

V-19 (2014)

2009 COUNTY REC  
20 3 DEC 26 AM 11:0  
2009 COUNTY ZONING CH

OWNER:  
MICHAEL C. & NANCY E. KAUFMAN  
FOUND #5 REBAR

OWNER:  
CHARLES P. & ANNETTE B KONINSKY

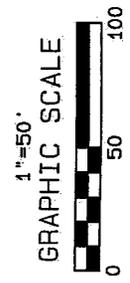
OWNER:  
KENNETH C. & LINDA S. ROBERTS

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KENNETH C. & LINDA S. ROBERTS

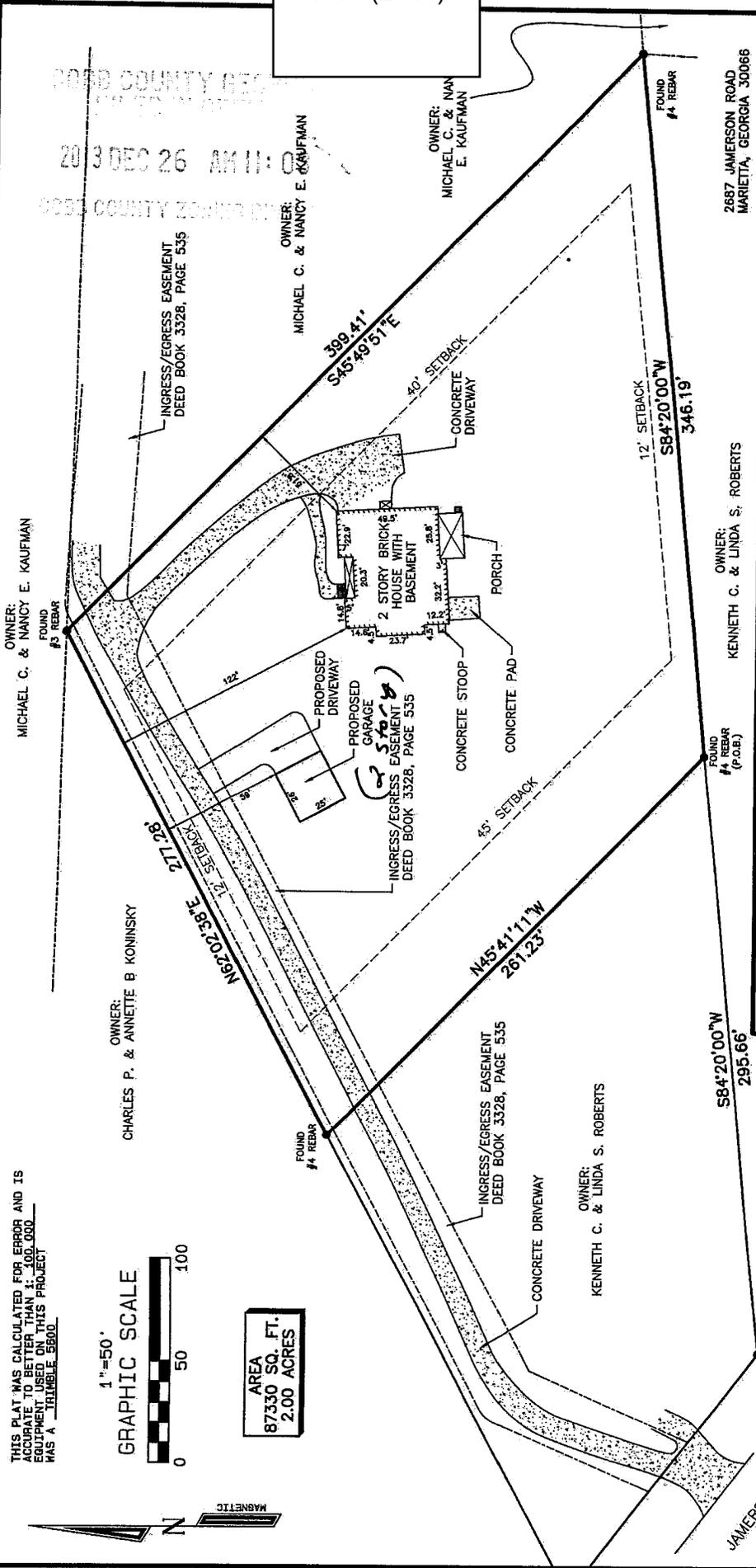
OWNER:  
KENNETH C. & LINDA S. ROBERTS

2687 JAMERSON ROAD  
MARIETTA, GEORGIA 30066

THIS PLAN WAS CALCULATED FOR ERROR AND IS  
IN ACCORDANCE WITH THE SURVEYING  
EQUIPMENT USED ON THIS PROJECT  
WAS A TRIMBLE 5600.



NOTE: Previous  
Variance granted  
for no public  
road frontage.



REGISTERED LAND SURVEYOR  
No. 1549  
THOMAS M. GINN, SR.

SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7799

"F. I. A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 130082  
PAGE 13067000536, DATED 12/16/2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

ALL MATTERS OF TITLE ARE  
EXCEPTED.

SURVEY FOR:

**NANCY & DANIEL S. BERLETCHICK**  
WITH PROPOSED GARAGE LOCATION

LAND LOT-48
DISTRICT-16
COUNTY-COBB
STATE- GEORGIA
DATE-12/9/2013
SCALE 1" = 50'
REVISED- B KR57-13

**APPLICANT:** Daniel S. Berletchick

**PETITION No.:** V-19

**PHONE:** 770-924-1383

**DATE OF HEARING:** 03-12-14

**REPRESENTATIVE:** Daniel S. Berletchick

**PRESENT ZONING:** R-30

**PHONE:** 770-924-1383

**LAND LOT(S):** 48

**TITLEHOLDER:** Daniel S. Berletchick and Nancy Berletchick

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Jamerson Road, north of Forest Way (2687 Jamerson Road).

**SIZE OF TRACT:** 2 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure; and 2) waive the setback for an accessory structure over 650 square feet (proposed two story 1,300 square foot detached garage) from the required 100 feet off any property line to 59 feet adjacent to the north property line.

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

**BOARD OF APPEALS DECISION**

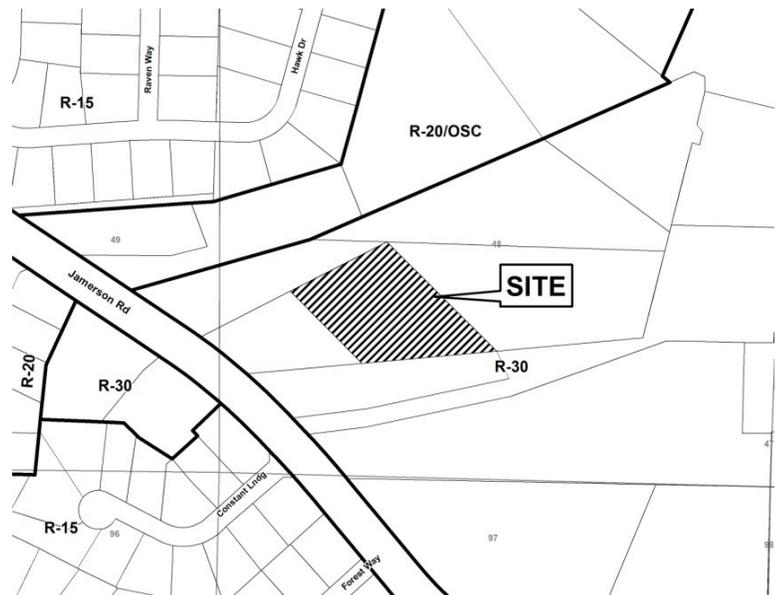
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Daniel S. Berletchick \_\_\_\_\_

**PETITION No.:** V-19 \_\_\_\_\_

\*\*\*\*\*

**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:** No adverse stormwater management issues 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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

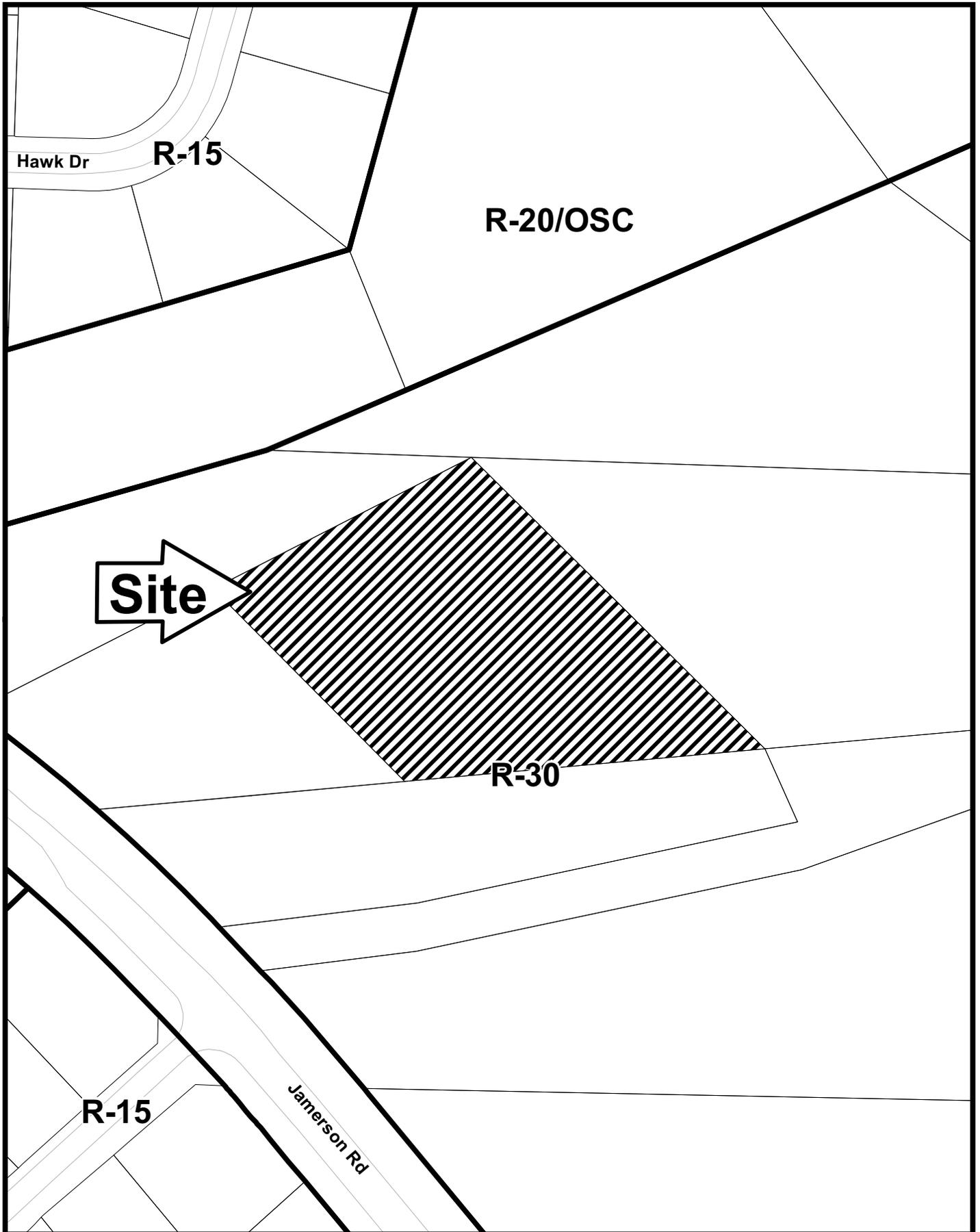
**SEWER:** No conflict.

**APPLICANT:**  Daniel S. Berletchick  **PETITION No.:**  V-19

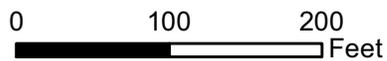
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

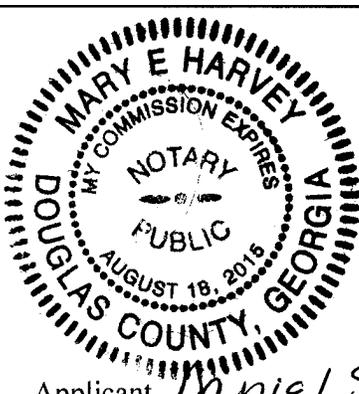
# V-19



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) 2013 DEC 26 AM 11:02  
Application No. V-19  
Hearing Date: 3-12-14

Applicant Daniel S. Berletchick Phone # 770-924-1383 E-mail dsbchick@yahoo.com

Daniel S. Berletchick Address 2687 Jamerson Rd. Marietta GA  
(representative's name, printed) (street, city, state and zip code) 30066

Daniel S. Berletchick Phone # 770-924-1383 E-mail dsbchick@yahoo.com  
(representative's signature)

My commission expires Aug 18, 2015  
Signed, sealed and delivered in presence of: Mary E. Harvey  
Notary Public

Titleholder DANIEL S BERLETCHICK Phone # 770 924 1383 E-mail DSBCHICK@YAHOO.COM  
NANCY BERLETCHICK

Signature Daniel S. Berletchick Address: 2687 JAMERSON RD MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: August 15, 2017  
Signed, sealed and delivered in presence of: Melissa M. Mayberry  
Notary Public  
Fulton County  
State of Georgia  
My Commission Expires Aug 15, 2017

Present Zoning of Property R-30

Location 2687 Jamerson Rd. Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 48 District 16 Size of Tract 2 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

THIS LOCATION IS IN CLOSE PROXIMITY TO THE ROAD/DRIVEWAY AND UTILITY LINES. THE PROPERTY SLOPES DOWNWARD FROM THIS AREA TOWARDS THE REAR AND IS HEAVILY WOODED.

List type of variance requested: BUILD GARAGE

THIS

PAGE

INTENTIONALLY

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V-19  
2014

### CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

### TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that DAN BERLETNICK intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of BUILDING A GARAGE on the premises described in the application.

	Signature	Printed name	Address
1.	<i>Charles Koninsky</i>	CHARLES KONINSKY	2681 JAMERSON RD, MARIETTA 30066
2.	<i>Kenneth C. Roberts</i>	Kenneth C. Roberts	2691 Jamerson Rd Marietta Ga 30066
3.	<i>M. C. Kaufman</i>	M.C. KAUFMAN	2685 JAMERSON RD, MARIETTA, 30066
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COBB COUNTY ZONING DEPARTMENT  
 2013 DEC 26 AM 11:02  
 COBB COUNTY GEORGIA