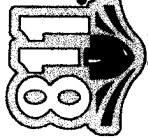
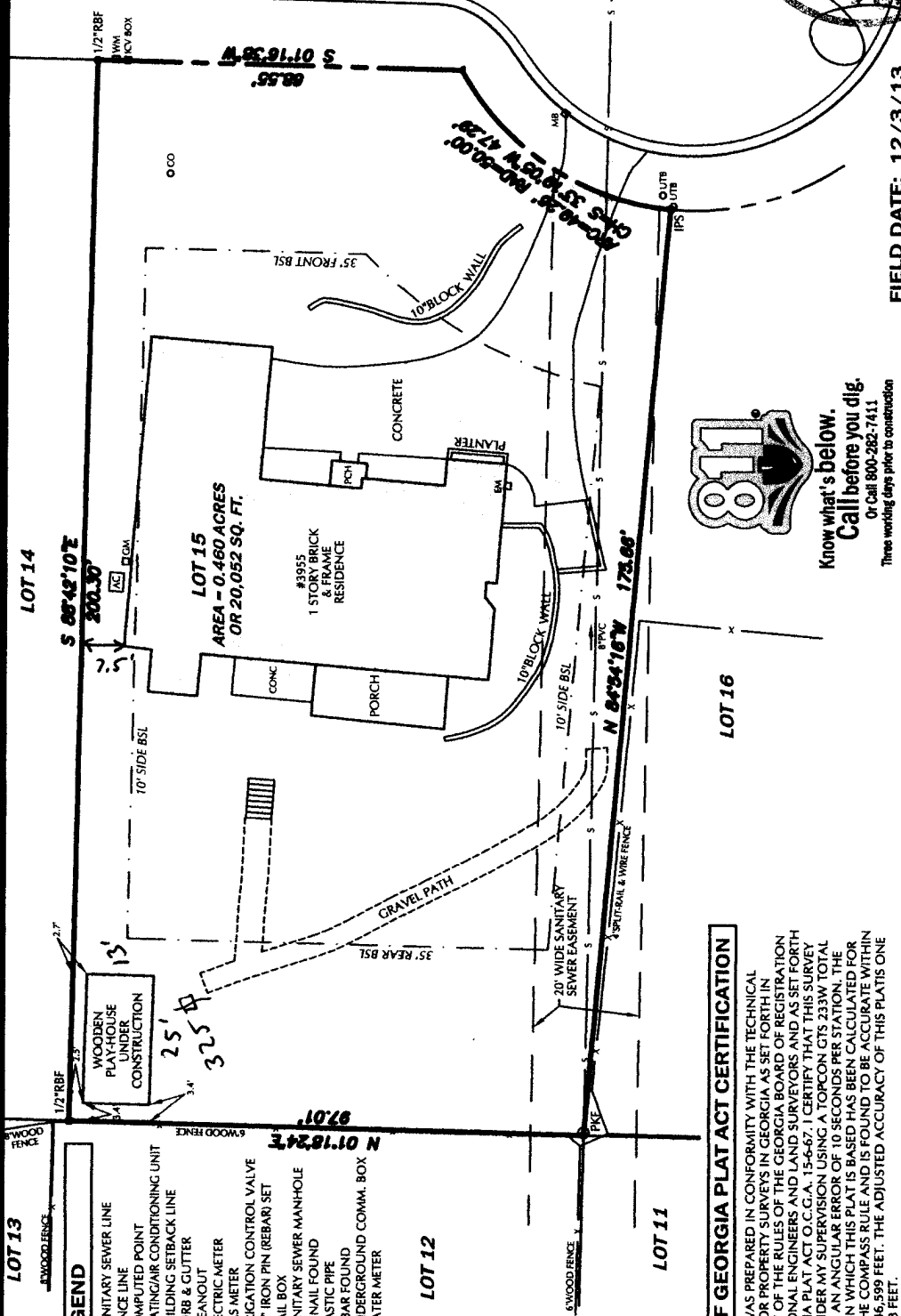
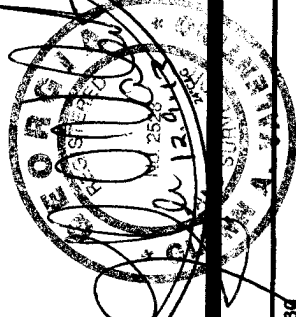




COBB COUNTY GEORGIA  
 2013 DEC 18 PM 2:36

**TAMARACK DRIVE**  
 (50' PUBLIC R/W)



**Know what's below.  
 Call before you dig.**  
 Or Call 800-282-7411  
 Three working days prior to construction

FIELD DATE: 12/3/13



**LYNN WALKER**

SURVEY FOR:

LOT 15 TAMARACK SUBDIVISION PB 171 PG 79  
 LAND LOT 160 20TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

LOT 13  
 WOOD FENCE

**LEGEND**

— S —	SANITARY SEWER LINE
— X —	FENCE LINE
▲	COMPUTED POINT
□ AC	HEATING/AIR CONDITIONING UNIT
□ BSL	BUILDING SETBACK LINE
□ C&G	CURB & GUTTER
○ CO	CLEANOUT
○ EM	ELECTRIC METER
□ GM	GAS METER
□ ICV	IRRIGATION CONTROL VALVE
○ IPS	1/2" IRON PIN (REBAR) SET
□ MB	MAIL BOX
□ MHSS	SANITARY SEWER MANHOLE
○ PKF	PK NAIL FOUND
○ PVC	PLASTIC PIPE
○ RFB	REBAR FOUND
○ UTB	UNDERGROUND COMM. BOX
□ WM	WATER METER

**STATE OF GEORGIA PLAT ACT CERTIFICATION**

THIS SURVEY 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 PLAT ACT O.C.G.A. 15-6-67. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 10 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 46,599 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 66,788 FEET.

**VALENTINO & ASSOCIATES INC.**  
 LAND SURVEYORS  
 1280 WINCHESTER PARKWAY  
 SUITE 243  
 SMYRNA, GEORGIA 30080  
 PHONE: (770) 438-0015  
 FAX: (770) 435-6050  
 WEB: VALENTINOSURVEY.COM  
 STATE OF GEORGIA LAND SURVEYOR LICENSE NO. LS090794

SCALE: 1" = 20'  
 DATE: 12/9/2013  
 JOB NUMBER: 13-082  
 FILE NUMBER: 13-082  
 PLOTTED: 12/9/2013

SHEET  
**1 OF 1**

**APPLICANT:** Lynn Walker

**PETITION No.:** V-18

**PHONE:** 404-978-5343

**DATE OF HEARING:** 03-12-14

**REPRESENTATIVE:** Lynn Walker

**PRESENT ZONING:** R-20

**PHONE:** 404-978-5343

**LAND LOT(S):** 160

**TITLEHOLDER:** Lynn Walker

**DISTRICT:** 20

**PROPERTY LOCATION:** On the west side of Tamarack Drive, east of Tamarack Court (3955 Tamarack Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback for the primary structure from the required 10 feet to 7.5 feet adjacent to the north property line.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Lynn Walker

**PETITION No.:** V-18

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Was issued notice of violation on 11-21-13 for building without a permit. Was issued a second notice, as work continued, on 12-06-13. Walls parallel to property lines that are closer than 5 feet must be one-hour fire rated. Significant modifications will have to be made to bring current construction into minimal structural code compliance.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion 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 issues 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:** No comment.

**WATER:** No conflict

**SEWER:** No conflict

**APPLICANT:** Lynn Walker **PETITION No.:** V-18

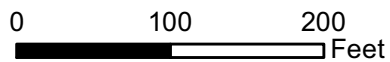
\*\*\*\*\*



**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-18



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  
SEPT 11 2016

# Application for Variance Cobb County

2013 DEC 18 PM 2:36

(type or print clearly)

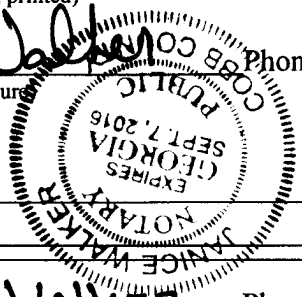
Application No. V-18  
Hearing Date: 3-12-14

COBB COUNTY ZONING ORDINANCE

Applicant LYNN WALKER Phone # 404-978-5343 E-mail LWALKER@BRASFIELDGORRIE.COM

LYNN WALKER Address 3955 TAMARACK DRIVE, KENNESAW GA 30152  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-978-5343 E-mail LWALKER@BRASFIELDGORRIE.COM  
(representative's signature)



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder LYNN WALKER Phone # 404-978-5343 E-mail LWALKER@BRASFIELDGORRIE.COM

Signature [Signature] Address: 3955 TAMARACK DRIVE KENNESAW GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 3955 TAMARACK DRIVE NW KENNESAW GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 20 Size of Tract .460 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).

IF I BUILD THE PLAYHOUSE 35' OFF OF REAR PROPERTY LINE I AM ON THE HILL. I ALSO TRIED TO PUT IT IN THE AREA THAT IS HIDDEN THE MOST BY TREES TO NOT HAVE A SIGHT ISSUE FOR MY NEIGHBORS

List type of variance requested: ZONE INU

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that \_\_\_\_\_

LYNN L. WALKER intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of BUILDING PLAYHOUSE FOR GRANDKIDS on the premises described in the application.

	Signature	Printed name	Address
1.	<i>[Signature]</i>	Ama Gunko	3954 Tamarack Dr
2.	<i>[Signature]</i>	Trey Kael	3954 Tamarack Dr
3.	<i>[Signature]</i>	Slw Padtha	3958 Tamarack Dr.
4.	<i>[Signature]</i>	<del>Debra Lester</del>	3962 TAMARACK DR. NW
5.	<i>[Signature]</i>	Laei Noel	3987 Tamarackbr NW
6.	<i>[Signature]</i>	Timi Wymann	3978 Tamarack DR NW
7.	<i>[Signature]</i>	Mike Stintberg	3974 Tamarack Dr.
8.	<i>[Signature]</i>	David L. Buice	3970 Tamarack Dr.
9.	<i>[Signature]</i>	Rick Muen	3966 Tamarack Dr NW
10.	<i>[Signature]</i>	Pete Mellis	3951 TAMARACK DR NW
11.	<i>[Signature]</i>	Kat Linpinsel	2556 Tamarack Ct.
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

COBB COUNTY GEORGIA  
 RECORDS DIVISION  
 2013 DEC 18 PM 2:36  
 COBB COUNTY ZONING DIVISION