

V-75
(2018)

CLERK OF SUPERIOR COURT
RECORDING INFORMATION

EXISTING IMPERVIOUS CALCULATIONS:

TOTAL IMPERVIOUS~ 3,380 S.F.
PERCENT IMPERVIOUS~ 20.7%

BREAKDOWN:
HOUSE~ 1783 S.F.
DRIVEWAY, WALK & PATIO~ 1012 S.F.
DECK, STEPS & COURTYARD~ 585 S.F.

PROPOSED ADDITION~ 251 S.F.
PROPOSED TOTAL IMPERVIOUS~ 3631 S.F.
PROPOSED PERCENT IMPERVIOUS~ 22%

CURRENT ZONING~ R-15
MIN FRONT SETBACK~ 35'
MAJOR SIDE SETBACK~ 25'
MIN SIDE SETBACK~ 10'
MIN REAR SETBACK~ 30'
MAX. IMPERVIOUS~ 35%

GRID NORTH ~ GA. WEST ZONE

GPS NOTES

- HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT HORIZONTAL AND 0.07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DECKING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

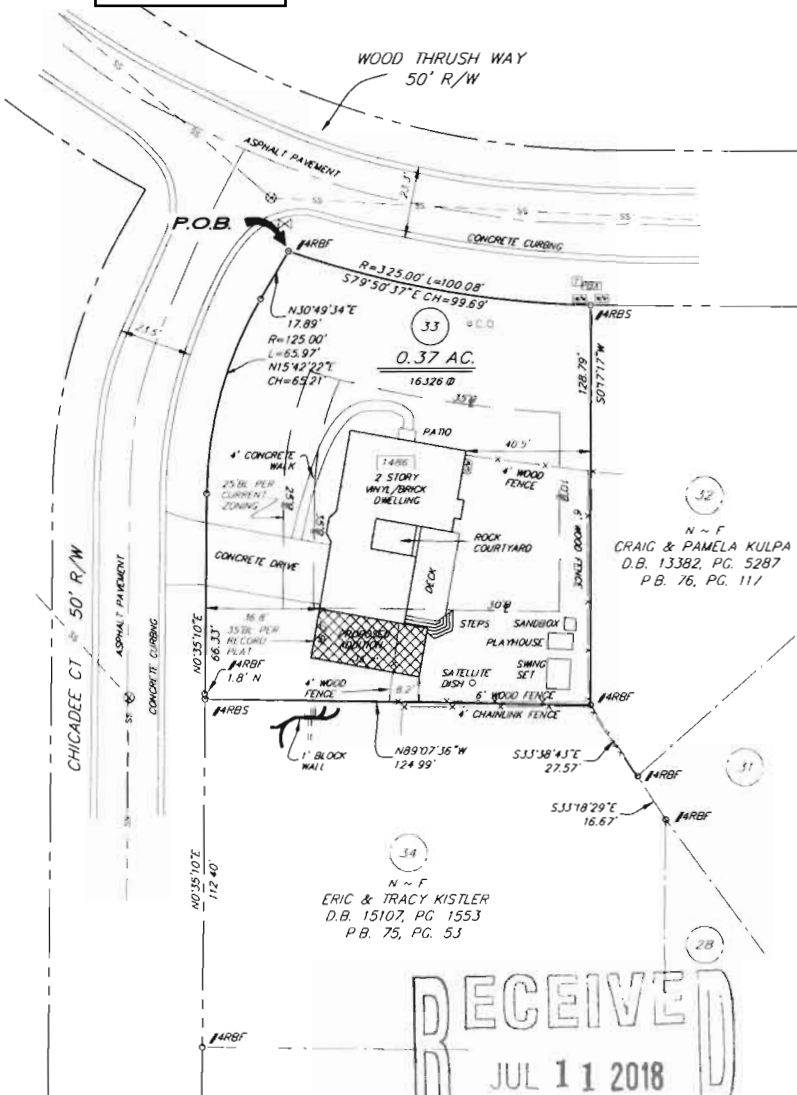
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13082 MAP NUMBER # 1308700126H DATED NOVEMBER 2, 2012

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 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 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.G.C.A. SECTION 15-6-67.



SURVEYOR REFERENCES

CURRENT OWNER:
STEPHEN & GRALYN DAILY
D.B. 15273, PG. 3476
P.B. 75, PG. 53



RECEIVED
JUL 11 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND	
⊠ P.P. - POWER POLE	⊠ C.B. - CATCH BASIN
⊠ TELEPHONE BOX	⊠ R.C.P. - REINFORCED CONCRETE PIPE
⊠ F.H. - FIRE HYDRANT	⊠ C.M.P. - CORRUGATED METAL PIPE
⊠ S.S. - SANITARY SEWER MANHOLE	⊠ F.F.E. - FINISHED FLOOR ELEVATION
⊠ W.M. - WATER METER	⊠ W.V. - WATER VALVE
⊠ G.M. - GAS METER	⊠ S.C.O. - SEWER CLEAN OUT
⊠ R.B.S. - REINFORCING BAR SET	⊠ T.M. - TELEPHONE MANHOLE
⊠ R.B.F. - REINFORCING BAR FOUND	⊠ U.E.L. - UNDERGROUND ELECTRICAL LINE
⊠ C.T.F. - CRIMP TOP PIPE FOUND	⊠ O.P.L. - OVERHEAD POWER LINES
⊠ O.T.P. - OPEN TOP PIPE FOUND	⊠ H.W. - HEADWALL
⊠ P/W MON. - RIGHT-OF-WAY MONUMENT	⊠ P.B.X. - POWERBOX
⊠ FENCE	⊠ W.L. - WATER LINE
⊠ J.B. - JUNCTION BOX	⊠ U.T.L. - UNDERGROUND TELEPHONE LINE
⊠ D.I. - DROP INLET / YARD INLET	⊠ G.L. - GAS LINE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/120,860; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/120,862 MATTERS OF TITLE ARE EXCEPTED.



PRELIMINARY FOR
REVIEW DATE _____

REVISIONS

Gaskins
AN ENGINEERING SURVEYING AND CONSULTING FIRM
1200 Powder Springs Rd., Marietta, GA 30064
Phone: 770.424.7364
www.gaskins.com

Field Office: 1415 Northside Village Pkwy., Marietta, GA 30064
Phone: 770.479.9848

FIELD DATE: 2-14-18
OFFICE DATE: 2-26-18
SCALE: 1"=30'

BOUNDARY RETRACEMENT SURVEY FOR:
GRALYN DAILY
1486 WOOD THRUSH WAY
LOT 33 OF CHESTNUT SPRINGS
UNIT II-B

LOCATED IN L.L. 843
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

DRAWN BY: JAH
CHECKED BY: JAH
FILE: S/BND/COBB/16_843...

APPLICANT: Stephen Daily and Gralyn Daily

PETITION No.: V-75

PHONE: 917-749-1041

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Stephen Daily

PRESENT ZONING: R-15

PHONE: 201-655-4284

LAND LOT(S): 843

TITLEHOLDER: Stephen Daily and Gralyn Daily

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Chicadee Court and Wood Thrush Way (1486 Wood Thrush Way).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to eight (8) feet.

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

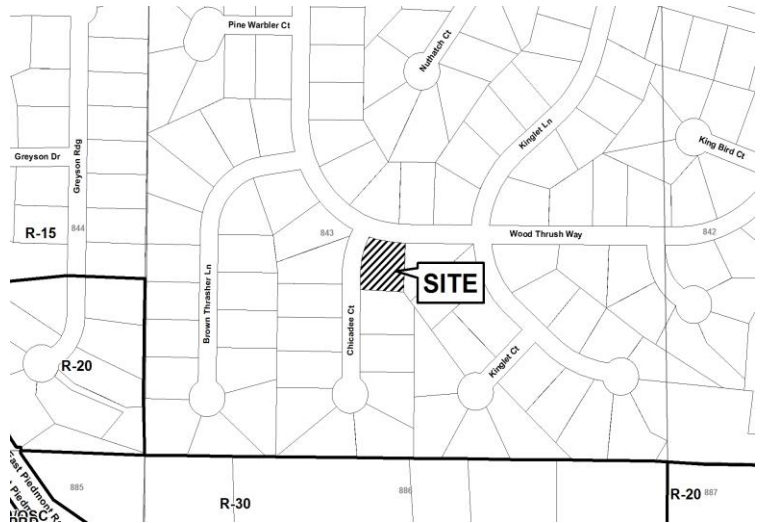
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Stephen Daily and Gralyn
Daily

PETITION No.: V-75

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: Subject to site plan approval by Stormwater Management Division. All roof downspouts must be discharged to the rear of the lot.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

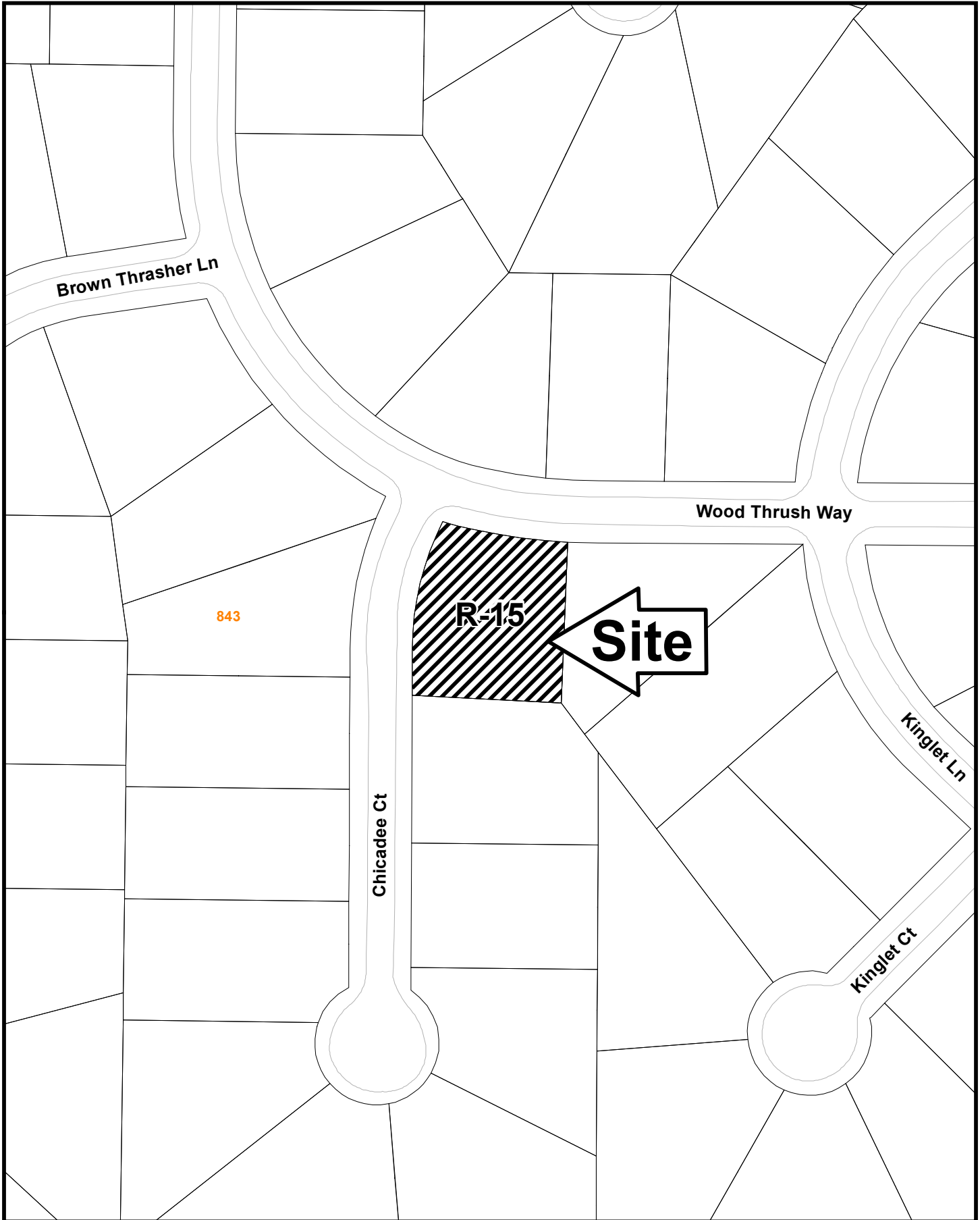
SEWER: No comments.

APPLICANT: Stephen Daily and Gralyn
Daily

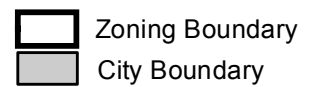
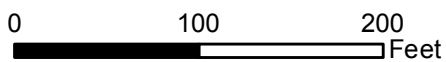
PETITION No.: V-75

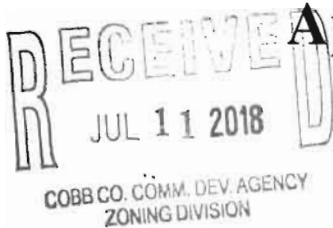
FIRE DEPARTMENT: No comments.

V-75 2018-GIS



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





Application for Variance Cobb County

(type or print clearly)

Application No. V-75
Hearing Date: 9-12-18

Applicant Stephen & Gralyn Daily Phone # 917-749-1041 E-mail gralyn.crumpler@gmail.com

Stephen Daily Address 1486 Wood Thrush Way, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Stephen Daily Phone # 917-749-1041 E-mail gralyn.crumplere@gmail.com
(representative's signature) ²⁰¹⁻⁴⁵⁵⁴²⁴

My commission expires: 8/13/2019
Signed, sealed and delivered in presence of:
Martina D. Schneider Notary Public

Titleholder Stephen & Gralyn Daily Phone # 917-749-1041 E-mail gralyn.crumpler@gmail.com

Signature Stephen Daily Address: 1486 Wood Thrush Way, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/13/2019
Signed, sealed and delivered in presence of:
Martina D. Schneider Notary Public

Present Zoning of Property Residential R-15

Location 1486 Wood Thrush Way, Marietta, GA 30062 (corner of Wood Thrush Way & Chicadee Court)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 843 District 16 Size of Tract 0.37 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

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).

We would like to build an addition on to the side of our house as depicted on the provided plat. In order to do so, we are requesting a rear building setback reduction from 30 feet to 8 feet. When applying the current zoning ordinance setback requirements, the house as constructed (and when we purchased it) would already be encroaching into the 'rear' setback along our southern property line. The true rear of the house however faces the parcel to the east, not the south and the closest house corner to the eastern property line is setback >40'. It is clear that the intent when constructed was for the rear building setback to be along our eastern property line, not the southern property line.

We feel this is an 'existing condition' hardship. We considered trying to build the addition in the rear of the house, however, due to steep topography in the rear (eastern) portion of the property, the house addition in that location would not be feasible.

List type of variance requested: We are requesting a reduction of the Rear Building Setback from 30' to 8.

Revised: November 18, 2015

Martina D. Schneider
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
08/13/2019