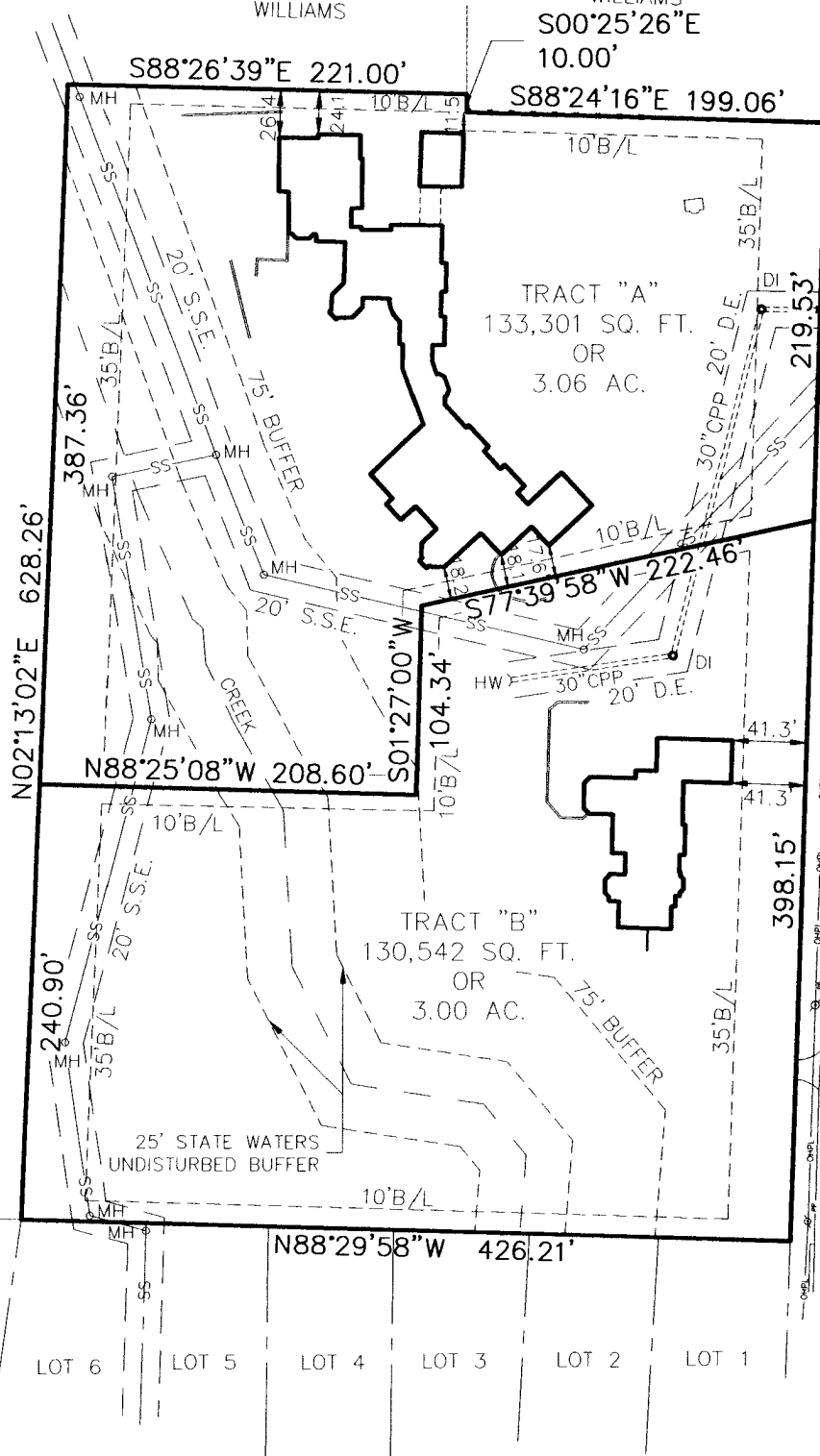


NINA G. WAKEFIELD
DEED BOOK 1475,
PAGE 72

N/F
LEON ROBERTS
&
MICHAEL WAYNE
WILLIAMS

V-3
(2009)

RTS
YNE



WEST LANE DRIVE (40' R/W)

HILLS LANE DRIVE
(40' R/W)



NOTE:
STRUCTURES SHOWN ARE 2
STORY BRICK WITH BASEMENTS
UNDER CONSTRUCTION.

NOTES:
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED WAS OBTAINED
USING A GPT-3005W TOTAL
STATION, AND HAS A LINEAR
PRECISION RATIO OF ONE FOOT IN
>10,000 FEET AND AN ANGULAR
ERROR OF 02 SECONDS PER ANGLE
AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR
MATHEMATICAL ACCURACY AND
CLOSES WITHIN ONE FOOT IN
266,101 FEET.

BEARINGS SHOWN ARE CALCULATED
FROM ANGLES TURNED BASED ON
A SINGLE MAGNETIC OBSERVATION.

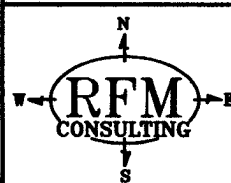
THIS PROPERTY IS NOT IN A FLOOD
HAZARD ZONE.

BOUNDARY INFORMATION SHOWN
HEREON WAS PROVIDED BY THE
DEVELOPER, CHRISTIAN BROWN.



PACES FERRY PARK
SUBDIVISION

UPDATED: 08/28/08



R.F.M. Consulting, LLC
707 WHITELOCK AVENUE
BLDG. A-57
MARIETTA, GA 30064
PHONE (770) 757-3877
FAX (770) 489-8466

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE GEORGIA STANDARD AND
REQUIREMENTS OF LAW.

R. Zuk Madsen



FOUNDATION LOCATION AFFINITY FINE HOMES FOR THE MANOCHA FAMILY

LAND LOT:	744	SCALE:	1" = 100'
DISTRICT:	17th	DATE:	03/18/08
SECTION:		DRAWN BY:	MP
COUNTY:	COBB	CHECKED BY:	
STATE:	GEORGIA	JOB NO:	

APPLICANT: Affinity Fine Homes **PETITION NO.:** V-3
PHONE: 404-451-8900 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Chris Fortune **PRESENT ZONING:** R-20
PHONE: 404-259-2680 **LAND LOT(S):** 744
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
West Lane Drive, west of Hills Lane Drive **SIZE OF TRACT:** 6.056 acres
(3844 West Lane Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the height of a retaining wall on tracts A and B from a maximum height of 6 feet to 9 feet.

COMMENTS

TRAFFIC: Recommend applicant verify that retaining walls do not obstruct visibility per Cobb County Development Standard Detail 109.

DEVELOPMENT & INSPECTIONS: On 6/19/08 issued violation notice for retaining wall built without a permit on lot with new home permit 07-12436.

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: No conflict.

SEWER: No permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks, or within 2 feet on side setbacks, per Code 122-123.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

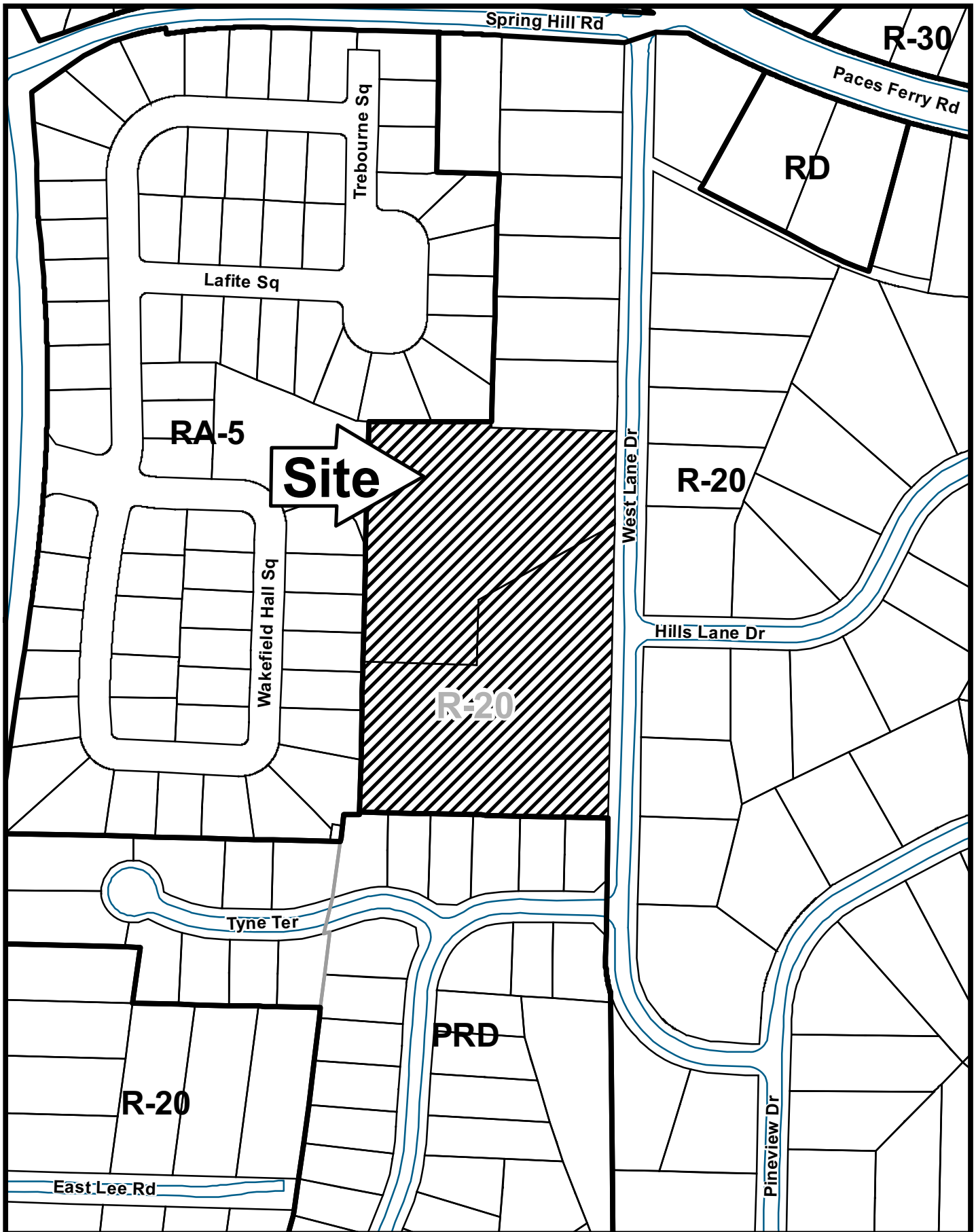
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-3



This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. 3

Hearing Date: 1-14-09

Applicant Affinity Fine Homes Business Phone 4044518900 Home Phone 4042592680

Chris Fortune Address 4480 South Cobb Drive Ste H- No 250
(representative's name, printed) (street, city, state and zip code) Smyrna, GA 30080

Chris Fortune Business Phone 4042592680 Cell Phone 4042592680
(representative's signature)

TASHAUNA M GAYLE

Notary Public

Cobb County, Georgia

My commission expires: My Commission Expires October 30, 2010

Signed, sealed and delivered in presence of:

Tashauna M. Gayle
Notary Public

Titleholder SWARAN L. MANOCHA Business Phone 770-319-0077 Home Phone _____

Signature Swaran L. Manocha Address: 3920 GLENHURST DR.
(attach additional signatures, if needed) (street, city, state and zip code) SMYRNA, GA 30080

TASHAUNA M GAYLE

Notary Public

Cobb County, Georgia

My commission expires: My Commission Expires October 30, 2010

Signed, sealed and delivered in presence of:

Tashauna M. Gayle
Notary Public

Present Zoning of Property Residential R-20

Location 3844 West Lane Road Smyrna GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17th Size of Tract 6.056 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.

Without retaining wall, we would not be able to
use put a driveway to garage

List type of variance requested: WAIVE THE HEIGHT OF A
RETAINING WALL ON TRACTS A+B
FROM A MAXIMUM HEIGHT OF 6FT TO 9FT.