V-29 (2009)KENNESAW, GEORGIA 30162 300 BURNT WOOD DRIVE 300 Chastain Center Boulevord - Suite 395 Kennesaw, Georgia 30144 (770) 428-3359 Fax (770) 428-3360 O7-048 1132 SHALLOWFORD ROAD SHEET NO I (J) LOT SPLIT FOR: RAW PROPERTIES (SHALLOWFORD INDUSTRIAL PARKWAY (3) SHALLOWFORD CONSTRUCTOR SUNSHINE HOLDINGS (v) * Novy BURTON RBF (m)20' SIDE SETBACK RBF 7 100, СЕОВСІР, БОМЕВ СОМБРИХ ВІСНІ NO1.42,00,E 813.60, 1/2" .01.189 M..00,54.10S .06 161 M.,00,54.10S 16.39 281 38' NO1.45,00"E \$8721'27"E SHALLOWFORD (70' RM) CH=43373. 1RACT B 239,115 SF 5.489 ACRES TRACT A 56,115 SF 1,288 ADMES .06 65 p= 7 .28 957=A A PROPERTY RETERINGED (1000) OVORITA ISAS HIRON AISTOSTO PLAN SHOWN AND DESCRIBED HEREWN IS A TRUE AND CORPLECT ND UNDER MY SUPERVISION, FIAT THE MONUMENTS HAVE BEEN AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY 120 20' S/DE SETBACK-STATE LAW PROMBES THE PRIVATE CONSTRUCTION, PLANTING, OR UTHERMSE MAPONIMENTS ON THE DEDICATED RICHT-OF WAY. THE SQLE RESPONSIBILITY OF ANY DAMAGE OF ANY SUCH MIPROVEMENTS SHALL BE THE PROPERTY OWN PERRETUAL CARE AND WANTEMAND THE CONVEYANCE OF REAL PROS IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SA BECONE EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCE PUBLIC RUAD ACCESS 9 2. DLM CHILL ENDMETHING AND LAND SURFERING MC.
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APPLICANT:	MRW Properties, LLC		PETITION NO.:	V-29
PHONE:	ONE: 770-218-3055		DATE OF HEARING:	04-08-09
REPRESENTATIVE:		Mary Lanning	PRESENT ZONING:	НІ
PHONE:		770-428-3354	LAND LOT(S):	158, 203
PROPERTY LOCATION: Located on the north side			DISTRICT:	16
of Shallowford Road, west of Shallowford Industrial			SIZE OF TRACT:	6.77 acres
Parkway (1135 Shallowford Road).			COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the front setback on tract A from the required 75 feet to 72 feet; 2) waive the rear setback on tract A from the required 40 feet to 31 feet; and 3) waive the front setback on tract B from the required 75 feet to 30 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 revised setbacks. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

STORMWATER MANAGEMENT: No comment.

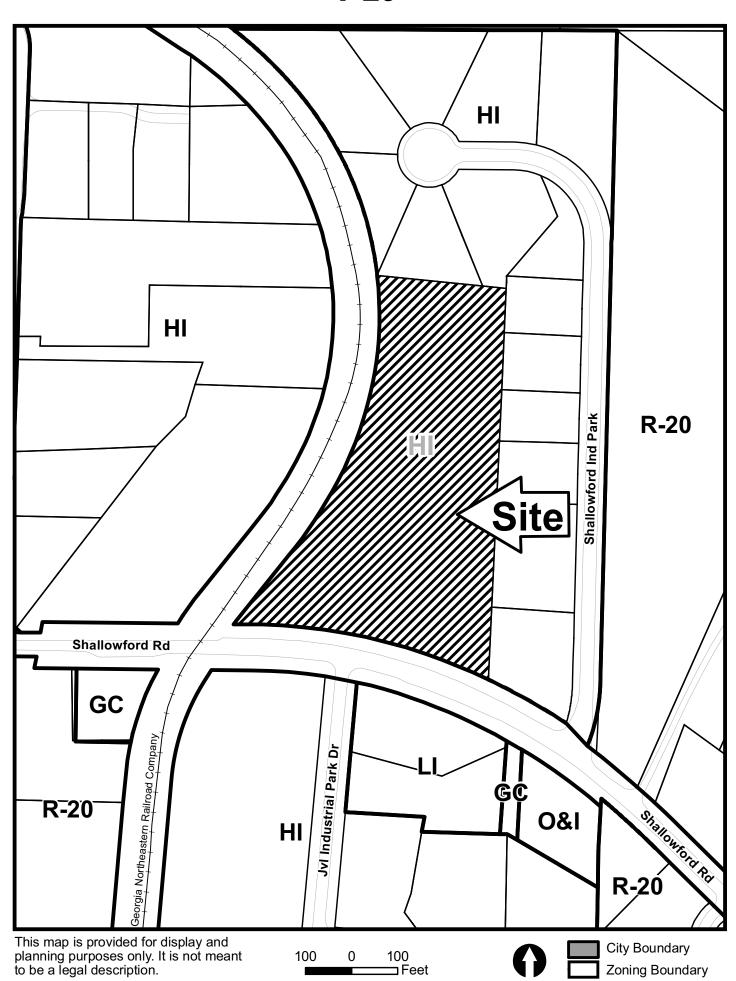
HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: 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: Easement for water line will be necessary on tract A for tract B (<u>public</u> if new meter set for tract B, <u>private</u> if tract A agrees of record to provide water and fire protection for tract B in perpetuity).

SEWER: Sewer is available on tract A. However, records show no connection. Tract A must connect to sewer if lot is split. Tract B may need easement from tract A for possible connection to sewer.

OPPOSITION: NO. OPPOSED	PETITION NO	_SPOKESMAN
BOARD OF APPEALS DECISION APPROVEDMOTION BY REJECTEDSECONDED _ HELDCARRIED STIPULATIONS:	Pine Mill Dr	SITE Was draw polynografia Shallowford.Rd.
	R-20 364	HI Librario Park Co.



Application for Variance Cobb County

pe or print clearly)

Application No.

Hearing Date:

14. 80.9

	(type or print clearly)	Application No. Hearing Date: _	4-8-09
Applicant MRW PROPERTIES, LLC	Business Phone _ 77 C)-218-3055 Ph	one <u>404 - 372 - 0928</u>
MARY LANNING (representative's name, printed)	_Address 300 CHA	STAIN CENTRE Prission	10 H 10 1 395
(representative's signature)	_Business Phone 770	428 · 335 Cell Pho	4770-234-6630
My commission expires: $09-23-11$		Signed, scaled and specific districtions	Notary Public
Titleholder MRW Properties, U	Business Phone 7	70 <i>-218-3055</i> Home	Phone
Signature And Additional signatures, if ne	Address:eeded)	2918 Edenberry (street, city, state and zip co	(n, Konnesaw, CA) de) 30153
My commission expires: October,	2011	Signed, sealed and delivered	in presence of: S. Warls Notary Public
Present Zoning of Property H l			
Location 1135 SHALLOWFORD (stre	ROAD , MARIETTA eet address, if applicable; neares		
Land Lot(s) 158 \$ 203	District16±h	Size of Tract	6.777 Acre(s)
Please select the extraordinary and e condition(s) must be peculiar to the piece) to the piece of prope	erty in question. The
Size of Property Shape of	Property X Top	ography of Property	Other
The Cobb County Zoning Ordinance Sec determine that applying the terms of the hardship. Please state what hardship wo	e Zoning Ordinance wi	thout the variance would	d create an unnecessary
THE SITE PLANNING FOR THE ORIGINAL THE			
PROPERTY, THAT DICTATED THE WARELY			
THE OFFICE BUILDING WAS LOCATED ON T			
THE BULLOING LOCATIONS WERE SET BA- SETBACKS TO EACH PURCEL WHEN SPLIT List type of variance requested: REDW FRONT PARCEL AND FROM	SED ON THOSE PANAME TING THE LOT 150 EACH CTION IN SETBA	ETERS AND CONSTRAINTS BULLDING IS ON ITS OWN CKS (FOR REAR	LOT), WOULD REQUIRE SETBACK ON
SHOWN AND NOTED ON	THE VARIANCE	PLAN.	<i></i>
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