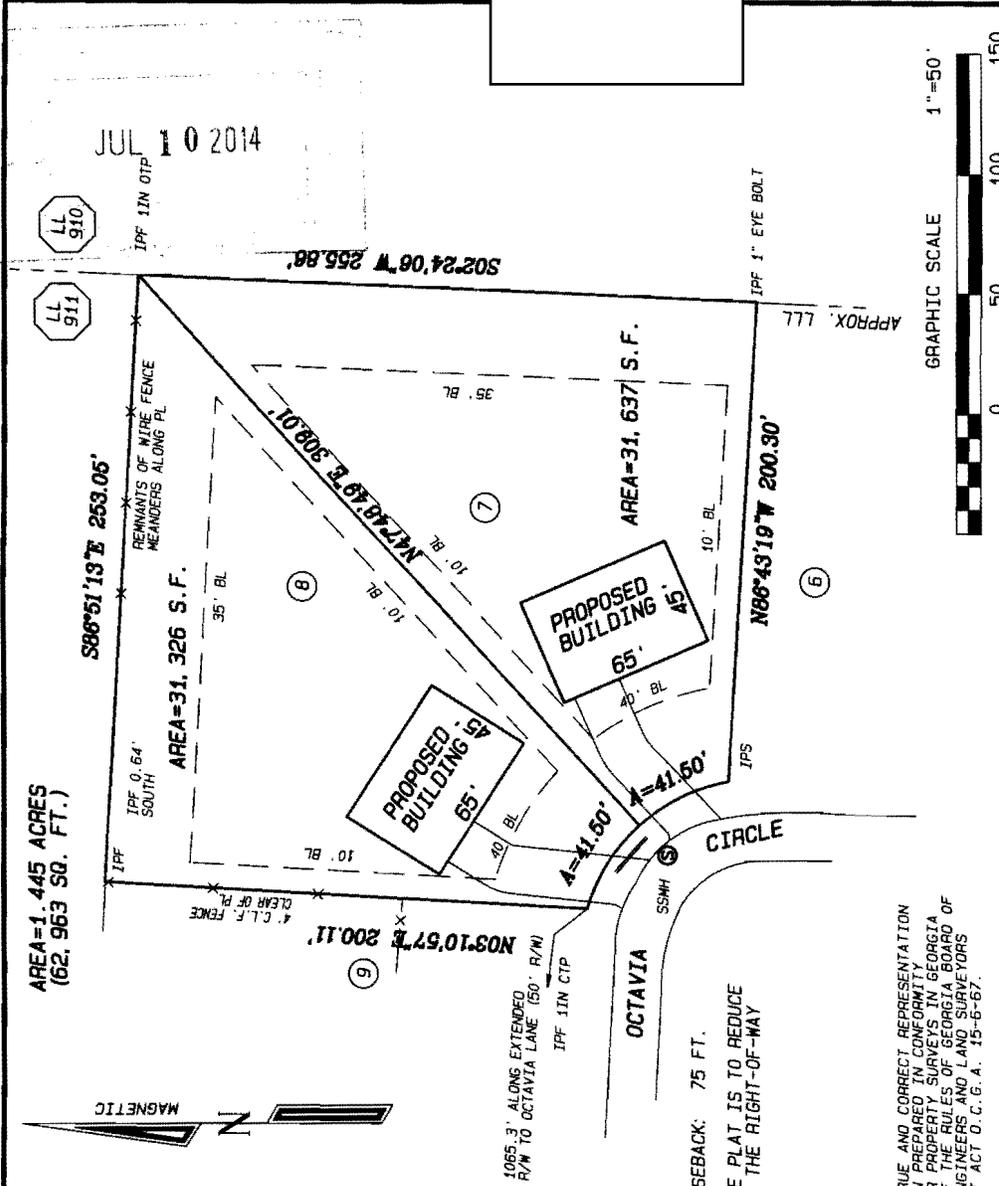


V-82 (2014)

JUL 10 2014



SURVEY NOTES:

- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 130,628 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE.
- THE PLAT WAS CON. GPT. 8205A ROBOTIC STATION
- DATE OF SURVEY: 05-27-14
- I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 127H, DATED 11-02-2012, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS SHOWN ARE CURRENT R-20 ZONING REGULATIONS.

SURVEY REFERENCES:

- PLAT OF VESTAVIA ESTATES SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 188.
- DEED BOOK 1991, PAGE 55.

ABBREVIATION LEGEND

A	ARC DISTANCE
B/L	BULL DOG LINE
CMB	CORRUGATED METAL PIPE
D.B.	DEED BOOK
F.H.	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
Lc	CHORD LENGTH
L	LAND LOT
L.L.	LAND LOT
N/O	NOW OR FORMERLY
O.T.P.	OPEN TOP PIPE
PAGE	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	R/W
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND

(Symbol)	Guy Wire
(Symbol)	Fire Hydrant
(Symbol)	Drop Inlet
(Symbol)	Water Meter
(Symbol)	Water Valve
(Symbol)	Power Pole
(Symbol)	Sanitary Sewer Manhole
(Symbol)	Water Line
(Symbol)	Sanitary Sewer Line
(Symbol)	Overhead Power Line
(Symbol)	Fence

EXISTING ZONING: R-20
 MIN. LOT SIZE: 20,000 S.F.
 SETBACKS: 40FT.
 FRONT: 40FT.
 SIDES: 10FT.
 REAR: 35FT.
 MIN. LOT WIDTH AT BUILDING SEBACK: 75 FT.
 THE PURPOSE OF THIS VARIANCE PLAT IS TO REDUCE THE MINIMUM LOT FRONTAGE AT THE RIGHT-OF-WAY FROM 75 FT. TO 41.5 FT.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

VARIANCE PLAT
LOTS 7 & 8, VESTAVIA ESTATES

LOCATED IN:
 LAND LOT 911
 16TH DISTRICT, 2ND SECTION,
 CDBB COUNTY, GEORGIA
 PREPARED FOR:
EAST LAKE RESIDENTIAL, LLC

REVISION RECORD	DATE	PURPOSE

GEORGIA PROFESSIONAL SURVEYOR
 No. 2488
 ROBERT B. BELLE
 06-24-14

BETTERTON
SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SAN TOWN ROAD
 MARIETTA, GEORGIA 30064
 (678) 483-0242

DRAWN BY
 RBB

CHECKED BY
 RBB

DATE
 JUNE 24, 2014

DRAWING SCALE
 1" = 50'

FILE NUMBER
 14124.PRO

JOB NUMBER
14124



APPLICANT: East Lake Residential, LLC

PETITION No.: V-82

PHONE: 404-921-0240

DATE OF HEARING: 09-10-2014

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-20

PHONE: 770-429-1499

LAND LOT(S): 911

TITLEHOLDER: Judy Humphreys

DISTRICT: 16

PROPERTY LOCATION: On the north side of
Octavia Circle, north of Vester Drive
(2996 Octavia Drive).

SIZE OF TRACT: 1.45 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 41.5 feet for each of proposed lots 7 and 8; and 2) waive the minimum lot width at front setback line from the required 75 feet to 65 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: East Lake Residential, LLC **PETITION No.:** V-82

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 a building permit showing the removal of the existing house from 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: A site grading plan will be required at permitting to demonstrate that all impervious runoff is discharged to the existing stormwater swale located within the Octavia Circle right-of-way.

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.

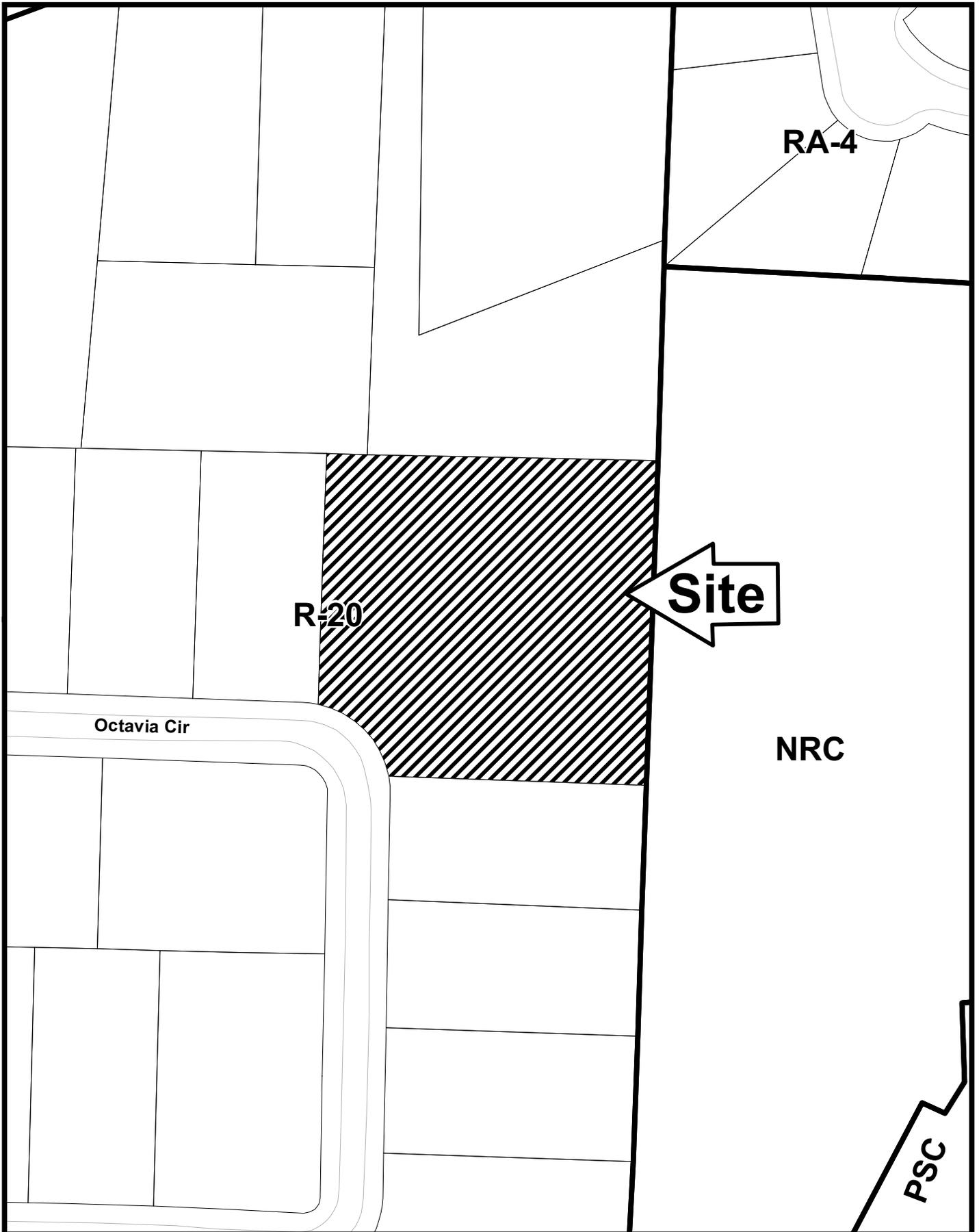
WATER: No conflict.

SEWER: No conflict.

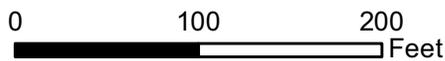
APPLICANT: East Lake Residential, LLC **PETITION No.:** V-82

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-82



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

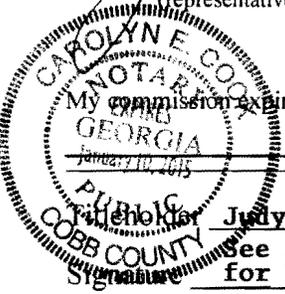
JUL 10 2014

(type or print clearly)

Application No. V- 82 (2014)
Hearing Date: 09/10/2014

Applicant East Lake Residential, LLC Phone # (404) 921-0240 E-mail gene.kelly@backnineventures.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728



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

My commission expires: January 10, 2015

Judy Humphreys Phone # (404) 374-1672 E-mail _____
Signature for Titleholder's Signature Address: 1990 Ridge Road, Cumming, GA 30041
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Present Zoning of Property R-20

Location Northeasterly side of Octavia Circle (being Lots 7 and 8, Vestavia Estates)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 911 District 16th Size of Tract 1.445 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 X 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).

See Exhibit "B" attached hereto and incorporated herein by reference.

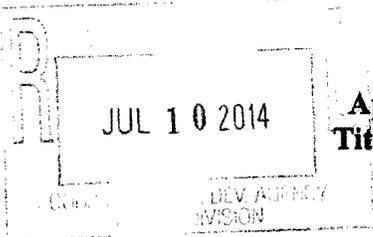
List type of variance requested: Reduction of the required road frontage for a single-family residential lot from seventy-five (75) feet (fifty (50) feet on a cul-de-sac) to forty-one and one-half (41.50) feet. (See § 134-197(4)(c)).

V-82 (2014)
Exhibit A

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.:
Hearing Date:

V- 82 (2014)
September 10, 2014



Applicant:
Titleholder:

East Lake Residential, LLC
Judy Humphreys

Judy Humphreys

Judy Humphreys

Address:

1990 Ridge Road
Cumming, Georgia 30041

Telephone No.:

(404) 374.1672

Signed, sealed, and delivered in the presence of:

Maryellen Lebeda

Notary Public

Commission Expires: 12.10.2016

[Notary Seal]

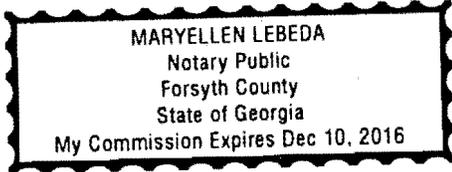


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 82 (2014)
Hearing Date: September 10, 2014

JUL 10 2014

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: East Lake Residential, LLC
Property Owner: Judy Humphreys

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a reduction of the required road frontage for a single-family residential lot from the required seventy-five (75) feet (fifty (50) feet on a cul-de-sac), as set forth under the R-20 zoning classification, to forty-one and one-half (41.50) feet. The property for which this request is made is a 1.445 acre tract and is located at 2996 Octavia Circle, Land Lot 911, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). Originally, the Property was platted as two separate lots, being designated as Lots 7 and 8, Vestavia Estates; however, only one home was constructed. Applicant proposes to return the Property to its original, two separate lots for construction of two single-family homes.

The Subject Property is situated along a very sharp left-hand curve of Octavia Circle, which substantially decreases the frontage along the roadway. Additionally, the subdivision in which the Property is located is an older development in East Cobb, the final subdivision plat being recorded in the Cobb County Deed Records in 1959, and was developed and platted prior to the enactment of the current R-20 Zoning Ordinance and allows for development of the Subject Property as two separate lots (*see* attached copy marked as Exhibit "1"). By reducing the required minimum road frontage for each proposed lot, while keeping all other setbacks and guidelines required under the R-20 zoning classification, new residences may be constructed which are consistent with the existing, surrounding neighborhoods and which are aesthetically appealing in location, size, and quality of construction. The variance requested herein is not substantial and would allow an otherwise reasonable and marketable residential use of the Subject Property; especially, given that, the remaining setbacks and minimum lot requirements for the proposed development meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.

