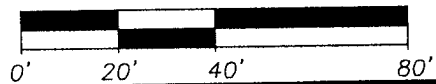


NOTES:

- ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.
- THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,773 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,335 FEET.
- THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C0033E

SCALE : 1" = 40'



SURVEY FOR:	
Debra Lynn Pruett	
SURVEYING SERVICES BY:	
conroy & associates, P.C.	
LAND LOT: 38	SURVEYED: 11-10-08
DISTRICT: 16	DRAWN: 11-10-08 BY: dc
COUNTY: Cobb	SCALE: 1"=40'
lot 4 block B	4550 ATWATER COURT
4895 Dedell Road	SUITE 203
Bernham Woods	BUFORD, GA 30518
Plat Book 52 Page 142	770.831.3301
	(FAX) 770.831.6284
	A162

APPLICANT: Debra Lynn Pruett **PETITION NO.:** V-9
PHONE: 770-432-8410 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 38
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 16
Bedell Road, east of Alabama Road **SIZE OF TRACT:** .458 acre
(4895 Bedell Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the side setback for the principal structure from the required 10 feet to 8 feet (existing); 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 5 feet adjacent to the southern property line and the rear setback from the required 35 feet to 8 feet on lot 4.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 10/12/08, issued violation notice for building an addition on existing shed without a permit. If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No significant stormwater management impacts anticipated. The shed expansion is located over an existing concrete pad.

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.

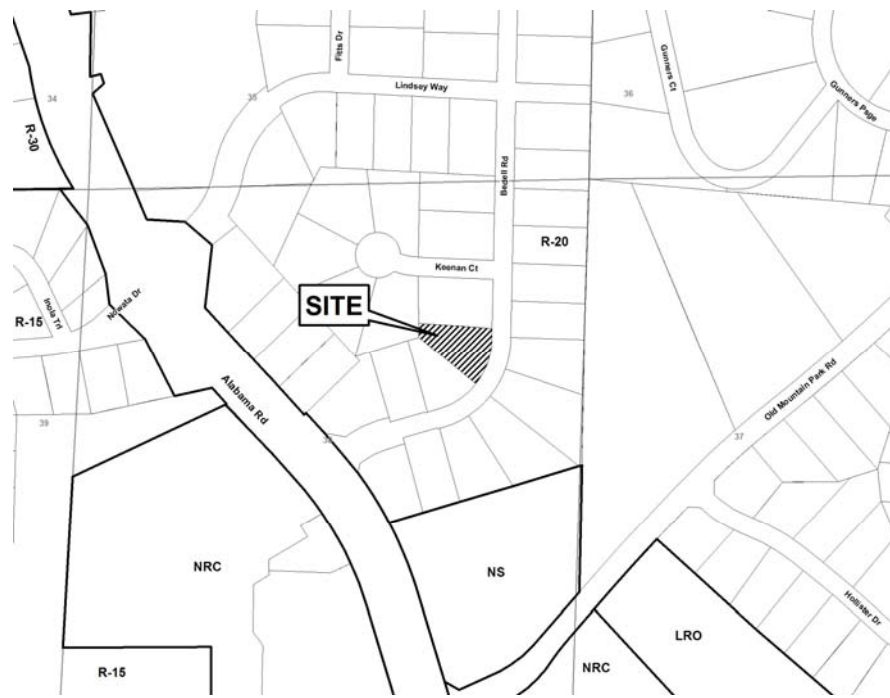
CEMETERY PRESERVATION: No comment.

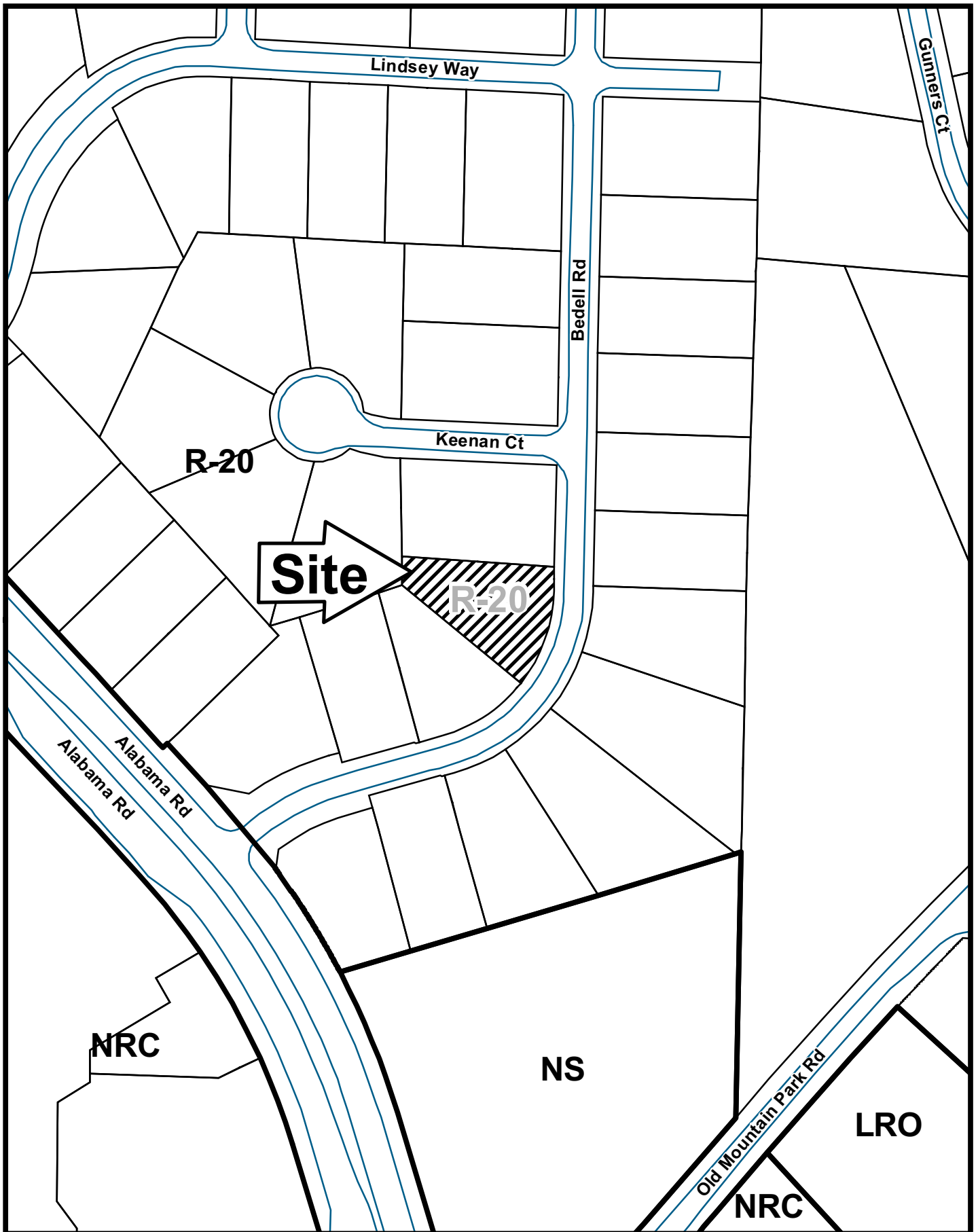
WATER: No conflict.

SEWER: Sewer not available to property.

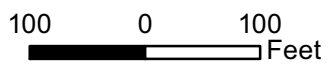
OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**



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





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-9
Hearing Date: 1-14-09

Applicant DEBRA LYNN PRUETT Business Phone 770/432-8410 ext 100 Home Phone 770/592-6486

Address 4895 BEDELL RD, ROSWELL GA 30075
(representative's name, printed) (street, city, state and zip code)

Debra Lynn Pruett (Applicant) Business Phone 7/432-8410 Cell Phone 7/313-9390
(representative's signature)

My commission expires: April 7, 2009 Signed, sealed and delivered in presence of: Debra K. (Thompson)
Notary Public

Titleholder DEBRA LYNN PRUETT Business Phone 770/432-8410 ext 100 Home Phone 770/592-6486

Signature Debra Lynn Pruett Address: 4895 BEDELL RD ROSWELL GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 7, 2009 Signed, sealed and delivered in presence of: Debra K. (Thompson)
Notary Public

Present Zoning of Property R-20
Location 4895 BEDELL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 22 38 District 16 Size of Tract _____ 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.

When purchased, my property had an existing 12' x 32' concrete pad, with a 12' x 22' storage shed already constructed. Over time, the supports of the existing shed became termite damaged. Because it would not change the existing footprint or require additional foundation, I began repairs and to extend the roof over the existing pad. Without the variance, I will not be able to complete the 120' sq ft extension of my storage shed.

List type of variance requested: SETBACK WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT.