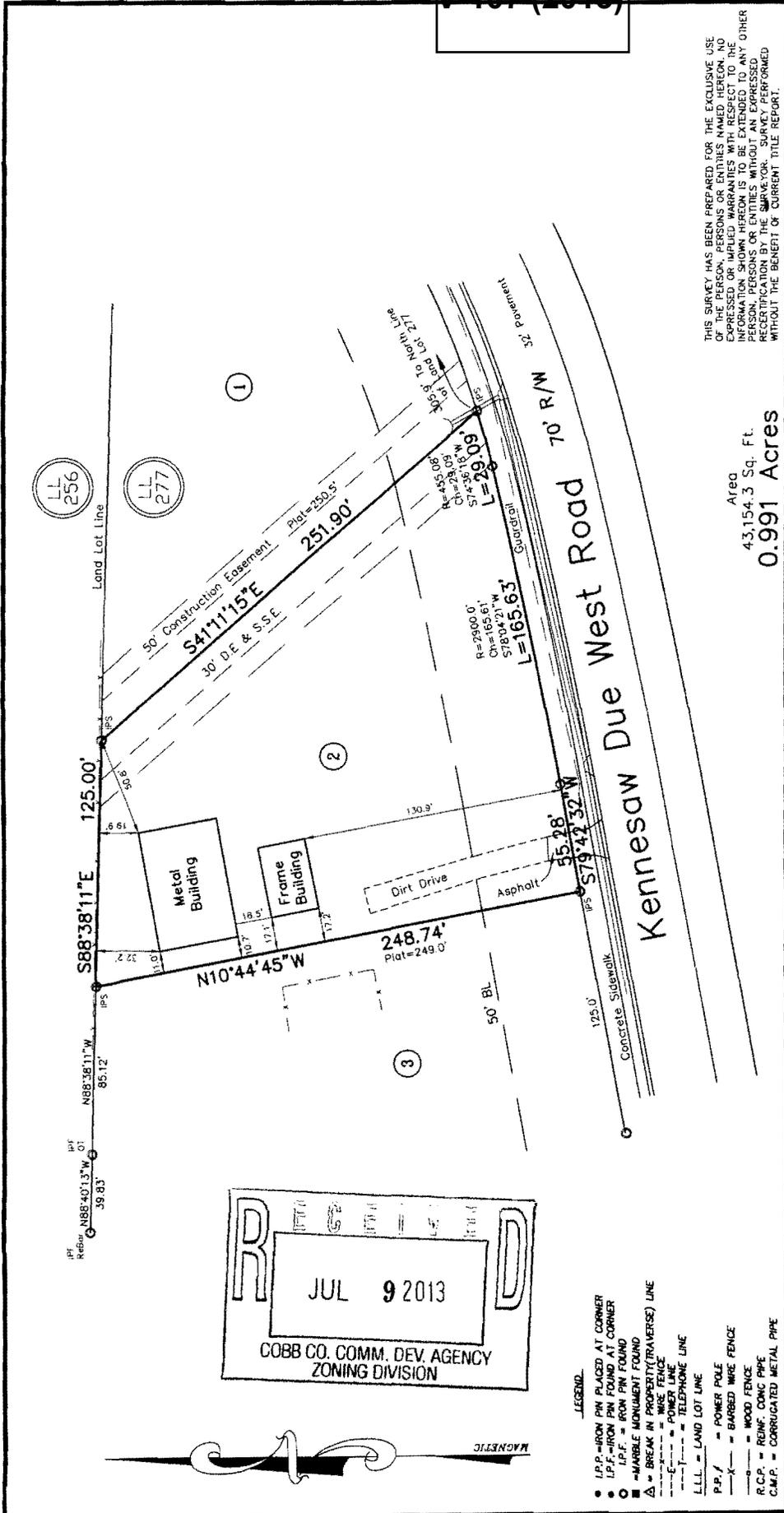


V-107 (2013)



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS, AND ENTITIES WHOSE NAMES ARE EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

Area 4,3154.3 Sq. Ft.
0.991 Acres

SURVEY FOR
Michael Emanuelo

Lot	Block	Section No.	Page	REVISIONS
Due West Gardens	63	135		
Plat Book	277			
LAND LOT	20th			CC LT
DISTRICT	Cobb			Dwn GF
COUNTY	Georgia			Chkd LDN
STATE	Georgia			FILE.
DATE - October 30, 2012				SCALE - 1"=50'

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13087C0002C DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,767 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR: Sokkia/Schior LINEAR: Sokkia/Schior

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

50' 25' 0 50' 100' 150'
GRAPHIC SCALE

Larry D. Neese, PLS
 50 Barrett Parkway, Suite 3005 #3330
 Marietta, Georgia 30066
 (770) 428-2122
 FAX: (678) 452-2179

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

GEORGIA REGISTERED LAND SURVEYOR
 No. 2235
 10-30-12
 LARRY D. NEESE

APPLICANT: Michael Emanuelo
PHONE: 678-525-8530
REPRESENTATIVE: Rebekah Gudbee
PHONE: 678-449-5206
TITLEHOLDER: Estate of Stanley Carvice Kilby
PROPERTY LOCATION: On the north side of Kennesaw Due West Road, east of Hamilton Road (875 Kennesaw Due West Road).
PETITION No.: V-107
DATE OF HEARING: 09-11-2013
PRESENT ZONING: R-20
LAND LOT(S): 277
DISTRICT: 20
SIZE OF TRACT: 0.99 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow two accessory buildings (existing 864 square foot "frame building" and existing 2,501 square foot "metal building") on a lot without a principal building; 2) waive the setbacks for an accessory structure over 650 square feet (existing 864 square foot "frame building") from the required 100 feet to 90 feet adjacent to the northern property line and 17 feet adjacent to the western property line; and 3) waive the setbacks for an accessory structure over 650 square feet (existing 2,501 square foot "metal building") from the required 100 feet to 50 feet adjacent to the eastern property line, 19 feet adjacent to the northern property line, and 10 feet adjacent to the western property line.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Michael Emanuelo

PETITION No.:

V-107

COMMENTS

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

DEVELOPMENT & INSPECTIONS: The existing 2,501 square foot metal building appears to have been constructed between 2003 and 2006 per GIS ortho maps. Structure was never permitted. If allowed to remain, proper permits and inspections are required. 864 square foot building predates GIS ortho maps and therefore unable to determine when it was constructed.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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 adverse stormwater management impacts were observed or are anticipated.

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: Michael Emanuelo

PETITION No.:

V-107

FIRE DEPARTMENT: * If structures are ever used for commercial purposes the following apply:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

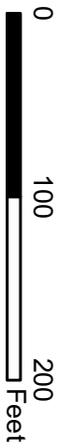
Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

V-107



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-107

Hearing Date: 9-11-13

Applicant Michael Emanuel Phone # 678-525-8530 E-mail _____

Signature Rebekah Gudber Address 1181 Amberston Ln. Powder Spr. GA 30127
(representative's name, printed) (street, city, state and zip code)

Signature [Handwritten Signature] Phone # 678-449-5306 E-mail bgudber@comcast.net
(representative's signature)



My commission expires: _____ My Commission Expires 7/2/15 Notary Public

Titleholder Tommy Rebeck Phone # 256-831-4806 E-mail Danue@earthlink.net

Signature Rebecka Green Address: 3020 Barentwood Dr Oxford, GA 30603
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of: Shawn Spruce Notary Public

Present Zoning of Property R 20

Location 875 Kennesaw Dr West Rd. Kenn. GA 30157
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 67-77 District 20 Size of Tract .991 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 .991 AC 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(A), then leave this part blank).

Buildings were constructed by previous owner, and we are unsure if permits or approvals were ever obtained. Current location is in violation of current zoning laws and we would like variance to remedy the default.

List type of variance requested: Variance for accessory structures existing without a primary residency also on lot, and variance for approved set back of accessory structures from property lines.

Revised: March 5, 2013

