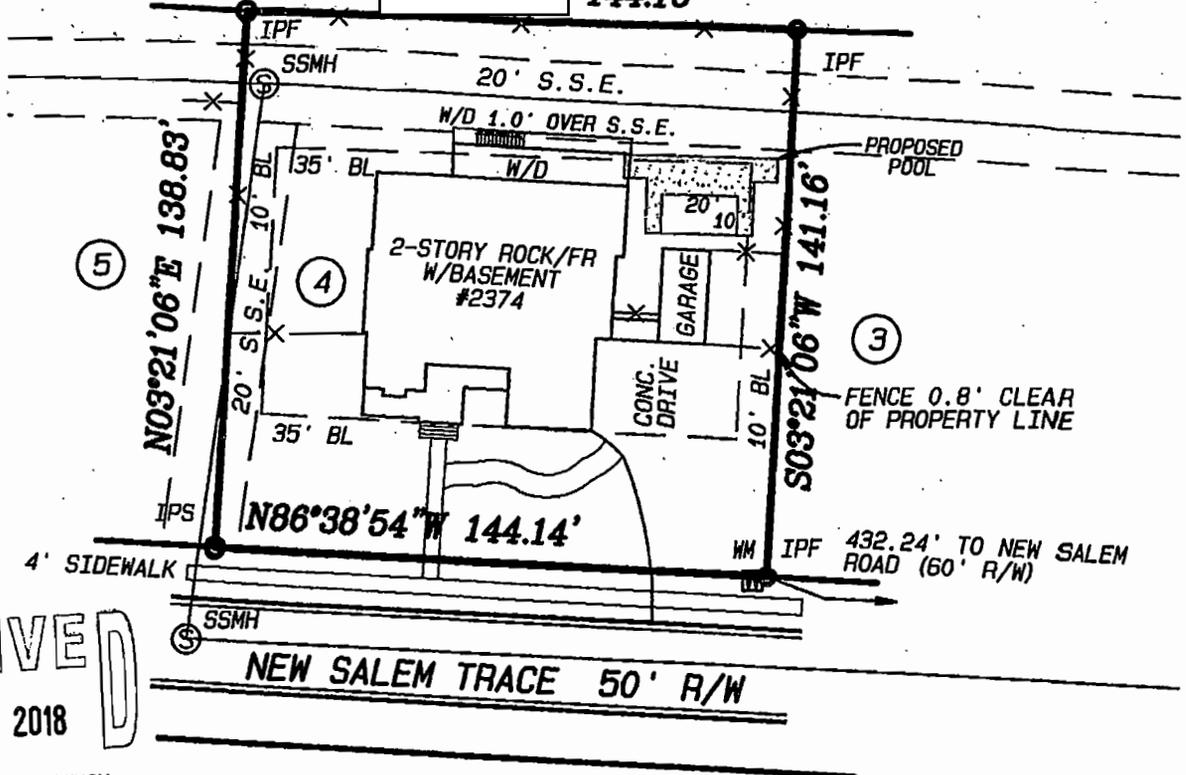


V-80
(2018)

144.16'



RECEIVED
JUL 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

AREA=20,179 SQ. FT.
(0.463 ACRES)

IMPERVIOUS AREA: 6601 SQ. FT.
+ 432 SQ. FT. OF POOL DECK
34.87% OF LOT IS IMPERVIOUS

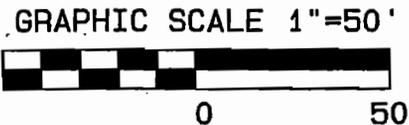
SURVEY REFERENCES:

- 1. PLAT OF NEW SALEM TRACE, RECORDED IN PLAT BOOK 272, PAGE 160.

SURVEY NOTES:

- 1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 422,964 FEET.
- 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
- 3. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
- 4. DATE OF SURVEY: 06-25-18.
- 5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130052, PANEL 0103H, DATED 03-04-13, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- 6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

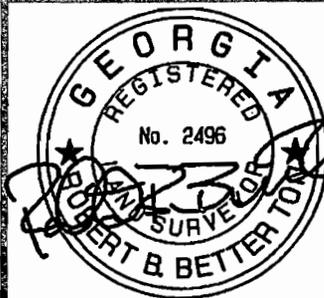
UPDATED 07-10-18
SHOW POOL



BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING,
LAND PLANNING,
SUBDIVISION & COMMERCIAL
SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242



FINAL SURVEY

LOT 4, NEW SALEM TRACE

LOCATED IN: LAND LOT 291
20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: 06-26-18
PREPARED FOR:
AL OTTO

APPLICANT: Timothy A. Heilig

PETITION No.: V-80

PHONE: 404-291-1818

DATE OF HEARING: 09-12-2018

REPRESENTATIVE: Timothy A. Heilig

PRESENT ZONING: R-20

PHONE: 404-291-1818

LAND LOT(S): 291

TITLEHOLDER: Pamela J. Otto and Albert J. Otto

DISTRICT: 20

PROPERTY LOCATION: On the north side of New Salem Trace, west of New Salem Road (2374 New Salem Trace).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow an accessory structure (proposed pool) to the side of the principal structure.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Timothy A. Heilig **PETITION No.:** V-80

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: Subject to site grading plan approval by Stormwater Management Division.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

SEWER: Proposed pool and existing wood deck violate Code 122-123 restrictions on permanent structures in the sewer easement and sewer easement setback.

APPLICANT: Timothy A. Heilig **PETITION No.:** V-80

FIRE DEPARTMENT: No comments.

V-80 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
JUL 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-80
Hearing Date: 9-12-18

Applicant Heilig Timothy A. Heilig Phone # 404-291-1818 E-mail tkheilig@gmail.com
(representative's name, printed) Address 404 Glenmore Ln Suwanee Ga 30078
(street, city, state and zip code)

Heilig Phone # 404-291-1818 E-mail tkheilig@gmail.com
(representative's signature)

My commission expires: 11/16/20 Signed, sealed and delivered in presence of:
Heileen Penn
Notary Public

Titleholder Albert J. Otto Pamela J. Otto Phone # 770 519 8242 E-mail aotto2008@gmail.com

Signature Albert J. Otto Pamela J. Otto Address 2374 New Salem Trace Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/19/11 Signed, sealed and delivered in presence of:
Heileen Penn
Notary Public

Present Zoning of Property R-20
Location 2374 New Salem Trace, Marietta, Ga, 30064
(street address, if applicable, or nearest intersection, etc.)

Land Lot(s) 291 District 20TA Size of Tract 0.403 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 20,129 sq ft Shape of Property REG Topography of Property FLAT 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).

Applying for variance to allow installation of in-ground pool as shown on attached survey. The existing sewer easement prohibits installation behind main house. Applying to install behind garage. Cannot be seen from street.

List type of variance requested: to install pool behind garage