



MAGNETIC NORTH PER PLAT BOOK 15, PAGE 67

SCALE: 1"=30'

BOUNDARY SURVEY
PREPARED FOR JADON STEAVENS
LOT 3, W. O. POLLARD SUBDIVISION
LAND LOT 391, 18TH DISTRICT

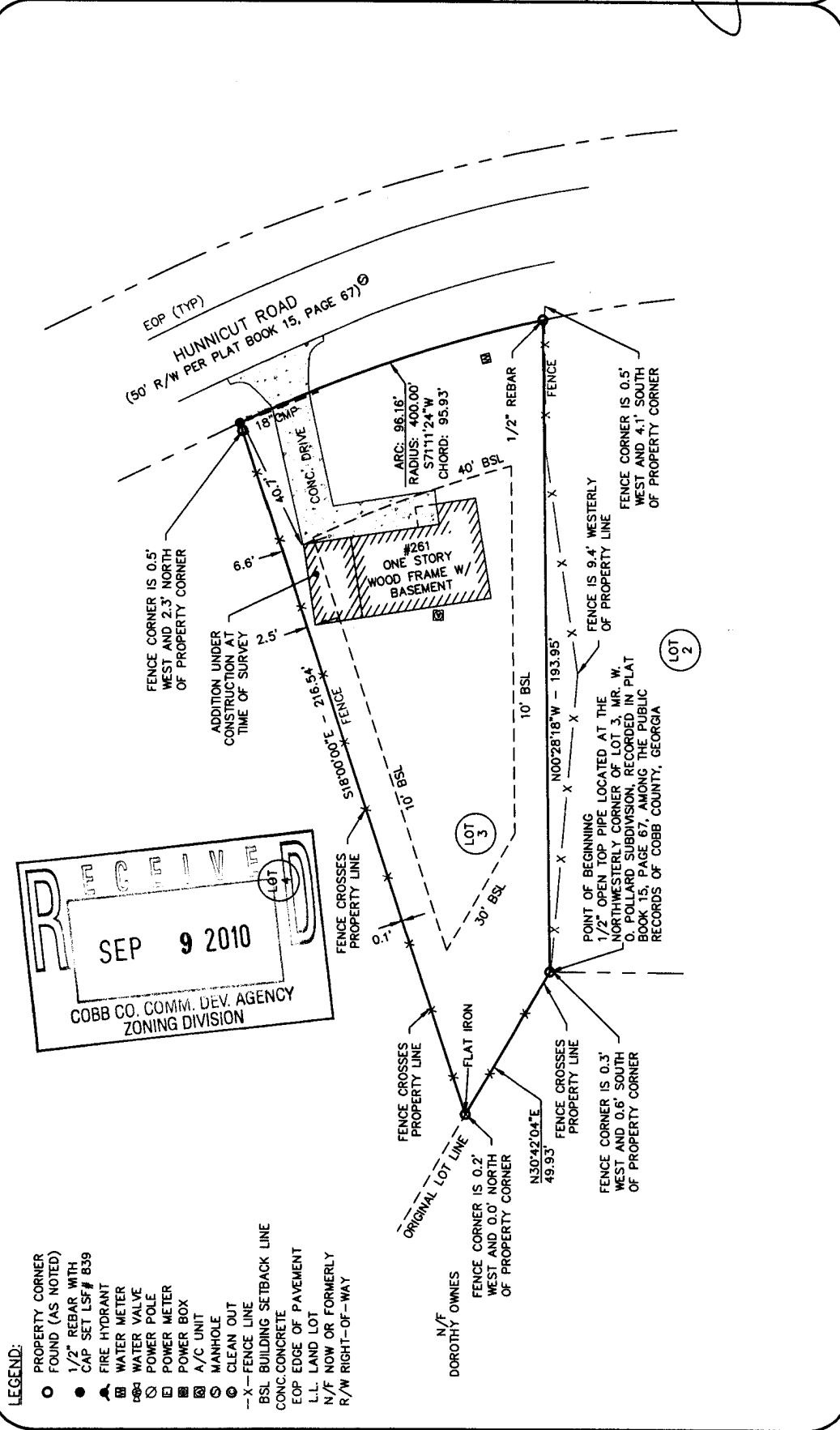
V-78
(2010)



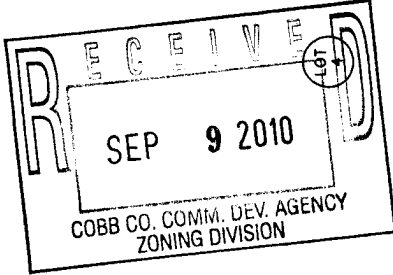
FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT
1069701

SHEET
1 OF 1



- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET LSF# B39
 - ▲ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ POWER POLE
 - ⊕ POWER METER
 - ⊕ POWER BOX
 - ⊕ A/C UNIT
 - ⊕ MANHOLE
 - ⊕ CLEAN OUT
 - ⊕ FENCE LINE
 - X--- FENCE LINE
 - CONC. CONCRETE
 - EOP EDGE OF PAVEMENT
 - L.L. LAND LOT
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY



BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET
SUITE 1
RUFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400
ATLANTA, GA 30303
2205-C CANDUN DRIVE
APEX, NC 27523

GRAPHIC SCALE - IN FEET
0 15 30 60

TOTAL AREA: 13,076 SQUARE FEET / 0.300 ACRES.

BOUNDARY REFERENCE: DEED BOOK 14747, PAGE 6058; PLAT BOOK 15, PAGE 67. FIELDWORK PERFORMED ON 08/31/10.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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APPLICANT: Jadon Steavens **PETITION NO.:** V-78
PHONE: 678-334-4814 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 391
PROPERTY LOCATION: Located on the north side of Hunnicut Road, east of Gordon Road (261 Hunnicut Road). **DISTRICT:** 18
SIZE OF TRACT: .30 acre **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the side setback on lot 3 from the required 10 feet to 2.5 feet adjacent to the eastern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 8/10/10, Building Inspector issued a Stop Work Order and Notice of Violation for building a garage addition without a permit. If Variance is approved, a permit will be required for the garage addition. Any portion of the structure within 5 feet of the property line will require a One Hour Fire Rating. 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 significant stormwater management impacts are anticipated. Garage addition is located over an existing driveway and lot drains naturally to the rear.

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** _____

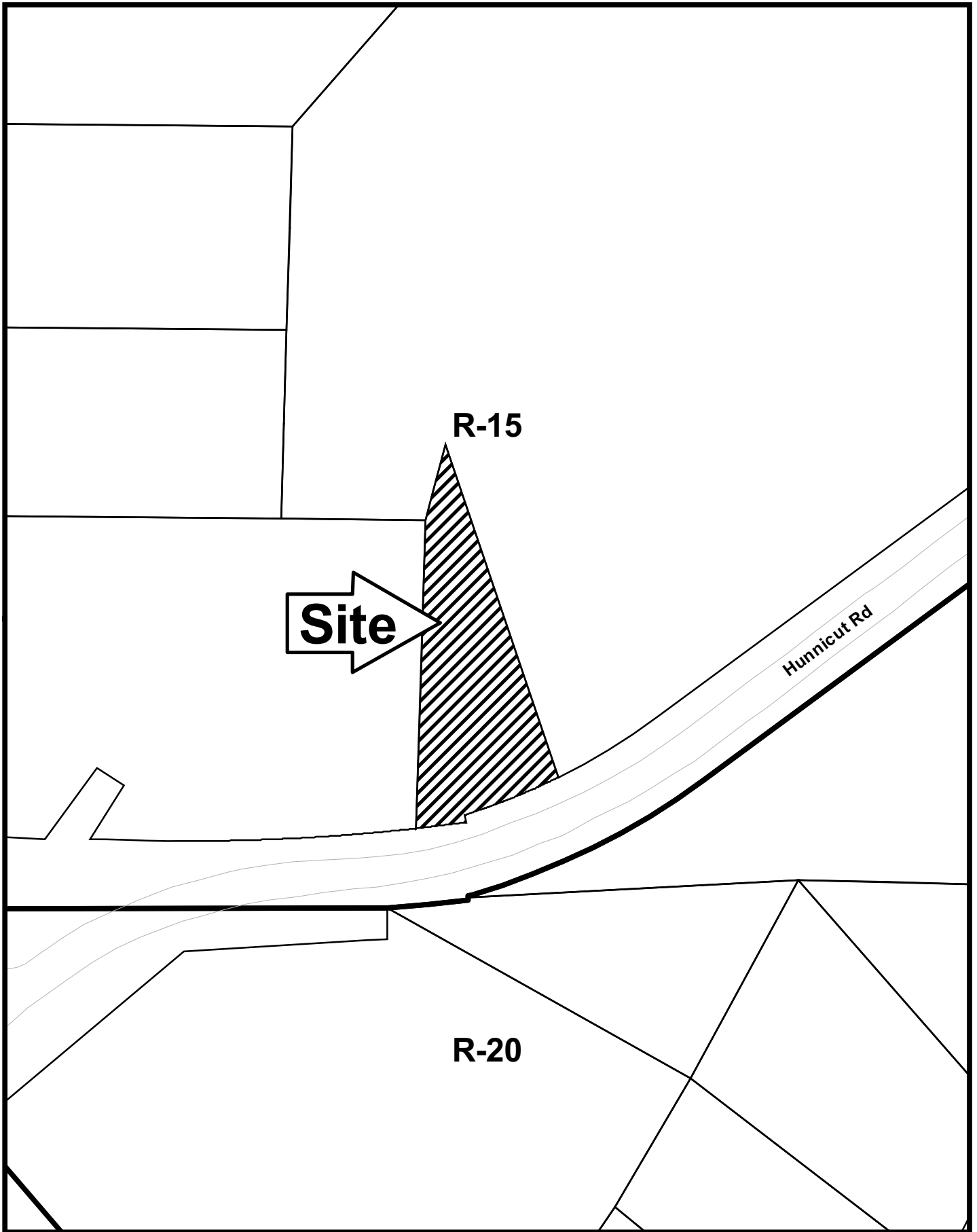
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

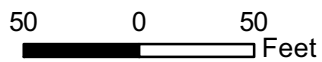
STIPULATIONS: _____





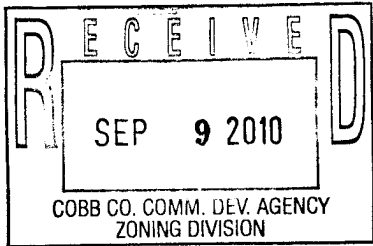
V-78



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. U-78
Hearing Date: 11-10-10

Applicant JADON STEAVENS Business Phone 678-334-4814 Home Phone 678-334-4814
JADON STEAVENS Address 1261 HUNNICUTT Rd Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 678-334-4814 Cell Phone 678-334-4814
(representative's signature)

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

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

Titleholder JADON STEAVENS Business Phone _____ Home Phone _____

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

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

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

Present Zoning of Property R-15

Location 261 HUNNICUTT ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 09 391 District 18 Size of Tract .289 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.

+ The improvement of my property to construct a garage and laundry area

List type of variance requested:
WAIVE THE SIDE SETBACK FROM REQUIRED 10 FT TO 2.5 FT.