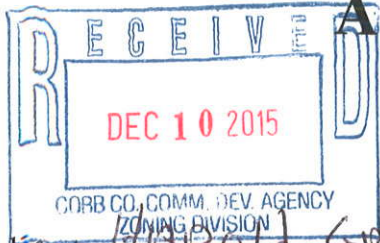
**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Harold Groff **PETITION No.:** V-25

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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.



# Application for Variance Cobb County

(Type or print clearly)

Application No. V-25  
2-10-16

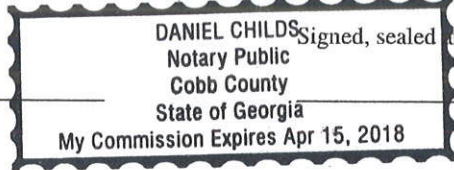
Applicant Harold Groff Phone # 404-984-4449 E-mail HaroldGroff@yahoo.com

Address 3597 Memorial Prkwy Kennesaw GA 30152

Harold P. Groff  
(representative's signature)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

My commission expires: 4-15-18

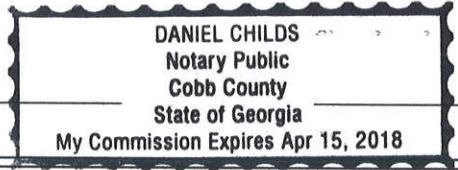


Signed, sealed and delivered in presence of:  
[Signature]

Titleholder Harold Groff Phone # 404-984-4449 E-mail HaroldGroff@yahoo.com

Signature Harold P. Groff Address: 3597 Memorial Prkwy Kennesaw GA, 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-15-18



[Signature]  
Notary Public

Present Zoning of Property R-20 Residential

Land Lot(s) 143 District 20th Size of Tract 1.46 Acre(s)  
3597 Memorial Prky  
(street address, if applicable; nearest intersection, etc.)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property X Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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).

to move or tear down the shed would be a financial hardship on my family, I do not have the resources to do either

List type of variance requested: Variance request for accessory building which has been on the property for more than 20yrs  
The shed in question cannot be moved due to several pine trees