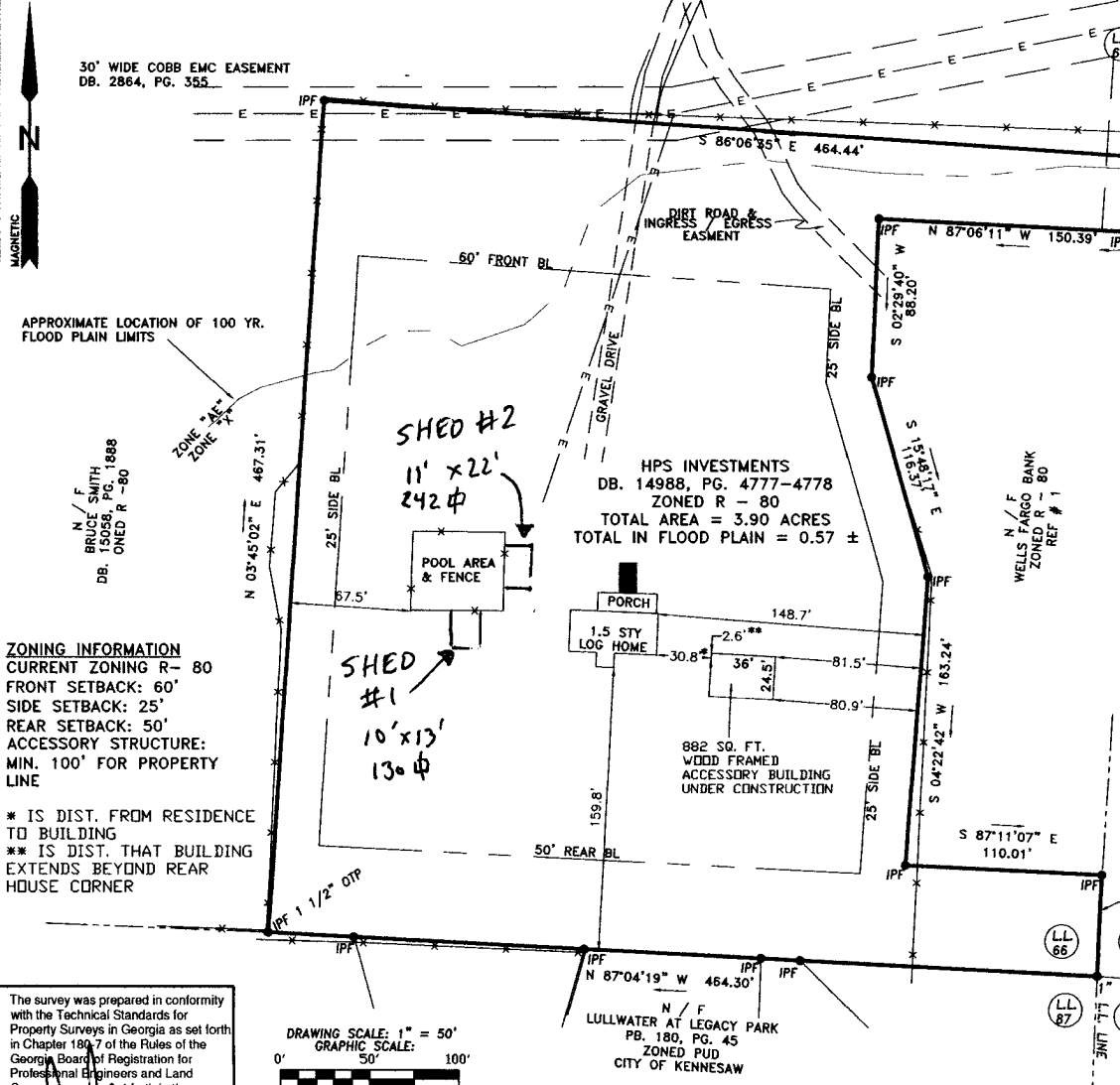


**FLOOD NOTE:**  
 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF EXACT LOCATION OR ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA. THIS PARCEL IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE / X; ACCORDING TO F.E.M.A.(F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0017 G DATED DEC. 16, 2008

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
  - MONUMENTED PROPERTY CORNER
  - TP OPEN TOP PIPE
  - CTP CRIMPED TOP PIPE
  - R/W RIGHT OF WAY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - N/F PRESENT OR FORMER OWNER
  - N.T.S. NOT TO SCALE
  - IPSF IRON PIN SET FUTURE
  - IPF IRON PIN FOUND
  - L.L. LAND LOT
  - S/D SUBDIVISION
  - P.O.B. POINT OF BEGINNING
  - POWER POLE
  - OVERHEAD POWER LINE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - × FENCE
  - BL BUILDING LINE
  - TOB TOP OF STREAM BANK

- REFERENCES**
1. DB. 14980, PG. 4777 - SUBJECT PROPERTY DEED
  2. PLAT OF SURVEY FOR PATTIE ROUSE BY D & S LAND SURVEYING DATED 01/27/2003.
  3. EASEMENTS DESCRIBED IN DB. 2876, PG. 527  
DB. 13552, PG. 737  
DB. 13751, PG. 3154
  4. PLAT OF SURVEY BY DEAN OLSON FOR BRUCE SMITH DATED 09/09/13.



COBB COUNTY GEORGIA  
 LEGACY PARK COMMUNITY ASSOCIATION  
 TRACT 4  
 CITY OF KENNESAW  
 ZONED PUD  
 REF # 1  
 4/11/14

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,209 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 222,447 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:  
 ANGULAR - LEICA TS02  
 LINEAR - ELECTRONIC DISTANCE METER.  
 DRAWN AND FIELDWORK BY: D. SHIRLEY  
 ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

**ZONING INFORMATION**  
 CURRENT ZONING R - 80  
 FRONT SETBACK: 60'  
 SIDE SETBACK: 25'  
 REAR SETBACK: 50'  
 ACCESSORY STRUCTURE:  
 MIN. 100' FOR PROPERTY LINE

\* IS DIST. FROM RESIDENCE TO BUILDING  
 \*\* IS DIST. THAT BUILDING EXTENDS BEYOND REAR HOUSE CORNER

The 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, C.C.G.A. 15-6-67



PREPARED BY:  
**D & S LAND SURVEYING, INC.**  
 DAVID W. SHIRLEY, R.L.S.  
 313 RED FOX DRIVE  
 CANTON, GA 30114  
 770-720-4443  
 LSF#000756

PLAT OF BOUNDARY SURVEY FOR:  
**HPS INVESTMENTS**  
 LOCATED IN LAND LOT 66, 20TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 OWNER: HPS INVESTMENTS C/O RALPH JOINER  
 4005 FOREST GROVE PASS, KENNESAW, GA 30144

DATE OF FIELD WORK: 01/04/2014  
 DATE OF MAP PREPARATION: 01/08/2014

**APPLICANT:** Ralph R. Joiner, Jr.  
**PHONE:** 678-355-5261  
**REPRESENTATIVE:** Ralph R. Joiner Jr.  
**PHONE:** 678-355-5261  
**TITLEHOLDER:** HPS Investments  
**PROPERTY LOCATION:** Off a private easement  
on the southeastern side of Forest Grove Pass  
(4005 Forest Grove Pass).

**PETITION No.:** V-22  
**DATE OF HEARING:** 03-12-14  
**PRESENT ZONING:** R-80  
**LAND LOT(S):** 66  
**DISTRICT:** 20  
**SIZE OF TRACT:** 3.9 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (882 square foot wood framed accessory building) to the side of the primary structure; 2) waive the required setback for the 882 square foot accessory structure from 100 feet off any property line to 80 feet adjacent to the east property line; 3) allow one house off a private easement; 4) allow three accessory structures (pool area, shed #1 and shed #2) to the front and side of the primary structure; and 5) allow vehicles to park on an untreated hardened surface.

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

**BOARD OF APPEALS DECISION**

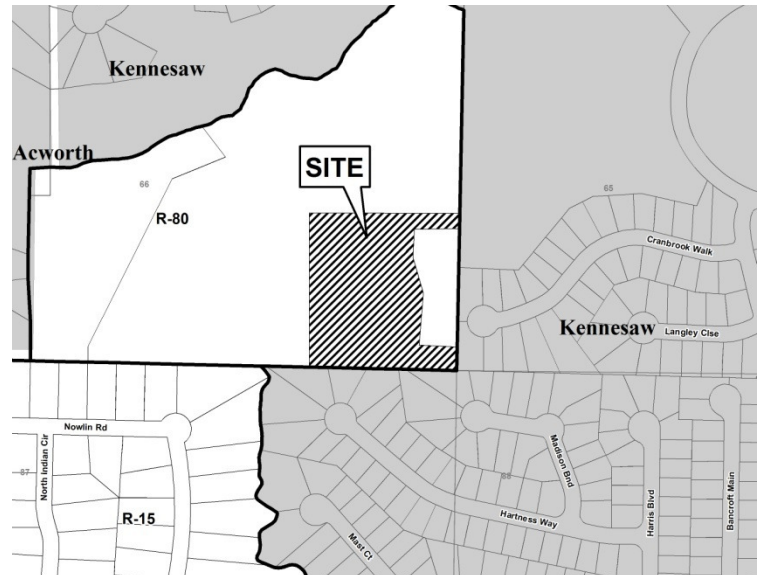
**APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_**

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

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

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

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



**APPLICANT:** Ralph R. Joiner, Jr.

**PETITION No.:** V-22

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Was issued notice of violation on 12-16-13 for building without a permit. Shed #2 was constructed between 2006 and 2009, per Cobb mapping data. There is no record of a permit being issued for such and since it is more than 200 square feet, a building permit is required.

**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:** This is a large, estate-sized parcel. 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.

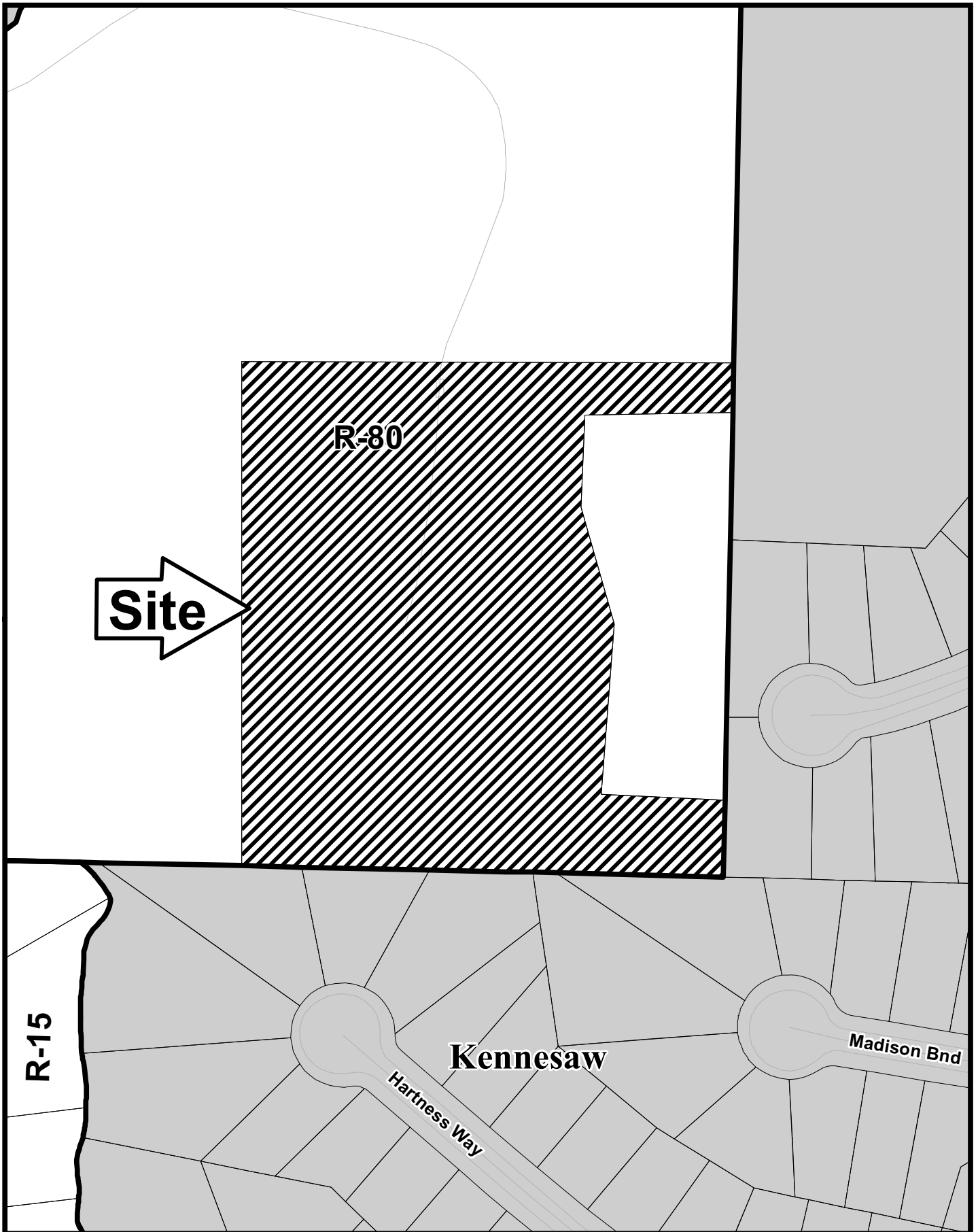
**SEWER:** No conflict.

**APPLICANT:** Ralph R. Joiner, Jr.      **PETITION No.:** V-22

\*\*\*\*\*

**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-22



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-22  
 Hearing Date: 3/12/14

Applicant Ralph R. Jordan, Jr Phone # 678-355-5261 E-mail RRJ@AGOLLOGISTICS.COM

Ralph R. Jordan, Jr Address 4005 Forest Grove Pass Acworth, GA 30101  
 (representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-355-5261 E-mail RRJ@AGOLLOGISTICS.COM  
 (representative's signature)

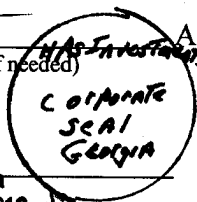
My commission expires: \_\_\_\_\_  
 Angela S Ruble  
 Notary Public Cobb County, Georgia  
 My Commission Expires February 2, 2016

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

Titleholder HAS INVESTMENTS Phone # 770-936-5600 E-mail rgrant@DATAMATX.COM

Signature [Signature] Address: 4005 Forest Grove Pass Acworth, GA 30101  
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
 Angela S Ruble  
 Notary Public Cobb County, Georgia  
 My Commission Expires February 2, 2016



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

Present Zoning of Property R-80

Location 4005 Forest Grove Pass Acworth, GA 30101  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 66 District 20 Size of Tract 4 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).

NOT ALLOWING THE VARIANCE WOULD REQUIRE STORAGE BUILDINGS TO BE LOCATED ONLY 10' FROM THE HOUSE OR EXTERIOR GRADING WOULD BE NECESSARY IN DIFFICULT BEDROCK.

List type of variance requested: To Allow setback of 80' in lieu of 100' and allow 3' overlap with rear of house line

THIS

PAGE

INTENTIONALLY

LEFT

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V-22  
2014

**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 \_\_\_\_\_  
Ralph R. Torpe, Jr. intends to \*make an application to the appropriate Cobb County  
Authorities for a variance request for the purpose of building a storage bldg. on the  
premises described in the application.

Signature	Printed name	Address
<i>[Signature]</i>	DWAYNE MORAN	3188 HARTNESS WAY NW
<i>[Signature]</i>	Julliard Johnson	3188 Hartness Way, NW
<i>[Signature]</i>	THOMAS CARTER	3187 Hartness Way
<i>[Signature]</i>	DAVID HARDEGREE	3924 MADISON BLVD Kennesaw 30144
<i>[Signature]</i>	Clint King	3922 Madison Blvd Kennesaw 30144
<i>[Signature]</i>	Shannon King	" " "
<i>[Signature]</i>	ADEMOLA LAJAL-SOLAJIN	3186 HARTNESS WAY NW KENNESAW GA 30144
<i>[Signature]</i>	Bruce Smith	3295 McEVERS AKA 3830 Newlin
<i>[Signature]</i>	Courtney Wexler	3089 Cranbrook Walk Kennesaw GA 30144
<i>[Signature]</i>	Mitch Wexler	3529 CRANBROOK WALK KENNESAW GA 30144

COBB COUNTY GEORGIA  
2014 JAN -8 AM 11:12  
COBB COUNTY ZONING DEPARTMENT