

SUM

JOHN V. MARINKO & TERI H. MARINKO

FULTON FEDERAL SAVINGS & LOAN ASSN.

4973 Shallow Ridge Court

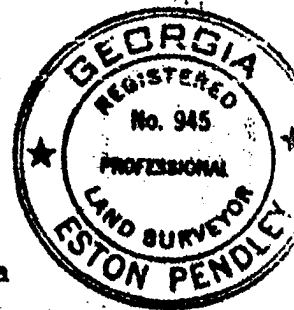
Block E, Shallowford Village, Unit II

& 8, 16th District, 2nd Section, Cobb County, Georgia

/81 Scale: 1" = 40'

PROPERTY (IS) (IS NOT) LOCATED IN A
RAIL FLOOD AREA AS INDICATED BY
OFFICIAL FLOOD HAZARD MAPS

ESTON PENDLEY & ASSOC., INC.
REGISTERED LAND SURVEYORS



In my opinion, this plat is a correct representation of the land
platted and has been prepared in conformity with the mini-
mum standards and requirements of law.

Eston Pendley
Member S.A.M.S.O.G.

APPLICANT: Patrick Gaffney **PETITION NO.:** V-57
PHONE: 404-406-5434 **DATE OF HEARING:** 08-11-10
REPRESENTATIVE: Julie M. Gaffney **PRESENT ZONING:** PD
PHONE: 404-406-5434 **LAND LOT(S):** 7, 8
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Shallow Ridge Court and Shallow Ridge Road, **SIZE OF TRACT:** 0.302 acre
north of Shallowford Road (4973 Shallow Ridge Road). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Allow a retaining wall to be 10 feet in height and within 1 foot of the property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 5/24/10, a Notice of Violation and a Stop Work Order were posted for building a retaining wall without a permit. If variance is approved, a permit will be required. If this variance request is approved, a retaining wall permit will be required prior to removal of the existing wall. Submit plans and a set of details for wall construction. The details must be signed and sealed by an engineer registered in Georgia.

STORMWATER MANAGEMENT: The applicant is replacing a pre-existing landscape wall. Drainage will be provided to convey the under-drain as well as surface runoff through the wall.

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 _____

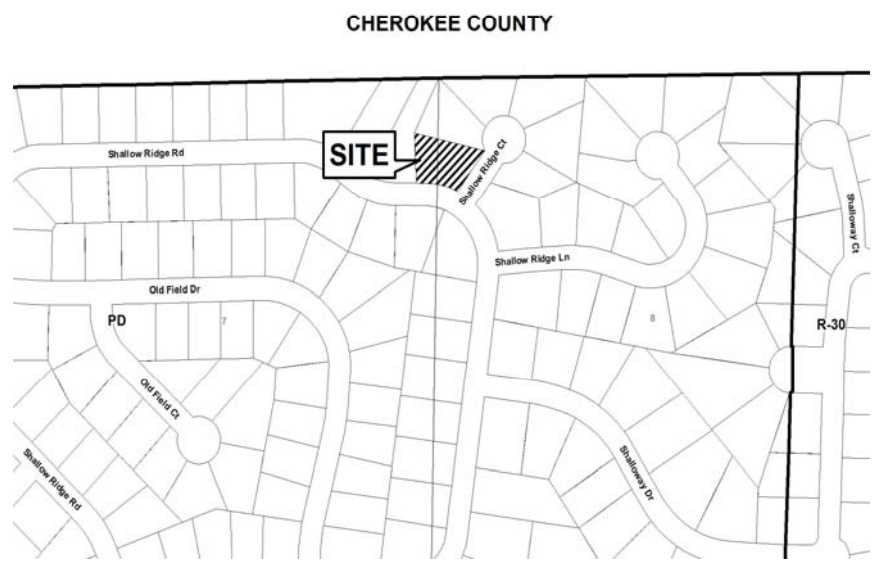
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

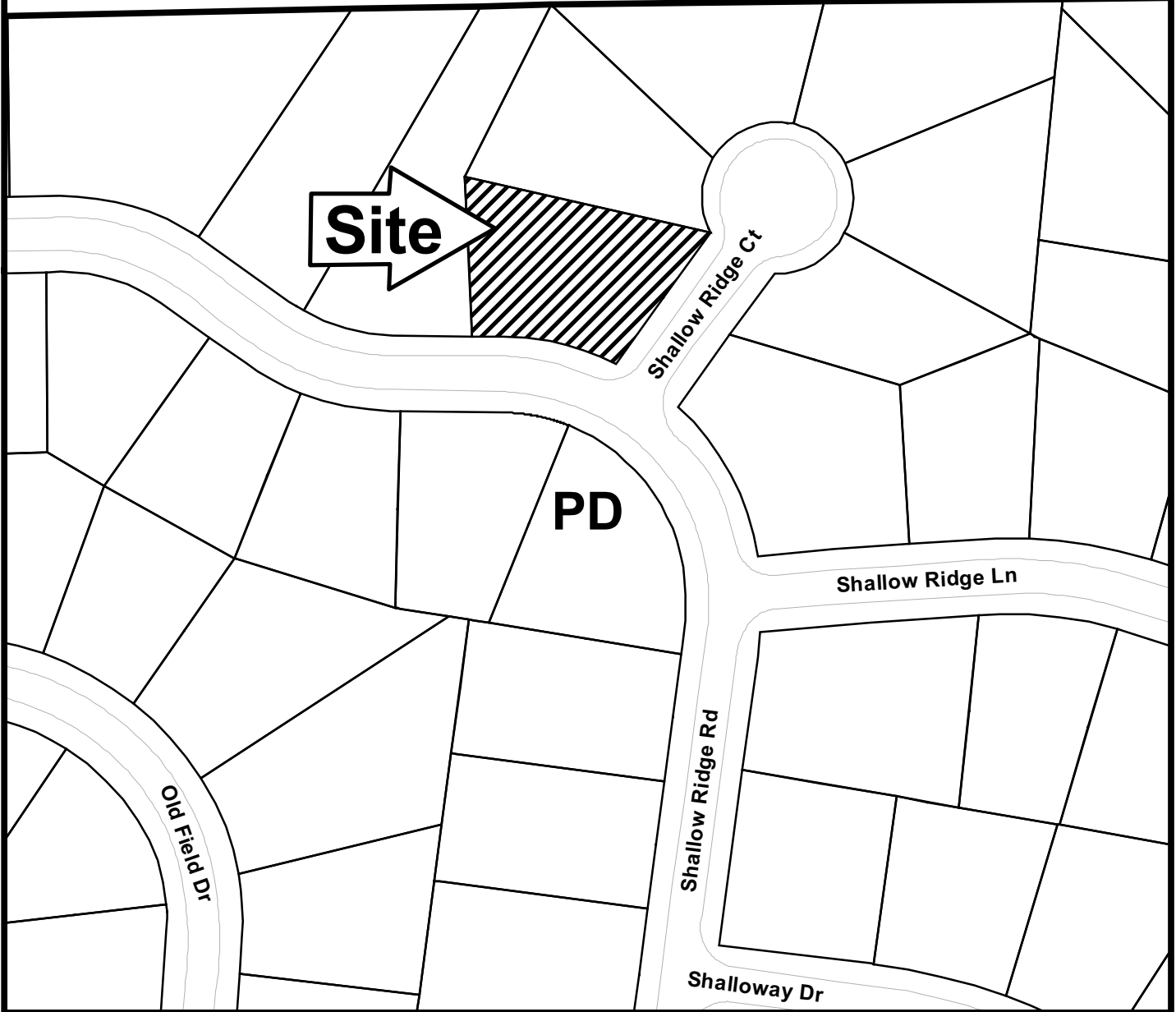
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

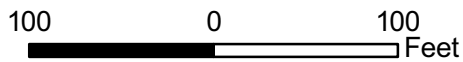
STIPULATIONS: _____





CHEROKEE COUNTY



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

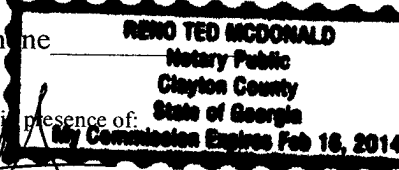
(type or print clearly)

Application No. V-57
Hearing Date: 8-11-10

Applicant Patrick Gaffney Business Phone 404-706-5734 Home Phone 678-445-3907

Julie M Gaffney Address 4973 SHALLOW RIDGE CT NE KENNESAW GA 30144
(representative's name, printed) (street, city, state and zip code)

Patrick Gaffney Business Phone L Cell Phone _____
(representative's signature)



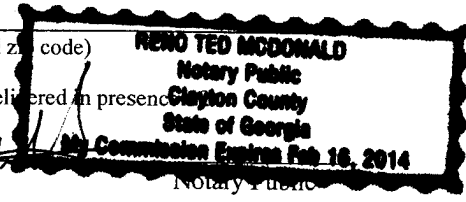
My commission expires: Feb 16th, 2014

Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Patrick Gaffney Business Phone L Home Phone _____

Signature Patrick Gaffney Address: L
(attach additional signatures, if needed) (street, city, state and zip code)

Julie M Gaffney



My commission expires: Feb 16th, 2014

Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property PD

Location 4973 SHALLOW RIDGE CT NE, KENNESAW GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 8 7 BEACON E District 11a sect 2 Size of Tract .302 ACRE Acre(s) 3/4

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:

To Hold in existing fill dirt.

List type of variance requested: Replacement of existing retaining wall.

ALLOW A RETAINING WALL TO BE 10 FT IN HEIGHT AND WITHIN 1 FOOT OF PROP. LINE.