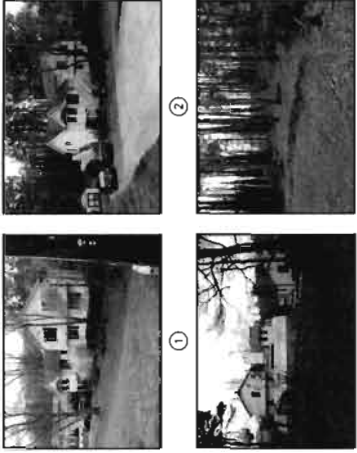


VICINITY MAP

SITE LOCATION - LATITUDE: 34° 02' 24" LONGITUDE: 84° 30' 12"



SITE PHOTOGRAPHS



SURVEYOR CERTIFICATION

This plat is a re-creation of an existing parcel or parcels of land and is not a new survey. The recording information of the documents and maps, plats, or other instruments which created the parcel or parcels are stated herein. RECONSTRUCTION OF THIS PLAT DOES NOT CONSTITUTE A 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 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.



Craig A. Jenkins
Georgia Registered
Land Surveyor # 3043

V-49
(2018)

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THIS AREA IS UNDEVELOPED, AND THE DATE OF SUCH INFORMATION IS UNDETERMINED. THE DATE OF SUCH INFORMATION FOR THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED IS UNDETERMINED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SURVEY IS PER SURVEY REFERENCING NO ZONING REPORT OR ZONING LETTER WAS PROVIDED. THE SITE IS ZONED "R-20" (SINGLE FAMILY RESIDENTIAL) ON THE ZONING MAP OF COBB COUNTY.

THE MINIMUM AND SETBACKS ARE: FRONT - 40 FEET; SIDE - 10 FEET; AND REAR - 30 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1. PLAT OF NORTH RIDGE SUBDIVISION, UNIT ONE, PREPARED BY BUSH, SEED, & BOYD, INC. DATED DECEMBER 1972, LAST REVISED JANUARY 19, 1973, AND RECORDED IN PLAT BOOK 51, PAGE 32, COBB COUNTY RECORDS.

AS-BUILT BOUNDARY SURVEY OF

1633 Blackwell Road

LOT 2, BLOCK "B", UNIT ONE, NORTH RIDGE SUBDIVISION

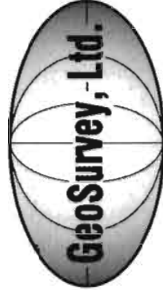
FOR

CECILE E. FERGUSON

GS JOB NO.	20042088-02	DRAWING SCALE	1" = 40'	SURVEY DATE	02/28/2018
FIELD BOOK	DT	STATE	GEORGIA	REVISION	
PROJ MGR	CAJ	COUNTY	COBB	DATE	
REVIEWED	JRC	LAND LOT	344		
DATE	20042088-02.dwg	DISTRICT	16TH SECTION 2ND		

N/T PROPERTY OF
CECILE E. FERGUSON
DEED BOOK 14409 / PAGE 3816

TOTAL SITE AREA
0.762 Acres
33,182 sq ft
ZONED R-20



Land Surveying • 3D Laser Scanning

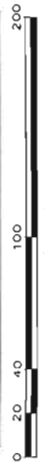
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LS-000621

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BE AIR METER	⊖ POWER POLE
BL CONCRETE METAL PIPE	⊙ GUY WIRE
BU CURB	⊙ LOT POLE
CAF CORRUGATED METAL PIPE	⊗ ELECTRIC TRANSFORMER
CDP COMMUNICATION PEDESTAL	⊗ WATER VAULT
CTP CORRUGATED TOP PIPE	⊗ GAS VALVE
DWB DOUBLE WING CATCH BASIN	⊗ WATER VALVE
DM FOUND	⊗ WATER METERS
GM GAS METER	⊗ FIRE HYDRANT
JV JUNCTION BOX	⊗ UNDERGROUND ELECTRIC LINE
MA MANHOLE	⊗ UNDERGROUND GAS LINE
OP OPEN TOP PIPE	⊗ UNDERGROUND COMMUNICATION LINE
PA POWER METER	⊗ UNDERGROUND WATER LINE
PH PHOTO BEGINNING	⊗ PHOTO POSITION INDICATOR
POC POINT OF COMMENCEMENT	⊗ REGULAR PARKING SPACE
RCP REINFORCED CONCRETE PIPE	⊗ HANDICAP PARKING SPACE
RS 5/8" RIB SET CAPPED LSF 821	⊗ TRAIL POSITION INDICATOR
SS SANITARY SEWER	⊗ SIGN
TR TRANS	

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000, AND WAS ADAPTED USING THE LEAST SQUARES METHOD. A TRIMBLE FIELD DATA STATION AND TRIMBLE TSC-5 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,882 FEET (SCALE UNIT).

IF YOU DIG

Know what's below.
before you dig.
Call Dial 811
Or Call 800-282-7411



RECEIVED
APR 13 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



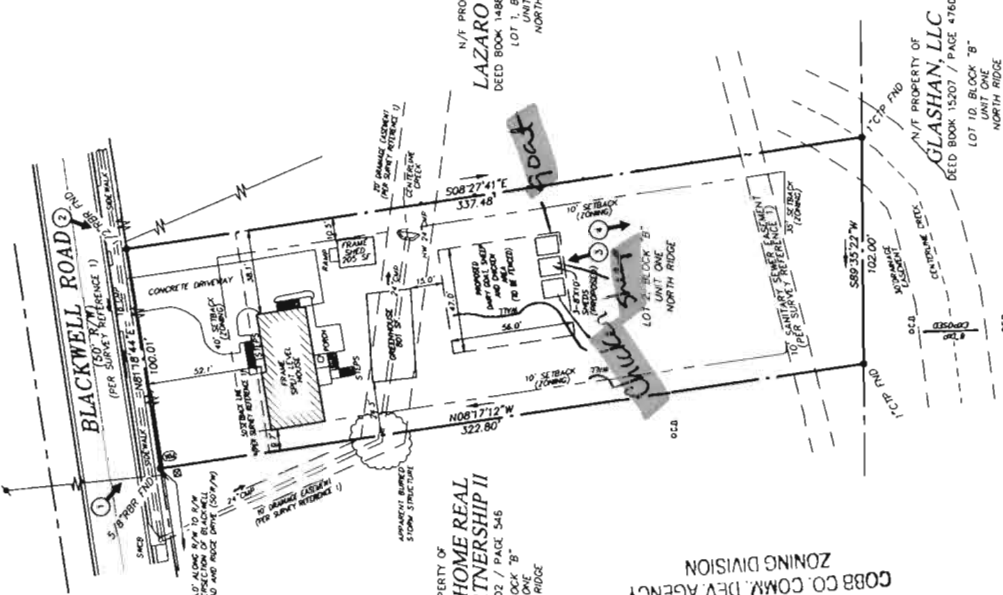
NORTH (SEE GENERAL NOTES)

REGENERATED FOR G.I.M.C. OF COBB COUNTY, GEORGIA

N/T PROPERTY OF
AMERICAN HOME REAL ESTATE PARTNERSHIP II
DEED BOOK 15502 / PAGE 546
LOT 3, BLOCK "B", UNIT ONE, NORTH RIDGE

N/T PROPERTY OF
LAZARO C. REYES
DEED BOOK 14880 / PAGE 5934
LOT 1, BLOCK "B", UNIT ONE, NORTH RIDGE

N/T PROPERTY OF
GLASHAN, LLC
DEED BOOK 15207 / PAGE 4760
LOT 10, BLOCK "B", UNIT ONE, NORTH RIDGE



APPLICANT: Cecile Ferguson

PETITION No.: V-49

PHONE: 678-698-7553

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Cecile Ferguson

PRESENT ZONING: R-20

PHONE: 678-698-7553

LAND LOT(S): 344

TITLEHOLDER: Cecile E. Ferguson

DISTRICT: 16

PROPERTY LOCATION: On the south side of Blackwell Road, east of Mountain Ridge Drive (1632 Blackwell Road).

SIZE OF TRACT: 0.76 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9.7 feet (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (801 square foot greenhouse) from the required 100 feet to 36 feet adjacent to the eastern property line and to 24 feet adjacent to the western property line.

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

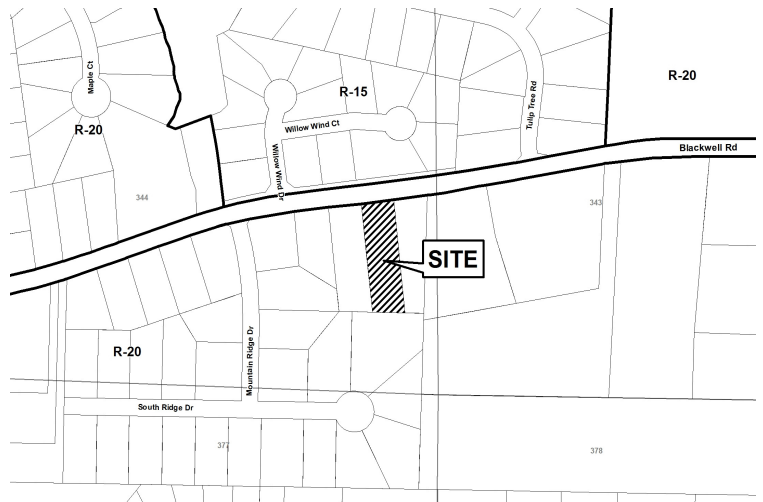
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Cecile Ferguson

PETITION No.: V-49

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permits and inspections are required for both buildings.

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: The existing greenhouse structure is located within a recorded drainage easement. If a variance is granted and the structure is allowed to remain, a hold harmless agreement will need to be provided by the owner.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

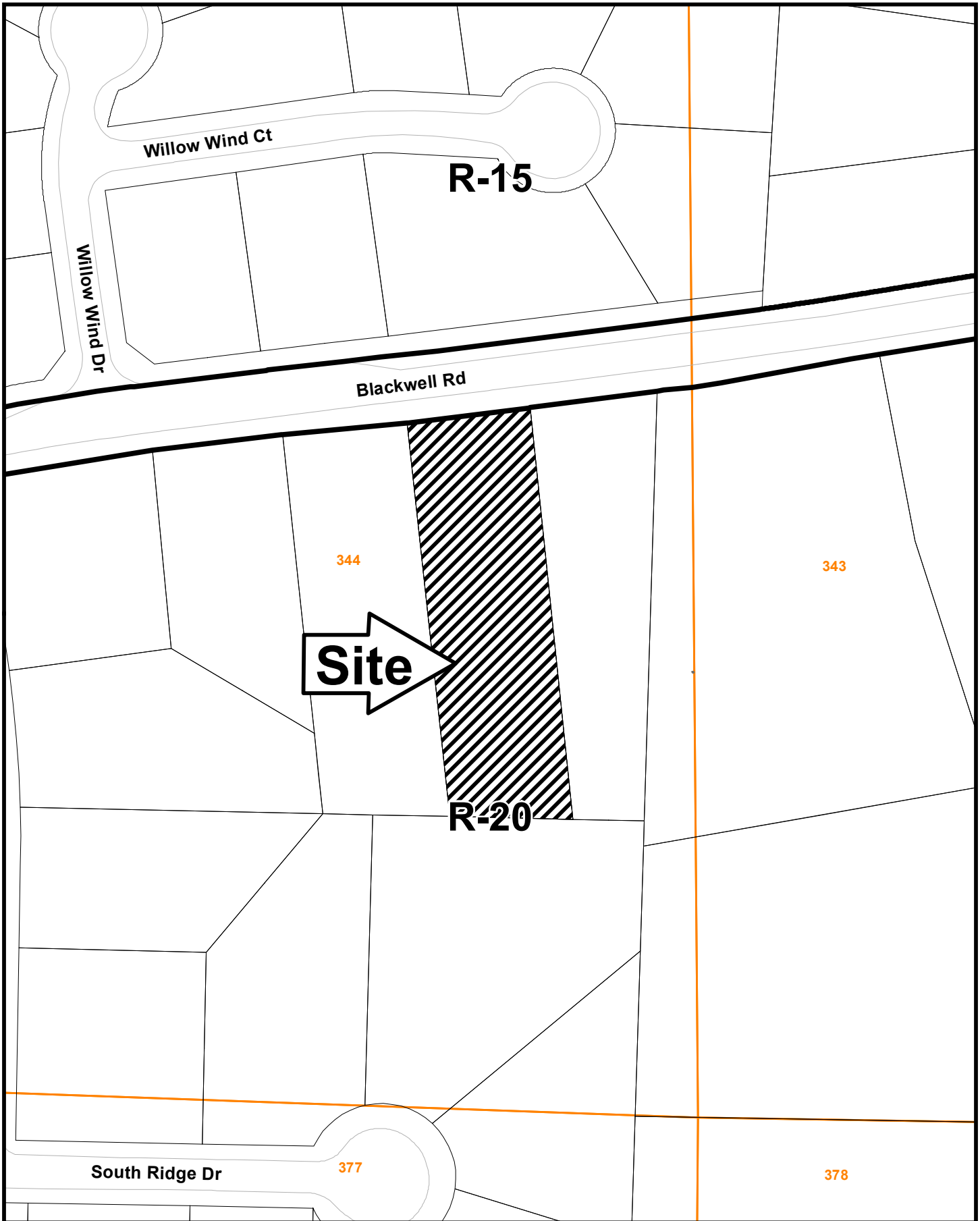
WATER: No comments.

SEWER: No comments.

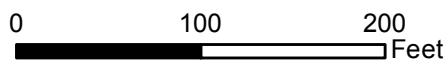
APPLICANT: Cecile Ferguson **PETITION No.:** V-49



FIRE DEPARTMENT: No comments.

V-49 2018-GIS



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



-  Zoning Boundary
-  City Boundary

Application for Variance

RECEIVED
Cobb County
APR 13 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-49
Hearing Date: 6-13-18

Applicant Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
Cecile Ferguson Address 11632 Blackwell Rd, Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)
Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
(representative's signature)

My commission expires: 9-12-2021
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
Signature Cecile Ferguson Address: 11632 Blackwell Rd Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-12-20
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20
Location 11632 Blackwell Rd, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 0.762 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 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:

List type of variance requested: Goats (Dairy & Sheep) approx. 2 each.

My son is autistic per therapist & doctor. Animals will be therapeutic for my son. We also use the milk for food processing (ie. cheese, yogurt, etc.)

Revised: 03-23-2016
(Drs Hr. attached)