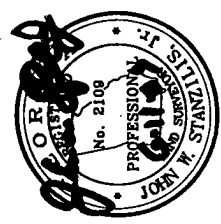


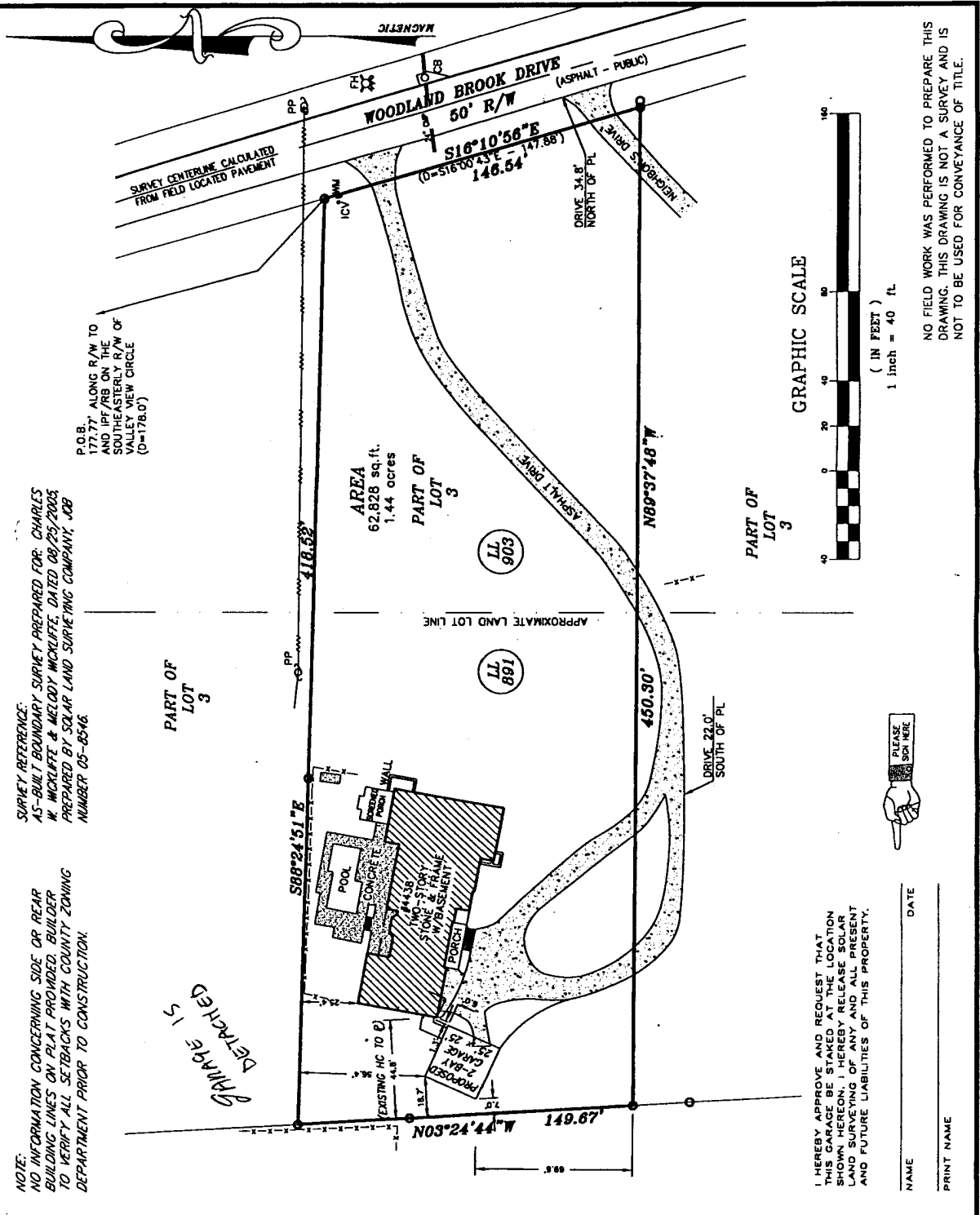
V-64
(2009)

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

HOUSE LOCATION PLAN PREPARED FOR:
TOM WILLIAMS REMODELING, INC.
DATE 06/11/2009
SCALE 1" = 40'
LAND LOT 891 & 903 17th DISTRICT COBB COUNTY, GEORGIA
LOT PART OF 3 BLOCK -- UNIT -- AREA OF LOT: 62,828 S.F.
SUBDIVISION CLARK A. BAKER PROPERTY
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
C



JOB NUMBER: 09-1612



APPLICANT: Tom Williams Residential **PETITION NO.:** V-64
PHONE: 404-392-3980 **DATE OF HEARING:** 08-12-09
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 891, 903
PROPERTY LOCATION: Located on the west side **DISTRICT:** 17
of Woodland Brook Drive, south of Bakers Farm Road **SIZE OF TRACT:** 1.44 acres
(4438 Woodland Brook Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet
(proposed 625 square foot garage) from the required 40 feet to 7 feet; and 2) allow an accessory structure
(proposed garage) to the front of the primary structure.

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: If reduced setback variance is approved, all roof downspouts must be required to discharge to the front of the structure and the existing driveway.

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: No conflict.

SEWER: Sewer not available to property.

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

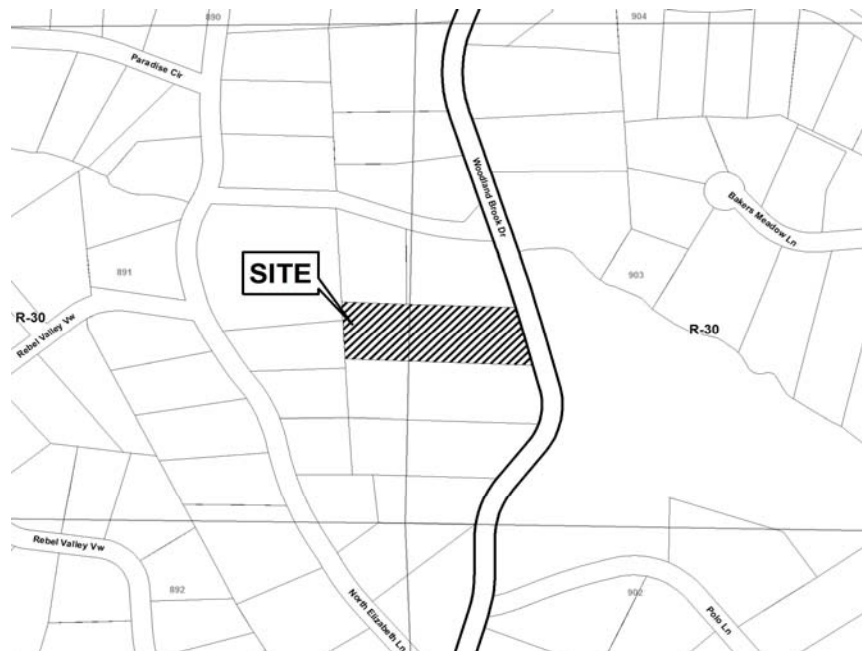
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

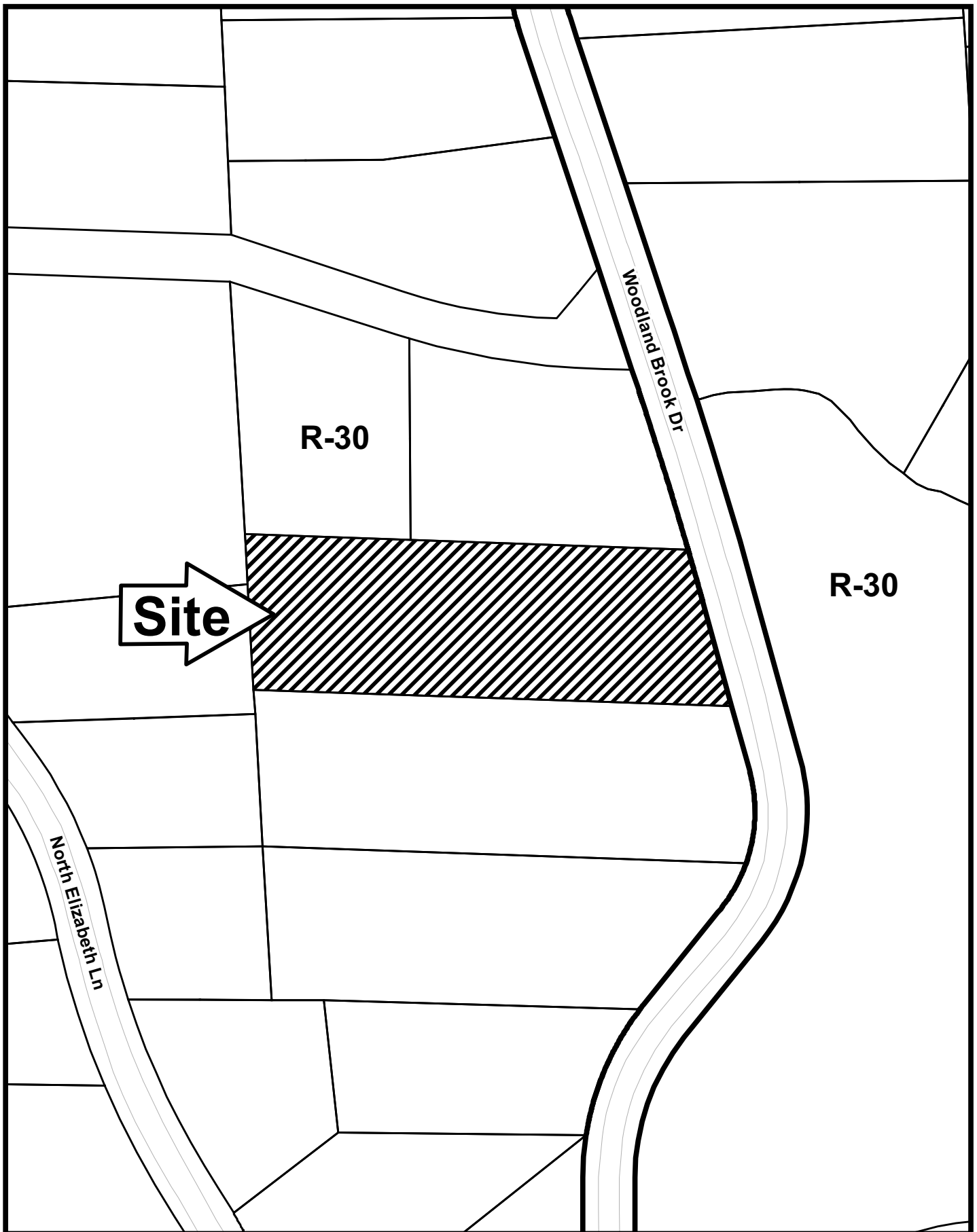
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-64



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. V-64

Hearing Date: 8-12-09

Applicant Tom Williams Residential Business Phone 404-869-0333 Home Phone same

Tom Williams Address 227 Sandy Springs Pl. Ste D-233 Sandy Springs GA 30328
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-869-0333 Cell Phone 404-392-3980
(representative's signature)

My commission expires: 6-26-09



Signed, sealed and delivered in presence of:

Melissa Garbutt

Notary Public

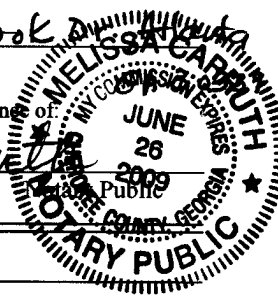
Titleholder Charles W. Wickliffe Business Phone 404-309-4912 Home Phone 404-355-0231
Melody Wickliffe

Signature [Signature] Address: 4438 Woodland Brook Dr. Atlanta GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-26-09

Signed, sealed and delivered in presence of:

Melissa Garbutt



Present Zoning of Property R-30

Location 4438 Woodland Brook Dr. Vinings GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 891, 903 District 17th Size of Tract 1.44 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 1.44ac Shape of Property rectangular 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.

Medical Hardship - Homeowner has had knee & hip replacement, is unable to get up and down stairs. Therefore needs to convert existing garage into a family room resulting in need for new detached garage. Only other possible location for new garage is on opposite end of home where a septic field currently exists.

List type of variance requested: WAIVE THE REAR SETBACK FOR AN ACCESSORY STRUCTURE.