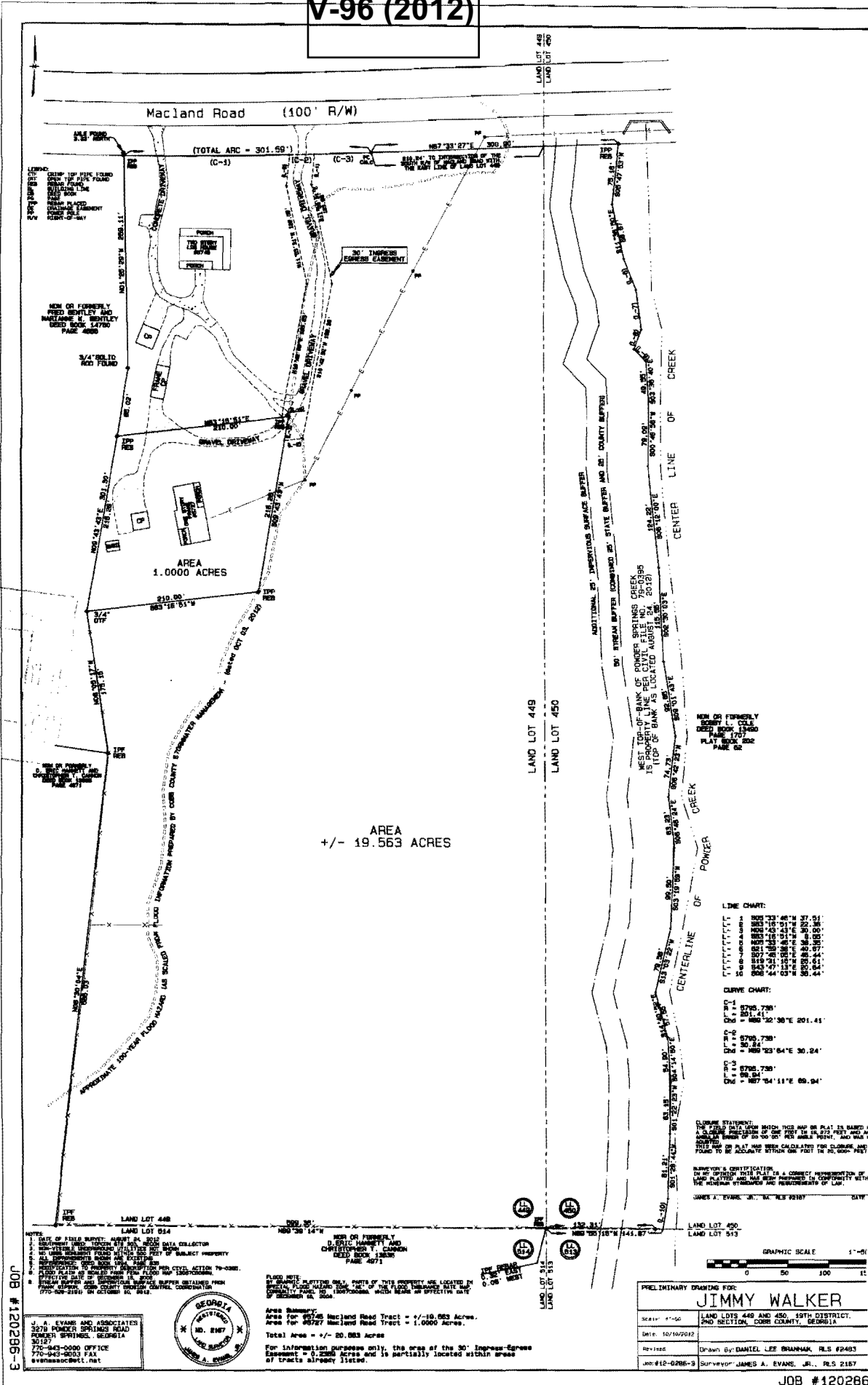


V-96 (2012)



3/4\"/>
NEW OR FORMERLY
RESIDENTIAL AND
MARTHA H. BENTLEY
DEED BOOK 1780
PAGE 488

AREA
1.0000 ACRES

AREA
+/- 19.563 ACRES

LINE CHART:

STATION	0+00	0+05	0+10	0+15	0+20	0+25	0+30	0+35	0+40	0+45	0+50	0+55	0+60	0+65	0+70	0+75	0+80	0+85	0+90	0+95	1+00
ELEVATION	100.00	100.05	100.10	100.15	100.20	100.25	100.30	100.35	100.40	100.45	100.50	100.55	100.60	100.65	100.70	100.75	100.80	100.85	100.90	100.95	101.00

CURVE CHART:

STATION	0+00	0+10	0+20	0+30	0+40	0+50	0+60	0+70	0+80	0+90	1+00
CHORD BEARING	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'	N 00° 00' 00" E 30.00'
CHORD DISTANCE	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'	30.00'

J. A. EVANS AND ASSOCIATES
3270 POWDER SPRINGS ROAD
POWDER SPRINGS, GEORGIA
30127
770-943-0000 OFFICE
770-943-0003 FAX
evansassoc@aol.com



Area Summary:
Area for 407'60" Macland Road Tract = +/- 19.563 Acres.
Area for 407'60" Macland Road Tract 1.0000 Acres.
Total Area = +/- 20.563 Acres
For Information purposes only, the area of the 30' Ingress-Egress Easement = 0.2386 Acres and is partially located within areas of tracts already listed.

PRELIMINARY DRAWING FOR:
JIMMY WALKER

Scale: 1"=50'	LAND LOTS 448 AND 450, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA.
Date: 10/10/2012	
Drawn By: DANIEL LEE BRANNAN, RLS #2483	
Job #12-0286-9	Surveyor: JAMES A. EVANS, JR., RLS 2187

APPLICANT: Jimmy L Walker

PETITION No.: V-96

PHONE: 770-943-3915

DATE OF HEARING: 12-12-2012

REPRESENTATIVE: Jimmy L. Walker

PRESENT ZONING: R-30

PHONE: 770-943-3915

LAND LOT(S): 449

TITLEHOLDER: Jimmy L. Walker

DISTRICT: 19

PROPERTY LOCATION: On the south side of
Macland Road, west of Corner Road.
(5727 Macland Road).

SIZE OF TRACT: 1.0 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the public road frontage requirement to allow one lot off a private easement; 2) waive the required lot size for a house off an easement from 80,000 square feet to 43,560 square feet; and 3) waive the side setback for an accessory structure under 800 square feet (existing 204 square foot shed) from the required 12 feet to 8 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jimmy L. Walker

PETITION No.: V-96

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: A subdivision plat must be recorded for these properties regardless of the outcome of the variance hearing. 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: There are no adverse stormwater management impacts anticipated from this parcel split or the existing accessory structure location.

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.

DESIGN GUIDELINES: This property is within the Macland Road Design Guidelines.

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.

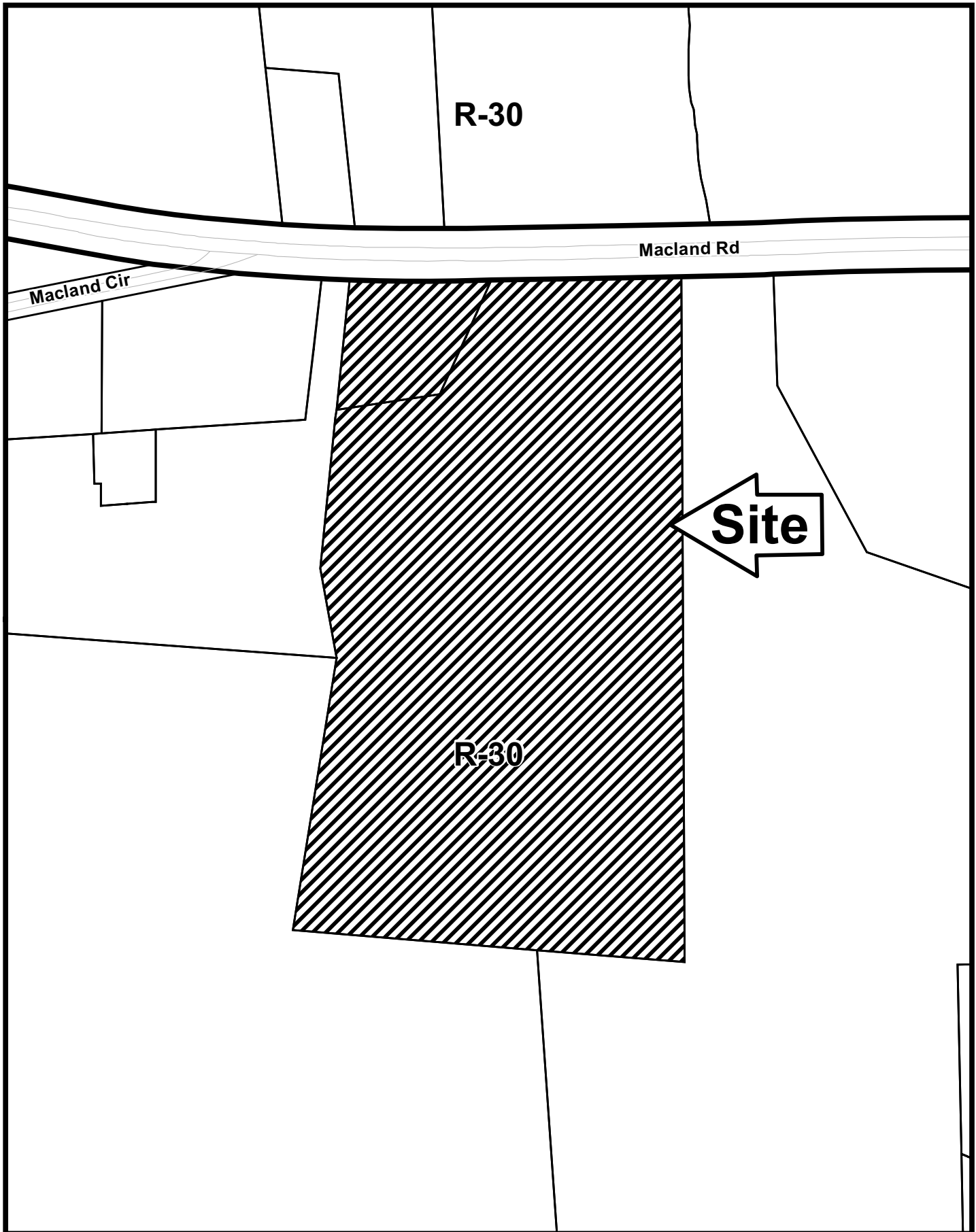
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Jimmy L. Walker **PETITION No.:** V-96

FIRE DEPARTMENT: 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-96



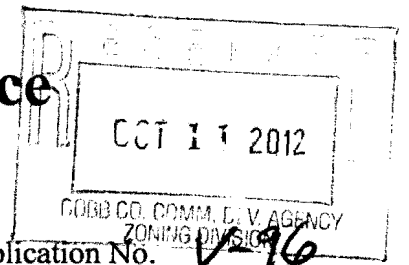
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-96
Hearing Date: 12-12-12

Applicant Jimmy L. Walker Phone # 770-943-3915 E-mail _____

Address 5745 MacLeland Rd Powder Springs GA
(street, city, state and zip code)

(representative's name, printed)
Jimmy L. Walker Phone # 770-943-3915 E-mail _____
(representative's signature)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires June 9, 2014

Signed, sealed and delivered in presence of:
Francine DME
Notary Public

Titleholder Jimmy L. Walker Phone # 770-943-3915 E-mail _____

Signature Jimmy L. Walker Address: 5727 MacLeland Rd Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires June 9, 2014

Signed, sealed and delivered in presence of:
Francine DME
Notary Public

Present Zoning of Property R-30

Location 5727 MacLeland Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 449 District 19 Size of Tract 20.563 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.

List type of variance requested: WAVE Lot size and Road frontage to lot 812 to 1 acre Road frontage to 0