

V-30
(2011)

LOT AREA
17,154.60± SQ FT
0.3938± ACRE

SURVEYOR'S NOTES:

FINAL SUBDIVISION PLAT FOR CAMBRIA HILLS, UNIT TWO LAST REV. 12-02-86. SUBDIVISION PLAT RECORDED IN PLAT BOOK 111, PAGE 84, COBB COUNTY RECORDS.

THIS PROPERTY IS KNOWN AS #115 MEADOW OAKS DRIVE. COBB TAX PARCEL: 20001802340

THIS PROPERTY IS ZONED R-15.

BUILDING SETBACKS:

FRONT: 35 FEET
SIDE: 10 FEET
REAR: 30 FEET

MAITERS OF RECORD NOT SHOWN EXCEPTED FROM THIS CERTIFICATION

UNDERGROUND UTILITIES ARE NOT SHOWN.

FIELD CLOSURE: 1 FOOT IN 33,252 FEET
ANGULAR ERROR: 0.22 SECONDS
PLAT CLOSURE: 1 FOOT IN 872,976 FEET
ADJUSTMENT: LEAST SQUARES
INSTRUMENT: LEICA TOR703
BEARING REFERENCE: MAGNETIC

SITE PLAN FOR:

HESHAM RABAH
LOT 67, CAMBRIA HILLS, UNIT TWO
LAND LOT 18, 2ND DISTRICT, COBB COUNTY, GEORGIA

DATE: 02/17/2011

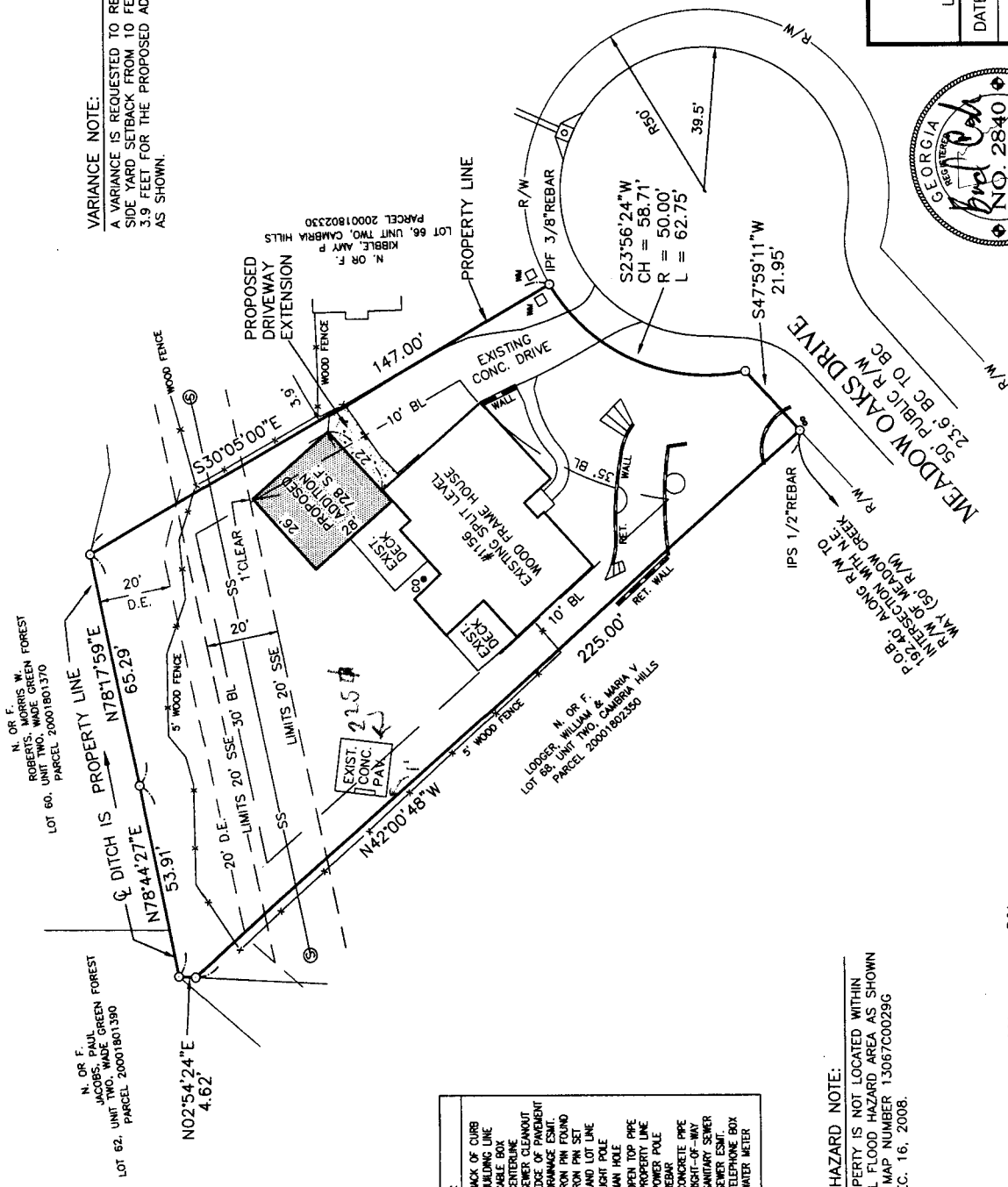
SCALE: 1"=30'

SHEET: 1 OF 1

PROJ.: 169 DRAWN: BDC

HIGHER GROUND
LAND SURVEYING, LLC
3004 CREEKSIDE WAY
MARIETTA, GA 30066
PH. 678-584-3901
WWW.HIGHERGROUND.COM
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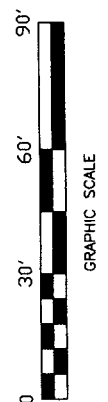
VARIANCE NOTE:
A VARIANCE IS REQUESTED TO REDUCE THE SIDE YARD SETBACK FROM 10 FEET TO 3.9 FEET FOR THE PROPOSED ADDITION AS SHOWN.



LEGEND:

BC	=	BACK OF CURB
BL	=	BUILDING LINE
CB	=	CABLE BOX
CL	=	CENTERLINE
CO	=	SEWER CLEANOUT
EP	=	EDGE OF PAVEMENT
D.E.	=	DRAINAGE ESMT.
IPF	=	IRON PIN FOUND
IPFS	=	IRON PIN SET
LLL	=	LAND LOT LINE
LP	=	LAND LOT LINE
MH	=	MAN HOLE
OT	=	OPEN TOP PIPE
PL	=	PROPERTY LINE
PP	=	POWER POLE
RCP	=	CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
SS	=	SANITARY SEWER
TB	=	TELEPHONE BOX
WM	=	WATER METER

FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP NUMBER 13067C0029G DATED DEC. 16, 2008.



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Cobb County Fire and Emergency Services

Fire Marshal Comments

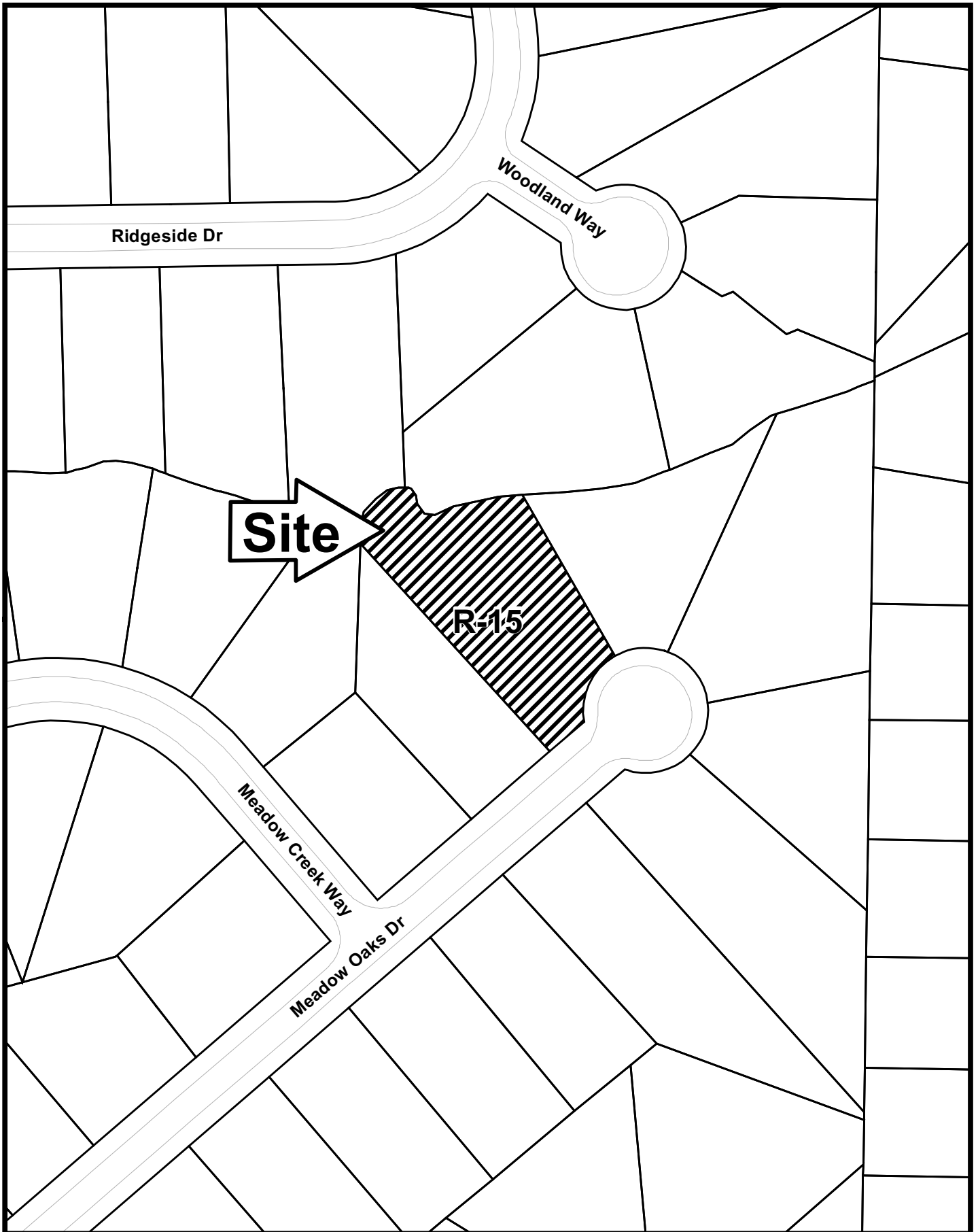
Applicant Name: **Hesham Rabah**

Petition Number: V-30

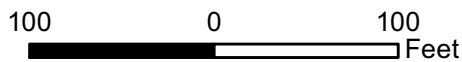
Date: 5/3/2011



NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-30



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-30

Hearing Date: 5-11-2011

Applicant Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Hesham Rabah Address 1156 Meadow Oaks Dr Acworth GA
(representative's name, printed) (street, city, state and zip code) 30102
Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
(representative's signature)

My Commission Expires

My commission expires: December 15th, 2011

Signed, sealed and delivered in presence of:

Janina Deonane
Notary Public

Titleholder Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Signature Hesham Rabah Address: 1156 Meadow Oaks Dr Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My Commission Expires

My commission expires: December 15th, 2011

Signed, sealed and delivered in presence of:

Janina Deonane
Notary Public

Present Zoning of Property R-15

Location 1156 Meadow Oaks Drive Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18 (P) 234 District 2nd 16 Size of Tract .3938± 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.

Existing Driveway does not allow access to garage.

List type of variance requested: To reduce side yard setback from 10 feet to 3.9 feet.