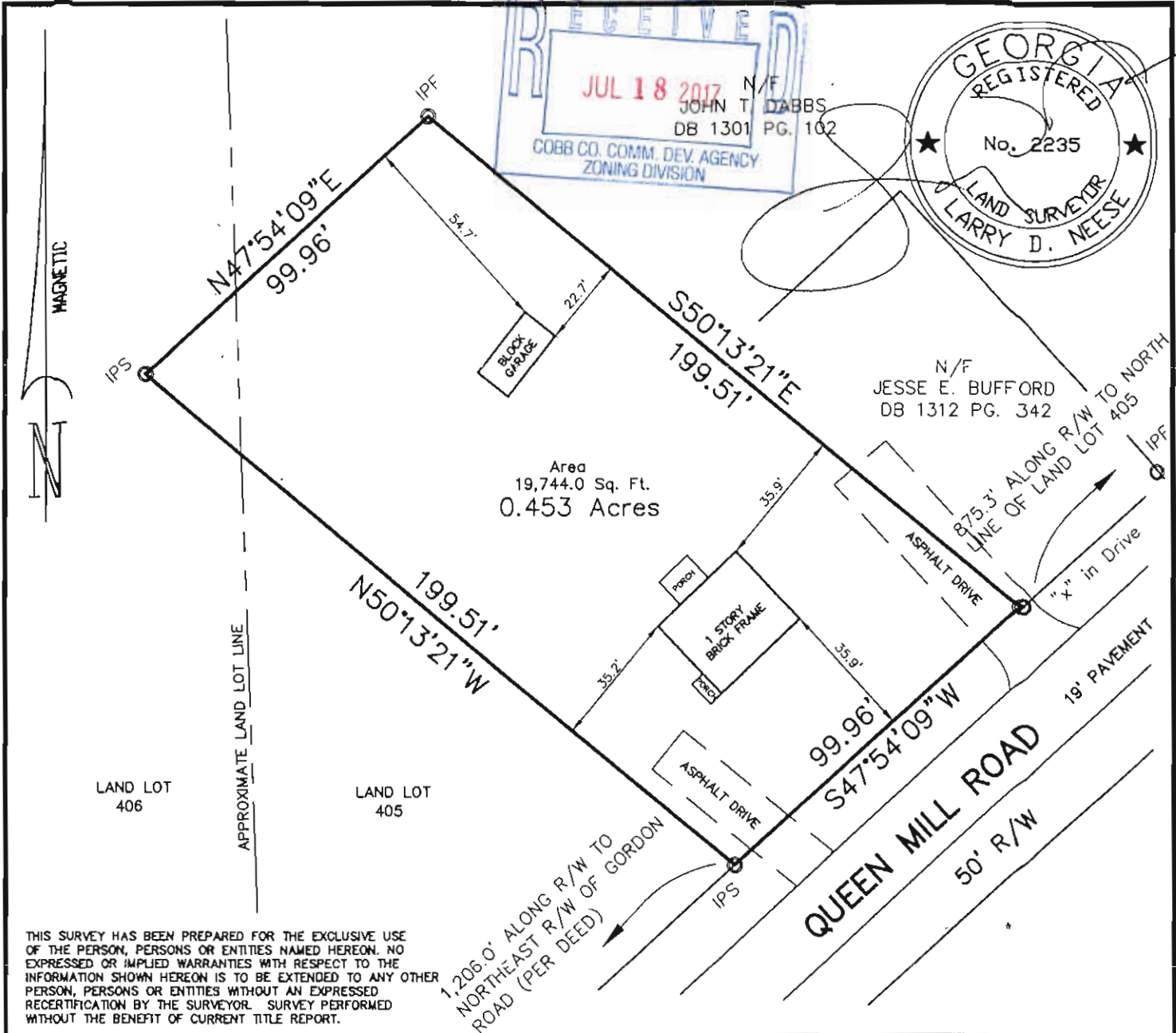


V-100
(2017)

RECEIVED
JUL 18 2017 N/F
JOHN T. DABBS
DB 1301 PG. 102
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA
REGISTERED
No. 2235
LAND SURVEYOR
LARRY D. NEESE



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13087C0085 F DATE: AUGUST 18, 1992

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR SoklaSet60R LINEAR SoklaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

FOLARIN A. JOHNSON

LOT Part of 18	BLOCK
Property of C.R. Cardell S/D	
PLAT BOOK 4	PAGE 93
LAND LOT 405 & 406	
DISTRICT 18TH	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE 09-01-05	REVISED
SCALE: 1= 40	JOB NO. Acad 05-0020

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

APPLICANT: Folarin A. Johnson

PETITION No.: V-100

PHONE: 917-533-3052

DATE OF HEARING: 10-11-2017

REPRESENTATIVE: Folarin A. Johnson

PRESENT ZONING: R-20

PHONE: 917-533-3052

LAND LOT(S): 405, 406

TITLEHOLDER: Folarin A. Johnson

DISTRICT: 18

PROPERTY LOCATION: On the northwest side of Queen Mill Road, north of Mableton Parkway (6816 Queen Mill Road).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 19,744 square feet; and 2) waive the front setback from 40 feet to 35 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Folarin A. Johnson

PETITION No.: V-100

COMMENTS

TRAFFIC: Recommend only one driveway on Queen Mill Road.

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: Subject to site grading plan approval by Stormwater Management prior to permitting.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

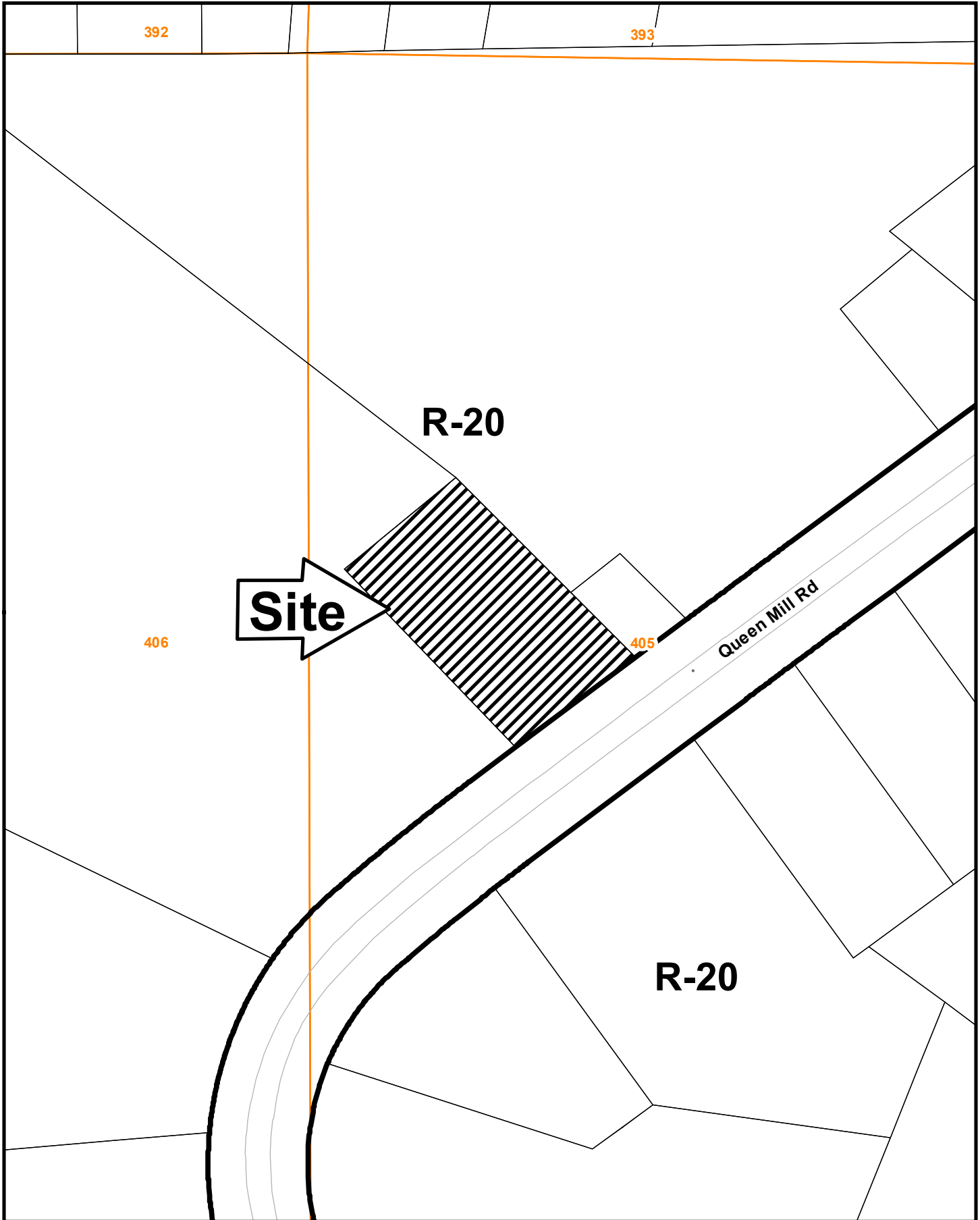
WATER: No conflict.

SEWER: No conflict.

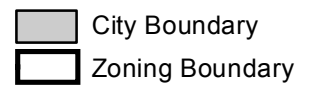
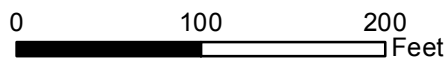
APPLICANT: Folarin A. Johnson **PETITION No.:** V-100

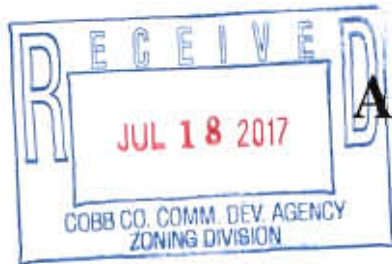
FIRE DEPARTMENT: No comments.

V-100 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.





Application for Variance Cobb County

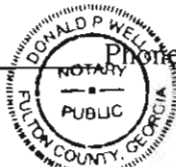
(type or print clearly)

Application No. V-100
Hearing Date: 10-11-17

Applicant FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail FOLARIN4@gmail.com

FOLARIN A. JOHNSON Address 49 REYNOLDS ST S.I NY 10305
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)



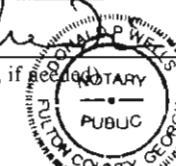
Phone # 917/533-3052 E-mail Folarin4@gmail.com

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

My commission expires: _____
My Commission Expires
March 15, 2021

Titleholder FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail Folarin4@gmail.com

Signature [Signature] Address: 49 Reynolds St S.I NY 10305
(attach additional signatures, if applicable) (street, city, state and zip code)



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

My commission expires: _____
My Commission Expires
March 15, 2021

Present Zoning of Property R-20

Location 6816 QUEEN MILL ROAD MABLETON GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 District 18th Size of Tract _____ 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:

I bought the land with a house on it and demolished it to build a new home. I do have a set of plans to build. I will like the board to reconsider and grant me a variance

List type of variance requested: I do have a size of 19,943 sq ft of land.