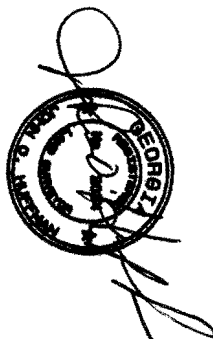
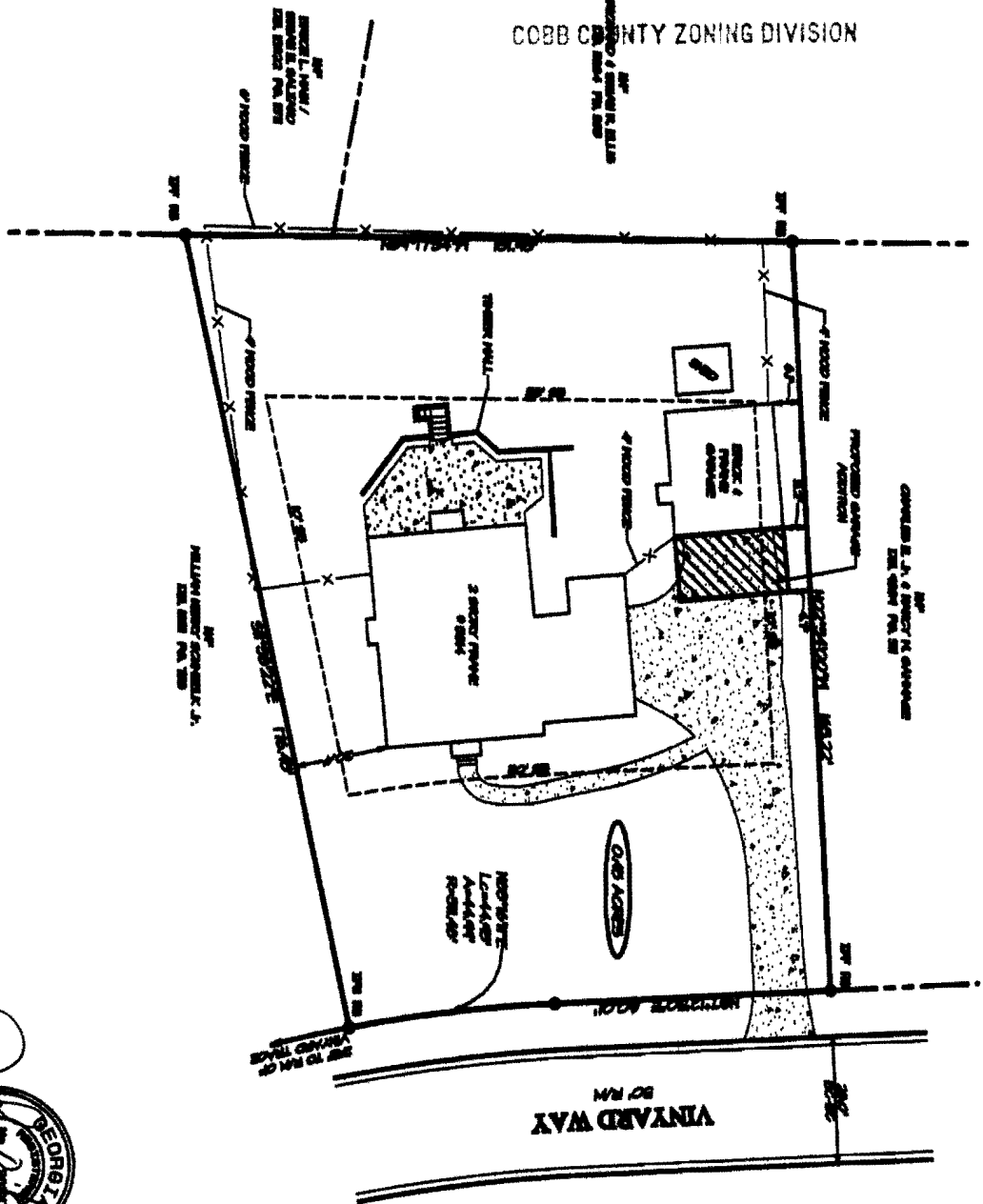


V-15 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 11 AM 11:35

COBB COUNTY ZONING DIVISION



REVISIONS
REVISIONS & REVISION L.
KENNESAW
 LOCATED IN LAND LOT 680
 166 DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1"=20'

DATE OF SURVEY: NOVEMBER 24, 2012
 DATE OF DRAWING: NOVEMBER 24, 2012

LEGEND

- IN - IRON PIN FOUND
- DR - DRIVE
- IR - IRON
- PI - PIN
- FO - FOUND
- WA - WATER
- VA - VALVE
- WE - WATER
- WT - WATER
- CL - CLEAN
- OU - OUT
- GW - GAS
- WE - WATER
- GV - GAS
- VA - VALVE
- FL - FLOOR
- EL - ELEVATION
- PO - POWER
- PU - POLE
- LI - LIGHT

NOTE: AS SPECIFICALLY STATED ON SOME OF THE PLAT, THIS SURVEY ORIGINATES FROM THE 1850'S AND THE BOUNDARIES SHOWN MAY BE DIFFERENT FROM THE CURRENT BOUNDARIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THE BOUNDARIES SHOWN ON THIS PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT WOULD AFFECT THE BOUNDARIES SHOWN ON THIS PLAT.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. PLAT MAPS, THIS PROPERTY BEING SURVEYED HAS BEEN PLANNED FOR RESIDENTIAL DEVELOPMENT UNDER THE 1971 ZONING ORDINANCE. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLEARANCE OF ONE FOOT TO THE ADJACENT PROPERTY AND HAS BEEN ADJUSTED TO THE ADJACENT PROPERTY LINE. THIS PLAT HAS BEEN CALCULATED FROM SURVEY DATA TO BE ACCURATE WITHIN ONE FOOT TO THE ADJACENT PROPERTY LINE.

H. R. & P. SURETY, INC.
 850 KENNESAW AVE., C-8
 MARIETTA, GA. 30060
 PHONE (770) 425-0141
 FAX (770) 425-8579
 JOB # 12-048

APPLICANT: Erinn and Gene Keserica

PETITION No.: V-15

PHONE: 404-314-6618

DATE OF HEARING: 02-13-13

REPRESENTATIVE: Erinn Keserica

PRESENT ZONING: R-20

PHONE: 404-314-6618

LAND LOT(S): 680

TITLEHOLDER: Eugene Keserica, Jr. and Erinn L. Keserica

DISTRICT: 16

PROPERTY LOCATION: On the south side of Vinyard Way, west of Johnson Ferry Road (3814 Vinyard Way).

SIZE OF TRACT: 0.45 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the principal building; and 2) waive the side and rear setbacks for an accessory structure over 650 square feet (existing 984 square foot garage including proposed addition) from the required 100 feet to 4 feet on the western side, 35 feet on the southern side, 95 feet on the eastern side, and 86 feet on the northern side.

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

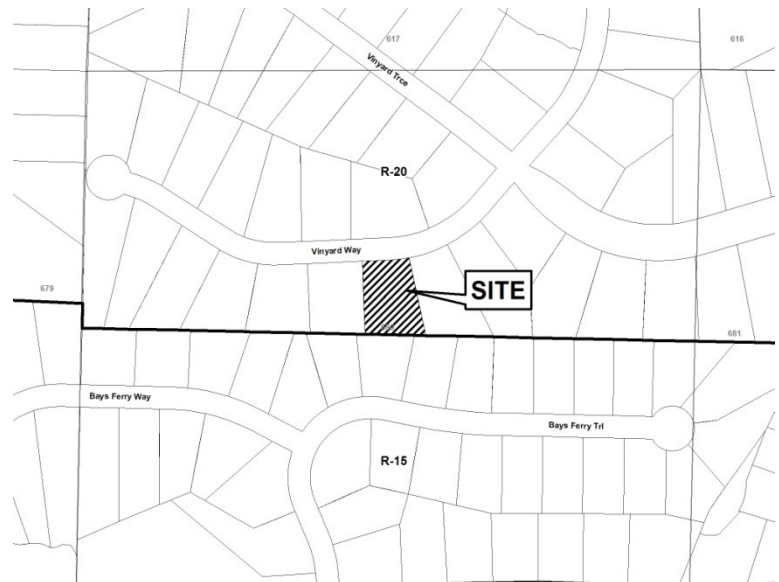
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Erinn and Gene Kerserica

PETITION No.: V-15

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet from the property line must be 1-hour fire rated and permit is required.

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 management impacts are anticipated from this setback encroachment. The proposed garage expansion will be located over the existing driveway pavement.

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.

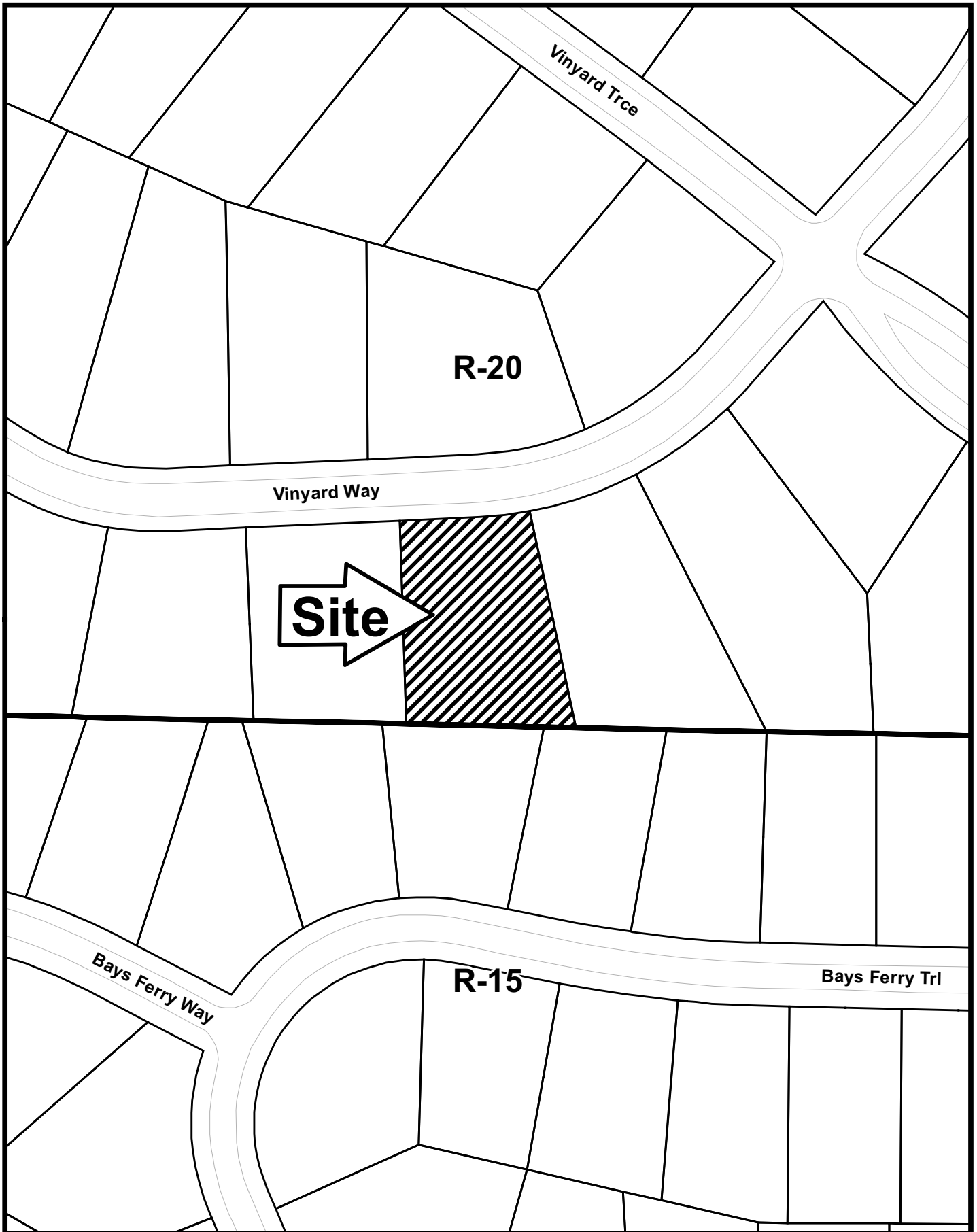
WATER: No conflict.

SEWER: No conflict.

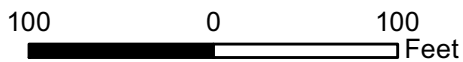
APPLICANT: Erinn and Gene Kerseria **PETITION No.:** V-15



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-15



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2012 DEC 11 AM 11:34

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-15
Hearing Date: 2-13-13

Applicant Erinn + Gene Keserica Phone # 404-314-6618 E-mail eKeser@bellsouth.net
Erinn Keserica Address 3814 Vinyard Way Marietta GA 30062
(representative name, printed) (street, city, state and zip code)

[Signature] Phone # 404-314-6618 E-mail eKeser@bellsouth.net
(representative signature)

Signed, sealed and delivered in presence of:

Caroline Nash

Notary Public

My commission expires: June 30, 2015

Titleholder Gene (Geno) Keserica Jr. Phone # 404-316-3123 E-mail Keser@bellsouth.net
[Signature] Address: 3814 Vinyard Way Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Caroline Nash

Notary Public

My commission expires: June 30, 2015

Present Zoning of Property Residential R-20
Location 3814 Vinyard Way Marietta GA 30062 (closest intersection is w/ Vinyard Trace)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 680 District 16th Size of Tract .45 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.

Existing detached structure was pre-existing upon purchase of property. In order to protect asset of structure and to expand building forward (upto 14 feet) toward street to improve visual appeal and create additional storage in building (currently more than 650sq feet)

List type of variance requested: waive setback for existing rear and side of structure, variance to expand building forward toward street with a request for a waiver of setbacks for the expansion and waiver to build a covered walkway between house and detached building.