

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PINES), AT LEAST TWO TREES INCHES CALIPER PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE PLANTED IN THE FRONT YARD WITH A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

INDIVIDUAL SITE PLAN REQUIRED -
SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY ZONING ORDINANCES, THE LOT SHALL BE DEVELOPED WITH A MINIMUM OF TWO TREES PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE PLANTED IN THE FRONT YARD WITH A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

INDIVIDUAL SITE PLAN REQUIRED -
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN 10 FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN 2 FEET (2') ON SIDE SETBACKS (SEE COBB COUNTY CODE SEC. 3-26-55).

"THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____, WHICH HEREBY BECOMES A PART OF THIS PLAT," COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

PLAT FILED IN OFFICE _____ AT _____
RECORDED IN PLAT BOOK _____ PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT
CJW

THIS PLAT SUPERCEDES THE PLAT RECORDED ON DECEMBER 27, 2005, IN PLAT BOOK 243, PAGE 24 (CPN#2005-0228466) THE PURPOSE OF THIS REVISION IS TO CHANGE THE LOT LINES BETWEEN LOTS 3 & 4.
APPROVED BY COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

SURVEYORS ACKNOWLEDGEMENT
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND PRECISION REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.
David W. Shirley
No. 2670
3-27-07
Ga. R.L.S. # 2670

REVISION TO FINAL SUBDIVISION PLAT FOR:

LOTS 3 & 4 WALTON GLEN

LAND LOT 963

DISTRICT 16, SECTION 2

COBB COUNTY, GEORGIA

DATE: 2/27/2007

LOT AREA DATA	LOT SQ. FT.	ACRES
3	15051	0.3455
4	15083	0.3463

DRAINAGE STRUCTURE ASBUILT ELEVATION			
STRUCTURE #	TYPE	THROAT	100 YEAR
B 5	DWCI	986.20	986.45

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. MAP # 13067C0055 F DATED 8/18/1992

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
100 CHEROKEE STREET
CANTON, GA 30114
770-720-4443
770-720-7539 (FAX)

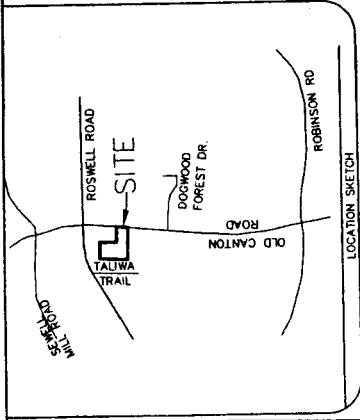
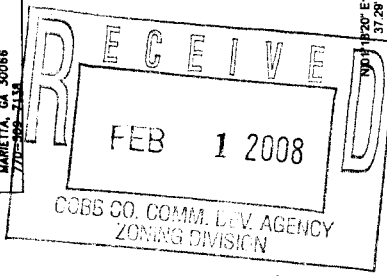


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	35.66'	34.91'	S 62°59'07" W
C2	50.00'	65.92'	61.23'	S 04°47'11" W

N/E
HENRY R. & JANIE C. MINNICK
ZONED O1

OWNER/DEVELOPER (LOT 4):
GARY M. DEPPE
GARY M. DEPPE, INC.
POB 800123
ROSWELL, GA 30075
770-284-9714

OWNER/DEVELOPER (LOT 3):
MIKE TOBIN
TOBIN PROPERTIES, INC.
4772 OUTLOOK WAY
MARIETTA, GA 30066
770-592-7134



LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- PROPERTY CORNER (1/2" REBAR)
- R/W RIGHT OF WAY
- DB DEED BOOK
- PLAT BOOK
- PG PAGE
- N/E PRESENT OR FORMER
- M.T.S. NOT TO SCALE
- IPF IRON PIN FOUND
- L.L. LAND LOT
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- TELEPHONE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BL BUILDING LINE
- BL BUILDING LINE
- BL SANITARY SEWER MANHOLE

GENERAL NOTES :

- IRON PINS AT ALL CORNERS (OR AS SHOWN).
- ANGLES & DISTANCES MEASURED WITH TOPCON 800 A TOTAL STATION.
- FIELD E/C : 1 / 32.801
- ADJUSTED BY COMPASS RULE METHOD.
- ANGLE ERROR : 03" PER ANGLE POINT.
- PLAT CLOSURE : 1' IN 72,955'
- BASIS OF BEARINGS : GRID, GA. WEST ZONE
- MINIMUM HOUSE SIZE : 2,500 SQ. FT.
- BUILDING LIMITS -
FRONT : 10' LOTS 1 & 2
FRONT : 10' LOTS 3 & 4
FRONT : 15' LOT 4
FRONT : 25' LOT 5
REAR : 20' LOTS 1, 2
REAR : 30' LOTS 3, 4, 5
SIDE : 20' BETWEEN HOUSES
SIDE : 30' LOTS 3, 4, 5
- PROPERTY ZONED : R-15, CASE # Z - 50 (HEARING DATED MAY 17, 2007).
- MINIMUM LOT SIZE : 15,000 SQ. FT.
- PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.
- STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- BENCHMARK IS THE TOP MH FOR STORM STRUCTURE B5 - ELEVATION = 986.6
- VERTICAL DATUM IS NAVD 88
- NO ABOVE GROUND EVIDENCE OF CEMETERIES OBSERVED.

APPLICANT: Tobin Properties, Inc. **PETITION NO.:** V-25
PHONE: 770-509-7138 **DATE OF HEARING:** 04-09-08
REPRESENTATIVE: Michael J. Tobin **PRESENT ZONING:** R-15
PHONE: 770-509-7138 **LAND LOT(S):** 963
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 16
Brown Point Place, west of Old Canton Road **SIZE OF TRACT:** .3463 acre
(3055 Brown Point Place). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the road frontage from the required 50 feet to 35 feet on lot 4.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded reflecting the revised lot line and variance case. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No objection.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No comment.

SEWER: No comment.

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

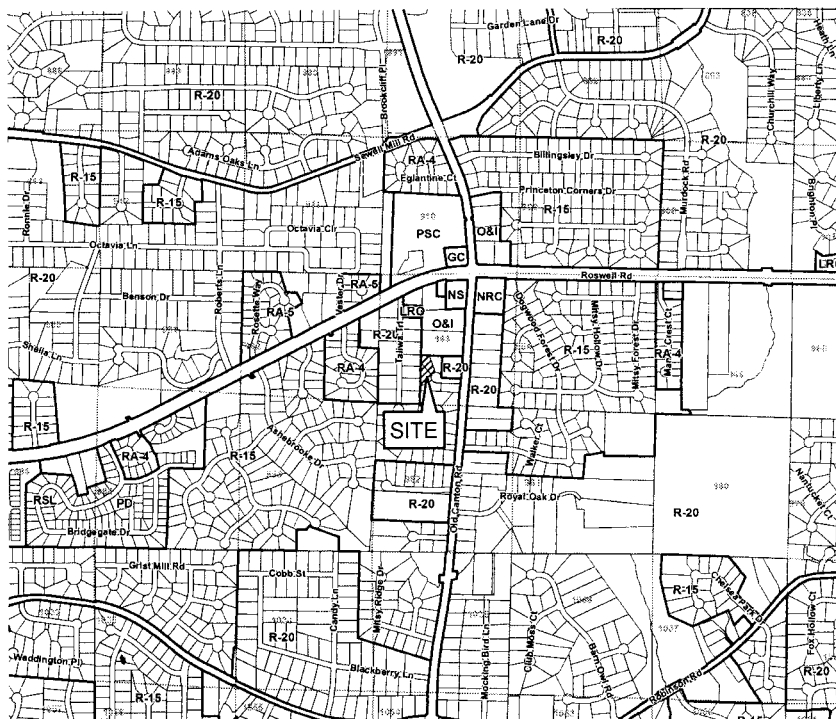
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

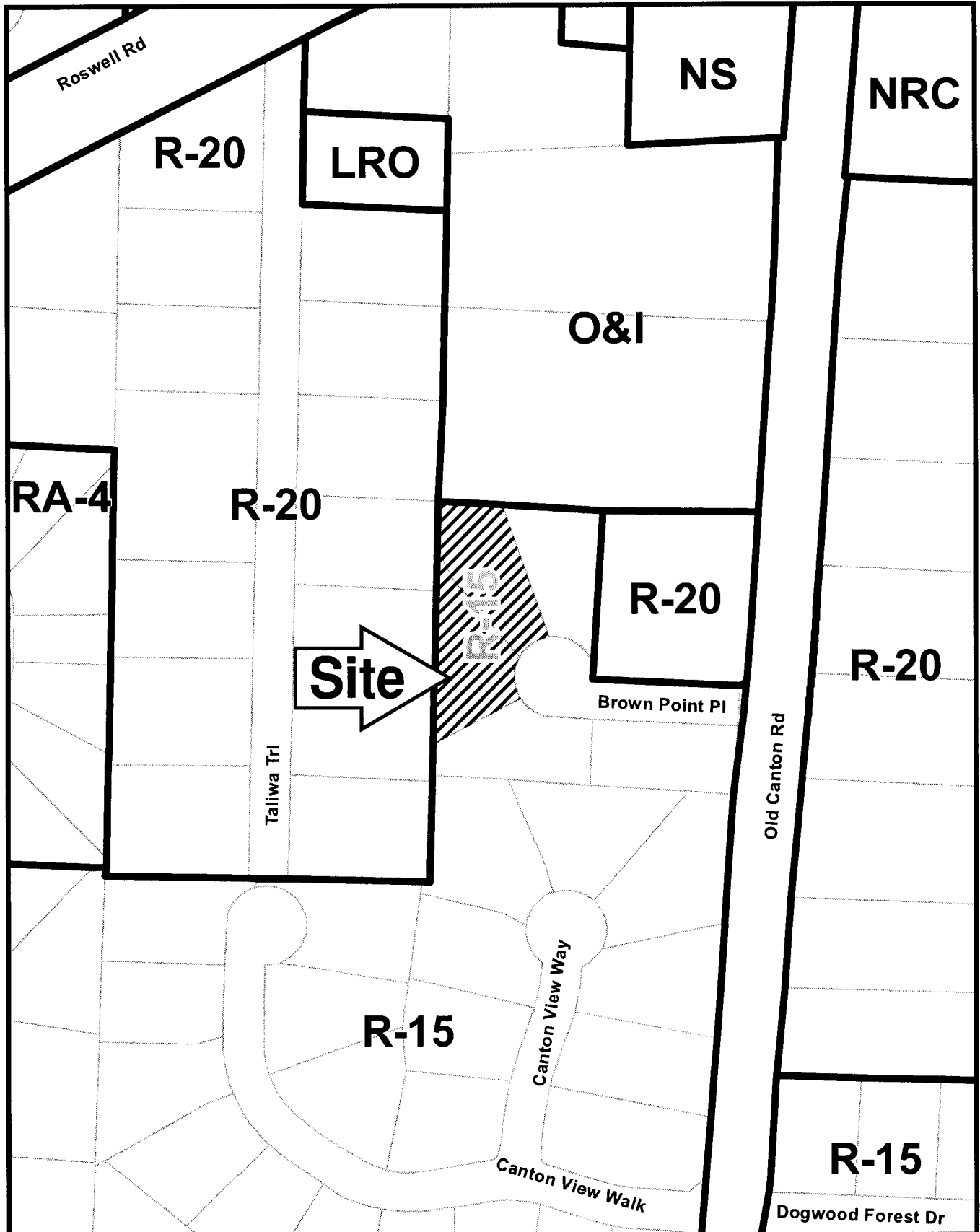
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-25



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

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-25

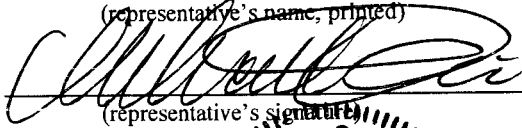
Hearing Date: 4-9-08

Applicant TOWN PROPERTIES INC. Business Phone 770/509-7138 Home Phone 770/509-0462

MICHAEL J. TORIN - PRESIDENT

(representative's name, printed)

Address 4772 COTTONWOOD WAY, MARIETTA, GA. 30066
(street, city, state and zip code)



(representative's signature)

Business Phone 770/509-7138 Cell Phone 770/598-3725

Signed, sealed and delivered in presence of:

Arlene Q. D'Aguiello
Notary Public

My commission expires _____

Titleholder Town Properties Inc Business Phone 770-294-9714 Home Phone 770-591-3330

Signature [Signature] CFO Address: 2680 Jamerson Road Marietta
(attach additional signatures, if needed) (street, city, state and zip code) 30066

Dan Deppe CEO

Signed, sealed and delivered in presence of:

Arlene Q. D'Aguiello
Notary Public

My commission expires _____

Present Zoning of Property R-15

Case # Z-50

Location 3055 Brown Point Place Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 963 District 16 Size of Tract .3463 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 _____

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.

Unable to access the garage bays with driveway using former property lines due to location of transformer and light pole at right front corner of lot right-of-way.

List type of variance requested: WAIVE THE ROAD FRONTAGE FROM REQUIRED 50FT TO 35FT ON LOT 4