

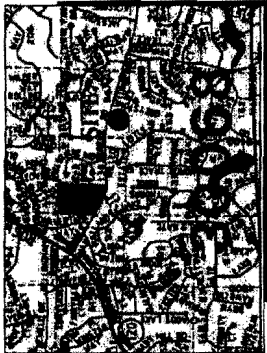
V-79
(2015)

A Tract of land situated in Land Lot 164, 1st District, 3rd Section, Cobb County and being Lot 12 of Unit 3, Willow Point Subdivision is more particularly described as follows:

Commencing at a point on the boundary Right-of-Way of Trimeter Ridge (S 91° 14' 40" W) and point also being the Point of Beginning of the Tract be described:

Thence along said Southerly Right-of-Way S 77° 35' 44" E for a distance of 100.10 feet to the intersection of said Southerly Right-of-Way and the West Way of Greystone Court (S 91° 14' 40" W); Thence along said West Way of Greystone Court (S 91° 14' 40" W) for a distance of 100.10 feet Southwesterly 92.11 feet along an arc to the left (having a radius of 92.11 feet, a chord bearing of S 67° 33' 00" W, and a chord distance of 92.11 feet); Thence along a curve to the right (having a radius of 200.00 feet, a chord bearing of S 71° 23' 31" W, and a chord distance of 200.00 feet) to a point; Thence along said West Way of Greystone Court (S 91° 14' 40" W) for a distance of 100.10 feet to a point; Thence North 75° 45' 51" W for a distance of 305.51 feet to the Point of Beginning.

Containing 0.81 acre or 35,248 square feet as shown on a variance exhibit prepared by Kristopher P. Manley, G.S. 125 No. 3207. This parcel description was prepared for Kristopher P. Manley, G.S. 125 No. 3207. This parcel description was prepared for Kristopher P. Manley, G.S. 125 No. 3207. This parcel description was prepared for Kristopher P. Manley, G.S. 125 No. 3207.



VICINITY MAP
SCALE: 1" = 30'



SURVEYOR'S NOTES

- TITLE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY. THEREFORE ALL MATTER OF TITLE ARE DISCLOSED.
- REFERENCE INFORMATION NOT SHOWN
A. PLAT BOOK 29 PAGE 116
- CERTIFICATION THIS SURVEY WAS PREPARED SOLELY FROM RECORDED DOCUMENTS AND OTHER INFORMATION. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ACTUAL FIELD SURVEY AND SHOULD NOT BE CONSIDERED A LEGAL SURVEY IN ANY WAY. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY EXCEPT FOR NEGLIGENCE ONLY.

CURRENT LOT INFORMATION

1790 GREYSTONE COURT
LOT 12
0.81 ACRE OR 35,248 FT.
NOW OR FORMERLY: JEFFREY A. ZOLLINGER
PARCEL ID: 01016400170
ZONING: R-20

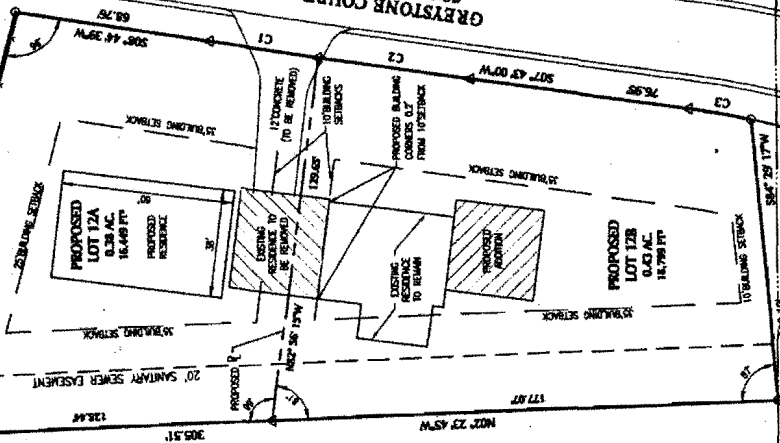
Curve	Length	Radius	Chord Bearing	Chord Length
C1	12.57	57722	89° 47' 47" W	12.57
C2	23.87	57722	89° 47' 47" W	23.87
C3	23.87	57722	89° 47' 47" W	23.87

MR. STEPHEN ISAAC
PLANNING

MAR 19 2015

TIMBER RIDGE ROAD
(GRANFALTT 98.72')

GREYSTONE COURT
(GRANFALTT 98.72')



KRISTOPHER P. MANLEY
PLS 3301
97 GRINDLE BROTHERS ROAD
MURRAYVILLE, GA 30064
PHONE: 706.974.3520
EMAIL: kripman77@live.com

VARIANCE EXHIBIT FOR
JEFFREY A. ZOLLINGER
LOT 12 - UNIT 3 - BLOCK 11
WILLOW POINT SUBDIVISION
LAND LOT 164 - 1ST DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA

REVISIONS
DATE: 13 MARCH 15
FIELD DATE: N/A
DRAWN BY: K. MANLEY
CHECKED BY: K. MANLEY
FILE NAME: ZOLLINGER-EX.DWG

APPLICANT: Jeff Zollinger **PETITION No.:** V-79
PHONE: 770-712-9873 **DATE OF HEARING:** 05-13-2015
REPRESENTATIVE: Jeff Zollinger **PRESENT ZONING:** R-20
PHONE: 770-712-9875 **LAND LOT(S):** 164
TITLEHOLDER: Jeffrey Allen Zollinger **DISTRICT:** 1
PROPERTY LOCATION: At the southwest **SIZE OF TRACT:** 0.81 acre
intersection of Greystone Court and Timber Ridge Road **COMMISSION DISTRICT:** 3
(1790 Greystone Court).

TYPE OF VARIANCE: 1. Waive the minimum lot size from the required 20,000 square feet to 16, 449 square feet for proposed lot 12A and to 18,799 square feet for proposed lot 12B; and 2) reduce the rear setback for lot 12B from 35 feet to 22 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Jeff Zollinger

PETITION No.:

V-79

COMMENTS

TRAFFIC: Recommend no access to Timber Ridge Road from proposed lot 12A.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance is granted, a subdivision plat must be recorded prior to the issuance of any building permits. The existing house must be demolished prior to plat recording. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770528-2147.

STORMWATER MANAGEMENT: All downspouts will be required to direct all roof runoff to the street. Lot grading plans must be approved by Stormwater Management Division prior to permitting.

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: Jeff Zollinger

PETITION No.: V-79

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-79

R-30

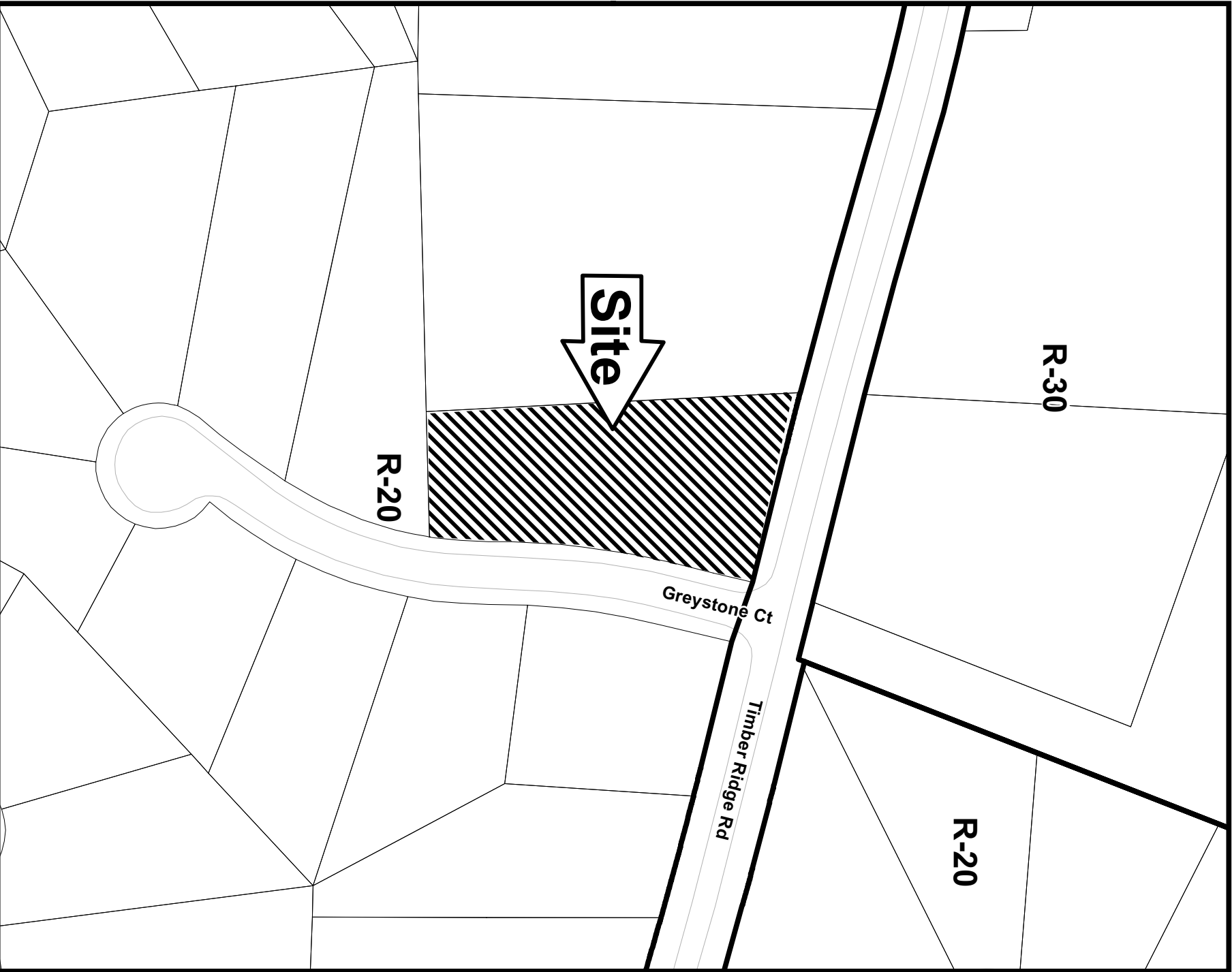
R-20

R-20

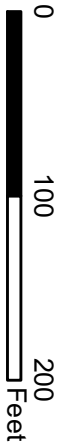
Site

Greystone Ct

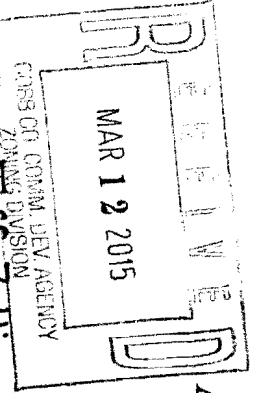
Timber Ridge Rd



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-79
Hearing Date: 5-13-15

Applicant Jeff Zollinger Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com

Jeff Zollinger Address 1790 Greystone Court Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com
(representative's signature) Sabrina L. Heard
NOTARY PUBLIC
Gwinnett County, Georgia
Signed, sealed and delivered in presence of:
State of Georgia Sabrina L. Heard

My commission expires: October 13, 2016 My Commission Expires October 13, 2016
Notary Public

Titleholder Jeff Zollinger Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com
Signature [Signature] Address: 1790 Greystone Ct. Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: October 13, 2016
Sabrina L. Heard sealed and delivered in presence of:
NOTARY PUBLIC
Gwinnett County, Georgia
Sabrina L. Heard
My Commission Expires October 13, 2016 Notary Public

Present Zoning of Property P-20

Location 1790 Greystone Ct, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 1st Size of Tract .81 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 X 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).

Grand parents want to buy part of the lot to be closer to daughter's grandchildren. lot could easily accommodate two houses

List type of variance requested: lot size variance for lot 12A & 12B