

V-15
(2009)

GENERAL NOTES~
 ANG. ERROR: 11" PER TURN
 FIELD PRECISION: 1 IN 24,882
 COMPASS RULE ADJUSTMENT
 EQUIPMENT: TOPCON GTS-303
 PLAT PRECISION: 1 IN 418,600

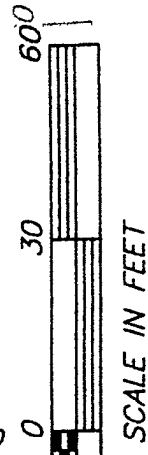
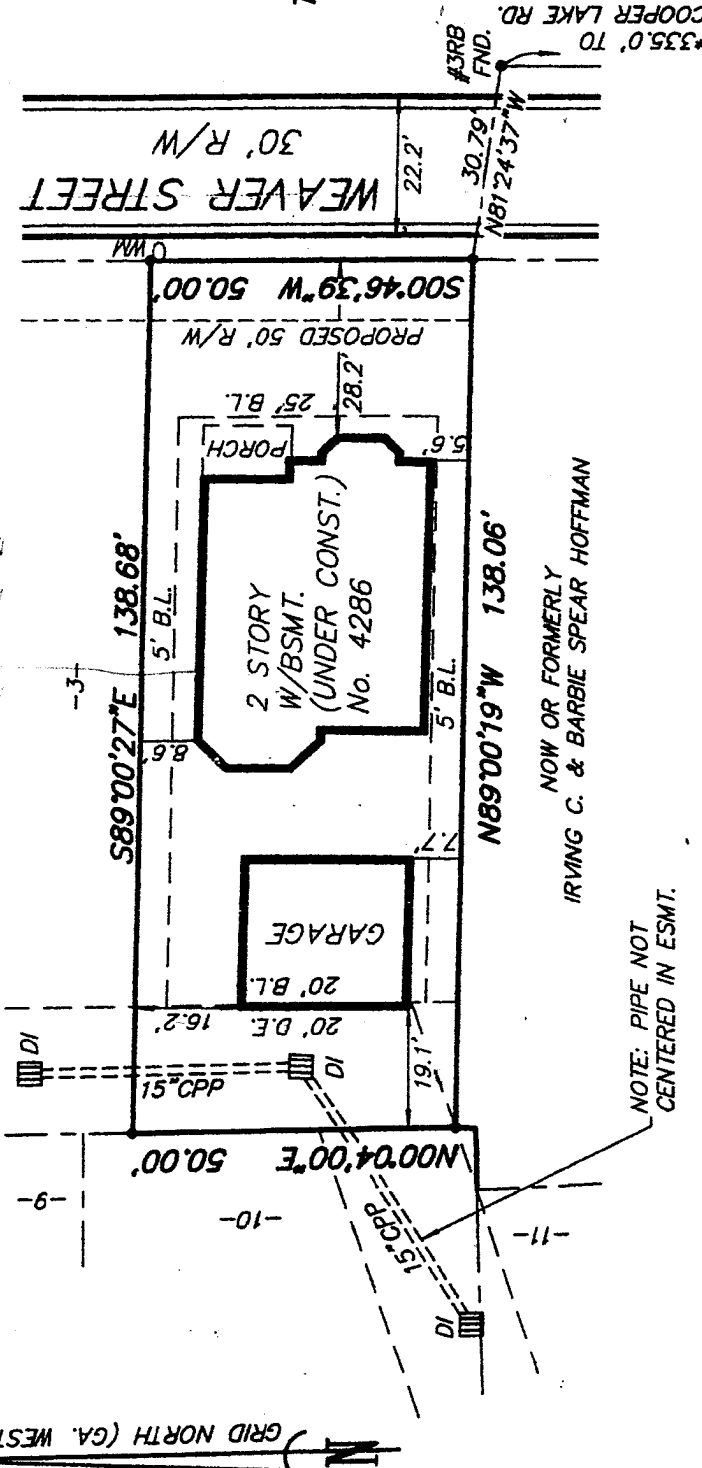
ALL MATTERS OF TITLE ARE EXCEPTED.

ALL I.P.'s ARE 1/4" REBARS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

TOTAL AREA = 6,918 SQ. FT.
 0.159 ACRE

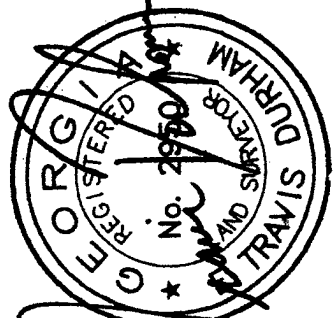
GRID NORTH (GA. WEST ZONE)



ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0075 F DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

FOUNDATION LOCATION SURVEY OF
 LOT 2 BLOCK
 WEAVER STREET AT MANER STREET
 L.L. 694, 17th DISTRICT 2nd SECTION V
 COBB COUNTY, GEORGIA
 DATE: 4-2-08 SCALE: 1" = 30'
 KEYSTONE CONSTRUCTION
 MADE FOR AND DESIGN

BARTON SURVEYING INC.
 1500 PALM STREET
 CANTON, GEORGIA 30115
 (770) 345-2810



NOTE: PIPE NOT CENTERED IN ESMT.

NOW OR FORMERLY
 IRVING C. & BARBIE SPEAR HOFFMAN

APPLICANT: Keystone Construction and Design, LLC **PETITION NO.:** V-15
PHONE: 404-783-3566 **DATE OF HEARING:** 02-11-09
REPRESENTATIVE: Sunny Lee and Carla Lee **PRESENT ZONING:** RA-5
PHONE: 404-783-6057 **LAND LOT(S):** 694
PROPERTY LOCATION: Located on the west side **DISTRICT:** 17
of Weaver Street, north of Cooper Lake Road **SIZE OF TRACT:** .319 acre
(4280 and 4286 Weaver Street). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the side setback for lots 2 and 3 from the required 15 feet between dwellings to 14.6 feet between dwellings.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspections requested survey to verify 15 feet between structures. Survey provided stated 14.6 feet; which required a variance. Certificate of Occupancy on hold until variance resolved.

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 conflict.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

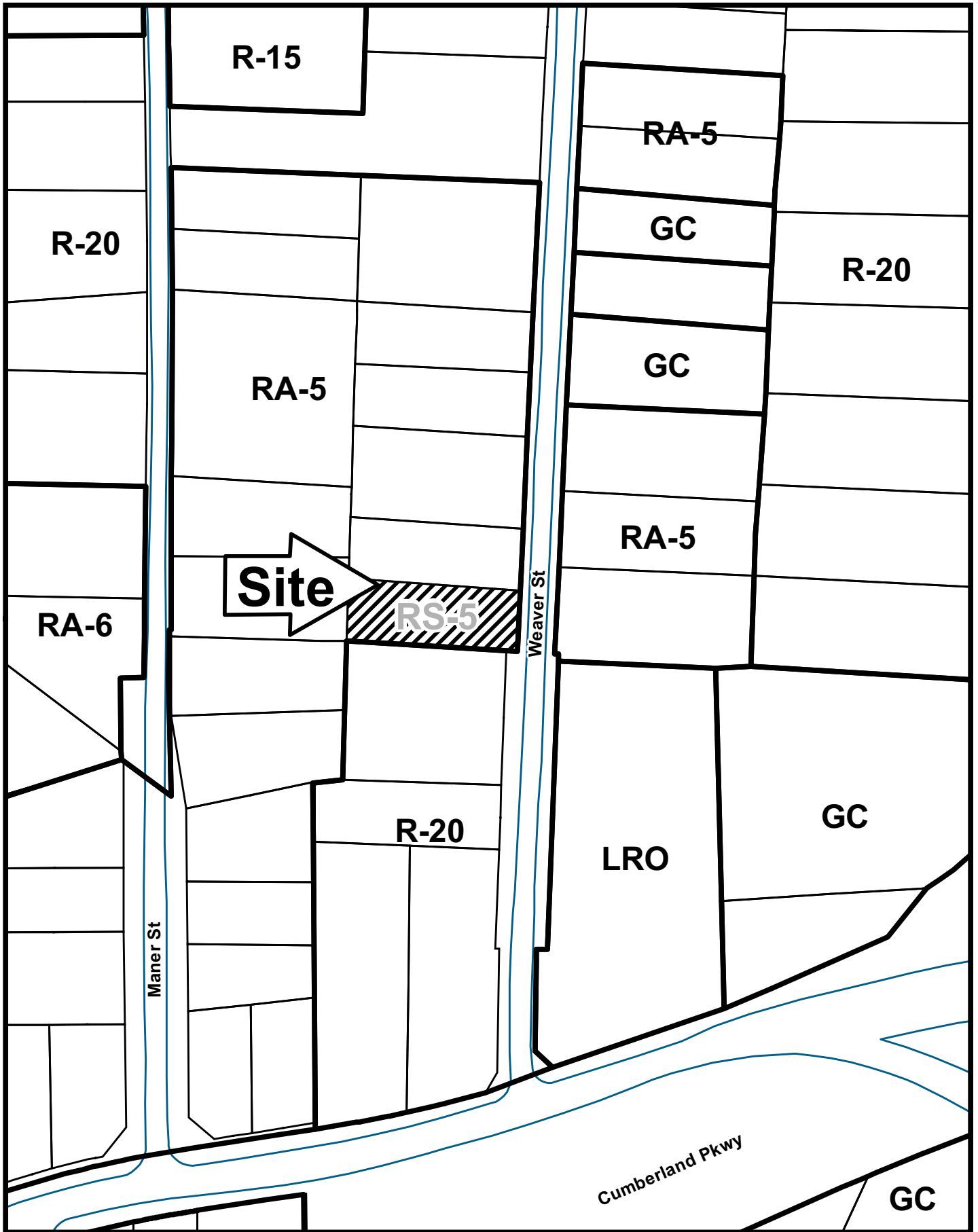
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

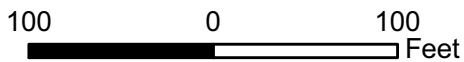
STIPULATIONS: _____





V-15



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-15

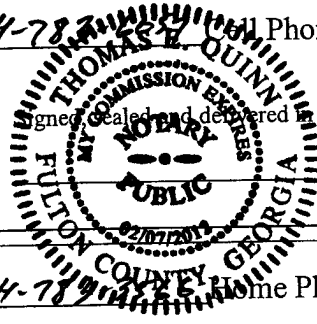
Hearing Date: 2-11-09

Applicant KEYSTONE CONSTRUCTION AND DESIGN Business Phone 404-783-3566 Home Phone -

SUNNY LEE + CARLA LEE Address 595 PEEDMONT AVE, SUITE 320-124
(representative's name, printed) (street, city, state and zip code) ATLANTA, GA 30308

[Signature] Business Phone 404-783-3566 Home Phone -
(representative's signature)

My commission expires: _____



signed, sealed and delivered in presence of:

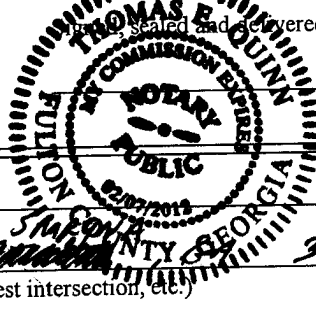
[Signature]
Notary Public

12/11/08

Titleholder KEYSTONE CONSTRUCTION AND DESIGN Business Phone 404-783-3566 Home Phone _____

Signature [Signature] CARLA LEE Address: 595 PEEDMONT AVE, SUITE 320-124
(attach additional signatures, if needed) (street, city, state and zip code) ATLANTA GA 30308

[Signature] SUNNY LEE
My commission expires: _____



signed, sealed and delivered in presence of:

[Signature]
Notary Public

12/11/08

Present Zoning of Property RA-5

Location 4280 AND 4286 WEAVER ST., 30080
(street address, if applicable; nearest intersection, etc.) 4280 -> 0.160 ACRES
4286 -> 0.159 ACRES

Land Lot(s) 694 District 17 Size of Tract 4286 -> 0.159 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.

4280 AND 4286 ARE BUILT 14.6 FEET APART AND 15 FEET IS REQUIRED.

List type of variance requested: WAIVE THE SIDE SETBACK FOR LOTS 2 + 3 FROM REQUIRED 15 FT BETWEEN DWELLINGS TO 14.6 FT.