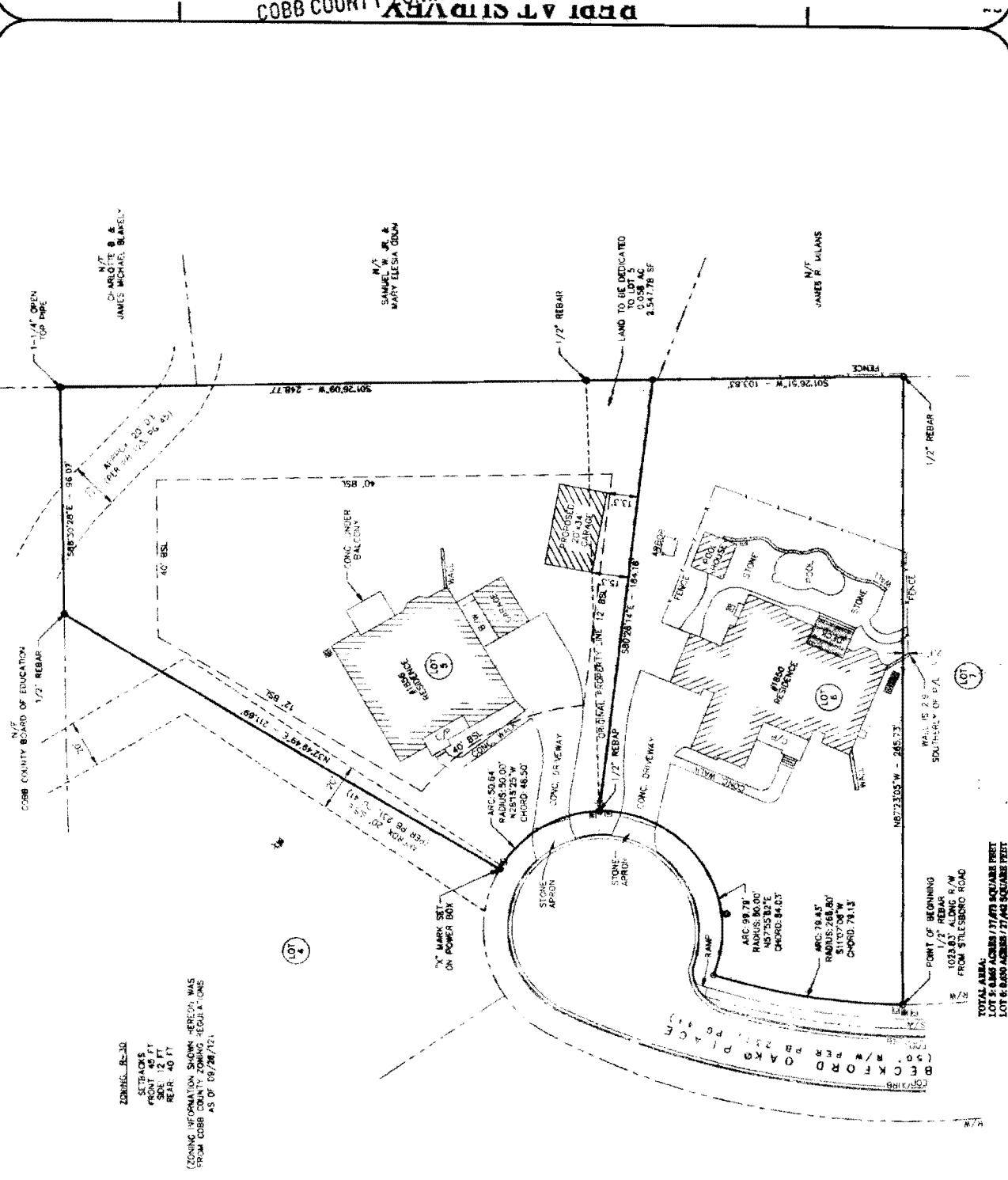


2013 APR -4 AM 11:23

COBB COUNTY ZONING DIVISION
DEPT AT CIVIL



ZONING: R-30
SETBACKS:
FRONT 45 FT
SIDE 12 FT
REAR 40 FT

(ZONING INFORMATION SHOWN HEREON WAS
FROM COBB COUNTY ZONING REGULATIONS
AS OF 08/28/12)

- LEGEND:
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH
 - CAP SET, SF # B39
 - R/W MONUMENT
 - ▲ FIRE HYDRANT
 - ▲ WATER METER
 - ▲ WATER VALVE
 - ▲ GAS VALVE
 - LIGHT POLE
 - LIGHT POLE
 - GUY WIRE
 - POWER METER
 - POWER BOX
 - A/C UNIT
 - MANHOLE
 - CLEAN OUT
 - JUNCTION BOX
 - BOTTOM STRUCTURE
 - DOWN SPUR
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - POOL EQUIPMENT
 - SIGN
 - W- WATER LINE
 - U- OVERHEAD UTILITY LINE
 - D- DRAIN LINE
 - S- SEWER LINE
 - C- CABLE LINE
 - T- TELEPHONE LINE
 - X- FENCE LINE
 - Z- ZONING LINE
 - K- KONTROL LINE
 - ESL BUILDING SETBACK LINE
 - CONC CONCRETE
 - TOP EDGE OF PAVEMENT
 - LAND LOT
 - 1/4" NOW OR FORMERLY
 - 1/4" RIGHT-OF-WAY
 - 1/4" OVERHANG
 - 2" CATCH BASIN
 - 2" CATCH BASIN
 - 1/4" APPROXIMATE
 - 1/4" HANDICAP
 - 1/4" FINISHED FLOOR ELEVATION
 - 1/4" BASEMENT FLOOR ELEVATION
 - DE DEED BOOK
 - DE PLAT BOOK
 - 1/4" BRICKWAY
 - 1/4" CONCRETE SIDEWALK

4190 SOUTHERN STREET, SUITE 1 & 2, DUNWOOD, GEORGIA 30118
ATLANTA
250 PRACERULUS STREET NE, SUITE 404, ATLANTA, GEORGIA 30308
BALDWIN
2284-C CALDWAY DRIVE, AVILA, NORTH CAROLINA 27203

GRAPHIC SCALE - IN FEET
0 30 60 90

BOUNDARY ZONE, INC.
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

TOTAL AREA: 177,443 SQUARE FEET
LOT 4: 4,444 SQUARE FEET
LOT 5: 8,888 SQUARE FEET
LOT 6: 8,888 SQUARE FEET

TOTAL AREA: SEE TABLE ABOVE

BOUNDARY ZONE, INC. DEED BOOK 1413, PAGE 316 & PLAT BOOK 201, PAGE 41.
FIELDWORK PERFORMED ON 08/11/12.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS BOUND TO BE ACCORDANT WITHIN ONE FOOT IN 10,000 FEET.

THIS MAP HAS BEEN PREPARED USING A TRIMBLE 560 SURVEY TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENT OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 18 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS DEED WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION AND ENCUMBRANCES MAY EXIST WHICH MIGHT AFFECT THIS PROPERTY.

THIS DEED WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REPRESENTATION BY THE SURVIVOR NAMED HEREON.

EXPIRES 08/28/2012 - BOUNDARY ZONE, INC.
THIS DEED, MAP AND ITS REPRESENTATIONS ARE THE PROPERTY OF THE SURVIVOR NAMED HEREON AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVIVOR.

APPLICANT: William G. de Monye

PETITION No.: V-64

PHONE: 404-580-0914

DATE OF HEARING: 06-12-13

REPRESENTATIVE: William G. de Monye

PRESENT ZONING: R-30

PHONE: 404-580-0914

LAND LOT(S): 200

TITLEHOLDER: William G. de Monye, Pamela G. de Monye, William A. Cominos and Barbara Comnos

DISTRICT: 20

PROPERTY LOCATION: At the terminus of

SIZE OF TRACT: 1.50 acres

Beckford Oaks Place, north of Old Stilesboro Road

COMMISSION DISTRICT: 1

(1850 and 1856 Beckford Oaks Place).

TYPE OF VARIANCE: 1) Waive the minimum lot size for lot 6 from the required 30,000 square feet to 27,442

- square feet; 2) waive the setback for an accessory structure over 650 square feet (proposed 680 square foot "garage") from the required 100 feet to 13 feet from the southern property line and 49 feet from the eastern property line; and
- 3) waive the side setback from the required 12 feet to 5 feet on the southern side of lot 6.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: William G. deMonye

PETITION No.:

V-64

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Any setback of less than 5 feet from a property line would require a 1 hour fire rated wall.

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.

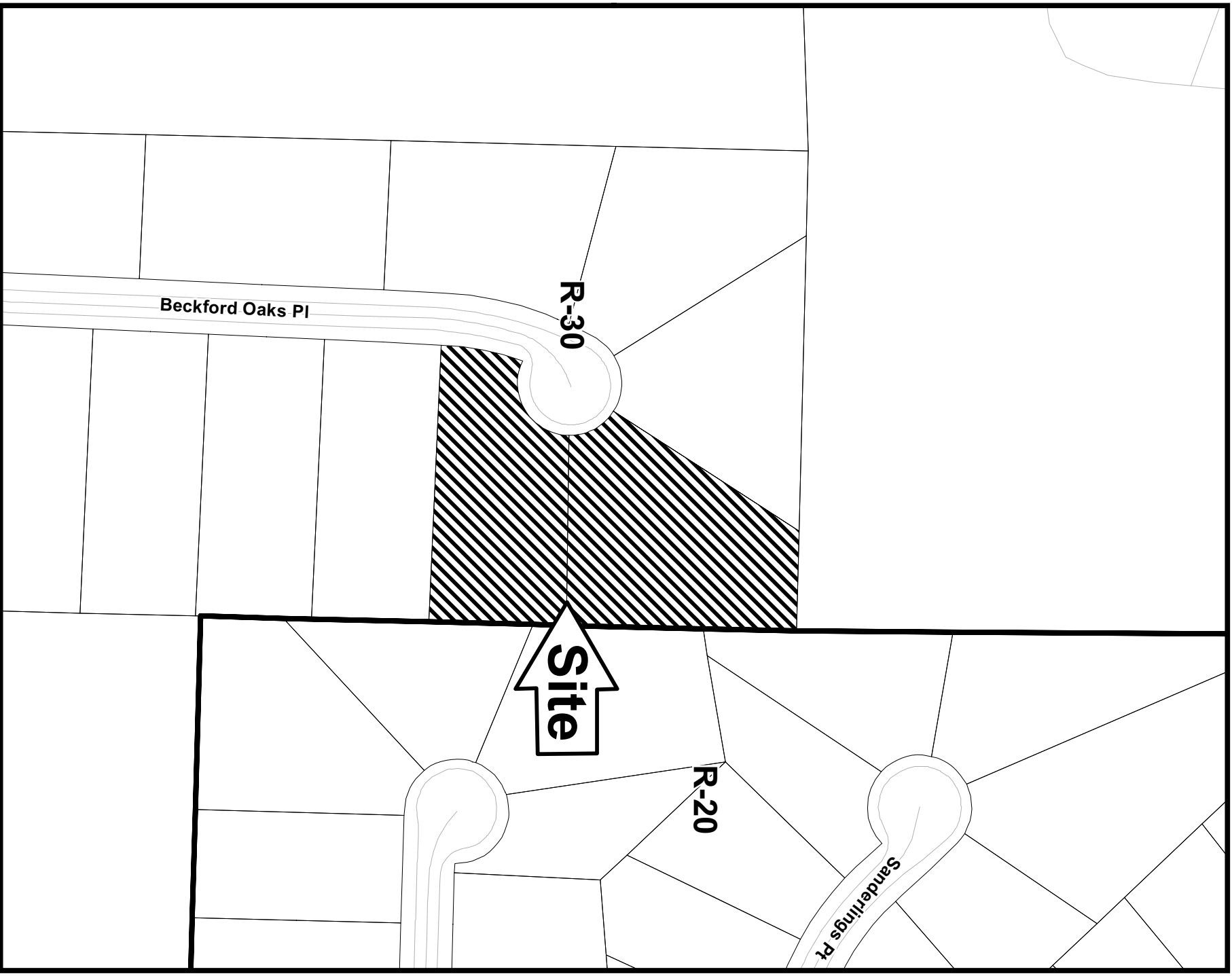
SEWER: No conflict.

APPLICANT: William G. de Monye

PETITION No.:

V-64

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 GEORGIA
FILED IN OFFICE
Cobb County

2013 APR -4 AM 11:22

(type or print clearly)

Application No. V-604

COBB COUNTY ZONING DIVISION

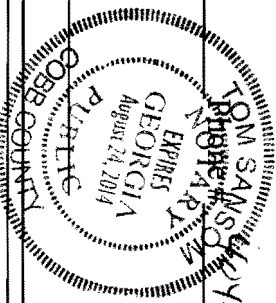
Hearing Date: 6/12/13

Applicant William DeMonyé Phone # 404-580-0914 E-mail wscga@aol.com

William DeMonyé Address 1856 Bedford Oaks Place Kennesaw
(representative's name, printed) (street, city, state and zip code) 30152

William DeMonyé
(representative's signature)
William DeMonyé
E-MAIL wscga@aol.com

My commission expires: 9/24/14



Signed, sealed and delivered in presence of:
Jim Tanner
Notary Public

Titleholder William DeMonyé Phone # 404-580-0914 E-mail wscga@aol.com

Signature William DeMonyé Address: 1856 Bedford Oaks Place Kennesaw
(attach additional signatures, if needed) (street, city, state and zip code) 30152

My commission expires: 9/24/14
Signed, sealed and delivered in presence of:
M. Tanner
Notary Public

Present Zoning of Property _____

Location 1856 Bedford Oaks Place
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 200 District 20th Size of Tract 0.865 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.

The reason for the creation of garage is due to slip to property
at garage location of garage.

List type of variance requested: garage on side of house, driveway set back
for proposed garage, want lot size on lot 6