

#918 DUAL HALL COURT  
AREA = 0.5234 ACRES  
(22,799 SQUARE FEET)

CURVE INFORMATION:

- C-1  
ARC=8.30'  
CHORD=502.50' 34"W 8.30'  
RADIUS=159.47'
- C-2  
ARC=25.97'  
CHORD=500.24' 06"W 25.95'  
RADIUS=189.25'

SURVEYOR'S ACKNOWLEDGMENT  
I HEREBY CERTIFY THAT THE PLAN SHOWN  
HEREON WAS PREPARED BY ME OR UNDER  
MY CLOSE SUPERVISION AND THAT I AM A  
LICENSED SURVEYOR IN THE STATE OF  
GEORGIA. I HAVE BEEN PLACED AS SHOWN  
HEREON, AND IS TO THE ACCURACY AND  
SPECIFICATIONS REQUIRED BY COBB COUNTY  
STANDARDS.

JAMES A. EVANS, JR.  
6A, RLS # 2167

GRAPHIC SCALE  
1"=30'



SURVEY FOR: SCOTT L. CLEVELAND  
HOLLY L. CLEVELAND

Scale: 1"=30'  
LOT 4 DAKLEIGH, UNIT VI  
PLAT BOOK 181, PAGE 69

Date: 8/5/2010  
LAND LOT 188, 19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

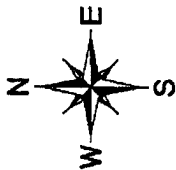
Revised:  
Drawn By: Daniel Lee Branham, Sr.

Job: #10-0312-2  
Surveyor: JAMES A. EVANS, JR.

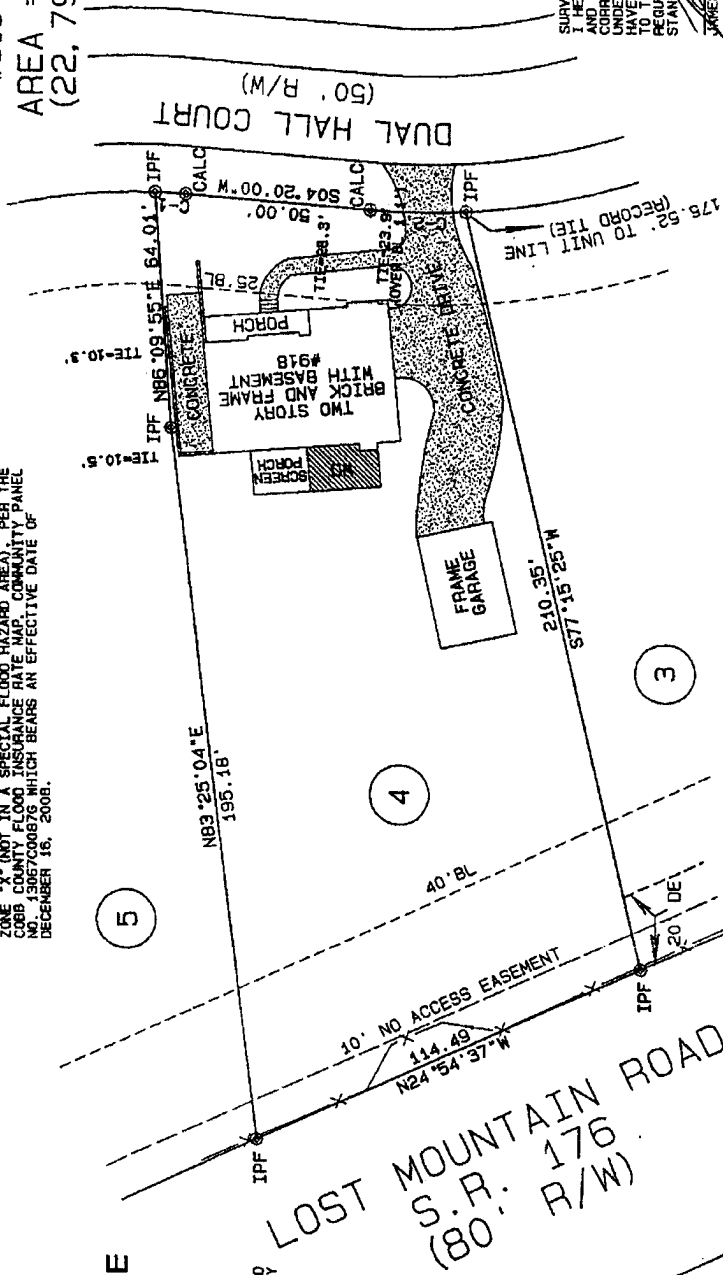
JOB #10-0312-2 NR

FLOOD NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN  
ZONE "X" (NOT IN A SPECIAL FLOOD HAZARD AREA) PER THE  
COBB COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
NO. 1306700870 WHICH BEARS AN EFFECTIVE DATE OF  
DECEMBER 16, 2008.

RECORD  
NORTH

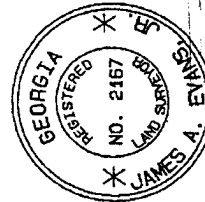


LEGEND:  
IPF REBAR FOUND  
IPF REBAR PLACED  
R/W LIGHT-GRAY  
NO WOOD DECK



CLOSURE STATEMENT:  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS COMPLETED  
USING AN OPEN TRAVERSE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000+ FEET.

- NOTES:
1. EQUIPMENT USED: TOPCON 615-225,  
RECON DATA COLLECTOR.
  2. ALL BEARINGS BASED UPON FIELD ANGLES  
TURNED.
  3. NON-VISIBLE UTILITIES MAY EXIST UPON  
SUBJECT PROPERTY AND ARE NOT SHOWN.  
GUARANTEED EXISTENCE OF NON-VISIBLE,  
UNDERGROUND UTILITIES, BEFORE ANY  
CONSTRUCTION, PLANNING, OR DESIGN OF KIND  
ARE MADE TO PLATTED PROPERTY, THE  
UNDERGROUND UTILITIES, IF ANY, SHALL BE  
THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.  
PARTY CONTRACTOR AND DESIGN PROFESSIONAL  
SHALL BE THE CONTRACTOR/DEVELOPERS.  
RESPONSIBILITY FOR THIS TO BE DONE.
  4. DATE OF FIELD SURVEY: 04AUG10.



J. A. EVANS AND ASSOCIATES  
3279 POWDER SPRINGS ROAD  
POWDER SPRINGS, GA 30127  
(770)-943-0000 OFFICE  
(770)-943-9003 FAX  
jaejr2@att.net

AUG 5 2010

8/1/2010

**APPLICANT:** Tonja T. Steppe a/k/a Tonja Hunter      **PETITION NO.:** V-77  
**PHONE:** 404-676-3568      **DATE OF HEARING:** 11-10-10  
**REPRESENTATIVE:** same      **PRESENT ZONING:** PRD  
**PHONE:** same      **LAND LOT(S):** 158  
**PROPERTY LOCATION:** Located on the west side of      **DISTRICT:** 19  
Dual Hall Court and on the east side of Lost Mountain      **SIZE OF TRACT:** .5234 acre  
Road (918 Dual Hall Court).      **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the front setback on lot 4 from the required 25 feet to 23 feet (existing).

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy 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 comments.

**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 \_\_\_\_\_

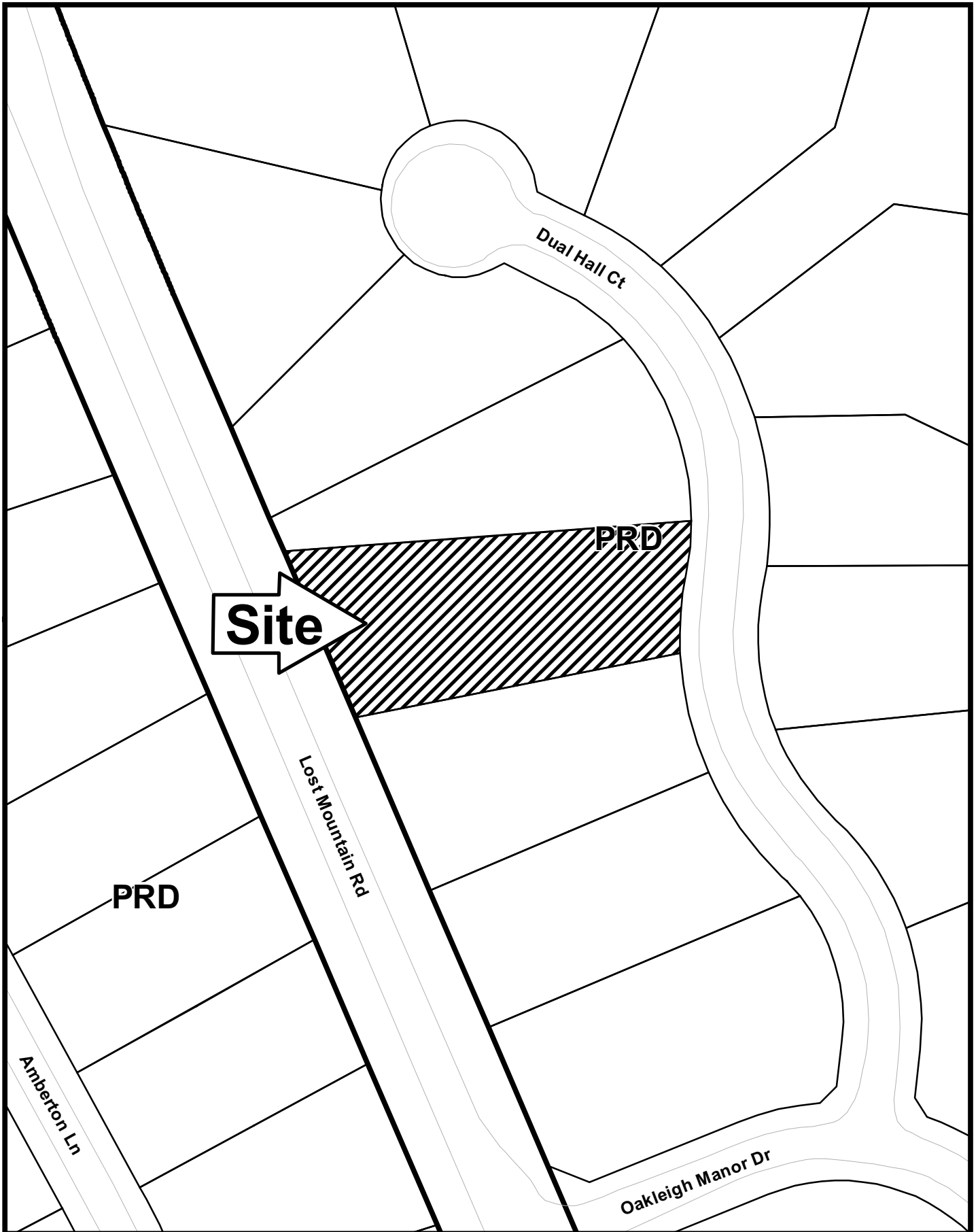
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

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

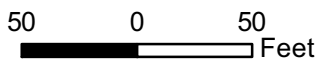
\_\_\_\_\_  
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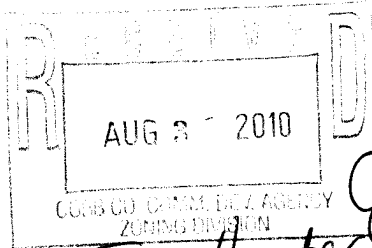
# V-77



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

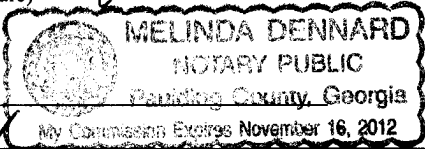
*Tonja Hunter* 12-10

(type or print clearly)

Application No. V-77  
Hearing Date: 11-10-10

Applicant Tonja T. Steppe Business Phone 404-676-3568 Home Phone cell 404-791-3675  
~~Self~~ Address 918 Dual Hall, Powder Springs, GA  
(representative's name, printed) (street, city, state and zip code) 30127

*Tonja Steppe / Tonja Hunter* Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

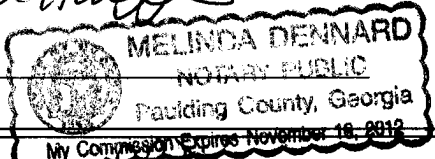


Signed, sealed and delivered in presence of:  
*Melinda Dennard*  
Notary Public

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

*Tonja Hunter*  
Titleholder Tonja T. Steppe Business Phone 404-676-3568 Home Phone cell 404-791-3675

Signature *Tonja Steppe* Address: 918 Dual Hall, Powder Sp  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
*Melinda Dennard*  
Notary Public

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

Present Zoning of Property FRD  
Location 918 Dual Hall  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 19 Size of Tract 0.5234 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  setback

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.

Unable to sell due to inability to get title insurance. Cannot close on house.

List type of variance requested: setback reduction from 25' to 23.9'