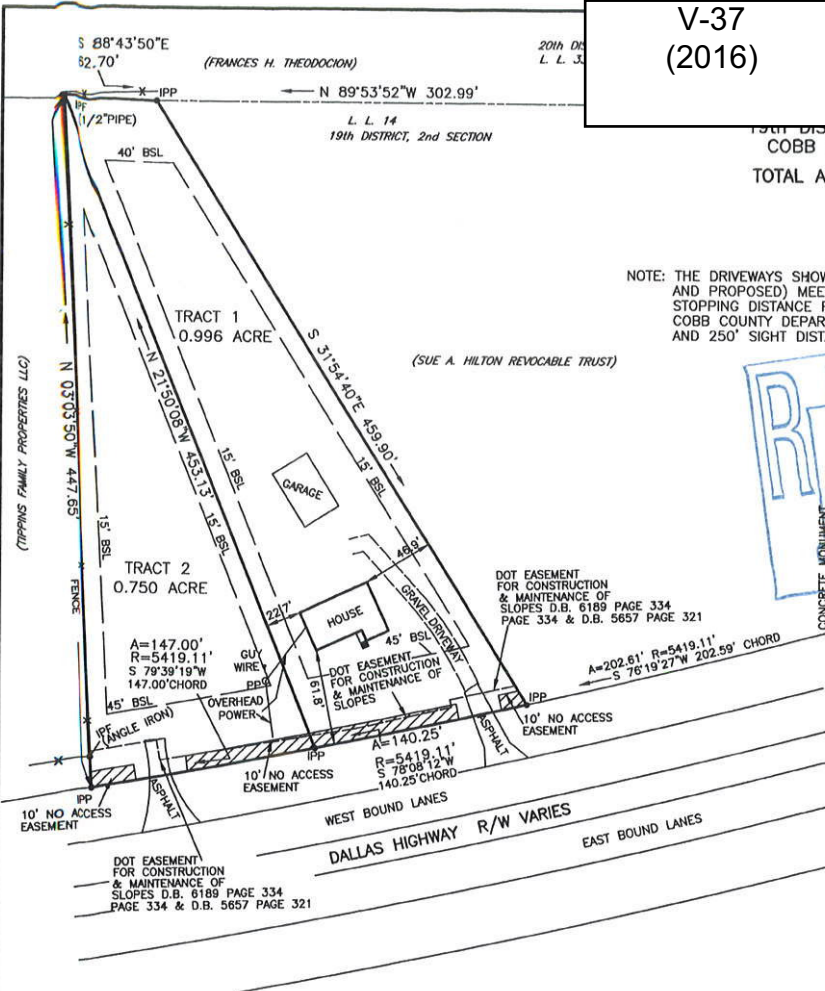
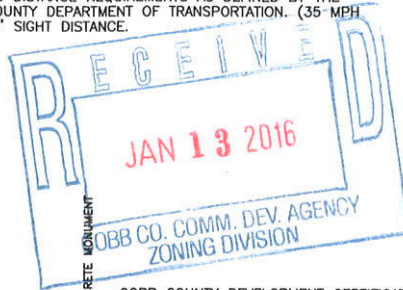


V-37
(2016)

SURVEY FOR
E. NICHOLS &
A. NICHOLS
IN LAND LOT 14
1ST DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
TOTAL AREA = 1.746 ACRES



NOTE: THE DRIVEWAYS SHOWN ON TRACTS 1 AND 2 (EXISTING AND PROPOSED) MEET THE MINIMUM INTERSECTION AND STOPPING DISTANCE REQUIREMENTS AS DEFINED BY THE COBB COUNTY DEPARTMENT OF TRANSPORTATION. (35 MPH AND 250' SIGHT DISTANCE.



ZONING
THIS PROPERTY IS ZONED "R30"
(SINGLE FAMILY RESIDENTIAL)
FOR MORE INFORMATION CONTACT:
COBB COUNTY COMMUNITY DEVELOPMENT
(770) 528-2004
FRONT SET BACK: 45 FEET
SIDE SET BACK: 12 FEET
REAR SET BACK: 40 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____
Zoning Division _____ Date _____
Development & Inspection Division _____ Date _____
PLAT FILED IN OFFICE _____, RECORDED IN _____
PLAT BOOK _____, PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT _____ DATE _____

NOTE: It is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent (NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).

OWNER'S ACKNOWLEDGEMENT

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damage resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature _____ Printed Name _____ Date _____

SURVEYOR'S ACKNOWLEDGEMENT

I hereby certify that the plan shown and described hereon is true and correct made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County Development Standards,

Signature _____ Printed Name _____ Date _____
Registered Ga. Land Surveyor No. 1803

An on-site sewage management system permit will be issued by Cobb County Board of Health upon compliance with the Rules and Regulations for On-Site Sewage Management Systems.

COBB COUNTY BOARD OF HEALTH CERTIFICATION

This subdivision has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Dated this _____ day of _____, 20____.

Environmental Health District Director for Cobb County Public Health

Lot Designations:

- OUT Currently unsuitable for on-site sewage management systems.
- SP Approval of individual site plan required prior to issuance of on-site sewage management system permit.
- SPA Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.

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. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

DATE OF LAST FIELD SURVEY WORK: 11-13-2015

FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
ANGULAR ERROR; 0'00'06" PER ANGLE POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE		
IPF	IRON PIN FOUND	---	LAND LOT LINE		
CM	CONCRETE MARKER	---	CENTER LINE		
CH	CHORD	---	POWER LINE		
L OR A	LENGTH OF CURVE	PP	POWER POLE		

6516 CRD 6510.DWG
FLOOD INSURANCE RATE MAP 13067C0083 G
DATED DEC.18,2008 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.



PLAT CLOSURE;
ONE FOOT IN
145,000 FEET.
NOVEMBER 11, 2015

0 12 60
0 30 90
SCALE 1"=60'
FILE 6510

GEORGIA ZONE WEST GRID NORTH

APPLICANT: Daniel C. Nichols

PETITION No.: V-37

PHONE: 770-427-7637

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Daniel C. Nichols

PRESENT ZONING: R-30

PHONE: 678-758-6279

LAND LOT(S): 14

TITLEHOLDER: Charles E. Nichols and Floya L. Nichols

DISTRICT: 19

PROPERTY LOCATION: On the north side of Dallas Highway, east of Midway Road (4356 Dallas Highway).

SIZE OF TRACT: 1.77 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setback for an accessory structure (approximately 1,000 square foot garage) from the required 100 feet to 35 feet adjacent to the east property line and to 45 feet adjacent to the west property line of proposed tract 1.

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

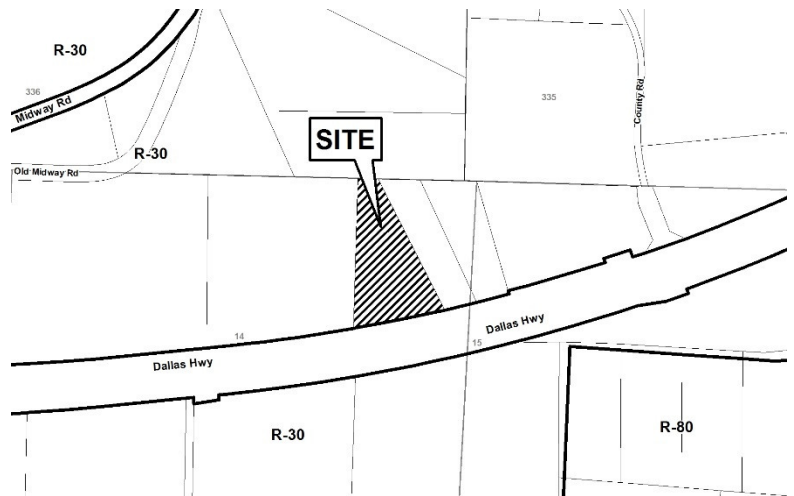
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Daniel C. Nichols **PETITION No.:** V-37

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 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: The subject site is within the Dallas Highway Design Guidelines area; however the proposed setback variance will not affect any streetscape and building environment elements required by the guidelines. The applicant does not need to comply with the guidelines. No action requested.

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.

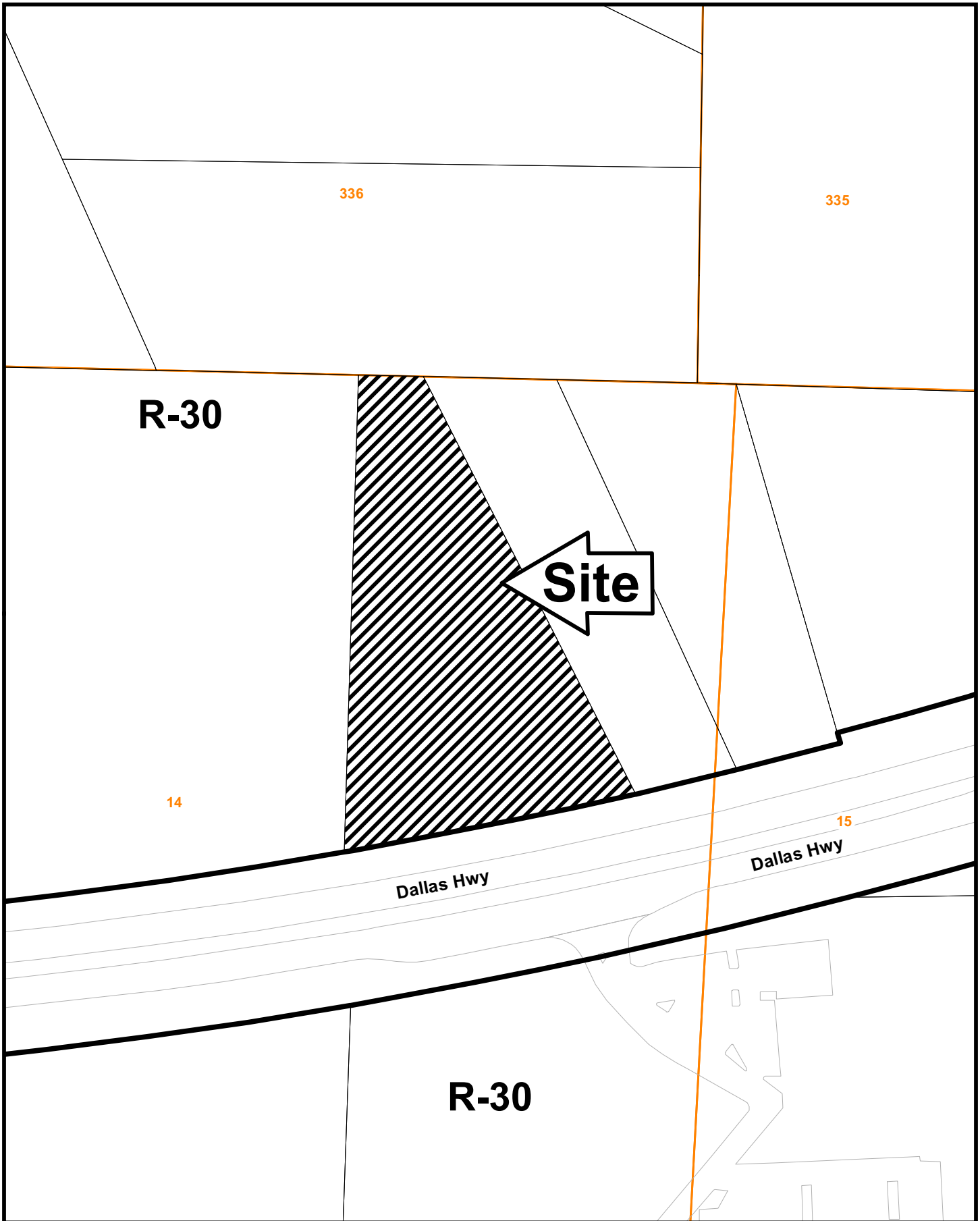
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Daniel C. Nichols **PETITION No.:** V-37

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-37



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

(type or print clearly)

Application No. V-37
Hearing Date: 3-9-16

Applicant Daniel C. Nichols Phone # 770-427-7637 E-mail _____

Daniel C. Nichols Address 4844 Beckford Pl. Powder Springs Ga 30127
(representative's name, printed) (street, city, state and zip code)

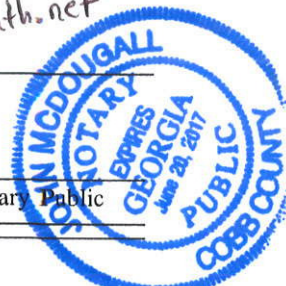
Daniel C. Nichols Phone # 678-758-6279 E-mail 0161966@bellsouth.net
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 6/20/17

[Signature] 1/12/16

Notary Public



Titleholder Charles E & Hoya Nichols Phone # 770-427-7637 E-mail _____

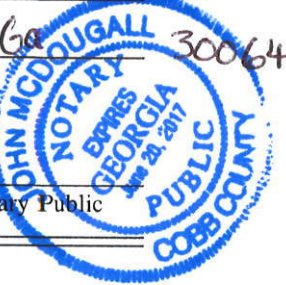
Signature Charles E & Hoya Nichols Address: 4356 Dallas Hwy Marietta Ga 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 6/20/17

[Signature] 1/12/16

Notary Public



Present Zoning of Property R-30

Location 4356 Dallas Hwy, North side of Dallas Hwy between County Rd & Midway Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0014 District 19 Size of Tract 1.77 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

Does the property or this request need a second electrical meter? YES _____ NO

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).

My garage is currently grandfathered and doesnt meet current zoning standards for me to split my lot, my garage is over 650 sq ft. and is currently 36' from my property line. Zoning division comments Proposed lot split creates nonconformity with required setback of existing garage

List type of variance requested: Setback variance, my garage was built in 1982 and appoving my lot split will not make the garage any closer to my property line. This is preventing me from being able to sell this lot. which meets all R-30 requirements. We plan to sell lot to our grandson to build a single family residents on.