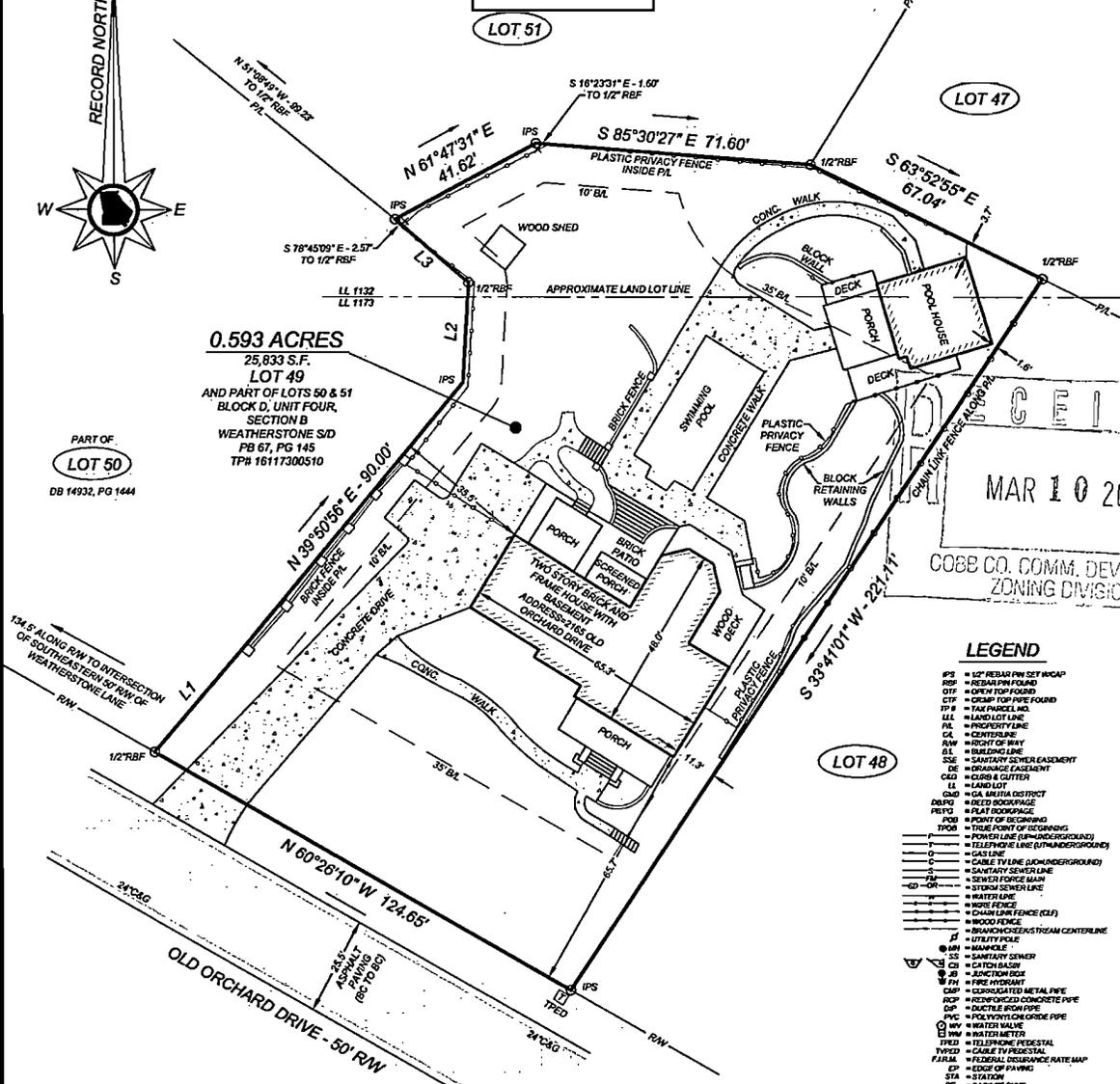


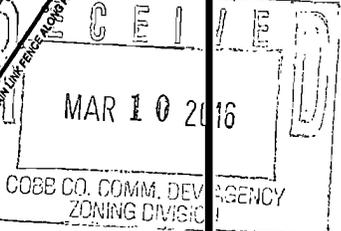
V-69
(2016)

LINE	BEARING	DISTANCE
L1	N 40°34'49" E	35.00'
L2	N 03°18'15" E	25.95'
L3	N 49°28'07" W	26.17'



0.593 ACRES
25,833 S.F.
LOT 49
AND PART OF LOTS 50 & 51
BLOCK D, UNIT FOUR,
SECTION B
WEATHERSTONE S/D
PB 67, PG 145
TPR 16117300510

PART OF
LOT 50
DB 14932, PG 1444



LEGEND

- IPS = 1/2" REBAR RW SET W/CAP
- RSP = REBAR PIN FOLD
- OTF = OPEN TOP FOLD
- OTF = OPEN TOP PIPE FOLD
- TP # = TAX PARCEL NO.
- LL = LAND LOT
- PL = PROPERTY LINE
- CL = CENTERLINE
- RW = RIGHT OF WAY
- BL = BUILDING LINE
- SE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- CEU = CURB & GUTTER
- LL = LAND LOT
- GA = GA METRA DISTRICT
- DEPO = DEED BOOK PAGE
- PREFO = PILE FOOTING
- POB = POINT OF BEGINNING
- TPOB = TRUE POINT OF BEGINNING
- PL = POWER LINE (UP/UNDERGROUND)
- T = TELEPHONE LINE (UP/UNDERGROUND)
- C = GAS LINE
- C = CABLE TV LINE (UP/UNDERGROUND)
- S = SANITARY SEWER LINE
- SF = SEWER FORCE MAIN
- SD = STORM SEWER LINE
- W = WATER LINE
- WF = WIRE FENCE
- CF = CHAIN LINK FENCE (CLF)
- WF = WOOD FENCE
- BC = BRANCH/CREEK/STREAM CENTERLINE
- UT = UTILITY POLE
- M = MANHOLE
- SS = SANITARY SEWER
- CB = CATCH BASIN
- SD = SLOTTED DRAIN
- FD = FIRE HYDRANT
- DM = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- PIP = POLYETHYLENE GLYCOL PIPE
- WP = WATER METER
- WM = WATER METER
- FPED = FENCE POST
- TPED = TELEPHONE PEDESTAL
- FM = FEDERAL DISBURSMENT RATE MAP
- ED = EDGE OF PAVING
- STA = STATION
- BC = BACK OF CURB
- S.F. = SQUARE FEET
- EC = EDGE OF CONCRETE
- ET = ELECTRICAL TRANS-ORDER
- DYL = DOUBLE YELLOW LINE STRIPING

NOTES:

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 67, PAGE 145 AND DEED BOOK 13238, PAGE 855 OF COBB COUNTY RECORDS.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13067C01284, DATED NOVEMBER 2, 2012.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE COBB COUNTY ZONING ORDINANCE FOR R-20 ZONING CLASSIFICATION.
- THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 07/19/2013.
- THERE WERE NO NATIONAL GEODETIC SURVEY (NGS) MONUMENTS FOUND WITHIN 500 FEET OF ANY PORTION OF THIS PROPERTY.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-8 ROBOTIC TOTAL STATION.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT BY 276.05 FEET.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.



GRAPHIC SCALE
1"=30'

DATE:	MARCH 7, 2016	ISSUE	
SCALE: HORIZ.	1"=30'	NO.	DESCRIPTION
ACREAGE:	0.593		
LAND LOT(S):	1132 & 1173		
DISTRICT:	16th SECTION: 2nd		
CITY:	N/A		
COUNTY:	COBB STATE: GEORGIA		
SURVEYED:	SDC DRAWN: MJS		
CHECKED:	APPROVED: CAM		
PROJECT #:	-13-291		



GA LAND SURVEYOR, LLC



404-384-9577

1670 SACKETTS DR.
LAWRENCEVILLE, GA. 30043

BOUNDARY SURVEY FOR:

WILLIAM D. MEADOWS

2165 OLD ORCHARD DRIVE
LOT 49, BLOCK D, UNIT FOUR, SECTION B, WETHERSTONE S/D
LAND LOT 1132 & 1173, 16th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA
TAX PARCEL No. 16117300510

APPLICANT: William D. Meadows

PETITION No.: V-69

PHONE: 404-545-0191

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-20

PHONE: 770-429-1499

LAND LOT(S): 1132,1173

TITLEHOLDER: William D. Meadows

DISTRICT: 16

PROPERTY LOCATION: Located on the
Northeasterly side of Old Orchard Drive, and
Southeasterly of Weatherstone Lane

SIZE OF TRACT: 0.59 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setbacks for an accessory structure under 650 (existing 576 pool house) from
required 35 feet from the rear to three feet and from required 10 feet from the side to one foot adjacent to the
eastern property line.

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

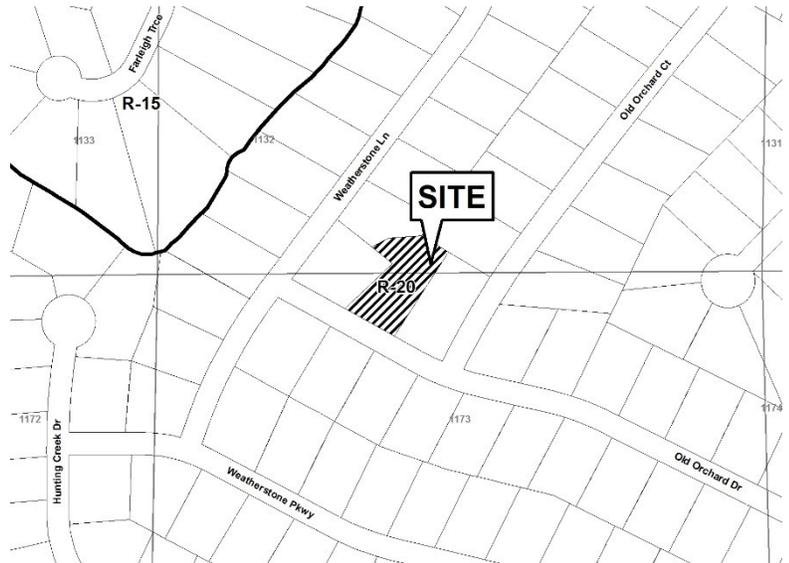
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS: _____



APPLICANT: William D. Meadows

PETITION No.: V-69

COMMENTS

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

DEVELOPMENT & INSPECTIONS: 2165 Old Orchard Dr. – Our records indicate that pool house was constructed without proper permits. If allowed to remain permits and inspections are required. Walls closer than 5 feet to the property line require 1- hour fire rating.

SITE PLAN REVIEW: No Comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater management impacts observed.

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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

WATER: No conflict (Marietta service area)

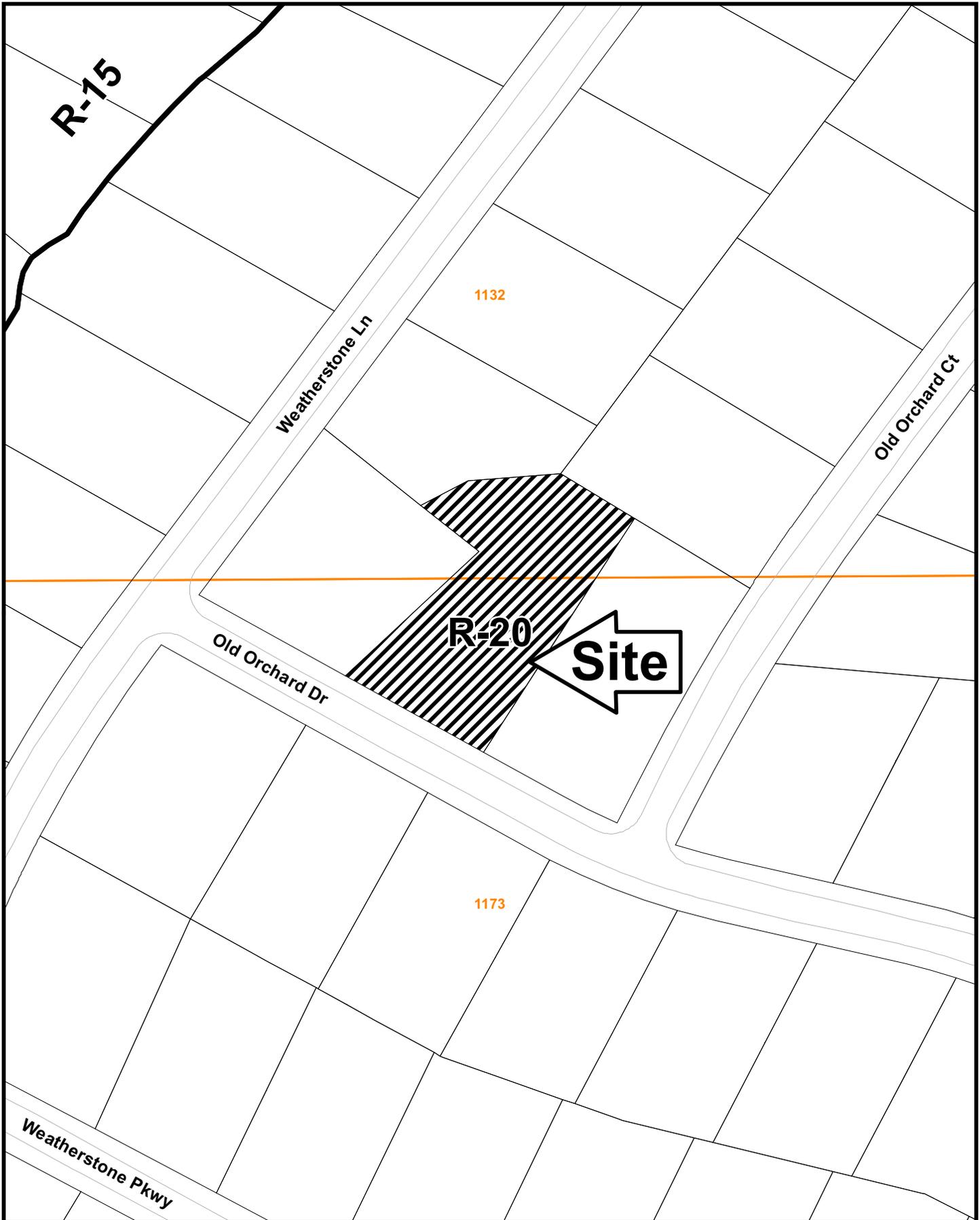
SEWER: No conflict (Marietta service area)

APPLICANT: William D. Meadows

PETITION No.: V-69

FIRE DEPARTMENT: 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-69-2016 GIS MAP



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-69 (2016)
Hearing Date: 05/11/2016

Applicant William D. Meadows Phone # (404) 545-0191 E-mail bill@meadindoor.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

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

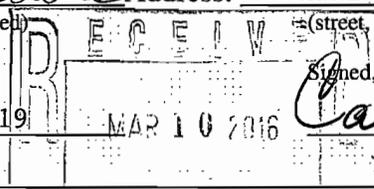

My commission expires: January 10, 2019

Titleholder William D. Meadows Phone # (404) 545-0191 E-mail bill@meadindoor.com
[Signature] Address: 2165 Old Orchard Drive
(attach additional signatures, if needed) Marietta, GA 30068
(street, city, state and zip code)



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

My commission expires: January 10, 2019



Present Zoning of Property R-20

Location Northeasterly side of Old Orchard Drive; southeasterly of Weatherstone Lane
(street address, if applicable; nearest intersection, etc.) (2165 Old Orchard Drive)

Land Lot(s) 1132, 1173 District 16th Size of Tract 0.593± 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

Does the property or this request need a second electrical meter? YES _____ NO

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 "A" attached hereto and incorporated herein by reference.

List type of variance requested: See Exhibit "A" attached hereto and incorporated herein by reference.

V-69
(2016)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 69 (2016)
Hearing Date: May 11, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: William D. Meadows

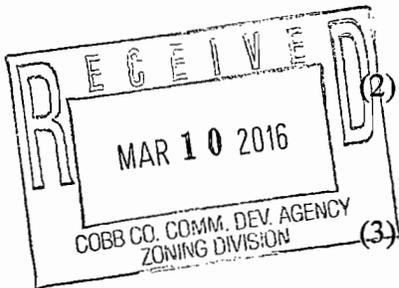
Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is 0.593 acres and is Lot 49, Block D, Unit Four, Section B, Wetherstone Subdivision, Land Lots 1132 and 1173, 16th District, 2nd Section, Cobb County, Georgia, being known as 2165 Old Orchard Drive (hereinafter "Property" or "Subject Property"). Applicant requests waivers of the required minimum setbacks as follows:

- (1) Waiver of the required minimum side setback along the southeasterly side from the required ten (10) feet to 1.6 feet;
- (2) Waiver of the required minimum side setback along the northwesterly side from the required ten (10) feet to eight (8) feet; and
- (3) Waiver of the required minimum rear setback in the northeast corner from the required thirty-five (35) feet to 3.7 feet.

Said requested waivers are more particularly shown and reflected on the Boundary Survey prepared for Applicant by GA Land Surveyor, LLC, and submitted with the Application for Variance.

Applicant has resided at the Subject Property since 1997, and additional property was added to the rear of the original lot to accommodate home and grounds projects which Applicant wished to accomplish. The accessory structure in question was constructed in 2000. Applicant hired a contractor to construct the structure and was unaware until recently that the structure failed to comply with the minimum setback requirements for the Property. The structure has been in use since 2000. Applicant is seeking the requested waivers to allow the structure to remain on the Property. All affected neighbors do not object to the variance.



V-69
(2016)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Page Two of Two

Application No.: V- 69 (2016)

Hearing Date: May 11, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: William D. Meadows

List type of variance requested:

- (1) Waiver of the required minimum side setback along the southeasterly side from the required ten (10) feet to 1.6 feet;
- (2) Waiver of the required minimum side setback along the northwesterly side from the required ten (10) feet to eight (8) feet; and
- (3) Waiver of the required minimum rear setback in the northeast corner from the required thirty-five (35) feet to 3.7 feet.

(See § 134-197(4)(d)).

