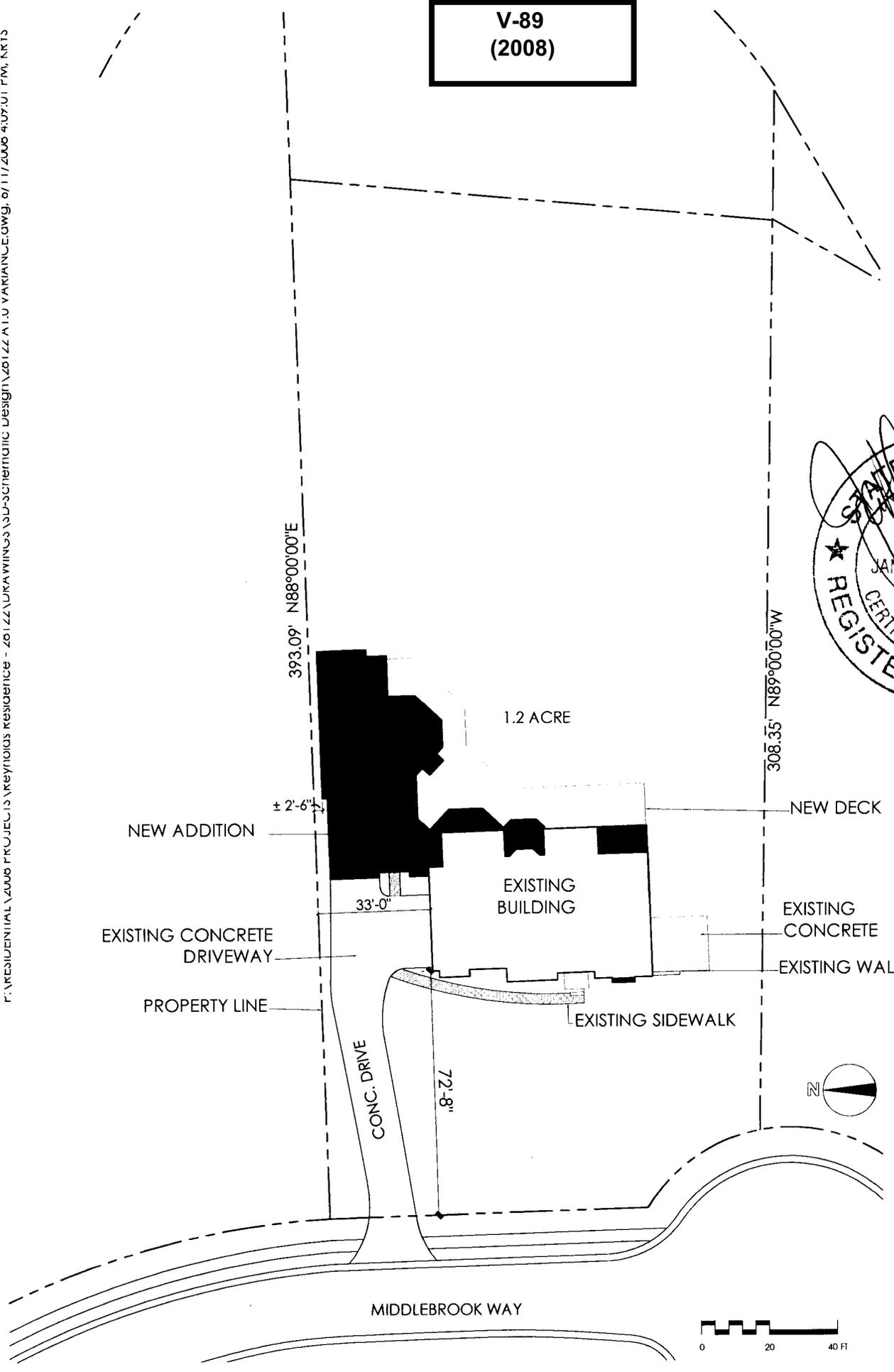


V-89
(2008)



CROFT
 & Associates PC
 3104 Creekside Village Drive Suite 203
 Kennesaw, Georgia 30144
 770.529.7714 (p) 770.529.7716 (f)
 www.croftandassociates.com

#	Date	Description
1	06.11.08	VARIANCE SUBMITTAL

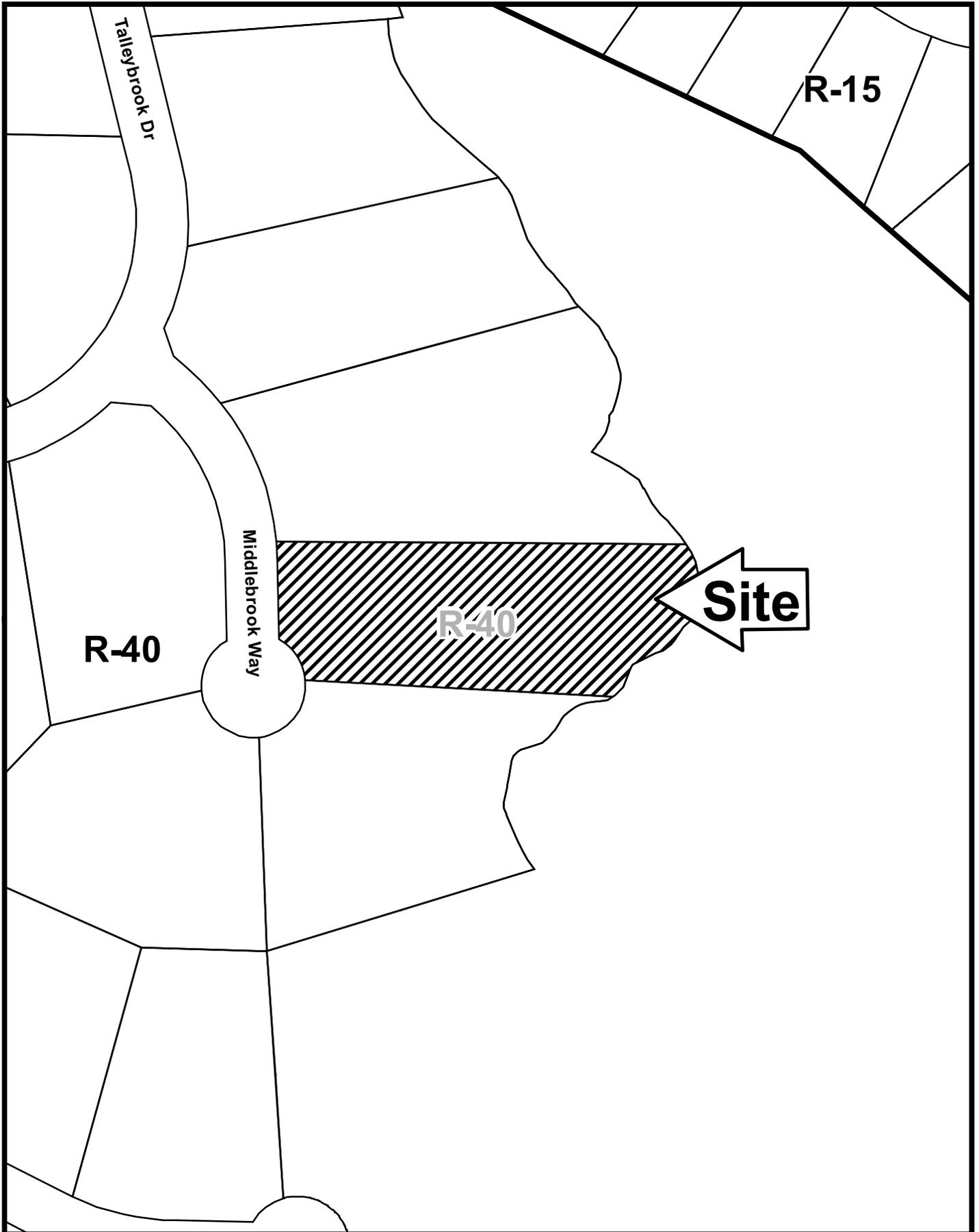
Reynolds Residence
 Kennesaw, Georgia 30152

28112
 ct Number

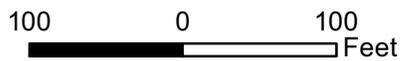
Architectural Site Plan

1.0

V-89



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-89
 Hearing Date: 8-13-08

Applicant J.R. REYNOLDS Business Phone 770.529-7714 Home Phone _____

Jim Croft
 (representative's name, printed) Address 1048⁶ MIDDLEBROOK WAY, KENNESAW
 (street, city, state and zip code) 30152

Jim Croft
 (representative's signature) Business Phone 770-529-7714 Home Phone 678-361-5302

My commission expires: 3/26/2012

JAMES A. MCNEIL
 Notary Public
 Paulding County
 State of Georgia
 My Commission Expires Mar 26, 2012
James A. McNeil
 Notary Public

Titleholder Craig Jo Reynolds Business Phone _____ Home Phone _____

Signature Craig Jo Reynolds Address: _____
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: MARCH 26 2012

JAMES A. MCNEIL
 Notary Public
 Signed, sealed and delivered in presence of:
James A. McNeil
 Notary Public
 My Commission Expires Mar 26, 2012

Present Zoning of Property R-410

Location 1048⁶ MIDDLEBROOK WAY, KENNESAW, GA 30152
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 260 190 District 20th Size of Tract 1.21 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 X 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.

THIS PROPERTY IS RATHER NARROW FOR AN ESTATE SIZE HOME. THE OWNERS DESIRE TO IMPROVE THE PROPERTY AND EXPAND THE EXISTING HOME SIGNIFICANTLY. SINCE THERE IS A 30-40 FOOT WIDE DRAINAGE DITCH IMMEDIATELY ADJACENT TO THE NORTH PROPERTY LINE - THIS SIDE WAS THE MOST LOGICAL CHOICE FOR EXPANSION.

List type of variance requested: TO ENCROACH REQUIRED SIDE YARD ON THE NORTH SIDE WAIVE THE SIDE SETBACK FROM 15 FT TO 2 FT