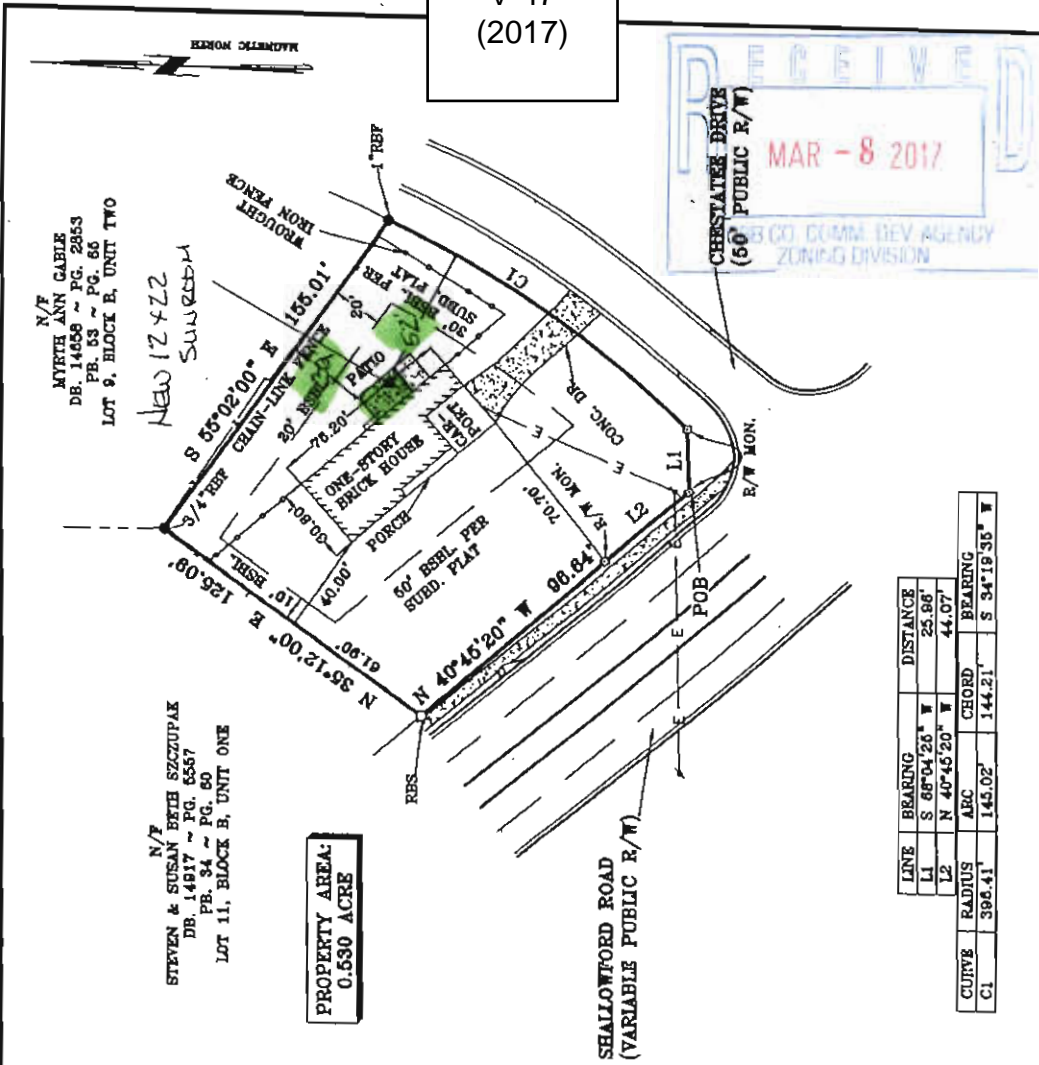


V-47
(2017)



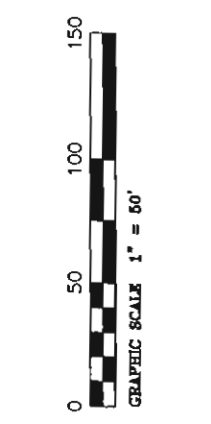
GENERAL NOTES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PRECISION OF 1" IN 31,750 FEET AND AN ANGLE PRECISION OF 1" PER 100,000 FEET. THIS MAP WAS CALCULATED USING THE COULASH METHOD. A GRAPHIC SCALE TO TOTAL STATION WAS USED FOR THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 967,800 FEET.

FEMA FLOOD HAZARD MAP 13087C0002G DATED DECEMBER 16, 2006, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND	
○	PROPERTY CORNER
●	IRON PIN FOUND
REF	1/2" REBAR FOUND
RES	1/2" REBAR SET
PL	PROPERTY LINE
LL	LAND LOT LINE
PT	POWER LINE
-X-	PRICE LINE

SURVEYOR CERTIFICATION:
As required by subsection (c) of O.C.G.A. Section 15-6-7, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-occu planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

The following governmental bodies have approved this map, plat, or plan for filing:

Cobb County Zoning Division: N/A

NAME _____ DATE 03/02/2017

The following governmental bodies have affirmed that approval is not required:

NAME _____ DATE _____

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.

John R. Knight, Jr. 03/02/2017 DATE
10000 License No. 10000

BOUNDARY SURVEY FOR:

WILLIAM J. HIGGINS & PAULA N. HIGGINS

LOT 10, BLOCK B, UNIT ONE OF
SHALLOW FORD HEIGHTS SUBDIVISION,
LOCATED IN LAND LOT 391,
16TH DISTRICT, 2ND. SECTION,
COBB COUNTY, GEORGIA

J. R. KNIGHT LAND SURVEYING, LLC.
1006 NORTH TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 807-9687
FAX: 1-844-760-9216
EMAIL: rayksurveyor@gmail.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	RM	03/02/2017	INITIAL ISSUE

DATE OF PLAT: 03/02/2017
DATE OF FIELD WORK: 03/01/2017

REV. PLAT: PB. 34 - PG. 60, COBB COUNTY, GEORGIA

APPLICANT: William J. Higgins and Paula N. Higgins

PHONE: 404-512-4650

REPRESENTATIVE: Thomas Ingram

PHONE: 678-296-0276

TITLEHOLDER: William J. Higgins and Paula N. Higgins

PROPERTY LOCATION: On the northwest corner of Chestatee Drive and Shallowford Road (3625 Shallowford Road).

PETITION No.: V-47

DATE OF HEARING: 05-10-2017

PRESENT ZONING: R-20

LAND LOT(S): 391

DISTRICT: 16

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 32 feet.

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

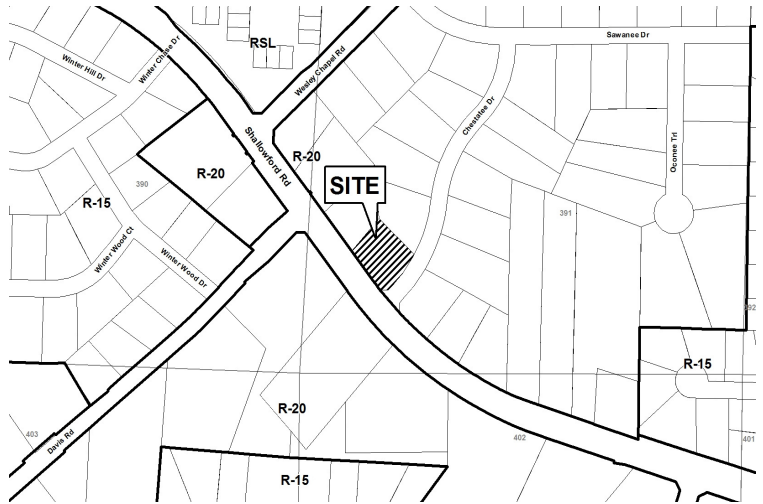
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: William J. Higgins and
Paula N. Higgins

PETITION No.: V-47

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: No adverse stormwater impacts are anticipated. The proposed sunroom will be located on existing concrete patio.

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.

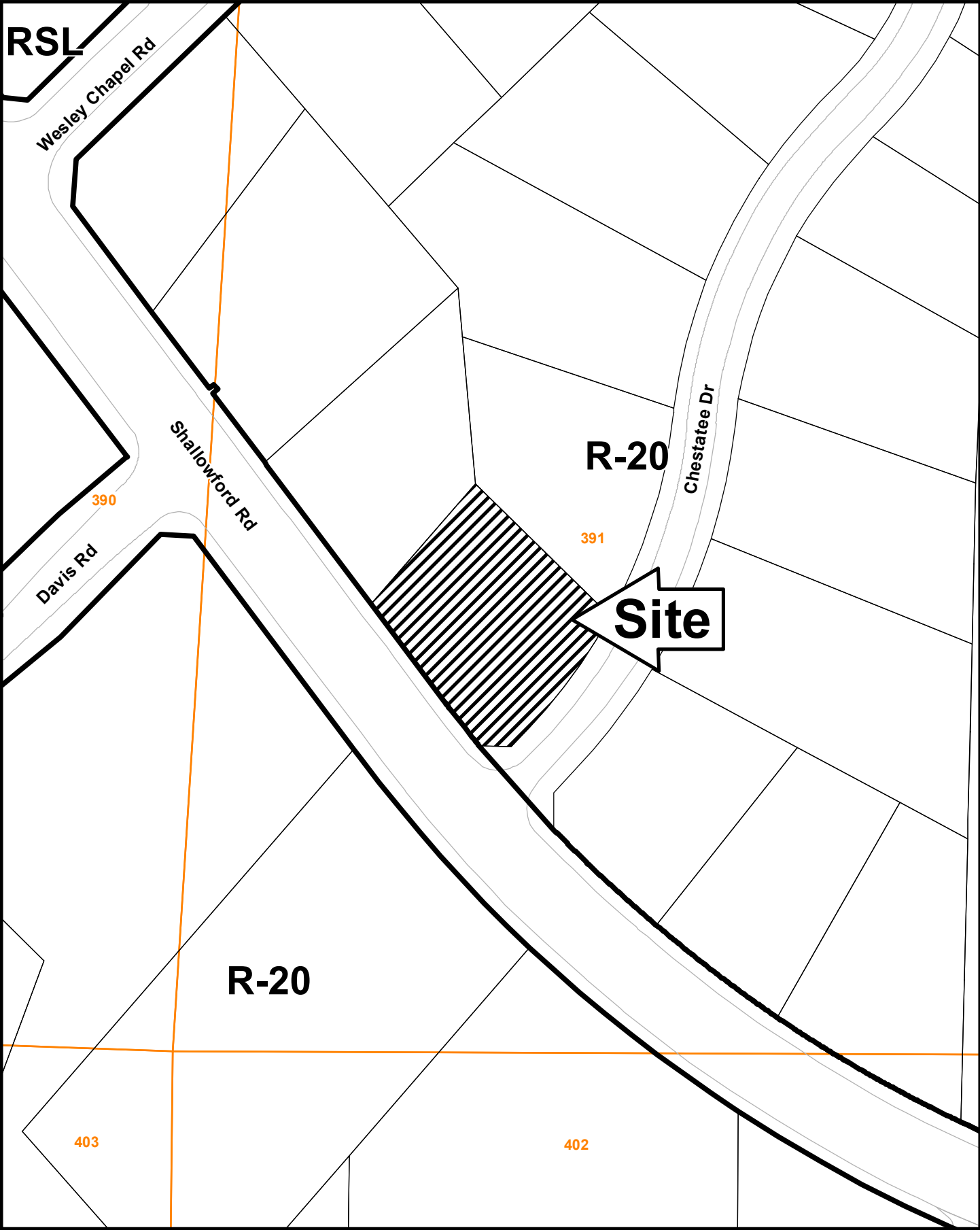
SEWER: No conflict.

APPLICANT: William J. Higgins and
Paula N. Higgins

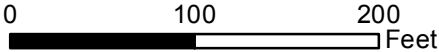
PETITION No.: V-47



FIRE DEPARTMENT: No comments.

V-47-2017-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-47

Hearing Date: 5-10-2017

Applicant WILLIAM J. HIGGINS
PAULA N. HIGGINS

Phone # 404-512-4656

E-mail _____

THOMAS INGRAM

Address 2031 BAKER CT, KENNESAW 30144

(street, city, state and zip code)

(representative's name, printed)

Phone # 678-296-0276

E-mail THOM@DCENCLOSURES.COM

(representative's signature)

Signed, sealed and delivered in presence of Jamara C Norton

My commission expires: 04-05-2020

Titleholder WILLIAM J. HIGGINS
PAULA N. HIGGINS

Phone # 404-512-4656

E-mail _____

Signature Paula N. Higgins
William J. Higgins

(attach additional signatures, if needed)

Address: 3625 SHALLOWFORD RD - MARIETTA, GA 30062

(street, city, state and zip code)

Signed, sealed and delivered in presence of: Jamara C Norton

My commission expires: 04-05-2020

Present Zoning of Property RESIDENTIAL

Location 3625 SHALLOWFORD RD - MARIETTA, GA 30062

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 391

District 16th

Size of Tract 0.530

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:

HOMEOWNER WANTS TO BUILD A SUNROOM ON REAR PATIO BECAUSE THEY CANNOT USE BACK PATIO WITHOUT BE BOTHERED BY INSECTS AND SUN.

List type of variance requested: REDUCE REAR SET BACK FROM 35' to 25'