

Franklin D. Roosevelt Park
COLLINS PROPERTY
SUBDIVISION
UNIT 3

LOCATED IN LAND LOT 246, 17TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA
 BEING LOT 6, COLLINS PROPERTY SUBDIVISION, UNIT 3
 P.B. 54, PG. 63

TOTAL AREA = 1.376 ACRES
(59,930 SQ. FT.)

REVISION NOTE:
 THIS PLAN SUPERSEDES A PORTION OF THE PLAN
 RECORDED IN P.B. 54, PG. 63. THE PURPOSE OF THIS
 REVISION IS TO CORRECT THE ZONING REQUIREMENTS AND PROVIDE
 A 10' PRIVATE SANITARY SEWER EASEMENT FOR LOT
 6 FOR SEWER SERVICE CONNECTION.

- COBB COUNTY COMMUNITY DEVELOPMENT AGENCY
- COBB COUNTY WATER SYSTEM
- COBB COUNTY BOARD OF COMMISSIONERS
- FILED IN OFFICE _____ PAGE _____
- RECORDED IN P. B. _____
- CLERK, COBB COUNTY SUPERIOR COURT

ZONING NOTES:
 THE SUBJECT PROPERTY IS ZONED R-20 (ADOPTED
 12/27/1972)
 SETBACKS: FRONT: 35'
 REAR: 35'

NOTE:
 IT IS THE OWNER'S DEVELOPER'S RESPONSIBILITY TO
 ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES
 TO PREVENT POLLUTION FROM DISTURBED AREAS. ALL DISTURBED AREAS ARE SUBJECT
 TO THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY'S
 CONTROL ORDINANCE FOR ANY PROJECT WITH A DISTURBED AREA OF
 ONE OR MORE ACRES. THIS PLAN IS SUBJECT TO THE COBB COUNTY
 BOARD OF COMMISSIONERS' ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL
 BOARD OF ENVIRONMENTAL PROTECTION (LEPD) AND THE LOCAL
 BOARD OF ZONING ADJUSTMENT (BZA).

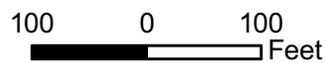
SIGHT DISTANCE NOTE:
 ENGINEER/SURVEYOR CERTIFIES THAT THE MINIMUM INTERSECTION AND
 STOPPING SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE
 DESIGN SPEED OF THIS ROAD.

ADDITIONAL REFERENCES:
 PLAT OF SURVEY FOR LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
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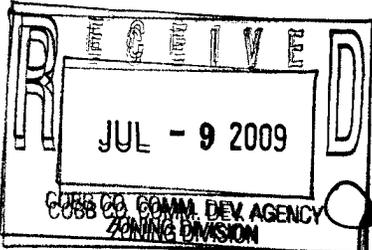
V-71



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-71

Hearing Date: 9-10-09 (THURS)

Applicant MIRILYN EBERHART Business Phone _____ Home Phone 770-819-2063

(representative's name, printed)

Address 4730 GAMBRELL ROAD MABLETON GA
(street, city, state and zip code) 30126

(representative's signature)

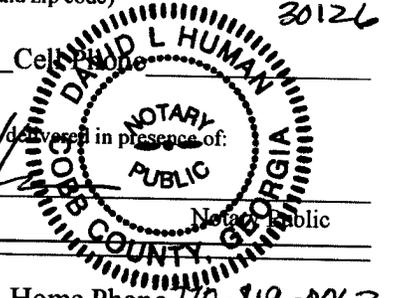
Business Phone _____

Cell Phone _____

My commission expires: 19 JAN 2013

Signed, sealed and delivered in presence of:

[Signature]



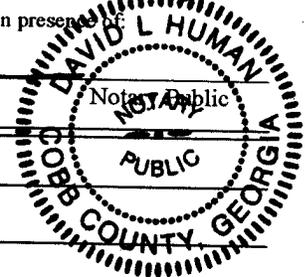
Notary Public

Titleholder MIRILYN EBERHART Business Phone NONE Home Phone 770-819-0063

Signature Marilyn Eberhart Address: 4730 GAMBRELL ROAD
(attach additional signatures, if needed) (street, city, state and zip code) MABLETON GA-30126

Signed, sealed and delivered in presence of:

[Signature]



Notary Public

My commission expires: 19 JAN 2013

Present Zoning of Property RESIDENTIAL R 20

Location NICKATAK ROAD & GAMBRELL RD SE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 246 District 17 Size of Tract 1.376 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.

LOT CANNOT BE SPLIT UNLESS ZONING VARIANCE IS GIVEN - CHANGING THE PROPERTY LINES WILL CAUSE ANY GRANDFATHERING TO BE LOST

List type of variance requested: TWO METAL AWINGS AND OUTBUILDING NEED APPROVED ZONING VARIANCES