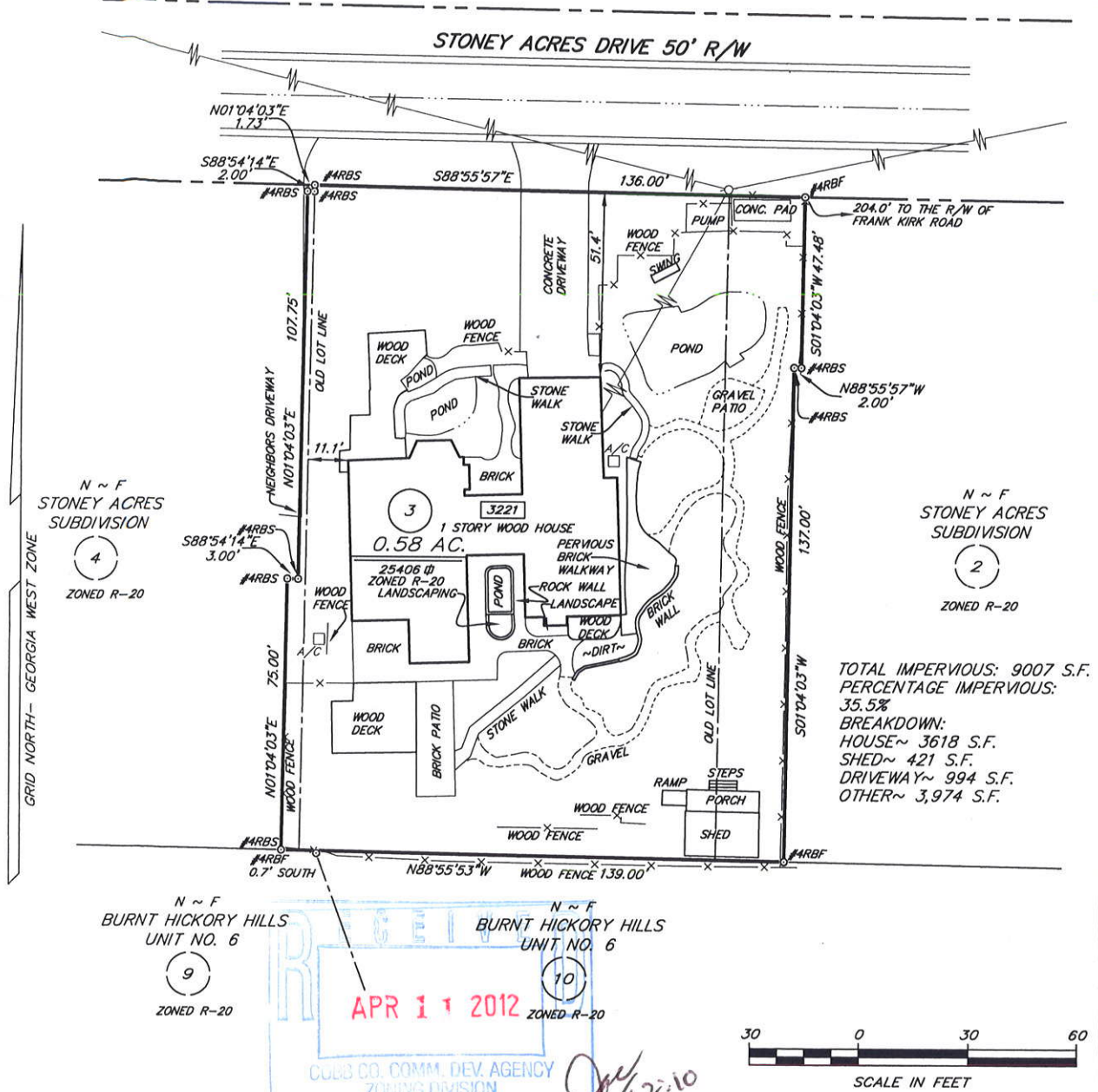


LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED 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 13067 C 0082 G DATED DECEMBER 16, 2008.

LEGEND	
⊕ P.P. - POWER POLE	△ C.B. - CATCH BASIN
⊗ L.P. - LIGHT POLE	— R.C.P. - REINFORCED CONCRETE PIPE
⊕ F.H. - FIRE HYDRANT	— C.M.P. - CORRUGATED METAL PIPE
⊗ M.H. - SANITARY SEWER MANHOLE	— F.F.E. - FINISHED FLOOR ELEVATION
(W/M) W.M. - WATER METER	⊗ WATER VALVE
(G/M) G.M. - GAS METER	○ C.O. SEWER CLEAN OUT
○ R.B.S. - REINFORCING BAR SET	⊗ TELEPHONE MANHOLE
○ R.B.F. - REINFORCING BAR FOUND	--- E --- UNDERGROUND ELECTRICAL LINE
○ C.T.F. - CRIMP TOP PIPE FOUND	— W — OVERHEAD POWER LINES
○ O.T.F. - OPEN TOP PIPE FOUND	△ H.W. - HEADWALL
□ R/W MON. - RIGHT-OF-WAY MONUMENT	[PBX] POWERBOX
— X — TYPE OF FENCE	— W — WATER LINE
○ J.B. - JUNCTION BOX	--- T --- UNDERGROUND TELEPHONE LINE
■ D.I. - DROP INLET / YARD INLET	--- G --- GAS LINE

41 (2012)



TOTAL IMPERVIOUS: 9007 S.F.
 PERCENTAGE IMPERVIOUS: 35.5%
 BREAKDOWN:
 HOUSE ~ 3618 S.F.
 SHED ~ 421 S.F.
 DRIVEWAY ~ 994 S.F.
 OTHER ~ 3,974 S.F.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/3,271,156. MATTERS OF TITLE ARE EXCEPTED.

DATE : 3-13-12	REVISIONS
SCALE : 1" = 30'	4-9-12 CLIENT COMMENTS
DRAWN BY : MSI/MAN	
CHECKED BY : CAE	
FIELD BOOK : GRID PAPER	

SURVEY FOR:
ROBBIN B. SOTIR
 STONEY ACRES SUBDIVISION
 LOT 3 & A PORTION OF LOTS 2 & 4



1266 Powder Springs Rd
 Marietta, Georgia 30064
 Phone: (770) 424-7168
 Fax: (770) 424-7593
 www.gscsurvey.com

LOCATED IN L.L. 278
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

Plotted on: Apr 09, 2012 - 11:43am
 Drawing name: S:\Brd\COB88\20_120_0278\3221 STONEY ACRES (DWG)\3221 STONEY ACRES.dwg
 Plotted By: Matt Neel

APPLICANT: Robbin B. Sotir
PHONE: 770-427-7566
REPRESENTATIVE: Robbin B. Sotir
PHONE: 770-427-7566
TITLEHOLDER: Robbin B. Sotir
PROPERTY LOCATION: On the south side of
Stoney Acres Drive (3221 Stoney Acres Drive).

PETITION No.: V-41
DATE OF HEARING: 06-13-12
PRESENT ZONING: R-20
LAND LOT(S): 278
DISTRICT: 20
SIZE OF TRACT: .58 acre
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (detached 460 square foot deck and pergola) from the required 35 feet to 25 feet; 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 10 feet to 5 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 35 feet to zero feet; and 4) increase the maximum allowable impervious surface from 35% to 35.5%.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Robbin B. Sotir

PETITION No.: V-41

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Violation notice was issued on 2-24-12 for building without a permit. If approved, permits and inspections will be required. If approved, all walls closer than 5 feet to property line will require a 1-hour fire rated wall.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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: The proposed deck and pergola are smaller than the previous deck and demolished roofed accessory structure and the shed has been in place for many years with no adverse stormwater management issues. The actual total impervious coverage is 31.2% which is less than the allowable.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

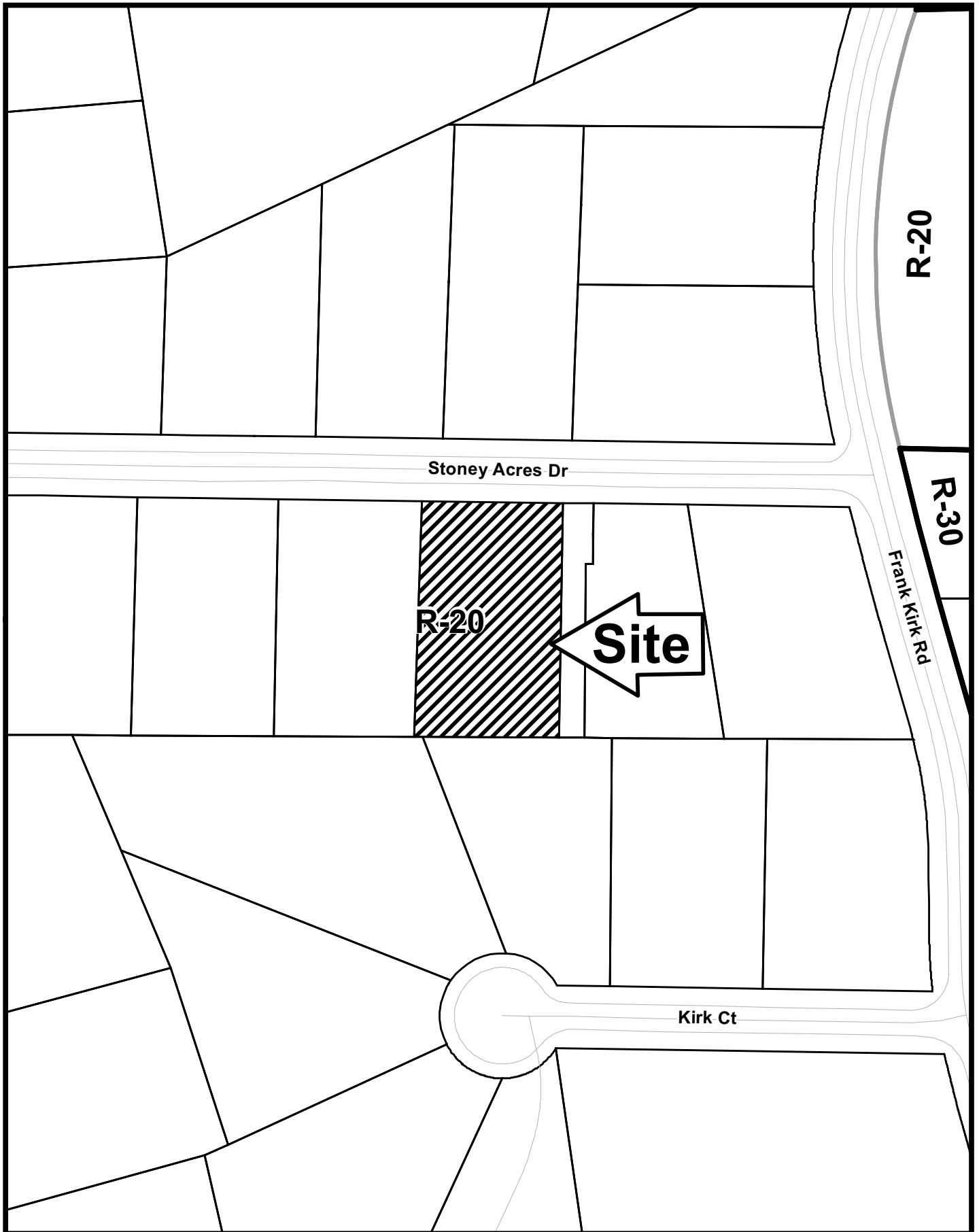
WATER: No conflict.

SEWER: No conflict.

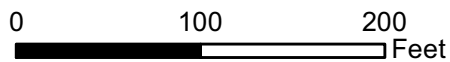
APPLICANT: Robbin B. Sotir **PETITION No.:** V-41

FIRE DEPARTMENT: 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.

V-41



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-41
Hearing Date: 6-13-12

Applicant Robbin B. Sotir Phone # (770) 427-7566 E-mail rbstotir@mindspring.com

Robbin B. Sotir Address 3221 Stoney Acres Drive, Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Robbin B. Sotir Phone # 770-427-7566 E-mail rbstotir@mindspring.com
(representative's signature)

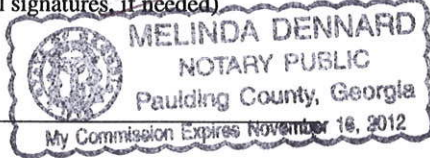


cell: 7-856-8810
Home: 7-856-0719
Signed, sealed and delivered in presence of:
Melinda Dennard
Notary Public

My commission expires: _____

Titleholder Robbin B. Sotir Phone # (770) 427-7566 E-mail rbstotir@mindspring.com

Signature Robbin B. Sotir Address: 3221 Stoney Acres Drive, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Melinda Dennard
Notary Public

My commission expires: _____

Present Zoning of Property R-20

Location 3221 Stoney Acres Drive, Kennesaw, GA 30152
Lot 3 and (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 Portions of Lots 2 & 4 District 20th Size of Tract .58 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.

Please see Attachment

List type of variance requested: Distance from back property line
1) Waive rear setback from 35' to 29'
2) " max imperv. coverage from 35% to 35.5%