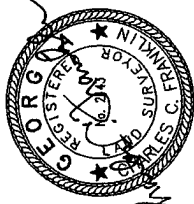
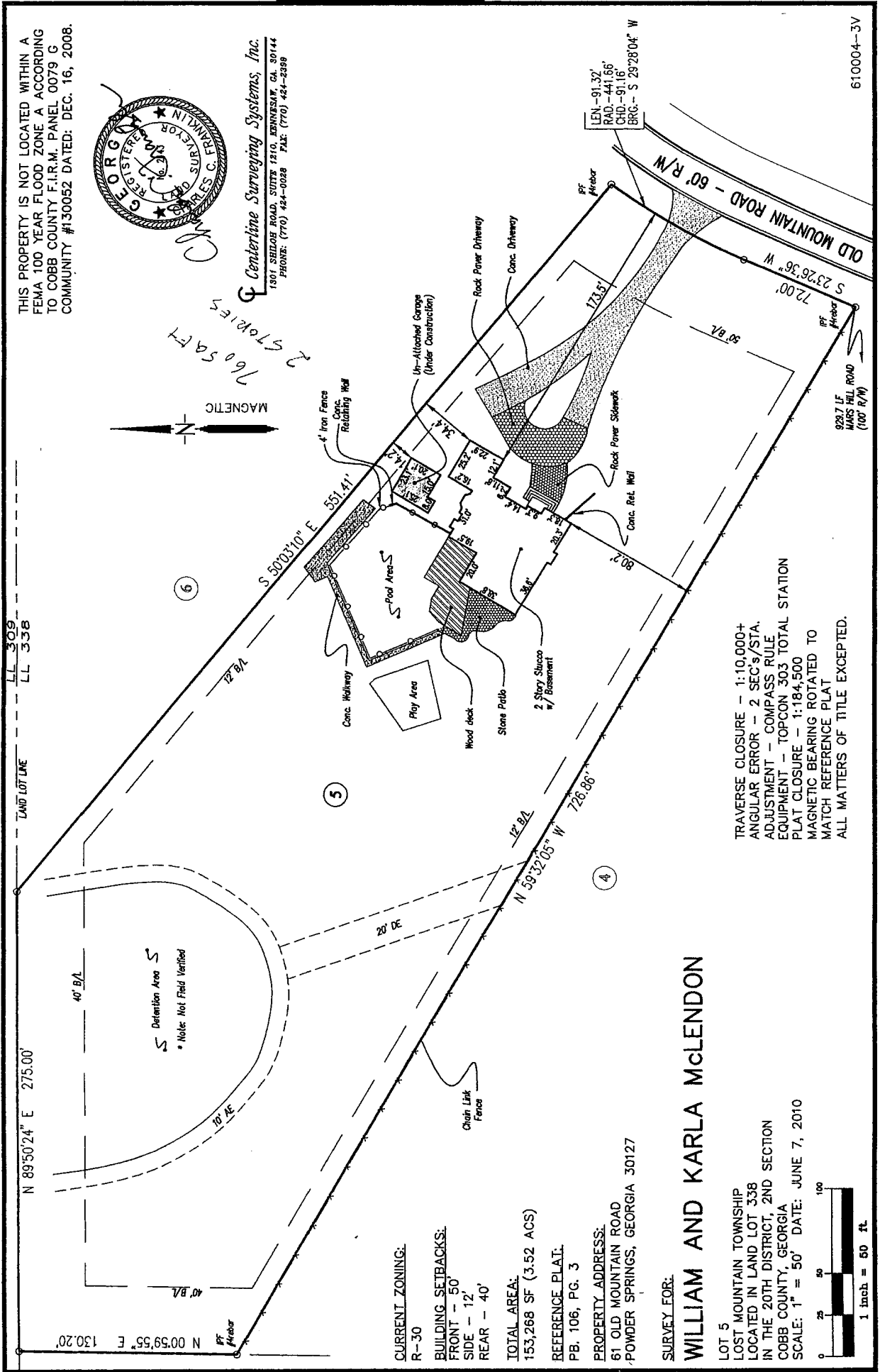
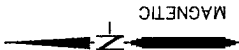


THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE A ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0079 G COMMUNITY #130052 DATED: DEC. 16, 2008.



Centerline Surveying Systems, Inc.
1501 SHILOH ROAD, SUITE 1810, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2398

2 STORIES
160 SAFET



TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:184,500
MAGNETIC BEARING ROTATED TO
MATCH REFERENCE PLAT
ALL MATTERS OF TITLE EXCEPTED.

CURRENT ZONING:
R-30

BUILDING SETBACKS:
FRONT - 50'
SIDE - 12'
REAR - 40'

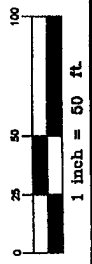
TOTAL AREA:
153,268 SF (3.52 ACS)

REFERENCE PLAT:
PB. 106, PG. 3

PROPERTY ADDRESS:
61 OLD MOUNTAIN ROAD
POWDER SPRINGS, GEORGIA 30127

SURVEY FOR:
WILLIAM AND KARLA MCLENDON

LOT 5
LOST MOUNTAIN TOWNSHIP
LOCATED IN LAND LOT 338
IN THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE: JUNE 7, 2010



APPLICANT: William and Karla McLendon **PETITION NO.:** V-59
PHONE: 404-771-3003 **DATE OF HEARING:** 08-11-10
REPRESENTATIVE: David Drake **PRESENT ZONING:** R-30
PHONE: 678-363-3868 **LAND LOT(S):** 338
PROPERTY LOCATION: Located on the westerly side **DISTRICT:** 20
of Old Mountain Road, northeasterly of Mars Hill Road **SIZE OF TRACT:** 3.518 acres
(61 Old Mountain Road). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Allow an accessory structure to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 5/24/10, inspection failed due to garage not attached to structure as permitted on 2010-002861. Permit will need to be revised if variance is approved.

STORMWATER MANAGEMENT: All of the improvements on this lot drain to an existing detention facility located at the rear of the parcel. No adverse stormwater management impacts are 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 conflict. Property served by septic system. Sewer not available.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

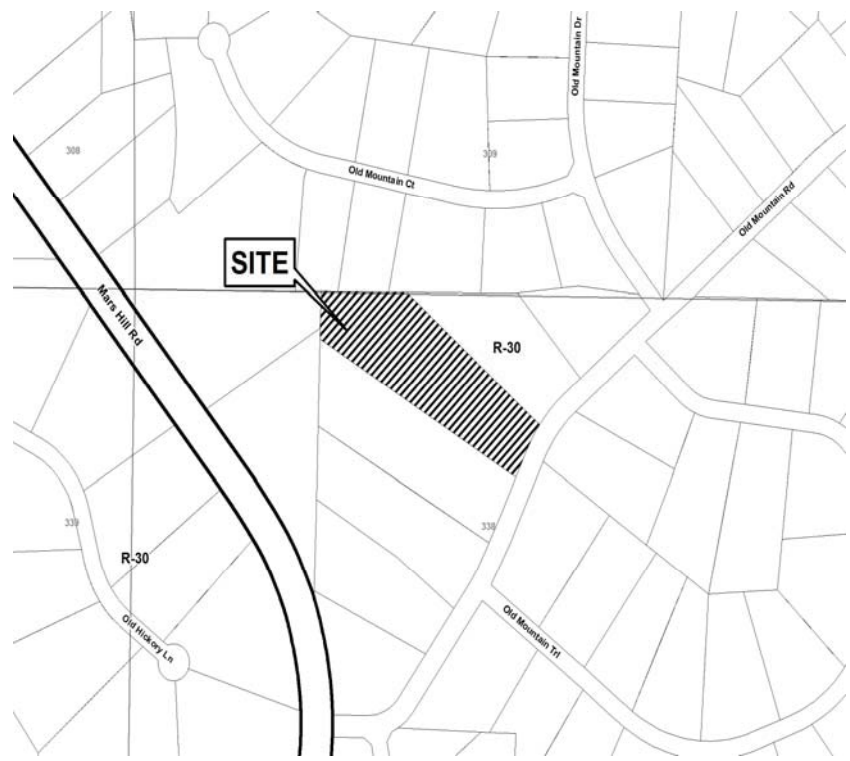
BOARD OF APPEALS DECISION

APPROVED MOTION BY

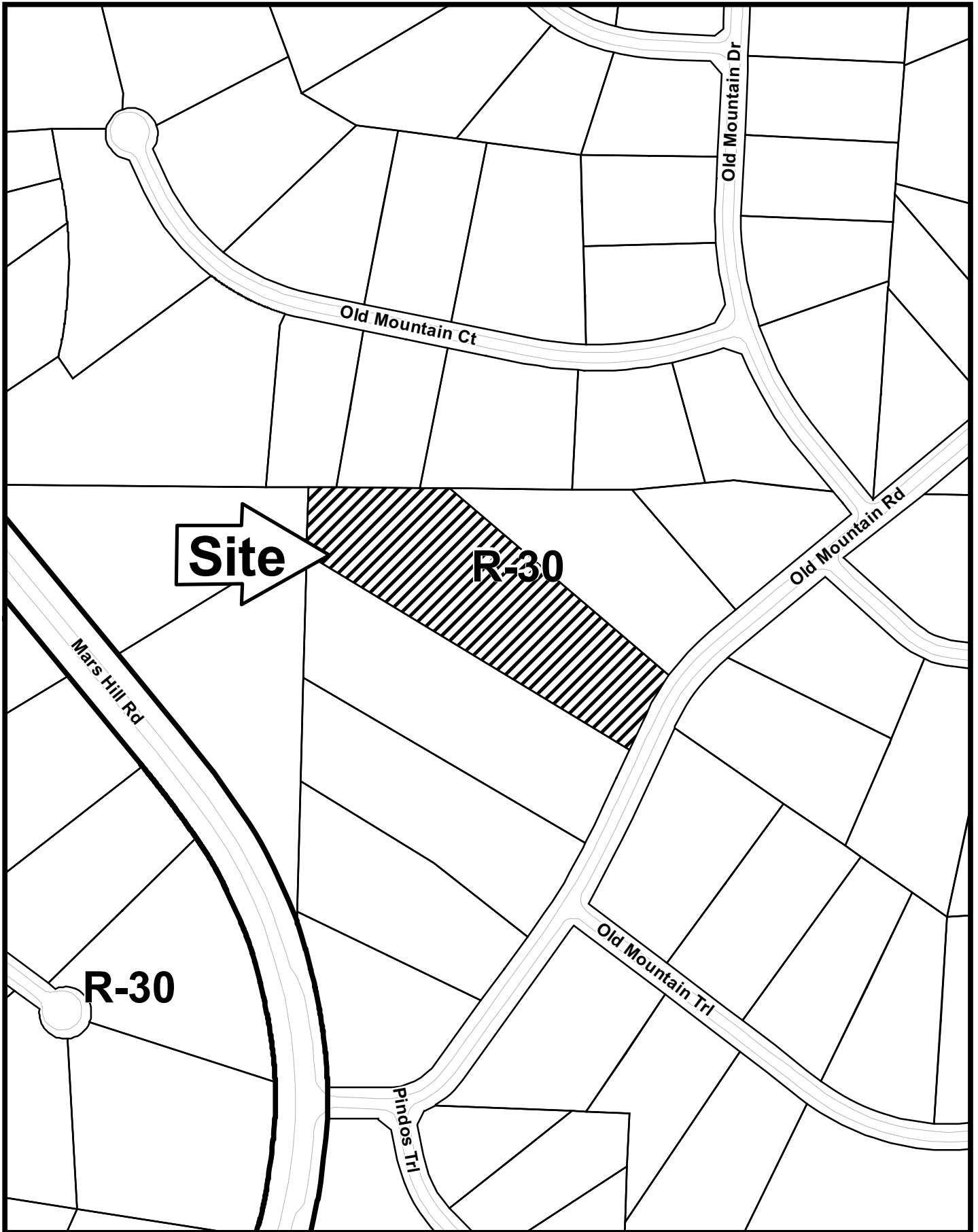
REJECTED SECONDED

HELD CARRIED

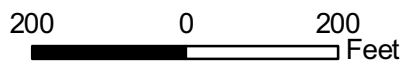
STIPULATIONS:





V-59



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. 11-59

Hearing Date: 8-11-10

Applicant WILLIAM AND KARLA M. LENDON Business Phone 404-711-3003 Home Phone 770-499-7744

DAVID DRAKE
(representative's name, printed)

Address P.O. Box 801562 Acworth GA 30101
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 678 363 3868 Cell Phone 678 4091522

RICHARD D RICHARDSON
NOTARY PUBLIC
Paulding County - State of Georgia
My Comm. Expires Dec. 20, 2011

Signed, sealed and delivered in presence of:

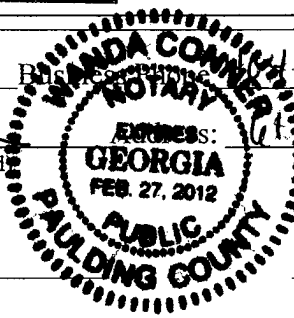
[Signature]

Notary Public

My commission expires:

Titleholder Karla McLendon Business Phone 404-711-3003 Home Phone 770-499-7744

Signature Karla McLendon Address: 61 Old Mountain Rd. Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Wanda Conner

Notary Public

My commission expires:

Present Zoning of Property R-30

Location 61 OLD MOUNTAIN ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 338 District 20 Size of Tract 3.518 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.

ORIGINALLY PERMITTED CONSTRUCTION (2010-002861) AS ATTACHED GARAGE WITH INTENT TO CONNECT VIA STUCCO ARCH THAT DID NOT INCLUDE CONTINUOUS ROOFLINE. AFTER CONSTRUCTION LEARNED ROOF MUST BE CONTINUOUS. AN ATTACHED BREEZEWAY IS NOT DESIRED DUE TO AESTHETICS TO STRUCTURE AND NON-FUNCTION. DETACHED GARAGE AS BUILT, WHILE BEHIND EXISTING GARAGE, IS NOT BEHIND REAR LINE OF EXISTING HOME STRUCTURE. FROM THE STREET, NEW CONSTRUCTION APPEARS TO BE CONTIGUOUS WITH EXISTING HOME

List type of variance requested: REQUEST VARIANCE TO ALLOW DETACH GARAGE TO REMAIN WITHOUT ADDITION OF ROOF STRUCTURE TO CONNECT TO EXISTING HOME