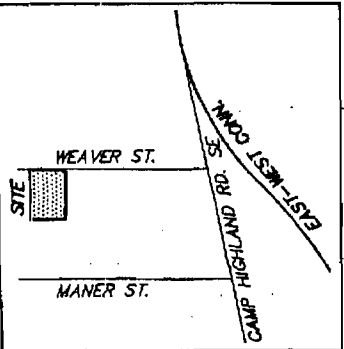


**LOCATION MAP**  
Not to Scale



2013 NOV 13 PM 4:18

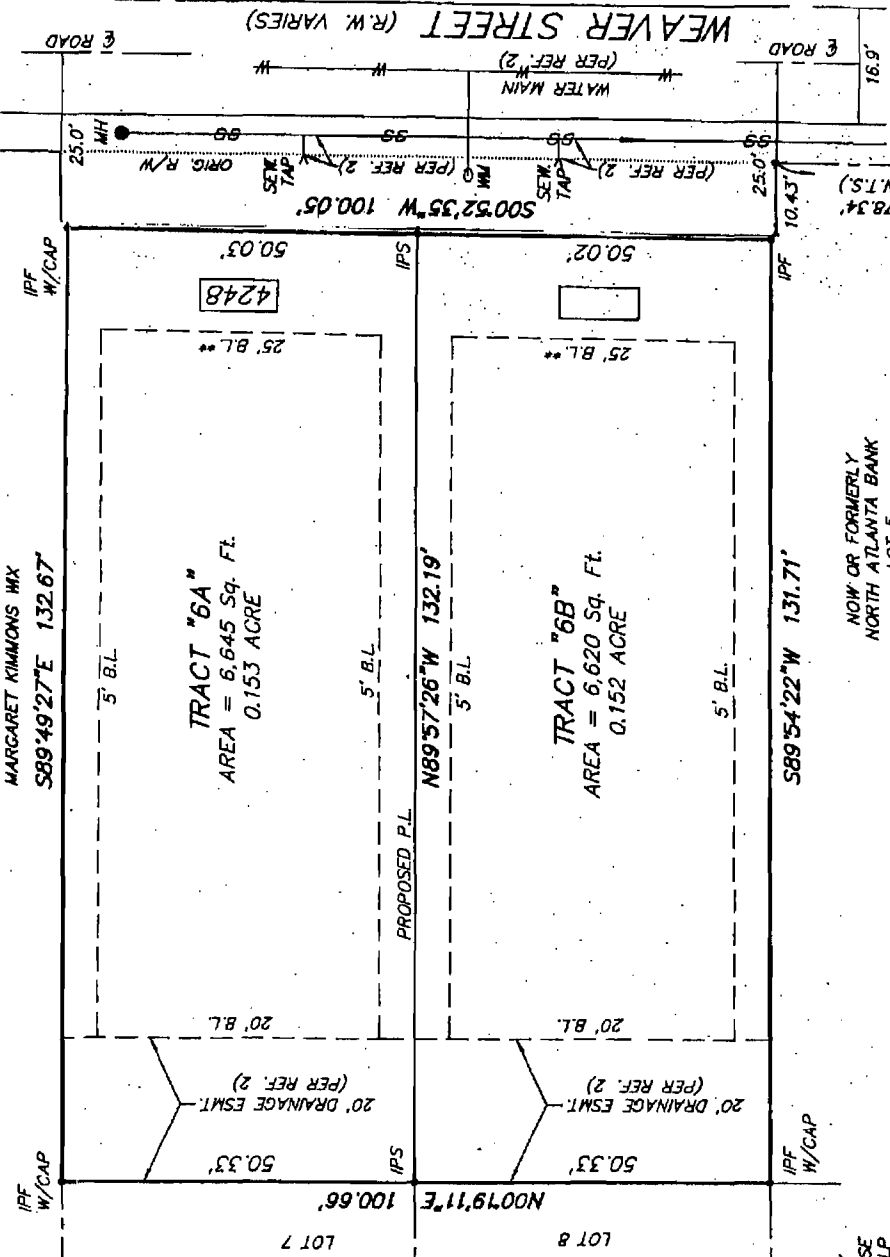
COBB COUNTY ZONING DIVISION

ATLANTA REAL ESTATE ACQUISITIONS, L.L.C.  
(WEAVER STREET AT MANER STREET)  
NOW OR FORMERLY  
DUBOSE SMITH DUBOSE  
LIMITED PARTNER, LLLP

**ABBREVIATIONS**

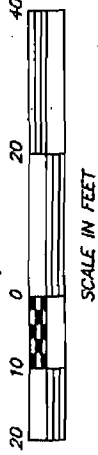
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LLL = LAND LOT LINE
- C.L. = CENTERLINE
- FARB = 1 1/2" REBAR
- CT = CRIMP TOP PIN
- OT = OPEN TOP PIN
- CAP = CORRUGATED METAL PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- TX = TRANSFORMER

AUGUST 17, 2010:  
1) ADDED BLOCK FOR RECORDING INFORMATION.  
2) CHANGED LOT IDENTIFICATIONS.

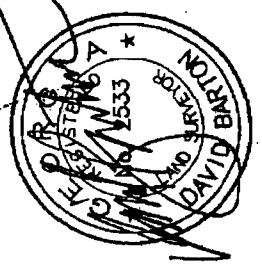


**PHILLIP PLESKA**  
PLAT FOR

(BEING LOT 6, WEAVER STREET AT MANER STREET)  
LOCATED IN LAND LOT 694  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
AUGUST 16, 2010 1"=20'



THIS PLAT SUPERCEDES A PORTION OF THE PLAT  
RECORDED IN PLAT BOOK 261, PAGE 12.  
THIS PLAT FILED IN OFFICE \_\_\_\_\_ PAGE \_\_\_\_\_  
RECORDED IN PLAT BOOK \_\_\_\_\_  
CLERK, COBB SUPERIOR COURT \_\_\_\_\_ DATE \_\_\_\_\_



1501  
CANTON  
(7)

JOB # 10-099 DRAWN  
FIELD DATE: 8-13-10

TOTAL

V-7 (2014)

GENE THE FE HAS AN POINT HAS B EQUIP WAS THE D PREC ALL I BEAR STATE ACCO FLOOD 13067 THIS SPECI \* = F ALL IMPRO THIS SURV A TITLE S OTHER EN THE SURV INTEND F ENTIES A TIROR BAR AND A DR REL MAY W TENTS PRENC TING Z Z FROM: BUILDIN SIDE REAR: REAR: \*\* = BUILD 30' RI AFTER



**APPLICANT:** Tracy DiPrima **PETITION No.:** V-7  
**PHONE:** 678-427-7691 **DATE OF HEARING:** 01-08-2014  
**REPRESENTATIVE:** Traci DiPrima **PRESENT ZONING:** RA-5  
**PHONE:** 678-427-7691 **LAND LOT(S):** 694  
**TITLEHOLDER:** Philip L. Pleska **DISTRICT:** 17  
**PROPERTY LOCATION:** On the west side of **SIZE OF TRACT:** 0.15 acre  
Weaver Street, north of Cooper Lake Road **COMMISSION DISTRICT:** 2  
(4252 Weaver Street).

**TYPE OF VARIANCE:** Waive the required spacing between houses from 15 feet to 10 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Tracy DiPrima

**PETITION No.:**

V-7

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No objection to spacing reduction as long as adequate drainage conveyance is provided along both side property lines to the rear of the lot. If the variance is granted, a site grading plan should be approved by Stormwater Management prior to permitting.

**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:** Tracy DiPrima

**PETITION No.:** V-7

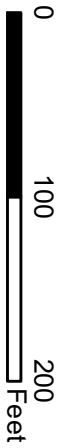
\*\*\*\*\*

**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-7



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  
Fulton County  
**Application for Variance**

2013 NOV 13 PM 4:18 **Cobb County**

Traci DiPrima (Type or print clearly)

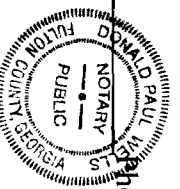
*Traci DiPrima*

Application No. 17  
Hearing Date: 11/14/13

Applicant ~~Traci DiPrima~~ *Traci DiPrima* Phone # 678-421-7691 E-mail traci@greenhouseperpetres.com

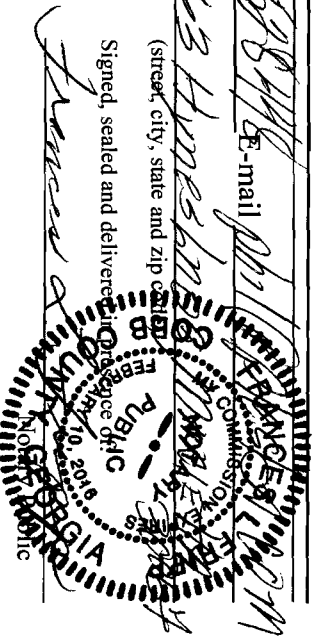
Traci DiPrima Address 1579 Monroe Dr Suite F330 Atlanta GA 30324  
(representative's name, printed) (street, city, state and zip code)

*Traci DiPrima* Phone # 678-421-7691 E-mail greenhouseperpetres@gmail.com  
(representative's signature)



My commission expires: March 24, 2017 My Commission Expires  
Signed, sealed and delivered in presence of:  
*Paul Wade* Notary Public

Titleholder *Phil Hines* Phone # 404-438-1111 E-mail phil@hines.com  
Signature *Phil Hines* Address: 213 Hines Ln & Monroe Dr  
(attach additional signatures, if needed) (street, city, state and zip code)



Present Zoning of Property HA-5

Location 4252 Weaver St Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 District 17 Size of Tract .152 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).

If the home to be built conforms to the architectural controls of 15 feet between structures, the burden of this setback ~~is~~ lies with lot 4252 weaver since the 2 neighboring homes have already built to their building lines. This will force the future home to be only 30ft wide, which is smaller than other homes on the same street. The home value will be worth 40% less if forced to abide the current setbacks.

List type of variance requested: Area Variance  
allow 10 feet between structures