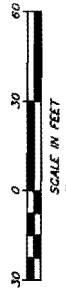


V-29 (2012)

MAGNETIC NORTH REF. FB. 180 P. 12



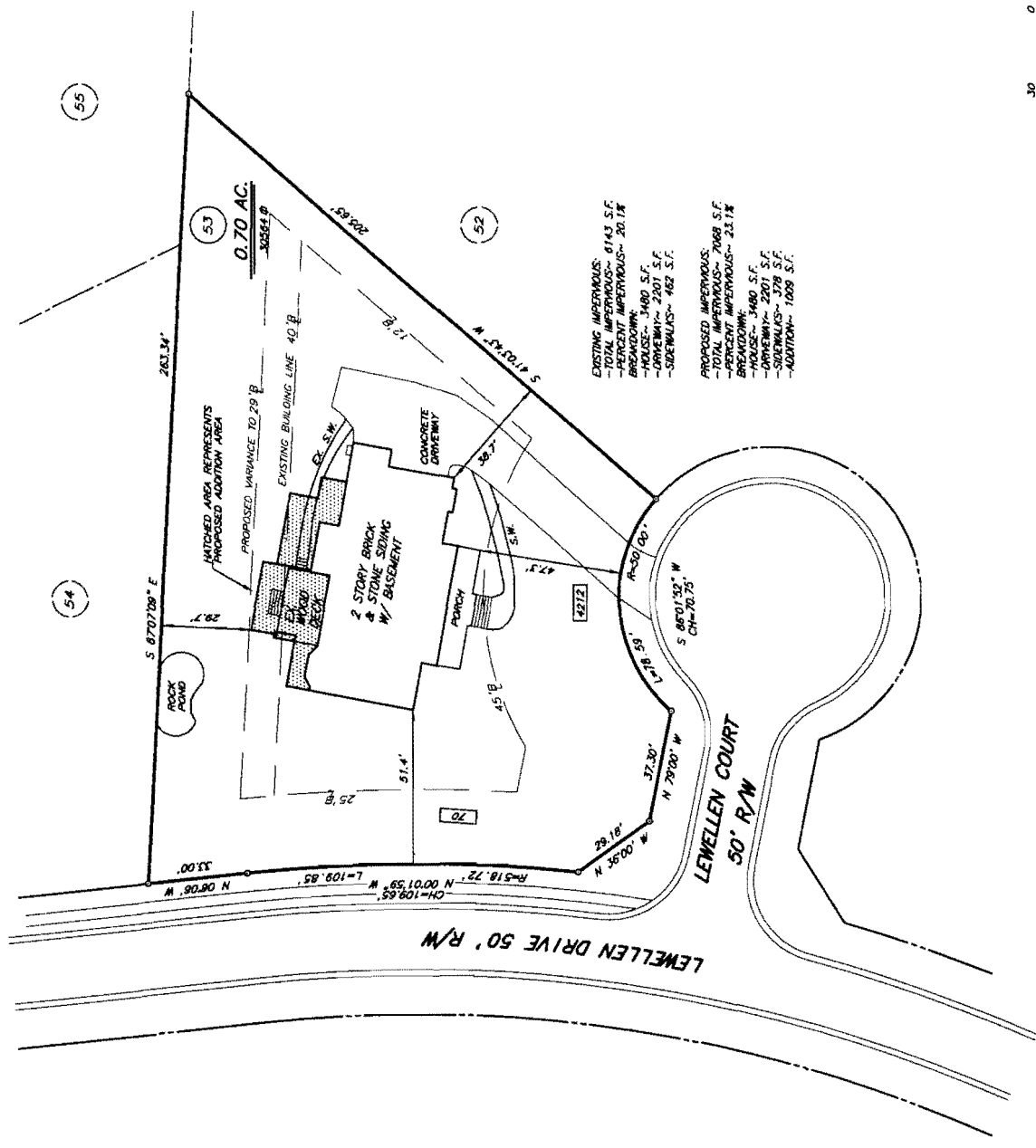
VARIANCE PLAT FOR:

ROBERT E. BERRIER

LOT # 53
SWEET PINE CREEK SUBDIVISION
UNIT II
LOCATED IN L.L. 312 SECTION
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

DATE	9-10-09	REVISIONS	
SCALE	1"=30'	1-28-12 UPDATE FOR VARIANCE	
DRAWN BY	DAS		
CHECKED BY	JCG/DFM		
FIELD BOOK	248C		

Gaskins
ENGINEERING & SURVEYING - LAND SURVEYING - ENVIRONMENTAL
256 Powder Springs Rd. Phone: (770) 421-5166
Marietta, Georgia 30066 Fax: (770) 421-5190



EXISTING IMPERVIOUS: 6143 S.F.
- TOTAL IMPERVIOUS: 20.1%
- BREAKDOWN:
- HOUSE: 3480 S.F.
- DRIVEWAY: 2207 S.F.
- SIDEWALKS: 452 S.F.

PROPOSED IMPERVIOUS: 7068 S.F.
- TOTAL IMPERVIOUS: 22.1%
- BREAKDOWN:
- HOUSE: 3480 S.F.
- DRIVEWAY: 2207 S.F.
- SIDEWALKS: 378 S.F.
- ADDITION: 1009 S.F.

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
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OIF - OPEN TOP PIPE FOUND
□	RAW MON - RIGHT-OF-WAY MONUMENT
x	TYPE OF FENCE
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
○	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
⊕	OVERHEAD POWER LINES
⊕	PM - HEADWALL
⊕	POWERBOX
1/234	STREET ADDRESS
-W-W-	WATER LINE
-G-G-	GAS LINE
-E-E-	UNDERGROUND ELECTRICAL LINE

FEB 13 2012

[Signature]
5-30

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 130657, MAP NUMBER 13067 C DISTRICT G DATED DECEMBER 16, 2009.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECED PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DEEMING THEM UNDETERMINED IS STATED ON THE FACE OF SURVEY USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM. ANGULAR MEASUREMENTS: 3" ±; LINEAR MEASUREMENTS: 1/10,000 ±; ANGLE/PLAT PRECISION: 3" ±; THE TOLERANCE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/11,880 ±. MATTERS OF TITLE ARE ENCEPTED.



APPLICANT: Robert E. Berrier **PETITION NO.:** V-29

PHONE: 770-422-8499 **DATE OF HEARING:** 04-11-12

REPRESENTATIVE: Mike Berrier **PRESENT ZONING:** R-30

PHONE: 770-309-2433

TITLEHOLDER: Robert E. Berrier and Heather M. Berrier **LAND LOT(S):** 312

PROPERTY LOCATION: At the northeast **DISTRICT:** 20

intersection of Lewellen Drive and Lewellen Court **SIZE OF TRACT:** 0.70 acre

(4212 Lewellen Court). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 29 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case 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: No adverse stormwater impacts are anticipated.

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. **OPOSED** _____ **PETITION NO.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



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Cobb County Fire and Emergency Services

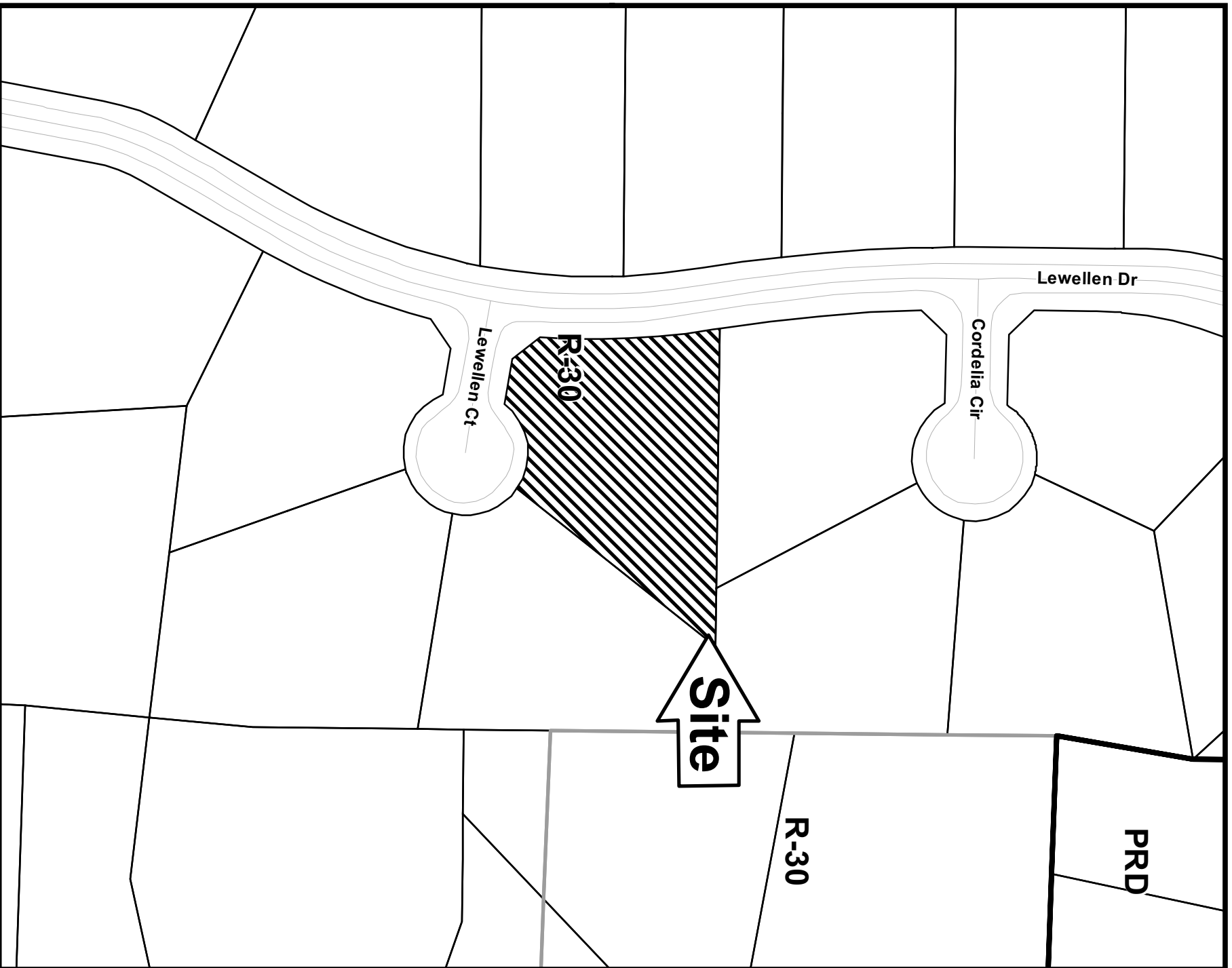
Fire Marshal Comments

Applicant Name: **Robert E. Berrier**

Petition Number: V-29

Date: 4/3/2012

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

FEB 13 2012

0688 CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-29
Hearing Date: 4-11-12

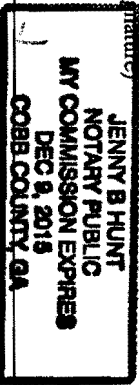
Applicant Robert E. Berrier Phone # (770) 412-8499 E-mail hberrier@yahoo.com

Address 4212 LEWELLEN CT, MARIETTA GA 30064
(street, city, state and zip code)

(representative's name, printed)

Phone # (770) 509-2433 E-mail _____

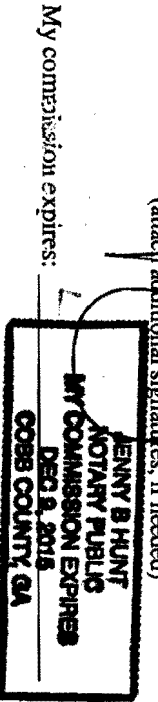
(representative's signature)



Signed, sealed and delivered in presence of:
Jenny B. Hunt
Notary Public

Titleholder Robert E. Berrier Phone # (770) 412-8499 E-mail hberrier@yahoo.com

Signature [Signature] Address: 4212 LEWELLEN CT, MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30064



Signed, sealed and delivered in presence of:
Jenny B. Hunt
Notary Public

Present Zoning of Property R-30

Location 4212 LEWELLEN COURT

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 335 District ZO Size of Tract 0.74 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.
House sits close to rear of property due to topography and fact that it's a corner lot. House is approx 40' from rear property line and covers 40' setback. It's within existing uncovered deck. Titleholder wants to build covered porch and needs variance to build covered deck.

List type of variance requested: WAIVE THE REM SETBACK FROM REQUIRED YARD TO FRONT