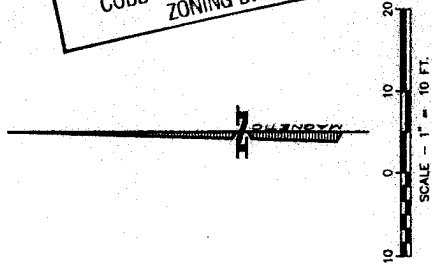
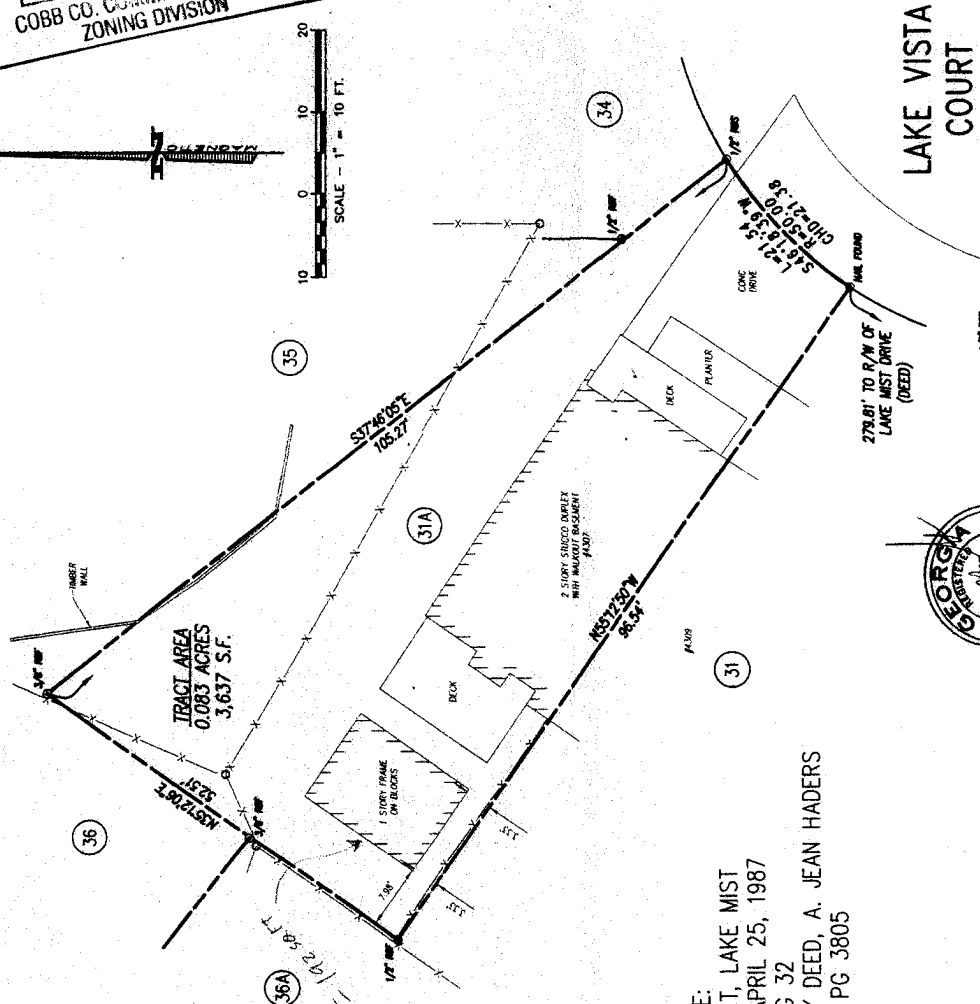


**RECEIVED**  
 OCT 1 2010  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

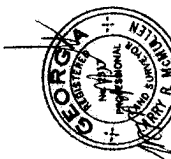


**LEGEND**

	CENTER STATIONING
	UTILITY POLE WITH OVERHEAD LINES AND BOX
	PROPERTY LINE
	EASEMENT
	SURVEY LINE
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ELEVATION SPOT
	CONTOUR LINE
	SPOT ELEVATION
	UTILITY LINE
	ELECTRIC LINE
	GAS LINE
	WATER LINE
	SEWER LINE
	TELEPHONE LINE
	FIRE HYDRANT
	FIRE ALARM BOX
	FIRE STATION
	WATER METER
	SEWER MANHOLE
	ELECTRIC METER
	GAS METER
	TELEPHONE METER
	FIRE ALARM BOX
	FIRE STATION
	WATER METER
	SEWER MANHOLE
	ELECTRIC METER
	GAS METER
	TELEPHONE METER
	FIRE ALARM BOX
	FIRE STATION
	WATER METER
	SEWER MANHOLE
	ELECTRIC METER
	GAS METER
	TELEPHONE METER
	FIRE ALARM BOX
	FIRE STATION
	WATER METER
	SEWER MANHOLE
	ELECTRIC METER
	GAS METER
	TELEPHONE METER



REFERENCE:  
 FINAL PLAT, LAKE MIST  
 REVISED APRIL 25, 1987  
 PB 114 PG 32  
 WARRANTY DEED, A. JEAN HADERS  
 DB 14123 PG 3805



9/24/10

I HAVE THIS DATE EXAMINED THE "FINAL" FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA, AND THE SURVEYED LAND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

FIELD CLOSURE - ONE FOOT PER 10000 FEET  
 ANGLE ERROR - 1/30 OF AN ARC MINUTE  
 EQUIPMENT - SOKKIA SET & S. & S. FROM  
 ADJUSTMENT - COMPASS RULE  
 PLAT CLOSURE - ONE FOOT PER 10000 FEET  
 DATE OF FIELD WORK 8-28-10

<b>REVISIONS</b>		AS BUILT SURVEY 4307 LAKE VISTA CT LAND LOT 89 - 20TH DISTRICT - 2ND SECTION - COBB COUNTY - GEORGIA	<b>McMULLEN ENGINEERING</b> 1128 SHALLOWFORD ROAD, SUITE A MARIETTA, GA 30066 Phone (770) 576-8888 Fax (770) 576-8890	SHEET S1
NO.	DATE			

**APPLICANT:** Alexandria Jean Haders **PETITION NO.:** V-85  
**PHONE:** 770-427-8727 **DATE OF HEARING:** 12-08-10  
**REPRESENTATIVE:** Gerald L. Price **PRESENT ZONING:** RA-6  
**PHONE:** 770-422-2506 **LAND LOT(S):** 59  
**PROPERTY LOCATION:** On the west side of **DISTRICT:** 20  
Lake Vista Court, south of Lake Mist Drive **SIZE OF TRACT:** .083 acre  
(4307 Lake Vista Court). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the side setback for an accessory structure from the required 5 feet to 3 feet; and 2) waive the rear setback for an accessory structure from the required 30 feet to 7 feet on lot 31.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Inspections issued a Stop Work Order and a Notice of Violation on 8/25/10 for building without a Permit. If variance is approved, any portion of the structure located less than five feet from the property line will require a One Hour Fire Rating. Permits and Inspections will also be required for the detached structure.

**STORMWATER MANAGEMENT:** There does not appear to be any adverse stormwater management impacts from this storage shed. However, due to its size, it would be beneficial to leave the structure elevated without any skirting to allow for overland flow and runoff infiltration beneath the shed.

**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**

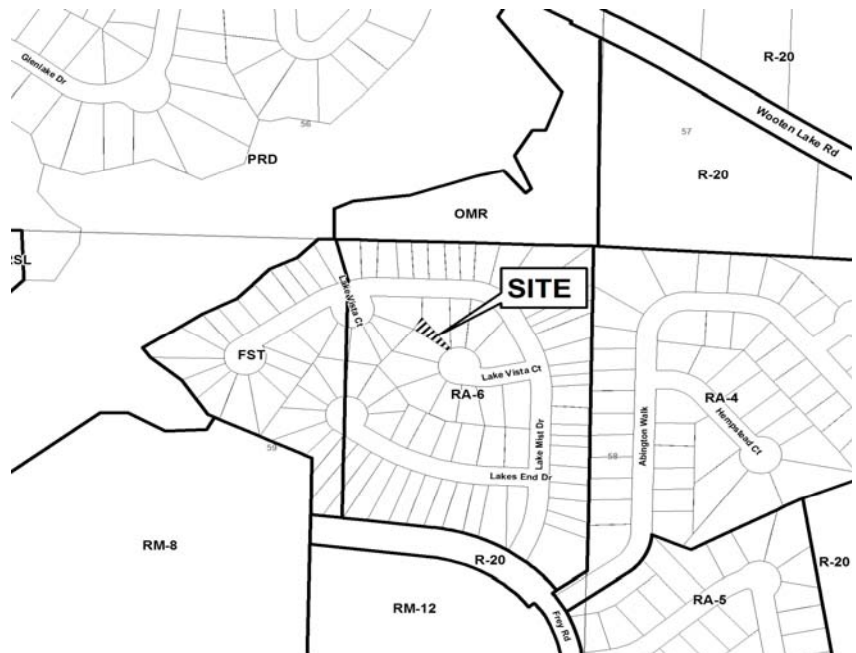
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

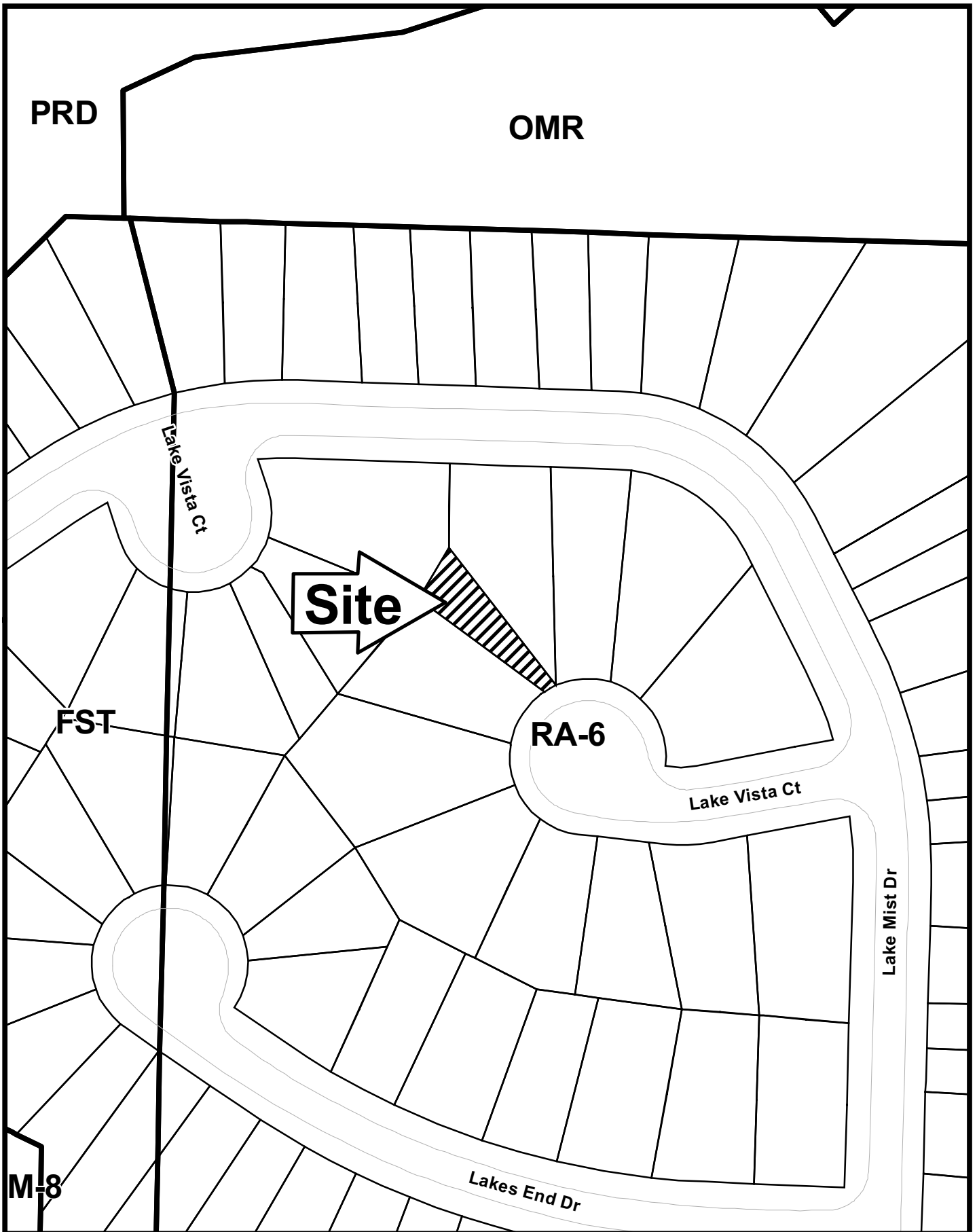
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

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

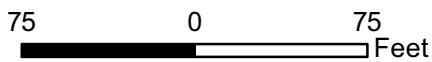
\_\_\_\_\_  
 \_\_\_\_\_





# V-85



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-85

Hearing Date: 12-8-10

Applicant ALEXANDRIA JEAN HADERS Business Phone 770.421.8727 Home Phone 770.377.6661

Gerald L. Price Address 4307 LAKE VISTA COURT, KENNESAW, GA 30144  
(representative's name, printed) (street, city, state and zip code)

Gerald L. Price Business Phone (770) 422-2506 Cell Phone 678-389-0234  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: May 20<sup>th</sup>, 2012

Melanie Conn  
Notary Public

Titleholder ALEXANDRIA JEAN HADERS Business Phone 770.421.8727 Home Phone 770.377.6661

Signature Alexandria Jean Haders Address: 4307 LAKE VISTA CT., KENNESAW, GA 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 20<sup>th</sup>, 2012

Melanie Conn  
Notary Public

Present Zoning of Property RA-6

Location 4307 Lake Vista Ct.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 59 District 20<sup>th</sup> Size of Tract 7,597 Acre(s) 1.083

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 7,597 SF Shape of Property Attached PLATT 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.

Building is located 48" off lower deck and is symmetrical with existing deck and fence. This area is too shaded by other property owners trees to even grow grass. We are trying to make the best use of the property and is not even visible by others. Variance is requested due to existing conditions (see attached)

List type of variance requested: Side and Rear Property Line

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Due to the lot size and conditions (all the lot slopes to the rear of the property) this is the most feasible place to put the building and not create a worse erosion problem. I am on social security and my wife had a stroke last December so our ~~mobility~~ mobility on the premises are somewhat limited. This building in question is for storage, since we were married in June of this year we need the extra space.

Thanks  
Jany & Deorme

