

ENGINEERING

2213 Via Sierra Avenue  
1001 Corcoran Street, Suite 102  
Fountain Valley, CA 92708  
(714) 952-4222  
www.engineer.com

V-42  
(6002)

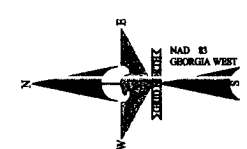
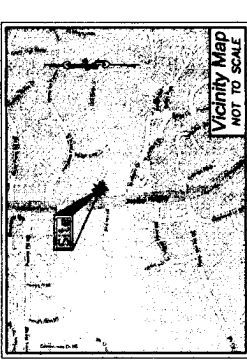
277 Hidden Lake Court

EXISTING CONDITIONS PLAN

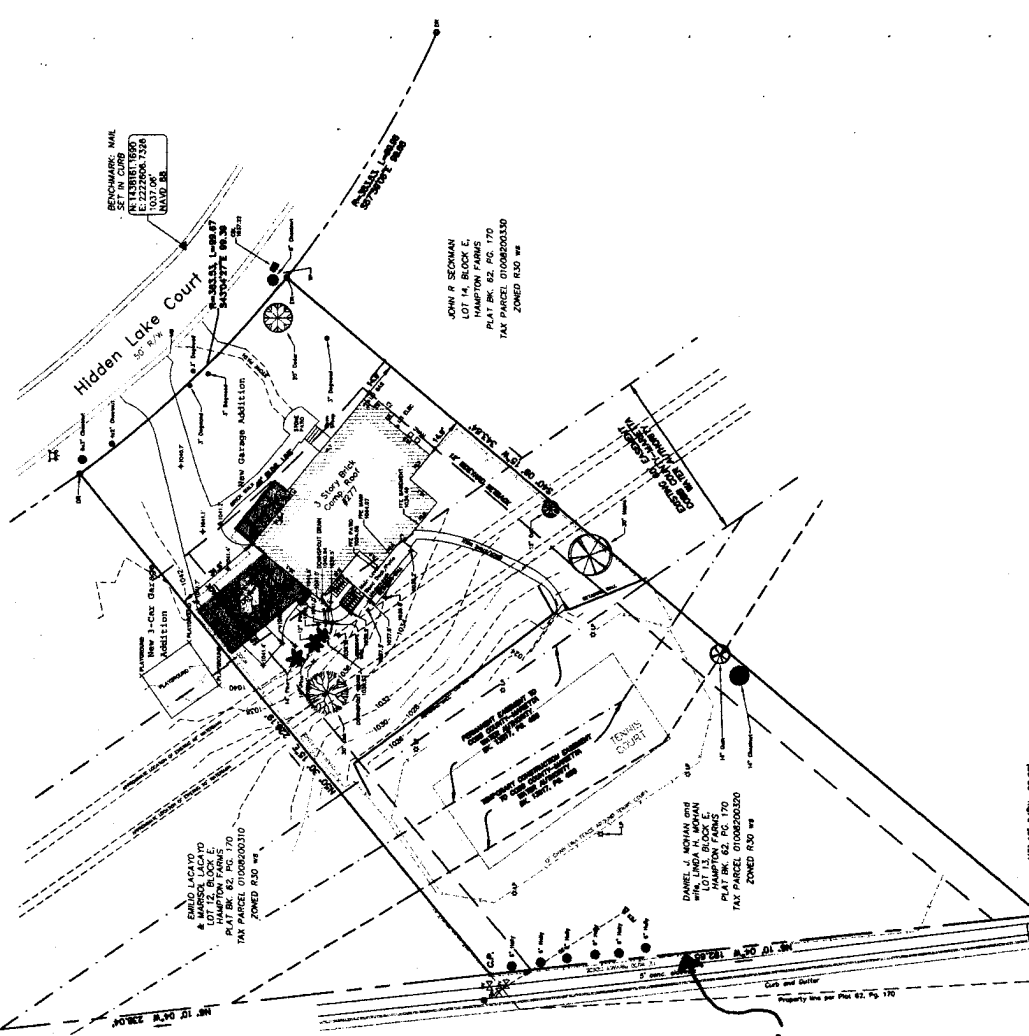


1.0

Authority: In the County of Santa Clara, California, on February 1, 2009, the subject property, 277 Hidden Lake Court, was surveyed and the plat was recorded in the public records of the County of Santa Clara, California. The purpose of this plat is to show existing conditions only and is not to be used for sales, development or construction.



THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY AND IS NOT TO BE HELD LIABLE THEREFOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS, BUT THIS DOES NOT GUARANTEE THE ABSENCE OF SUCH INTERESTS. THE SURVEYOR HAS NOT CONDUCTED A SOIL TEST OR A GEOTECHNICAL INVESTIGATION. THE SURVEYOR HAS NOT CONDUCTED AN ASBESTOS ABSENCE SURVEY. THE SURVEYOR HAS NOT CONDUCTED AN ENVIRONMENTAL INVESTIGATION. THE SURVEYOR HAS NOT CONDUCTED A HISTORICAL ARCHITECTURAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A PALEONTOLOGICAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A POWER LINE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RAILROAD SURVEY. THE SURVEYOR HAS NOT CONDUCTED A TELEPHONE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A CABLE TELEVISION SURVEY. THE SURVEYOR HAS NOT CONDUCTED A GAS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A WATER SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SEWER SURVEY. THE SURVEYOR HAS NOT CONDUCTED A FLOOD HAZARD SURVEY. THE SURVEYOR HAS NOT CONDUCTED A WIND HAZARD SURVEY. THE SURVEYOR HAS NOT CONDUCTED A TERRORISM SURVEY. THE SURVEYOR HAS NOT CONDUCTED A NUCLEAR SURVEY. THE SURVEYOR HAS NOT CONDUCTED A BIOHAZARD SURVEY. THE SURVEYOR HAS NOT CONDUCTED A CHEMICAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RADIATION SURVEY. THE SURVEYOR HAS NOT CONDUCTED A WEAPONS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A CONTAMINATION SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SECURITY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SAFETY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A HEALTH SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SOCIAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A POLITICAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RELIGIOUS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A CULTURAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A LANGUAGE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A NATIONALITY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A ETHNICITY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RACE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SEX SURVEY. THE SURVEYOR HAS NOT CONDUCTED A MARITAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RELIGIOUS SURVEY. THE SURVEYOR HAS NOT CONDUCTED A POLITICAL SURVEY. THE SURVEYOR HAS NOT CONDUCTED A NATIONALITY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A ETHNICITY SURVEY. THE SURVEYOR HAS NOT CONDUCTED A RACE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A SEX SURVEY. THE SURVEYOR HAS NOT CONDUCTED A MARITAL SURVEY.



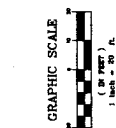
- CP - CENTER POINT
- CC - CENTER OF GRAVITY
- CE - CENTER OF MASS
- CL - CENTER OF LINE
- CM - CENTER OF MASS
- CS - CENTER OF SURFACE
- CT - CENTER OF TOWER
- CU - CENTER OF UMBILICUS
- CV - CENTER OF VOLUME
- CA - CENTER OF AREA
- CB - CENTER OF BARYCENTRE
- CC - CENTER OF CIRCUMFERENCE
- CE - CENTER OF ELLIPSE
- CF - CENTER OF FOCUS
- CG - CENTER OF GRAVITY
- CH - CENTER OF HYPOTHEUSE
- CI - CENTER OF INERTIA
- CJ - CENTER OF JACOBI
- CK - CENTER OF KINEMATIC
- CL - CENTER OF LAMINATE
- CM - CENTER OF MASS
- CN - CENTER OF NODUS
- CO - CENTER OF OVAL
- CP - CENTER OF PARABOLA
- CQ - CENTER OF QUANTUM
- CR - CENTER OF RECTANGLE
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Johnson Ferry Road  
PUBLIC R/W VARIES

*Wooden 12' Fence*

RUSSELL L. WHITWORTH, C.P., REG. # 221209  
I HEREBY CERTIFY THAT I AM SURVEYOR OF THE ABOVE PROPERTY AND THAT THE SURVEY IS ACCURATE AND CORRECT AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME AND THAT I AM NOT UNDER DISCIPLINARY ACTION BY THE BOARD OF PROFESSIONAL ENGINEERS. THE LATEST RECORDED DEED MAP RECORDS TO THE BEST OF MY KNOWLEDGE ARE FILED.

THE PURPOSE OF THIS PLAT IS TO SHOW EXISTING CONDITIONS ONLY AND IS NOT TO BE USED FOR SALES, DEVELOPMENT OR CONSTRUCTION.



NOT TO SCALE

IF YOU DO GEORGIA...  
CALL US FIRST!  
770-523-1441  
UNLESS ALREADY OBTAINING THE LAW FROM ANOTHER SOURCE.

The State of Georgia, County of Santa Clara, City of San Jose, California. The purpose of this plat is to show existing conditions only and is not to be used for sales, development or construction. The surveyor has not conducted a soil test or a geotechnical investigation. The surveyor has not conducted an asbestos absence survey. The surveyor has not conducted an environmental investigation. The surveyor has not conducted a historical architectural survey. The surveyor has not conducted a paleontological survey. The surveyor has not conducted a power line survey. The surveyor has not conducted a railroad survey. The surveyor has not conducted a telephone survey. The surveyor has not conducted a cable television survey. The surveyor has not conducted a gas survey. The surveyor has not conducted a water survey. The surveyor has not conducted a sewer survey. The surveyor has not conducted a flood hazard survey. The surveyor has not conducted a wind hazard survey. The surveyor has not conducted a terrorism survey. The surveyor has not conducted a nuclear survey. The surveyor has not conducted a biohazard survey. The surveyor has not conducted a chemical survey. The surveyor has not conducted a radiation survey. The surveyor has not conducted a weapons survey. The surveyor has not conducted a contamination survey. The surveyor has not conducted a security survey. The surveyor has not conducted a safety survey. The surveyor has not conducted a health survey. The surveyor has not conducted a social survey. The surveyor has not conducted a political survey. The surveyor has not conducted a nationality survey. The surveyor has not conducted an ethnicity survey. The surveyor has not conducted a race survey. The surveyor has not conducted a sex survey. The surveyor has not conducted a marital survey. The surveyor has not conducted a religious survey. The surveyor has not conducted a political survey. The surveyor has not conducted a nationality survey. The surveyor has not conducted an ethnicity survey. The surveyor has not conducted a race survey. The surveyor has not conducted a sex survey. The surveyor has not conducted a marital survey.

**APPLICANT:** Daniel J. Mohan  
**PHONE:** 404-233-7000  
**REPRESENTATIVE:** same  
**PHONE:** same  
**PROPERTY LOCATION:** Located on the southwestern side of Hidden Lake Court and on the east side of Johnson Ferry Road, south of Hampton Farms Drive (277 Hidden Lake Court).

**PETITION NO.:** V-42  
**DATE OF HEARING:** 05-13-09  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 82  
**DISTRICT:** 1  
**SIZE OF TRACT:** .8 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback adjacent to the northern property line on parcel 32 from the required 12 feet to zero feet; 2) waive the front setback from the required 45 feet 44 feet; and 3) waive the maximum height of a fence from 6 feet to 12 feet along Johnson Ferry Road (existing).

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision (Hampton Farms) 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.

**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:** Fence is 3 feet from Cobb County Water System's 12 inch water line in road right-of-way. A 12 foot fence impedes maintenance of this line whereas a 6 foot fence does not.

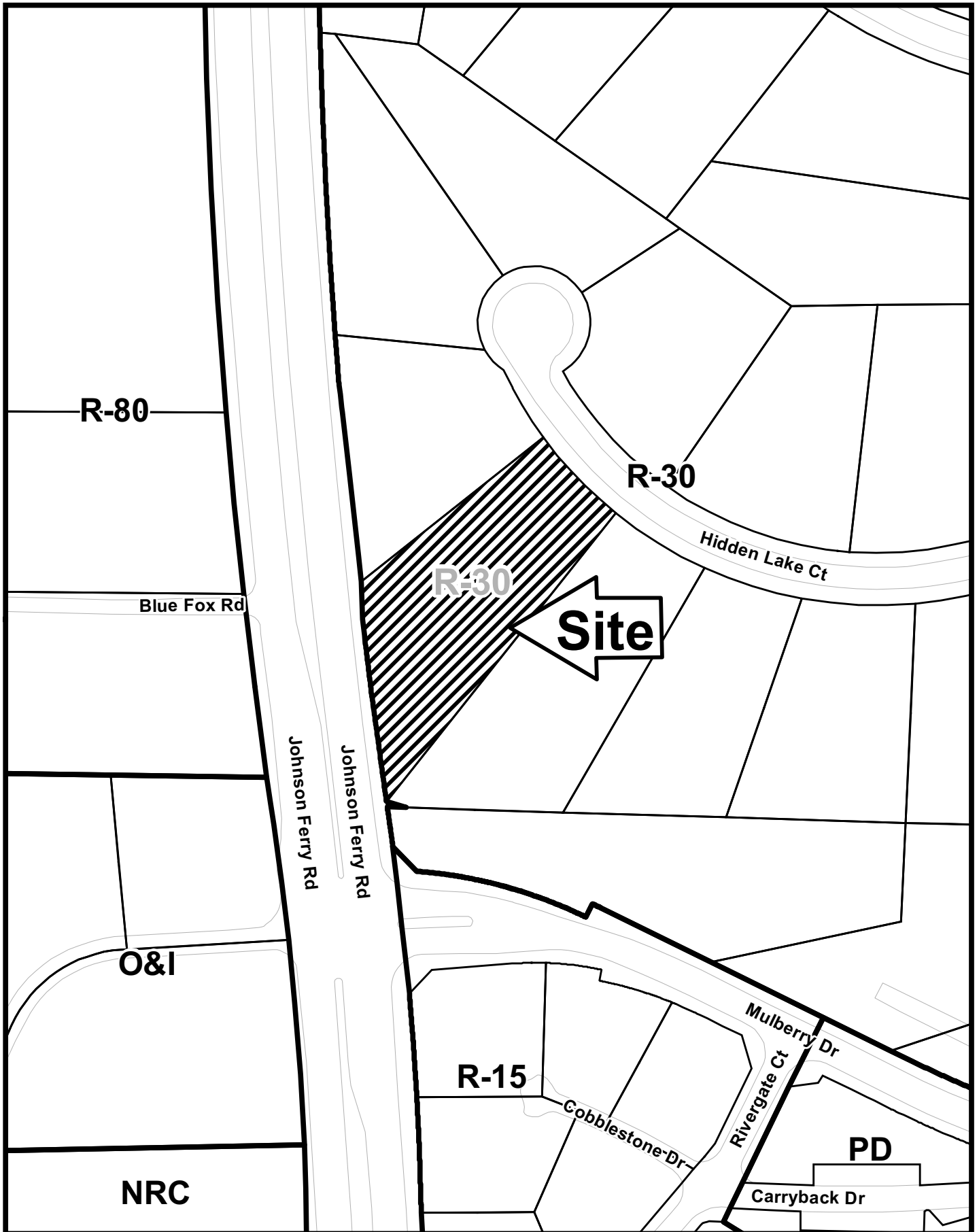
**SEWER:** No conflict.

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

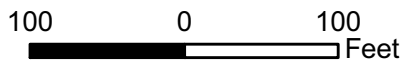
**BOARD OF APPEALS DECISION**  
**APPROVED**  **MOTION BY**   
**REJECTED**  **SECONDED**   
**HELD**  **CARRIED**   
**STIPULATIONS:**



# V-42



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

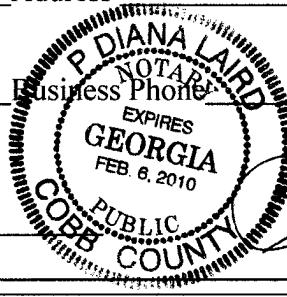
(type or print clearly)

Application No. V-42  
Hearing Date: 5-13-09

Applicant DANIEL J. MOHAN Business Phone 404-233-7000 Home Phone 770-565-8014

N/A Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

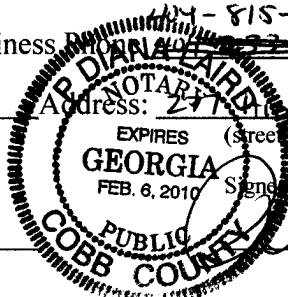
D. Mohan Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)



My commission expires: Feb. 6, 2010 Signed, sealed and delivered in presence of: P. Diana Laird  
Notary Public

Titleholder DANIEL J. MOHAN Business Phone 404-815-6500 Home Phone 770-565-8014

Signature D. Mohan Address: 277 HIDDEN LAKE CT, MARIETTA, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 2/6/2010 Signed, sealed and delivered in presence of: P. Diana Laird  
Notary Public

Present Zoning of Property Residential, single family R-30

Location 277 Hidden Lake Ct., Marietta, GA 30068 (Hampton Farms Subdivision)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 82 (P) 32 District 1st Size of Tract .08 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 X

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: ENCROACHMENT INTO SIDE ~~SETBACK~~ <sup>SETBACK</sup> REQUIREMENTS DUE TO 60' WATER AUTHORITY EASEMENT AT BACK OF RESIDENCE. PROPERTY CONTAINS 2 WATER AUTHORITY EASEMENTS THAT WILL NOT ALLOW FOR GARAGE ADDITION TO SIT IN REAR YARD.