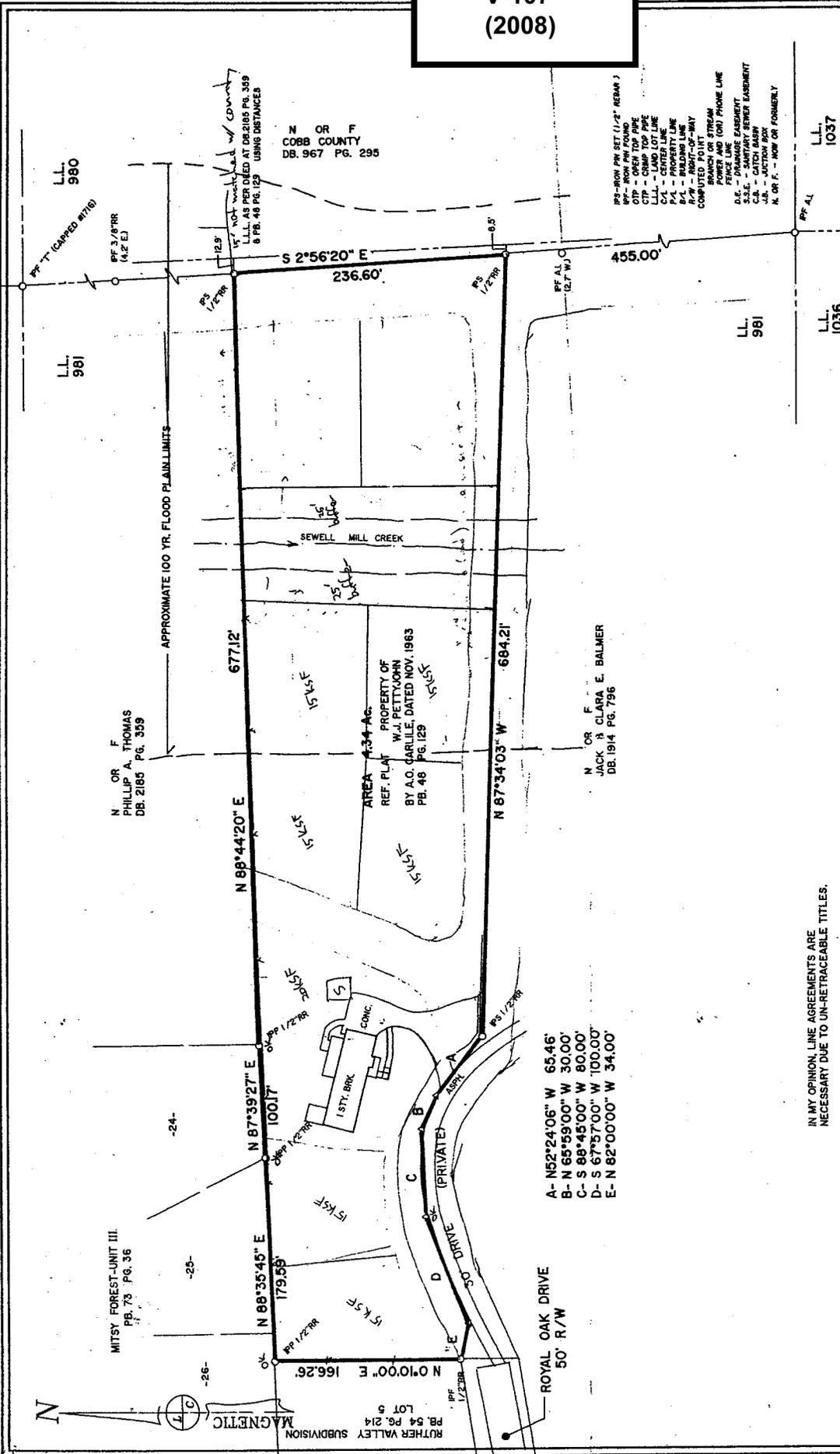


V-107
(2008)



SURVEY FOR CHRISTOPHER S. LYNCH ANNE C. LYNCH	
LOT -	PHASE UNIT
LAND LOT 981	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	GEORGIA
DATE: 9/7/95	SCALE: 1" = 60'



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA AND OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY AND RECORDS OF THE STATE AND FEDERAL GOVERNMENTS.

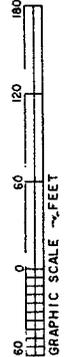
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF NA PER ANGLE POINT AND WAS ADJUSTED USING _____.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED:
WILD T1 & WILD D1-1000

IN MY OPINION, LINE AGREEMENTS ARE NECESSARY DUE TO UN-RETRACEABLE TITLES.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE.



- A- N52°24'06" W 65.46'
- B- N 65°59'00" W 30.00'
- C- S 88°45'00" W 80.00'
- D- S 67°57'00" W 100.00'
- E- N 82°00'00" W 34.00'

LEE & CHADWICK
P.O. BOX 1145
WOODSTOCK, GA. 30188
(404) 926-5565
(404) 735-3795

APPLICANT: Jonathan Blair Waldron and Kristina Waldron **PETITION NO.:** V-107
PHONE: 770-977-5547 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: J. Kevin Moore **PRESENT ZONING:** R-20
PHONE: 770-429-1499 **LAND LOT(S):** 981
PROPERTY LOCATION: Located off of a private **DISTRICT:** 16
easement on the east side of Royal Oak Drive **SIZE OF TRACT:** 4.34 acres
(3209 Royal Oak Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Allow a third home off of a private easement.

COMMENTS

TRAFFIC: Recommend recording the access easement to the final plat.

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: No comment.

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: Available. Meters must be set on Royal Oak Drive right-of-way, unless public streets are to be dedicated.

SEWER: Available. Only residential tracts greater than 80,000 square feet are eligible for septic systems and the Health Department approval is required.

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

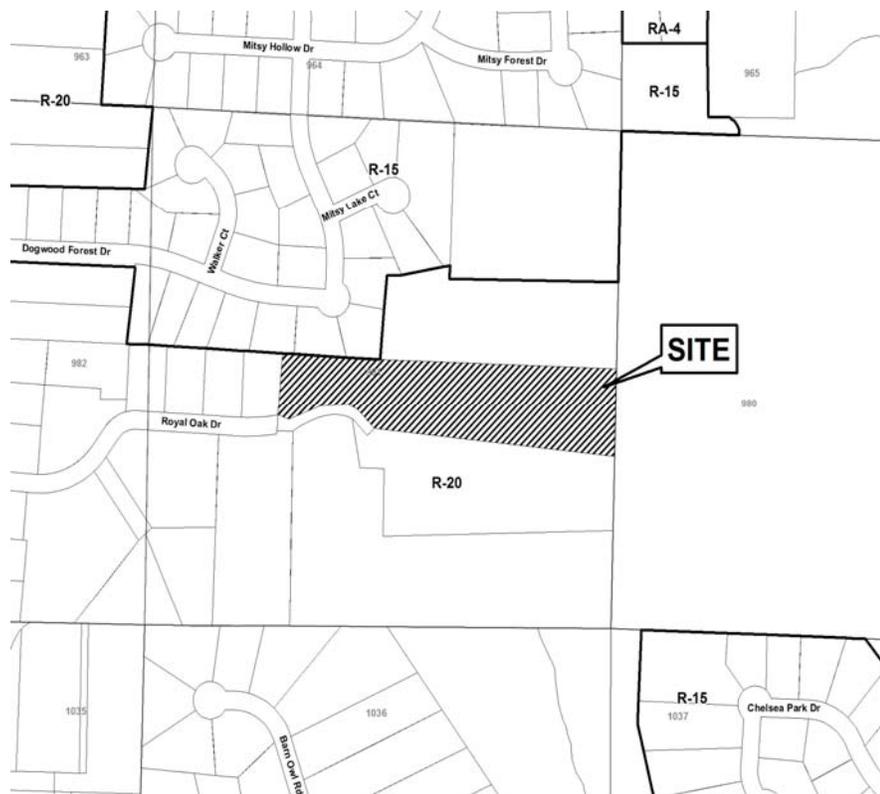
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Jonathan & Kristina Waldron

Petition Number: V-107

Date: 8.26.2008

Fire Marshal Comments

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

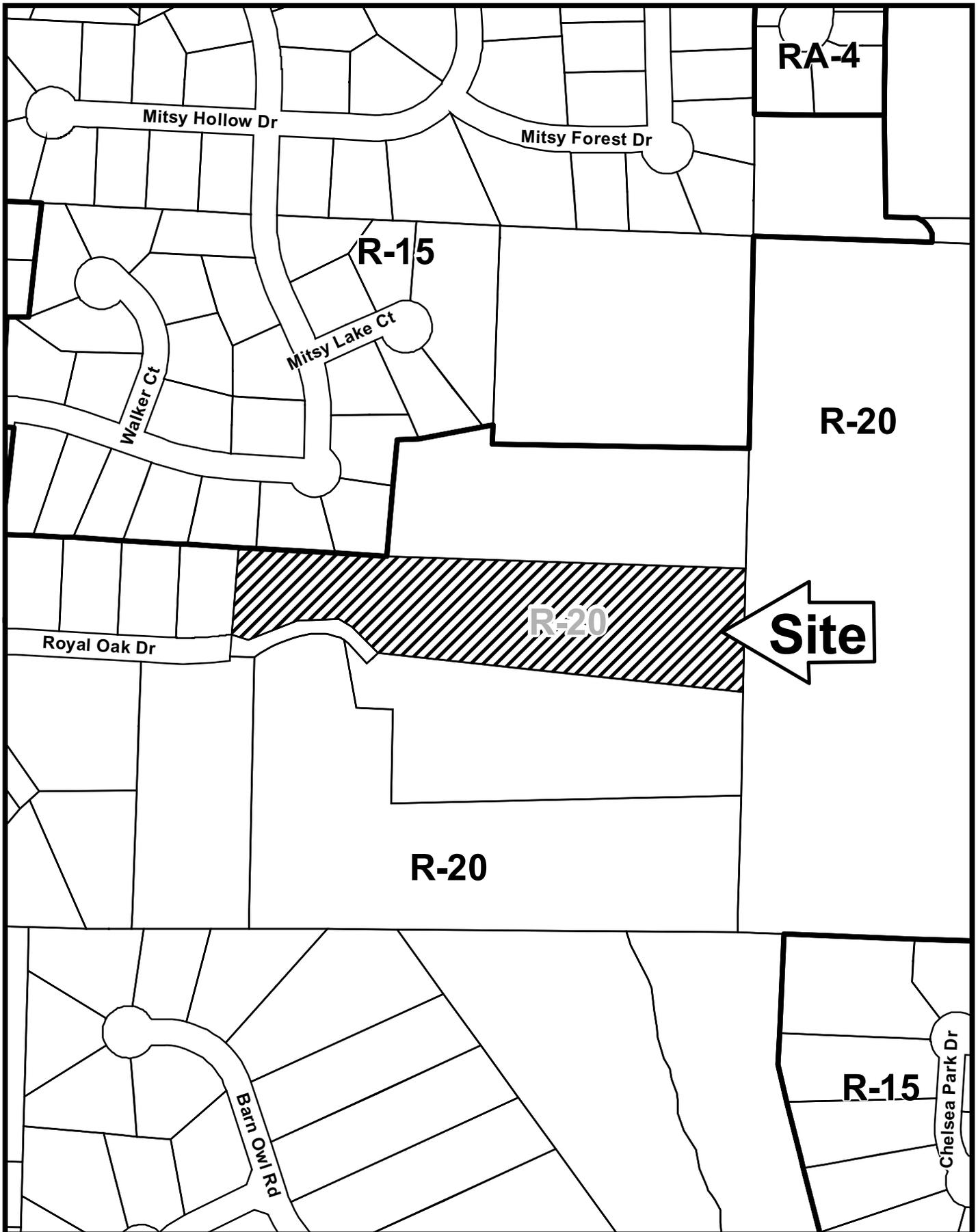
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

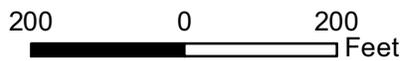
Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

V-107



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-107 (2008)
Hearing Date: 10/08/2008

Applicant Jonathan Blair Waldron and Kristina Waldron Business Phone (770) 977-5547 Home Phone _____
Moore Ingram Johnson & Steele, LLP
J. Kevin Moore Address 192 Anderson Street, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (678) 516-1609
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder See Attached Exhibit "A" Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3209 Royal Oak Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 981 District 16th Size of Tract 4.34± 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.

See Exhibit "B" Attached Hereto

List type of variance requested: See Exhibit "B" Attached Hereto

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 107 (2008)
Hearing Date: October 8, 2008

Applicants: Jonathan Blair Waldron and
Kristina Waldron
Owners: Christopher S. Lynch and
Anne C. Lynch



Christopher S. Lynch

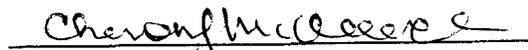


Anne C. Lynch

Address: 10724 WILSHIRE BLVD, APT #212
LOS ANGELES, CA 90024

Telephone No.: (678) 468-4187 (CELL)

Signed, sealed, and delivered
in the presence of:



Notary Public
Commission Expires: 11/7/11

(Notary Seal)

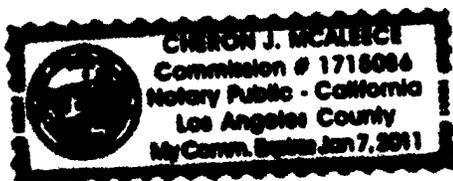


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-107 (2008)
Hearing Date: October 8, 2006

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants: Jonathan Blair Waldron and
Kristina Waldron
Owners: Christopher S. Lynch and
Anne C. Lynch

Please state what hardship would be created by following the normal terms of the ordinance:

The Subject Property contains approximately 4.34 acres and is zoned R-20 with an existing residence. The existing access to the Property is limited to a thirty (30) foot private drive off Royal Oak Drive, and the Property has no frontage on a public roadway; and, therefore, the Property is considered a legal, non-conforming use. Additionally, there are a total of three separate tracts, including the Subject Property, which obtain access from the private drive. The Applicants intend to substantially renovate the Property and construct a new home. Therefore, in order for the Property to comply with the R-20 zoning category, a variance must be obtained to waive the minimum public road frontage requirement. Additionally, in order to meet the Development Standards set forth in the Cobb County Zoning Ordinance, a variance to allow two or more drives from a private easement must be obtained. The requested variances are not substantial and would allow otherwise reasonable and existing use of the Subject Property; especially, given that adjoining properties are zoned R-15 and R-20.

V-107 / 2008

List type of variance requested:

(1) To reduce the required road frontage for a single-family residential lot from seventy-five (75) feet to zero (0) feet. (See § 134-197(4)c)

(2) To waive the Development Standard that access from a private drive be limited to two residential lots.