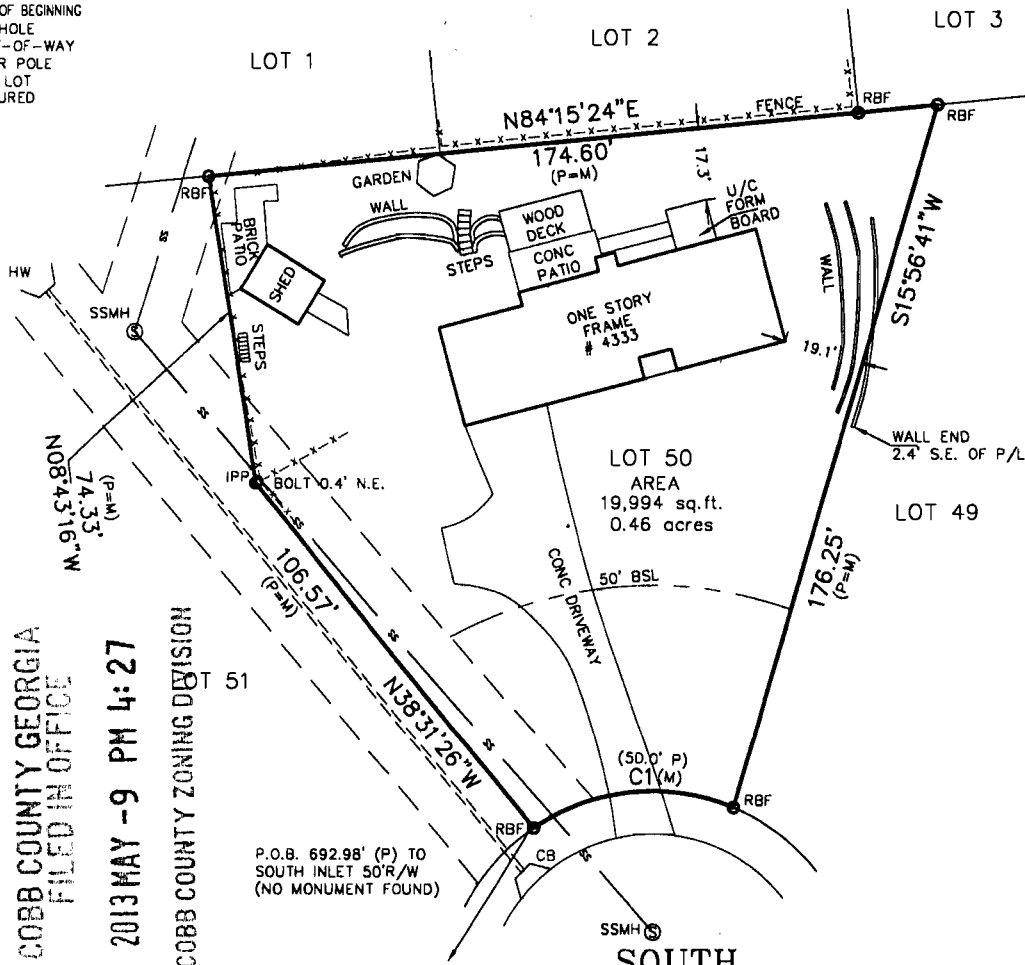
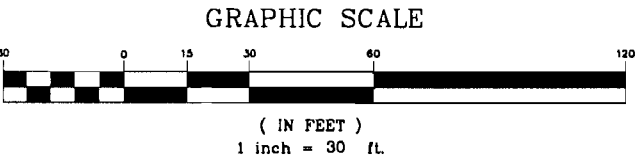


- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPP IRON PIN PLACED
 - IPF IRON PIN FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - P PLAT

CURVE TABLE V-88 (2013)				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	49.97	50.00	47.91	S84°11'44"W



COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 MAY -9 PM 4:27
 COBB COUNTY ZONING DIVISION



P.O.B. 692.98' (P) TO SOUTH INLET 50'R/W (NO MONUMENT FOUND)

SOUTH LANDING DRIVE
50'R/W

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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 THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 04/15/13

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: FACTORY DIRECT REMODELING		DATE	04/16/13		
	OWNER / PURCHASER		SCALE	1" = 30'		
	CURTIS BOYD & MARTIE BOYD		LAND LOT 164 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA			
	LOT 50 BLOCK F UNIT FIVE		AREA OF LOT: 19,994 S.F.			
	SUBDIVISION NORTH LANDING SECTION TWO		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			
PLAT BOOK <u>77</u> PAGE <u>121</u> DEED BOOK _____ PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED				

JOB NUMBER: 13-01655

APPLICANT: Factory Direct Remodel
PHONE: 770-919-0955
REPRESENTATIVE: Dee Rowe
PHONE: 770-557-7791
TITLEHOLDER: Curtis F. Boyd and Martha S. Boyd
PROPERTY LOCATION: On the northern terminus
of South Landing Drive, northeast of South Inlet
(4333 South Landing Drive).

PETITION No.: V-88
DATE OF HEARING: 07-10-13
PRESENT ZONING: R-20
LAND LOT(S): 164
DISTRICT: 16
SIZE OF TRACT: 0.46 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 144 square feet (192 square foot "shed") from the required 35 feet to 18 feet adjacent to the northern property line and from 10 feet to 3 feet adjacent to the western property line; and 2) waive the rear setback from the required 35 feet to 17 feet.

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

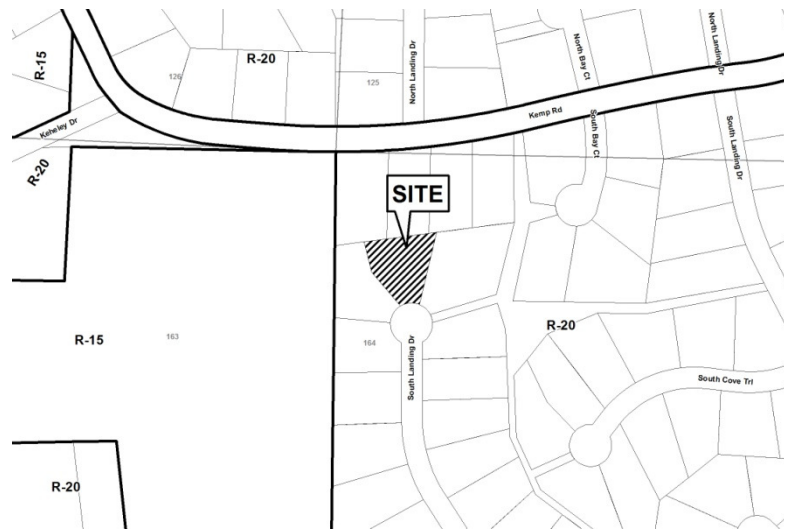
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Factory Direct Remodel **PETITION No.:** V-88

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. The proposed sunroom will be located over an existing concrete patio.

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.

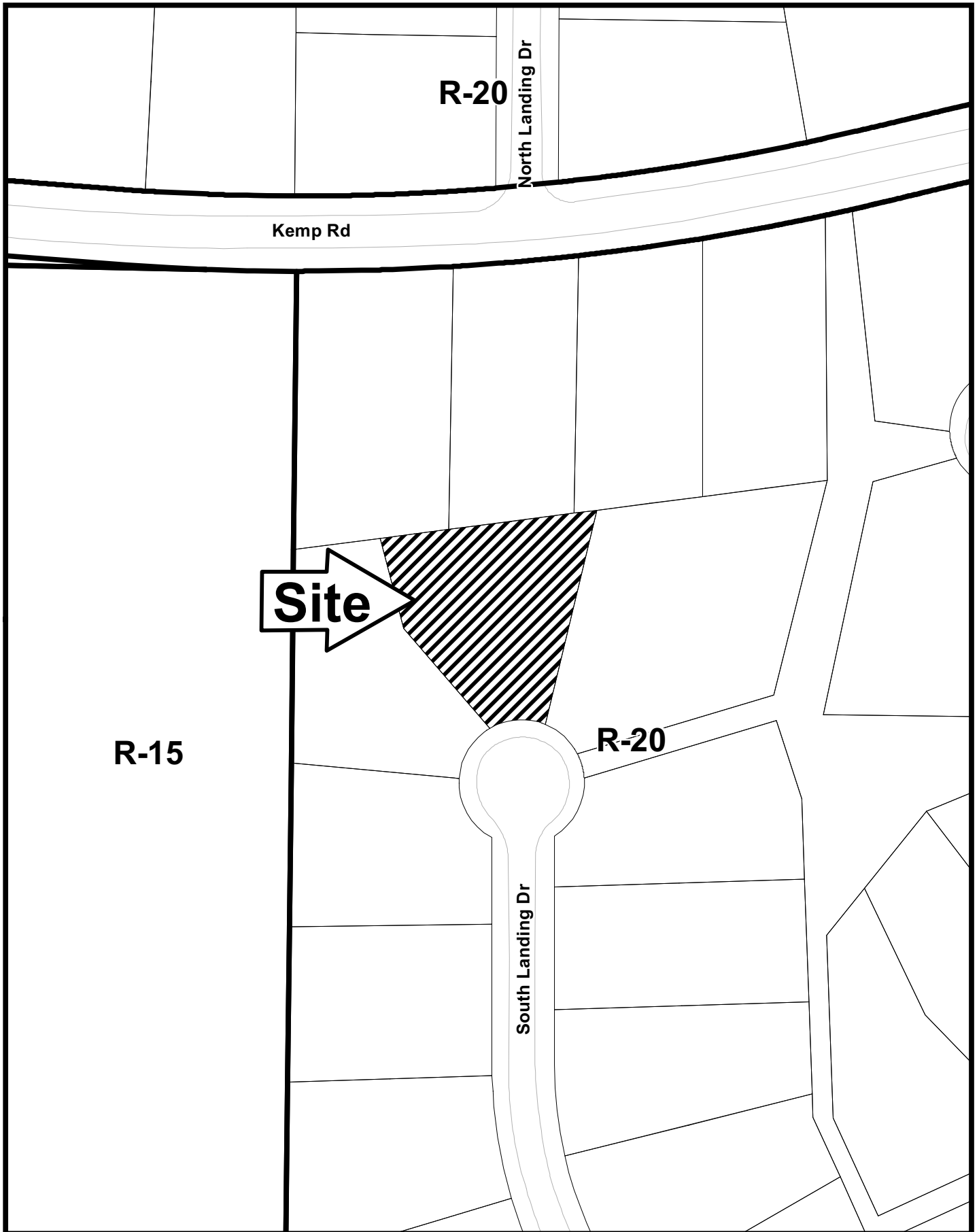
WATER: No conflict.

SEWER: No conflict.

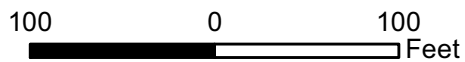
APPLICANT: Factory Direct Remodel **PETITION No.:** V-88



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-88



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 4:28

(type or print clearly)

Application No. V-88


Hearing Date: 7-10-13

COBB COUNTY ZONING DIVISION

Applicant Factory Direct Remodel Phone # 770-919-0955 E-mail deefdr@gmail.com
Dee Rowe Address 2687 McCallum Parkway
(representative's name, printed) (street, city, state and zip code)

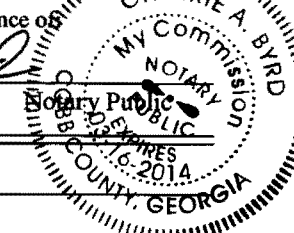
Dee Rowe Phone # 770-919-0955 E-mail deefdr@gmail.com
(representative's signature) 770-557-7791

My commission expires: March 16, 2014

Signed, sealed and delivered in presence of Cherrie A. Byrd


Titleholder Curtis + Mattie Boyd Phone # 770-928-0917 E-mail _____
Signature Curtis Boyd Address: 4333 S Landing
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 16, 2014

Signed, sealed and delivered in presence of Cherrie A. Byrd


Present Zoning of Property R-20
Location 4333 S. Landing Dr
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 164 District 16th 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 0.46 AC Shape of Property Triangle 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).

Because of the Placement of the house on the Property
Mr. + Mrs. Boyd will not be able to add a
Sunroom onto their home.

List type of variance requested: Rear setback line from 35'
to 17'