

OWNER/DEVELOPER:
 BASS DEVELOPMENT CORP.
 1291 OLEANDER DRIVE
 LILBURN, GA 30047
 CONTACT: JONATHAN EDWARDS
 PHONE: (770) 940-4505

ENGINEER:
 ACR ENGINEERING, INC.
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GEORGIA 30071
 PHONE: (678) 291-0000
 CONTACT: ABBAS HEIDARI

RECEIVED
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 EPH/VR/BR/64
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

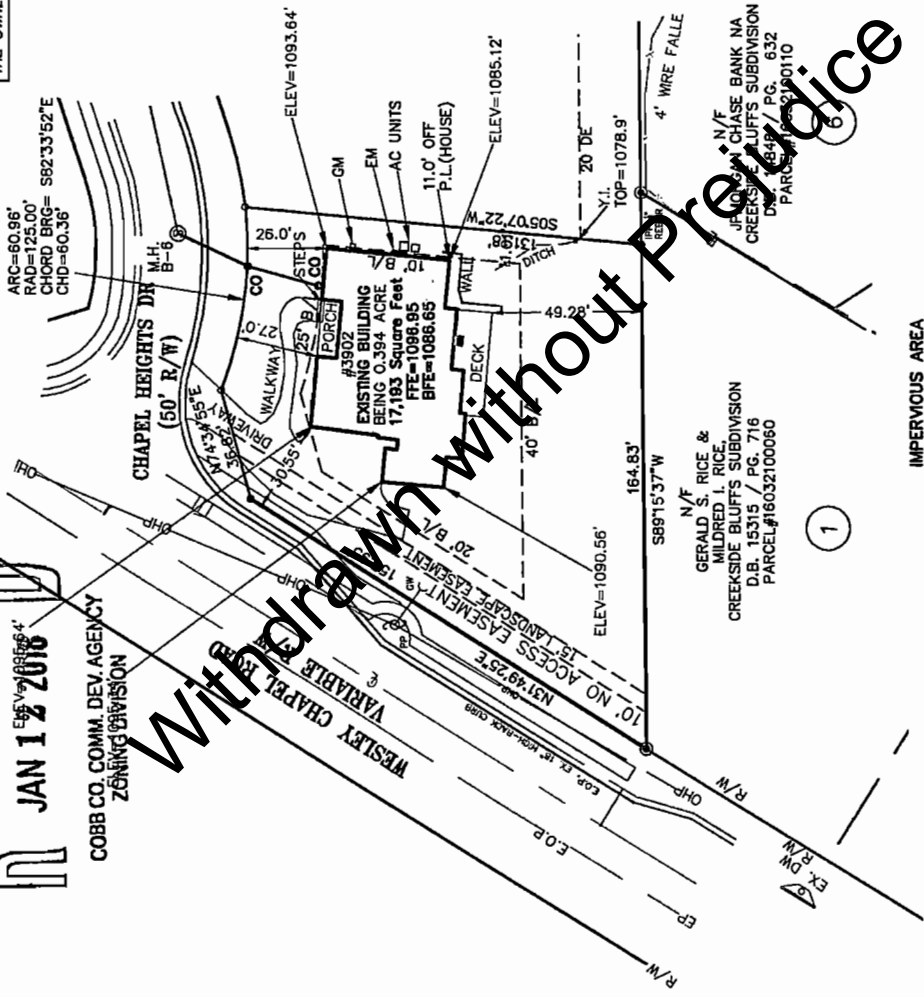
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE. NOT RECORDED BY OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

FIELD NOTE:
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,540 FEET.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,808 FEET AND AN ANGULAR ERROR OF 2.2 SECONDS PER ANGLE. POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

SITE DATA

TOTAL AREA = 0.394 ACRES
ZONING = R-15
MIN. LOT SIZE = 15,000 S.F.
FRONT SETBACKS = 25 FT
SIDE SETBACKS = 10'
REAR SETBACKS = 40'

PROPERTY ADDRESS:
 3902 CHAPEL HEIGHTS DRIVE
 MARIETTA, GA 30062
 BEING: 0.394 ACRE
 17,193 SQUARE FEET



IMPERVIOUS AREA	PERCENTAGE OF LOT COVERAGE
MAIN BUILDING FOOTPRINT	2889 S.F.
PORCHES AND DECK	462 S.F.
DRIVEWAY & WALK	1633 S.F.
TOTAL	4984 S.F.
LOT COVERAGE	PERCENTAGE
4,984 S.F.	17,193 S.F.
	29.0%

GRAPHIC SCALE



Engineering, Inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887
 WWW.ACRENGINEERS.COM
 LAND SURVEYING FIRM #009227

ELEVATION CERTIFICATION
 RIGHTS DR
 30062
 GEORGIA
 2ND SECT.
 V-20
 (2018)

DATE	SCALE	HORIZ.	VERT.	N/A	DESCRIPTION	DATE	BY	APPR.	ISSUE
AUGUST 28, 2017	HORIZ. 1"=40'								

SHEET	1 OF 1
1	1

FILE NO.
 PROJECT NO. 16-008
 ISSUE NO.
 DATE PLOTTED/LOT 15
 LAND LOTS: 321

APPLICANT: Bass Development Corp.

PETITION No.: V-20

PHONE: 770-294-9884

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Tom Bass

PRESENT ZONING: R-15

PHONE: 770-294-9884

LAND LOT(S): 321

TITLEHOLDER: Bass Development Corporation

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Wesley Chapel Road and Chapel Heights Drive, north of Bluffview Drive (3902 Chapel Heights Drive).

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the landscape easement along Wesley Chapel Road from the required 15 feet to five (5) feet.

Withdrawn Without Prejudice

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

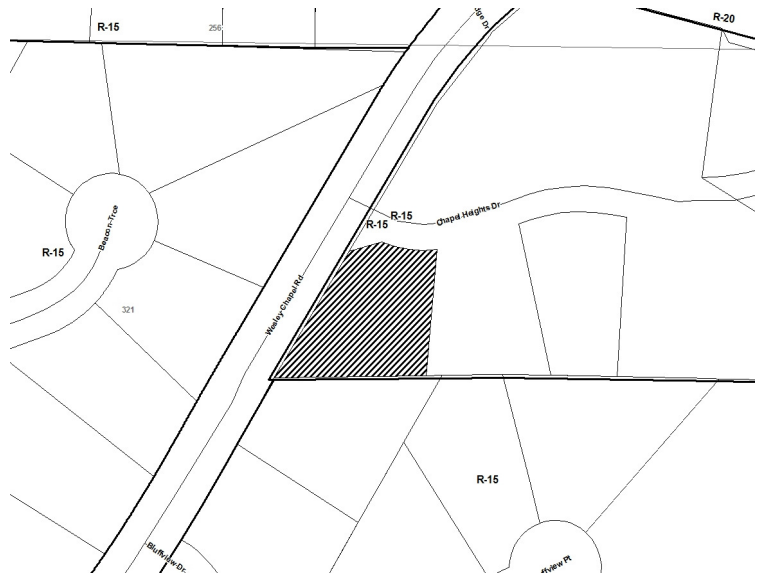
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



RECEIVED
JAN 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-20
Hearing Date: 3-14-18

Applicant BASS DEVELOPMENT CORP. Phone # 770-294-9884 E-mail T.BASS1291@BEN.SOUTH.NE

TOM BASS Address 1291 OLEANDER DR LILBURN, GA 30047
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-294-9884 E-mail T.BASS1291@BEN.SOUTH.NE
(representative's signature)

S BANNAVONG POMMACHACK
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 8, 2020
Signed and delivered in presence of:
[Signature]
Notary Public

My commission expires: Nov 8, 2020

Titleholder BASS DEVELOPMENT CORP. Phone # 770-294-9884 E-mail BASS1291@BEN.SOUTH.NE

Signature [Signature] Address: 1291 OLEANDER DR LILBURN, GA. 30047
(attach additional signatures, if needed) (street, city, state and zip code)

S BANNAVONG POMMACHACK
Notary Public - State of Georgia
Gwinnett County
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Signed and delivered in presence of:
[Signature]
Notary Public

My commission expires: Nov 8, 2020

Present Zoning of Property R-15

Location 3902 CHANCE HEIGHTS DR MARIETTA, GA. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 256 & 321 District 16 Size of Tract .394 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 .394 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:

THE DRIVEWAY IS IN THE LANDSCAPE FASISEMENT

List type of variance requested: LANDSCAPE FASISEMENT