

V-77
(2018)

RECORDING INFORMATION

FLOOD NOTE

I HAVE EXAMINED THE
IN MY OPINION REFER
SPECIAL FLOOD HAZAR
SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID
OPINION.

MAP NUMBER: 130670043H REVISED DATE: 03/04/13

MAP* AND FOUND
REA HAVING
IFICATE.

CLOSURE NOTE

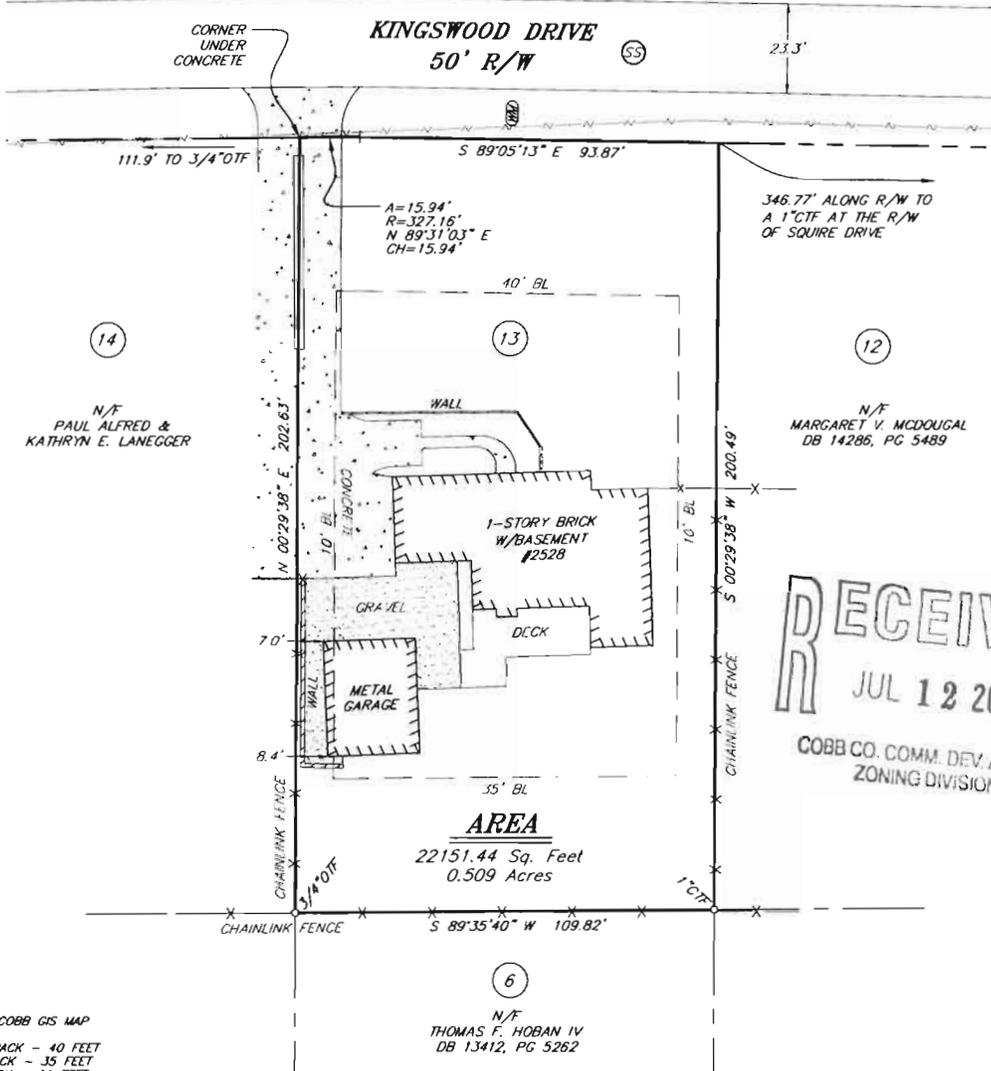
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED
USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 822,240 FEET.
A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO
GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER
ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN
BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A
TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.

LEGEND

- #4RBF 1/2" REBAR FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- POWER POLE
- ⊙ SS SANITARY SEWER MANHOLE
- ⊙ WM WATER METER
- N—N— OVERHEAD POWER
- X—X— FENCE



RECEIVED
JUL 12 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ZONING

R-20 PER COBB GIS MAP
FRONT SETBACK - 40 FEET
REAR SETBACK - 35 FEET
SIDE SETBACK - 10 FEET
MAX COVERAGE - 35%

** ALL ZONING INFORMATION TO BE VERIFIED
WITH THE CITY OR COUNTY **

IMPERVIOUS SURFACE

EXISTING - 6026.00 SQ. FT. (27.2%)



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS
OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR 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.C.G.A. SECTION 15-6-67.



JEREMY D. SHIREY, GA PLS #0156
DIGITALLY SIGNED ON 6/28/18
DATE

SITE PLAN FOR:
2528 KINGSWOOD DRIVE
BENJAMIN DAVIS
LOT 13, BLOCK F, KINGSWOOD ESTATES SUBDIVISION
DB 440, PG 441; PB 23, PG 64



52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1890

FIELD DATE:	6/25/18
PLAT DATE:	6/28/18
SCALE:	1"=30'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	73D
SECTION:	2nd

APPLICANT: Benjamin Davis **PETITION No.:** V-77

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation was issued for building without a permit on 06/20/18.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: All roof downspouts must discharge to the ground at the structure to maximize the overland flow path of runoff to the property line.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

SEWER: CCWS records show a sewer easement at rear of property. Proposed structure appears to meet easement setback requirements.

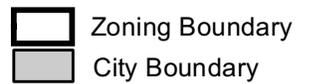
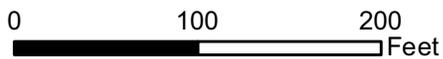
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FIRE DEPARTMENT: No comments.

V-77 2018-GIS



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ZONING DIVISION

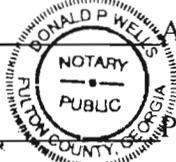
Application for Variance Cobb County

(type or print clearly)

Application No. V-77
Hearing Date: 9-12-18

Applicant BENJAMIN DAVIS Phone # 4438120614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

BENJAMIN DAVIS
(representative's name, printed)



Address 2528 KINGSWOOD DR, MARIETTA, GA 30066
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 443-812-0614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____

My Commission Expires
March 15, 2021

Titleholder BENJAMIN DAVIS Phone # 443 812 0614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

Signature [Signature]
(attach additional signatures if needed)



Address: 2528 KINGSWOOD DR, MARIETTA GA 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: _____

My Commission Expires
March 15, 2021

Present Zoning of Property R-20

Location 2528 KINGSWOOD DR, MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 730 District 16TH Size of Tract 0.509 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).

THE BUILDING WILL NOT FIT WITHIN THE TERMS OF THE ZONING ORDINANCE DUE TO THE SIZE OF THE PROPERTY. IT CURRENTLY FITS IN THE ONLY LEVEL SPACE IN THE BACKYARD DUE TO TOPOGRAPHY.

List type of variance requested: CHANGE SETBACK FROM 100 FT TO 7 FT