

NOTES

1. THE FIELD DATA, COLLECTED 2/26/18, A TRIMBLE SS ROBOTIC TOTAL STATION AND A CARLSON GPS UNIT WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 322,239 FEET.
3. THE UTILITIES HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE. THERE WAS NO VISIBLE EVIDENCE ABOVE GROUND OF A BURIAL SITE OR GRAVEYARD. THE SURVEYOR DID NOT PERFORM EXTENSIVE RESEARCH ON THE MATTER AND HAD NO ARCHEOLOGIST PERFORM ANY SUCH RESEARCH. THEREFORE, THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
5. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARY AND ANY EXISTING STRUCTURES PER DEED BOOK 15462 PAGE 398 RECORDED IN THE CLERK OF COURTS OF COBB COUNTY GEORGIA.

REFERENCE

1. A PLAT BY A. W. BROWNING DATED SEPTEMBER 23, 1985 FOUND IN PLAT BOOK 103 PAGE 85 OF THE CLERK OF COURTS OF COBB COUNTY GEORGIA.
2. AS SHOWN ON PLAT THERE ARE SEVERAL FENCE ENCROACHMENTS.

SETBACKS

ZONING R-15 SETBACKS
FRONT SETBACK: 35 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 30 FEET

DATE	REVISION DESCRIPTION
AUTHORIZED BY: MEGAN BRAKEBUSH	
PROJECT 1244 PARKWOOD CHASE ACWORTH GA, 30102	
DRAWING TITLE A RESIDENTIAL BOUNDARY SURVEY FOR: MEGAN BRAKEBUSH	
JOB NO. 18-025	DWG NO.
DRN BY: S. MOON	18-025.dwg
CHKD BY: C. TOMPKINS	SCALE: 1"=30'
DATE: MARCH 1ST 2018	SHEET 1 OF 1

Tompkins
SURVEYING & MAPPING
182 WEST MAIN STREET, SUITE 306
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PHONE: 866-978-1845 FAX: 866-978-1988

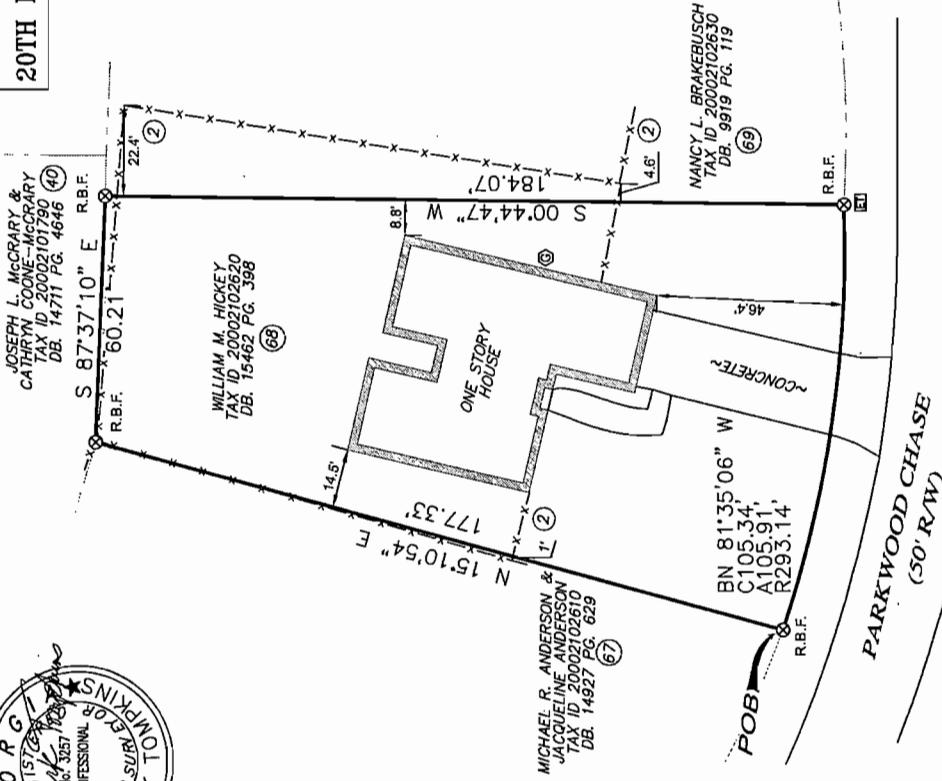
LAND SURVEYING | 3D MODELING | AERIAL SURVEYS
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GEORGIA
COBB COUNTY SUBD.
PARKWOOD COMMONS
Land Lot 21
20TH District 2ND Section



AREA
15,149 Sq Ft
0.34 Acres



FOR RECORDING PURPOSES

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. 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, NOR 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.

S. CLARK TOMPKINS, PROFESSIONAL SURVEYOR
REGISTRATION NO. 3257

S. Clark Tompkins

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ORIGINAL LOT LINES
- FENCE LINE
- LOT NUMBER
- REFERENCE NOTE
- WATER METER (WM)
- SANITARY SEWER MANHOLE
- GAS METER
- TRANSFORMER BOX
- PROPERTY CORNER SET
- PROPERTY CORNER FOUND
- REBAR SET
- REBAR FOUND
- POINT OF BEGINNING
- IRON PIN FOUND

GRAPHIC SCALE
0' 15' 30' 60' 90'

RECEIVED
MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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V-31
(2018)

APPLICANT: Megan Brakebusch

PETITION No.: V-31

PHONE: 678-756-5483

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Megan Brakebusch

PRESENT ZONING: R-15

PHONE: 678-756-5483

LAND LOT(S): 21

TITLEHOLDER: William M. Hickey

DISTRICT: 20

PROPERTY LOCATION: On the north side of
Parkwood Chase, north of Madison Terrace
(1244 Parkwood Chase).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to eight (8) feet adjacent to the east property line; and 2) allow a fence which is in front of or to the side of a house in a residential district to exceed six (6) feet in height [eight (8) feet].

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Megan Brakebusch

PETITION No.: V-31

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 comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

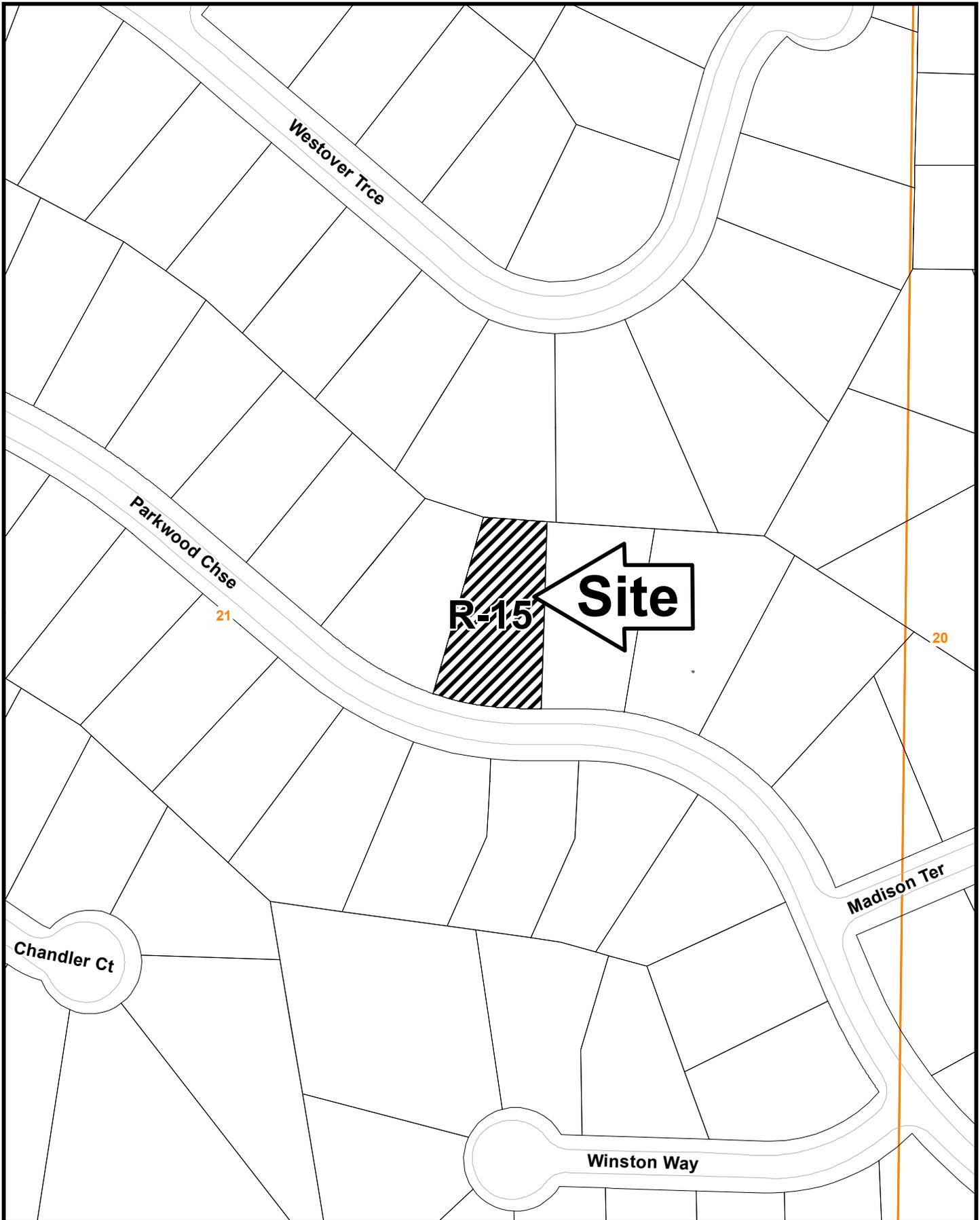
WATER: No comments.

SEWER: No comments.

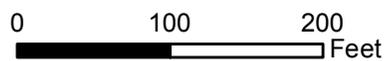
APPLICANT: Megan Brakebusch **PETITION No.:** V-31

FIRE DEPARTMENT: No comments.

V-31 2018-GIS



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



-  Land Lot
-  City Boundary

RECEIVED
MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

Application No. V-31
Hearing Date: 5-9-18

Applicant Megan Brakebusch Phone # 678-756-5483 E-mail meganbrakebusch@gmail.com

Megan Brakebusch Address 1244 Parkwood Chase Acworth 30102
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-756-5483 E-mail Megan Brakebusch@gmail.com
(representative's signature)

My commission expires: Aug 14, 2019

PAIGE SIMS Signed, sealed and delivered in presence of:
Notary Public - State of Georgia
Cherokee County
My Commission Expires Aug 14, 2019

[Signature]
Notary Public

Titleholder William Hickey Phone # 770-423-5599 E-mail N/A

Signature William M. Hickey Address: 1244 Parkwood Chase Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 14, 2019

PAIGE SIMS Signed, sealed and delivered in presence of:
Notary Public - State of Georgia
Cherokee County
My Commission Expires Aug 14, 2019

[Signature]
Notary Public

Present Zoning of Property R3 Residential lot

Location 1244 Parkwood Chase Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 District 9 Size of Tract φ 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:

Privacy and Safety of my home and protection of my 95 year old Grandfather. Privacy From neighbors. When I called to get a permit, I was told no permit was needed. AS long as I was so far away from a roadway 8' fence was OK. The Fence does not extend past the front of the home.

List type of variance requested: To keep an 8' privacy fence up without alterations. Fence is not in any way or blocking Roadway. Fence only blocks the view of looking into my side and backyard to my home.