

V-16
(2018)

GENERAL NOTES

A LEASING INSTRUMENT WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURVEYING SOFTWARE WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS A HORIZONTAL CLOSURE CALCULATED TO BE 1:234,672.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0226G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

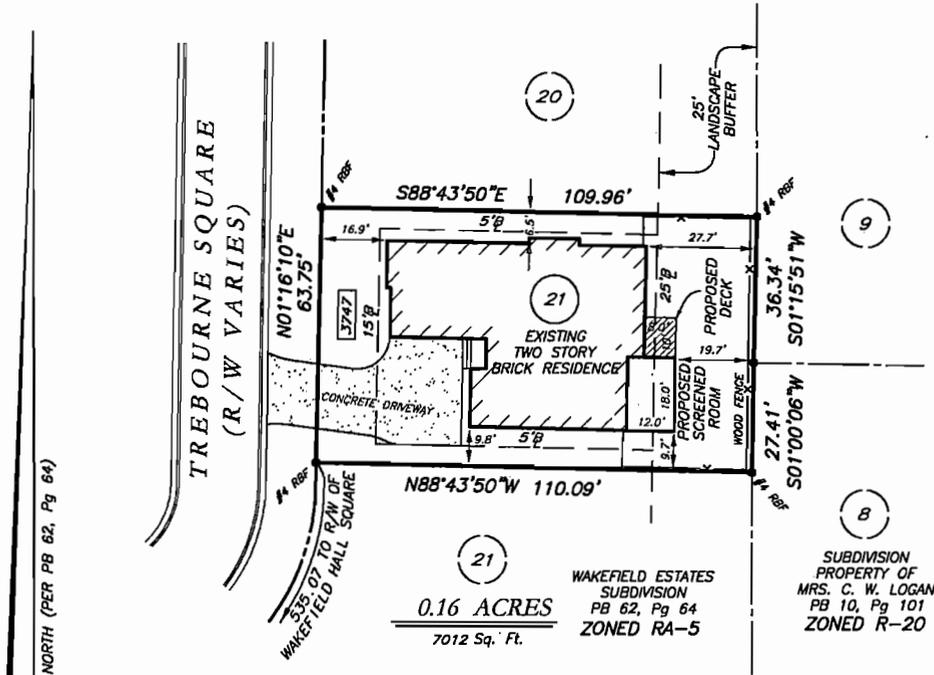
A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

UTILITIES SHOWN ARE BASED ON READILY VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST ON THIS SITE AND ARE NOT SHOWN HEREON.

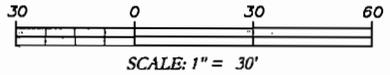
EXISTING IMPERVIOUS AREA: 3370 SQ. FT. (48.06%)
 PROPOSED IMPERVIOUS AREA: 3503 SQ. FT. (49.96%)
 ADDITIONAL IMPERVIOUS AREA: 133 SQ. FT.

SURVEY REFERENCE

1. REFERENCE A PLAT FOR WAKEFIELD ESTATES SUBDIVISION RECORDED IN PLAT BOOK 62, PAGE 64.



VARIANCE REQUESTED
 PROPOSED REDUCTION OF THE 25' REAR SETBACK REQUIREMENT TO 19' IN ORDER TO ALLOW CONSTRUCTION OF A SCREENED ROOM.



SURVEYOR'S CERTIFICATION



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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
 JOSEPH T. BAKER LS # 2674
 12-14-17
 DATE

VARIANCE DRAWING FOR
EDWARD KOZOL
 LOCATED IN LAND LOT 744 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, GEORGIA
 3747 TREBOURNE SQUARE, SMYRNA, GEORGIA

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR. S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com



JOB NO.	5128	REVISIONS	DATE
DRAWN BY	JBD	SHOW DECK	12/29/17
CHECKED BY	JTB	SCREENED ROOM	1/03/18
DATE	12-14-17		
FIELD DATE	12-13-17		
SCALE	1"=30'		

COBB COUNTY
 JAN 8 - 2018
 17th DISTRICT

APPLICANT: Edward Kozol and Maurine
Kozol

PETITION No.: V-16

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: In addition to exceeding the impervious coverage limit for this parcel, the proposed encroachment into the landscape buffer will place the footings for the new porch and deck addition within 3 feet of the existing drainage swale located at the rear of this parcel. The Stormwater Management Division cannot support permitting a structure closer than 10 feet from this swale.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

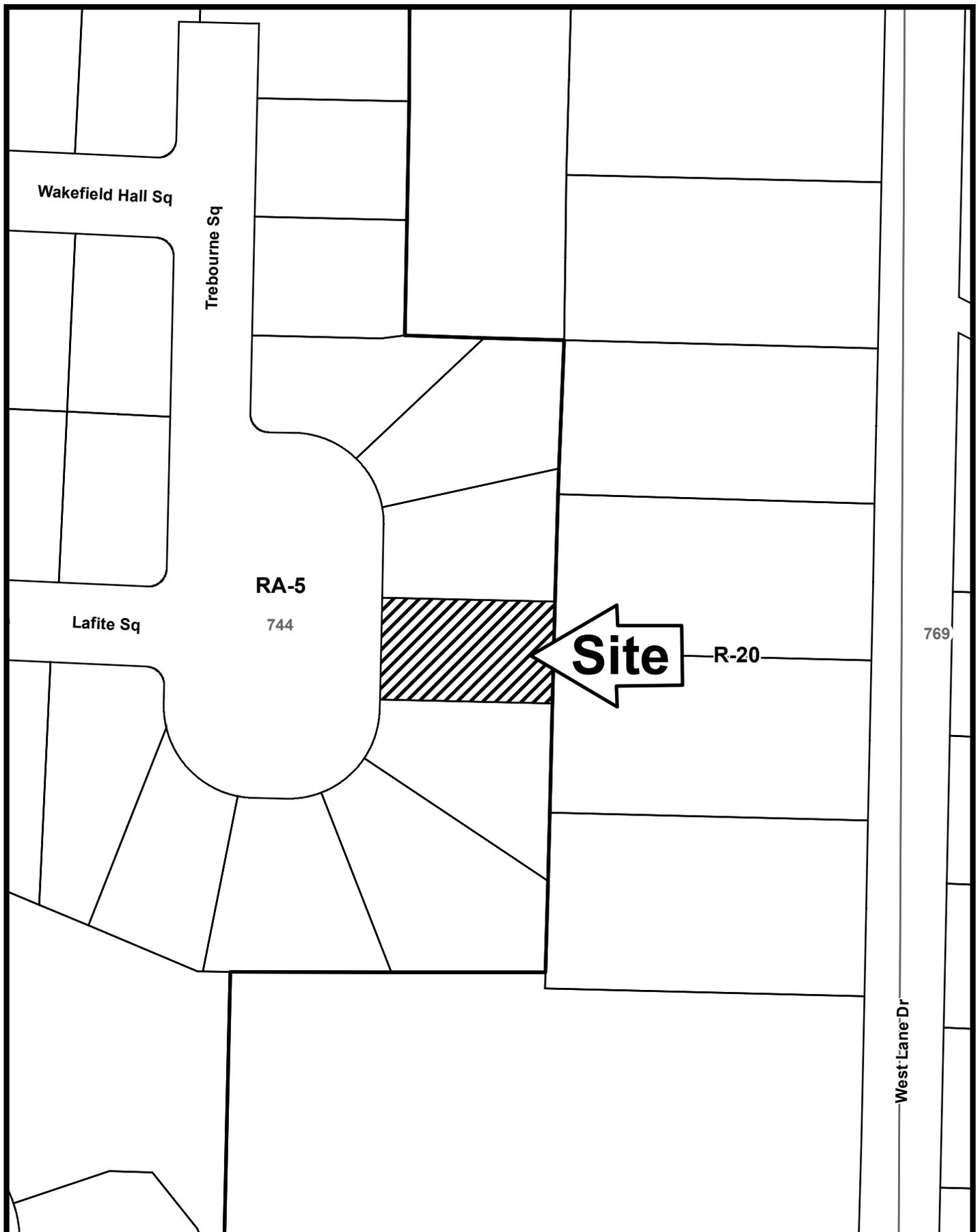
SEWER: No comments.

APPLICANT: Edward Kozol and Maurine
Kozol

PETITION No.: V-16

FIRE DEPARTMENT: No comments.

V-16 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

(type or print clearly)

Application No. V-16

Hearing Date: 3-14-18

RECEIVED
JAN - 8 2018
COB CO. COMM. L. DIVISION

Applicant Edward + Macyrne Kozol Phone # 4043133448 E-mail m_kozol@hotmail.com

Kenneth Lee
(representative's name, printed)

Address 1025 Rose Creek Dr. Woodstock, GA 30189
(street, city, state and zip code)

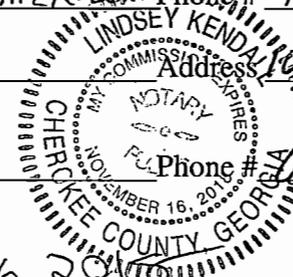
Kenneth Lee
(representative's signature)

Phone # 404-438-1287 E-mail kwleejr@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: NOV 16 2018

[Signature]
Notary Public



Titleholder Edward + Macyrne Kozol Phone # 4043133448 E-mail m_kozol@hotmail.com

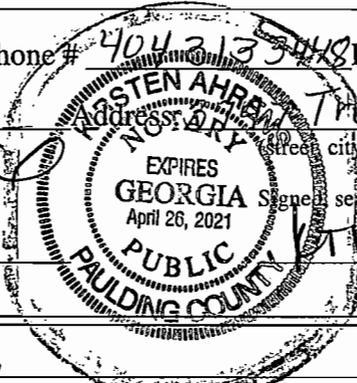
Signature Edward M Kozol
(attach additional signatures, if needed)

Address Trebourn Square, SE. Smyrna GA 30080
(street, city, state and zip code)

My commission expires: 4-26-21

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



Present Zoning of Property RA-5

Location 3747 Trebourne Square S.E. Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17 Size of Tract .161 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:

Current landscape buffer of 25' allows for a maximum 7' balcony/deck. This limitation makes it impossible for placement of standard outdoor furniture and enjoyment of space.

List type of variance requested: Reduction of the current 25' rear setback requirement to 19' in order to allow construction of a screen room (12') and a deck (8'). (See site plan)

Note: Wakefield Estates Homeowners Association has pre-approved deck & screened room modifications (see letters)