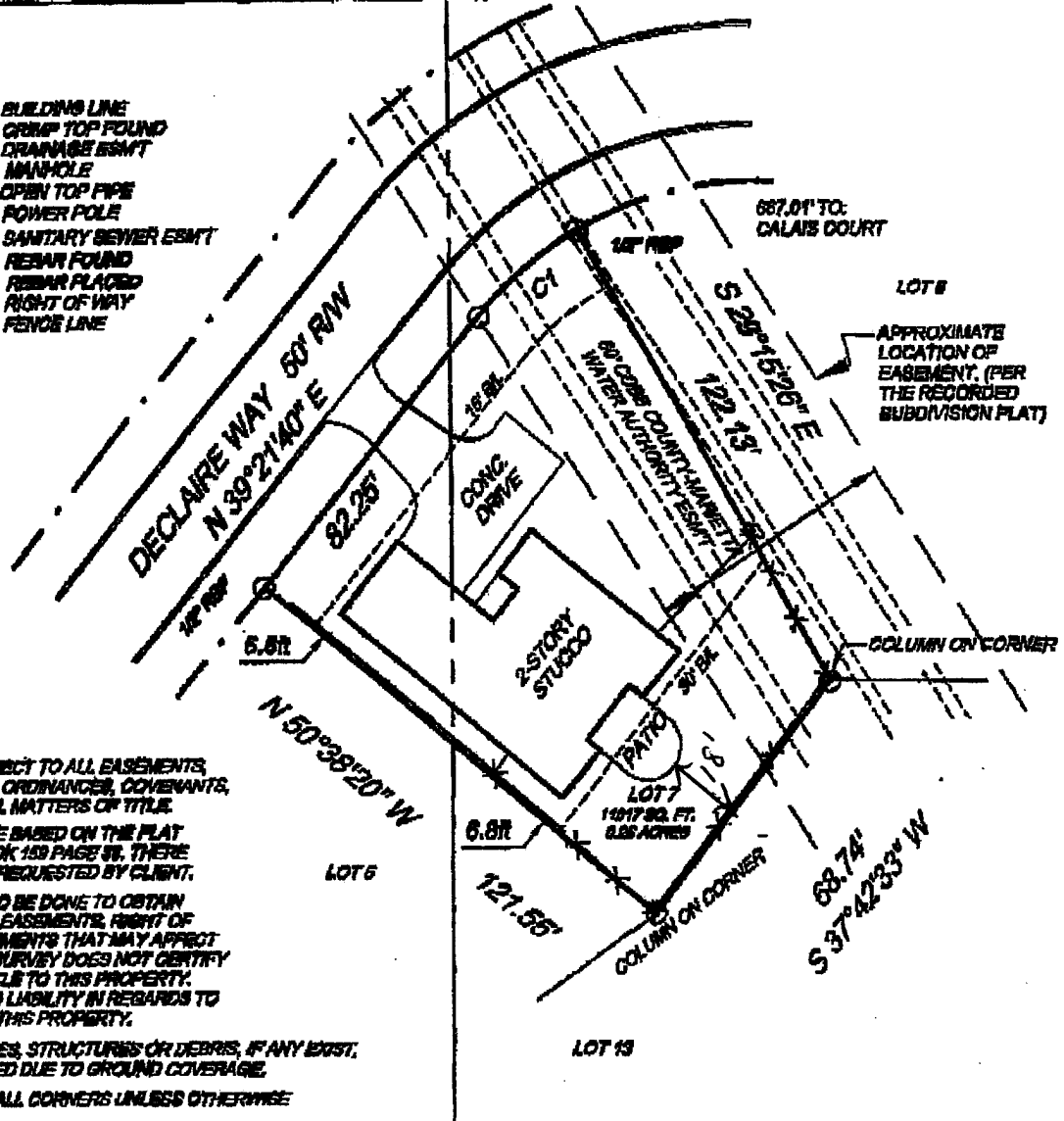


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT
C1	85.00'	31.72'	31.53'	16.05'

LEGEND:

- BL BUILDING LINE
- CTF CRIMP TOP FOUND
- D.E. DRAINAGE ESMT
- M.H. MANHOLE
- OTF OPEN TOP PIPE
- P.P. POWER POLE
- S.S.E. SANITARY SEWER ESMT
- RF REBAR FOUND
- RP REBAR PLACED
- RW RIGHT OF WAY
- *-*- FENCE LINE

MAGNETIC



NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THIS SURVEY WAS DONE BASED ON THE PLAT RECORDED IN PLAT BOOK 159 PAGE 36. THERE WAS NO TITLE SEARCH REQUESTED BY CLIENT.

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

1/2" REBAR PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE.

GRAPHIC SCALE - SCALE: 1"=40' THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,000 FEET AND AN ANGULAR ERROR OF 15" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT - NIKON DTM 302

SURVEY PREPARED FOR:

STACEY BLACK

355 DECLAIRE WAY
LOT NUMBER 7 OF:
LAFAYETTE SQUARE SUBDIVISION
LAND LOTS 8 & 7
DISTRICT 1ST - SECTION 2ND
COBB COUNTY, GEORGIA
DATE: 06-25-07

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:

FOSTER SURVEYING, INC.

SURVEYING - LAND PLANNING

1007 WEATHERSTONE PKVY SUITE 130
WOODSTOCK, GEORGIA 30188
770-582-4145 FAX 770-582-2472

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD AREA AS INDICATED PER THE RECORDED SUBDIVISION PLAT. PLAT BOOK 159 PAGE 36.

DRAWING# 07-P0216 JOB# 07-0219



G. THOMAS FOSTER, JR.
P.L.S. #2695

APPLICANT: Daniel T. Runnion and Fay M. Runnion **PETITION NO.:** V-58
PHONE: 770-422-1776 **DATE OF HEARING:** 07-08-09
REPRESENTATIVE: Fay and Dan Runnion **PRESENT ZONING:** RA-4
PHONE: 770-422-1776 **LAND LOT(S):** 8, 71
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 1
Declaire Way, north of Marseilles Place **SIZE OF TRACT:** 0.25 acre
(355 Declaire Way). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 18 feet on lot 7.

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 covered patio will be created over an existing concrete pad with approximately 40 square feet of additional area. The total impervious coverage will still be under the allowable limit. 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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict with Cobb County Water/Sewer line in street.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

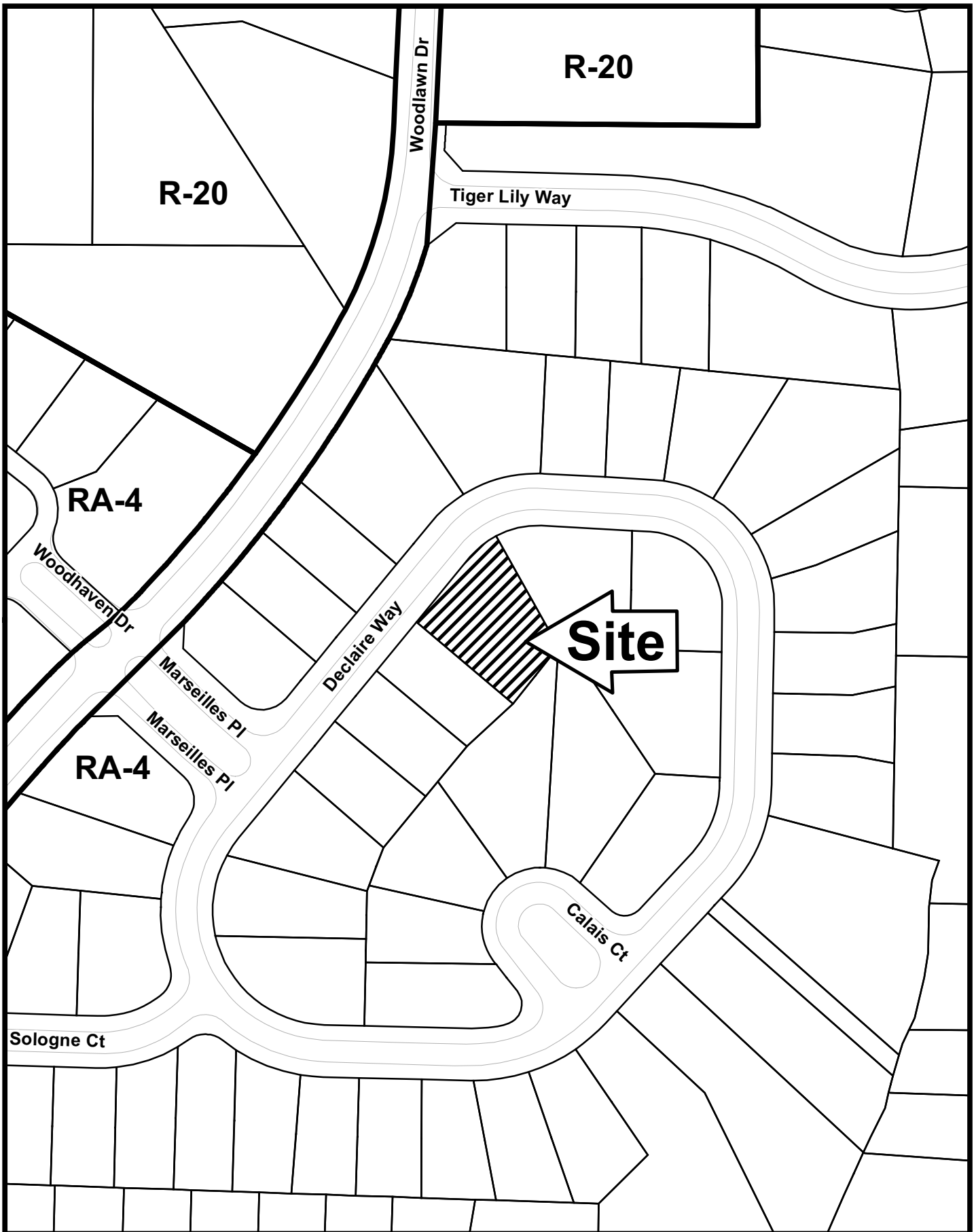
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

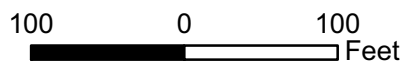
STIPULATIONS: _____





V-58



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-58

Hearing Date: 7-8-09

Applicant Fay and Dan Runnion Business Phone 770-422-1776 Home Phone _____

Fay and Dan Runnion Address 355 Declaire Way, Marietta, GA 30062

(representative's name, printed)

(street, city, state and zip code)

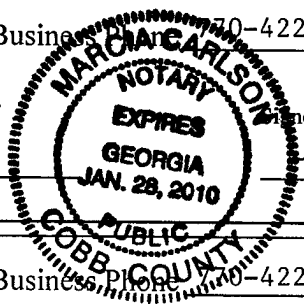
Jay M. Runnion

(representative's signature)

Business Phone 770-422-1776

Cell Phone _____

My commission expires: Jan. 28, 2010



Signed, sealed and delivered in presence of:

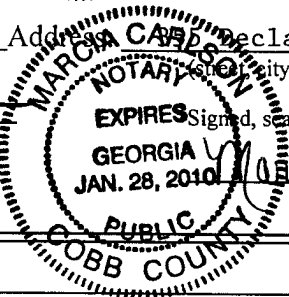
Marcia Carlson

Notary Public

Titleholder Fay and Dan Runnion Business Phone 770-422-1776 Home Phone _____

Signature Jay M. Runnion Address 355 Declaire Way, Marietta, GA 30062

(attach additional signatures, if needed)



Signed, sealed and delivered in presence of:

Marcia Carlson

Notary Public

My commission expires: Jan. 28, 2010

Present Zoning of Property RA-4 w/s

Location 355 Declaire Way, Marietta, GA 30062

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 8 and 71 District 1st Size of Tract .25 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.

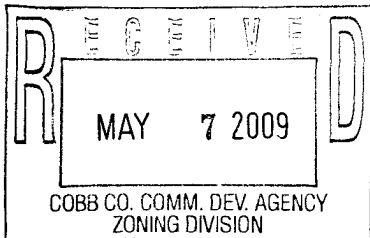
Size of Property Shape of Property _____ Topography of Property _____ Other

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.

Owners wish to construct a roof over an existing ± 175 square foot patio attached to the back of their home. A variance from the existing 30 foot setback, to an 18 foot setback is necessary, due in part to the presence of a Water Authority easement which has reduced the buildable area of the lot.

List type of variance requested: Rear setback variance from 30 feet to 18 feet.

**NOTE: See Exhibit "A" for
Neighborhood ACC approval.**



**LAFAYETTE SQUARE HOMEOWNERS ASSOCIATION
PROPOSAL FORM TO THE ARCHITECTURAL
CONTROL COMMITTEE**

TO: ACC
BOB SALMON
304 Declaire Way
Marietta, Georgia 30067

FROM: DAN RUNNION
355 DECLAIRES WY
MARIETTA, GA 30067

SUBJECT: Request for Approval

DATE: MAY 3, 2009

Description of paint color changes, structural or major landscape modification, new additions to any existing structure/appearance of the home site, especially any changes that are visible from the street or other homeowners. (Reference covenants in the bylaws.)

ADDING PERMANENT ROOF TO EXISTING PATIO
(BACK OF THE HOUSE), RAISED SEAM METAL ROOF
CONSISTENT WITH NEIGHBORHOOD ARCHITECTURE.

Contractor's Name & Address: _____

Building Permit No.: _____ Date: _____

Architectural Drawing and/or Specifications: (See attachment from contractor.) _____

Additional Comments: _____

Procedures:

Requests will be acted upon within fourteen days after receipt of the above-referenced form with complete information by the Architectural Control Committee. This action will be in the form of a written recommendation to the homeowners' association board.

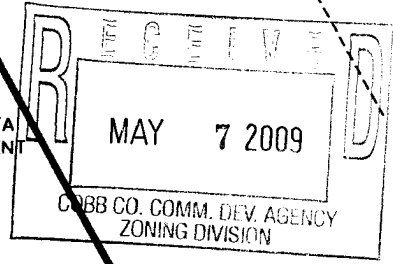
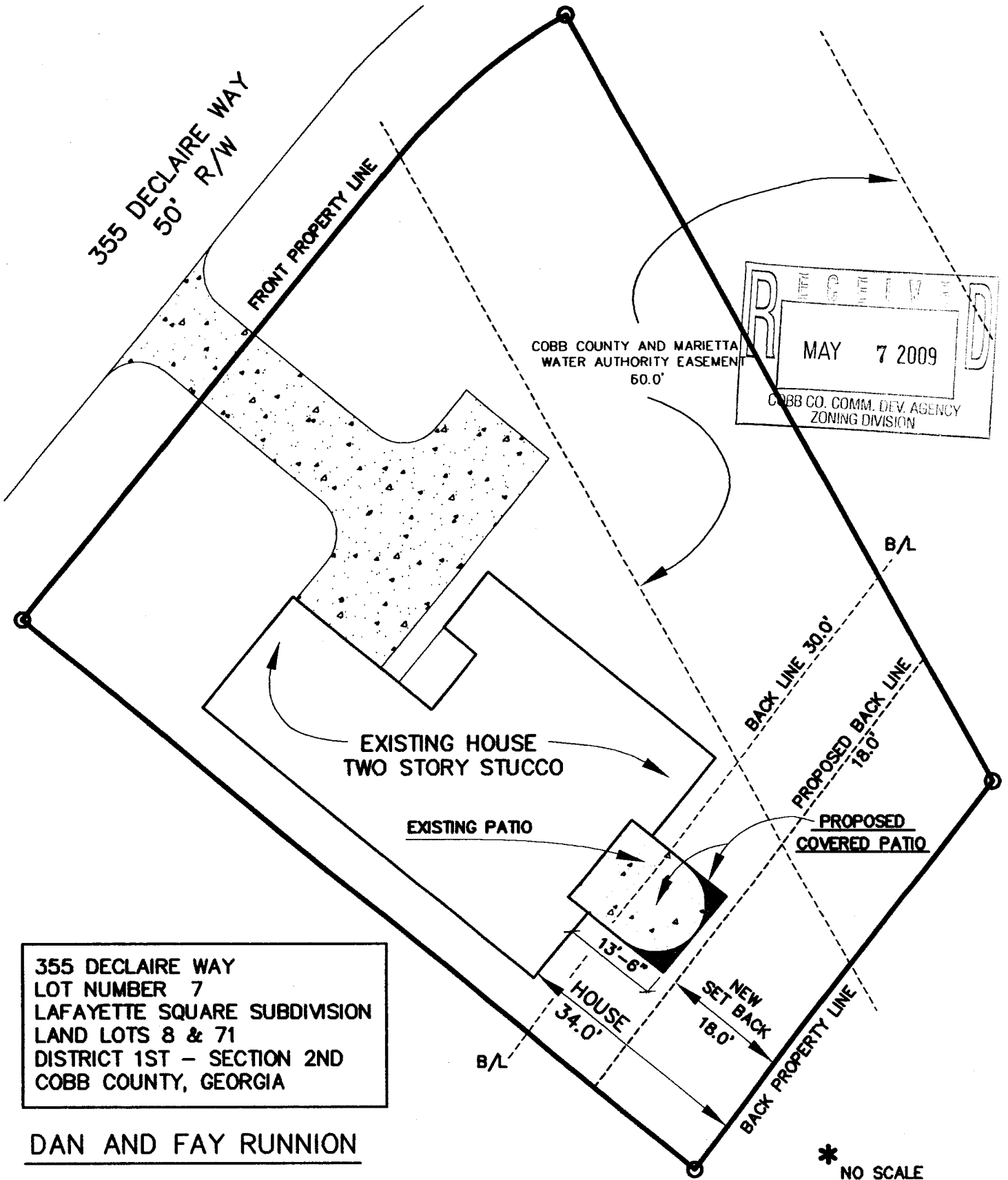
The homeowners' association board has to advise the homeowner within seven days of their decision on the request, after receipt of recommendation from the ACC.

ACC Recommendation: Approved Denied _____ Date MAY 3, 2009

Comments _____

Architectural Control Committee
Lafayette Square Homeowners Association

Michael Polz

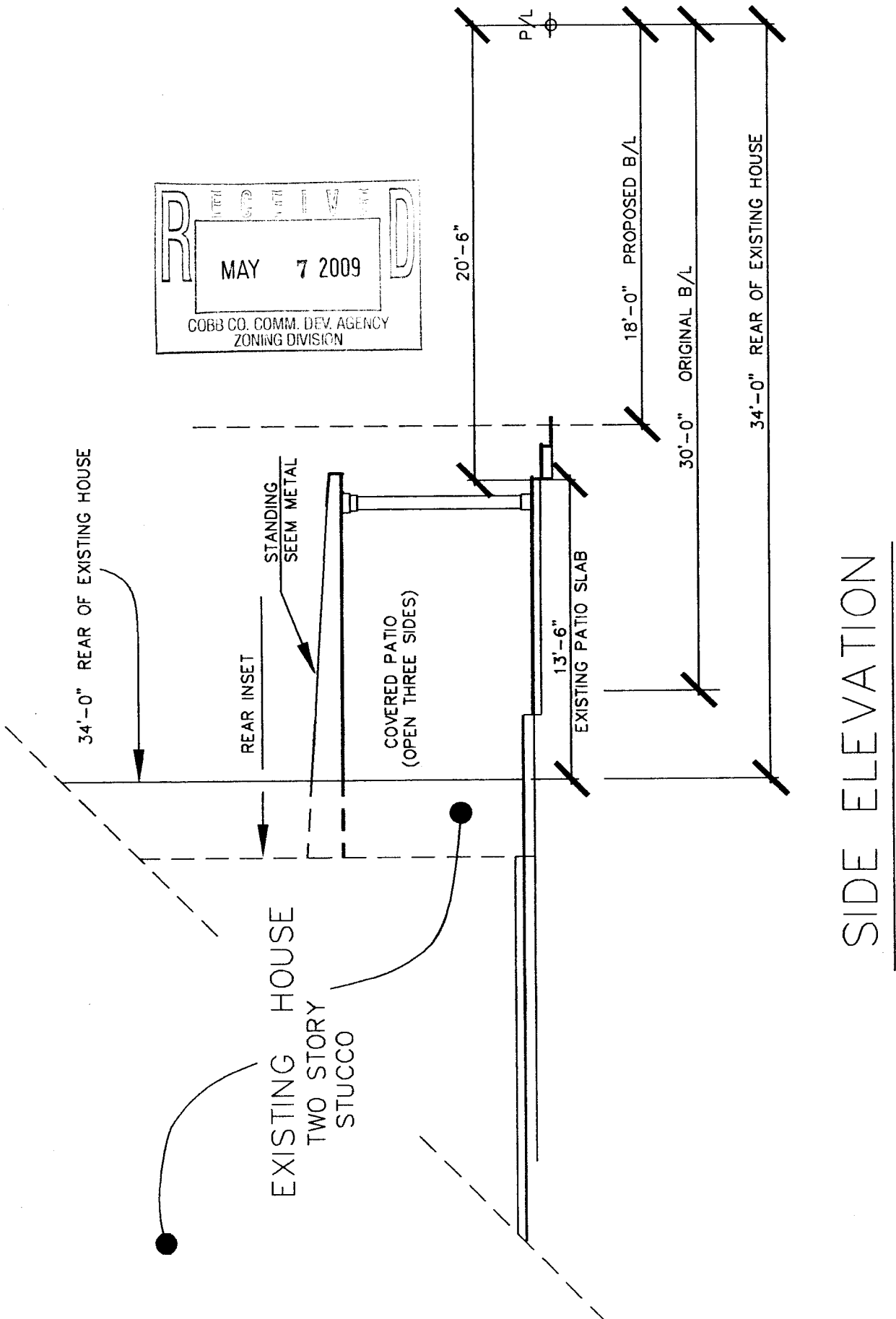


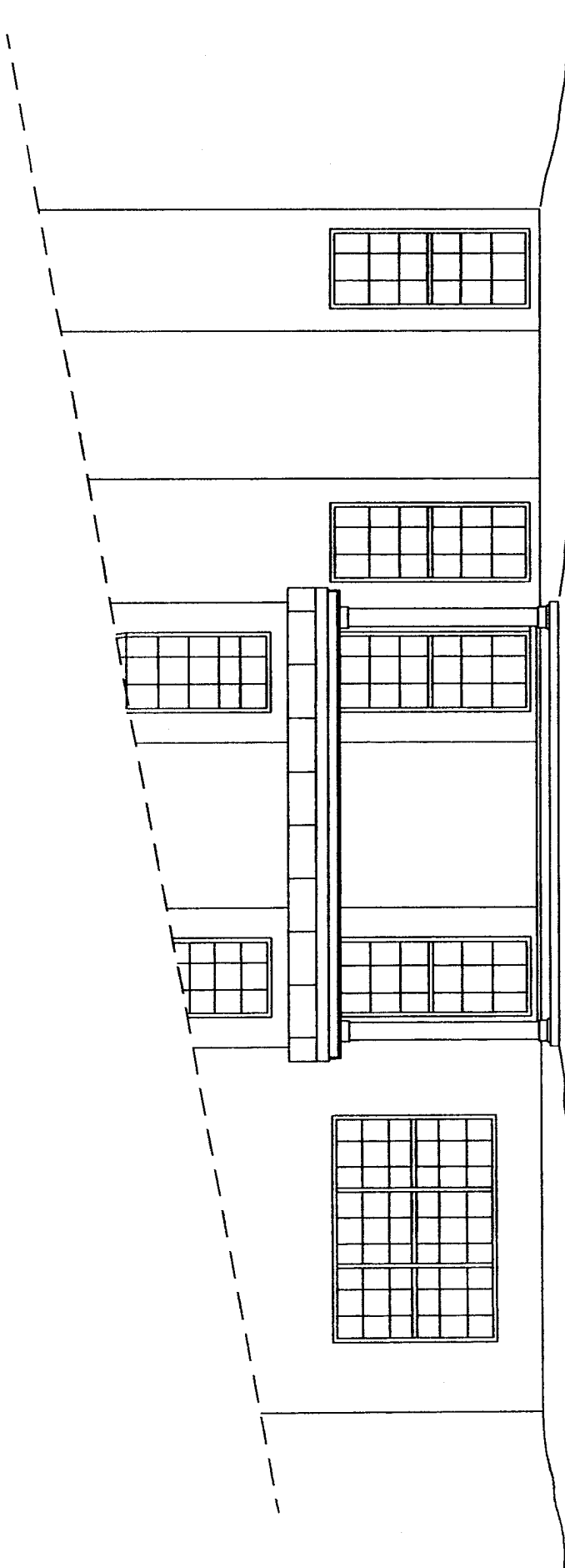
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LOT NUMBER 7
LAFAYETTE SQUARE SUBDIVISION
LAND LOTS 8 & 71
DISTRICT 1ST - SECTION 2ND
COBB COUNTY, GEORGIA

DAN AND FAY RUNNION

*
NO SCALE

A





RECEIVED
MAY 7 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REAR ELEVATION