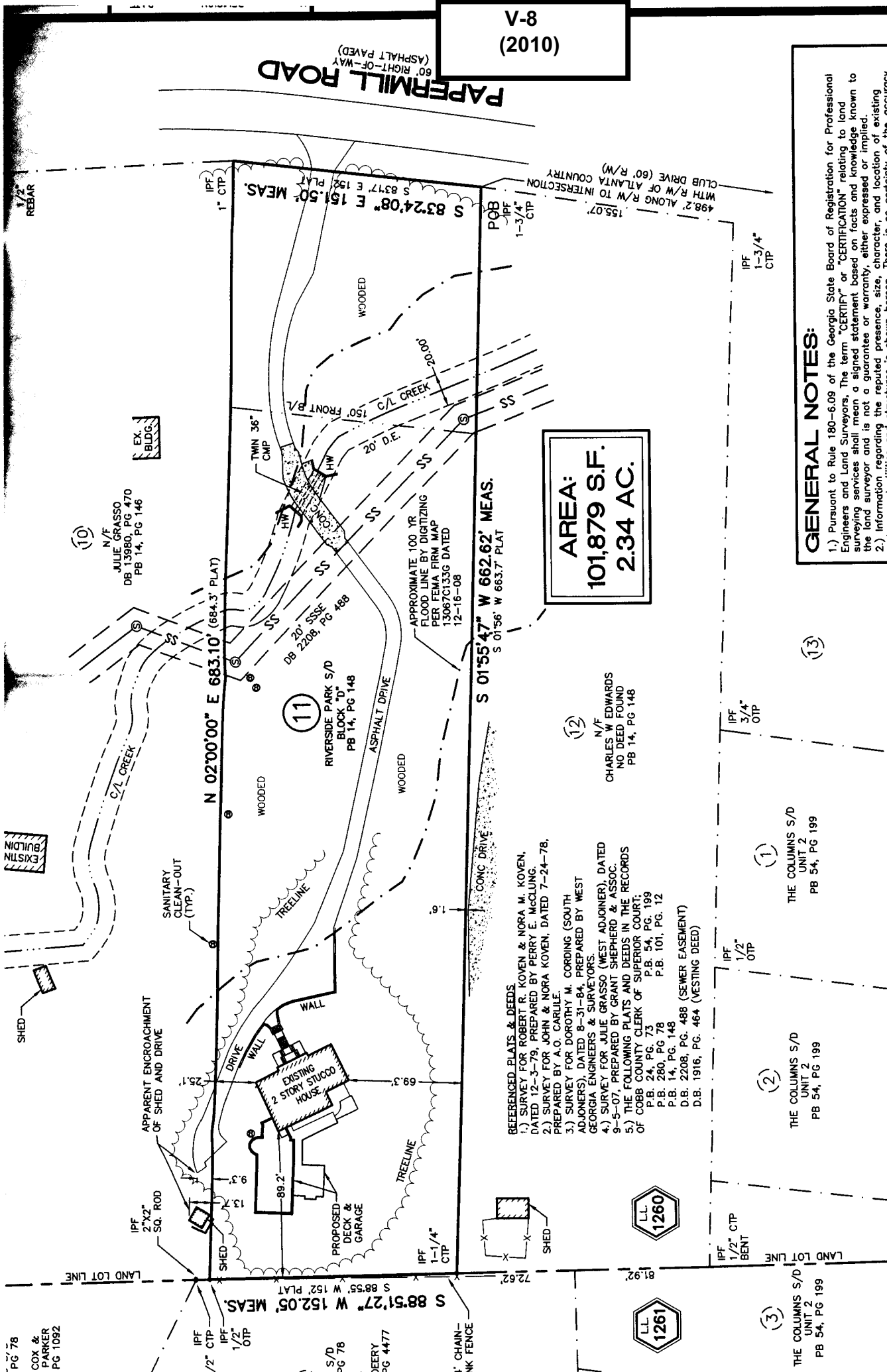


PAPERMILL ROAD
(ASPHALT PAVED)
60' RIGHT-OF-WAY



AREA:
101,879 S.F.
2.34 AC.

S 01'55.47" W 662.62' MEAS.
S 01'36" W 663.7' PLAT

N 02'00'00" E 683.10' (684.3' PLAT)

S 83'24.08" E 151.50' MEAS.
S 83'17" E 152' PLAT

PG 78
COX &
L PARKER
PG 1092

S 88'51'27" W 152.05' MEAS.
S 88'55" W 152' PLAT

REFERENCED PLATS & DEEDS
1.) SURVEY FOR ROBERT R. KOVEN & NORA M. KOVEN, DATED 12-3-79, PREPARED BY PERRY E. MCCLUNG.
2.) SURVEY FOR JOHN & NORA KOVEN, DATED 7-24-78, PREPARED BY A.O. CARLILE.
3.) SURVEY FOR DOROTHY M. CORDING (SOUTH ADJOINER), DATED 8-31-84, PREPARED BY WEST GEORGIA ENGINEERS & SURVEYORS.
4.) SURVEY FOR JULIE GRASSO (WEST ADJOINER), DATED 9-5-07, PREPARED BY GRANT SHEPHERD & ASSOC.
5.) THE FOLLOWING PLATS AND DEEDS IN THE RECORDS OF COBB COUNTY CLERK OF SUPERIOR COURT:
P.B. 24, PG. 73
P.B. 54, PG. 199
P.B. 14, PG. 148
D.B. 2208, PG. 488 (SEWER EASEMENT)
D.B. 1916, PG. 464 (VESTING DEED)

GENERAL NOTES:
1.) Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, The term "CERTIFY" or "CERTIFICATION" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.
2.) Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those relying on this plat. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, its employees, its consultants, its contractors, and/or its agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this

LEGEND:
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
OHP OVERHEAD UTILITY LINE(S)

(1) THE COLUMNS S/D UNIT 2 PB 54, PG 199
(2) THE COLUMNS S/D UNIT 2 PB 54, PG 199
(3) THE COLUMNS S/D UNIT 2 PB 54, PG 199

(12) N/F CHARLES W EDWARDS NO DEED FOUND PB 14, PG 148

LL 1260

LL 1261

1/2" REBAR

EX. BLDG.

N/F JULIE GRASSO DB 13980, PG 470 PB 14, PG 146

SANITARY CLEAN-OUT (TYP.)

(11) RIVERSIDE PARK S/D BLOCK "D" PB 14, PG 148

APPROXIMATE 100 YR FLOOD LINE BY DIGITIZING PER FEMA FIRM MAP 13067C133G DATED 12-16-08

4' CHAIN-LINK FENCE

498.2' ALONG R/W TO INTERSECTION WITH R/W OF ATLANTA COUNTRY CLUB DRIVE (60' R/W) 155.07'

IPF 1-3/4" CTP

IPF 3/4" OHP

IPF 1/2" OHP

IPF 1/2" CTP BENT

LAND LOT LINE

APPLICANT: Gale S. Koven and Robert P. Koven **PETITION NO.:** V-8
PHONE: 770-971-2880 **DATE OF HEARING:** 02-10-10
REPRESENTATIVE: Robert P. Koven **PRESENT ZONING:** R-80
PHONE: 770-971-2880 **LAND LOT(S):** 1260
PROPERTY LOCATION: Located on the south side of Paper Mill Road, west of Atlanta Country Club Drive (4398 Paper Mill Road). **DISTRICT:** 16
SIZE OF TRACT: 2.38 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback on lot 11 from the required 50 feet to 35 feet; and 2) waive the side setback from the required 25 feet to 22 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved, a building permit will be required. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147. In addition to the above, an easement should be recorded for the portion of the driveway that extends onto the adjacent property (if such easement has not been previously recorded).

STORMWATER MANAGEMENT: No adverse stormwater impacts 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 permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks or within 2 feet on side setbacks, per Code 122-123. If the proposed location for the garage encroaches, a Hold Harmless agreement will be required and must be approved by Cobb County Water and Sewer.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

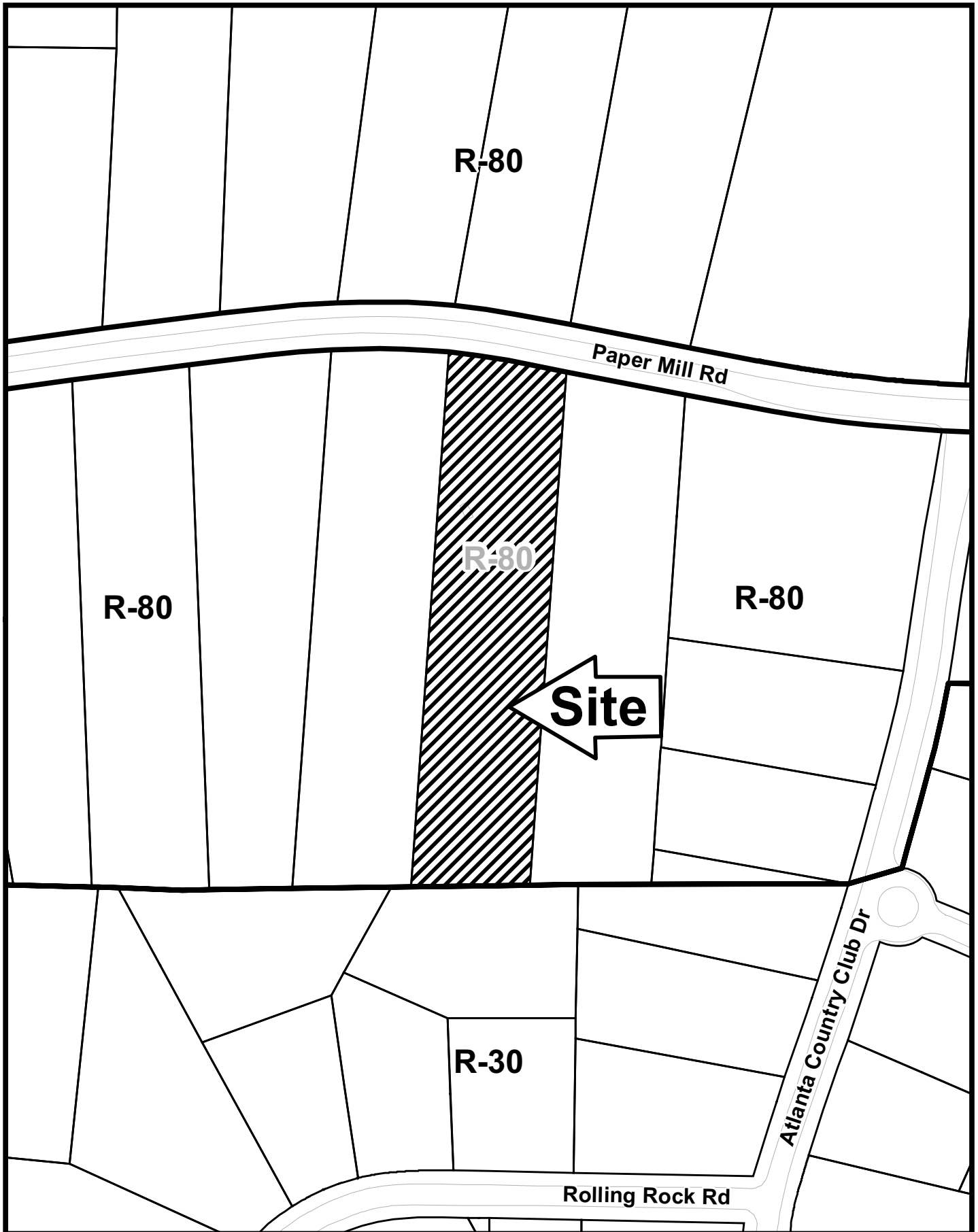
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

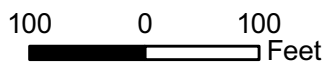
STIPULATIONS: _____





V-8



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-8
Hearing Date: 2-10-10

Applicant + Gale S. Koven Business Phone 770-971-2880 Home Phone 770-952-1612
EXT. 270

(representative's name, printed)

Address 4398 Paper Mill Road, Marietta, GA 30067
(street, city, state and zip code)

+

Business Phone L

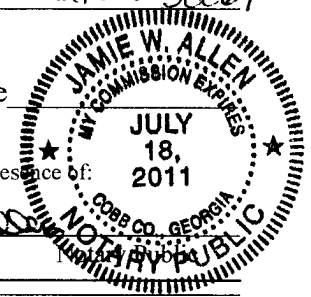
Cell Phone

(representative's signature)

My commission expires: + 7/18/2011

Signed, sealed and delivered in presence of:

+ Jamie W. Allen



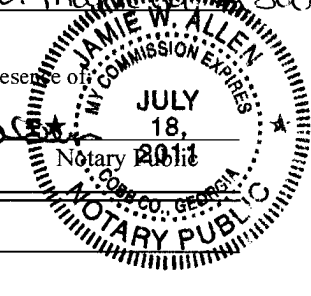
Titleholder + Gale S. Koven Business Phone 770-971-2880 Home Phone 770-952-1612
EXT 270

Signature + Gale S. Koven
(attach additional signatures, if needed)

Address: 4398 Paper Mill Rd. Marietta, GA 30067
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

+ Jamie W. Allen



My commission expires: + 7/18/2011

Present Zoning of Property R-80

Location 4398 PAPER MILL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P13 1260 District 16 Size of Tract 2.38 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.

+ Needed for disabled Vet Parents 77 & 76.
Garage was torn down to replace with new garage
after flood destroyed 9-18-09 - FEMA
Lived here 31 years.

List type of variance requested: 35ft vs 50

WAIVE THE REAR SETBACK FROM
REQUIRED 50FT TO 35FT