



CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2305 CHARLES HARRY HARBERT, DUBLIN, GEORGIA 30144
 770 - 443 - 3200

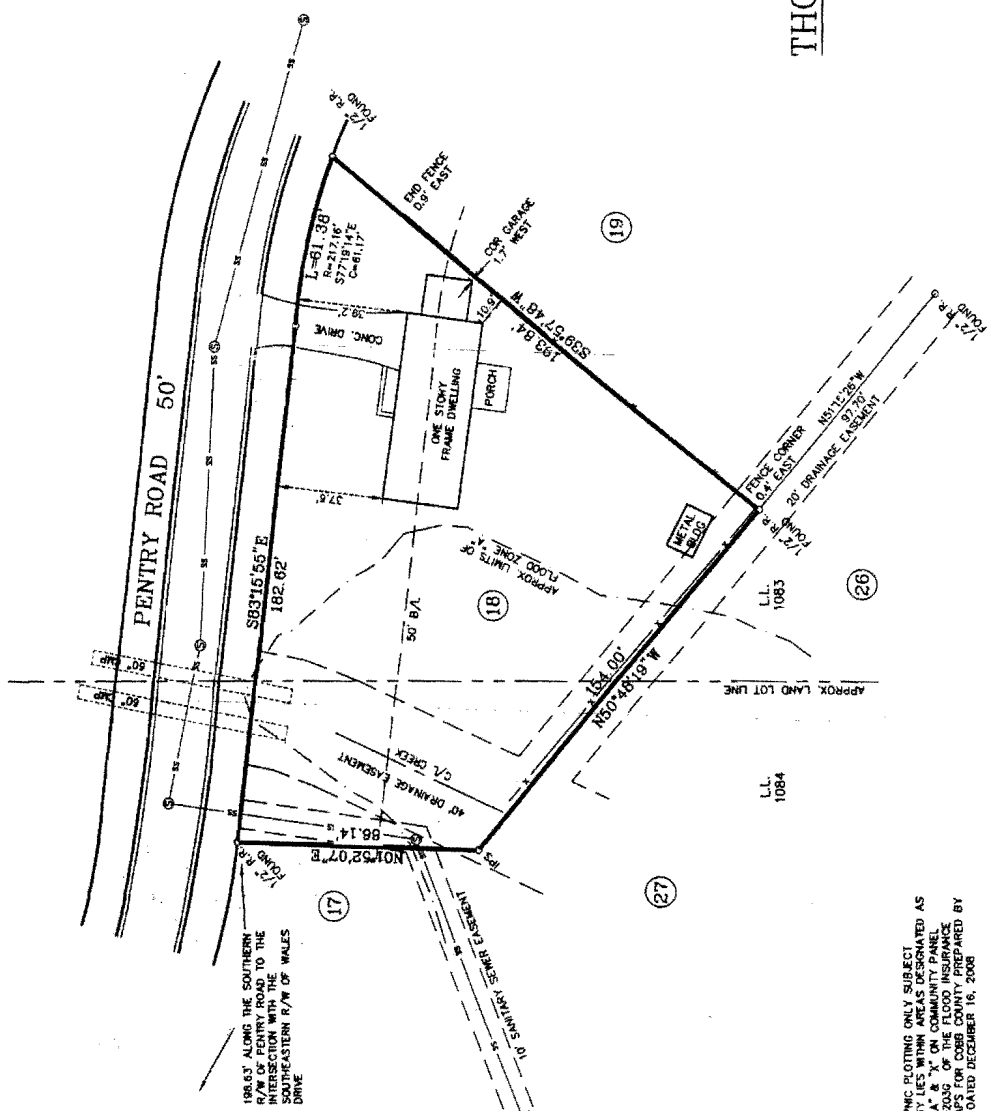
LOCATED IN
 LAND LOTS 1083 & 1084, 19TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA

DATE - 04/17/12
 PROJECT NO - 12-020 PLAT FILE - 12-020.DWG

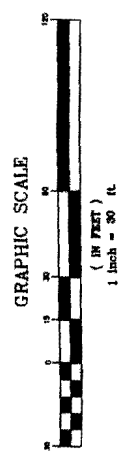
V-49 (2012)

PLAT OF SURVEY FOR
THOMAS WAYNE CAMP

BEING
 LOT 18, FLINTSHIRE ESTATES,
 UNIT TWO
 P.B. 66, P. 34



LEGEND
 SANITARY MANHOLE - (M)
 SANITARY SEWER - (SS)
 WOODEN FENCE LINE - (X)



BY CLAIMING PLACING ONLY SUBJECT
 PROPERTY LIES WITHIN AREAS DESIGNATED AS
 ZONES 'A', 'X', 'Y' ON COMMUNITY PANEL
 1308702030 OF THE FLOOD INSURANCE
 RATE MAPS FOR COBB COUNTY PREPARED BY
 F.I.M.A. DATED DECEMBER 16, 2008

APR 27 2012
 COBB COUNTY PLAT AGENCY
 ZONING DIVISION

John
 3:35

APPLICANT: William T. Camp

PETITION No.:

V-49

PHONE: 770-222-6283

DATE OF HEARING:

07-11-12

REPRESENTATIVE: Kenneth Wayne Camp

PRESENT ZONING:

R-20

PHONE: 678-398-5463

LAND LOT(S):

1083, 1084

TITLEHOLDER: W. T. Camp

DISTRICT:

19

PROPERTY LOCATION: On the south side of

SIZE OF TRACT:

0.6 acre

Pentry Road, east of Wales Drive (4667 Pentry Road).

COMMISSION DISTRICT:

4

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 1.7 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: William T. Camp

PETITION No.:

V-49

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Notice of violation was issued for building without a permit on 3-28-12. If variance is approved, a building permit is required. Walls closer than 5 feet to the property line must be 1-hour fire rated.

SITE PLAN REVIEW: 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 adverse stormwater impacts are anticipated.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

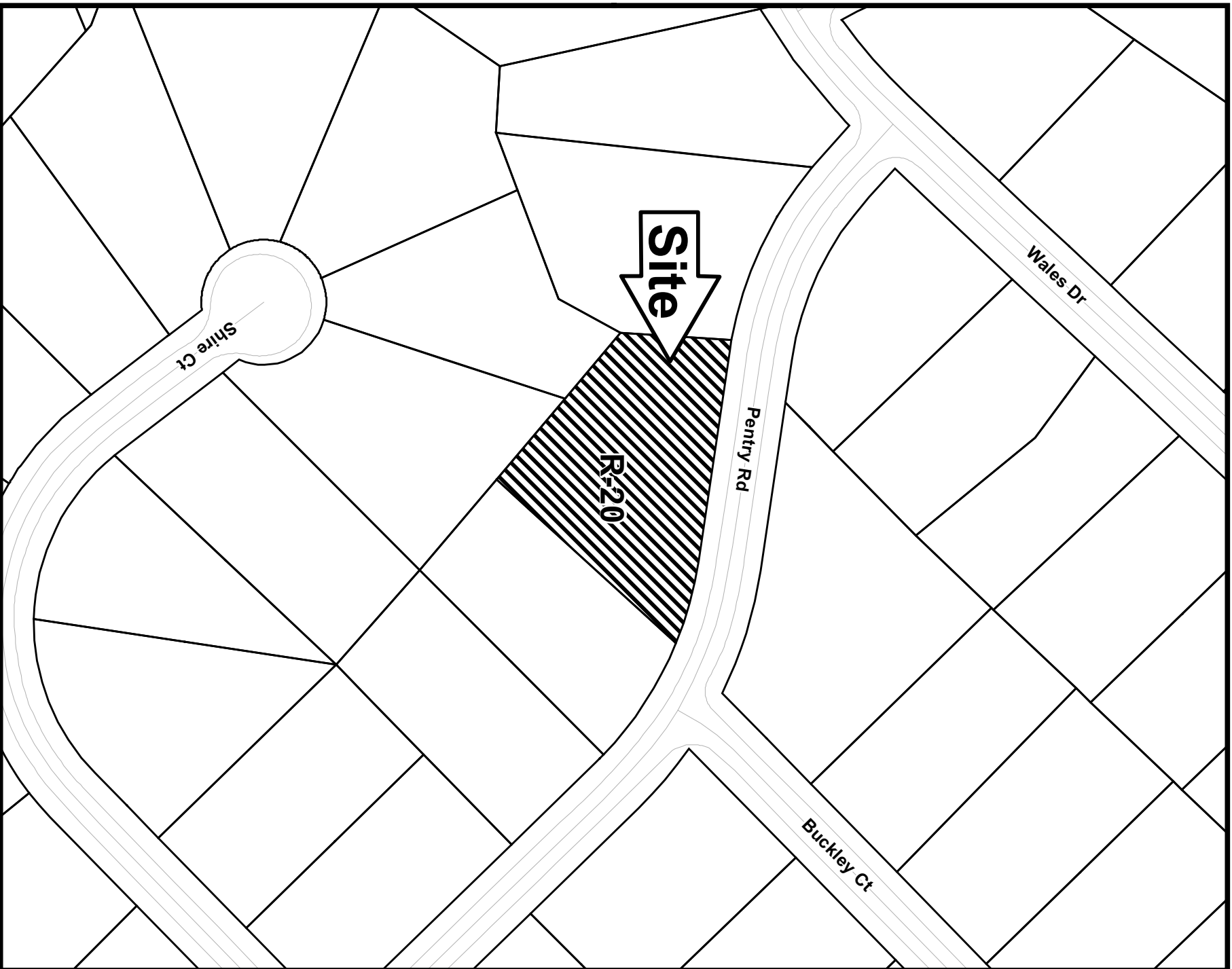
SEWER: No conflict.

APPLICANT: William T. Camp

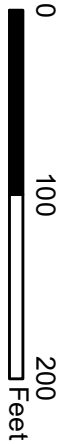
PETITION No.:

V-49

FIRE DEPARTMENT: 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.



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-49
Hearing Date: 7-11-12

Applicant William T Camp Phone # 770-222-8838 E-mail _____

Demetri Wayne Camp Address 4617 Penny Rd Austell GA 30106
(representative's name, printed) (street, city, state and zip code)

Jeffrey John Roder Phone # 678 398 5963 E-mail kenethcamp53@yahoo.com
(representative's signature) (street, city, state and zip code)

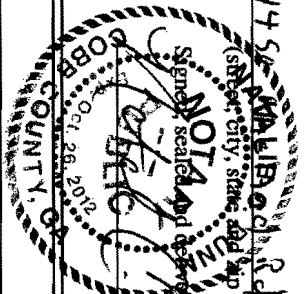
My commission expires: 12-26-2011 Notary Public, Fulton County, Georgia
My Commission Expires December 26, 2011

Notary Public

Titleholder William T Camp Phone # 770-222-6283 E-mail _____

Signature [Signature] Address: 4456 Peachtree Rd Buckle Spz Ga 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/26/12 Notary Public 4/25/12



Present Zoning of Property R-20

Location 4667 PENNY ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1083 District 19 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 _____ 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.

Built To Close To Property Line

List type of variance requested: Waive the front setback from the required 50' to 37' and waive the side setback from the required 10' to 1.7'.