

V-46
(2016)

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCROACHMENTS AND EASEMENTS 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 RECURRENT 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 1,000,000+ FEET.
5. ALL IPT & 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 13067C0101H, EFFECTIVE DATE OF NOVEMBER 2, 2012.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO RECORD NORTH.
9. DATE(S) OF FIELD SURVEY: NOVEMBER 30, 2015
10. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES, LANDPRO SURVEYING, AND A THOROUGHNESS OF THE INFORMATION SHOWN.

VARIANCE NOTE

THE PURPOSE OF THIS PLAT IS TO APPLY FOR VARIANCE TO THE REAR BUILDING SETBACK LINE TO CHANGE IT FROM A 30 FOOT SETBACK LINE TO FOOT SETBACK LINE.

IMPERVIOUS AREA

ZONING: R-12
 TOTAL AREA: 13,843.6 SQ. FT.
 MAXIMUM IMPERVIOUS AREA: 35.0%
 MAXIMUM IMPERVIOUS SQ. FT.: 4,845.3 SQ. FT.
 CURRENT IMPERVIOUS AREA: 32.8%
 CURRENT IMPERVIOUS SQ. FT.: 4,564.6 SQ. FT.
 PROPOSED NEW IMPERVIOUS AREA: 650 SQ. FT.
 PROPOSED REMOVED IMPERVIOUS AREA: 241.2 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 35.9%
 PROPOSED IMPERVIOUS SQ. FT.: 4,973.4 SQ. FT.

RETRACEMENT & VARIANCE SURVEY FOR:

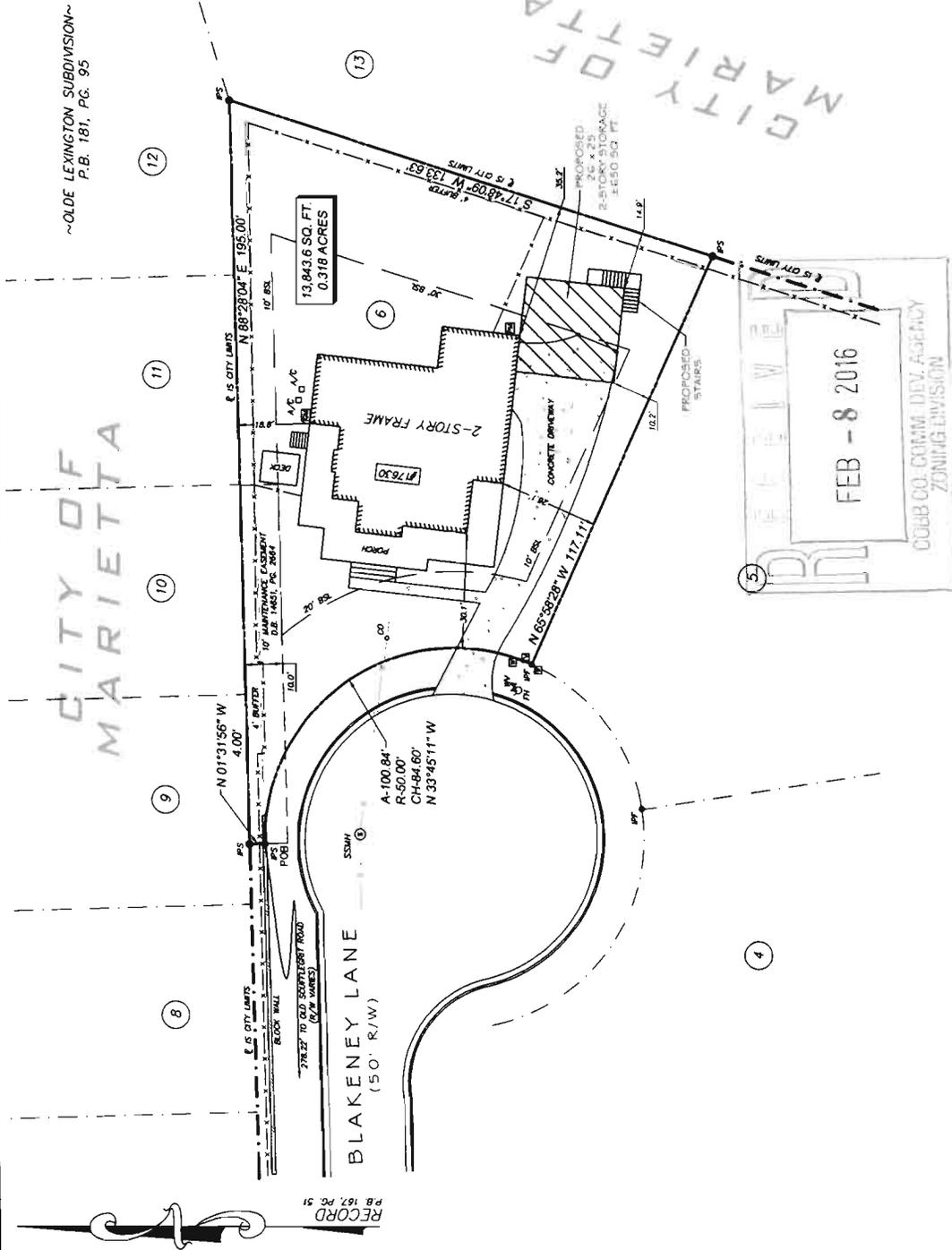
SPASOVA

| | |
|-----------------|--------------------|
| LAND LOT 848 | LOT 6 |
| DISTRICT 16 | BLAKENEY WAY |
| SECTION 2 | SUBDIVISION |
| COBB COUNTY, GA | PLAT BK 167, PG 51 |
| SCALE | DATE |
| 1" = 20' | 02/08/16 |
| PROJECT NO. | SHEET |
| | 1 OF 1 |

LANDPRO
 SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TELE: 404-386-2170
 FAX: 678-213-1519
 AUTHORIZATION NO. LSFD00838
 WWW.LANDPROSURVEYING.COM
 COPYRIGHT 2016



~OLDE LEXINGTON SUBDIVISION~
 P.B. 181, PG. 95



I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACCURATE SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA. I HAVE PREPARED THIS PLAT IN ACCORDANCE 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.



JAMES H. RADER GEORGIA RLS# 3033

LEGEND

| | |
|---------------------------|---------------------------|
| PROPERTY CORNER | PROPERTY CORNER |
| 1/2" REBAR | 1/2" REBAR |
| OPEN TOP PIPE | OPEN TOP PIPE |
| CONCRETE FOUNDATION | CONCRETE FOUNDATION |
| POWER POLE | POWER POLE |
| ELECTRIC MANHOLE | ELECTRIC MANHOLE |
| UNDERGROUND POWER | UNDERGROUND POWER |
| GAS VALVE | GAS VALVE |
| GAS LINE | GAS LINE |
| SANITARY SINKER CLEAN OUT | SANITARY SINKER CLEAN OUT |
| GREASE TRAP | GREASE TRAP |
| MANHOLE | MANHOLE |
| 60-TILE | 60-TILE |
| IRON PIPE | IRON PIPE |
| POLYVINYL CHLORIDE PIPE | POLYVINYL CHLORIDE PIPE |
| WATER VALVE | WATER VALVE |
| TELEPHONE MANHOLE | TELEPHONE MANHOLE |
| TELEPHONE PEDestal | TELEPHONE PEDestal |
| CABLE TELEVISION PEDestal | CABLE TELEVISION PEDestal |
| CONCRETE FOUNDATION | CONCRETE FOUNDATION |
| STORM DRAINAGE LINE | STORM DRAINAGE LINE |
| CORRUGATED METAL PIPE | CORRUGATED METAL PIPE |
| MONITORING WELL | MONITORING WELL |
| TRIPLE LINE | TRIPLE LINE |
| BENCHMARK | BENCHMARK |
| BOUNDARY | BOUNDARY |
| 60-TILE | 60-TILE |
| IRON PIPE | IRON PIPE |

RECORD
 P.B. 167, PG. 51

APPLICANT: Lindsey Spasova

PETITION No.: V-46

PHONE: 973-919-2580

DATE OF HEARING: 04-13-16

REPRESENTATIVE: Iliya Spasov

PRESENT ZONING: R-12

PHONE: 732-371-0050

LAND LOT(S): 848

TITLEHOLDER: Lindsey A. Spasova

DISTRICT: 16

PROPERTY LOCATION: At the terminus of Blakeney Lane, on the east side of Scufflegrit Road (1760 Blakeney Lane).

SIZE OF TRACT: 0.32 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 10 feet; 2) increase the maximum allowable impervious surface from 35% to 35.9%; and 3) allow an accessory structure (existing 80 square foot deck) to the side of the principal building.

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

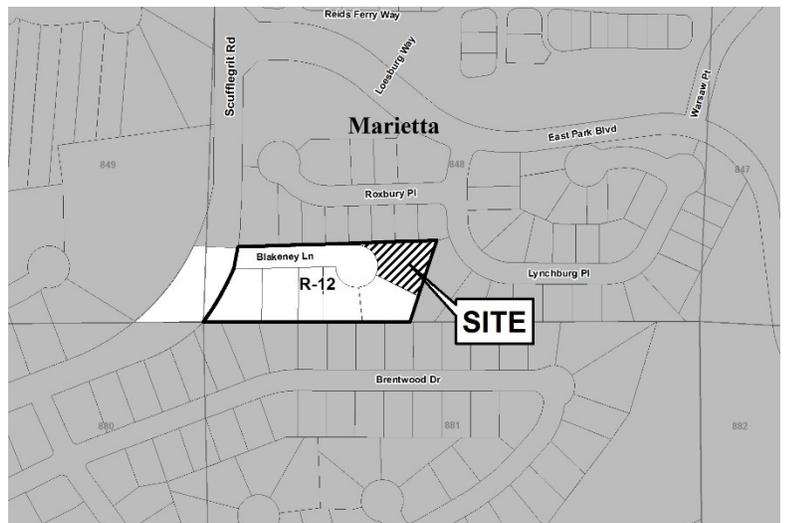
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS: _____



APPLICANT: Lindsey Spasova

PETITION No.: V-46

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: Subject to all roof downspouts for new garage to be discharged to the ground at the structure.

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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

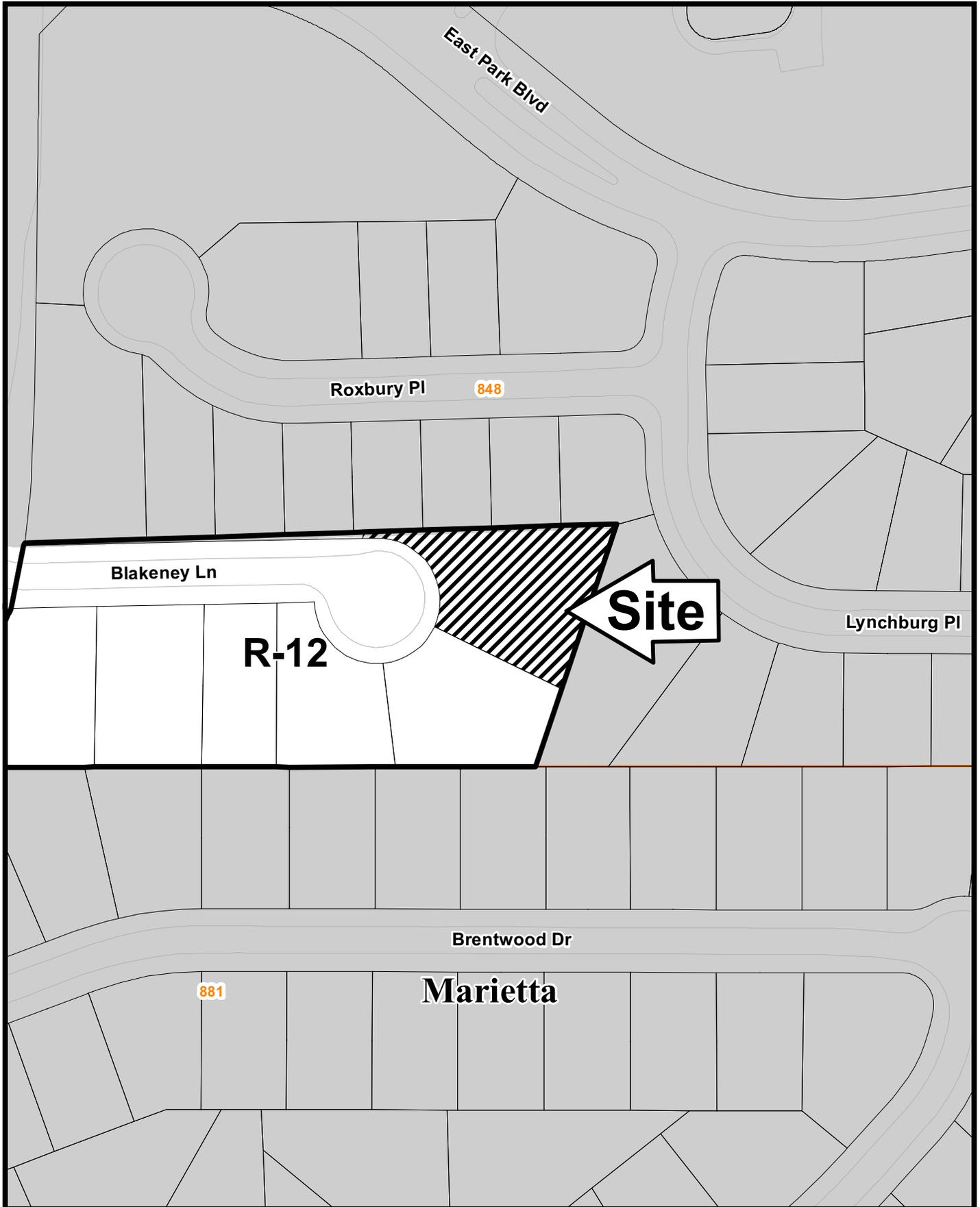
WATER: No conflict

SEWER: No conflict

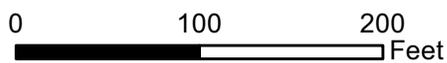
APPLICANT: Lindsey Spasova **PETITION No.:** V-46

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-46



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



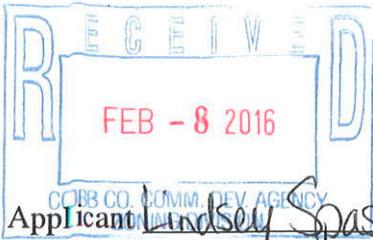
Application for Variance

Cobb County

(type or print clearly)

Application No. V-440

Hearing Date: 4-13-16



Applicant Lindsey Spasova

Phone # 973-919-2580 E-mail Lindsey.Spasova@gmail.com

Iliya Spasov
(representative's name, printed)

Address 1760 Blakeney Ln., Marietta, GA 30062
(street, city, state and zip code)

Phone # 732-371-0050 E-mail Spasov.Iliya@gmail.com

Signed, sealed and delivered in presence of:

Karen Solorzano
Notary Public



My Commission expires: April 27, 2019

Titleholder Lindsey Spasova

Phone # 973-919-2580 E-mail Lindsey.Spasova@gmail.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 1760 Blakeney Ln., Marietta, GA 30062
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Karen Solorzano
Notary Public



My Commission expires: April 27, 2019

Present Zoning of Property R-12

Location: 1760 Blakeney Ln., Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 848 District 16 Size of Tract 0.318 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 0.318 Shape of Property Quadrilateral Topography of Property flat Other _____

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

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).

To build a garage addition and increase square footage to accommodate our growing family. Building the addition would allow us to inclose current garage as usable square footage. Storage / Bonus space above garage would also increase needed square footage.

List type of variance requested: Change rear set back from 30 feet to 10 feet. Increase Maximum Impervious area from 35% to 35.9% or Increase maximum Impervious Sq. ft. from 4,845.3 Sq. ft. to 4,973.4 Sq. ft.