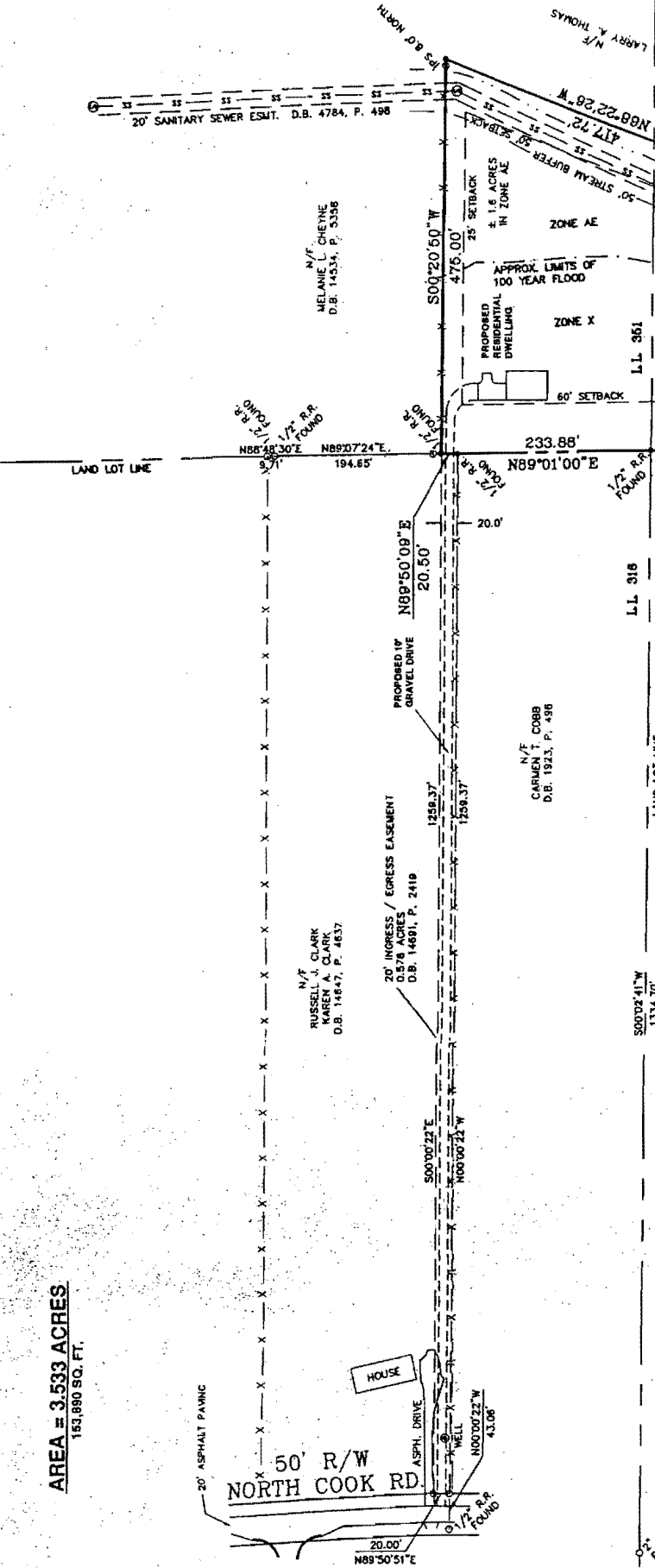


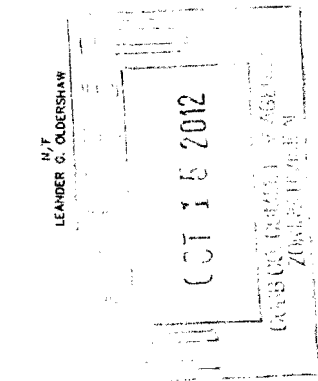


AREA = 3.533 ACRES
151,880 SQ. FT.

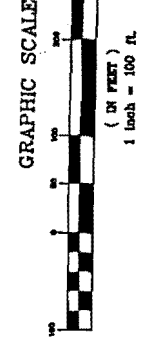
- GENERAL SITE INFORMATION**
- 1) PROPERTY IS CURRENTLY ZONED R-80
 - 2) MINIMUM LOT SIZE 50,000 SF
 - 3) MINIMUM HOUSE SIZE - 1,600 SF
 - 4) MINIMUM LOT WIDTH AT FRONT SETBACK 75'
 - 5) SETBACKS: FRONT 60', SIDE 25', REAR 50'
 - 6) NO CEMETARIES ARE KNOWN TO EXIST ON THIS SITE
 - 7) WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED OR LOCATED BY THIS FIRM.



Legend	Symbol	Description
	XXX	20' ASPHALT PAVING
	---	CONCRETE MONUMENT
	○	POINT OF COMMENCEMENT
	○	POINT OF BEGINNING
	○	RIGHT-OF-WAY
	---	WATER MAIN
	---	SEWER LINE
	---	EDGE OF PAVEMENT
	---	SEWER MANHOLE
	---	CELESTIAL LINE
	---	CHAIN LINK FENCE
	---	WOOD POST AND RAIL FENCE
	---	POWER POLE
	---	UTILITY VALVE
	---	WATER METERS
	---	DATE VALVE
	---	CONCRETE MANHOLE
	---	CAST-IRON MANHOLE
	---	MANHOLE
	---	MANHOLE RINGS
	---	DOUBLE WIND CATCH BASH
	---	DOUBLE WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH
	---	WIND CATCH BASH



TECHNICAL DATA:
 TRAVERSE PRECISION - 1"/14,407
 ANGLE ADJUSTMENT - OS / ANGLE
 TRAVERSE ADJUSTMENT - COMPASS
 PLAT PRECISION - 1"/240,208
 DATE OF FIELD WORK - MARCH 2009
 EQUIPMENT - SOKKIA SET 2-100



BY GRAPHIC PLOTTING ONLY SUBJECT PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONES 'AE' & 'X' ON COMMUNITY PANELS 13087C00616 AND 13087C00920 OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED DECEMBER 15, 2005. FIELD CHECKS WERE CONDUCTED BY CRA TO VERIFY THE EXACT LOCATION OR LIMITS OF FLOOD PLAIN.

CARLTON RAMESTRAW & ASSOCIATES
 2201 CHARLES HAYWARD PROMY DALLAS, GEORGIA 30157
 PHONE: 770-443-2200 FAX: 770-443-2000
 REGISTERED LAND SURVEYORS

APPLICANT: Jeffrey E. Jensen

PETITION No.:

V-103

PHONE: 770-644-0066

DATE OF HEARING:

12-12-2012

REPRESENTATIVE: Scott Smith

PRESENT ZONING:

R-80

PHONE: 678-983-9776

LAND LOT(S):

351, 352

TITLEHOLDER: William C. McCart

DISTRICT:

19

PROPERTY LOCATION: South of North Cook

SIZE OF TRACT:

3.533 acres

Road, east of Casteel Road.

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the public road frontage requirement to allow one house off a private easement; and 2) waive the width of an easement from 25 feet to 20 feet.

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

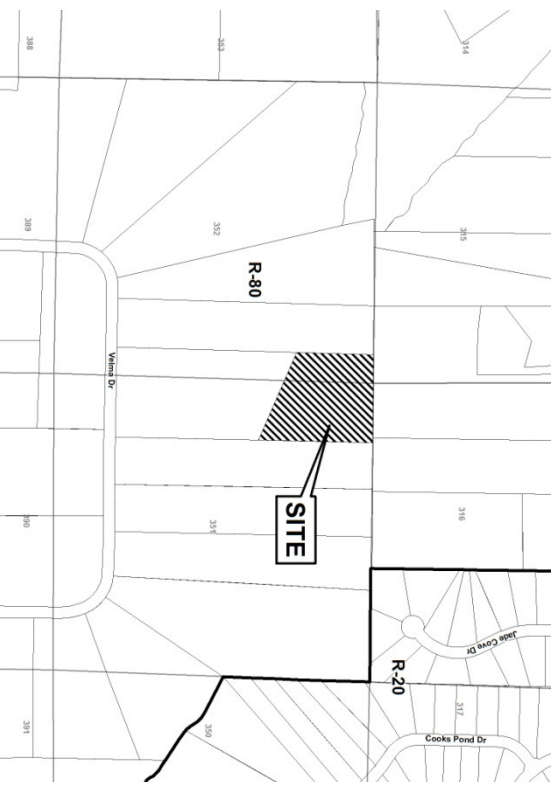
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jeffrey E. Jensen

PETITION No.: V-103

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: Access to North Cook Road is preferred since it eliminates the need for a significant stream buffer impact and culvert/bridge crossing within the regulatory floodplain and floodway.

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: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No permanent structures are allowed within 10 feet of the edge of the 20 foot sanitary sewer easement.

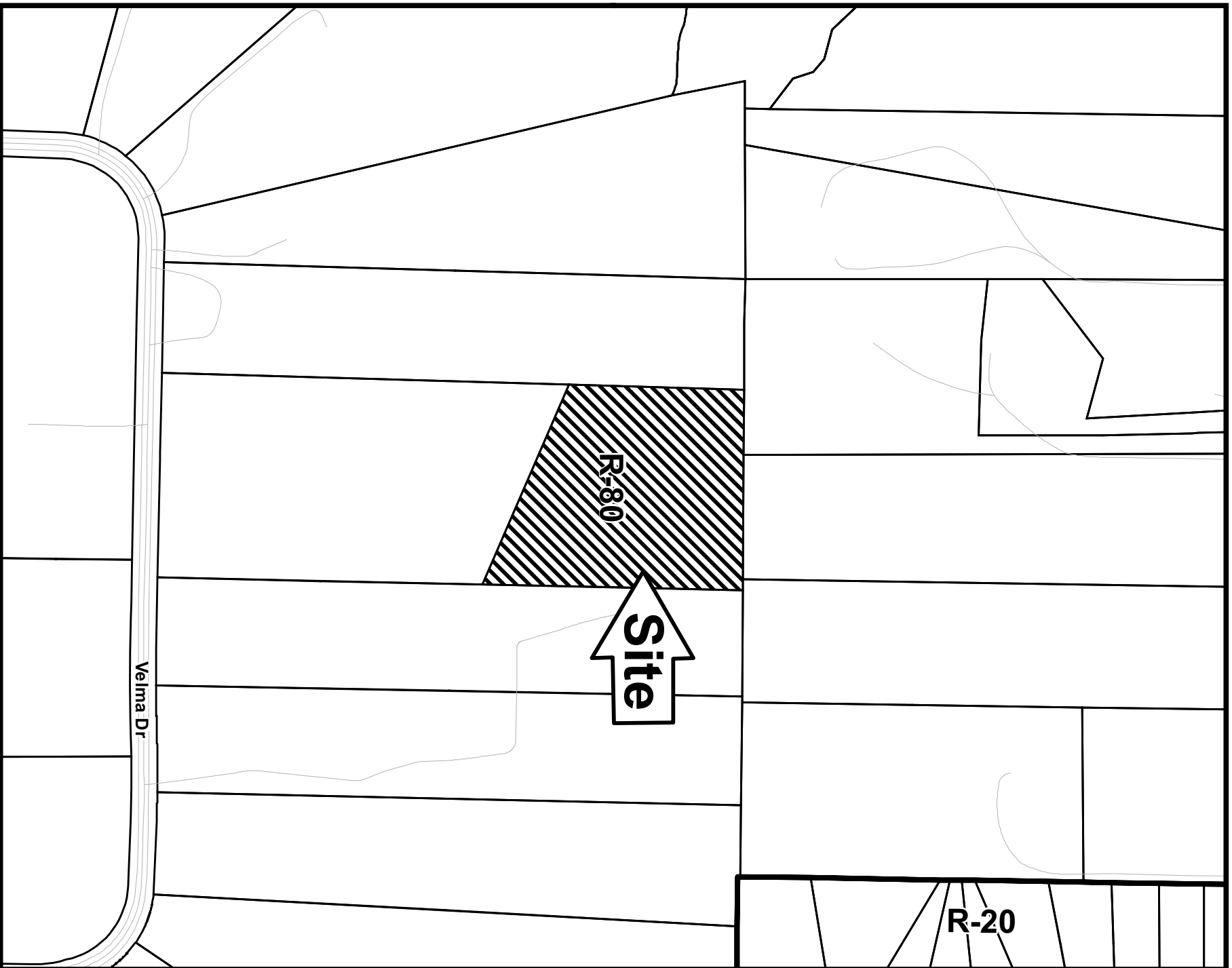
FIRE DEPARTMENT:

Fire Apparatus access shall meet the following:

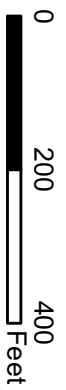
- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' inside turning radius.
- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14'clear width) and 13'6" vertical clearance.
- Maximum grade shall not exceed 18% angle of departure shall not exceed 8.5%.
- 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
 - a) Residential cul-de-sac without an island shall have a 38-foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.
 - b) Hammerhead turn-around: total of 102 feet needed (45 ft + 12 ft drive + 45 ft) with the turn-around leg to be a minimum of 20 ft. wide.
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access through all gates securing Fire Dept. access with a minimum 12'-0" clear width and approved means of operation (www.knoxbox.com)

Fire Hydrant access and flow shall meet the following:

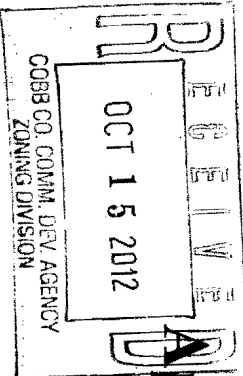
- Hydrant location within 500' of the most remote portion of the structure*
- Fire Flow Test from closest existing hydrant shall be provided meeting the minimum*
(Required Flow: 1000 gpm @ 20 psi)



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-103
Hearing Date: 12/12/12

Applicant JEFFREY E. JENSON Phone # 770.144.0090 E-mail JENKENLEFF@BRUSON.MN

SCOTT SMITH Address 2600 ASHLEY DR. S. MARTIN GA 30044
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.983.9776 E-mail scottsmith@att.net
(representative's signature)

My commission expires: 6/30/2014
[Signature] Notary Public
Signed, sealed and delivered in presence of:

Titleholder William C Jane McCart E-mail billmccart@windstream.net
Signature Wm C McCart Address: 245 Rebecca St. Hedden GA 30548
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 04-13-15
[Signature] Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property R-90

Location SOUTH OF NORTH DOR RD, WEST OF CANTREL RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 351, 352 District 19 Size of Tract 3.5 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.

PARCEL IS LANDLOCKED WITH NO FRONTAGE ON NORTH COLE ROAD
PER SECTION 403.01.01 OF COUNTY SUBDIVISION STANDARDS, A
BUILDING SHALL BE LOCATED ON A LOT WITH FRONTAGE

List type of variance requested: ACCESS TO PARCEL VIA PRIVATE ACCESS
EASEMENT FOR THE PURPOSES OF CONSTRUCTING A SINGLE
FAMILY RESIDENCE.