

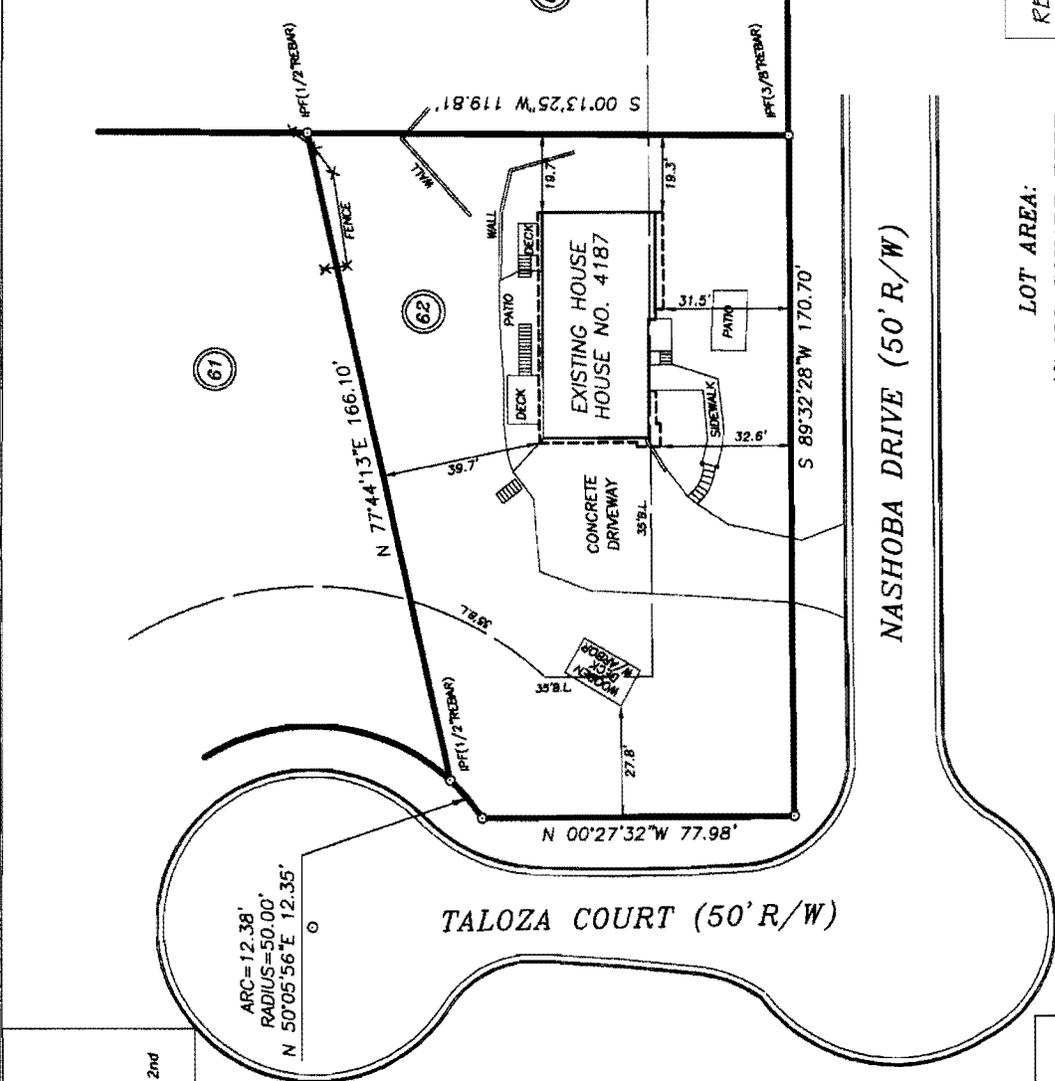
PLAT REFERENCE
 LOT 62 BLOCK
INDIAN CREEK
 UNIT TWO
 RECORDED IN PLAT BK. 97 PG. 74
 WARRANTY DEED AT DEED BOOK 14726, PAGE 916

V-9 (2013)



PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
 136 SAVANNA ESTATES DRIVE
 CANTON, GEORGIA 30115
 PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 30'
 0 15 30 60 90
 JOB No. 2526 DATE: 10-17-2012



LOT AREA:
 17,409 SQUARE FEET
 0.40 ACRE

SURVEY PLAT
 PREPARED FOR:
STEVEN ABRAMS and
JOHANNA ZAMBROTTA
 LAND LOTS: 39 DISTRICT: 16th SECTION: 2nd
 COBB COUNTY, GEORGIA

- LEGEND**
- IPS IRON PIN SET (1/2" REMARK)
 - R/W RIGHT OF WAY
 - PP POWER POLE
 - OVERHEAD WIRES
 - X FENCE
 - L L LAND LOT
 - GALVANIZED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - SSMH SANITARY SEWER MANHOLE
 - B/L BUILDING LINE
 - D.G.T. DEPARTMENT OF TRANSPORTATION
 - PI FIRE HYDRANT
 - GAS METER
 - ACCESS EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT

RECEIVED
 NOV - 8 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

- GENERAL NOTES:**
- (1) FIELD DATA CLOSURE IS ONE FOOT IN 45,153 FEET WITH AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
 - (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
 - (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 1,35,355 FEET.
 - (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

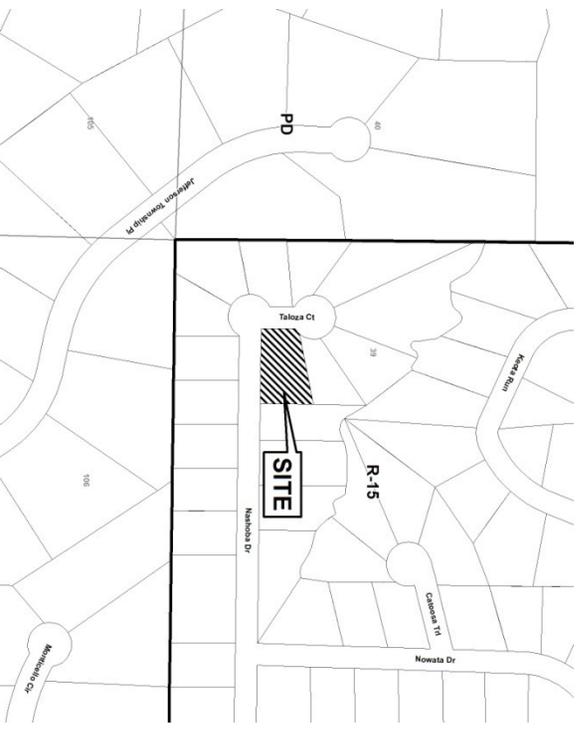
APPLICANT: Steven Abrams and Johanna Zambrotta **PETITION No.:** V-9
PHONE: 770-926-7915 **DATE OF HEARING:** 01-09-13
REPRESENTATIVE: Matthew M. Liss **PRESENT ZONING:** R-15
PHONE: 404-760-6004 **LAND LOT(S):** 39
TITLEHOLDER: Steven Abrams and Johanna Zambrotta **DISTRICT:** 16
PROPERTY LOCATION: On the northeast corner of Nashoba Drive and Taloza Court, west of Alabama Road
COMMISSION DISTRICT: 3
(4187 Nashoba Drive).

TYPE OF VARIANCE: 1) Waive the major side setback from the required 35 feet to 31.5 feet on the southern side; 2) waive the rear setback from the required 30 feet to 19.3 feet on the eastern side; 3) waive the front setback for an accessory structure from the required 35 feet to 27.8 feet on the western side; and 4) allow an accessory structure on a corner lot to be located closer to the side street right-of-way line than the principal building.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Steven Abrams and Johanna
Zambrotta

PETITION No.: V-9

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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: This accessory structure is an elevated deck with an open arbor. No significant adverse stormwater management impacts were observed or are anticipated from this setback encroachment. However, the disturbed slope below the structure needs to be stabilized with grass or mulch to prevent potential erosion.

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: No comment.

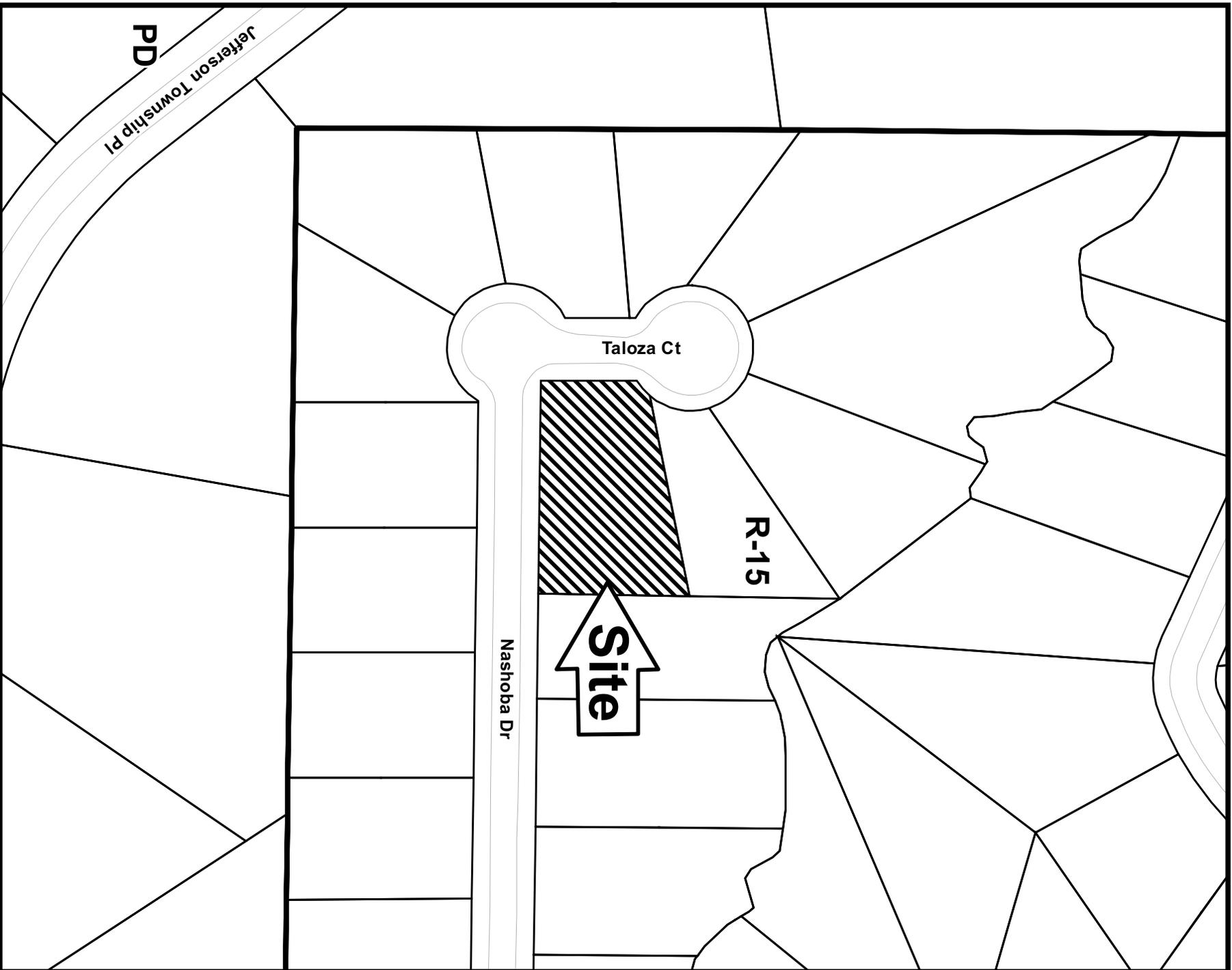
WATER: No conflict.

SEWER: No conflict.

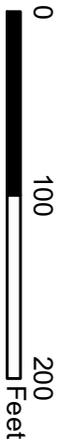
APPLICANT: Steven Abrams and Johanna
Zambrotta

PETITION No.: V-9

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.



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

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 JAN 8 2012
 COB CO. COMM. DEV. AGENCY
 ZONING DIVISION

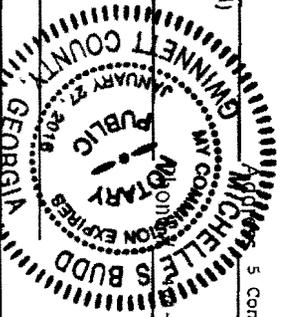
(type or print clearly)

Application No. V-9
 Hearing Date: 01/09/2013

Applicant Steven Abrams & Johanna Zambrotta Phone # 770-926-7915 E-mail abrams@hotmail.com

Matthew M. Liss, Esq.
 (representative's name, printed) 5 Concourse Parkway, Suite 2600, Atlanta, GA 30328
 (street, city, state and zip code)

[Signature]
 (representative's signature) E-mail mliss@jcklaw.com



My commission expires: _____ Signed, sealed and delivered in presence of:
Michelle S. Paul

Notary Public

Titleholder Steven Abrams Phone # 770-926-7915 E-mail abrams@hotmail.com
Johanna Zambrotta

Signature [Signature] 4187 Nashoba Drive, Roswell, GA 30075
 (street, city, state and zip code)
 Attach additional signatures _____

My commission expires: 1-4-12 Signed, sealed and delivered in presence of:
[Signature]

Notary Public

Present Zoning of Property _____ R - 15

Location 4187 Nashoba Drive, Roswell, Georgia 30075
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 62 District 15th Size of Tract 0.40 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.
 Financial hardship from having to dispose of pergola structure. Due to lot size and topography, cannot move pergola behind property (see lot survey).

List type of variance requested: Allow pergola to be located on side of house, in its current location.