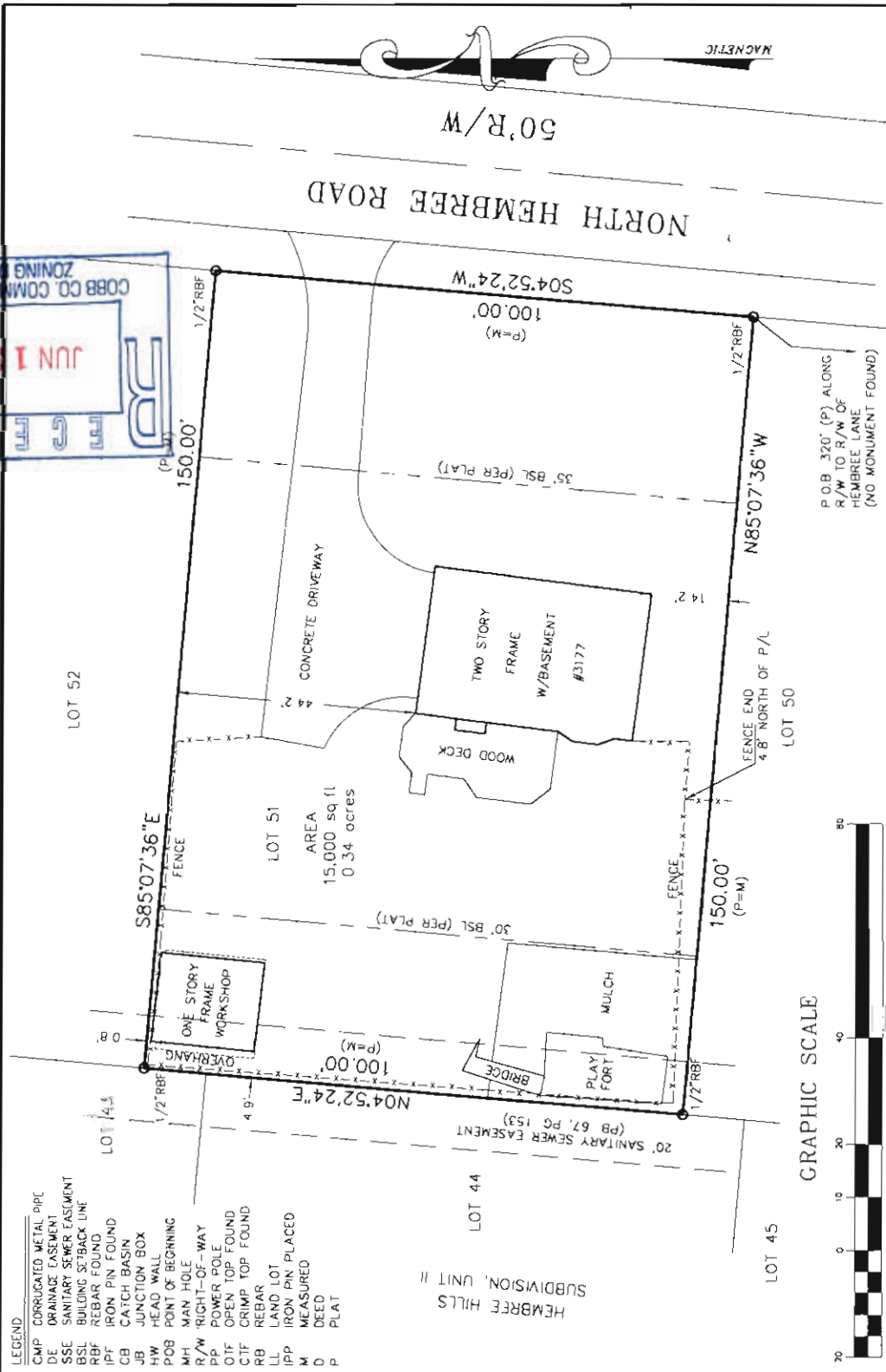


ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR LAUREN BAER OWNER / PURCHASER		DATE 05/01/17	SCALE 1" = 20'
LAND LOT 463 2nd DISTRICT COBB COUNTY, GEORGIA		SECTION UNIT 1	AREA OF LOT 15,000 S.F.
LOT 51 BLOCK		SUBDIVISION HEMBREE HILLS	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
SOLAR LAND SURVEYING COMPANY 33 ATLANTA, GEORGIA 33139-0993 (770) 794-9055 FAX (770) 794-9052		PLAT BOOK 67, PAGE 153 DEED BOOK _____, PAGE _____	98-V (2017)

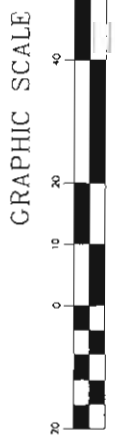


JOB NUMBER 17-01560

FIELD DATE 04/25/17



PLAT CERTIFICATION NOTICE
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND INTERESTS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. SECS 15-6-67, 15-6-68, 15-6-69, 15-6-70, 15-6-71, 15-6-72, 15-6-73, 15-6-74, 15-6-75, 15-6-76, 15-6-77, 15-6-78, 15-6-79, 15-6-80, 15-6-81, 15-6-82, 15-6-83, 15-6-84, 15-6-85, 15-6-86, 15-6-87, 15-6-88, 15-6-89, 15-6-90, 15-6-91, 15-6-92, 15-6-93, 15-6-94, 15-6-95, 15-6-96, 15-6-97, 15-6-98, 15-6-99, 15-6-100.



NOTE: ALL ELEMENTS DEPICTED ARE PER PUBLIC RECORD UNLESS OTHERWISE NOTED.
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION, AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE CHANGED AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEE, HIS CONSULTANTS, HIS CONTRACTORS, AND ALL OTHERS USING THIS DRAWING SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THIS INFORMATION. SURVEYORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF THIS INFORMATION. SURVEYORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF THIS INFORMATION. SURVEYORS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF THIS INFORMATION.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS A GLOBE OR 1 FOOT IN 10,000 FEET AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CURVATURE AND FOUND TO BE WITHIN 1 TO 1 FOOT IN 10,000 FEET AN ELECTRONIC TOTAL STATION WAS USED TO OBTAIN THE INFORMATION USED IN PREPARATION OF THIS PLAT.

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASTMENT
 - BSSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - REBAR REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

APPLICANT: Lauren Cannatella
PHONE: 404-451-6768
REPRESENTATIVE: Lauren Cannatella
PHONE: 404-451-6768
TITLEHOLDER: Lauren Cannatella
PROPERTY LOCATION: On the west side of North
Hembree Road, north of Hembree Lane
(3177 North Hembree Road).

PETITION No.: V-86
DATE OF HEARING: 9-13-2017
PRESENT ZONING: R-15
LAND LOT(S): 463
DISTRICT: 16
SIZE OF TRACT: 0.34 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure under 650 square feet (approximately 323 square foot one story frame workshop) from the required 10 feet adjacent to the northern property line to 0.8 feet and from the required 30 feet from the rear to 4.9 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (play fort) from the required 10 feet adjacent to the southern property line to three (3) feet and from the required 30 feet from the rear to one (1) foot.

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

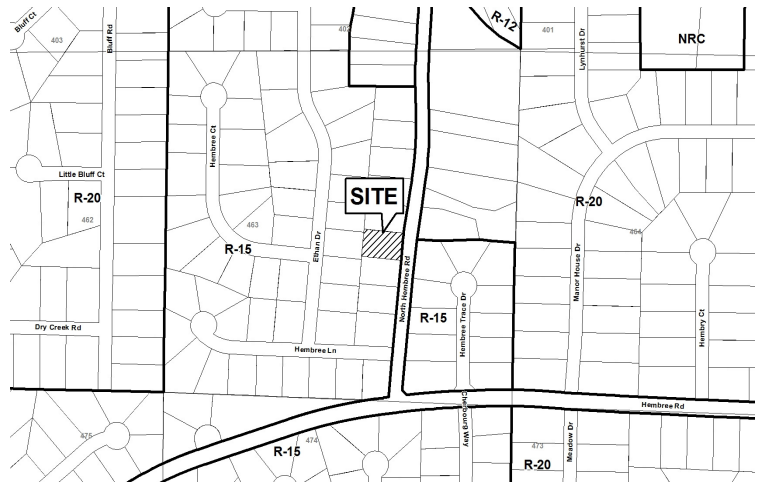
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Lauren Cannatella

PETITION No.: V-86

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building inspector issued notice of violation for building without a permit on 5-17-17. If "workshop" is allowed to remain permit and inspections will be required. Walls closer than 5' require 1 hour fire rating.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stromwater impacts have been observed by adjacent downstream neighbor.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

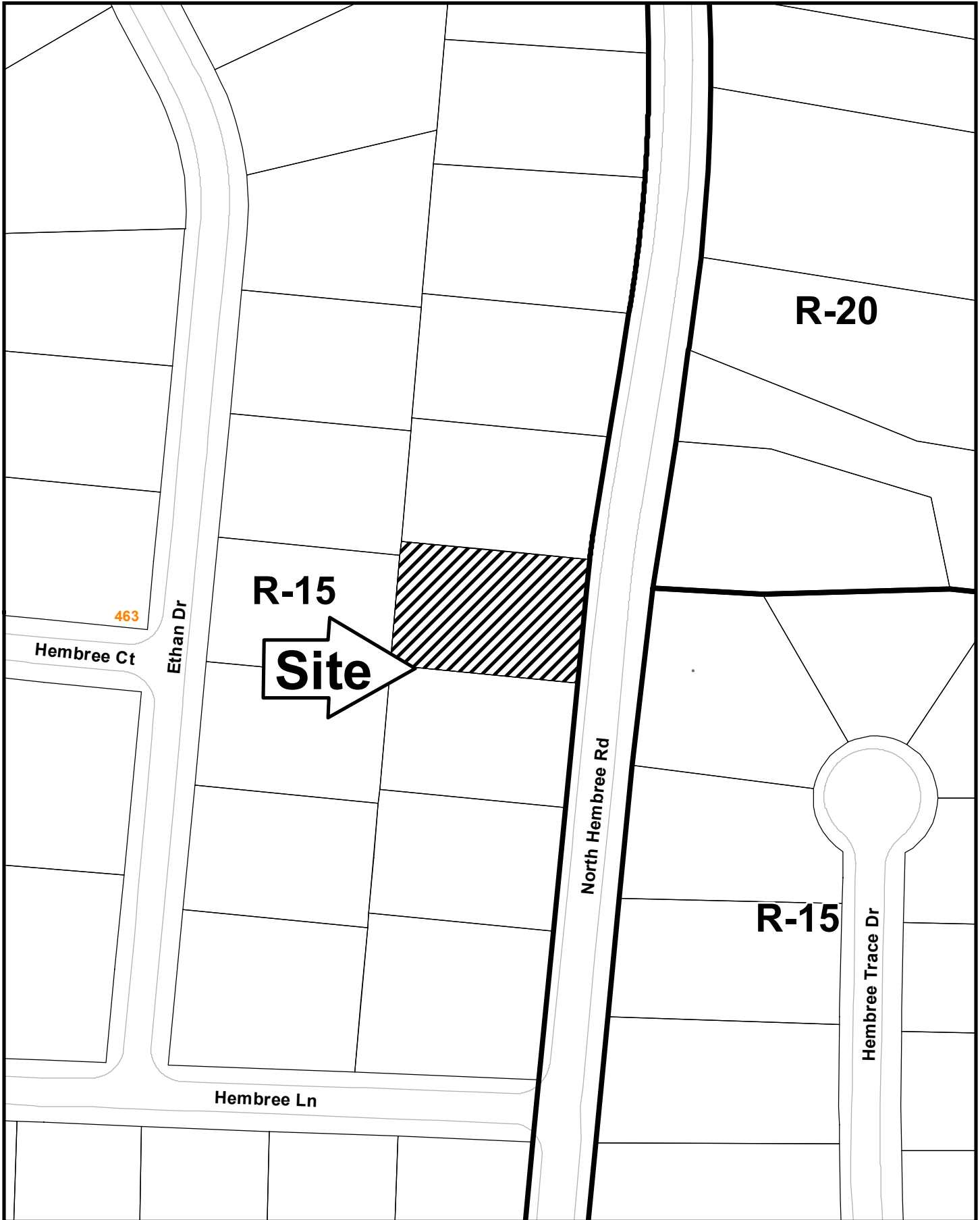
WATER: No conflict.

SEWER: County Code 122-123 disallows permanent structures within the sanitary sewer easement and within the 10' setback from the edge of the easement. Both structures must be relocated.

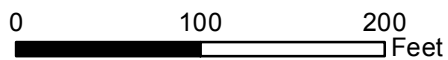
APPLICANT: Lauren Cannatella **PETITION No.:** V-86



FIRE DEPARTMENT: No comments.

V-86 2017-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-86
Hearing Date: 9-13-17

Applicant Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.com
Lauren Cannatella Address 3177 N. Hembree Rd., Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.com
(representative's signature) Signed, sealed and delivered in presence of:

My commission expires: 07-09-2019 [Signature]
Notary Public

Titleholder Lauren Cannatella Phone # 404-451-6768 E-mail lalaebaer@gmail.com
Signature Lauren Cannatella Address: 3177 N. Hembree Rd, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07-09-2019 [Signature]
Notary Public

Present Zoning of Property _____

Location 3177 N. Hembree Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 463 District 2nd 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:

Removing and rebuilding the structures which are necessary for the emotional and physical wellness of my autistic son will cost thousands of dollars. My 2 year old son needs climbing structures, swings and bouncing items for therapy. He has no awareness of danger; therefore dangerous household items need to be stored away from main residence.

List type of variance requested: _____

