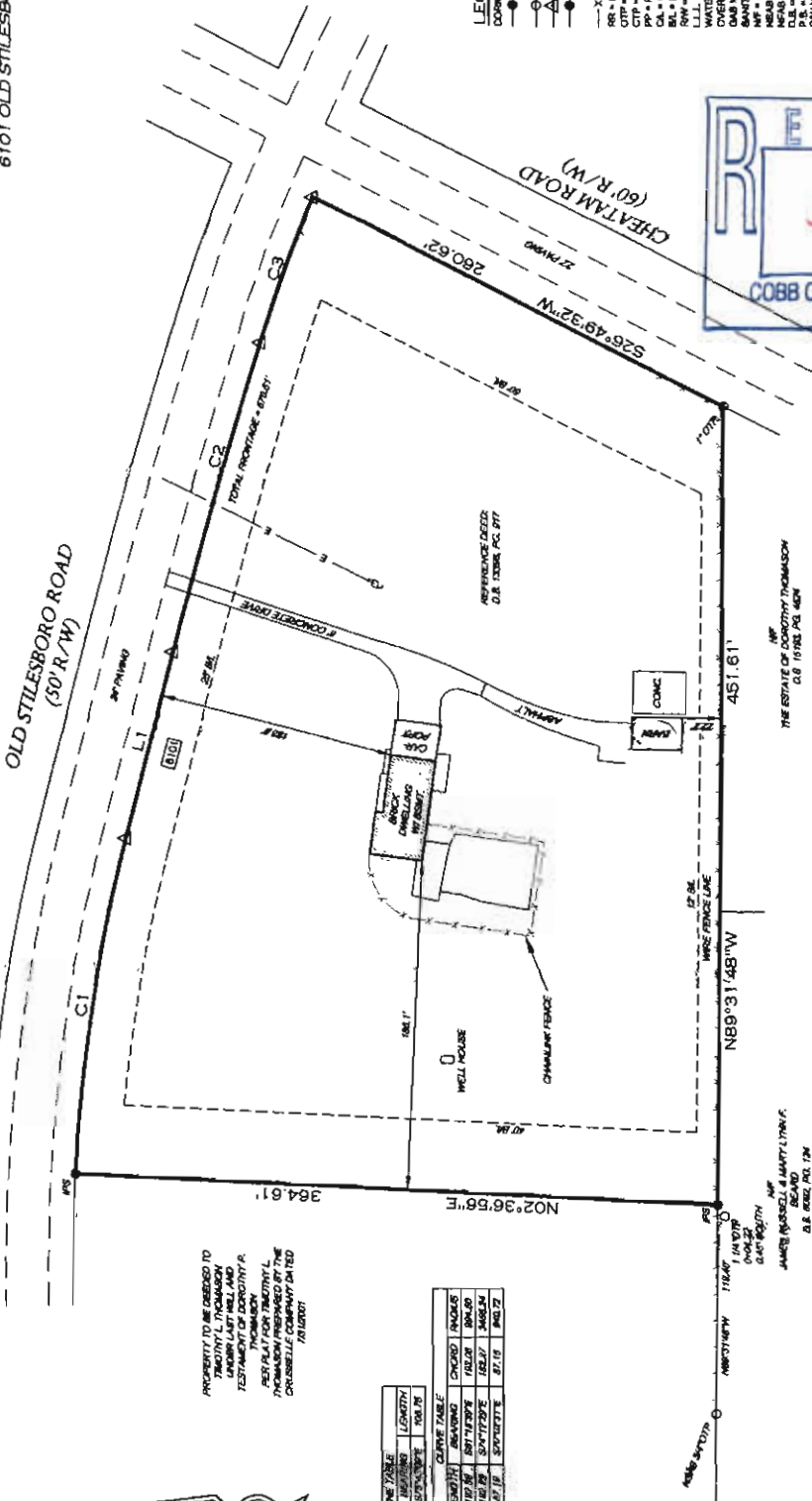


AREA = 3.705 ACRES
(161,384 SQ. FT.)

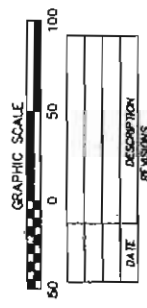
Reconveyance Survey For
**THE ESTATE OF
DOROTHY P. THOMASON**
LOCATED IN LAND LOT 151, 20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

6101 OLD STILESBO RD



V-88
(2017)

- LEGEND**
- CORNER MONUMENTATION:
 - = IRON CORNER SET WITH A 1/2\"/>
 - = IRON CORNER SET WITH A 1/2\"/>



THE RUSSELL COMPANY
PROFESSIONAL LAND SURVEYOR
3811 ROSSER SPRINGS ROAD
ALBANY, GA 31707
F-MAIL: RUSSELL@RUSSELLCO.COM
PROJ. NO. COB41 FILE COOB41-15-11-14-DW
FIELD SURVEY DATE: 10/17/14
SCALE: 1/8\"/>



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES AND REGULATIONS OF THE SURVEYING AND LAND SURVEYING BOARD SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-57.

ADDITIONAL SURVEY REFERENCES:

- PROPERTY MAP FOR CARL J. THOMASON PREPARED BY B. H. COX (PLS NO. 1744) DATED 12/17/10.
- PLAT OF SURVEY FOR COB41, PLS PREPARED BY A. C. CABLE (PLS NO. 11330) DATED 08/19/10.
- PLAT OF SURVEY FOR MRS. LUTHER H. GORRITH PREPARED BY COL. R. KELLY (PLS NO. 894) DATED 10/17/10.
- PLAT OF SURVEY FOR MRS. ALMA C. GORRITH PREPARED BY COL. R. KELLY (PLS NO. 2008) DATED 11/26/10.
- PLAT OF SURVEY FOR DOROTHY L. THOMASON PREPARED BY THE RUSSELL COMPANY AND CALLED BY RESOLUTION # COB41 (PLS NO. 841) DATED 07/20/10.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD IDENTIFICATION MAP, AND THE PROPERTY OF THE SUBJECT PROPERTY TO BE IN ZONE: "X". AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTES

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN HEREON. THESE MATTERS ARE EXTENSIVE RESEARCH UNDERTAKEN BY THE SURVEYOR TO THIS PLAT TO ANY ZONING ORDINANCES, ADJACENT WITHIN THE SUBJECT PROPERTY.

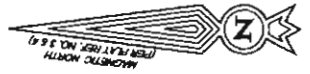
THESE PLAT NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND ASSOCIATES INCLUDING ELECTRONIC FILES, ARE THE BUILDING MATERIALS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INVESTIGATION AND SHOULD BE CLAIMED BY COBB COUNTY BEFORE ANY ADDITIONAL IDENTIFICATION.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

CHANCE TABLE

CURVE	LENGTH	CHORD	ANGLE
C1	187.50	187.50	90.00
C2	187.50	187.50	90.00
C3	187.50	187.50	90.00

PROPERTY TO BE REFERRED TO DOROTHY L. THOMASON UNDER LAST WILL AND TESTAMENT OF DOROTHY P. THOMASON PREPARED BY THE RUSSELL COMPANY DATED 10/16/10.



THIS SURVEY WAS PREPARED BY THE RUSSELL COMPANY ON 11/14/2016. ALL DISTANCES ARE GROUND DISTANCES.

2017-05-23

APPLICANT: Timothy Dykstra

PETITION No.: V-88

PHONE: 276-356-9367

DATE OF HEARING: 9-13-2017

REPRESENTATIVE: Timothy Dykstra

PRESENT ZONING: R-30

PHONE: 276-356-9367

LAND LOT(S): 151

TITLEHOLDER: Timothy Dykstra and Melinda Dykstra

DISTRICT: 20

PROPERTY LOCATION: At the southwest intersection of Cheatham Road and Old Stilesboro Road (6101 Old Stilesboro Road).

SIZE OF TRACT: 3.71 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (1,303 square foot barn) to be located closer to the side street right-of-way line than the principal building; and 2) waive the side setback for an accessory structure over 1,000 square feet (1,303 square foot barn) from the required 100 feet to 22 feet adjacent to the southern property line.

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

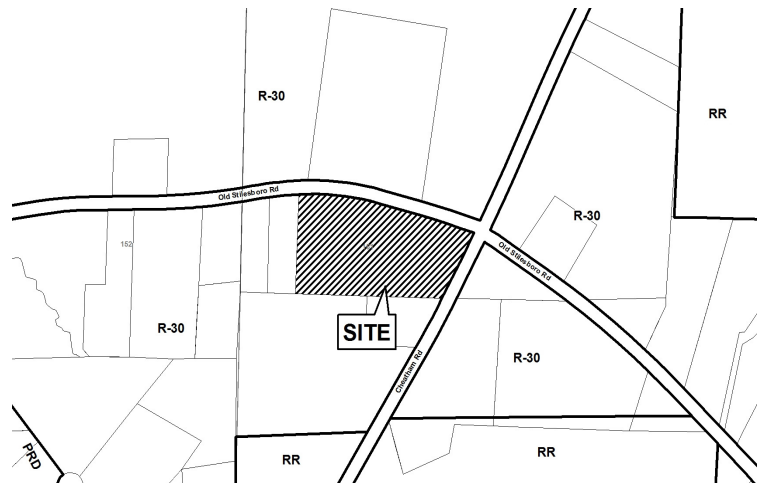
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Timothy Dykstra **PETITION No.:** V-88

COMMENTS

TRAFFIC: Recommend moving fence on Old Stilesboro Road out of the right-of-way during any future improvements.

DEVELOPMENT & INSPECTIONS: Building inspector issued notice of violation for building without a permit on 4-26-17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management issues observed or anticipated. This accessory structure has been in place prior to 2000.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

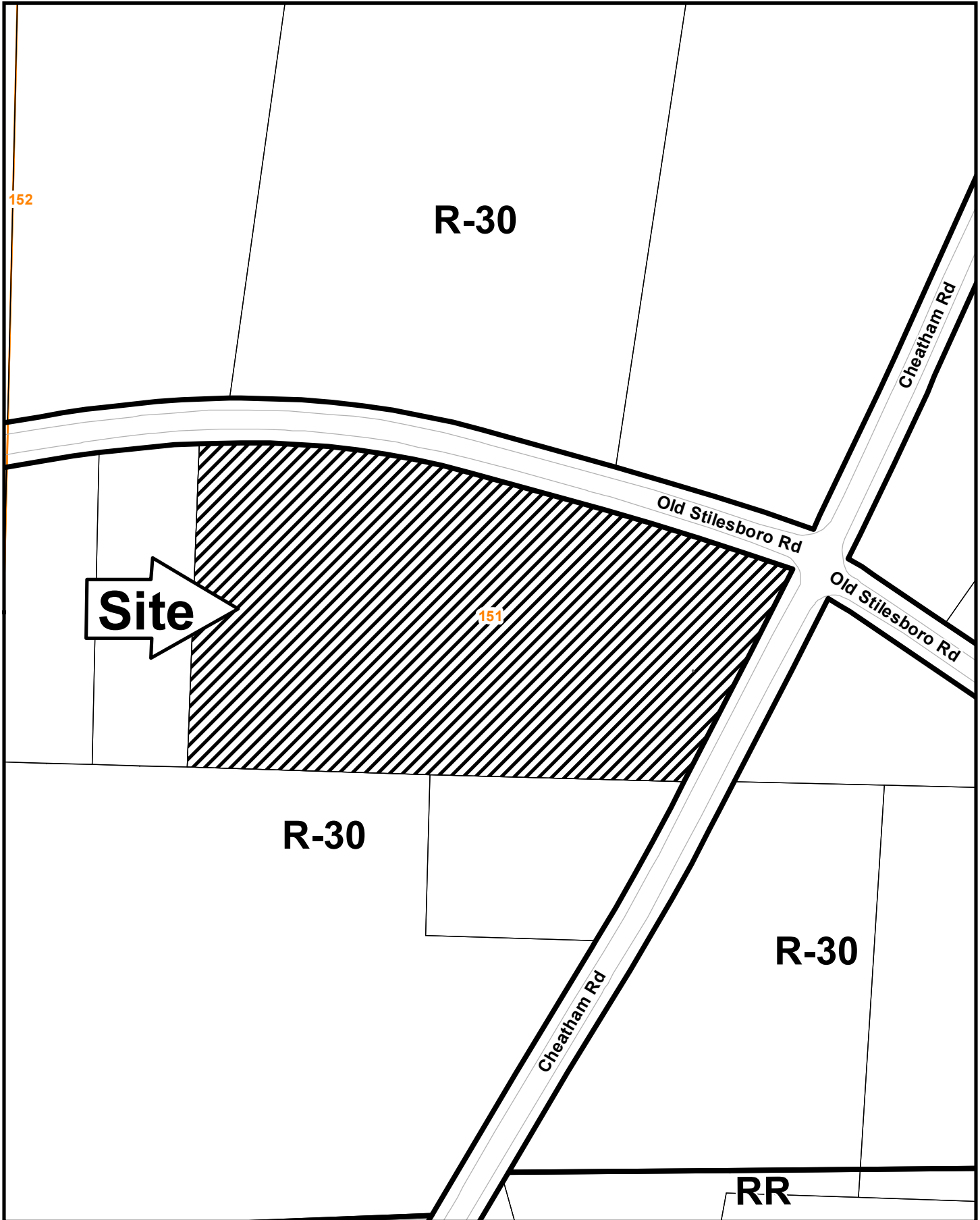
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Timothy Dykstra **PETITION No.:** V-88

FIRE DEPARTMENT: No comments.

V-88 2017-GIS



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-88
Hearing Date: 9-13-17

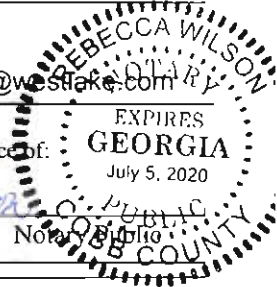
Applicant Timothy Dykstra Phone # 276-356-9367 E-mail Tim.dykstra@westlake.com

Timothy Dykstra Address 6101 Old Stilesboro Road, NW, Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 276-356-9367 E-mail Tim.dykstra@westlake.com
(representative's signature)

Signed, sealed and delivered in presence of:

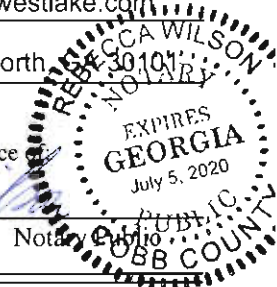
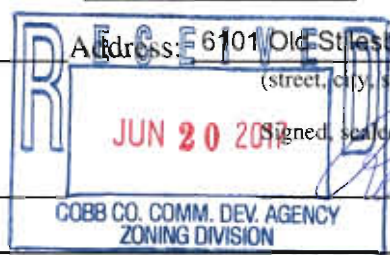
My commission expires: July 5, 2020



Titleholder Timothy & Melinda Dykstra Phone # 276-356-9367 E-mail tim.dykstra@westlake.com

Signature [Signatures] Address 6101 Old Stilesboro Road, NW, Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 5, 2020



Present Zoning of Property Residential

Location Old Stilesboro Road, NW and Cheatam Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 151 District 20th Size of Tract 3.7 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 X

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

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:

House only has a carport and cannot be used for secure storage space. Garage will be used for secure and clean storage of car, motorcycle, kayaks, lawn mowers and woodworking tools

List type of variance requested: Build remodeled garage closer to lot line than current code allows