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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2020-12**

**LEGISTAR: 20200156**

**LANDOWNERS: Richard and Mary Ashely Jantzen  
90 Stewart Avenue NW  
Marietta, Ga 30064**

**APPLICANT: Same as above**

**AGENT: N/A**

**PROPERTY ADDRESS: 90 Stewart Avenue  
Marietta, Ga 30064**

**PARCEL DESCRIPTION: 16114700080**

**AREA: ~ 0.418 COUNCIL WARD: 4A**

**EXISTING ZONING: R-4 (Single Family Residential – 4 units/acre)**

**REQUEST: R-4 (Single Family Residential – 4.78 units/acre)**

**FUTURE LAND USE: MDR (Medium Density Residential)**

**REASON FOR REQUEST: The applicant is requesting a rezoning with an increase in density in order to subdivide the subject property and build a new single-family residence.**

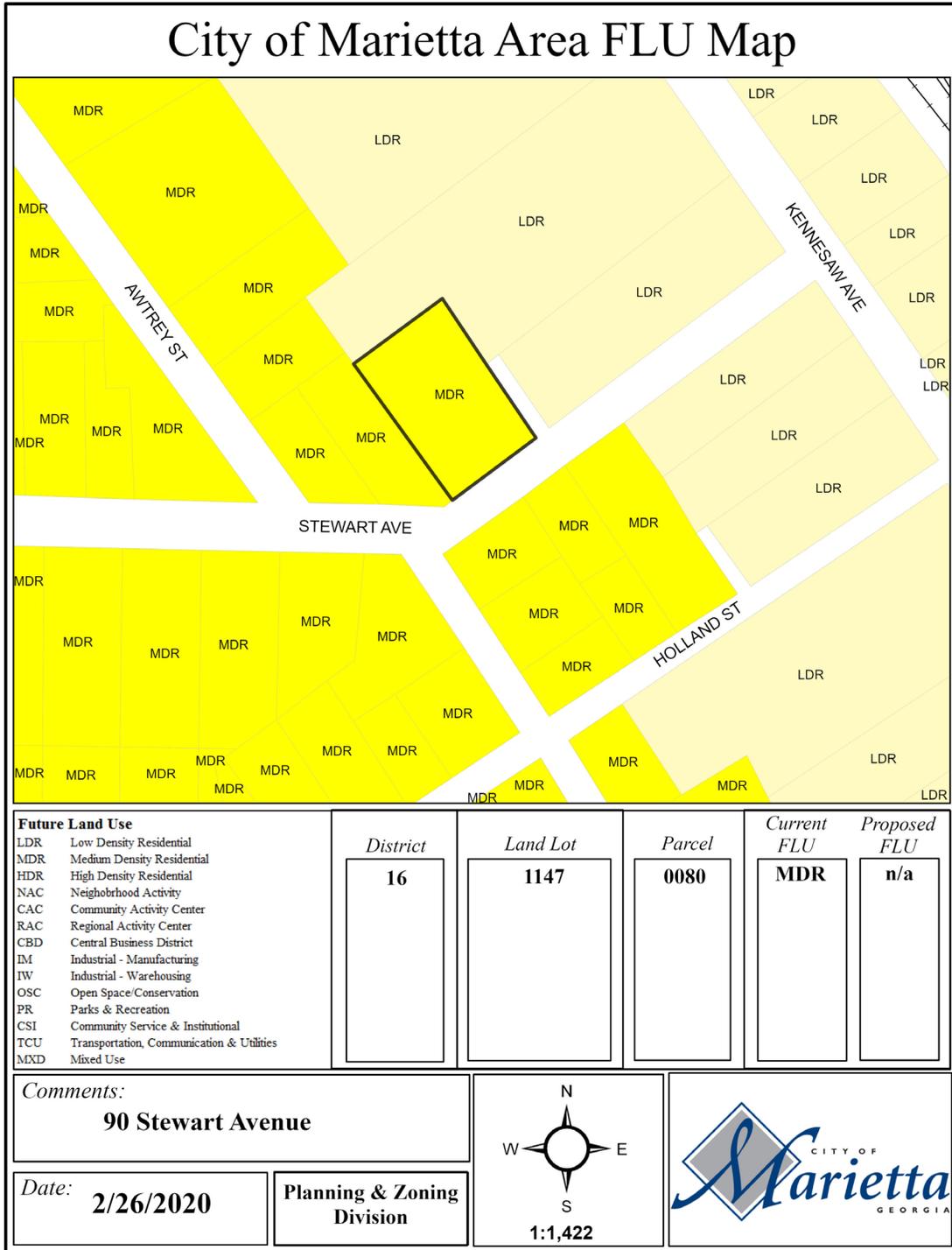
**PLANNING COMMISSION HEARING: Tuesday, May 5, 2020 – 6:00 pm CITY**

**COUNCIL HEARING: Wednesday, May 13, 2020 – 7:00 pm**

# MAP



## FLU MAP



**PICTURES OF PROPERTY**



**Proposed lot at 90 Stewart Avenue (tract 2)**



**Subject property at 90 Stewart Avenue (tract 2) with driveway at tract 1**

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## STAFF ANALYSIS

### *Location Compatibility*

The owners, Richard and Mary Ashely Jantzen, are requesting the rezoning of 90 Stewart Avenue from R-4 (Single Family Residential – 4 units/acre) to R-4 with an increase in density to 4.78 units per acre. Currently, there is one single-family home on the 0.418-acre lot along Stewart Avenue. The owners would like to subdivide the property into two lots and develop an additional single-family residence on the new adjacent parcel west of the subject property. The neighboring properties to the north, south, east, and west are all zoned residentially (R-4). Once subdivided, the new parcels would be 0.18 and 0.21 acres in area.

### *Use Potential and Impacts*

The surrounding area is one of Marietta's older single-family residential neighborhoods, many of which have smaller lots, so the addition of a new single-family home along Stewart Avenue would not be out of place. However, most of the existing lots were partitioned prior to zoning regulations, and relatively few new lots have been created recently that do not meet current requirements.

The applicants have proposed a site plan showing the subdivision of the existing lot into two lots – Tract 1 would be 9,363 square feet and Tract 2 would be 8,012 square feet – with both fronting Stewart Avenue. R-4 zoning limits density to no more than four (4) units per acre; so at least one-half (1/2) acre of land would be necessary to have two lots. As such, the following variance would be necessary to subdivide the property into two lots:

- Variance to increase the density from 4 units/acre to 4.78 units/acre for two lots on 0.418 acres. [*§708.04 (H)*]

According to the proposed site plan, both lots could meet most development standards, except for two issues. First, the existing house is currently nonconforming in regards to building setbacks, and would require variances. Second, neither lot meets the required lot width of 75 feet. As such, the following variances would be necessary:

- Variance to reduce the side setback along the northeast property line for an existing structure from 10' to 0' for Tract 1. [*§708.04 (H)*]
- Variance to reduce the front setback for an existing structure from 25' to 24' for Tract 1. [*§708.04 (H)*]
- Variance to reduce the lot width from 75' to 59' for Tract 1. [*§708.04 (H)*]
- Variance to reduce the lot width from 75' to 51' for Tract 2. [*§708.04 (H)*]

The City's Comprehensive Plan has designated the future land use for this property and the surrounding area as Medium Density Residential (MDR), which is to provide for residential areas with densities ranging from five (5) to eight (8) dwelling units per acre. It encourages single-family detached housing, clustered housing, and/or townhomes. Because the proposed density fits within this range, the proposed rezoning would be supported by the City's Comprehensive Plan.

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*Environmental Impacts*

There are no foreseeable environmental impacts that will arise with the further development of this property. This property is not directly impacted by wetlands, floodplains, or streams.

*Economic Functionality*

Currently, the property has one, 1,811 square foot single-family home on site. As it is surrounded by other single-family residences, this property is functional as zoned.

*Infrastructure*

The addition of one (1) new single-family home should not pose an adverse impact to available water, sewer, education or other public infrastructure in the area. This location has access to both water and sanitary sewer infrastructure. It should be noted that Stewart Avenue already has sidewalks fronting the properties. The city's sidewalk standard requires a 5-foot-wide sidewalk with a 2-foot grass strip. Although the existing sidewalk does not meet the minimum standards it is connected amongst its adjacent neighbors; therefore, the following variance shall be noted:

- Variance for the existing sidewalk to remain as is in lieu of improving it to a 5-foot-wide sidewalk with 2-foot landscape strip. [*§732.07 (C)*]

This development would potentially one (1) child to the servicing elementary school: Westside Elementary, which is currently above capacity.

*Overhead Electrical/Utilities*

All nearby power poles are on the opposite side of Stewart Avenue and would not impact the proposed new lot.

*History of Property*

There is no history of any variances, special land use permits or rezonings for the property at 90 Stewart Avenue.



## ANALYSIS & CONCLUSION

The owners, Richard and Mary Ashely Jantzen, are requesting the rezoning of 90 Stewart Avenue from R-4 to R-4 with an increase in density to 4.78 units per acre. Currently, there is one single-family home on the 0.418-acre lot along Stewart Avenue. The owners would like to subdivide the property into two lots and develop an additional single-family residence on the new adjacent parcel west of the subject property. The neighboring properties to the north, south, east, and west are all zoned residentially (R-4). Once subdivided, the new parcels would be 0.18 and 0.21 acres in area.

The surrounding area is one of Marietta’s older single-family residential neighborhoods, many of which have smaller lots, so the addition of a new single-family home along Stewart Avenue would not be out of place. The applicants have proposed a site plan showing the subdivision of the existing lot into two lots – Tract 1 would be 9,363 square feet and Tract 2 would be 8,012 square feet – with both fronting Stewart Avenue. R-4 zoning limits density to no more than four (4) units per acre; so at least one-half (1/2) acre of land would be necessary to have two lots. In addition, the proposed site plan would require variances for lot width and building setbacks for the existing structure. Should this rezoning request be approved, the following variances are necessary:

1. Variance to reduce the side setback for an existing structure from 10’ to 0’ for Tract 1 [§708.04 (H)]
2. Variance to reduce the front setback for an existing structure from 25’ to 0’ for Tract 1 [§710.14] & [§708.04 (H)]
3. Variance to reduce the lot width for a property zoned R-4 from 75’ to 59’ for Tract 1 [§708.04 (H)]
4. Variance to reduce the lot width for a property zoned R-4 from 75’ to 51’ for Tract 2 [§708.04 (H)]
5. Variance to increase the density from 4 units/acre to 4.78 units/acre for the construction of two homes on 0.418 acres. [§708.04 (H)]
6. Variance for the existing sidewalk to remain as is in lieu of improving it to a 5-foot-wide sidewalk with 2-foot landscape strip. [§732.07 (C)]

The City’s Comprehensive Plan has designated the future land use for this property and the surrounding area as Medium Density Residential (MDR), which is to provide for residential areas with densities ranging from five (5) to eight (8) dwelling units per acre. Because the proposed density fits within this range, the proposed rezoning would be supported by the City’s Comprehensive Plan.

Prepared by: *J. Durdelle*

Approved by: *Rusty Roth*



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## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6" in Stewart Ave
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

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### *CITY OF MARIETTA - WASTEWATER*

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Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	Approximately 50'
Size of the sewer line?	6" in Stewart
Capacity of the sewer line?	A.D.F. Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

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**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Ward Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

**Additional Comments:**

- Full site development plans required
- Require recorded access easement for shared driveway
- Stewart Ave to be repaved to Marietta DOT standards is sanitary sewer is extended

***TRANSPORTATION***

What is the road affected by the proposed change?	Stewart Ave
What is the classification of the road?	Local
What is the traffic count for the road?	1400
Estimated # of trips generated by the proposed development?	Daily NA
Estimated # of pass-by cars entering proposed development?	NA
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	Yes
If yes, what are they?	Traffic Calming TBD



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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Nearest city or county fire station from the development?	51 112 Haynes St.
Distance of the nearest station?	0.8 Miles
Most likely station for 1 <sup>st</sup> response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

#### Comments:

-Proposed new single-family dwelling would almost certainly be subject to fire sprinkler ordinance, depends on distances from the property lines and any adjacent structures. Marietta City Code 2-6-140.

### MARIETTA POWER - ELECTRICAL

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Does Marietta Power serve this site?      Yes   x                        No \_\_\_\_\_

If not, can this site be served?              Yes \_\_\_\_\_                      No \_\_\_\_\_

What special conditions would be involved in serving this site?

Additional comments:



**DATA APPENDIX CONTINUED**

***MARIETTA CITY SCHOOLS***

**Marietta City Schools Impact Assessment:**

Elementary School System Servicing Development:	<b>West Side Elementary</b>
Middle School Servicing Development:	<b>Marietta Middle School</b>
High School Servicing Development:	<b>Marietta High School</b>
Capacity at Elementary School:	<b>500</b>
Capacity at Middle School:	<b>1,350</b>
Capacity at Marietta Sixth Grade Academy:	<b>775</b>
Capacity at High School:	<b>2,150</b>
Current enrollment of Elementary School:	<b>560</b>
Current enrollment of Middle School:	<b>1,388</b>
Current enrollment of High School:	<b>2,419</b>
Number of students generated by present development:	<b>0</b>
Number of students projected from the proposed development:	<b>1</b>
New schools pending to serve this area:	<b>0</b>
<b><u>Comments:</u></b>	

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### APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-12 Registrar #: 20200156 PZ #: 20-61  
Planning Commission Hearing: 4-1-20 City Council Hearing: 4-6-20

Owner's Name Richard W. Jantzen, III / Mary Ashley Jantzen

EMAIL Address: rwjantzen@gmail.com / maryashley@gmail.com

Mailing Address 90 Stewart Ave NW Zip Code: 30064 Telephone Number 843-327-4543 / 770-303-5937

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: \_\_\_\_\_

EMAIL Address: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 90 Stewart Ave NW Marietta, GA 30064

Land Lot (s) 1147 District 16 Parcel 0080 Acreage .41 Ward 4A Future Land Use: MDR

Present Zoning Classification: R4 Proposed Zoning Classification: R4 w/ increase in density

**REQUIRED INFORMATION**

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

**Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
  - Acreage, bearing and distances, other dimensions, and location of the tract(s)
  - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
  - Detention/retention areas, and utility easements
  - Public or private street(s) - right of way and roadway widths, approximate grades
  - Location and size of parking area with proposed ingress and egress
  - Specific types and dimensions of protective measures, such as buffers
  - Landscaping
  - Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

[Signature]  
Signature of Owner

[Signature]  
Signature of Applicant

Richard W. Jantzen, III Mary Ashley Jantzen  
Print Name

Richard W. Jantzen, III Mary Ashley Jantzen  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]  
Signature

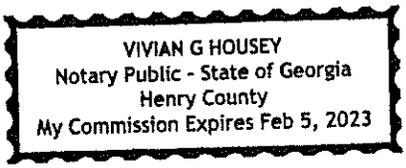
Richard W. Jantzen, III Mary Ashley Jantzen  
Please Print

90 Stewart Ave. NW Marietta, GA 30064  
Address

2/11/2020  
Date

Signed, sealed and delivered in the presence of:

[Signature] My Commission Expires: 02/05/2023



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

We, Mary Ashley and Richard Jantzen, are seeking approval to increase the density of our current "R4" lot located at 90 Stewart Ave NW Marietta, GA 30064. Existing acreage, supported by a survey completed by Gaskins Engineering, is 0.40 acres. Post an approved increase in density, we would like to split the existing lot into two separate tracts. The "Tract 1" lot will contain the existing residence (0.21 acres) and the "Tract 2" lot will be an empty lot (0.18 acres). Post a successful approval process, we anticipate selling "Tract 2" to a reputable local builder who has expressed interest in building new construction that will be cohesive with the numerous recent newly built and/or remodeled homes on similar size lots located on Stewart Ave., Awtrey St., and the surrounding area.

Best,

Handwritten signatures of Mary Ashley and Richard Jantzen. The signature on the left is 'Mary Ashley' and the signature on the right is 'Richard Jantzen'.

Mary Ashley & Richard Jantzen

90 Stewart Ave NW  
Marietta, GA 30064  
770-363-5937 / 843-327-4543  
[maryashley@gmail.com](mailto:maryashley@gmail.com) / [rwjantzen@gmail.com](mailto:rwjantzen@gmail.com)

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: April 17, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, May 5<sup>th</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, May 13<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-12 [REZONING] RICHARD W. JANTZEN, III & MARY ASHLEY JANTZEN** are requesting the rezoning of 0.4 acres located in Land Lot 1147, District 16, Parcel 0080 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 90 Stewart Avenue from R-4 (Single Family Residential – 4 units/acre) to R-4 (Single Family Residential – 4 units/acre) with an increase in density. Ward 4A.

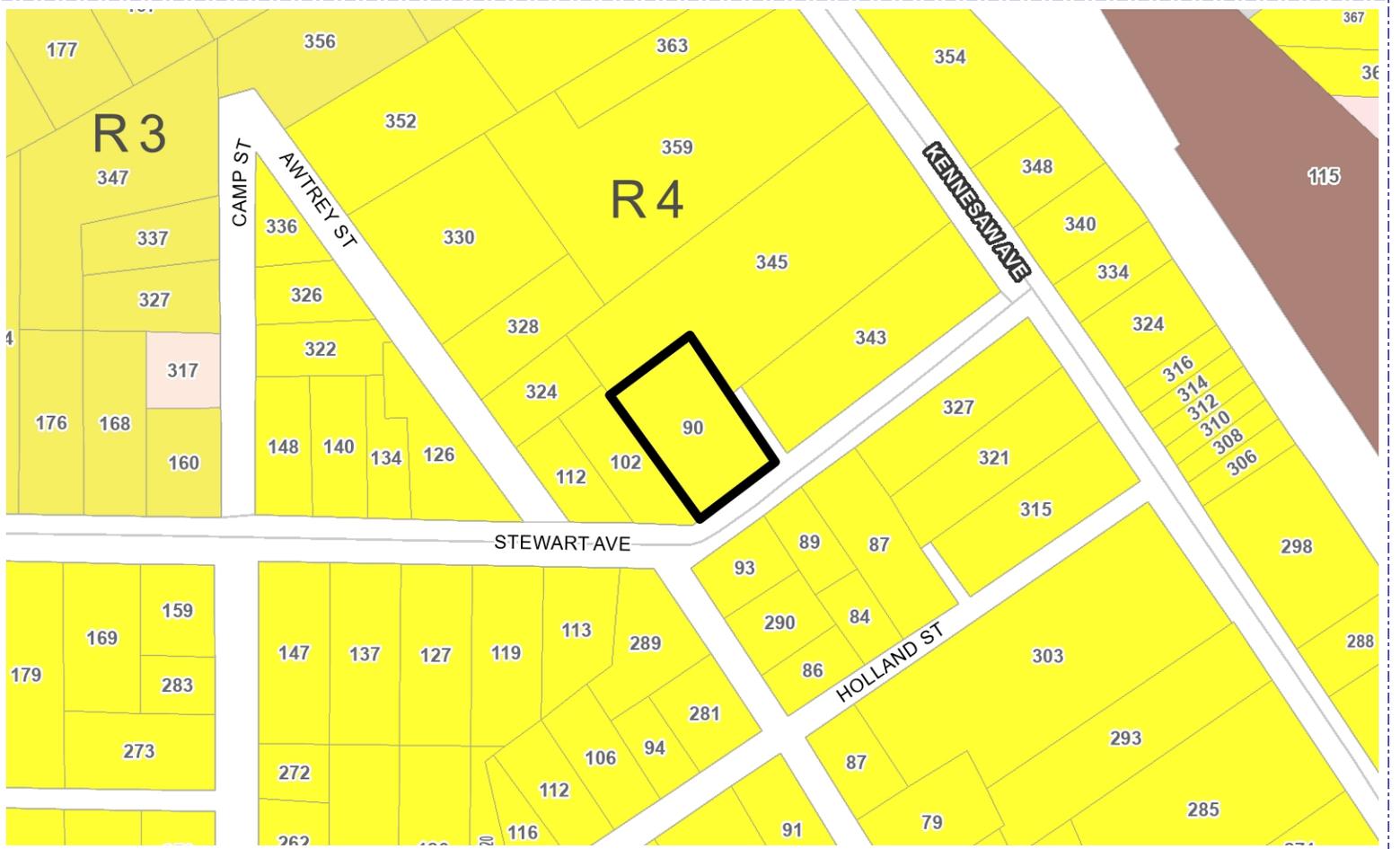
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

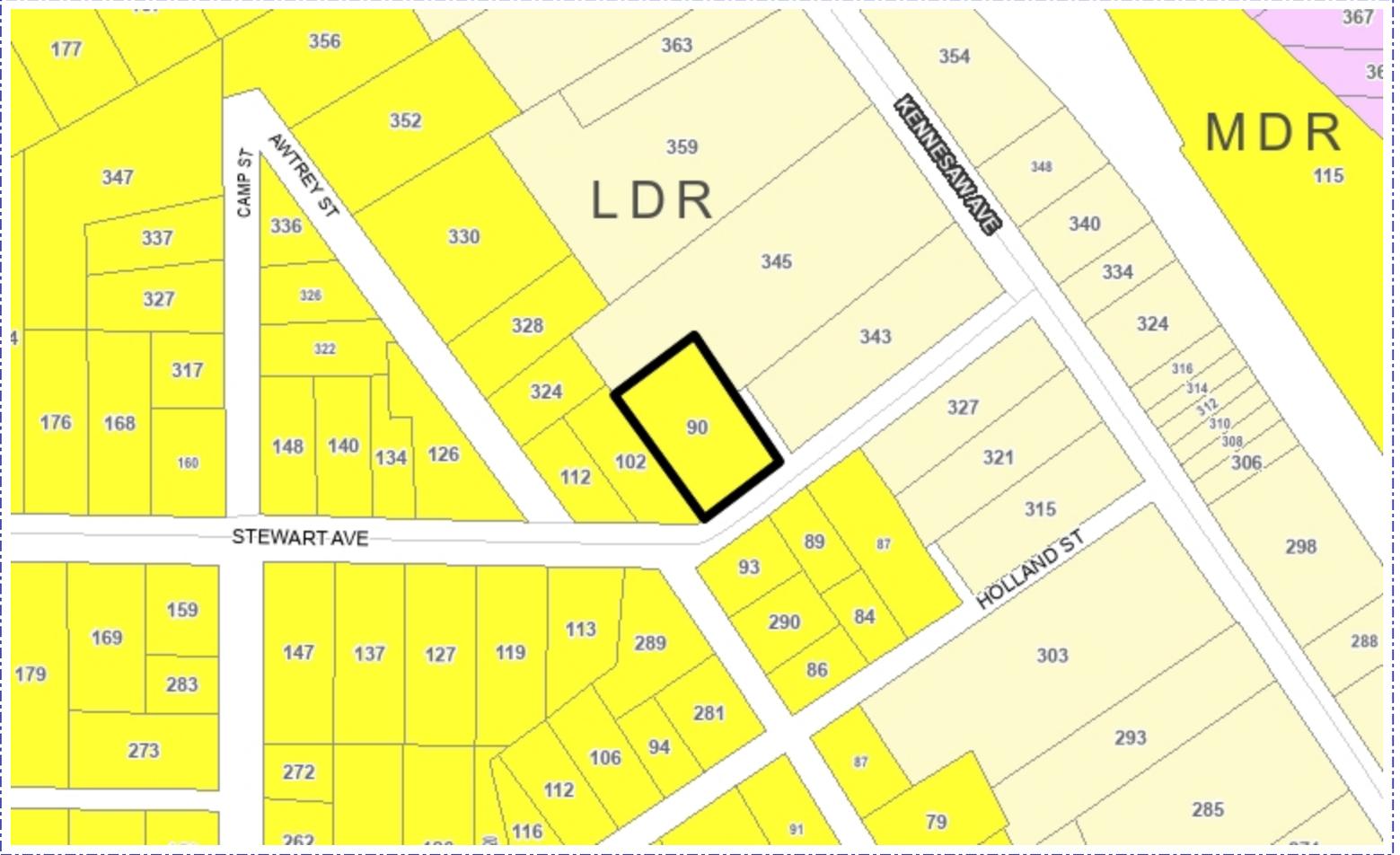
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
90 STEWART AVE	16114700080	0.418	4A	R4	MDR

Property Owner:	Richard W. Jantzen, III & Mary Ashley Jantzen		<b>Zoning Symbols</b> 
Applicant:			
Proposed Zoning:	R4 to R4 w/increase in density		
Agent:			
Proposed Use:			
Planning Commission Date:	05/05/2020		
City Council Hearing Date:	05/13/2020	Case Number: Z2020-12	
<b>City of Marietta Planning &amp; Zoning</b>			



Address	Parcel Number	Acreage	Ward	Zoning	FLU
90 STEWART AVE	16114700080	0.418	4A	R4	MDR

Planning Commission Hearing Date: 05/05/2020 City Council Hearing Date: 05/13/2020 Future Land Use: MDR Case Number: Comments:
<b>City of Marietta Planning &amp; Zoning</b>

Future Land Use Symbols	
	Railroads
	City Limits
	Cobb County Pockets
	RAC - Regional Activity Center
	CAC - Community Activity Center
	NAC - Neighborhood Activity Center
	CBD - Central Business District
	MXD - Mixed Use Development
	CSI - Community Service and Institutional
	HDR - High Density Residential
	MDR - Medium Density Residential
	LDR - Low Density Residential
	OSC - Open Space / Conservation
	PR - Parks / Recreation
	IW - Industrial Warehousing
	IM - Industrial Manufacturing
	TCU - Transportation and Utilities



Address	Parcel Number	Acreage	Ward	Zoning	FLU
90 STEWART AVE	16114700080	0.418	4A	R4	MDR

Property Owner:	Richard W. Jantzen, III & Mary Ashley Jantzen
Applicant:	
City Council Hearing Date:	05/05/2020
Planning Commission Hearing Date:	05/13/2020
BZA Hearing Date:	Case Number: Z2020-12
Comments:	
City of Marietta Planning & Zoning	

**Legend**

-  Railroads
-  City Limits
-  Cobb County Pockets

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

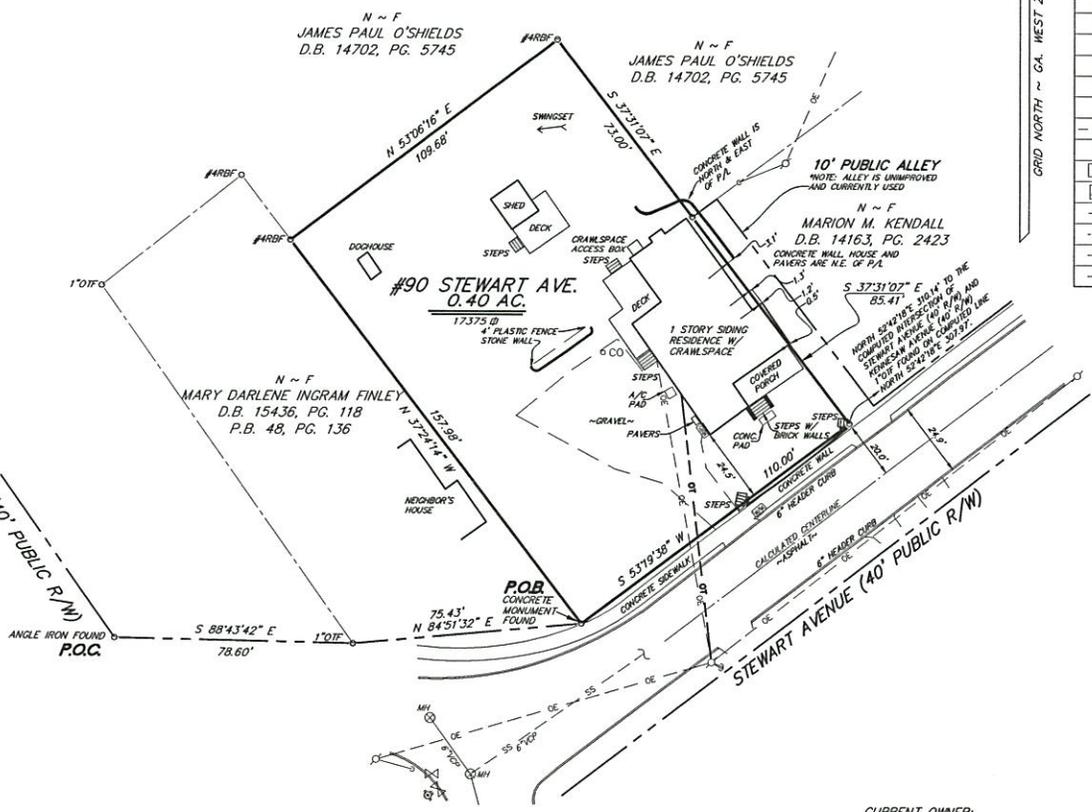


3-29-18 DATE

Existing

FOR RECORDING INFORMATION  
CLERK OF COURT

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



GPS NOTES:  
 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.  
 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHAMPION TKO RECEIVER WITH A SCEPTER 2 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, THUS DEEMING 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 # 130226, MAP NUMBER # 13067 C 0108 J DATED MARCH 4, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/161,670; ANGULAR ERROR: 13" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/267,767. MATTERS OF TITLE ARE EXCEPTED.

CURRENT OWNER:  
CHRISTY CHRISTESEN  
D.B. 15189, PG. 2589



REVISIONS

**Gaskins**  
 ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT

Marietta Office  
 1266 Powder Springs Rd  
 Marietta, GA 30064  
 Phone: (770) 424-7168  
 LSF# 789  
 www.gaskinsurvey.com

Canton Office  
 147 Reinhardt College Pkwy  
 Ste. 8 Canton, GA 30114  
 Phone: (770) 479-9698

FIELD DATE: 2-22-18  
 OFFICE DATE: 2-28-18  
 SCALE: 1"=30'

DRAWN BY: MAN  
 CHECKED BY: DCO  
 FILE: S:/BND/COBB/16/...

BOUNDARY RETRACEMENT SURVEY FOR:  
**CHRISTY CHRISTESEN**  
 #90 STEWART AVENUE

LOCATED IN L.L. 1147  
 16th DISTRICT, 2nd SECTION  
 CITY OF MARIETTA  
 COBB COUNTY, GA.

# PROPOSED

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.



FOR REVIEW 3-29-18  
DATE

### EXCEPTION NOTES

- THE PURPOSE OF THIS PLAT IS TO SPLIT #90 STEWART AVENUE INTO 2 SEPARATE TRACTS.
  - EXISTING PARCEL INFORMATION: 90 STEWART AVENUE MARIETTA, GA 30064 TAX ID #16-11470-0080
  - EXISTING ZONING: R-4  
SETBACKS:  
FRONT (LOCAL) - 25 FT  
SIDE (MINOR) - 10 FT  
SIDE (MAJOR) - 25 FT  
REAR - 30 FT  
MIN. LOT SIZE: 7,500 SQ FT  
MIN. LOT WIDTH: 75 FT
- "THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF MARIETTA, INCLUDING ANY EASEMENT, RIGHT-OF-WAY OR OTHER INTEREST IN THE REAL PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST IN SAID PROPERTY."



LOCATION MAP 1" = 2000'

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED LAND SURVEYOR CHRISTOPHER A. EVANS - #2784 DATE

THE UNDERSIGNED, AS PUBLIC WORKS DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

PUBLIC WORKS DIRECTOR CITY OF MARIETTA DATE

THE UNDERSIGNED, AS DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES DATE CITY OF MARIETTA

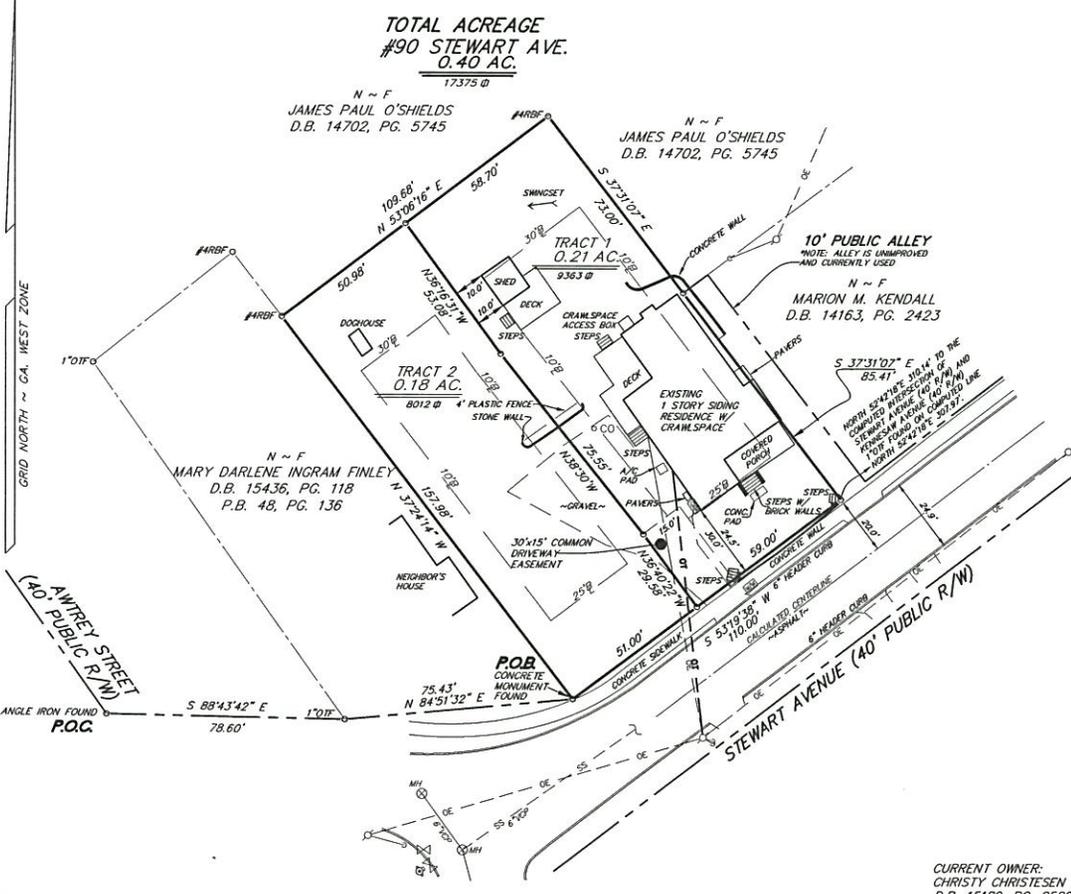
OWNER'S SIGNATURE DATE

### VARIANCES REQUIRED FOR PROPERTY TO BE SPLIT.

- TRACT 1**
- FRONT AND SIDE SETBACK TO ALLOW FOR EXISTING HOUSE AS SHOWN.
  - MINIMUM LOT WIDTH TO 59.00 FEET AS SHOWN.
- TRACT 2**
- MINIMUM LOT WIDTH TO 51.00 FEET AS SHOWN.
  - MAY REQUEST FOR SIDE SETBACK VARIANCE TO 5 FEET ALONG INTERIOR PROPERTY LINE WITH TRACT 1. (THIS IS OPTIONAL.)



LEGEND	
⊗	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RB - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
○	J.B. - JUNCTION BOX
□	D.I. - DROP INLET / YARD INLET
□	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○	C.O. SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
---	OE - OVERHEAD POWER LINES
---	HW - HEADWALL
⊗	P.B.X. - POWERBOX
1234	STREET ADDRESS
---	W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE



**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 CHAMPION T20 RECEIVER WITH A SCEPTER 2 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 URS 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 DEEMING THEM UNDERTERMINED 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 # 130226, MAP NUMBER # 13067 C 0108 J DATED MARCH 4, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/161,670; ANGULAR ERROR: 13" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/267,767; MATTERS OF TITLE ARE EXCEPTED.

**OWNER INFO:**  
CHRISTY CHRISTESEN  
90 STEWART AVENUE  
MARIETTA, GA 30064  
PHONE NUMBER 770-883-1990

CURRENT OWNER:  
CHRISTY CHRISTESEN  
D.B. 15189, PG. 2589

REVISIONS

**Gaskins**  
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT

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Ste. 8 Canton, GA 30114  
Phone: (770) 479-9698

LSPI 789  
www.gcsurvey.com

FIELD DATE: 2-22-18	DRAWN BY: MAN
OFFICE DATE: 2-28-18	CHECKED BY: DCO
SCALE: 1"=30'	FILE: S:/BND/COBB/16/...

EXEMPTION PLAT FOR:  
**CHRISTY CHRISTESEN**  
#90 STEWART AVENUE

LOCATED IN L.L. 1147  
16th DISTRICT, 2nd SECTION  
CITY OF MARIETTA  
COBB COUNTY, GA.