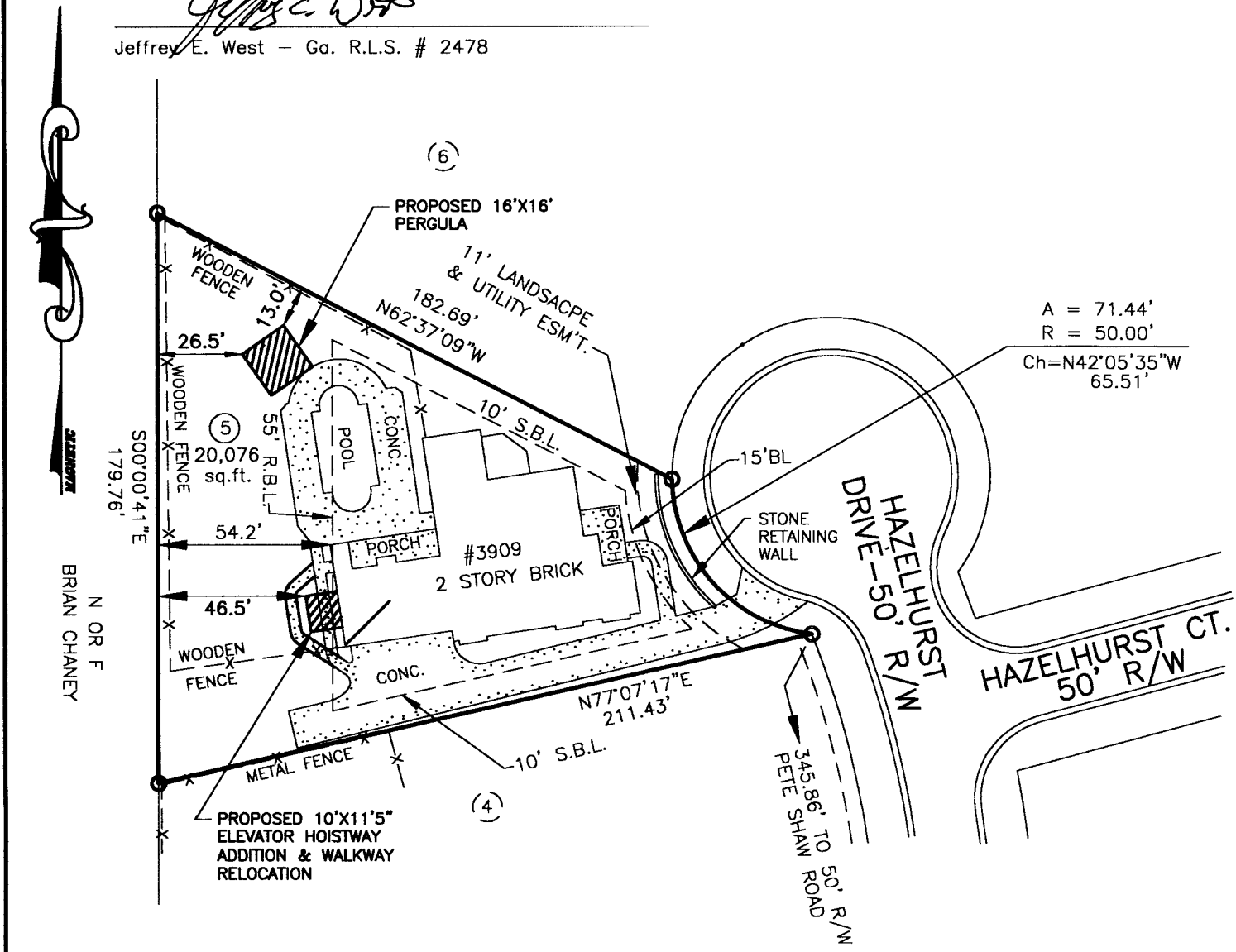


**V-63
(2009)**

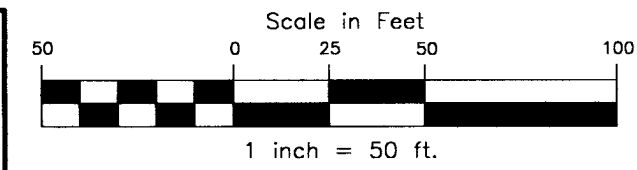
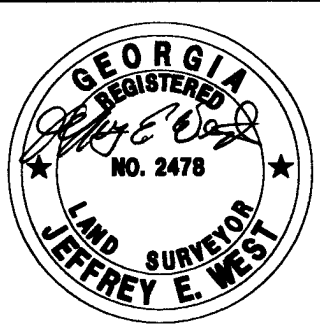
In my opinion this plat is a correct of the land platted and has been prepared with the minimum standards and requirements of law.

UNLESS SHOWN OTHERWISE, ALL IMPROVEMENTS ARE EXISTING.

Jeffrey E. West
Jeffrey E. West - Ga. R.L.S. # 2478



A = 71.44'
R = 50.00'
Ch=N42°05'35"W
65.51'



WEST, WEST & ASSOC., P.C.
2205 RIVERSTONE BLVD.
SUITE 301
CANTON, GA. 30114
770-720-5054

Survey for:
CHRISTOPHER K. VONHOFFMANN

Subdivision:
HAZELHURST RIDGE

Land Lot - 264	Lot - 5
District - 16th	Section - 2nd
County - COBB	State - GEORGIA
Date - 06-08-09	Scale - 1"=50'
Revised -	P.B. 216 Pg. 84

The field data upon which this map or plat is based has a closure precision of one foot in 54,293' feet, and an angular error of 02" per angle point, and was adjusted using Least Squares method.

This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

I certify that the property shown on this map or plat is NOT in a flood hazard zone according to F.E.M.A. F.I.R.M. No. 13067C0015 F Dated: 8-18-92

IMPERVIOUS SURFACE. 35% MAX = 7027 #
45% Shown = 9045 #

APPLICANT: Christopher K. Von Hoffmann **PETITION NO.:** V-63
PHONE: 770-517-7792 **DATE OF HEARING:** 08-12-09
REPRESENTATIVE: Ryan Corley **PRESENT ZONING:** R-20
PHONE: 770-517-7792 **LAND LOT(S):** 264
PROPERTY LOCATION: Located on the west side **DISTRICT:** 16
of Hazelhurst Drive, north of Pete Shaw Road **SIZE OF TRACT:** .46 acre
(3909 Hazelhurst Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the rear setback on lot 5 from the required 55 feet (per V-68 of 2000) to 46 feet; 2) waive the rear setback for an accessory structure over 144 square feet (proposed 256 square foot pergola) from the required 55 feet to 26 feet; and 3) waive the maximum allowable impervious surface from 35% to 45%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance and showing the locations of all improvements. 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: This parcel is already significantly over the impervious coverage limit for this parcel. Total replacement of the entire driveway with a pervious pavement system will not even bring this lot into compliance. At a minimum, any approval of an addition should require an equal reduction in impervious area.

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 _____

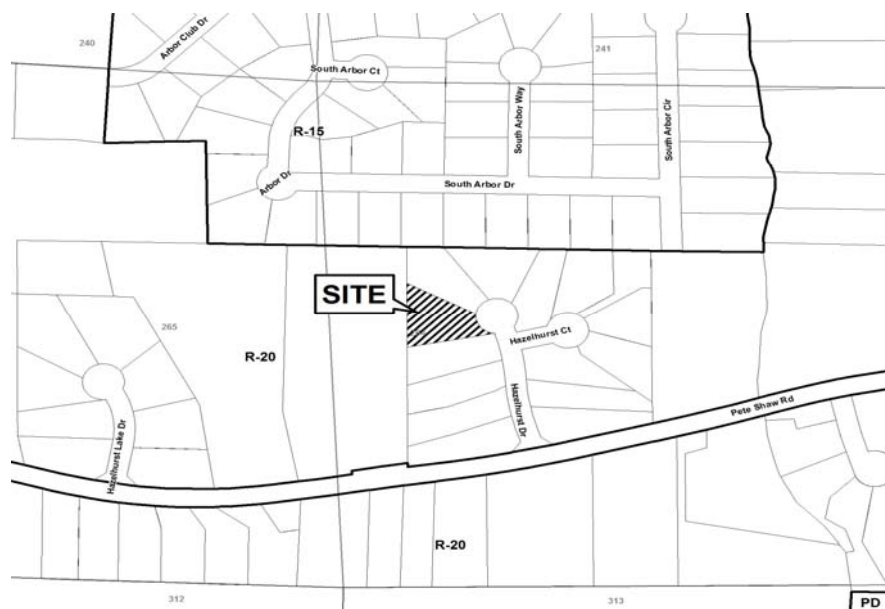
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

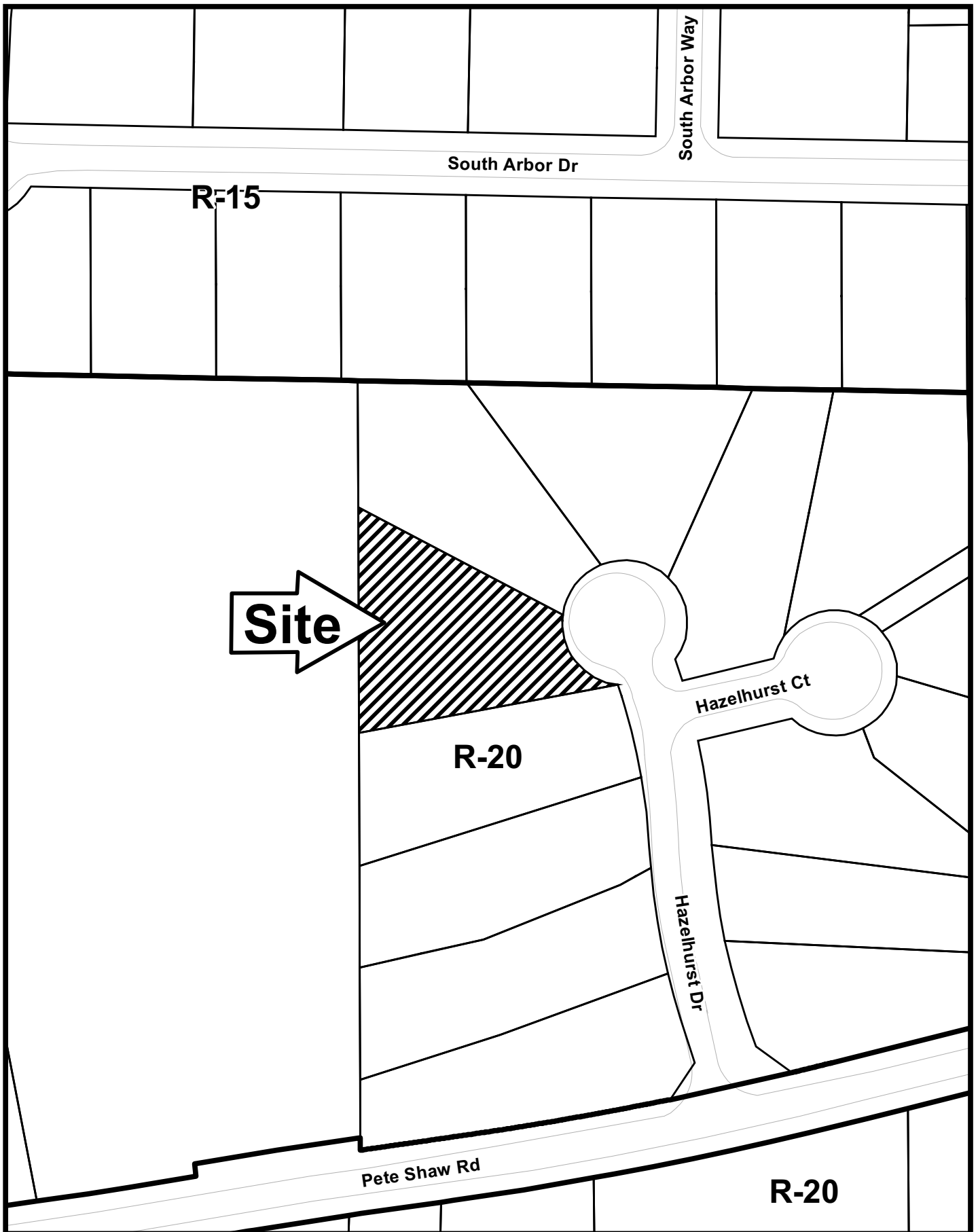
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

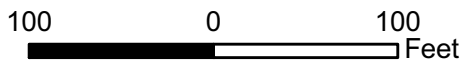
STIPULATIONS: _____





V-63



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

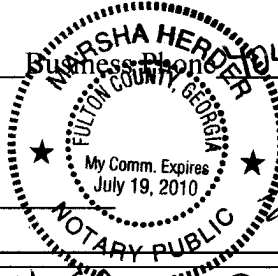
(type or print clearly)

Application No. V-63
Hearing Date: 8-12-09

Applicant Christopher K. VonHoffmann Business Phone _____ Home Phone 770 517-7792

Ryan Corley Address 3909 Hazelhurst Dr
(representative's name, printed) (street, city, state and zip code) Marietta 30066

[Signature] Business Phone _____ Cell Phone 678 451-2121
(representative's signature)



Signed, sealed and delivered in presence of:

My commission expires: 07/19/2010

[Signature]
Notary Public

Titleholder Christopher K. VonHoffmann Business Phone _____ Home Phone _____

Signature Christopher K VonHoffmann Address: 3909 Hazelhurst Dr
(attach additional signatures, if needed) (street, city, state and zip code) Marietta

Signed, sealed and delivered in presence of:

My commission expires: 3/16/2013

[Signature]
Notary Public

Present Zoning of Property R-20

Location 3909 Hazelhurst Dr/Marietta 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P46 264 District 16 Size of Tract less than 1 A. 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 X 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.

Because of our handicapped child, who is confined to a wheelchair, we need to install an elevator, for ease of movement between floors. The addition required for the elevator is an 11'x10' hoistway, to be built on the back of garage. The exterior finish will match the exterior of home (brick). Child (age 9) has severe cerebral palsy.

List type of variance requested: _____

WAIVE THE REAR SETBACK FROM REQUIRED 55FT TO 26 FEET

See Exhibit "A" for previous variance

Page 2 of 2

APPLICATION NO.: V-68

ORIGINAL DATE OF APPLICATION: 4-12-00

APPLICANT'S NAME: SHOWCASE REAL ESTATE DEVELOPMENT, LLC.

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY
BOARD OF ZONING APPEALS**

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON APRIL 12, 2000: SHOWCASE REAL ESTATE DEVELOPMENT, LLC. requests a variance to: (1) waive the front setback from required 35 feet to 15 feet (Lots 2 through 13) and to 10 feet for Lots 1 and 14; (2) waive the design standards for street lights to allow decorative lantern style lights; (3) waive the design standard for sidewalks to allow the installation of brick sidewalks; (4) waive the rear setback on Lot 12 from required 35 feet to 10 feet in Land Lot 264 of the 16th District. Located on the north side of Pete Shaw Road, east of Steinhauer Road. The applicant's representative, Mr. Garvis Sams, Jr., reported that request #4 to waive the rear setback on Lot 12 was not needed. The representative then reviewed letter of agreeable conditions, submitted copies of architectural renderings, and stated agreement to departmental comments. Mr. Dennis Delahanty, of the East Cobb Civic Association, requested guarantee of house styles and asked that the Board provide guidance to the ECCA regarding hardship considerations and the association's review of variance requests. Following brief questioning of Mr. Sams, the Board of Zoning Appeals **approved variance requests 1, 2 and 3 as stated above subject to: 1) letter of agreeable conditions dated April 4, 2000, with addendum architectural renderings (attached and made a part hereof); 2) departmental comments and recommendations as contained in the analysis book.** Motion by Dawson, carried 4-0.

SAMS & LARKIN
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064

Letter
~~Meeting Date~~ 4/12/2000

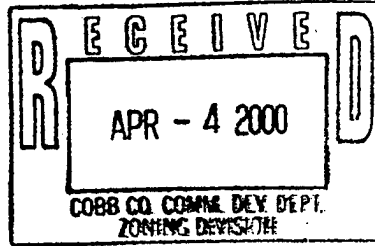
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
M. KYLE GREENE
DAVID Y. KWON
OF COUNSEL
DAVID P. HARTIN

April 4, 2000

(770) 422-7016
TELEPHONE
(770) 426-6583
FACSIMILE
SAMSLARKIN@AOL.COM
E-MAIL

VIA HAND DELIVERY

Ms. Linda Richardson, Zoning Analyst
Cobb County Zoning Department
191 Lawrence Street
Suite 300
Marietta, Georgia 30060-1661



Re: Variance Application of Showcase Real Estate Development, LLC
(No. V-68)

Dear Linda:

As you know, I represent the applicant and property owners concerning the above-captioned Variance Application which is scheduled to be heard by the Cobb County Board of Zoning Appeals on April 12, 2000. During the pendency of the application, Tony Carlson of Showcase Real Estate Development, LLC, has been in discussions with the East Cobb Civic Association. To that end, I am authorized to advise you that Showcase is amenable to the following stipulations which shall become conditions and a part of the grant of the Variance Application and binding upon the subject property thereafter:

1. Landscaping theme to be established at the subdivision entrance and carried through the development in accordance with the landscape plan presented to the East Cobb Civic Association ("ECCA").
2. House elevations and architectural details shall be consistent with Stephen Fuller's plan book called "The Parkside Collection".
3. The applicant reserves the right to modify elevations and architectural details as needed to created a unique and non-redundant architectural street-scape, as shown in "The Parkside Collection".

VIA HAND DELIVERY

Ms. Linda Richardson, Zoning Analyst
Cobb County Zoning Department
Page 2
April 4, 2000

Petition No. V-68
Meeting Date 4/12/2000
Continued

4. Minimum house size shall be 2,600 square feet with a range up to 3,500 square feet or greater.¹
5. An agreement to increase rear setbacks from 35 feet to 55 feet to compensate for the difference in the distance the front setbacks have been moved forward. This agreement pertains only to perimeter lots where setbacks are adjacent to the Chaney property and the O'Dell property, as well as lots adjacent to Arbor Bridge Subdivision (R-15). Lot No. 7 will not be included because it is a cul-de-sac lot and is not deep enough to otherwise accommodate the house footprint and architectural styles in "The Parkside Collection".
6. Applicant will delete its request for a variance waiving the rear setback line on Lot 12 from 30 to 10 feet.

By copy of this letter, we are notifying Mr. Dennis Delehanty, President of the East Cobb Civic Association. In the interim, please do not hesitate to call should you or the staff have any questions whatsoever regarding these matters.

Very truly yours,

SAMS & LARKIN, LLP



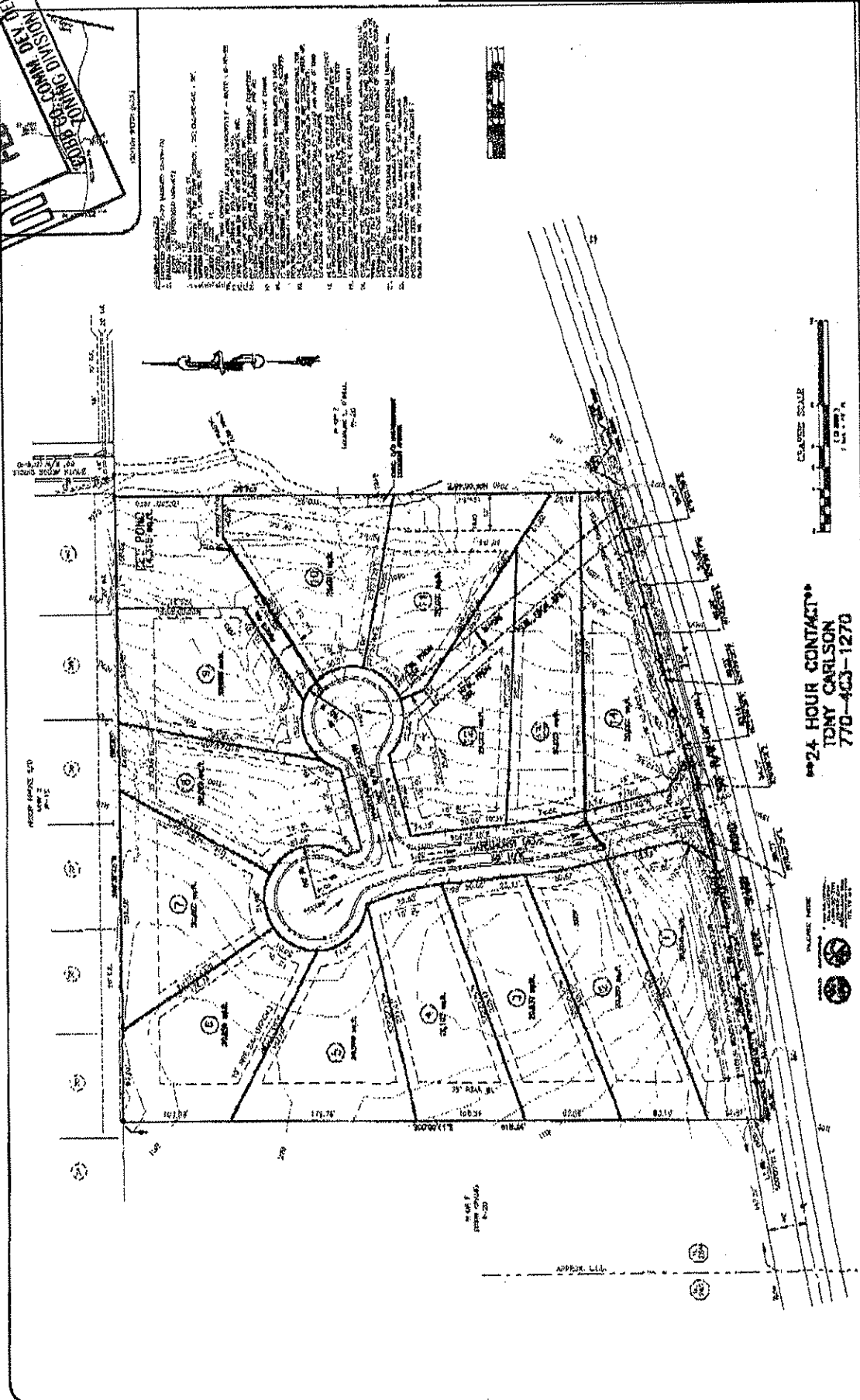
Garvis L. Sams, Jr.

GLSjr/jbmc

cc: Mr. Dennis Delehanty, President
East Cobb Civic Association
Mr. Tony Carlson
Showcase Real Estate Development, LLC

¹House size typically dictates price points and it is anticipated that the homes will sell at \$350,000 and up.

RECEIVED
 FEB 28 2009
 ZONING DIVISION DEPT 1



<p>VARIANCE PLAT</p> <p>West, West & Associates, P.C. 1000 Peachtree Street, N.W. Atlanta, Georgia 30309 Phone: 770-517-0070</p>	
<p>24 HOUR CONTACT* TONY CARLSON 770-463-1270</p>	
<p>SWITCHING NEW EXISTING REELEMNTS 4012 OBERVALLER ROAD MARSHALLTOWN, GA 30057 PHONE : 770-517-0070</p>	
<p>HAZELHURST BROOK SUBDIVISION LANE LOT 264 1800 DISTRICT - 2nd SECTION STEUB COUNTY, GEORGIA</p>	