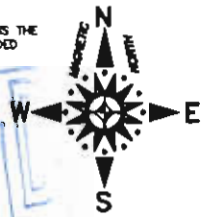


V-111  
(2017)

THE BASIS OF BEARINGS FOR THIS PLAT IS THE FINAL PLAT OF OLD ABBEY POND RECORDED IN PLAT BOOK 248, PAGE 85.



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

N/Y  
BLANCHE T. LONGWOOD  
D.B. 1740, P. 280

EQUIPMENT USED:  
THEODOLITE READING TO 5 SECONDS.  
ELECTRONIC DISTANCE METER  
READING TO 0.005 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 145,383  
ANGULAR ERROR: 1" PER ANGLE  
TRAVERSE WAS NOT ADJUSTED  
FIELD SURVEY DATE: 07-07-17.  
IRON PINS PLACED ARE 1/2" REBAR  
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 178,084 FEET.

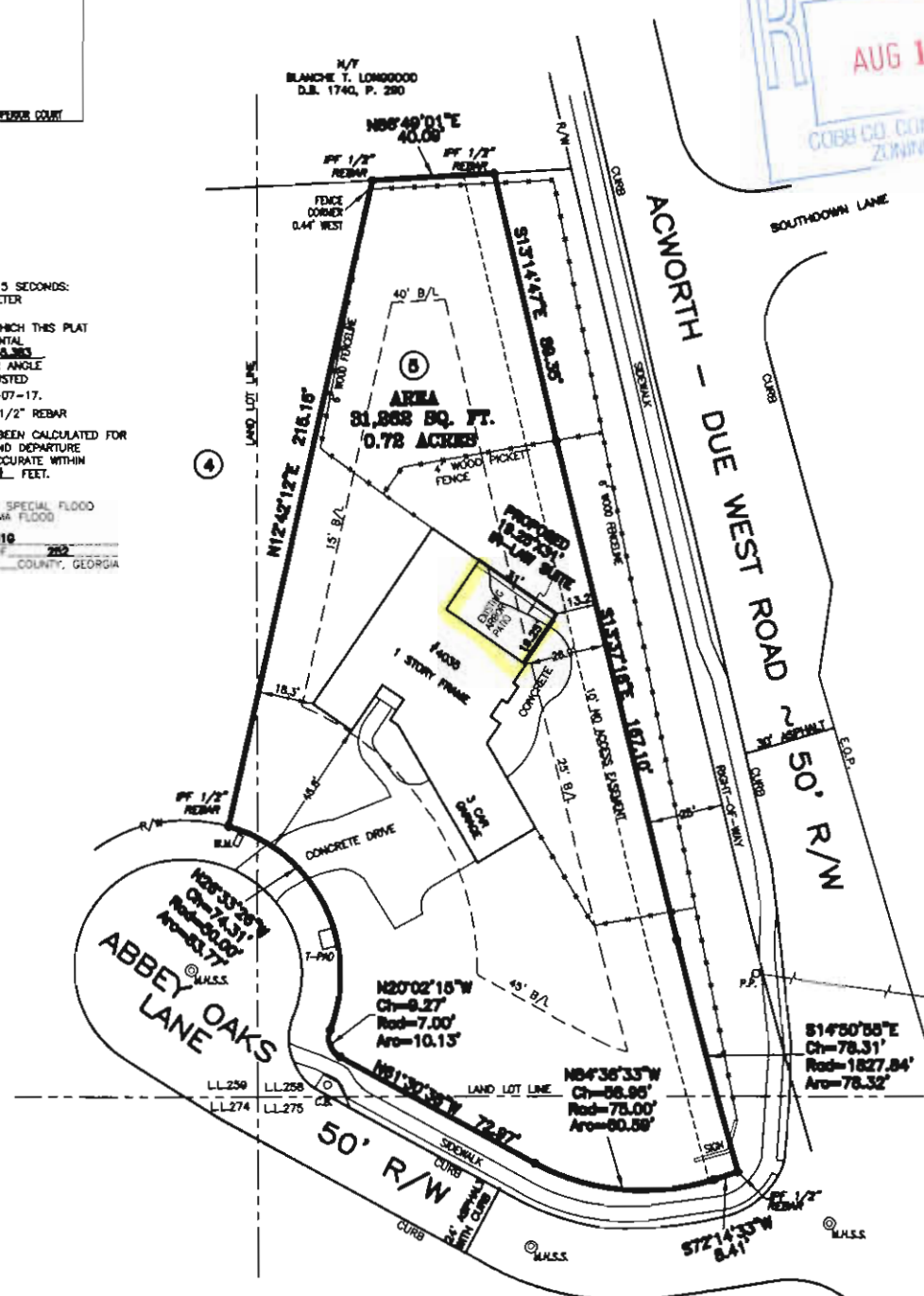
THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP  
NUMBER: 13077000810  
PANEL: 81 OF 282  
COBB COUNTY, GEORGIA

LEGEND

- I.P.F. IRON PIN FOUND
- I.P.P. IRON PIN PLACED
- L.L.L. LAND LOT LINE
- L.L. LAND LOT
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P. PAGE
- P.P. POWER POLE
- POWER LINE
- GUY WIRE
- C.L. CENTERLINE
- R/W RIGHT-OF-WAY
- E.O.P. EDGE OF PAVEMENT
- F.H. FIRE HYDRANT
- B.V. BUILDING LINE
- W.M. WATER METER
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- N.O. NOW OR FORMERLY
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- F.L. FENCE LINE
- T-PAD TRANSFORMER PAD
- CH CHORD
- RAD. RADIUS
- M.H. MANHOLE
- S.S. SANITARY SEWER
- C.B. CATCH BASIN

SITE PLAN NOTES:

- INTENDED USE IS AN IN-LAW QUARTERS
- NO BUFFERS AFFECTING THIS LOT.
- 25' B/L IS ENCROACHED AS SHOWN. VARIANCE REQUESTED FOR THE SAME.
- NO ADDITIONAL PARKING IS PLANNED.
- NO LAKES OR STREAMS AFFECT THE LOT.
- NO UTILITY EASEMENTS AFFECT THE LOT.
- THIS LOT IS NOT IN A FLOOD ZONE. SEE MORE.
- NO CEMETERIES ARE KNOWN TO EXIST ON THIS LOT.
- NO WETLANDS ARE KNOWN TO EXIST ON THIS LOT.
- A 10' NO ACCESS EASEMENT MUST BE ADHERED TO AS SHOWN.
- NO STREAM BUFFERS AFFECT THIS LOT.



NOTES

1. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-67 AS AMENDED BY HB1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENTS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE 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 15-8-67.

LOT 8 OLD ABBEY POND AS RECORDED IN PLAT BOOK 248, PAGE 85.



17159.DWG F:\30-090\17159 PLAT LOT 5.DWG

SITE PLAN FOR VARIANCE FOR:  
**THE FAMILY TRUST OF WALTER HEDM**

DATE	208, 209, 270	SECTION	20TH	RANGE	2ND	COUNTY	COBB	STATE	GEORGIA
DATE	07-07-17	BOOK OR E.D.	ED1	ORIGIN	PLT	JOB NO.	17159	DRAWN BY	SERVER

TIBBITTS LAND SURVEYING, INC.  
382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132  
TELEPHONE: (770)443-1021

**APPLICANT:** Jennifer Redman and Cary Redman

**PETITION No.:** V-111

**PHONE:** 770-855-6980

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Jennifer Redman and Cary Redman

**PRESENT ZONING:** R-30

**PHONE:** 470-494-4655

**LAND LOT(S):** 258, 259, 275

**TITLEHOLDER:** Jennifer Redman and Cary Redman

**DISTRICT:** 20

**PROPERTY LOCATION:** On the northeast side of Abbey Oaks Lane, west of Acworth Due West Road (4035 Abbey Oaks Lane).

**SIZE OF TRACT:** 0.72 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the major side setback from the required 25 feet to 13 feet.

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

**BOARD OF APPEALS DECISION**

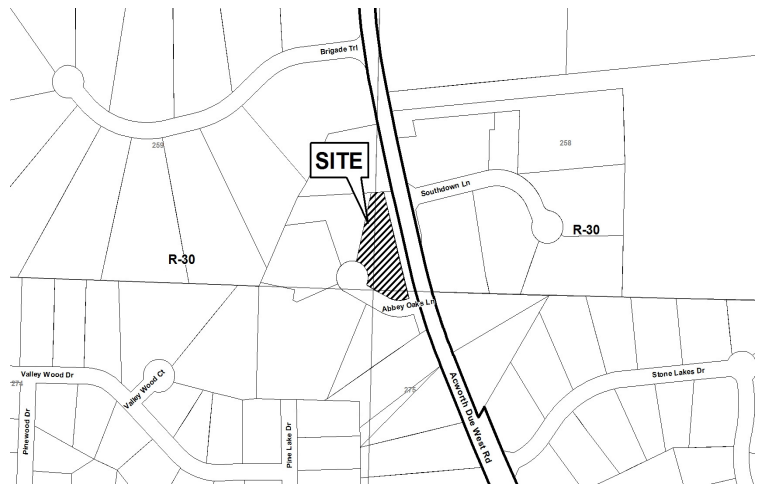
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



**APPLICANT:** Jennifer Redman and Cary  
Redman

**PETITION No.:** V-111

\*\*\*\*\*

**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.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Jennifer Redman and Cary  
Redman

---

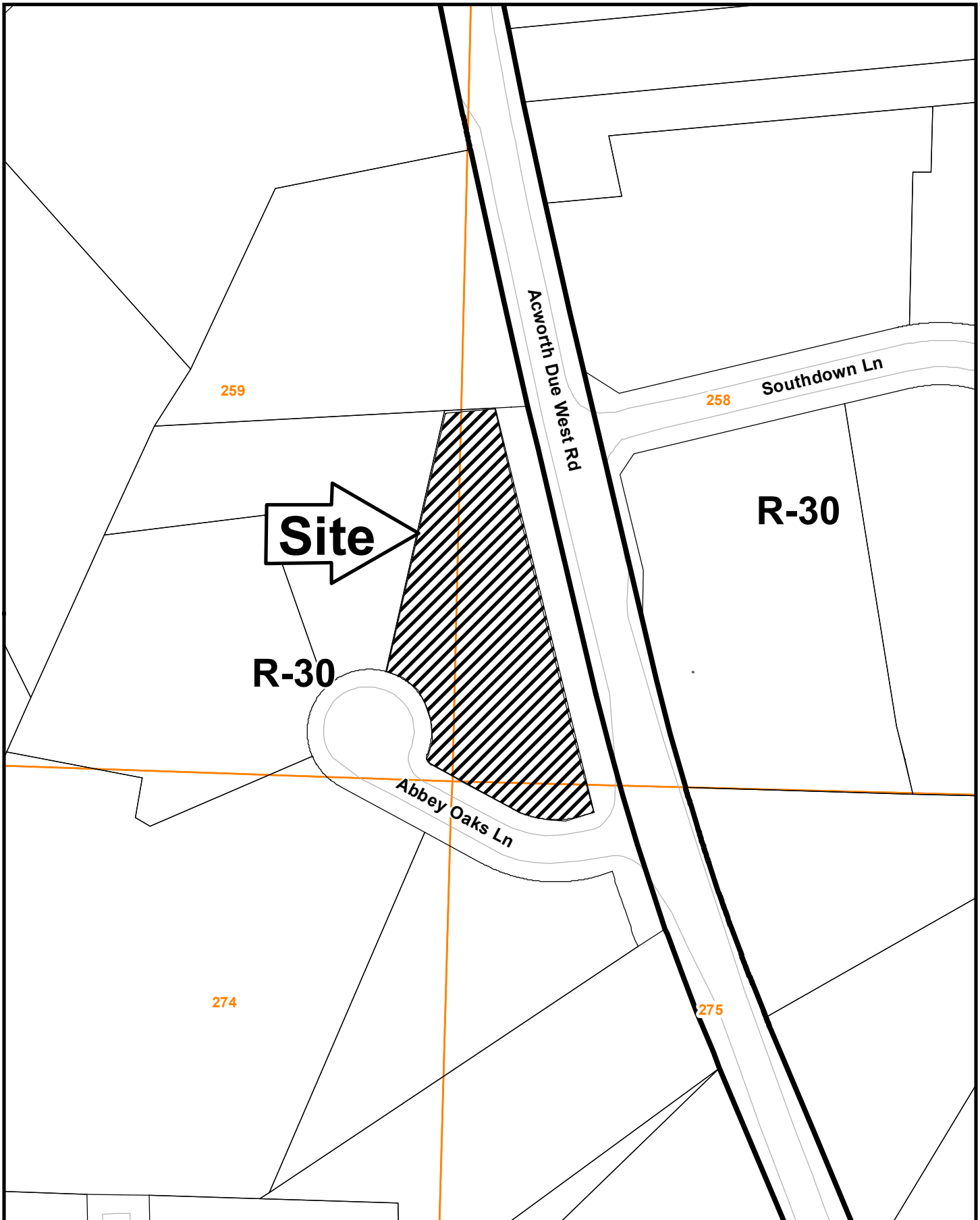
**PETITION No.:** V-111

---

\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-111 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary  
Zoning Boundary

# Application for Variance

## Cobb County

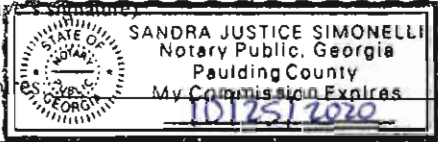
(type of unit clearly)

Application No. V 111  
Hearing Date: 10-11-17

Applicant Jennifer & Cary Redman Phone # 770 555 6980 E-mail redman5542@yahoo.com

Jennifer Redman Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(representative's name, printed) (street, city, state and zip code)

Cary Redman Phone # 4704944655 E-mail \_\_\_\_\_  
(representative's signature)

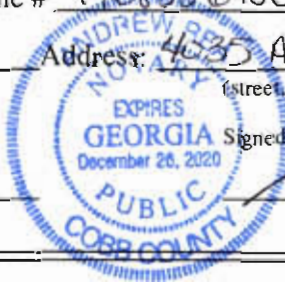


Signed, sealed and delivered in presence of: Sandra Justice Simonelli  
Notary Public

My commission expires \_\_\_\_\_

Titleholder Cary & Jennifer Redman Phone # 770 555 6980 E-mail redman5542@yahoo.com

Signature [Signature] Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: [Signature]  
Notary Public

My commission expires: 12/26/20

Present Zoning of Property Residential

Location 4035 Abbey Oaks Lane NW Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 258, 259, 275 District 20th Size of Tract .72 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:

Would not be able to build handicap Accessible room for elderly mother how needs to live with us. Location of addition is to back of house on First Floor where concrete patio exists.

List type of variance requested: Building line - to allow a room to be added in place of existing patio w/ arbor to be used by elderly mother who needs to live with us.