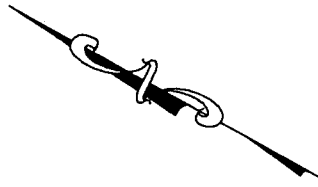
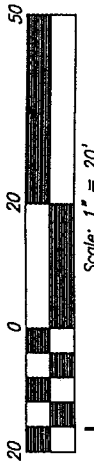
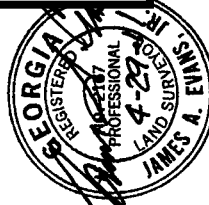
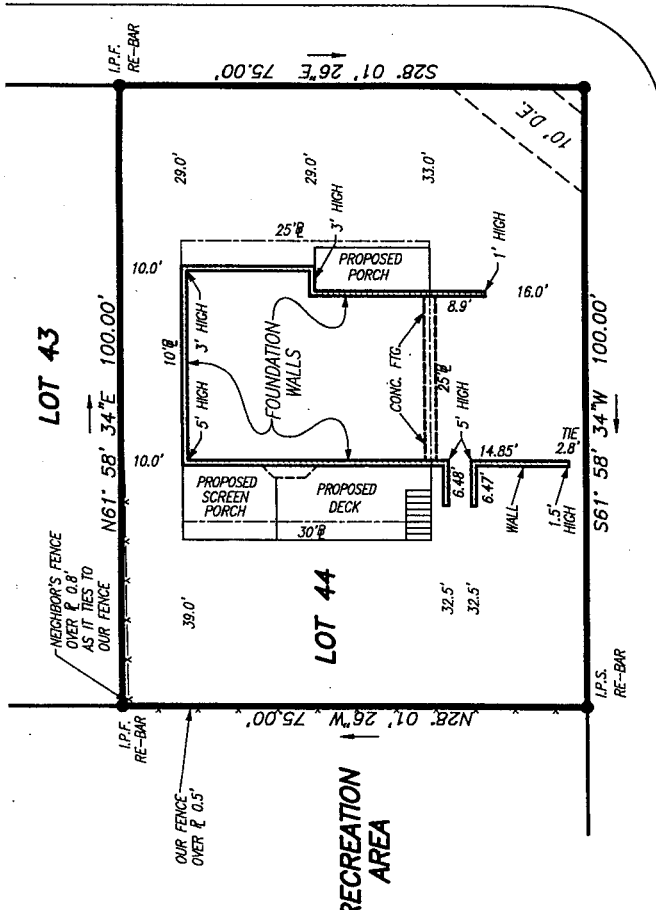


V-48  
(2011)



ALEXIS COURT  
50' R/W



BALLEW DRIVE  
50' R/W

PROPERTY ADDRESS  
**3349 ALEXIS COURT**  
LOT AREA = 7,500 SQ. FT.

FLOOD STATEMENT  
ACCORDING TO F.I.R.M. NO. 1306700042 G. DATED DEC. 16, 2008  
THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

SURVEY FOR  
**DURON PEACOCK**  
AND  
**KIMBERLY PEACOCK**  
LOT 44  
CARRINGTON PLACE  
L.L. 420, DISTRICT 16, SECTION 2  
COBB COUNTY, GEORGIA

**J.A. EVANS & ASSOCIATES**  
3279 POWDER SPRINGS ROAD  
POWDER SPRINGS, GA. 30127  
PH. (770)943-0000

SURVEYED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
DWG NAME Carrington 44  
DATE APRIL 29, 2011

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 LAW.

*James A. Evans*  
GEORGIA REGISTERED LAND SURVEYOR

LELAND

**APPLICANT:** Kimberly Giles Peacock **PETITION NO.:** V-48  
**PHONE:** 404-509-8806 **DATE OF HEARING:** 07-13-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** RA-4  
**PHONE:** same **LAND LOT(S):** 420  
**PROPERTY LOCATION:** At the northwest intersection **DISTRICT:** 16  
of Alexis Court and Ballew Drive **SIZE OF TRACT:** 0.17 acre  
(3349 Alexis Court). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback on lot 44 from the required 30 feet to 27 feet.

**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 prior to the issuance of the certificate of occupancy showing all improvements on the lot, new setbacks and reference to the variance case 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 adverse stormwater management impact anticipated.

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

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



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# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

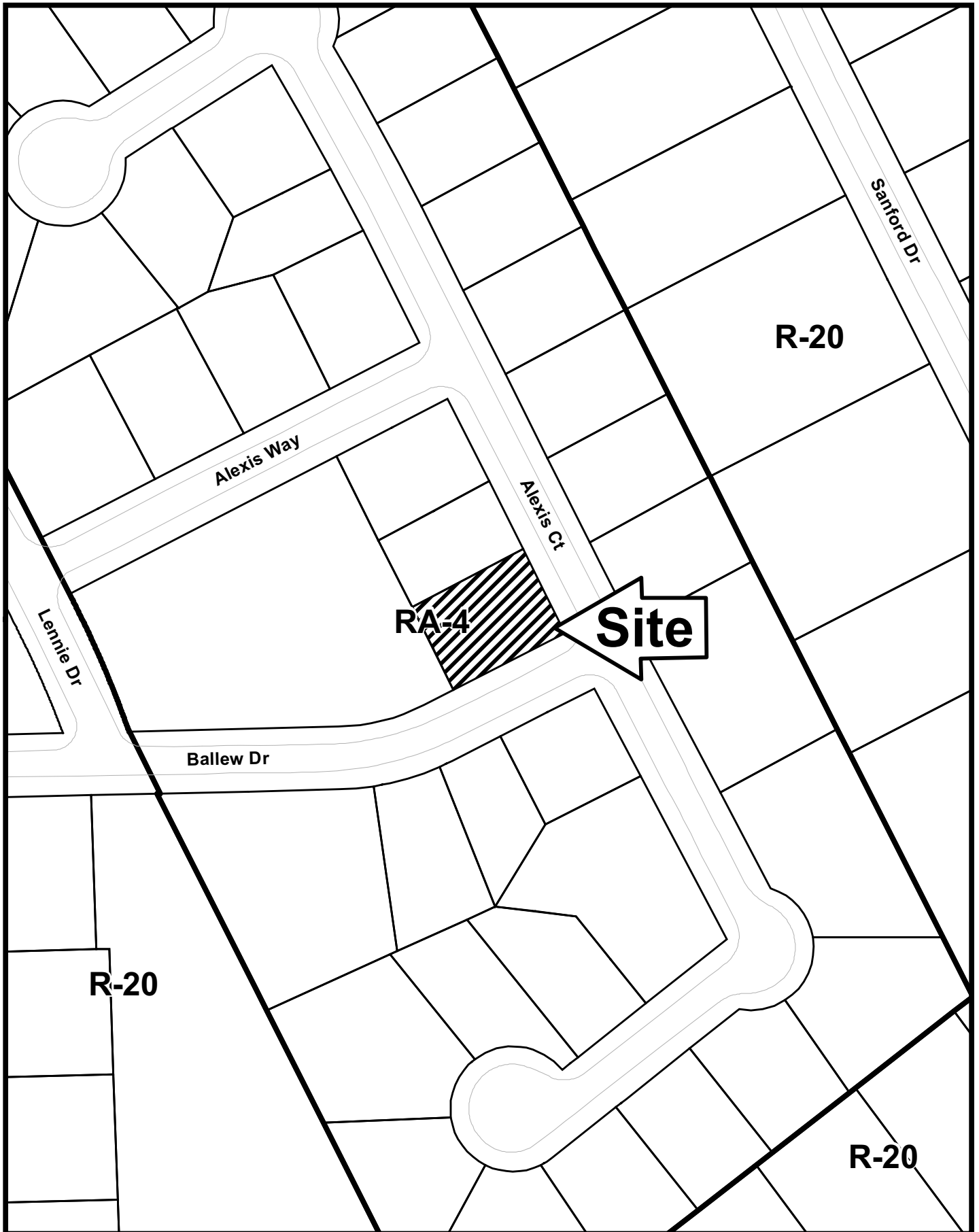
Applicant Name: **Kimberly Giles Peacock**

Petition Number: V-48

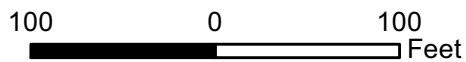
Date: 7/5/2011



**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-48



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-48

(type or print clearly)

Application No. \_\_\_\_\_

Hearing Date: 7-13-11

Applicant Kimberly Giles Peacock Phone # 4-509-8806 E-mail \_\_\_\_\_

Kimberly Giles Peacock Address 3349 Alexis CT.  
(representative's name, printed) (street, city, state and zip code)

\_\_\_\_\_  
(representative's signature) Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:

My commission expires: see file

Notary Public

Titleholder \*Kimberly C Giles Phone # 404-509-8806 E-mail kimberlyman@aol.net

Signature \*Kimberly C Giles Address: 3349 Alexis Ct Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 10/29/12

**ANTRON FREEMAN** Signed, sealed and delivered in presence of:  
NOTARY PUBLIC  
Cherokee County - State of Georgia  
My Comm. Expires Oct. 29, 2012  
Notary Public

Present Zoning of Property RA-4

Location 3349 Alexis court.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 420 District 16 Size of Tract .17 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.

My husband and I and our five children enjoyed a great deal of quality time together on the back porch before we lost our home due to fire. We would like to be able to continue to enjoy time together on the back porch again as we continue to heal from this tragedy. Due to the fact that our house faces East it is not possible to do this in the afternoon without shelter.

List type of variance requested: WAIVE TIE REAR SETBACK FROM 30FT TO 27FT  
Build screen porch 3' over rear building line. Home burned down on 12-03-10. This is new construction.