



SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

Course	Bearing	Distance
L1	N 64°49'42" E	15.38'

PROPOSED IMPROVEMENTS

N/F
JULIE BUCHWALD PERLSON
PARCEL ID: 16118800170

TOTAL AREA
0.459 ACRES
20012 SF

SITE ADDRESS:

4359 KINGS WAY NE
MARIETTA, GEORGIA 30067
LOT 77, BLOCK D
KINGS COVE SUBDIVISION
SECTION THREE
PARCEL ID: 16118700390

**BOUNDARY SURVEY AND
PROPOSED IMPROVEM**

V-67
(2018)

ROBERT N. KENNEY
AND
LYNDA WOMACK KENNEY
LAND LOTS 1187 & 1188
16TH DISTRICT, 2ND SECTOR
COBB COUNTY, GEORGIA

ZONED: R-20

FIELD WORK DATE: 04-27-2018

PLAT DATE: 04-30-2018

MEASUREMENTS WERE TAKEN WITH A LEICA TCAP 1205 WITH AN ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTING USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1:201.384. PRECISION OF CLOSURE CALCULATED 1:201.384.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

FLOOD HAZARD STATEMENT

A PORTION OF THIS PARCEL IS IN ZONE A, A FLOOD HAZARD AREA PER COBB CO. FEMA FIRM MAP #13067C0133J, EFFECTIVE DATE MARCH 4, 2013 APPROX. 100 YEAR FLOOD LINE SHOWN HEREON AS SCALED FROM THE FLOOD MAP

OLD SEWER LINE CROSSING CREEK WAS DESTROYED, OLD 10" SEWER EASEMENT NOT SHOWN, THE NEW PIPE IS SHOWN WITH ASSUMED 10" EASEMENT CENTERED ON PIPE TO TIE TO THE MAIN LINE.

SURVEY NOTES:

TERENCE M. & CAROLINE H.
TILLER
PARCEL ID: 16118700400

PARCEL ID: 16118700400

309.80' MORE OR LESS ALONG THE WESTERLY
R/W OF KINGS WAY (HAVING A 50' R/W)
TO THE INTERSECTION WITH THE NORTHERLY
R/W OF KINGS CT.(HAVING A 50' R/W).
SAID POINT BEING THE P.O.C.

TERENCE M. C.

PARCEL ID: 16118700400

11.

REFERENCES:

1. PLAT OF KINGS COVE SUBDIVISION, SECTION THREE, RECORDED IN PB 68 PG 3 OF THE COBB COUNTY RECORDS.

MEASUREMENTS WERE TAKEN WITH A LEICA TCPR 1205 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTING USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1" PER 1000' AND A PLAT PRECISION OF CLOSURE CALCULATED 1"/201,384'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

GRAPHIC SCALE

RECEIVED
JUN 08 2018

**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

APPLICANT: Lynda W. Kenney
PHONE: 678-704-3146
REPRESENTATIVE: Lynda W. Kenney
PHONE: 678-704-3146
TITLEHOLDER: Robert N. Kenney and Lynda Womack Kenney
PROPERTY LOCATION: On the north side of Kings Way, west of Kings Chase (4359 Kings Way).
PETITION No.: V-67
DATE OF HEARING: 08-15-2018
PRESENT ZONING: R-20
LAND LOT(S): 1187, 1188
DISTRICT: 16
SIZE OF TRACT: 0.46 acres
COMMISSION DISTRICT: 2
TYPE OF VARIANCE: Waive the side setback from the required 10 feet to six (6) feet adjacent to the western property line.

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

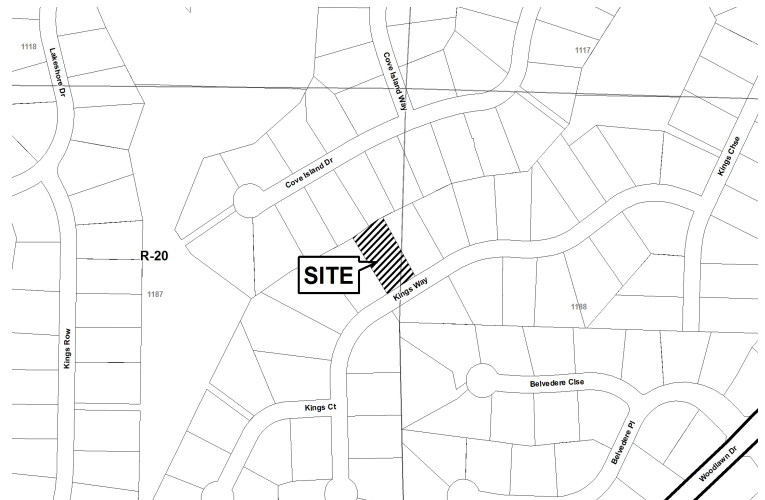
BOARD OF APPEALS DECISION

APPROVED ____ **MOTION BY** ____

REJECTED ____ **SECONDED** ____

HELD ____ **CARRIED** ____

STIPULATIONS: ____



APPLICANT: Lynda W. Kenney **PETITION No.:** V-67

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 are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

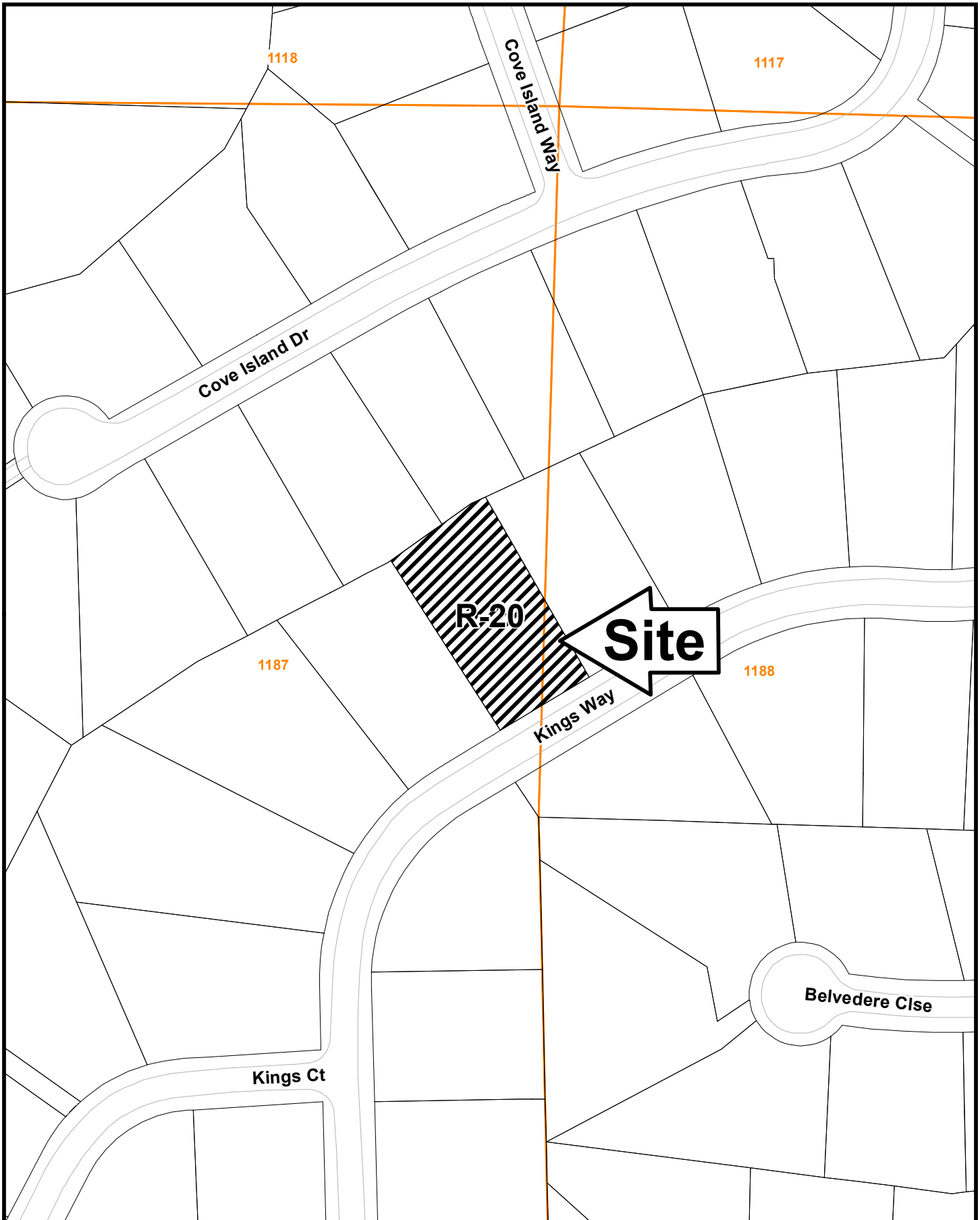
WATER: No comments.

SEWER: No comments.

APPLICANT: Lynda W. Kenney **PETITION No.:** V-67

FIRE DEPARTMENT: No comments.

V-67 2018-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

RECEIVED
JUN 08 2018

Application for Variance Cobb County

Cobb Co.
Zoning

(type or print clearly)

Application No. V-67
Hearing Date: 8-15-18

Applicant Lynda W Kenney Phone # 6787043146 E-mail wornackkenney@yahoo.com
Lynda W Kenney Address 4359 Kings Way
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6787043146 E-mail wornackkenney@yahoo.com
(representative's signature)

My commission expires: December 13, 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Lynda W Kenney Phone # 6787043146 E-mail wornackkenney@yahoo.com
Signature [Signature] Address: 4359 Kings Way
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: December 13, 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20
Location 4359 Kings Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1187 - 1188 District 16 Size of Tract _____ 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 X 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See attachment, A

List type of variance requested: Side setback (left)