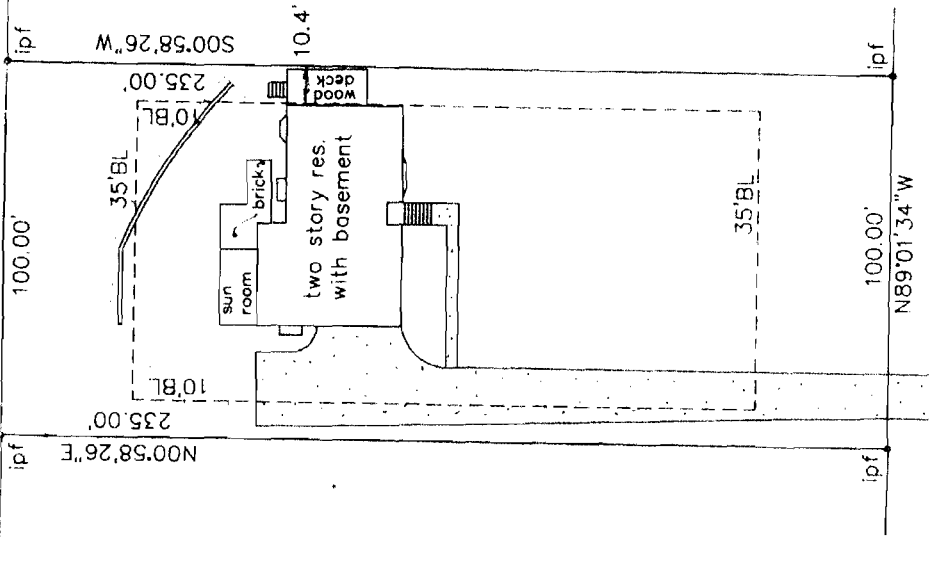


NO PORTION OF THIS PROPERTY
LIES WITHIN A FEDERALLY DESIGNATED
100 year flood zone

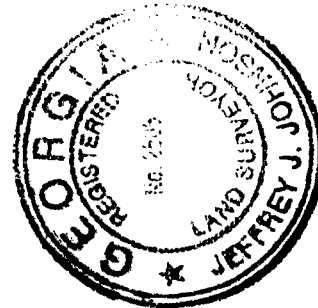
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 11 PM 2:53

COBB COUNTY ZONING DIVISION



Ozark Lane
50' R/W



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

Jeffrey J. Johnson
Jeffrey J. Johnson

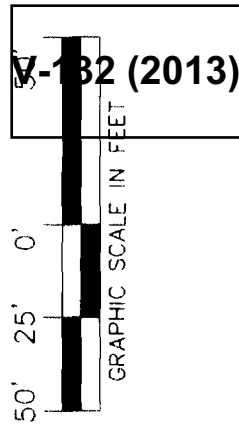
JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN 10000+ FEET AND AN ANGULAR
ERROR OF 3" PER ANGLE POINT
THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- C=GAS
- X--=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



MAG

survey for

Clint Brady

JOHNSON
SURVEYING
450 Piedmont Ave.
Unit #1814
Atlanta Ga. 30308
678-557-1449

LAND LOT 204
DISTRICT 1, Sec 2
Cobb County, Ga.
Plantation Place
Lot 81
5192 Ozark Lane

DATE: 8-28-2013 SCALE: 1"=50'

JOB NO: 13--

APPLICANT: Clinton D. Brady, III
PHONE: 404-451-2940
REPRESENTATIVE: Clinton D. Brady, III
PHONE: 404-451-2940
TITLEHOLDER: Laura S. Brady and Clinton D. Brady, III

PETITION No.: V-132
DATE OF HEARING: 11-13-2013
PRESENT ZONING: R-20
LAND LOT(S): 204
DISTRICT: 1
SIZE OF TRACT: 0.54 acre
COMMISSION DISTRICT: 3

PROPERTY LOCATION: On the north side of Ozark Lane, east of Rushmore Drive

TYPE OF VARIANCE: Waive the side setback for an uncovered deck from the required 5 feet to zero feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Clinton D. Brady, III

PETITION No.:

V-132

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 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 impacts are anticipated in allowing the existing deck to remain in its current location.

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: Clinton D. Brady, III

PETITION No.:

V-132

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-132



R-30

R-20

Ozark Ln

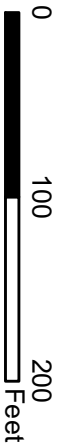
Site

R-30

R-30

RA-5

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 SEP 11 PM 2: 53
COBB COUNTY ZONING DIVISION
Application No. V-138A
Hearing Date: 11/13/13
(type or print clearly)

Applicant Clinton D. Brady III Phone # 404-451-2940 E-mail CBrady@USA.net

Clinton D. Brady, III Address 5192 Dark Lane, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-451-2940 E-mail CBrady@USA.net
(representative's signature)

My commission expires: February 14, 2017
Signed, sealed and delivered in presence of:
Bernetta Gaines Davis
NOTARY PUBLIC
COBB COUNTY, GEORGIA

Titleholder Clinton D. Brady III Phone # 404-451-2940 E-mail CBrady@USA.net

Signature [Signature] Address: 5192 Dark Lane, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 14, 2017
Signed, sealed and delivered in presence of:
Bernetta Gaines Davis
Notary Public

Present Zoning of Property R-20 Residential

Location 5192 Dark Lane, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 204 District 1st Size of Tract 0.12

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).

When I purchased the home in 2006, there was an existing uncovered deck attached over the 5' setback. According to neighbors the deck was built with the original construction circa 1980. This deck also services a side door to house and access to backyard.

List type of variance requested: uncovered deck remain over the 5' setback. Approximately 1' from property line. Move stairs on deck over 4' towards property line and add 4x4 platform to connect to a new deck