

V-114
(2008)

LEGEND

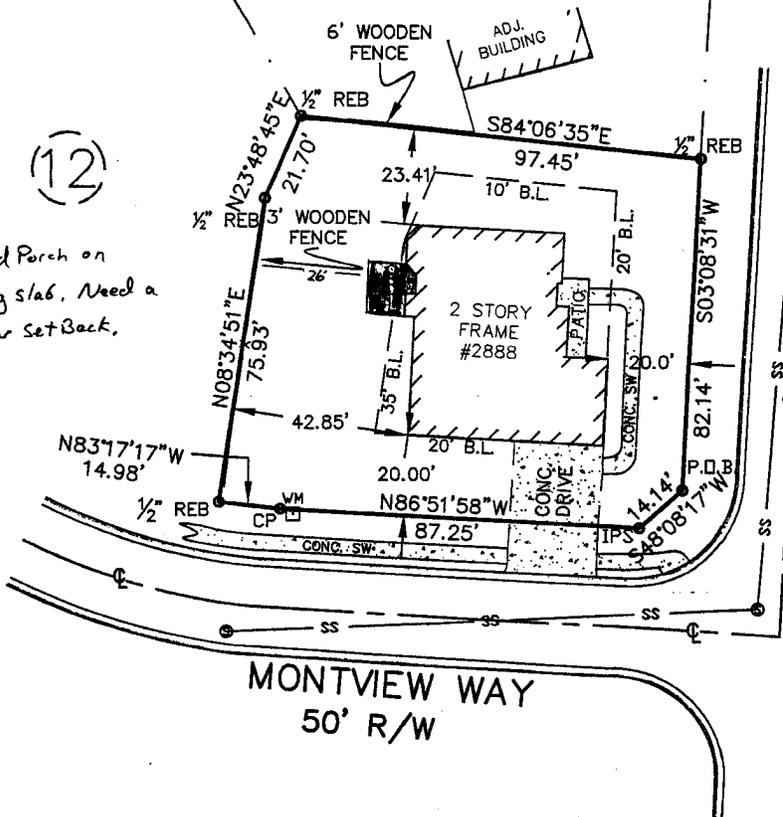
- | | | | |
|-------|----------------------------|---|-------------------------|
| -x-x- | FENCE | ⊙ | IRON PIN FOUND/SET |
| — — — | GAS LINE | ⊙ | COMPUTED POINT |
| — — — | WATER LINE | ⊙ | CRIMP TOP PIPE |
| — — — | UNDER GROUND POWER LINE | ⊙ | OPEN TOP PIPE |
| — — — | AERIAL POWER LINE | ⊙ | REINFORCING BAR |
| — — — | UNDER GROUND SOUTHERN BELL | ⊙ | IRON PIN SET - 1/2" RB |
| — — — | AERIAL SOUTHERN BELL | ⊙ | IRON PIN FOUND |
| — — — | POWER POLE | ⊙ | EXISTING SPOT ELEVATION |
| — — — | LIGHT POLE | ⊙ | PROPOSED SPOT ELEVATION |
| — — — | GUY WIRE | ⊙ | TEMPORARY BENCHMARK |
| — — — | WATER VALVE | ⊙ | |
| — — — | WATER METER | ⊙ | |
| — — — | GAS VALVE | ⊙ | |
| ⊙ | GAS METER | ⊙ | |
| ⊙ | FIRE HYDRANT | ⊙ | |
| ⊙ | CURB INLET | ⊙ | |
| ⊙ | HEADWALL | ⊙ | |
| ⊙ | SINGLE WING CATCH BASIN | ⊙ | |
| ⊙ | DOUBLE WING CATCH BASIN | ⊙ | |
| ⊙ | STORM SEWER MANHOLE | ⊙ | |
| ⊙ | SANITARY SEWER MANHOLE | ⊙ | |
| ⊙ | GEORGIA POWER MANHOLE | ⊙ | |
| ⊙ | CORRUGATED METAL PIPE | ⊙ | |
| ⊙ | REINFORCED CONCRETE PIPE | ⊙ | |
| ⊙ | DUCTILE IRON PIPE | ⊙ | |
| ⊙ | POLYVINYL CHLORIDE | ⊙ | |

TOTAL AREA
10,082 SF
0.2314 AC

(13)

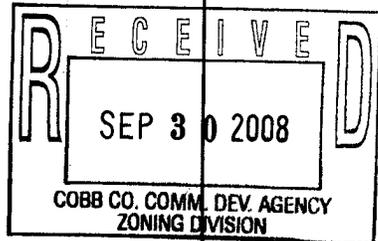
(12)

Build Porch on existing slab. Need a 26' Rear SetBack.



MONTVIEW DR.
50' R/W

MONTVIEW WAY
50' R/W



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



GA R.L.S. NO. 2136
*NOT VALID UNLESS SIGNED IN BLUE INK

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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SURVEY FOR:	Lisa Dillman
2888 MT. VIEW DRIVE MARIETTA, GA US COBB COUNTY	
SUBDIVISION: FLOWERY BRANCH	LOT 11
REFERENCE: PB 213 PG 42	
DATE: 9/24/2008	SCALE: 1" = 30'
JOB NO.: 08-09-200	



GRANT SHEPHERD & ASSOCIATES
SURVEYING • PLANNING

3751 VENTURE DR., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30136
OFFICE (770) 418-9823
FAX (770) 418-9823
EMAIL: gsasurveying@gsasurveying.com

APPLICANT: Lisa Dillman **PETITION NO.:** V-114
PHONE: 404-572-3405 **DATE OF HEARING:** 12-10-08
REPRESENTATIVE: Kurt Patterson **PRESENT ZONING:** R-15 OSC
PHONE: 770-560-4090 **LAND LOT(S):** 17
PROPERTY LOCATION: Located at the northwest intersection of Montview Drive and Montview Way, east of Hicks Road (2888 Montview Drive). **DISTRICT:** 17
SIZE OF TRACT: .2314 acre
COMMISSION DISTRICT: 4
TYPE OF VARIANCE: Waive the rear setback on lot 11 from the required 35 feet to 26 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No additional impervious area is proposed. The new enclosed porch will be located on the existing patio slab.

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.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

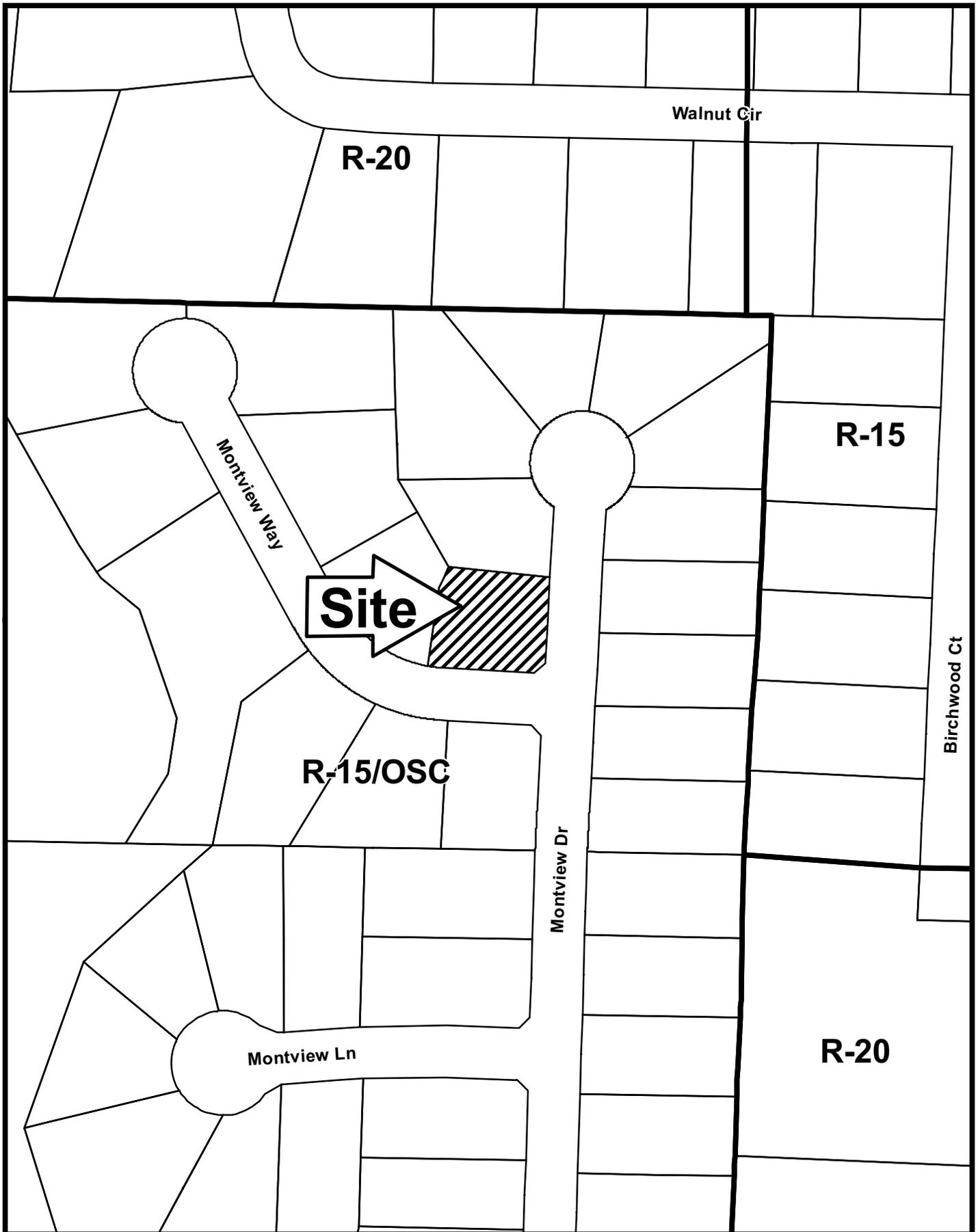
REJECTED SECONDED

HELD CARRIED

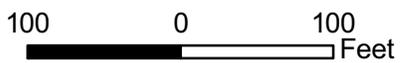
STIPULATIONS:



V-114



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-114
Hearing Date: 12-10-08

Applicant LISA DILLMAN Business Phone (404) 572-3405 Home Phone (770) 438-8108

KURT PATTERSON Address 10930 Bell Rd, Duluth GA 30097
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (770) 560-4090 Cell Phone 337-7233
(representative's signature)



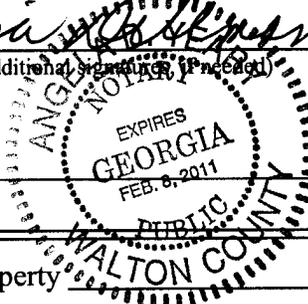
My commission expires: Aug 4, 2012

Signed, sealed and delivered in presence of [Signature]
Notary Public

Titleholder LISA DILLMAN Business Phone (404) 572-3405 Home Phone (770) 438-8108

Signature [Signature] Address: 2888 Montview Drive, Marietta, GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-8-11
Signed, sealed and delivered in presence of: Angela D. Yearis
Notary Public



Present Zoning of Property OSC (R-15) Z-56 (6-18-02)

Location 2888 Montview Drive, Marietta, GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 (P) 48 District 17 Size of Tract, 2.315 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 2.315 acres 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.

The topography in the backyard of this property results in no usable space at the rear of the house beyond 11 feet from the base of the house. Failure to improve upon this situation will be a detriment to the resale value and salability of the property.

List type of variance requested: A variance is requested to allow for a screened porch to be built on the existing patio slab that was installed by the builder. The front wall of the screened porch would be only 8 feet from the chimney backwall, but would extend approximately four feet into the 35 foot setback. WAIVE THE REAR SETBACK
Need to reduce rear setback line to 26' FROM 35FT TO 26FT

RECEIVED
SEP 30 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

