

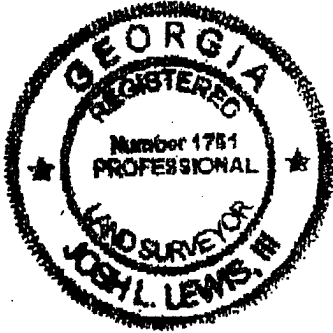
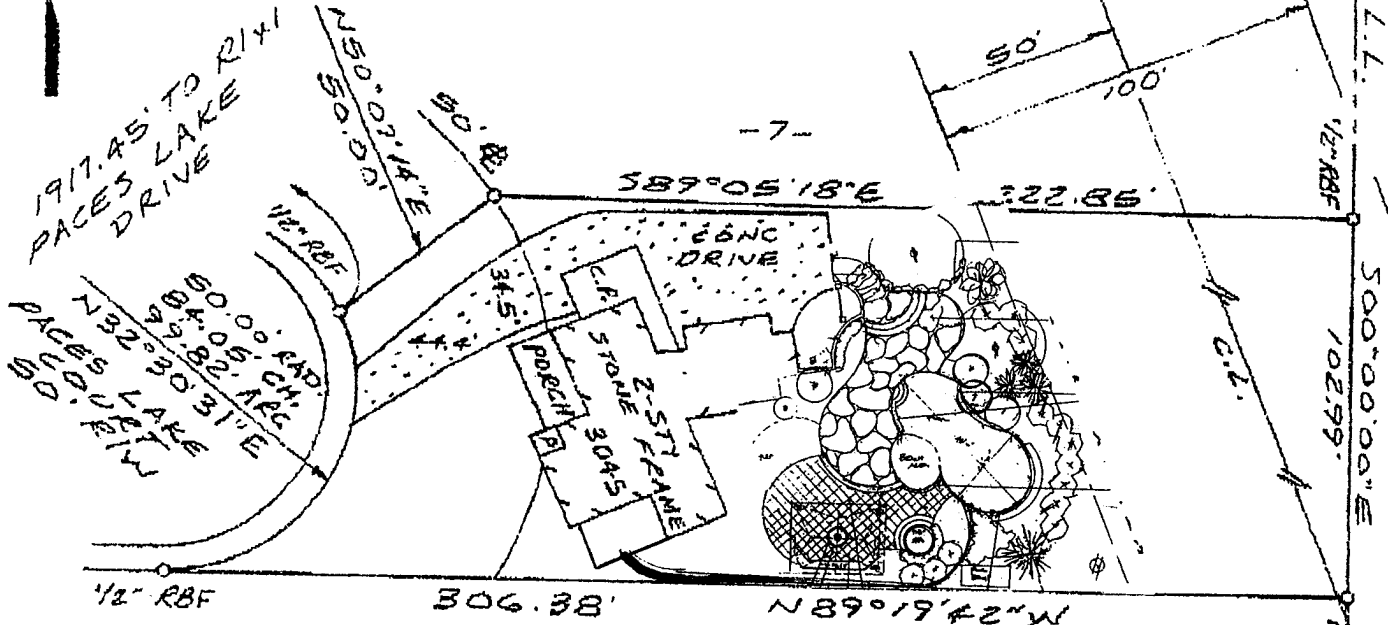
2127

LOT 8
BLOCK F
UNIT TWO
SUB. PACES LAKE SUBDIVISION

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. 130670075 F U

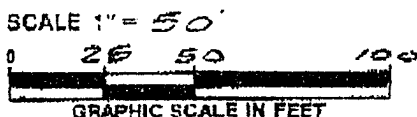
MAG. NORTH



JAMES C. ROBINSON
LAND LOT 906 17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA DATE: 12-12-03

LEGEND

IPG	IRON PIN SET
EPF	IRON PIN FOUND
FC	FENCE COUNTER
JLX	FENCE
WDD	WOOD DECK
CONDC.	CONCRETE
R/W	RIGHT-OF-WAY
A	ARC
R	RADIUS
C	CHORD
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POLE
MH	MAN HOLE
SS	SANITARY SEWER
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
NW	HEAD WALL
CMP	CORROLATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SE	SEWER EASEMENT
DE	DRAINAGE EASEMENT
FV	FIRE HYDRANT
PL	PROPERTY LINE
P	PORCH
BL	BUILDING LINE



This map or plat has been calculated for closure and is found to be accurate within one foot in 124,227 feet.

REFERENCE: P.B. 27 PG. 194
EQUIPMENT USED: TOPCON TOTAL STATION

THIS MAP IS BASED ON AN OPEN TRAVERSE

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

NO. 179706

M & J U.K.

APPLICANT: James C. Robinson **PETITION NO.:** V-117
PHONE: 404-350-0106 **DATE OF HEARING:** 12-10-08
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 906
PROPERTY LOCATION: Located on the east side **DISTRICT:** 17
of Paces Lake Court, north of Paces Lake Drive. **SIZE OF TRACT:** .612 acre
(3045 Paces Lake Court). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the side setback for an accessory structure (proposed 432 square foot pavilion) from the required 12 feet to 5 feet on lot 8.

COMMENTS

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

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

STORMWATER MANAGEMENT: The proposed pavilion will not exceed the maximum allowable impervious coverage limit and will drain to the adjacent floodplain to the south. No significant stormwater management impacts are anticipated.

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 _____

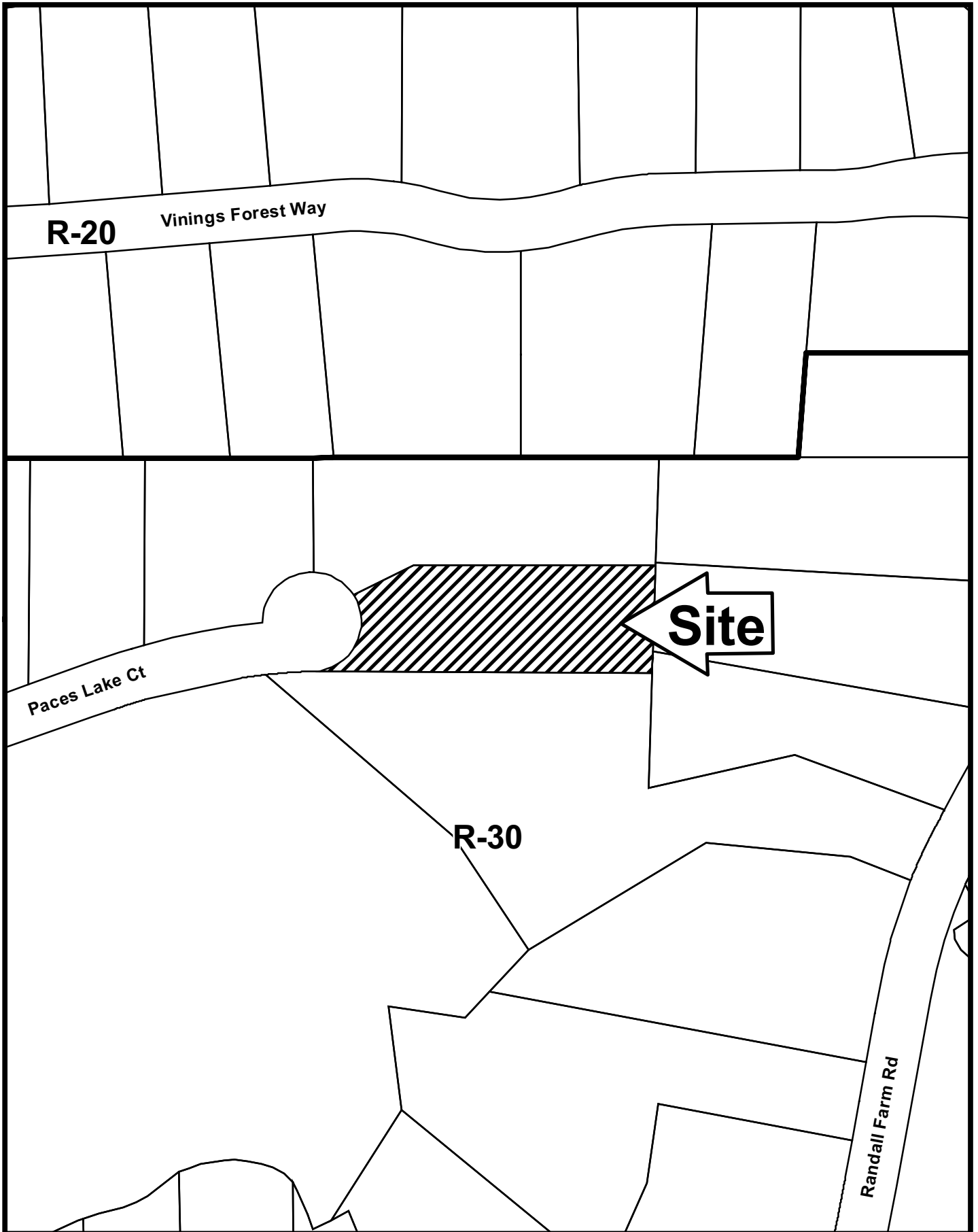
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

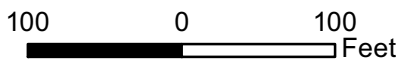
STIPULATIONS: _____





V-117



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 117
Hearing Date: 12-10-08

Applicant James C. Robinson Business Phone 404-350-0106 Home Phone 404-550-1335
Address 3045 Paces Lake Court, Atlanta, GA
(representative's name, printed) (street, city, state and zip code) 30339

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

My commission expires: _____
Theresa A. Martin
Notary Public
Gwinnett County, Georgia
Commission Expires 02/19/2012
Signed, sealed and delivered in presence of:
Theresa A. Martin
Notary Public

Titleholder James C. Robinson Business Phone 404-350-0106 Home Phone 404-550-1335
Signature James Robinson Address: 3045 Paces Lake Court, Atl, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339

My commission expires: _____
Theresa A. Martin
Notary Public
Gwinnett County, Georgia
Commission Expires 02/19/2012
Signed, sealed and delivered in presence of:
Theresa A. Martin
Notary Public

Present Zoning of Property R-30
Location 3045 Paces Lake Court, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 906 @ 40 2d Section District 17TH Size of Tract .67 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.

1) Large Georgia Power property line easement.
X

List type of variance requested: reduction of setback requirement to 5 feet on the south property line, which abuts a forest of dedicated "green space". A variance for the property to build to the 5 foot line was previously granted to this property on 7-12-2000.

Revised: December 6, 2005

ORIGINAL DATE OF APPLICATION: 7-00APPLICANT'S NAME: CHARLES B. AND KATHRYN J. TANKSLEY

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY
BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON JULY 12, 2000: CHARLES B. AND KATHRYN J. TANKSLEY request a variance to waive the side setback from required 12 feet to 10 feet adjacent to the north property line and to 5 feet adjacent to the south property line in Land Lot 906 of the 17th District. Located at the east end of Paces Lake Court, northeast of Paces Lake Drive (3045 Paces Lake Court).

MOTION: Motion by Dawson, as part of the Consent Agenda, to approve variance request subject to **Development and Inspections** comments.

VOTE: ADOPTED **unanimously**