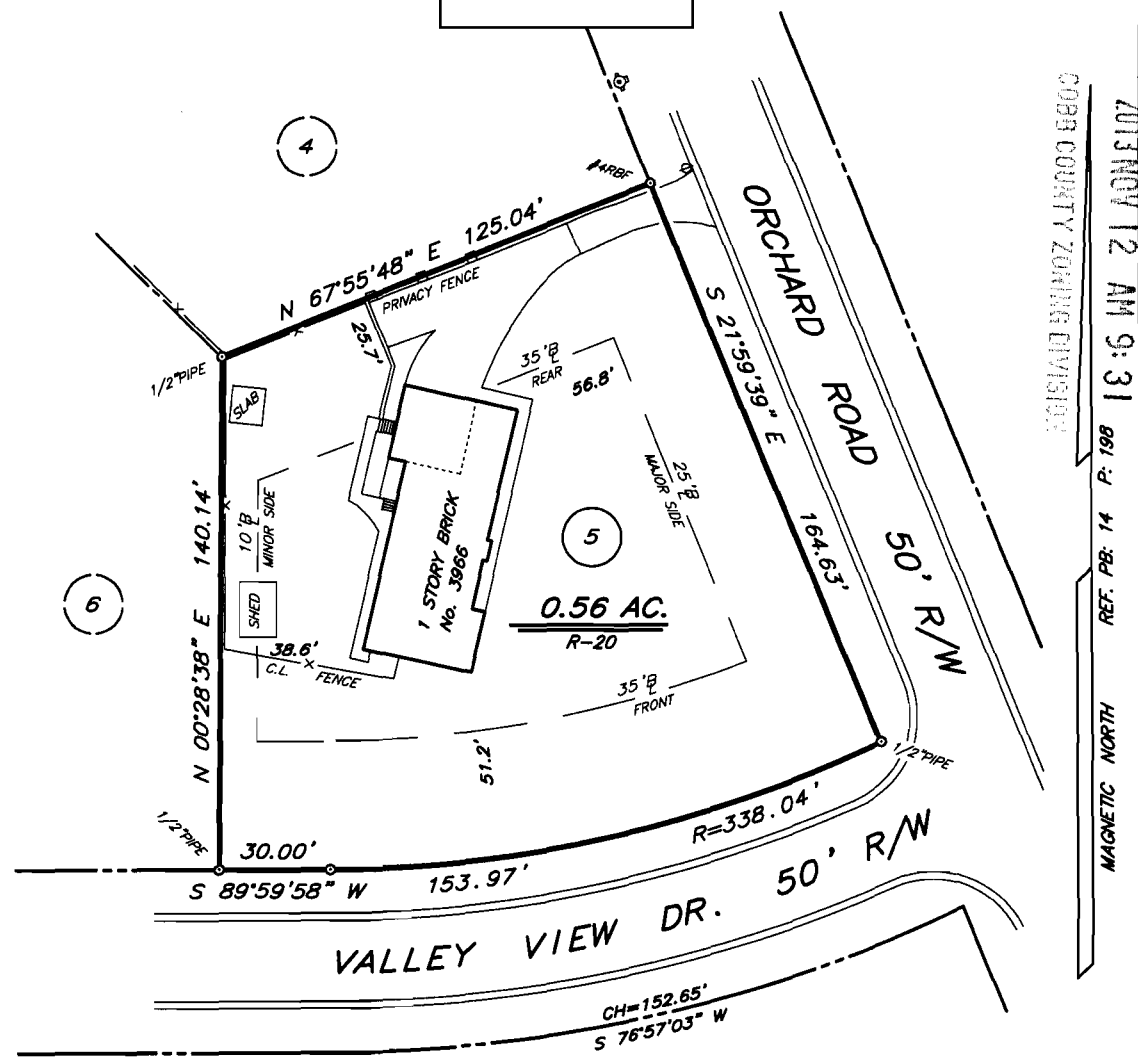


THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/100,000. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF TRAVERSE: 1/100,000. MATTERS OF TITLE ARE EXCEPTED.

V-5 (2014)

DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/100,000. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF TRAVERSE: 1/100,000. MATTERS OF TITLE ARE EXCEPTED.



2013 NOV 12 AM 9:31
 COBB COUNTY ZONING DIVISION
 REF. PB: 14 P: 198
 MAGNETIC NORTH



OCGA 15-6-67 APPROVAL IS NOT REQUIRED TO RECORD THIS SURVEY

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13067 C 0226 G DATED DECEMBER 16, 2008



DATE	: 1-4-93
SCALE	: 1"=40'
DRAWN BY	: DTB
CHECKED BY	:
2528/GNB6/VH5C	11-08-13

SURVEY FOR :
ANDY CHAN

DANIEL BAKER, PC
LAND SURVEYORS

Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-5868

LOT 5, Block "C"
VININGS HEIGHTS, Sect 1

LOCATED IN L.L. 768
17th DIST., 2nd SECT.,
COBB COUNTY, GA.

APPLICANT: Andy Chan

PETITION No.: V-5

PHONE: 404-645-4771

DATE OF HEARING: 01-08-2014

REPRESENTATIVE: Andy Chan

PRESENT ZONING: R-20

PHONE: 404-645-4771

LAND LOT(S): 768

TITLEHOLDER: Andy Chan

DISTRICT: 17

PROPERTY LOCATION: On the corner of Orchard Road and Valley View Drive (3966 Orchard Road).

SIZE OF TRACT: 0.56 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback for an accessory structure over 144 square feet (approximately 150 square foot shed) from the required 10 feet to 5 feet adjacent to the western property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Andy Chan

PETITION No.: V-5

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: Based on County GIS ortho-photography, this shed was in place prior to year 2000 and appears to have been in place for quite some time. No apparent adverse stormwater management issues were observed.

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.

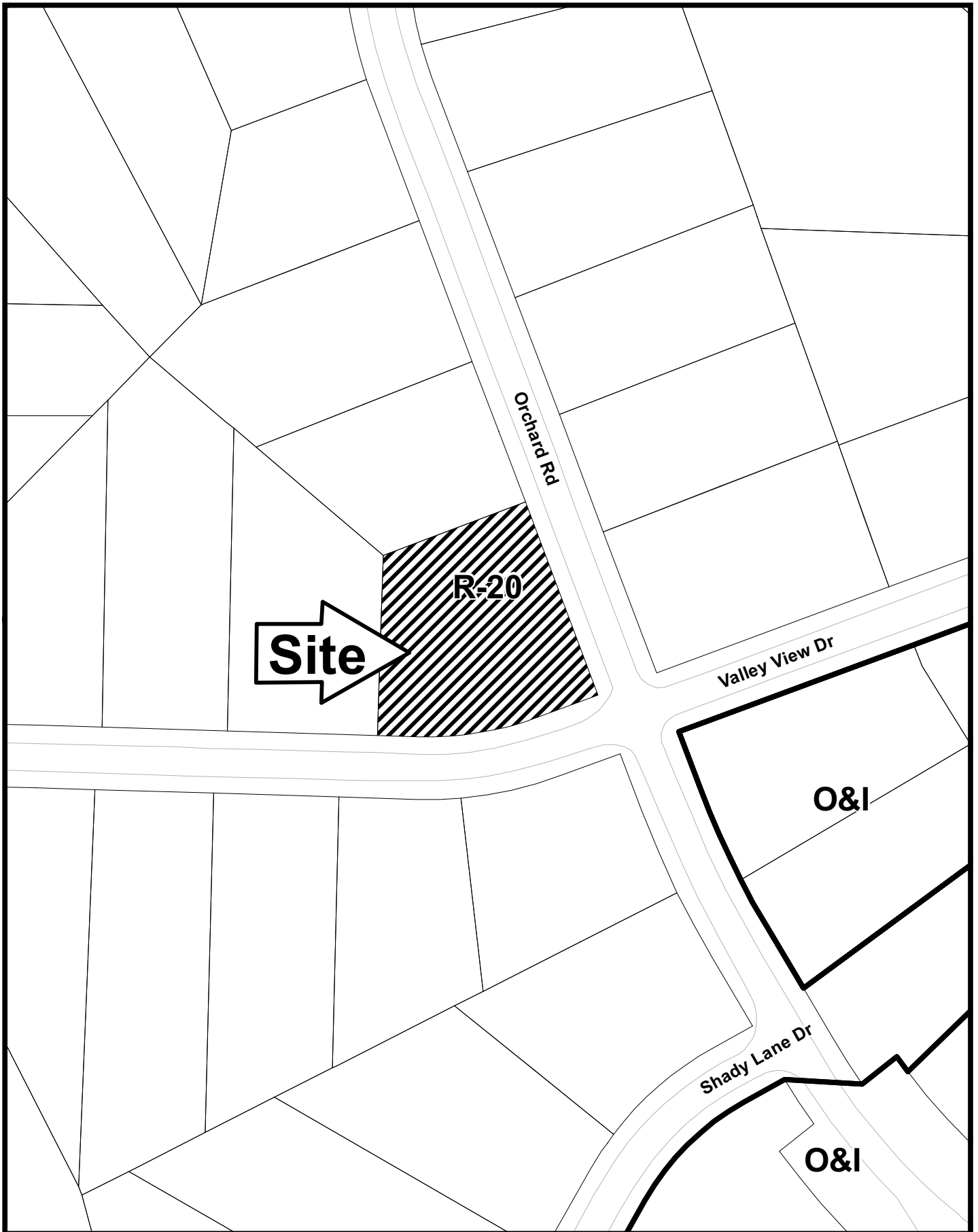
WATER: No conflict.

SEWER: No conflict.

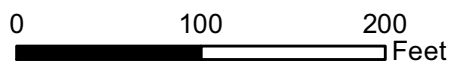
APPLICANT: Andy Chan **PETITION No.:** V-5



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-5



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 NOV 12 AM 9:31

(type or print clearly)

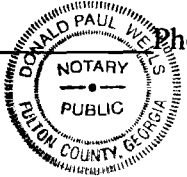
Application No. V-5
Hearing Date: 1-8-14

COBB COUNTY ZONING DIVISION

Applicant ANDY CHAN Phone # 404 645 4771 E-mail ANDYCHAN617@GMAIL.COM

ANDY CHAN Address 3966 ORCHARD RD SE
(representative's name, printed) (street, city, state and zip code)

Andy Chan
(representative's signature)



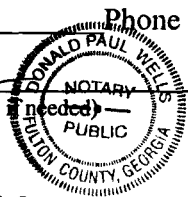
Phone # 404 645 4771 E-mail _____

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Titleholder ANDY CHAN Phone # 404 645 4771 E-mail ANDYCHAN617@GMAIL.COM

Signature Andy Chan Address: 3966 ORCHARD RD SE
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Present Zoning of Property R-20

Location 3966 ORCHARD RD SE SMYRNA GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 5, BLOCK "C" District VININGS HEIGHTS Size of Tract 0.56 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I LIKE TO ENCLOSE THE CARPORT AREA TO CONVERT INTO LIVING SPACE. THIS WILL ALSO INCREASE THE VALUE OF MY HOME AND THE AREA. THIS IS THE ONLY SPACE ON MY HOME THAT ALLOWS ME TO INCREASE THE LIVING AREA.

List type of variance requested: ENCLOSE CARPORT CONVERT INTO LIVING SPACE.