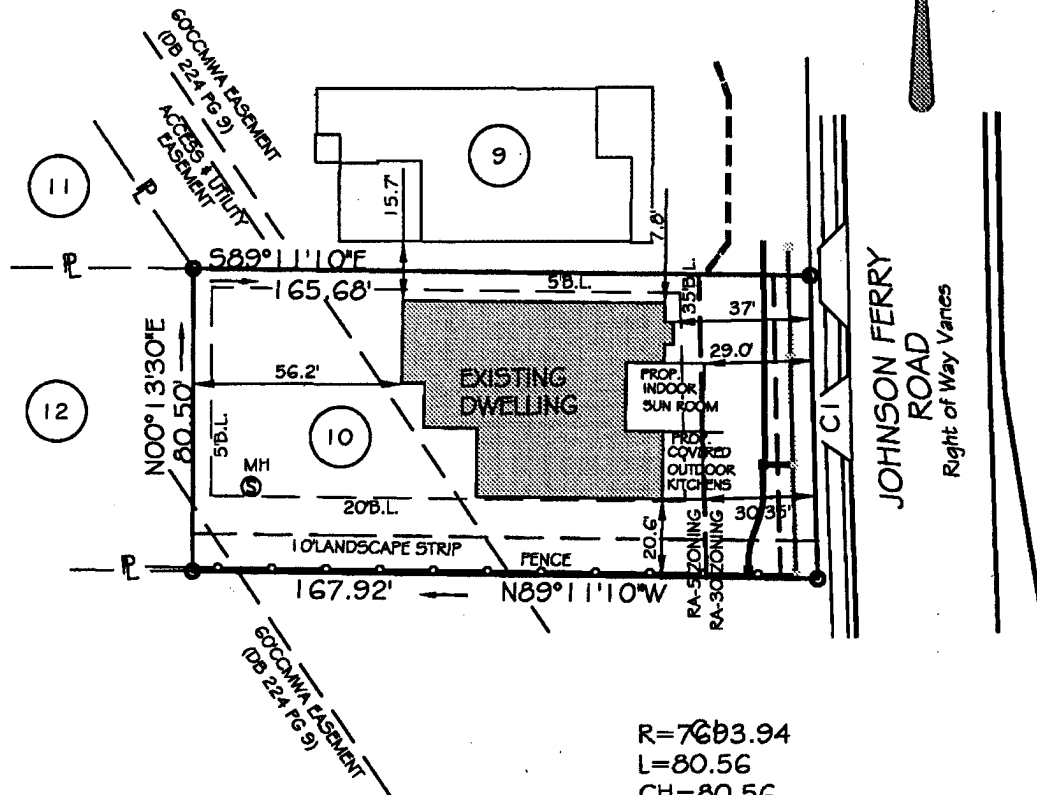
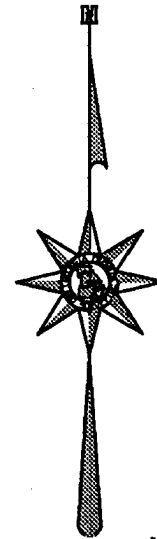


V-44
(2010)

LOT 10
HYNES PARK SUBDIVISION



R=7683.94
L=80.56
CH=80.56
S01°22'21"E

LEGEND

- CTP = CRIMP TOP PIPE
- IPF = IRON PIN FOUND
- OTF = OPEN TOP PIPE
- RF = REBAR PIN FOUND
- IPS = 1/2" REBAR PIN SET
- R/W = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- PL = PROPERTY LINE
- BL = BUILDING LINE
- CL = CENTERLINE
- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- MH = MAN HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HV = HEAD WALL
- FP = FENCE POST
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FPE = FINISHED FLOOR ELEVATION
- SFL = SANITARY SEWER LINE/PIPE
- SLL = STORM SEWER LINE/PIPE
- FL = FENCE LINE
- FHZ = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY



GRAPHIC SCALE
1 inch = 40 feet

VARIANCE PLAN FOR:

TOM WEBB INC.



**GEORGIA PREMIER
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES
3010 HAMILTON MILL ROAD
BUPROD, GEORGIA 30819
(770) 614-9004 FAX (770) 614-3856

| | | | |
|--------------------------------------|----|-----------------|---------------|
| No. | By | Date | Revision |
| Cadd File No: Z:0404351\WARLOT10.dwg | | | |
| Date: 9/10/10 | | Land Lot: 72 | District: 15T |
| County: COBB, GEORGIA | | Scale: 1" = 40' | Sheet No. |
| Project: 04351 | | Drawn By: RK | 1 of 1 |

APPLICANT: Deepak Sharma **PETITION NO.:** V-44
PHONE: 404-652-4251 **DATE OF HEARING:** 05-12-10
REPRESENTATIVE: same **PRESENT ZONING:** RA-5
PHONE: same **LAND LOT(S):** 72
PROPERTY LOCATION: Located on the west side of Johnson Ferry Road, south of Powers Road (4806 Hynes Circle). **DISTRICT:** 1
SIZE OF TRACT: .31 acre
COMMISSION DISTRICT: 2
TYPE OF VARIANCE: Waive the front setback on lot 10 from the required 35 feet to 29 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A permit will be required for the addition if the variance is approved. If this variance request is approved, a plat revision must be recorded showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: Approval should be subject to maximum RA-5 impervious coverage limit of 40%.

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: Variance request should be for the *back* of the house (Johnson Ferry Road side). The front of the house is restricted by Cobb County-Marietta Water Authority water easement.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

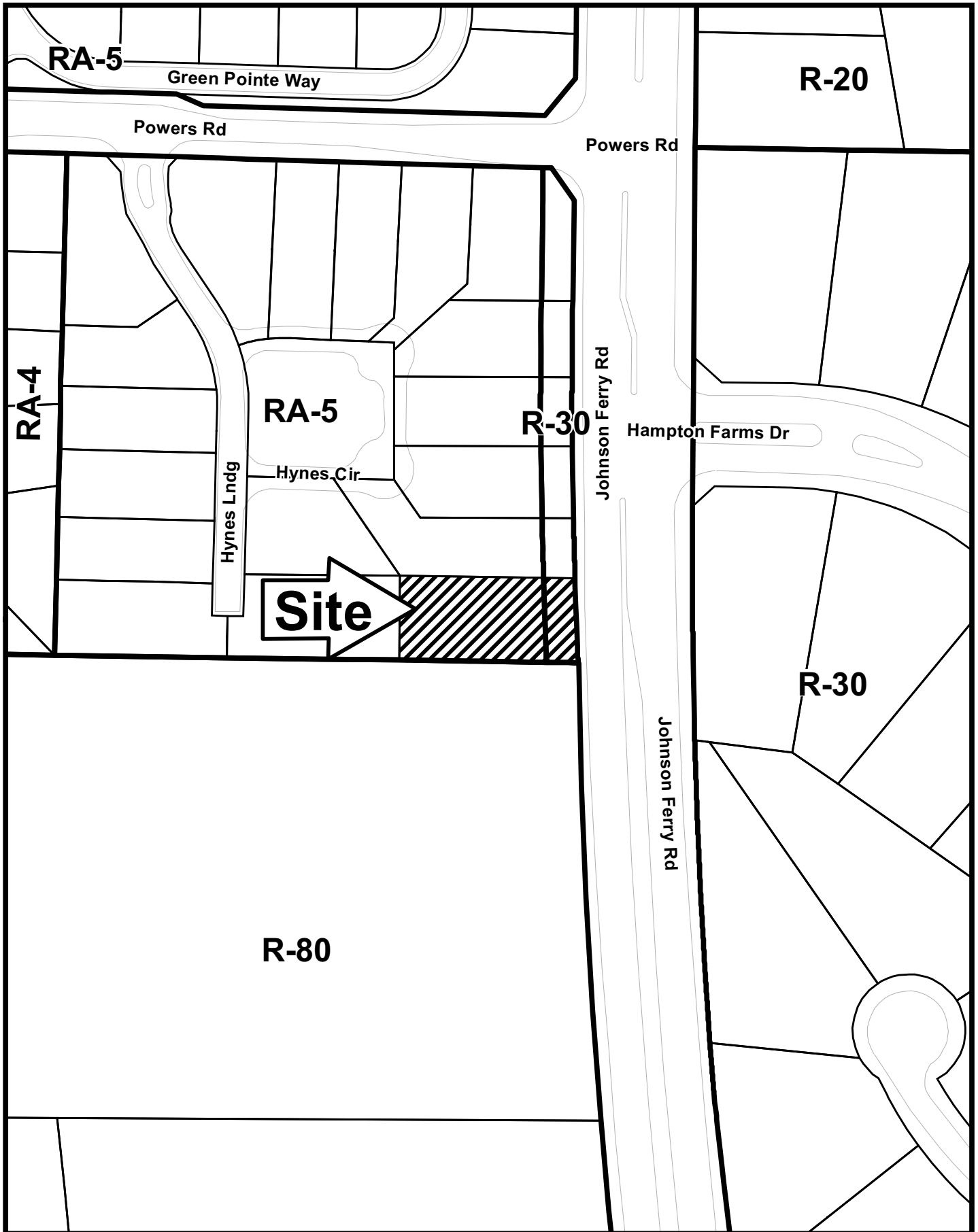
REJECTED **SECONDED**

HELD **CARRIED**

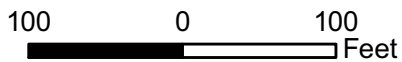
STIPULATIONS:



V-44



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

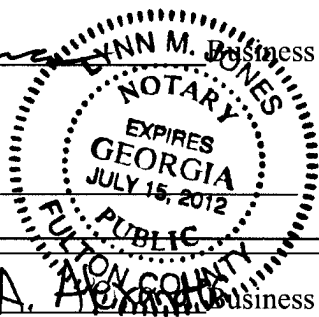
(type or print clearly)

Application No. V-44
Hearing Date: 5-12-10

Applicant DEEPAK SHARMA Business Phone 404-652-4251 Home Phone 404-519-2141
Address 4362 KARLSGATE DR, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

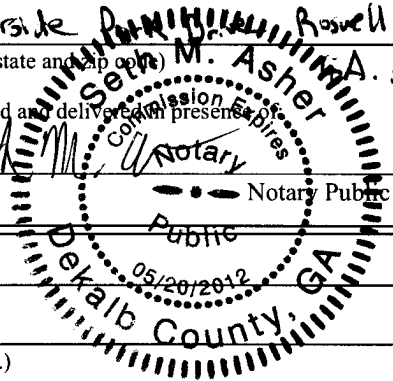
Deepak Sharma Business Phone 404-652-4251 Cell Phone 404-519-2141
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of:
Jynn M. Jones
Notary Public



Titleholder Marc A. Asher Business Phone 404-386-3199 Home Phone 770-645-6451
Signature _____ Address: 5040 Riverside Dr, Roswell, GA 30076
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/20/12
Signed, sealed and delivered in presence of:
Seth M. Asher
Notary Public



Present Zoning of Property RA-5
Location 4806 HYNES CIRCLE
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 72 District 1 Size of Tract .31 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.

THIS HOUSE WILL BE THE PRIMARY RESIDENCE FOR MY MOTHER WHO IS A SENIOR CITIZEN AND LIVES WITH ME AND DUE TO HER LIMITED PHYSICAL MOBILITY SHE USES STATE SPONSORED HANDICAP FACILITIES. THE VARIANCE IS REQUESTED TO ALLOW FOR ADDITIONAL LIVING SPACE TO BE CONSTRUCTED IN THE BACK OF THE HOUSE IN THE WAY OF A SUNROOM / PORCH TO INCREASE HER LIVING SPACE ON THE GROUND FLOOR. FRONT OF THE HOUSE IS RESTRICTED BY A UTILITY EASEMENT.

List type of variance requested:
WAIVE THE FRONT SETBACK FROM REQUIRED 35FT TO 29 FT.