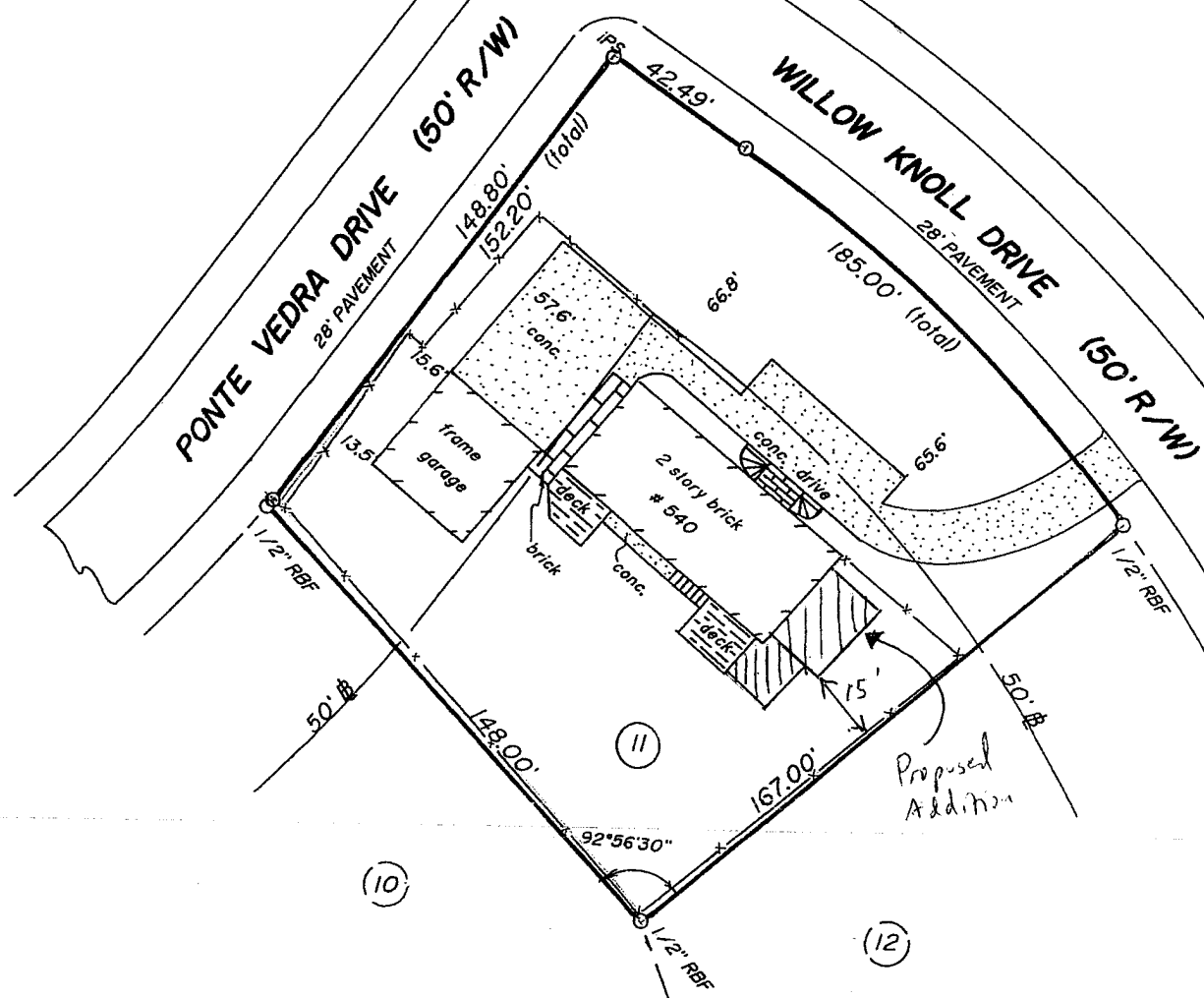


V-22
(2010)

PLAT NO. 92-0942336



NORTH

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 THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

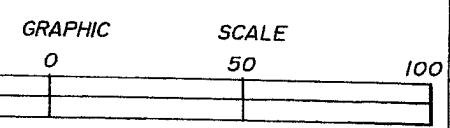
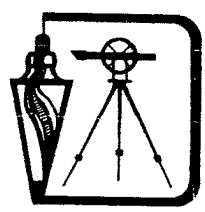
SURVEY FOR: KIRBY C. PRUETT

LAND LOT 4
1ST DISTRICT 2ND SECTION
COBB COUNTY

LOT 11 BLOCK "E" UNIT FOUR SEC --- PLAT BOOK 64 SUBDIVISION-PHASE --- PAGE 113

SCALE: 1" = 50'

DATE SEPT. 7, 1992



LOCATION & 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.
 NOT FOR RECORDING.

Pearson & Associates, Inc.
 ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
 SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
 WETLAND DELINEATION
 531 FOREST PARKWAY - SUITE 200
 FOREST PARK, GEORGIA 30050
 (404) 366-7715
 (404) 366-0813 TELE-COPIER

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR
 KF KF
 DRAWN BY

APPLICANT: James Campbell **PETITION NO.:** V-22
PHONE: 404-862-5972 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 4
PROPERTY LOCATION: Located at the northeast **DISTRICT:** 1
intersection of Pointe Vedra Drive and Willow Knoll **SIZE OF TRACT:** .67 acre
Drive (540 Willow Knoll Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the rear setback on lot 11 from the required 40 feet to 15 feet; and 2) waive the front setback from the required 15 feet (per V-236 of 1987) to 13.5 feet (existing).

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 showing all improvements. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes a portion of the most recently recorded subdivision plat and shows the variance case number and date of approval. Show the standard setbacks currently in place per the Zoning Code. 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.

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: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

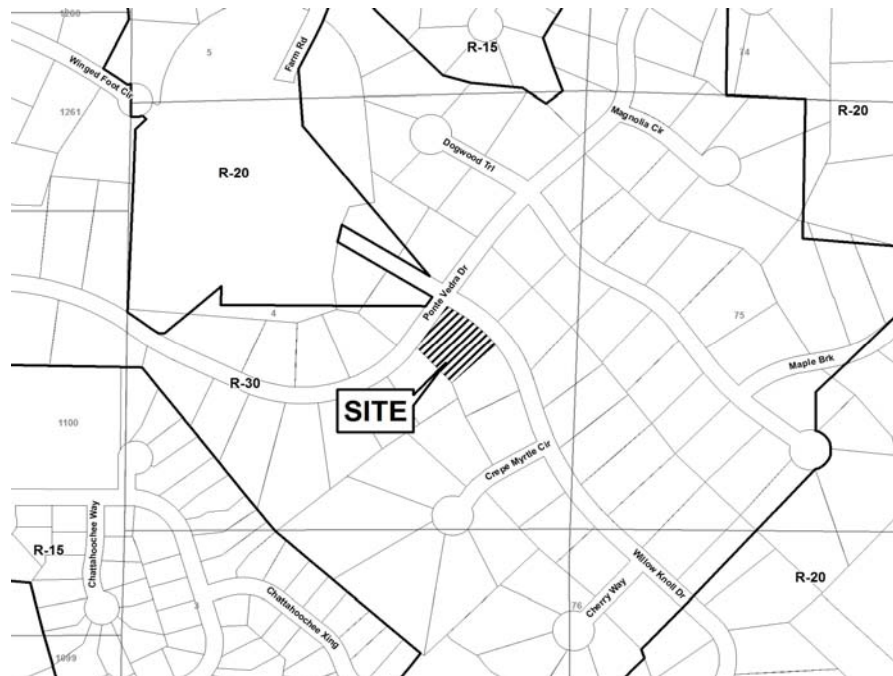
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

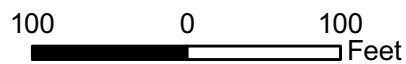
STIPULATIONS:





V-22



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)

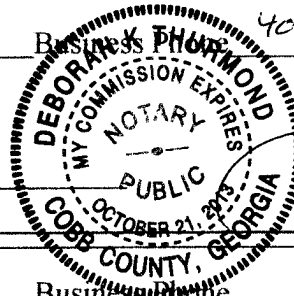
Application No. V-27
Hearing Date: 3-10-10

Applicant JAMES Campbell Business Phone _____ Home Phone 770-642-8234

Address _____
(representative's name, printed) (street, city, state and zip code)

James Campbell
(representative's signature)

Business Phone 404-862-5972 Cell Phone 770-906-0661



Signed, sealed and delivered in presence of:
Deborah K. Thompson
Notary Public

My commission expires: 10/21/13

Titleholder Charles Lischer Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: UNLIMITED

Signed, sealed and delivered in presence of:
[Signature]
DR Robertson
Notary Public
Robertson Rivers
Mole Cottage
23 Creek Road
Notary Public

Present Zoning of Property R-30

Location 540 Willow Knoll Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract .67 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 .67 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 a corner lot, and zoning codes state that a corner lot recognizes the shortest of two frontage right-of-ways as the front. In this case the zoning code determines the side-yard to be the rear, which results in a 40' setback requirement. The existing structure is 40' from subject (South) property line.

List type of variance requested: Our request is to reduce this setback requirement from 40' to 15'. Typical "side-yard" setback requirements for this zone is 12', but we request 15' on the South property line, which is adjacent to 550 Willow Knoll Drive, and will allow the proposed structure to be constructed in accordance.

Revised: December 6, 2005

NOTE: See Exhibit "A" for Prior Variance

APPLICATION FOR VARIANCE
TO THE
COBB COUNTY BOARD OF APPEALS
(type or print clearly)

Application No. 236

Hearing Date 7-22-87

Applicant Kirby Pruett Business Phone 364-4586 Home Phone 953-2907
(business name)

Kirby Pruett Address 540 Willow Knoll Drive
(representative's name, printed)

[Signature] Business Phone 364-4586 Home Phone 943-2907
(representative's signature)

Titleholder Kirby Pruett Business Phone 364-4586 Home Phone 953-2907

Signature [Signature] Address 540 Willow Knoll Drive
(attach additional signatures, if needed)

Present Zoning R-30 R40 Type of Variance BS To waiver side line setback to 15'
and rear set back to 25' to allow for 3-car detached garage.

BS TO WAIVE FRONT SETBACK REQUIREMENT FROM
45' TO 15'

Location 540 Willow Knoll Drive
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract .75 acre(s)

Decision of Board of Appeals 7-22-87 Board of Appeals approved application. Motion by Jones.
seconded by McAfee; carried 4-0.

[Signature]
SECRETARY, BOARD OF APPEALS