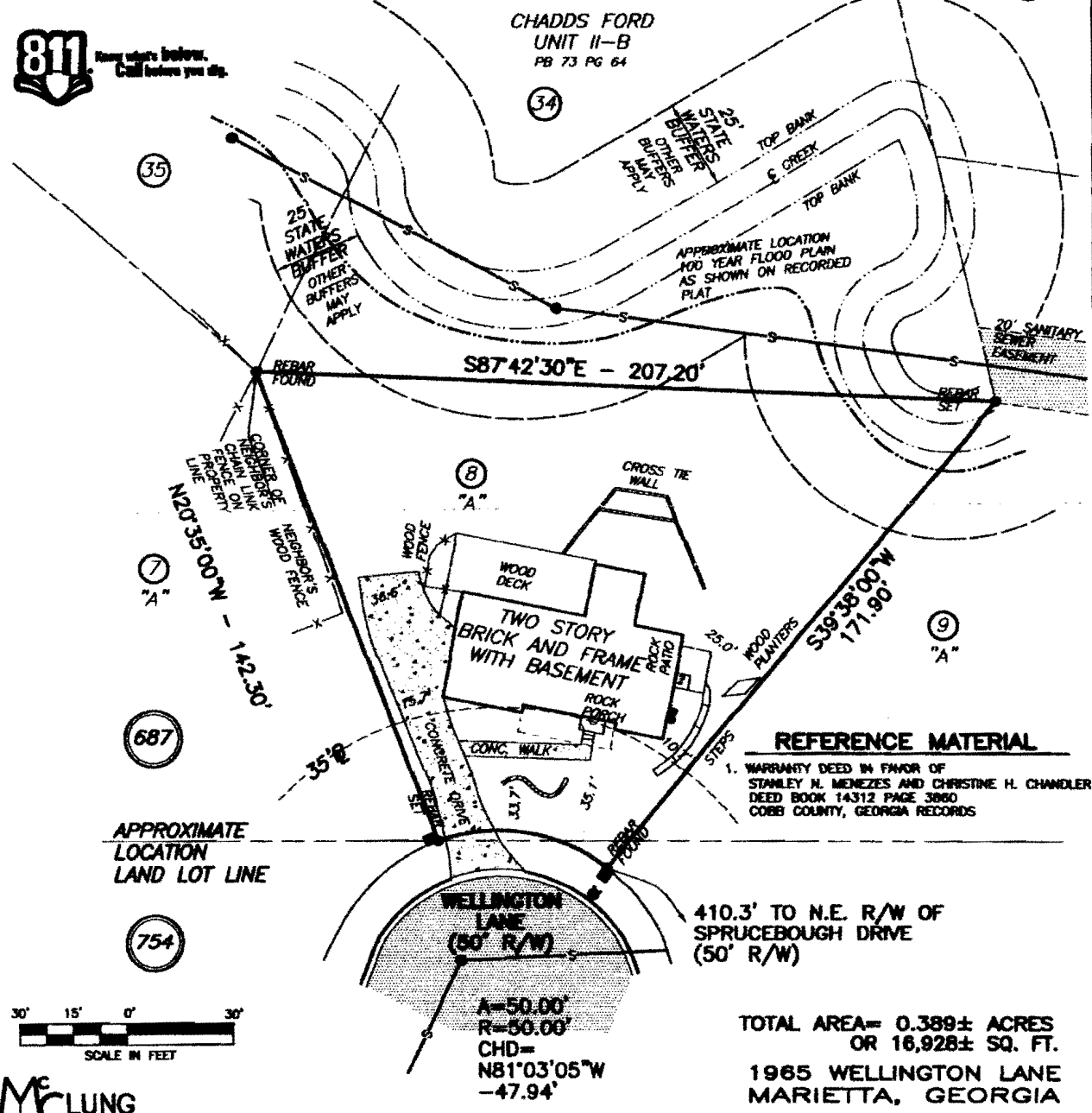
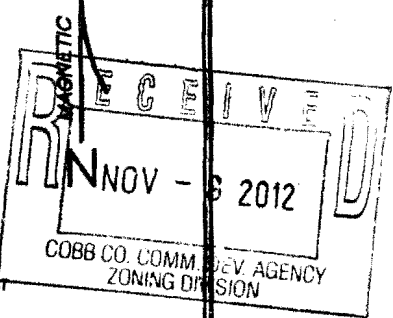
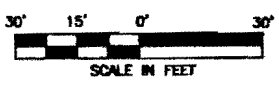


SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FROM OBSERVATIONS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. 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 SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THIS PLAT NOT INTENDED FOR RECORDING.

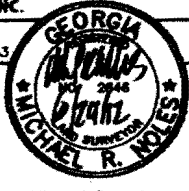


REFERENCE MATERIAL
 1. WARRANTY DEED IN FAVOR OF STANLEY H. MENEZES AND CHRISTINE H. CHANDLER DEED BOOK 14312 PAGE 3880 COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 0.389± ACRES OR 16,928± SQ. FT.
 1965 WELLINGTON LANE MARIETTA, GEORGIA

McLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-5383



LEGEND	
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
○	POWER POLE
○	LIGHT POLE
○	POWER METER
○	POWER BOX
○	AIR CONDITION
○	TELEPHONE BOX
○	GAS METER
○	GAS VALVE
○	WATER METER
○	WATER VALVE
○	JUNCTION BOX
○	DROP INLET
○	SANITARY SEWER MANHOLE

PROPERTY OF
STANLEY MENEZES
CHRISTINE CHANDLER
LOT 8, BLOCK "A"
KENSINGTON
 LAND LOTS 687 AND 754
 DISTRICT 18TH. SECTION 2ND
 COUNTY COBB
 GEORGIA
 PLAT PREPARED: 10-24-12
 FIELD: 10-22-12 SCALE: 1"=30'

PB 100
 PG 4
 DB
 PG

APPLICANT: Raymond Tracey

PETITION No.: V-10

PHONE: 404-424-9488

DATE OF HEARING: 01-09-13

REPRESENTATIVE: Christine H. Chandler

PRESENT ZONING: R-20

PHONE: 678-595-1953

LAND LOT(S): 687, 754

TITLEHOLDER: Stanley N. Menezes and Christine H. Chandler

DISTRICT: 16

PROPERTY LOCATION: On the north side of Wellington Lane, east of Johnson Ferry Road (1965 Wellington Lane).

SIZE OF TRACT: 0.389 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

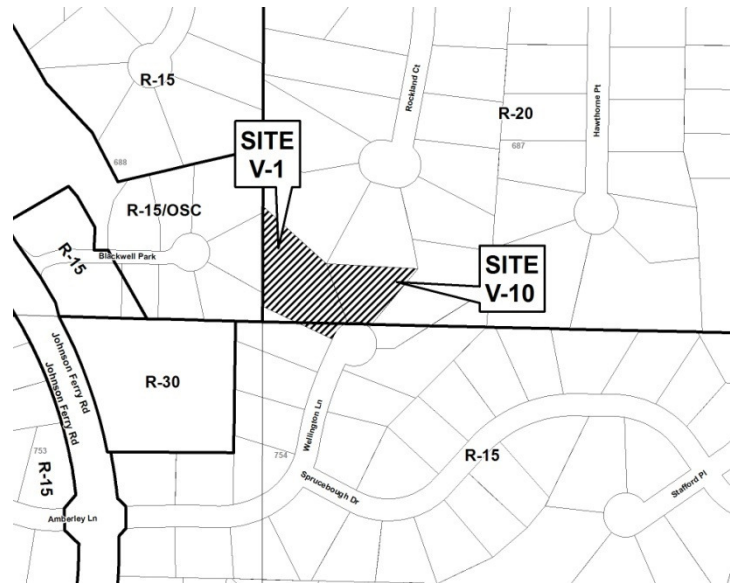
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Raymond Tracey

PETITION No.: V-10

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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: No adverse stormwater management impacts are anticipated from this setback encroachment.

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.

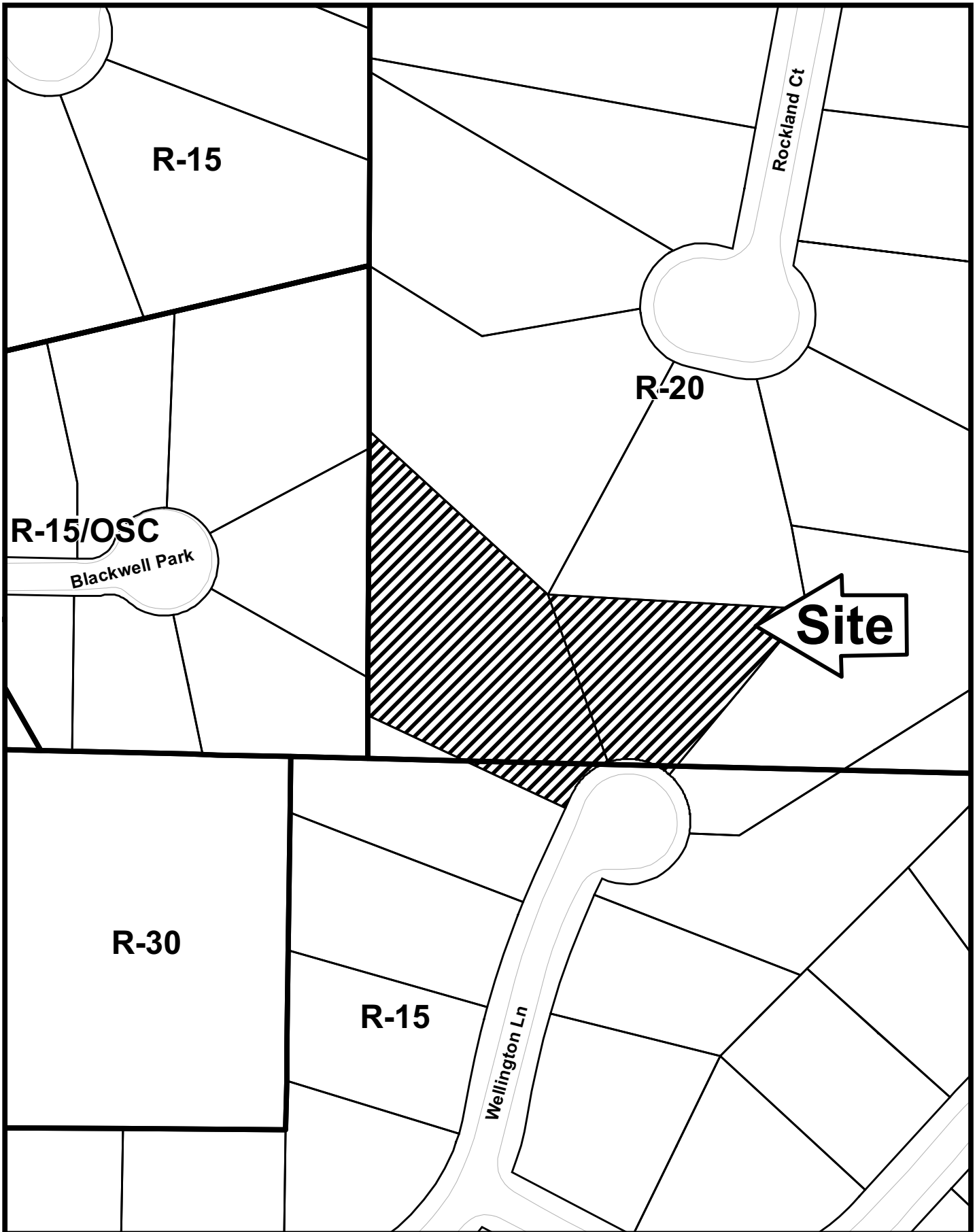
WATER: No conflict.

SEWER: No conflict.

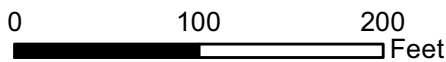
APPLICANT: Raymond Tracey **PETITION No.:** V-10

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-10

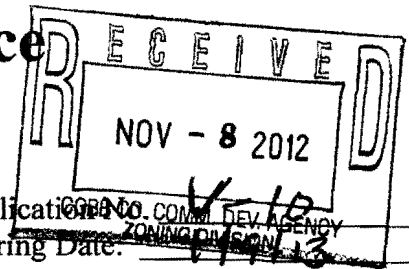


This map is provided for display and planning purposes only. It is not meant to be a legal description.



- City Boundary
- Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. 12-10
Hearing Date: 11/13

Applicant RAYMOND TRACY Phone # 404 424 9488 E-mail anfntrac@ballsouth.net

Christine H. Chandler Address 1965 Wellington Ln Marietta GA 30062
(representative's name, printed)

CHRISTINA THAI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires August 17, 2016
678) 595 1953

Christine H. Chandler Phone # 678) 595 1953 E-mail Chandlerchristine@gmail.com
(representative's signature)

My commission expires: August 17, 2016
Signed, sealed and delivered in presence of: Christina Thai
Notary Public

Titleholder STANLEY N MENEZES Phone # 770 971 8551 E-mail stanley.menezes@gmail.com
Christine H. Chandler
Signature Stanley N Menezes Address: 1965 Wellington Ln, Marietta GA 30062
(attach additional signatures, if needed)

My commission expires: August 17, 2016
Signed, sealed and delivered in presence of: Christina Thai
Notary Public

Present Zoning of Property R-20

Location 1965 Wellington Ln Marietta GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 647, 754 District 16 Size of Tract .389 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 A 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 would not be able to build the intended covered porch.

List type of variance requested: Build covered porch near/at setback boundary.