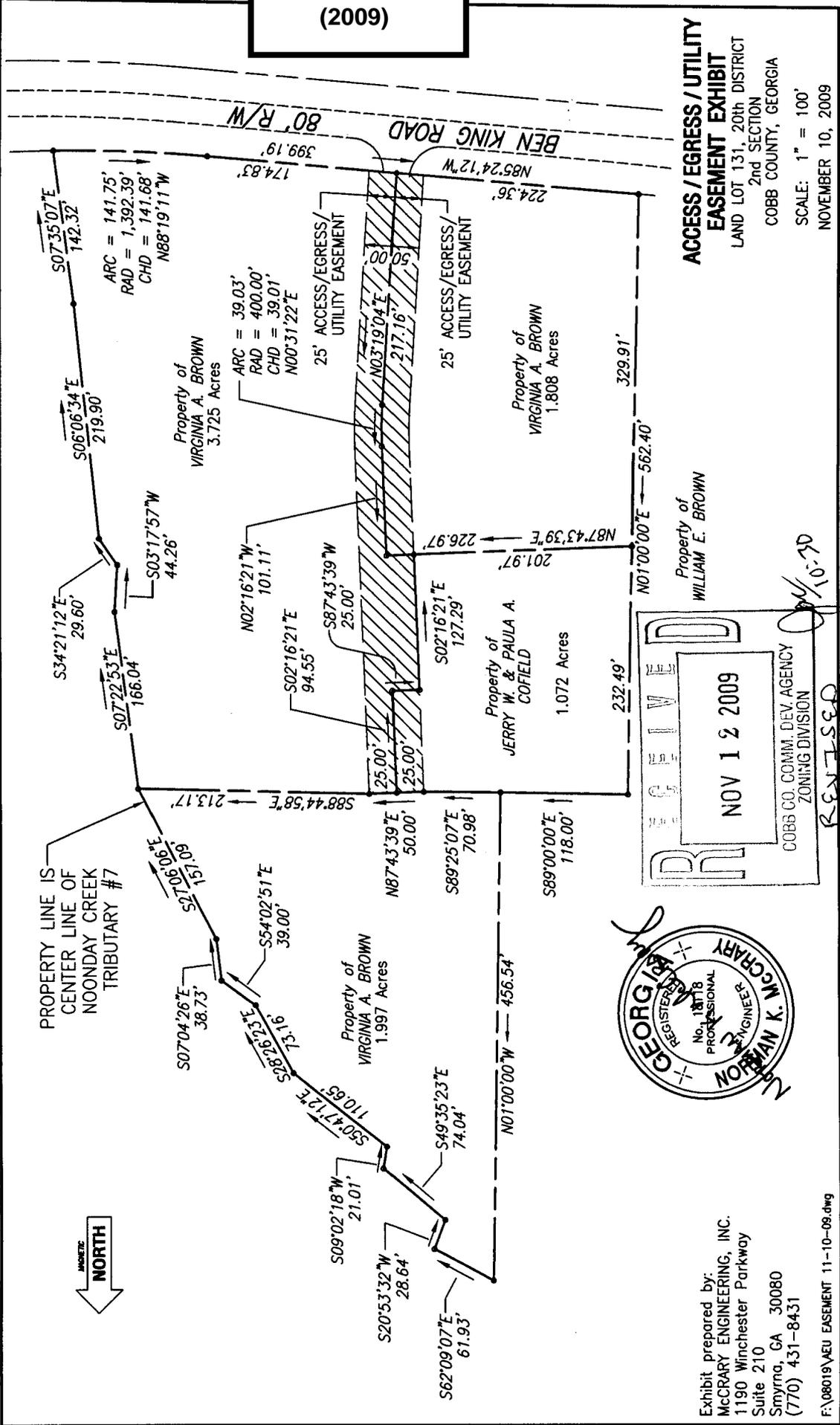


V-69  
(2009)



**ACCESS / EGRESS / UTILITY  
EASEMENT EXHIBIT**  
 LAND LOT 131, 20th DISTRICT  
 2nd SECTION  
 COBB COUNTY, GEORGIA

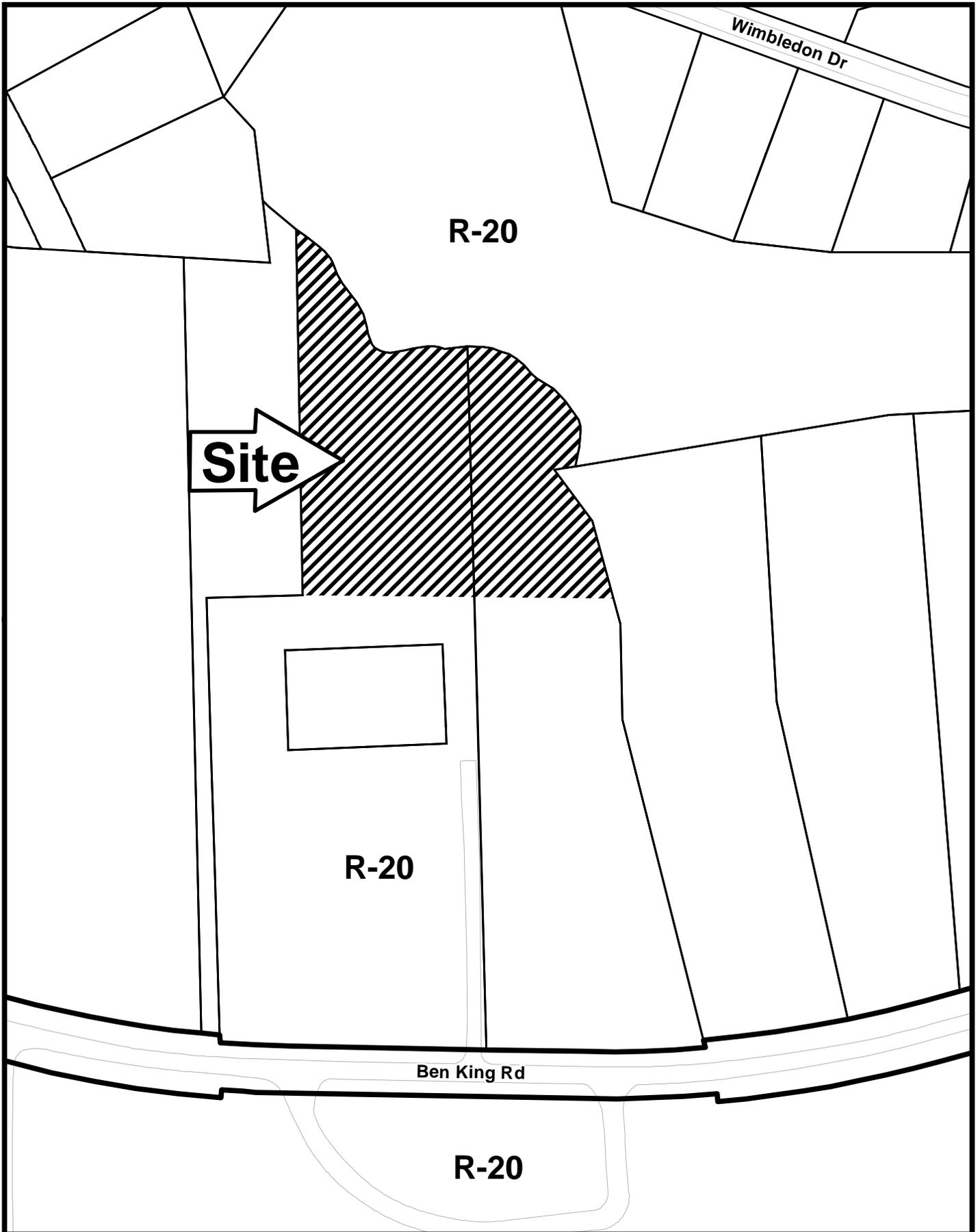
SCALE: 1" = 100'  
 NOVEMBER 10, 2009

**RECEIVED**  
 NOV 12 2009  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

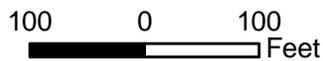


Exhibit prepared by:  
 McCrary Engineering, Inc.  
 1190 Winchester Parkway  
 Suite 210  
 Smyrna, GA 30080  
 (770) 431-8431

# V-69



This map is provided for display and planning purposes only. It is not meant to be a legal description.



**APPLICANT:** Virginia A. Brown **PETITION NO.:** V-69  
**PHONE:** 404-372-5605 **DATE OF HEARING:** 09-10-09  
**REPRESENTATIVE:** Tim S. Aycock **PRESENT ZONING:** R-20  
**PHONE:** 770-428-2873 **LAND LOT(S):** 131  
**PROPERTY LOCATION:** Located off of a private easement on the north side of Ben King Road (1540 Ben King Road). **DISTRICT:** 20  
**SIZE OF TRACT:** 1.997 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow two homes off of a private easement; and 2) waive the lot size on tract 1 from the required 80,000 square feet to 46,739 square feet.

**COMMENTS**

**TRAFFIC:** Recommend no additional driveway access to Ben King Road.

**DEVELOPMENT & INSPECTIONS:** This subdivision must be reviewed and approved through the Cobb County Plan Review process prior to permitting. It must also be submitted for plat review prior to plat recording.

**STORMWATER MANAGEMENT:** No objection to the creation of estate-sized lot. However, a private drainage easement must be recorded to provide for the existing pipe conveyance through this lot. No fill may be placed within the 100 year floodplain and an elevation certificate will be required for any proposed structure.

**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:** Meter must be set on Ben King Road right-of-way.

**SEWER:** Available at east property line. Easement may be necessary for connection depending upon house siting.

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

**BOARD OF APPEALS DECISION**

**APPROVED**          **MOTION BY**         

**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

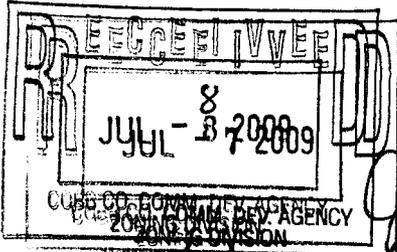
**STIPULATIONS:**         



# Application for Variance Cobb County



(type or print clearly)

Application No. V-169

Hearing Date: 9-10-09 (THURS)

Applicant Virginia A. Brown <sup>cell</sup> Business Phone 404-373-5605 Home Phone 770-428-2873

Tim S. Aycock Address 4410 Sylvia Dr. N.W. M.H. Ga. 30064  
(representative's name, printed) (street, city, state and zip code)

Tim S. Aycock Business Phone 770-425-4575 Cell Phone 678-648-0425  
(representative's signature)

Signed, sealed and delivered in presence of

Sarah S. D...  
Notary Public  
Exp. May 8, 2012  
PAULDING COUNTY, GEORGIA

My commission expires: May 8 2012

Titleholder Virginia A. Brown Business Phone 4-373-5605 Home Phone 770-428-2873

Signature Virginia A. Brown address: 1540 Ben King Road Kenn. Ga. 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Douglas County, GA  
My Commission Expires May 5, 2013

Signed, sealed and delivered in presence of:

Janice Bignall  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-20

Location 1540 Ben King Road, Kennesaw Ga. 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 131 District 20<sup>th</sup> Size of Tract 1.997 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.

It will limit access to a 1.997 acre Tract at the back of the property for future sale.

List type of variance requested: WAIVE THE PUBLIC ROAD FRONTAGE TO ALLOW ONE HOME OFF A PRIVATE EASEMENT.