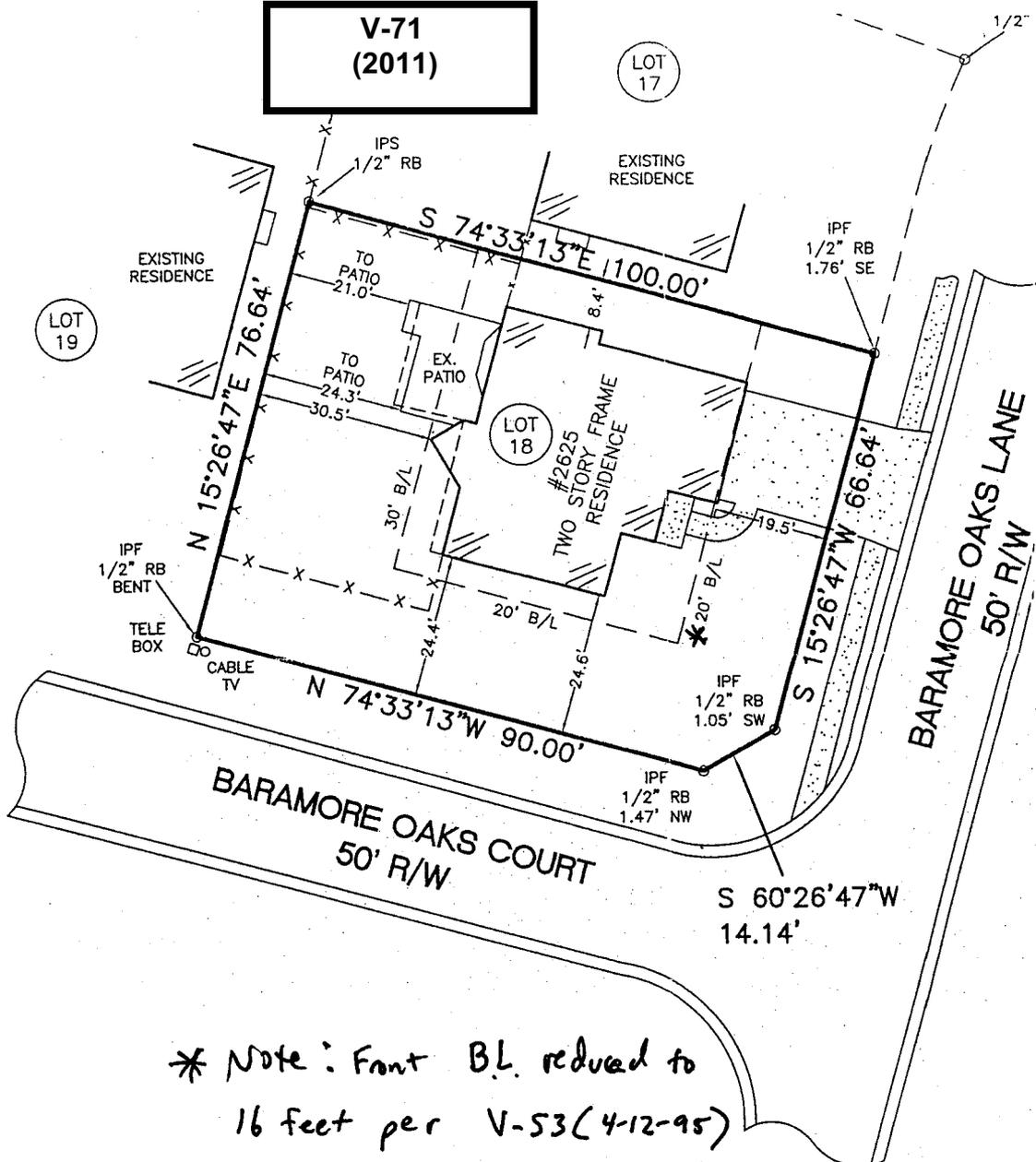


**V-71
(2011)**



* Note: Front B.L. reduced to 16 feet per V-53(4-12-95)

GENERAL NOTES:

BOUNDARY SURVEY AS PER IRON PINS FOUND AND THE FINAL PLAT OF WYNCROFT SUBDIVISION PREPARED BY BARTON SURVEYING, INC. DATED APRIL 16, 1995 AND RECORDED IN PLAT BOOK 155, PAGE 93

DEED BOOK 13748, PAGE 6241

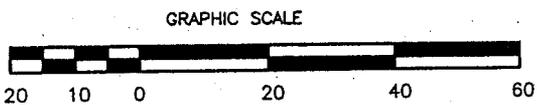
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13067C0063G MAP REVISED DECEMBER 16, 2008

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, HEREON; THAT IT WAS PREPARED EITHER BY ME, OR UNDER MY SUPERVISION, AND THAT THE ACTUALITY EXISTED AT THE TIME THE SIZE, TYPE AND MATERIAL ARE CORRECT. THE FIELD DATA UPON WHICH THIS PLAT HAS BEEN CALCULATED (ADJUSTMENT) OF 1 FOOT IN 41,441 FEET AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED TO 1 FOOT IN 162,678 FEET. THE EQUIPMENT USED TO OBTAIN THIS PLAT WAS A TOPCON 303 SEMI TOTAL STATION.

BY: *J. Scott Smith*
J. SCOTT SMITH - Georgia Land Surveyor



Boundary - AsBuilt Survey				
WYNCROFT				
LOT 18				
COUNTY:	COBB	LAND LOT (S):	597	DIST: 16
SECT:	2	STATE:	GEORGIA	
DATE:		DRAWN:	CHECKED:	JOB NO.

APPLICANT: Demtric Rowe **PETITION NO.:** V-71
PHONE: 770-919-0955 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: Demtric Rowe **PRESENT ZONING:** RA-6
PHONE: 404-259-0602 **LAND LOT(S):** 16
PROPERTY LOCATION: At the northwest **DISTRICT:** 597
intersection of Baramore Oaks Court and Baramore Oaks **SIZE OF TRACT:** 0.17 acre
Lane (2625 Baramore Oaks Lane). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback on lot 18 from the required 30 feet to 21 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit 2011-003595 was issued with rear setbacks identified by Zoning as 30 feet. Site plan provided at time of permitting indicated the addition would be 31 feet from the rear property line. On 6/13/11, the zoning compliance inspection was rejected and a violation notice was issued for encroachment into the rear setback. If the variance is approved, all applicable inspections will be required after reactivation of the permit with revised setbacks. 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 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 increase in stormwater impact anticipated. The proposed structure is located over the existing concrete patio.

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.

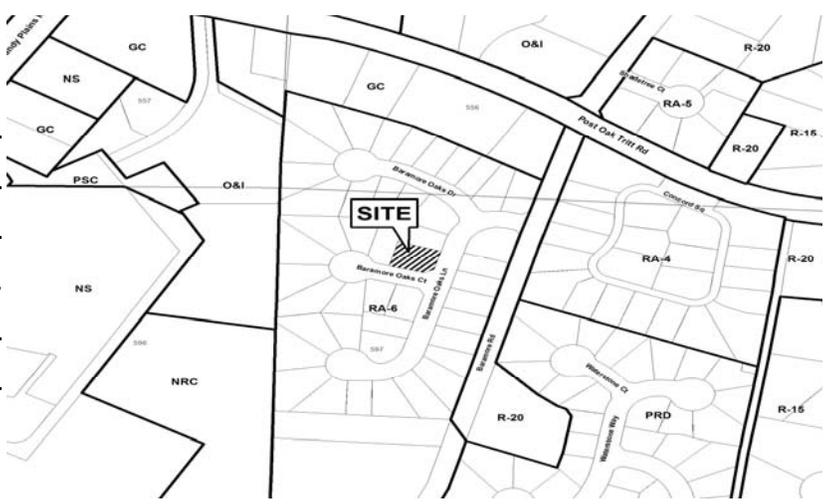
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



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Cobb County Fire and Emergency Services

Fire Marshal Comments

Applicant Name: **Demtrick Rowe**

Petition Number: V-71

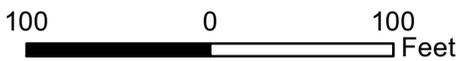
Date: 8/30/2011

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-71



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-71
Hearing Date: 9-14-11

Applicant Demetric Rowe Phone # 770 919-0955 E-mail deefdr@gmail.com
Factory Direct Remode
Demetric Rowe Address 2687 McCollum Parkway
(representative's name, printed) (street, city, state and zip code)

Phone # 404-259-0602 E-mail deefdr@gmail.com



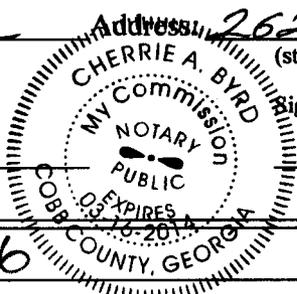
Demetric Rowe
(representative's signature)

Signed, sealed and delivered in presence of:
Cherrie A. Byrd
Notary Public

My commission expires: 3/16/14

Titleholder ROBIN ZELIZER Phone # 770 973-2488 E-mail GLUSTOFF@MAC.COM
BARRY GLUSTOFF

Signature [Signature]
(attach additional signatures, if needed)



Address 2625 BARMORE OAKS LN
(street, city, state and zip code)

Signed, sealed and delivered in presence of:
Cherrie A. Byrd
Notary Public

My commission expires: 3/16/14

Present Zoning of Property RA-6

Location 2625 BARMORE OAKS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 597 District 16 Size of Tract _____ 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 7,614 SF Shape of Property Corner Lot 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.

We obtained a building permit to cover the existing with a Patio Roof Cover.

List type of variance requested: Rear setback From 30' to 23' For zoning compliance.