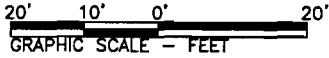


V-54 (2014)

GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF ANY INFORMATION, STRUCTURES, OR UTILITIES NOT SHOWN ON THIS PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED. THE CLIENT SHOULD CONTACT A UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APLI TOTAL ROBOTIC STATION.

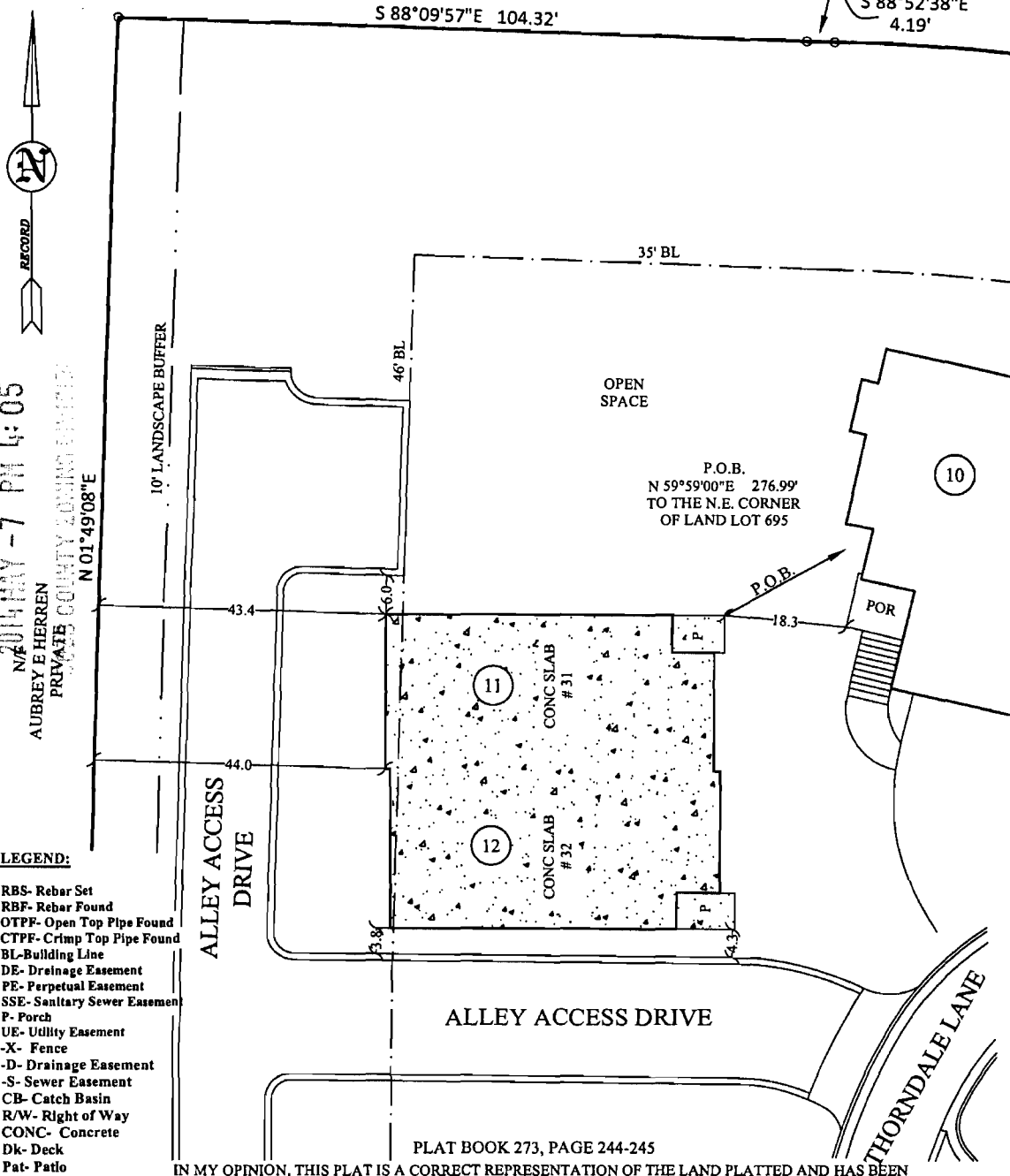
SCALE: 1" = 20'



COOPER LAKE DRIVE

S 88°09'57"E 104.32'

S 88°52'38"E  
4.19'



LEGEND:

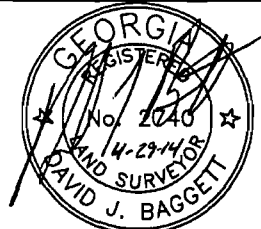
- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL-Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- Pat- Patio
- S- Stoop

PLAT BOOK 273, PAGE 244-245

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SURVEY FOR:**  
**JOHN WIELAND HOMES**  
 SUBDIVISION:  
 PACES WALK (FKA PACES COMMONS)  
 LOT: 11-12  
 LAND LOT: 695  
 17TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 FIELD WORK DATE: 04-28-2014  
 2014041556-1557 JWIEL

**CARTER LAND SURVEYORS  
 AND PLANNERS**  
 2780 Peachtree Industrial Boulevard  
 Duluth, GA 30097  
 Ph: 770.495.9793  
 Toll Free: 866.637.1048  
 www.carterland.com  
 Atlanta • Charlotte • Houston • Dallas  
 Galveston • Beaumont



**APPLICANT:** JWC Paces Walk, LLC

**PETITION No.:** V-54

**PHONE:** 770-809-6034

**DATE OF HEARING:** 07-09-2014

**REPRESENTATIVE:** Edward Woodland

**PRESENT ZONING:** RM-8

**PHONE:** 770-809-6034

**LAND LOT(S):** 695

**TITLEHOLDER:** JWC Paces Walk, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** At the southwest intersection of Cooper Lake Drive and Atlanta Road (4070, 4072 Thorndale Lane).

**SIZE OF TRACT:** .06 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setback from the required 46 feet to 43 feet adjacent to the western property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

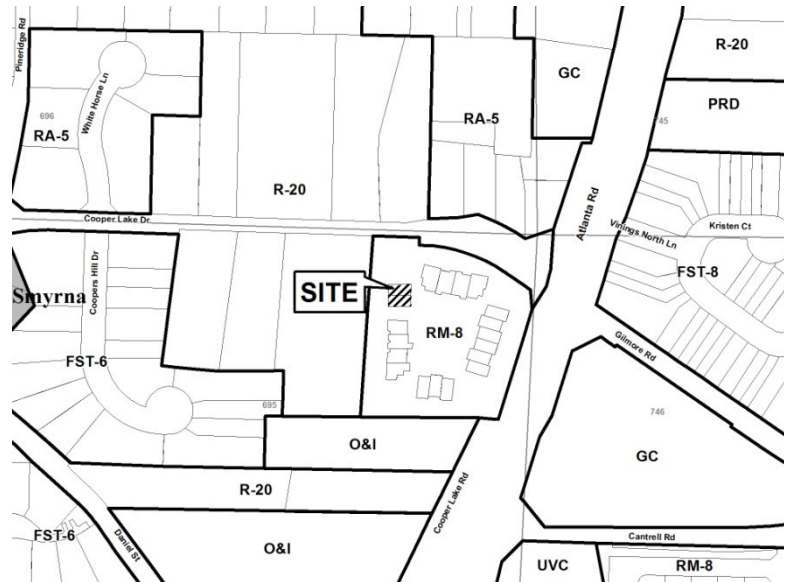
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** JWC Paces Walk, LLC

**PETITION No.:** V-54

\*\*\*\*\*

**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 prior to the issuance of the certificate of occupancy 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 comment.

**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.

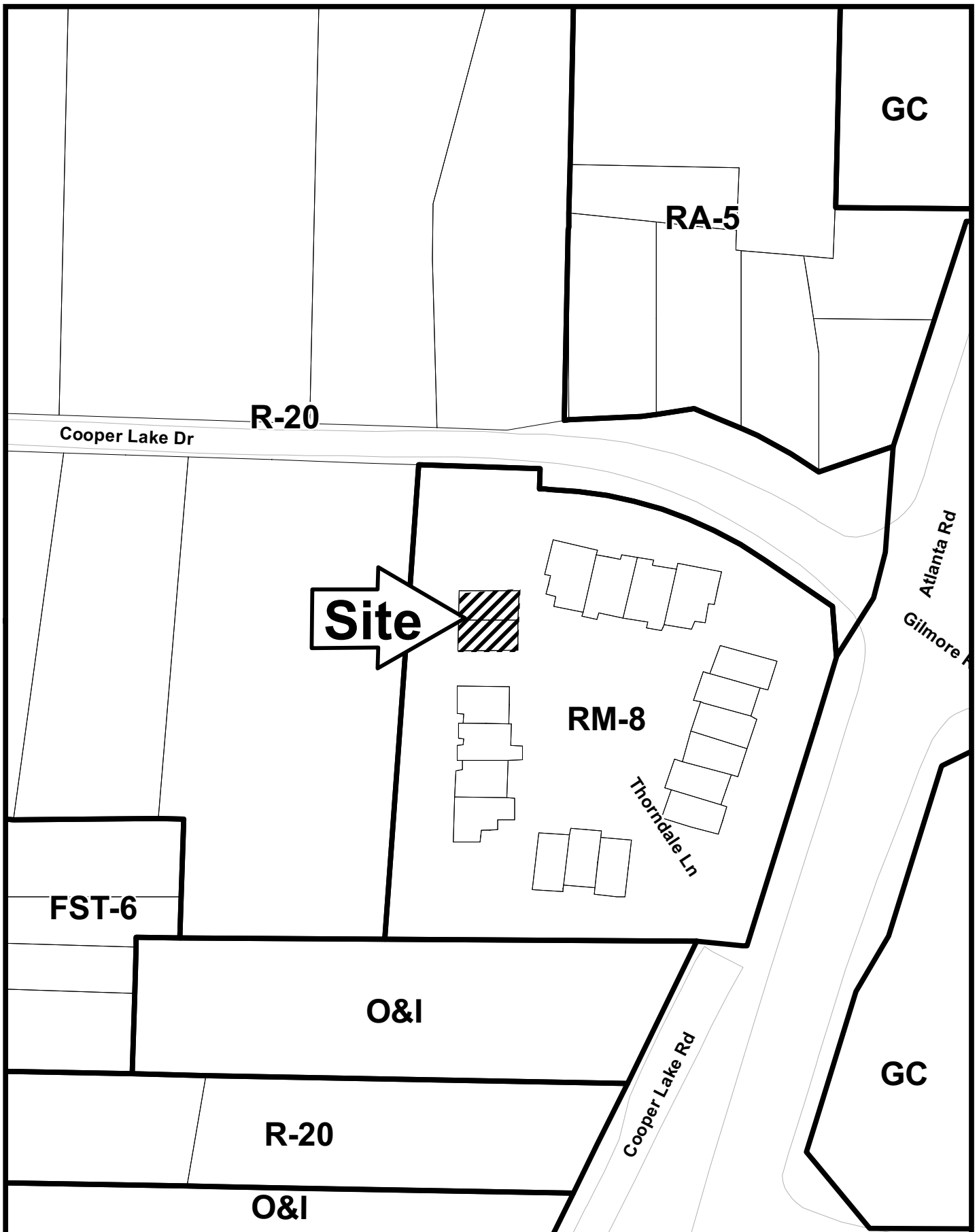
**SEWER:** No conflict.

**APPLICANT:** JWC Paces Walk, LLC      **PETITION No.:** V-54

\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-54



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

COBB COUNTY ZONING DIVISION  
FILED IN 077

# Application for Variance

2014 MAY -7 PM 4:03

## Cobb County

(type or print clearly)

Application No. V-54  
Hearing Date: 7-9-14

COBB COUNTY ZONING DIVISION

Applicant Twelve Paces Walk LLC Phone # 770-899-6034 E-mail ewoodland@centerprises.com  
Edward Woodland Address 2355 Log Cabin Drive Smyrna GA 30080  
(representative's name printed) (street, city, state and zip code)

Phone # 770-899-6034 E-mail ewoodland@centerprises.com

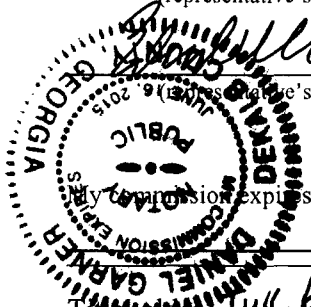
(Signature's signature)

Signed, sealed and delivered in presence of:

June 16, 2015

Daniel Berner

Notary Public



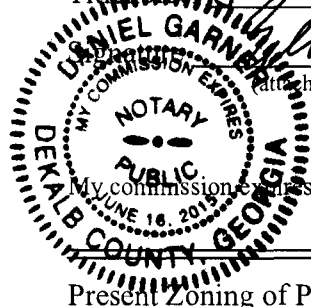
Applicant Twelve Paces Walk LLC Phone # 770-899-6034 E-mail ewoodland@centerprises.com  
Edward Woodland Address: 2355 Log Cabin Drive Smyrna GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

June 16, 2015

Daniel Berner

Notary Public



Present Zoning of Property RM-8

Location Lot 12 and 17 Paces Walk 4070 and 4072 Thornhole Lane Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 695 District 1774 Size of Tract .057 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 .057 Acre(s) Shape of Property Rectangular Topography of Property Flat 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: Variance to 46' Building Restriction Line

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

**EXHIBIT**  
**V-54 (2014)**

Paces Walk Lots 11 and 12

4070 and 4072 Thorndale Lane, Smyrna GA 30080

Variance Request

The foundation for the above referenced townhomes was installed approximately 43.5' from the rear property line. This encroaches on a 46' Building Restriction Line that is on the Western property line of the Paces Walk Neighborhood. The applicant requests relief from the 46' Building Restriction Line. Removing the foundation creates a hardship on the owner and moving the foundation is impossible.

COBB COUNTY ZONING DEPARTMENT

2014 MAY -7 PM 4:04

1068 COUNTY GEORGIA  
5110 N. OLT