

**\* LEGEND \***

PCB POINT OF BEGINNING  
 LLL LAND LOT LINE  
 MH MAN HOLE  
 SSL SANITARY SEWER LINE  
 CS SAN SEWER CLEANOUT  
 CB CATCH BASIN  
 JB JUNCTION BOX  
 DI DRAINAGE INLET  
 YI YARD INLET  
 HW HEAD WALL  
 PP POWER POLE  
 PW POWER LINE  
 SSE SANITARY SEWER ESMT.  
 DE DRAINAGE EASEMENT  
 UE UTILITY EASEMENT  
 AE ACCESS EASEMENT  
 TB TOP OF BANK  
 CMP CORRUGATED METAL PIPE  
 RCP REINFORCED CONC. PIPE  
 APP AS PER PLAT  
 APO AS PER DEED  
 APF AS PER RECORD  
 APB AS PER FIELD  
 BC BACK OF CURB  
 EP EDGE OF PAVEMENT

IP IRON PIN FOUND  
 IPS IRON PIN SET  
 OTP OPEN TOP PIPE FOL  
 CTP CRAMP TOP PIPE FOR  
 RB REINFORCING BAR #  
 RSS REINFORCING BAR #  
 MAG MAGNETIC READING  
 AI ANGLE IRON FOUND  
 CP CALCULATED POINT  
 -X-X FENCE  
 CLF CHAIN LINK FENCE  
 WDF WOOD FENCE  
 WRF WIRE FENCE  
 WW WET WEATHER  
 FC FENCE CORNER  
 BL BUILDING LINE  
 R/W RIGHT-OF-WAY  
 PL PROPERTY LINE  
 PC PROPERTY CORNER  
 CL CENTER LINE  
 CPT CARPORT  
 SP SCREEN PORCH  
 P PORCH  
 FH FIRE HYDRANT

V-1  
(2018)

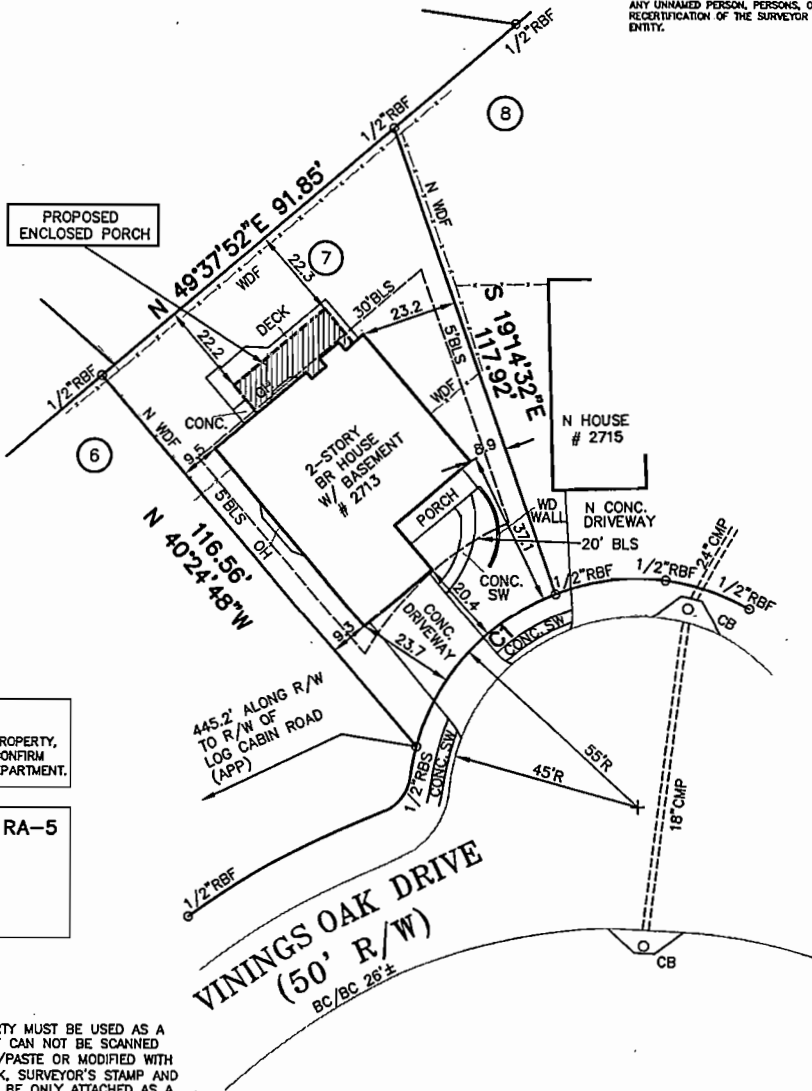
FM FENCE  
 WD WOOD  
 SN SIGN  
 P PLAT  
 D DEED  
 R RECORD  
 F FIELD  
 N N'BORS.  
 [Symbol] INDICATES STAIRS

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS 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 RECORDEABLE. FINISHES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE 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 RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, 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 HAS MADE NO INVESTIGATION OR 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 REIFICATION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	55.00'	51.56'	49.69'	S 42°02'24" W

RECEIVED  
 NOV 13 2017  
 COBB CO. CLERK'S OFFICE  
 ZONING DIVISION



**ZONING NOTE:**  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED RA-5**  
 BUILDING SETBACK:  
 FRONT 20'  
 SIDE 5'  
 REAR 30'

THIS SURVEY PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY ADDRESS:  
 2713 VININGS OAK DRIVE SE  
 ATLANTA, GA 30339

LAND AREA:  
 0.177 AC  
 7723.73-SF

PLAT PREPARED FOR:

**SHERRI RUSSELL**

LOT 7 BLOCK A  
 SUBDIVISION OLDE VININGS PARK  
 LAND LOT 901 17TH DISTRICT 2ND SECTION  
 COBB COUNTY, GEORGIA

FIELD WORK DATE SEP 15, 2017 PRINTED/SIGNED SEP 25, 2017  
 PLAT BOOK 185 ,PAGE 24  
 DEED BOOK 15352 ,PAGE 876 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



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.

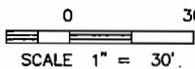
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JP  
 COORD # 20172183  
 DWG # 20172183

**SURVEY LAND EXPRESS, INC.**  
 LAND SURVEYING SERVICES

70 LENOX POINTE,  
 ATLANTA, GA 30324  
 FAX 404-801-0941  
 TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM



2017-008807

**APPLICANT:** Sherri J. Russell

**PETITION No.:** V-1

**PHONE:** 404-277-7707

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Sherri J. Russell

**PRESENT ZONING:** RA-5

**PHONE:** 404-277-7707

**LAND LOT(S):** 901

**TITLEHOLDER:** Sherri J. Russell

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Vinings Oak Drive, east of Log Cabin Drive (2713 Vinings Oak Drive).

**SIZE OF TRACT:** 0.18 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 22 feet.

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

**BOARD OF APPEALS DECISION**

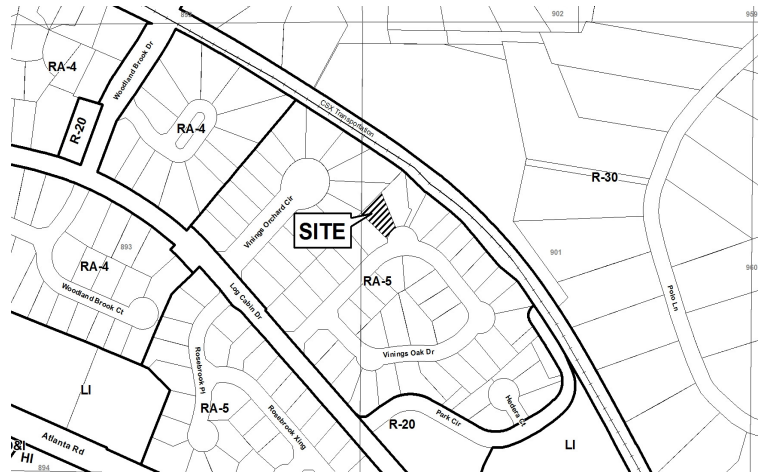
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:**     Sherri J. Russell                          **PETITION No.:**     V-1    

\*\*\*\*\*

**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 management impacts observed or are anticipated. Proposed covered porch will be located over existing concrete patio.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

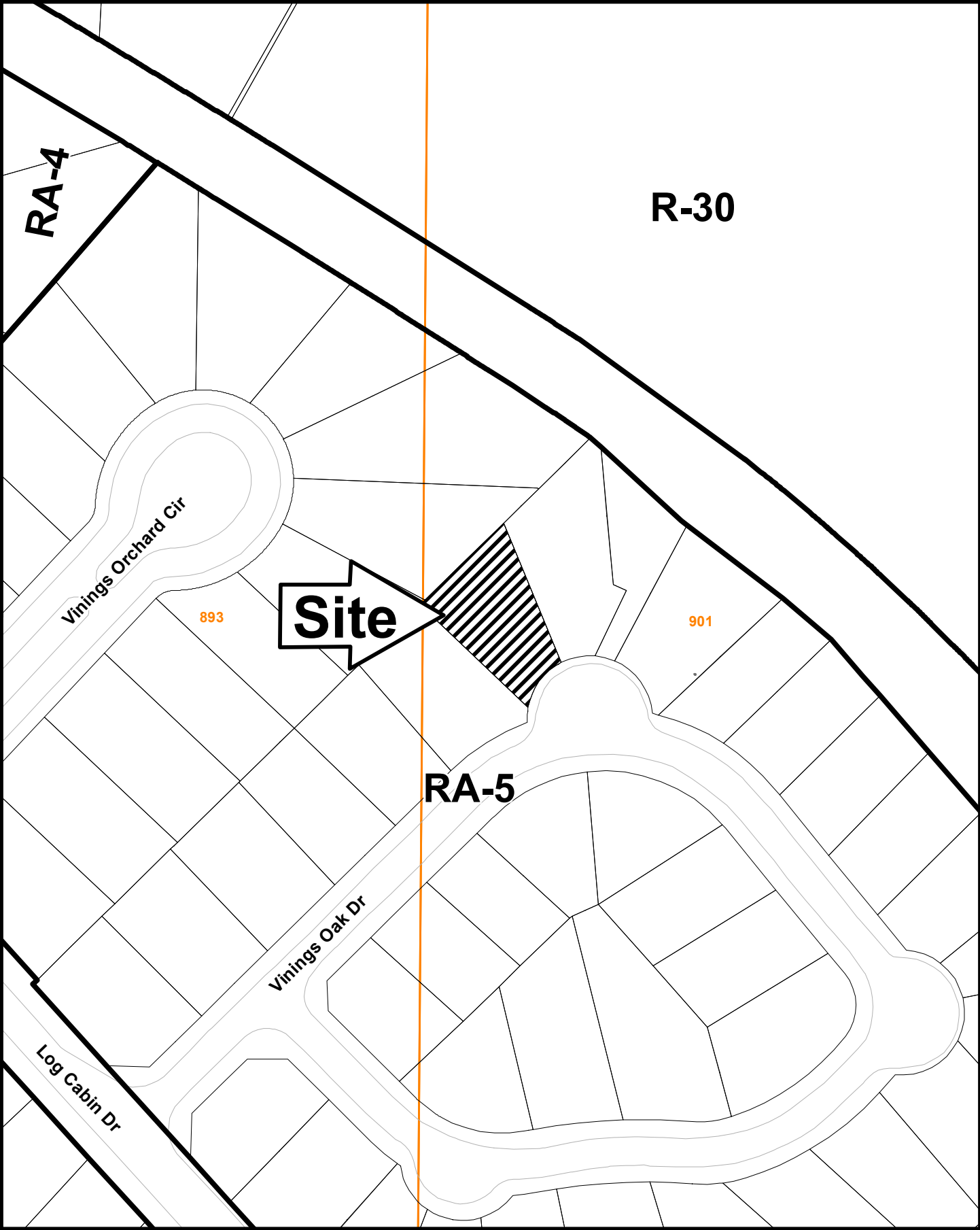
**SEWER:** No conflict.

**APPLICANT:**  Sherri J. Russell  **PETITION No.:**  V-1

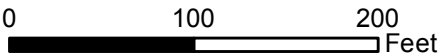
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**FIRE DEPARTMENT:** No comments.

# V-1 2018-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

RECEIVED  
NOV 15 2017  
(type or print clearly)

Application No. V-1  
Hearing Date: 1-10-2018

Applicant Sherril Russell COBB CO. COMM. DEV. AGENCY ZONING DIVISION  
Phone # 404-277-7707 E-mail sjrussell110@gmail.com

Sherril Russell Address 2713 Vinings Oak Dr SE  
(representative's name, printed) (street, city, state and zip code)

Sherril Russell Phone # 404-277-7707 E-mail sjrussell110@gmail.com  
(representative's signature)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:  
Indresha Batek  
Notary Public  
COMMISSION EXPIRES  
DECEMBER 11, 2020  
Cobb County, Georgia

Titleholder Sherril Russell Phone # 404-277-7707 E-mail sjrussell110@gmail.com

Signature Sherril Russell Address 2713 Vinings Oak Dr SE Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/12/2019  
Signed, sealed and delivered in presence of:  
Melissa Goins  
Notary Public  
COMMISSION EXPIRES  
FEBRUARY 12, 2019  
Cobb County, Georgia

Present Zoning of Property RA-5

Location 2713 Vinings Oak Dr SE Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901 District 174h Size of Tract 0.177 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:

Back of house is currently at setback -  
Existing patio & Deck is at setback. Variance being requested

List type of variance requested: Screen in existing patio under existing deck  
and add underdeck system. No structural work.