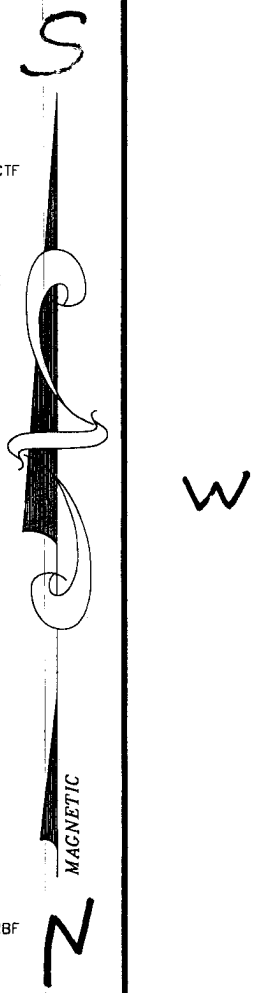
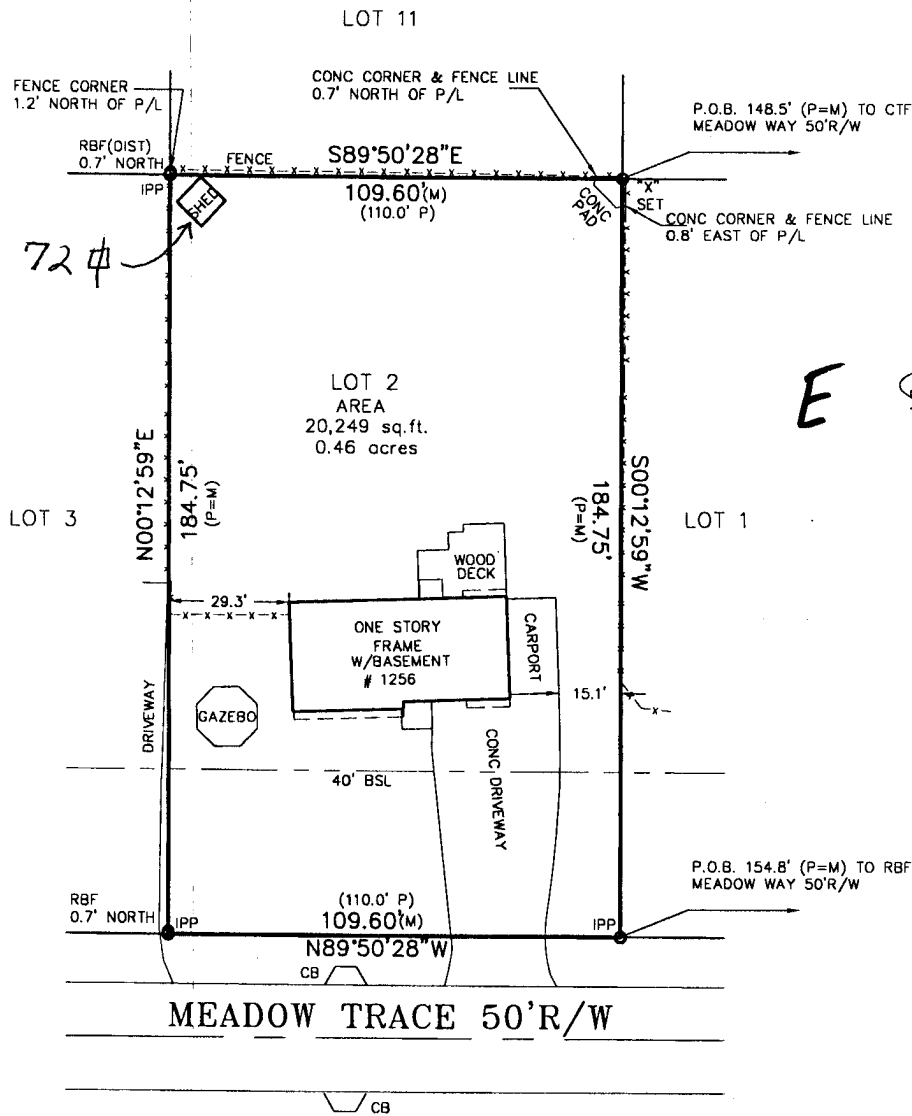


V-19
(2010)

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPP IRON PIN PLACED
 - IPF IRON PIN FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - P PLAT



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 01/07/10

| | | | | |
|---|--|--|-------------|--------------------------|
| | ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: | | DATE | |
| | WILLIAM MICHAUD | | 01/07/10 | |
| | OWNER / PURCHASER: | WILLIAM MICHAUD | | |
| | LAND LOT 231 | 16th DISTRICT | 2nd SECTION | COBB COUNTY, GEORGIA |
| | LOT 2 | BLOCK C | UNIT | AREA OF LOT: 20,249 S.F. |
| SUBDIVISION NORTHWIND MEADOWS (FKA THE MEADOWS) | | | | |
| ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | | SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052 | | |

APPLICANT: William O. Michaud **PETITION NO.:** V-19
PHONE: 770-924-0883 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 231
PROPERTY LOCATION: Located on the south side of Meadow Trace, west of Meadow Way (1256 Meadow Trace). **DISTRICT:** 16
SIZE OF TRACT: .46 acre **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 196 square foot gazebo) to the side and front of the primary structure; 2) waive the setback for said structure from the required 10 feet to 7 feet adjacent to the western property line; and 3) waive setback for an accessory structure under 144 square feet (existing 72 square foot shed) from the required 5 feet to zero feet adjacent to the south property line and 1 foot adjacent to the east property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If Variance is approved a Building Permit and inspections will be required for the structure. Any structure within 5 feet of the property line needs to have a One Hour Rating.

STORMWATER MANAGEMENT: No significant adverse stormwater impacts are anticipated. Entire lot drains to existing catch basin located in front yard within the right-of-way.

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: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

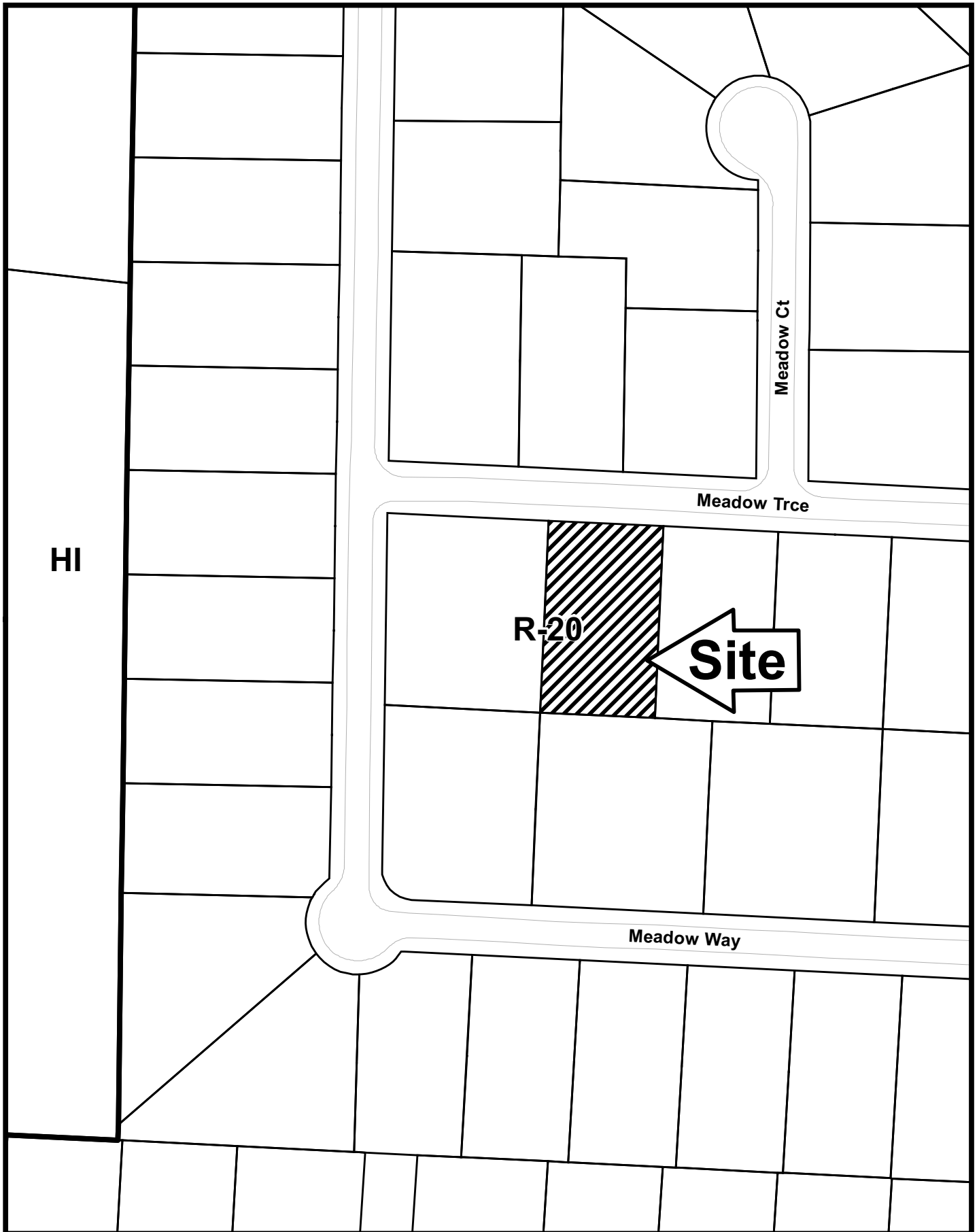
REJECTED **SECONDED**

HELD **CARRIED**

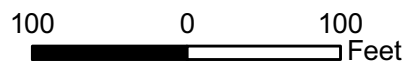
STIPULATIONS:





V-19



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-19

Hearing Date: 3-10-10

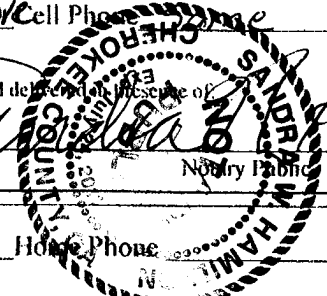
Applicant William Michaud Business Phone 7703773874 Home Phone 7709240883

William Michaud Address 1256 Meadow Trace NE, Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone Same as above Cell Phone None
(representative's signature)

My commission expires: 7.24.2011

Signed, sealed and delivered in presence of [Signature]
Notary Public

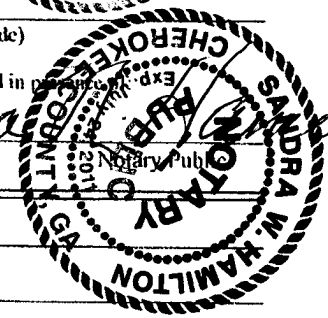


Titleholder William Michaud Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7.24.2011

Signed, sealed and delivered in presence of [Signature]
Notary Public



Present Zoning of Property R-20

Location 1256 Meadow Trace NE, Marietta GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0231 53 District 16 Size of Tract .46 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.

The gazebo is located on the side-front yard for the purpose of being accessible to neighbors for our proactive neighborhood Crime watch meetings.

List type of variance requested: Location of accessory structure