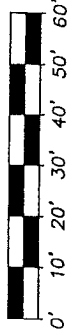


V-4
(2010)

REVISED 10-12-09 House revised
 REVISED 9-21-09 House added
 REVISED 1-09-07 TOPO ADDED

SCALE: 1" = 30'



THIS SITE PLAN IS BASED SOLELY ON THE CONCEPTUAL H.L.P. FOR: PACE HOME BUILDERS
 CONROY & ASSOCIATES, P.C.
 SURVEYING SERVICES BY:
 LAND LOT: 681 SURVEYED:
 DISTRICT: 16 DRAWN: 5-20-06 BY: JP
 COUNTY: COBB SCALE: 1"=30'
 LOT 5 4550 ATWATER COURT
 SUITE 203
 CHELSEA LANDING WAY NE BUFORD, GA 30618
 CHELSEA LANDING SUBDIVISION (770)831-3300
 (FAX) 770-831-6284
 AE113-05

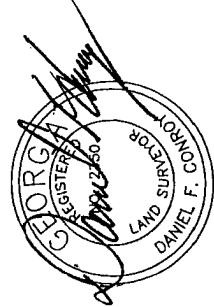
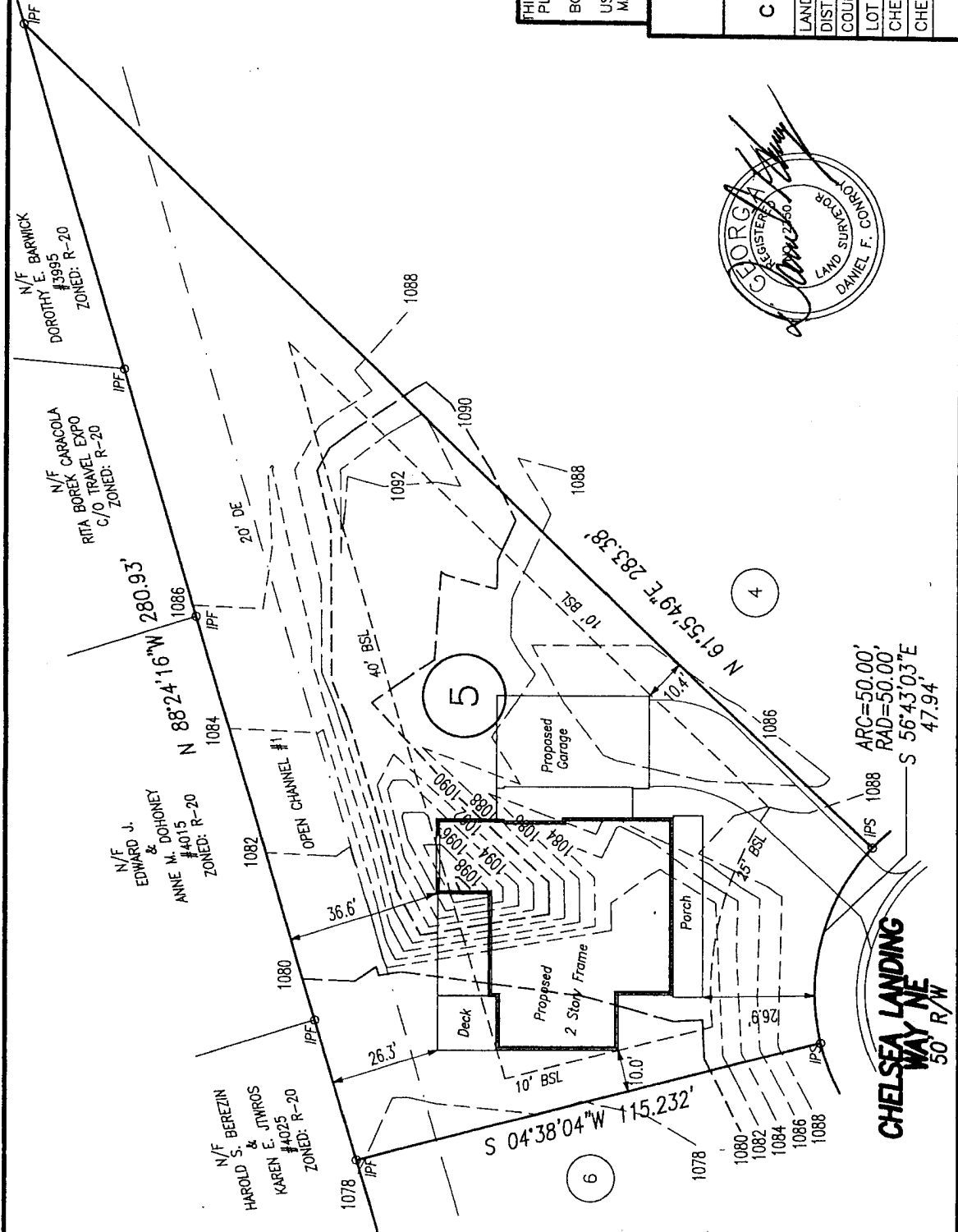
CONCEPTUAL H.L.P. FOR:

PACE HOME BUILDERS

SURVEYING SERVICES BY:

conroy & associates, P.C.

LAND LOT: 681	SURVEYED:	4550 ATWATER COURT
DISTRICT: 16	DRAWN: 5-20-06	SUITE 203
COUNTY: COBB	SCALE: 1"=30'	BUFORD, GA 30618
LOT 5		(770)831-3300
CHELSEA LANDING WAY NE		(FAX) 770-831-6284
CHELSEA LANDING SUBDIVISION		AE113-05



**CHELSEA LANDING
 WAY NE
 50' R/W**

APPLICANT: Richard Feis **PETITION NO.:** V-4
PHONE: 404-271-2722 **DATE OF HEARING:** 01-13-10
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 681
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Chelsea Landing Way, east of Johnson Ferry Road **SIZE OF TRACT:** .5 acre
(2360 Chelsea Landing Way). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 26 feet on lot 5.

COMMENTS

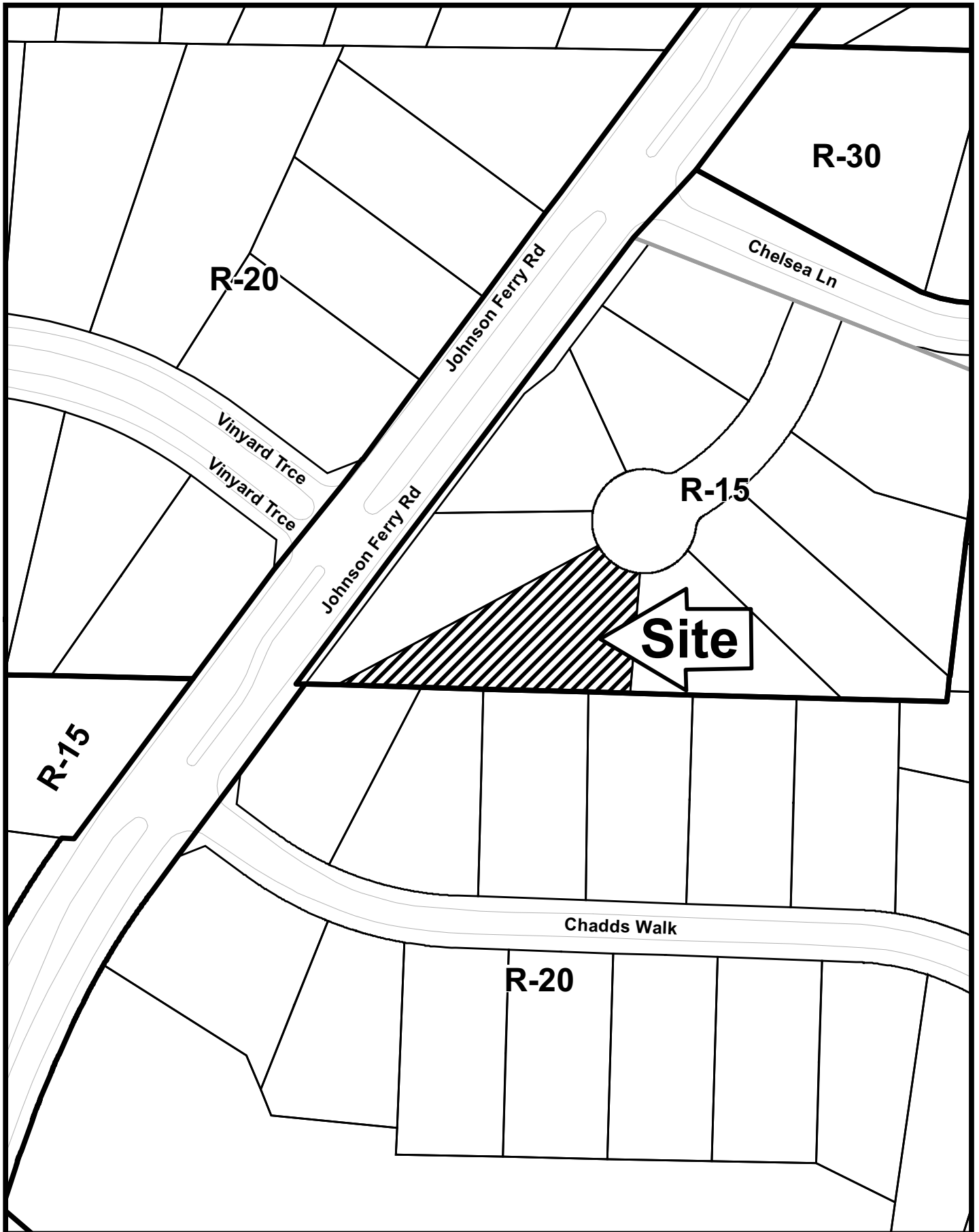
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.
STORMWATER MANAGEMENT: All improvements must remain outside the recorded 20 foot drainage easement.
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 _____

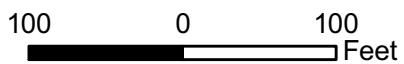
BOARD OF APPEALS DECISION
 APPROVED _____ MOTION BY _____
 REJECTED _____ SECONDED _____
 HELD _____ CARRIED _____
 STIPULATIONS: _____



V-4



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

V-4

(type or print clearly)

Application No. _____

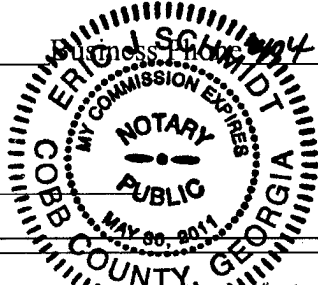
Hearing Date: 1-13-10

Applicant RICHARD FEIS Business Phone 404-271-2722 Home Phone 404-271-2722

RICHARD FEIS Address 980 West Point Drive, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-271-2722 Cell Phone 404-271-2722
(representative's signature)

My commission expires: 5/30/2011



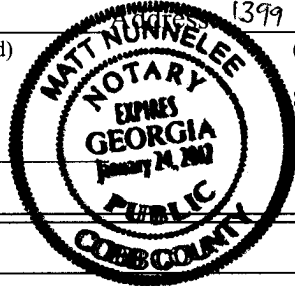
Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder ROHIT CHHIRA Business Phone 404 451 8586 Home Phone 770 509 0863

Signature [Signature] 1399 PRESTIGE VALLEY DR, MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 1/24/2012

Present Zoning of Property R-15

Location 2360 Chelsea Landing Way, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 681 P67 District 16 Size of Tract _____ 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.

"SEE ATTACHED"

List type of variance requested: "SEE ATTACHED"
WAIVE THE REAR SETBACK FLOWN REQUIRED
35FT TO 26FT.

The variance we are seeking is to reduce the rear yard setback from 40 feet to 26 feet to allow for approximately 3 feet of a corner of the breakfast room and approximately 13 feet of a deck to extend into the rear yard setback.

This setback reduction is necessary due to the extraordinary and odd shape of the lot. Without this variance for setback reduction the home cannot be built to properly face the street.