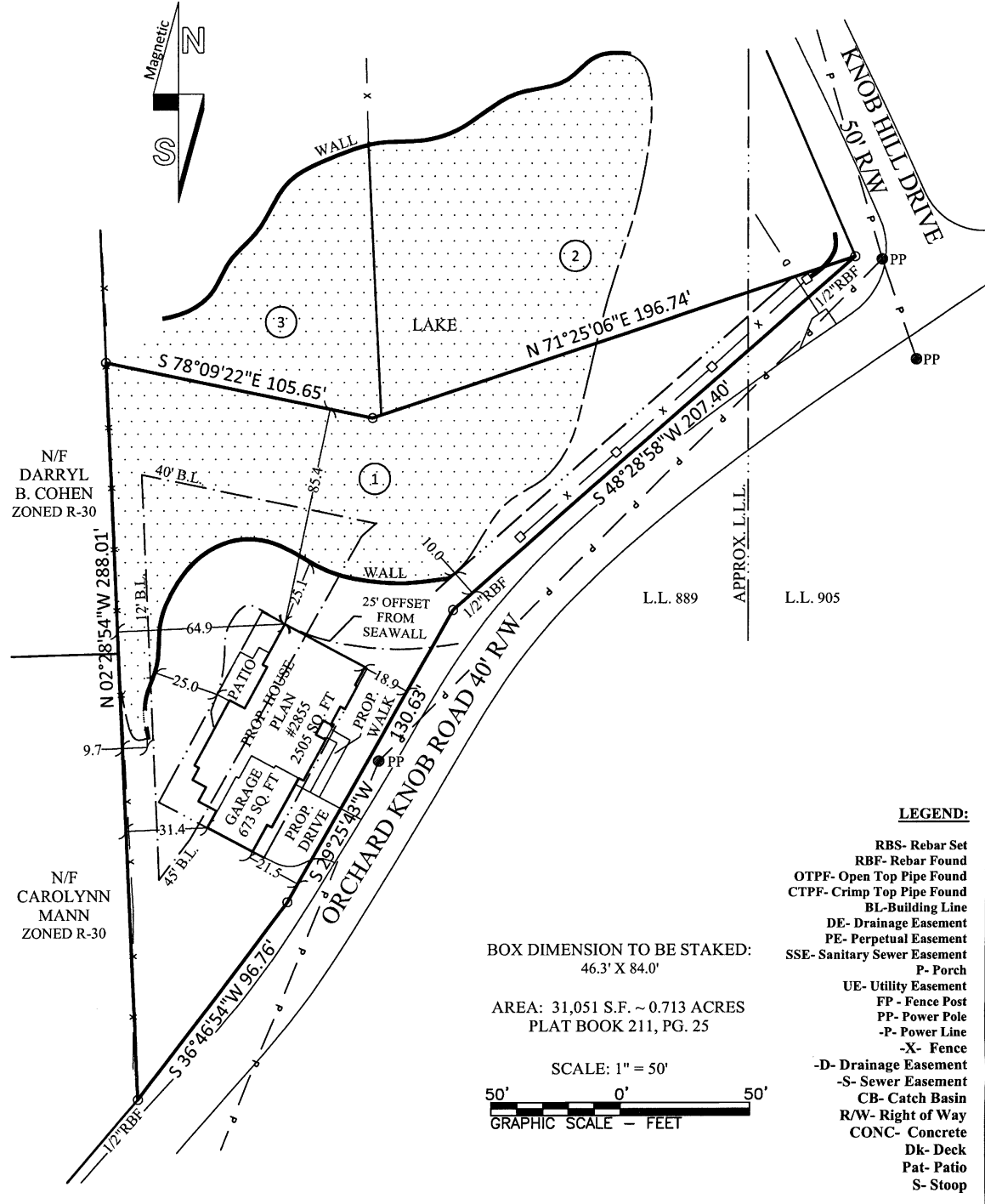


V-139 (2013)  
REVISED

GENERAL NOTES

1. NO FIELD WORK HAS BEEN PERFORMED.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL RESTRICTIONS OF RECORD.
3. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
4. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.



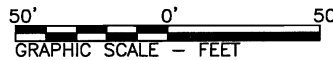
LEGEND:

- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- FP - Fence Post
- PP- Power Pole
- P- Power Line
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- S- Stoop

BOX DIMENSION TO BE STAKED:  
46.3' X 84.0'

AREA: 31,051 S.F. ~ 0.713 ACRES  
PLAT BOOK 211, PG. 25

SCALE: 1" = 50'



**PLOT PLAN FOR:**  
**MICHELLE HORSTEMEYER**  
SUBDIVISION: KNOB HILL  
LOT: 1 BLOCK: A  
LAND LOT: 889 & 905  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
ORDER DATE: 11/21/2013  
BASED ON FIELD WORK DATE: 07/10/2013  
2013110746 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

**B**

**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 18 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.

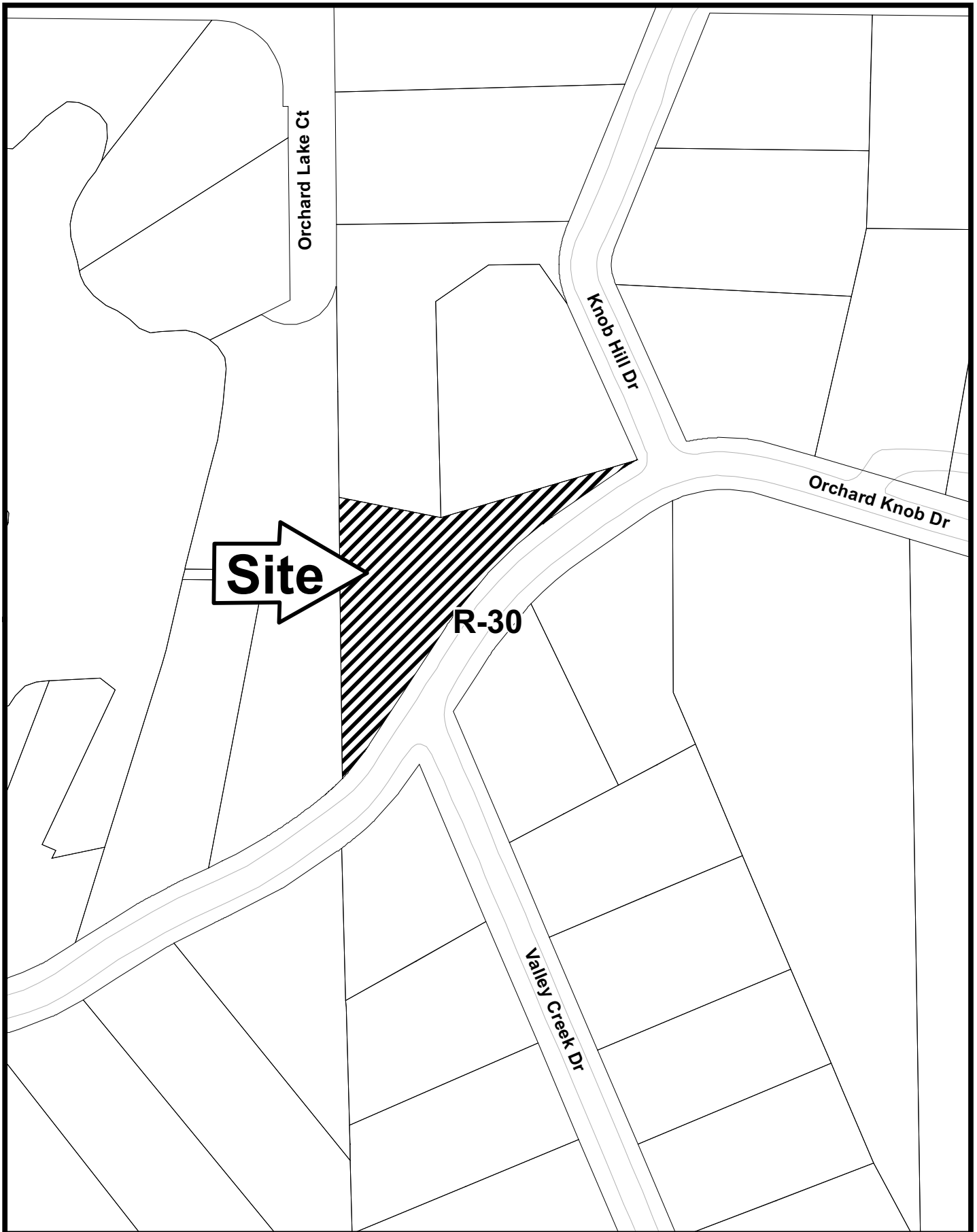
**SEWER:** No conflict. FYI, sewer is not available, but might be accessible with a private easement. Environmental Health Department approval is required for septic system

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

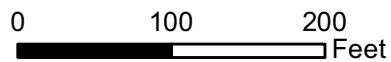
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# 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)

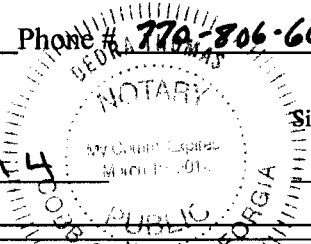
Application No. V-139  
Hearing Date: 12-11-13

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)

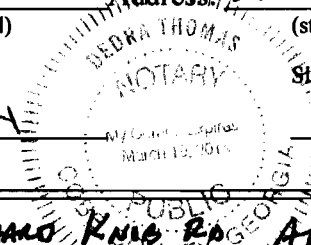


Signed, sealed and delivered in presence of: [Signature]  
Notary Public

My commission expires: 3/19/2014

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)



Signed, sealed and delivered in presence of: [Signature]  
Notary Public

My commission expires: 3/19/2014

Present Zoning of Property 2855 Oakhurst Kniv 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  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).

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