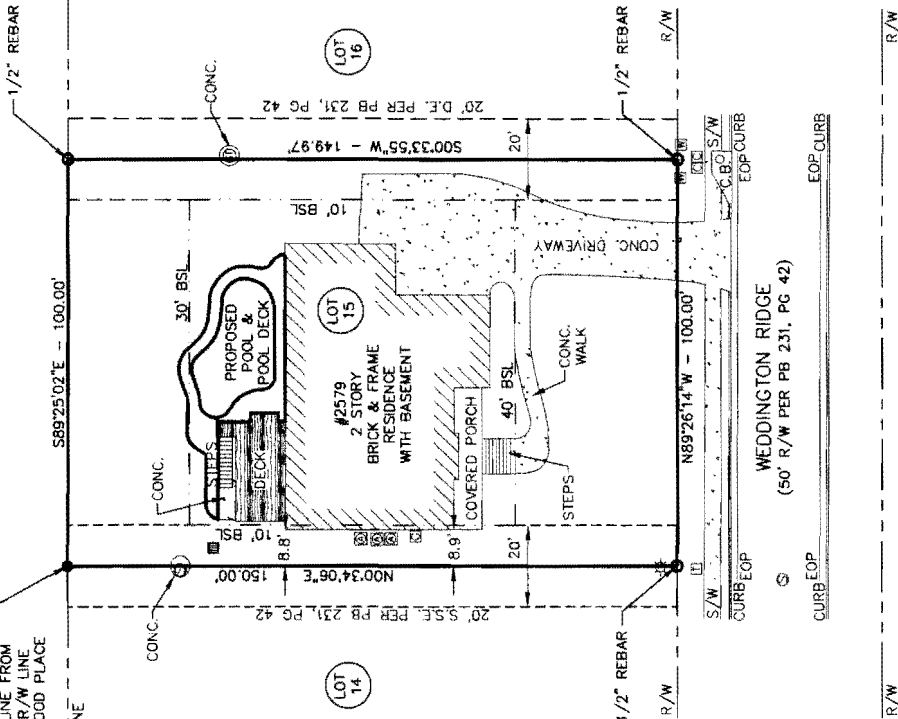


LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL BOX
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- X- FENCE LINE
- 820- CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- LL LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- O.H. OVERHANG
- C.B. CATCH BASIN
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

POINT OF BEGINNING
1/2" REBAR
387.28' ALONG
LAND LOT LINE FROM
EASTERLY R/W LINE
OF ROBIN HOOD PLACE

N/F
THOMAS GROUP-GREYSTONE VILLAGE LLC



EXISTING LOT AREA SUMMARY	
AREA	SQ FT
FOOTPRINT	2,939
CONCRETE	1,914
PORCH / STEPS	288
DECK / STEPS	377
TOTAL COVERAGE	5,518
	36.8%

PROPOSED LOT AREA SUMMARY	
AREA	SQ FT
FOOTPRINT	2,939
CONCRETE	1,914
PORCH / STEPS	288
DECK / STEPS	377
PROPOSED POOL DECK & COPING	448
TOTAL COVERAGE	5,966
	39.8%

ZONING: R-15
SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 30'
MAX COVERAGE: 35%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COBB COUNTY PLANNING AND ZONING DEPARTMENT MARCH 13, 2013.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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TOTAL AREA: 0.344 ACRES / 14,999 SQUARE FEET.
BOUNDARY REFERENCE: DEED BOOK L4602, PAGE 4846 & PLAT BOOK 231, PAGE 42.
FIELDWORK PERFORMED ON 03/13/13.

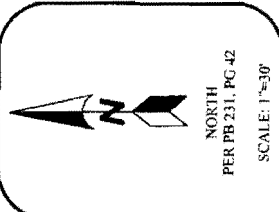
THIS MAP OR PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET AND AN ANGLE OF 10 SECONDS PER ANGLE POINT, AND WAS MADE USING THE SINE COMPASS RULE.

COBB COUNTY ZONING DEPARTMENT
2013 MARCH 14 AM 8:38
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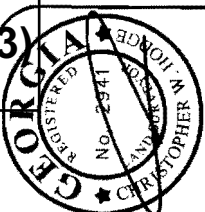
BOUNDARY ZONE, INC.
1150 THE SQUARE DRIVE
SUITE 11
235 PEACHTREE STREET NE
ATLANTA, GA 30303
WWW.BOUNDARYZONE.COM 2205-C CANDUN DRIVE
(770) 271-5772 / (919) 363-9226 APEX, NC 27523

4195 SOUTH LEE STREET
SUITE 11
BUPORD, GA 30518

GRAPHIC SCALE - IN FEET
15 0 30 60



BOUNDARY SURVEY
PREPARED FOR: KEVIN FICCO
LAND LOT 1032, WEDDINGTON SUBDIVISION, UNIT 1
LAND LOT 1032, 16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA - 03/13/13



03/13/13
FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT
ORIGINAL SIGNATURE

PROJECT
1348201

SHEET
1 OF 1

BOUNDARY ZONE, INC.
1150 THE SQUARE DRIVE
SUITE 11
235 PEACHTREE STREET NE
ATLANTA, GA 30303
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COBB COUNTY GEORGIA
FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT

APPLICANT: Rhonda and Kevin Ficco

PETITION No.: V-55

PHONE: 770-509-2452

DATE OF HEARING: 05-08-13

REPRESENTATIVE: Reeves Newson

PRESENT ZONING: R-15

PHONE: 770-820-1597

LAND LOT(S): 1032

TITLEHOLDER: Kevin S. Ficco and Rhonda L. Ficco

DISTRICT: 16

PROPERTY LOCATION: On the north side of Weddington Ridge, north of Weddington Place

SIZE OF TRACT: 0.34 acre
COMMISSION DISTRICT: 2

(2579 Weddington Ridge).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 8.8 feet; and 2) increase the maximum allowable impervious surface from 35% to 40%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Rhonda and Kevin Ficco

PETITION No.: V-55

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 letter of completion 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 existing parcel already exceeds the impervious coverage limit by 268 square feet at 36.8%. If a variance is approved, pervious pavers should be used for the pool deck to minimize additional impact.

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: A Hold Harmless Agreement must be executed by the property owner. The existing house encroaches into the 20 foot sewer easement, and the deck encroaches into the 2 foot sanitary sewer setback.

APPLICANT: Rhonda and Kevin Ficco

PETITION No.:

V-55

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-55

RA-5

Grey Village Ct

Grey Village Cir

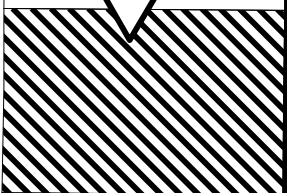
RSL

Grey Village Way

PD

Bridgegate Dr

Site



Weddington Rdg

R-15

Weddington Pl

Robinson Rd

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-55
Hearing Date: 5/18/13

Applicant Rhonda and Keith Fico Phone # 770-509-2452 E-mail rhondafico@bellsouth.net

Revus Newson Address 915 Ferncroft Ct. Roswell GA 30075

(representative's name, printed)

(street, city, state, zip code)

[Signature] Phone # 770-880-1554 E-mail revusnewson@respodspz.com
(representative's signature)

My commission expires: 3/8/2016

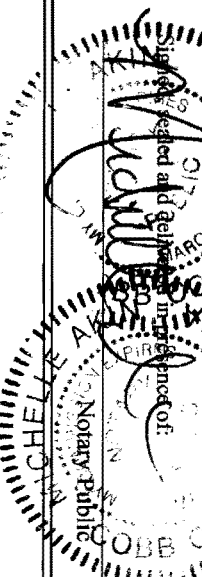


Notary Public

Titleholder Rhonda Phone # 770-509-2452 E-mail rhondafico@bellsouth.net

Signature [Signature] Address: 2579 Wedington Ridge NW, Marietta GA 30068
(attach address on signatures, if needed)

My commission expires: 3/8/2016



Notary Public

Present Zoning of Property R-15

Location 2579 Wedington Ridge NW, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1032 District 16 Size of Tract .344 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 X 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.

To INCREASE IMPROVED lot coverage by 48%. The existing lot coverage is already over the 35%. Owner would like to install a pool with deck surrounding it to improve their property.

List type of variance requested: Increase maximum lot coverage to 40% for the installation of a pool.

13:08:37 AM MAR 4 11 2013