

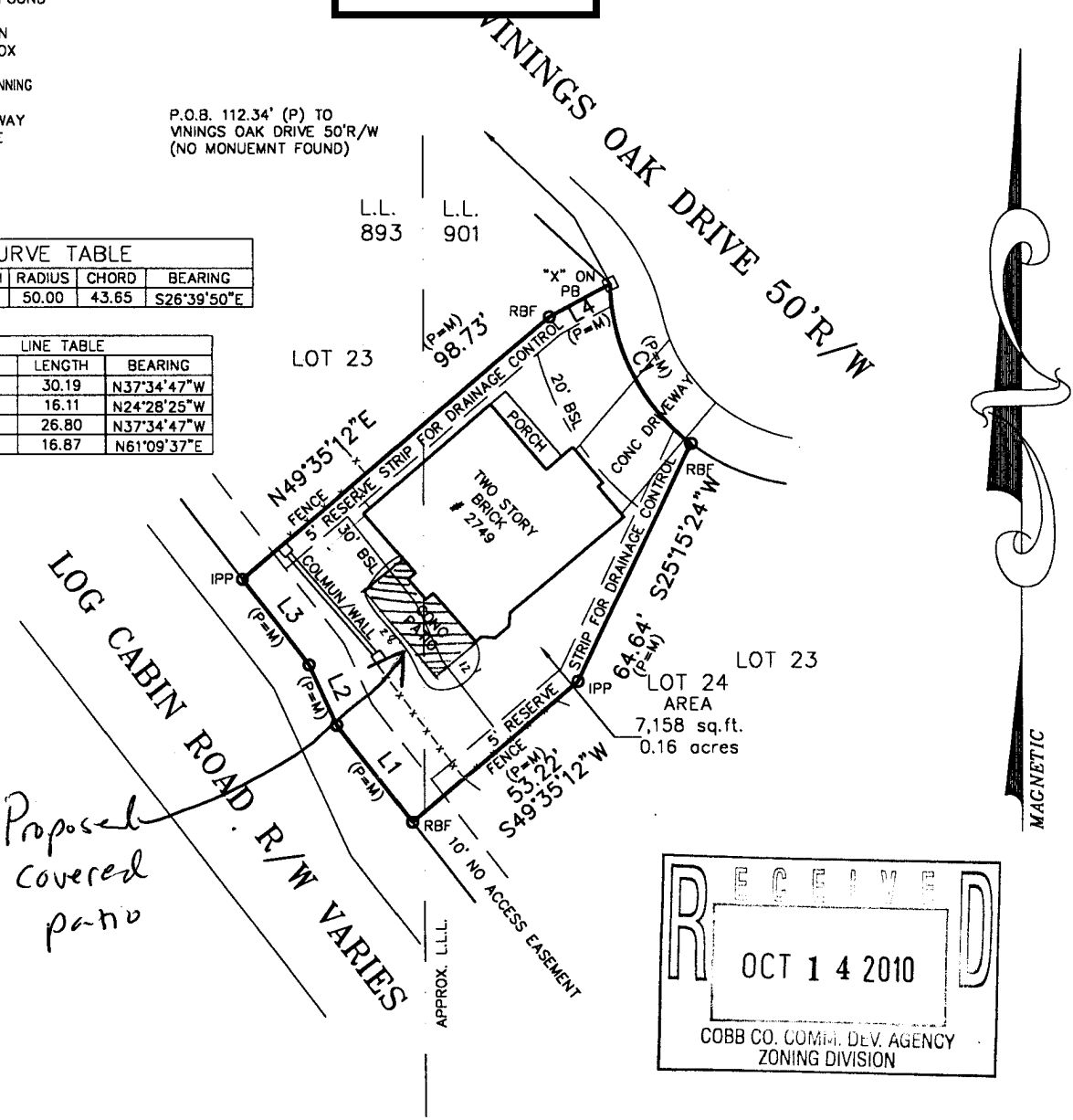
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

**V-91  
(2010)**

P.O.B. 112.34' (P) TO  
VININGS OAK DRIVE 50'R/W  
(NO MONUMENT FOUND)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	45.17	50.00	43.65	S26°39'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.19	N37°34'47"W
L2	16.11	N24°28'25"W
L3	26.80	N37°34'47"W
L4	16.87	N61°09'37"E



*Proposed covered patio*

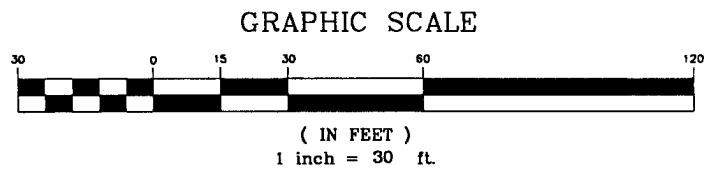
**RECEIVED**  
 OCT 14 2010  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



JOB NUMBER: 10-03363  	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <p style="text-align: center;"><b>JIMMY CARRION</b></p>	FIELD DATE 09/17/10 DATE <b>09/17/10</b>
	OWNER / PURCHASER <p style="text-align: center;"><b>RYAN B. WILHELM</b></p>	SCALE <b>1" = 30'</b>
	LAND LOT 893 & 901 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA	AREA OF LOT: 7,158 S.F.
	LOT 24 BLOCK A UNIT	SUBDIVISION <b>OLDE VININGS PARK (FKA THE OAKS IN VININGS)</b>
	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052
	PLOTTED BY:	PLAT PREPARED FOR:

**APPLICANT:** Ryan B. Wilhelm and Kristina M. Wilhelm      **PETITION NO.:** V-91  
**PHONE:** 678-939-9549      **DATE OF HEARING:** 12-08-10  
**REPRESENTATIVE:** Ryan B. Wilhelm      **PRESENT ZONING:** RA-5  
**PHONE:** 678-939-9549      **LAND LOT(S):** 893, 901  
**PROPERTY LOCATION:** On the southerly side of      **DISTRICT:** 17  
Vinings Oak Drive and on the easterly side of Log Cabin      **SIZE OF TRACT:** .16 acre  
Road (2749 Vinings Oak Drive).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 24 from the required 30 feet to 22 feet.

**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 or letter of completion showing all improvements on the lot and referencing the variance case 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. If Variance is approved a Building Permit and Inspections will be required on the new covered patio.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts are anticipated. The proposed covered patio will be located over an existing concrete pad. The total proposed impervious coverage is less than the allowed limit.

**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**

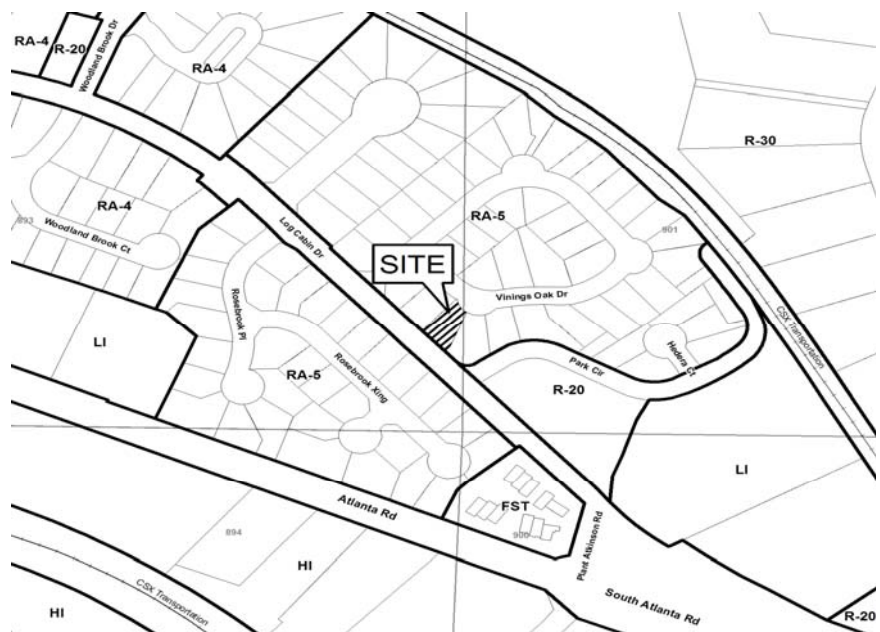
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

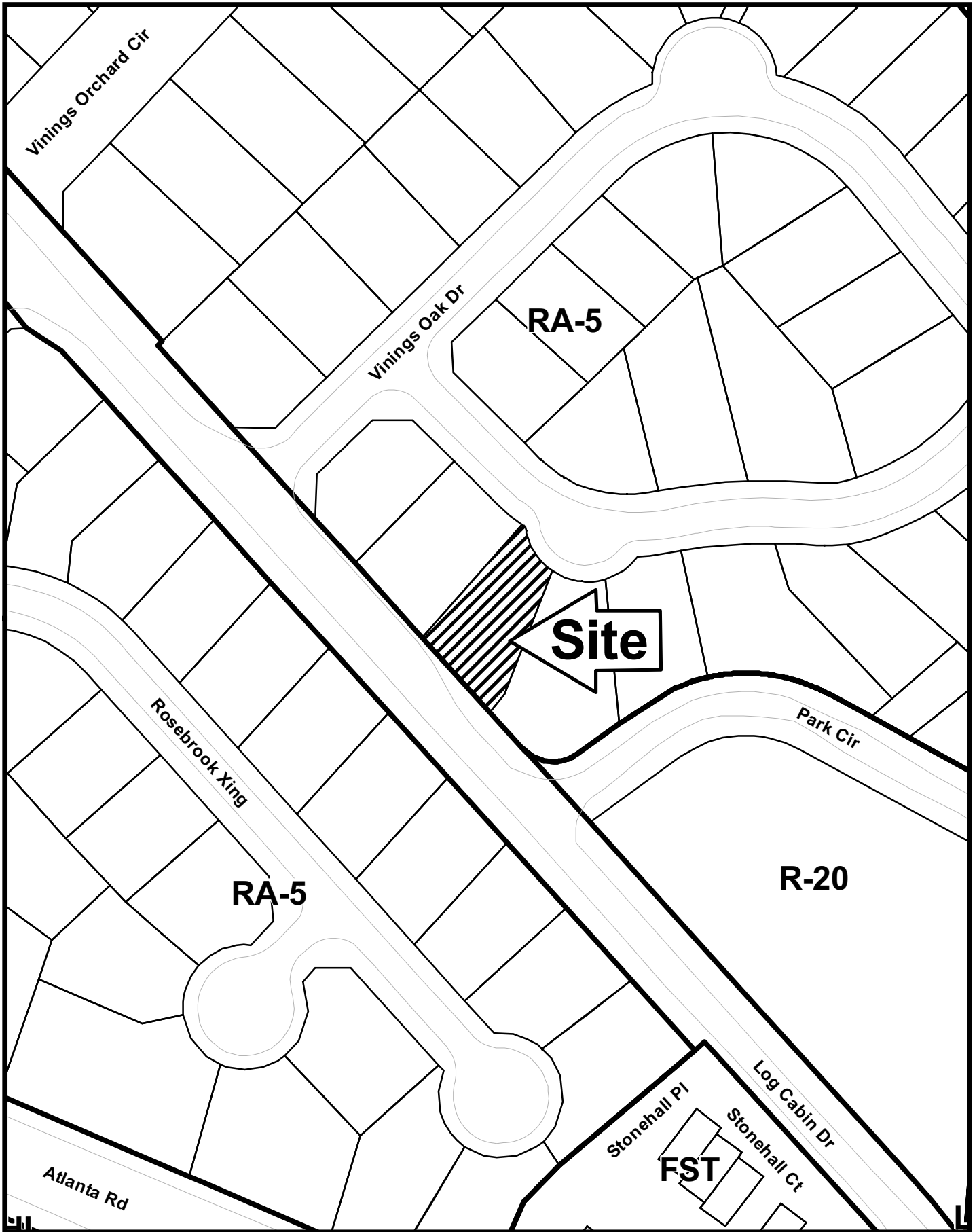
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

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

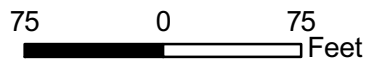
\_\_\_\_\_  
 \_\_\_\_\_



# V-91

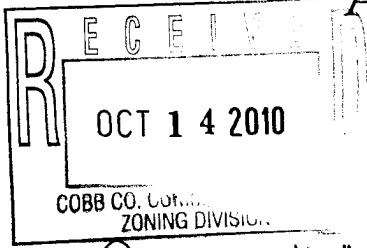


This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

# Application for Variance Cobb County



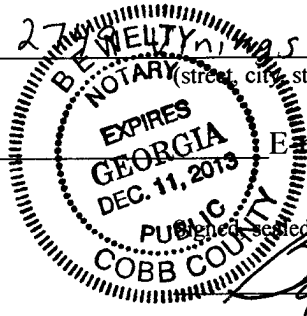
(type or print clearly)

Application No. V-91  
Hearing Date: 12-8-10

Applicant Ryan B Wilhelm, Kristina M. Wilhelm Phone # (678) 939-9549 E-mail ryan.wilhelm74@hotmail.com

Ryan B. Wilhelm Address 2749 Vinings Oak Drive, Smyrna, GA 30080  
(representative's name, printed) (street, city, state and zip code)

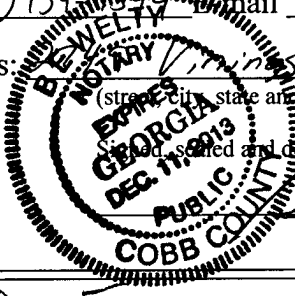
Ryan B. Wilhelm Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



My commission expires: \_\_\_\_\_  
Notary Public [Signature]

Titleholder Ryan B and Kristina M. Wilhelm Phone # (678) 939-9549 E-mail ryanwilhelm74@hotmail.com

Signature Ryan B Wilhelm Address: 2749 Vinings Oak Drive, Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)  
Kristina M. Wilhelm



My commission expires: \_\_\_\_\_  
Notary Public [Signature]

Present Zoning of Property Residential RA-5  
Location 2749 Vinings Oak Drive, Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 + 901 District 17 Size of Tract .16 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 110' x 70' (Approximate) Shape of Property Pentagon Topography of Property Flat 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.

We are seeking a variance so we can build a patio cover (unenclosed) over the back concrete patio of our house. Architectural drawings are attached. Due to the extreme heat caused by the direct sunlight to the back of our house, we are not able to use or enjoy our patio. Thus, the patio cover is needed to provide shade, and protection from the elements.

List type of variance requested: We are seeking a variance to build the patio cover within the 30' building setback line on the back of our house. The requested variance would permit us to build the patio cover within the range of 27' 4" to 22' 2 3/4" of the property line.  
\*See Exhibit A for rendering.

THIS

PAGE

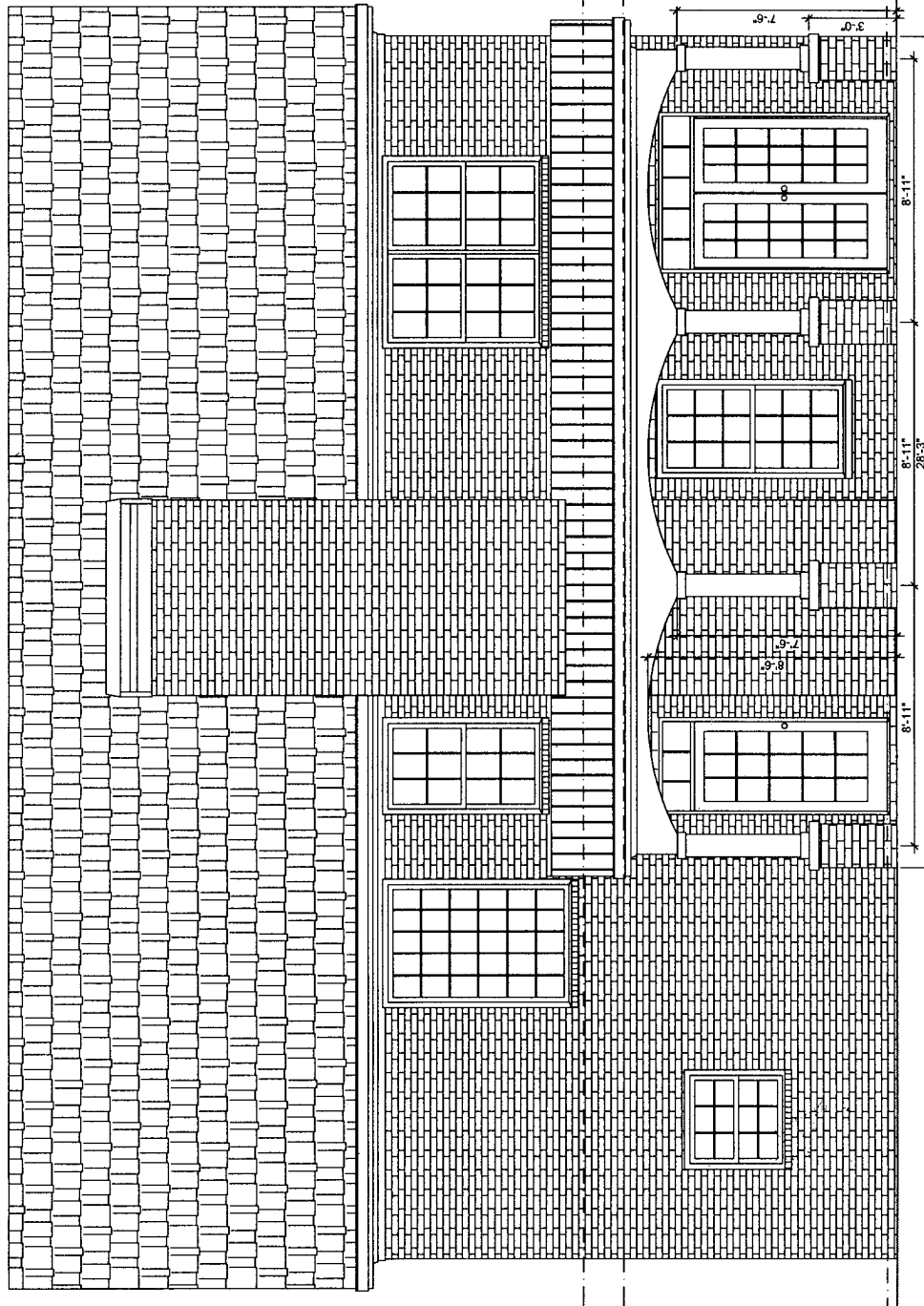
INTENTIONALLY

LEFT

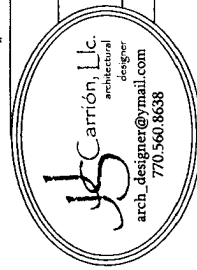
BLANK

EXTERIOR  
ELEVATIONS

RECEIVED  
OCT 14 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



WIHELM RESIDENCE  
2749 Vinings Oak Dr. SE  
Smyrna, GA 30080  
Preliminary Design 1/4" = 1'-0" October 6, 2010



V-91/2010  
Rendering