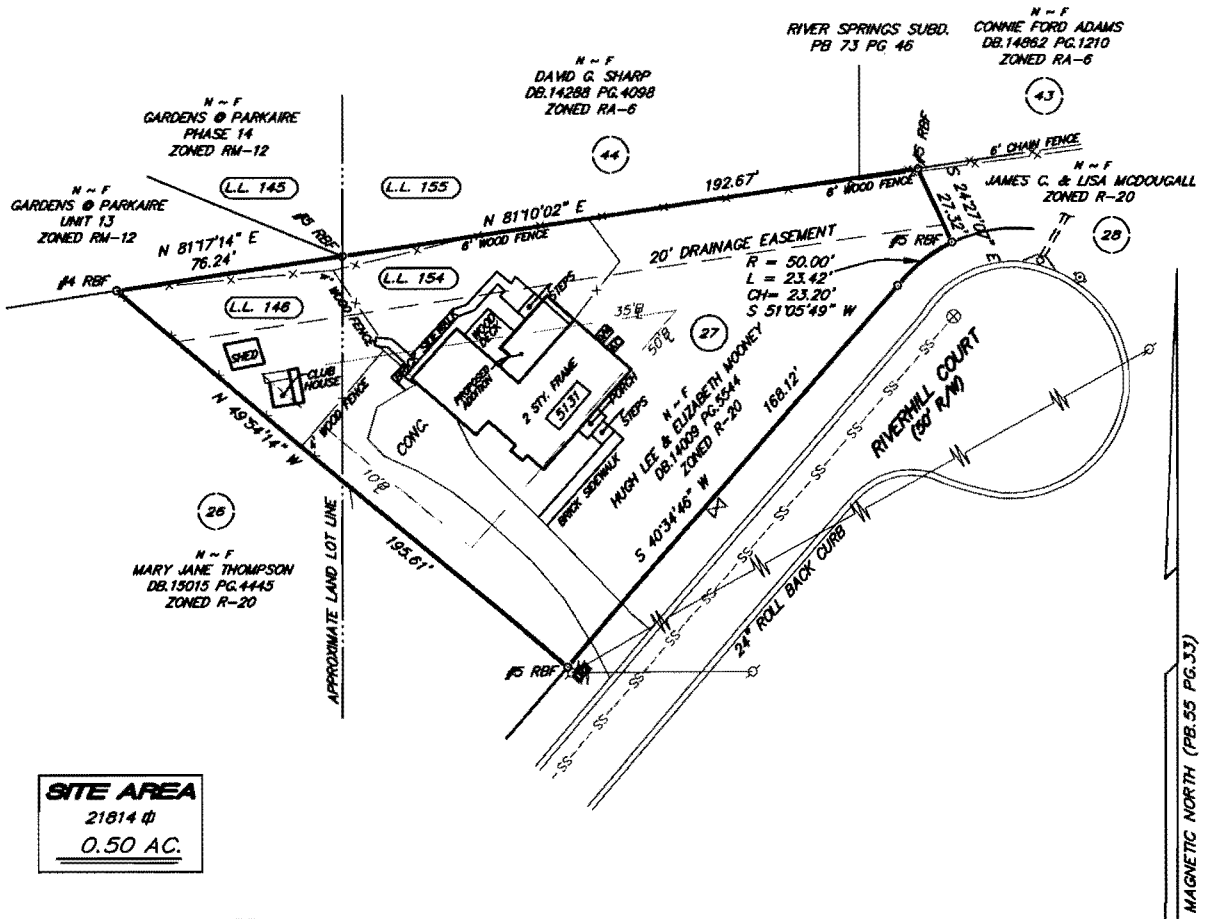


LEGEND	
⊙	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.F. - CRIMP TOP PIPE FOUND
○	O.T.F. - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
○	J.B. - JUNCTION BOX
■	D.I. - DROP INLET / YARD INLET
△	V.61 (2013)
—R.C.P.—	REINFORCED CONCRETE PIPE
—C.M.P.—	CORRUGATED METAL PIPE
—F.F.E.—	FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○	C.O. - SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
---	UNDERGROUND ELECTRICAL LINE
---	OVERHEAD POWER LINES
△	H.W. - HEADWALL
⊗	P.B.X. - POWERBOX
—W—	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 MAR 22 PM 1:47
 COBB COUNTY ZONING DIVISION



SITE AREA
 21814 ±
 0.50 AC.

REFERENCE: PB 55 PG 33

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067CD134 H DATED JUNE 18, 2010.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/87,468. MATTERS OF TITLE ARE EXCEPTED.



DATE	: 3/11/13	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: KRP	
CHECKED BY	: CAE	
FIELD BOOK	: GRID	



1266 Powder Springs Rd
 Marietta, Georgia 30064
 Phone: (770) 424-7168
 Fax: (770) 424-7593

BOUNDARY SURVEY FOR:
CIRCLE W CONSTRUCTION
 LOT 27, BLOCK D, UNIT 3,
 RIVERHILL SUBDIVISION

LOCATED IN L.L. 146 & 154
 1st DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

Drawn by: C:\Users\CAE\Documents\13067CD134 H.dwg
 Plotted on: Mar 22 2013 1:47 PM
 Plot File: C:\Users\CAE\Documents\13067CD134 H.dwg

APPLICANT: Hugh and Elizabeth Mooney

PETITION No.: V-61

PHONE: 770-971-0086

DATE OF HEARING: 05-08-13

REPRESENTATIVE: Alan Wills

PRESENT ZONING: R-20

PHONE: 678-873-1860

LAND LOT(S): 146, 154

TITLEHOLDER: Hugh Lee Mooney

DISTRICT: 1

PROPERTY LOCATION: On the northwest side of Riverhill Court, east of Riverhill Road (5131 Riverhill Court).

SIZE OF TRACT: 0.50 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 45 feet; 2) waive the rear setback from the required 35 feet to 20 feet; 3) waive the setback for an accessory structure less than 144 square feet (existing "shed") from the required 5 feet to 3 feet from the western property line; and 4) waive the setback for an accessory structure less than 144 square feet (existing "club house") from the required 5 feet to 3 feet from the western property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Hugh and Elizabeth Mooney **PETITION No.:** V-61

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.

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.

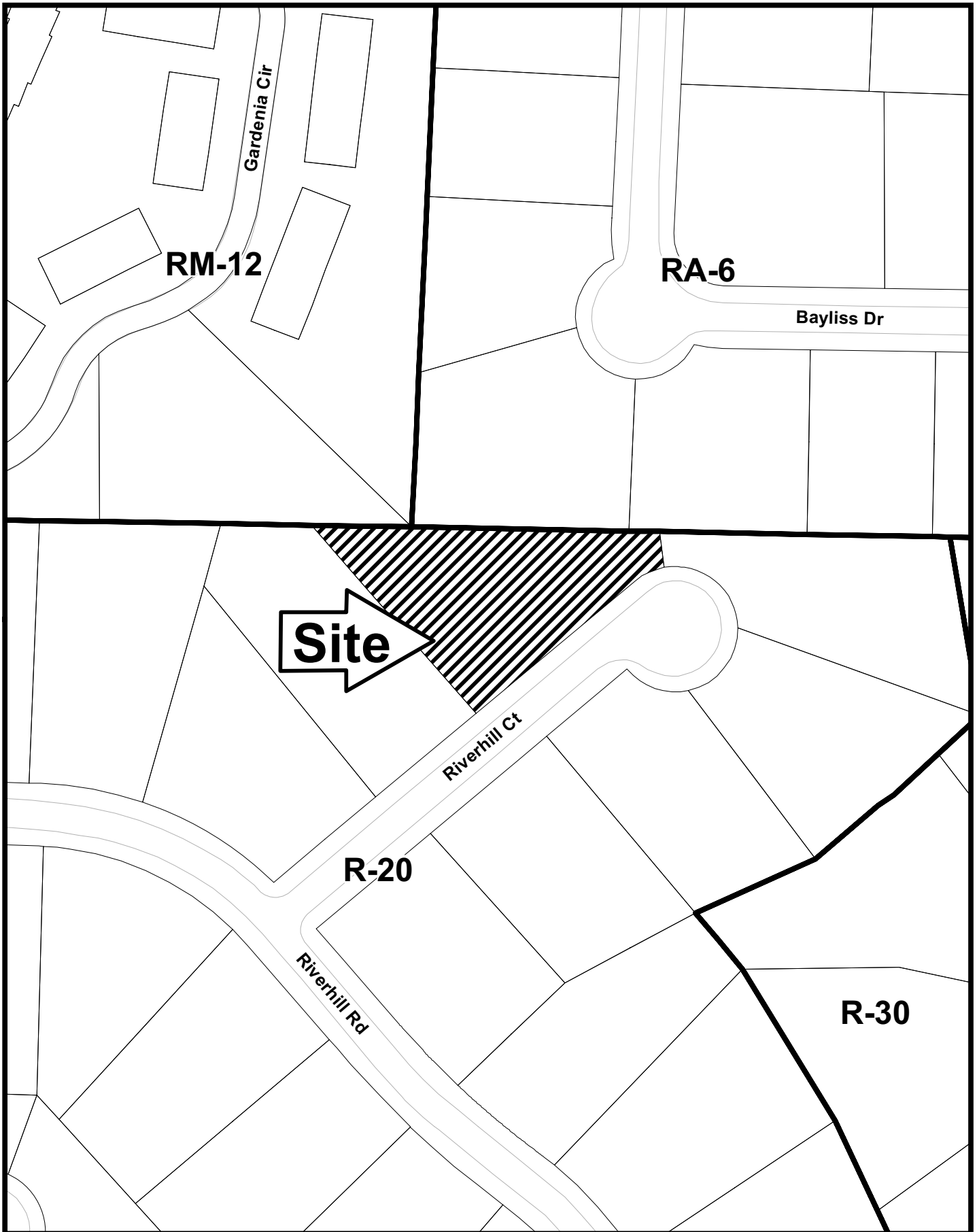
SEWER: No conflict.

APPLICANT: Hugh and Elizabeth
Mooney

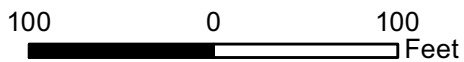
PETITION No.: V-61



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-61



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 GEORGIA
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Cobb County

2013 MAR 14 PM 1:51

(type or print clearly)

Application No. V-61

Hearing Date: ~~3/14/13~~ 5-8-13

COBB COUNTY ZONING DIVISION

Applicant Hugh & Elizabeth Mooney Phone # 770.971.0086 E-mail ehmooney@bellsouth.net

ALAN WILLS Address 613 CLUB LANE, MARIETTA, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-873-1860 E-mail ALANWILLS@CIRCLEW
(representative's signature) CONSTRUCTION.COM

Notary Public, Cobb County, Georgia
My commission expires **August 18, 2015**

Signed, sealed and delivered in presence of:
MaryEllen Martin
Notary Public

Titleholder Hugh Lee Mooney Phone # 770.971.0086 E-mail hugh.mooney@allrisks.com

Signature [Signature] Address: 5131 Riverhill Court Marietta ga 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia
My commission expires **August 18, 2015**

Signed, sealed and delivered in presence of:
MaryEllen Martin
Notary Public

Present Zoning of Property R-20

Location 5131 Riverhill Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 146 & 154 District 1st Size of Tract 0.5 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 0.5 Shape of Property Triangular Topography of Property Gently sloping 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 APPLICANT would be unable to proceed with an addition to their home which would result in diminished functionality of the residence as well as a diminished value, potentially resulting in further hardship in the event of future resell of said property.

List type of variance requested: REAR SET BACK ENCROACHMENT, note however the set back encroachment is no greater than that of the existing structure(s) on the property, dating back to original construction in 1972/73.