

# PLAT OF RETRACEMENT SURVEY FOR PAUL D. HARRIS AND PAMELA J. HARRIS

(LOCATED IN LAND LOT 587, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING TRACT 5 OF MOON MOUNTAIN ESTATES  
PLAT BOOK 100, PAGE 53  
5696 MOON ROAD

**AREA = 2.026 ACRES**  
**88,235 SQ. FT.**

V-33  
(2017)

12/23/10



THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE  
STANDARD PRACTICES FOR SURVEYING IN  
GEORGIA AS SET FORTH IN CHAPTER 51 OF THE OFFICIAL  
CODE OF THE STATE OF GEORGIA AND THE RULES OF THE  
PROFESSIONAL SURVEYORS AND LAND ADJUSTERS AS  
SET FORTH IN THE GEORGIA PROFESSIONAL SURVEYORS  
ACT.

DATE	REVISIONS

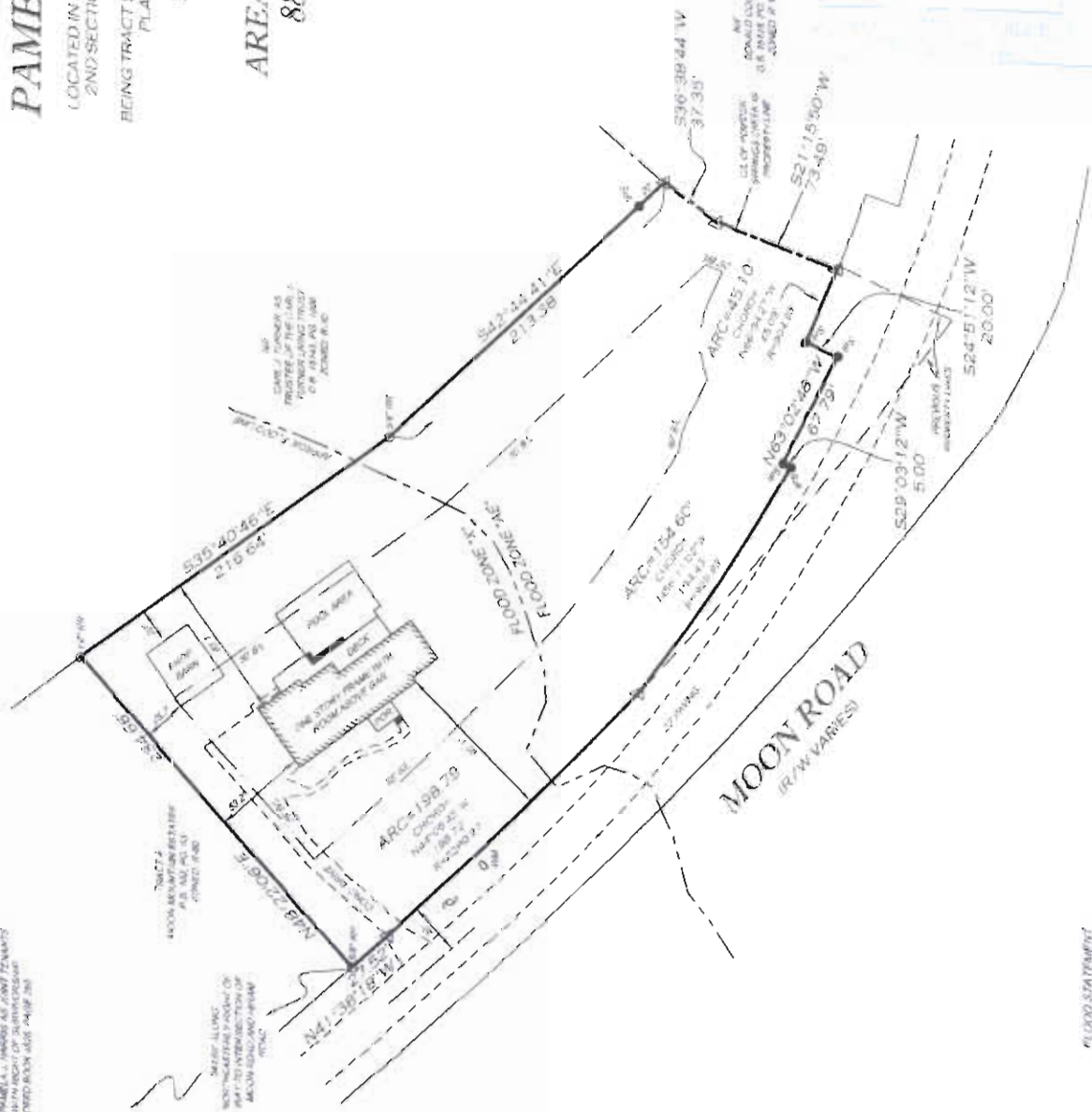
**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2980 FORTNEY SPRINGS ROAD  
MARIETTA, GEORGIA 30066  
(770) 443-3811  
FAX: (770) 443-3811  
www.russelle.com

PROJ. NO. 03244  
FIELD SURVEY DATE: 12/23/10  
PLAT DATE: 02/06/17  
SCALE: 1" = 80'



FEB - 6 2017

- 1. ALL DISTANCES UNLESS OTHERWISE SPECIFIED ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DISTANCES MEASURED TO CENTER OF PIPE UNLESS OTHERWISE SPECIFIED.
- 3. ALL DISTANCES MEASURED TO CENTER OF PIPE UNLESS OTHERWISE SPECIFIED.
- 4. ALL DISTANCES MEASURED TO CENTER OF PIPE UNLESS OTHERWISE SPECIFIED.
- 5. ALL DISTANCES MEASURED TO CENTER OF PIPE UNLESS OTHERWISE SPECIFIED.



**FLOOD STATEMENT**  
I HAVE CAREFULLY EXAMINED THE RECORD PROPERTY  
AND THE FIELD NOTES AND FIND THAT THE SURVEY  
IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
STATE OF GEORGIA. THE SURVEY IS SUBJECT TO  
PROPERTY TOLERANCES IN EXCESS OF 1/4" PER  
100' UNLESS OTHERWISE SPECIFIED. THE  
SURVEY IS SUBJECT TO FLOODING AND  
TO MODIFICATION BY THE 1% ANNUAL CHANCE  
FLOOD.



**SURVEY NOTES**  
THIS PLAT WAS PREPARED FOR THE PURPOSE OF  
RETRACING THE BOUNDARIES OF THE PROPERTY  
DESCRIBED IN THE ABOVE REFERENCED PLAT  
AND TO CORRECT THE BOUNDARIES OF THE  
PROPERTY DESCRIBED IN THE ABOVE REFERENCED  
PLAT TO ACCORD WITH THE REQUIREMENTS OF  
THE STATE OF GEORGIA. THE SURVEY IS  
SUBJECT TO THE REQUIREMENTS OF THE  
STATE OF GEORGIA. THE SURVEY IS SUBJECT  
TO FLOODING AND TO MODIFICATION BY THE  
1% ANNUAL CHANCE FLOOD.

**LEGEND**  
COURT ORDERED SURVEY  
RECORDED SURVEY  
UNRECORDED SURVEY  
PROPERTY LINE  
FENCE LINE  
EASEMENT  
ROAD RIGHT-OF-WAY  
LAND LOT LINE  
UNRECORDED EASEMENT  
UNRECORDED RIGHT-OF-WAY  
UNRECORDED EASEMENT  
UNRECORDED RIGHT-OF-WAY  
UNRECORDED EASEMENT  
UNRECORDED RIGHT-OF-WAY

ALL DISTANCES UNLESS OTHERWISE SPECIFIED ARE IN FEET AND DECIMALS THEREOF.  
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD PRACTICES FOR SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 51 OF THE OFFICIAL CODE OF THE STATE OF GEORGIA AND THE RULES OF THE PROFESSIONAL SURVEYORS AND LAND ADJUSTERS AS SET FORTH IN THE GEORGIA PROFESSIONAL SURVEYORS ACT.

**APPLICANT:** Paul D. Harris

**PETITION No.:** V-33

**PHONE:** 770-439-0487

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Paul D. Harris

**PRESENT ZONING:** R-80

**PHONE:** 770-439-0487

**LAND LOT(S):** 587

**TITLEHOLDER:** Paul D. Harris and Pamela J. Harris

**DISTRICT:** 19

**PROPERTY LOCATION:** On the northeast side of Moon Road, south of Hiram Road (5696 Moon Road).

**SIZE OF TRACT:** 2.03 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (proposed approximately 1,050 square foot barn) from the required 100 feet to 20 feet from the rear and 25 feet adjacent to the northwestern property line.

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

**BOARD OF APPEALS DECISION**

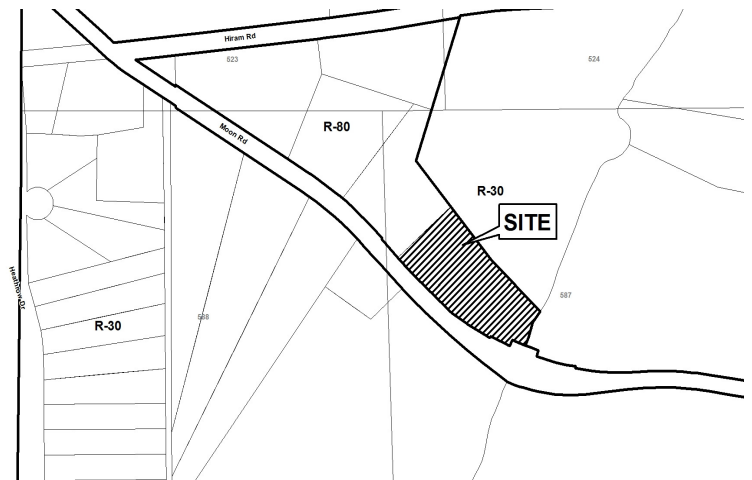
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

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



**APPLICANT:** Paul D. Harris **PETITION No.:** V-33

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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:** No comments.

**STORMWATER MANAGEMENT:** No adverse stormwater impacts anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

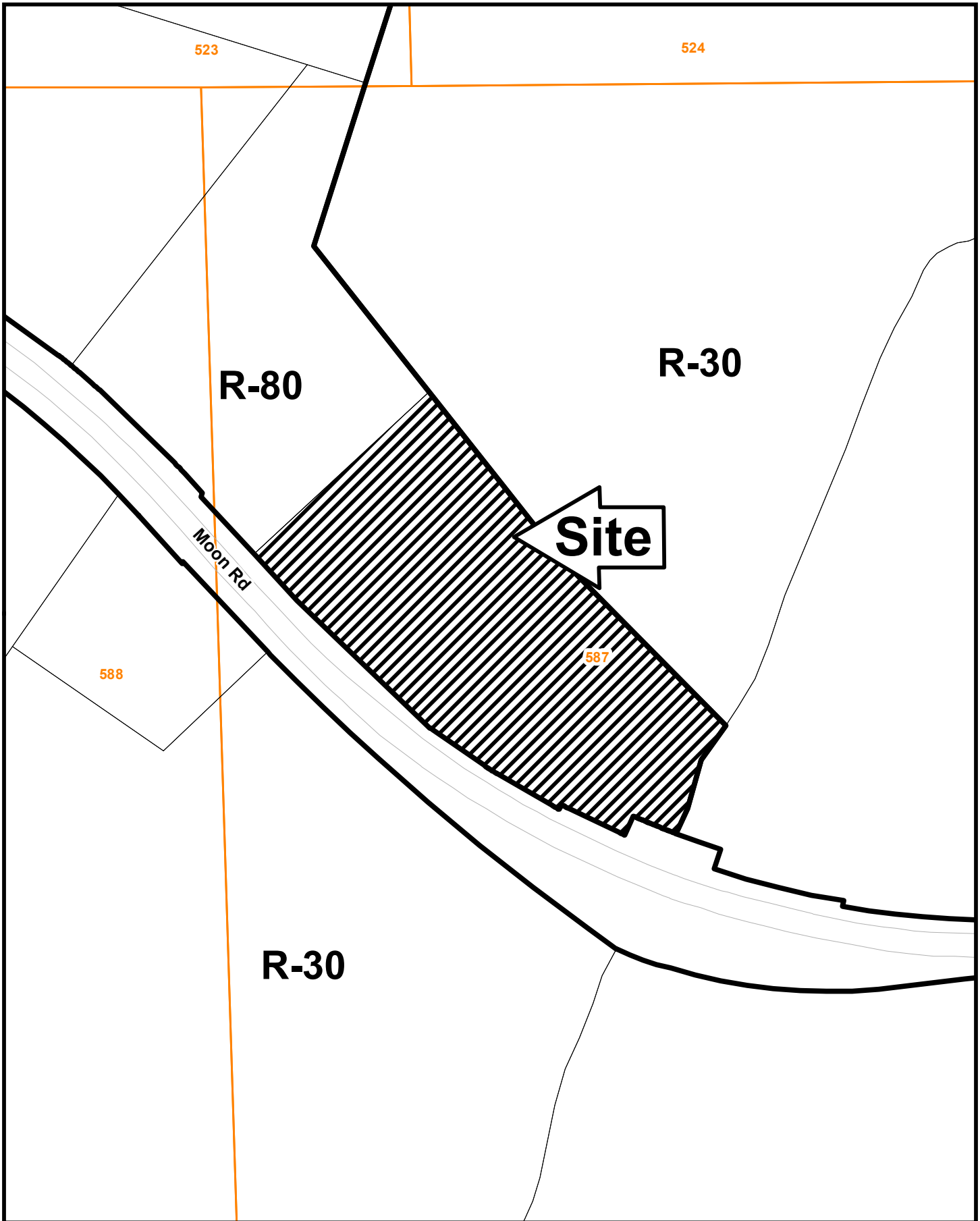
**SEWER:** No conflict.

**APPLICANT:** Paul D. Harris **PETITION No.:** V-33

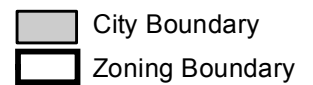
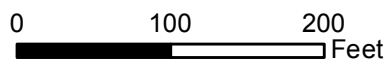
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**FIRE DEPARTMENT:** No comments.

# V-33-2017-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

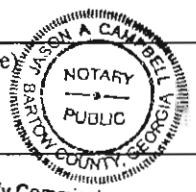
(type or print clearly)

Application No. V-33  
Hearing Date: 4-12-17

Applicant PAUL D HARRIS Phone # 770-439-0487 E-mail pdharris@hhmec.com

(representative's name, printed) \_\_\_\_\_ Address \_\_\_\_\_  
(street, city, state and zip code)

(representative's signature) \_\_\_\_\_ Phone # \_\_\_\_\_ E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires February 3, 2020

Titleholder PAUL D HARRIS Phone # 770-439-0487 E-mail pdharris@hhmec.com

Signature Paul Harris Pam G. Harris Address: 5696 Moon Rd Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sep 30, 2020



Present Zoning of Property R-80

Location 5696 MOON RD. POWDER SPRINGS, GA HIRAM RD.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 587 District 19 Size of Tract 2 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:

The area I'm requesting to put the building is the only area on the property that is not in the flood zone.

List type of variance requested: Rear Setback