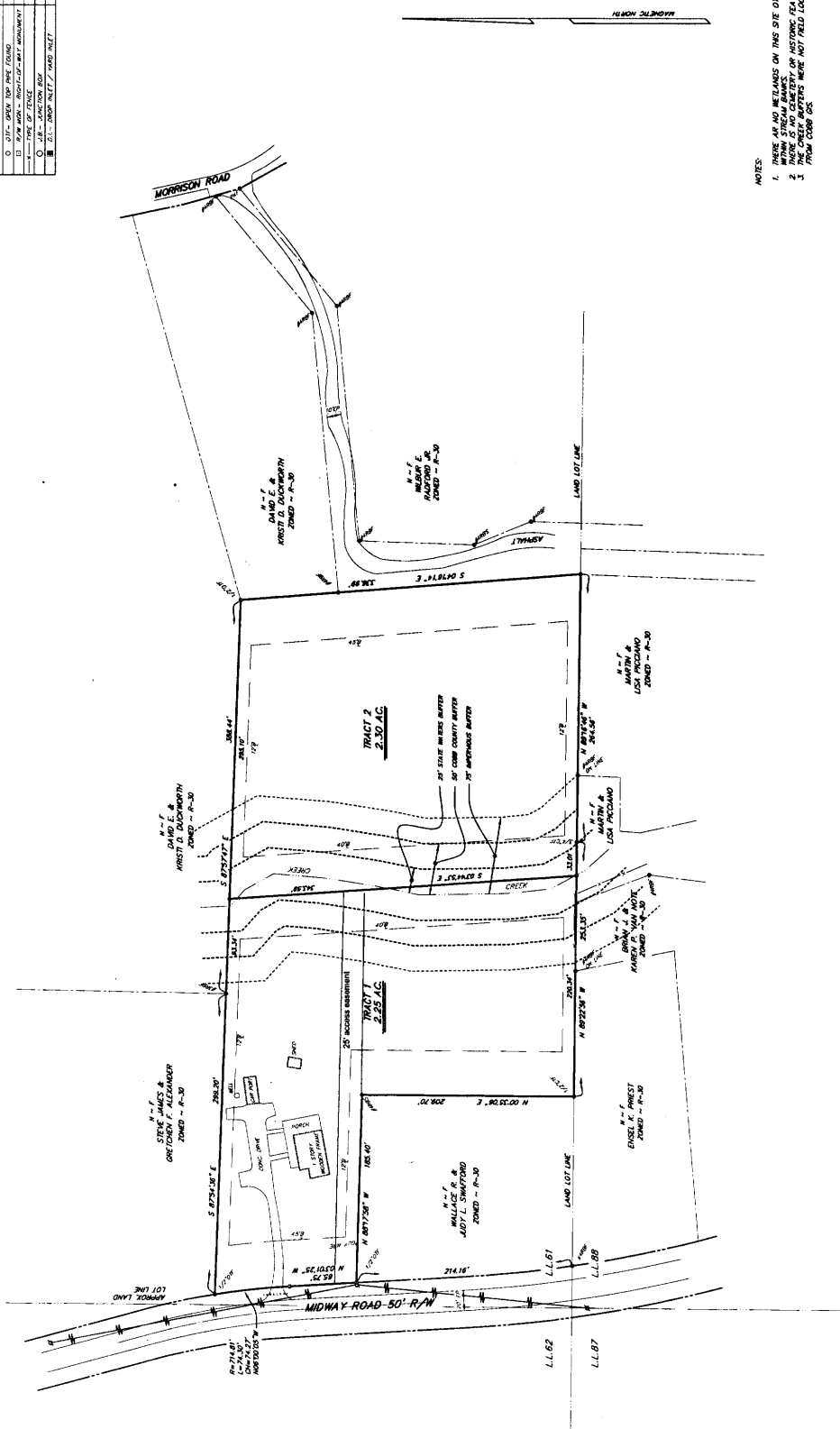


V-93 (2011)

LEGEND	
1	POWER POLE
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48	CONCRETE BENCH
49	CONCRETE BENCH
50	CONCRETE BENCH



- NOTES:
1. THERE ARE NO RECORDS ON THIS SITE OTHER THAN RED AND BROWN WITHIN STREAM BANKS.
 2. THE PLAN IS PREPARED FROM A FIELD SURVEY OF THE PROPERTY LOCATED ON THIS SITE.
 3. THE PLAN IS PREPARED FROM A FIELD SURVEY OF THE PROPERTY LOCATED ON THIS SITE.

DATE: 4-12-05
 DRAWN BY: JLM
 CHECKED BY: JLM
 FIELD BOOK: 252

WARRANTY PLAT FOR:
MELANIE HEBBREE-TERRILL

GASKINS SURVEYING & ENGINEERING COMPANY
 1000 WEST 10TH STREET, SUITE 100
 DENVER, COLORADO 80202
 PHONE: 724-444-7000
 FAX: 724-444-7001
 WWW.GASKINSURVEYING.COM

LOCATED IN L.L. 61
 19th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.



Note: Access shall be from Midway Road, unless applicant can secure a written access agreement from the property owner to the east to use private access drive to Morrison Road.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES SET FORTH HEREIN AND NO OTHER PARTY SHALL BE BOUND BY THIS PLAT.

THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, INTERESTS, RIGHTS, AND ENCUMBRANCES OF RECORD AND UNRECORDED AND THE PARTIES HERETO ARE ADVISED THAT THEY HAVE BEEN ADVISED OF THE SAME.

THIS PLAT IS PREPARED FROM A FIELD SURVEY OF THE PROPERTY LOCATED ON THIS SITE AND THE PARTIES HERETO ARE ADVISED THAT THEY HAVE BEEN ADVISED OF THE SAME.

THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE AND THE PARTIES HERETO ARE ADVISED THAT THEY HAVE BEEN ADVISED OF THE SAME.

APPLICANT: Melanie Hembree Terrell **PETITION NO.:** V-93
PHONE: 770-537-4515 **DATE OF HEARING:** 12-14-11
REPRESENTATIVE: Melanie Hembree Terrell **PRESENT ZONING:** R-30
PHONE: 770-537-4515 **LAND LOT(S):** 61
PROPERTY LOCATION: On the east side of Midway **DISTRICT:** 19
Road, south of Dallas Highway **SIZE OF TRACT:** 4.55 acres
(561 Midway Road). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the public road frontage to allow one lot off of a private easement for lot 2.

COMMENTS

TRAFFIC: Recommend applicant access Morrison Road via an easement.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat must be recorded showing the two lots with the ingress/egress easement and referencing the variance case. 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 significant adverse stormwater impacts are anticipated if access is provided from Morrison Road. Access from Midway Road would require excessive clearing and grading on steep slopes and within the stream buffer as well as a new stream crossing.

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.

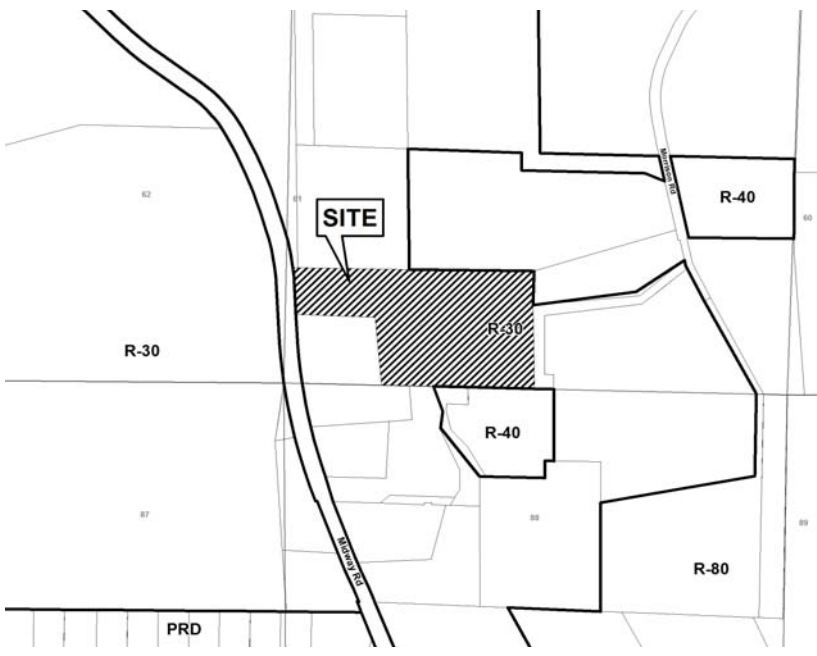
CEMETERY PRESERVATION: No comment.

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
SITE PLAN REVIEW COMMENTS**

Project: Melanie Hembree Terrell

December 9, 2011

Location: 561 Midway Rd

Reviewer: Rock Toler

Project ID#: V-93

Private Easements and Hydrant requirements for detached one and two family dwellings

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant*
(Required Flow: 1000 gpm @ 20 psi)

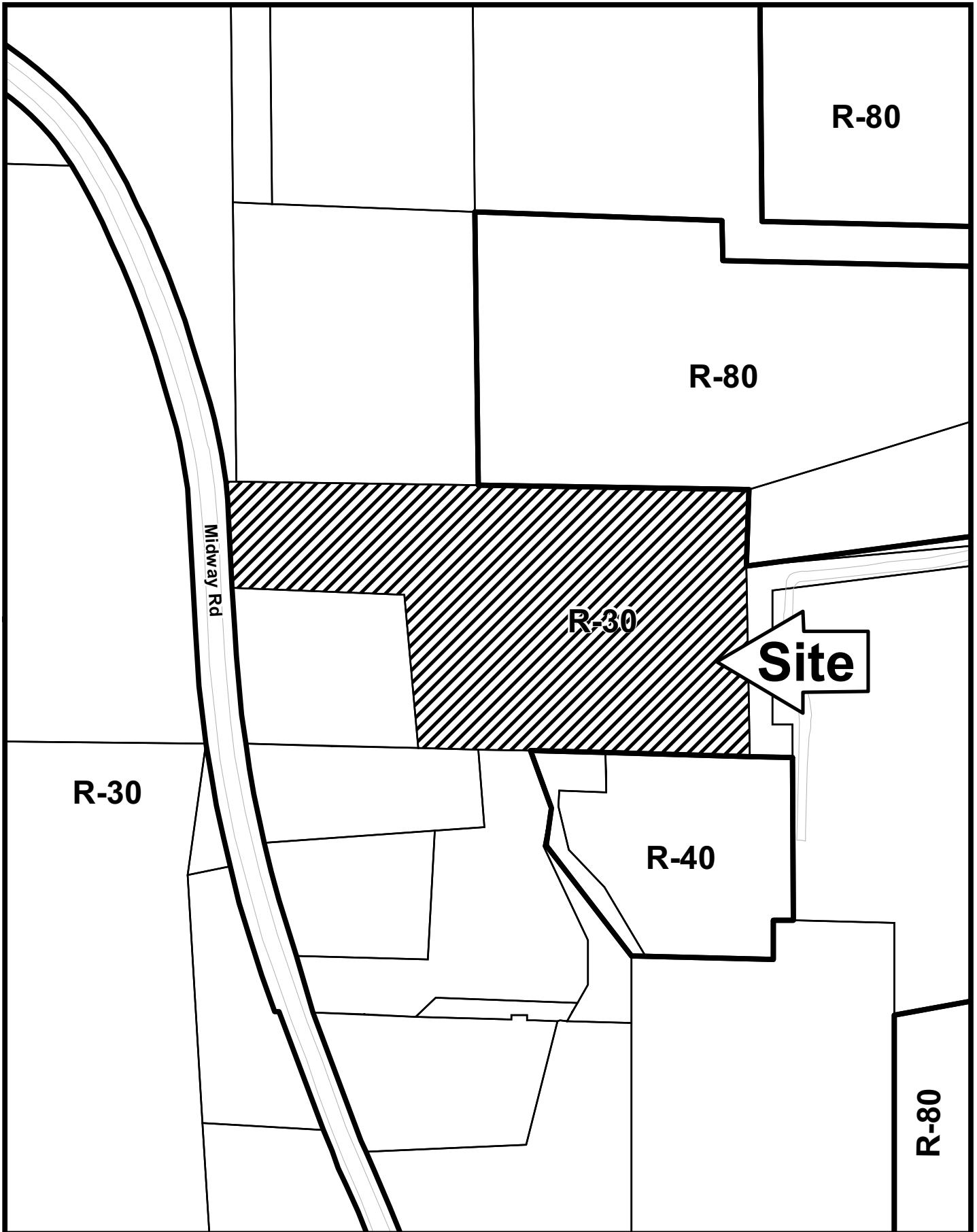
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

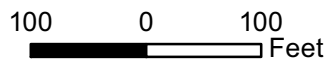
Note

-Dead-end access roads in excess of 1000 feet shall be provided with a turn-around. Residential cul-de-sac without island: 38-foot outside radius. Hammerhead turn-around: total of 120 feet needed (60 feet from center of drive).

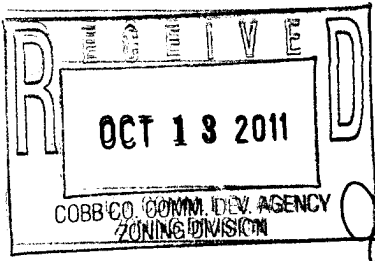
V-93



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary



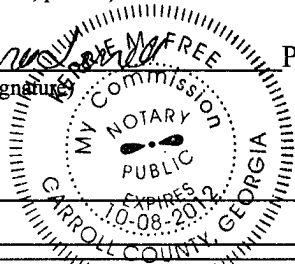
Application for Variance Cobb County

(type or print clearly)

Application No. V-93
Hearing Date: 12-14-11

Applicant Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net
Melanie Hembree Terrell Address 137 Eaves Rd. Bremen GA 30110
(representative's name, printed) (street, city, state and zip code)

Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net
(representative's signature)

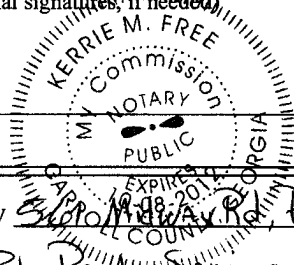


My commission expires: _____

Signed, sealed and delivered in presence of:
Kerrie M Free
Notary Public

Titleholder Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net

Signature Melanie Hembree Terrell Address: 137 Eaves Rd Bremen Ga 30110
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

Signed, sealed and delivered in presence of:
Kerrie M Free
Notary Public

Present Zoning of Property S60 Midway Rd, Powder Springs, Ga 30127 - Residential

Location 501 Midway Rd, Powder Springs, Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 61 District 194 Size of Tract 4.55 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.

we have a potential buyer for approximately 2 acres of backside of property who wants to build a home and access is mandatory to use easement Rd. As there is no possibility of access w/o a variance to access easement rd already there. The remaining portion of property w/house will either be sold or utilized by our family or rented.

List type of variance requested: access to easement road at backside of property owned by Troy Thompson, 4420 Morrison Rd, Powder Springs, GA 30127. To allow another house to utilize existing easement road.