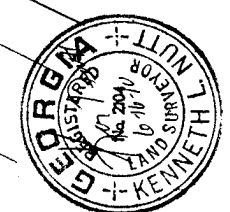
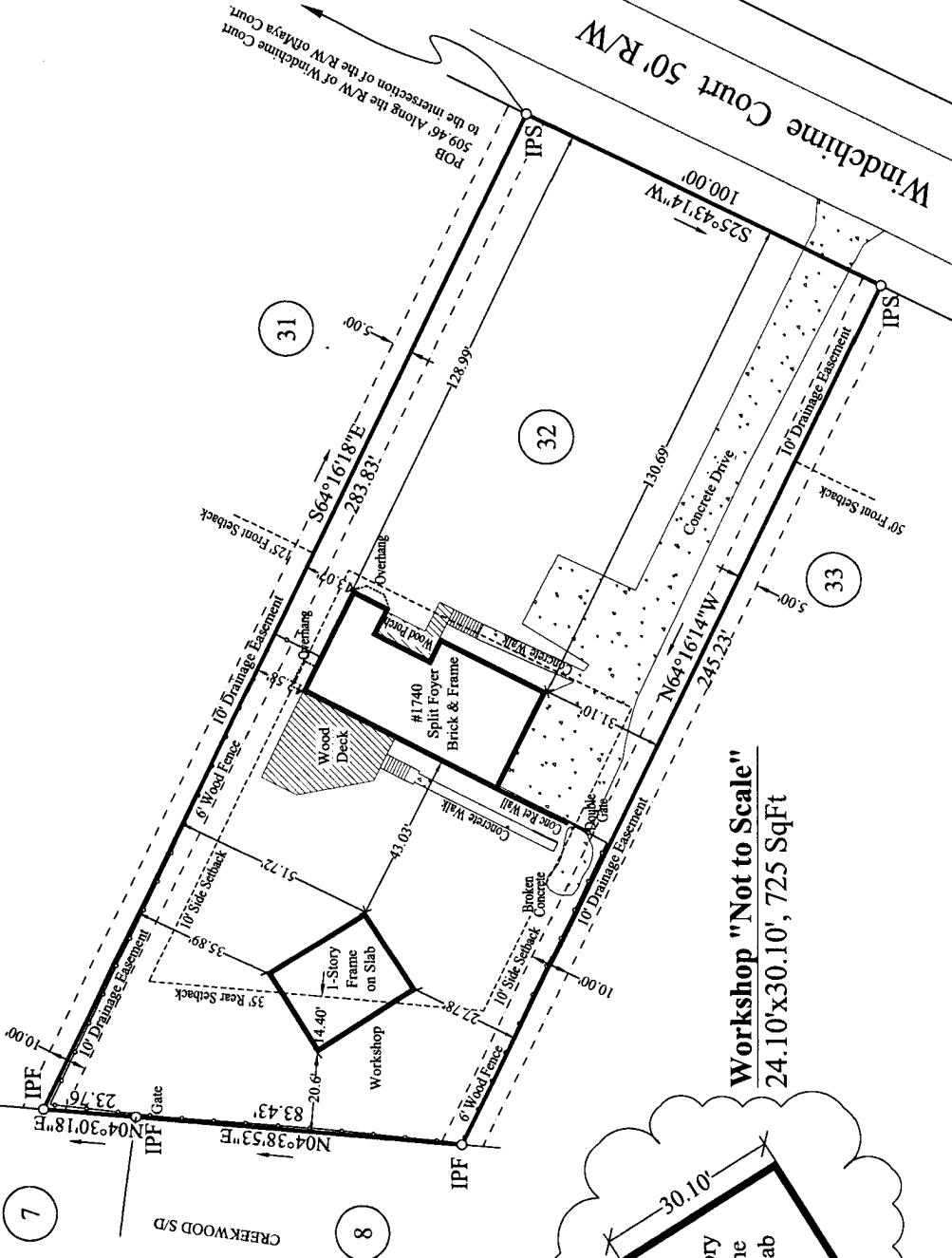


LEGEND

- x-x- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- OIPP = Iron Pin Placed
- OIPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- CL = Centerline
- SSM = Chain Link Fence
- SSM = Sewer Manhole
- SSS = Sanitary Sewer Easement
- SSS = Sanitary Sewer Easement
- UB = Utility Box
- DI = Drop Inlet
- PI = Property Line
- CMP = Compugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WM = Water Valve
- WM = Water Meter
- RM = Right of Way
- ~ ~ ~ = Power Line



Area = 0.60 Acres, 26,449 SqFt.

This plat may be based on a recorded plat from iron pins referenced on said plat for closure to it.

According to F.I.R.M. Community Panel # 1306700081G, dated 12-16-2009 this property is not located in an area having special flood hazards.

Computed by: RSNutt
 Drawn by: RSNutt
 Checked by: KLNutt

Party Chief: RSNutt
 Date Surveyed: 06/15/2010
 Date Drawn: 06/16/2010

As-Built Survey for:
Arthur Justus

1740 Windchime Court, Kennesaw Ga. 30152
 Lot 32, Emerald Oaks S/D
 Land Lot 222, 20th District, 2nd Sect
 Cobb County, Georgia

Plat Book: 107
 Deed Book: _____

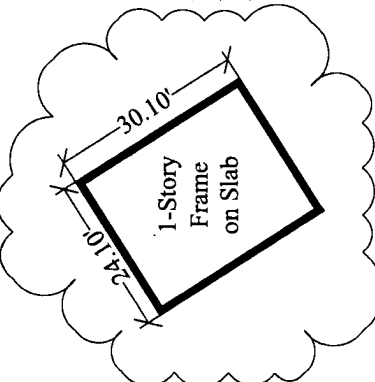
Page: 15
 Page: _____

All iron pins are 1/2" Rebar unless otherwise noted.
 - Equipment used: Topcon GTS Total Station
 - This plat was prepared with a closure precision of 1 foot in 25,000 feet and an accuracy of 0.3 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 150,000+ feet.
 - This plat subject to all easements public and private.

Perimeter Surveying Co., Inc
 1066 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-8624 Fax: (770) 425-6768

Note:
 Drainage Easements per notes in S/D Plat.

Zoning: R-20



Workshop "Not to Scale"
 24.10'x30.10', 725 SqFt

APPLICANT: Arthur L. Justus **PETITION NO.:** V-69
PHONE: 770-499-9207 **DATE OF HEARING:** 10-13-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 222
PROPERTY LOCATION: Located on the west side **DISTRICT:** 20
of Windchime Court, south of Maya Court **SIZE OF TRACT:** .6 acre
(1740 Windchime Court). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (existing 725 square foot garage) from the required 100 feet to 35 feet adjacent to the northern property line, 27 feet adjacent to the southern property line and 20 feet adjacent to the western property line on lot 32.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 6/10/10, Building Department issued a Violation Notice on the detached structure built without a permit. If the variance is approved, a Building Permit and Inspections will be required on the structure. If this variance request is approved, a subdivision plat revision must be recorded showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. 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 significant stormwater management impacts are anticipated. The garage drains to the street via the existing concrete driveway. The total impervious coverage with the proposed garage is less than the allowable.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

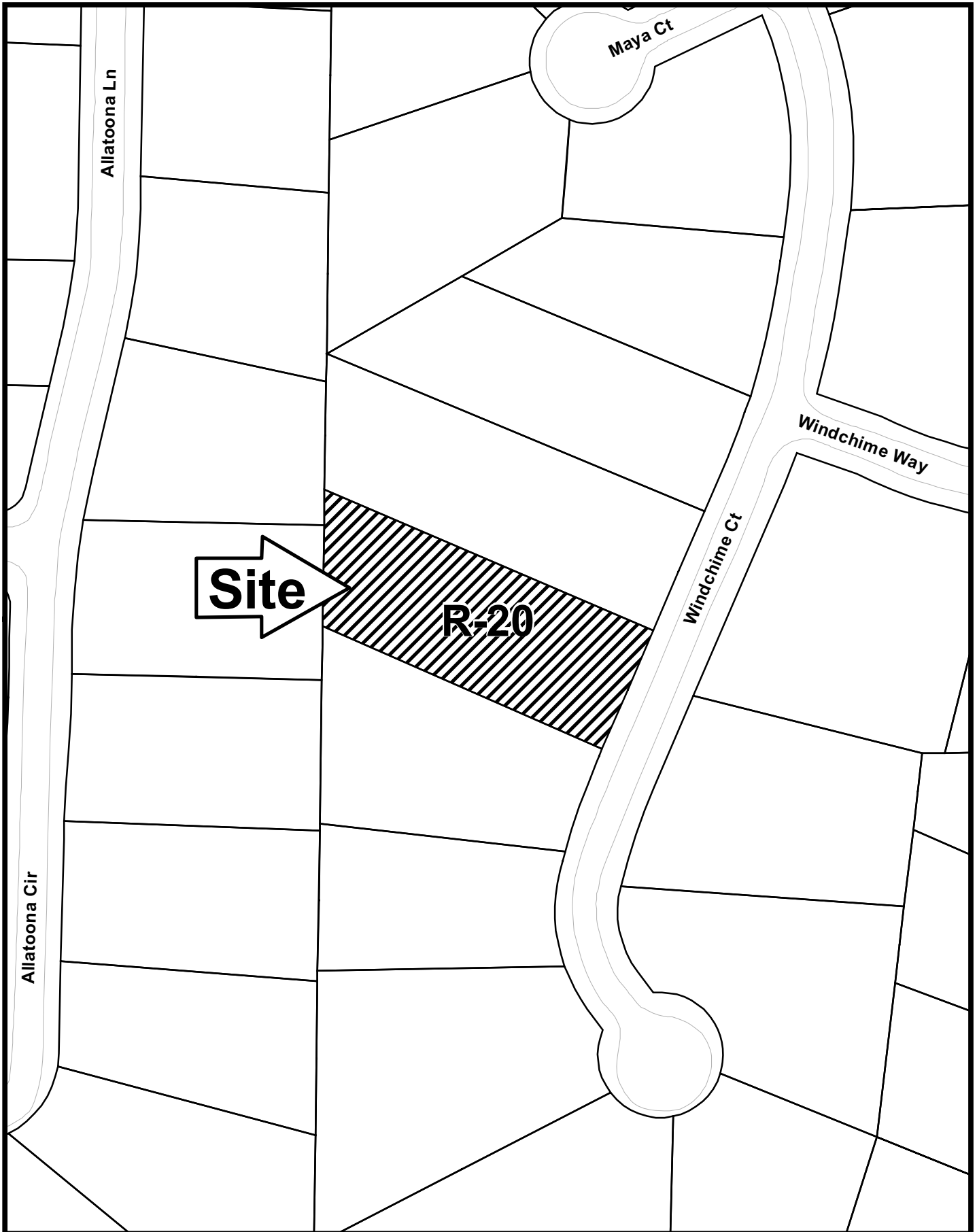
SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

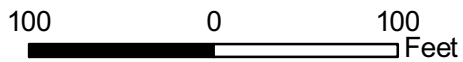
BOARD OF APPEALS DECISION
 APPROVED MOTION BY
 REJECTED SECONDED
 HELD CARRIED
 STIPULATIONS:



V-69



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-69
Hearing Date: 10-13-10

Applicant Arthur L. Justus Business Phone _____ Home Phone 770-499-9207
Address 1740 WindChime Ct. Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

Arthur L. Justus Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

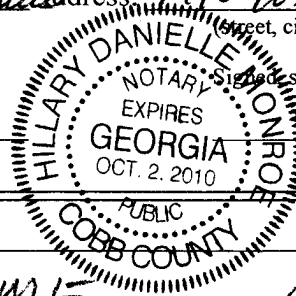
My commission expires: My Commission Expires February 3, 2011
Notary Public, Cobb County, Georgia

J. Bosner
Notary Public

Titleholder Arthur L. + Beth A. Justus Business Phone _____ Home Phone 770-499-9207

Signature Arthur L. Justus / Beth A. Justus Address: 1740 WindChime Ct. Kennesaw Ga. 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10-2-2010
Signed, sealed and delivered in presence of: H. Manne
Notary Public



Present Zoning of Property R-20
Location 1740 WINDCHIME COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 222 District 20 Size of Tract .6 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.

I needed a storage building for lawn + garden equipment + pull trailer and a small personal workshop. This will be used for personal storage mainly.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT. (EXISTING GARAGE @ 725 SQFT) FROM REQUIRED 10FT TO 35FT FROM NORTHERN PROP LINE, 25FT FROM SOUTHERN PROP LINE AND 20FT FROM WESTERN PROP LINE.