

**SURVEY NOTES:**

- 1.) THE PROPERTY IS LESS THAN 2000 FEET FROM THE CHATTAHOOCHEE RIVER AND IS SUBJECT TO ALL RULES AND REGULATIONS BY THE ATLANTA REGIONAL COMMISSION.
- 2.) PROPERTY IS ZONED R-30. CURRENT ZONING SETBACKS SHOWN. HOUSE WAS BUILT IN 1934 ACCORDING TO COBB COUNTY TAX ASSESSOR OFFICE PRIOR TO THE ADOPTION OF COBB COUNTY ZONING ORDINANCE.

**V-128  
(2017)**

THIS IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM. LINEAR PRECISION OF TRAVERSE: 1/29,819. ANGULAR ERROR: 6" PER POINT. THE TRAVERSE WAS RUN USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/123,255. MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0227 H, DATED MARCH 4, 2013.

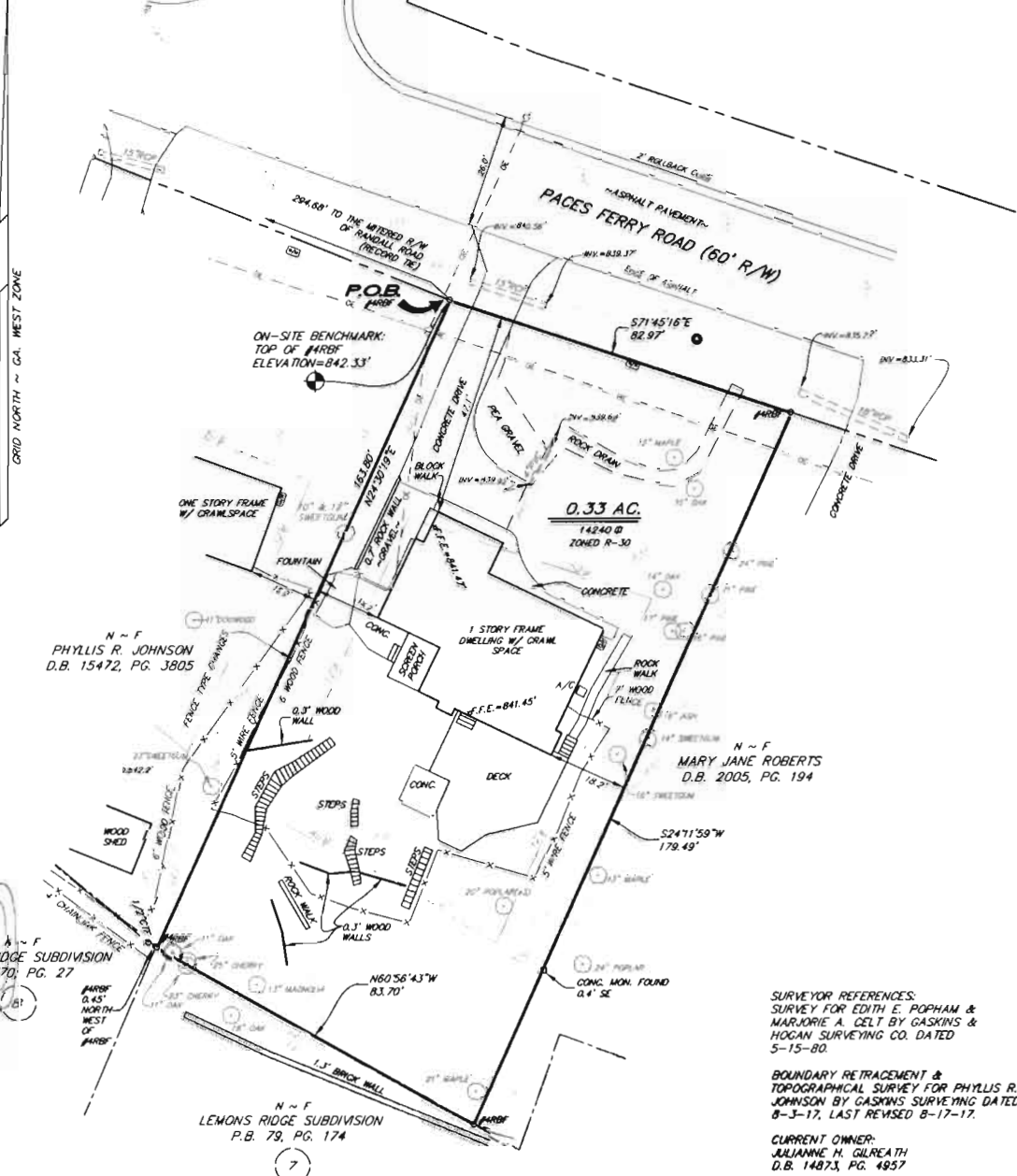
LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

FOR RECORDING INFORMATION  
CLERK OF COURT

**GPS NOTES:**

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	S.S. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	W.S. - WOOD STAKE FOUND
	T.F. - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	S.C.O. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.L. - POWERLINE
	S.A. - STREET ADDRESS
	W.L. - WATER LINE
	U.T.L. - UNDERGROUND TELEPHONE LINE
	G.L. - GAS LINE
	U.E.L. - UNDERGROUND ELECTRICAL LINE



**RECEIVED**  
OCT 11 2017

LEMONS RIDGE SUBDIVISION  
P.B. 70, PG. 27

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**SURVEYOR REFERENCES:**  
SURVEY FOR EDITH E. POPHAM & MARJORIE A. CELT BY GASKINS & HOGAN SURVEYING CO. DATED 5-15-80.

**BOUNDARY RETRACEMENT & TOPOGRAPHICAL SURVEY FOR PHYLLIS R. JOHNSON BY GASKINS SURVEYING DATED 8-3-17, LAST REVISED 8-17-17.**

**CURRENT OWNER:**  
JULIANNE M. GILREATH  
D.B. 14873, PG. 4957

**PROPERTY ADDRESS:**  
4240 PACES FERRY ROAD



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 15-6-67.

REVISIONS

**Gaskins**  
SURVEYING & ENGINEERING

Atlanta Office  
1166 Powder Springs Rd  
Marietta, GA 30066  
Phone: (770) 424-1001

Custom Office  
147 Matthews College Pkwy  
Smyrna, GA 30080  
Phone: (770) 430-0608

FIELD DATE: 9-28-17  
OFFICE DATE: 10-2-17  
SCALE: 1"=20'

DRAWN BY: JAH  
CHECKED BY: DCO  
FILE: S:/BND/COBB/17/17..

**BOUNDARY RETRACEMENT & TOPOGRAPHICAL SURVEY FOR:**  
**CHIP GROOME**  
**#4240 PACES FERRY ROAD**

LOCATED IN L.L. 973  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



*Jason A. Hopkins*

10/02/17  
DATE

**APPLICANT:** Chip Groome

**PETITION No.:** V-128

**PHONE:** 404-741-3443

**DATE OF HEARING:** 12-13-2017

**REPRESENTATIVE:** Chip Groome

**PRESENT ZONING:** R-30

**PHONE:** 404-741-3443

**LAND LOT(S):** 973

**TITLEHOLDER:** Julianna Gilreath

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Paces Ferry Road, south of New Paces Ferry Road (4240 Paces Ferry Road).

**SIZE OF TRACT:** 0.33 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 40 feet; 2) waive the side setbacks from the required 12 feet to 10 feet; and 3) waive the rear setback from the required 40 feet to 30 feet.

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

**BOARD OF APPEALS DECISION**

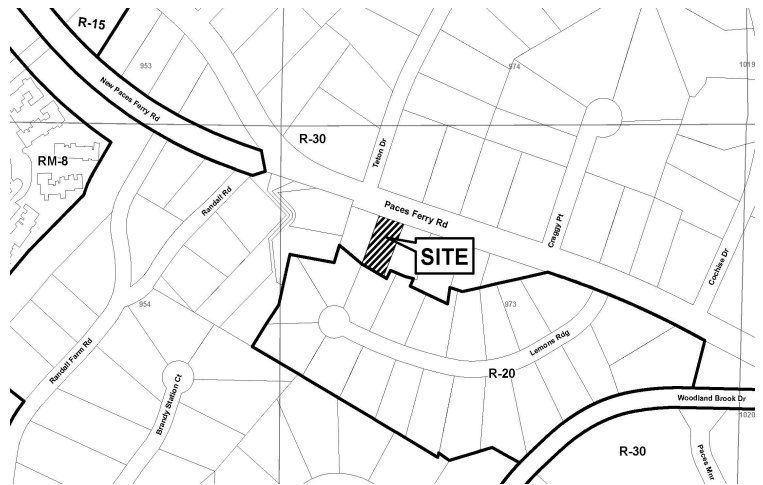
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Chip Groome **PETITION No.:** V-128

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**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 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:** This parcel is located within the Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act (MRPA). Approval is subject to the ARC MRPA Certificate review finding

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

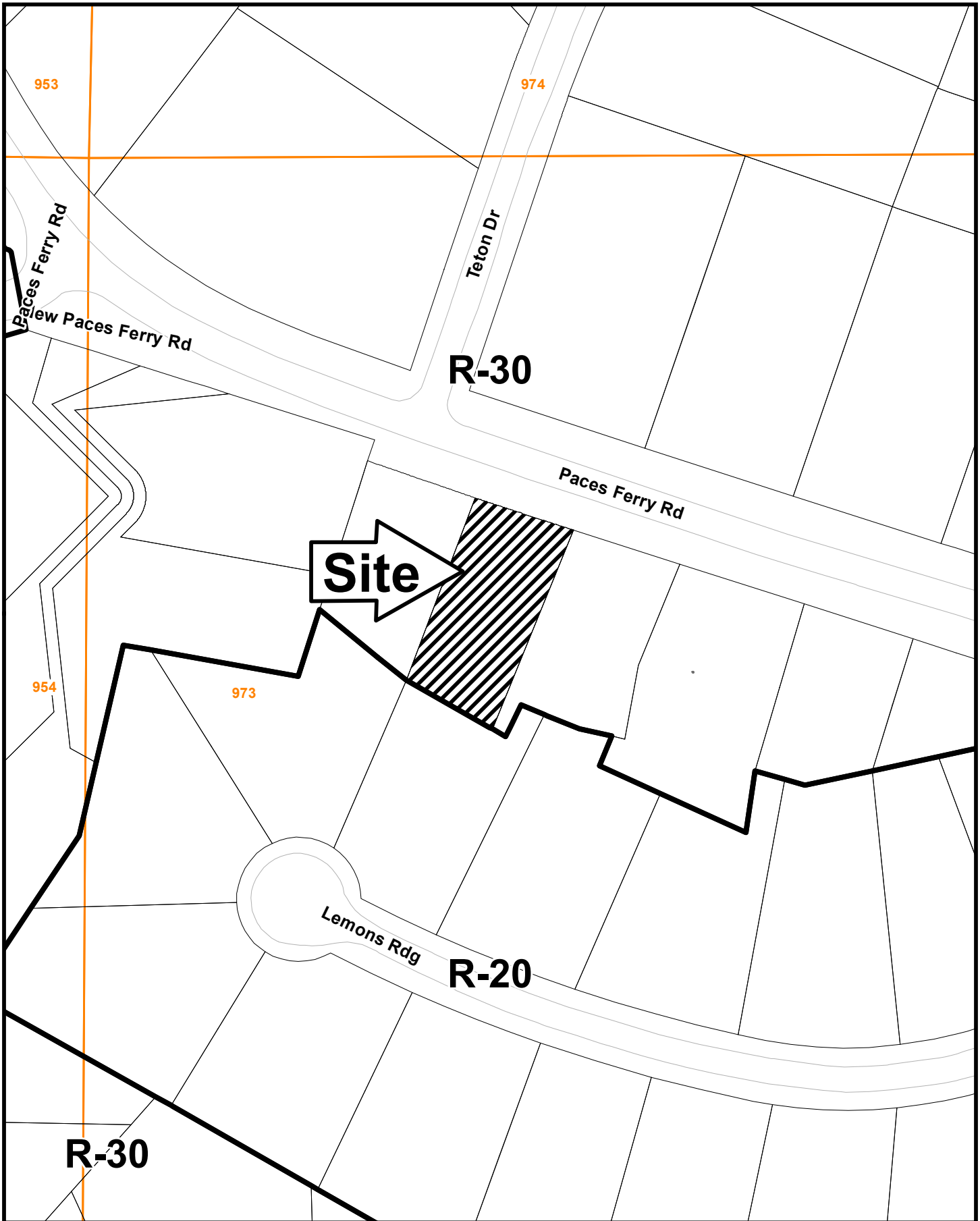
**SEWER:** No conflict. Currently served by septic system. Sewer not available.

**APPLICANT:** Chip Groome **PETITION No.:** V-128

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**FIRE DEPARTMENT:** No comments.

# V-128 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

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-128  
Hearing Date: 12-13-17

Applicant CHIP GROOMER Phone # 404-741-3443 E-mail CGROOMER@GROVESTREET

CHIP GROOMER Address 4252 PACES FERRY RD. ATLANTA, GA 30339  
(representative's name, printed) (street, city, state and zip code)

Chip Groomer Phone # 404-741-3443 E-mail CGROOMER@GROVESTREETPARTNERS.COM  
(representative's signature)

My commission expires:

Signed, sealed and delivered in presence of:  
Dana M. Falls  
Notary Public

Titleholder JULIA ANNA GILREATH Phone # 770-435-0841 E-mail jhgilreath@gmail.com

Signature [Signature] Address: 4240 PACES FERRY RD, ATLANTA, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:

Signed, sealed and delivered in presence of:  
Dana M. Falls  
Notary Public

Present Zoning of Property R-30

Location 4240 PACES FERRY RD., ATLANTA, GA. 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 973 District 17TH Size of Tract .33 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:

THE CURRENT ZONING OF R-30 WAS AN OVERLAY FOR THIS ORIGINAL R-12 ZONING THE PROPERTY WITH 83' OF FRONTAGE & WIDTH IS SEVERELY RESTRICTED BY THE R-30 SETBACK (SIDE). THE REDUCED WIDTH OF AN R-30 ZONING CREATES A PROBLEM FOR DESIGNING A NEW HOME FOR THIS SITE.

List type of variance requested: THIS REQUEST IS TO APPLY THE SETBACK REQUIREMENT FOR AN R-15 LOT SIZE, INCLUDING 10 FOOT SIDE SETBACKS ON BOTH SIDES.