



COBB COUNTY, GEORGIA - 03/10/09, REVISED 03/12/09 CO. COMMENTS
 LAND LOTS 975 & 1018, 17TH DISTRICT,
 PREPARED FOR DELANY ROSSETTI CONSTRUCTION
 LOT 17 OF COCHISE BY THE CHATTAHOOCHEE

BOUNDARY SURVEY



PROJECT
0735703
SHEET
1 OF 1

83-V
(6009)



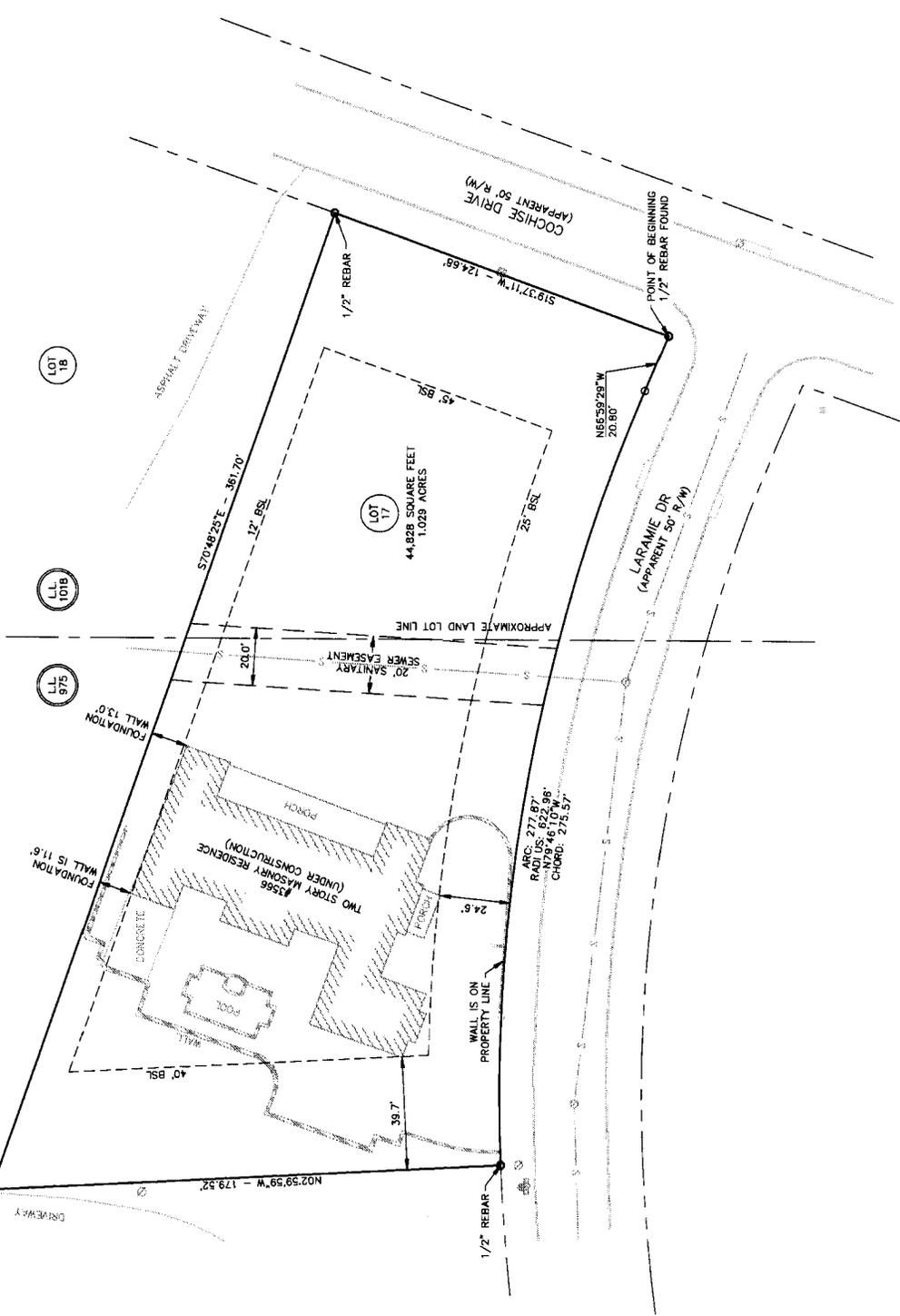
BOUNDARY REFERENCE: PLAT BOOK: 26, PAGE 64.

ATLANTA
235 PEACHTREE STREET NE, SUITE 400
ATLANTA, GEORGIA 30303
BUPROD
4195 SOUTH LEE STREET, SUITE I
BUPROD, GEORGIA 30518
WALKER
7413 SIX FORKS ROAD, #134
RALEIGH, NORTH CAROLINA 27615

BOUNDARY
ZONING, INC.
LAND SURVEYING SERVICES

ATLANTA METRO: (770) 271-5772 - RALEIGH: (919) 624-5443
 FAX: (770) 271-5753 - WWW.BOUNDARYZONE.COM

- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - CALCULATED PROPERTY CORNER
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - MANHOLE
 - CLEAN OUT
 - FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - LAND LOT
 - N/W NOW OR FORMERLY
 - R/W RIGHT-OF-WAY



NOTE:
 SITE UNDER CONSTRUCTION AS OF DATE OF LAST FIELD WORK
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THIS PERSON. PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS REIDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 42,279 FEET.
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION.
 THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 10,000 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGULAR POINT, AND WAS ADJUSTED USING COMPASS RULE.
 FIELDWORK PERFORMED ON 03/09/09.

APPLICANT: David Ogram **PETITION NO.:** V-38
PHONE: 404-578-0352 **DATE OF HEARING:** 05-13-09
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 975, 1018
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 17
intersection of Cochise Drive and Laramie Drive **SIZE OF TRACT:** 1.029 acres
(3275 Laramie Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the northern property line from the required 12 feet to 11 feet; 2) waive the side setback adjacent to the southern property line from the required 25 feet to 24 feet; and 3) waive the rear setback from the required 40 feet to 39 feet on lot 17.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit #0802957 was rejected on the footing inspection on 6/30/08 requiring an as built survey for possible encroachment in setbacks. Framing inspection rejected 3/10/09 as survey was never presented to Building Department for review. If this variance request is approved, a plat revision (Cochise Unit V) 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 comment.

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.

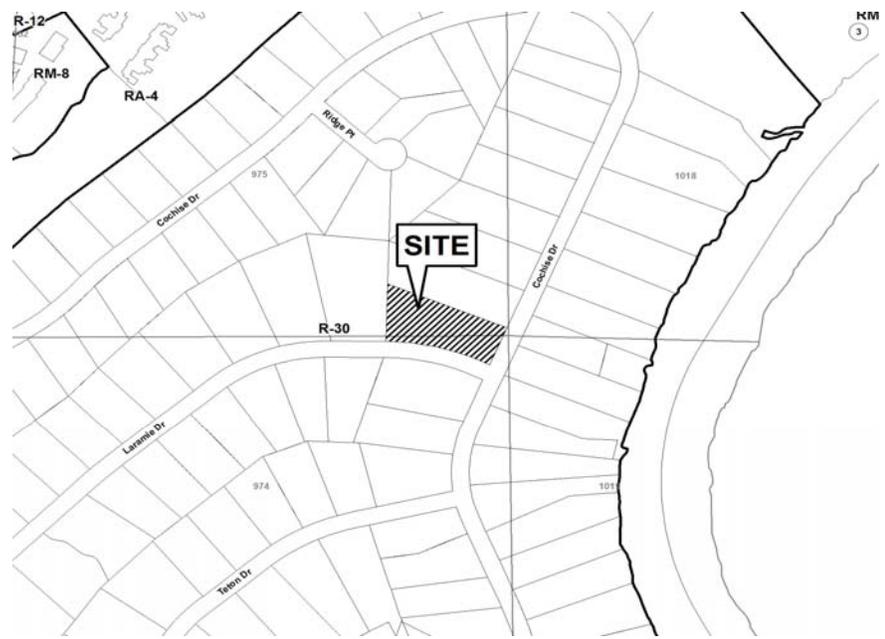
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

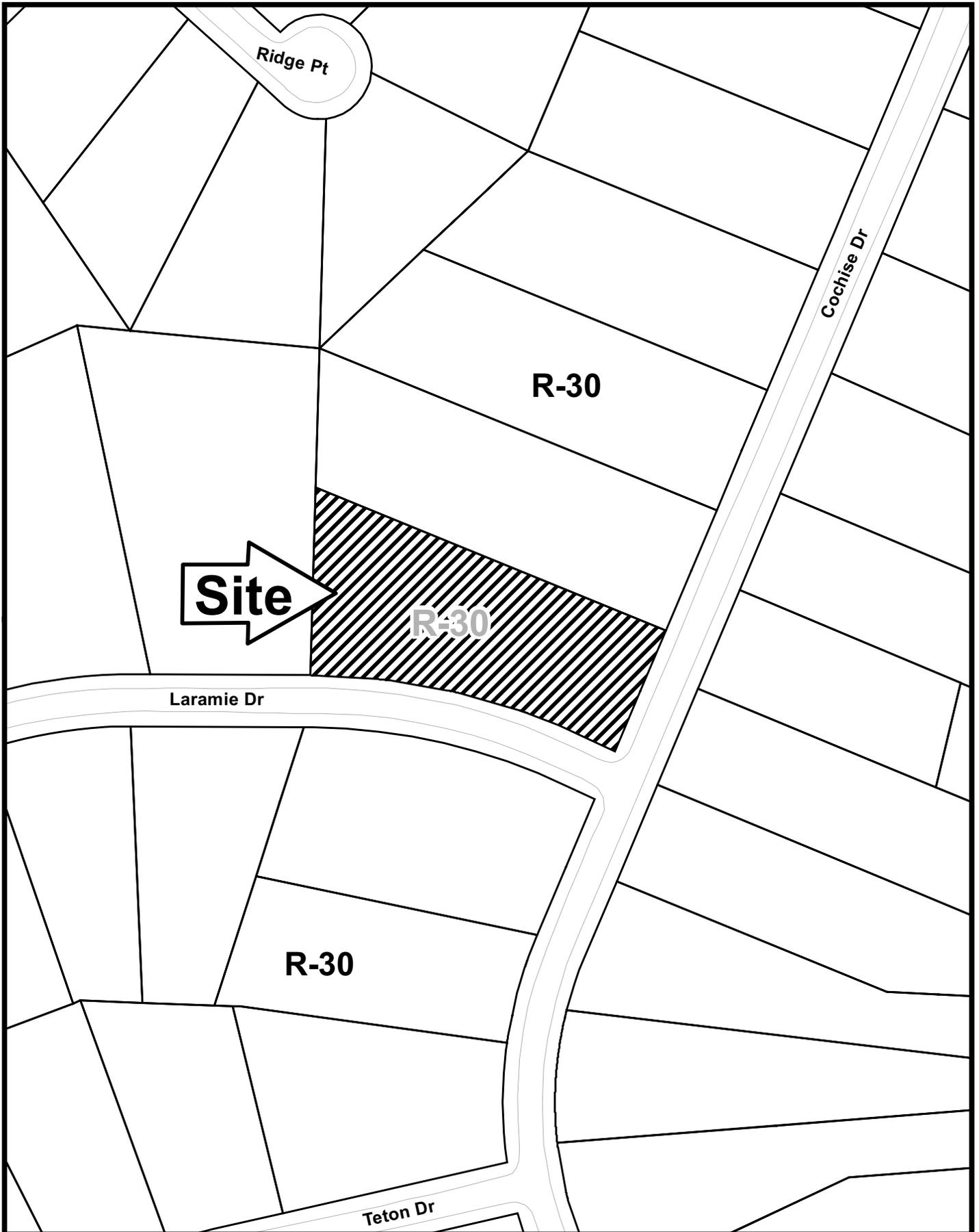
SEWER: There appears to be no encroachment with side setback (2 foot requirement from edge of Sanitary Sewer Easement) as shown on applicant's site plan.

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

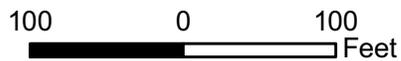
BOARD OF APPEALS DECISION
 APPROVED _____ MOTION BY _____
 REJECTED _____ SECONDED _____
 HELD _____ CARRIED _____
STIPULATIONS: _____



V-38



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. U-38

Hearing Date: 5-13-09

Applicant DAVID OGRAM Business Phone 404.578.0352 Home Phone 404.253.3665

DAVID OGRAM Address 1708 Peachtree St. Suite 325
(representative's name, printed) (street, city, state and zip code)

David Ogram Business Phone 404.253.3665 Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 12/26/10

Trudy C. Sims
Notary Public
Cobb County, Georgia

Titleholder JOHN K. WHITE Business Phone 770.431.8502 Home Phone _____

Signature John K. White Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 12/26/10

Trudy C. Sims
Notary Public
Cobb County, Georgia

Present Zoning of Property R-30

Location 3275 Laramie Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 97541018 District 17TH Size of Tract 1.029 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.

SEE ATTACHED DOCUMENT (EXHIBIT "A")

List type of variance requested: 1) WAIVE THE SIDE SETBACK 2) WAIVE THE REAR SETBACK

Exhibit "A" V-38/2009

March 11, 2009

3275 Laramie Drive
Atlanta, Ga 30319

To Whom It May Concern,

We are applying for a variance for 3275 Laramie Drive at the intersection of Laramie Dr and Cochise Dr to make the following changes:

The new house, which has been permitted and is about 75 percent complete with construction, has been found by the Contractor to be off the originally intended corner points and over the setback lines by a few inches. No other variances are requested at this time. We are applying for a variance to reduce the half depth front yard from 25' to 24.6 (5 inches), to allow for an open and covered front porch; to reduce the rear yard from 40 ft. to 39.7 ft (4 inches), where the corner of the garage encroaches; and reduce the 12 ft. side to 11.6 (5 inches).

There are extraordinary and exceptional conditions pertaining to this piece of property due to its size, shape and topography.

The property while large in its overall size, has a rather narrow width requiring the structure to be built at the setback lines on three sides. The west side of the site is steeply sloped with rock outcroppings on that side requiring excavation and tall retaining walls to be built.

The application of the zoning ordinance to this particular piece of property would create an unnecessary hardship.

The new house as built underwent adjustments to the layout due to the complex configuration of the building and the extensive retaining walls on the back side. This process of making it all work resulted in an unfortunate foundation wall placement that encroached on the setback by no more 5 inches making it necessary to apply for a variance.

Such conditions are peculiar to this piece of property.

The new house as built cannot be moved or altered to correct this condition. Redesign, reconstruction and time delays would be cost prohibitive at this stage of the project.

Relief, if granted, would not cause substantial detriment to the good or impair the purpose of the zoning ordinance.

Approval of the variance would not be objectionable and have no adverse effect on the community. The contiguous neighbor to the North is a good distance away and screened by an earth bank and several trees that completely obscure the corner of the house. The contiguous neighbor to the West is behind a retaining wall and rock hill and cannot easily see the new house. Both contiguous neighbors understand this variance and have signed the attached document in support of granting the variance. We believe this variance to be non-objectionable and will have no adverse effect on the community. We respectfully ask for your approval.