

V-40  
(2009)

General Notes:

1. Property is currently Zoned R-30
2. Setbacks : Front 50'  
Side 12'  
Rear 40'
3. Variances requested to allow maximum of three homes (Tracts 2, 3 & 4) on a private easement.
4. Tract 1 has an existing residence that was constructed in the 1970's.
5. Tract 2 has an existing residence that was constructed in the 1990's.
6. There is possible bed & bank wetlands along unnamed creek and Allatoona Creek.
7. There are no cemeteries located on this property.
8. There are currently two drives onto Due West Road that will remain as only access.
9. Total Area in Flood Zone, as scaled from current FEMA Maps = 0.75 Acres.



APR 16 2009  
COBB CO. COMMUNITY DEVELOPMENT  
ZONING DIVISION

Tract Three  
174,248.6 Sq. Ft.  
4.000 Acres

Tract Four  
174,887.0 Sq. Ft.  
4.010 Acres

Tract Two  
206,613.6 Sq. Ft.  
4.720 Acres

Tract One  
296,488.6 Sq. Ft.  
6.808 Acres

Area  
851,040.0 Sq. Ft.  
19.537 Acres

**Vest Georgia Surveyors, Inc.**  
731 Sandtown Road  
Marietta, Georgia 30008  
(770) 428-2122  
FAX: (770) 428-9178

CURSED BE HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARKS AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

ARC=148.72'  
R=1630.40'  
Ch=148.67'  
ST744°56'W

SURVEY FOR:  
**Donald Warren Shaw Estate**

LAND LOT: 204	SECTION: 2nd	CO. LY
DISTRICT: 204	DIST. ME	
COUNTY: Cobb	CHAD. LAY	
STATE: Georgia	JOB: 08-0001	
DATE: March 10, 2009	SCALE: 1" = 50'	

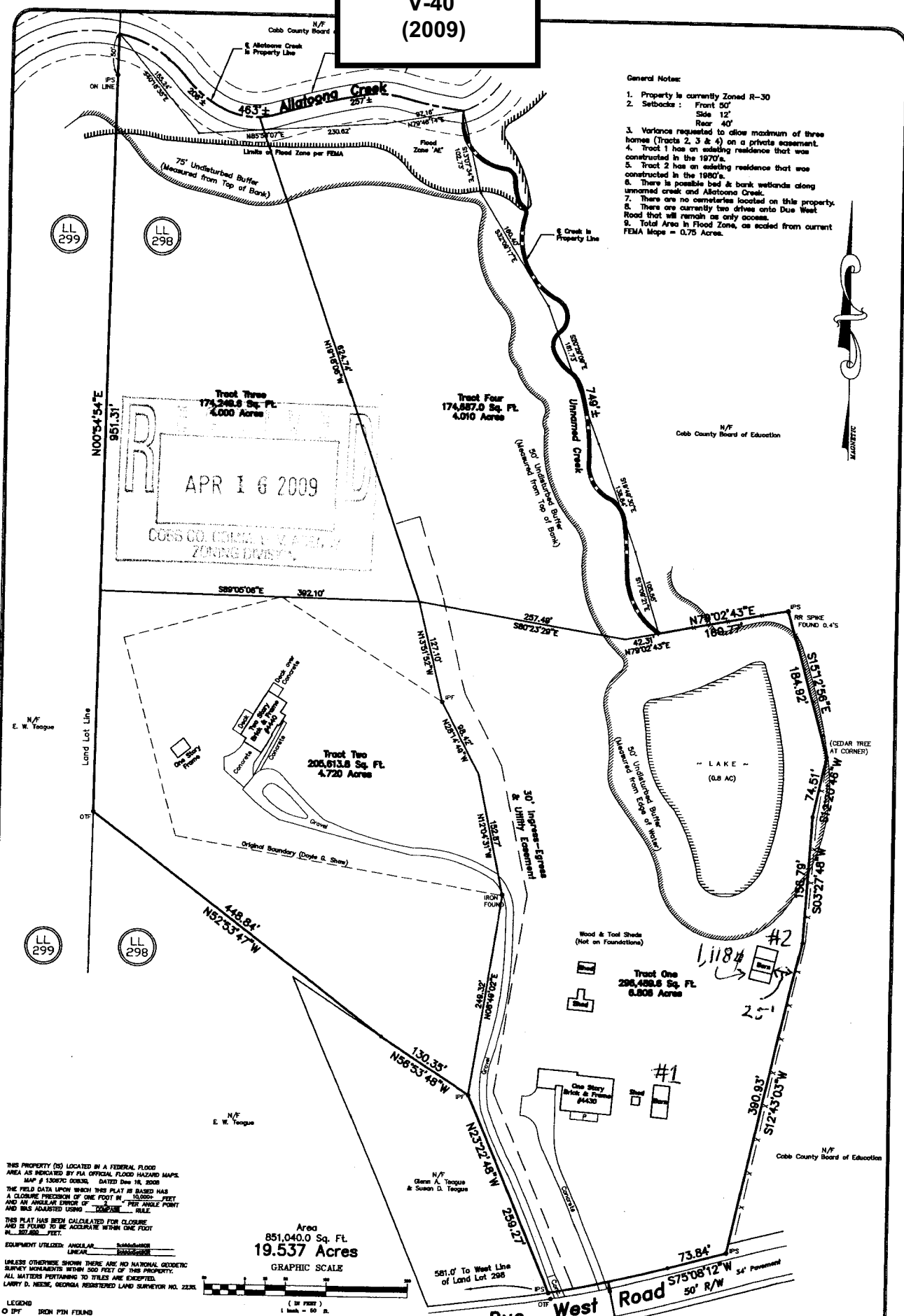
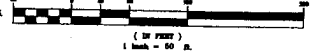
THIS PROPERTY (S) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS, MAP # 13070 (0808), DATED Dec 18, 2008. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1/100,000 PER ANGLE POINT AND WAS ADJUSTED USING THE WILSON METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT UTILIZED: ANGULAR: Trimble  
LINEAR: Spectra Precision

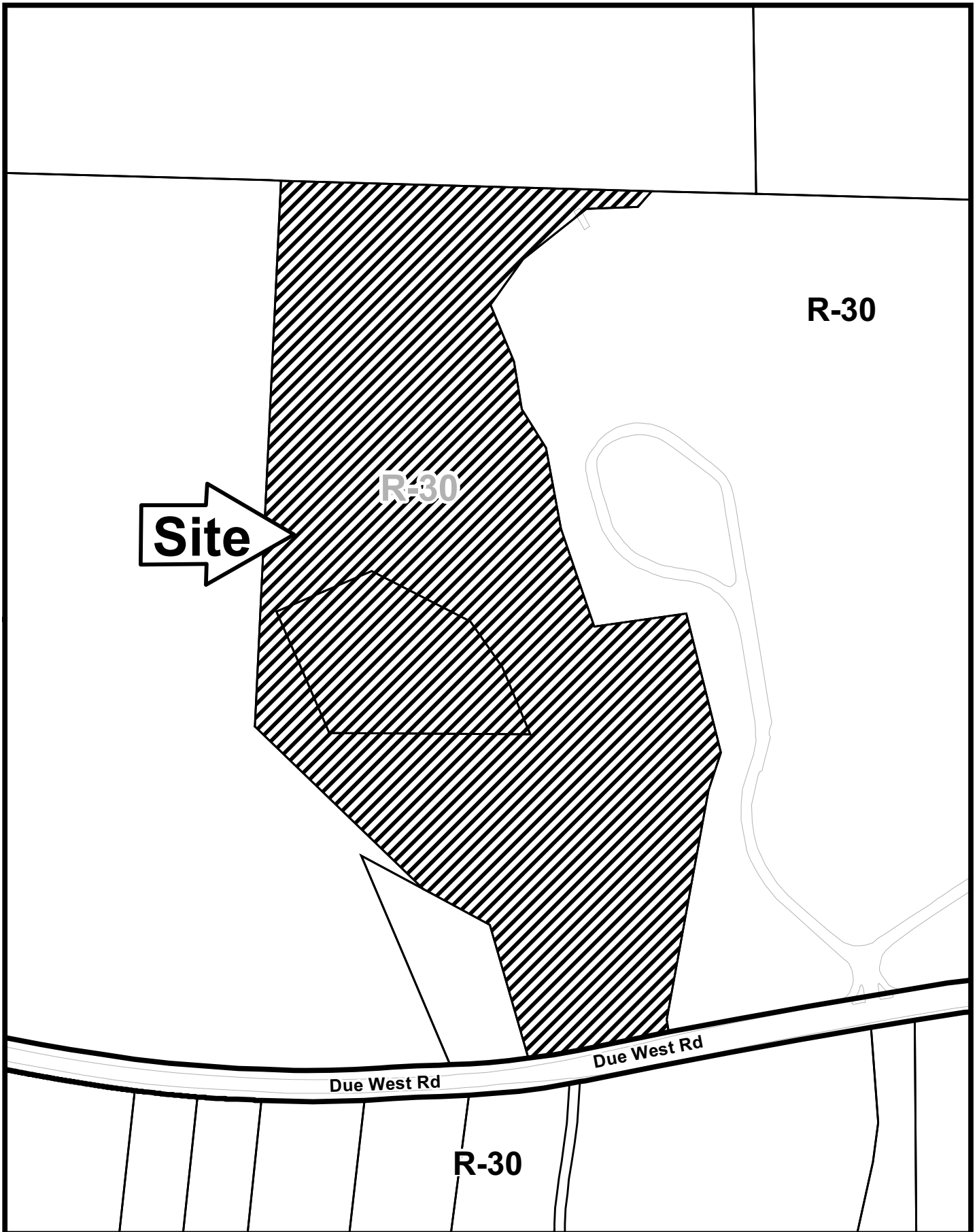
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED.  
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

- LEGEND
- I.P.T. IRON PIN FOUND
  - I.P.S. IRON PIN SET
  - I.P.F. IRON PIN FOUND
  - J.B. JUNCTION BOX
  - R/W. RIGHT-OF-WAY
  - B.C. BACK OF CURB
  - B.L. BUILDING LINE
  - B.E. BRANCH EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - N.F. NEW OR FORMERLY

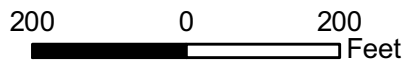






# V-40



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. U-410

Hearing Date: 5-13-09

Applicant West Georgia Surveyors Business Phone 770 428 2122 Home Phone 770 630 3770

Larry D. Neese  
(representative's name, printed)

Address 731 Sandtown Road  
(street, city, state and zip code)

[Signature] Business Phone 770 428 2122 Cell Phone 770 630 3770

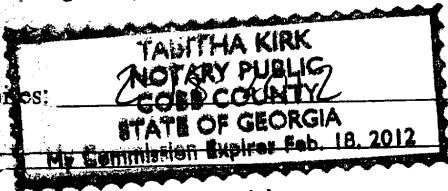
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] Kirk

Notary Public

My commission expires:



Titleholder Doyle Grant Shaw Business Phone 770-712-7745 Home Phone 770 429 0205

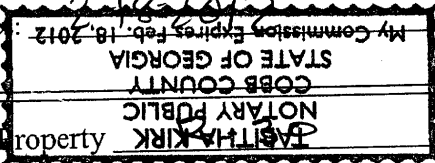
Signature [Signature] Address: 4440 Due West Road  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature] Kirk

Notary Public

My commission expires:



Present Zoning of Property R-30

Location 4440 Due West Road, Kennesaw, Georgia 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 298 District 20th Size of Tract 19.5 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 needed to utilize property to fullest extend.

List type of variance requested: To allow 3 homes on a private easement.