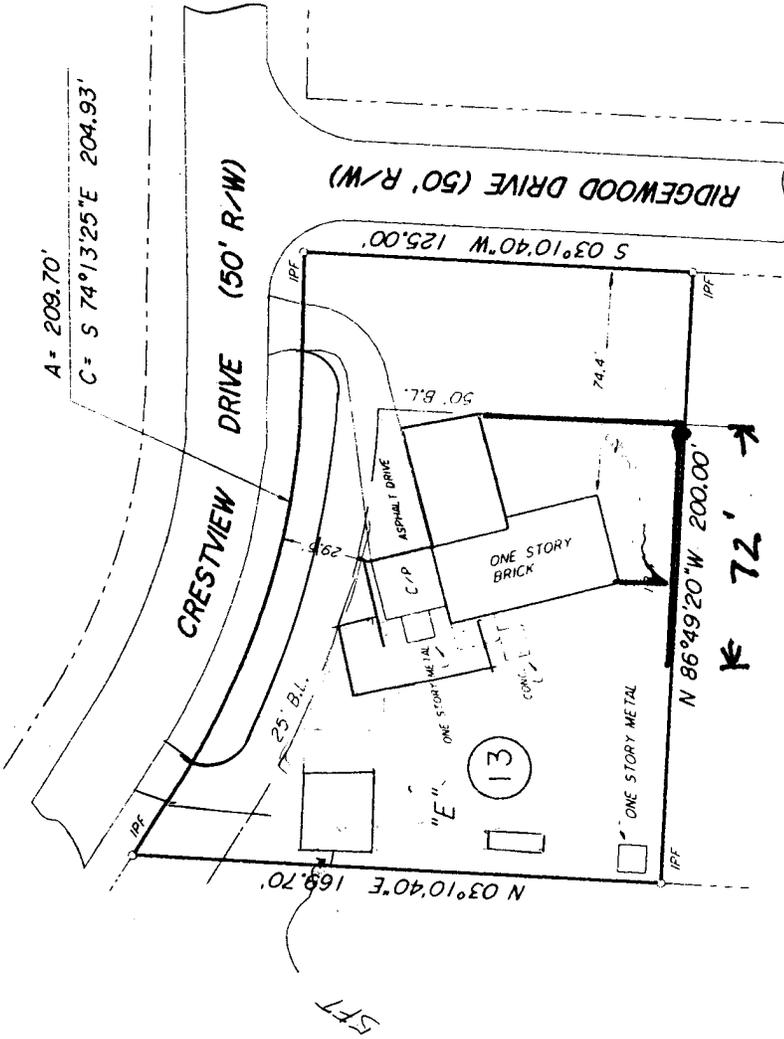


V-77
(2008)

0.62 ACRES

7-20

A = 209.70'
C = S 74°13'25"E 204.93'



McCLUNG SURVEYING, INC.

4136 West Atlanta Road
Smyrna, Georgia 30080

This property (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.
In my opinion this plat is a
correct representation of the
long platted.

Perry E. McClung
Perry E. McClung, Surveyor

Fences should not be placed
using side dimensions from house

3820 RIDGEWOOD DRIVE
SMYRNA, GEORGIA

PROPERTY OF

JOHN J. OWEN, III
JOENE G. OWEN

LOT 13, BLOCK "E"
VINING HEIGHTS, SECTION 6

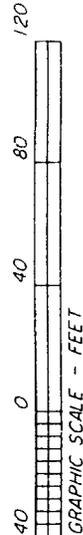
LAND LOT 816
DISTRICT 17TH SECTION 2ND
COUNTY COBB
GEORGIA

DATE: 8-7-97 SCALE: 1" = 40'



THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A
MEAN ANGLE ERROR OF 0.7" PER ANGLE POINT AND WAS
ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS
AN ACCURACY OF 1/1000 HORIZONTAL FEET PER HORIZONTAL
DISTANCE AND AN ACCURACY OF 1/1000 VERTICAL FEET PER
VERTICAL DISTANCE. ALL ANGULAR MEASUREMENTS WERE OBTAINED BY USING
A TOPCON TOTAL STATION.

BEARING SHOWN WERE COMPUTED FROM ANGLES
TURNED FROM A SINGLE MAGNETIC OBSERVATION



12

APPLICANT: Dr. John J. Owen, III **PETITION NO.:** V-77
PHONE: 770-438-6000 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 816
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 17
intersection of Crestview Drive and Ridgewood Drive **SIZE OF TRACT:** .62 acre
(3820 Ridgewood Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the height of a wall from the maximum allowable of 8 feet to 10 feet; and 2) waive the rear setback for an accessory structure over 144 square feet (existing 650 square foot detached garage) from 35 feet to 5 feet adjacent to the west property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: No objection to variance for wall height. However, this parcel is already significantly over the allowable 35% impervious coverage limit by 2,990 square feet.

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.

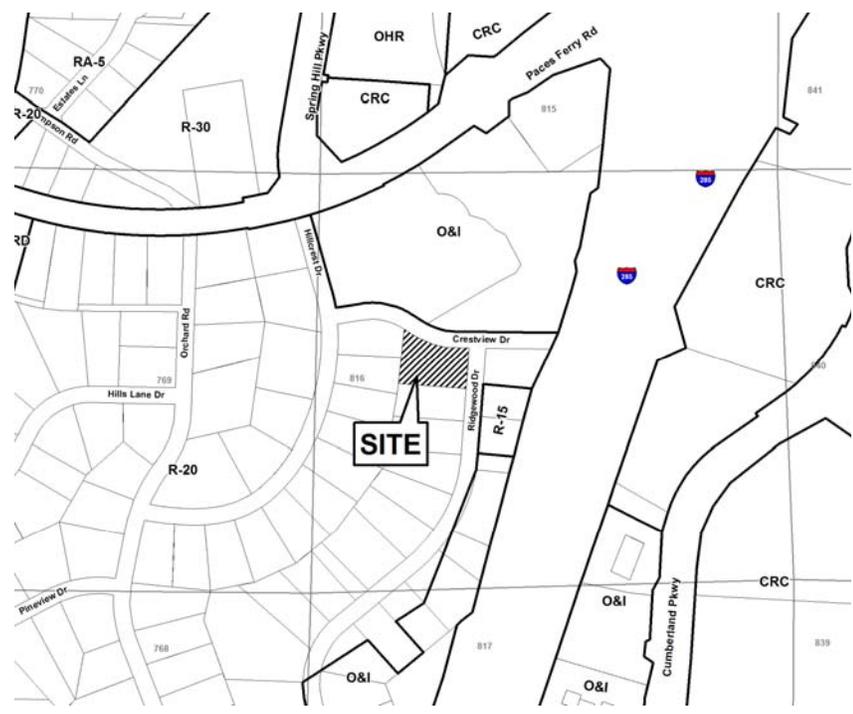
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

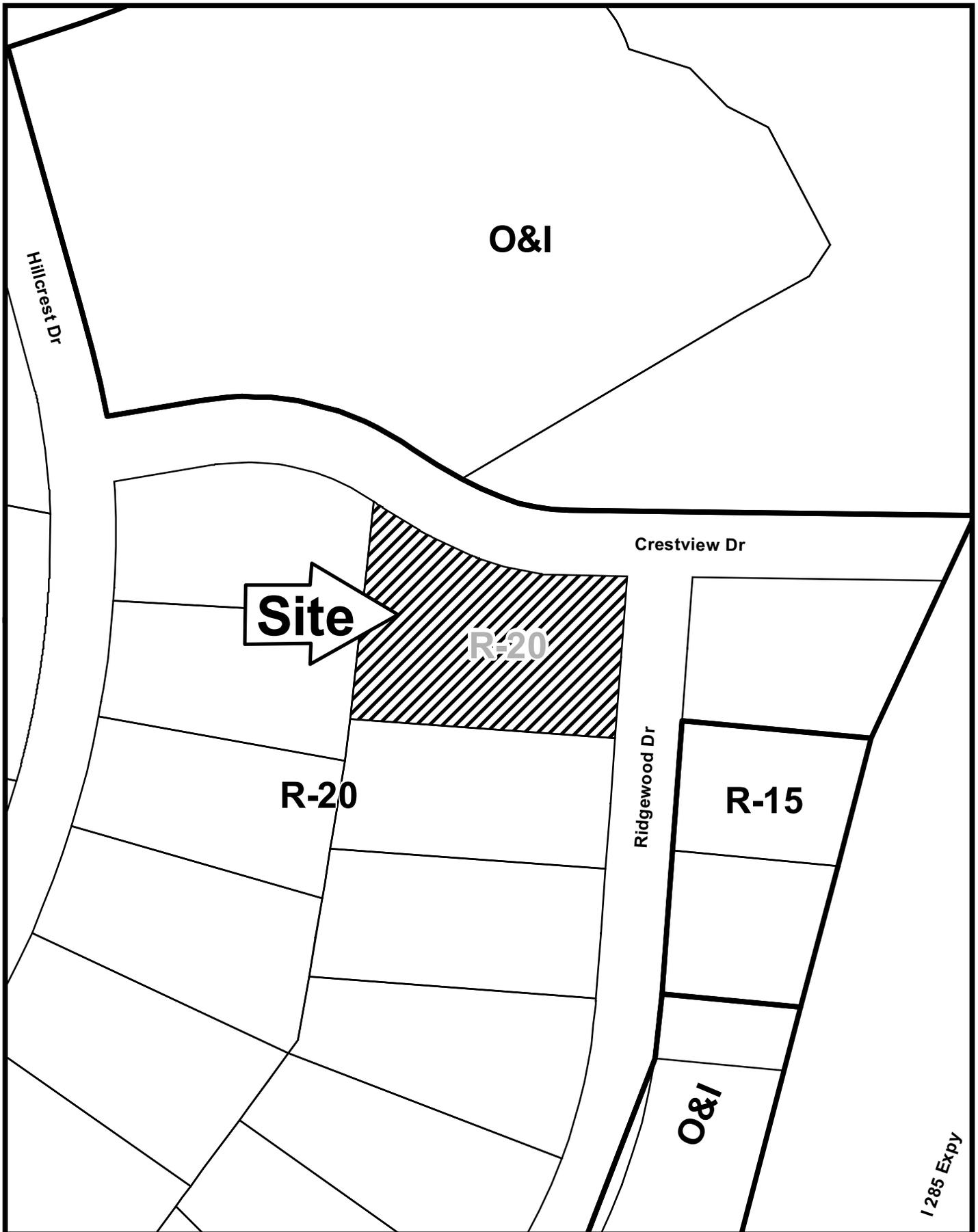
SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

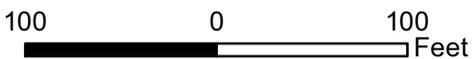
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-77



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



-  City Boundary
-  Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

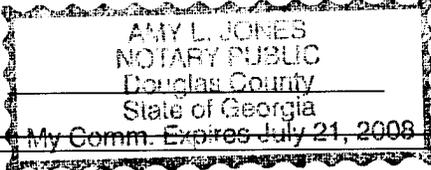
Application No. V-77

Hearing Date: 8-13-08

Applicant Dr John J. Owen III Business Phone 770 438 6004 Home Phone 770 438 6000

John J. Owen III Address 3820 Ridgewood Drive 30080
(representative's name, printed) (street, city, state and zip code)

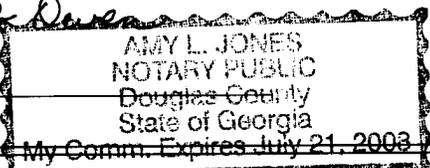
[Signature] Business Phone 770 438 6000 Cell Phone _____
(representative's signature)

My commission expires: _____


Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

Titleholder John J. Owen III Business Phone 770 438 6000 Home Phone 770 438 6000

Signature John J. Owen Address: 3820 Ridgewood Drive Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____


Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

Present Zoning of Property R-20

Location 3820 Ridgewood Drive Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0816 District 17 Size of Tract .62 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.

A masonry fence along a portion of the southern boundary was constructed 7 years ago conforming to what was believed to be the ordinance concerning height limits. Altering it now seems an unnecessary hardship.

List type of variance requested: Variance to allow existing masonry fence around a small portion of the south side of the lot to remain at its current height. WAIVE THE HEIGHT OF A WALL FROM THE MAXIMUM ALLOWABLE OF 8 FT TO 10 FT