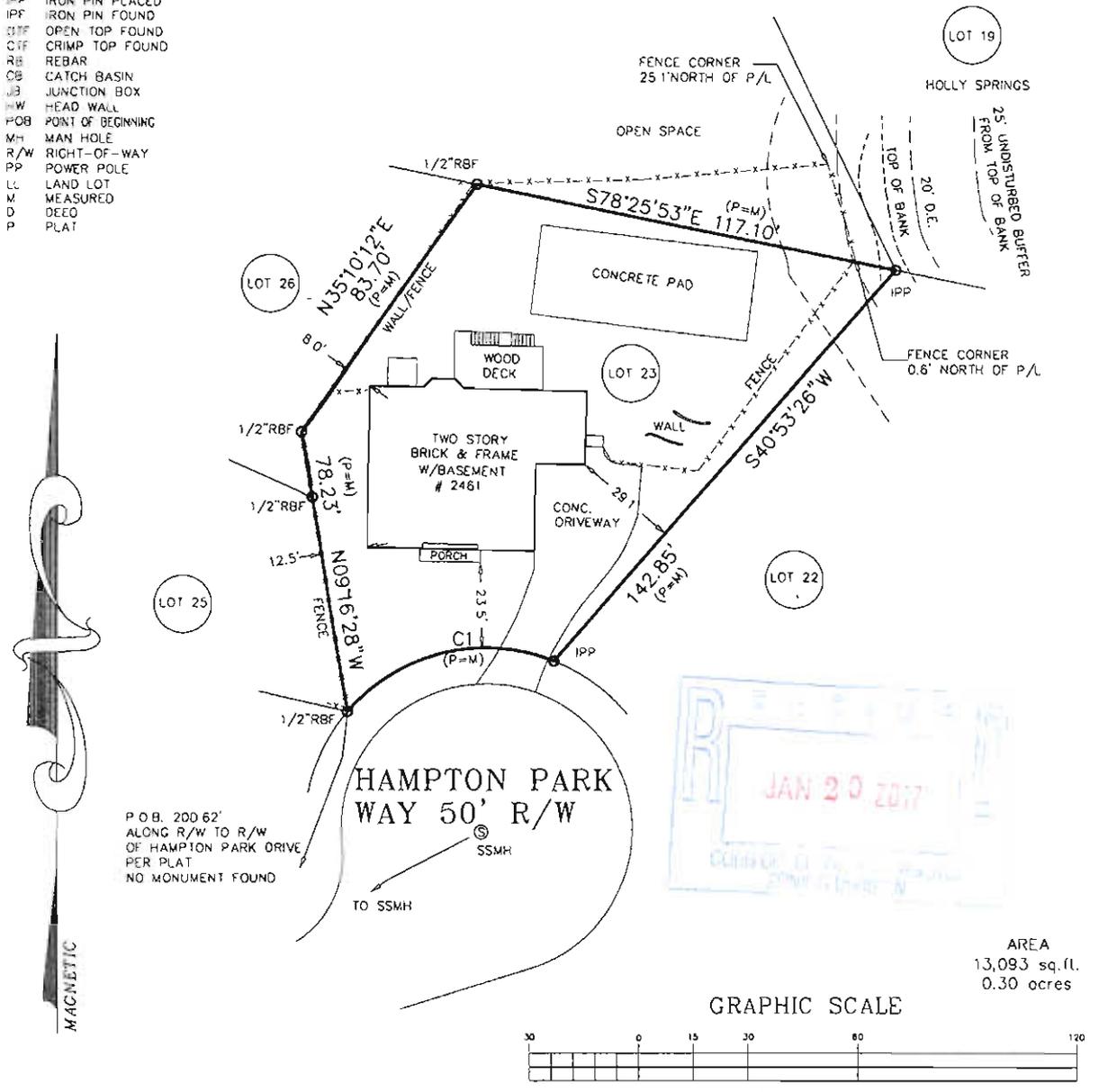


V-29
(2017)

LEGEND

- CMP CORRUGATED METAL PIPE
- DC DRAINAGE EASEMENT
- SSSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RE REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

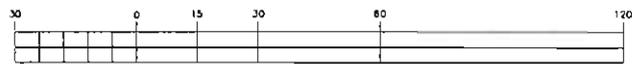
CURVE	CHORD	BEARING
C1	62.56	50.00
	58.56	S76°00'10"W



POB. 200.62' ALONG R/W TO R/W OF HAMPTON PARK DRIVE PER PLAT NO MONUMENT FOUND

AREA
13,093 sq. ft.
0.30 acres

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

PLAT CERTIFICATION NOTICE

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 WITHOUT EXPRESS REIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND FOR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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. 15-6-61. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-13-8, 43-13-19, 43-13-22

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 12/8/2015

JOB NUMBER 16-05294 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR EMILY WRIGHT		DATE 12/12/2016	
	OWNER / PURCHASER EMILY WRIGHT		SCALE 1" = 30'	
	LAND LOT 599	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 23	BLOCK	UNIT II	AREA OF LOT: 13,093 S.F.
	SUBDIVISION HAMPTON PARK			
PLAT BOOK 188 PAGE 98 DEED BOOK PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052				

APPLICANT: Charles Wright

PETITION No.: V-29

PHONE: 404-421-5052

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Emily Wright

PRESENT ZONING: R-15/OSC

PHONE: 404-421-5508

LAND LOT(S): 599

TITLEHOLDER: Charles Wright and Emily Wright

DISTRICT: 16

PROPERTY LOCATION: At the northern terminus of Hampton Park Way, east of Hampton Park Drive (2461 Hampton Park Way).

SIZE OF TRACT: 0.30 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (existing approximately 1,500 square foot concrete pad) from the required 100 feet to two (2) feet adjacent to the northern property line, 20 feet adjacent to the eastern property line, and 23 feet adjacent to the western property line; and 2) waive the maximum impervious surface from 35% (5,250 square feet) to 37% (5,551 square feet).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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: The existing improvements exceed the allowable impervious coverage limit by 301 square feet. Approval of variance should be subject to installation of dry-well system to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division.

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: No comments.

CEMETERY PRESERVATION: No comments.

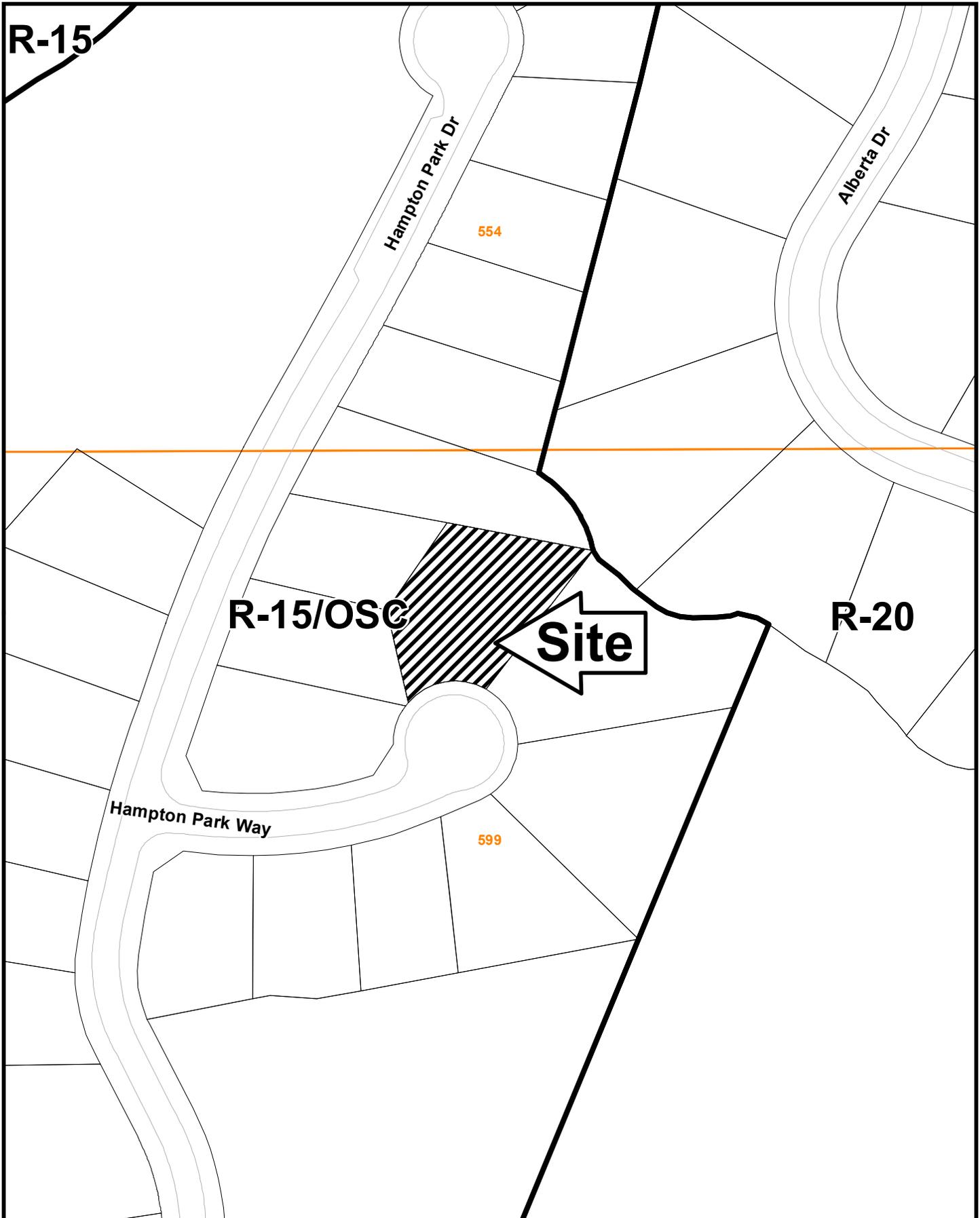
WATER: No conflict.

SEWER: No conflict.

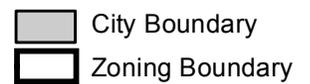
APPLICANT: Charles Wright **PETITION No.:** V-29

FIRE DEPARTMENT: No comments.

V-29-2017-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-29
Hearing Date: 4-12-17

Applicant Charles Wright Phone # 404-421-5052 E-mail charlie.wright@atlantawine.com
Emily Wright Address 2461 Hampton Park Way
(representative's name, printed) (street, city, state and zip code)

Emily Wright Phone # 404-421-5508 E-mail emily@raswellpres.org
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Emily Wright Phone # 404-421-5508 E-mail emily@raswellpres.org
Signature See Attached Address: 2461 Hampton Park Way, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property _____

Location 2461 Hampton Park Way, Marietta, 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0599 Lot 23 District 16 Size of Tract .30 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 13,013 Shape of Property _____ Topography of Property _____ Other _____
sq ft.

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:

We have had the court for 7 years. The fence for 8 years. Our H.O.A. approved both based on property lines marked by first owner. It will cost approximately \$10,000 to move fence and remove court. We did not know that we were in any violation.

List type of variance requested: To keep the court would mean we would have less than 35% pervious space. To keep the court we need a variance on distance from court to property lines on North end of property.