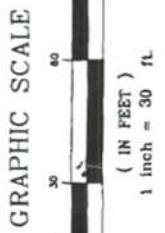
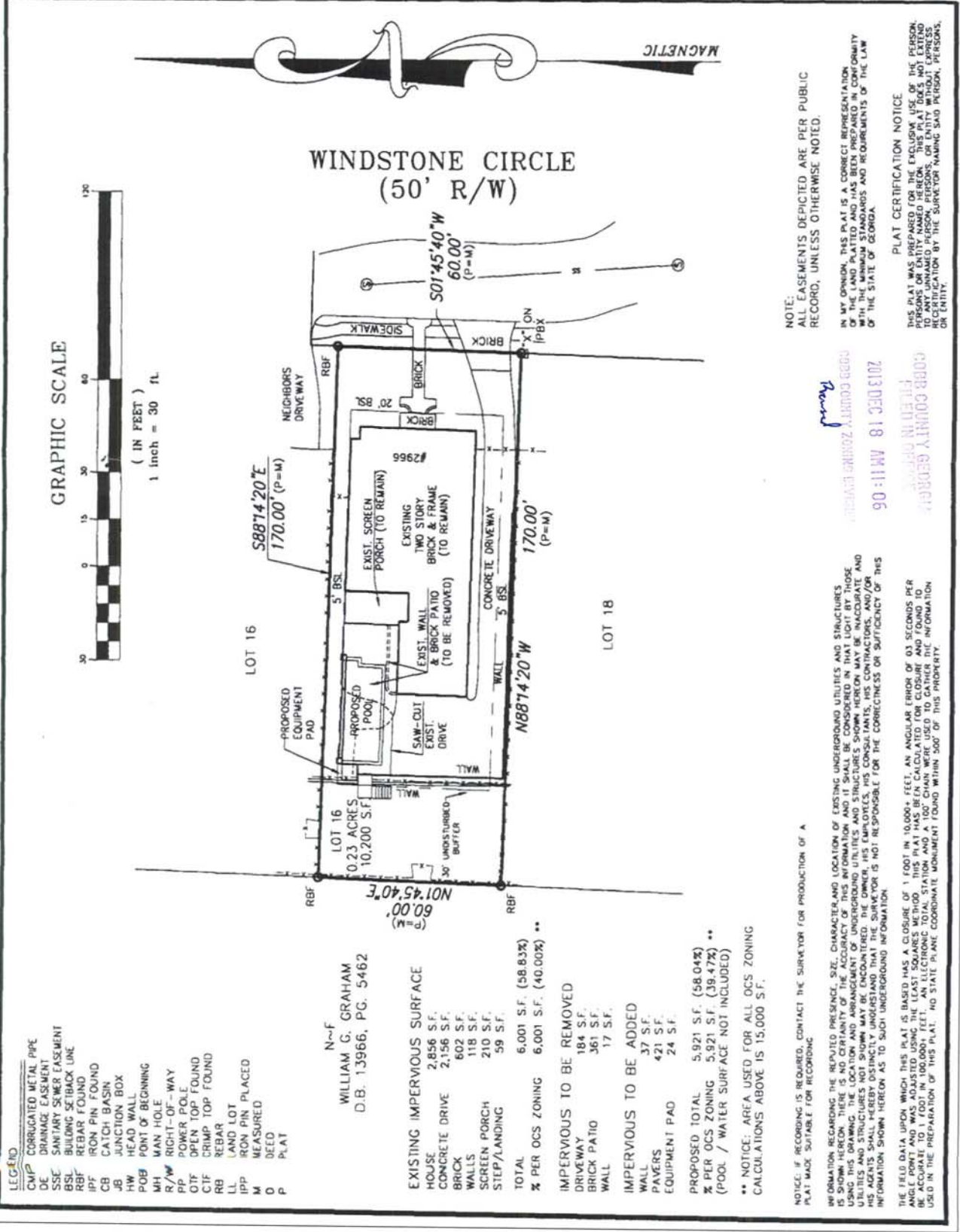


DEED BOOK 221 PAGE 2
 PLAT BOOK 221 PAGE 2
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE (770) 794-9055 FAX (770) 794-9052
 SOLAR LAND SURVEYING COMPANY
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
 SUBDIVISION LASSITER WALK
 LOT 17 BLOCK UNIT 1 AREA OF LOT: 10,200 S.F.
 LAND LOT 538 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA
 OWNER / PURCHASER JOHN & REE RIFE
 SCALE 1" = 30'
 DATE 8/30/13
 ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
 RCS POOL & SPA



JOB NUMBER: 1304509

REVISION 12/17/13 TO REFLECT THE OSC ZONING CALCULATIONS BEING BASED ON 15,000 S.F. AREA PER CLIENT/COBB COUNTY COMMENTS



- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL 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
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

N~F
 WILLIAM G. GRAHAM
 D.B. 13966, PG. 5462

EXISTING IMPERVIOUS SURFACE

HOUSE	2,856 S.F.
CONCRETE DRIVE	2,156 S.F.
BRICK	602 S.F.
WALLS	118 S.F.
SCREEN PORCH	210 S.F.
STEP/LANDING	59 S.F.
TOTAL	6,001 S.F. (58.83%) **

% PER OCS ZONING 6,001 S.F. (40.00%) **

IMPERVIOUS TO BE REMOVED

DRIVEWAY	184 S.F.
BRICK PATIO	361 S.F.
WALL	17 S.F.

IMPERVIOUS TO BE ADDED

WALL	37 S.F.
PAYERS	421 S.F.
EQUIPMENT PAD	24 S.F.

PROPOSED TOTAL 5,921 S.F. (58.04%)
 % PER OCS ZONING 5,921 S.F. (39.47%) **
 (POOL / WATER SURFACE NOT INCLUDED)

** NOTICE: AREA USED FOR ALL OCS ZONING CALCULATIONS ABOVE IS 15,000 S.F.

NOTE: 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 THAT ANY USE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL BE 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 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE WITHIN 1/100,000+ 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.

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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED 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 WHOSE NAME IS SHOWN HEREON AND IS NOT TO BE REPRODUCED OR RECERTIFIED BY ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

COBB COUNTY ZONING DEPARTMENT
 2013 DEC 18 AM 11:06
 FILED

COBB COUNTY, GEORGIA
 FILED

MAGNETIC

APPLICANT: John Rife

PETITION No.: V-135

PHONE: 770-820-1597

DATE OF HEARING: 12-11-13

REPRESENTATIVE: R. Newsom

PRESENT ZONING: R-15/OSC

PHONE: 770-820-1597

LAND LOT(S): 538

TITLEHOLDER: John Rife, Jr. and Ree Rife

DISTRICT: 16

PROPERTY LOCATION: On the west side of
Windstone Circle, north of Lassiter Road
(2966 Windstone Circle).

SIZE OF TRACT: 0.23 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 39.5%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: John Rife **PETITION No.:** V-135

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: The existing impervious coverage is 40.0%. The proposed improvements will result in a net reduction in impervious area by 80 square feet and reduce the coverage to 39.5%.

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.

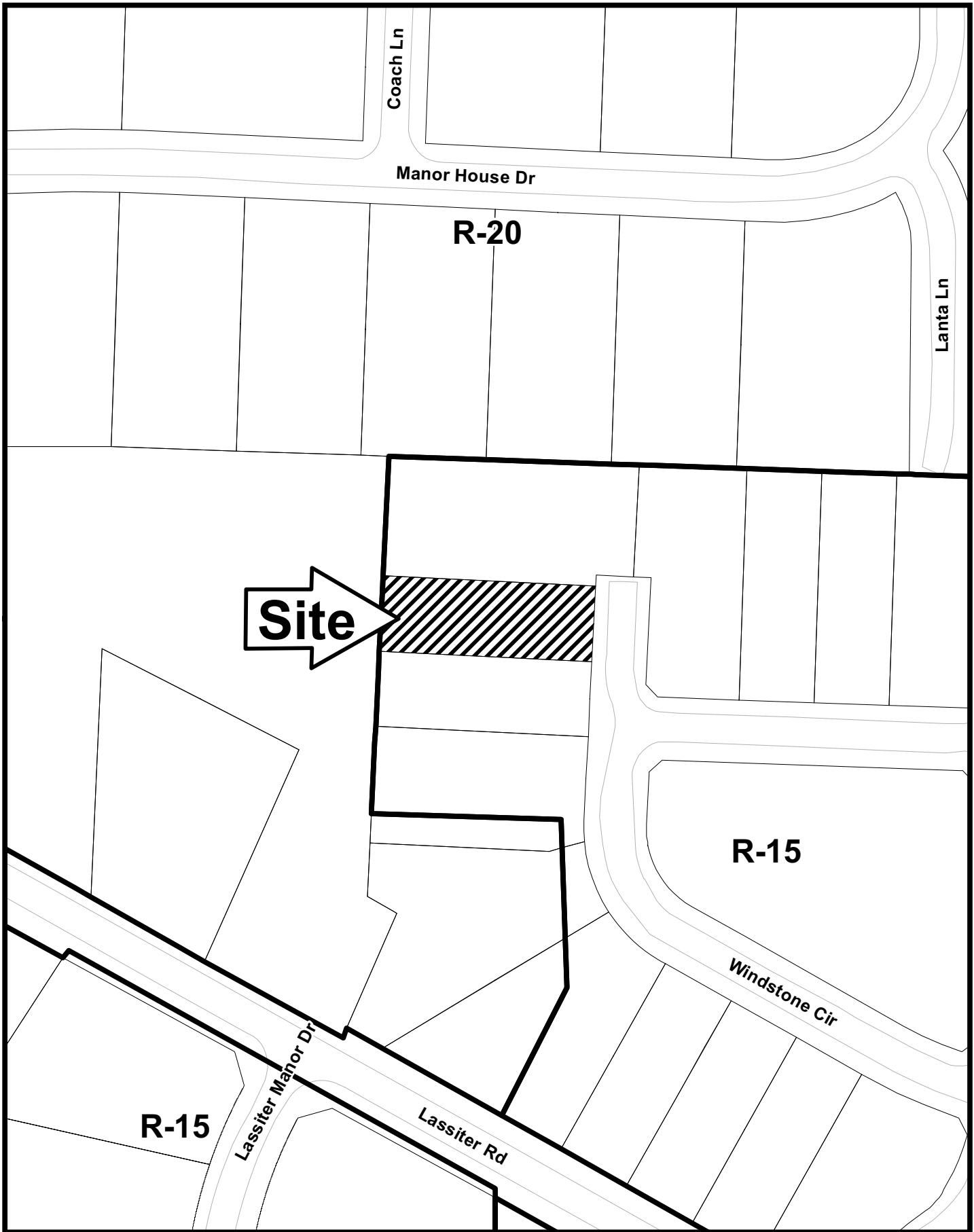
WATER: No conflict.

SEWER: No conflict.

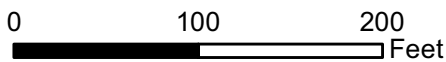
APPLICANT: John Rife **PETITION No.:** V-135



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-135



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 SEP 25 AM 11:14

COBB COUNTY ZONING DIVISION

Applicant John Rife (type or print clearly) Application No. V-135
 Phone # 770-820-1597 Hearing Date: 12-11-13
 E-mail Rnewsom@rcspodga.com
John.Rife@att.net
 Address 915 Ferncroft Ct. Roswell 30075
 (street, city, state and zip code)
 Phone # 770-820-1597 E-mail Rnewsom@rcspodga.com

My commission expires: 3/8/2016
 Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

Titleholder John Rife Phone # 404 229 4033 E-mail john.rife@att.net
 Signature [Signature] Address: 2966 WINDSTONE CIR, MARIETTA, GA 30062
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/8/2016
 Signed, sealed and delivered in presence of:
[Signature]
 Notary Public

Present Zoning of Property R-15

Location 2966 WINDSTONE CIRCLE, MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 538 District 16 Size of Tract .234 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.

Without being granted the Variance, we will not be able to install a swimming pool that would be used for therapy.

List type of variance requested: Increase the maximum lot coverage of 35% to 38.95%.