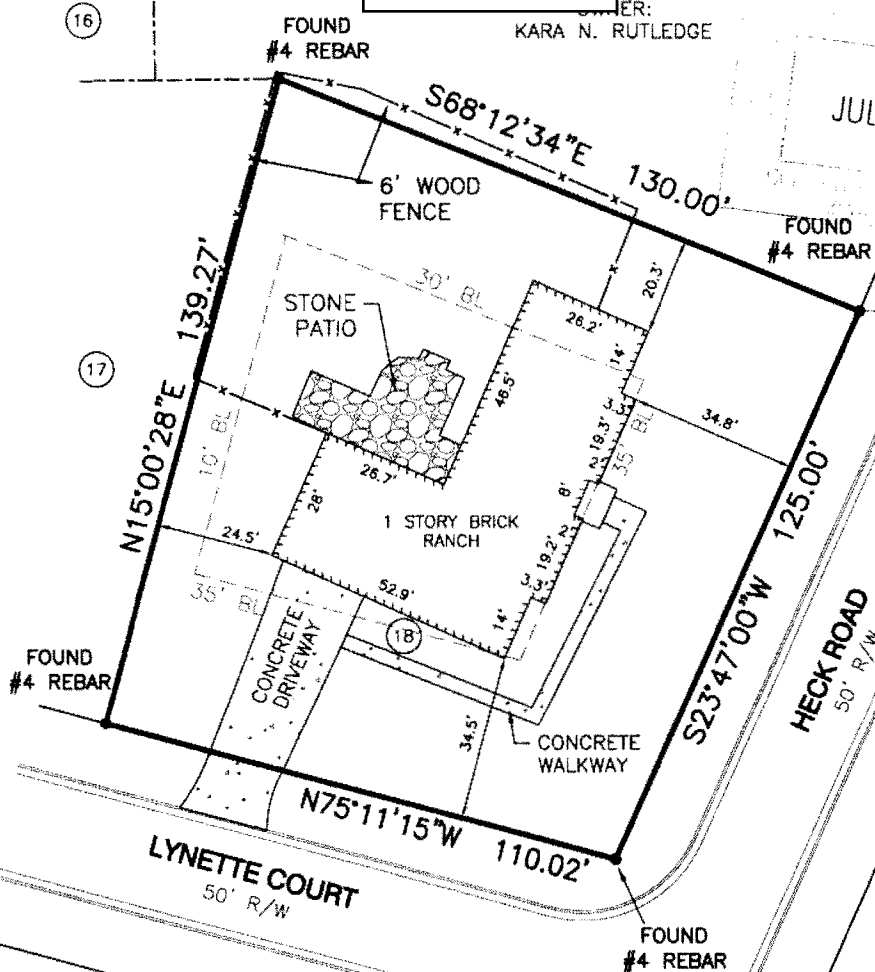


V-76 (2014)

OWNER:
KARA N. RUTLEDGE

JUL - 2 2014



THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

TOTAL AREA
15781 SQ. FT.
0.36 ACRES

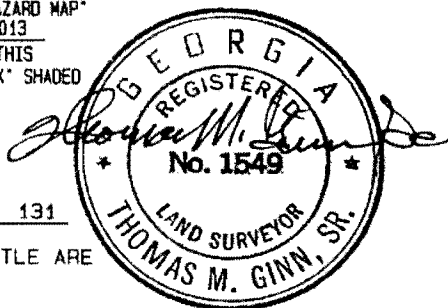
IMPERVIOUS AREA
4640 SQ FT
29.4 % OF TOTAL

1" = 40'
GRAPHIC SCALE



4100 LYNETTE COURT
KENNESAW, GEORGIA 30144

"F.I.A. OFFICIAL FLOOD HAZARD MAP"
PAGE 41H, DATED 3/4/2013
SHOWS THIS A PORTION OF THIS
PROPERTY TO BE IN ZONE "X" SHADED



REFERENCE PLAT:
BOOK 65, PAGE 131

ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

SURVEY FOR:

CHRIS CAPPELMANN

SUBD. - VALLEY NORTH		UNIT NO. 1
LOT-18		
LAND LOT- 224		
DISTRICT- 16		SECTION- 2
COUNTY- COBB		STATE- GEORGIA
DATE- 10/22/13		SCALE 1" = 40'
REVISED-	A KR53-13	

APPLICANT: Chris Cappelmann
PHONE: 404-969-9831
REPRESENTATIVE: Chris Cappelmann
PHONE: 404-969-9831
TITLEHOLDER: Chris Cappelmann
PROPERTY LOCATION: On the northwest corner
of Heck Road and Lynette Court
(4100 Lynette Court).

PETITION No.: V-76
DATE OF HEARING: 09-10-2014
PRESENT ZONING: R-15
LAND LOT(S): 224
DISTRICT: 16
SIZE OF TRACT: 0.36 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 20.3 feet adjacent to the north property line; and 2) waive the front setback from the required 35 feet to 34.5 feet adjacent to the south property line.

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

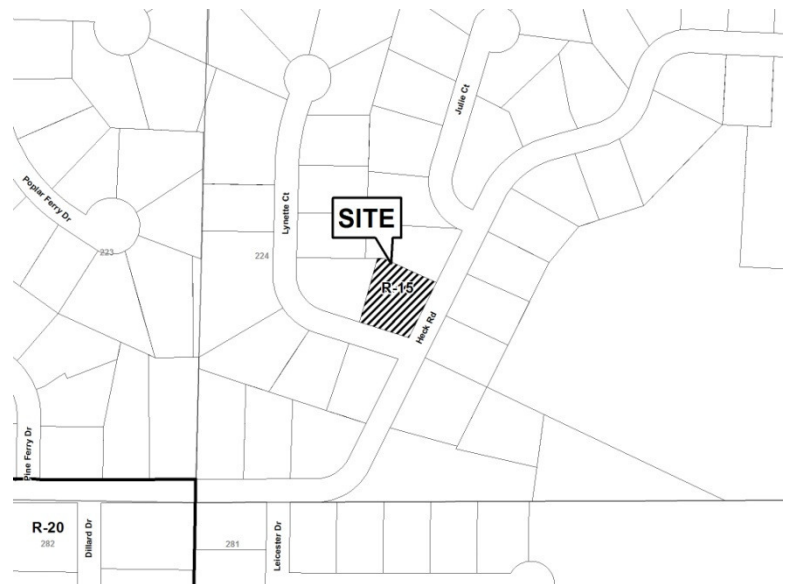
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Chris Cappelmann

PETITION No.: V-76

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 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: 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: Chris Cappelmann **PETITION No.:** V-76

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-76

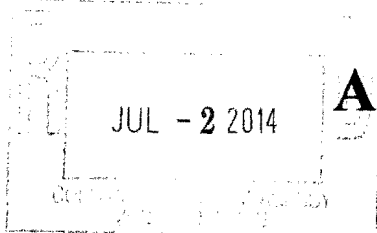


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

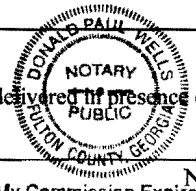
(type or print clearly)

Application No. V-76
Hearing Date: 9-10-14

Applicant Chris Cappelmann Phone # 404-969-9831 E-mail coachcap6@hotmail.com
Chris Cappelmann Address 4100 Lynette Court Kennesaw GA 30144
(representative's name (printed) (street, city, state and zip code))

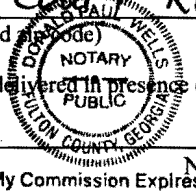
[Signature] Phone # 404-969-9831 E-mail _____
(representative's signature)

My commission expires: [Signature]
Signed, sealed and delivered in presence of: _____
Notary Public
My Commission Expires March 24, 2017



Titleholder Chris Cappelmann Phone # 4-969-9831 E-mail coachcap6@hotmail.com
Signature [Signature] Address: 4100 Lynette Court Kennesaw GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: [Signature]
Signed, sealed and delivered in presence of: _____
Notary Public
My Commission Expires March 24, 2017



Present Zoning of Property H-15
Location 4100 Lynette Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18 District 16 Size of Tract 0.36 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 X

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).

Adjusting present survey setback on SE side
from: 30' to 20.3'
SW side 35' to 34.8'
NW side 35' to 34.5'

List type of variance requested: _____

