

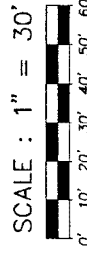
**V-102
(2008)**

NOTES:

ALL IRON PINS INDICATED AS SET (FPS) ARE 1/2" REBAR RODS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3" SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,534 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 509,818 FEET.
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER FPMR NO. 13067000400 DATED: AUGUST 18, 1992

DEED REFERENCES
 DEED BOOK 9097, PAGE 55
 POWER EASMT. - DEED BOOK 2514, P. 104
 SIGN EASMT. - DEED BOOK 2390, P. 104
 SIGN EASMT. - DEED BOOK 5510, P. 104
 SEWER EASMT. - DEED BOOK 1938, P. 104

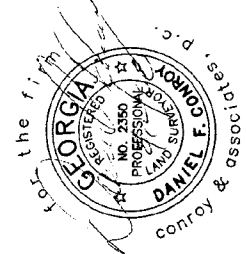
AREA SUMMARY
 0.597 ACRES



REV. 4-17-08 ADDED TITLE EXCEPTIONS
 REV. 6-11-08 CHANGED NAMES

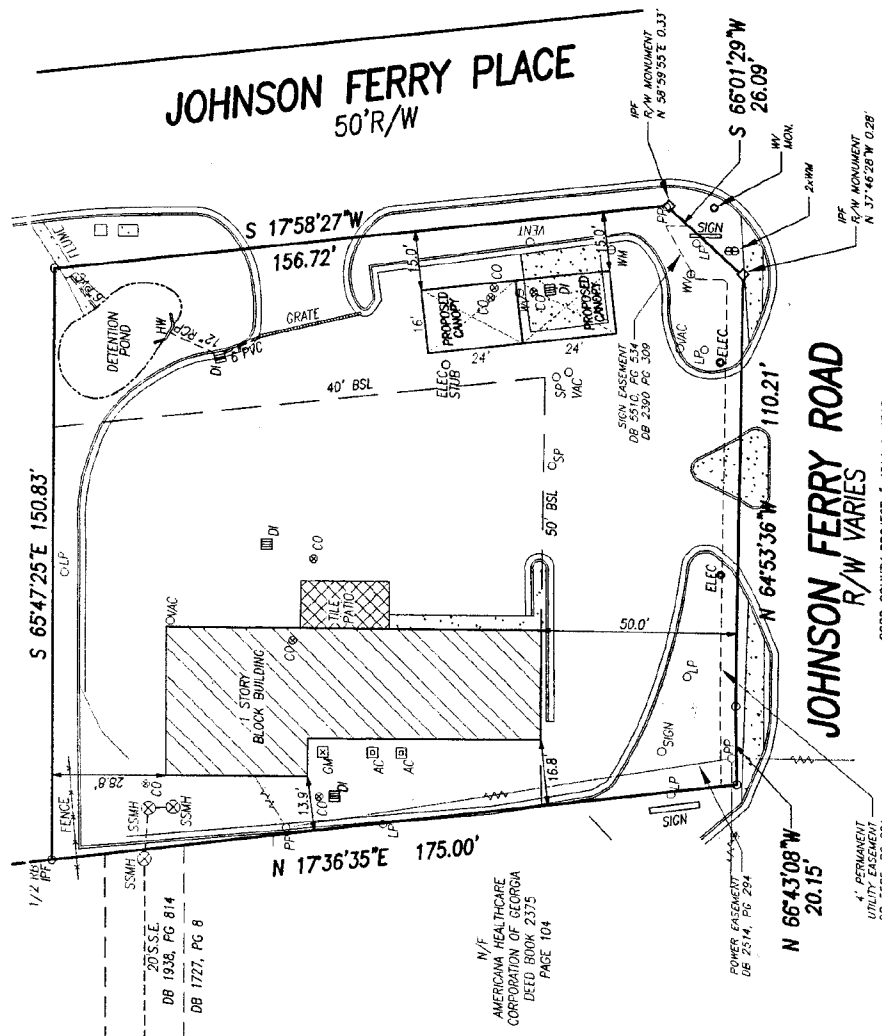
| | |
|---|----------------------|
| SURVEY FOR: JEN PARTNERS, LLC | |
| LAWYERS TITLE INSURANCE SURVEYING SERVICES BY: | |
| conroy & associates, P.C. | |
| LAND LOT: 901 | SURVEYED: 4-3-08 |
| DISTRICT: 16, SEC 2 | DRAWN: 4-8-08 BY: JP |
| COUNTY: COBB | SCALE: 1"=30' |
| 1450 ATLANTIC COURT SUITE 203 BUDFORD, GA 30518 770.831.3301 (FAX) 770.831.6284 | |
| A1060 | |

| LEGEND | |
|--------|------------------------|
| P.O.B. | POINT OF BEGINNING |
| R/W | RIGHT OF WAY |
| N/W | ADJOINING OWNERSHIP |
| CO | CLEARCUT |
| CL | CLIP |
| DI | DETENTION POND |
| SP | SEWER |
| WH | WATER |
| SSMH | SANITARY SEWER MANHOLE |
| MON. | MONUMENT |
| WV | WATER VALVE |
| GM | GAS METER |
| FH | FIRE HYDRANT |
| CB | CATCH BASIN |
| WM | WATER METER |
| LP | LIGHT POLE |
| PP | POWER POLE |
| DB | DEED BOOK |
| PG | PAGE |
| RB | REBAR |
| IPF | IRON PIN FOUND |
| BSL | BUILDING SETBACK LINE |
| ELEC | UNDERGROUND ELECTRIC |
| | OVERHEAD POWER LINE |



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL.
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N/W
 AMERICANA HEALTHCARE
 CORPORATION OF GEORGIA
 DEED BOOK 2415
 PAGE 296



JOHNSON FERRY ROAD
 R/W VARIES

COBB COUNTY PROJECT # 4314 & 4315
 DEED BOOK 5585, PAGE 220

N/W
 AMERICANA HEALTHCARE
 CORPORATION OF GEORGIA
 DEED BOOK 2375
 PAGE 104

POWER EASEMENT
 DB 2514, PG 294

4' PERMANENT
 UTILITY EASEMENT
 DB 5565, PG 221

Petition V-102

Search Tags < Insoon Kim, NS, Johnson Ferry Road, Johnson Ferry Place, car wash, side street, rear setback, side setback>

Insoon Kim, 770-579-2009, representing himself, requests:

- 1) Allow an accessory structure to be closer to the side street than the principal building;
- 2) Waive the rear setback from the required 30 feet to 28 feet (existing); and
- 3) Waive the side setback from 15 feet to 13 feet (existing).

Property is located on the northwest intersection of Johnson Ferry Place and Johnson Ferry Road (1232 Johnson Ferry Road); 16th District, Land Lot 901, Parcel 27.

Size of tract is 0.53 acres or 23,087 s.f.

Present zoning is Neighborhood Shopping (NS)

Contiguous zoning is: *North: O&I; East: : O&I, NS; South: NS; West: GC.*

Land use category: Community Activity Center (CAC)

Case manager is Trish Steiner

BZA board member is Tom McCleskey

Reason: *The canopies are needed to protect the workers from over-exposure to the sun and the rain. The canopies are also required to protect delicate equipment used in the Steam Jet Hand Car Wash and Detailing services.*

Staff Comments:

Click for [Preliminary Variance Analysis](#):

[Click for Final Variance Analysis](#)

ECCA position: **Opposed:**

- *Consistency with Platinum auto spa*
- *Not a hardship*

Maximum impervious surface % allowed: 70% (16,161 s.f.)

Maximum impervious surface % planned: Unknown

BZA Action (unofficial):

- **Request 1 denied**
- **Request 2 approved**
- **Request 3 approved**