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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PLAT ABBREVIATIONS

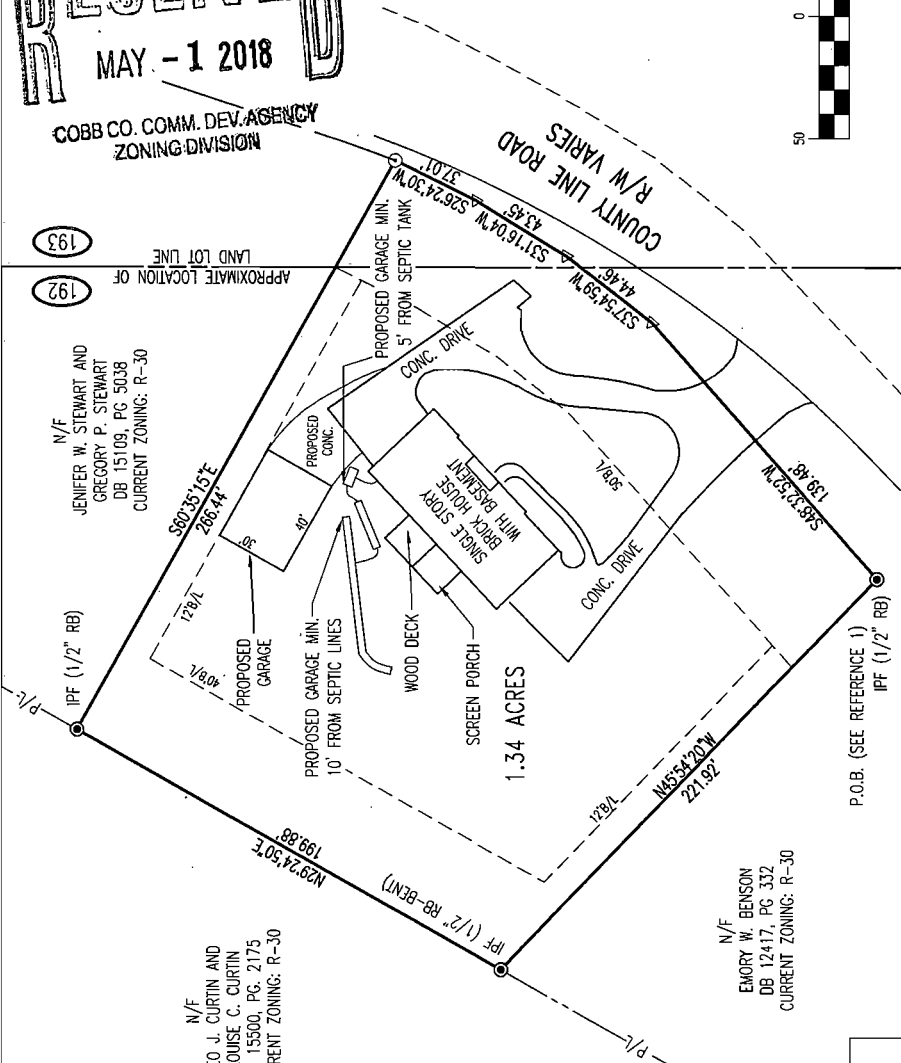
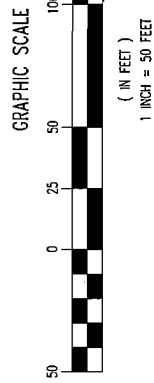
IPF	Iron Pin Found
IPS	Iron Pin Set
FPS	Fence Post Set
OTIP	Open Top Pipe
CTIP	Crimp Top Pipe
S.S.E.	Sanitary Sewer Easement
P/L	Property Line
R/W	Right of Way
C/L	Centerline
N/F	Now or Formerly
DB	Deed Book
PB	Plat Book
BL	Build Line
N.T.S.	Not to Scale
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning



V-53
(2018)

STREET ADDRESS: 1975 COUNTY LINE ROAD
ACWORTH, GA 30101

REFERENCES:
1. LIMITED WARRANTY DEED BETWEEN LEE A. LINDA L. BAUMAN (GRANTORS) AND MARK W. CHAMBERLAIN (GRANTEE) DATED MARCH 24, 2017, RECORDED IN DB 13067C00896.
2. RIGHT OF WAY DEED BETWEEN LEE A. BAUMAN AND LINDA L. BAUMAN (GRANTORS) AND COBB COUNTY (GRANTEE) DATED FEBRUARY 18, 2010, RECORDED IN DB 11067C00896.



THE RECORDING OF THIS PLAT DOES NOT WARRANTY OR GUARANTEE THE ISSUANCE OF ANY PERMITS/PERMITTING

CURRENT ZONING: R-30 (SINGLE FAMILY RESIDENTIAL)

SURVEY NOTES:

- BUILDING SETBACK AND/OR PARKING DECK LOCATION (SETBACK LINES PER R-30 SPECIFICATIONS)
- BUFFER AREA (N/A)
- PARKING SPACES (NO SPACES PLANNED)
- LAKES AND STREAMS (N/A)
- UTILITY EASEMENTS (N/A)
- LIMITS OF THE 100-YEAR FLOOD PLAIN AND ACREAGE OF FLOOD PLAIN (N/A)
- CEMETERIES (NONE FOUND)
- ACCESS POINTS (AS SHOWN HEREON)
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS (NONE FOUND)
- DEFENTION/RETENTION AREAS (N/A)
- STREAM BUFFERS WITH REQUIRED WIDTHS (N/A)

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C00896, PANEL 89 OF 252, DATED DECEMBER 16, 2008.

SURVEY ACCURACY STATEMENT
A PORTION OF THE SURVEYED DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GLOBAL POSITIONING SYSTEM (GPS). THE GPS DATA HAS A POSITIONAL UNCERTAINTY DUE TO RANDOM ERRORS IN THE MEASUREMENT OF LESS THAN 0.10 FEET HORIZONTAL EQUIPMENT USED TO OBTAIN HORIZONTAL AND VERTICAL GEODETIC COORDINATE POSITIONS WAS A CHAMPION TKG GNSS NETWORK ROVER DUAL FREQUENCY RECEIVER AND SCEPTER CONTROLLER LOADED WITH CARLSON Suroce AND CELL PHONE. MODERN RECEIVING RIK CORRECTIONS FROM THE eGPS SOLUTIONS GNSS REAL TIME NETWORK (RTN). A PORTION OF THE SURVEYED DATA ON THIS PLAT WAS OBTAINED UTILIZING A LEICA ULTRAD06 TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,164 FEET.
DATE OF FIELDWORK: JUNE 27, 2017

RETRACEMENT SURVEY PLAT FOR VARIANCE:		
MARK KERKOSKI		
COBB COUNTY, GEORGIA		
DATE	SCALE	SHEET
04/26/2018	1"=50'	1 OF 1
		JOB NO
		20170627

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 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 COMPLES 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 15-6-6-7.

S. NELSON & ASSOC., INC.
L.S.F. 896
SURVEYOR: PAUL W. LARD
R.L.S. 3084
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505-8566

PAUL W. LARD
REGISTERED
LAND SURVEYOR
No. 3084
LARD, PAUL W.

PAUL W. LARD, GA. R.L.S. NO. 3084



Surveying, Mapping & Land Planning
110 Evans Mill Drive, Suite 204
Dallas, Georgia 30157
• tel: 770-505-8566 • fax: 770-505-8567
• www.s-nelson.com • email: info@s-nelson.com

APPLICANT: Mark Kerkoski

PETITION No.: V-53

PHONE: 678-956-0514

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Mark Kerkoski

PRESENT ZONING: R-30

PHONE: 678-956-0514

LAND LOT(S): 192, 193

TITLEHOLDER: Mark Kerkoski

DISTRICT: 20

PROPERTY LOCATION: On the west side of
County Line Road, south of Pitner Road
(1975 County Line Road).

SIZE OF TRACT: 1.34 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setbacks for a detached accessory structure over 1,000 square feet (proposed 1,200 square foot garage) from the required 100 feet to 12 feet adjacent to the north property line and to 95 feet from the rear property line.

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

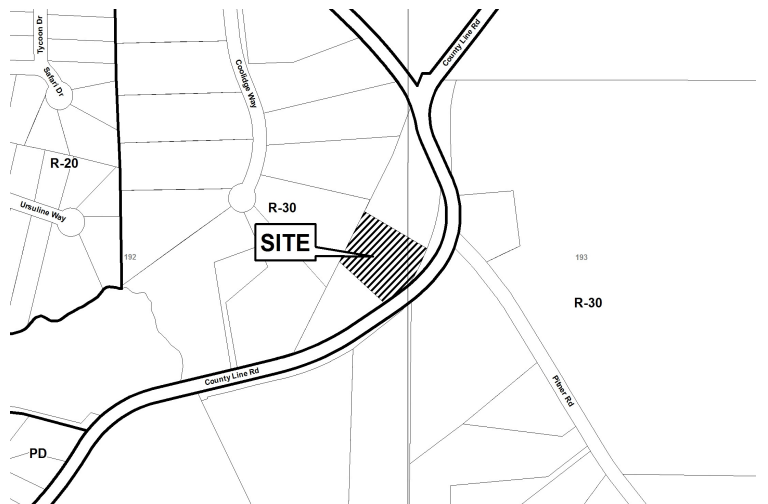
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Mark Kerkoski **PETITION No.:** V-53

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

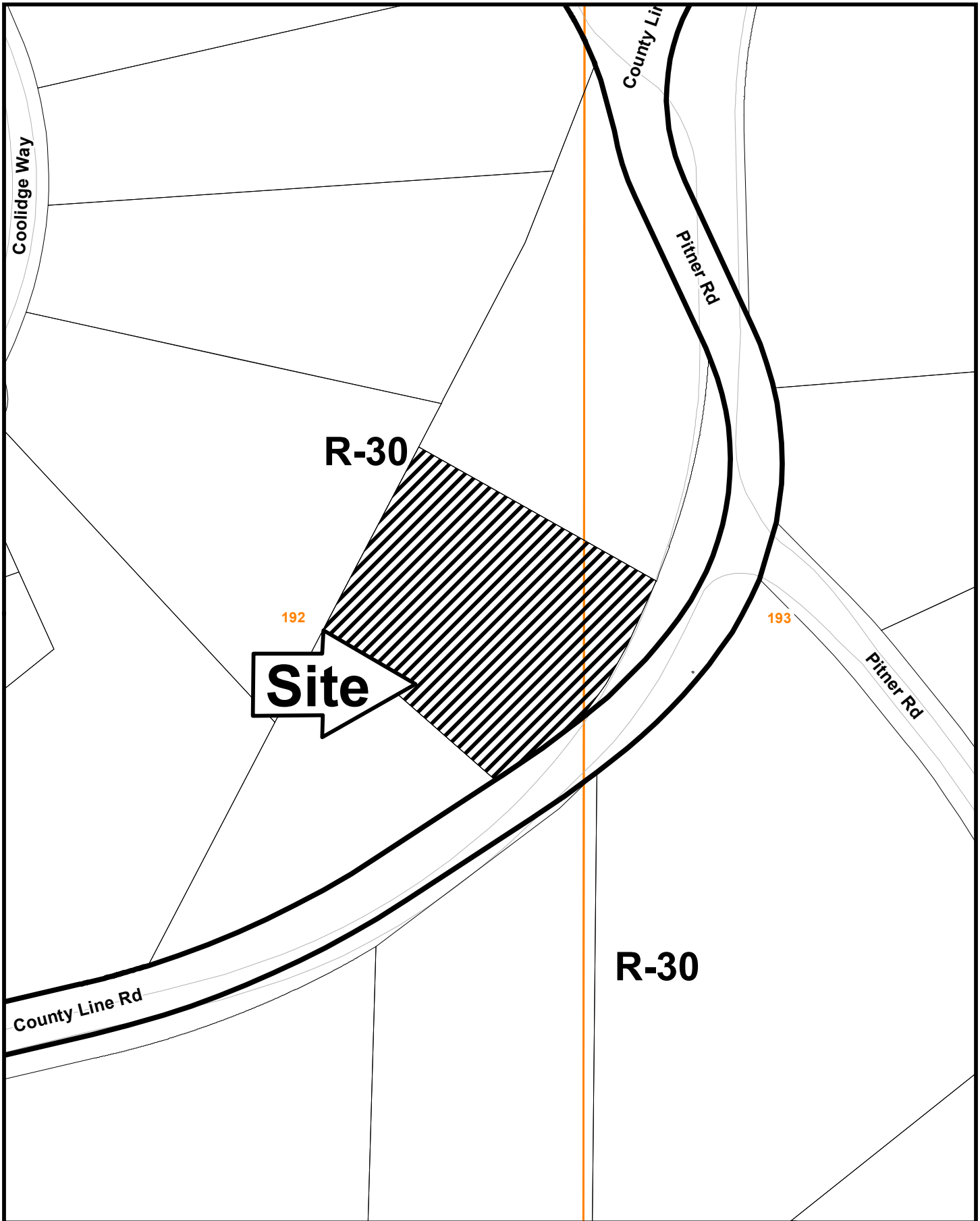
WATER: No conflict.

SEWER: No conflict.

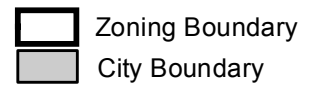
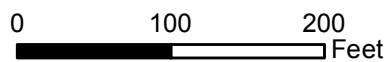
APPLICANT: Mark Kerkoski **PETITION No.:** V-53

FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-53 2018-GIS



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



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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

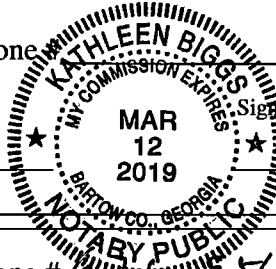
Application No. V-53
Hearing Date: 7-11-18

Applicant MARK KERKOSKI Phone # 678-956-0514 E-mail MKERKOSKI@GMAIL.COM

MARK KERKOSKI Address 1975 COUNTY LINE Rd. NW, ACWORTH, GA 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone _____ E-mail _____
(representative's signature)

My commission expires: 3/12/19



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder MARK KERKOSKI Phone # 678-956-0514 E-mail MKERKOSKI@GMAIL.COM

Signature [Signature] Address: 1975 COUNTY LINE Rd. NW, ACWORTH, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 3/12/19

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R30

Location 1975 COUNTY LINE Rd NW, ACWORTH GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0192/0193 District 20 Size of Tract 1.32 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 SEPTIC TANK LOCATION

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEPTIC TANK PREVENTING 25 FEET ATTACHING BUILDING TO MAIN STRUCTURE. I HAVE 8 VEHICLES, CLASSIC CARS. CURRENT GARAGE SPACES WILL CAUSE A HARD-SHIP IN STORING/PARKING VEHICLES.

List type of variance requested: _____