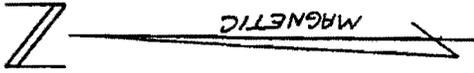


V-65 (2013)



AREA = 0.4592
#1051 PARSONS GR D



GRAPHIC SCALE

PANEL NO. 1306720092 G

LOCATION COBBS

ZONE 11 X

I HAVE THIS DATE, EXAMINED THE
THE OFFICIAL FLOOD HAZARD MAP
AND FOUND INTERFERED WITH
IN ANY AREA WITHIN SPECIAL FLOOD HAZARD

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN ONE HUNDRED FEET AND AN
ANGULAR ERROR OF ONE SECOND PER HUNDRED FEET. THE
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN ONE HUNDRED FEET.

EQUIPMENT USED:
TOPCON 673-8(B)

IN ANY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED, AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE APPLICABLE STATUTES AND REGULATIONS OF GA.

James A. Swain

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

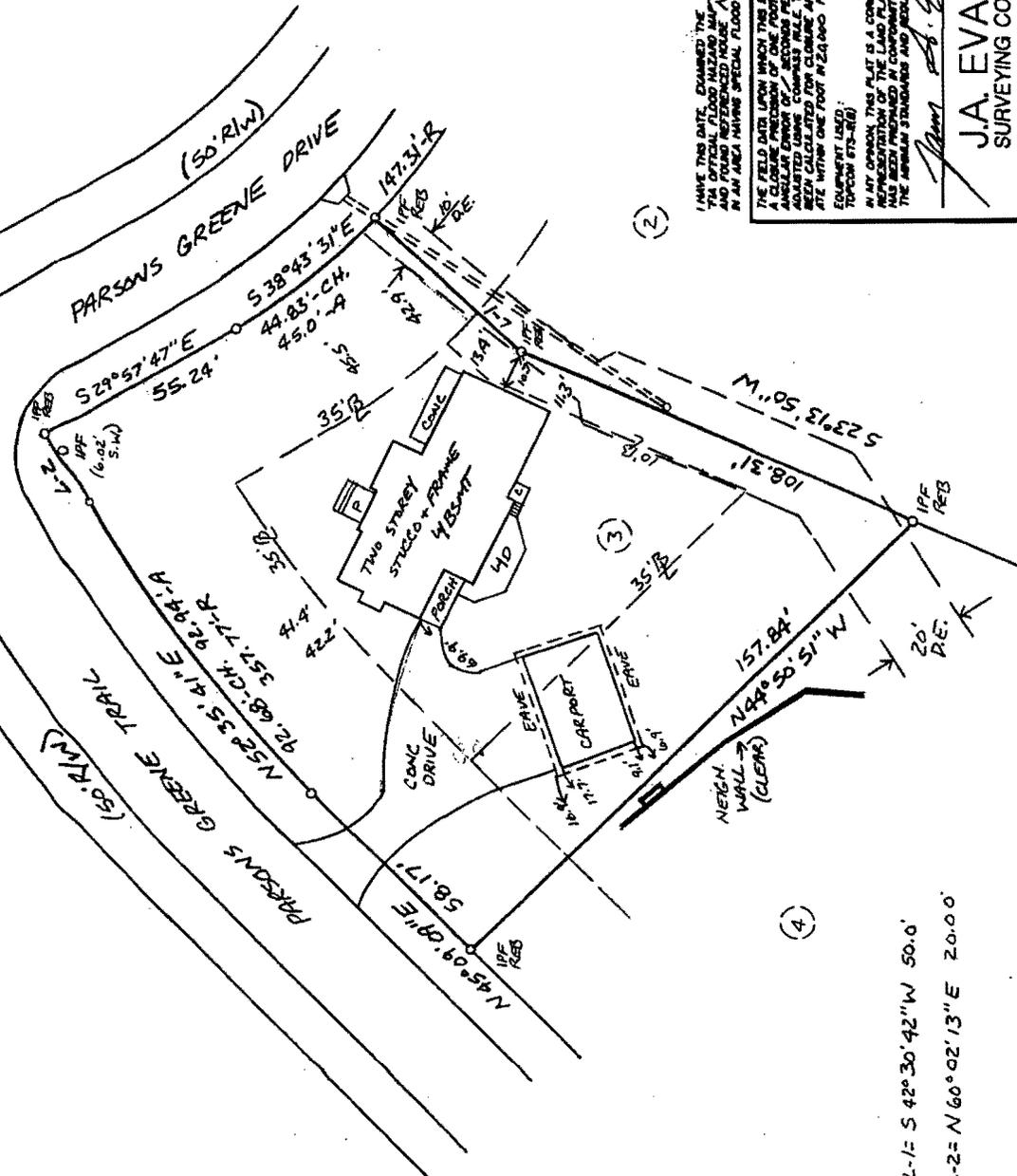
SURVEY FOR:

JERRY MOLES

LOT	BLK.	UNIT	REVISIONS
3		PARSONS GREENE	
		LAND LOT 168	
		DISTRICT 19TH	
		SECTION	
		COBBS	
		COUNTY, GEORGIA	
		PLAT BOOK 124	
		PAGE 92	
		DATE: 4-2-13	
		SCALE: 1" = 30'	
		JOB #	118-13

END

SETBACKS PER R-20 ZONING



L-1 = S 42° 30' 42" W 50.0'
L-2 = N 60° 02' 13" E 20.00'

APPLICANT: Jerry Noles _____ **PETITION No.:** V-65
PHONE: 770-426-7969 404-213-2302 _____ **DATE OF HEARING:** 06-12-13
REPRESENTATIVE: Lee Noles _____ **PRESENT ZONING:** R-20
PHONE: 404-408-5109 _____ **LAND LOT(S):** 168
TITLEHOLDER: Jerry F. Noles _____ **DISTRICT:** 19
PROPERTY LOCATION: On the southwest corner _____ **SIZE OF TRACT:** 0.46 acre
of Parsons Greene Drive and Parsons Greene Trail _____ **COMMISSION DISTRICT:** 1
(1051 Parsons Greene Drive).

TYPE OF VARIANCE: Waive the rear setback for an accessory structure less than 650 square feet (existing "carport") from the required 35 feet to 6 feet from the western property line.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Jerry Noles

PETITION No.:

V-65

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A violation notice was issued for building without a permit on 3-21-13.

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 apparent adverse stormwater management impacts were observed.

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.

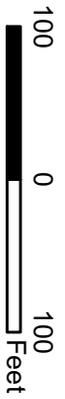
APPLICANT: Jerry Noles

PETITION No.: V-65

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-65
Hearing Date: 12/2/13

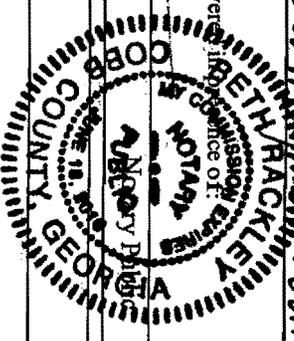
Applicant JERRY NOLES Phone # 770 426 7969 E-mail JFNoles@gmail.com

LEE NOLES (representative's name, printed) Address 1051 PARSON'S GREENE DR. POWDER SPRINGS GA.
US# 404 213 2302 (street, city, state and zip code) 30127

[Signature] (representative's signature) Phone # 404-408-5109 E-mail lnoles4@gmail.com

My commission expires: 6.18.16

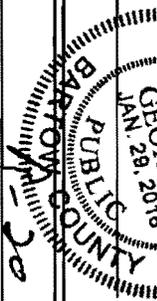
Signed, sealed and delivered in presence of: BR



Titleholder JERRY NOLES Phone # SAME ABOVE E-mail _____

Signature [Signature] Address: SAME ABOVE
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____ Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property A-20

Location 1051 PARSON'S GREENE DR - FRIENDSHIP Church Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 168 District 1975 Size of Tract 0.4592 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Trees, Flatspot, Best Appearance From Street
There is NO OTHER PLACE TO PUT THIS ON MY PROPERTY

List type of variance requested: _____

THIS

PAGE

INTENTIONALLY

LEFT

BLANK



Jerry Noles
1051 Parsons Greene Dr
Powder Spgs GA 30127-4479

EXHIBIT
V-65 (2013)