

**SURVEY NOTES**

STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF SUCH UTILITIES IS SHOWN HEREON AS SHOWN BY THE DRAWINGS ABOVE GROUND STRUCTURES. THE SURVEYOR HAS BEEN ADVISED ON PROVIDED TO THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. NO ASSUMPTIONS AS TO THE LOCATION OF BURIED UTILITIES OR LOCATIONS OF BURIED UTILITIES SHOULD BE MADE. THE SURVEYOR HAS BEEN ADVISED TO LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 OR TO ANY OTHER PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 14,668 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM AN ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

V-135  
(2016)

**LEGEND**

- B DENOTES BUILD
- PROPA DENOTES PROPOSED
- RIGHT DENOTES RIGHT
- CENR DENOTES CENTER
- BACK DENOTES BACK
- EDGE DENOTES EDGE
- TOP-C DENOTES TOP-C
- BOTTO DENOTES BOTTO
- REINR DENOTES REINFORC
- CORR DENOTES CORR
- POWER DENOTES POWER
- LIGHT DENOTES LIGHT
- LINE DENOTES POWER LINE
- METER DENOTES POWER METER
- BOX DENOTES POWER BOX
- TELEPHONE DENOTES TELEPHONE
- BOX DENOTES TELEPHONE BOX
- GAS DENOTES GAS
- METER DENOTES GAS METER
- VALVE DENOTES GAS VALVE
- WASHER DENOTES GAS VALVE WASHER
- WATER DENOTES WATER
- METER DENOTES WATER METER
- VALVE DENOTES WATER VALVE
- WELL DENOTES WATER WELL
- HEADWALL DENOTES HEADWALL
- JUNCTION DENOTES JUNCTION
- BOX DENOTES JUNCTION BOX
- DROP DENOTES DROP
- INLET DENOTES DROP INLET
- LINE DENOTES DRAINAGE LINE
- SEWER DENOTES SANITARY SEWER
- MANHOLE DENOTES SANITARY SEWER MANHOLE
- CLEAN DENOTES CLEAN OUT

TOTAL AREA = 0.458± ACRES  
OR 19,970± SQ.FT.

3820 VALLEY GREEN DRIVE  
MARIETTA, GEORGIA



**MELUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Marietta, Georgia 30060 (770) 425-1833  
State of Georgia License No. 45526

This property is NOT located in a Flood Hazard Area as indicated by F.H.M.A. Official Flood Hazard Maps.

Member: SWS 506  
Member: SWS 506  
Member: SWS 506

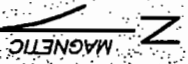
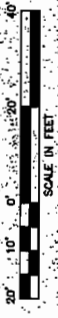
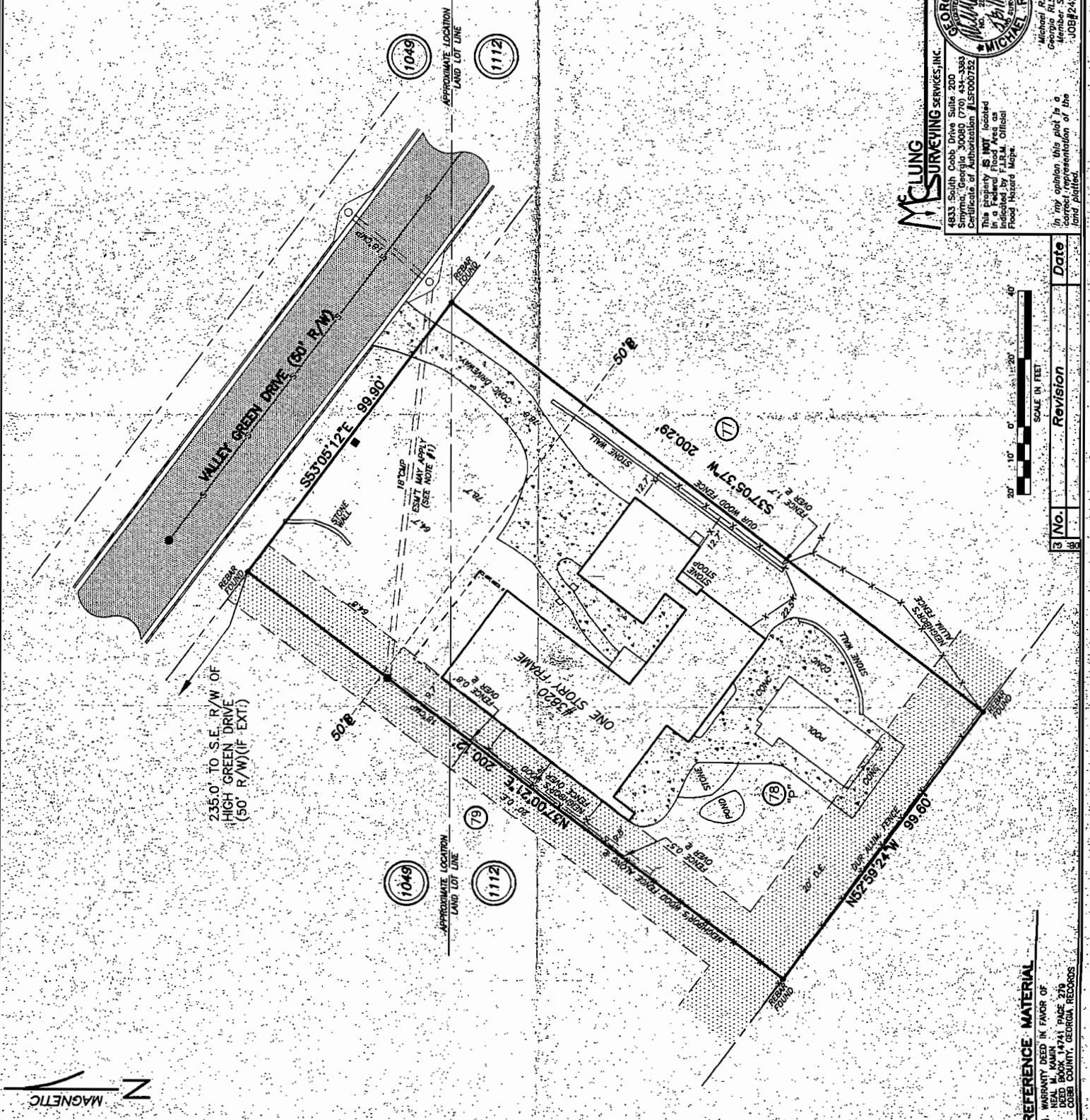
JOBB#242288

In my opinion, this plat is a correct representation of the land platted.

No.	Revision	Date
3		

**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF NEAL BOVENSIN, 14741 PACE 278 COBB COUNTY, GEORGIA RECORDS



**APPLICANT:** Charles Gilbert

**PETITION No.:** V-135

**PHONE:** 404-245-0196

**DATE OF HEARING:** 10-12-2016

**REPRESENTATIVE:** Charles S. Gilbert

**PRESENT ZONING:** R-20

**PHONE:** 404-245-0196

**LAND LOT(S):** 1049, 1112

**TITLEHOLDER:** Charles S. Gilbert and Herlene E. Gilbert

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Valley Green Drive, northwest of Valley Green Terrace (3820 Valley Green Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to nine (9) feet adjacent to the western property line.

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

**BOARD OF APPEALS DECISION**

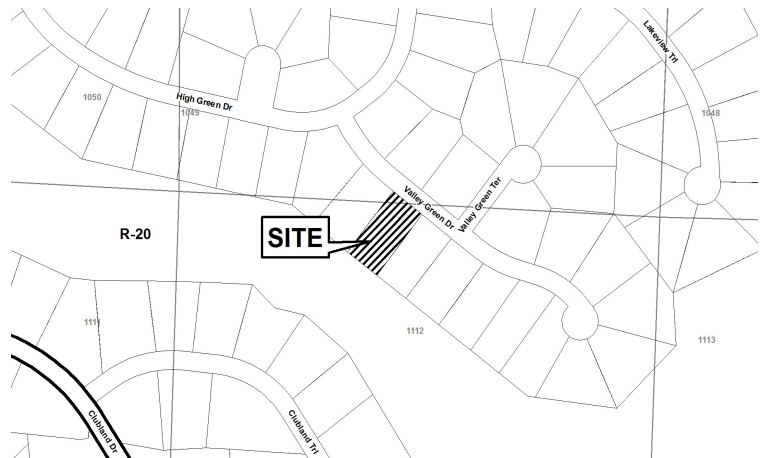
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Charles Gilbert **PETITION No.:** V-135

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comments

**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 along with any approved setback reductions, 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:** This parcel has a drainage easement that runs down the side property line and then diagonally across the front yard. The proposed structure expansion must not encroach into the existing recorded drainage easement. If the variance is granted, a site plan must be approved by the Stormwater Management Division prior to construction.

**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 for V-134 –V-146.

**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

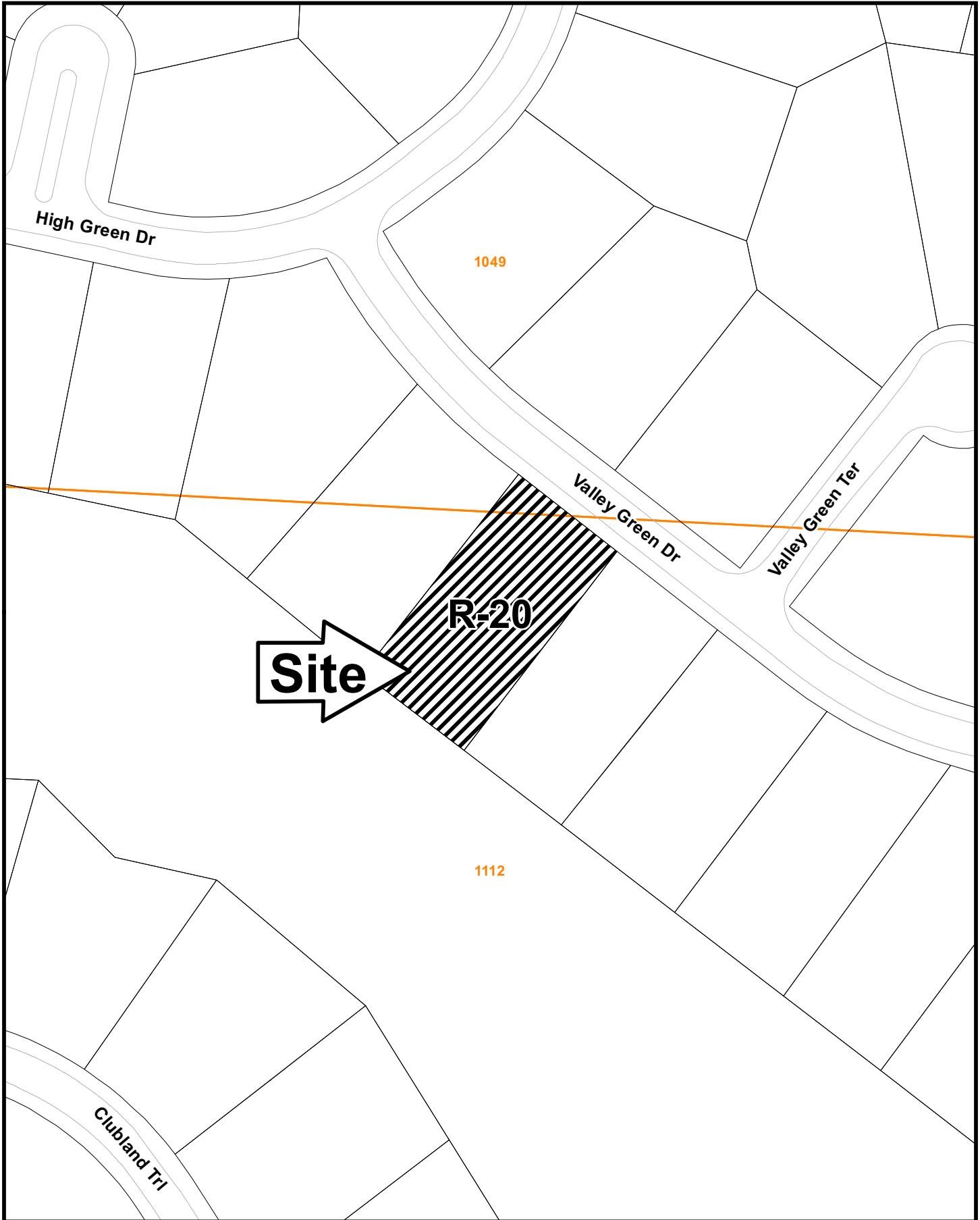
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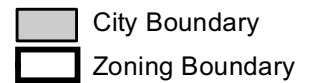
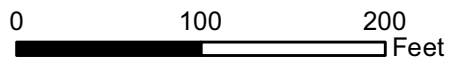
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-135-2016 GIS



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-135  
Hearing Date: 10-12-14

Applicant Charles Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com

Charles S. Gilbert Address 3820 Valley Green Dr, Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

CS Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com  
(representative's signature)

My commission expires: Feb 26, 2017

**EVGENIYA MAREK**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Feb. 26, 2017

Signed, sealed and delivered in presence of:  
Evgeniya Marek 8-8-2016  
Notary Public

Titleholder Charles & Heerlene Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com

Signature CS Gilbert Heerlene Gilbert Address: 3820 Valley Green Dr, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

FOR CHARLES GILBERT AND HEERLENE GILBERT

My commission expires: Feb 26, 2017

Signed, sealed and delivered in presence of:  
Evgeniya Marek  
**EVGENIYA MAREK**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Feb. 26, 2017

Present Zoning of Property \_\_\_\_\_

Location 3820 Valley Green Dr, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1049 + 1112 District 16 Size of Tract .458 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 100' x 200' Shape of Property Rectangular Topography of Property Flat 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: Side Set back for existing house is 9'7". We are building a 10' extension and need for the extension to be 9'7" also to have an aesthetically pleasing appearance.