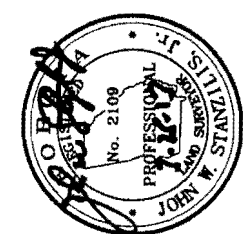


ATLANTA, GEORGIA 31139-0993
 P.O. BOX 723993
 SOLAR LAND SURVEYING COMPANY

(110) 98-V



JOB NUMBER: 13-1139

OWNER / PURCHASER: TARENCE H. WHITE & JANET B. WHITE
 DATE: 3/22/13
 SCALE: 1" = 30'

LAND LOT 767 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA
 LOT 24 BLOCK -- UNIT -- AREA OF LOT: 8,308
 SUBDIVISION: ORCHARD GATE

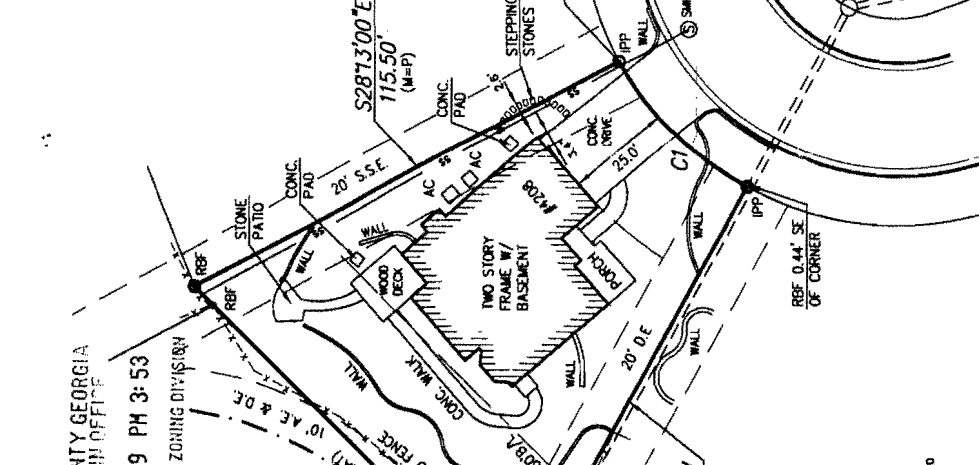
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
 TARENCE H. WHITE & JANET B. WHITE

CURRENT ZONING: RAG (PER PLAT)
 SETBACKS: FRONT = 25'
 SIDE = 5' W/ 15' BETWEEN HOUSES
 REAR = 30' (INTERIOR) / 40' (EXTERIOR)

LOT COVERAGE

DRIVE	508 SF
FR. WALK	62 SF
FR. PORCH	139 SF
HOUSE	1,677 SF
WOOD DECK	171 SF
R.F. CC PAD	8 SF
L.R. CC PAD	16 SF
A/C'S	17 SF
STONE PATIO	88 SF
REAR WALK	154 SF
STP. STONES	±11 SF
WALLS	101 SF
TOTAL	2,952 SF (35.53%)

390.04' TO A POINT ON
 ON R/W OF GATESWALK DRIVE
 (PER PLAT, NO MONUMENT FOUND)



COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 MAY -9 PM 3:53
 COBB COUNTY ZONING DIVISION

DETACTION AREA
 109.10' (M=P)
 115.50' (M=P)
 115.10' (M=P)

109.10' (M=P)
 115.10' (M=P)
 115.10' (M=P)

109.10' (M=P)
 115.10' (M=P)
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109.10' (M=P)
 115.10' (M=P)
 115.10' (M=P)

109.10' (M=P)
 115.10' (M=P)
 115.10' (M=P)

NOTE:
 ALL EASEMENTS DEPICTED ARE PER PUBLIC
 RECORD, UNLESS OTHERWISE NOTED.

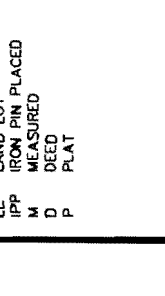
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
 OF THE LAND PLATED, AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW
 OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON
 PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND
 TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS
 PERMISSION BY THE SURVEYOR INNING 540 PERSON, PERSONS,
 OR ENTITY.

- LEGEND
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - B5L BUILDING SETBACK LINE
 - RFB REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PO POWER POLE
 - OT OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	43.61'	75.00'	42.99'	S45°11'30"W	33°18'46"



(IN FEET)
 1 inch = 30 ft.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A
 PLAT MADE SUITABLE FOR RECORDING.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES
 IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE
 USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
 UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR
 HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS
 INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER
 ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO
 BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION
 USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

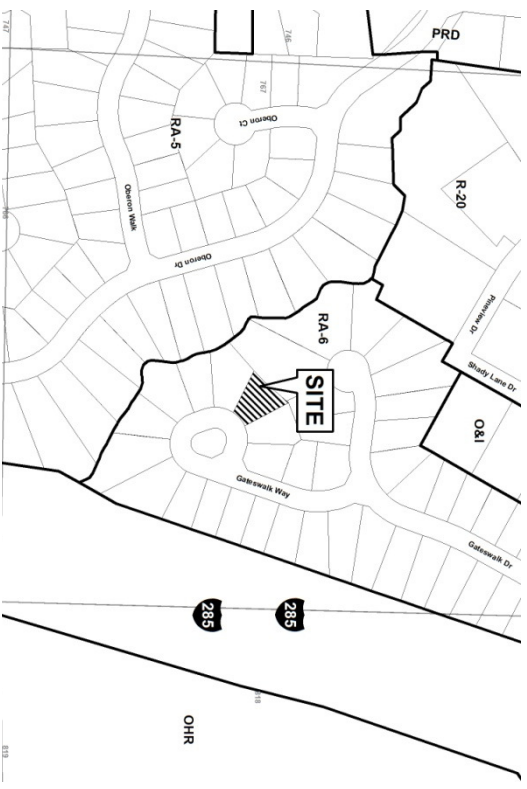
APPLICANT: Terence H. White **PETITION No.:** V-86
PHONE: 770-436-5015 **DATE OF HEARING:** 07-10-13
REPRESENTATIVE: Terence H. White **PRESENT ZONING:** RA-6
PHONE: 770-436-5015 **LAND LOT(S):** 767
TITLEHOLDER: Terence H. White and Janet B. **DISTRICT:** 17
White
PROPERTY LOCATION: On the northwest side of
Gateswalk Way, south of Gateswalk Drive **SIZE OF TRACT:** 0.19 acre
(4208 Gateswalk Way). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 24 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Terence H. White

PETITION No.:

V-86

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: The rear yard drains directly in to the subdivision detention pond. 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: Existing house, AC units, and walls violate the County Code-required 2 foot setback from the sanitary sewer easement for permanent structures.

APPLICANT: Terence H. White

PETITION No.: V-86

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-86

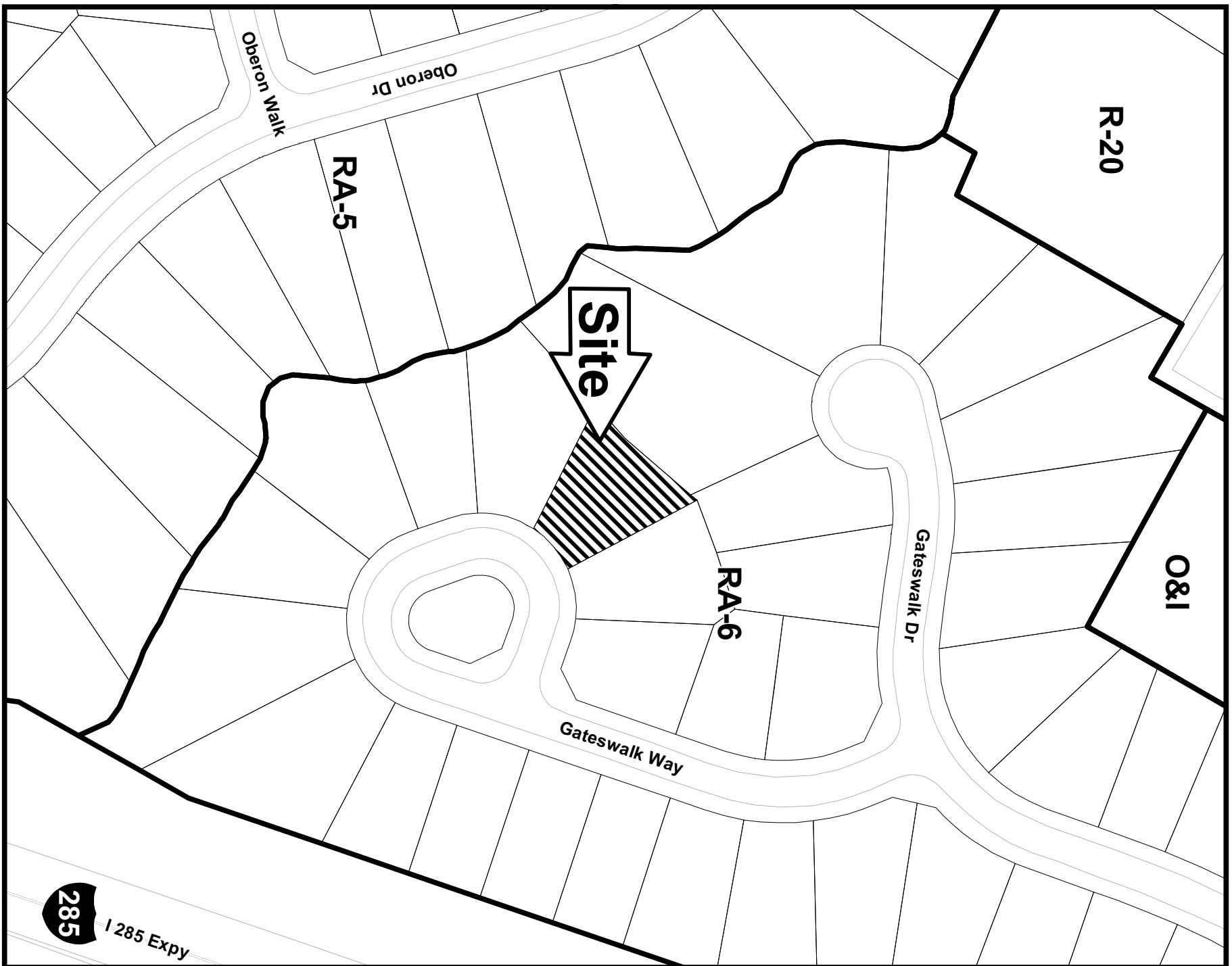
R-20

O&I

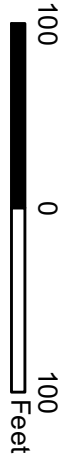
RA-6

RA-5

Site



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

2013MAY -9 PM 3:53

(Type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-86
Hearing Date: 7-10-13

Applicant TERENCE H. WHITE Phone # 770 436 5015 E-mail thwhite4@earthlink.net

(representative's name, printed)

(street, city, state and zip code) 30080

Terence H. White Phone # _____

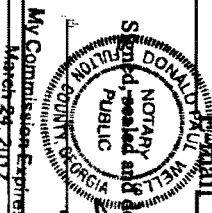
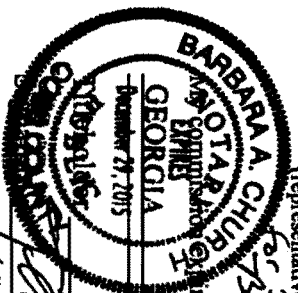
(representative's signature)

Signature of _____

for Janet White + Terence H. White
for Barbara Dejeux - My Comm. Expires 12/25/15
3/24/17

Signature of _____

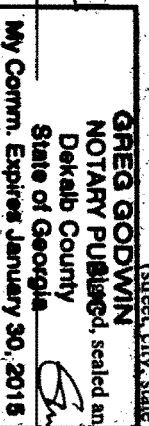
Notary Public



(attach additional signatures, if needed)

Phone # 770-436-5015 Email thwhite4@earthlink.net
Address: 4208 GATESWALK WAY SMYRNA
GA 30080

My commission expires: JAN 30, 2015



Signature of _____
Notary Public

Present Zoning of Property RA6

Location 4208 GATESWALK WAY, SMYRNA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 767 District 17TH Size of Tract .2 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 1 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEE ATTACHED.

List type of variance requested: Set back reduction?

THIS

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INTENTIONALLY

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V-86 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAY -9 PM 3: 53

COBB COUNTY ZONING DIVISION

Variance Hardship Justification

4208 Gateswalk Way

Smyrna GA

We are requesting a reduction of six (6) feet to the rear setback for the construction of a small Sunroom to replace an aging deck on the second level of the home. The as-built condition creates a circumstance whereby the footprint of the original deck is already into the rear setback by four (4) feet. The project contemplates extending the footprint of the Sunroom two (2) additional feet to the rear to allow for a room that can be properly furnished adjacent to the Family Room and Kitchen of the home.

The rear of the house is adjacent to and faces property dedicated to a subdivision Detention Area, thus the impact to the rear is minimal in terms of effect on neighbors. To the east side, there is an SSE which prevents a sufficient floor plan extension for the Sunroom.