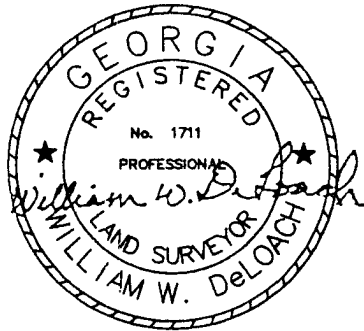


BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION, BY GRAPHIC PLOTTING ONLY, THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

ABOVE GROUND SURVEY FOR :

**MAUREEN A. O'SHEA & ROLF G. KATZENSTEIN**



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 + FEET AND AN ANGULAR ERROR OF 03" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

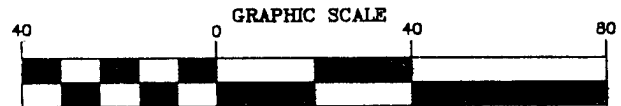
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED FOR ANGULAR AND LINEAR MEASUREMENT - TOPCON GTS 303.

LOCATION AND DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.



LAND LOT(S) 60

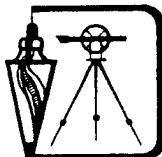
1st DISTRICT 2nd SECTION

COBB COUNTY THE RIDGE AT EASTHAMPTON SUBDIVISION-PHASE ---

LOT 7 BLOCK --- UNIT --- SECTION --- PLAT BOOK 182 PAGE 3

SCALE: 1" = 40'

DATE FEB. 24, 2004



*Pearson & Associates, Inc.*

LAND SURVEYING-ENGINEERING-SITE PLANNING  
DEVELOPMENT-CONSTRUCTION LAYOUT  
530A FOREST PARKWAY  
FOREST PARK, GA 30297  
(404)366-7715 (404)366-0813 (FAX)  
E-Mail pearsonsurvey@mindspring.com

WILLIAM W. DeLOACH  
REGISTERED LAND SURVEYOR  
J.D.N.

DRAWN BY

**APPLICANT:** Maureen A. O'Shea **PETITION NO.:** V-4  
**PHONE:** 770-552-0822 **DATE OF HEARING:** 01-14-09  
**REPRESENTATIVE:** Bill Ervin **PRESENT ZONING:** R-15  
**PHONE:** 770-980-1213 **LAND LOT(S):** 60  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 1  
Waterhaven Bend, west of Bishop Lake Road **SIZE OF TRACT:** .37 acre  
(4780 Waterhaven Bend). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback on lot 7 from the required 30 feet to 16 feet.

**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:** This parcel already exceeds the impervious coverage limit of 35% (by approximately 550 square feet). However, enclosure of the existing pool area will not significantly increase this amount. The pool surround is already paved with stone.

**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.

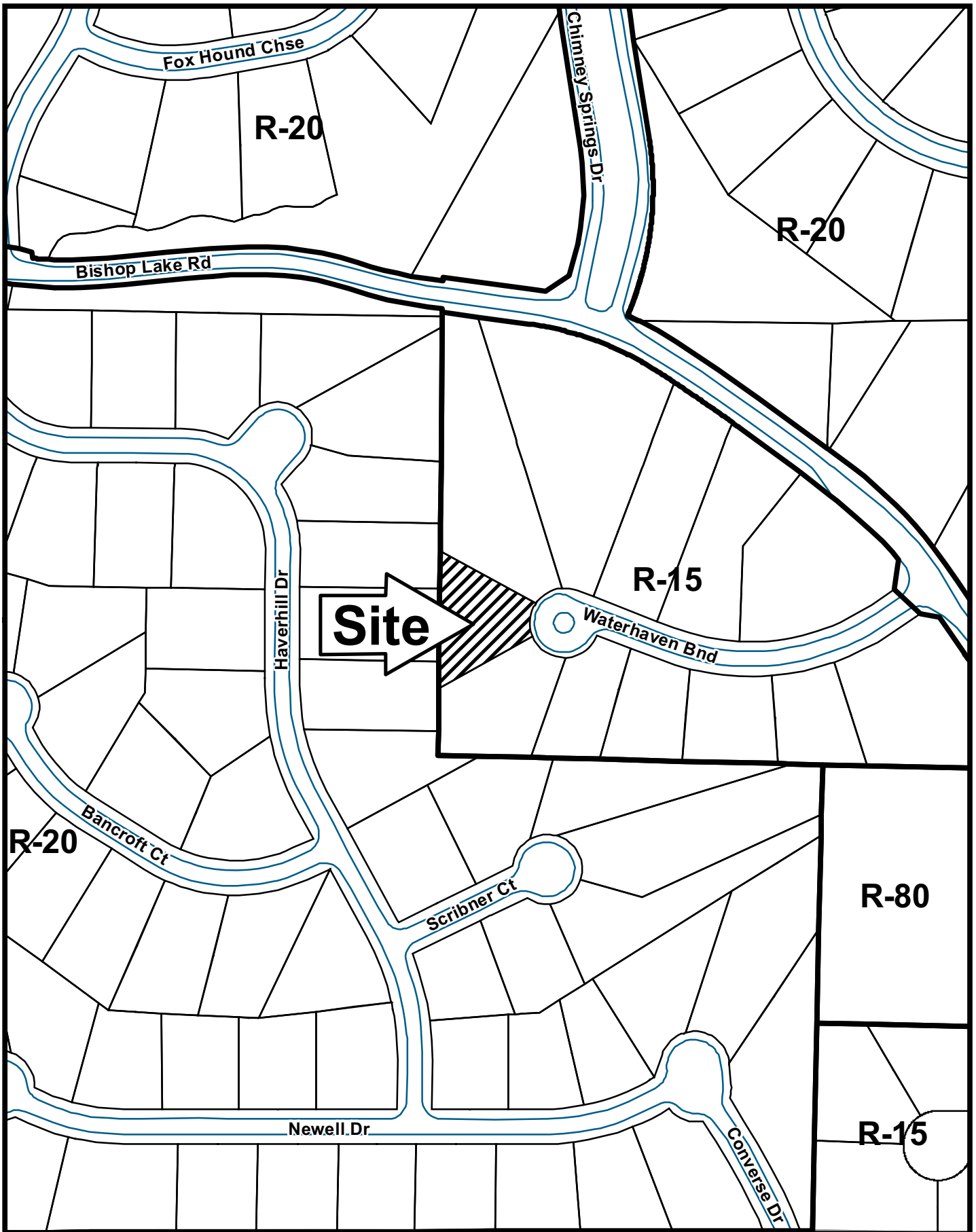
**SEWER:** As shown on applicant's survey, proposed structure appears not to encroach on existing Cobb County Water/Sewer sewer easement on the site at the north property line. Pool must be set back at least 2 feet from the edge of the easement.

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

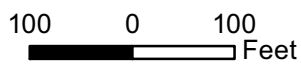
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# V-4



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. 4

Hearing Date: 1-14-09

Applicant Maureen A. O'Shea Business Phone \_\_\_\_\_ Home Phone 770-552-0822

Bill Errin / P.O. Enclosures Inc. Address 1978 DeK Industrial Blvd, Marietta, GA  
(representative's name, printed) (street, city, state and zip code) 30067

[Signature] Business Phone 770-980-1213 Cell Phone 404-925-0096  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC, COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES MAY 29, 2009

Titleholder MAUREEN A. O'SHEA Business Phone \_\_\_\_\_ Home Phone 770-552-0822

Signature [Signature] Address: 4780 WATERHAVEN BEND  
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30062

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: April 30, 2012

Present Zoning of Property R-15

Location 4780 WATERHAVEN BEND, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 60 (P) 71 District 1 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.

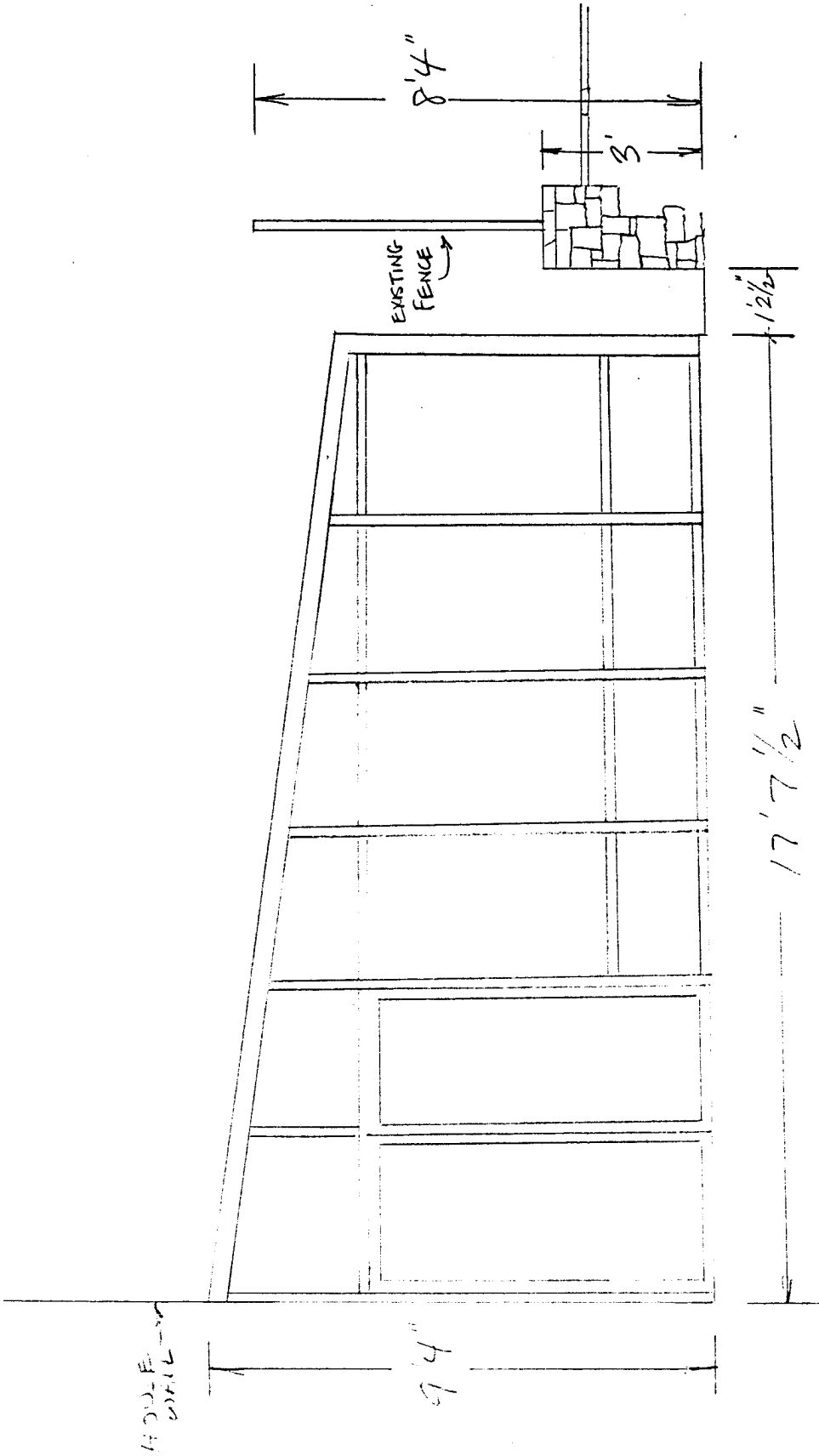
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

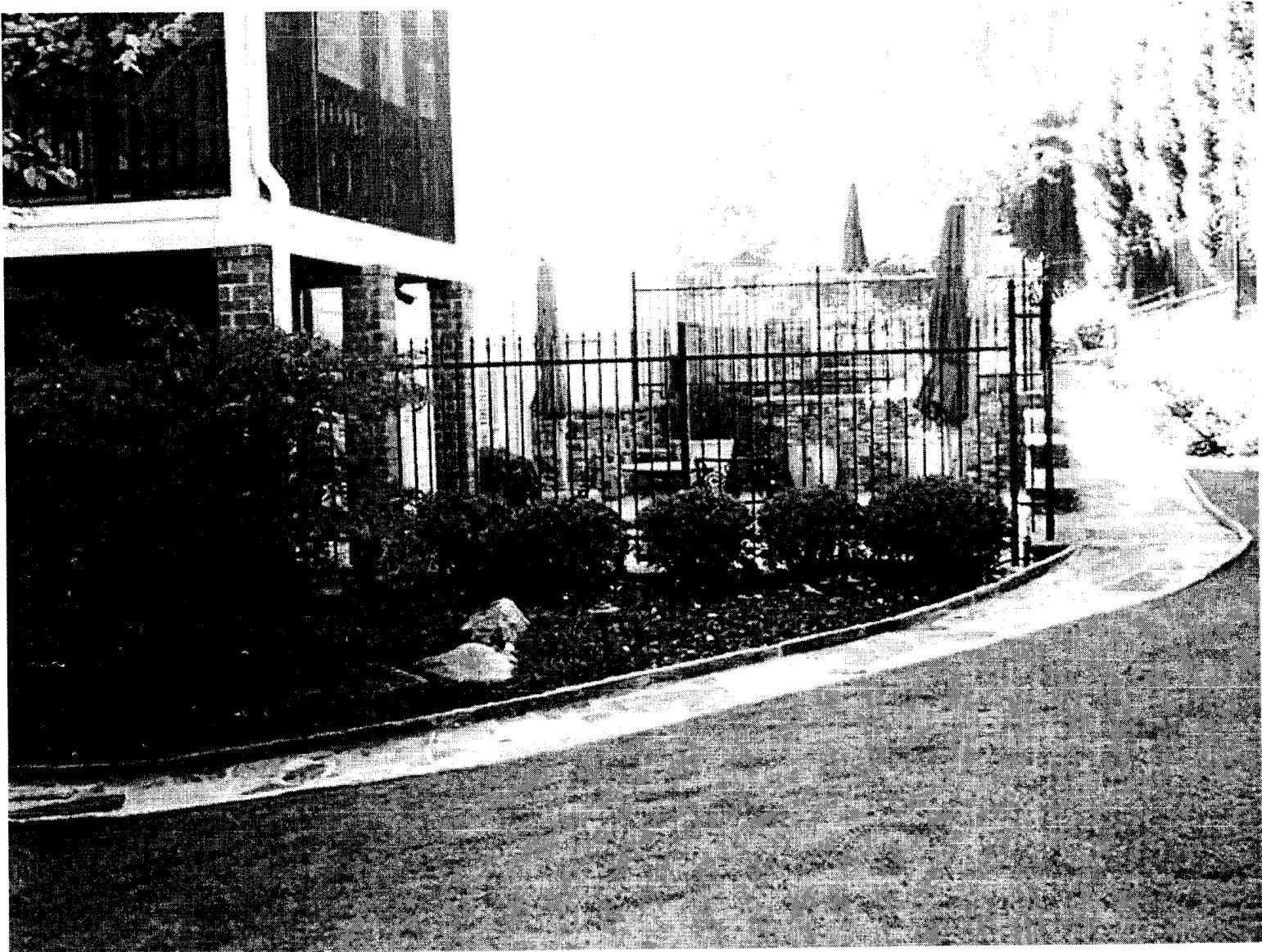
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Enclosure for Pool area, desire to use in the winter time, to keep area clean and added safety.

List type of variance requested: Set back Variance from build line  
WAVE THE REAR SETBACK FROM REQUIRED  
30FT TO 16 FT. IN LOT 7

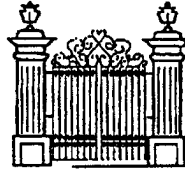
O'SHEA/KATZENSTEIN SOLARIUM  
SIDE ELEVATION 1/3" = 1'0"







November 7, 2008

**HERITAGE**  
PROPERTY MANAGEMENT SERVICES INCMAUREEN A O'SHEA  
4780 WATERHAVEN BEND  
MARIETTA, GA 30062

RE: 4780 WATERHAVEN BEND

Dear Ms. O'Shea:

On behalf of the Board of Directors and the Review Committee we are pleased to inform you that your request for modification has been approved.

The following has been approved:

**Request to construct an aluminum and glass structure attached to therear of home to cover spa. Aluminum will match paint on rear offhouse. Structure will not be visible to neighbors.**

We thank you for requesting approval prior to the start of your project. You are helping to maintain the property values of the community. Please note that the Board of Directors reserves the right for a final inspection 30 days following the completion of all work. Your efforts are greatly appreciated by all the homeowners in EASTHAMPTON COMMUNITY ASSOCIATION, INC.

Good luck with your home improvement.

Sincerely,



Doris Kissell  
Senior Manager  
doris@heritageproperty.com

cc: Board of Directors EASTHAMPTON COMMUNITY ASSOCIATION, INC

file:

CORPORATE OFFICE: 500 Sugar Mill Road • Building B, Suite 200 • Atlanta, Georgia 30350 • Tel 770-451-8171 • Fax 770-451-3919

MIDTOWN: 360 14th Street • Suite 201 • Atlanta, Georgia 30318 • Tel 404-592-6740 • Fax 404-592-6741

SOUTH METRO: 795 East Lanier Avenue • Suite C • Fayetteville, Georgia 30214 • Tel 770-719-1616 • Fax 770-719-1636

SAVANNAH: 138 Canal Street • Suite 107 • Pooler, Georgia 31322 • Tel 912-450-7600 • Fax 912-450-7601

www.heritageproperty.com

