

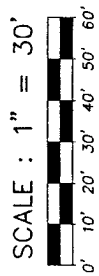
V-102
(2008)

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEOLIBITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,534 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 509.87.
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0040F DATED: AUGUST 18, 1992
 DEED REFERENCES:
 DEED BOOK 9097, PAGE 55
 POWER EASMT. - DEED BOOK 2514, PAGE 104
 SIGN EASMT. - DEED BOOK 2390, PAGE 104
 SIGN EASMT. - DEED BOOK 5510, PAGE 104
 SEWER EASMT. - DEED BOOK 1938, PAGE 104

LEGEND	
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
A/O	ADJOINING OWNERSHIP
CO	CLEANOUT
AC	AIR CONDITIONER UNIT
DI	DROP INLET
SP	SIGN POST
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
MON	MONUMENT
WV	WATER VALVE
CM	CAS METER
FM	FIRE HYDRANT
CB	CATCH BASIN
WM	WATER METER
LP	LIGHT POLE
PP	POWER POLE
DB	DEED BOOK
PG	PAGE
REBAR	REBAR
IPF	IRON PIN FOUND
BSL	BUILDING SETBACK LINE
ELEC	UNDERGROUND ELECTRIC OVERHEAD POWER LINE

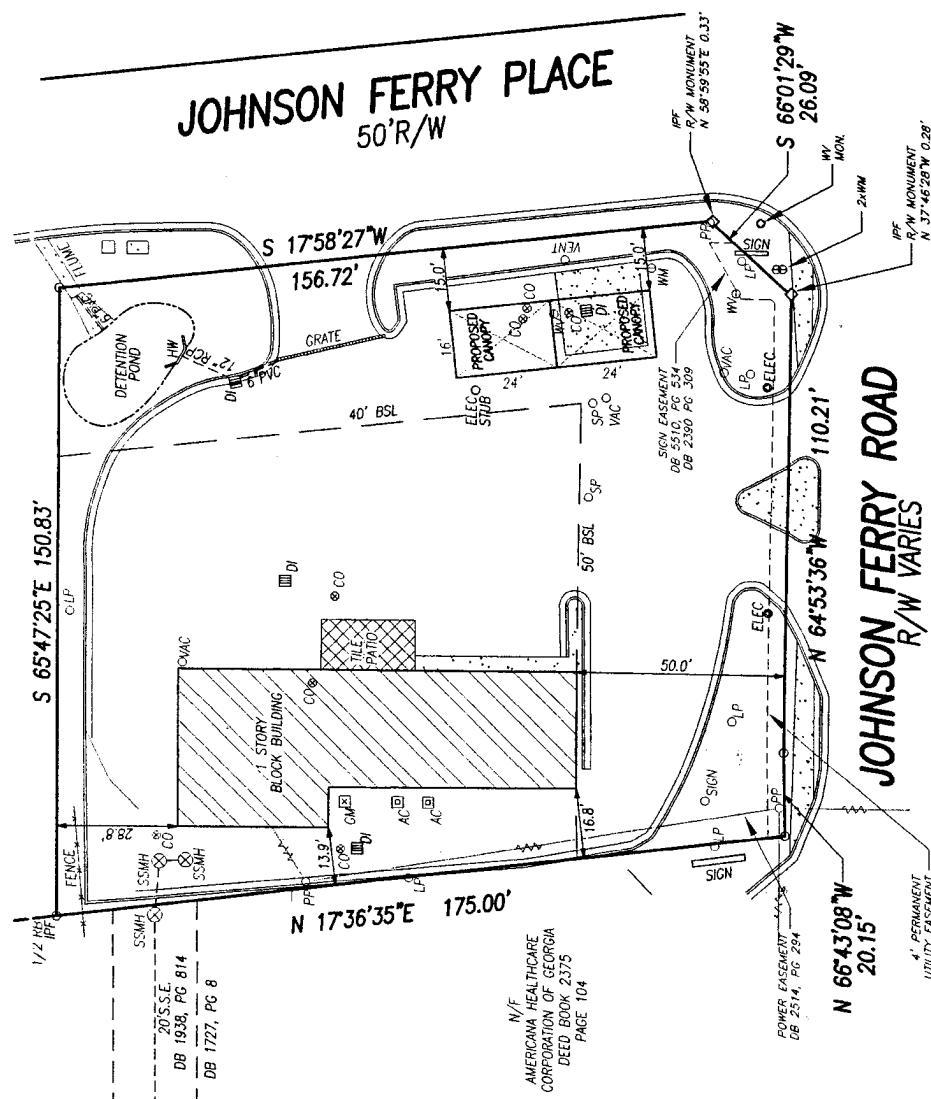
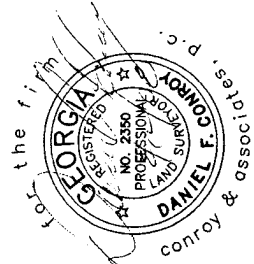
AREA SUMMARY
0.597 ACRES



REV. 4-17-08 ADDED TITLE EXCEPTIONS
REV. 6-11-08 CHANGED NAMES

SURVEY FOR: JEN PARTNERS, LLC	
LAWYERS TITLE INSURANCE	
SURVEYING SERVICES BY: conroy & associates, P.C.	
LAND LOT: 901	SURVEYED: 4-3-08
DISTRICT: 16, SEC. 2	DRAWN: 4-8-08 BY: JP
COUNTY: COBB	SCALE: 1"=30'
1232 JOHNSON FERRY ROAD	14550 ATWATER COURT
MARIETTA, GA 30068	SUITE 200
	BUENOS AIRES, ARJ
	(770) 431-1300
	(FAX) 770.831.6284
	A1060

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL
 THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF
 CONROY & ASSOCIATES, P.C. AND SHALL NOT BE
 REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE
 USED WITHOUT WRITTEN PERMISSION OF THE OWNER.
 NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED
 TO ANY UNNAMED THIRD PARTY.



N/F
AMERICANA HEALTHCARE
CORPORATION OF GEORGIA
DEED BOOK 2415
PAGE 296

N/F
AMERICANA HEALTHCARE
CORPORATION OF GEORGIA
DEED BOOK 2375
PAGE 104

COBB COUNTY PROJECT # 4314 & 4315
DEED BOOK 5585, PAGE 220

APPLICANT: Insoon Kim **PETITION NO.:** V-102
PHONE: 770-579-2009 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: same **PRESENT ZONING:** NS
PHONE: same **LAND LOT(S):** 901
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Johnson Ferry Place and Johnson Ferry **SIZE OF TRACT:** .59 acre
Road (1232 Johnson Ferry Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Allow an accessory structure to be closer to the side street than the principal building;
2) waive the rear setback from the required 30 feet to 28 feet (existing); and 3) waive the side setback from the
required 15 feet to 13 feet (existing).

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

STORMWATER MANAGEMENT: No stormwater management impacts are anticipated. Proposed canopies are to be located on existing pavement.

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.

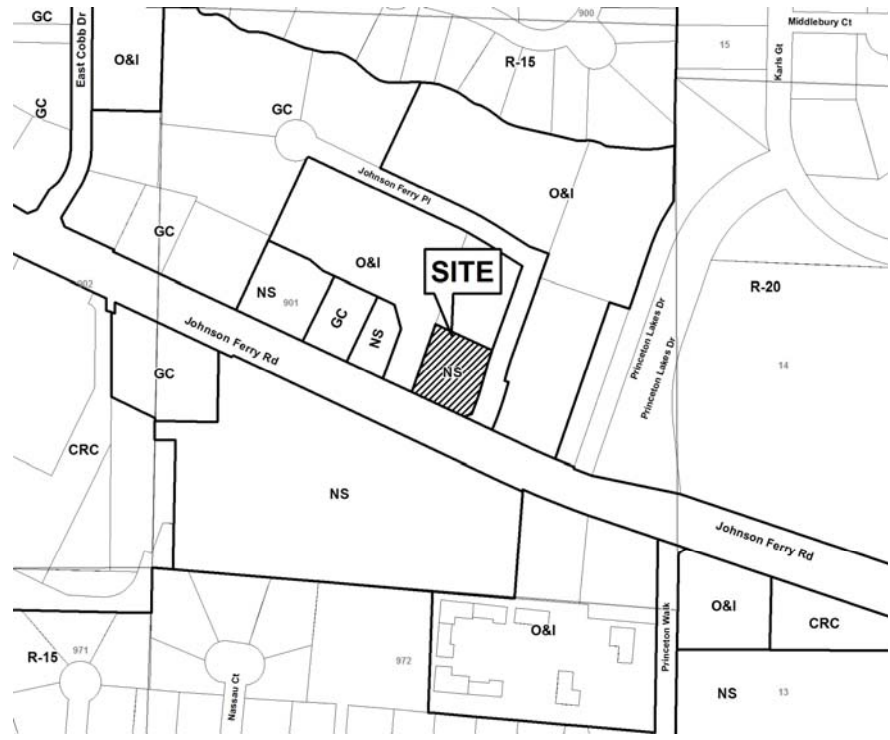
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

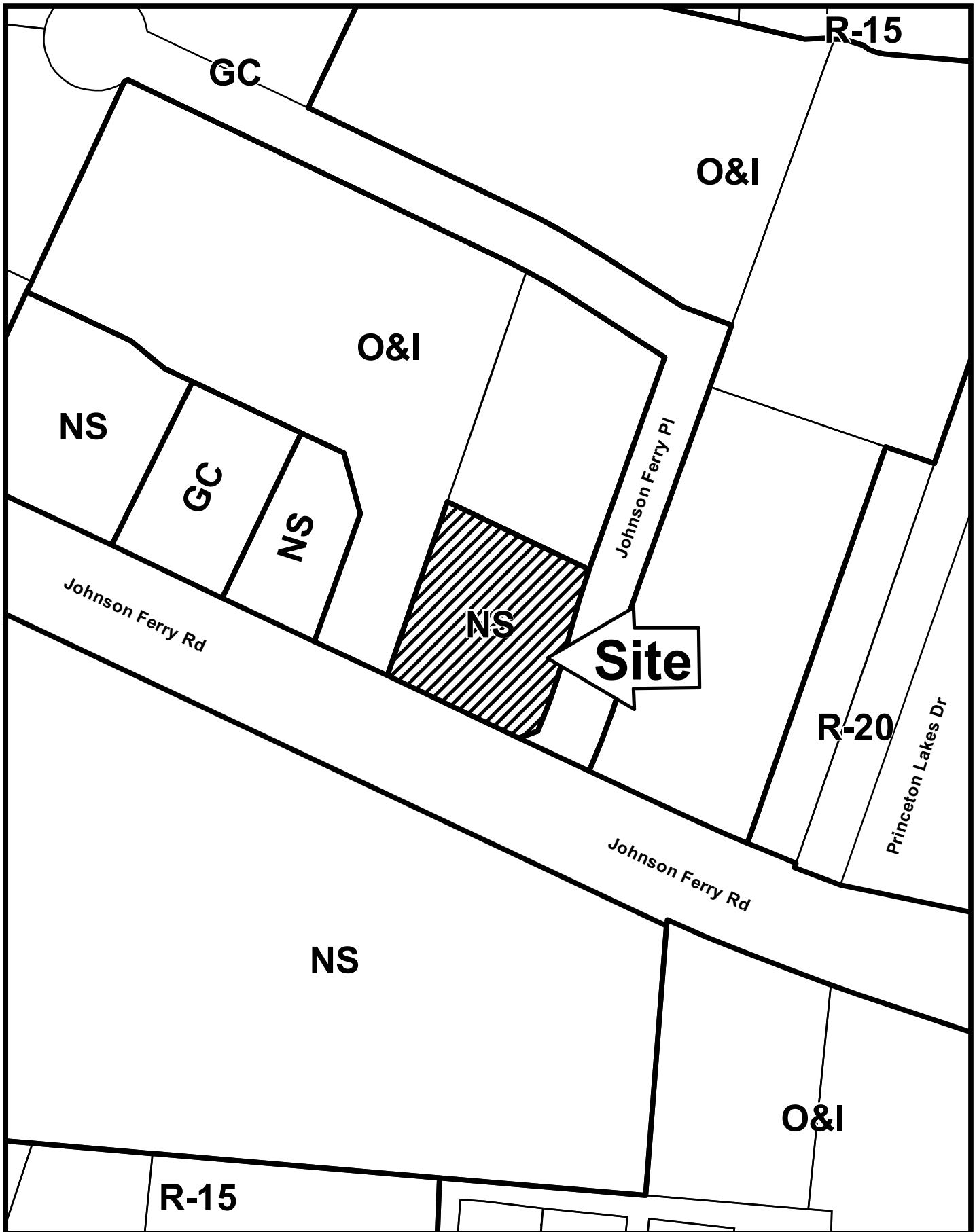
SEWER: No conflict.

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

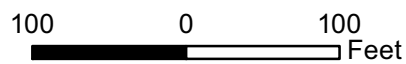
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



V-102



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-102

Hearing Date: 10-8-08

Applicant + INSOON KIM Business Phone 770 579 2009 Home Phone _____

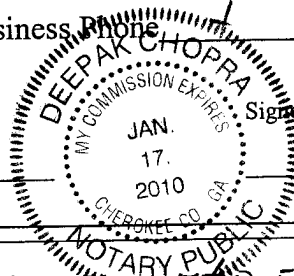
INSOON KIM
(representative's name, printed)

Address 1232 Johnson Ferry Road, Marietta, GA 30068
(street, city, state and zip code)

+ [Signature]
(representative's signature)

Business Phone _____ Cell Phone _____

My commission expires: + JAN 17th 2010.



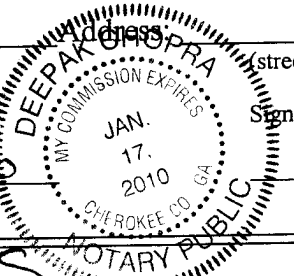
Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder + INSOON KIM Business Phone 770 579 2009 Home Phone _____

Signature + [Signature]
(attach additional signatures, if needed)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property NS

Location 1232 JOHNSON FERRY ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901 District 16 Size of Tract .53 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.

The canopies are needed to protect the workers from over-exposure to the sun and the rain. The canopies are also required to protect delicate equipment used in the Steam Jet Hand Car Wash and Detailing services.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO BE CLOSER TO A SIDE STREET THAN THE PRINCIPAL BUILDING.