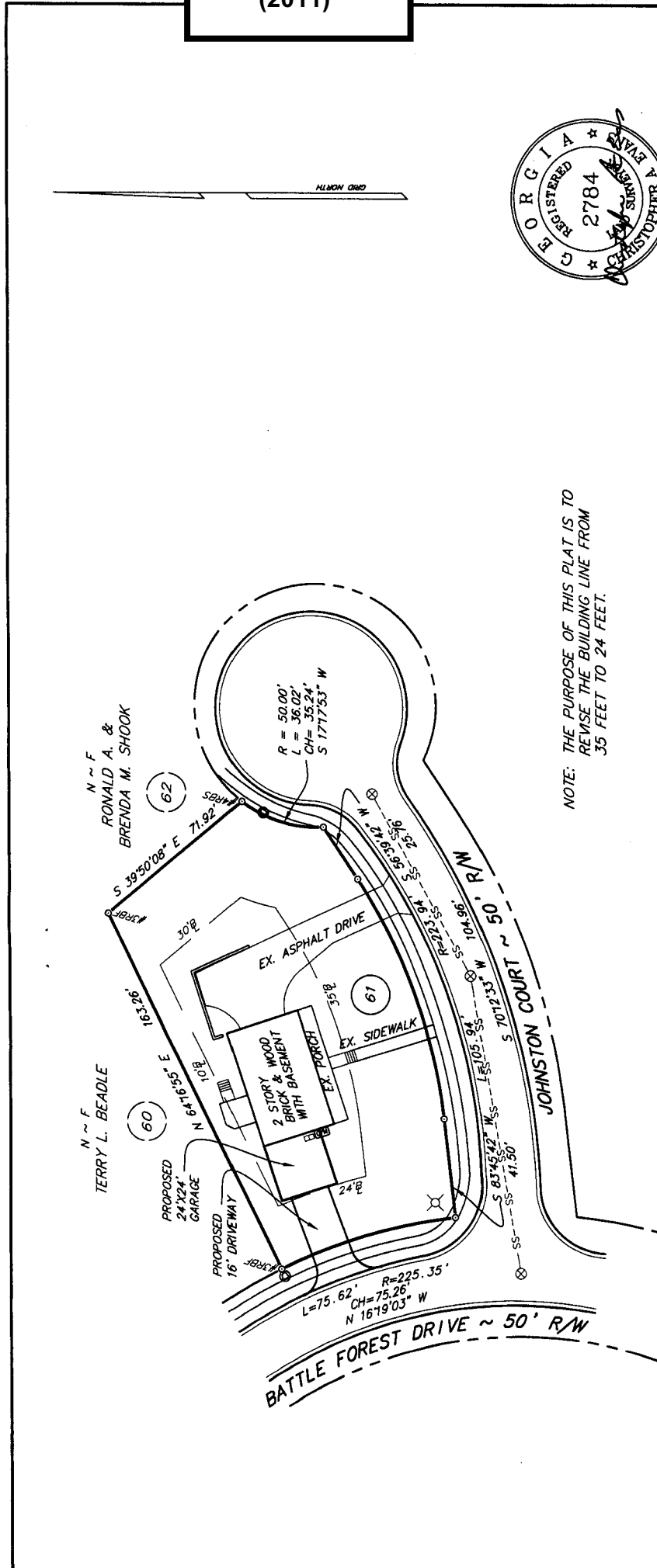
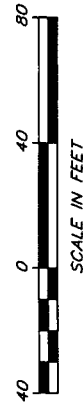
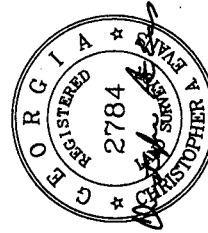


V-15  
(2011)

Drawing name: S:\Bnd\COBB\20\20\_0329\BATTLEFOREST\BF Lot 61.dwg



GRID NORTH



NOTE: THE PURPOSE OF THIS PLAT IS TO REMISE THE BUILDING LINE FROM 35 FEET TO 24 FEET.

DATE	: 11-29-10	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: SJJ	
CHECKED BY	: CAE	
FIELD BOOK	: 513	

VARIANCE PLAN FOR:  
**BONNIE SHAVER**  
 2384 BATTLE FOREST DRIVE  
 LOCATED IN L.L. 329  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

**Gaskins**  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
 1266 Powder Springs Rd  
 Marietta, Georgia 30064  
 www.gksurvey.com  
 Phone: (770) 424-7168  
 Fax: (770) 424-7593

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067201036, DATED DECEMBER 16, 2008.

LEGEND	
⊕	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
-X-	TYPE OF FENCE

**APPLICANT:** Bonnie K. Shaver **PETITION NO.:** V-15  
**PHONE:** 678-654-5908 **DATE OF HEARING:** 02-09-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 329  
**PROPERTY LOCATION:** At the northeast **DISTRICT:** 20  
intersection of Battle Forest Drive and Johnston Court **SIZE OF TRACT:** 0.33 acre  
(2384 Johnston Court). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the front setback on lot 61 from the required 35 feet to 22 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If variance is approved a permit and applicable inspections will be required for the garage addition. If this variance request is approved, a subdivision plat revision much be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The proposed garage addition will not increase the impervious coverage of this lot above the allowable 35% limit. However, the homeowner should consider removing at least a portion of the existing driveway to offset the increase in runoff.

**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.

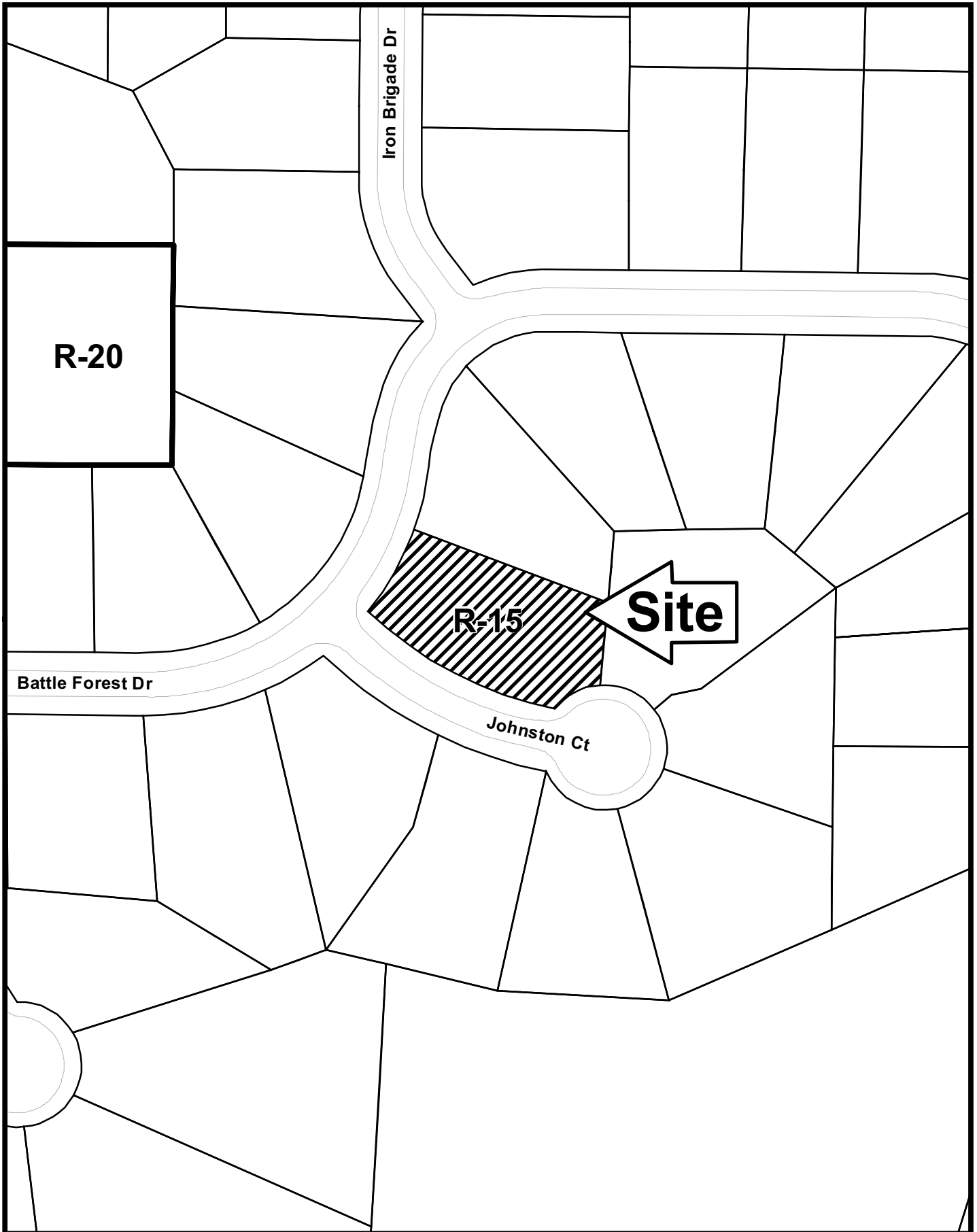
**SEWER:** No conflict.

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

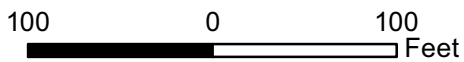
**BOARD OF APPEALS DECISION**  
**APPROVED**          **MOTION BY**           
**REJECTED**          **SECONDED**           
**HELD**          **CARRIED**           
**STIPULATIONS:**           
          
        





# V-15



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

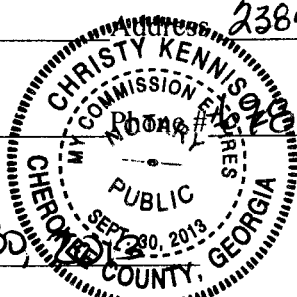
# Application for Variance Cobb County

(type or print clearly)

Application No. V-15  
Hearing Date: 2-9-11

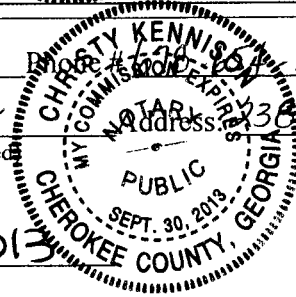
Applicant Bonnie K. Shaver Phone # 678-654-5908 E-mail bkshaver@bellsouth.net  
Bonnie Shaver 2384 Johnston Ct. SW Marietta GA 30064  
(representative's name, printed) (street, city, state and zip code)

Bonnie K. Shaver 678-654-5908 E-mail bkshaver@bellsouth.net  
(representative's signature)



My commission expires: Sept 30, 2013 Signed, sealed and delivered in presence of: Christy Kennison  
Notary Public

Titleholder Bonnie K. Shaver Phone # 678-654-5908 E-mail bkshaver@bellsouth.net  
 Signature Bonnie K. Shaver 2384 Johnston Ct. SW Marietta GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: Sept 30, 2013 Signed, sealed and delivered in presence of: Christy Kennison  
Notary Public

Present Zoning of Property Residential R-15  
 Location 2384 JOHNSTON CT, SW, MARIETTA GA, 30064  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 329 District 20<sup>2ND</sup> SECTION Size of Tract \_\_\_\_\_ 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 Rectangle 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.

DUE TO DISABILITY THIS VARIANCE IS NEEDED SO AS TO FACILITATE ENTERING THE HOUSE

List type of variance requested: To revise building line at side from 35 feet to 24 feet. - Please see new survey-drawing. To add a 24'x24' Garage addition with 16 wide concrete drive-way. \* Please see - Variance plan - drawing by GASKIN - SURVEYING, and footer plan / floor plan by contractor The Remodeler's Inc.