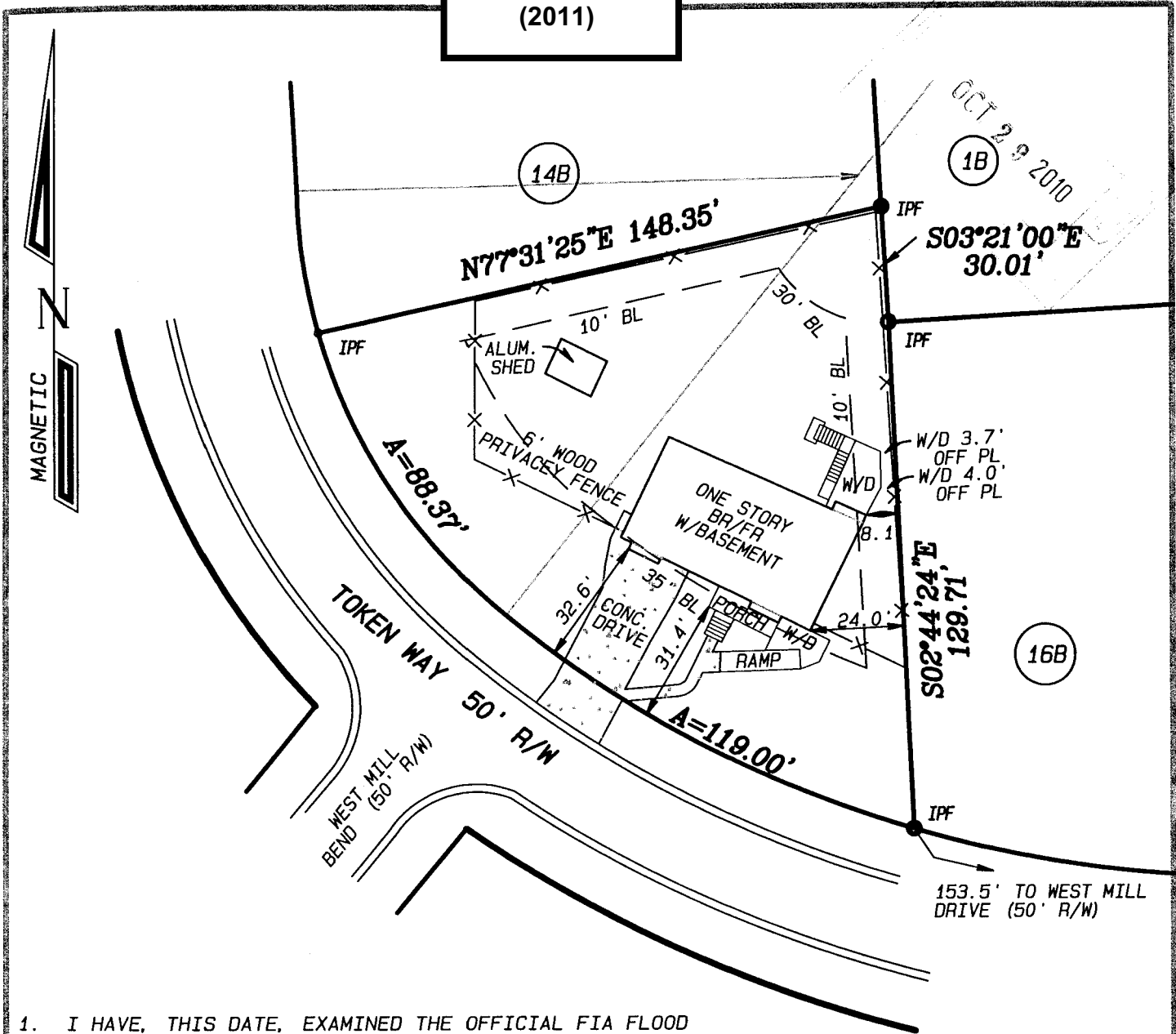
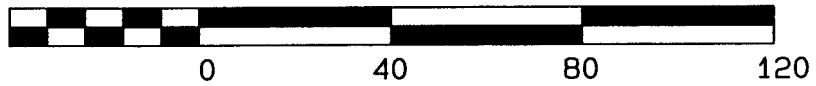


V-1  
(2011)



1. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0081G, DATED DECEMBER 16, 2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
2. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. REF: PLAT BOOK 109, PAGE 32

GRAPHIC SCALE 1"=40'



# BETTERTON SURVEYING & DESIGN, INC.

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



OCTOBER 11, 2010

## VARIANCE PLAT

LOT # 15B, CALUMET WEST  
UNIT ONE, PHASE TWO

LOCATED IN: LAND LOT 259  
20TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40FT.  
DATE: OCTOBER 11, 2010  
PREPARED FOR:

**JAMES REVENNAUGH**

**APPLICANT:** James B. Revenaugh and **PETITION NO.:** V-1  
**PHONE:** Robin R. Revenaugh 770-919-8382 **DATE OF HEARING:** 01-12-11  
**REPRESENTATIVE:** Parks Huff **PRESENT ZONING:** R-15  
**PHONE:** 770-422-7016 **LAND LOT(S):** 259  
**PROPERTY LOCATION:** On the northeast side of **DISTRICT:** 20  
Token Way at West Mill Bend **SIZE OF TRACT:** .34 acre  
(1012 Token Way). **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 31 feet; 2) waive the side setback from the required 10 feet to 8 feet; and 3) waive the setback for an uncovered wood deck from the required 5 feet to 3.7 feet adjacent to the east property line.

**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 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** \_\_\_\_\_

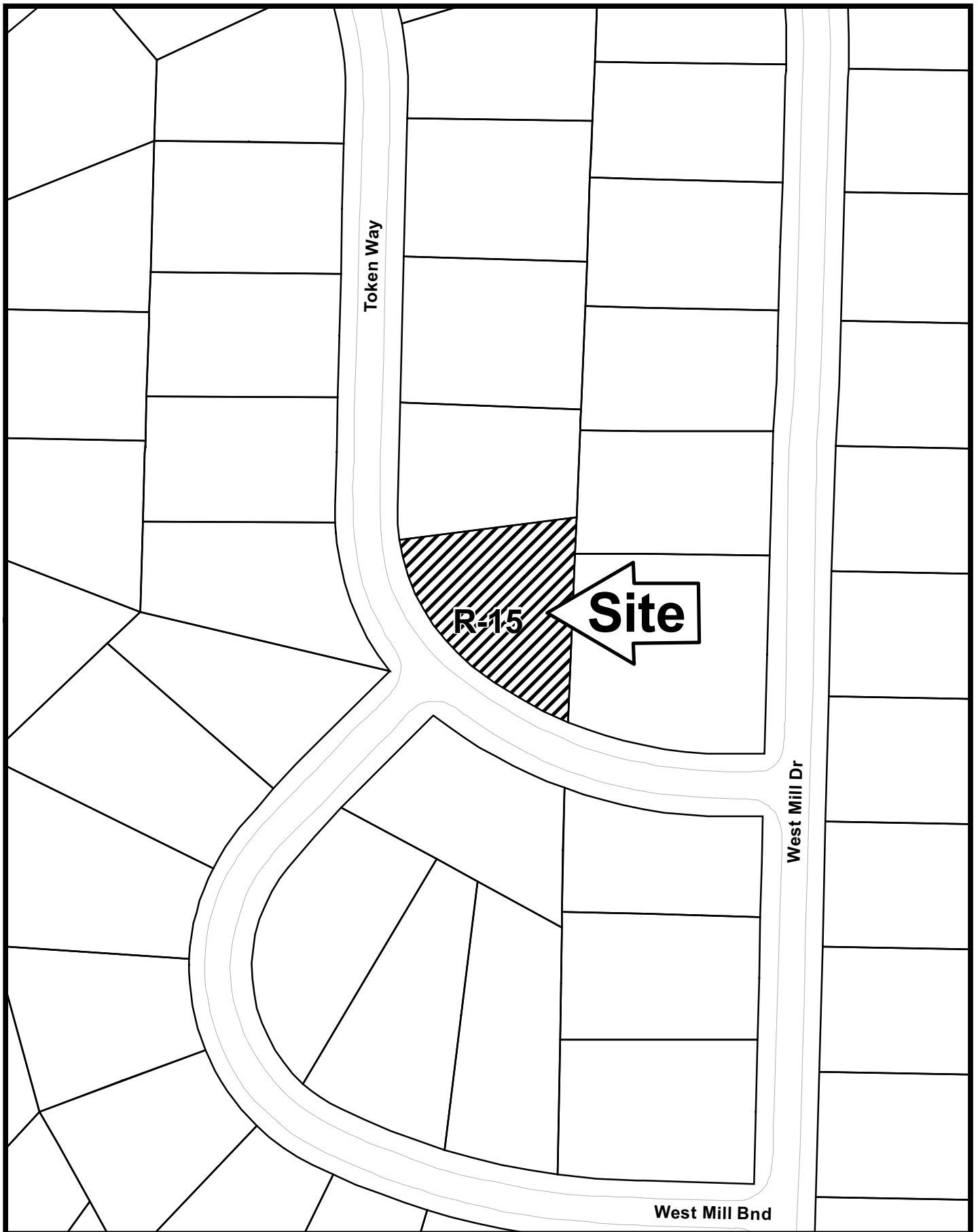
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

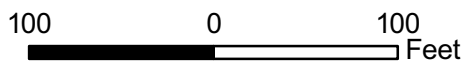
\_\_\_\_\_  
 \_\_\_\_\_





# V-1



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

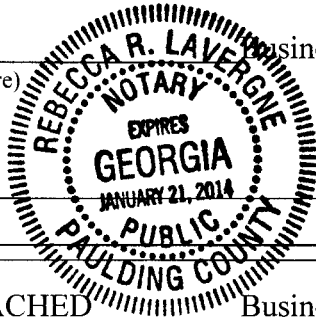
(type or print clearly)

Application No. V- 1  
Hearing Date: 1/12/11

Applicant James and Robin Revennaugh Business Phone (770) 919-8382 Home Phone (770) 919-8382  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (770) 422-7016 Cell Phone (770) 426-6583  
(representative's signature)

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



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

Titleholder SEE ATTACHED Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
\_\_\_\_\_  
Notary Public

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

Present Zoning of Property R-15

Location 1012 Token Way, Kennesaw  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 District 20 Size of Tract 15,000 sq. ft. 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 subject property is a triangular shaped piece of property and the home is built close to the side property line. The existing home, porch and deck encroach upon the setbacks.

List type of variance requested: 1) Reduce the front setback from 35' to 31.4' for the existing house and front porch. Cobb County Code Section 134-198 (4); 2) Reduce the east side setback from 10' to 8.1' to accommodate the existing house. Cobb County Code Section 134-198 (4); 3) Reduce the side setback for the deck from 10' to 3.7' Cobb County Code Section 134-198 (12)