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12-12-2022

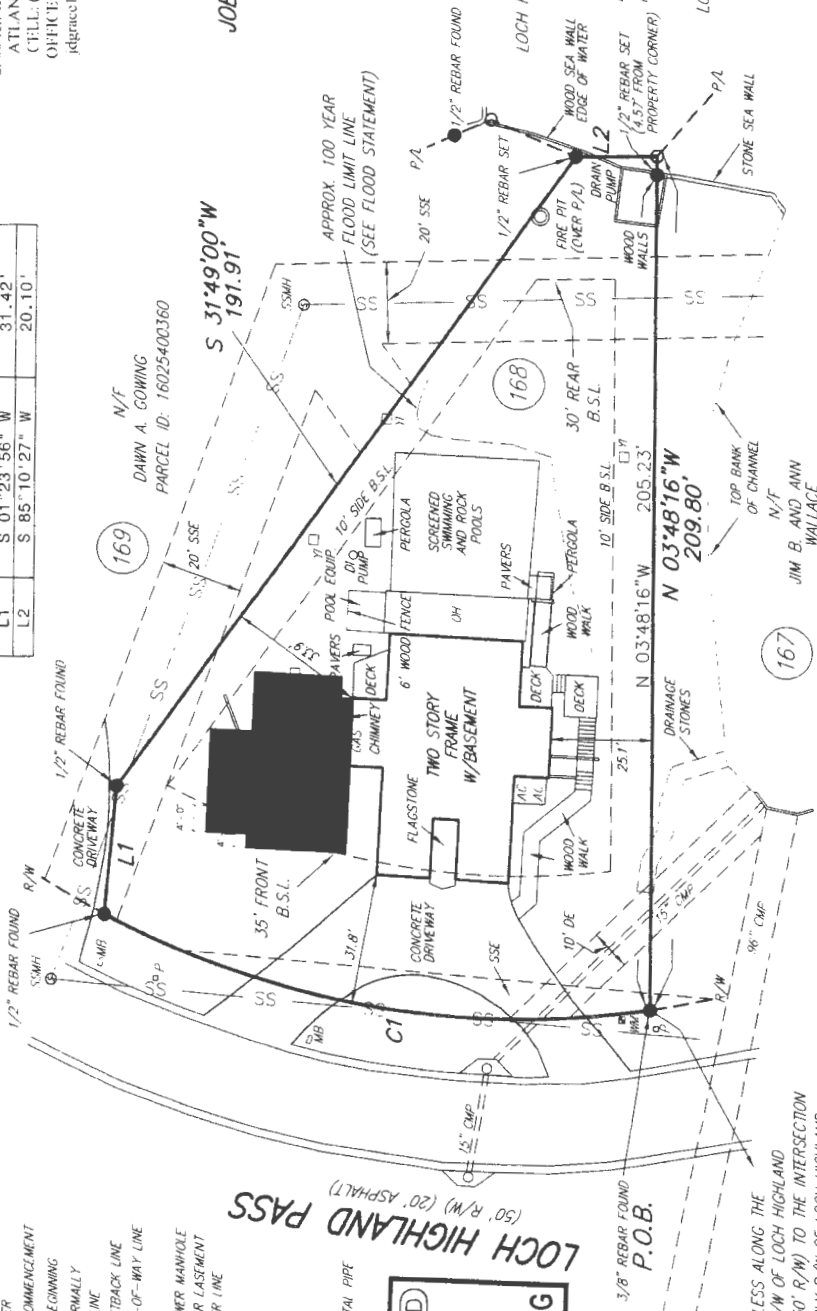
BOUNDARY SURVEY
 FOR
JOESPH WILLIAM BENJAMIN MCCULLAR
 AND
RAEHEL L. RICHARDS
 LAND LOT 254, 16TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA

SITE ADDRESS:
 4007 LOCH HIGHLAND PASS NE
 ROSWELL, GEORGIA 30075
 LOT 168, BLOCK D
 LOCH HIGHLAND SUBDIVISION, UNIT ONE, SECTION THREE
 PARCEL ID: 16025400330

V-63
(2023)

Curve	Radius	Length	Chord	Chord Bear.
C1	220.00'	138.82'	136.53'	S 84°27'59" E

Course	Bearing	Distance
L1	S 01°23'56" W	31.42'
L2	S 85°10'27" W	20.10'



RECEIVED
APR 13 2023
COBB COUNTY ZONING

637.50' MORE OR LESS ALONG THE SOUTHEASTERLY R/W OF LOCH HIGHLAND PASS (HAVING A 50' R/W) TO THE INTERSECTION WITH THE NORTHERLY R/W OF LOCH HIGHLAND PARKWAY (HAVING A 50' R/W), SHD POINT BEING THE P.O.C.

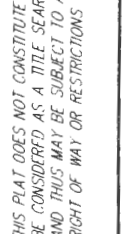
MEASUREMENTS WERE TAKEN WITH A LEICA TS12 WITH AN ANGULAR ERROR OF 04" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1/16,163". PLAT PRECISION OF CLOSURE CALCULATED 1/167,768". THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

TOTAL AREA
0.425 ACRES
18,513 SF

FLOOD STATEMENT:
 THE HOUSE STRUCTURE WAS MOVED FROM FLOOD HAZARD ZONE A TO SHADDED ZONE X PER LOMA CASE NO. 20-04-57604 DATED OCT 13, 2020. THE 100 YEAR FLOOD LINE IS SHOWN AS APPROX. USING THE ELEV. 986.7' AS CALCULATED BY FEMA AND EXISTING GROUND ELEVATIONS.

REFERENCES:
 1. PLAT OF LOCH HIGHLAND SUBDIVISION, UNIT ONE, SECTION THREE, RECORDED IN PB 63 PG 145 AND LEGAL DESCRIPTION FROM SURVEY BY RLS JOHN A. STEERMAN RECORDED IN DB 15800 PG 2881-2882 OF THE COBB COUNTY RECORDS.

FIELD WORK DATE: 12-10-2022
 PLAT DATE: 12-12-2022
 ZONED: R15



APPLICANT: Raechel Richards

PETITION No.: V-63

PHONE: 407-719-0644

DATE OF HEARING: 06-14-2023

REPRESENTATIVE: Raechel Richards

PRESENT ZONING: R-15

PHONE: 407-719-0644

LAND LOT(S): 254

TITLEHOLDER: Joseph William Benjamin
McCullar and Raechel L. Richards

DISTRICT: 16

PROPERTY LOCATION: On the south side of Loch
Highland Pass, west of Dunbarton Way
(4007 Loch Highland Pass).

SIZE OF TRACT: 0.43 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Reduce the side setback from required 10 feet to six (6') feet adjacent to the eastern property line; and 2) reduce the front setback from required 35 feet to 25 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

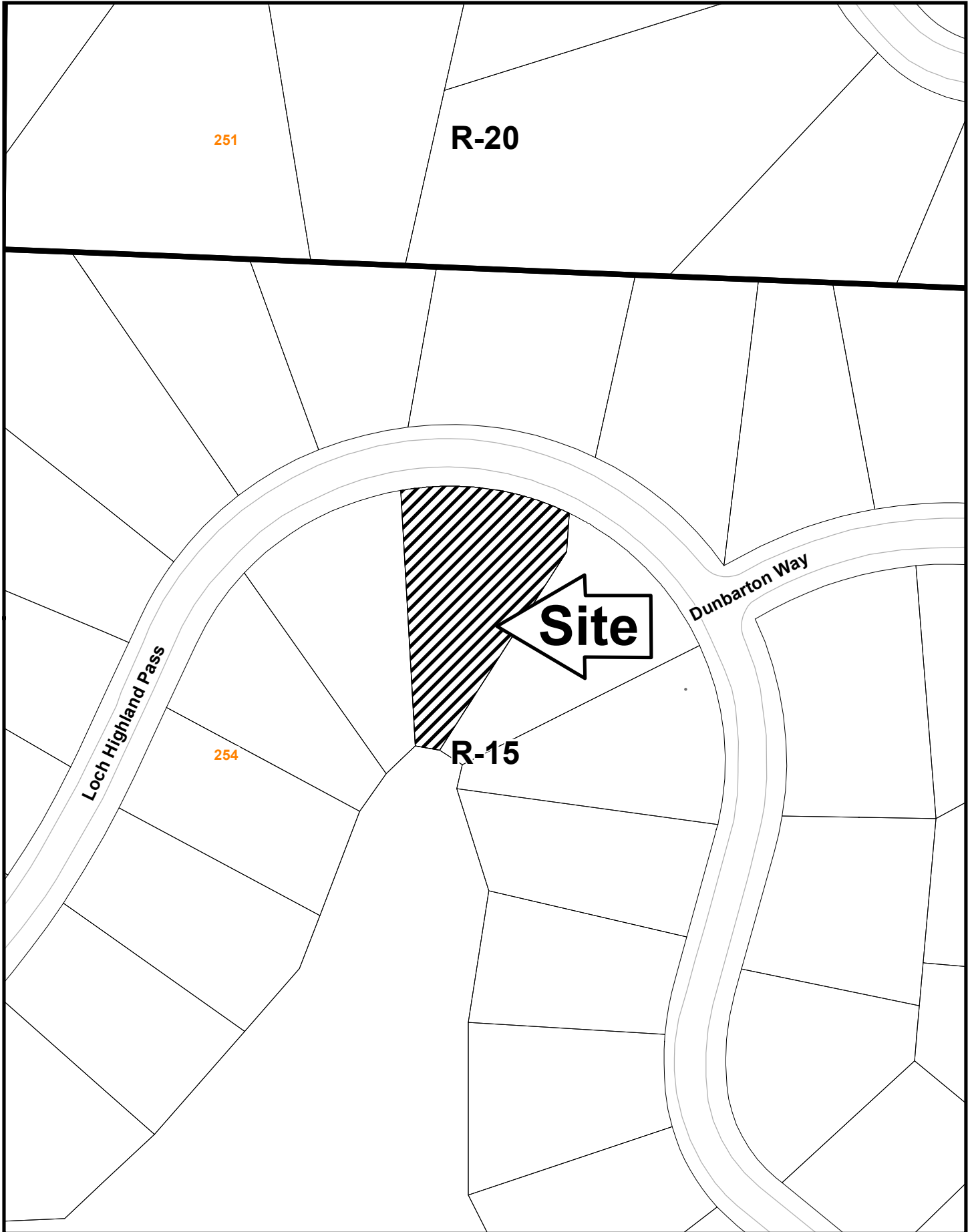
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STIPULATIONS:

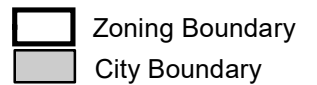
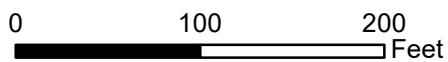
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V-63 2023 GIS



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COBB COUNTY ZONING

Application for Variance Cobb County

(type or print clearly)

Application No. V-63
Hearing Date: 6-14-2023

Applicant Raechel Richards Phone # 407-719-0644 E-mail raechel@parastlaw.com

Raechel Richards Address 4007 Loch Highland Pass NE, Roswell GA 30075
(representative's name, printed) (street, city, state and zip code)

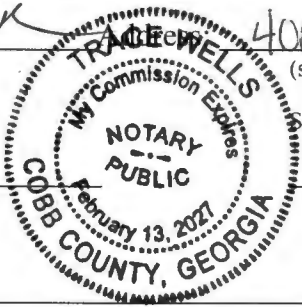
[Signature] Phone # 407-719-0644 E-mail raechelrichards@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of: Trace Wells
Notary Public

My commission expires: 02/13/2027

Titleholder Joseph William Benjamin McCullar 404-771-0589 jwbmccullar@gmail.com
Raechel L. Richards Phone # 407-719-0644 E-mail raechelrichards@gmail.com

Signature [Signature] 4007 Loch Highland Pass NE Roswell GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: Trace Wells
Notary Public

My commission expires: 02/13/2027

Present Zoning of Property _____

Location 4007 Loch Highland Pass NE, Roswell GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 254 District 11th Size of Tract ~.421 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 _____

Does the property or this request need a second electrical meter? YES _____ NO

How many stories is the proposed building? 1 How many square feet? ~1200

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 titleowner's elderly parents must live with the titleholders. One elderly parent is on peritoneal dialysis, requiring specific configurations and accommodations for bathroom access. The structure must be wheelchair accessible to provide adequate space for mobility. and the structure must remain on a single level, with medical storage space. The existing structure

List type of variance requested: is 3 stories and does not provide adequate space. Reduce front setback from 35 feet, as the arc curve wont allow addition to fit. Reduce side setback from 10ft to 9 ft.