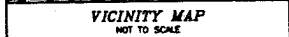


**V-58
(2008)**



VICINITY MAP
NOT TO SCALE

MAGNETIC
PER PLAT REFERENCE #

PAPER MILL ROAD

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APR 1 0 2008

P. JIMMY GILBERT, JR.
AND RHONDA M. GILBERT

LAND LOTS 73 & 74 1ST DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.

LAND SURVEYORS

HESTER PARKWAY SUITE 243 SMYRNA, GEORGIA 30080
PHONE (770) 438-0015 FAX (770) 435-6050

REVISIONS

SCALE:	1" = 30'
DATE:	5/23/07
JOB NUMBER:	27038
FILE NUMBER:	27038
PLOTTED:	5/23/07

**EXHIBIT
PLAT**

SHEET 1 OF 1

LEGEND

- 0 IVV IRON PIN FOUND
- 1 OFY OPEN TOP PIPE FOUND
- 2 OFY CORRUPTED TOP PIPE FOUND
- DB IN IN DOWN BOOK & PAGE
- DB PP PLAY BOOK & PAGE
- 0 PP POWER POLE
- 0 LP LIGHT POLE
- 0 EB ELECTRIC BOX
- 0 EM ELECTRIC METER
- 0 MB MAIL BOX
- FENCE LINE
- SANITARY SEWER LINE
- BROKEN LINE HOT TO SCALE
- HM HAMMOLE
- CLF CHAIN LINK FENCE
- 2"=10' 34 INCH WIDE CURB & GUTTER
- 8"=1' 8 INCH WIDE HAMMER CURB

TREE LEGEND

- ☐ LWA" LEYLAND CYPRESS TREE 4" (DIAMETER)
- ⊙ DW11" ORNAMENTAL TREE 11" (DIAMETER)
- ⊙ DW10" CRABE MYRTLE 10" (DIAMETER)

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM WIRELESS FIELD SONDAGE INFORMATION ONLY. THE UNDERGROUND SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAY BE DISCOVERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.

PLAY REFERENCES

- 1) "SURVEY FOR P. JIMMY GILBERT & RHONDA M. GILBERT"
PREPARED BY SURVEY CONCEPTS, INC., DATED 9/22/98, RECORDED
IN DEED BOOK 1338, PAGE 681, COBURN COUNTY, KANSAS RECORDS.
- 2) "TOWN PLAT OF COLUMBIA GAZE" PREPARED BY RAYMOND AND
RAYMOND LAND SURVEYORS, DATED 4/1/83, RECORDED IN PLAT
BOOK 134, PAGE 57, COBURN COUNTY, KANSAS RECORDS.

GENERAL NOTES

- [illegible]

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRAVERSE UPON WHICH THIS PLAN IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 28,740 FEET.

FIELD DATES: 4/18/07 - 5/8/07

30 0 30 60 90
GRAPHIC SCALE - FEET

APPLICANT: Rhonda Gilbert **PETITION NO.:** V-58
PHONE: 770-671-1533 **DATE OF HEARING:** 06-11-08
REPRESENTATIVE: Richard Calhoun **PRESENT ZONING:** R-20, R-30
PHONE: 770-422-1776 **LAND LOT(S):** 73, 74
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 1
Paper Mill Road, west of Johnson Ferry Road **SIZE OF TRACT:** 1.9 acres
(4682 Paper Mill Road). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the height of a fence/wall on lot 1 from the maximum allowable of 8 feet to 14 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If any portion of this fence will be retaining soil on one side to a depth of 30 inches or greater, that portion of the "fence" will require a retaining wall permit from the Cobb County Community Development Agency.

STORMWATER MANAGEMENT: The construction of this wall has created several significant stormwater issues. First, there is approximately 2 acres of area that drain naturally from the adjacent parcel to the west through this rear yard that is now blocked by the wall. This runoff will either pond in the low area just west of the house or be diverted by the wall onto the adjacent property to the south at 4651 Gateside Lane at a concentrated point. Georgia Law does not allow the obstruction or diversion of runoff without the permission of the affected property owners. Secondly, the interior of this walled area will impound runoff from approximately 1.88 acres. During a heavy rain event there is not a sufficient number of relief openings provided to keep the wall from acting as a dam. The wall is not designed to withstand the hydrostatic pressure of impounded water. Even if the height of this wall is reduced these design issues must be addressed.

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: No conflict.

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

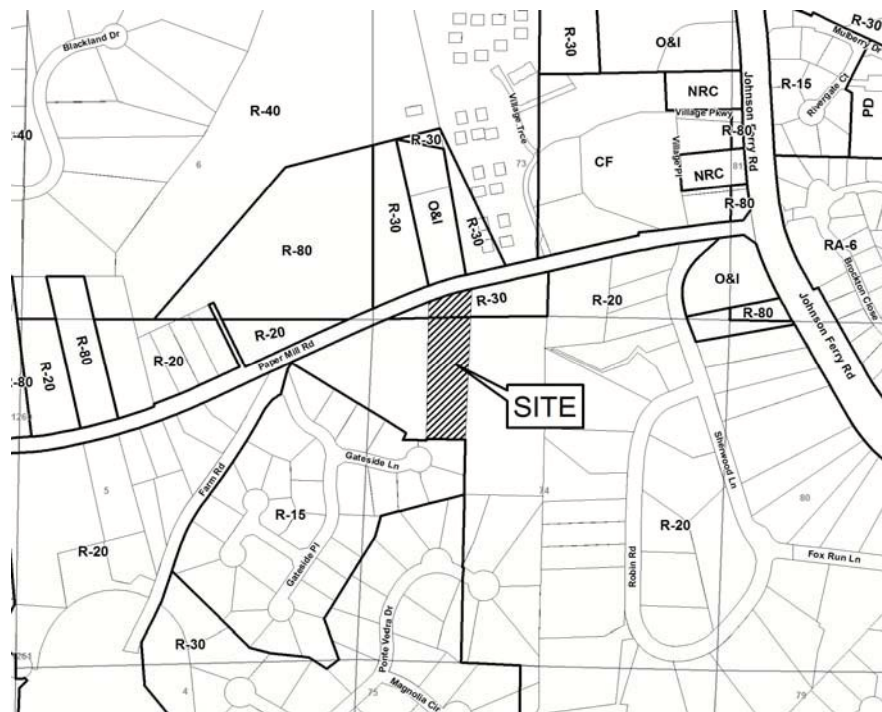
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

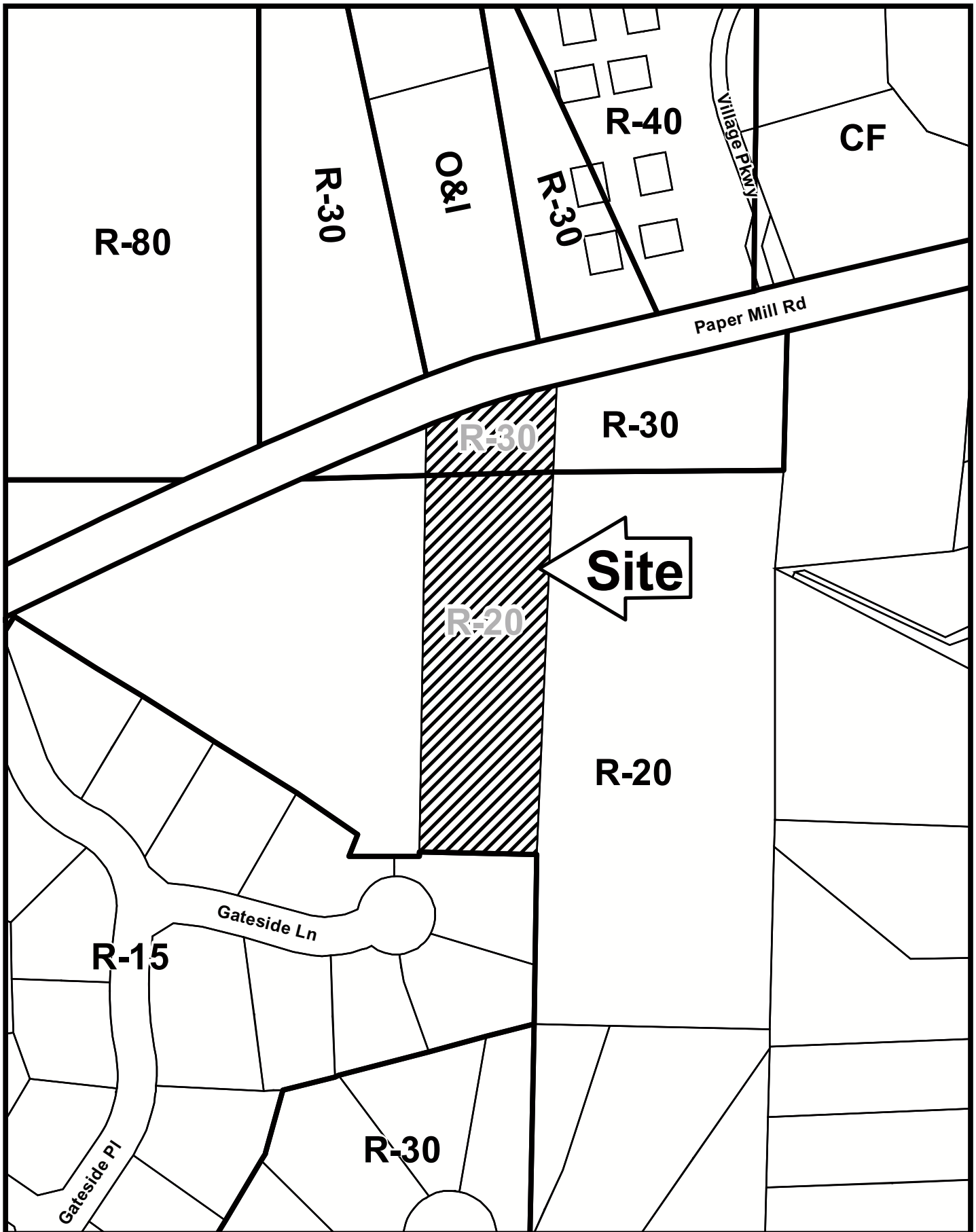
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-58

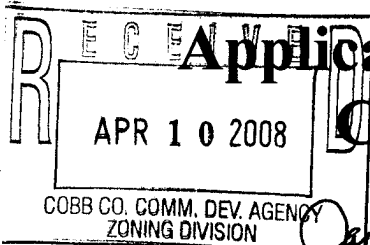


This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



 City Boundary
 Zoning Boundary



Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-58

Hearing Date: 6-11-08

Applicant Rhonda Gilbert Business Phone 770-671-1533 Home Phone 770-541-1508

Richard W. Calhoun Address 49 ATLANTA ST. Marietta, Ga.
(representative's name, printed) (street, city, state and zip code) 30060

Richard W. Calhoun Business Phone 770-605-3511 Cell Phone 770-605-3511
(representative's signature)

My commission expires: August 21, 2010



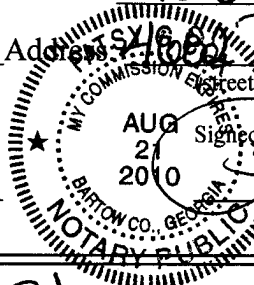
Signed, sealed and delivered in presence of:

Patsy L. Cox
Notary Public

Titleholder P. Jimmy & Rhonda Gilbert Business Phone 770-671-1533 Home Phone 770-541-1508

Signature P. Gilbert Address 41682 Paper Mill Road Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: August 21, 2010



Signed, sealed and delivered in presence of:

Patsy L. Cox
Notary Public

Present Zoning of Property Residential R-20, R-30

Location 41682 Paper Mill Road Marietta, GA 30067

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

Land Lot(s) 73 & 74 District P10 Size of Tract 1.9 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.

Shape & Topography of Subject property require a height
greater than code requirements in order to
provide adequate privacy.

List type of variance requested: Height Variance from 6 and 8 foot
maximums to 8 and 12 feet in various locations