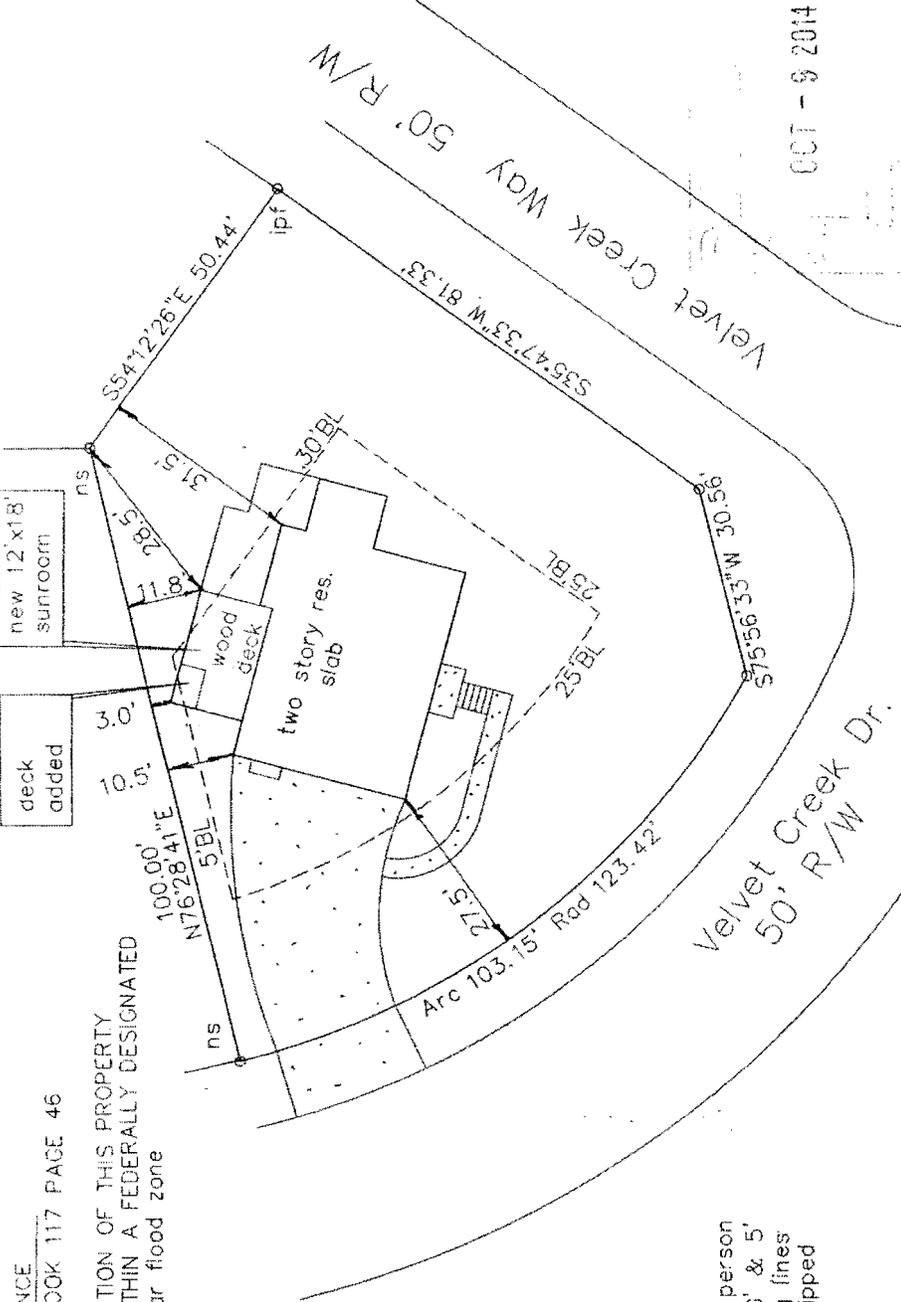
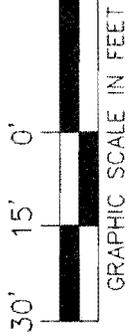


REFERENCE
 PLAT BOOK 117 PAGE 46
 NO PORTION OF THIS PROPERTY
 LIES WITHIN A FEDERALLY DESIGNATED
 100 year flood zone

- LEGEND**
- IPF=IRON PIN FOUND
 - CL=CENTER LINE
 - BL=BUILDING LINE
 - N/F=NOW OR FORMERLY
 - MH=MAN HOLE
 - S=SANITARY
 - P=POWER
 - W=WATER
 - G=GAS
 - X=FFENCE
 - BC=BACK OF CURB
 - WM=WATER METER
 - WV=WATER VALVE
 - PB=POWER BOX
 - GM=GAS METER
 - SSE=SANITARY SEWER ESM'T
 - DE=DRAINAGE ESM'T
 - ESM'T=EASEMENT
 - CB=CATCH BASIN
 - HW=HEAD WALL
 - DI=DROP INLET
 - JB=JUNCTION BOX
 - LLL=LAND LOT LINE

V-121
 (2014)



OCT - 9 2014

survey for

Mildred Kreske

JOHNSON
 SURVEYING

4585 River Parkway
 Unit "F"
 Atlanta Ga. 30339
 678-557-1449

LAND LOT 774
 DISTRICT 19, Sec. 2
 Cobb County, Ga.
 Hidden Creek
 Phase One
 Lot 21
 3412 Velvet Creek Dr.

DATE: 7-15-2014 SCALE: 1"=30' JOB NO: 14-63

THE FIELD DATA WHICH THIS SURVEY
 IS BASED HAS A PRECISION OF ONE
 FOOT IN 10000+ FEET AND AN ANGULAR
 ERROR OF 3" PER ANGLE POINT
 THE PLAT CLOSURE IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN
 100000+ FEET

EQUIPMENT USED: TOPCON GTS-2



IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF THE
 LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

APPLICANT: Gerald J. Kreske **PETITION No.:** V-121
PHONE: 404-395-9595 **DATE OF HEARING:** 12-10-2014
REPRESENTATIVE: John Lawless **PRESENT ZONING:** RA-4
PHONE: 404-395-9595 **LAND LOT(S):** 774
TITLEHOLDER: Gerald John Kreske and Janet C. Kreske **DISTRICT:** 19
PROPERTY LOCATION: At the northwest corner of Velvet Creek Way and Velvet Creek Drive **SIZE OF TRACT:** 0.20 acre
COMMISSION DISTRICT: 4
(3412 Velvet Creek Drive).

TYPE OF VARIANCE: 1) Waive the side setback from the required 5 feet to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 28.5 feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Gerald J. Kreske

PETITION No.:

V-121

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls closer than 5 feet to property line require 1 hour fire rating.

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: Roof downspouts for new addition must be tied to existing landscape drain located at front corner of garage.

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.

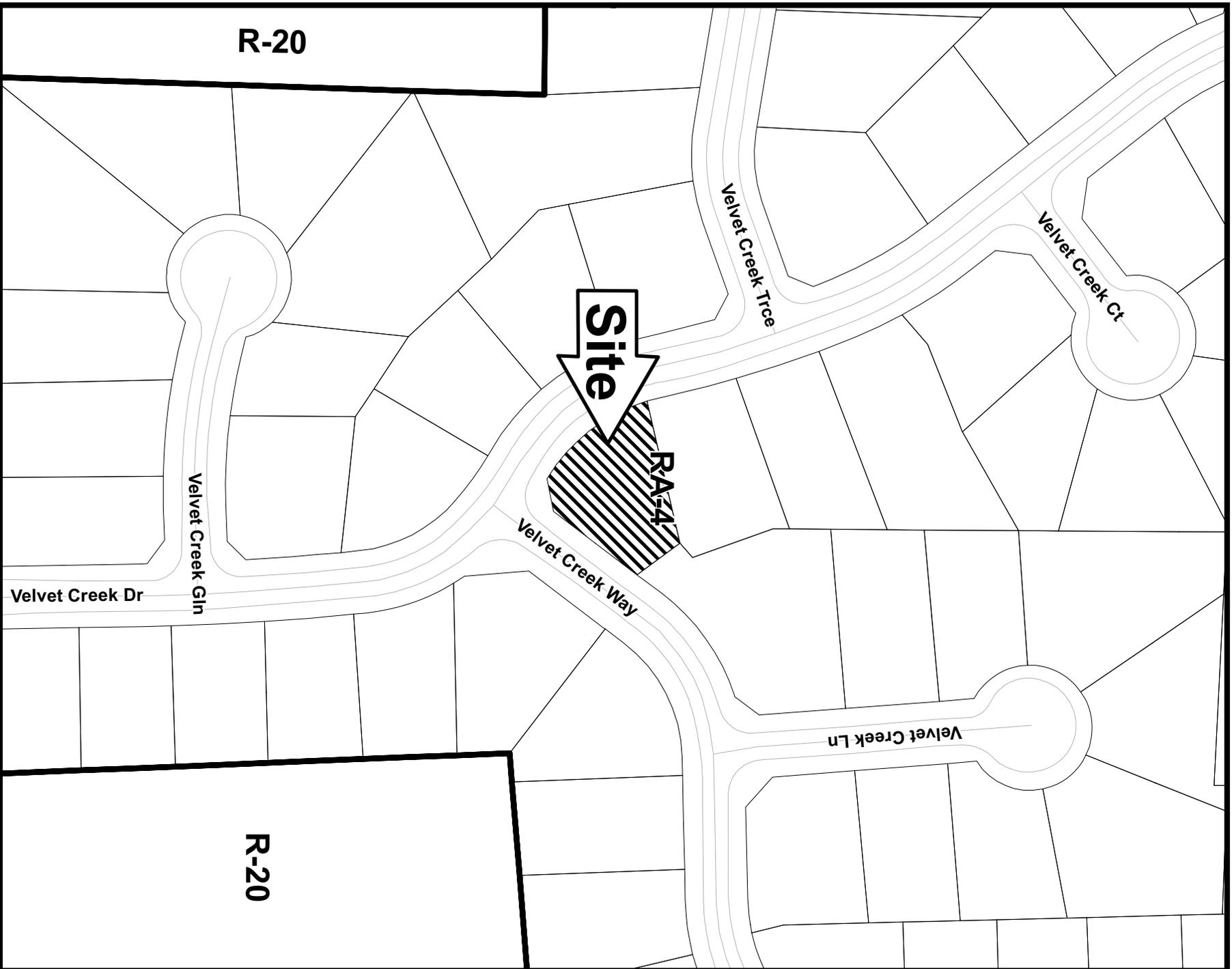
WATER: No conflict.

SEWER: No conflict.

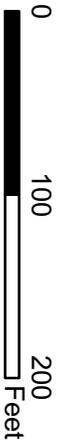
APPLICANT: Gerald J. Kreske

PETITION No.: V-121

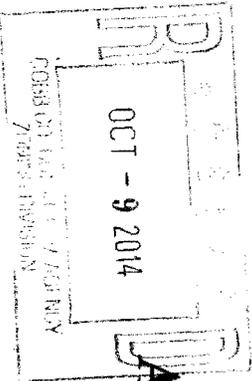
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

(type or print clearly)

Application No. 1-121
Hearing Date: 12-10-14

Applicant GERALD J. KRESKE Phone # 404/55-8795 E-mail GERALD.KRESKE@COMCAST.NET

JOHN LAOUCISS (representative's name, printed) Address 3414 VECRET CREEK CREEK DR SW, MARIETTA, GA 30068 (street, city, state and zip code)

[Signature] (representative's signature) Phone # _____ E-mail _____

My commission expires: 12 May 2018 Signed, sealed and delivered in presence of [Signature] Notary Public

Titleholder GERALD JOHN KRESKE Phone # 404-595-5595 E-mail GERALD.KRESKE@GMAIL.COM

Signature [Signature] Address: 3414 VECRET CREEK DR SW, MARIETTA, GA 30068 (street, city, state and zip code)

My commission expires: 12 May 2018 Signed, sealed and delivered in presence of [Signature] Notary Public

Present Zoning of Property _____

Location 3414 VECRET CREEK DR SW, MARIETTA, GA 30068 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 774 District 1974 Size of Tract _____ 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).

Reduce Rear setback from 30' to 3' in order to build 19x12 sunroom on existing deck

List type of variance requested: _____