

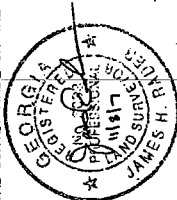
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.
5. ALL IPF & IPS ARE 1/4" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

PLAT REFERENCES

1. SUBDIVISION PLAT FOR HAMLET GREENE, UNIT 1 PREPARED BY J.J. DUENAS DATED SEPTEMBER 28, 1971.

V-15

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



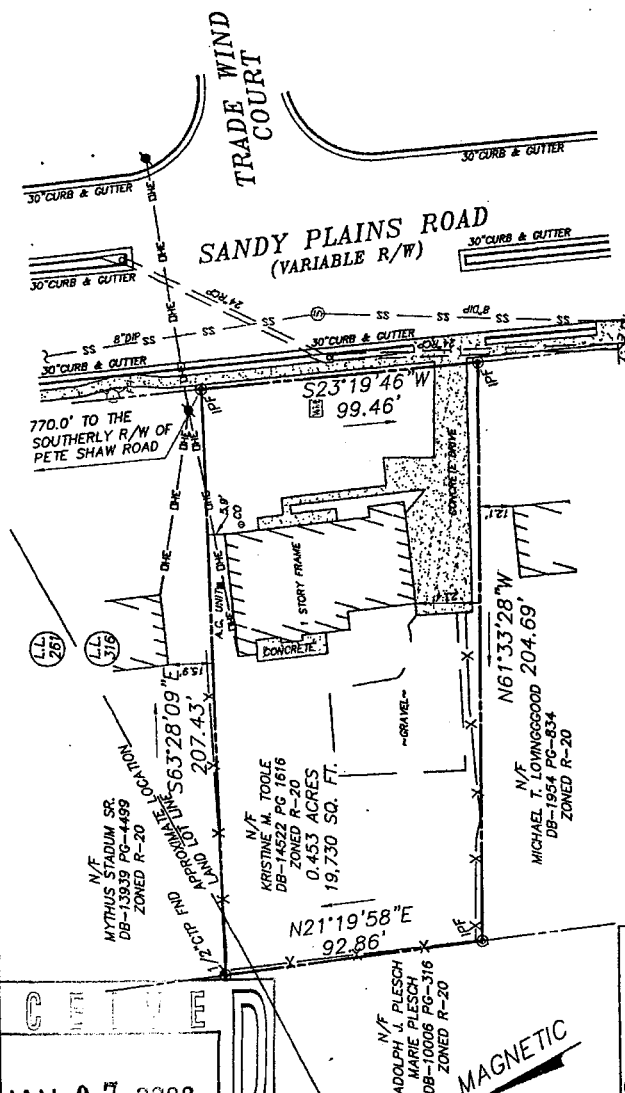
JAMES H RADER GEORGIA RLS# 3033

BOUNDARY SURVEY FOR:

TOTALLY DEPENDABLE CONTRACTING	LAND LOTS 261 & 316	LOT B, UNIT 1	3985 SANDY PLAINS RD MARIETTA, GA 30068	PROJECT NO. 20071108
	DISTRICT 16 SECTION 2 COBB COUNTY	HAWLET GREENE		
SCALE 1" = 40'	DATE 11/08/07			

ANDPRO

SURVEYING AND MAPPING, INC
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.386.2170 PHONE
www.landprosurveying.com



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•SOCIETY

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

JAN 07 2008

N/F
ADOLPH J. PLESCH
MARIE PLESCH
DB-10006 PG-316
ZONED R-20

MAGNETIC



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LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | PROPERTY CORNER | PROPERTY LINE | POWER POLE | POWER METER | POWER BOX | OVERHEAD POWER | UNDERGROUND POWER | GAS VALVE | GAS METER | SANITARY SEWER MANHOLE | SANITARY SEWER CLEAN OUT | SANITARY SEWER LINE | FIRE HYDRANT | WATER VALVE | WATER LINE | PEDESTAL TELEPHONE MANHOLE | UNDERGROUND TELEPHONE | TELEPHONE PEDestal | STORM DRAIN | JUNCTION BOX | DROP INLET | AREA INLET | STORM DRAINAGE LINE | MONITORING WELL | TREE LINE | REFUGARY |

APPLICANT: Don Hagemeister **PETITION NO.:** V-15
PHONE: 770-509-7498 **DATE OF HEARING:** 03-12-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 261, 316
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 16
Sandy Plains Road, south of Pete Shaw Road **SIZE OF TRACT:** .453 acre
(3885 Sandy Plains Road). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 19,730 square feet to allow applicant to apply for rezoning to OI.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If project is rezoned to OI, a site plan must be submitted for review and approval to obtain a land disturbance permit. There are specimen trees on the site which must be accounted for in the site design.

STORMWATER MANAGEMENT: Conversion of this small residential parcel for commercial use must be subject to maximum impervious coverage of 35% and any additional required parking be constructed of pervious paving material.

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: Available.

SEWER: Available.

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

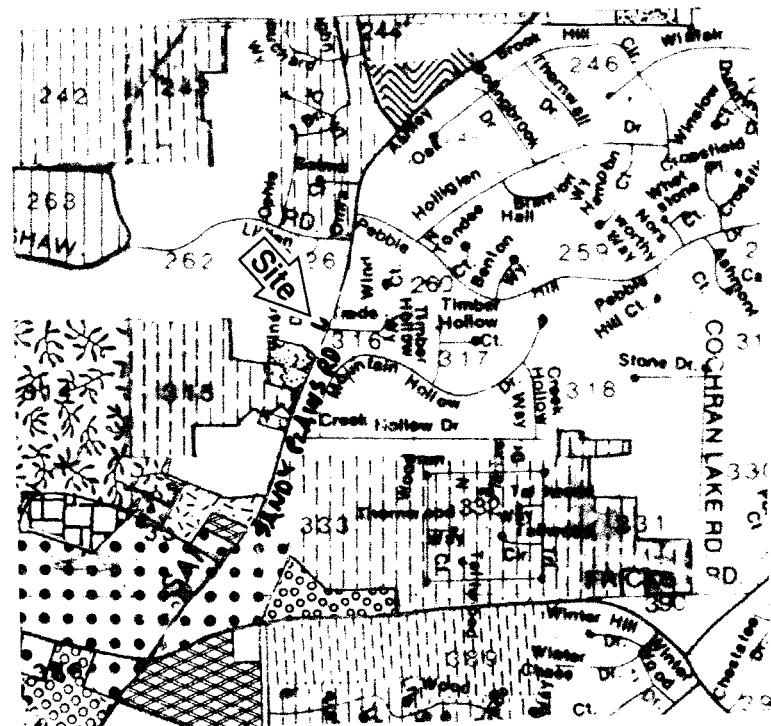
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Don Hagemeister

Petition Number: V-15

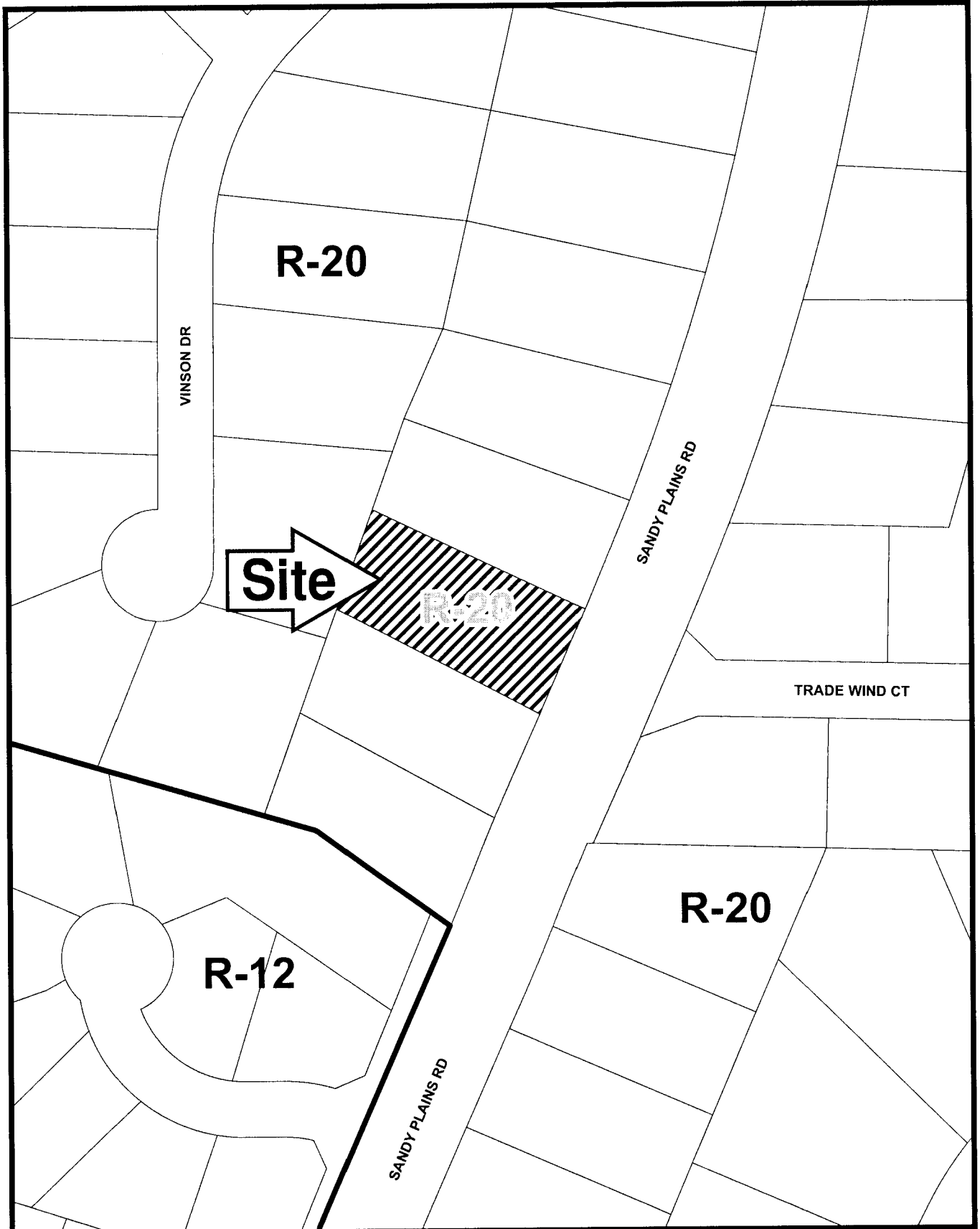
Date: 1.28.2008

Fire Marshal Comments

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

V-15



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

50 0 50
Feet



 Draft Parcel Boundary
 Approximate Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-15

Hearing Date: 3-12-08

Applicant DON HAGEMEISTER Business Phone 770-509-7498 Home Phone N/A

Don Hagemeister or Stacey Hyatt

Address 3885 Sandy Plains Road, Marietta, GA 30066

(representative's name, printed)

(street, city, state and zip code)

Business Phone 770-509-7498 Cell Phone 404-558-5364

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 11/17/09

7/26/10

Notary Public

Titleholder Don Hagemeister

Business Phone 770-509-7498

Home Phone 404-558-5364

Signature

Address: 4048 Omra Drive, Marietta, GA 30066

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 11/17/09

7/26/10

Notary Public

Present Zoning of Property R-20

Location 3885 Sandy Plains Road, Marietta, GA 30066

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 & 316 District 16 Size of Tract .453 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 1,596 SF Shape of Property rectangular Topography of Property level Other N/A

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.

The purpose of the variance is to allow the stated property's existing lot size of 19,730 SF to meet the provided minimum lot size requirement of 20,000 SF for the "O & I" (Office & Institution)

Commercial Zoning Classification.

List type of variance requested: Commercial

WAIVE THE LOT SIZE FROM REQUIRED
20,000 SQFT TO 19,730 SQFT TO ALLOW
APPLICANT TO FILE FOR REZONING TO

Revised: December 6, 2005