

V-1  
(2009)

GENERAL INFORMATION

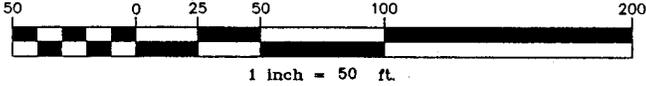
FIELD TRAVERSE PRECISION:	1:61,402'
ANGLE ADJUSTMENT:	0" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1:925,861'
EQUIPMENT:	SOKKIA SET 2-100
DATE OF FIELD WORK:	MAY 02, 2008

MANAGEMENT SYSTEM  
BY COBB COUNTY  
BOARD OF HEALTH UPON COMPLIANCE WITH  
THE RULES AND REGULATIONS FOR ON-SITE  
SEWAGE MANAGEMENT SYSTEMS.

BUILDING SETBACKS  
FRONT- 50 FEET  
SIDE- 12 FEET  
REAR- 40 FEET

LOCAL BENCHMARK USED  
BM190439-1  
N- 1420363.6280  
E- 2129878.1361  
ELEV- 954.08

GRAPHIC SCALE



\* AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 58-86(3) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3') FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

1/2" RR (F)  
2" OTP

LEGEND

---	IRON PVI SET
---	REINFORCING ROD
---	OPEN TOP PIPE
---	CRIMP TOP PIPE
---	CONCRETE MONUMENT
(F)	FOUND
(D)	DISTURBED
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
LLL	LAND LCT LINE
R/W	RIGHT-OF-WAY
-W-	WATER MAIN
B L	BUILDING LINE
-EP-	EDGE OF PAVEMENT
-SS-	SANITARY SEWER
P L	PROPERTY LINE
-CL-	CENTERLINE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
PP	POWER POLE
GW	GUY WIRE
FH	FIRE HYDRANT
WM	WATER METER
GV	GATE VALVE
EL	ELEVATION
D E	DRAINAGE EASEMENT
B M	BENCH MARK

BASED ON THE 35 MPH POSTED SPEED LIMIT THE PROPOSED DRIVEWAY LOCATION MEETS THE MINIMUM REQUIREMENTS FOR INTERSECTION AND STOPPING SIGHT DISTANCE.

N/F  
MELDRUM

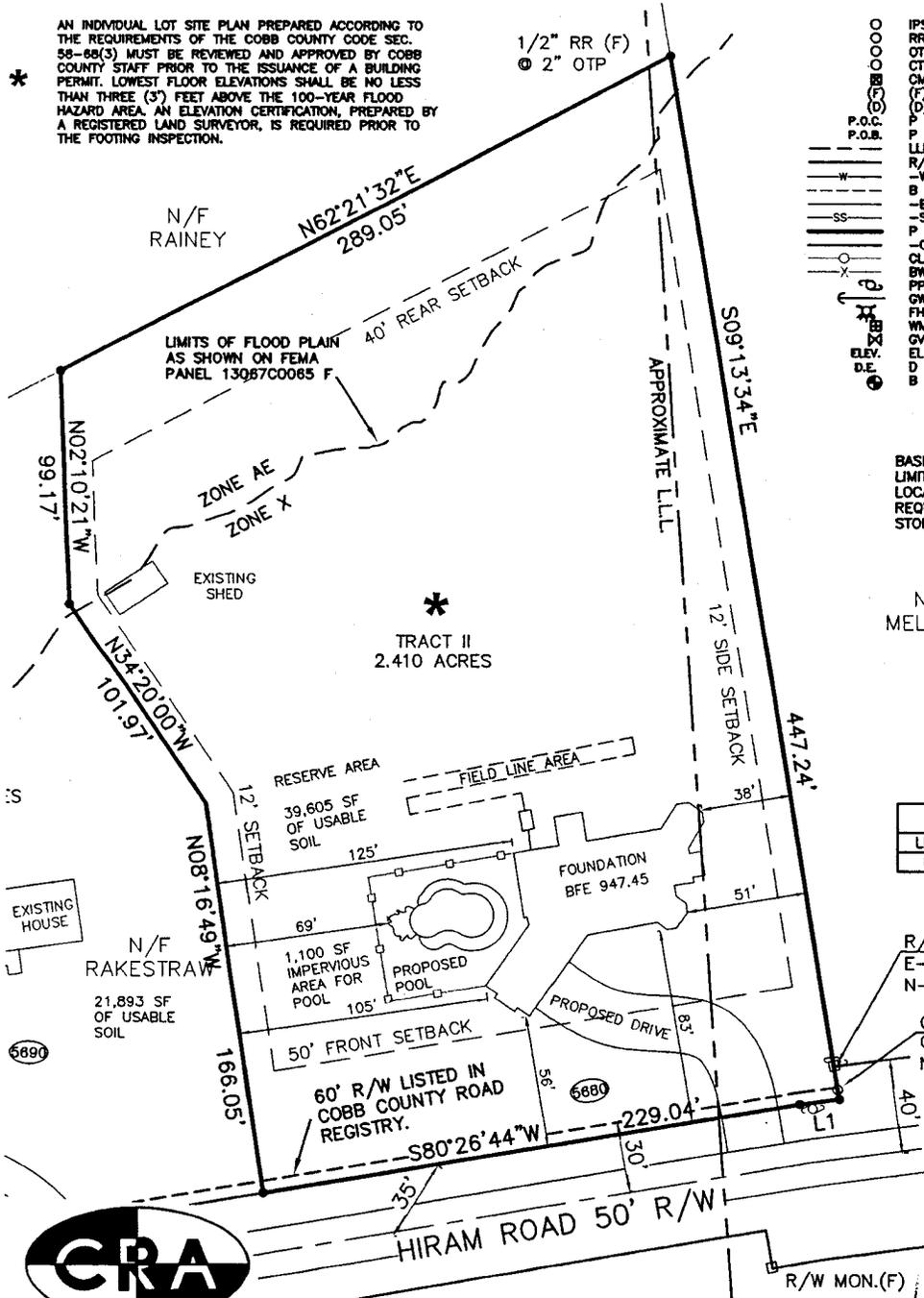
A 10' NO ACCESS EASEMENT WILL BE RESERVED ALONG HIRAM ROAD EXCEPT A SECTION TO INSTALL ONE DRIVE ENTERING TRACT II.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.87	S82°19'09"W

R/W MON.(F)  
E- 0.09'  
N- 14.26'

CTP (F)  
ON LINE  
N- 4.05'

CURRENT ZONING R-30



**CARLTON RAKESTRAW & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
2203 MARIETTA HWY DALLAS, GEORGIA 30157  
PHONE: 770-443-2200 FAX: 770-443-2300

SITE PLAN FOR  
**CHARLES T. RAKESTRAW**

PROJECT NO. 08-031 DRAWN BY: W.C.R.3  
PLOT FILE # POOL PLAN APPROVED BY: W.C.R.  
DATE: 10-22-08

LOCATED IN LAND LOT(S)-523 & 524  
10TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

**APPLICANT:** Charles T. Rakestraw                      **PETITION NO.:** V-1  
**PHONE:** 770-943-4609                                      **DATE OF HEARING:** 01-14-09  
**REPRESENTATIVE:** same                                      **PRESENT ZONING:** R-30  
**PHONE:** 770-313-7545                                      **LAND LOT(S):** 523, 524  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 19  
Hiram Road, east of Moon Road                              **SIZE OF TRACT:** 2.4 acres  
(5680 Hiram Road).                                              **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Allow an accessory structure (proposed swimming pool) to the side of the primary structure.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts anticipated.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** Sewer not available to property.

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

**BOARD OF APPEALS DECISION**

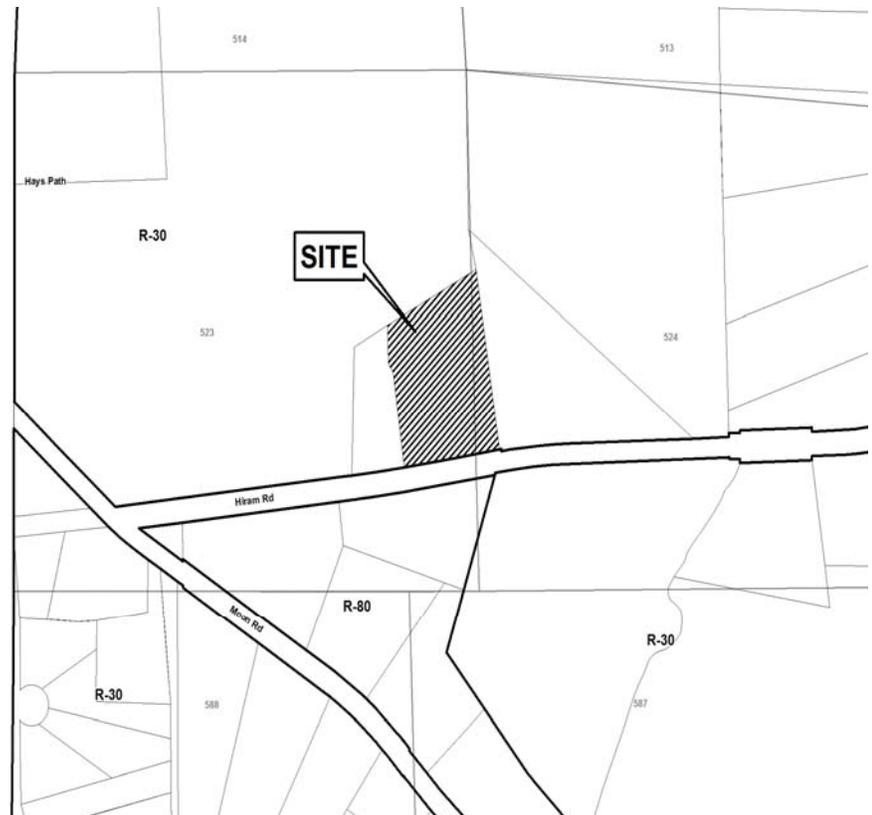
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

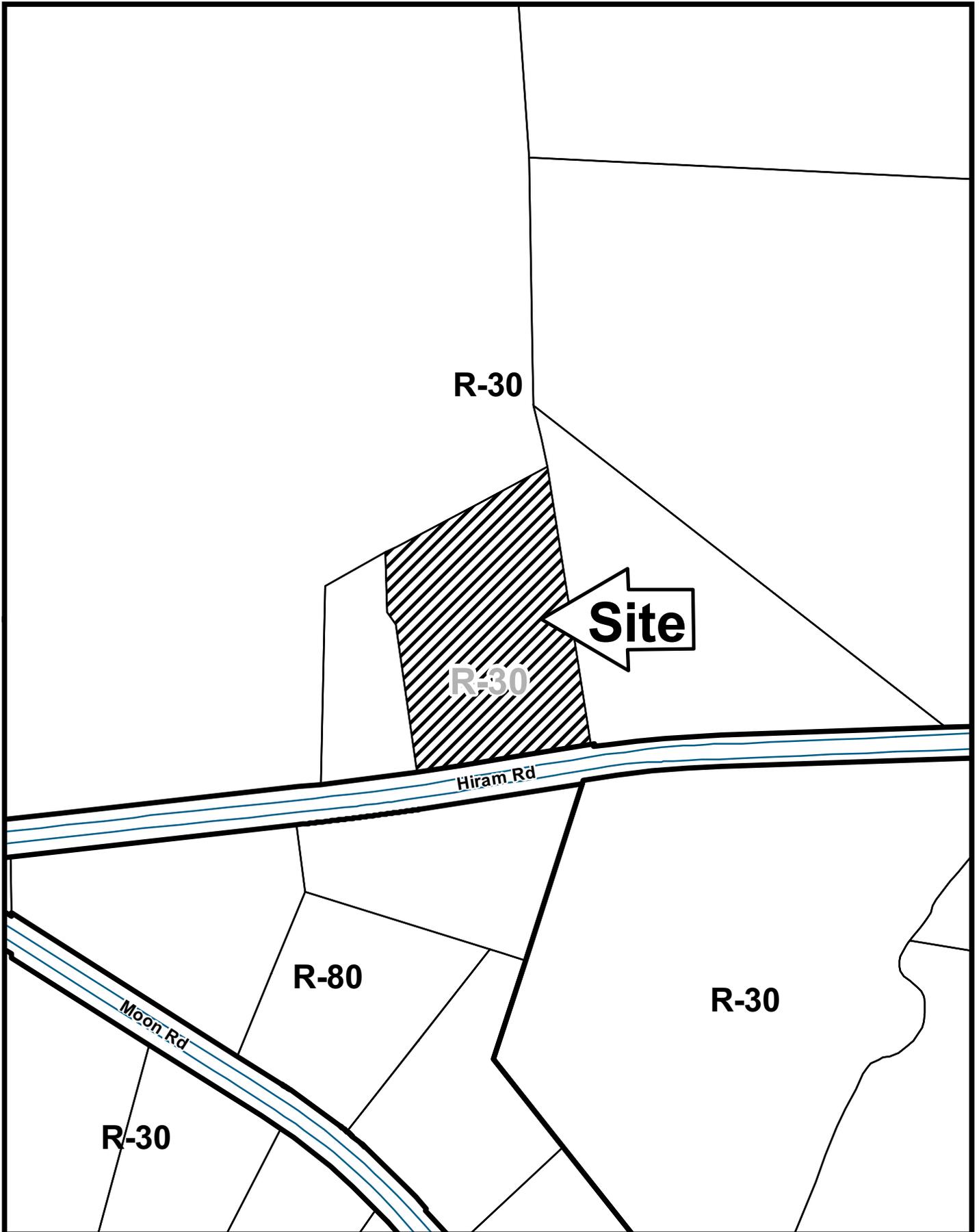
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

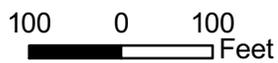
\_\_\_\_\_  
 \_\_\_\_\_



# V-1



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



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. 1

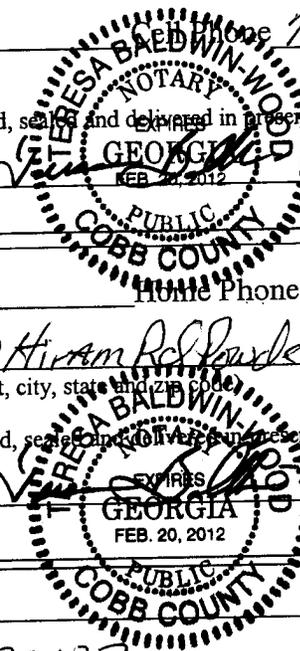
Hearing Date: 1-14-09

Applicant CHARLES RAKESTRAW Business Phone \_\_\_\_\_ Home Phone 770-943-4609  
Address 5680 Hiram Rd Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Charles Rakestraw Business Phone \_\_\_\_\_ Home Phone 770-313-7545  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2/20/2012



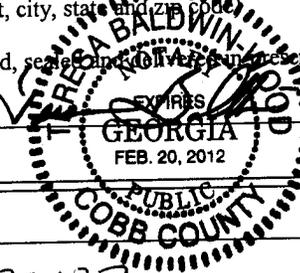
Theresa Baldwin-Wood  
Notary Public

Titleholder CHARLES RAKESTRAW Business Phone \_\_\_\_\_ Home Phone 770-943-4609

Signature Charles Rakestraw Address: 5680 Hiram Rd Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 2/20/2012



Theresa Baldwin-Wood  
Notary Public

Present Zoning of Property R30

Location 5680 Hiram Rd Powder Springs, GA 30127  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 523 District 19 Size of Tract 2.4 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 2.4 ACRES Shape of Property SQUARE Topography of Property Sloping Other \_\_\_\_\_

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.

septic line behind house NO ROOM FOR POOL, ALSO wife has had knee surgery and can not climb stairs,

List type of variance requested: POOL VARIANCE

ALLOW AN ACCESSORY STRUCTURE (PROPOSED SWIMMING POOL) TO THE SIDE OF THE PRIMARY STRUCTURE