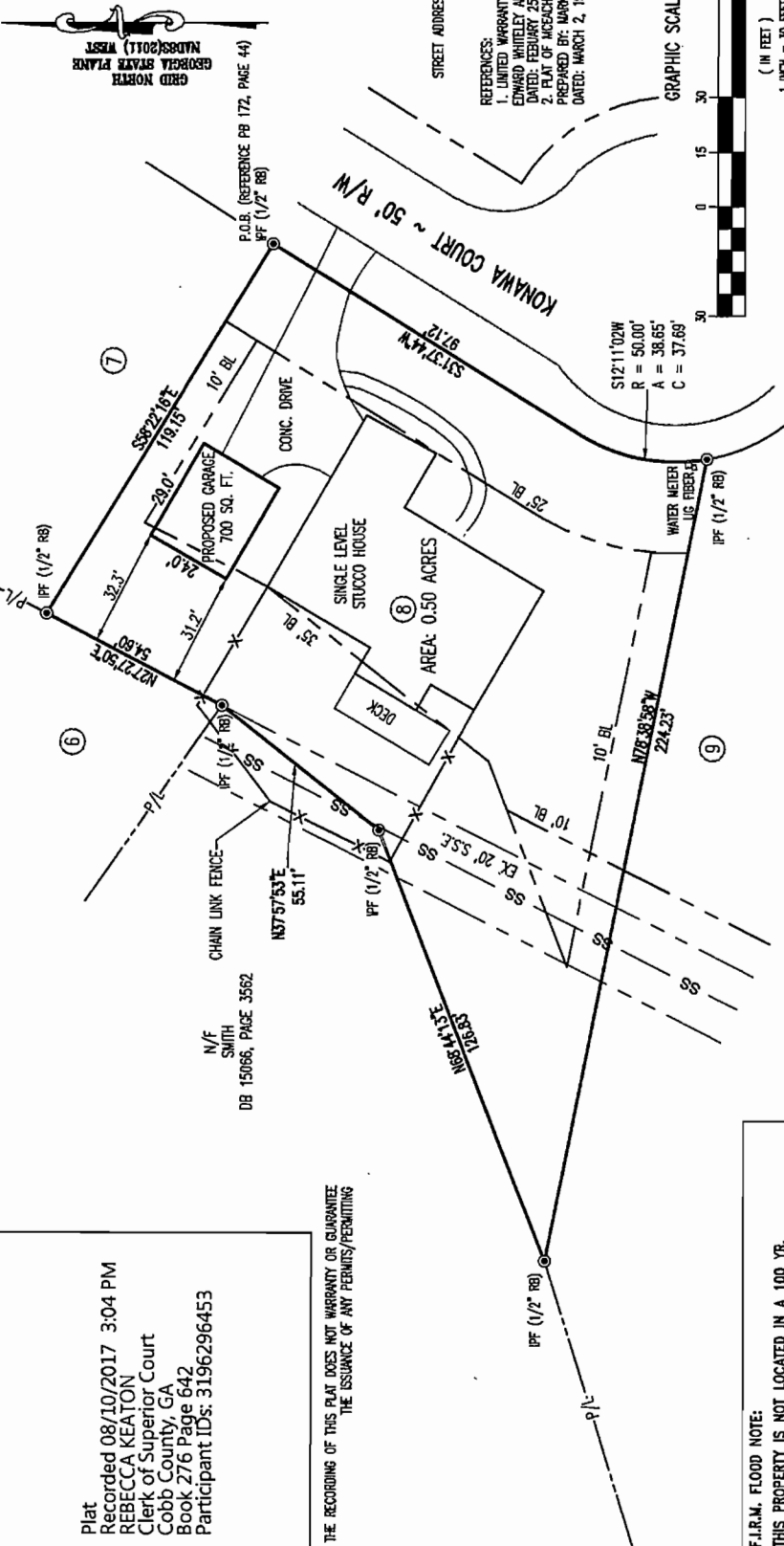


V-117
(2017)

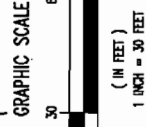
PLAT ABBREVIATIONS

IPF	Iron Pin Found
IFS	Iron Pin Set
FP	Fence Post Set
CTP	Chain Top Pin
S.S.F.	Sanitary Sewer Easement
P/L	Property Line
R/W	Right of Way
C/L	Centerline
N/F	Now or Formerly
DB	Dead Book
PB	Plat Book
BL	Build Line
N.T.S.	Not to Scale
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning



STREET ADDRESS: 2606 KONWYA COURT
POWDER SPRINGS, GA 30127

REFERENCES:
1. UNITED WARRANTY DEED BETWEEN U.S. BANK (GRN EDWARD WHITELEY AND LISA L. WHITELEY (GRANTEES) DATED: FEBRUARY 23, 2016. RECORDED IN DB 16317.
2. PLAT OF MCEACHERN CHASE UNIT # SUBDIVISION, PREPARED BY: MARK G. LEE, GA. R.L.S. NO. 2522 DATED: MARCH 2, 1988. RECORDED IN PB 177, PAGE



GRID NORTH
GEORGIA STATE PLANS
MADS(2011) WEST

P.O.B. (REFERENCE PB 172, PAGE 44)
VF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

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IPF (1/2" RB)

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IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

SS 20' S.S.C.
IPF (1/2" RB)

Plat
Recorded 08/10/2017 3:04 PM
REBECCA KEATON
Clerk of Superior Court
Cobb County, GA
Book 276 Page 642
Participant IDs: 3196296453

THE RECORDING OF THIS PLAT DOES NOT WARRANT OR GUARANTEE THE ISSUANCE OF ANY PERMITS/PERMITTING

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C0089G, PANEL 89 of 252, DATED DECEMBER 16, 2008.

SURVEY ACCURACY STATEMENT
A PORTION OF THE SURVEYED DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GLOBAL POSITIONING SYSTEM (GPS). THE GPS DATA HAS A POSITIONAL UNCERTAINTY DUE TO RANDOM ERRORS IN THE MEASUREMENT OF LESS THAN 0.10 FEET HORIZONTAL EQUIPMENT USED TO OBTAIN HORIZONTAL AND VERTICAL GEODETIC COORDINATE POSITIONS WAS A CHAMPION TRO GPS NETWORK ROVER DUAL FREQUENCY RECEIVER AND SCHEPTE CONTROLLER LOADED WITH CARLSON SURVEY AND CELL PHONE MODERN RECEIVING RTK CORRECTIONS FROM THE eGPS SOLUTIONS GNSS REAL TIME NETWORK (RTN). A PORTION OF THE SURVEYED DATA ON THIS PLAT WAS OBTAINED UTILIZING A LEICA ULTRA80 TOTAL STATION.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225,276 FEET.
DATE OF FIELDWORK: JUNE 28, 2017

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, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREBY, REFORMATION OF THIS PLAT DOES NOT IMPLY ANY CONVEYANCE OF TITLE, JURISDICTION, ABANDONMENT OF RIGHTS, OR SUBSTITUTION 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.

S. NELSON & ASSOC., INC.
L.S.F. 896
R.L.S. 3084
SURVEYOR: PAUL W. LAIRD
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505-8566



REVISION	DATE

EDWARD & LISA L. WHITELEY
MCEACHERN CHASE - UNIT TWO - LOT 8
LAND LOT 581, 19th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA

DATE	SCALE	SHEET	JOB NO
8/10/2017	1"=30'	1 OF 1	20170628

Surveying, Mapping & Land Planning
110 Evans Mill Drive, Suite 204
Dallas, Georgia 30157
tel: 770-505-8566 • fax: 770-505-8567
www.s-nelson.com • email: info@s-nelson.com

S. NELSON & ASSOCIATES, INC.

APPLICANT: Edward T. Whiteley

PETITION No.: V-117

PHONE: 770-853-0966

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Edward T. Whiteley

PRESENT ZONING: R-20

PHONE: 770-853-0966

LAND LOT(S): 581

TITLEHOLDER: Ed Whiteley and Lisa Whiteley

DISTRICT: 19

PROPERTY LOCATION: On the western side of
Konawa Court, south of Tonkawa Bend
(2606 Konawa Court).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 30 feet (existing); 2) allow an accessory structure (700 square foot proposed garage) to be located to the side of the principal structure; and 3) waive the required setbacks for an accessory structure over 650 square feet (700 square foot proposed garage) from the required 100 feet to 12 feet adjacent to the side property line and to 31 feet adjacent to the rear property line.

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

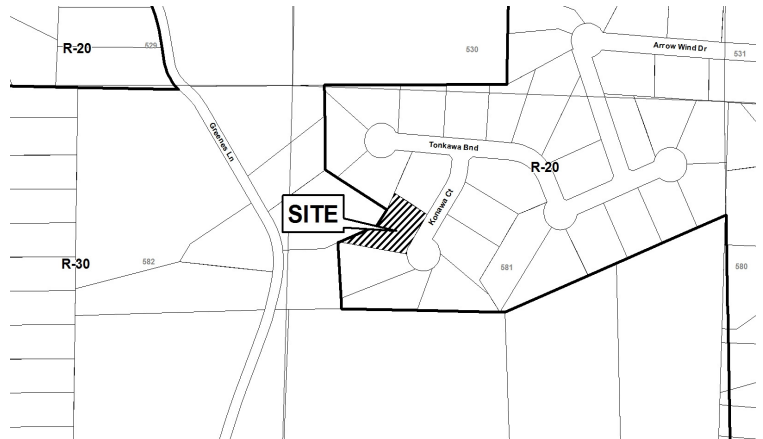
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Edward T. Whiteley **PETITION No.:** V-117

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit Applied for 2/3/17. 2017-000924 pending zoning variance.

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 or letter of completion 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: Subject to site grading plan approval by Stormwater Management prior to permitting. All roof downspouts from new garage should be directed to drain to the street.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

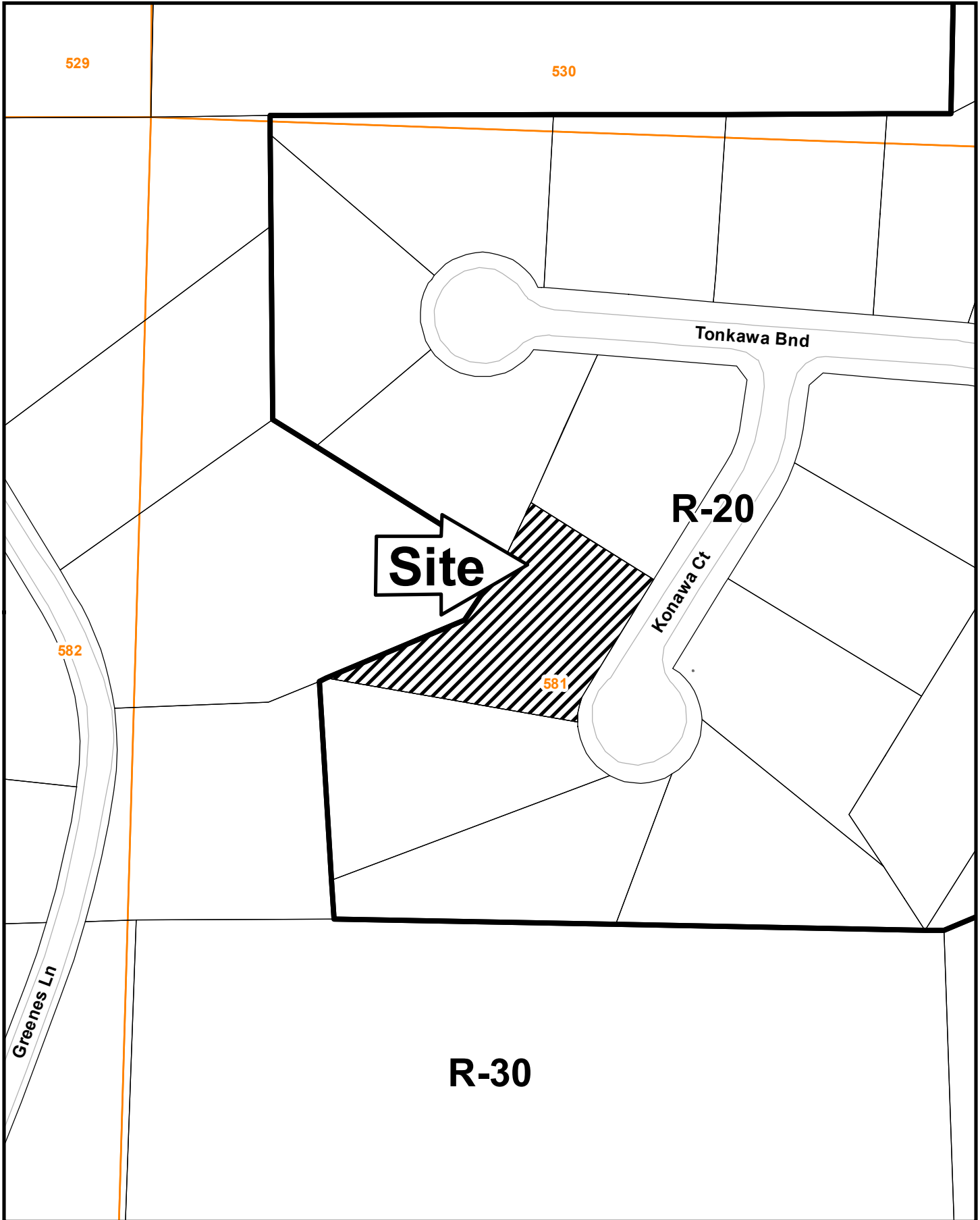
WATER: No conflict.

SEWER: The existing deck and proposed garage must be a minimum of 10' from the edge of the sanitary easement, per Code Section 122-123.

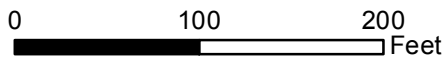
APPLICANT: Edward T. Whiteley **PETITION No.:** V-117



FIRE DEPARTMENT: No comments.

V-117 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-117
Hearing Date: 11-15-17

Applicant Edward T Whiteley Phone # 770 853 0966 E-mail Fieldofwhite@hotmail.com

Edward T. Whiteley Address 2606 Kenawa Court, Powder Springs
(representative's name, printed) (street, city, state and zip code)

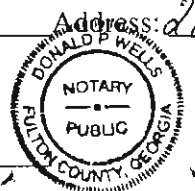
Edward T. Whiteley Phone # 770-853-0966 E-mail Fieldofwhite@hotmail.com
(representative's signature)



Signed, sealed and delivered in presence of:
Donald Wells
My Commission Expires March 15, 2021
Notary Public

Titleholder Edward T. Whiteley Phone # 770 853 0966 E-mail Fieldofwhite@hotmail.com

Signature Edward T. Whiteley Address: 2606 Kenawa Court, Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Wells
My Commission Expires March 15, 2021
Notary Public

Present Zoning of Property R-20

Location 2606 Kenawa Court, Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 581 District 19th Size of Tract .5 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 Leasement

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:

Unable to build on other portions of lot.

List type of variance requested: Variance for size of out buildings not attached to house, position of out buildings, proximity to boundary lines. (not behind the house).