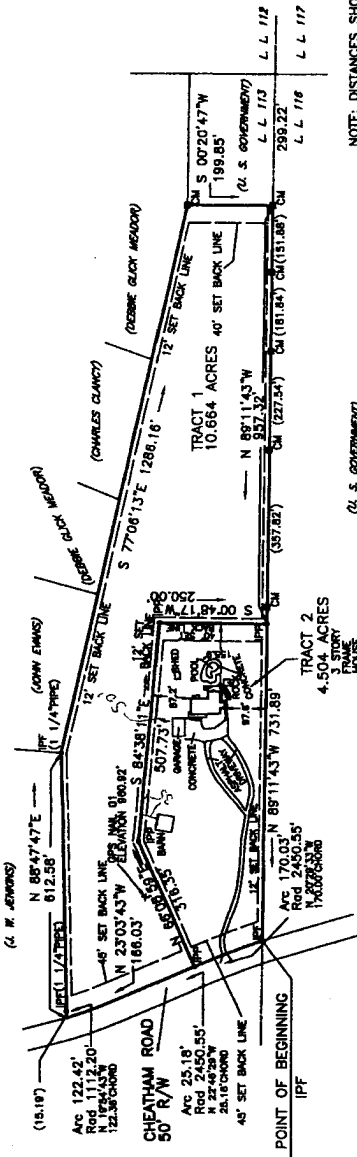


COBB COUNTY DEVELOPMENT CERTIFICATION

Cobb County Water System
Date
Zoning Division
Date
Development & Inspection Division
Date
PLAT FILED IN OFFICE _____, RECORDED IN
PLAT BOOK _____, PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT



(2. S. GOVERNMENT)

NOTE: DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES

ZONING
THIS PROPERTY IS ZONED "R30"
(SINGLE FAMILY RESIDENTIAL)
FOR MORE INFORMATION CONTACT:
COBB COUNTY COMMUNITY DEVELOPMENT
(770) 528-2004

FRONT SET BACK: 45 FEET
SIDE SET BACK: 12 FEET
REAR SET BACK: 40 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

NOTE: It is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent (NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).

OWNER'S ACKNOWLEDGEMENT

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damage resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature _____ Printed Name _____ Date _____
Signature _____ Printed Name _____ Date _____
Signature _____ Printed Name _____ Date _____

SURVEYOR'S ACKNOWLEDGEMENT

I hereby certify that the plan shown and described hereon is true and correct made on the ground under my supervision, that the monument and boundary lines have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County Development Standards.

Signature _____ Printed Name _____ Date _____
Register Ga. Land Surveyor No. 1803

COBB COUNTY BOARD OF HEALTH CERTIFICATION

This subdivision has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Dated this _____ day of _____, 20____

Environmental Health District Director for Cobb County Public Health

Lot Designations:

☒ (O) Currently unsuitable for on-site sewage management systems.

☒ (SP) Approval of individual site plan required prior to issuance of on-site sewage management system permit.

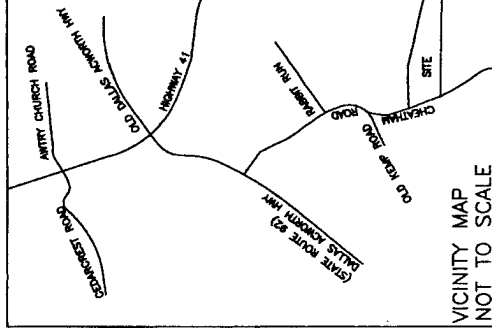
☒ (SPN) Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.

FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 38,000 FEET
USING A LEITZ SET 3.
ANGULAR ERROR: 0'00"01" PER ANGLE
POINT USING A LEITZ SET 3.
ADJUSTED: USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
REGISTERED LAND SURVEYOR No. 1803

LEGEND:
R - RIGHT OF WAY
P - PLACED
C - CONCRETE
M - MARKER
L - LIGHT POLE
U - UTILITY LINE
F - FENCE
D - DRAINAGE
S - CENTER LINE
P - POWER LINE
OR A LENGTH OF CURVE

V-90
(2008)



SURVEY FOR
RICHARD GREAVES
PROPERTY IN LAND LOT 113
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
TOTAL AREA = 15.168 ACRES

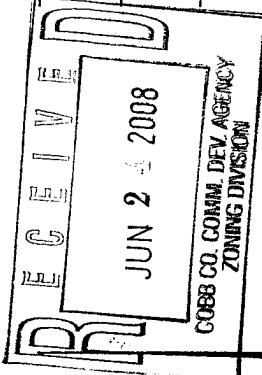
FLOOD INSURANCE RATE MAP 309700023 F
FLOOD ZONE 100 YEAR FLOOD ZONE
IS NOT IN THE 100 YEAR FLOOD ZONE

23485P ORD 2348-ALWD
NOTE: IRON PINS ARE (1/2" RE-BAR)
PLAT CLOSURE;
ONE FOOT IN
57,496 FEET.



JUNE 18, 2008
REVISED 6-24-2008

SCALE 1"=200'
FILE 2348-B



APPLICANT: <u>Richard Greaves</u>	PETITION NO.: <u>V-90</u>
PHONE: <u>770-429-1118</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>same</u>	LAND LOT(S): <u>113</u>
PROPERTY LOCATION: <u>Located on the east side of</u>	DISTRICT: <u>20</u>
<u>Cheatham Road, south of Old Kemp Road</u>	SIZE OF TRACT: <u>4.504 acres</u>
<u>(3350 Cheatham Road).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Allow two accessory structures (existing 3,400 square foot barn and 1,400 square foot detached garage) to the front of the primary structure on tract 2; 2) waive the setback for an accessory structure over 800 square feet (existing 3,400 square foot barn) from the required 100 feet to 35 feet adjacent to the northern property line on tract 2; and 3) waive the setback for an accessory structure over 800 square feet (existing 1,400 square foot detached garage) from the required 100 feet to 50 feet adjacent to the north property line on tract 2.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: No objection.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: Not available to property

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

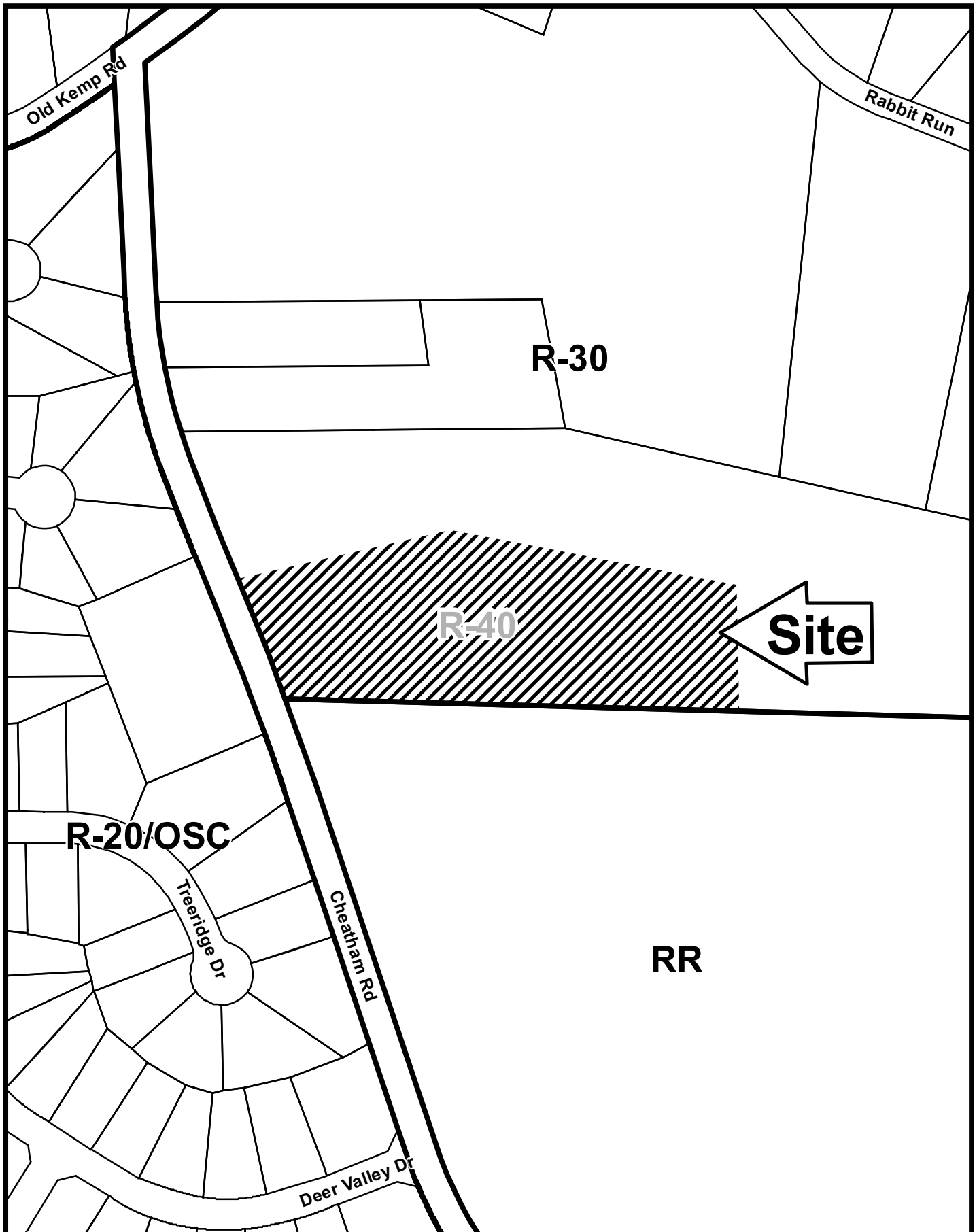
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-90



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

100 0 100 Feet



 City Boundary
 Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-90

Hearing Date: 8-13-08

Applicant Richard Greaves Business Phone 770-429-1118 Home Phone 770-616-3664

Richard Greaves Address 3350 Cheatham rd Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Business Phone _____ Cell Phone _____
(representative's signature)

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Richard Greaves Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-30

Location 3350 Cheatham rd Acworth 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 113 @ 34 District 20 Size of Tract 15.2 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 _____

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.

VARIANCE IS NEEDED TO DO LOT SPLIT.

List type of variance requested: 1. Accessory structure Location, 2. setback along north property line for barn and detached garage (existing).