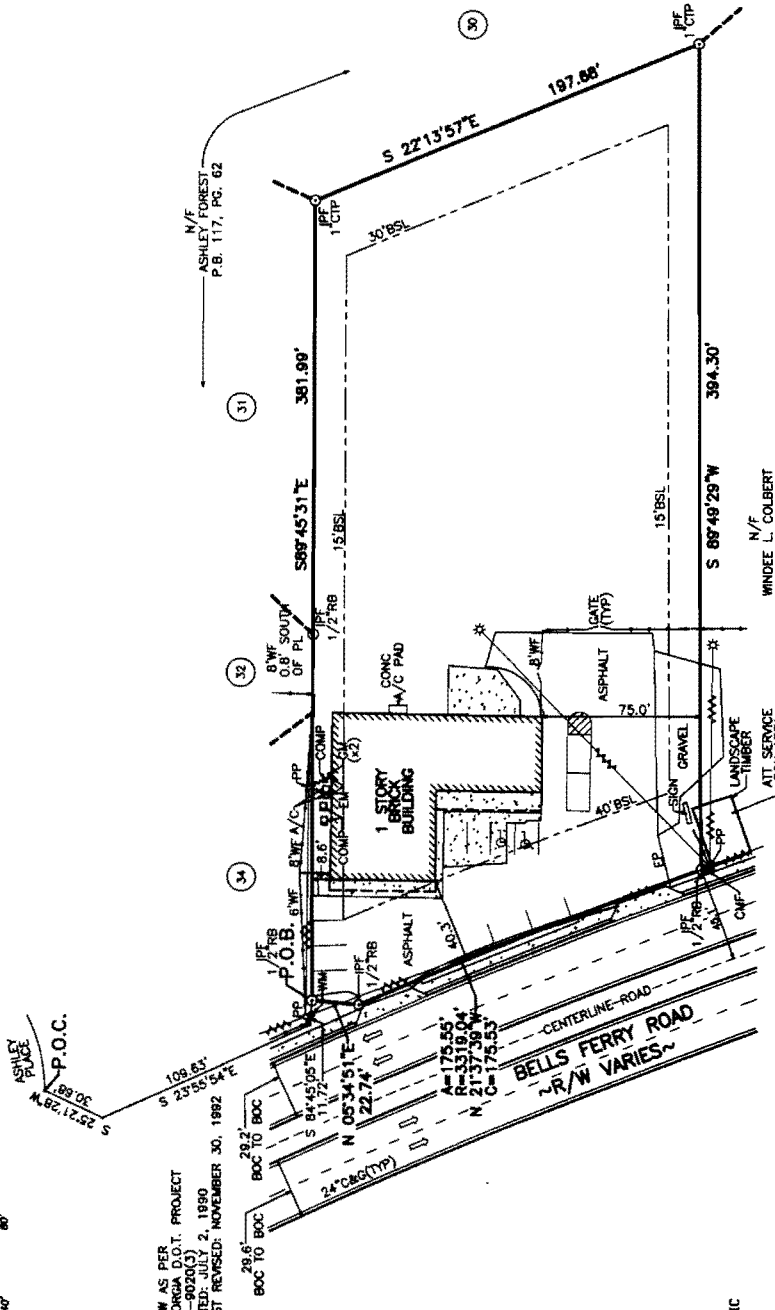


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AREA  
1.660 ACRES  
72,333 SQ. FEET



R/W AS PER  
GEORGIA D.O.T. PROJECT  
MR-0020(C)  
DATED: JULY 2, 1990  
LAST REVISED: NOVEMBER 30, 1992

ZONING AS PER:  
COBB COUNTY, GEORGIA  
ZONED NS (NEIGHBORHOOD SHOPPING DISTRICT)  
BUILDING SETBACK REQUIREMENTS:  
FRONT - 40'  
SIDE - 15'  
REAR - 30'

NOTES:  
FIELD INFORMATION FOR THIS SURVEY WAS  
OBTAINED WITH A 5 SECOND THEODOLITE  
AND AN ELECTRONIC DISTANCE METER.  
THE FIELD DATA UPON WHICH THIS MAP  
OR PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN 60,423 FEET  
AND AN ANGULAR ERROR OF 07 SECOND  
PER ANGLE POINT AND WAS ADJUSTED BY  
LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURES AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN 200,906 FEET.

FLOOD STATEMENT:  
THIS PROPERTY DOES NOT LIE WITHIN  
A FEDERAL FLOOD HAZARD AREA AS  
PER PANEL NO. 13067C 0029G  
DATED: DECEMBER 16, 2008

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

THIS SURVEY HAS BEEN PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED  
HEREON. NO EXPRESS OR IMPLIED WARRANTIES  
WITH RESPECT TO THE INFORMATION SHOWN  
HEREON IS TO BE EXTENDED TO ANY PERSONS  
OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

WINDEE L. COLBERT  
D.B. 14894, PC. 4456  
(NOTE: DEED DIMENSIONS  
INCLUDE SUBJECT PROPERTY)

PRICE:	11/15/12
BY:	DMU
FILED:	11/15/12
BY:	AM
SCALE:	1"=40'
SHEET #	1 OF 1



**ADAM & LEE LAND SURVEYING**  
5640 GA. HWY. 20 S.  
LOGANVILLE, GA. 30052 (770)554-8995  
www.adamandlee.com  
FAX: (770)554-8184

PROJECT DESCRIPTION:	SURVEY FOR: <b>WINDEE COLBERT</b> 5000 BELLS FERRY ROAD
COUNTY:	COBB
DISTRICT:	16TH
SECTION:	200
LAND LOT:	2
D.B.:	13653, P.S. 3871

12173

**APPLICANT:** Windee L. Colbert **PETITION No.:** V-21  
**PHONE:** 770-714-4216 **DATE OF HEARING:** 02-13-13  
**REPRESENTATIVE:** Windee Colbert **PRESENT ZONING:** NS  
**PHONE:** 770-714-4216 **LAND LOT(S):** 2  
**TITLEHOLDER:** Windee L. Colbert **DISTRICT:** 16  
**PROPERTY LOCATION:** On the east side of Bells Ferry Road, north of Wentworth Drive **SIZE OF TRACT:** 1.660 acres  
**COMMISSION DISTRICT:** 3  
(5080 Bells Ferry Road).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 40.3 feet (existing); and 2) waive the side setback from the required 15 feet to 8.6 feet (existing) at the northern property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Windee Colbert

**PETITION No.:** V-21

\*\*\*\*\*

**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:** No comment.

**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.

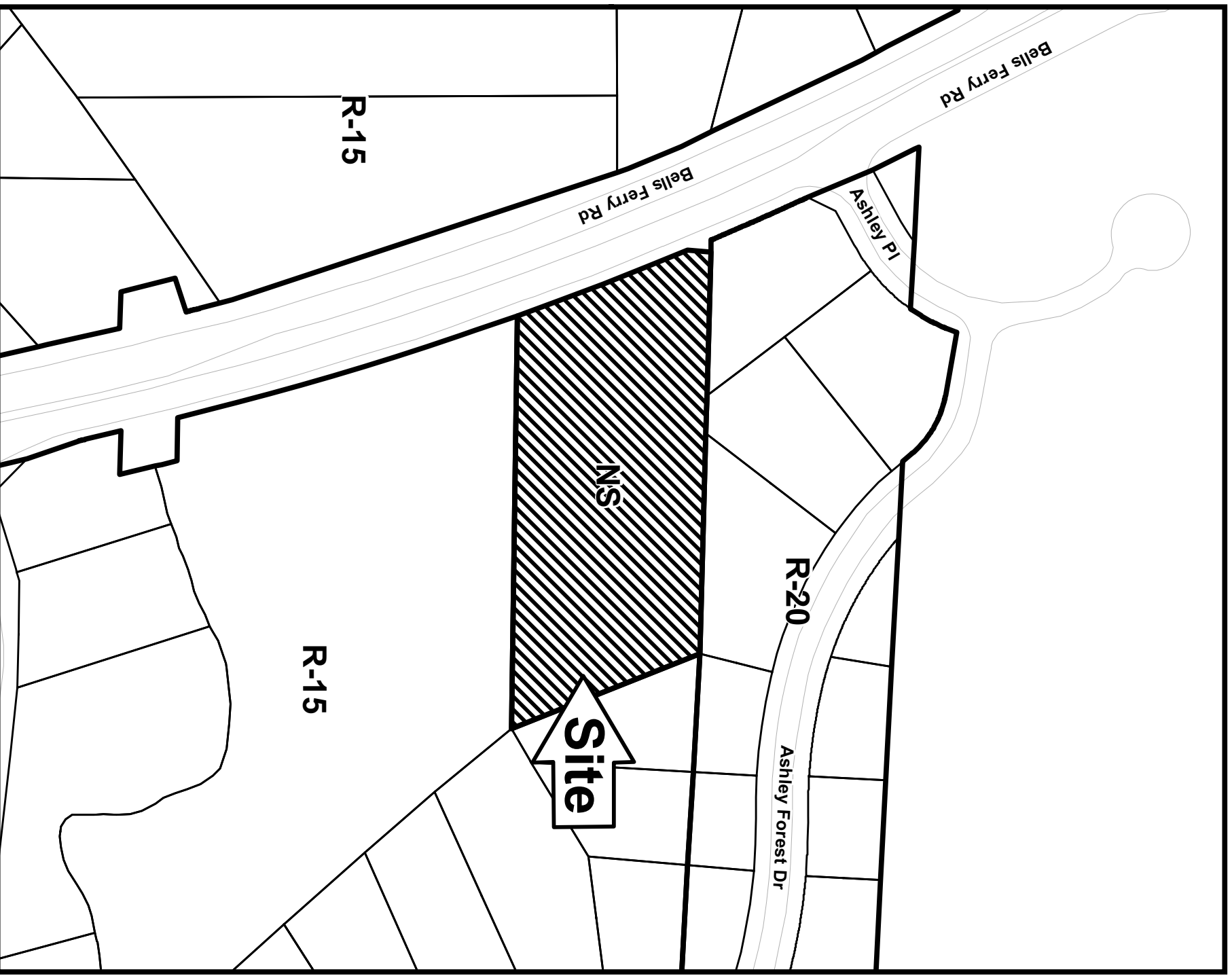
**SEWER:** No conflict.

**APPLICANT:** Windee Colbert

**PETITION No.:** V-21

\*\*\*\*\*

**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.



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

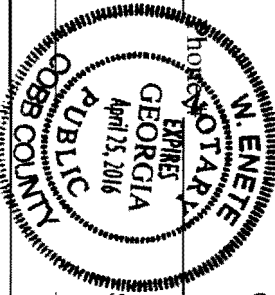
STATE OF GEORGIA  
 COBB COUNTY ZONING DIVISION  
 PH 12: 17

(type or print clearly) Application No. V-21  
 Hearing Date: 2-13-13

Applicant: Windee Colbert Phone # 770 714 4216 E-mail Windeecolbert@gmail.com

Address: 5080 Bells Ferry Road, Acworth  
 (street, city, state and zip code) 30102

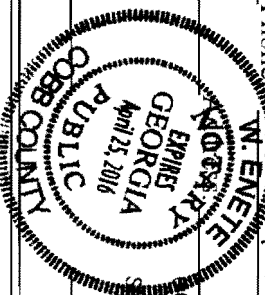
Signature: Windee Colbert  
 (representative's signature)



My commission expires: 4/25/16 Signed, sealed and delivered in presence of: W. Enette  
 Notary Public

Tricholder: Windee Colbert Phone # 770 714 4216 E-mail Windeecolbert@gmail.com

Signature: Windee Colbert  
 (applicant additional signature, if needed)



My commission expires: 4/25/16 Signed, sealed and delivered in presence of: W. Enette  
 Notary Public

Present Zoning of Property: N5

Location: 5080 Bells Ferry Road  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s): 2 District: 16 Size of Tract: 1.84 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.  
1914 Building was built - not sure about setback then but now setback should be 15' from property line but is only 8'5 from line.  
Due to refinancing this issue has come up and needs to be corrected.  
Business of Package Store is located in building since 1975 and has no plan on closing or making any changes. To continue business financing I am asking for Variance.  
 List type of variance requested: \_\_\_\_\_