

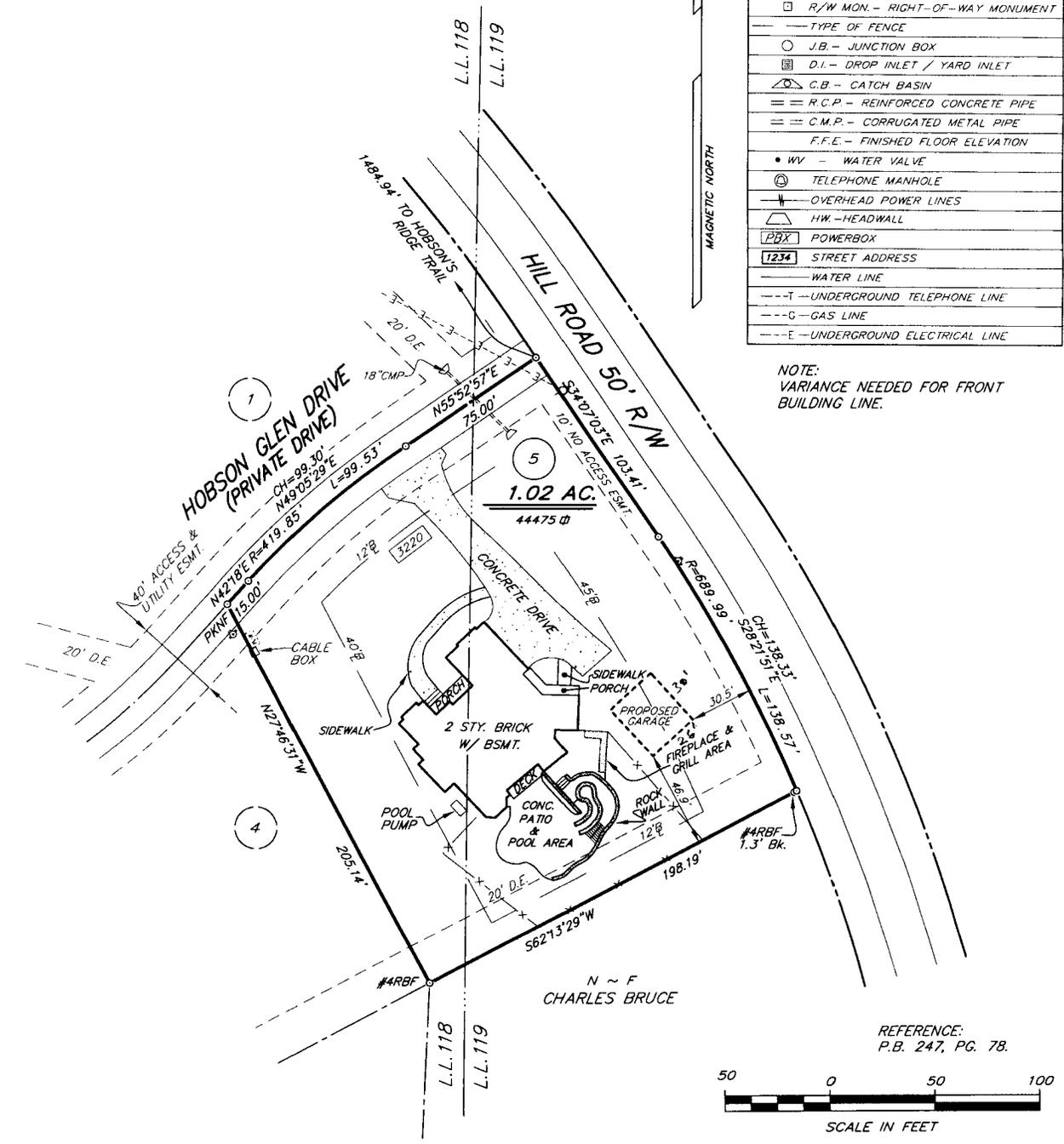
**V-101
(2008)**

LOCATION OF UTILITIES EXISTING ON OR PROPERTY IS DETERMINED BY OBSERVATION. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, PRESCRIPTION AND SUBSURFACE CONDITIONS NOT VISIBLE OR RECORDED, THUS DEEMING AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER # 13067 C 0025 F DATED AUGUST 18, 1992.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	H.W. - HEADWALL
	POWERBOX
	1234 STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

NOTE:
VARIANCE NEEDED FOR FRONT BUILDING LINE.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/878,284. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
08-06-08	
SCALE: 1"=50'	
DRAWN BY: CM	
CHECKED BY: CAE	
FIELD BOOK: 350A	

VARIANCE PLAT FOR:

MILES BIDDY

HOBSONS RIDGE UNIT II
"FKA CHARLES BRUCE"
LOT #5

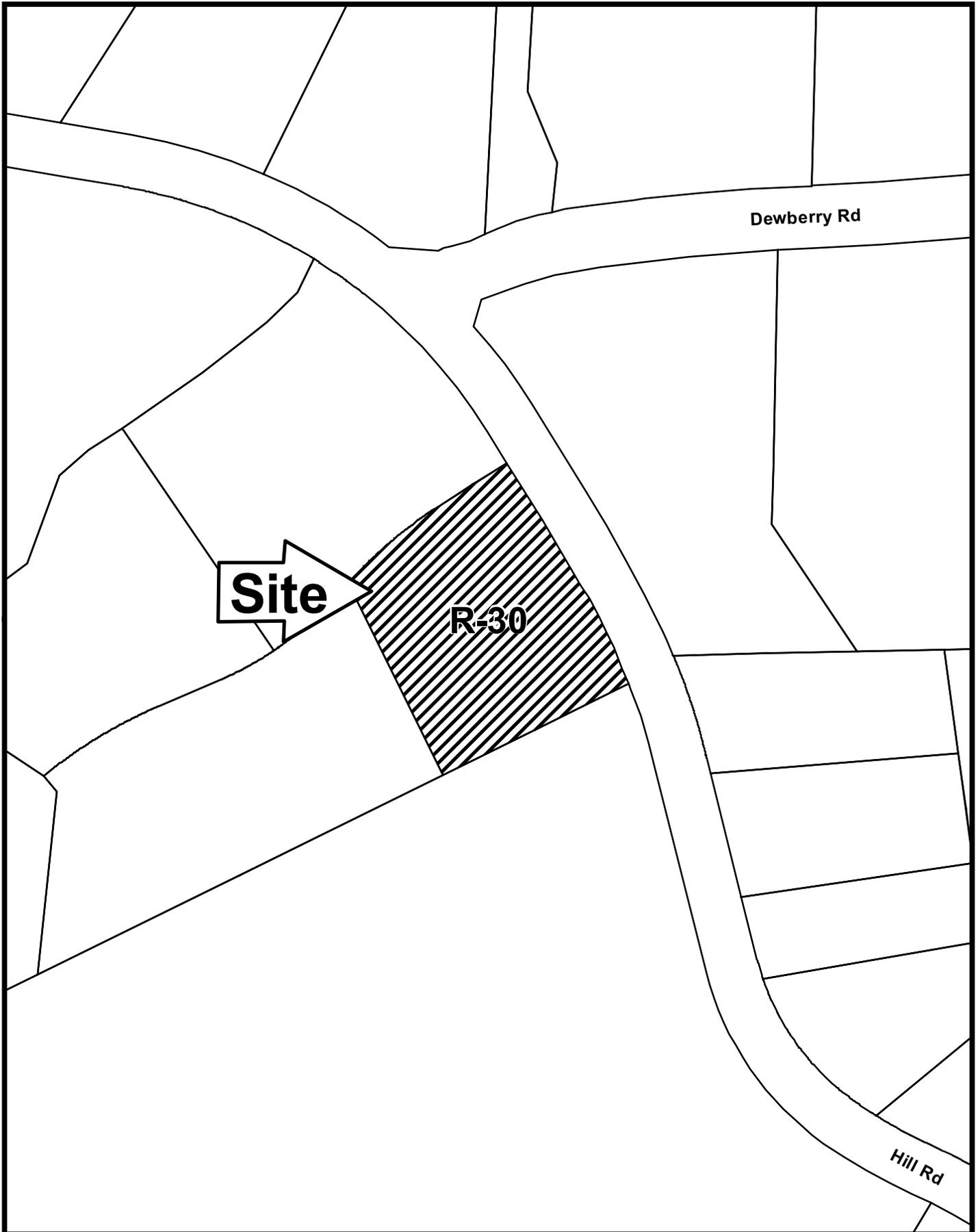
LOCATED IN L.L. 118 & 119
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



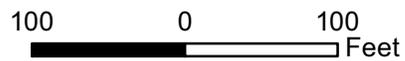
1266 Powder Springs Rd Marietta, Georgia 30064
www.gcsurveys.com Phone: (770) 424-7168 Fax: (770) 424-7593

Plotted on Aug 07, 2008 - 8:13am
Drawing name: J:\18105\HOBSONS RIDGE\LOTS\HRL015 WITH HOUSE.dwg
Plotted By: Chad Washburn

V-101



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-101
Hearing Date: 10-8-08

Applicant + Robert West Harris Business Phone + Home Phone _____

Miles Biddy Address + 3220 Hobson Glen Ln
(representative's name, printed) (street, city, state and zip code)

+ [Signature] Business Phone + Cell Phone 770-354-9436
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: + Notary Public, Cobb County, Georgia
My Commission Expires June 16, 2010

Titleholder + Robert West Harris Business Phone 770 529 0088 Home Phone 770 966 1409

Signature + [Signature] Address 3220 Hobson Glen Ln. Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: + 5.16.10
[Signature]
Notary Public



Present Zoning of Property R-30

Location 3220 HOBSON GLEN LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 118, 119 District 20 Size of Tract 1.02 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 Acre Shape of Property Square Topography of Property Sloped 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.

Home owner needs to build a detached garage to keep all vehicles and yard equipment and recreation craft in. Covenants do not allow for outside storage. Detached garage will encroach on existing set backs. Need to change side and back set backs to go with existing front and back of house or allow garage to encroach on set back.

List type of variance requested: Change front and rear set backs to be side set backs and side set backs to be front and rear set backs. House is sitting on a corner lot and front of house faces side set back.

To: Bob Posey
From Miles Biddy

9-18-08

Applicant's Exhibit for V-101

Bob,

Concerning the VARIANCE request of 3220
Hobson Glen Lane, Acworth, GA. 30101. The project
will consist of building a two car detached
garage with a breezeway connecting to the house.
The garage size will be 27 feet wide by 29.5 feet
long. The garage will be finished to match the
existing house. All brick with a 2' high rock
foundation, and cedar shingles in the gable. There
will be no living space in the garage.

Thanks

Miles Biddy