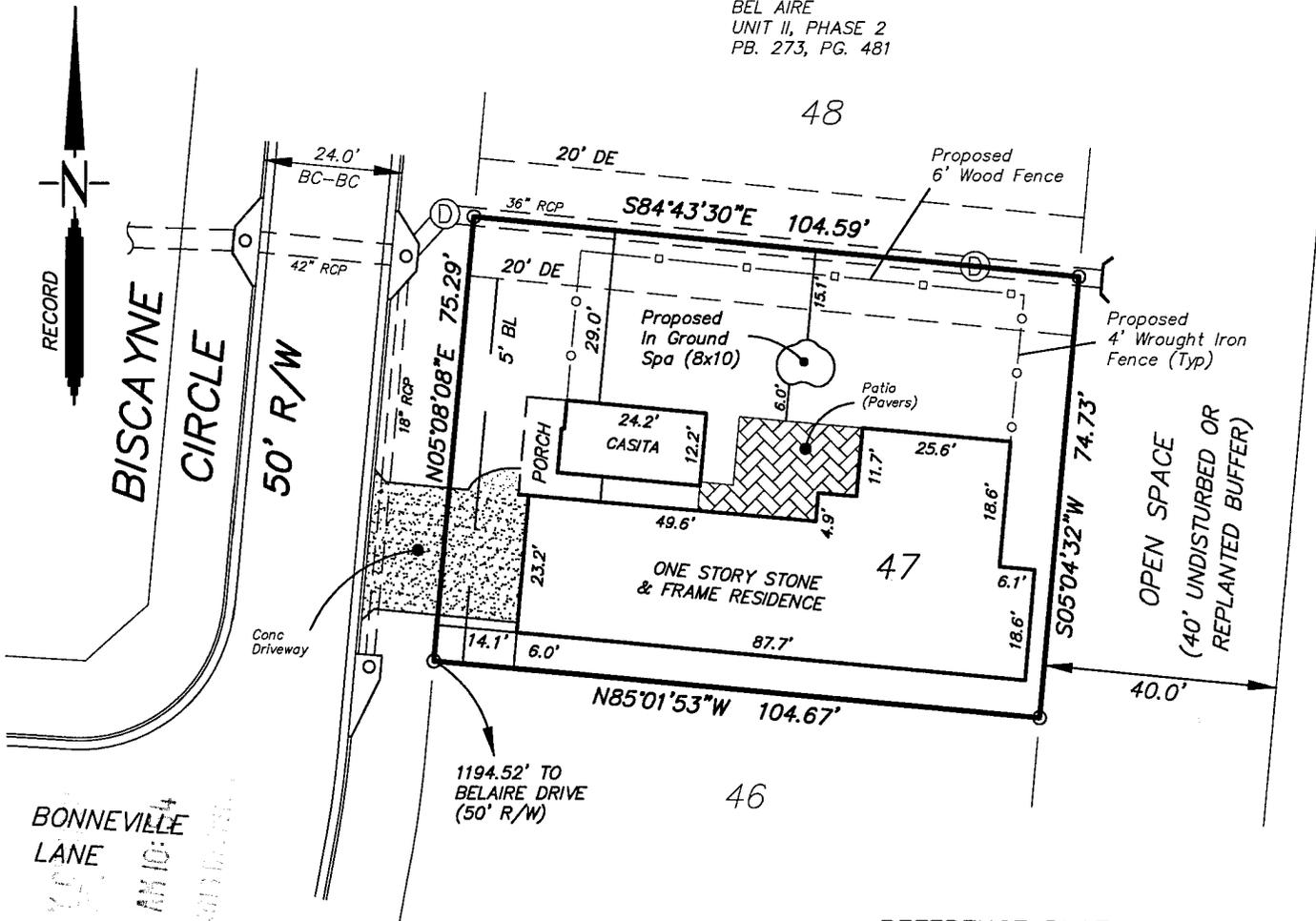


V-47  
2014

THIS PROPERTY IS NOT LOCATED WITHIN A  
100 YEAR FLOOD ZONE ACCORDING TO COBB  
COUNTY F.I.R.M. PANEL 0089 G, COMMUNITY  
NUMBER 130052, DATED: DEC. 16, 2008.

CURRENT OWNERS:  
JAY D. & KRISTINE R. THOMAS  
DEED REFERENCE  
DB. 15129, PG. 2612

BEL AIRE  
UNIT II, PHASE 2  
PB. 273, PG. 481



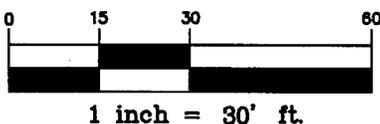
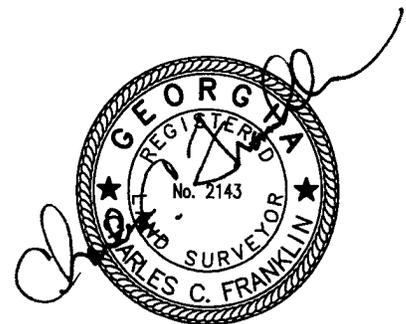
REFERENCE PLAT:  
PB. 272, PG. 628

PROPERTY ADDRESS:  
4722 BISCAZYNE CIRCLE  
POWDER SPRINGS, GEORGIA 30127

PLOT PLAN FOR VARIANCE APPLICATION:

**JAY D. THOMAS**

BEING LOT 47  
BEL AIRE, UNIT II, PHASE 1  
LOCATED IN LAND LOT 799  
IN THE 19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 30' DATE: APRIL 07, 2014



**Centerline Surveying Systems, Inc.**

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399

314100

**APPLICANT:** Jay D. Thomas **PETITION No.:** V-47  
**PHONE:** 770-362-6755 **DATE OF HEARING:** 06-11-14  
**REPRESENTATIVE:** Jay D. Thomas **PRESENT ZONING:** RSL  
**PHONE:** 770-362-6755 **LAND LOT(S):** 799  
**TITLEHOLDER:** Jay D. Thomas **DISTRICT:** 19  
**PROPERTY LOCATION:** On the east side of **SIZE OF TRACT:** 0.18 acre  
Biscayne Circle, north of Bonneville Lane **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (proposed in ground spa) to the side of the primary structure.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**         
        
      



**APPLICANT:** Jay D. Thomas

**PETITION No.:** V-47

\*\*\*\*\*

**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 adverse stormwater management impacts are anticipated.

**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.

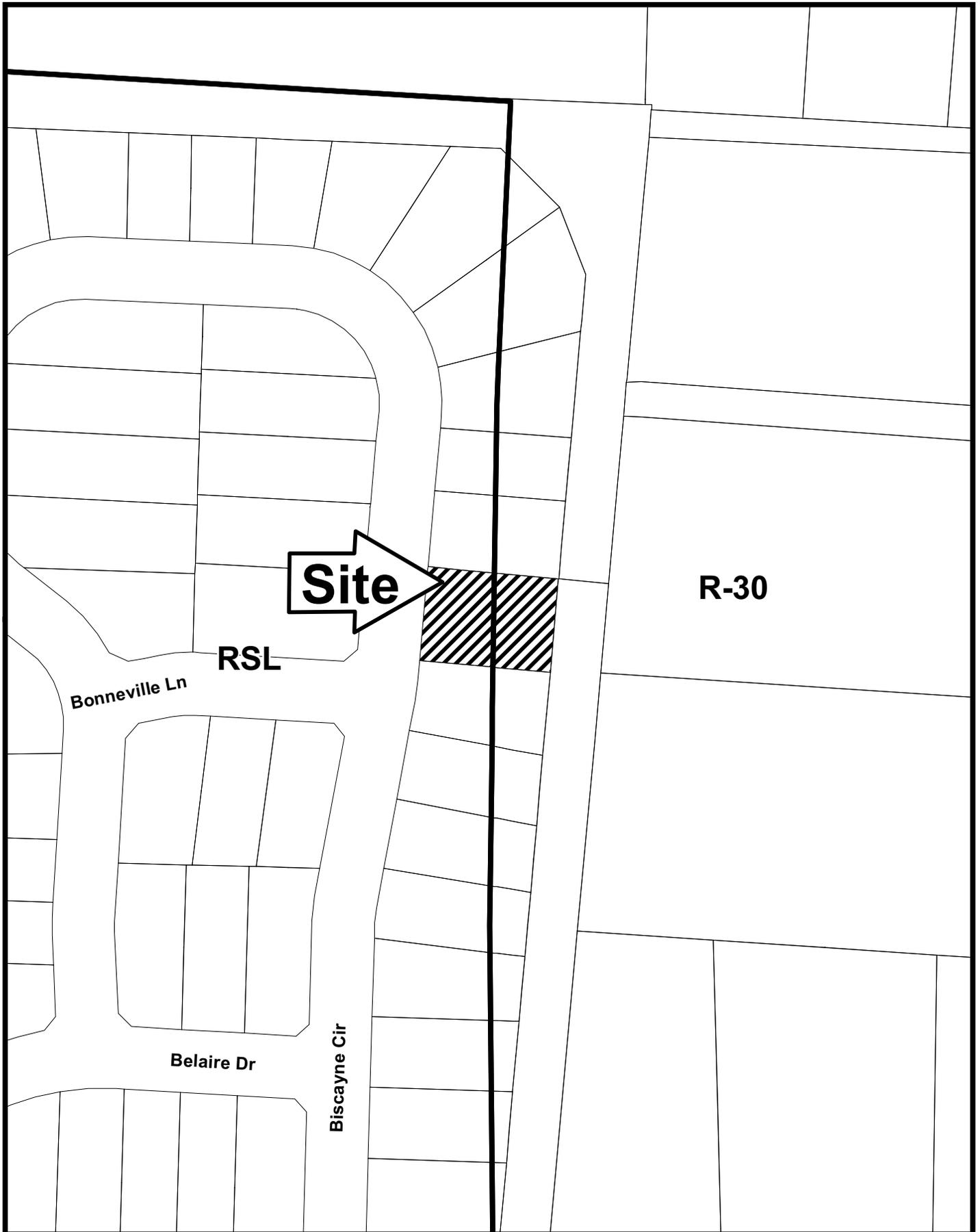
**SEWER:** No conflict.

**APPLICANT:** Jay D. Thomas **PETITION No.:** V-47

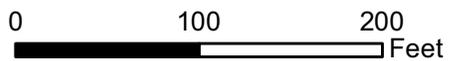
\*\*\*\*\*

**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-47



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

2014 APR 10 AM 10:50  
COBB COUNTY BOARD OF ZONING APPEALS

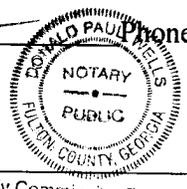
(type or print clearly)

Application No. V-47  
Hearing Date: 6-11-14

Applicant JAY D. THOMAS Phone # 770-362-6755 E-mail JAY@JDTREPS.COM

Jay JAY D. THOMAS Address 4722 BISCAYNE CIRCLE  
(representative's name, printed) (street, city, state and zip code)

Jay D. Thomas Address POWDER SPRINGS, GA 30127  
(representative's signature) Phone # 770-362-6755 E-mail JAY@JDTREPS.COM

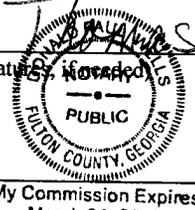


Signed, sealed and delivered in presence of:  
Donald Paul Well  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Titleholder Kristine R. Thomas Phone # 770-844-4124 E-mail KTDAWGS@hotmail.com

Signature Kristine R. Thomas Address: 4722 Biscayne Circle  
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Present Zoning of Property 4722

Location 4722 BISCAYNE CIRCLE, POWDER SPRINGS, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 47 District 19th Size of Tract .76 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 .76 acre Shape of Property Square Topography of Property Flat 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).

NO BACKYARD SO COURTYARD HAD TO BE UTILIZED

List type of variance requested: ingraved spa

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS**

**TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that \_\_\_\_\_

Jay Thomas intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of in ground SPQ on the premises described in the application.

Signature	Printed name	Address
1. <u>Joyce Schell</u>	<u>Joyce Schell</u>	<u>WS-Sales</u>
2. <u>Nancy Fulton</u>	<u>Nancy Fulton</u>	<u>4710 Biscayne Circle</u>
3. <u>Mary Drippers</u>	<u>Mary Drippers</u>	<u>4698 Biscayne Circle</u>
4. <u>Marcie Morelli</u>	<u>MARIE MORELLI</u>	<u>4778 Biscayne Circle</u>
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

2011/03/10 AM 10:53  
 COBB COUNTY  
 PERMITTING & LAND USE