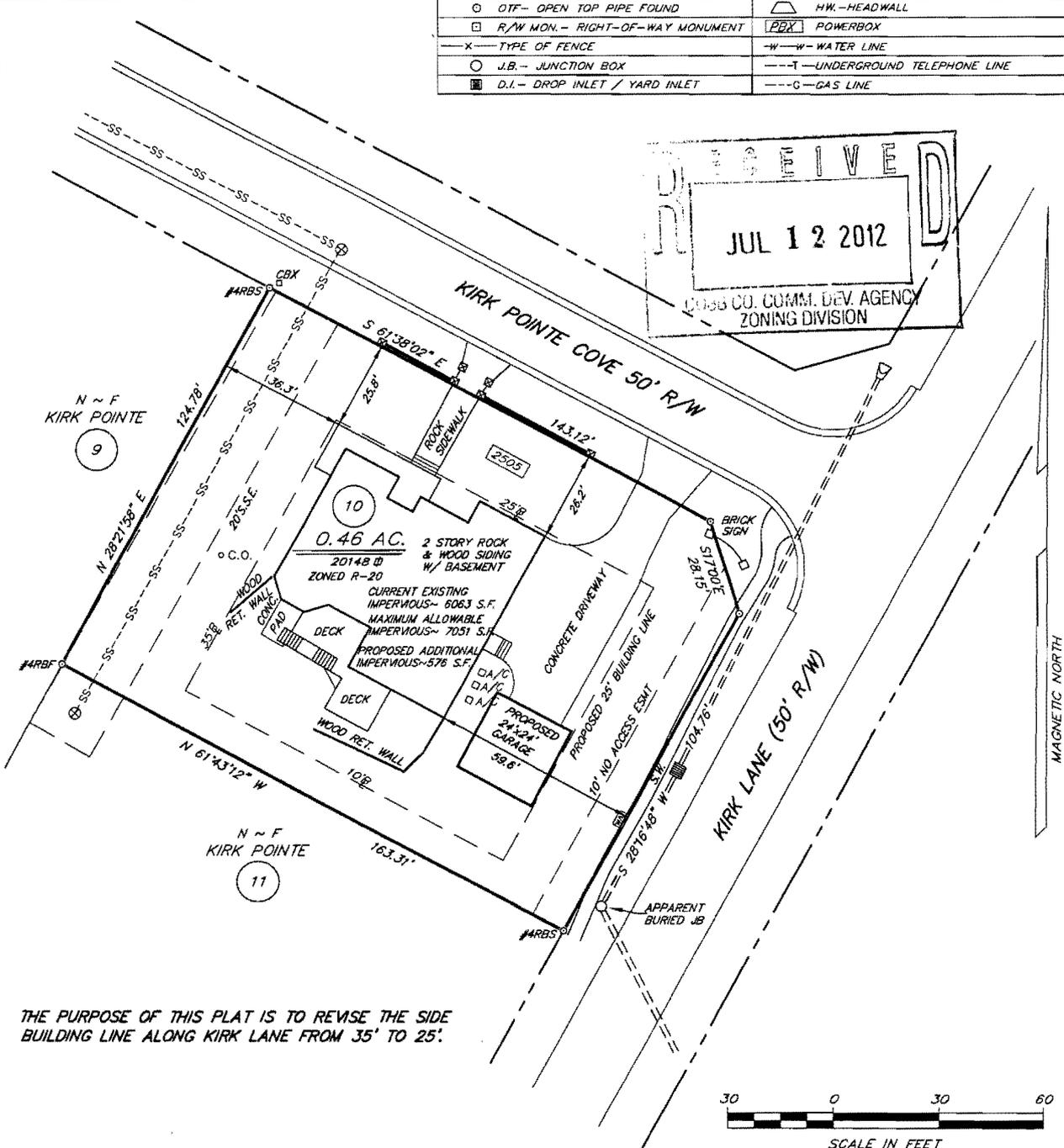


LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNRECORDED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0101 G DATED DECEMBER 16, 2008.

LEGEND			
⊙	P.P. - POWER POLE	⊙	C.B. - CATCH BASIN
⊙	L.P. - LIGHT POLE	▬	R.C.P. - REINFORCED CONCRETE PIPE
⊙	F.H. - FIRE HYDRANT	▬	C.M.P. - CORRUGATED METAL PIPE
⊙	M.H. - SANITARY SEWER MANHOLE	▬	F.F.E. - FINISHED FLOOR ELEVATION
⊙	W.M. - WATER METER	⊙	W.V. - WATER VALVE
⊙	G.M. - GAS METER	⊙	C.O. - SEWER CLEAN OUT
⊙	RBS - REINFORCING BAR SET	⊙	T.M. - TELEPHONE MANHOLE
⊙	RBF - REINFORCING BAR FOUND	---	E - UNDERGROUND ELECTRICAL LINE
⊙	CTF - CRIMP TOP PIPE FOUND	---	OP - OVERHEAD POWER LINES
⊙	O.T.P. - OPEN TOP PIPE FOUND	▬	H.W. - HEAD WALL
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT	⊙	P.B.X. - POWERBOX
X	TYPE OF FENCE	---	W - WATER LINE
⊙	J.B. - JUNCTION BOX	---	T - UNDERGROUND TELEPHONE LINE
⊙	D.I. - DROP INLET / YARD INLET	---	G - GAS LINE



THE PURPOSE OF THIS PLAT IS TO REVISE THE SIDE BUILDING LINE ALONG KIRK LANE FROM 35' TO 25'.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/199,054. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 3-8-12	REVISIONS
SCALE	: 1" = 30'	7-10-12: NAME CHANGE
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: GRID PAPER	

SURVEY FOR:
**JAMES T. ALLEN &
 ELAINE F. ALLEN**



Gaskins

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1266 Powder Springs Rd Marietta, Georgia 30064
 Phone: (770) 424-7168 Fax: (770) 424-7593
 www.gcsurvey.com

2505 KIRK POINTE COVE, KENNESAW KIRK POINTE, LOT 10

LOCATED IN L.L. 280
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

Drawing name: J:\W12\KIRK LANE\1 of 1\KIRK LOT 10 CL05.dwg
 Plotted on: Jul 10, 2012 10:11am
 Plotted By: Kim Ponderly

APPLICANT: James T. and Elaine F. Allen

PETITION No.: V-71

PHONE: 404-456-8385

DATE OF HEARING: 09-12-12

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-20

PHONE: 770-429-1499

LAND LOT(S): 280

TITLEHOLDER: James T. and Elaine F. Allen

DISTRICT: 20

PROPERTY LOCATION: At the southwest corner of Kirk Lane and Kirk Pointe Cove (2505 Kirk Pointe Cove).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 576 square foot garage) to be located closer to the side street right-of-way line than the principal building; and 2) waive the front setback from the required 35 feet to 25 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: James T. and Elaine F. Allen **PETITION No.:** V-71

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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: The proposed garage location drains to the street. No adverse stormwater management issues 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: 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.

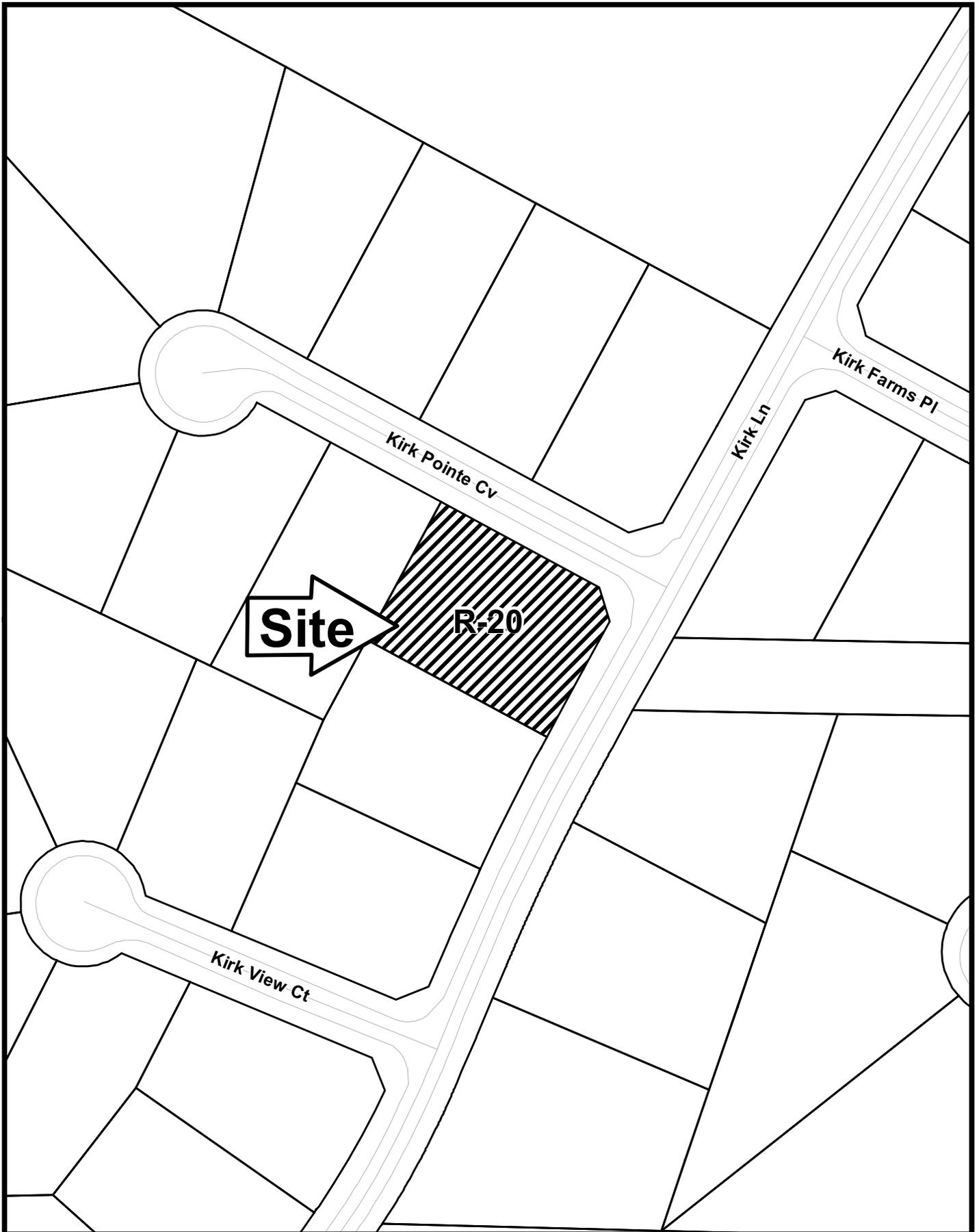
WATER: No conflict.

SEWER: No conflict.

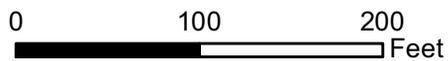
APPLICANT: James T. and Elaine F. Allen **PETITION No.:** V-71

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.

V-71

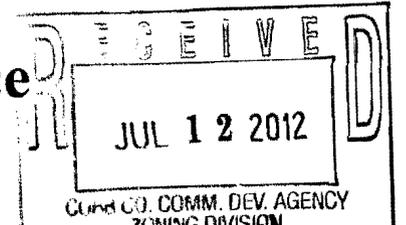


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

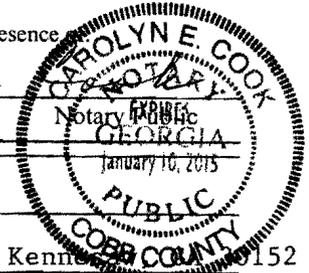
Application No. (2012)
Hearing Date: 09/12/2012

Applicant James T. Allen and Elaine F. Allen Phone # (404) 456-8385 E-mail
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com
John H. Moore w7@mjs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of

Carolyn E. [Signature]



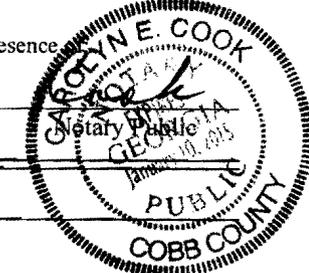
My commission expires: January 10, 2015

Titleholder James T. Allen and Elaine F. Allen Phone # (404) 456-8385 E-mail

Signature [Signature] Address: 2505 Kirk Pointe Cove, Kennel 30152
[Signature] Elaine F. Allen
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

Carolyn E. [Signature]



My commission expires: January 10, 2015

Present Zoning of Property R-20

Location 2505 Kirk Pointe Cove
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 280 District 20th Size of Tract 0.46 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 X

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.

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of required front setback from 35 feet to 25 feet (see § 134-197(4)(d)); and (2) Waiver of the requirement that an accessory building or structure be located to the rear of the primary structure (see § 134-197(12)(a)).

THIS

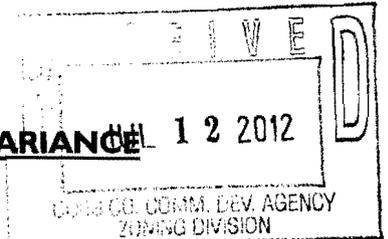
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EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 71 (2012)
Hearing Date: September 12, 2012

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Property Owners: James T. Allen and Elaine F. Allen

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-20 zoning classification, Applicants request a waiver of the required minimum front setback from thirty-five (35) feet to twenty-five (25) feet; and additionally, to waive the requirement that an accessory structure be located to the rear of the primary structure, as more particularly shown and reflected on the Survey submitted with the Application for Variance. Applicants propose the addition of a garage. Plans for the proposed garage have been presented to and approved by the Architectural Review Committee of The Pointe at Kirk Farms Subdivision. The proposed garage will be complementary in style and architecture to the residence and be aesthetically pleasing and not intrusive to the adjacent neighbors in that it will be located along the "street" side of the residence. To allow the proposed garage into the front setback area; as well as being located to the side of the residence rather than to the rear, would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.