

V-99
(2023)

JOB NO. 2023-0056
DRAWING
DATE: 7/7/23
SHEET 1/1

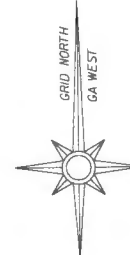


RECEIVED
JUL 17 2023
COBB COUNTY ZONING

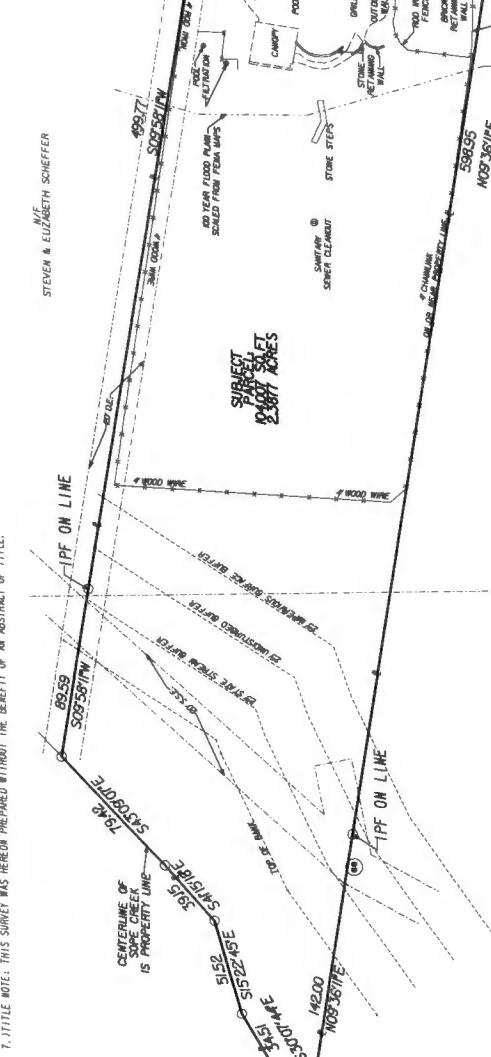
ZONING
INFORMATION PROVIDED BY COBB COUNTY G. I. S.
CURRENT ZONING: R20
SETBACKS:
FRONT: 40'
SIDE: 5 YARDS, 85' OR 35'
REAR: 40'

REFERENCES:
PLAT BOOKS:
PB 79 PG 17
DEED BOOKS:
DB 13005 PG 669

- SURVEYOR'S NOTES:**
1. PLAT IS BASED ON STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY HAD 83 & ANWB ESTABLISHED BY NETWORK RTK OBSERVATIONS. GROUND DISTANCES ARE SHOWN.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,872 FEET WITH AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED BY THE COMPASS RULE. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS AN RIO TRIMBLE GPS UNIT AND A 5" SPECTRA FOCUS 50 ROBOTTIC TOTAL STATION.
 4. FIELD WORK COMPLETED JUNE 30TH, 2023. SURVEY PLAT COMPLETED JULY 7TH, 2023.
 5. STREAM BUFFER NOTE:
THE STREAM THROUGH THIS PLATED PROPERTY IS POTENTIALLY CONSIDERED AS "STATE WATERS" BY COBB COUNTY STORM WATER MANAGEMENT AND IS SHOWN AS SUCH ON COBB COUNTY WATER SYSTEM'S STREAM BUFFER MAP PANEL NUMBER 18 DATED AUGUST 1ST, 2018.
 6. "STATE WATERS" MEANS ANY AND ALL RIVERS, STREAMS, CREEKS, BRANCHES, LAKES, RESERVOIRS, PONDS, DRAINAGE CANALS, SWALES, WELLS, AND OTHER BODIES OF SURFACE WATER, NATURAL AND ARTIFICIAL, LYING WITH OR FORMING A PART OF THE BOUNDARIES OF THE STATE WHICH ARE NOT ENTIRELY CONFIRMED AND RETAINED COMPLETELY UPON THE PROPERTY OF A SINGLE INDIVIDUAL, PARTNERSHIP, OR CORPORATION, EXCEPT AS MAY BE DEFINED IN 12-7-17(B) (O.C.G.A. 12-7-31(6)).
 7. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE MAP #13067002PW DATED NOVEMBER 8TH, 2012 AND 130670013J DATED MARCH 14TH, 2015.
 8. TITLE NOTE: THIS SURVEY WAS HEREBY PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



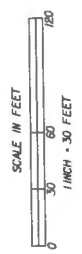
GRID NORTH
GA WEST



SURVEYOR'S CERTIFICATION:
This plat is a recitation of an existing parcel of land and does not subdivide the 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 stored herein. RECORDING THIS PLAT DOES NOT IMPLY APPROVAL OR REGISTRATION OF PRESENT OR FUTURE USE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. section 16-6-37.

Robert Paul
Robert Paul
GA Registered Land Surveyor No. 3425

JULY 7, 2023
Date:



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND**
- CONCRETE
 - DEED BOOK
 - GAS METER
 - IPF
 - IPF ON LINE
 - LINE MIDPOINT
 - TV & INTERNET PEDESTAL
 - SMITARY SINKER MANHOLE
 - ELECTRIC BOX OR METER
 - FENCE LINE
 - CONCRETE
 - DEED BOOK
 - PG PAGE
 - PLAT BOOK
 - IPF IRON PIPE FOUND
 - IPF IRON PIPE SET
 - IPF IRON PIPE SET
 - IPF RIGHT-OF-WAY
 - IPF PROPERTY LINE
 - IPF EASEMENT
 - IPF DRAINAGE EASEMENT
 - CAP CORRUGATED METAL PIPE
 - L.L. LAND LOT

ORIGINAL FILE TITLE: 002

REVISIONS	DATE	BY
1		
2		
3		
4		
5		

LOCATED IN ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1192 AND 1237 OF THE 16TH DISTRICT COBB COUNTY GEORGIA BEING LOT 9 OF SENTINEL RIDGE SUBDIVISION SECTION 2 PER PLAT RECORDED IN PLAT BOOK 79, PAGE 17, COBB COUNTY RECORDS

PARCEL # 16119200160
189 SENTINEL PL SE
MARIETTA, GA 30067

PROJECT
BOUNDARY RETRACEMENT SURVEY FOR
JAMES CASE GEORGE, IV

U.S.F. NUMBER 004
1000 Pico Circle Drive
Marietta, GA 30064
Tel: (770) 596-1414

ROHEEN PAUL
LAND SURVEYS

APPLICANT: James Case George, IV

PETITION No.: V-99

PHONE: 678-371-1227

DATE OF HEARING: 10-11-2023

REPRESENTATIVE: James Case George, IV

PRESENT ZONING: R-20, R-80

PHONE: 678-371-1227

LAND LOT(S): 1192, 1257

TITLEHOLDER: James Case George, IV

DISTRICT: 16

PROPERTY LOCATION: On the south side of

SIZE OF TRACT: 2.39 acres

Sentinel Place

COMMISSION DISTRICT: 2

(189 Sentinel Place).

TYPE OF VARIANCE: Allow a fence to be more than eight (8') feet in height (up to 12' in height).

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

BOARD OF APPEALS DECISION

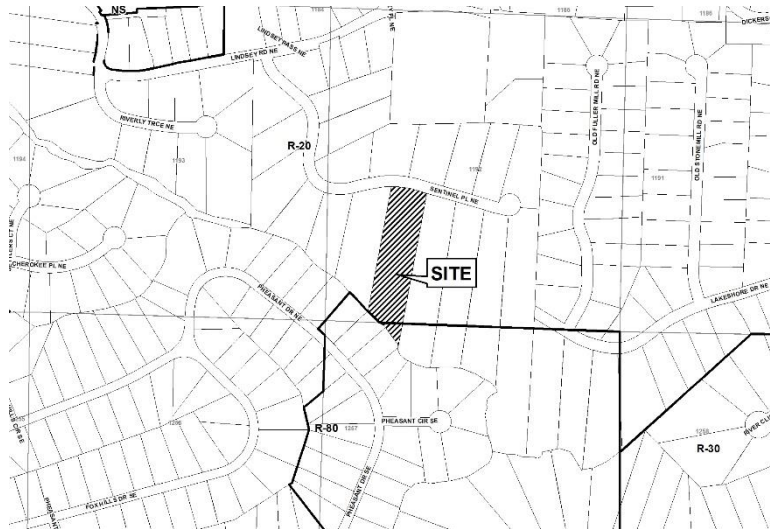
APPROVED **MOTION BY**

REJECTED **SECONDED**

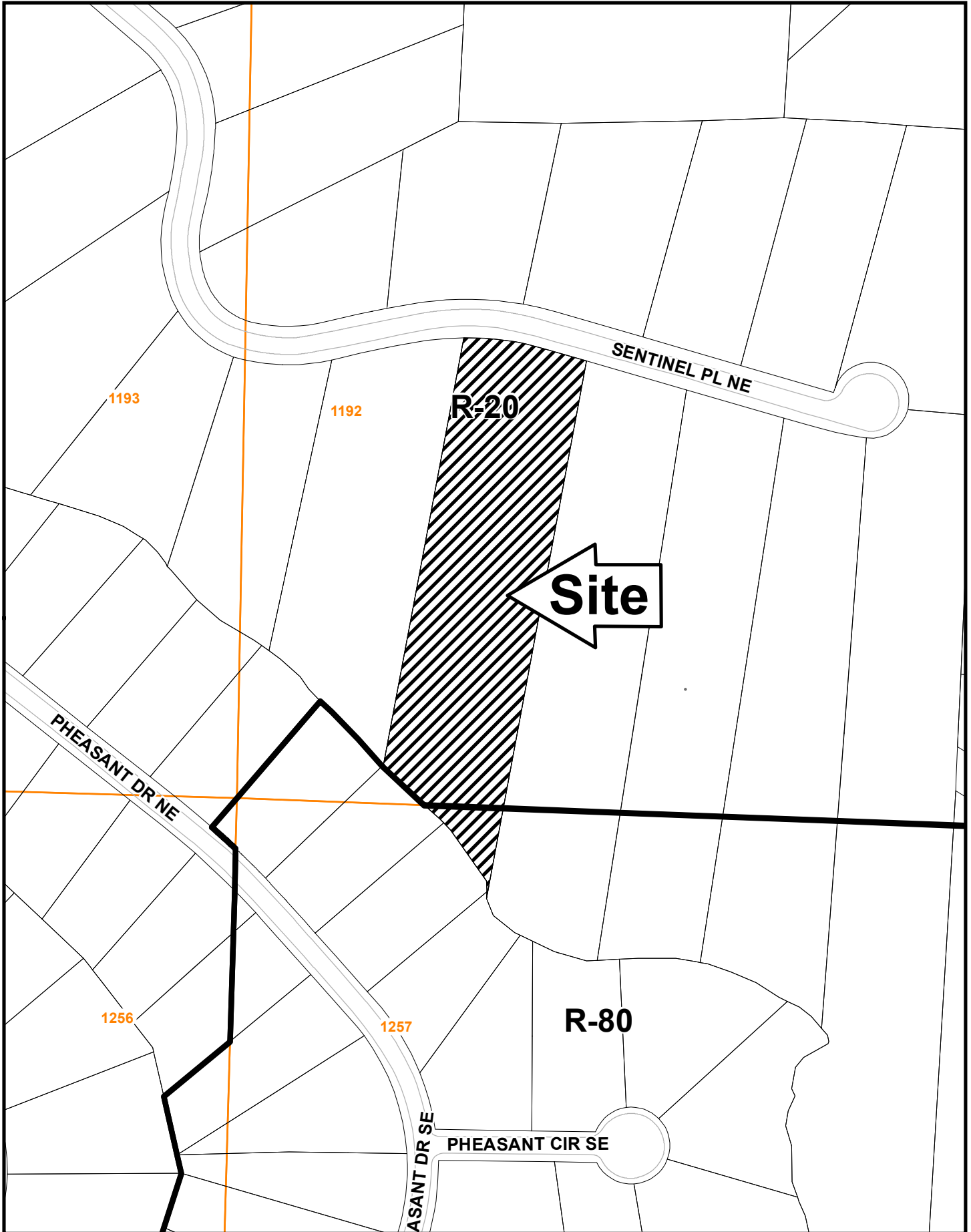
HELD **CARRIED**

STIPULATIONS:

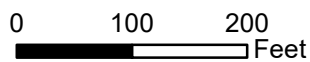
[Click here to add photo](#)





V-99 2023 GIS



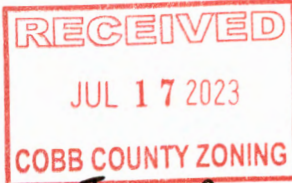
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

Application for Variance

Cobb County



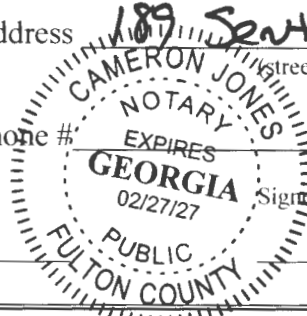
(type or print clearly)

Application No. V-99
Hearing Date: 10-11-2023

Applicant James Case George IV Phone # 678-371-1227 E-mail CASE.george IV @GMAIL

JAMES CASE GEORGE, IV Address 189 Sentinel Pl., Marietta, GA 3006
(representative's name, printed) (street, city, state and zip code)

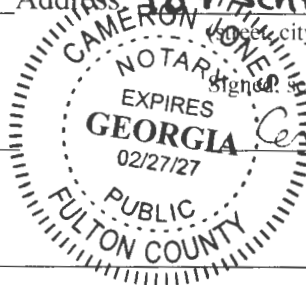
[Signature] Phone # _____ E-mail _____
(representative's signature)



My commission expires: 02/27/27 Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder JAMES C. GEORGE Phone # 678-371-1227 E-mail CASE.BERGE IV @GMAIL

Signature [Signature] Address 189 Sentinel Pl
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 02/27/27 Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R-20

Location 189 Sentinel Pl.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1192 District 16 Size of Tract 2.3877 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 2.3877 Acres Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

How many stories is the proposed building? NA How many square feet? NA

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.

Due to the contour of the property it requires a taller fence to provide privacy

List type of variance requested: Fence height