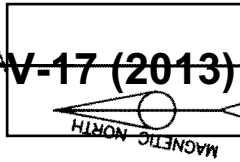
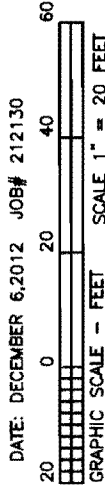


COBB COUNTY GEORGIA
 FILED IN OFFICE
 2012 DEC 11 AM 11:37
 COBB COUNTY ZONING DIVISION



ZONED GC
 LOT AREA
 0.25 ACRES
 10,957 SQ.FT.
 IMPERVIOUS AREA
 8,604 SQ.FT.
 PERVIOUS AREA
 2,353 SQ.FT.
 LOT COVERAGE
 78%

BOUNDARY SURVEY
 FOR
 JIM MCDONALD
 LOCATION
 1757 HAZELWOOD DRIVE
 LOT 46 BLOCK "A"
 POWER FERRY HILLS S/D
 PLAT BK.10 PAGE 27
 16th DISTRICT 2nd SECTION
 LAND LOT 1242
 COBB COUNTY, GEORGIA
 DATE: DECEMBER 6, 2012 JOB# 212130



STATEMENT OF FLOOD HAZARD

THE FLOOD HAZARD DATA SHOWN ON THIS PLAN IS BASED ON THE FLOOD HAZARD DATA FOR THE YEAR 1985 AND IS SUBJECT TO CHANGE. THE FLOOD HAZARD DATA IS NOT GUARANTEED AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF HENNING'S LAND SURVEYS.

STATEMENT OF FLOOD HAZARD

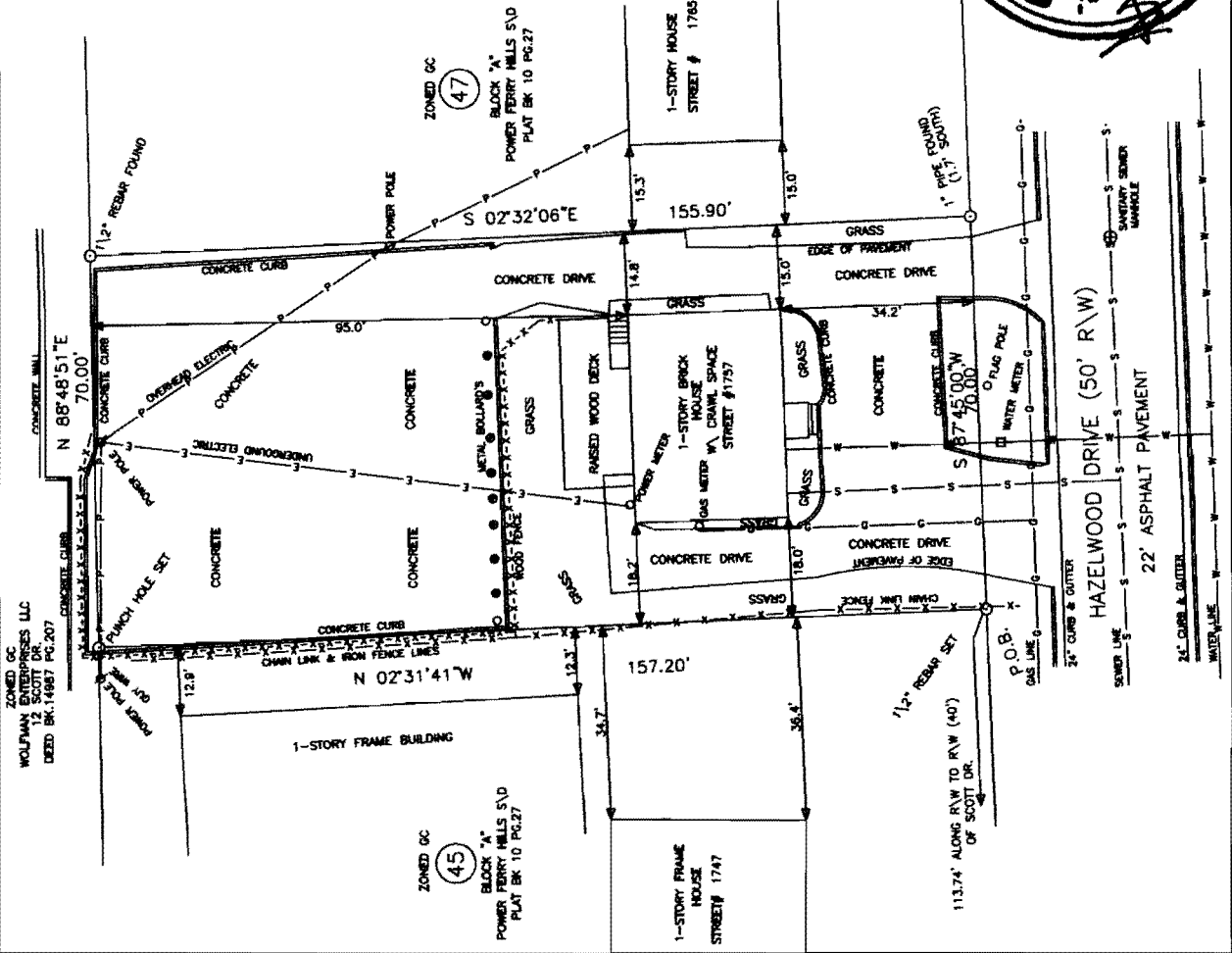
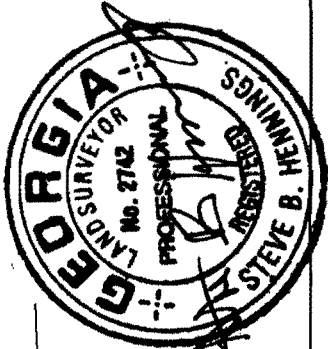
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HENNING'S LAND SURVEYS

Steve B. Hennings, P.E., L.S.
 425 Kennelridge Circle
 Stone Mountain, Georgia 30083
 Phone # 404-294-9087

STATEMENT OF PRECISION AND ACCURACY

In my opinion, this is a correct representation of the land shown and has been prepared in conformity with the minimum standards and requirements of law.



APPLICANT: James F. McDonald **PETITION No.:** V-17
PHONE: 404-554-7262 **DATE OF HEARING:** 02-13-13
REPRESENTATIVE: James F. McDonald **PRESENT ZONING:** GC
PHONE: 404-554-7262 **LAND LOT(S):** 1242
TITLEHOLDER: Jim McDonald **DISTRICT:** 16
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 0.25 acre
 Hazelwood Drive, west of Hamby Road **COMMISSION DISTRICT:** 2
 (1757 Hazelwood Drive).

TYPE OF VARIANCE: 1) Waive the minimum lot area from the required 20,000 square feet to 10, 957 square feet; 2) waive the front setback from the required 40 feet to 34.2 feet; and 3) waive the maximum allowable impervious surface from 70% to 78%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: James F. McDonald

PETITION No.: V-17

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 applicant has previously addressed drainage issues with the adjacent property owner and has provided onsite stormwater mitigation.

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 (Marietta water and sewer service area).

SEWER: No conflict (Marietta water and sewer service area).

APPLICANT: James F. McDonald

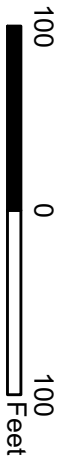
PETITION No.:

V-17

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

COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2012 DEC 11 AM 11:37

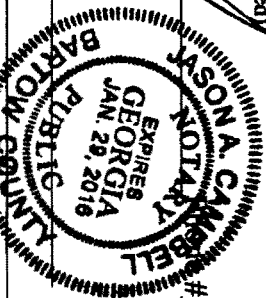
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-17
Hearing Date: 2-13-13

Applicant JAMES F McDevold Phone # 404 554 7262 E-mail SEM. CONSTRUCTION, SCW @ GMAIL.COM
JAMES F McDevold Address 1757 Hazelburn Dr. Marietta Ga 30067
(street, city, state and zip code)

Jason A. Campbell
(representative's name, printed)
GA VOL
(representative's signature)



404 554 7262 E-mail

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder JAMES F McDevold Phone # 404 554 7262 E-mail SEM. CONSTRUCTION SERVICE
SEM. CONSTRUCTION SERVICE
Signature James F McDevold Address: _____
(attach additional signature) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property GC General Commercial

Location 1757 Hazelburn Dr. Marietta Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1242 District 16 Size of Tract .25 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.

THE APPLICANT'S REAR WAS SPURTING PROBLEMS TO THE BUILDING. THE REAR WAS RESPUNDED BY PERMANENT CURB AND GARDENS. AFTER WORK ON THE GARDENING AREA, TO THIS DATE HE HAS OTHER HARD A WATER PROBLEMS REAR

List type of variance requested: _____