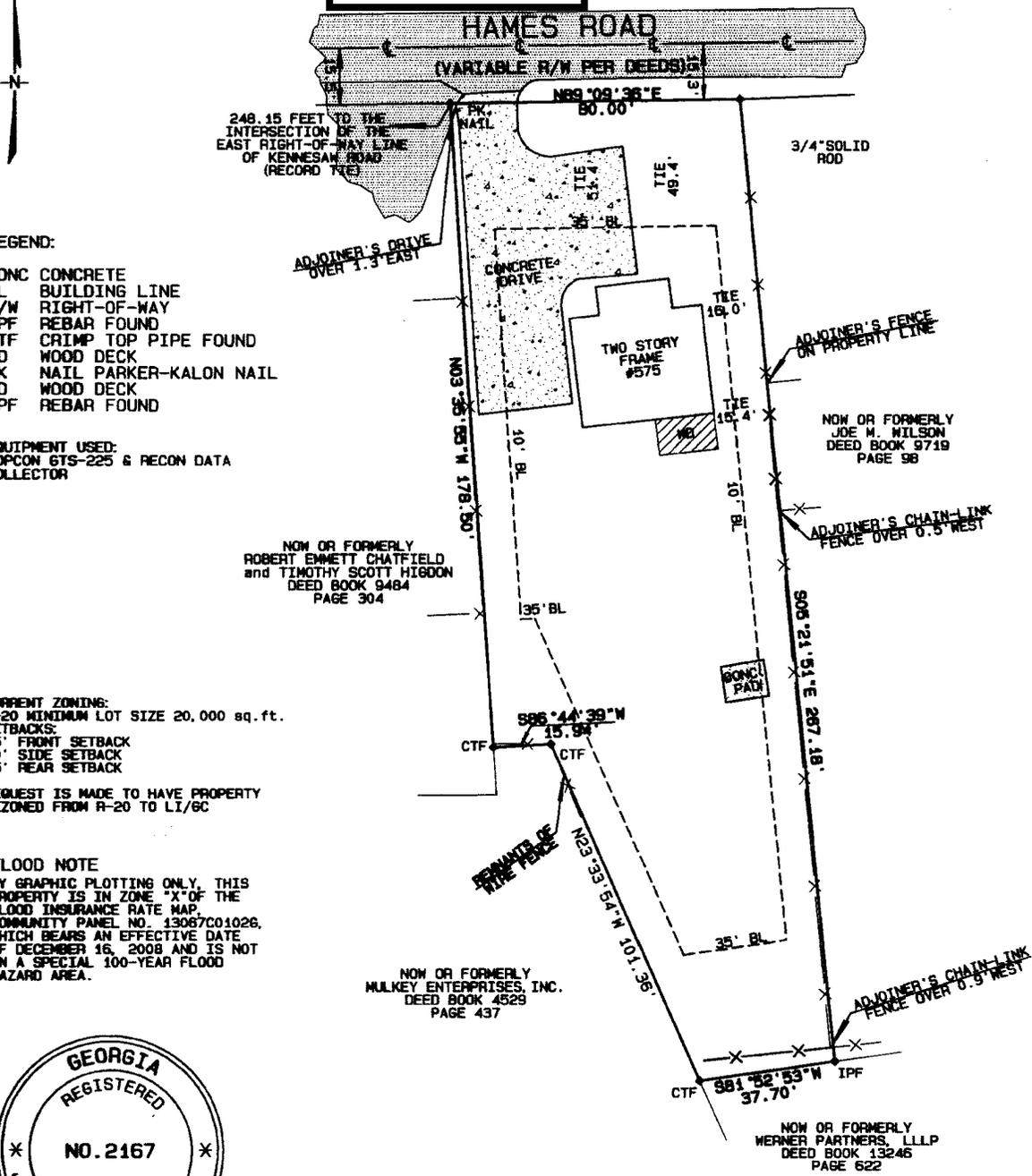


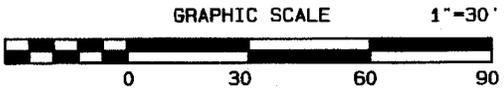
V-18
(2010)



SURVEYORS CERTIFICATION:
 IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

James A. Evans, Jr.
 GEORGIA REGISTERED LAND SURVEYOR # 2167

#575 HAMES ROAD
 AREA=0.4506 ACRES
 (19,630 sq. ft.)



SURVEY & RE-ZONING PLAT FOR:	
GAYLE LOWE	
G.W.L. and MARY LOU KIRK ESTATE	
DEED BOOK 14640, PAGE 5325	DATE: DECEMBER 23, 2009
PLAT BOOK 63, PAGE 21	DRAWN BY: dij CHECKED BY: cap
LAND LOT 939, 16TH DISTRICT, 2ND SECTION	SCALE: 1"= 30'
COBB COUNTY, GEORGIA	JOB#090579-2

J.A. Evans & Associates, Inc.
 3279 POWDER SPRINGS ROAD
 POWDER SPRINGS, GEORGIA 30127
 770-943-0000 OFFICE
 770-943-9003 FAX
 evansassoc@att.net

APPLICANT: Randal Lowe Plumbing, LLC **PETITION NO.:** V-18
PHONE: 770-499-2296 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** R-20
PHONE: 770-422-7016 **LAND LOT(S):** 939
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Hames Road, east of Kennesaw Avenue **SIZE OF TRACT:** .4506 acre
(575 Hames Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 19,630 square feet to allow applicant to apply for rezoning to GC.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat must be recorded referencing the variance case and showing all improvements and normal setbacks. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comment.

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: Available in road right-of-way.

SEWER: Not available to property. Nearest sewer is Old Hwy 41, easement required. Commercial use would require connection. Special assessment applicable.

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

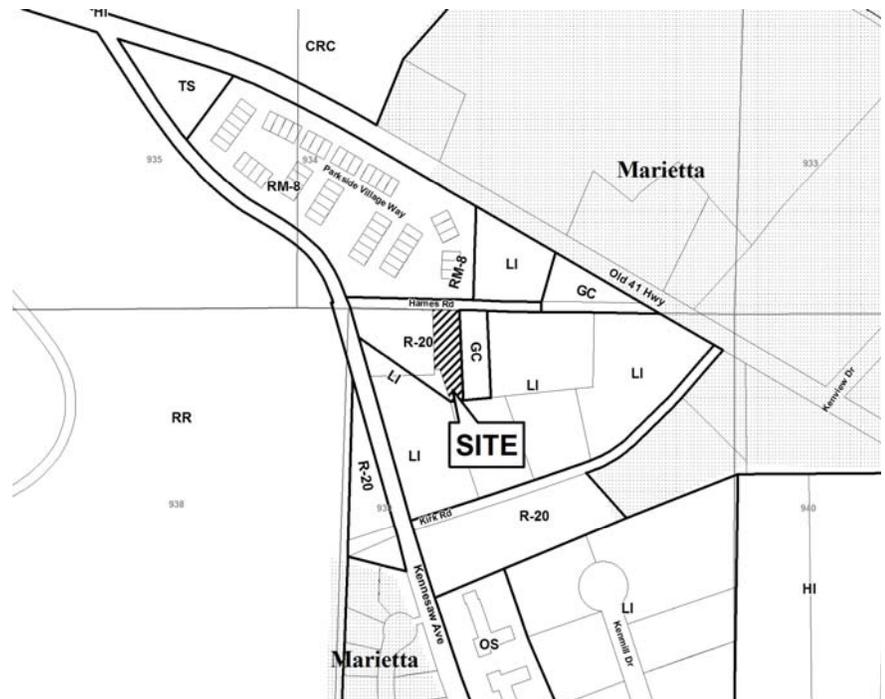
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



Cobb County Fire and Emergency Services

Applicant Name: Randal Lowe Plumbing, LLC

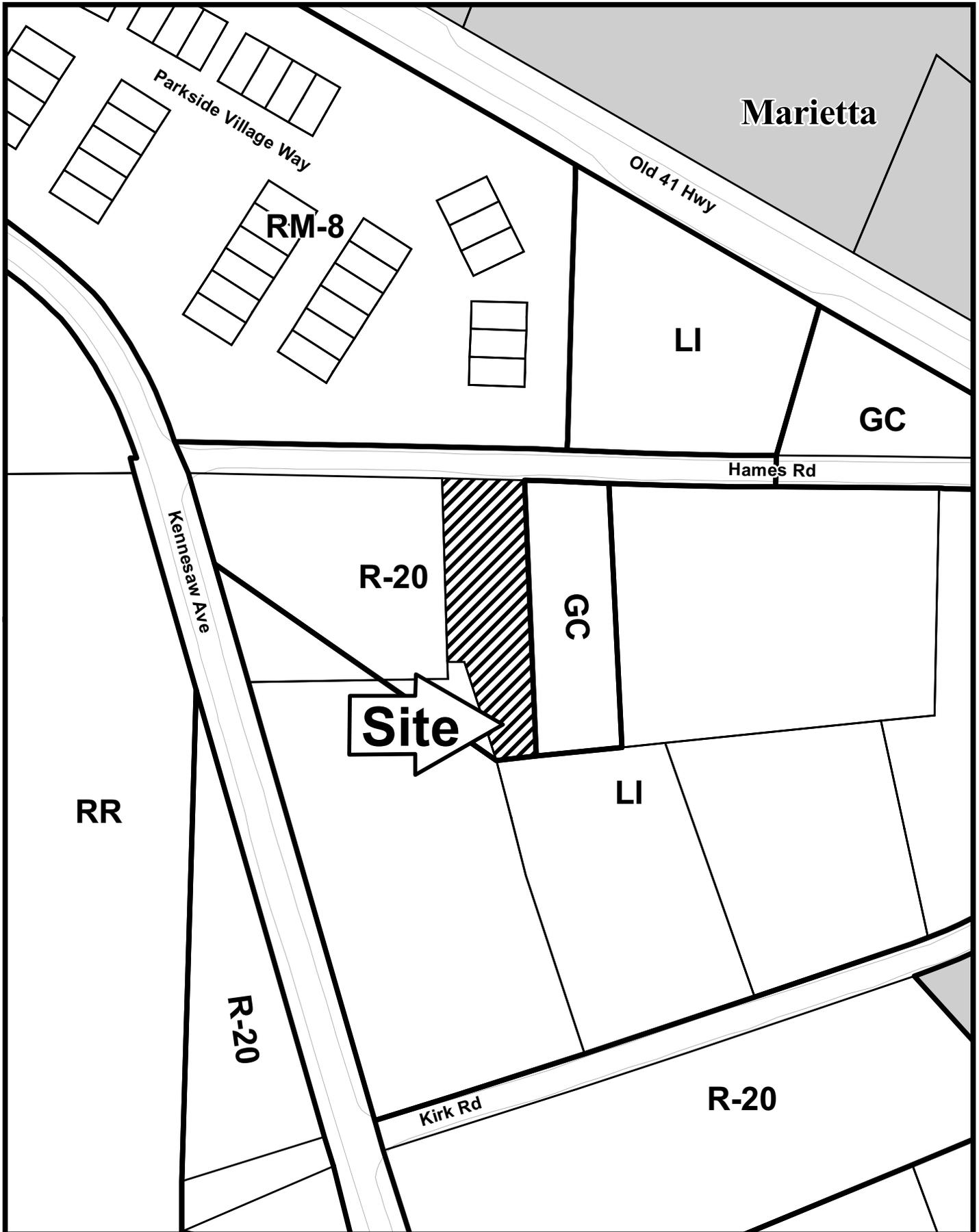
Petition Number: V-18

Date: 2/25/2010

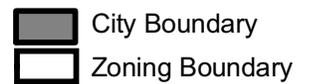
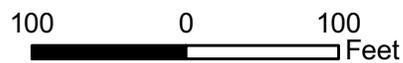
Fire Marshal Comments

No comments accept that a Certificate of Occupancy must be acquired from the CCFMO before occupancy. Contact CCFMO for C/O process.

V-18



This map is provided for display and planning purposes only. It is not meant to be a legal description.

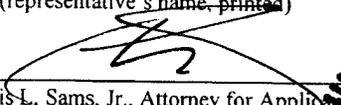


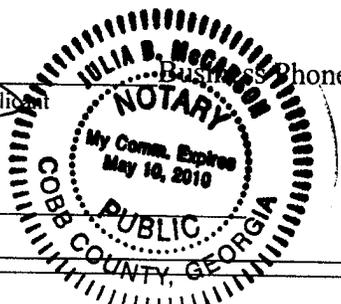
Application for Variance Cobb County

(type or print clearly)

Application No. V- 18
Hearing Date: 03/10/10

Applicant Randal Lowe Plumbing, LLC Business Phone 770/499-2296 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

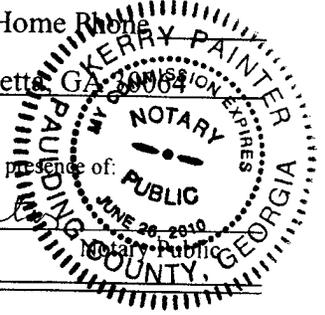
By:  Business Phone 770/422-7016 Fax 770/426-6583
Garvis L. Sams, Jr., Attorney for Applicant



Signed, sealed and delivered in presence of:
Julia B. McCarron
Notary Public

My commission expires: _____

Titleholder Gayle A. Lowe Business Phone 770/499-9180 Home Phone _____
Signature X. Gayle A. Lowe Address: 505 Hames Road, Marietta, GA 30064
Gayle A. Lowe (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Kerry Painter
Notary Public

My commission expires: 6-26-10

Present Zoning of Property R-20

Location 575 Hames Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 939 District 16th Size of Tract 0.4506 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 XX 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.

The subject property is located within an area under the Cobb County Future Land Use Map which is shown as Industrial Compatible ("IC") which contemplates industrial and commercial uses. However, the size of the subject property (0.4506 acres or 19,630 square feet) does not meet district requirements for the rezoning of the subject property in the absence of obtaining a waiver with respect to minimum square footage. Therefore, a literal interpretation or enforcement of Ordinance provisions creates a hardship for the applicant.

List type of variance requested: A waiver of square footage requirements from 20,000 square feet to 19,630 square feet in order to allow the filing of an application to rezone the subject property to the General Commercial (GC) zoning classification