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Area
15,555.0 Sq. Ft.
0.357 Acres
Total Impervious Coverage
4,613.0 Sq. Ft. (30.0%)

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0114G DATED Dec.16,2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,697 FEET AND AN ANGULAR ERROR OF 2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,894 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:
Jean & Marie Louis-Jeune

LOT 11	BLOCK
Osborne Heights	
PLAT BOOK 38	PAGE 42
LAND LOT 130	
DISTRICT 17th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE July 11,2011	REVISED
SCALE: 1= 40	JOB NO. 110073

Larry D. Neese, PLS

4279 Bristlecone Drive Marietta, Georgia 30064 (770) 428-2122

APPLICANT: Marie Louis-Jeune **PETITION NO.:** V-69
PHONE: 770-433-2262 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 17
PROPERTY LOCATION: On the west side of **DISTRICT:** 130
Osborne Court, south of Windy Hill Road **SIZE OF TRACT:** 0.357 acre
(2430 Osborne Court). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the setback on lot 11 for an accessory structure over 650 square feet (existing 774.8 square-foot shed) from the required 100 feet to 10 feet adjacent to the western property line, 9 feet adjacent to the southern property line and 45 feet adjacent to the northern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 6/29/11, the zoning compliance inspection was rejected and a notice of violation was issued on permit 2010-006036 for encroaching into the setbacks. Permit was originally approved and issued for a 400 square-foot shed. If the variance is approved, the permit will need to be revised for the actual square-footage and changed to be a 2 story shed. Once the permit revision is complete, all applicable inspections will need to be requested. Shed No. 2 shown on the plan is within the 20-foot sanitary sewer/drainage easement.

STORMWATER MANAGEMENT: There are no apparent adverse stormwater impacts associated with this existing structure.

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: Shed #2 violates the required 10-foot sanitary easement setback required by County Code 122-123. Shed #2 and associated footings must be removed. Shed #1 is acceptable. As it does not have foundation/footings, it is not considered to be a permanent structure. It can be moved if sewer maintenance is required.

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

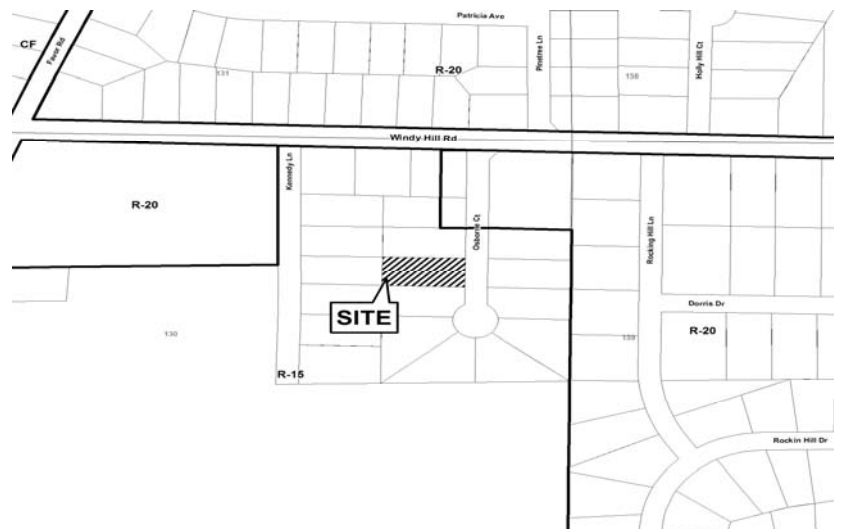
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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Cobb County Fire and Emergency Services

Fire Marshal Comments

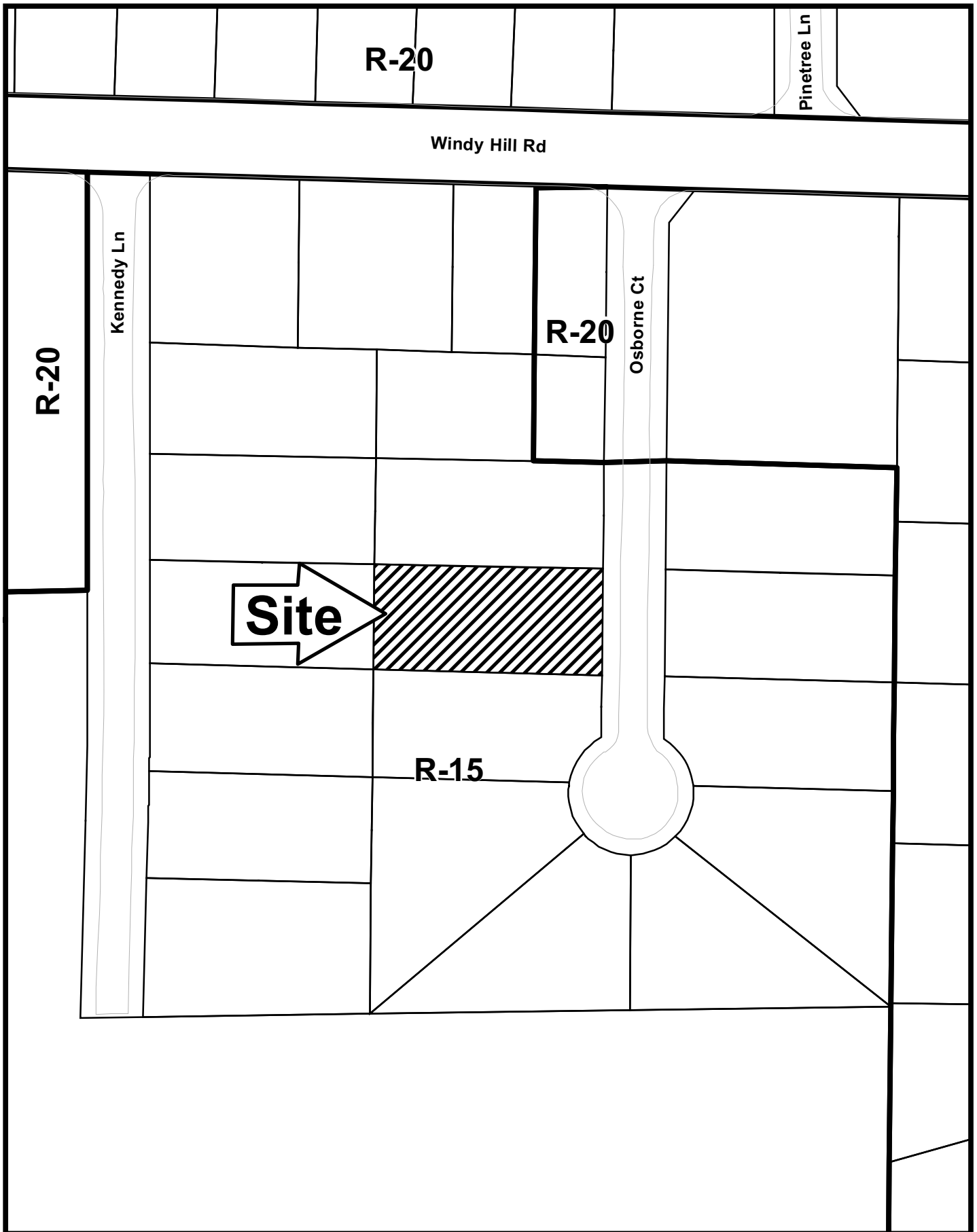
Applicant Name: **Marie Louis-Jeune**

Petition Number: V-69

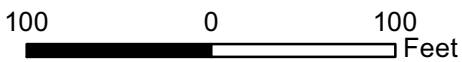
Date: 8/30/2011



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-69



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)

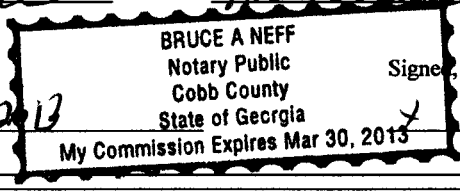
Application No. V-69
Hearing Date: 9-14-11

Applicant MARIE LOUIS-JEUNE Phone # 770 433-2762 E-mail _____

MARIE LOUIS-JEUNE Address 2430 OSBORNE MANOR WA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 433-2762 E-mail _____
(representative's signature)

My commission expires: 3/30/2013

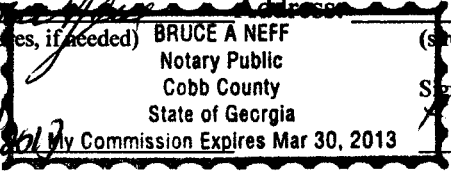


Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder SHERLEY LOUIS-JEUNE Phone # 770 433-2762 E-mail _____

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

My commission expires: 3/30/2013



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

Present Zoning of Property R-15

Location 2430 OSBORNE COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 130 P16 District 17 Size of Tract _____ 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 SHED IS TOO CLOSE TO PROP. LINE

List type of variance requested:
WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQ FT