

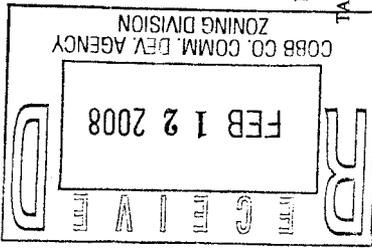
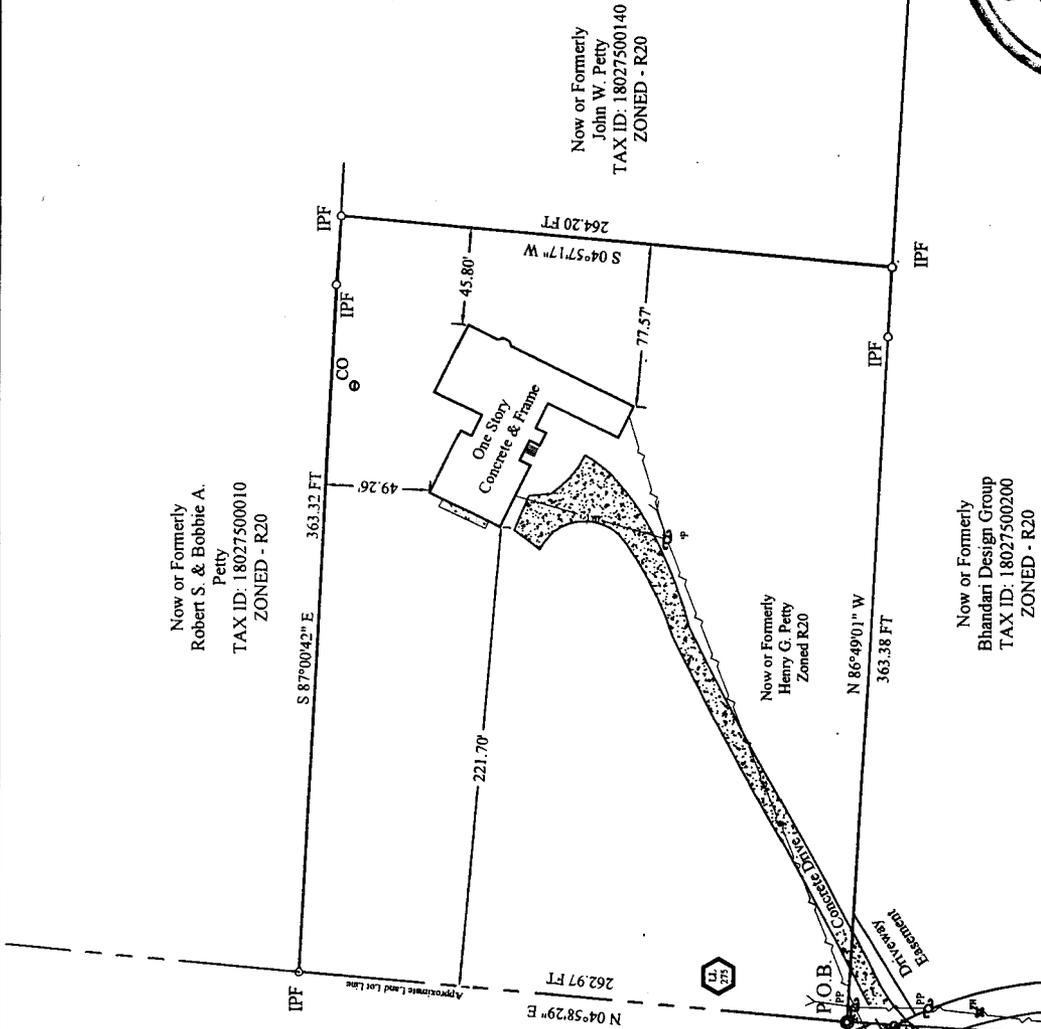
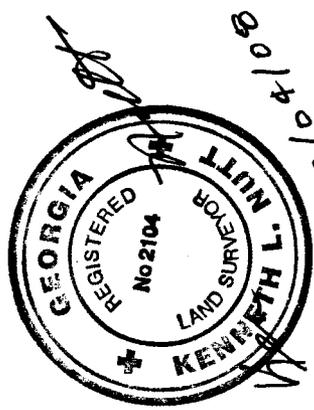
**LEGEND**

- X-X- Barbed Wire
- SS Sanitary Sewer
- PH Fire Hydrant
- CP Power Pole
- OP Iron Pin Faced
- OPF Iron Pin Faced
- MON Monument Found
- X-UP Light Pole
- EP Edge Pavement
- POB Point of Beginning
- CTP Crime Top Pin Found
- B/C Back of Curb
- CL Centerline
- Chain Link Fence
- SSMH Sewer Manhole
- SSE Sanitary Sewer Easement
- JB Junction Box
- DI Drop Inlet
- PL Property Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Conc. Pipe
- DE Drainage Easement
- WM Water Meter
- Water Valve
- Right of Way
- Power Line

X:\2007\022407\022407.dwg, 2/6/2008 11:20:27 AM, I:\5775\_PSC, Roy Noltz

**V-28**

Job #: 022407



All iron pins are 1/2" Rebar unless otherwise noted.  
Equipment used: Topcon GTS Total Station  
The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compaq's Rule.  
The bearings have been calculated for closure and is found accurate within one foot in 308,204 feet.  
This plat subject to all easements public and private.

**Perimeter Surveying & Development Co.**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

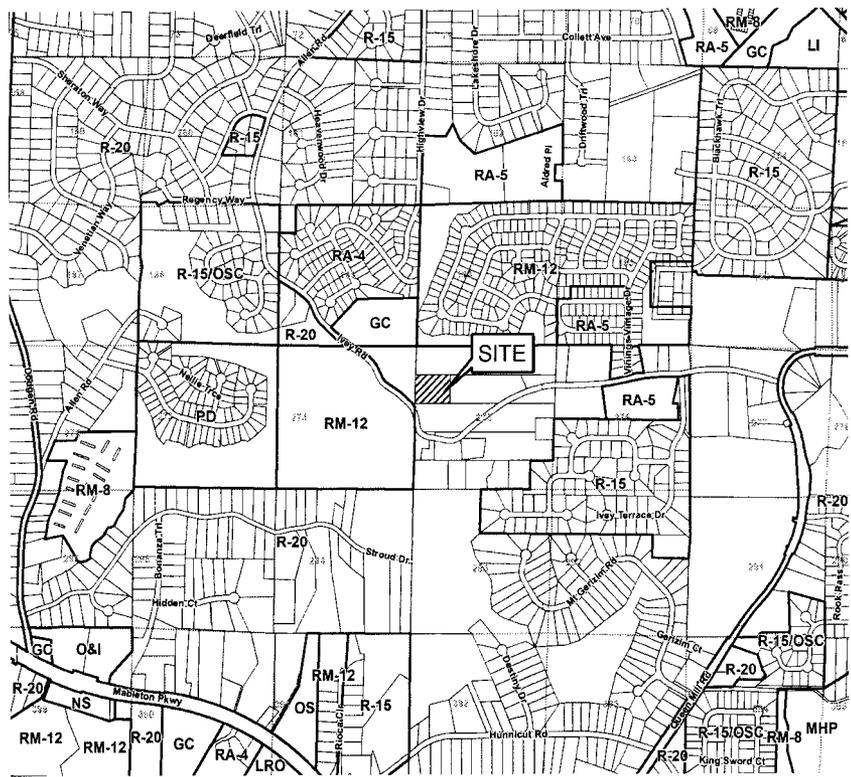
**APPLICANT:** Mindy L. Hall **PETITION NO.:** V-28  
**PHONE:** 678-984-6408 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 275  
**PROPERTY LOCATION:** Located off of a private **DISTRICT:** 18  
easement on the east side of Ivey Road **SIZE OF TRACT:** 2.2 acres  
(6379 Ivey Road). **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the public road frontage to allow one home off of a private easement.

**COMMENTS**

**TRAFFIC:** Recommend applicant secure an easement agreement from Bhandari Design Group.  
**DEVELOPMENT & INSPECTIONS:** No comment.  
**STORMWATER MANAGEMENT:** No objection to creation of estate sized lot (2.2 acres).  
**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:** 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 comment.  
**SEWER:** Sewer not available to property.

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**  
 APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
 REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
 HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
 STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: Mindy Hall

Petition Number: V-28

Date: 3.11.2008

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

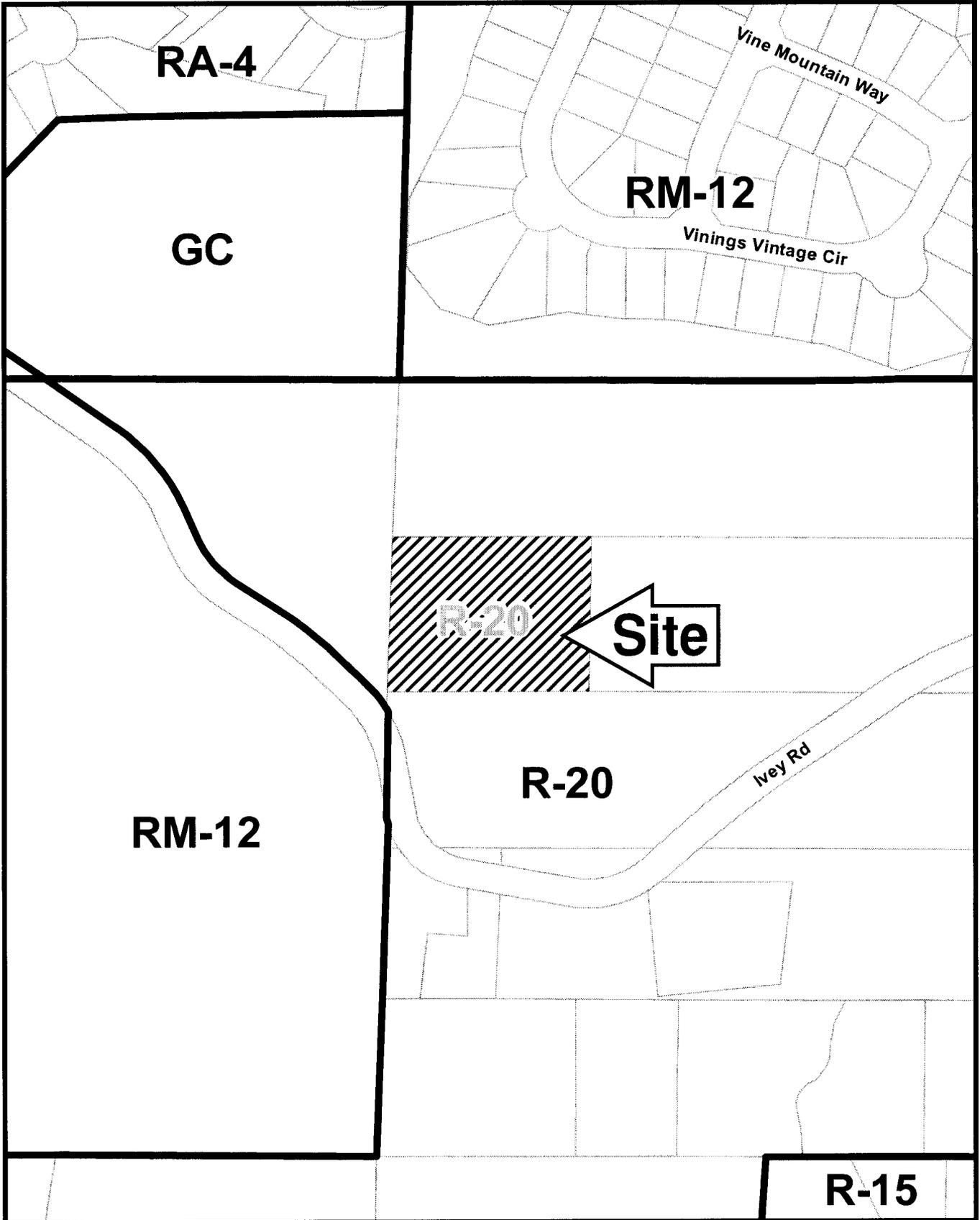
Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

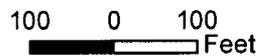
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

# V-28

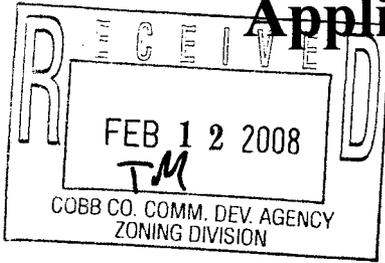


This map is provided for display and planning purposes only. It is not meant to be a legal description.



 City Boundary  
 Zoning Boundary

# Application for Variance Cobb County



(type or print clearly)

Application No. V-28

Hearing Date: 4-9-08

Applicant Mindy L. Hall

Business Phone 678-984-6408

Home Phone 770-745-087

Mindy L. Hall  
(representative's name, printed)

Address 6257 Vinings Vintage Dr Mableton GA 30126  
(street, city, state and zip code)

M L Hall  
(representative's signature)

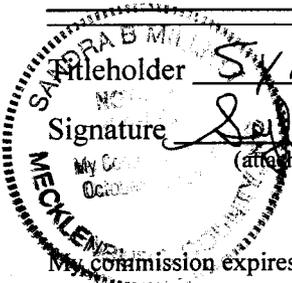
Business Phone 678-984-6408

Cell Phone 813-220-5961

My commission expires: Oct 4<sup>th</sup> 2010

Signed, sealed and delivered in presence of:  
Freddie Gautam

Notary Public



Titleholder Sylvia Peters

Business Phone 704-916-3331

Home Phone 704-392-8655

Signature Sylvia Peters  
(attach additional signatures, if needed)

Address: 3754 Glenlea Commons Dr Charlotte NC 28216  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Sandra B. Miller

Notary Public

Present Zoning of Property R-20

Location 6379 Joey Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 275 District 18th Size of Tract 2.2 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 Location of property \_\_\_\_\_

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.

I am requesting to waive the 75 ft Road frontage Requirement and allow the existing 25 ft driveway for residential building approval

List type of variance requested: Access Easement for residential building