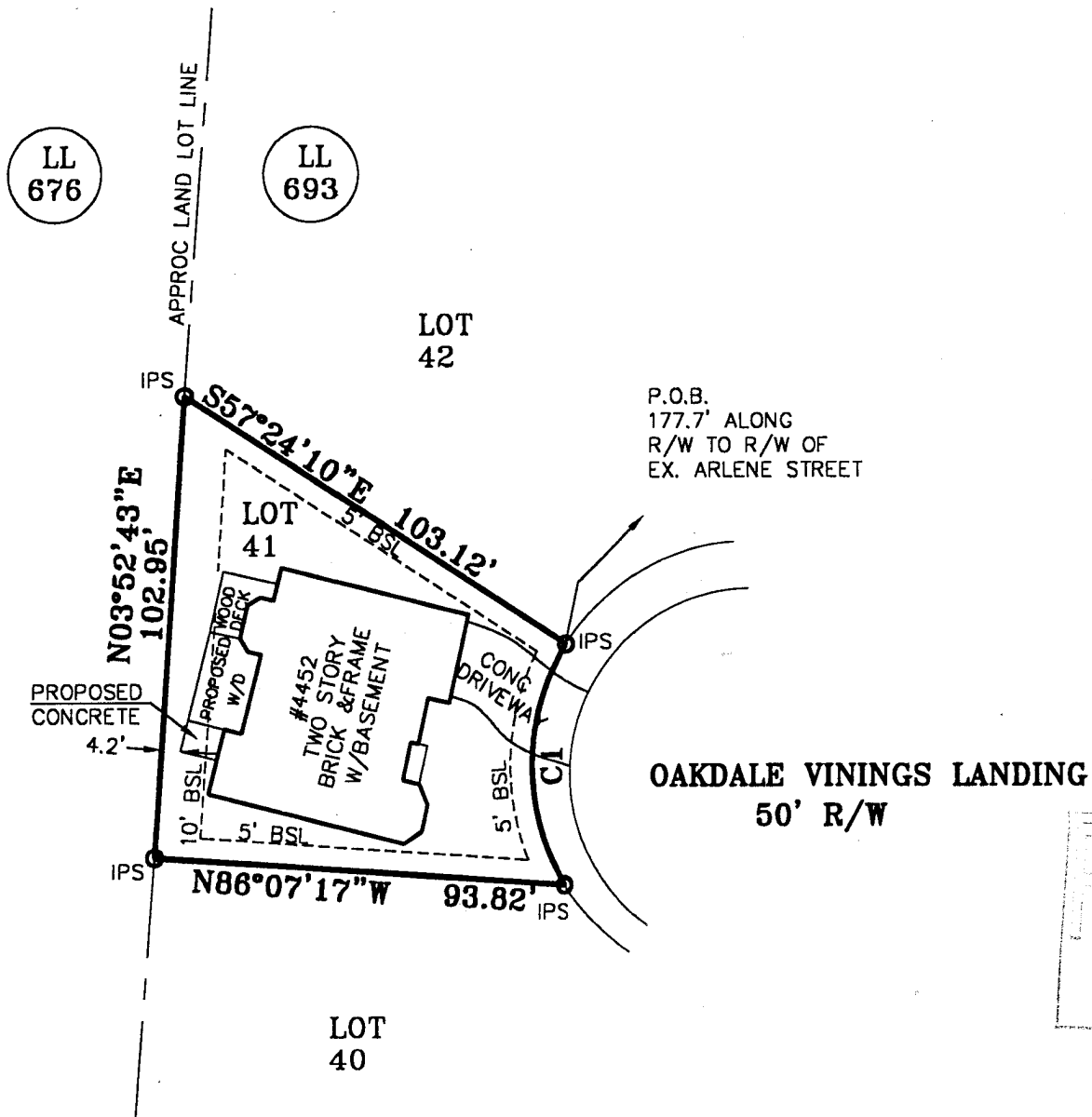


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	56.46	50.00	S00°15'27"W	53.50



AUG 4  
2010

Exhibit "A"

INAL

E

160



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

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

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS NOT VALID FOR ANY UNNAMED PERSON, PERSONS, OR ENTITY UNLESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSONS OR ENTITY.

1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER STATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE WITHIN THE TOLERANCES OF A 100' CHAIN WERE USED TO GATHER THE INFORMATION AND A MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

**APPLICANT:** Cynthia J. Pryor and Michael A. Pryor      **PETITION NO.:** V-73  
**PHONE:** 770-803-0163      **DATE OF HEARING:** 10-13-10  
**REPRESENTATIVE:** Michael Pryor      **PRESENT ZONING:** RA-5  
**PHONE:** 770-906-6311      **LAND LOT(S):** 693  
**PROPERTY LOCATION:** Located on the west side      **DISTRICT:** 17  
of Oakdale Vinings Landing, west of Oakdale Road      **SIZE OF TRACT:** .16 acre  
(4452 Oakdale Vinings Landing).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 41 from the required 10 feet to 4 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved, Permit and Inspections will be required for the proposed rear deck/patio addition. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion for the deck and patio showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No comments

**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.

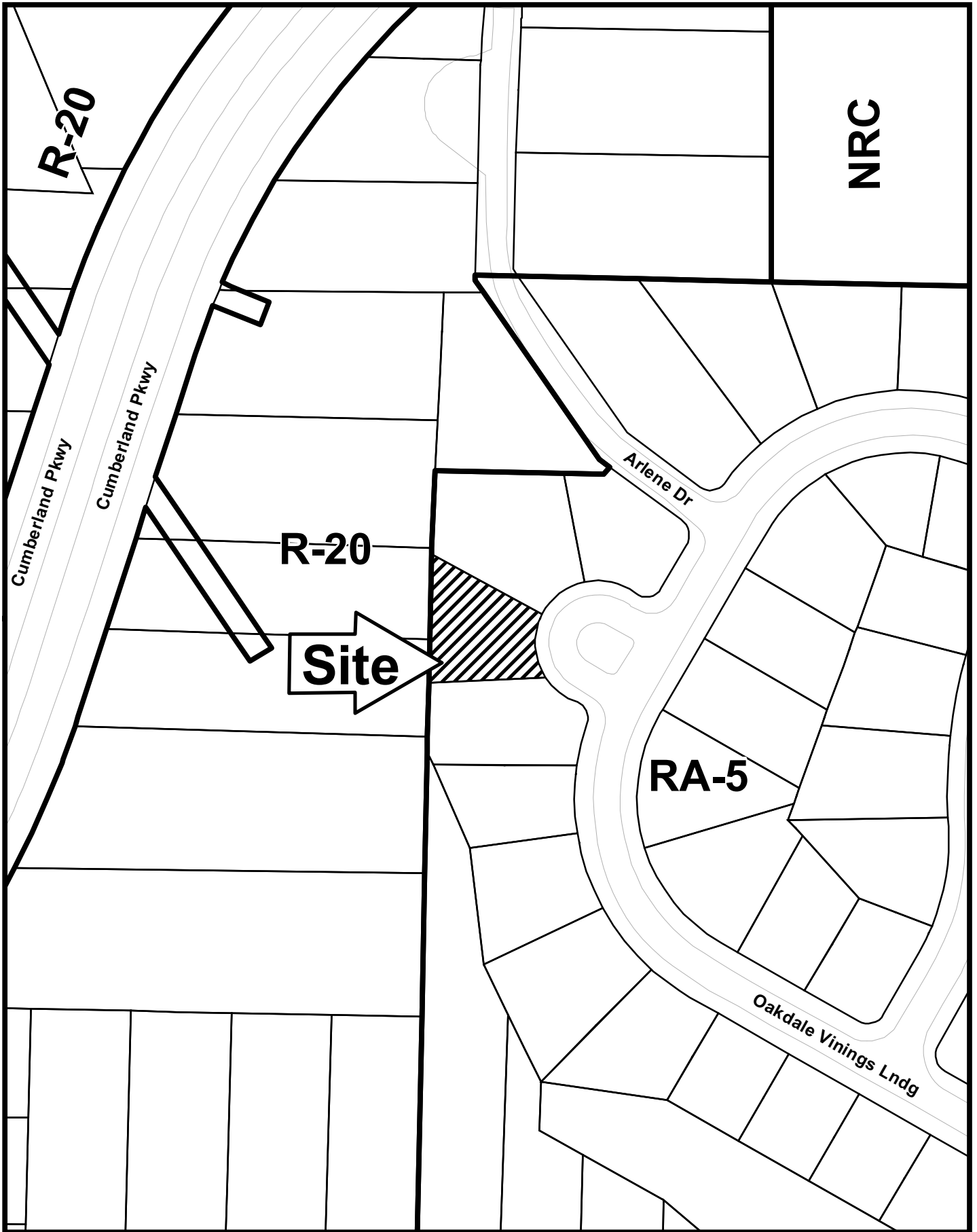
**WATER:** No conflict.

**SEWER:** No conflict.

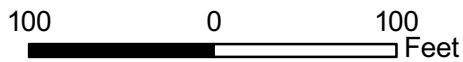
**OPPOSITION:** NO. OPPOSED      PETITION NO.      SPOKESMAN



**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





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

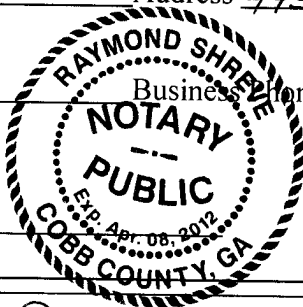
(type or print clearly)

Application No. V-73  
Hearing Date: 10-13-10

Applicant Cindy and Michael Pryor Business Phone \_\_\_\_\_ Home Phone 770-803-0163

Signature Michael Pryor Address 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Signature Michael Pryor Business Phone 770-803-0163 Cell Phone 770-906-6311  
(representative's signature)

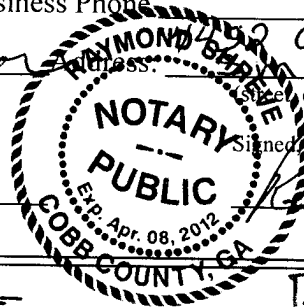


Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: 4/8/12

Titleholder Michael & Cindy Pryor Business Phone \_\_\_\_\_ Home Phone 770-803-0163

Signature Michael Pryor Cindy Pryor Address 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: 4/8/12

Present Zoning of Property ~~R-20~~ RA-5

Location 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 693 District 17 Size of Tract .16 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 .16 acres Shape of Property X 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.

We would like to extend our rear patio across the back of the house. The building setback line runs diagonally to intersect the SW corner thereby restricting our ability to do so. (See exhibit A)  
↳ site plan

List type of variance requested: Waive the rear setback from 10ft to 4ft.