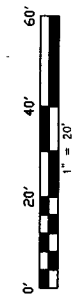


LEGEND

| | |
|--------|--------------------------|
| I.P.F. | IRON PIN FOUND |
| L.L.L. | LAND LOT LINE |
| L.L.L. | LAND LOT LINE |
| P.P. | POWER POLE |
| --- | POWER LINE |
| O.U. | OPEN UTILITY |
| W.C. | WATER CURB |
| P.B. | PLAT BOOK |
| P. | PAGE |
| COR. | CORNER |
| C.L. | CENTERLINE |
| --- | CONCRETE DRIVEWAY |
| F.H. | FIRE HYDRANT |
| B.L. | BUILDING LINE |
| W.V. | WATER VALVE |
| W.M. | WATER METER |
| S.E. | SEWER EASEMENT |
| S.S. | SANITARY SEWER |
| D.E. | DRAINAGE EASEMENT |
| H.W. | HEADWALL |
| C.P. | CORNER INLET |
| C.P. | CONCRETE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| N/P | NOW OR FORMERLY |
| O.T.P. | OPEN TOP PIPE |
| C.T.P. | CRIMPED TOP PIPE |
| --- | RAILROAD LINE |
| --- | RAILROAD |
| --- | CHORD |

REFERENCE:
 PLAT DRAWN BY MCGILL SURVEYING
 FOR STEVEN PARK, DATED 01-05-04



THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE 1:3067/02027G NUMBER 207 OF 252 COBB COUNTY, GEORGIA MAP DATED 12/16/08

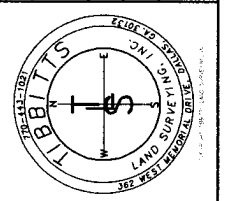
EQUIPMENT USED:
 THEODOLITE READING TO 5 SECONDS
 ELECTRONIC DISTANCE METER READING TO 0.005 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY
 CLOSURE OF 1" PER ANGLE
 AN ANGULAR ERROR OF 1" PER ANGLE
 THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 FIELD SURVEY DATE: 11-07-11
 IRON PINS PLACED ARE 1/2" REBAR
 THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND ADJUSTED TO ACCOUNT WITHIN ONE FOOT IN 977.890 FEET.

SURVEY FOR:

JOHN HAZELRIGS

| LAND LOT | DISTRICT | SECTION | COUNTY | GEORGIA |
|----------|-----------|----------|----------|-------------|
| 805 | 17TH | 2ND | COBB | GEORGIA |
| DATE: | DRAWN BY: | CHECKED: | JOB NO.: | DISK SERVER |
| 11-08-11 | EEH | RLT | 06030 | |

TIBBITTS LAND SURVEYING, INC.
 362 WEST MEMORIAL DRIVE, DALLOS, GEORGIA 30132
 (770)443-1021



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REGISTERED PROFESSIONAL LAND SURVEYOR
 RANDY L. TIBBITTS
 NO. 2137

APPLICANT: John D. Hazelrigs **PETITION NO.:** V-7
PHONE: 404-858-6035 **DATE OF HEARING:** 01-11-12
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same
TITLEHOLDER: John D. Hazelrigs and Dustina L. Hazelrigs **LAND LOT(S):** 605
PROPERTY LOCATION: On the north side of **DISTRICT:** 17
Gaylor Street, northwest of Gaylor Circle **SIZE OF TRACT:** 0.54 acre
(1585 Gaylor Street). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 4 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 10/17/11, the zoning compliance inspection was rejected. During the inspection on 10/17/11, the inspector noted all of the entire structure was new construction. The approved permit was for a restoration. A stop work order was placed on the home. Original issuance of permit 2011-000611 was for a fire restoration of a fire damaged structure. If the variance is approved, the permit can be released with corrected information of a new single family home.

SITE PLAN REVIEW: 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 and referencing 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: All downspouts must be discharged to the ground at the structure to maximize the overland flow distance to the rear property line.

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.

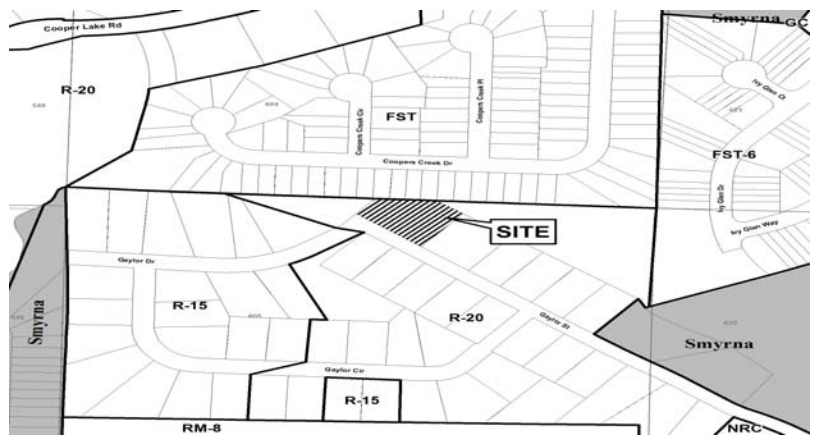
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

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: **John Hazelrigs**

Petition Number: V-7

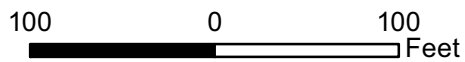
Date: 1/3/2012



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-7



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

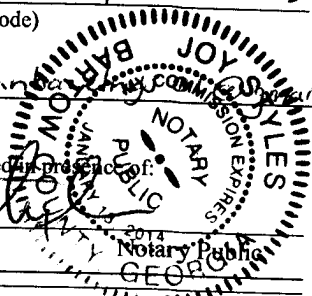
(type or print clearly)

Application No. V-7
Hearing Date: 01-11-11

Applicant John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com

John Hazelrigs
(representative's name, printed) Address 1585 Gaylor Street, SE Smyrna GA 3082
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com



My commission expires: JAN 13, 2014

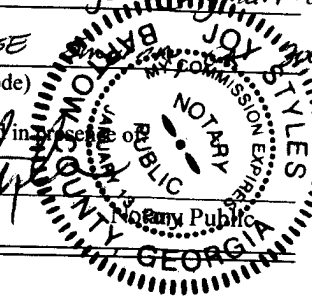
Signed, sealed and delivered in presence of: [Signature]

Titleholder John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com
DUSTINA HAZELRIGS

Signature [Signature] Address: 1585 Gaylor St. SE
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JAN 13, 2014

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



Present Zoning of Property R-20

Location 1585 Gaylor Street, SE Smyrna, GA 3082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 605 District 17th Size of Tract 0.54 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.

See Attachment #1.

List type of variance requested: I am requesting a variance ~~to~~ to ~~recess~~ waive the side setbacks from 10' to 4.3' and the rear setback from 35' to 29'.

*Attachment #1
(Personal and financial hardship)*

*V-7
2012*

- The structure is approximately 75% complete. The expense associated with moving and/or modifying the structure to comply with current R-20 zoning setbacks would create a financial hardship greater than we fund. Additionally, we do not have sufficient time to move and/or modify the home's footprint due to a quickly approaching drop dead date (two year anniversary of the fire loss claim. I need to submit a copy of the C.O., furnish the home's content, process the depreciated value content items to the insurance company by January 31st, 2012. This provides a small window of time for me to collect the remaining funds from our insurance company.*

- Loss of the remaining funds owed to us for the fire loss insurance claim (depreciated value, which is approximately 35% of the structure and content policies). Additionally, we would lose another \$74,000 that Wells Fargo is with holding urn til the home is complete with C.O.*

- Currently, our monthly expenses for temporary housing and utilities are almost triple the amount we will pay on our home's mortgage and utilities. We desperately need to be finish this home soon or we will simple run out of time and resources which ultimately has a negative impact on the community as a whole. I'm sure that my neighbors would like to see a finished product.*

**R
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V-8
(2012)

Handwritten signature
11/22/11

JEAN A COUINHO
ARCHITECTURE DESIGN DETAILING
NEW RESIDENCE FOR
SITE PLAN

A0

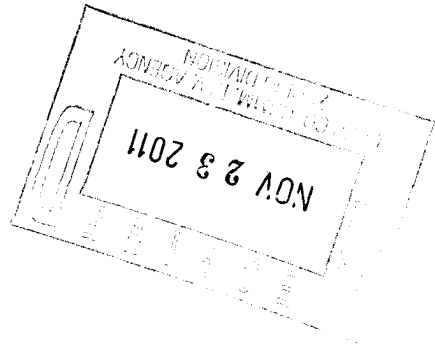
NEW RESIDENCE FOR
JEAN A COUINHO
SMITHSONIAN INSTITUTION
WASHINGTON, DC

LEGEND
CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
PBL POT HOLE
RBL REBAR FOUNDATION
IPP IRON PIN PLACED
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
RB REBAR
CB CATCH BASIN
L1 TO WALL BOX
HW HEAD WALL
POB POINT OF BEGINNING
M/H MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
LL LAND LOT
M MEASURED
P PLOTTED
PLAN

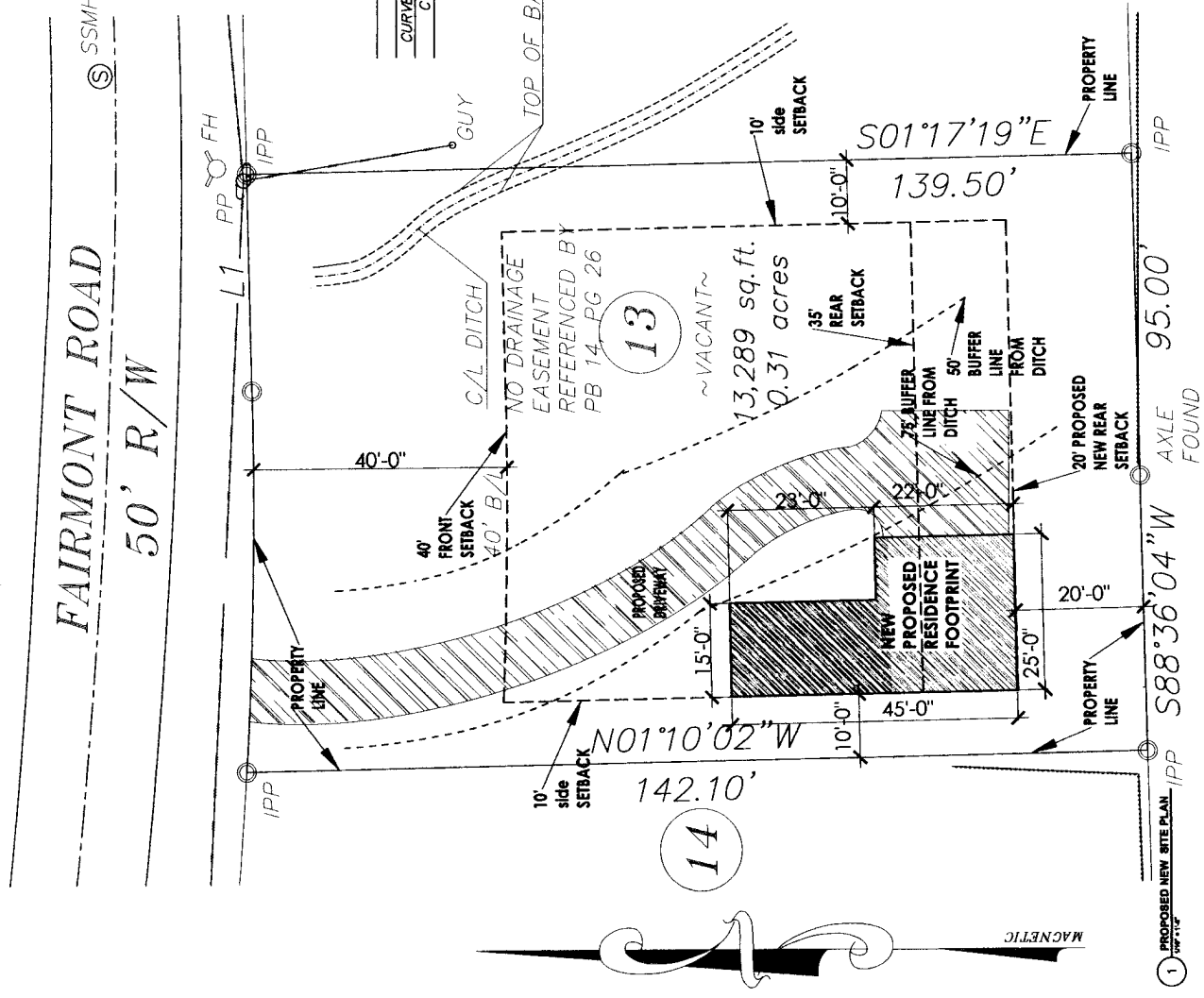
505' ALONG R/W TO
R/W KENWOOD ROAD,
AS PER PB 14, PG 26;
NO MONUMENT FOUND

| CURVE | LENGTH | RADIUS | CHORD | BEARING |
|-------|--------|--------|-------|-------------|
| C1 | 60.53 | 757.57 | 60.51 | S88°59'59"E |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 34.23' | N88°42'41"E |



*Originally plotted in
Kenwood subdivision 02/10/1956
P.B. 14 P.G. 26*



1 PROPOSED NEW SITE PLAN

APPLICANT: Jean A. Coutinho **PETITION NO.:** V-8
PHONE: 404-566-0177 **DATE OF HEARING:** 02/08/12
REPRESENTATIVE: Michael P. Landry **PRESENT ZONING:** R-20
PHONE: 770-425-1465
TITLEHOLDER: Jean A Coutinho **LAND LOT(S):** 689
PROPERTY LOCATION: On the south side of **DISTRICT:** 17
Fairmont Road, south of Kenwood Road **SIZE OF TRACT:** 0.31 acre
(5077 Fairmont Road). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 20 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: 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 and referencing 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: This is a currently vacant platted lot in an older subdivision (platted in 1955). The County's stream buffer ordinance creates a hardship for development of this lot to meet both the rear setback and the undisturbed buffer requirements. A separate variance from Community Development will also be required to allow the driveway encroachment into the impervious setback.

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

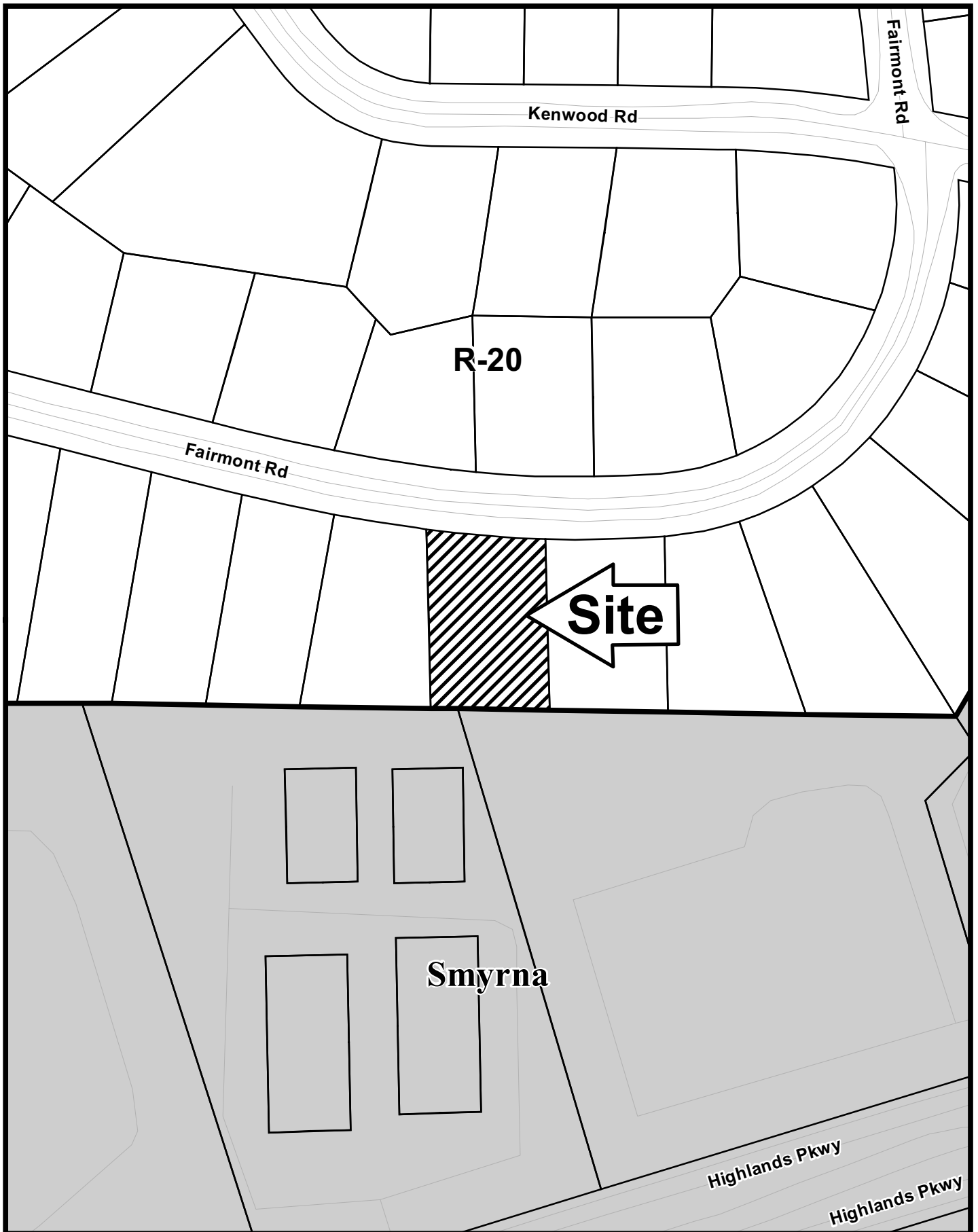
Applicant Name: **Jean A. Coutinho**

Petition Number: V-8

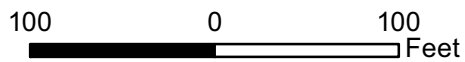
Date: 1/26/2012



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.

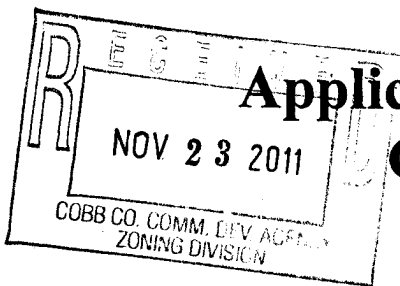
V-8



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)

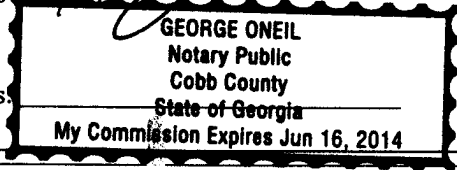
Application No. V-8

Hearing Date: 2-8-11

Applicant JEAN A. COUTINHO Phone # 404 566 0177 E-mail JEAN@MICHAELPLANDRY.COM

MICHAEL P. LANDRY Address 2655 DALLAS HWY, SUITE 220, MARIETTA GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-425-1465 E-mail MLANDRY@MICHAELPLANDRY.COM
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____

Titleholder N/A Phone # N/A E-mail N/A

Signature N/A Address: N/A
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: N/A N/A
Notary Public

Present Zoning of Property R20

Location 5077 FAIRMONT ROAD^{SE}, SMYRNA GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 689 District 17TH Size of Tract 0.31 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 X

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.

BECAUSE OF THE STATE OF THE WATERS IMPOSED ON THIS LOT, IT RENDERS THE FOOTPRINT OF THE BUILDING TO A LESSER & NEAR IMPOSSIBLE PLAN FOR THE TRADITIONAL NEIGHBORHOOD. & PRESENTS AN UNDUH HARDSHIP ON THIS LOT OWNER

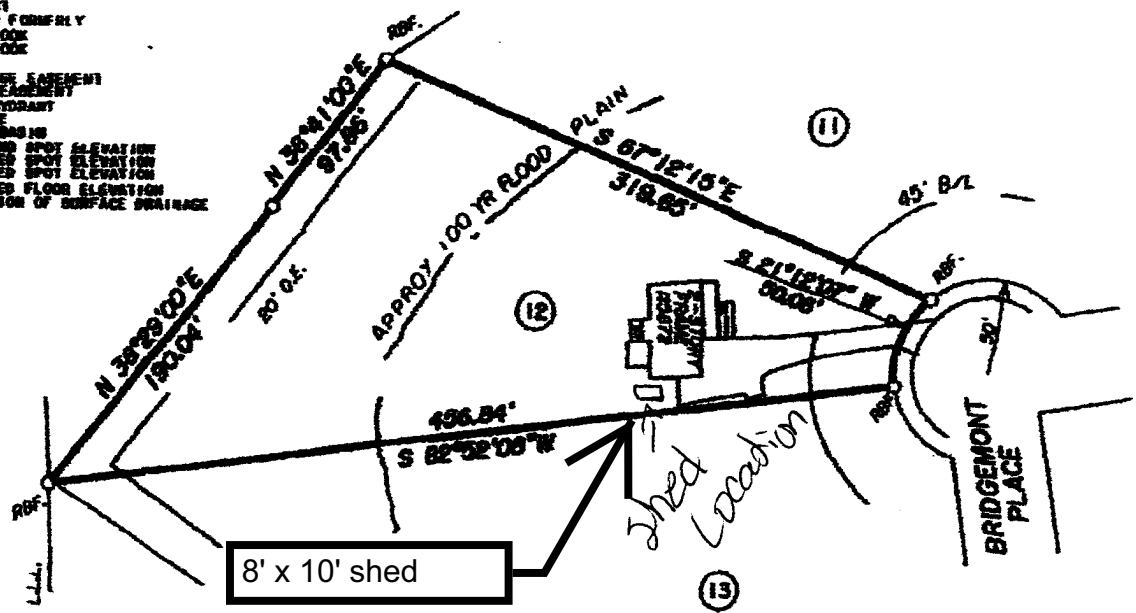
List type of variance requested: REAR SETBACK, (BUILDING), FROM 35' TO 20'

- LEGEND**
- I.P.F. IRON PIN FOUND
 - R.S.F. RE-SURFACE FOUND
 - R.S.P. RE-SURFACE POINT
 - C.T. CRIMPED TOP
 - R/W RIGHT OF WAY
 - P.L. PROPERTY LINE
 - C.L. CENTER LINE
 - B.L. BUILDING LINE
 - L.L. LAND LOT
 - L.L.L. LAND LOT LINE
 - G.M.D. GEORGIA MILITIA DISTRICT
 - P.P. POWER POLE
 - F. FENCE LINE
 - R. RADIOS
 - C. CIRCLES
 - T. TANGENT
 - R.O.F. ROAD OR FORMERLY
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - D.E. DRAINAGE EASEMENT
 - S.E. SEWER EASEMENT
 - F.H. FIRE HYDRANT
 - S. SINKHOLE
 - C.B. CATCH BASIN
 - S.S.E. EXISTING SPOT ELEVATION
 - F.S.E. FINISHED SPOT ELEVATION
 - P.S.E. PROPOSED SPOT ELEVATION
 - F.F.E. FINISHED FLOOR ELEVATION
 - D.S.D. DIRECTION OF SURFACE DRAINAGE

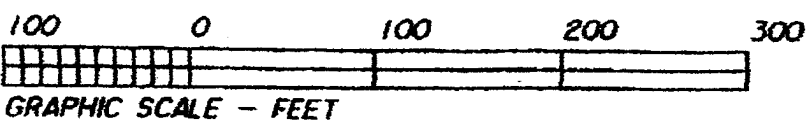
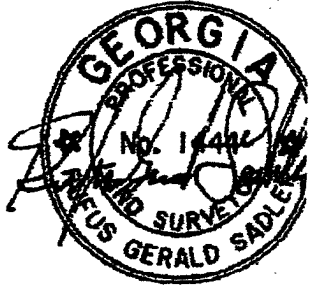
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET, AND AN ANGULAR ERROR OF _____ SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL'S RULE. THIS PLAT HAS BEEN CALCULATED BY CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

NOTE THIS HOUSE NOT IN 100YR FLOOD PLAIN



IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED.
Roger G. Sadler



| | | | |
|---|----------------|---|--|
| SURVEY FOR: | | | |
| ROBIN T. HARRINGTON & WENDI CLARK - HARRINGTON | | | |
| LAND LOT 75 | 20TH | DISTRICT | |
| 2ND SECTION | COUNTY OF COBB | GEORGIA | |
| SCALE: 1" = 100' | | DATE: 04-16-2001 | |
| LOT - 12 BRIDGEMONT | | | |
| JOB No. 12BM | | SADLER AND ASSOCIATES LAND SURVEYING / ENGINEERING MARITTA - ALPHARETTA, GEORGIA (770) 544-0900 FAX (770) 544-7070 | |

REF: PB. 129 PG. 49
COBB COUNTY RECORDS

EQUIPMENT USED :
TOPCON GTS-213
TOTAL STATION

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION.

I HAVE THIS DATE, EXAMINED THE " FIA OFFICIAL FLOOD HAZARD MAP " AND THE REFERENCED PARCEL DOES APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

1.244 acres 770-459-2345
770-459-0473 fax George

APPLICANT: Wendi Clark **PETITION NO.:** V-9
PHONE: 770-575-1679 **DATE OF HEARING:** 02/08/12
REPRESENTATIVE: Richard Schmidt **PRESENT ZONING:** R-30
PHONE: 770-529-0395
TITLEHOLDER: Wendi Clark Harrington **LAND LOT(S):** 75
PROPERTY LOCATION: On the west side of **DISTRICT:** 20
Bridgemont Place, west of Georgia Highway 92 **SIZE OF TRACT:** 1.244 acres
(5872 Bridgemont Place). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Allow an accessory structure (existing) to be to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater impacts are anticipated. This is a large lot and the existing shed location drains to the rear of the lot into the floodplain.

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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