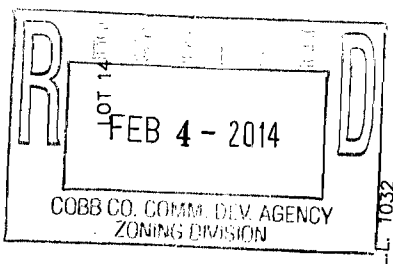
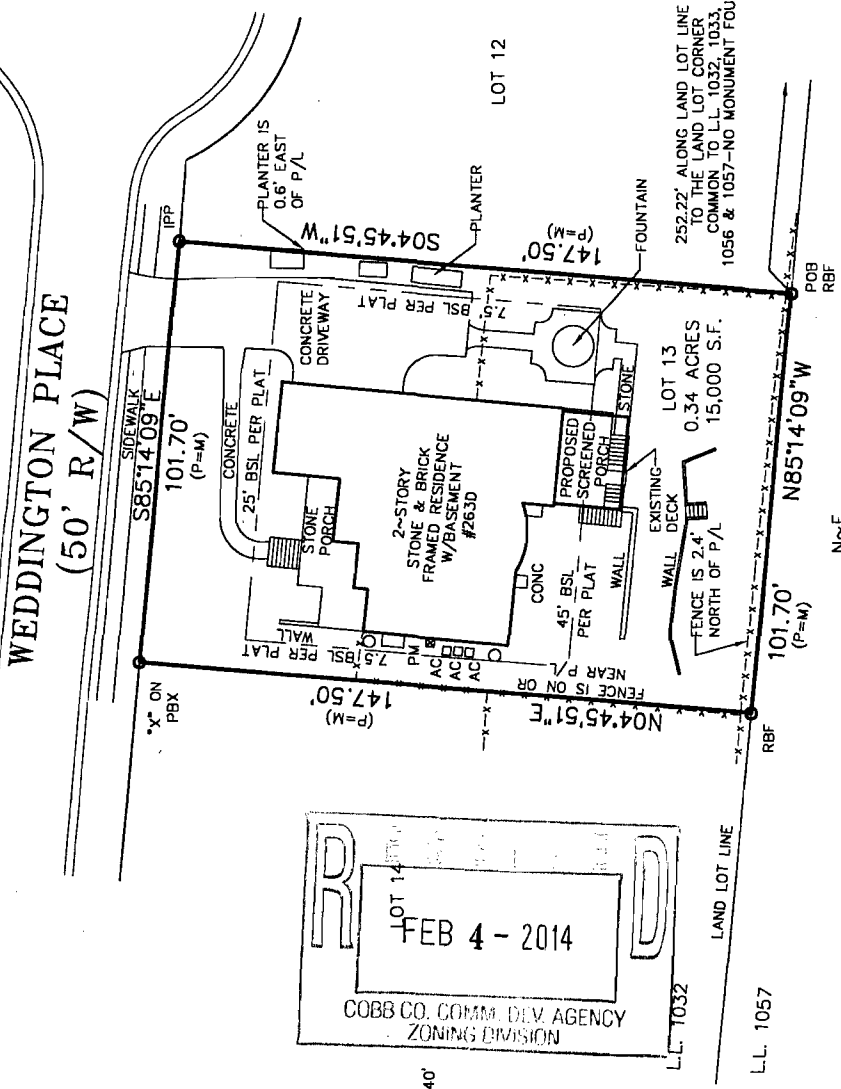
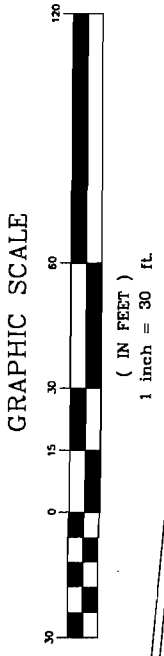


- LEGEND**
- CMP CORRUGATED METAL PIPE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - BSL BUILDING SETBACK LINE
  - RBF REBAR FOUND
  - IPF IRON PIN FOUND
  - CB CATCH BASIN
  - JB JUNCTION BOX
  - HW HEAD WALL
  - POB POINT OF BEGINNING
  - MH MAN HOLE
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - OTF OPEN TOP FOUND
  - CTF CRIMP TOP FOUND
  - RB REBAR
  - LL LAND LOT
  - IPP IRON PIN PLACED
  - M MEASURED
  - D DEED
  - P PLAT

**ZONING**

CURRENTLY ZONED: R15

MINIMUM YARD REQUIREMENTS:  
 FRONT YARD SETBACK 35' OR 40'  
 SIDE YARD SETBACK 10'  
 REAR YARD SETBACK 30'



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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREON AND CONFORMS WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

**PLAT CERTIFICATION NOTICE**

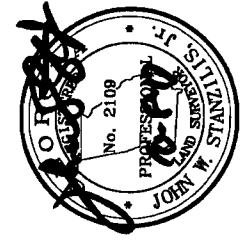
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN PERMISSION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

WILLOW RIDGE S/D  
 P.B. 54, PG. 201

NOTICE: 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 HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS INFORMATION. ANY DAMAGE TO UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT 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 0.3 SECONDS PER 100 FEET, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN 0.01 FEET. 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.



DATE	10/4/13
OWNER / PURCHASER	MIKE NELSON
LAND LOT	1032
16TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA	
LOT 13	BLOCK 2
AREA OF LOT:	15,000 S.F.
SUBDIVISION	WEDDINGTON
(1410) 27-V	
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
SOLAR LAND SURVEYING COMPANY	
PLAT BOOK	249
DEED BOOK	PAGE 7

JOB NUMBER: 13-5043

**APPLICANT:** Samuel T. and Cynthia S. DeKinder

**PETITION No.:** V-27

**PHONE:** 678-642-7792

**DATE OF HEARING:** 04-09-2014

**REPRESENTATIVE:** Samuel T. DeKinder

**PRESENT ZONING:** R-15

**PHONE:** 678-642-7792

**LAND LOT(S):** 1032

**TITLEHOLDER:** Samuel T. DeKinder and Cynthia S. DeKinder

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of  
Weddington Place, south of Robinson Road

**SIZE OF TRACT:** 0.34 acre  
**COMMISSION DISTRICT:** 2

(2630 Weddington Place)

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 45 feet to 35 feet; and 2) waive the maximum impervious surface from 35% to 39%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Samuel T. and Cynthia S.  
DeKinder

**PETITION No.:** V-27

\*\*\*\*\*

**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:** This proposed addition will put the parcel over the impervious coverage limit by approximately 555 square feet. However, the owner has installed multiple irrigation storage tanks to harvest roof runoff (2-300 gallon and 2-500 gallon). The proposed total impervious coverage will be 38.7%.

**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:** Proposed variance does not appear to encroach upon public water main on eastern property line.

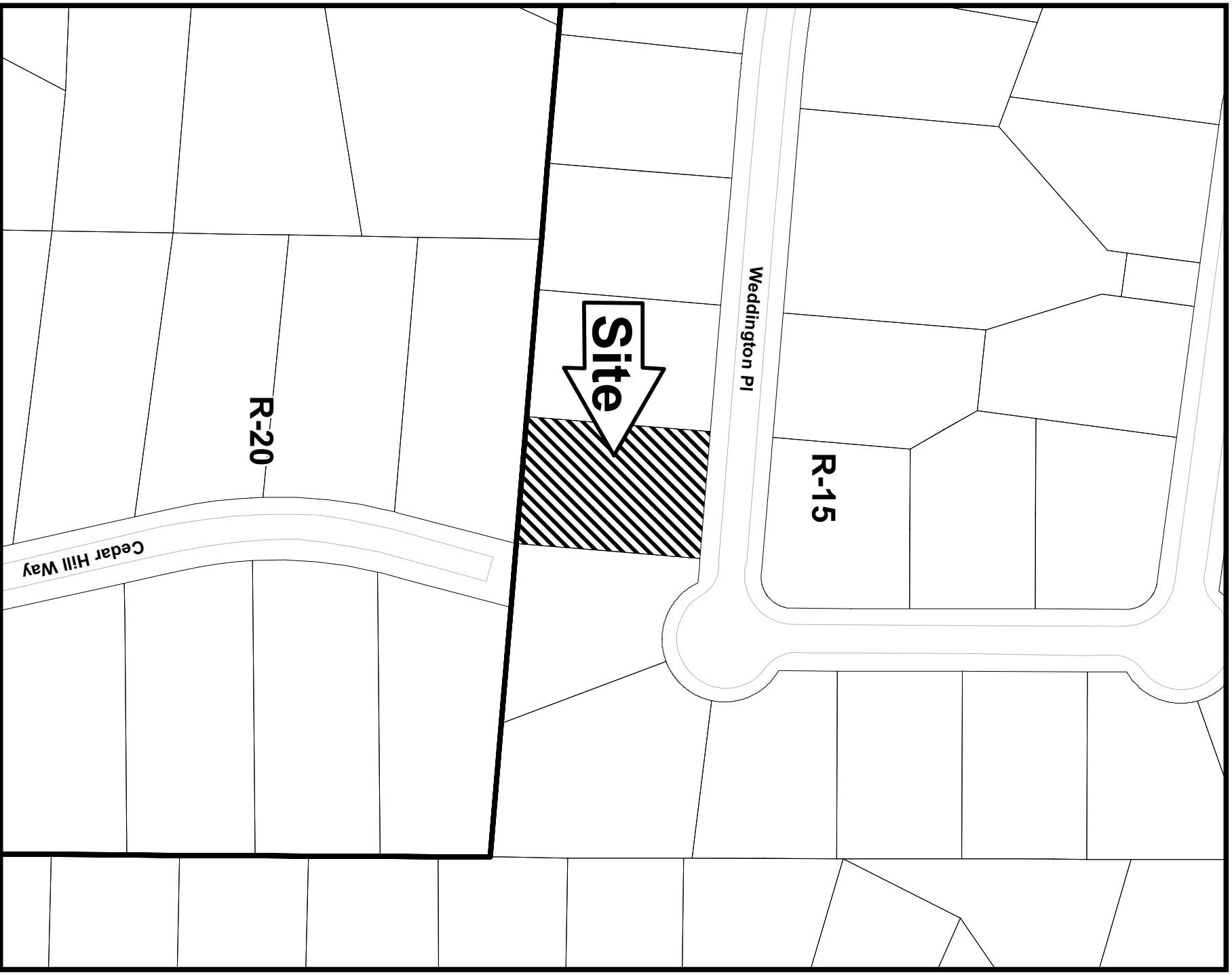
**SEWER:** No conflict.

**APPLICANT:** Samuel T. and Cynthia S.  
Dekinder

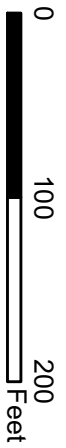
**PETITION No.:** V-27

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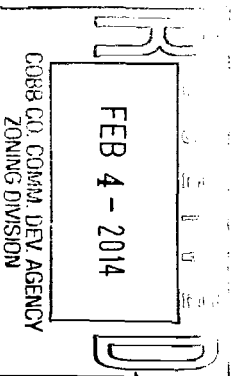
**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

(type or print clearly)

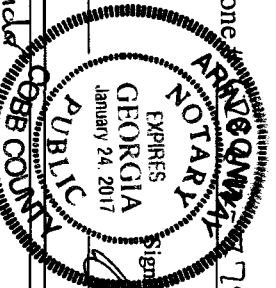
Application No. V-27  
Hearing Date: 4-9-14

Applicant Samuel T. & Cynthia S. DeKinder Phone # 678 642-7792 Email gradychy56@aol.com

Samuel T. DeKinder Address 2630 Weddington Place Marietta GA 30068  
(representative's name, printed) (street, city, state and zip code)

Samuel S. DeKinder Phone 770-222-7792 Email gradychy56@aol.com  
(representative's signature)

Cynthia S. DeKinder My Commission expires: 1/24/17  
Signed, sealed and delivered in presence of:



Robert Carter  
Notary Public

Titleholder Samuel T. & Cynthia S. DeKinder Phone # 678-7792 Email gradychy56@aol.com

Signature Samuel T. DeKinder, Cynthia DeKinder 2630 Weddington Place Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/24/17  
Arnold Watkins  
Notary Public

Present Zoning of Property Residential (R15)

Location 2630 Weddington Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1032 District 16th and Section Size of Tract 15,000 Sq Ft. 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 current existing deck extends beyond the setback  
A variance was obtained when the home was constructed  
Unless the variance is allowed, we will be unable to  
enclose the existing deck

List type of variance requested: Extend the enclosed deck beyond the  
set back line as the existing deck exists now.