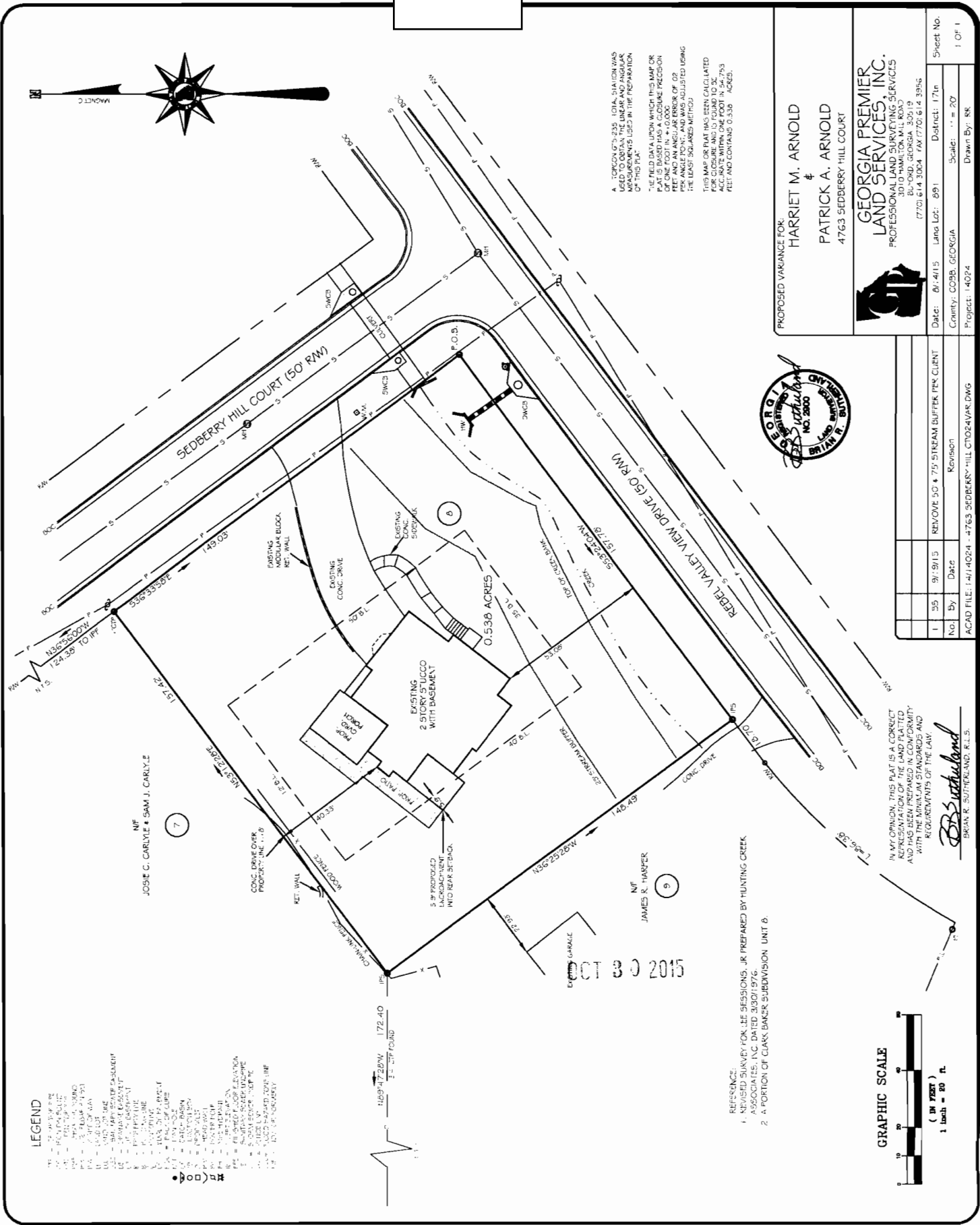


V-3  
(2016)



A TORCON 02S 325 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEURE PRECISION PER ANGLE POINT OF 02 FEET AND AN ANGULAR ERROR OF 02 SECONDS OF AN ARC.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSEURE AND CLOSURE TO 2X THE PERCENTAGE OF THE DISTANCE OF EACH FEET AND CONTAINS 0.330 ACRES.



PROPOSED VARIANCE FOR:  
**HARRIET M. ARNOLD**  
 &  
**PATRICK A. ARNOLD**  
 4763 SEDBERRY HILL COURT

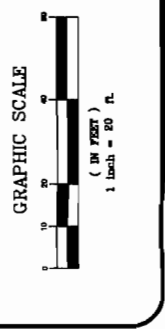
**GEORGIA PREMIER LAND SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 3010 HAMILTON MILL ROAD  
 BU-0648, GEORGIA 30019  
 (770) 614-3004 FAX (770) 614-3346

Date:	06/4/15	Land Lot:	691	District:	171n	Sheet No.	1 OF 1
County:	COBB, GEORGIA	Scale:	" = 20'	Drawn By:	SK		
Project:	14024						

No.	By	Date	Revision
1	SK	9/19/15	REMOVE 50' & 75' STREAM BUFFER PER CLIENT

ACAD FILE: I-47-14024-4763 SEDBERRY HILL CTO024VARI.DWG

**LEGEND**  
 1 = PROPERTY LINE  
 2 = EXISTING CONCRETE DRIVE  
 3 = EXISTING CONC. DRIVE  
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 100 = EXISTING CONC. DRIVE



REFERENCE:  
 1. REVISED SURVEY FOR THE SESSIONS, JR. PREPARED BY HUNTING CREEK ASSOCIATES, INC. DATED 3/20/07.  
 2. A PORTION OF CARY-BAKER SUBDIVISION UNIT 6.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Brian R. Sutherland, R.L.S.

OCT 30 2015

**APPLICANT:** Patrick Arnold

**PETITION No.:** V-3

**PHONE:** 404-423-3916

**DATE OF HEARING:** 01-13-2016

**REPRESENTATIVE:** Patrick Arnold

**PRESENT ZONING:** R-30

**PHONE:** 404-423-3916

**LAND LOT(S):** 891

**TITLEHOLDER:** Patrick A. Arnold and Amanda H. Arnold

**DISTRICT:** 17

**PROPERTY LOCATION:** On the western corner of Rebel Valley View and Sedberry Hill Court (4763 Sedberry Hill Court).

**SIZE OF TRACT:** 0.54 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 34 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        MOTION BY       

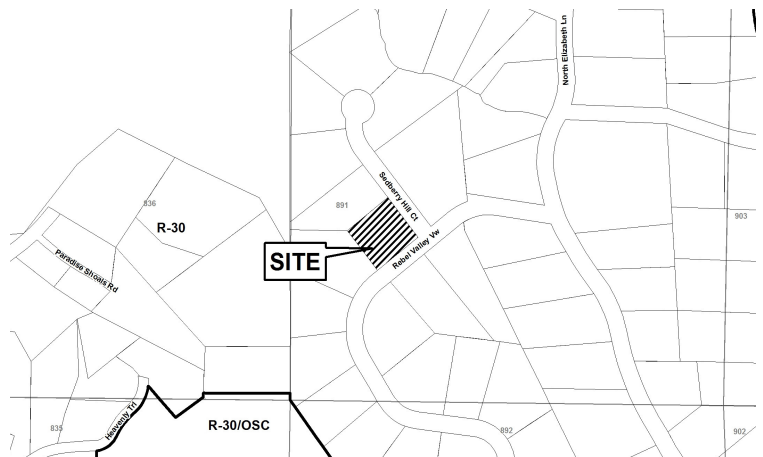
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comments.

**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:** 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:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

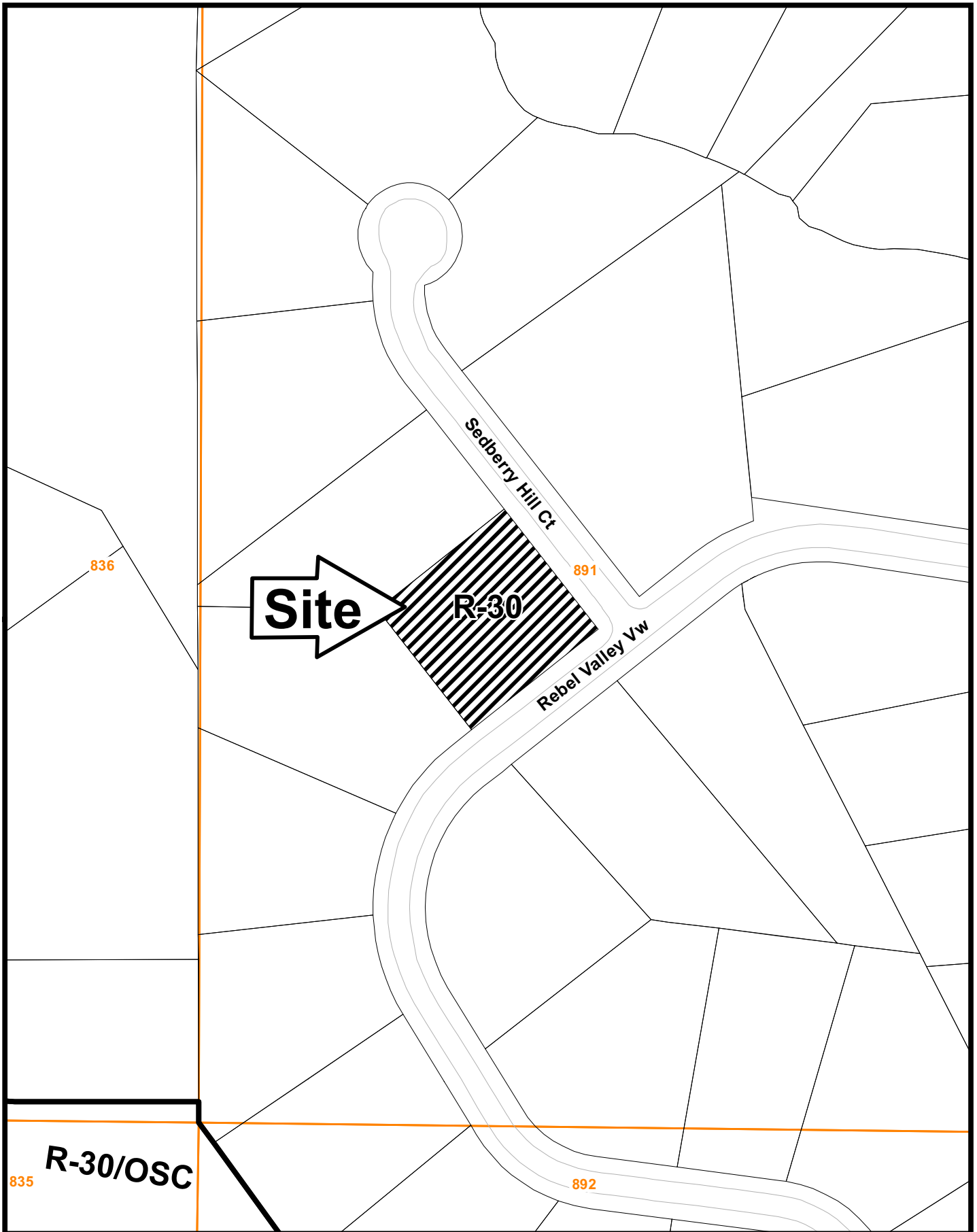
**SEWER:** No conflict.

**APPLICANT:** Patrick Arnold **PETITION No.:** V-3

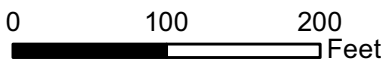
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-3



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

OCT 30 2015

(type or print clearly)

Application No. V-3

Hearing Date: 1-13-16

Applicant Patrick Arnold Phone # 4044233916 E-mail Patrick.Arnold@avisonyoung.com

Patrick Arnold Address 4763 Sedberry Hill Ct  
(representative's name, printed) (street, city, state and zip code)

RAA Phone # 4044233916 E-mail patrick.arnold@avisonyoung.com  
(representative's signature)

My commission expires: 8-26-2018 Signed, sealed and delivered in presence of: Mary Derty  
Notary Public

*Amanda Arnold*  
Titleholder Patrick Arnold Phone # 4044233916 E-mail patrick.arnold@avisonyoung.com  
RAA Signature Amanda Arnold Address: 4763 Sedberry Hill Ct Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8-26-2018 Signed, sealed and delivered in presence of: Mary Derty  
Notary Public

Present Zoning of Property R-30

Location 4763 Sedberry Hill Ct. Atl. GA 30339  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 891 District 7<sup>th</sup> Size of Tract .538 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). ~~Common lot~~

Corner lot limits our ability to expand

List type of variance requested: Waive rear setback from 40' to 34.1 ft'