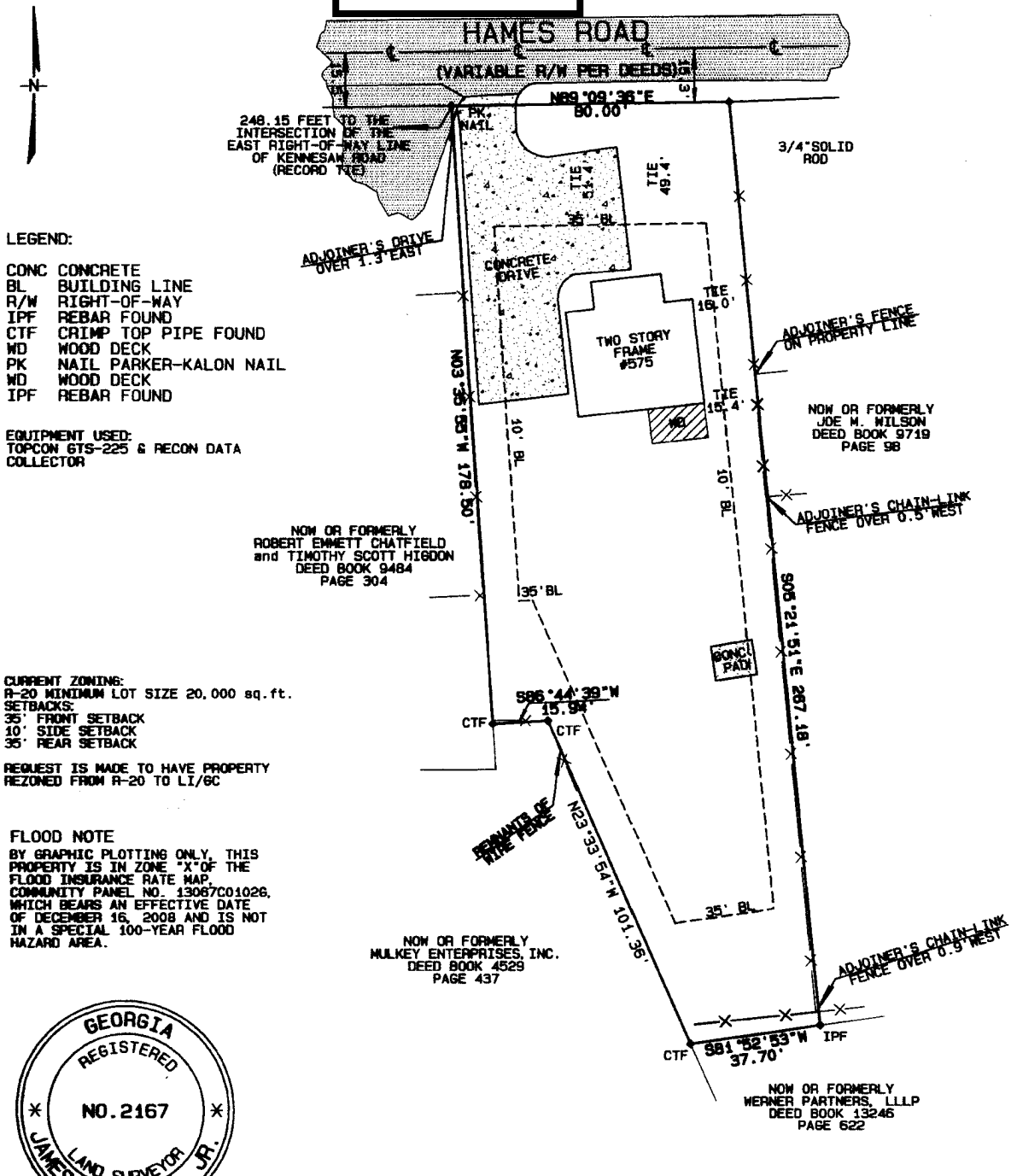


V-18  
(2010)



LEGEND:

CONC CONCRETE  
BL BUILDING LINE  
R/W RIGHT-OF-WAY  
IPF REBAR FOUND  
CTF CRIMP TOP PIPE FOUND  
WD WOOD DECK  
PK NAIL PARKER-KALON NAIL  
WD WOOD DECK  
IPF REBAR FOUND

EQUIPMENT USED:  
TOPCON GTS-225 & RECON DATA  
COLLECTOR

CURRENT ZONING:  
R-20 MINIMUM LOT SIZE 20,000 sq. ft.  
SETBACKS:  
35' FRONT SETBACK  
10' SIDE SETBACK  
35' REAR SETBACK

REQUEST IS MADE TO HAVE PROPERTY  
REZONED FROM R-20 TO LI/6C

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS  
PROPERTY IS IN ZONE "X" OF THE  
FLOOD INSURANCE RATE MAP,  
COMMUNITY PANEL NO. 13067C01026,  
WHICH BEARS AN EFFECTIVE DATE  
OF DECEMBER 16, 2008 AND IS NOT  
IN A SPECIAL 100-YEAR FLOOD  
HAZARD AREA.

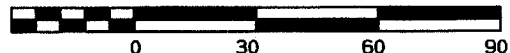


SURVEYORS CERTIFICATION:  
IN MY OPINION THIS PLAT IS A TRUE  
AND CORRECT REPRESENTATION OF  
THE LAND PLATTED AND WAS PREPARED  
IN CONFORMITY WITH THE MINIMUM  
STANDARDS AND REQUIREMENTS BY LAW.

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

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

GRAPHIC SCALE 1"=30'



SURVEY & RE-ZONING PLAT FOR:

GAYLE LOWE

G.W.L. and MARY LOU KIRK ESTATE

DEED BOOK 14640, PAGE 5325

PLAT BOOK 63, PAGE 21

LAND LOT 939, 16TH DISTRICT, 2ND SECTION

COBB COUNTY, GEORGIA

DATE:  
DECEMBER 23, 2009

DRAWN BY: djb  
CHECKED BY: cap

SCALE: 1"= 30'

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

JAE JOB #090579-2

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

**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**

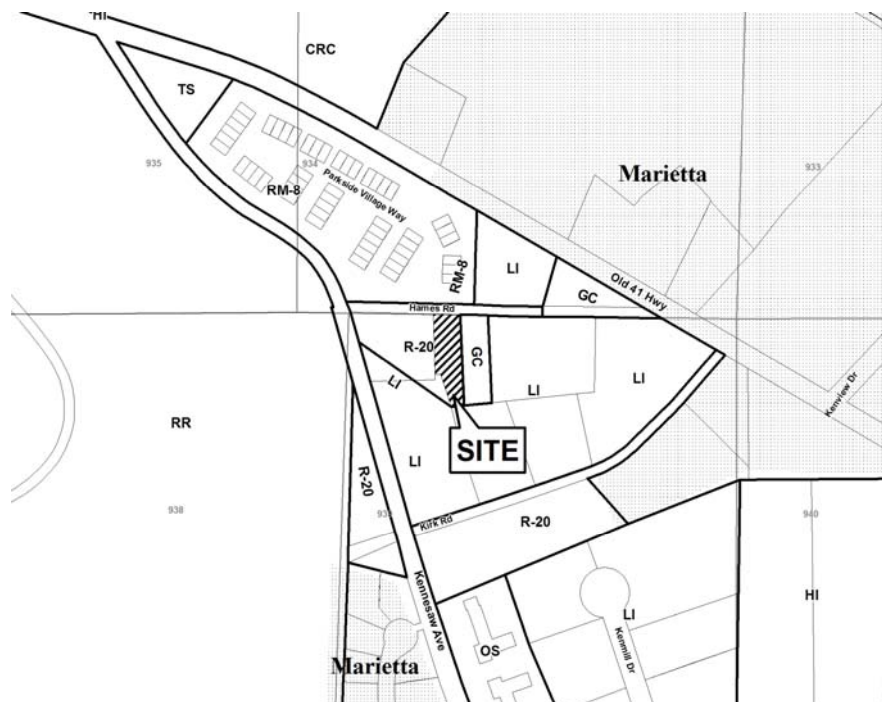
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: Randal Lowe Plumbing, LLC

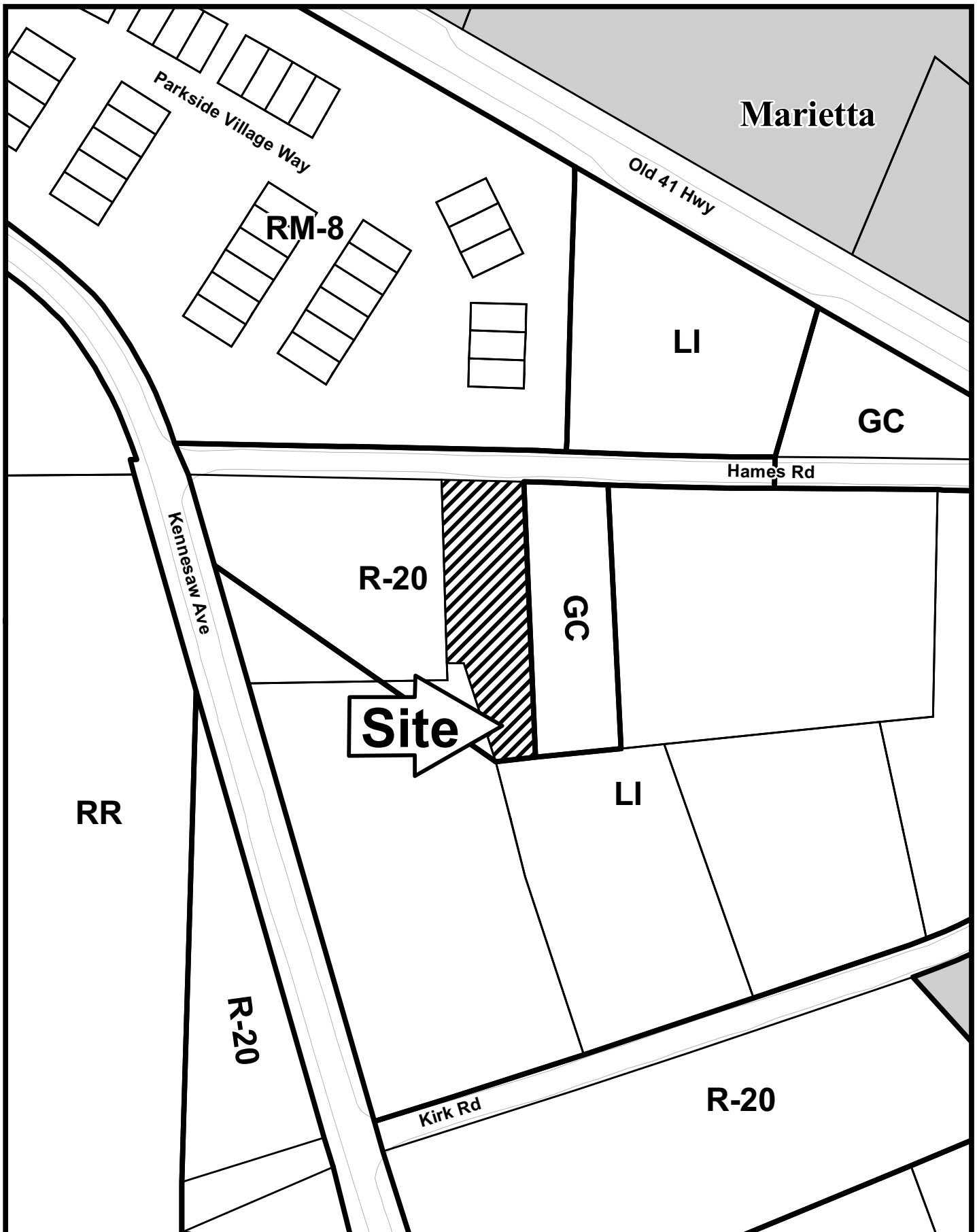
Petition Number: V-18

Date: 2/25/2010
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## ***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.

100 0 100 Feet

City Boundary  
Zoning Boundary

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

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Julia B. McCarson

Notary Public

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

My commission expires: 6-26-10

Signed, sealed and delivered in presence of:

Kerry Painter

Notary Public

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