

V-83  
(2017)

MAY 26, 2017: REVISED TO REFLECT EXISTING CONDITIONS.  
REMOVED TOPOGRAPHIC AND TREE  
LOCATION INFORMATION.  
JUNE 8, 2017: ADDED INFORMATION TO CONC. PAD AT BACK  
LEFT OF HOUSE.

# GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE  
POINT AND A PRECISION RATIO OF 1 IN 164,194. IT  
HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS  
WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE  
PRECISION RATIO OF 1 IN 229,339.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED  
FROM A SINGLE GRID BASELINE.

REFERENCE: PB 26, PG. 38

\*PER DEED AND PLAT RECORDS: NO MONUMENT  
FOUND.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD  
HAZARD MAP", COMMUNITY PANEL NO. 13067C 0134 H,  
DATED JUNE 18, 2010, THIS PROPERTY IS NOT IN AN  
AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF  
A TITLE SEARCH. THERE MAY BE EASEMENTS OR  
OTHER ENCUMBRANCES NOT SHOWN

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED  
FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT  
SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD  
PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC.  
HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING  
OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY  
WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

AREA = 27,374 SQ. FT.  
0.628 ACRE



ABBREVIATIONS  
dw-DOGWOOD  
ag-FIG  
ch-CHERRY  
p-PINE  
sm-sILVER MAPLE

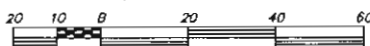
## LEGEND

•	IPF	=	1/2" REBAR FND.
•	IPS	=	1/2" REBAR SET
—	R.W.	=	RIGHT OF WAY
—	SSE	=	SANITARY SEWER EASEMENT
—	DE	=	DRAINAGE EASEMENT
—	LL	=	LAND LOT LINE
—	CL	=	CENTERLINE
•	CT	=	CRIMP TOP PIPE
•	OT	=	OPEN TOP PIPE
—	CMP	=	CORRUGATED METAL PIPE
—	RCP	=	REINFORCED CONCRETE PIPE
•	DI	=	DROP INLET
•	JB	=	JUNCTION BOX
•	MH	=	MANHOLE
•	CB	=	CATCH BASIN
•	BM	=	BENCHMARK
•	PP	=	POWER POLE
•	FH	=	FIRE HYDRANT
•	CMF	=	CONCRETE MONUMENT FND
•	B.C.	=	BACK OF CURB
•	E.P.	=	EDGE OF PAVEMENT
•	FEN	=	FENCE
•	O.H.	=	OVERHEAD ELEC. SERVICE LINE
•	B.L.	=	BUILDING LINE
•	U.G.	=	UNDERGROUND POWER LINE
•	TX	=	TRANSFORMER

## BOUNDARY SURVEY FOR JOE & MARCIA LAIN

(BEING LOT 12, BLOCK "B", CHATTAHOOCHEE HEIGHTS, UNIT TWO)

LOCATED IN LAND LOT 157  
1st DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
JULY 15, 2010 1"=20'



SCALE IN FEET  
VERTICAL DATUM IS NAVD 1988.  
CONTOUR INTERVAL = 2 FT.

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR  
PARCELS OF LAND AND DOES NOT SURROUND OR CREATE A  
NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL  
PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF  
THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS  
WHICH CREATED THE PARCEL OR PARCELS ARE STATED  
HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY  
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF  
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR  
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE  
OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND  
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE  
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS  
OF THE GEORGIA BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS  
SET FORTH IN O.C.G.A. SECTION 15-6-67.

David Barton, GA. RES. NO. 2533

JOB # 10-083 DRAWN BY: JG CHECKED BY: DB  
FIELD DATE: 7-15-10 PLAT PREPARED: 7-19-10



BARTON SURVEYING  
INC.

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

**APPLICANT:** Joe Lain  
**PHONE:** 404-216-1348  
**REPRESENTATIVE:** Joe Lain  
**PHONE:** 404-216-1348  
**TITLEHOLDER:** Joe Lain and Marcia Lain  
**PROPERTY LOCATION:** On the north side of Rebel  
Road, west of River Mill Circle  
(5221 Rebel Road).

**PETITION No.:** V-83  
**DATE OF HEARING:** 08-09-2017  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 157  
**DISTRICT:** 1  
**SIZE OF TRACT:** 0.63 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive side setback for an accessory structure over 650 sq. ft. (proposed approximately 828 sq. ft. detached garage) from the required 100 feet to three (3) feet adjacent to the west property line; and 2) waive the side setback from the required 10 feet to 7.5 feet (existing) adjacent to the east property line.

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

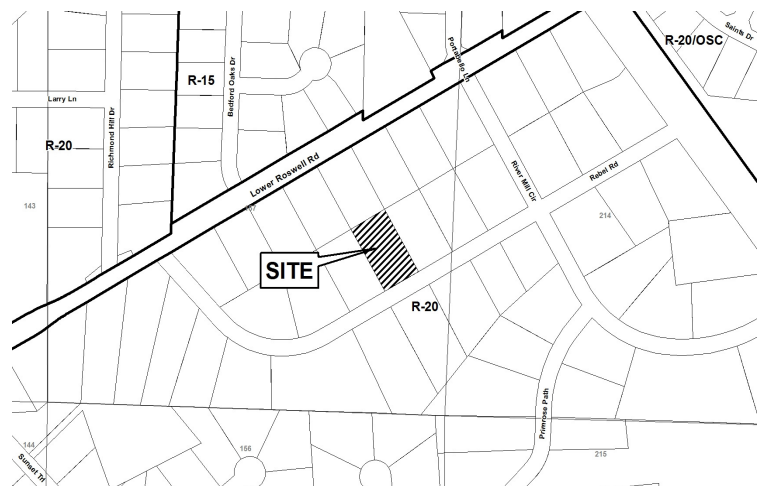
**BOARD OF APPEALS DECISION**

**APPROVED** MOTION BY

**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**



**APPLICANT:** Joe Lain

**PETITION No.:** V-83

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Permit required. Footing and slab inspection required. Wall closer than 5 feet requires one hour fire rating.

**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 carport will be located over an existing concrete pad.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

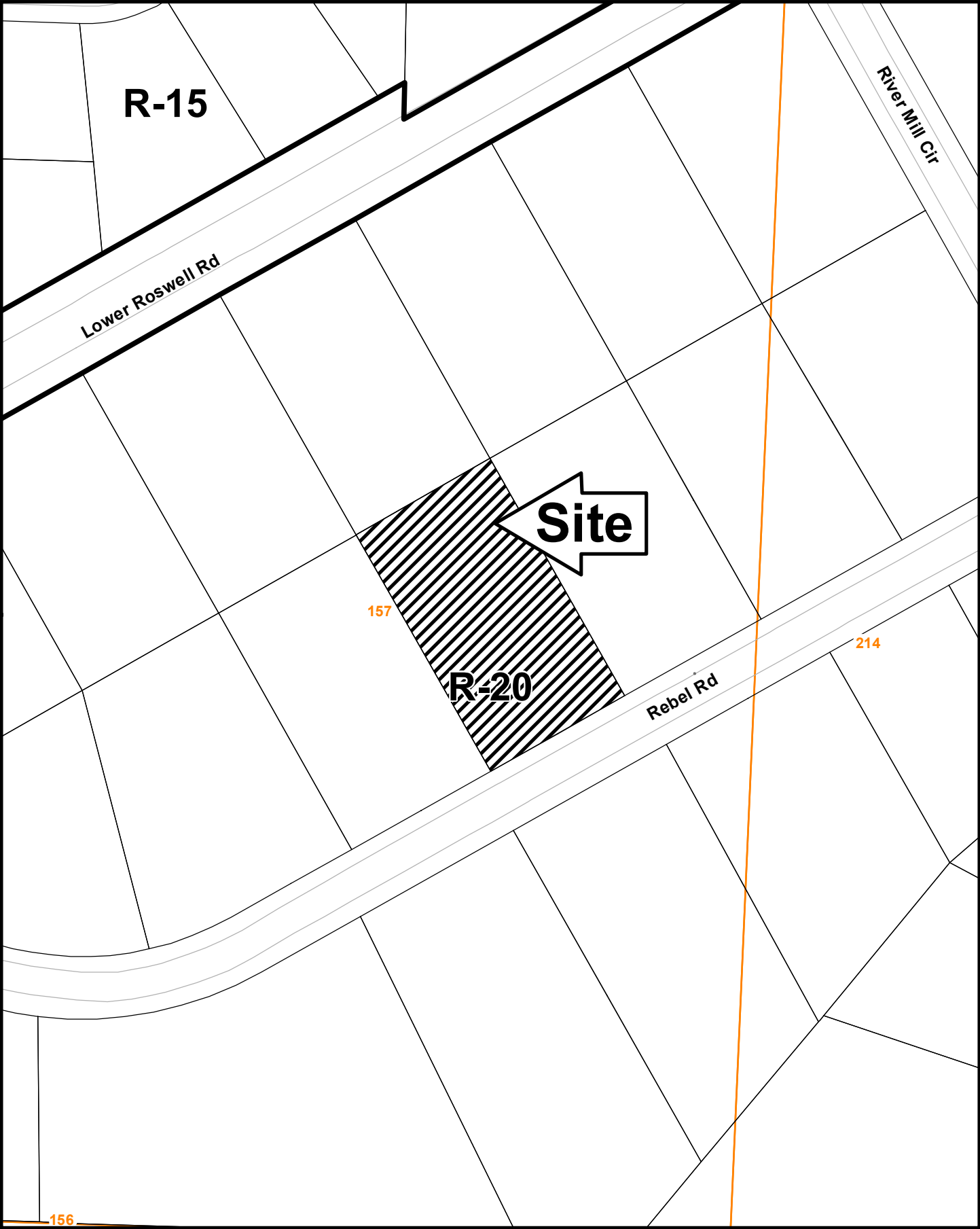
**SEWER:** No conflict.

**APPLICANT:** Joe Lain **PETITION No.:** V-83

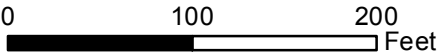
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**FIRE DEPARTMENT:** No comments.

# V-83 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-83  
Hearing Date: 8-9-17

Applicant Joe Lain Phone # 404-216-1348 E-mail Lain30062@yahoo.com

Joe Lain  
(representative's name, printed)

Address 5221 Rebel Rd Marietta GA 30068  
(street, city, state and zip code)

Joe Lain  
(representative's signature)



E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:

Donald Wells

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 15, 2021

Titleholder Joe Lain Phone # 404-216-1348 E-mail Lain30062@yahoo.com

Signature Joe Lain Address: 5221 Rebel Rd Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July 18, 2020

Cathy Reed

Notary Public

Notary Public

Present Zoning of Property R-20

Cobb County, Georgia  
My Commission Expires  
July 18, 2020

Location 5221 Rebel Rd Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 District 1st/2nd Section Size of Tract 0.628 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 X

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:

Existing concrete slab lying within the setback - if we move the slab outside the setback it could encroach on the septic tank drain field.

List type of variance requested: Approval to build garage within the setback on existing concrete slab (see attached drawing)