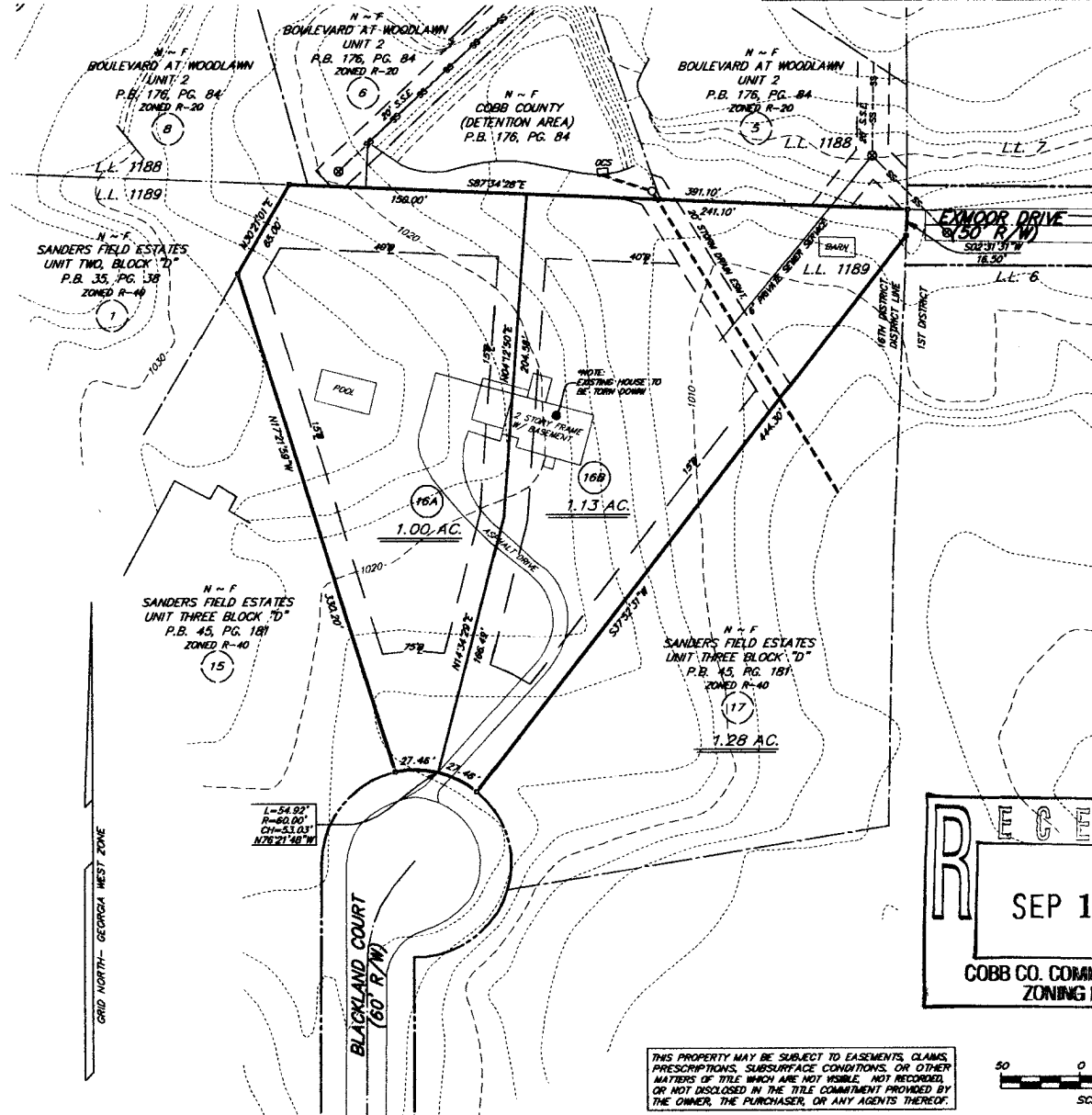


LEGEND

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

SITE SUMMARY

TOTAL SITE AREA: 2.13 AC
EXISTING ZONING: R-40
TOTAL UNITS SHOWN: 2
PROPOSED DENSITY: 0.94 UNITS/AC.
BUILDING LINES: FRONT 75'
 SIDE 15'
 REAR 40'
-BOUNDARY INFO TAKEN FROM A SURVEY BY PERIMETER SURVEYING CO., INC. DATED 4-27-92
-TOPOGRAPHY TAKEN FROM COBB CO. GIS MAPS



RECEIVED
 SEP 11 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



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 # 13052, MAP NUMBER # 13087 C. 0055 F. DATED AUGUST 18, 1992.



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT : 1/10,000+ . MATTERS OF TITLE ARE EXCEPTED.

DATE	: 8-6-05	REVISIONS
SCALE	: 1"=50'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK		

GASKINS SURVEYING & ENGINEERING COMPANY
 1266 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 PHONE: 770-424-7168
 FAX: 770-424-7593
 www.gacsurvey.com

VARIANCE PLAT FOR:
MICHAEL E. & KIMBERLY T. PARIS
 LOT #16
 SANDERS FIELD ESTATES
 UNIT III, BLOCK "D"
 LOCATED IN L.L. 1189
 16TH DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

APPLICANT: Michael E. Paris **PETITION NO.:** V-112
PHONE: 770-813-3371 **DATE OF HEARING:** 11-12-08
REPRESENTATIVE: same **PRESENT ZONING:** R-40
PHONE: same **LAND LOT(S):** 1189
PROPERTY LOCATION: Located on the north side of East Blackland Court, east of Woodlawn Drive and at the western terminus of Exmoor Drive (150 East Blackland Court). **DISTRICT:** 16
SIZE OF TRACT: 2.13 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the public road frontage on lots 16A and 16B from the required 50 feet to 27 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a lot split plat must be recorded reflecting the conditions of the variance. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Due to the narrow lot frontages that will be created by this lot split, it is recommended that a single access drive be utilized. This will help limit the impervious area required for separate driveways. The new structures should also be required to discharge all roof runoff to the ground at or near the structure to maximize the benefit of overland flow and help mitigate the increase in runoff anticipated.

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.

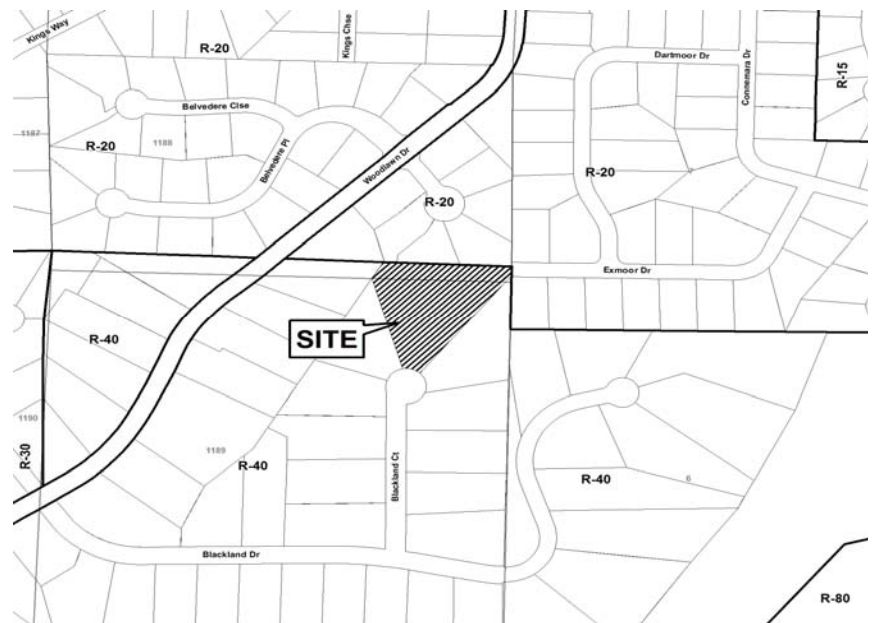
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: Available.

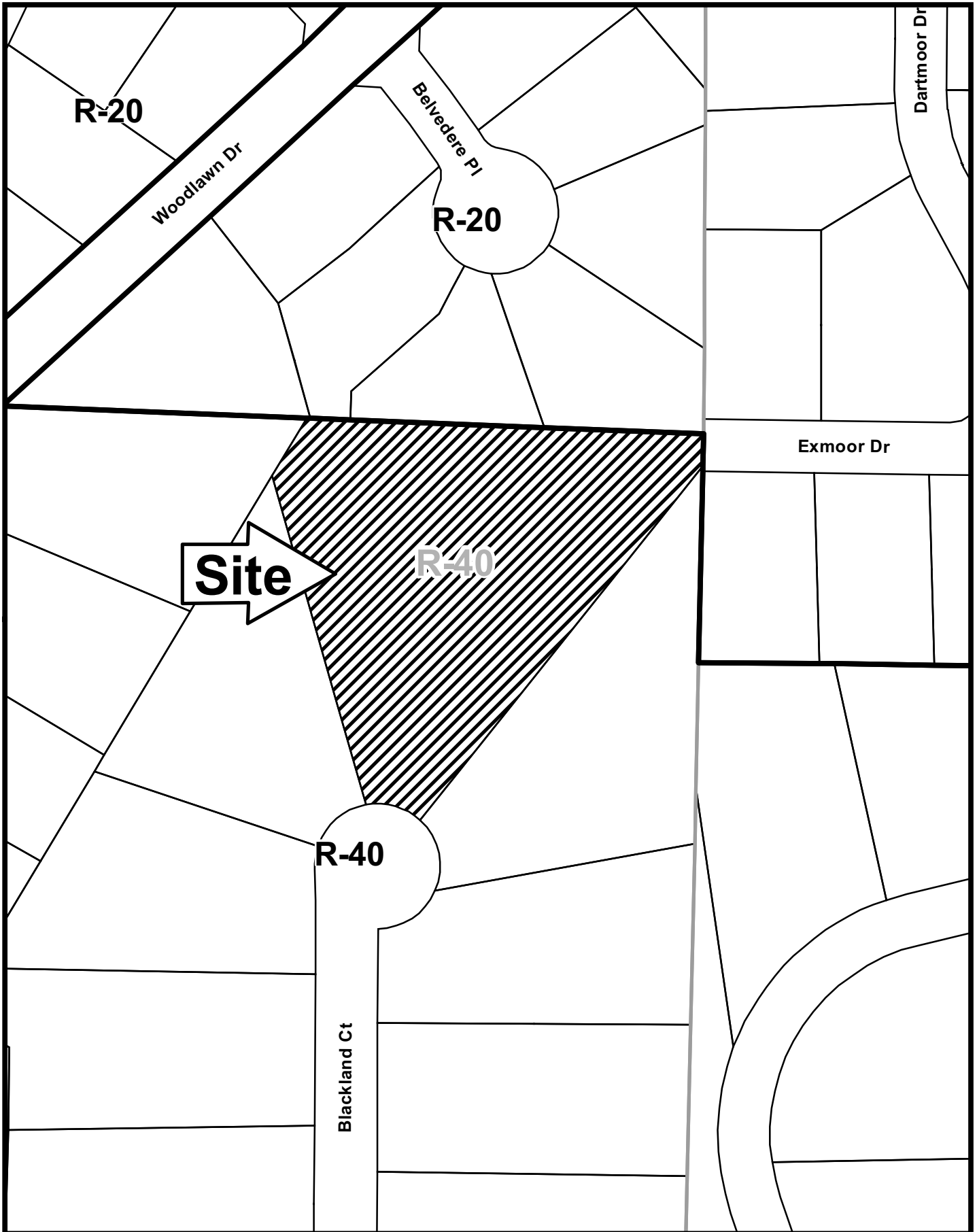
SEWER: Available with existing easements.

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

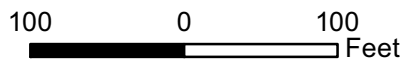
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





V-112



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-112

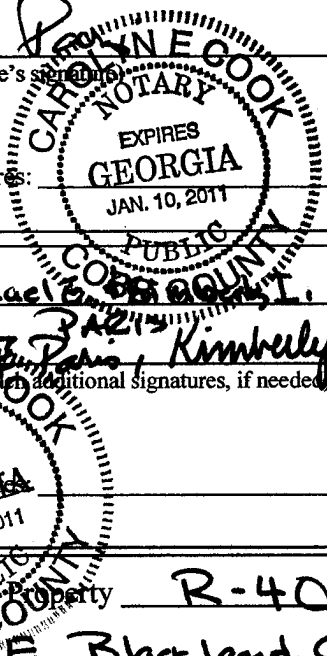
Hearing Date: 11-12-08

Applicant Michael E. Paris Business Phone 7-813-3371 Home Phone 7-984-2275

Michael E. Paris Address 150 E. Blackland Ct, Marietta Ga. 30067
(representative's name, printed) (street, city, state and zip code)

Michael E. Paris Business Phone 7-813-3371 Cell Phone 4-444-1794
(representative's name, printed)

My commission expires: _____



Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

Titleholder Michael E. Paris Business Phone 7-813-3371 Home Phone 7-984-2275

Signature Michael E. Paris, Kimberly Paris Address: 150 E. Blackland Ct, Marietta Ga. 30067
(with additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

Present Zoning of Property R-40

Location 150 E. Blackland Ct, Marietta, Ga. 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1189 District 16, 2nd Sec Size of Tract 2.13 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 A

List type of variance requested: WAVE THE PUBLIC ROAD FRONTAGE
ON LOTS 16A & 16B FROM REQUIRED 50FT
TO 27 FT.

EXHIBIT "A"

Reason hardship would be created by following the normal terms of the ordinance:

We would like to have the opportunity to build two homes on our 2.1 acre lot, which would be permitted under the current R-40 zoning category. The lots would each be one acre or slightly larger. This lot size is consistent with the lot sizes on Blackland Drive and East Blackland Court. Any new construction on these two lots will meet current set back and impervious area requirements.

This lot has been our home since 1992 and the existing house which is 41 years old, is in serious need of renovation. Our current home is not compatible with the newer homes being constructed in the area and lacks the amenities available in those homes. Constructing two new homes on this site is the only way we can provide for us to have a comfortable and up-to-date living situation. Furthermore, the cost and time to keep up the two acres we have now has become burdensome as we grow older.

Our hardship is that due to the severe triangular shape of our lot, our road frontage is 54.92 feet and there is no way for us to realize our dream without some relief. Therefore, we are requesting the Boards consideration of reducing the road frontage for each proposed lot from the required 50 feet to 27.46 feet.

