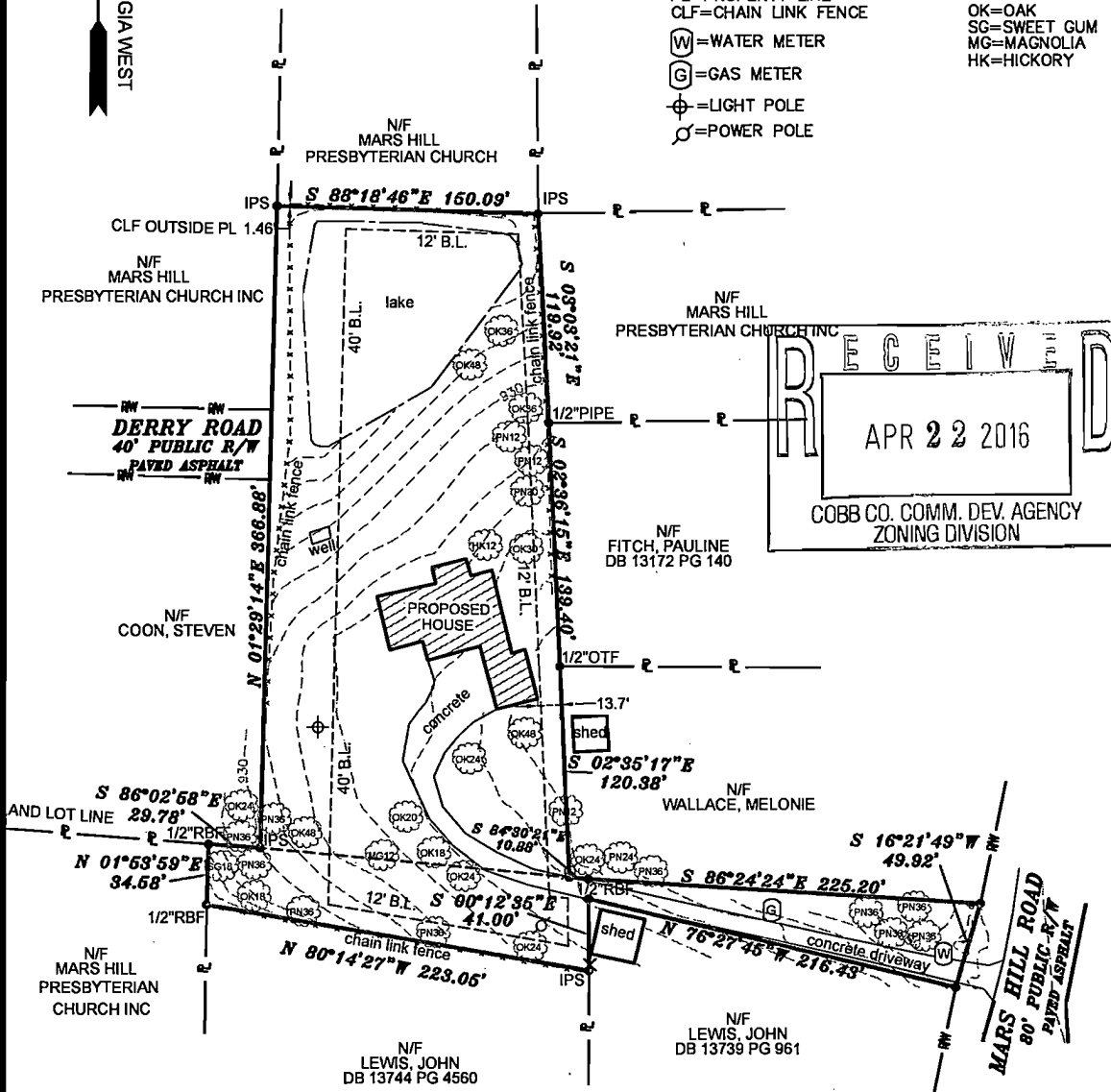


V-82  
(2016)

LEGEND

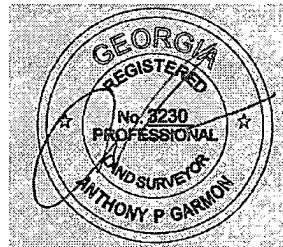
- N/F=NOW OR FORMERLY
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PG=PAGE
- OTF=OPEN TOP FOUND
- RBF=REBAR FOUND
- PL=PROPERTY LINE
- CLF=CHAIN LINK FENCE
- (W)=WATER METER
- (G)=GAS METER
- (⊕)=LIGHT POLE
- (⊙)=POWER POLE

- (OK24)=TREE
- ( )=DIAMETER
- ( )=TYPE
- PN=PINE
- OK=OAK
- SG=SWEET GUM
- MG=MAGNOLIA
- HK=HICKORY



**RECEIVED**  
 APR 22 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**PARCEL 20010900180**  
**3303 MARS HILL ROAD**  
**ACWORTH, GA 30101**  
**77,481.92 Sq. Feet**  
**1.78 Acres**



Surveyor's Acknowledgment

I hereby certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 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.



NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON NOVEMBER 24, 2015.

SURVEY FOR:

**MARS HILL PRESBYTERIAN CHURCH INC**

<b>LAND LOT:</b>	<b>DATE</b>
109 & 120	12/04/2015
<b>DISTRICT: 20</b>	<b>SCALE</b>
<b>SECTION: 2</b>	1"=80'
<b>COUNTY:</b>	<b>JOB NO.</b>
COBB	2015-243

**GARMON**

**Land Surveying**

1920 Railroad Street Statham, Ga 30666  
 678-776-3544 - tony@garmonlandsurveying.com

**DRAWING NAME:**  
 3303 MARS HILL RD.dwg

**APPLICANT:** Stonehaven Capital, LLC

**PETITION No.:** V-82

**PHONE:** 770-527-4046

**DATE OF HEARING:** 06-15-2016

**REPRESENTATIVE:** Mike McMahan

**PRESENT ZONING:** R-30

**PHONE:** 770-527-4046

**LAND LOT(S):** 109, 120

**TITLEHOLDER:** Stonehaven Capital, LLC

**DISTRICT:** 20

**PROPERTY LOCATION:** On the west side of Mars Hill Road, north of Mars Hill Church Road, and at the eastern terminus of Derry Road

**SIZE OF TRACT:** 1.78 acres

Hill Road, north of Mars Hill Church Road, and at the eastern terminus of Derry Road  
(3303 Mars Hill Road).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from the required 50 feet to 12 feet.

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

**BOARD OF APPEALS DECISION**

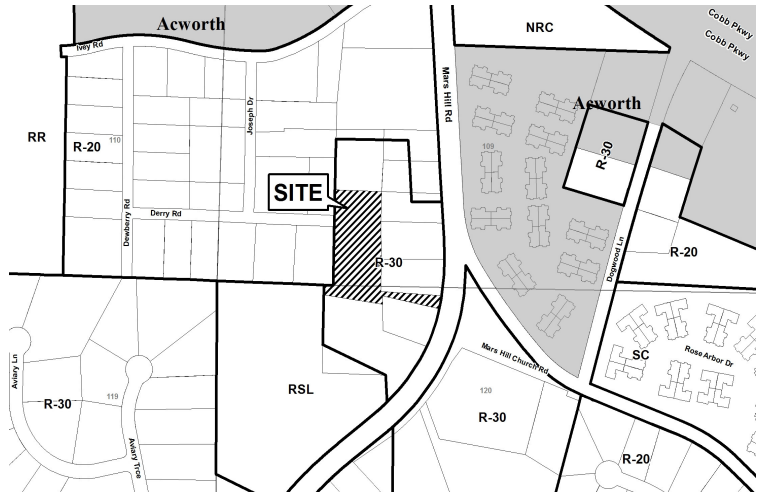
APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Stonehaven Capital, LLC      **PETITION No.:** V-82

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend curb and gutter along Mars Hill Road frontage.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**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 for V-72 –V-85.

**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:** 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.

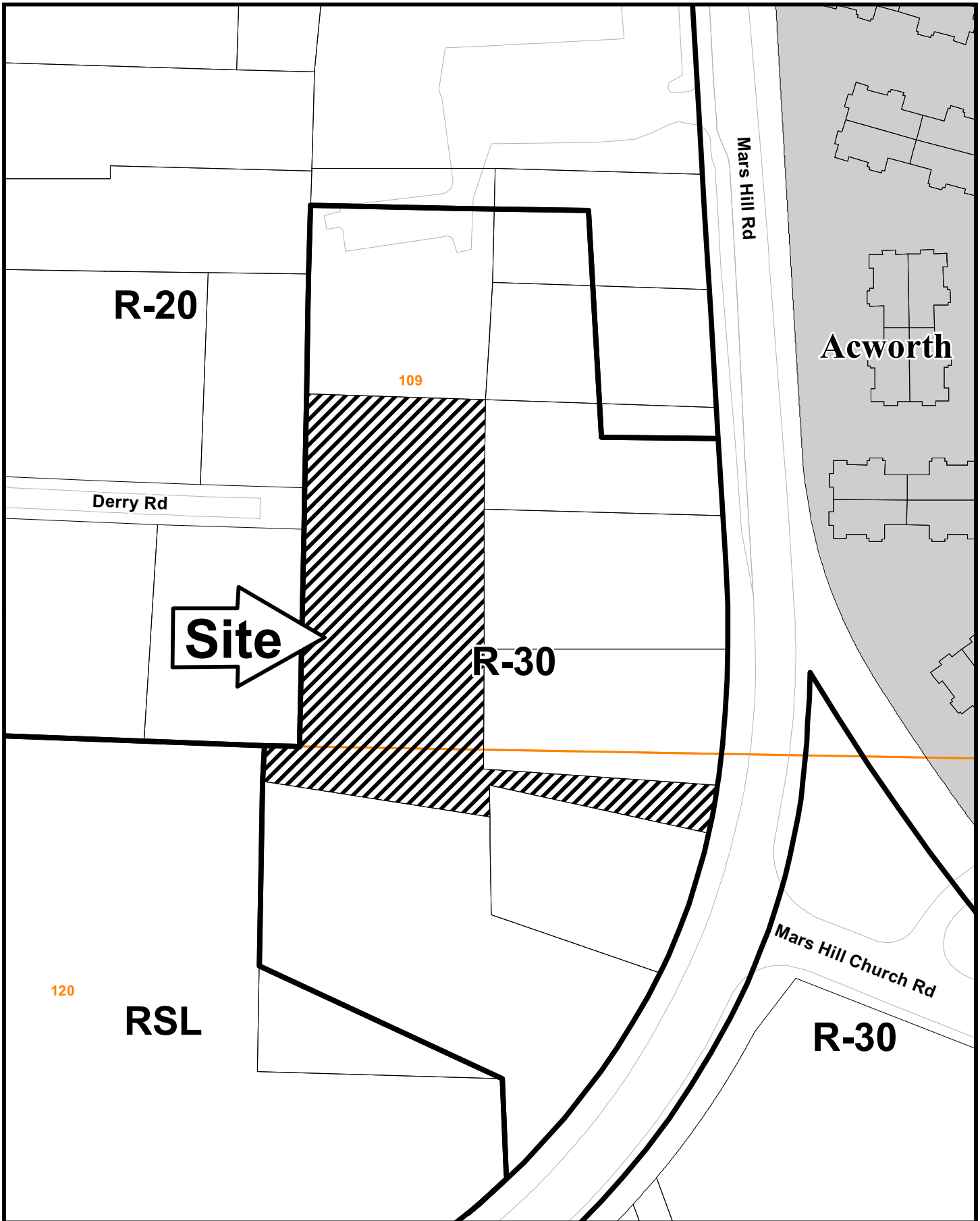
\*\*\*\*\*

- FIRE DEPARTMENT:**
1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
  2. Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
  3. Maximum grade shall not exceed 18%.
  4. Driveway must extend within 150' of the most remote portion of the structure.
  5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
  6. Driveway must support 25 Tons (50,000 lbs.)
  7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
  8. Hydrant within 500' of remote structure, minimum 6" main\*  
(Required Flow: 1000 gpm @ 20 psi)

\* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

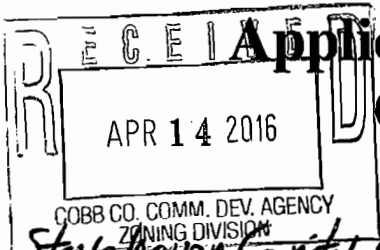
# V-82-2016 GIS



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

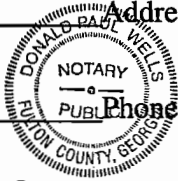
(type or print clearly)

Application No. V-82  
Hearing Date: 12-15-16

Applicant Stone Haven Capital, LLC Phone # 770 527 4046 E-mail MIKE@paulding

MIKE McMahon  
(representative's name, printed) Address 3104 Creekside Village Dr, Ste 587 Kennesaw 30144  
(street, city, state and zip code)

Mike McMahon  
(representative's signature) Phone # 770 527-4046 E-mail MIKE@paulding  
CONSTRUCTION.COM



My Commission Expires  
March 24, 2017

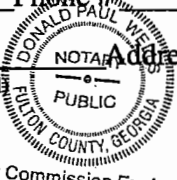
Signed, sealed and delivered in presence of:

Tom Paulding  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder Stone Haven Capital Phone # 770 527 4046 E-mail same

Signature Mike McMahon  
(attach additional signatures, if needed) Address: 3104 Creekside Village Dr #507 Kennesaw 30144  
(street, city, state and zip code)



My Commission Expires  
March 24, 2017

Signed, sealed and delivered in presence of:

Tom Paulding  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-30

Location 3303 Mars Hill Rd NW Acworth 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 109 & 120 District 20th Size of Tract 1.78 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:

see Exhibit "A"

List type of variance requested: frontage setback

Waive front setback from 40' to 12' as was existing house