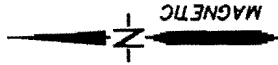


THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0042 G
COMMUNITY #130052 DATED: DEC. 16, 2008

TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:1,477,250
ALL MATTERS OF TITLE EXCEPTED.

WEST LANE DRIVE
50' R/W

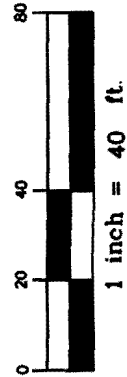


REFERENCE PLAT:
PB. 14, PG. 198

PROPERTY ADDRESS:
3955 PINEVIEW DRIVE
SMYRNA, GEORGIA 30080

HOUSE LOCATION PLAN FOR:
**Daryl & Christina
McArthur**

BEING LOT 10, BLOCK "C"
VINING HEIGHTS, SECTION 1
LOCATED IN LAND LOT 768
IN THE 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 40' DATE: DEC. 6, 2012



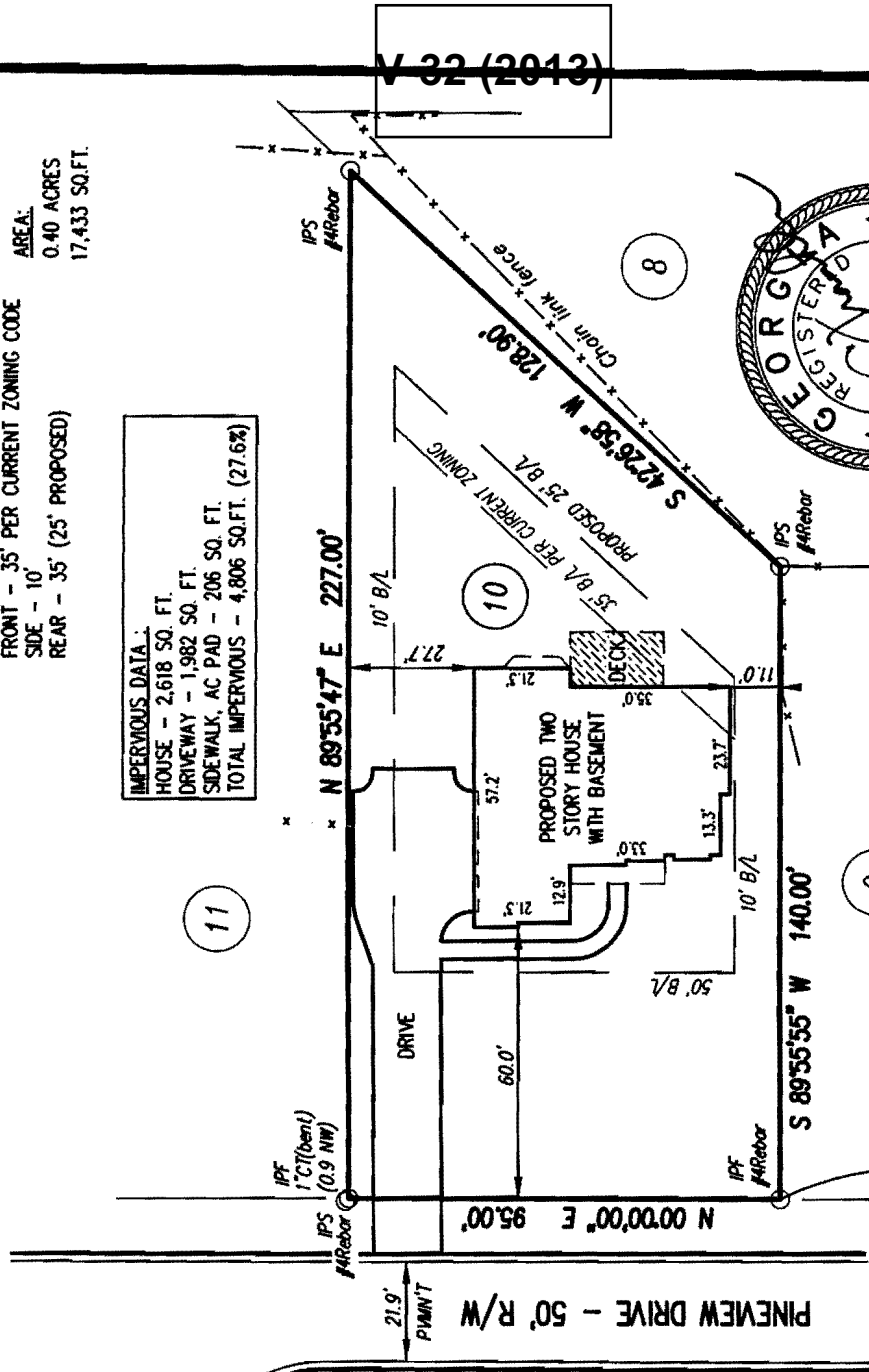
IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
325-5000
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE
PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE
CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS
PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

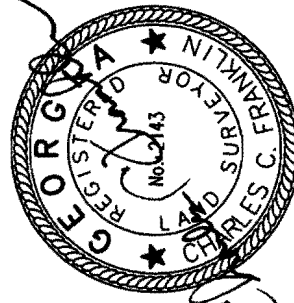
BUILDING SETBACK REQUIREMENTS:
FRONT - 50' PER FINAL PLAT
FRONT - 35' PER CURRENT ZONING CODE
SIDE - 10'
REAR - 35' (25' PROPOSED)

PRESENT ZONING:
R-20
AREA:
0.40 ACRES
17,433 SQ.FT.

IMPERVIOUS DATA:
HOUSE - 2,618 SQ. FT.
DRIVEWAY - 1,982 SQ. FT.
SIDEWALK, AC PAD - 206 SQ. FT.
TOTAL IMPERVIOUS - 4,806 SQ.FT. (27.6%)



V 32 (2013)



COBB COUNTY ZONING DIVISION
2013 JAN 10 AM 10:21

Centerline Surveying Systems, Inc.
1000 BLOOMINGDALE ROAD, SUITE 1210, KENNESAW, GA. 30144
COBB COUNTY GEORGIA
REGISTERED IN OFFICE
PHONE: (770) 424-0028 FAX: (770) 424-2399

510020-1

APPLICANT: Daryl and Christina McArthur

PETITION No.: V-32

PHONE: 512-925-2025

DATE OF HEARING: 03-13-13

REPRESENTATIVE: Brian Shook

PRESENT ZONING: R-20

PHONE: 404-597-8652

LAND LOT(S): 768

TITLEHOLDER: Daryl Vincent McArthur and Christina Abbott McArthur

DISTRICT: 17

PROPERTY LOCATION: On the eastern side of

SIZE OF TRACT: 0.40 acre

Pineview Drive, west of Orchard Road

COMMISSION DISTRICT: 2

(3955 Pineview Drive).

TYPE OF VARIANCE: Waive the rear 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: Daryl and Christina
McArthur

PETITION No.: V-32

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 or letter of completion 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 rear setback reduction with the equal increase in front setback shown.

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.

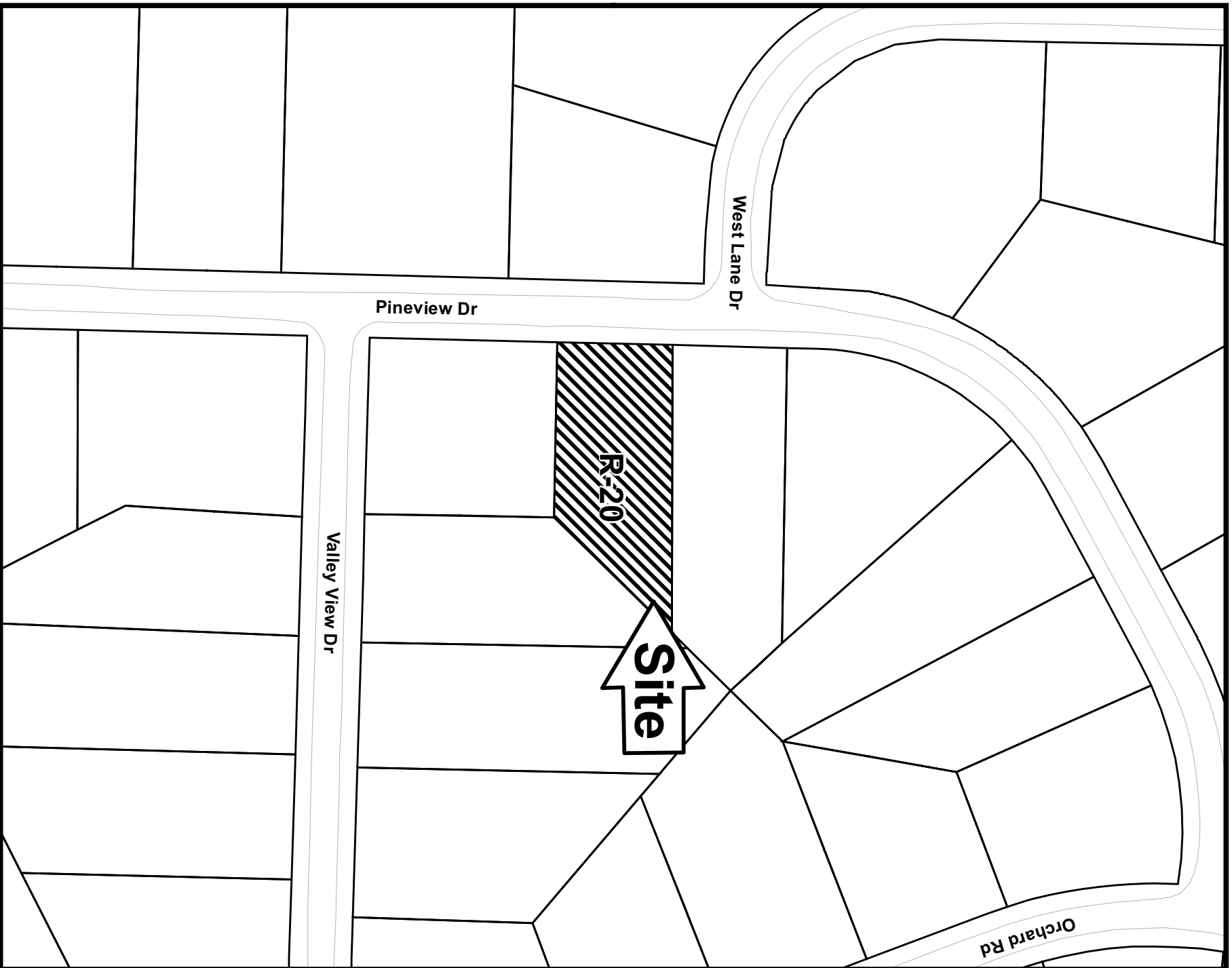
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Daryl and Christina
McArthur

PETITION No.: V-32

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

COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 JAN 10 AM 10:20

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-32
Hearing Date: 3/13/13

Applicant Daryl & Christina McArthur Phone # 512-925-2025 E-mail dvm2971@hotmail.com

Brian Stewart

(representative's name, printed)

Address 4635 Ferncrest Place, Douglasville, GA 30135

(street, city, state and zip code)



(representative's signature)

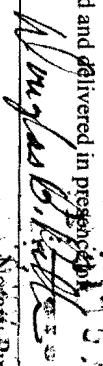
Phone # (4) 599-8652 E-mail BStewart@McArthy.com

Notary Public

Cherokee County, Georgia

My Commission Expires May 31, 2016

Signed, sealed and delivered in presence of:



Notary Public

My commission expires:

Titleholder Daryl V & Christina McArthur Phone # 512-925-2025 E-mail dvm2971@hotmail.com

Signature 

(attach additional signatures, if needed)

Address: 4635 Ferncrest Place, Douglasville, GA 30135

ELAINE ROJAS
NOTARY PUBLIC
Cobb County
State of Georgia

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July 1st 2016  1/9/19
Notary Public

Present Zoning of Property R-20

Location 3955 Pineview Drive, Smyrna, GA 30080 Lot 10, Block "C" Vining Heights, Section 1

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 768 District 17 Size of Tract 0.40 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 x 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.

The current building setbacks are inconsistent with the setbacks for the existing homes in the neighborhood. Application of the current setbacks would cause an undue hardship on this property by holding the new home planned for this property to a stricter standard than those required on adjacent properties. Additionally, following the current setbacks will result in our home being placed closer to the road relative to the other homes in the neighborhood and will likely look rather unsightly. The existing adjacent home (Parcel ID 17076800220) is currently placed 60ft from the front of the road and to remain consistent we would like to also place our home 60ft from the front so as not to look intrusive. The only way to do this is to reduce the rear setback by only 10 feet (from 35ft to 25ft).
List type of variance requested: We are requesting a reduction in the rear setbacks from 35 feet to 25 feet.