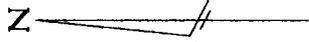
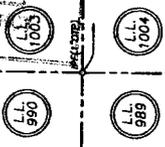
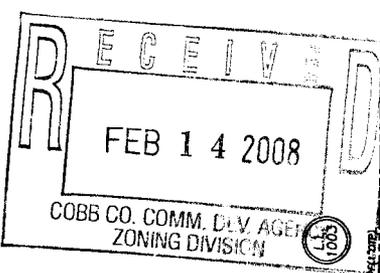
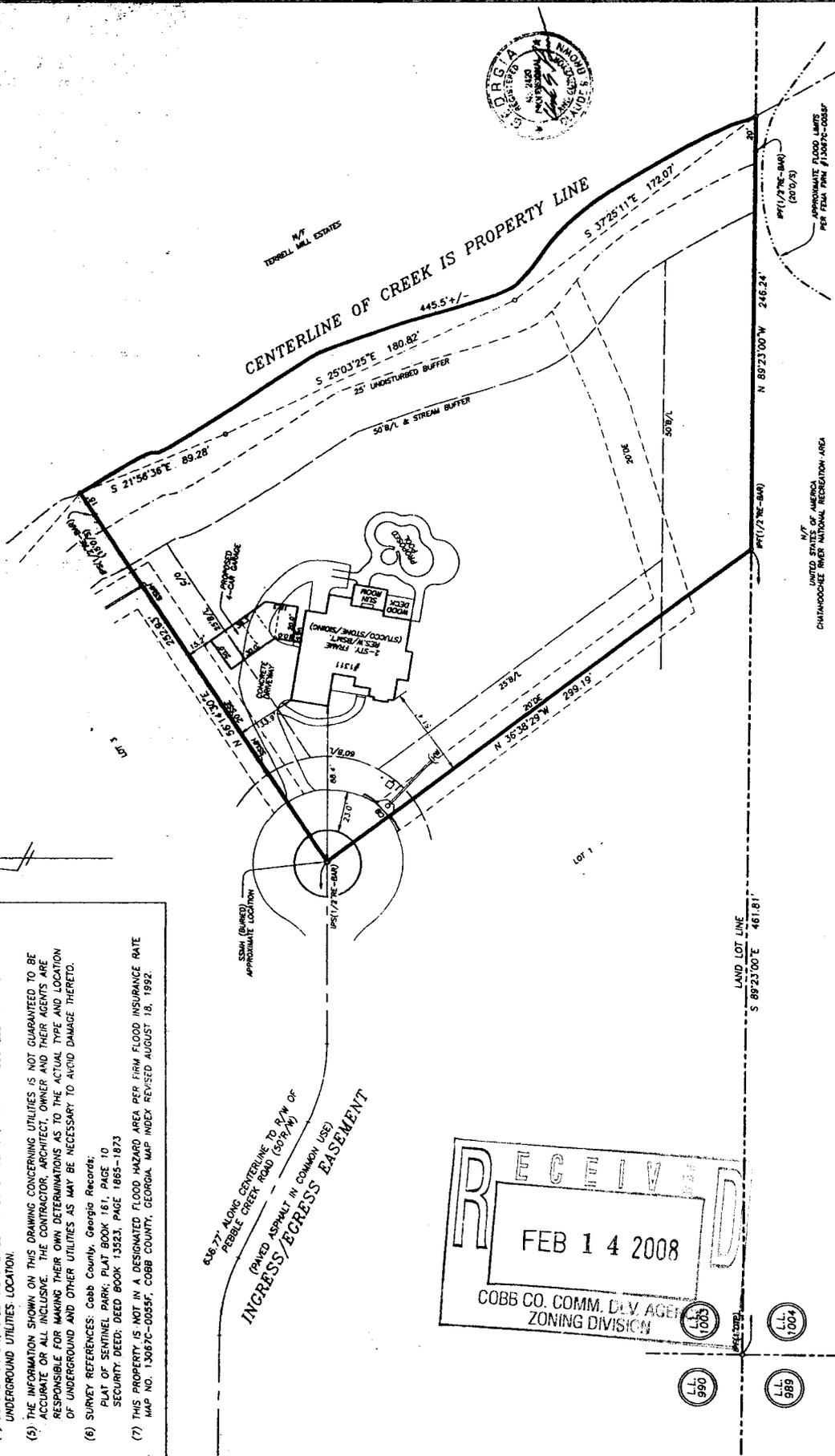


AREA OF TRACT:
85,116 Square Feet
1.91 Acres



- (1) THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON AP-L1A ROBOTIC TOTAL STATION.
- (3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,829 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- (6) SURVEY REFERENCES: Cobb County, Georgia Records:
PLAT OF SENTINEL PARK, PLAT BOOK 161, PAGE 10
SECURITY DEED, DEED BOOK 1323, PAGE 1865-1873
- (7) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NO. 13067C-0059F, COBB COUNTY, GEORGIA. MAP INDEX REVISED AUGUST 18, 1992.

636.77' ALONG CENTERLINE TO R/W OF
PEBBLE CREEK ROAD (50% R/W)
(PAVED ASPHALT IN COMMON USE)
INGRESS/EGRESS BASEMENT



LOT 2, SENTINEL PARK
SHEET NO. **S-1**
OF 1 SHEET

REVISIONS	
NO.	DESCRIPTION
1	PROPOSED DAMAGE / POOL
	DATE
	2/9/08

SURVEY PLAT
Prepared for
KEN HORVAT
Land Lot 1003 of the 17th District, 2nd Section
Cobb County, Georgia

Prepared By
REGISTERED LAND SURVEYORS, INC.
580 West Crossville Road
Suite 204 30075
Roswell, Georgia
(770) 598-7676

DRAWN BY: J. SHEPHERD
CHECKED BY: C. BROWN
DATE: 01-02-2008
SCALE: 1"=40'
JOB NO.: 2276

APPLICANT: Joel and Pam Lackey **PETITION NO.:** V-30
PHONE: 404-629-9595 **DATE OF HEARING:** 04-09-08
REPRESENTATIVE: Scott W. Peters **PRESENT ZONING:** R-80
PHONE: 404-681-3450 **LAND LOT(S):** 1003
PROPERTY LOCATION: Located off of a private easement on the west side of Timberland Drive (1311 Pebble Creek Road). **DISTRICT:** 17
SIZE OF TRACT: 1.91 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 25 feet to 15 feet adjacent to the northern property line.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If the variance is granted, this project may require a land disturbance permit (including compliance with the tree ordinance) if the disturbance is within 200 feet of a perennial stream.

STORMWATER MANAGEMENT: This lot is constrained by site topography; however, a three bay garage will fit in the proposed location without requiring a variance.

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: Private water line at site.

SEWER: As shown on applicant's survey, proposed structure appears not to encroach existing CCWS sewer easement on the site at the north property line. Garage must be set back at least 2 feet from edge of sanitary sewer easement.

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

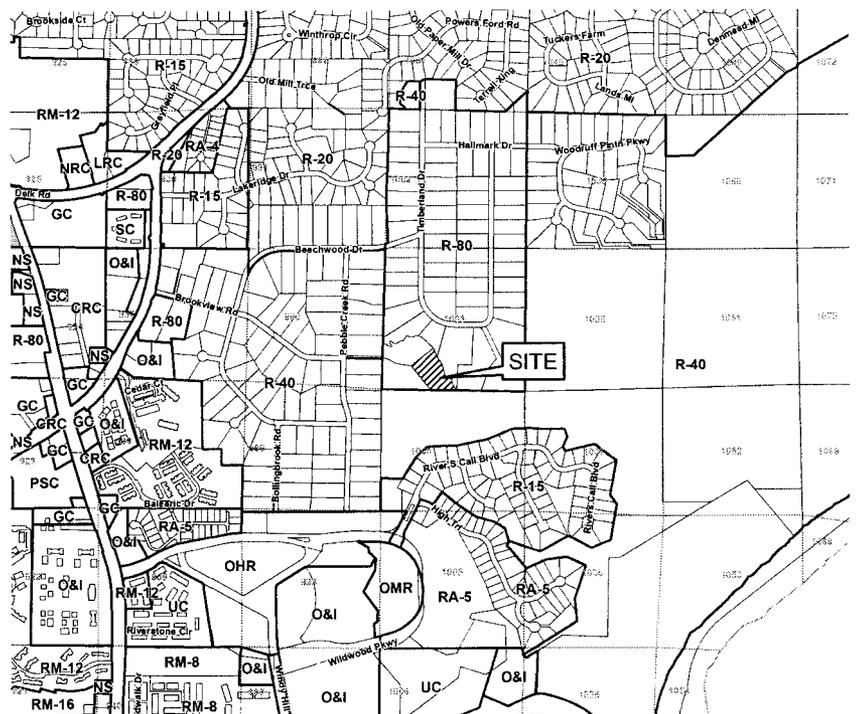
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

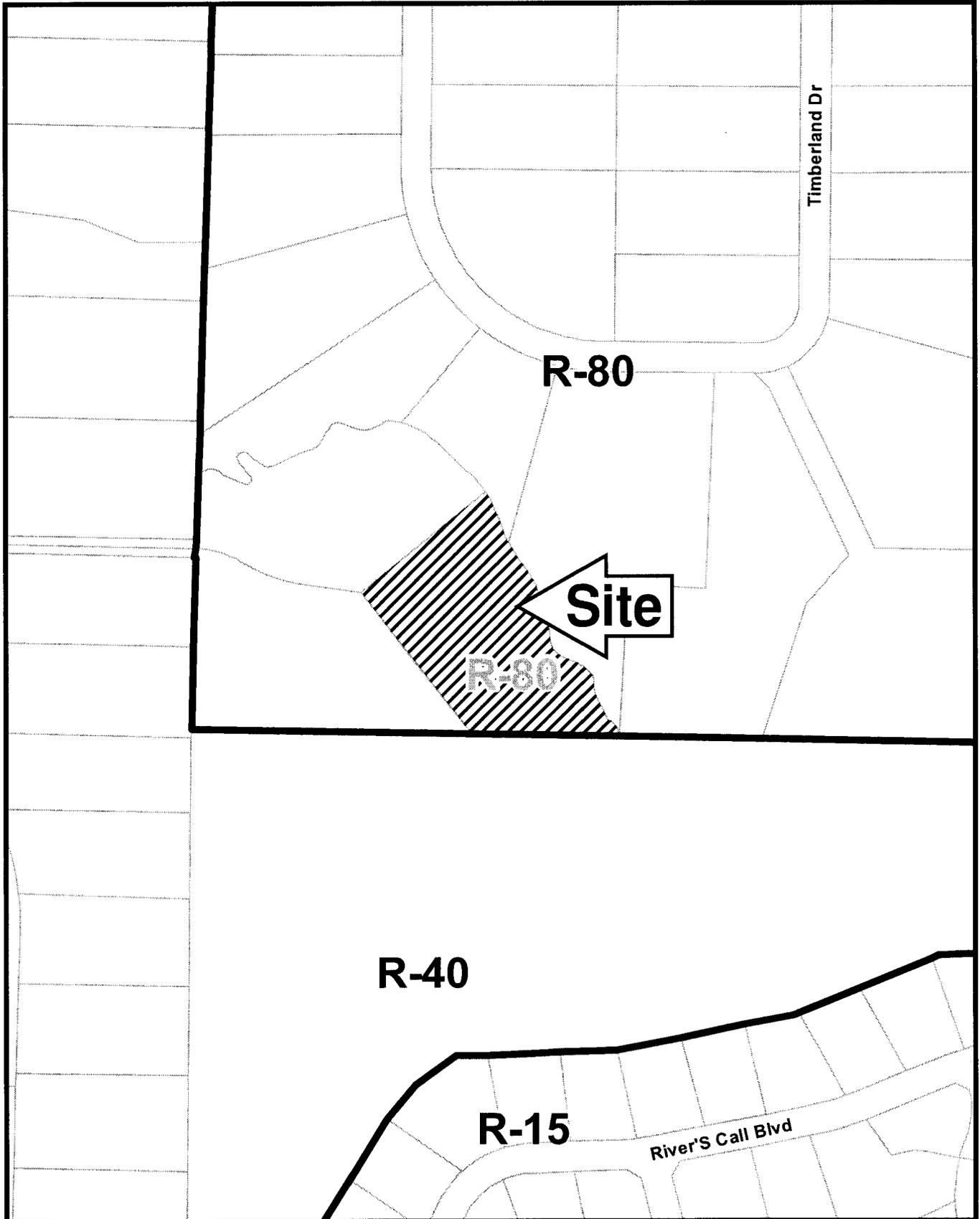
REJECTED **SECONDED**

HELD **CARRIED**

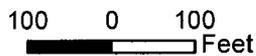
STIPULATIONS:



V-30



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



 City Boundary
 Zoning Boundary

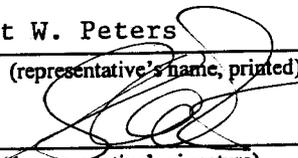
Application for Variance Cobb County

(type or print clearly)

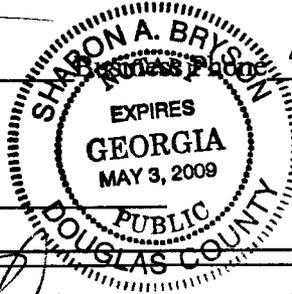
Application No. V-30
Hearing Date: 4-9-08

Applicant Joel and Pam Lackey Business Phone 404-629-9595 Home Phone 770-955-0117

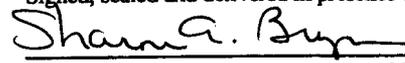
Scott W. Peters Address 1100 Peachtree St., Ste., 800, Atlanta, GA 30309
(representative's name, printed) (street, city, state and zip code)


(representative's signature) Business Phone 404-681-3450 Cell Phone 404-217-1620

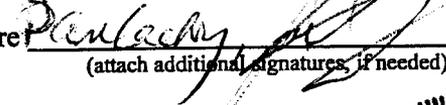
My commission expires: _____



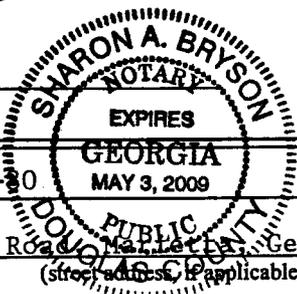
Signed, sealed and delivered in presence of:


Notary Public

Titleholder Joel and Pam Lackey Business Phone 404-629-9595 Home Phone 770-955-0117

Signature 
(attach additional signatures, if needed) Address: 1311 Pebble Creek Road, Marietta, GA 30066
(street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:


Notary Public

Present Zoning of Property R-30

Location 1311 Pebble Creek Road, Marietta, Georgia
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1003 District 17th Size of Tract 1.91 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

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.
Please see attached Letter of Intent

List type of variance requested: Side yard setback reduction from 25 feet to 10 feet to allow for the construction of a detached garage.

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP
1100 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309-4516

(404) 681-3450
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: speters@swflp.com
Direct Dial: (404) 954-9836

February 13, 2008

VIA HAND DELIVERY

Cobb County Community Development
Zoning Division
191 Lawrence Street
Marietta, Georgia 30060

RE: Variance Request – Side Yard Setback Reduction
Joel and Pam Lackey – 1311 Pebble Creek Road, Marietta, Georgia

Dear Ladies and Gentlemen:

I represent Mr. Joel and Mrs. Pam Lackey in regard to their request for a variance to reduce the side yard set-back along their northern property line from 25' to 15'. This request is for the purpose of allowing for the construction of a detached garage adjacent to the existing residence. The property is one of three houses located along a private street. The other two residents of this street have approved of this request.

The property is located at the end of the cul de sac of Pebble Creek Road. Although generally rectangular in shape, the property intersects the private drive at its corner, resulting in minimal road frontage. In addition, the property slopes rather dramatically from front to back as you move away from the house site. A creek is located along the rear of the property. The shape and topography of the property provide a challenge to allow for the proposed improvements in a manner which is consistent with the character of both the Lackey's and the neighboring houses if the existing side yard set back requirement can not be reduced.

Mr. and Mrs. Lackey desire to construct a detached garage to provide for additional storage for both automobiles and household goods. The existing driveway is located on the northern side of the house, and the proposed garage would utilize such existing drive. The garage will be constructed in a manner consistent with the exiting home.

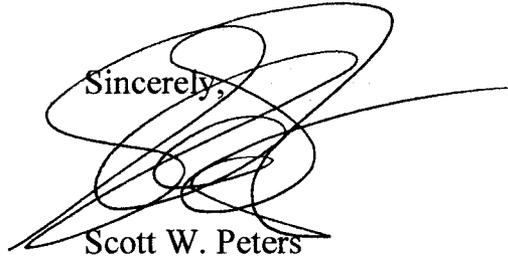
LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP

Page 2
February 13, 2008

Although the Lackey's home is zoned R-80, the surrounding subdivision is zoned R-40, which would allow for the requested 15' minimum side yard set-back. The Lackey's have attempted several configurations to allow for the construction of a similar garage within the existing set-back, but the topography and shape of the property have prevented such construction. Both neighboring property owners have reviewed the Lackey's plans and have consented thereto. Photographs of the Lackey's home, as well as the neighboring residences, are included for your convenience.

We therefore respectfully request that Cobb County grant the required variance to reduce the side yard building set back along the northern property line to 15'. Thank you for your consideration in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott W. Peters", is written over the word "Sincerely,". The signature is stylized and somewhat illegible due to its cursive nature.

Scott W. Peters

SWP/jj