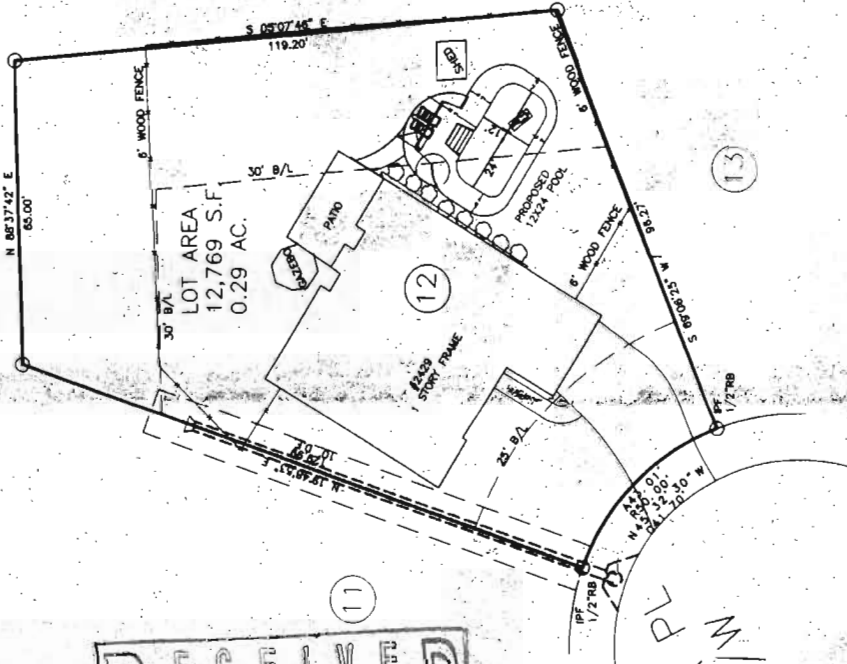


V-2
(2017)



- LEGEND**
- L.P.F. IRON PIN FOUND
 - L.P.P. IRON PIN PLACED
 - LL.L. LAND LOT LINE
 - LL.L. POWER POLE
 - L.P. POWER LINE
 - GUY GUY WIRE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P. FACE LINE
 - P.W. FRONT-OF-WAY
 - F.A. FIRE HYDRANT
 - B.L. BUILDING LINE
 - W.V. WATER VALVE
 - W.M. WATER METER
 - S.S. SANITARY SEWER
 - S.E. SANITARY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - H.W. HEADWALL
 - C.B. CATCH BASIN
 - D.L. DOUBLE WING CATCH BASIN
 - D.I. DRAIN INLET
 - C.M.P. CORRUGATED METAL PIPE
 - R.C.P. REINFORCED CONCRETE PIPE
 - O.P. OPEN TOP PIPE
 - C.T.P. CHIMNEY TOP PIPE
 - F.L. FENCE LINE
 - ANDUS ANODUS
 - TO BE REMOVED



RECEIVED

NOV - 4 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 1308720003 J 783 PANEL 03 OF COUNTY, GEORGIA MAP DATED 11-02-2012

EQUIPMENT USED:
THEODOLITE READING TO 5 SECONDS.
ELECTRONIC DISTANCE METER READING TO 0.005 FEET.
ALL ANGLES MEASURED WITH THIS PLAT IS BASED ON A HORIZONTAL CLOSURE OF 1 IN 10,000.
ANGULAR ERROR: 1" PER ANGLE.
TRAVERSE WAS NOT ADJUSTED.

FIELD SURVEY DATE: 10-05-2016
IRON PINS PLACED ARE 1/2" REBAR
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN 500 FEET.

CURRENT ZONING: RA-4
ALLOWED IMPERVIOUS: 40%
IMPERVIOUS AREA: 1,784 S.F. (4%)
PROPOSED: 7,784 S.F. (61%)
TOTAL IMPERVIOUS AFTER ADDITION = 4,214 S.F. (33%)

EXISTING IMPERVIOUS AREA DESCRIBED ABOVE CONSISTS OF ROOFTOP, CONCRETE, AND SHED. PROPOSED IMPERVIOUS AREA INCLUDES THE POOL AND SURROUNDING CONCRETE AREA.

LOT 12, UNIT 2, HILLCREST CHAS.
AS RECORDED IN PLAT BOOK 154, PAGE 65.



IMPERVIOUS SURVEY AND SITE PLAN FOR:

POOL BUILDERS, INC.

NO.	DATE	REVISION	PLANNED	PLANNED
482	10/11/16	2ND CORR	GEORGIA	GEORGIA
483	10-12-16	3RD CORR	10/11/16	10/11/16
			SERVER	SERVER

TIBBITTS LAND SURVEYING, INC.
342 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30134
(770)443-1021



**SITE PLAN FOR REVIEW
NOT FOR RECORDING**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 60 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTES: THIS SURVEY WAS MADE BY THE SURVEYOR AND HIS/HERS ASSISTANTS ON THE DATE AND TIME SHOWN ABOVE. THE SURVEYOR HAS VIEWED THE SURVEY SHOWN HEREON AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON. THE SURVEYOR HAS VIEWED THE SURVEY SHOWN HEREON AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON. THE SURVEYOR HAS VIEWED THE SURVEY SHOWN HEREON AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON.

APPLICANT: Linda K. Seyl
PHONE: 404-483-2468
REPRESENTATIVE: Linda K. Seyl
PHONE: 404-483-2468
TITLEHOLDER: Linda K. Seyl
PROPERTY LOCATION: At the northeast terminus
of Camata Place, north of Camata Way
(2429 Camata Place).

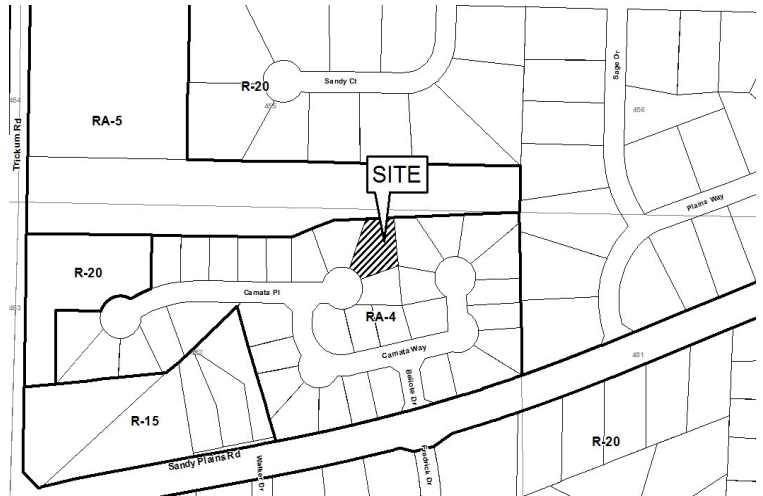
PETITION No.: V-2
DATE OF HEARING: 1-11-2017
PRESENT ZONING: RA-4
LAND LOT(S): 482
DISTRICT: 16
SIZE OF TRACT: 0.29 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow accessory structures to the side of the principal building (approximately 48 square foot shed and proposed 12 x 24 pool, decking and equipment); and 2) waive the side setback for an accessory structure under 144 square feet (approximately 48 square foot shed) from the required five (5) feet to four (4) feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Linda K. Seyl **PETITION No.:** V-2

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts 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 for V-1 – V-11.

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 comments.

WATER: No conflict

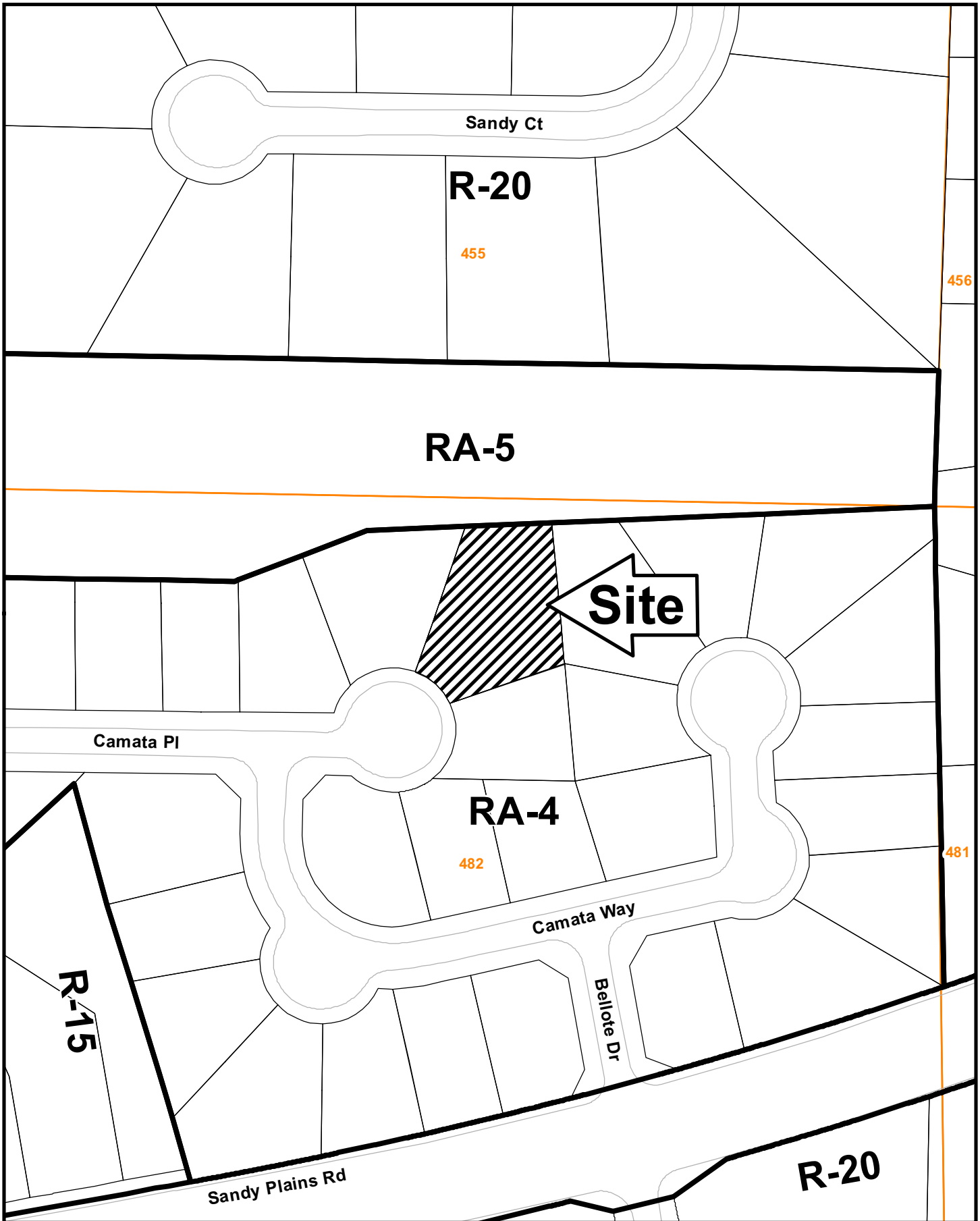
SEWER: No conflict

APPLICANT: Linda K. Seyl

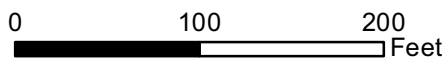
PETITION No.: V-2

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-2-2017 GIS



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



- City Boundary
- Zoning Boundary

Application for Variance Cobb County

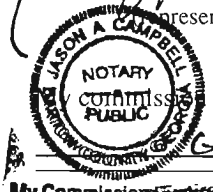
(type or print clearly)

Application No. V-2
Hearing Date: 1-11-17

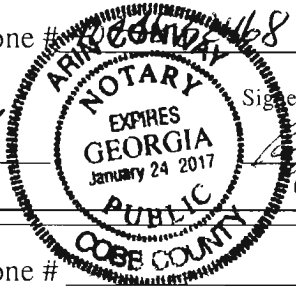
Applicant Linda K. Seyl Phone # 404 483-2468 E-mail lseyl2003@yahoo.com

JEFFREY CLEMENT / [Signature] Address 2429 Camata Place Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404 483-2468 E-mail lseyl2003@yahoo.com
(representative's signature)



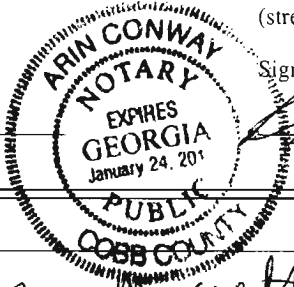
My Commission Expires: 1/24/17
GA DL
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
[Signature] Notary Public



My Commission Expires: February 2, 2020 Phone # _____ E-mail _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/24/17
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
[Signature] Notary Public



Present Zoning of Property RA-4

Location 2429 Camata Place Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 482 District 16th Size of Tract _____ 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 .29 ACRES Shape of Property ICR Topography of Property Sloped Other _____

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

THE BACK OF THE PROPERTY SLOPES DOWN VERY QUICKLY AND IS ALSO A MAJOR RUN OFF PATH FOR RAINWATER FROM MY PROPERTY AND A NUMBER OF OTHER PROPERTIES IN THE NEIGHBORHOOD. IT IS NOT SAFE, OR PRACTICAL TO BUILD HERE. PROPOSED LOCATION IS NO MORE VISIBLE TO NEIGHBORS THAN THE BACK

List type of variance requested: SLIDE LOCATION OF SWIMMING POOL