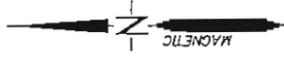


THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FEMA FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0077 C COMMUNITY #130052 DATED: DEC. 16, 2008

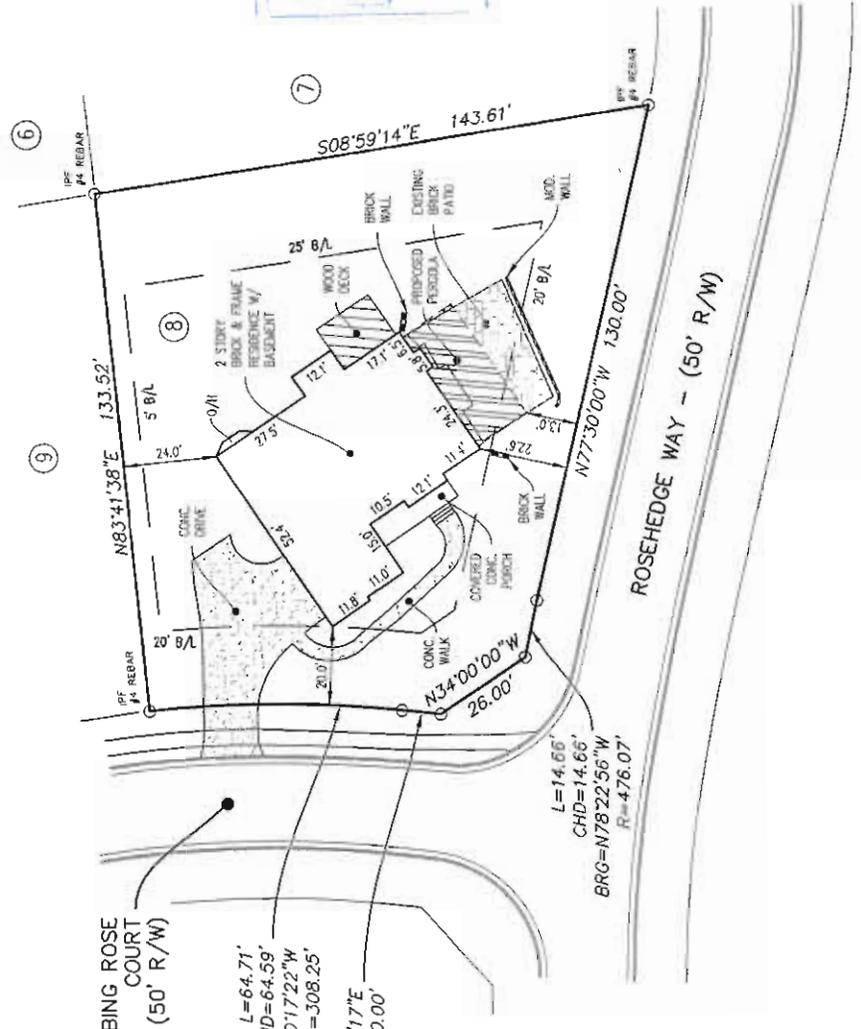


V-122
(2016)



centerline
Surveying and Land Planning, Inc.
1301 SHELTON ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2359

616021-3



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. 15-6-57.

TRAVERSE CLOSURE - OPEN
ANGULAR ERROR - N/A
ADJUSTMENT - NO ADJUSTMENT
MAGNETIC BEARING ROTATED TO MATCH REFERENCE PLAT
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:190,372
ALL MATTERS OF TITLE EXCEPTED.

VARIANCE APPLICATION FOR:
REDUCTION OF MAJOR SIDE SETBACK TO ALLOW CONSTRUCTION OF PERGOLA OVER EXISTING BRICK PATIO.

AREA:
0.381 ACRES (16,576 SQ.FT.)

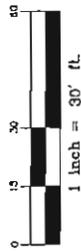
CURRENT ZONING:
R-20/OSC

REFERENCE DEED:
DB 14914, PG 6117

REFERENCE PLAT:
PB 223, PG. 8
PB 246, PG. 33

PROPERTY ADDRESS:
1600 CLIMBING ROSE COURT
KENNESAW, GEORGIA 30152

VARIANCE PLAT FOR:
SEAN REYNOLDS
BEING LOT 8, UNIT 1, PHASE 1
HEDGE ROSE SUBDIVISION
LOCATED IN LAND LOT 224
IN THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 30' DATE: JUNE 29, 2016



APPLICANT: Michael Sean Reynolds

PETITION No.: V-122

PHONE: 513-227-9067

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Elizabeth Reynolds

PRESENT ZONING: R-20/OSC

PHONE: 513-227-9067

LAND LOT(S): 224

TITLEHOLDER: Michael S. Reynolds and Elizabeth Reynolds

DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of Rosehedge Way and Climbing Rose Court (1600 Climbing Rose Court).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the major side setback from the required 20 feet to 13 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

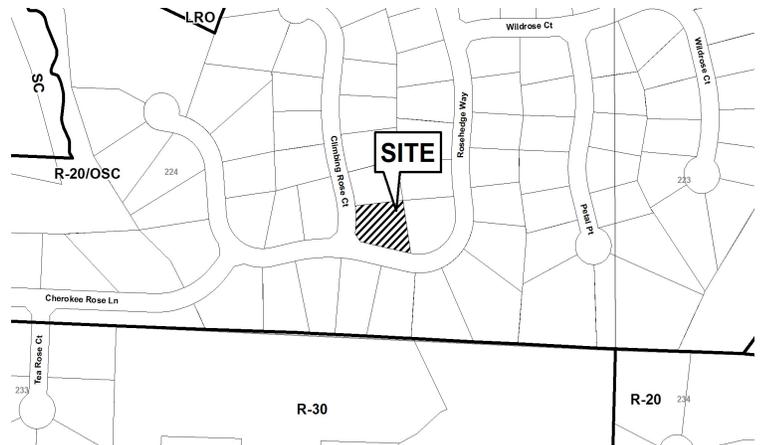
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Michael Sean Renyolds **PETITION No.:** V-122

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 along with any approved setback reductions, 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 site is not within the boundaries of approved designed 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

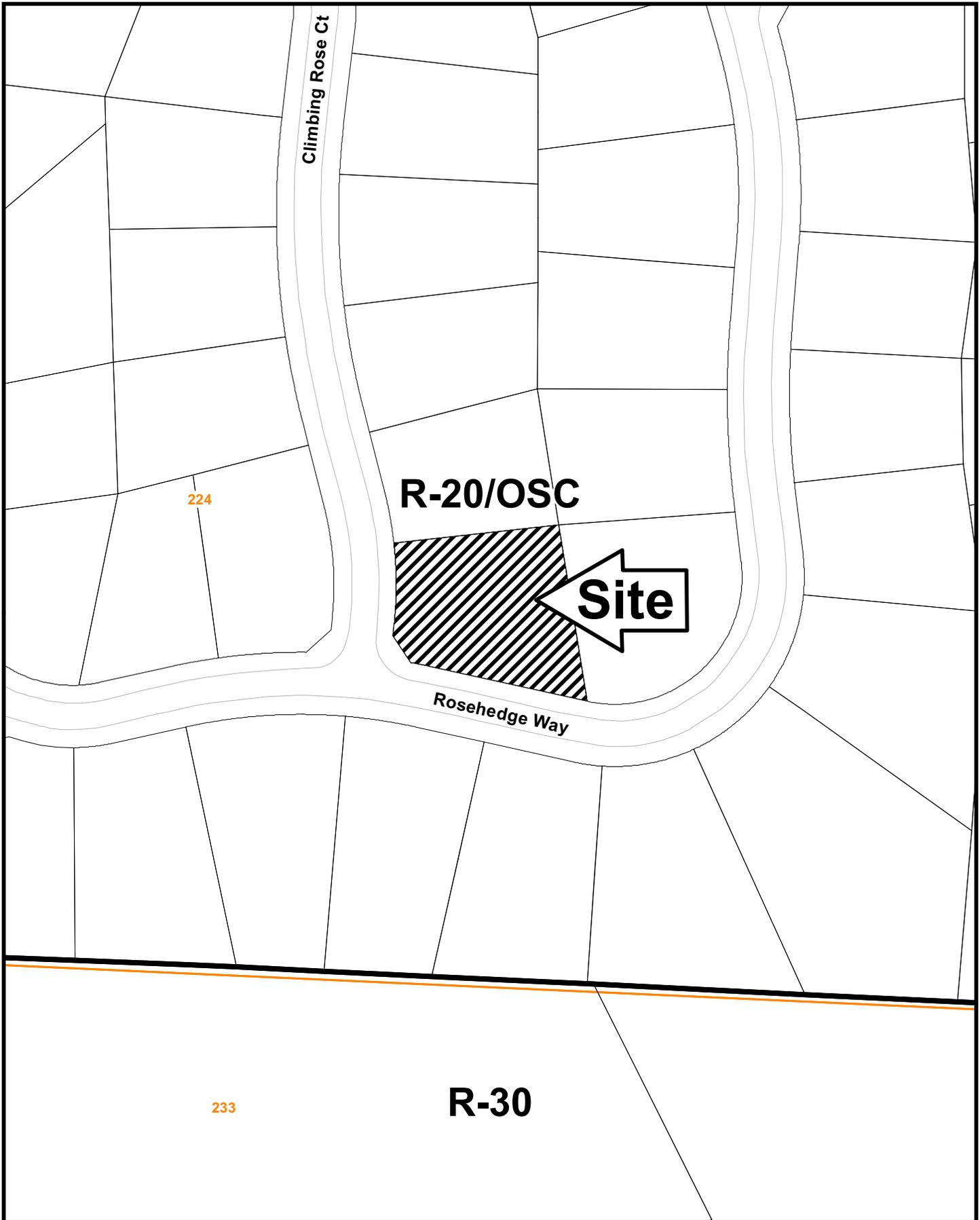
SEWER: No conflict

APPLICANT: Michael Sean Renyolds

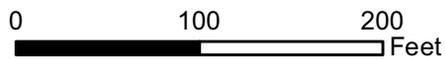
PETITION No.: V-122

FIRE DEPARTMENT: NO COMMENTS: 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-122-2016 GIS



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)

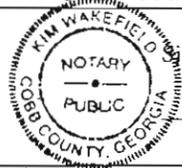
Application No. V-122
Hearing Date: 9-14-16

Applicant Michael Sean Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com

Elizabeth Reynolds Address 1600 Climbing Rose Ct. NW. Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Elizabeth Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com
(representative's signature)

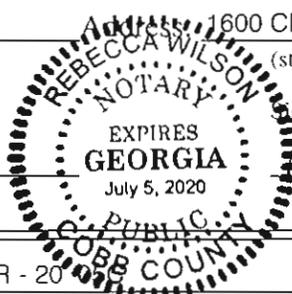
My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Kim Wakefield
Notary Public



Titleholder Michael S. Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com
Elizabeth Reynolds My Commission Expires November 19, 2018

Signature Michael S. Reynolds Address 1600 Climbing Rose Ct. NW. Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

Elizabeth Reynolds Signed, sealed and delivered in presence of: Rebecca Wilson
My commission expires: July 5, 2020
Notary Public



Present Zoning of Property R-20 R-20 05C

Location 1600 Climbing Rose Ct NW Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 20 Size of Tract 0.381 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:

This pergola would create shade for existing brick patio. Patio location is on side of home due to positioning of house on corner lot and the topographic nature of the property.

List type of variance requested: Encroachment into major side setback with pergola {34x15} side setback as shown on plat.