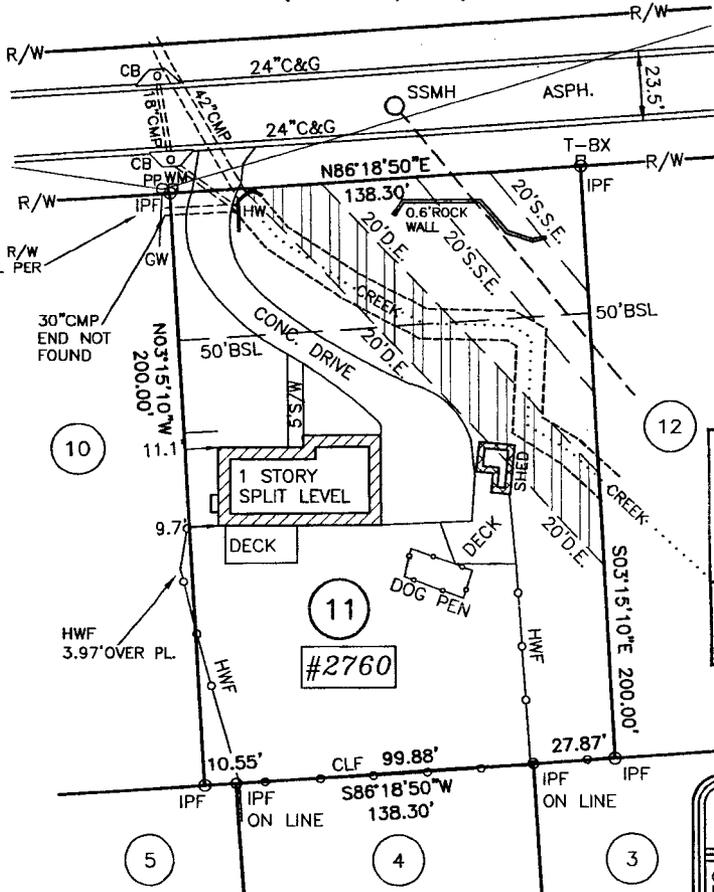


V-9 HOLLY RIDGE CIRCLE (50'R/W)

SITE AREA

0.63 Acres
27,659 Sq.Ft.

P.O.B.
330' ALONG R/W TO R/W
OF DEERWOOD TRAIL PER
PB 58, PG 92.



R E C E I V E D

DEC 19 2007

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

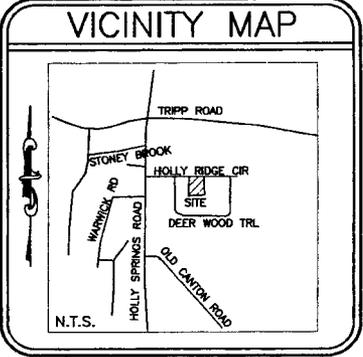
WARNING: DETENTION EASEMENT
LOCATED PER FINAL SUBDIVISION
PLAT FOR HOLLY RIDGE UNIT II
RECORDED IN PB 58, PG 82.

THIS PROPERTY DOES NOT LIE WITHIN
A 100-YR FLOOD HAZARD AREA AS
PER PANEL NO. 13067C0035 F
DATED AUGUST 18, 1992

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE USUAL
STANDARDS AND REQUIREMENTS OF THE LAW.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL.
THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF
PROLINE SURVEYING, INC. AND SHALL NOT BE
REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE
USED WITHOUT WRITTEN PERMISSION OF THE OWNER.
NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED
TO ANY UNPAID THIRD PARTY.



LEGEND	
CL	CENTERLINE
D.E.	DETENTION EASEMENT
GW	GUY WIRE
C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CONC.	CONCRETE
S.S.E.	SANITARY SEWER EASEMENT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
T-BX	TELEPHONE BOX
HWF	HOG WIRE FENCE
CLF	CAHIN LINK FENCE
S/W	SIDEWALK
FH	FIRE HYDRANT
JB	JUNCTION BOX
HW	HEADWALL
LP	LIGHT POLE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
---	OVERHEAD POWER LINE

NOTES:

ALL IRON PINS LABELED AS SET OF FOUND (IPS or IPF), ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,502 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 300,000 FEET.

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC. UNDERGROUND UTILITIES AND / OR STRUCTURES, IF ANY, MAY NOT BE SHOWN

ALL MATTERS OF TITLE ARE EXCEPTED

SCALE : 1" = 40'

WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

NOTE: INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION.

THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON AND MAY NOT BE USED BY ANY OTHERS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THIS FIRM. THIS DRAWING IS PREPARED FROM VISIBLE AND DISCOVERABLE SURFACE FEATURES, INFORMATION AND/OR DOCUMENTS FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE AND/OR AGENT.

ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECOMMENDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLAIN COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

SURVEY FOR:

ROBERT PATE

PROLINE SURVEYING, INC.
6679 HICKORY FLAT HIGHWAY - CANTON, GEORGIA 30115
770-345-0082

LAND LOT: 673	SURVEYED: 11/29/2007
DISTRICT: 16th Sec 2	DRAWN: 11/30/07 BY: DS
COUNTY: COBB	SCALE: 1"=40'
LOT 11 - BLOCK C	
2760 HOLLY RIDGE CIRCLE	
SUBDIVISION: HOLLY RIDGE - UNIT TWO!	
PB 58, PG 82	PL2007-196

APPLICANT: Robert S. Pate
PHONE: 404-362-9390
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the south side of Holly Ridge Circle, east of Holly Springs Road (2760 Holly Ridge Circle).

PETITION NO.: V-9
DATE OF HEARING: 02-13-08
PRESENT ZONING: R-20
LAND LOT(S): 673
DISTRICT: 16
SIZE OF TRACT: .63 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure (existing); and 2) waive the side setback adjacent to the west property line from 10 feet to 9.7 feet (existing).

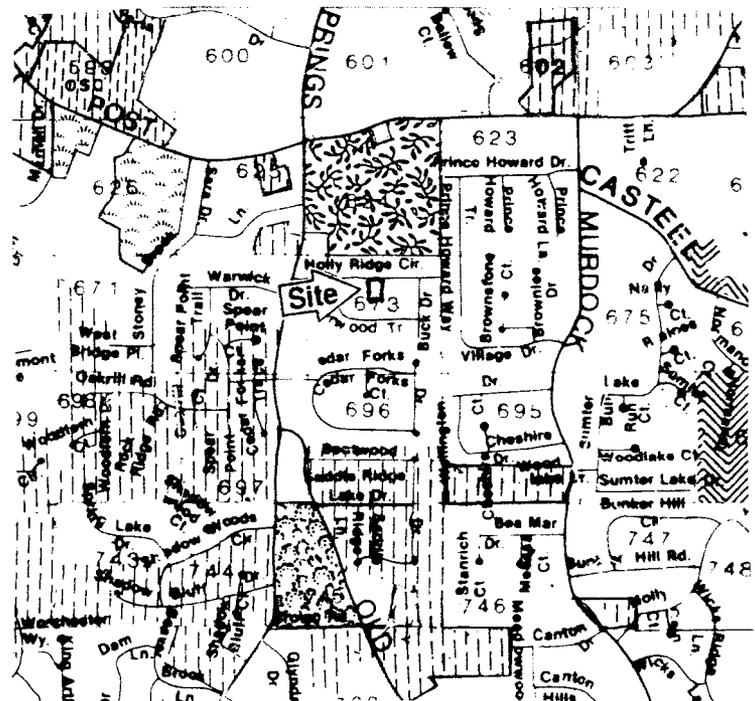
COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Building permit required if structure exceeds 120 square feet or is on permanent foundation or has electrical or plumbing.
STORMWATER MANAGEMENT: The existing structure is supported by piers that are located within the 25 foot stream buffer. However, since no buffer disturbance has occurred, Georgia Environmental Protection Division (GA EPD) does not consider this a violation. The structure is also located partially (3 feet) within the 20 foot drainage easement associated with the adjacent stream channel. Since the 4" x 4" support piers do not present any significant flow obstruction the Stormwater Management Division has no objection to approval of this variance for this structure only.
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.
CEMETERY PRESERVATION: No comment.
WATER: No conflict.
SEWER: As shown on applicant's survey, structures appear not to encroach existing CCWS sewer on the site at the northeast corner of property.

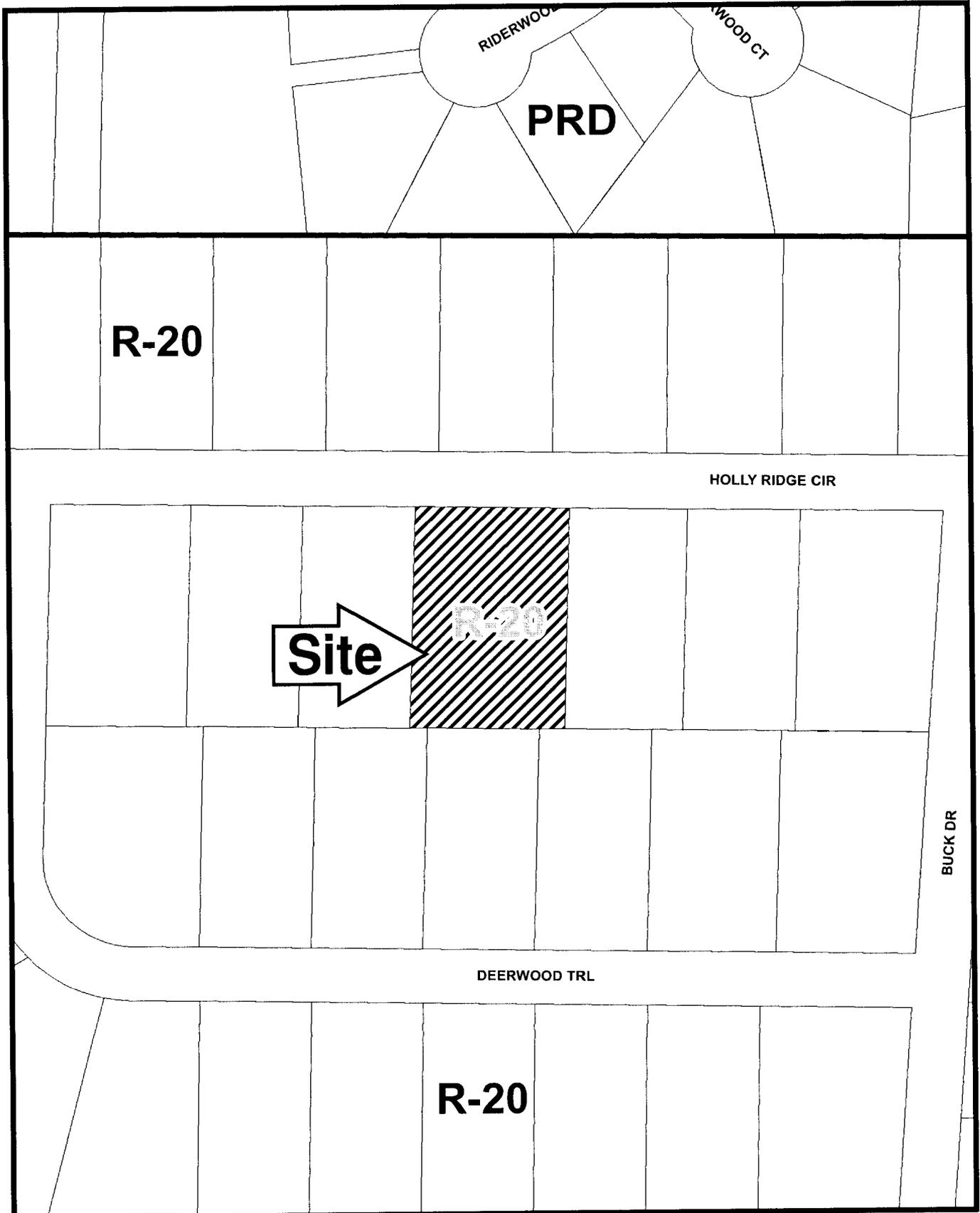
OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

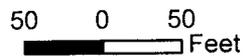
APPROVED _____ MOTION BY _____
 REJECTED _____ SECONDED _____
 HELD _____ CARRIED _____
 STIPULATIONS: _____



V-9



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

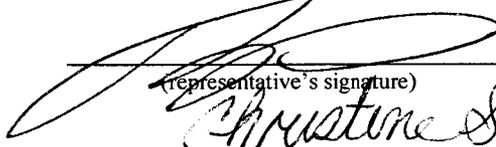
Application for Variance Cobb County

(type or print clearly)

Application No. V-9
Hearing Date: 2-13-08

Applicant ROBERT S. PATE Business Phone 404-362-9390 Home Phone 770-579-0234

ROBERT S. PATE Address 2760 Holly Ridge Circle Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

 Business Phone 404-362-9390 Cell Phone 678-887-8332
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2009

Jennifer Ward
Notary Public

Titleholder ROBERT S. PATE Business Phone 404-362-9390 Home Phone 770-579-0234

Signature CHRISTINE A. SHRAAKE Address: 2760 Holly Ridge Circle Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2009

Jennifer Ward
Notary Public

Present Zoning of Property 16067300400 R-20

Location 2760 Holly Ridge Circle MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 673 District 16th Size of Tract .63 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 .635± Acres Shape of Property Rectangle Topography of Property Woods Other Hilly

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 ACCESSORY STRUCTURE HAS BEEN ON THE PROPERTY FOR 3 1/2 YEARS. THE HOUSE HAS NO GARAGE AND THE ACCESSORY STRUCTURE IS FULL OF MISCELLANEOUS STUFF THAT NORMALLY GOES IN THE GARAGE. THE HARDSHIP THAT THIS WOULD CREATE IS THAT I WOULD HAVE TO GO AND RENT A STORAGE SPACE TO PUT ALL MY BELONGINGS IN AND PAY RENT TO STORE IT.

List type of variance requested: VARIANCE REQUESTED IS FOR THE ACCESSORY STRUCTURE TO REMAIN ON SIDE OF HOUSE.