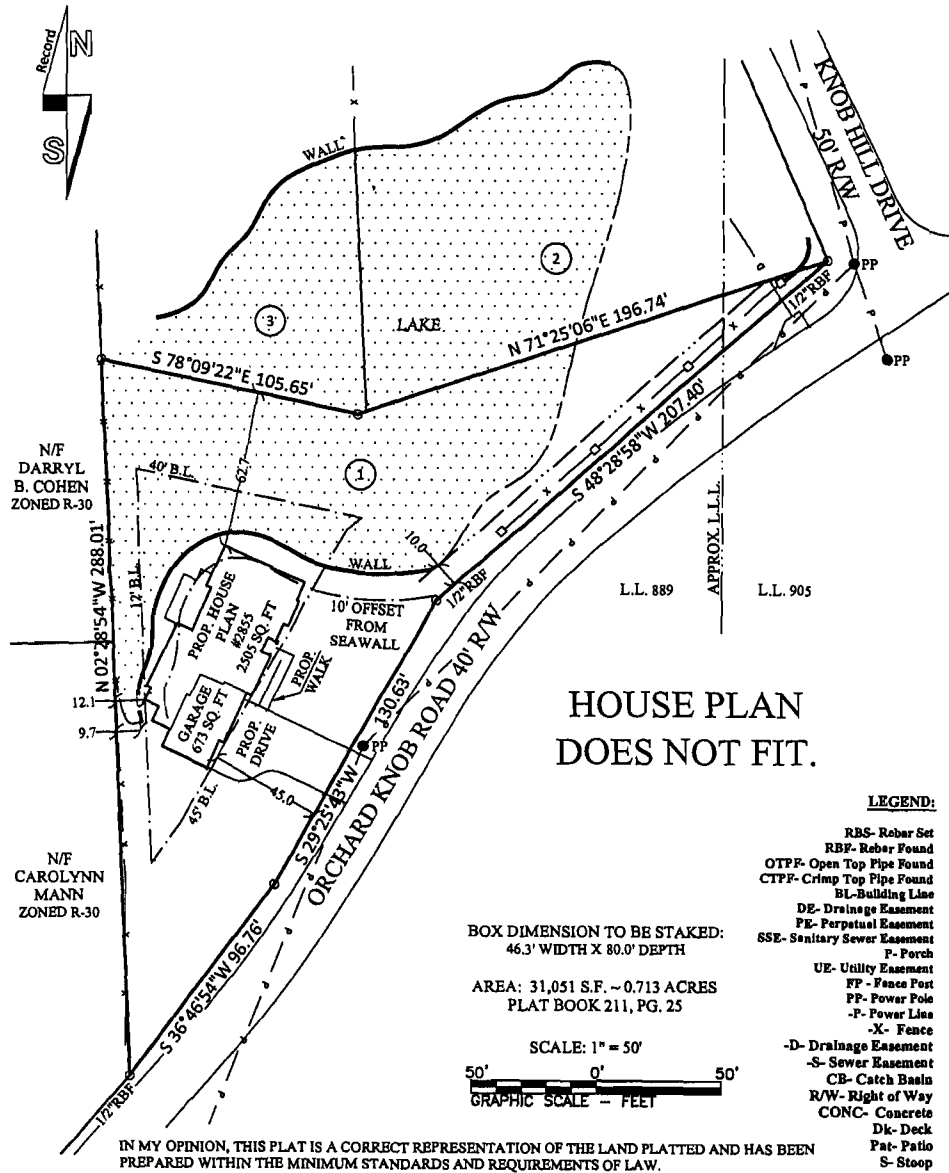


COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 OCT 10 AM 11:48
 COBB COUNTY ZONING DIVISION

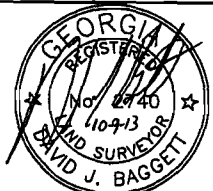
GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.



SURVEY FOR:
MICHELLE HORSTEMEYER
 SUBDIVISION: KNOB HILL
 LOT: 1 BLOCK: A
 LAND LOT: 889 & 905
 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 ORDER DATE: 07/09/2013
 FIELD WORK DATE: 07/10/2013
 2013070177 HORSTEMEYER

**CARTER LAND SURVEYORS
 AND PLANNERS**
 2780 Peachtree Industrial Boulevard
 Duluth, GA 30097
 Ph: 770.495.9793
 Toll Free: 866.637.1048
 www.carterland.com
 Atlanta • Charlotte • Houston • Dallas
 Galveston • Beaumont



APPLICANT: JWC Interests, LLC

PETITION No.: V-139

PHONE: 770-806-6034

DATE OF HEARING: 12-11-13

REPRESENTATIVE: Edward Woodland

PRESENT ZONING: R-30

PHONE: 770-806-6034

LAND LOT(S): 889, 905

TITLEHOLDER: JWC Interests, LLC

DISTRICT: 17

PROPERTY LOCATION: On the north side of Orchard Knob Drive, west of Knob Hill Drive (2855 Orchard Knob Drive).

SIZE OF TRACT: 0.71 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 30 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: JWC Interests, LLC

PETITION No.: V-139

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: Stream buffer variances would have to be obtained from the state and county in order to build on this site.

STORMWATER MANAGEMENT: Stormwater Management is in favor of reducing the front setback. This will allow the minimum 25-foot state stream buffer to be met as well as reduce the length of the driveway and impervious coverage. A stream buffer variance for the impervious setback will still be required (similar to other lots on this lake).

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.

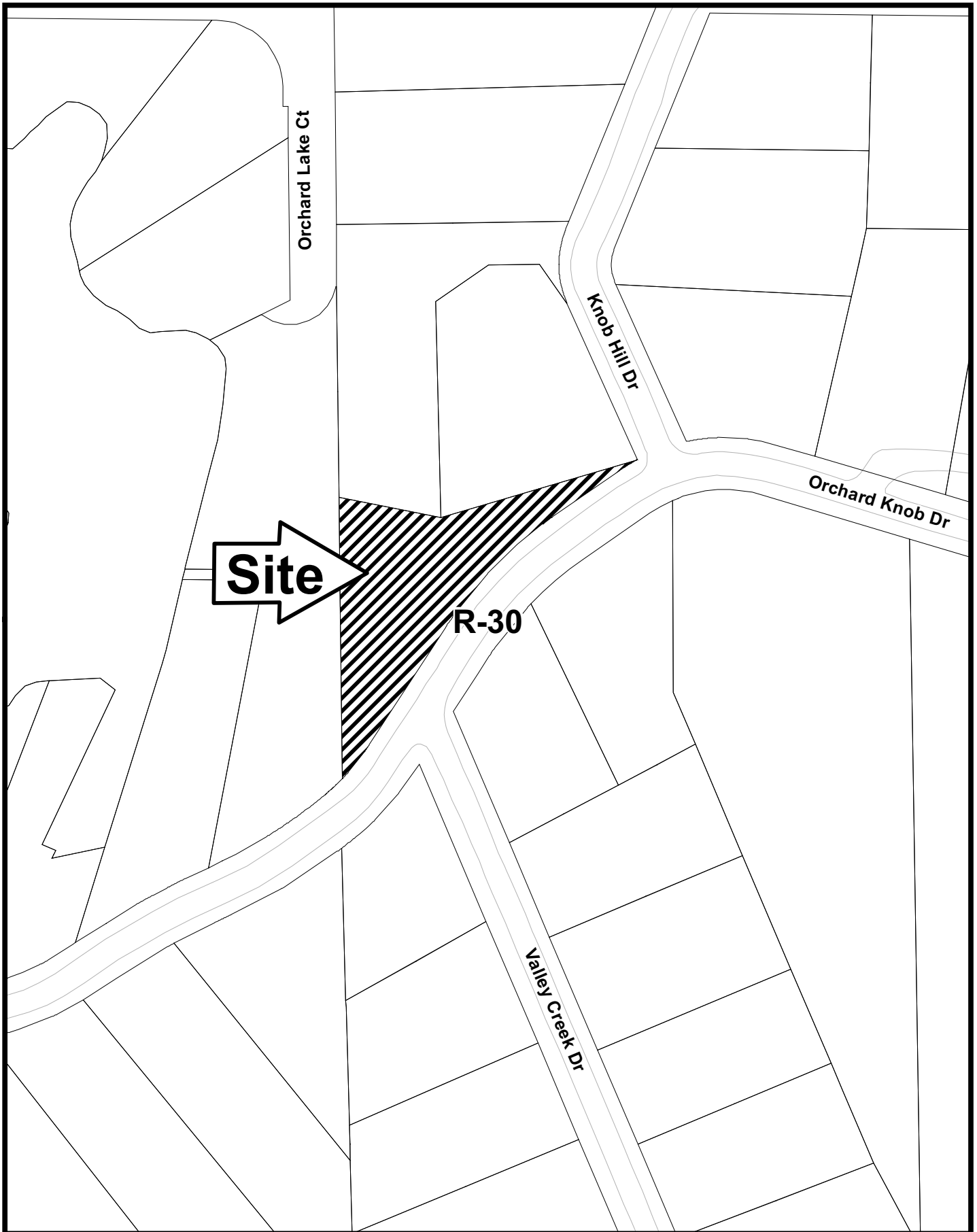
WATER: No conflict.

SEWER: No conflict. FYI, sewer is not available, but might be accessible with a private easement. Environmental Health Department approval is required for septic system

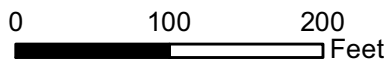
APPLICANT: JWC Interests, LLC **PETITION No.:** V-139



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-139



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

2013 OCT 10 AM 11:48

(type or print clearly)

Application No. V-139
Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

Applicant JWC Interests, LLC Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com

Edward Woodland Address 2355 Log Cabin Drive, Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com
(representative's signature)

My commission expires: 3/19/2014 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder JWC Interests, LLC Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com

Signature [Signature] Address: 2355 Log Cabin Drive Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/19/2014 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property 2855 OAKHURST KNIB RD ATLANTA GA 30339

Location R-30 5L
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 889 and 905 District 2 Size of Tract 0.713 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 X Other X

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).

The property is irregularly shaped and borders a small lake/pond. The topography slopes from the front of the property to the lake at the rear very severely. The 45' front building line makes it difficult to fit a home and meet the finished floor requirement

List type of variance requested: Variance from 45' Front Building line to a 30' front building line