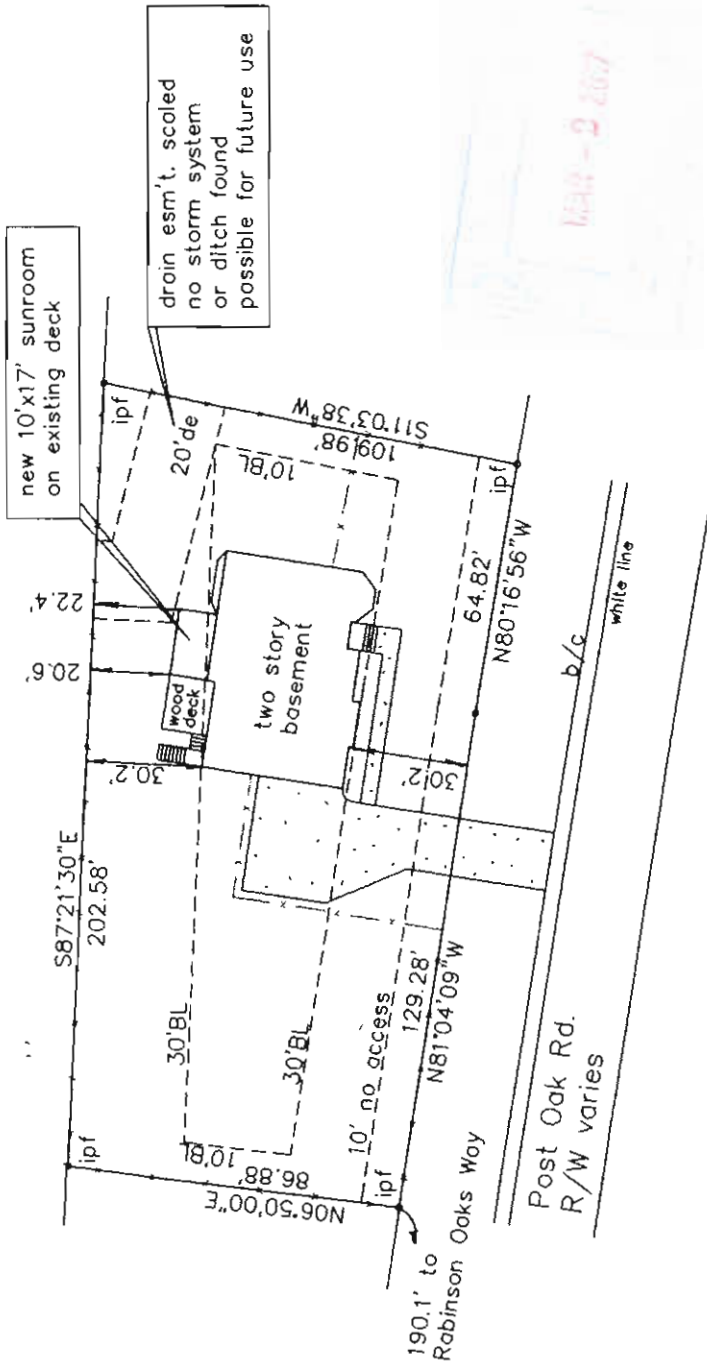


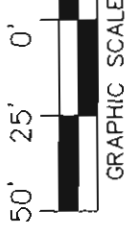
REFERENCE

PLAT BOOK 271 PAGE 557

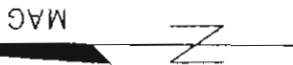


LEGEND

- 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
- G=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



V-44
(2017)



survey for

Efe Efemini

JOHNSON SURVEYING
 4545 River Parkway
 Unit "13-M"
 Atlanta Ga. 30339
 678-557-1449

Land Lot 604
 District 16, Sec. 2
 Cobb County, Ga.
 Post Oak Run
 Lot 1
 3239 Post Oak Tritt Rd.

DATE: 2-21-2017 SCALE: 1"=50' JOB NO: 17-23

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 1000000+ FEET

EQUIPMENT USED: TOPCON GTS-2



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

Jeffrey J. Johnson
 JEFFREY J. JOHNSON R.L.S. 2505

APPLICANT: Efe Efemini

PETITION No.: V-44

PHONE: 770-634-6169

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Andy Burton

PRESENT ZONING: R-15

PHONE: 678-410-6724

LAND LOT(S): 604

TITLEHOLDER: Efe Efemini

DISTRICT: 16

PROPERTY LOCATION: On the north side of Post Oak Tritt Road, east of Twin Lakes Way (3239 Post Oak Tritt Road).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Efe Efemini

PETITION No.: V-44

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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 along with any approved setback reductions, 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. The proposed sunroom will be located over the existing concrete patio. Building permit must be approved by Stormwater Management Division to assure addition does not encroach into adjacent 20 foot drainage easement.

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 comments.

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.

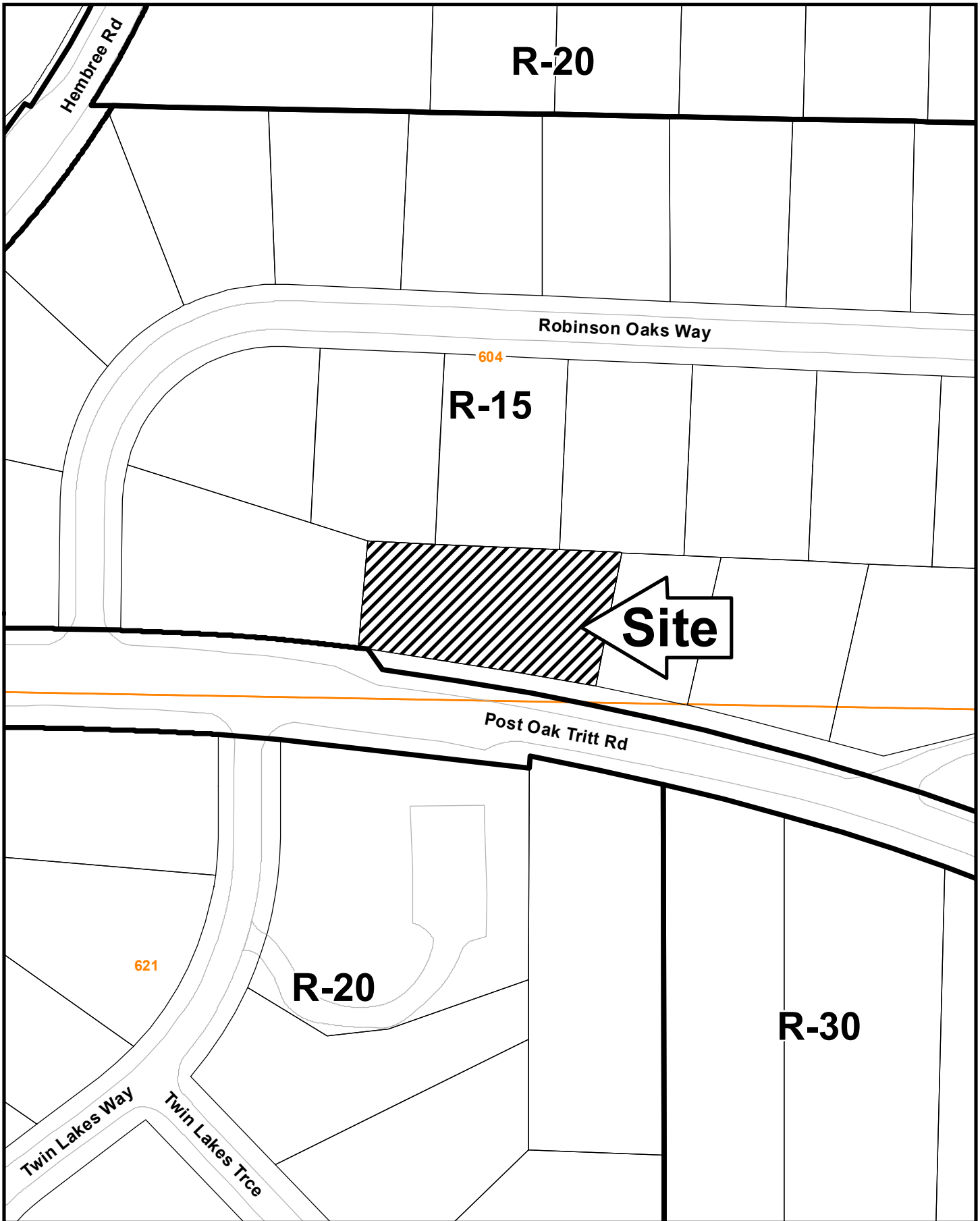
WATER: No conflict.

SEWER: No conflict.

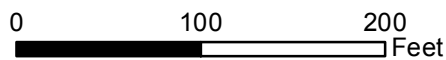
APPLICANT: Efe Efemini **PETITION No.:** V-44



FIRE DEPARTMENT: No comments.

V-44-2017-GIS



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-44

Hearing Date: 5-10-17

Applicant Efe Efemini Phone # 770-634-6169 E-mail JOIYAEP@YAHOO.COM

Andy Burton
(representative's name, printed) Address 3239 Post Oak Tr.H Rd Marietta 30062
(street, city, state and zip code)

Andy Burton
(representative's signature) Phone # 678-410-6724 E-mail aburtonegetchampion.com

Signed, sealed and delivered in presence of:

My commission expires: 6-27-20

[Signature]
Notary Public

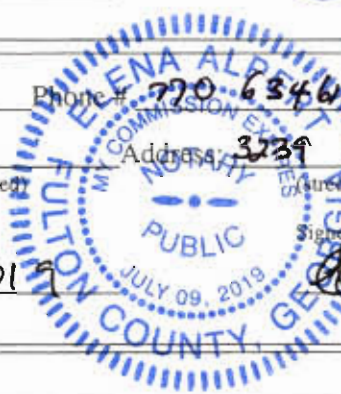
Titleholder EFE EFEMINI Phone # 770-634-6169 E-mail EFE.EFEMINI@gmail.com

Signature [Signature] Address: 3239 POST OAK TRIT ROAD MARIETTA
(attach additional signatures, if needed) (street, city, state and zip code) GA 30062.

★

My commission expires: 07-09-2017

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



Present Zoning of Property _____

Location 3239 Post Oak Tr.H Rd Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 604 District 16 Size of Tract _____ 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 _____

Does the property or this request need a second electrical meter? YES _____ NO _____

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:

Encroach rear set back 10' in order to enclose existing deck with a screen room. Lot is not very deep, leaving no room for expansion on the rear

List type of variance requested: Encroach rear set back 10'

RUSH

V-44
(2017)
Exhibit

Deed Book 14725 Pg 3829
Filed and Recorded Sep-22-2009 11:09am
2009-0123562
Real Estate Transfer Tax \$0.00

ADMINISTRATIVE VARIANCE

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

State of Georgia
County of Cobb

I, Mark A. Danneman, the Zoning Division Manager of Cobb County, do hereby grant, pursuant to Sec. 134-35, of the Code of Cobb County, Georgia, adopted by the Board of Commissioners on November 26, 1996 and effective on January 1, 1997, on behalf of Cobb County, Georgia, the following described administrative variance(s) to the certain property owned by Branch Banking & Trust Co., recorded in Deed Book 14684, Page 5393, Cobb County, Georgia and being located in Land Lots 604, of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and incorporated herein by express reference:

ADMINISTRATIVE VARIANCE(S) GRANTED

Type of Variance: 1. Waive the front setback for lot 1 from 40-feet to 30-feet. This variance is due to Right-of Way acquired by Cobb County for the Post Oak Tritt Road Widening Project.

This 21st day of September, 2009.
Signed, sealed and delivered in presence of:

Jay P. Bon
Owner

Jay C. Stephenson
Witness

Danille Williams
Notary Public
My Commission Expires

Mark A. Danneman
Mark A. Danneman
Zoning Division Manager



AR ENGINEERING, INC.
 Surveying, Mapping & Engineering
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-1000
 Fax: (404) 525-1001

FOR
 RIVAL FLAT
 POST OAK RUN
 COBB COUNTY, GEORGIA

V-44
 (2017)
 Exhibit

NO.	DATE	BY	Z	CHK/APP
1	01/15/17	JCS		
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE: 01/15/17
 TIME: 10:00 AM
 DRAWN BY: JCS
 CHECKED BY: JCS
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

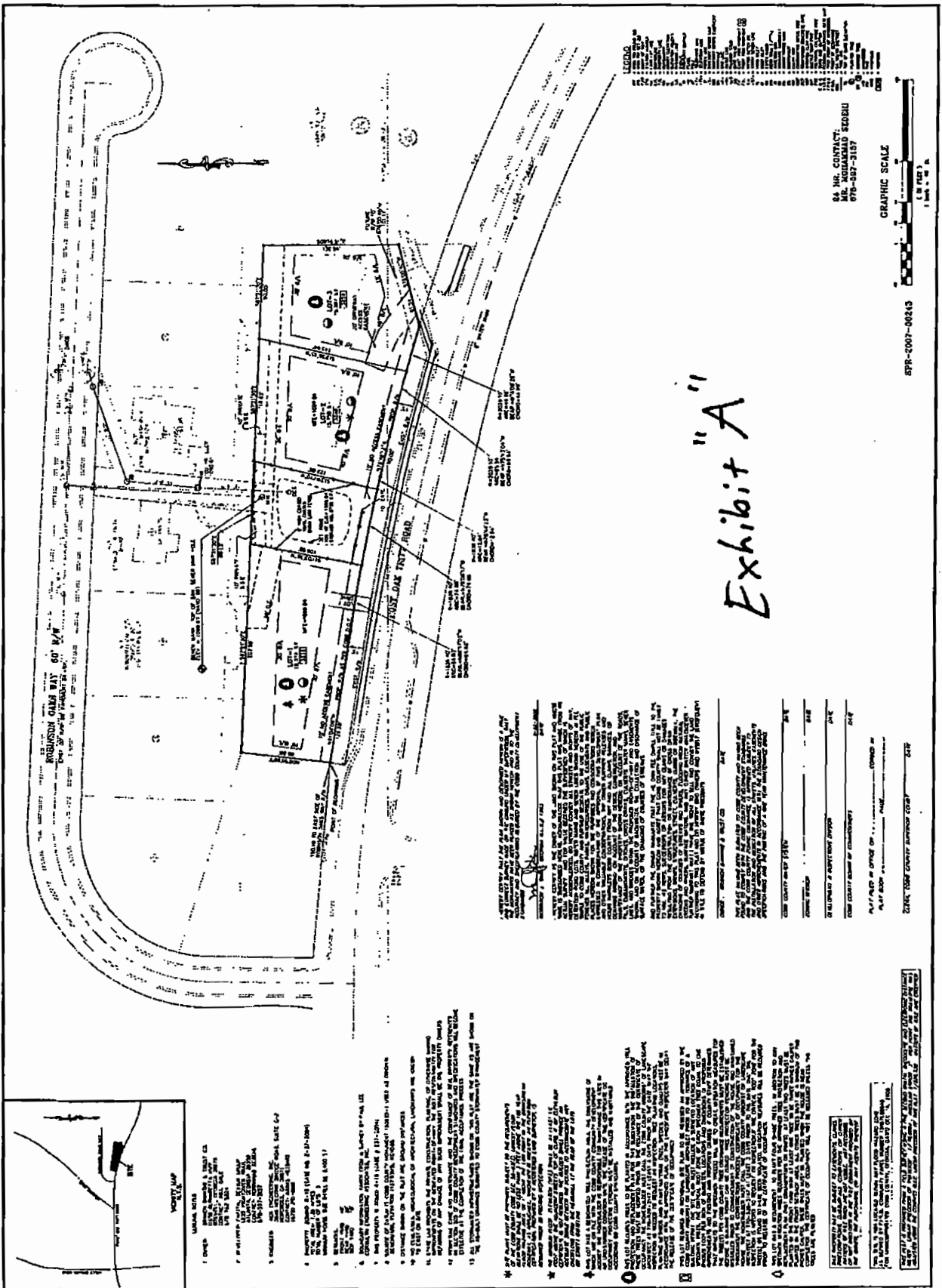


Exhibit "A"

PROPERTY MAP

1. OWNER: JAY C. STEPHENSON, CLERK OF SUPERIOR COURT, COBB COUNTY, GEORGIA

2. PROJECT: RIVAL FLAT, POST OAK RUN, COBB COUNTY, GEORGIA

3. ADDRESS: 1000 PEACHTREE STREET, N.E., ATLANTA, GEORGIA 30309

4. DATE: 01/15/17

5. SHEET NO. 1 OF 1

6. DRAWN BY: JCS

7. CHECKED BY: JCS

8. SCALE: AS SHOWN

9. SHEET NO. 1 OF 1

10. DATE: 01/15/17

11. TIME: 10:00 AM

1. THE PROPERTY MAP IS A REPRESENTATION OF THE PROPERTY AS SHOWN ON THE SURVEY AND IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

2. THE PROPERTY MAP IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ERRORS OR OMISSIONS.

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