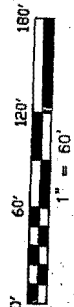
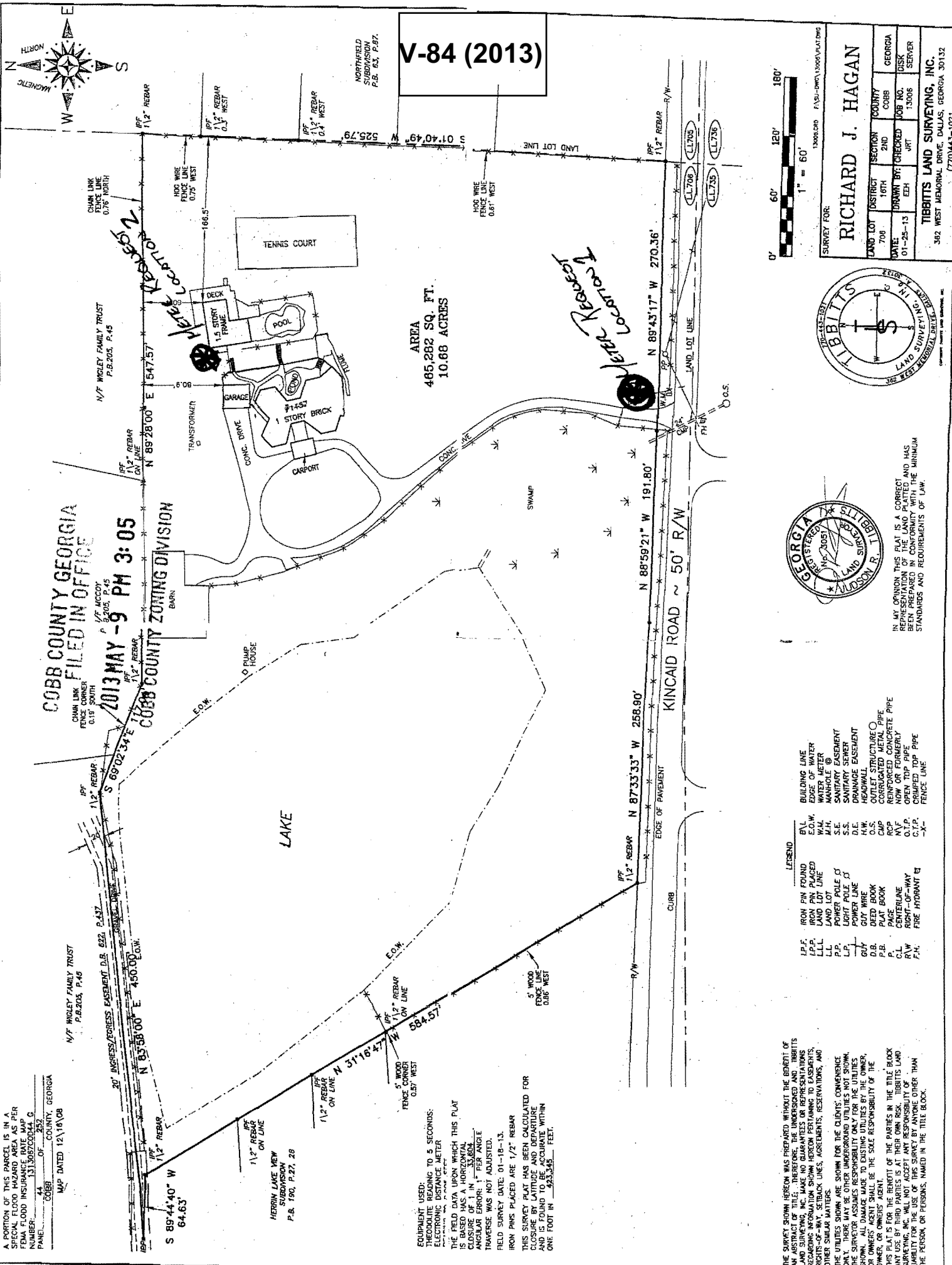


A PORTION OF THIS PARCEL IS IN A COBB COUNTY FLOOD INSURANCE RATE MAP NUMBER: 1311305700044 G PANEL: 44 OF 252 COBB COUNTY, GEORGIA MAP DATED 12/18/08

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAY -9 PM 3:05
COBB COUNTY ZONING DIVISION

V-84 (2013)

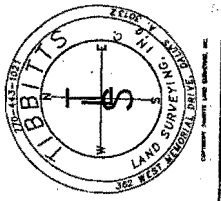
AREA
465,282 SQ. FT.
10.68 ACRES



SURVEY FOR: **RICHARD J. HAGAN**

LAND NO.	DISTRICT	SECTION	COUNTY
708	16TH	2ND	COBB
DATE: 01-25-13	DRAWN BY: EEL	CHECKED: JMT	JOB NO.: 13006
			DISK SERVER

TIBBITTS LAND SURVEYING, INC.
352 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
(770)443-1021



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LEGEND

I.P.F.	IRON PIN FOUND	B.V.L.	BUILDING LINE
I.P.P.	IRON PIN PLACED	E.O.W.	EDGE OF WATER
L.L.L.	LAND LOT LINE	W.M.	WATER METER
L.L.	LAND LOT	M.H.	MANHOLE EASEMENT
L.P.	LAND LOT	S.S.	SANITARY SEWER
L.P.	LAND LOT	D.E.	DRAINAGE EASEMENT
GUY	GUY WIRE	H.W.	HEADWALL
D.B.	DEED BOOK	O.S.	OUTLET STRUCTURE
P.B.	PLAT BOOK	C.M.P.	CORROUGATED METAL PIPE
P.	PAGE	R.C.P.	REINFORCED CONCRETE PIPE
C.L.	CENTERLINE	R.C.P.	REINFORCED CONCRETE PIPE
C.V.P.	CENTERLINE	C.T.P.	CORROUGATED METAL PIPE
P.N.	PIPE	-X-	FENCE LINE

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SUCH MATTERS. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNER'S AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNER'S AGENT. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK SHOWN. THE SURVEYOR AND TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON OR PERSONS, NAMED IN THE TITLE BLOCK.

EQUIPMENT USED:
THEODOLITE READING TO 5 SECONDS;
ELECTRONIC DISTANCE METER
ELECTRONIC DISTANCE METER
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 33,804 ANGLE ERROR: 1" PER ANGLE TRAVERSE WAS NOT ADJUSTED.
FIELD SURVEY DATE: 01-18-13.
IRON PINS PLACED ARE 1/2" REBAR
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 423,345 FEET.

APPLICANT: Rich Hagan

PETITION No.:

V-84

PHONE: 404-575-4482

DATE OF HEARING: 7-10-13

REPRESENTATIVE: Daniel M. Cipriani

PRESENT ZONING: R-30

PHONE: 404-433-2949

LAND LOT(S): 706

TITLEHOLDER: Richard J. Hagan and Lori L. Hagan

DISTRICT: 16

PROPERTY LOCATION: On the north side of Kincaid Road, east of Addison Road

SIZE OF TRACT: 10.68 acres

(1487 Kincaid Road).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow a second and third electrical meter on a single family residential lot; 2) waive the setback for an accessory structure over 650 square feet (existing tennis court) from the required 100 feet to 70 feet on the eastern side and 90 feet from the northern side; 3) waive the side setback for an accessory structure over 650 square feet (existing "1.5 story frame" pool house) from the required 100 feet to 60 feet on the northern side; 4) allow an accessory structure (existing "barn") in front of the principal building; and 5) waive the setback for an accessory structure (existing "barn") from the required 100 feet to 5 feet on the northern side.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Rich Hagan

PETITION No.:

V-84

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 plat must be recorded showing all improvements on the lot and referencing the variance case. 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 management impacts observed or anticipated. The entire parcel drains to an onsite private lake.

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.

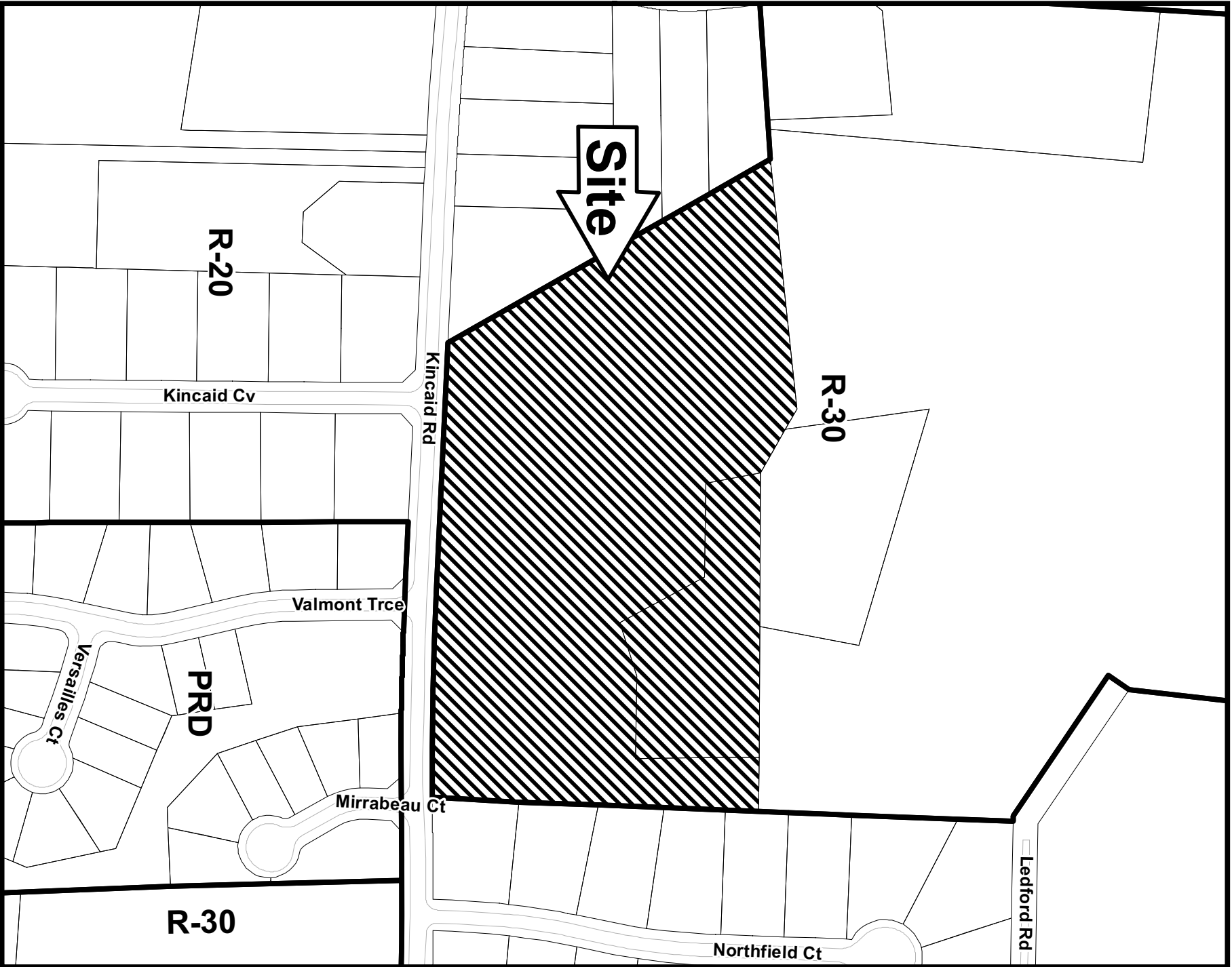
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Rich Hagan

PETITION No.: V-84

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

2013 MAY -9 PM 3:05

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-84
Hearing Date: 7-10-13

Applicant REN KAGAN Phone # 404-575-4482 E-mail RKAGAN@KORV.COM

David H. Gierman Address 1458 Kucaris Rd, Marietta, GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-433-2949 E-mail DRUCE.HOME.HOUSE.COM
(representative's signature)

My commission expires: My Commission Expires 04/16/17
Signed, sealed and delivered in presence of: MARLENE SICLAIRE
Notary Public
Notary Public

Titleholder REUTHER KAGAN Phone # 404-575-4482 E-mail RKAGAN@KORV.COM

Signature [Signature] Address: 1458 Kucaris Rd, Marietta, Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: My Commission Expires 04/16/17
Signed, sealed and delivered in presence of: MARLENE SICLAIRE
Notary Public
Notary Public

Present Zoning of Property _____

Location 1458 Kucaris Rd, Marietta, GA 30066 (Sandy Pines Tr.)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0706 District 16 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 6.08 Shape of Property _____ Topography of Property level 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.

Large Parcel Requires Extraordinary Laws Electrical Poles
To (2) Locations on Property
- 400 FT TO GATE TRAY THIS YEAR
- 250 FT TO POOL HOUSE REARWARDS PEOPLE ELECTRICAL

List type of variance requested:
(1) - REVERSE (1) YEAR, ELECTRICAL @ POOL HOUSE
(2) - REVERSE (2) YEAR, ELECTRICAL @ ENTRY GATE