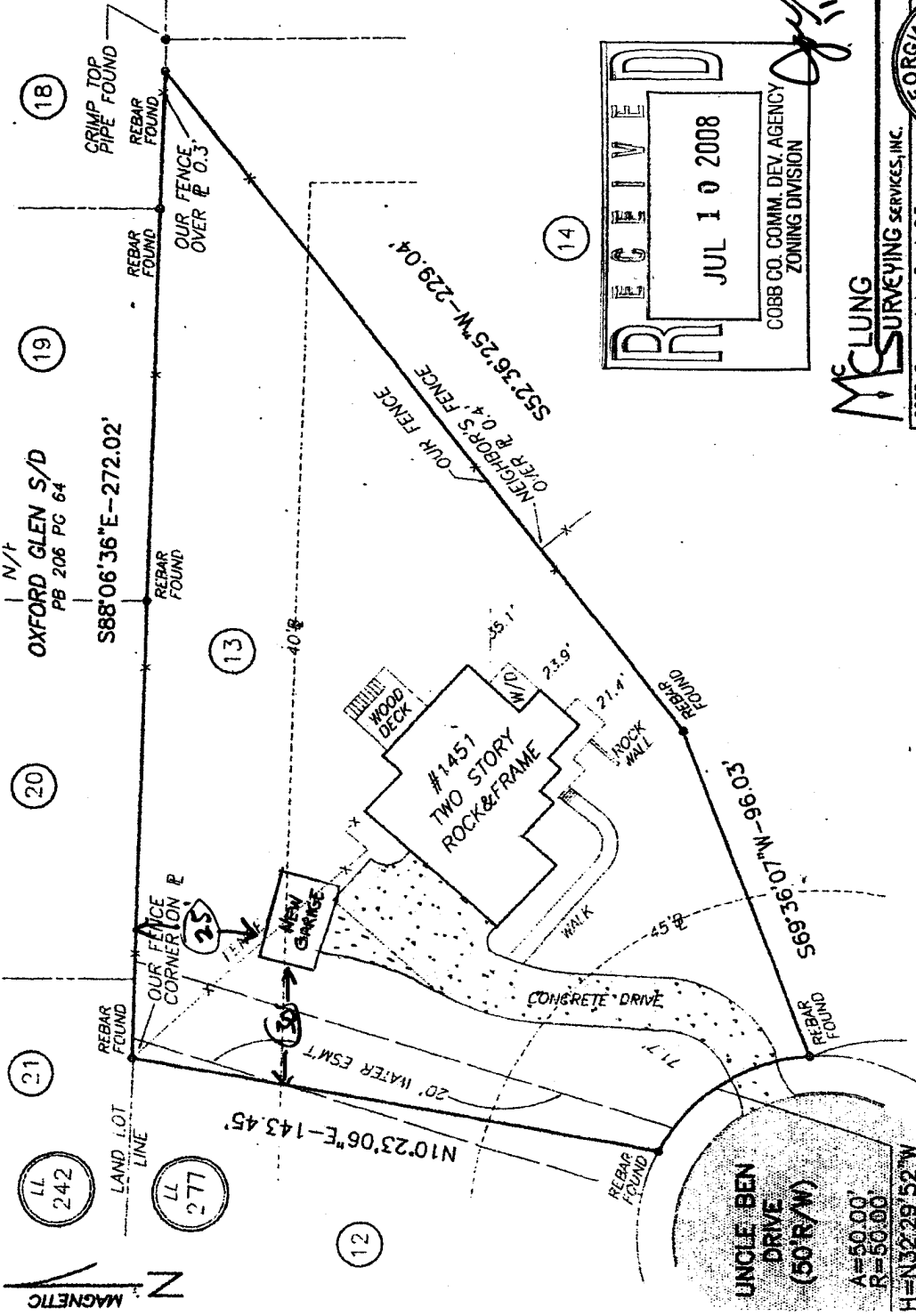


V-94
(2008)

- STORM SEWER, SANITARY, GOWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE MADE TO LOCATE BURIED UTILITIES, PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE AN EXPRESS REPRESENTATION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DECK UPON WHICH THIS PLAT IS BASED HAS A FIELD DECK AREA OF ONE FOOT IN 10.000 FEET AND AN ANGULAR ERROR OF 0.27 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. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

- LEGEND**
- IF IRON PIN FOUND (1/2" REBAR) (UNLESS OTHERWISE NOTED)
 - IF IRON PIN SET (1/2" REBAR)
 - IF IRON PIN NAIL (OTHERWISE)
 - CTF CRIMP TOP FOUND
 - S.F. SPLIT TOP FOUND
 - S.E. SANITARY SEWER EASEMENT
 - S.M. SANITARY SEWER MANHOLE
 - D.E. DRAINAGE EASEMENT
 - C.I. CATCH BASIN
 - D.I. DROP INLET
 - S.M. STORM MANHOLE
 - J.B. JUNCTION BOX
 - H.W. HEADWALL
 - U.E. UTILITY EASEMENT
 - L.L. LAND LOT LINE
 - P.L. PROPERTY LINE
 - C.L. CENTERLINE



RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

11:30

McLUNG
SURVEYING SERVICES, INC.

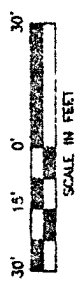
2235 Cooper Lake Road, S.E.
Smyrna, Georgia 30080 (770) 434-3183
This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
In my opinion this plat is a correct representation of the land depicted.



Michael R. Jones
Michael R. Jones, Surveyor
Member SAUSOG

Forces should not be placed using side dimensions from house.

1,053.96' TO NORTH
R/W OF NORTH COOK
ROAD (50'R/W)



TOTAL AREA = 0.689 ACRES
OR 30,034 SQ. FT.

1451 UNCLE BEN DRIVE
POWDER SPRINGS, GEORGIA

PROPERTY OF
JIM LEWANDOWSKI
RHONDA LEWANDOWSKI

LOT 13
DYER FARM

LAND LOT 277
DISTRICT 18TH.
COUNTY COBB
GEORGIA

SECTION 2ND
DATE: 6-2-04 SCALE: 1"=30'

JOB#21721

APPLICANT: James Lewandowski **PETITION NO.:** V-94
PHONE: 678-581-1267 **DATE OF HEARING:** 09-10-08
REPRESENTATIVE: Rhonda G. Lewandowski and **PRESENT ZONING:** R-30
PHONE: James D. Lewandowski 404-435-1711 **LAND LOT(S):** 277
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 19
Uncle Ben Drive, north of North Cook Road **SIZE OF TRACT:** 0.689 acres
(1451 Uncle Ben Drive). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 1,292 square foot detached garage) from 100 feet to 25 feet adjacent to the north property line, and 30 feet adjacent to the west property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: The addition of the proposed garage and expanded driveway will not exceed the maximum impervious coverage limit for this lot. No adverse stormwater management impacts are anticipated since the site drains along the existing driveway and lot line to the street.

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: As shown on applicant's survey, proposed structure appears not to encroach existing Cobb County Water Sewer water easement on the site at the west property line. Garage must be set back at least 2 feet from edge of easement, per Code 122-123.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

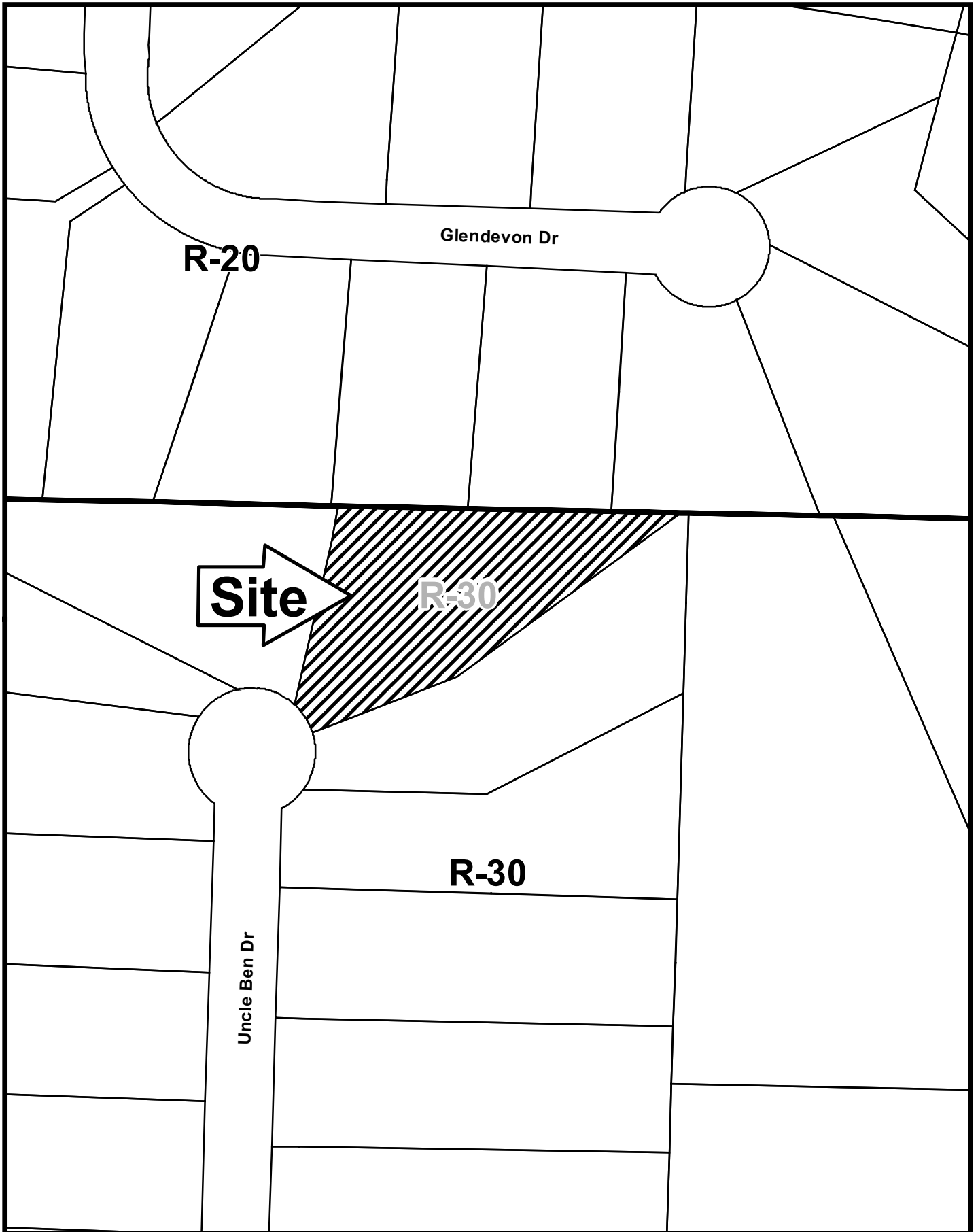
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

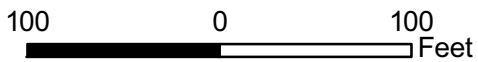
STIPULATIONS: _____





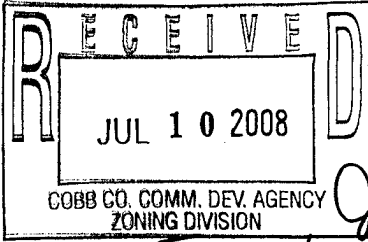
V-94



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-94
Hearing Date: 9-10-08

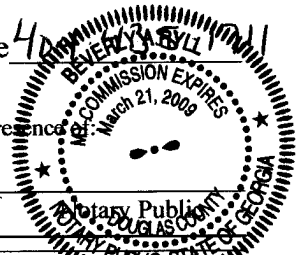
Applicant James Lewandowski Business Phone 404-435-1711 Home Phone 678-581-1267

RHONDA G LEWANDOWSKI / JAMES D LEWANDOWSKI Address 1451 Uncle Ben Dr Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

James Lewandowski Business Phone _____ Cell Phone 404-435-1711
(representative's signature)

Signed, sealed and delivered in presence of

Beverly Ryll



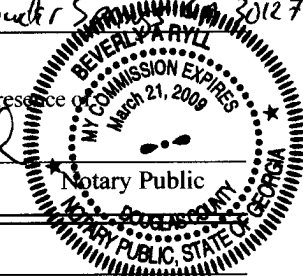
My commission expires: March 21, 2009

Titleholder JAMES D LEWANDOWSKI / RHONDA G LEWANDOWSKI Business Phone 404-435-1711 Home Phone 678-581-1267

Signature James Lewandowski / Rhonda G Lewandowski Address: 1451 Uncle Ben Dr Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

Beverly Ryll



My commission expires: March 21, 2009

Present Zoning of Property Residential R-30

Location 1451 Uncle Ben Dr Powder Springs GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 277 District 19th Size of Tract 0.689 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 .7 acre Shape of Property TRIANGLE Topography of Property FLAT/HILLS 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.

WE would be unable to build additional garage without changing the variance.
See Exhibit 'A' for building

List type of variance requested: REDUCE REAR LOT VARIANCE FROM 40ft TO 30ft. THIS CHANGE WOULD BE CONSISTANT WITH NEIGHBOR (1455 UNCLE BEN) WHO REDUCED SAME VARIANCE.



COOLhouseplans.com

Front Rendering

Plan ID: CHP-26071

Order Code: C101



Call 1-800-482-0464

4125 Lafayette Center Drive, Suite 100 - Chantilly, VA 20151

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Page 1 of 3

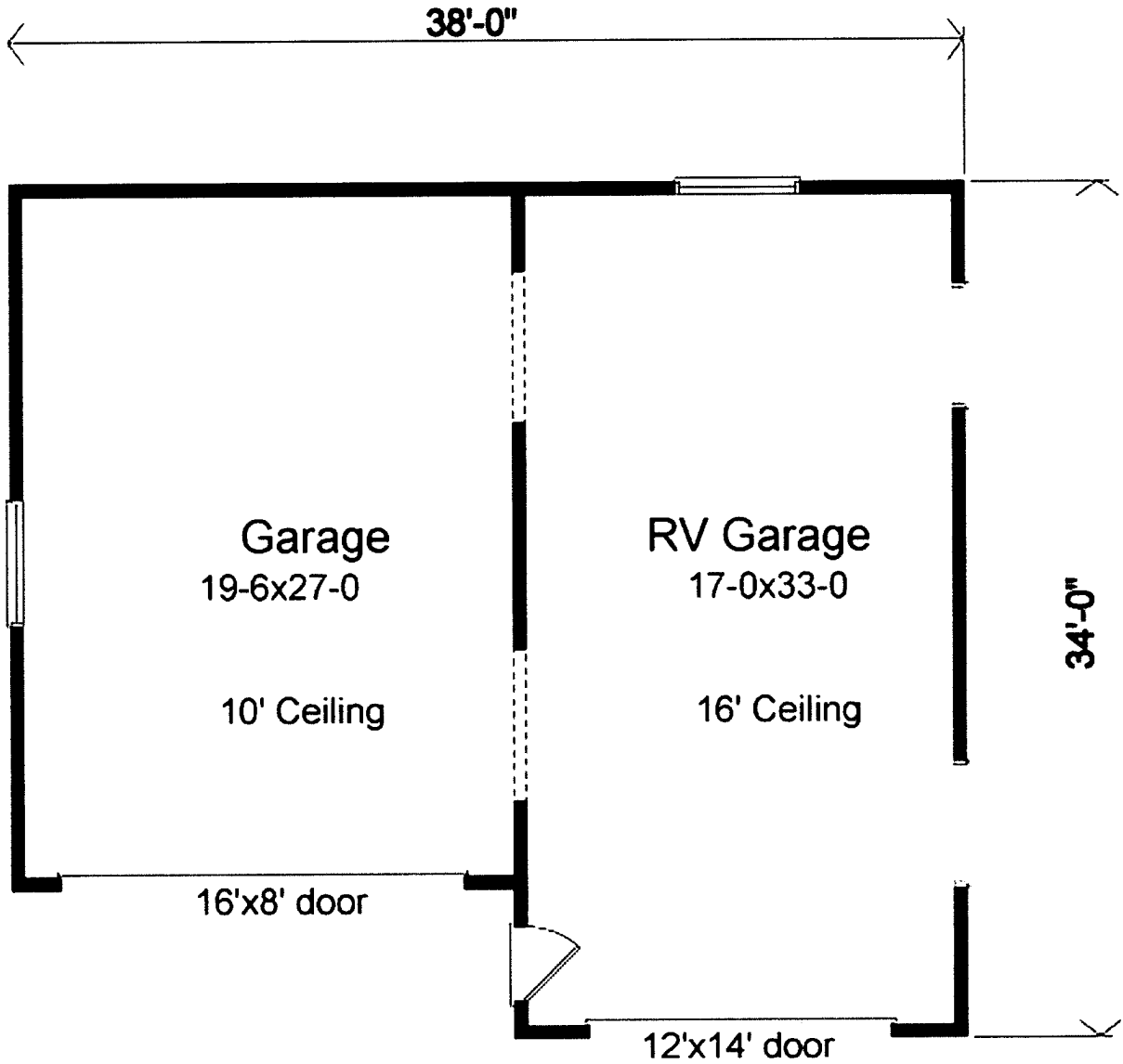


COOLhouseplans.com

First Floor Plan

Plan ID: CHP-26071

Order Code: C101



First Floor Plan



Call 1-800-482-0464

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