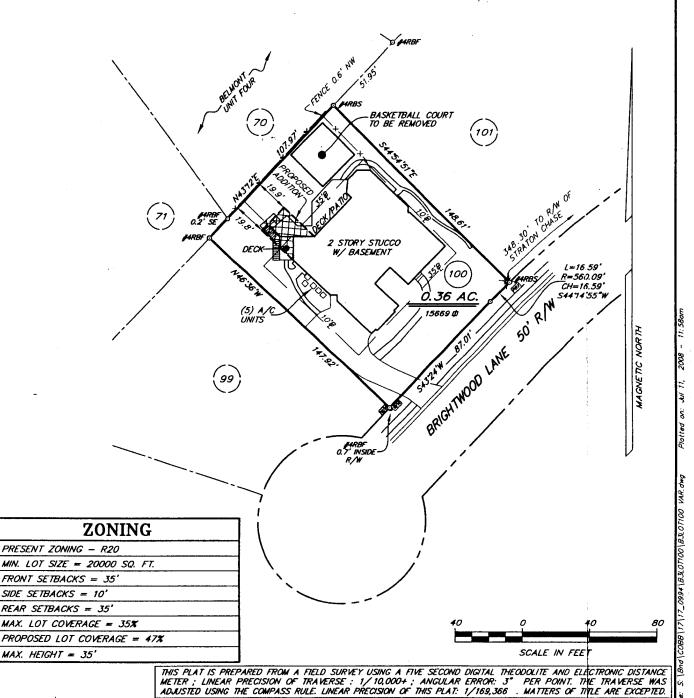
ı 🌣	F.O FIRE BIURANI	· · · · · · · · · · · · · · · · · · ·			
8	M.H SANITARY SEWER MANHOLE		V-96		
W/M	W.M WATER METER	M			
G/M	G.M GAS METER	∘ C. O.	(2008)		
0	RBS- REINFORCING BAR SET	0	, ,		
0	RBF- REINFORCING BAR FOUND	E	UNDERGROOND ELECTRICAL LINE		
0	CTF- CRIMP TOP PIPE FOUND	-	OVERHEAD POWER LINES		
0	OTF- OPEN TOP PIPE FOUND		HWHEADWALL		
0	R/W MON - RIGHT-OF-WAY MONUMENT	[PBX]	POWERBOX		
X			-W-W-WATER LINE		
. 0	J.B JUNCTION BOX	—т -	-UNDERGROUND TELEPHONE LINE		
<b>(E)</b>	D.I DROP INLET / YARD INLET	G-GAS LINE			

AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES

STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY
THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067C0055F DATED AUGUST 18, 1992

THE PURPOSE OF THIS VARIANCE IS TO ALLOW FOR A PROPOSED 25' x 19' ADDITION TO BE BUILT ON TO THE HOUSE.





DATE : 06-09-08 REVISIONS

SCALE : 1"=40' 07-11-08; COMMENTS

DRAWN BY : CM

CHECKED BY : CAE

FIELD BROOK : 429

Caskins

1266 Powder Springs Rd www.ş Morietta: Georgia 30064

www.gscsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593 VARIANCE PLAT FOR:

## MICHAEL GELLER

LOT 100 BELMONT, UNIT THREE

LOCATED IN L.L. 994 17th DISTRICT, 2nd SECTION COBB COUNTY, GA. Notted By Chad Mashburn

<b>APPLICANT:</b>	Roby	n Ulman Geller	PETITION NO.:	V-96
<b>PHONE:</b> 770-337-0087		DATE OF HEARING:	09-10-08	
REPRESENTATIVE:		William W. Ewing, III	PRESENT ZONING:	R-20
PHONE:		770-842-5333	LAND LOT(S):	994
PROPERTY LOCATION: Located on the northwestern			DISTRICT:	17
side of Brightwood Lane, west of Straton Chase			SIZE OF TRACT:	0.36 acre
(3045 Brightwood Lane).			COMMISSION DISTRICT:_	2

**TYPE OF VARIANCE:** 1) Waive the rear setback from 35 feet to 17 feet; and 2) allow the impervious coverage to be 47% in lieu of the maximum of 35%.

## **COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

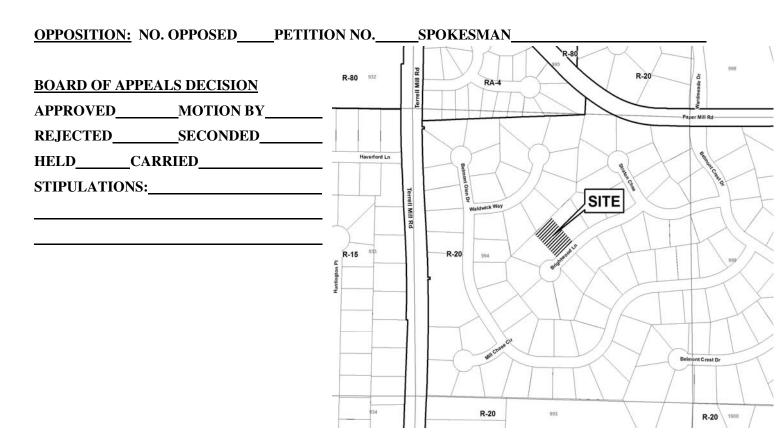
**STORMWATER MANAGEMENT:** With a total impervious coverage of 47% this lot is already substantially over the maximum allowable impervious coverage limit for R-20 developments (35%). However, with the proposed removal of the existing basketball court there will be a net reduction of approximately 5% (730 square feet). This will provide a substantial improvement over the current conditions.

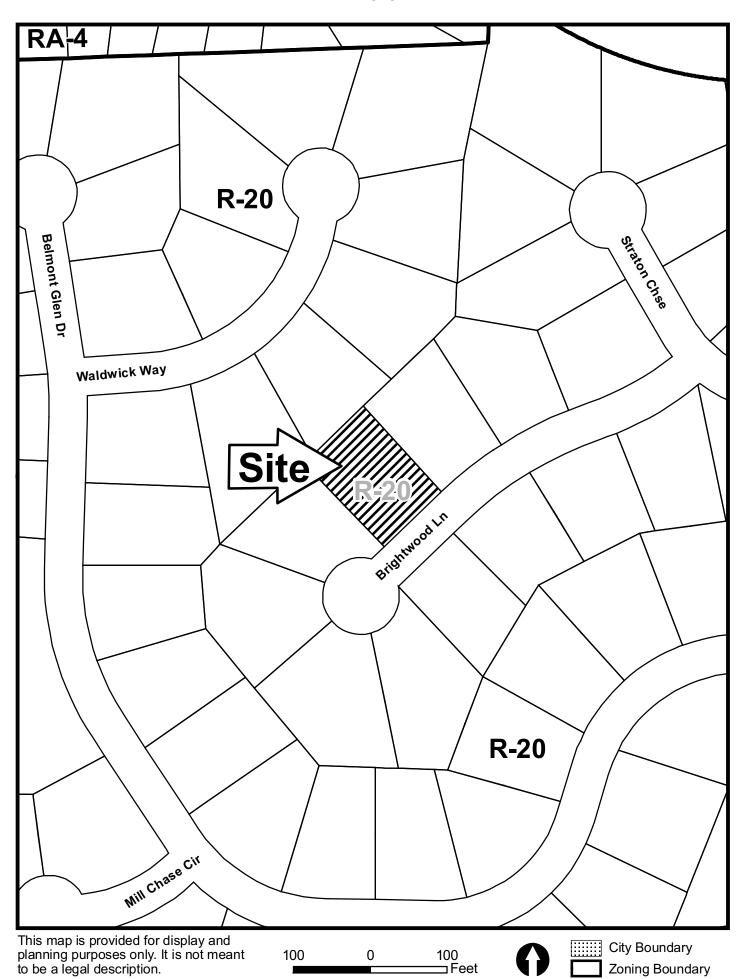
**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

WATER: No conflict.

**SEWER:** No conflict.





## **Application for Variance Cobb County**

(type or p	orint clearly)	Application No Hearing Date:	V - 96
Applicant ROBYN ULMAN GALLER Busines	s Phone	Home Phon	e
WILLIAM W E WING III Address (representative's name, printed)	s <u>3227 SAGE</u> (street,	DIC. MADIETTA city, state and zip code)	at 30066
Mulian Mu Surjing Busines (representative's signature)			•
My commission expires: 3-132010	Signed	stalled and delivered in pres	Notary Public
Titleholder Robys Wisness Business	ss Phone <u>N/A</u>	Home Phon	e <u>7) 337-0087</u>
Signature Rolling Diomer (attach additional signatures, if needed)	Address: <u>3045 1312</u> (street,	city, state and zip code)	ARIETTA GA 30
My commission expires: 3-13-2010		Sealed and delivered in pres	11 11
Present Zoning of Property R-20 W/S			
Location 3045 BRIGHTWOOD LANK	oplicable; nearest intersection	on, etc.)	·
Land Lot(s) 994 District			Acre(s)
Please select the extraordinary and exceptional condition(s) must be peculiar to the piece of property		piece of property	in question. The
Size of Property Shape of Property	Topography	of Property	Other
The Cobb County Zoning Ordinance Section 134-94 determine that applying the terms of the Zoning Ordinardship. Please state what hardship would be creat NEED/NG MORE SPACE OF	states that the Cobbrdinance without the ed by following the	o County Board of Zo e variance would crea normal terms of the o	ning Appeals must ate an unnecessary rdinance.
List type of variance requested: REAR SET	BACK TO	/7′	

Revised: December 6, 2005