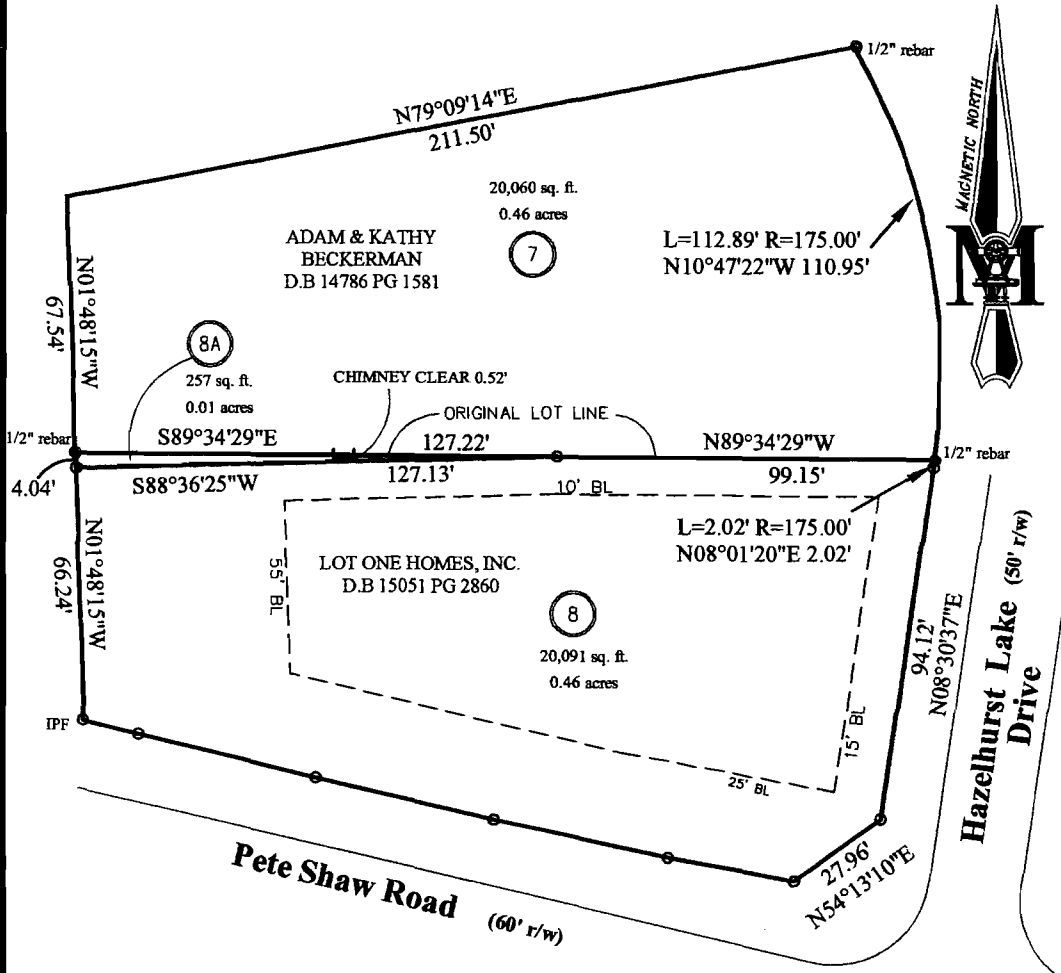


This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

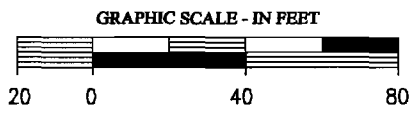
V-125 (2013)



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GENERAL LEGEND

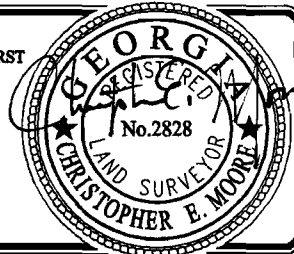
- SANITARY SEWER MANHOLE
- JUNCTION BOX/STORM SEWER MANHOLE
- HEADWALL
- CATCH BASINS
- STORM SEWER LINE
- SUBDIVISION LOT NUMBER
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- SANITARY SEWER LINE
- SIDEWALK
- IRON PIN SET
- IRON PIN FOUND
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- NOW OR FORMERLY
- RIGHT-OF-WAY



POST EXHIBIT FOR
LOT ONE HOMES

M CHRISTOPHER E. MOORE
& ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
320 NORTH CLAYTON STREET - LAWRENCEVILLE, GA. 30045
Phone: (770) 963-7418 Fax: (770) 963-7995

LOT# 8
LAKESIDE @ HAZELHURST
RIDGE UNIT 1
P.B. 216 PG 41
LAND LOT 265
16TH DIST/ 2ND SECT
COBB COUNTY, GA.
AUGUST 18, 2013 1st-40'
JOB # HAZLEHURST



SURVEY FOR: ADAM BECKERMAN

LEGEND

- Iron Pin Found
- Right-of-Way
- Building Setback Line
- B.S.L.
- D.E.
- Drainage Easement
- RB
- Rebar
- Concrete
- Stone
- Wood Decking

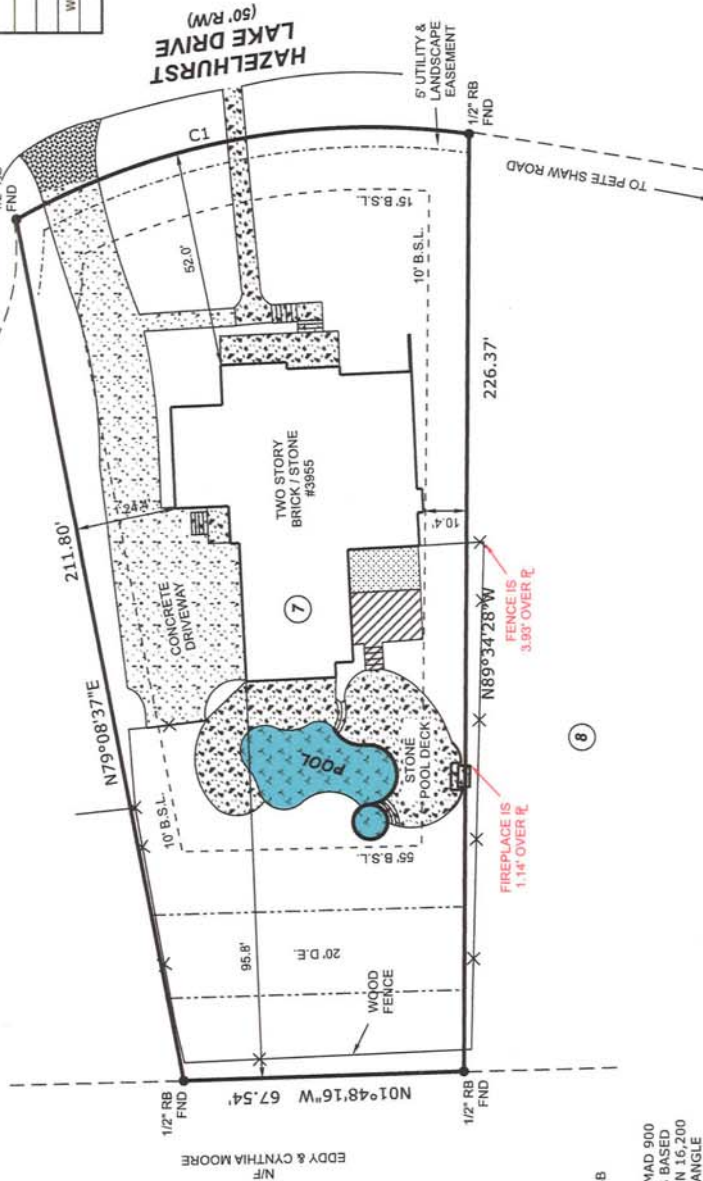
CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	175.00'	112.94'	S10°38'03"E	110.99'

IMPERVIOUS AREA CHART

TOTAL AREA	20,064.00	100.00%
ALLOWABLE IMPERVIOUS SURFACE	7,022.40	35.00%
EXISTING IMPERVIOUS AREA	7,810.00	38.93%
PROPOSED IMPERVIOUS AREA	0.00	0.00%
TOTAL IMPERVIOUS AREA	7,810.00	38.93%

EXISTING IMPERVIOUS AREA

DESCRIPTION	SQ. FT.
HOUSE	3,108
DRIVEWAY	2,601
STONE PORCHES / WALK	559
STONE POOL DECK	1,237
WOOD DECK / SCREENED PORCH	405
TOTAL	7,810



LOT 7
TOTAL AREA
 20,064 SQ. FT.
 0.461 ACRES

LAND LOT: 265
 DISTRICT: 16TH
 SECTION: 2ND
 COUNTY: COBB
 PROPERTY ADDRESS:
 3955 HAZELHURST LAKE DR.
 MARIETTA, GA 30066
 DATE(S) OF FIELD WORK: 09/25/2013
 DATE OF DRAWING: 09/25/2013
 SURVEY #: 13-1219
 SURVEY PREPARED FOR:
 ADAM BECKERMAN
 LEGAL DESCRIPTION:
 LOT 7, HAZELHURST RIDGE SUBDIVISION,
 UNIT 1, PER PLAT BOOK 216, PAGE 41, COBB
 COUNTY, GA OFFICIAL RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED
 HAS A CLOSURE PRECISION OF ONE FOOT IN 16,200
 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE
 POINT. ADJUSTMENT FOR CLOSURE WAS BY THE
 COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 150,511 FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
 OF A TITLE SEARCH AND IS SUBJECT TO ANY
 DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.



ACCURATE
 SURVEYING AND
 PLANNING, INC.
 4955 BLOOMING COURT
 CUMMING, GA 30028
 OFFICE (770) 888-9880 CELL (678) 595-0994
 WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM
 GEORGIA REGISTERED LAND SURVEYING FIRM # 1128

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS
 PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS
 FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER
 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION
 FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
 SET FORTH IN THE GEORGIA PLAYACT C.S.A. 15-6-67.

ANTHONY P. FAILLA GA RLS # 3258
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL # 64608



COBB COUNTY GEORGIA
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V-125 (2013) Revised Plan

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APPLICANT: Adam Beckerman

PETITION No.: V-125

PHONE: 770-362-2545

DATE OF HEARING: 11-13-2013

REPRESENTATIVE: Adam Beckerman

PRESENT ZONING: R-20

PHONE: 770-362-2545

LAND LOT(S): 265

TITLEHOLDER: Adam Beckerman and Kathy Lynn Beckerman

DISTRICT: 16

PROPERTY LOCATION: On the west side of

SIZE OF TRACT: 0.46 acre

Hazelhurst Lake Drive, north of Pete Shaw Road

COMMISSION DISTRICT: 3

(3955 Hazelhurst Lake Drive).

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure under 144 square feet (outside stone fireplace) from the required 5 feet to 0.52 feet adjacent to the northern property line; and 2) increase the maximum allowable impervious surface from 35% to 38.93%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: Outdoor fireplace was not permitted or inspected. If variance is approved, permit and inspections are required.

SITE PLAN REVIEW: A subdivision plat revision must be recorded to show any property line adjustments. If this variance request is approved, a subdivision plat revision must also be recorded showing all improvements on the lot and referencing the variance case in a 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: This parcel exceeds the maximum impervious coverage limit by approximately 788 square feet. The only potential for a reduction would be the removal of existing coverage or replacement with pervious materials.

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.

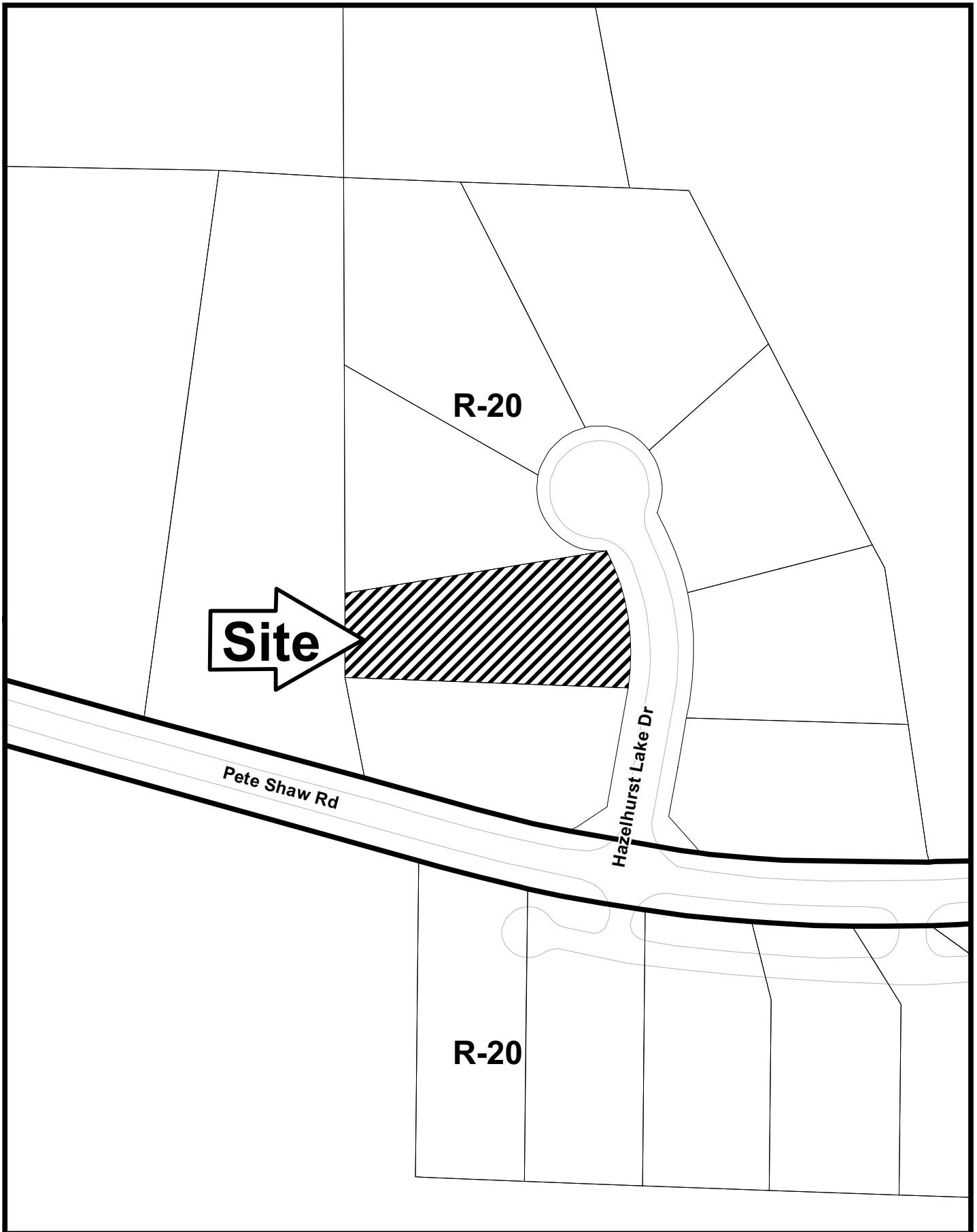
WATER: No conflict.

SEWER: No conflict.

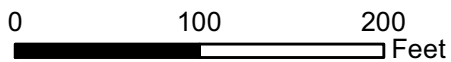
APPLICANT: Adam Beckerman **PETITION No.:** V-125



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-125



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-125
Hearing Date: 11/13/13

Applicant ADAM BECKERMAN Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com
ADAM BECKERMAN Address 3955 HAZELHURST LAKE DR Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)
Adam Becker Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com
(representative's signature)

My commission expires: August 31, 2016

Signed, sealed and delivered in presence of Linda D. Williams
NOTARY PUBLIC
EXPIRES August 31, 2016
CLAYTON COUNTY, GEORGIA

Titleholder ADAM + KATHY BECKERMAN Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com
Signature Adam Beckerman Kathy Beckerman Address: 3955 HAZELHURST LAKE DR Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 31, 2016

Signed, sealed and delivered in presence of Linda D. Williams
NOTARY PUBLIC
EXPIRES August 31, 2016
CLAYTON COUNTY, GEORGIA

Present Zoning of Property _____
Location 3955 HAZELHURST LAKE DRIVE Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 265 District 16th Size of Tract .46 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).

SEE ATTACHED

List type of variance requested: See Attached

COBB COUNTY ZONING DIVISION
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COBB COUNTY, GEORGIA

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EXHIBIT

Adam Beckerman

V-125 (2013)

I am requesting a variance from the required buffer of 5 feet to .52 feet to accommodate an outside stone fireplace that was constructed back in 2011.

In April of 2011, I contracted with a pool builder to construct a pool, patio and fireplace in my back yard. Although the contractor was referred by my neighbor who used them the previous year, I still performed significant due diligence on the contractor including visiting 5 other projects that they had completed, speaking with those homeowners and checking BBB and other reputable sources for reviews. Based on my research, there was no information for me to conclude that I would receive anything but a quality product.

The original plans that were prepared by the pool builder and submitted to Cobb County (see attached) showed that the fireplace was well within my property lines by 14 feet. One evening during the construction I came home to find out that the pool builder had arbitrarily decided to shift the fireplace to where it currently stands now. At the point that I had become aware, the foundation had already been poured, cinder blocks stacked and some of the stone facing was already being applied. I inquired of the pool builder as to why she changed without receiving my approval and her main response was it would look better since it would be closer to the spa. At that point with all of the work that had been done it was impossible to have it moved back to the original planned location. I was immediately concerned that this could be over the property line and she assured me on numerous occasions that we were still well within the property line and required buffer zones. When I was informed a few months ago about the fireplace encroachment, I called the pool builder who unfortunately was unwilling to take responsibility for any part. The cost involved to dismantle and rebuild the fireplace will be somewhere between \$8,000-\$10,000 which does not include the landscaping that will need to be redone in the affected area. In addition to the cost, the dismantling and reconstruction would create a significant disruption to our backyard.

I appreciate your consideration of this matter.

Adam Beckerman

COBB COUNTY GEORGIA
PLANNING DEPARTMENT
2013 SEP -6 PM 3:04
COBB COUNTY ZONING DIVISION

2011-003091

Site Plan Review Section
COBB COUNTY COMMUNITY DEVELOPMENT DEPT.

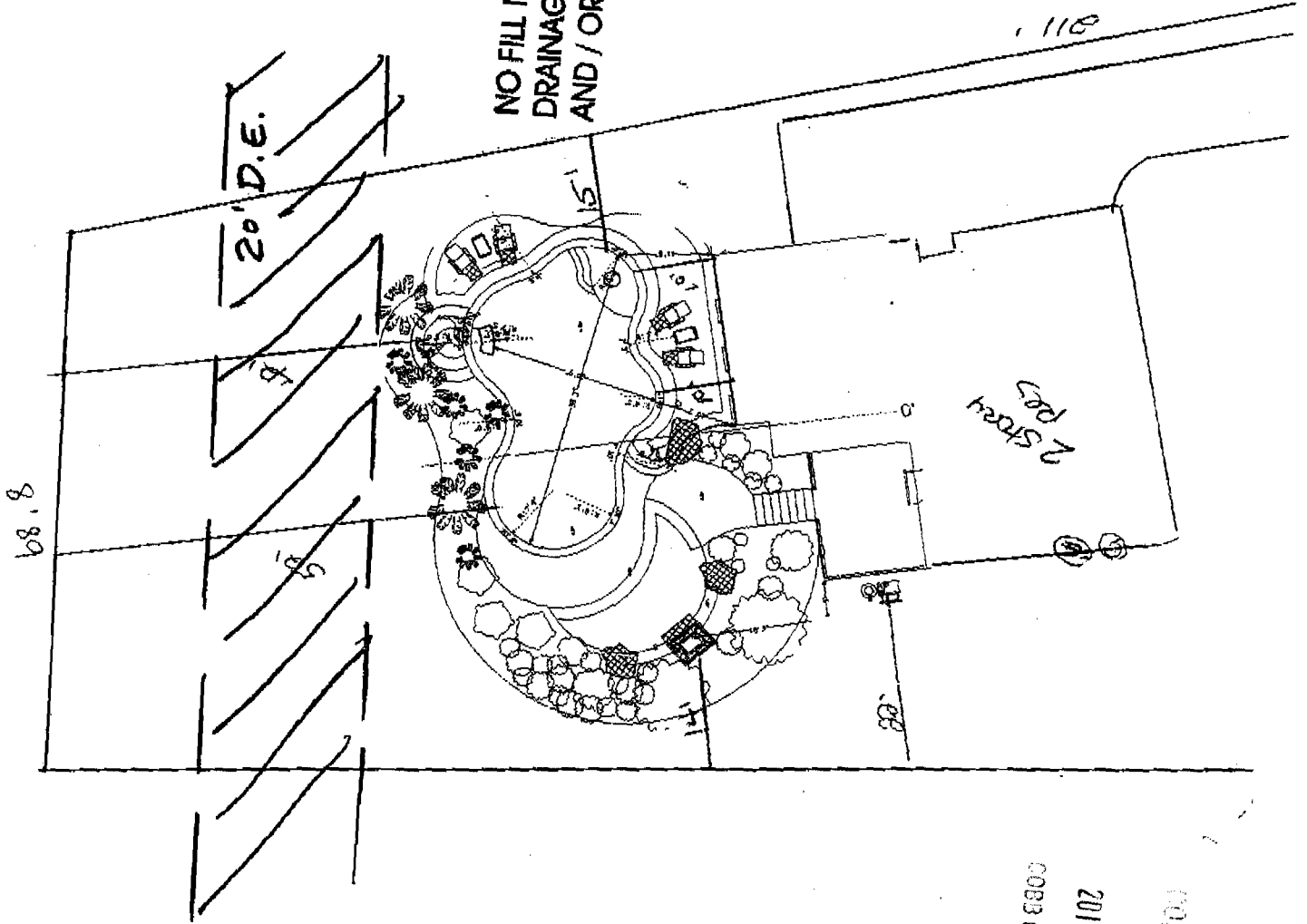
APPROVED FOR: *Swimmer Cook*

BY: *C. Arthey* DATE: *4-27-2011*

EXHIBIT
V-125 (2013)

NO FILL MAY BE PLACED WITHIN THE
DRAINAGE EASEMENT FLOOD PLAN
AND / OR DETENTION AREAS.

Builders shall be held fully responsible for on-site erosion control on their own lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.

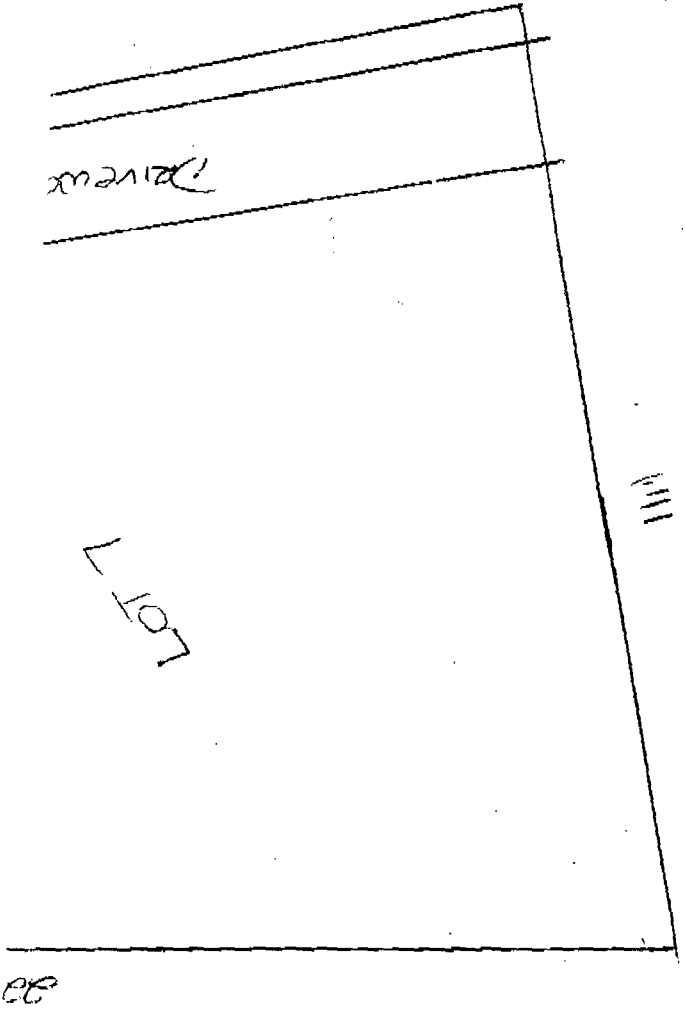


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**EXHIBIT
V-125 (2013)**

Adam Beckerman
3955 Hazelhurst Lake Dr
Marietta, GA
PIN: 160266002AD
Dist: 116
LOT: 7

Scale: 1" = 20'



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