

\* LEGEND \*

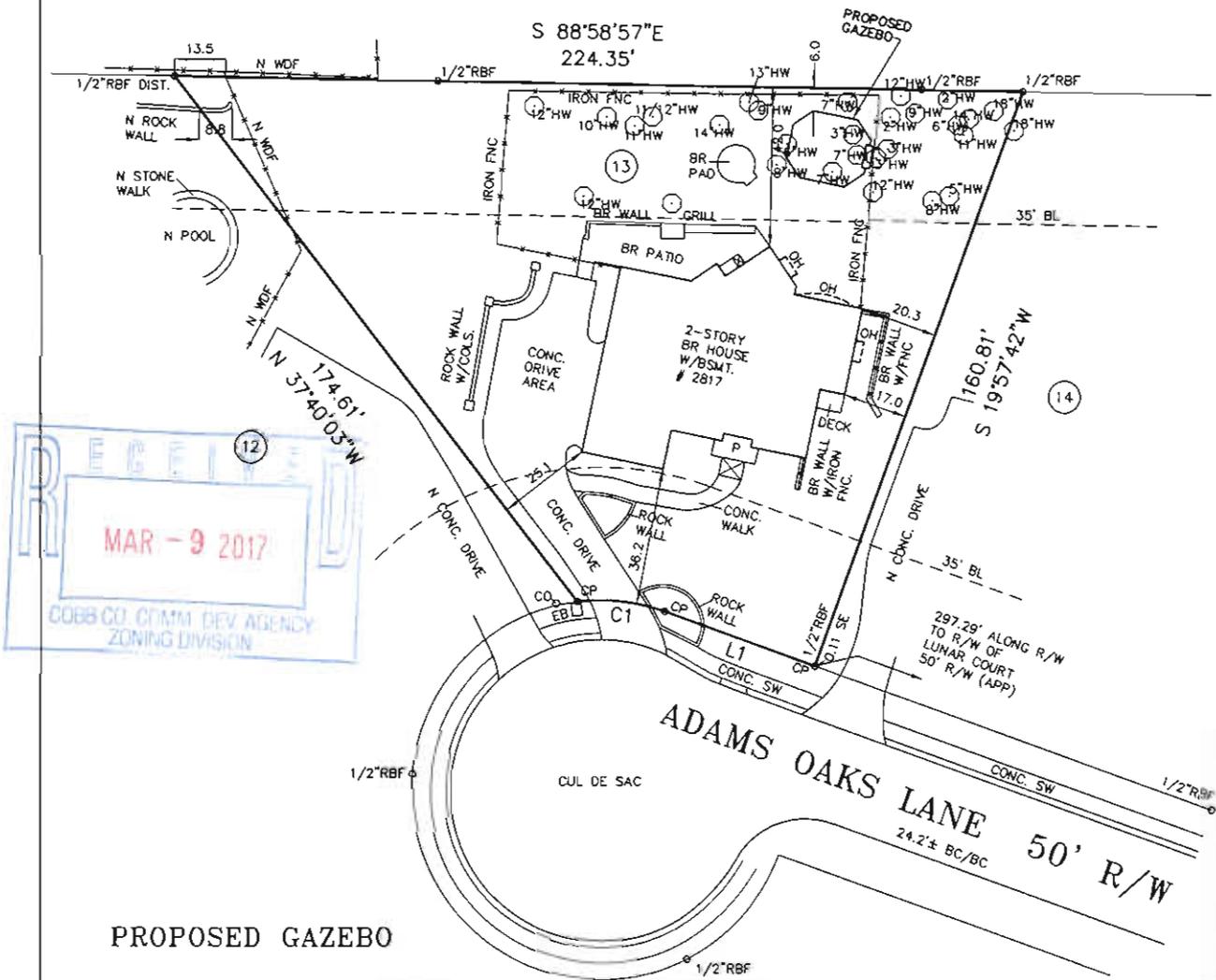
- |                           |                          |
|---------------------------|--------------------------|
| POB POINT OF BEGINNING    | IP IRON PIN FOUND        |
| LLS LAND LOT LINE         | IPS IRON PIN SET         |
| MH MAIN HOLE              | OTF OPEN TOP PIPE FOUND  |
| SSL SANITARY SEWER LINE   | CTP CRAMP TOP PIPE FOUND |
| COB SAN SEWER CLEANOUT    | RB REINFORCING BAR FOUND |
| CB CATCH BASIN            | RBS REINFORCING BAR SET  |
| JB JUNCTION BOX           | MRD MAGNETIC READING IP  |
| DI DRAINAGE INLET         | AI ANGLE IRON FOUND      |
| YI YARD INLET             | CP CALCULATED POINT      |
| HW HEAD WALL              | -X-X FENCE               |
| PF POWER POLE             | CLF CHAIN LINK FENCE     |
| PWL POWER LINE            | WOF WOOD FENCE           |
| SSE SANITARY SEWER EMBT.  | WRF WIRE FENCE           |
| DE DRAINAGE EASEMENT      | WV WET WEATHER           |
| UE UTILITY EASEMENT       | FC FENCE CORNER          |
| AE ACCESS EASEMENT        | BL BUILDING LINE         |
| TB TOP OF BANK            | R/W RIGHT-OF-WAY         |
| CMP CORRUGATED METAL PIPE | PL PROPERTY LINE         |
| RCP REINFORCED CONC. PIPE | PC PROPERTY CORNER       |
| APP AS PER PLAT           | CL CENTER LINE           |
| APD AS PER DEED           | CPT CARPORT              |
| APR AS PER RECORD         | SP SCREEN PORCH          |
| APF AS PER FIELD          | P PORCH                  |
| BC BACK OF CURB           | TH FIRE HYDRANT          |
| EP EDGE OF PAVEMENT       | BR BRUSH                 |
| EB ELECTRIC POWER BOX     | FR FRAME                 |
| DJ ELECTRIC METER         | WG WOOD                  |
| GM GAS METER              | SN SIGN                  |
| GV GAS VALVE              | P PLAT                   |
| WM WATER METER            | D DEED                   |
| WV WATER VALVE            | R RECORD                 |
| OW OWMHANG                | F FIELD                  |
| OU OWNERSHIP UNCLEAR      | N N'BOORS.               |

V-52  
(2017)

KEY NOTES:

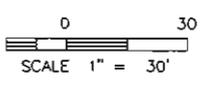
1. OTHER SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED NO WHERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING THIS PROPERTY MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEYOR LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	23.42'	23.21'	N 83°33'41" W
	Course	Bearing	Distance	
	L1	N 70°08'17" W	42.15'	



PROPERTY ADDRESS:  
2817 ADAMS OAKS LANE  
MARIETTA, GA 30062

LAND AREA:  
0.467 AC



PLAT PREPARED FOR:	
NEIL ABERNATHY	
LOT 13	BLOCK
SUBDIVISION	ENCLAVE AT ADAMS OAKS UNIT
LAND LOT 912	16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE	FEB, 04 2017 PRINTED/SIGNED FEB 07, 2017
PLAT BOOK 258	PAGE 98
DEED BOOK 14688	PAGE 969
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED PROFESSIONAL No. 3197  
EUGENE A. STEPHANO

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 LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ  
COORD # 20170227  
OWG # 20170227-PROPOSED

SURVEY LAND EXPRESS, INC.  
LAND SURVEYING SERVICES

70 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-501-0941  
TEL 404-262-5747  
INFO@SURVEYLANDEXPRESS.COM  
PAPER FORMAT 11"x17"

**APPLICANT:** Carmen C. Abernathy

**PETITION No.:** V-52

**PHONE:** 404-285-1088

**DATE OF HEARING:** 5-10-2017

**REPRESENTATIVE:** Eric K. Haymans

**PRESENT ZONING:** R-20

**PHONE:** 678-833-4833

**LAND LOT(S):** 912

**TITLEHOLDER:** Carmen C. Abernathy

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Adams Oaks Lane, west of Adams Oaks Landing (2817 Adams Oaks Lane).

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 341 square foot gazebo) from the required 35 feet to six (6) feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Carmen C. Abernathy      **PETITION No.:** V-52

\*\*\*\*\*

**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:** 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.

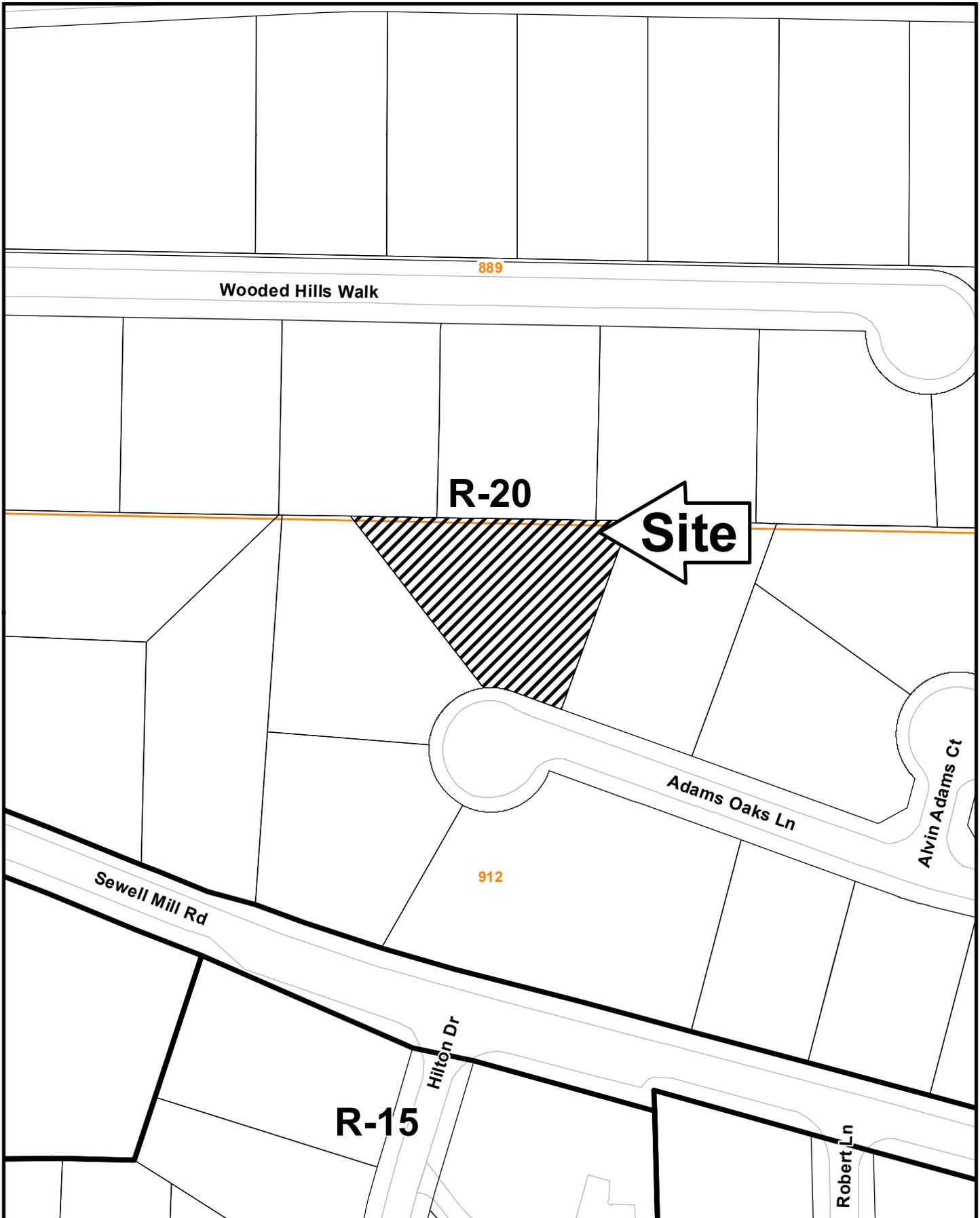
**SEWER:** No conflict.

**APPLICANT:** Carmen C. Abernathy      **PETITION No.:** V-52

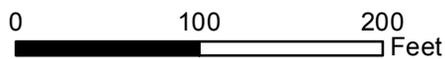
\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-52-2017-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-52  
Hearing Date: 5-10-17

Applicant Carmen C. Abernathy Phone # 404-285-1088 E-mail Carmit3309@aol.com

ERIC K HAYMANS Address 1000 JOHNSON FERRY RD SUITE B 225  
(representative's name, printed) (street, city, state and zip code) MARIETTA, GA 30068

Eric K Haymans Phone # 678 833 4833 E-mail ERIC@5TH GEN. US  
(representative's signature)

My commission expires: DECEMBER 4, 2018 My Commission Expires December 4, 2018  
Robert L Stutrud NOTARY PUBLIC Cobb County, GEORGIA Signed, sealed and delivered in presence of: Robert L. Stutrud Notary Public

Titleholder Carmen C. Abernathy Phone # 404-285-1088 E-mail Carmit3309@aol.com

Signature Carmen C. Abernathy Address: 2817 Adams Oaks Lane, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DECEMBER 4, 2018 My Commission Expires December 4, 2018  
Robert L Stutrud NOTARY PUBLIC Cobb County, GEORGIA Signed, sealed and delivered in presence of: Robert L. Stutrud Notary Public

Present Zoning of Property R-20

Location 2817 Adams Oaks Lane, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 912 District 16 Size of Tract .47 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 .47 acre Shape of Property Trapezoid Topography of Property Slight Roll Other \_\_\_\_\_

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:  
Due to the size and shape of the lot and the 35' rear set back requirements owner of property can not enjoy the back yard under a covered Gazebo.  
Due to the shape of the lot and the size of the house the rear of the house is close to the 35' rear set back.

List type of variance requested: Rear Building Line encroachment for open air Gazebo as laid out on attached site plan.