

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COUNTY F.I.R.M. PANEL 0042 H, COMMUNAL NUMBER 1340052 DATED: MAR. 04, 2013

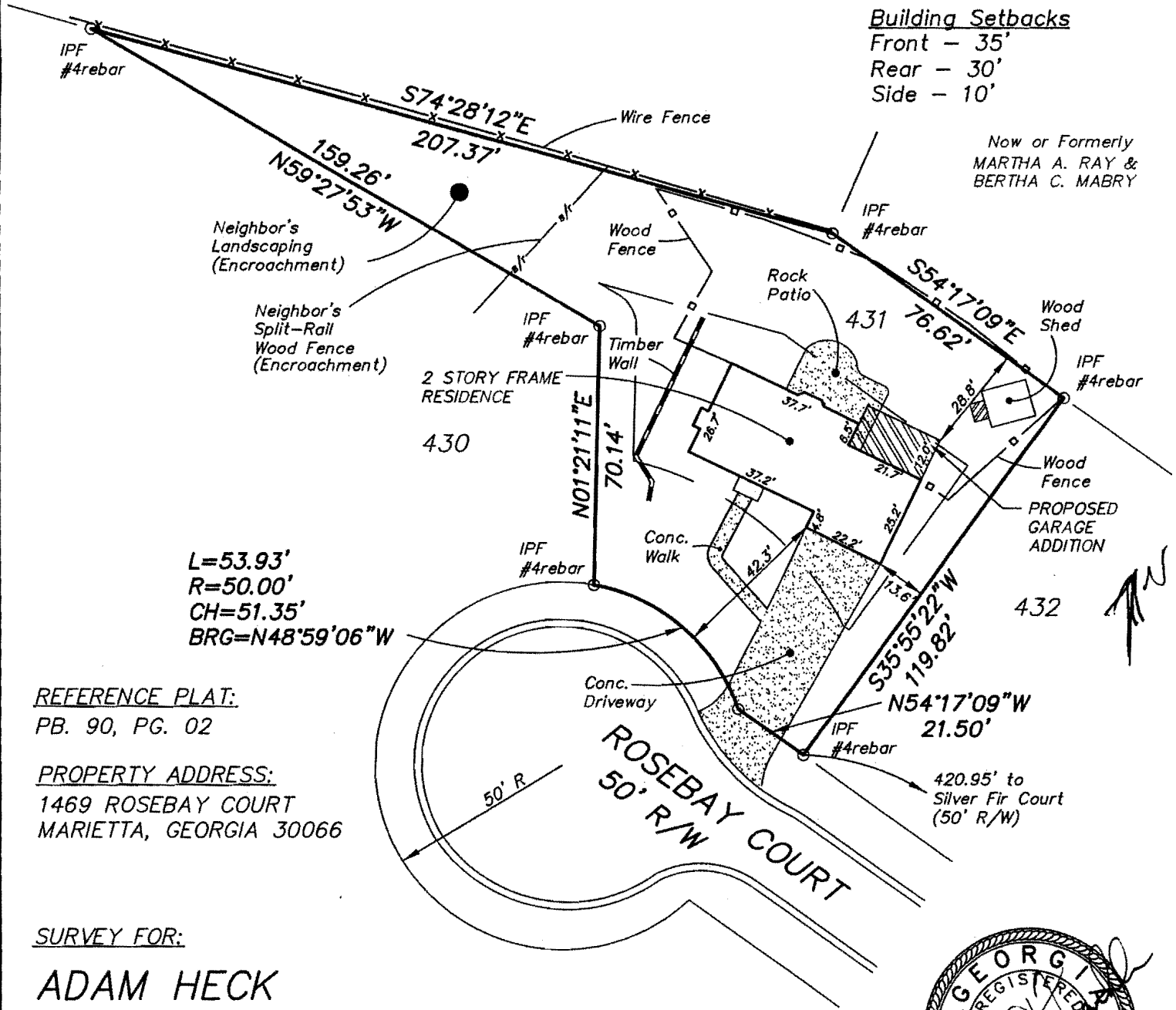
TRAVERSE CLOSURE - 1:10,000+
 ANGULAR ERROR - 2 SEC'S/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 MAGNETIC BEARING ROTATED TO MATCH REFERENCED PLAT.

2013 MAY -7 PM 4:05
 COBB COUNTY ZONING DIVISION
 ALL MATTERS OF TITLE EXCEPTED.

Now or Formerly
 THOMAS AND TARA STORCK

Building Setbacks
 Front - 35'
 Rear - 30'
 Side - 10'

Now or Formerly
 MARTHA A. RAY &
 BERTHA C. MABRY



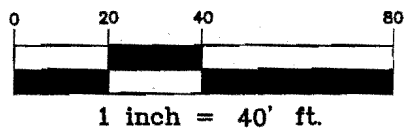
REFERENCE PLAT:
 PB. 90, PG. 02

PROPERTY ADDRESS:
 1469 ROSEBAY COURT
 MARIETTA, GEORGIA 30066

SURVEY FOR:

ADAM HECK

BEING LOT 431, WHITFIELD WOODS
 LOCATED IN LAND LOT 232
 IN THE 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: MAR. 26, 2013



Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

APPLICANT: Adam Heck

PETITION No.: V-76

PHONE: 404-569-4249

DATE OF HEARING: 07-10-13

REPRESENTATIVE: Doug Patten

PRESENT ZONING: R-15

PHONE: 770-294-1974

LAND LOT(S): 232

TITLEHOLDER: Adam C. Heck

DISTRICT: 16

PROPERTY LOCATION: On the eastern terminus of Rosebay Court, east of Silver Fir Court (1469 Rosebay Court).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 28.5 feet; and 2) waive the setbacks for an accessory structure under 144 square feet (existing 120 square foot "wood shed") from the required 5 feet to 1 foot from the northern property line and 3 feet from the eastern property line.

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

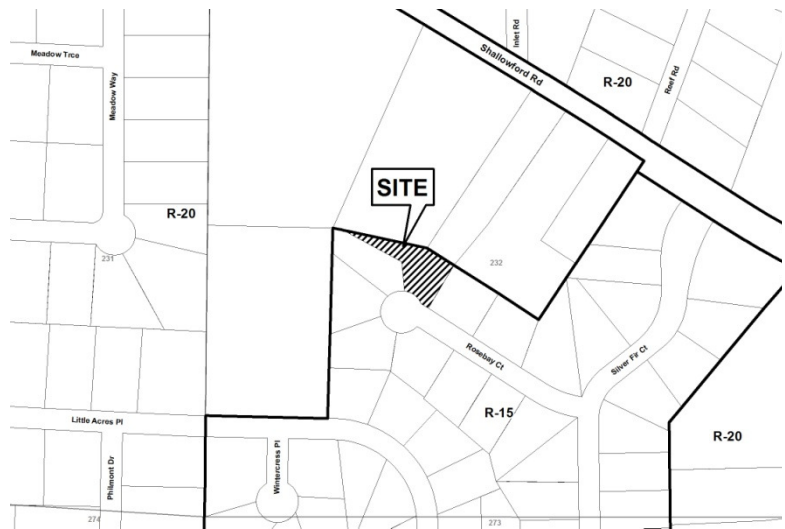
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Adam Heck

PETITION No.: V-76

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

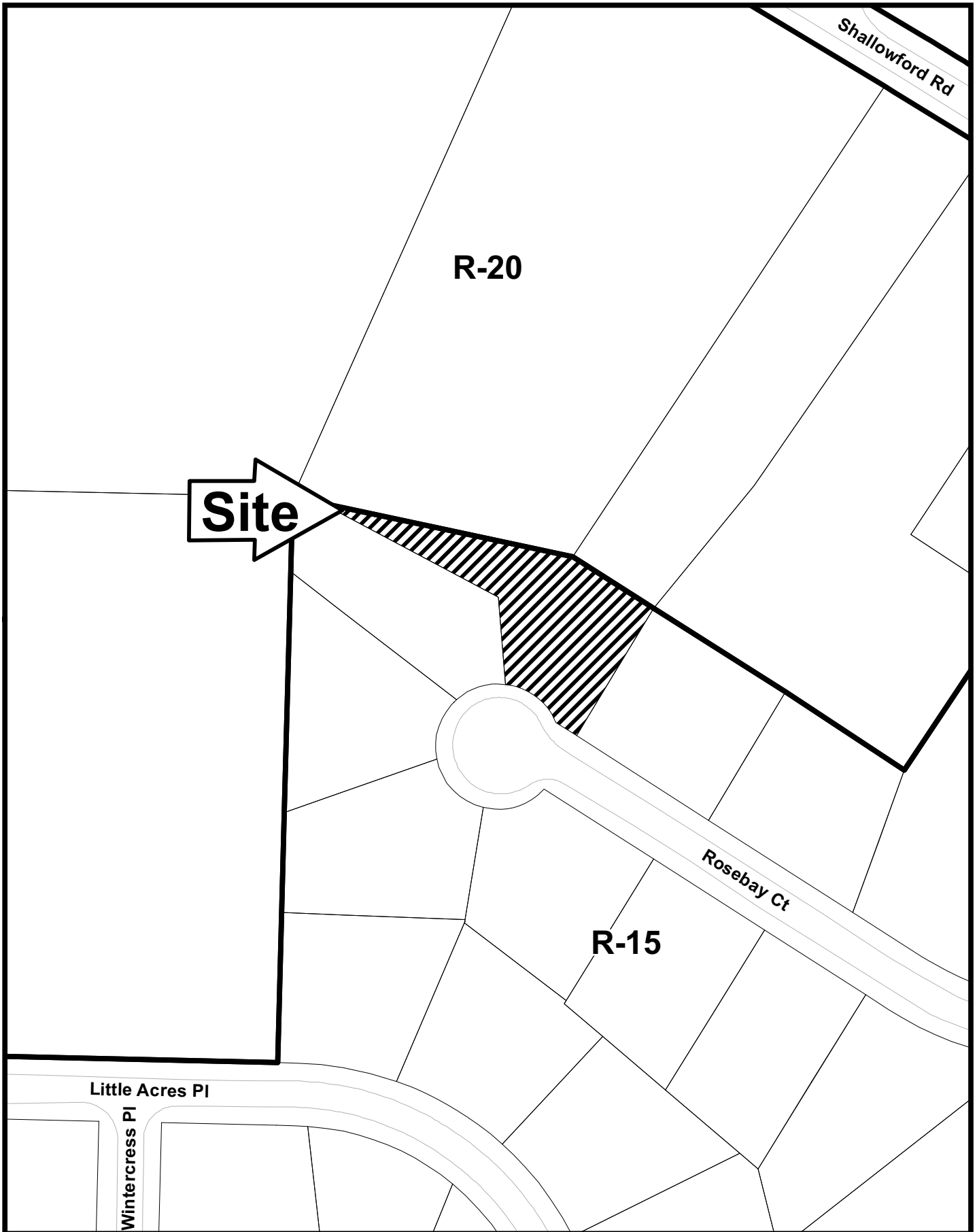
WATER: No conflict.

SEWER: No conflict.

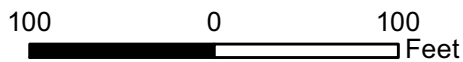
APPLICANT: Adam Heck **PETITION No.:** V-76



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-76



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 MAY -7 PM 4:05

COBB COUNTY ZONING DIVISION

(type or print clearly)

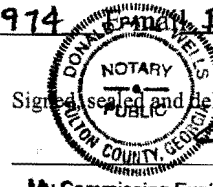
Application No. V-76
Hearing Date: 7/10/13

Applicant ADAM HECK Phone # (4) 569-4249 E-mail ADAMHECK@COMCAST.NET

DOUG PATTEN
(representative's name, printed) Address 1301 SHILPA RD, STE 1210
(street, city, state and zip code) WOODSTOCK, GA. 30144

[Signature]
(representative's signature) Phone # (770) 294-1974 E-mail DPATTEN.CSS@GMAIL.COM

My commission expires: 3/4/17



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder ADAM + KIM HECK Phone # (4) 569-4249 E-mail ADAMHECK@COMCAST.NET

Signature X [Signature]
(attach additional signatures, if needed) Address: 1469 ROSEBAY CT. MARIETTA, GA 30066
(street, city, state and zip code)

Notary Public

Cherokee County, Georgia

My commission expires: My Commission Expires
May 31, 2016

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-15

Location 1469 ROSEBAY CT. MARIETTA GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 232 District 16 Size of Tract .34 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 X 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.

List type of variance requested: REQUEST REDUCE 30' REAR SETBACK
TO 28.5' REAR SETBACK OR ALLOW 1.5' ENCRoACHMENT
INTO REAR SETBACK AS SHOWN ON PLAT.