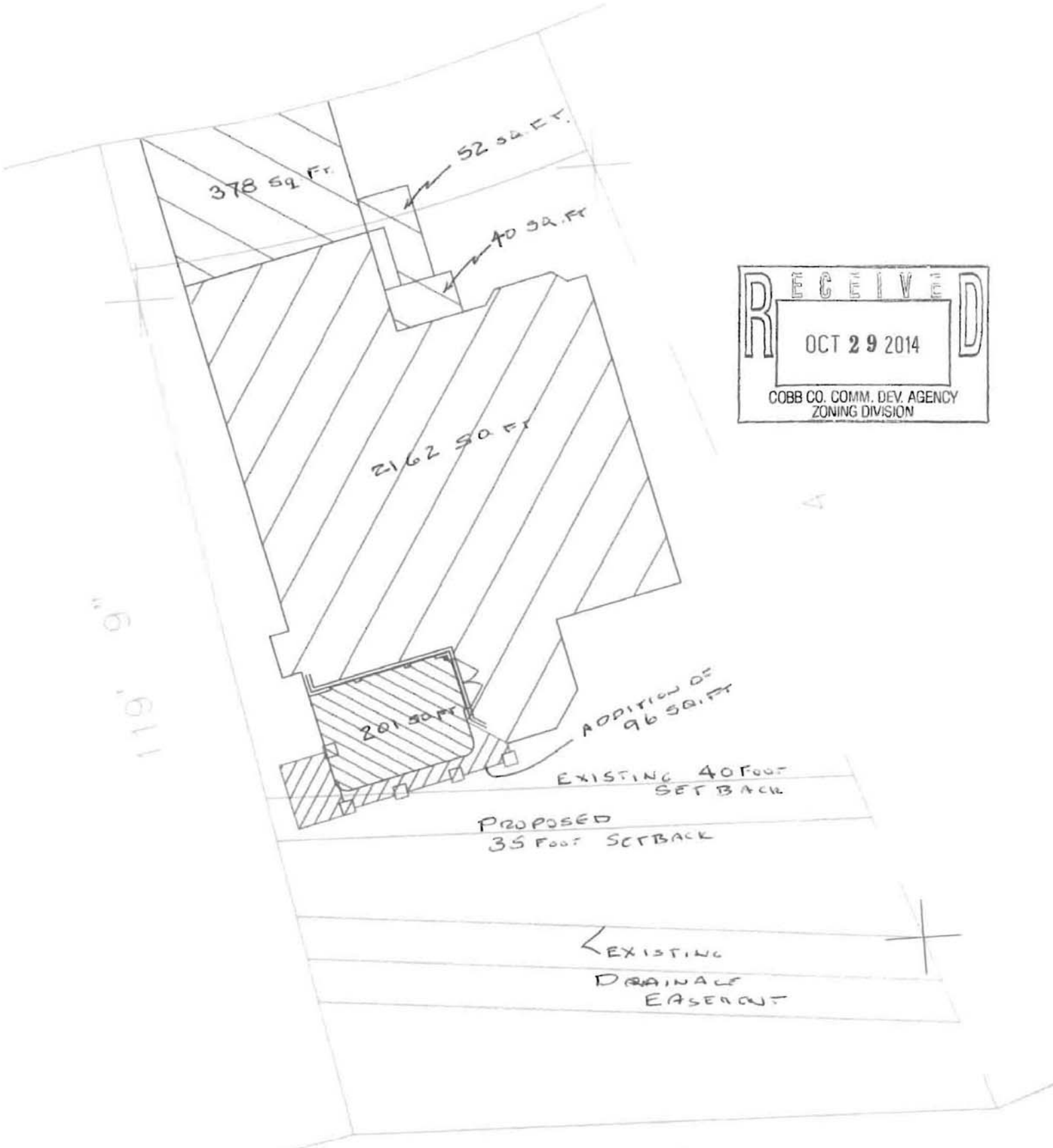


V-6
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119' 9"

DRAWING 2

APPLICANT: Mitchell and Marla Johnson

PETITION No.: V-6

PHONE: 678-462-7164

DATE OF HEARING: 01-14-2015

REPRESENTATIVE: Mitchell Johnson

PRESENT ZONING: RA-4

PHONE: 770-710-4685

LAND LOT(S): 71

TITLEHOLDER: Mitchell S. Johnson and Marla B. Johnson

DISTRICT: 1

PROPERTY LOCATION: On the south side of
Declaire Way, east of Marseilles Place
(320 Declaire Way).

SIZE OF TRACT: 0.18 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 35 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

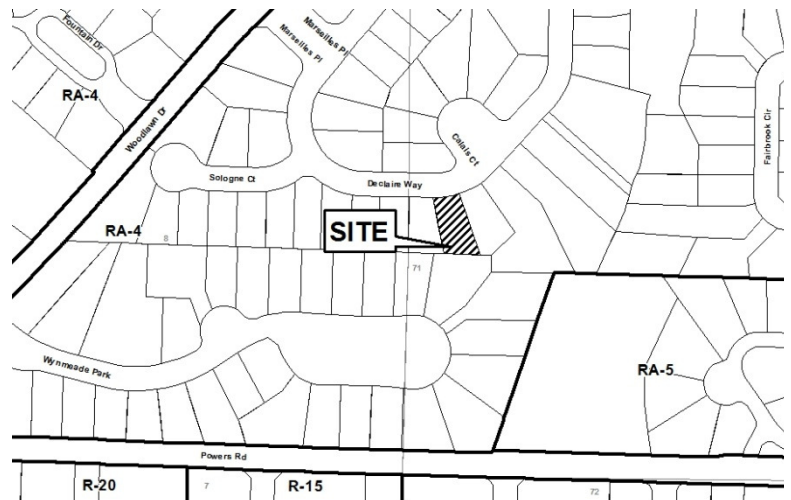
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Mitchell and Marla Johnson **PETITION No.:** V-6

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building permit 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 or letter of completion 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.

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.

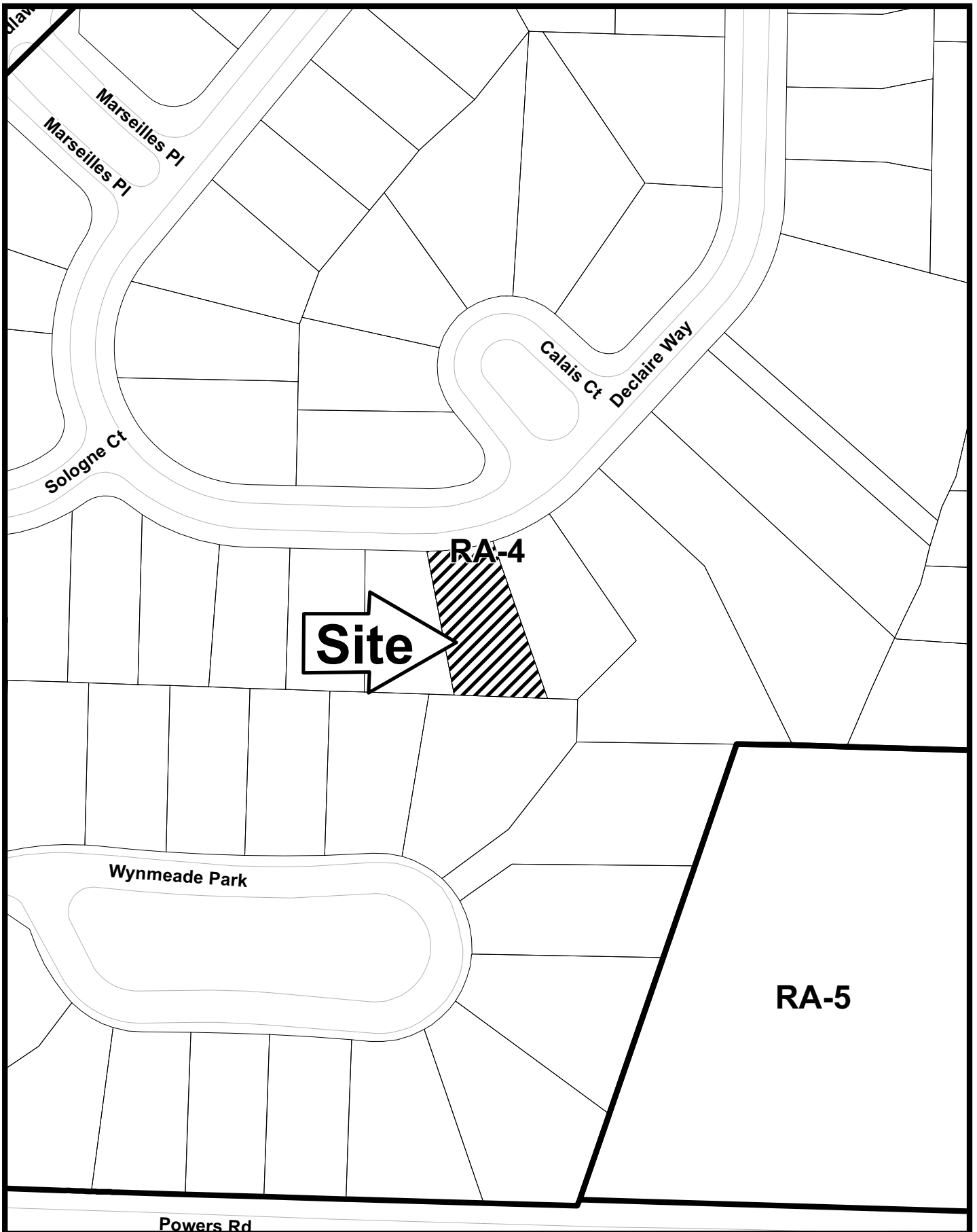
CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

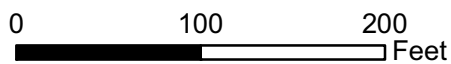
SEWER: No conflict.



APPLICANT: Mitchell and Marla Johnson **PETITION No.:** V-6

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. V-6
Hearing Date: 1-14-15

Applicant Mitchell and Marla Johnson Phone # 678-462-7164 E-mail marla.johnson@1@gmail.com

Mitchell Johnson Address 320 Declaire Way Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Mitchell Johnson Phone # 770-710-4685 E-mail mitchell.johnson@1@gmail.com
(representative's signature)

My commission expires: May 4, 2018

Signed, sealed and delivered in presence of:
Nanci E Lamborn
Notary Public
NANCY E. LAMBORN
NOTARY PUBLIC
GEORGIA
EXPIRES
MAY 4, 2018
CHEROKEE COUNTY

Titleholder Mitchell & Marla Johnson Phone # 678-462-7164 E-mail marla.johnson@1@gmail.com

Signature Mitchell Johnson Address: 320 Declaire Way Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)
Marla Johnson

My commission expires: May 4, 2018

Signed, sealed and delivered in presence of:
Nanci E Lamborn
Notary Public
NANCY E. LAMBORN
NOTARY PUBLIC
GEORGIA
EXPIRES
MAY 4, 2018
CHEROKEE COUNTY

Present Zoning of Property _____
Location 320 DECLAIRE WAY, MARIETTA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 71 District 1 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 7933 Shape of Property RECTANG Topography of Property FLAT 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).

WITHOUT VARIANCE, WE ARE UNABLE TO ADD A
PORCH

List type of variance requested: DECREASE OF REAR SETBACK FROM
40 FEET TO 35 FEET

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(2015)

REQUEST FOR VARIANCE
320 DECLAIRE WAY



REASON FOR VARIANCE REQUEST

We are adding a screened in porch over an existing patio and adding approximately 96 square feet. This addition encroaches into the 40 foot rear building setback approximately 4' at the outer limit with approximately 26 square feet of the addition in the setback. We are requesting a 5 foot set back variance which will make the rear setback 35 feet instead of 40 feet.

EXPLANATION OF DRAWINGS

Original Survey dated 9-19-2012

Drawing 1 is a closeup of the encroachment area. It is approximately 28 square feet (shaded in orange) and at the maximum encroaches approximately 4 feet.

Drawing 2 is a new CADD Drawing of the original survey. A new survey with area calculations would cost approximately \$600 to \$750. These calculations are intended to eliminate that cost.

Total Area (from existing survey)	7933 sq. ft.	From Original Survey
Driveway (from Drawing 1)	378 sq. ft.	
Stoop (from Drawing 1)	40 sq. ft.	
Sidewalk (from Drawing 1)	52 sq. ft.	
House (from Drawing 1)	2162 sq. ft.	
Existing Patio (from Drawing 1)	<u>201 sq. ft.</u>	
Total Existing Impervious Surface	2833 sq. ft.	35.7% Impervious Surface
Additional area for Addition	<u>96 sq. ft.</u>	1.2% Addition
Total Impervious after addition	2922 sq. ft.	36.9% Total new Impervious Surface

Drawing 3-Plan View of New Porch and Original Patio

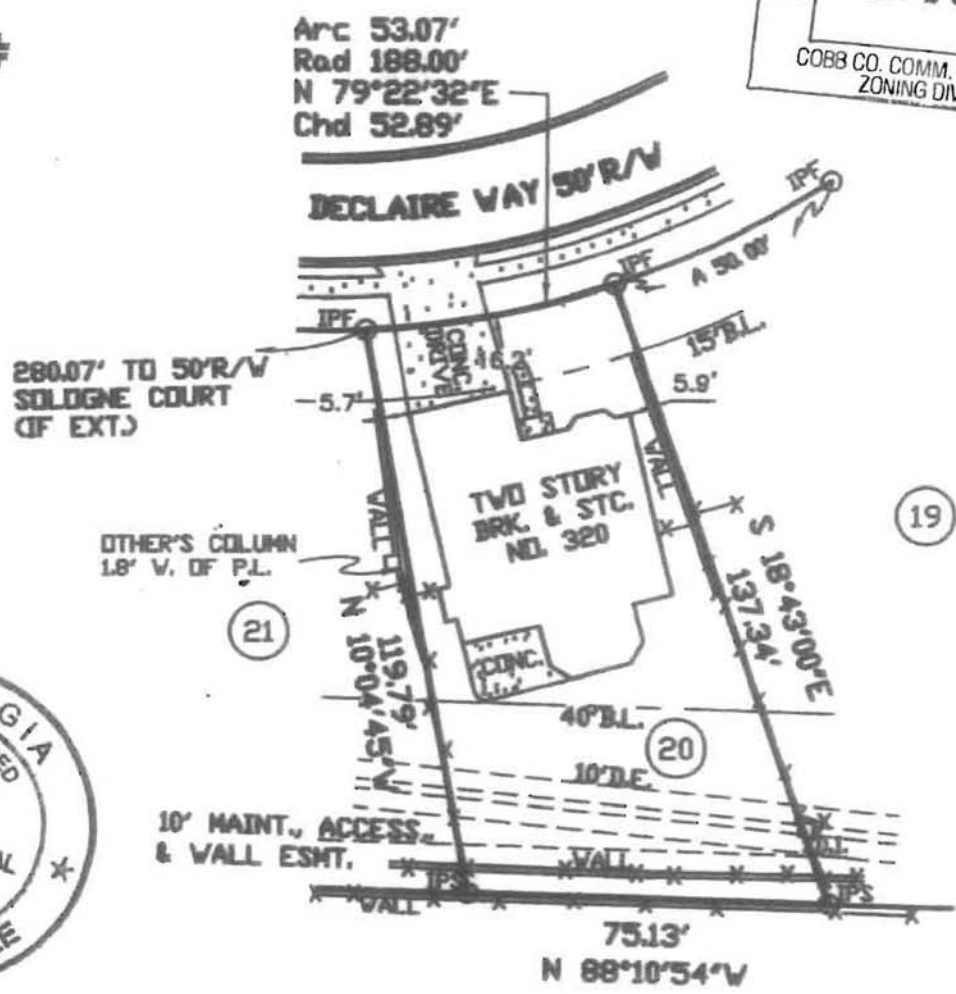
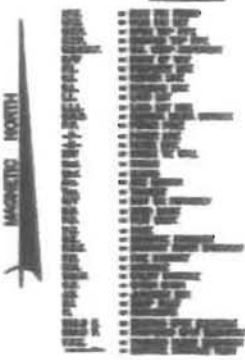
Drawing 4- Rear View

Drawing 5- Side View

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(2015)



AREA= 7,933 SQ.FT. / 0.1821 ACRE



SURVEY FOR:
MITCHELL JOHNSON
MARLA JOHNSON

LOT 20 BLOCK 'A'
LAFAYETTE SQUARE SUBD.
PLAT BOOK 159, PAGE 36
LAND LOT 71 1st DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: SEPTEMBER 19th, 2012

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0133 G DATED DECEMBER 16, 2008, ZONE 'X'.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.



BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881

www.busbeeandposs.com

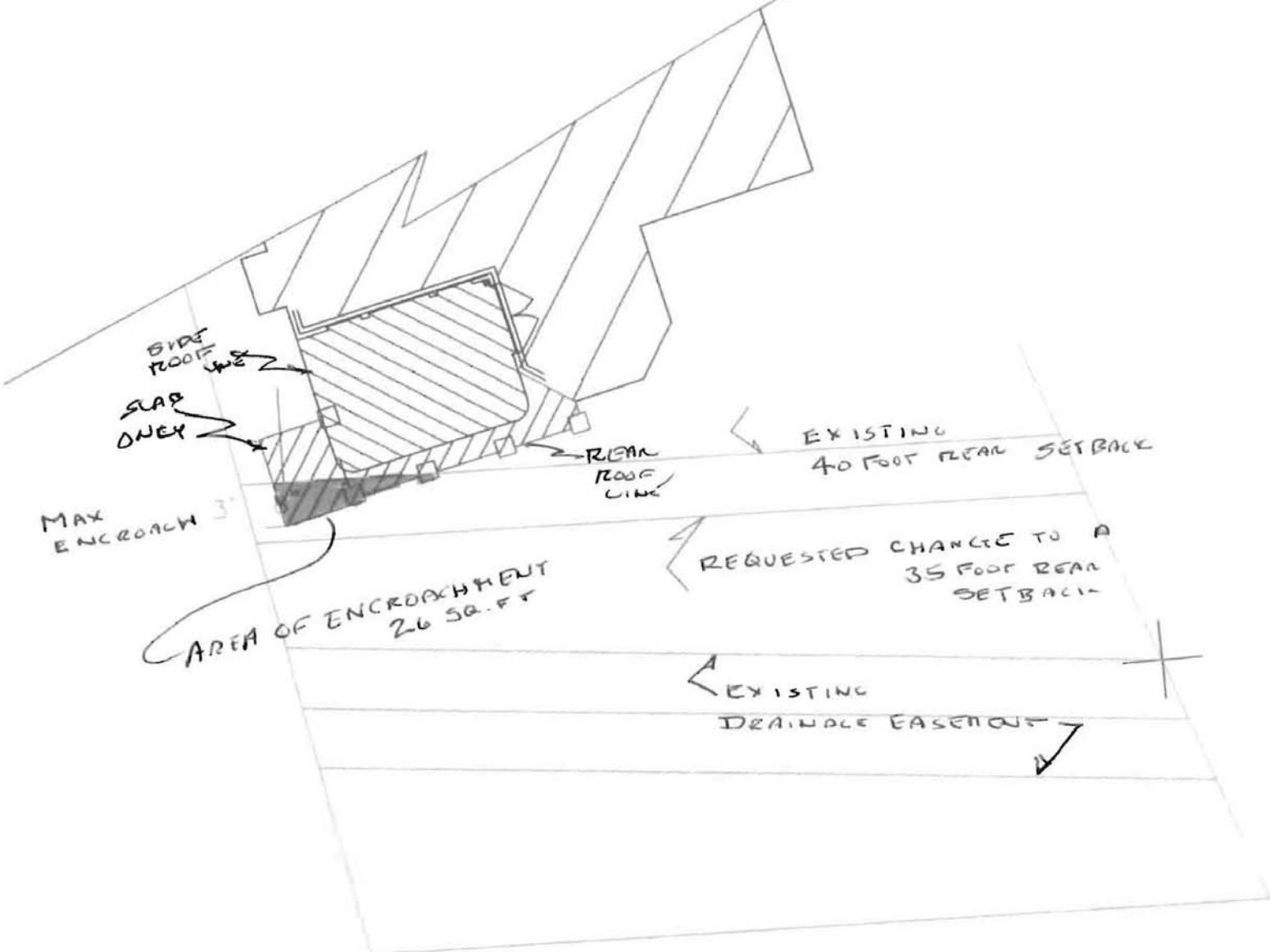
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS REQUIREMENTS OF LAW.
Ricky C. Busbee
RICKY C. BUSBEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5000 FEET AND AN ANGULAR ERROR OF 97 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANDALL RULE.

TOPCON GTS-225 CREW-MP/RB DRAWN BY SG J.N. BP10776 C.&B.

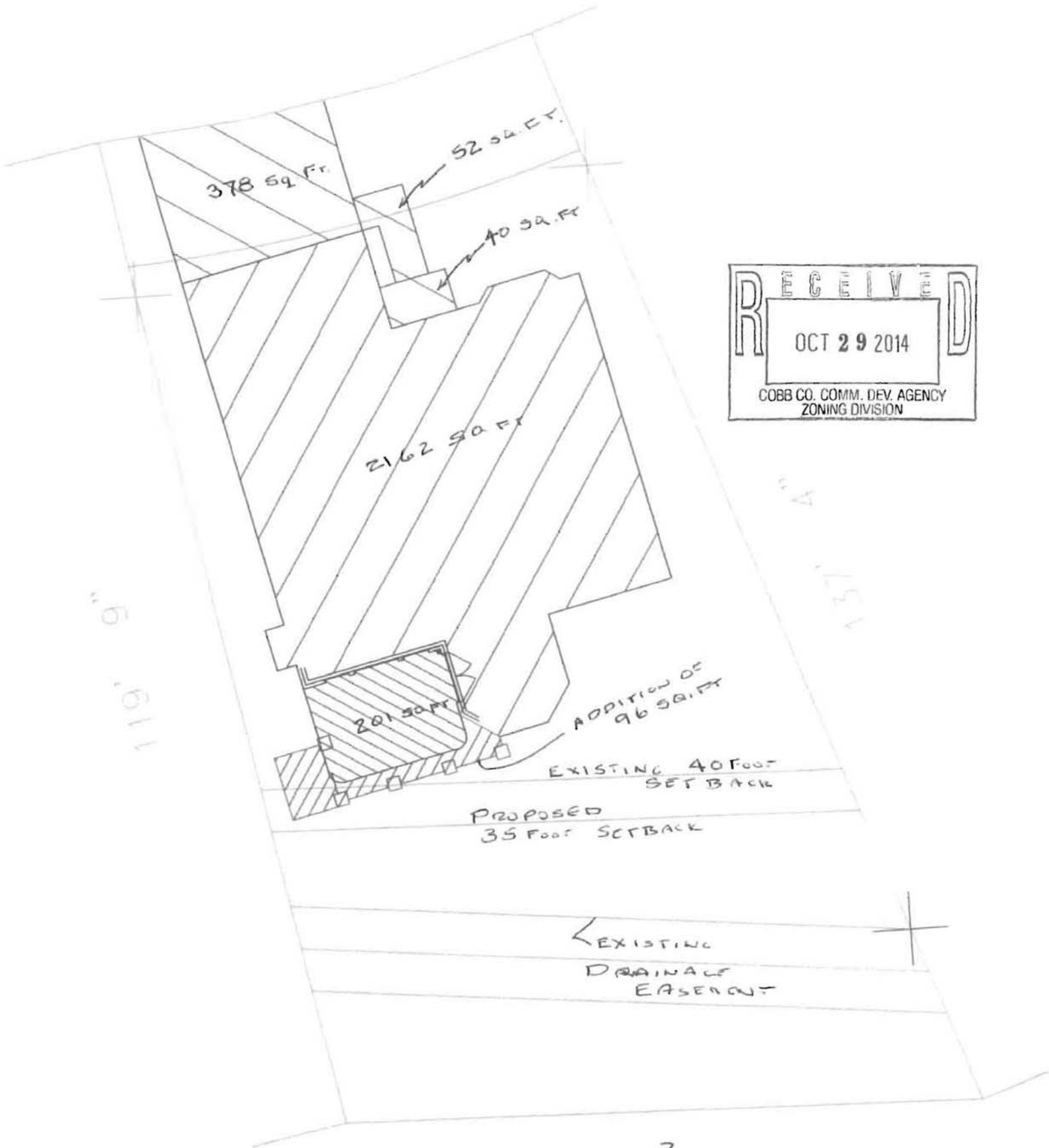
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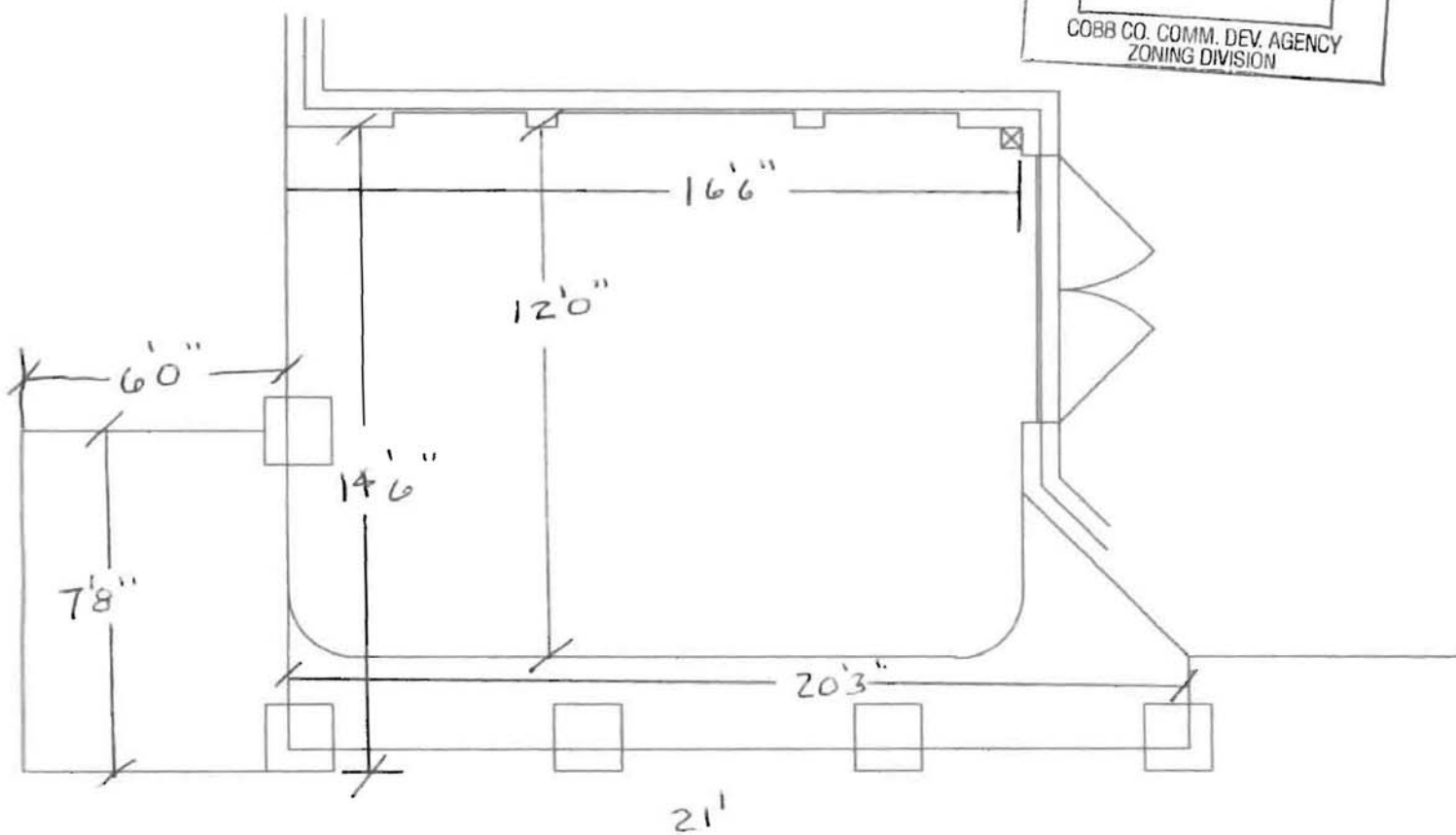
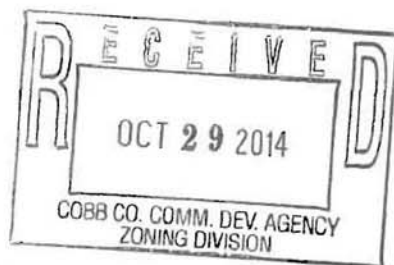
DRAWING 1

V-6
(2015)



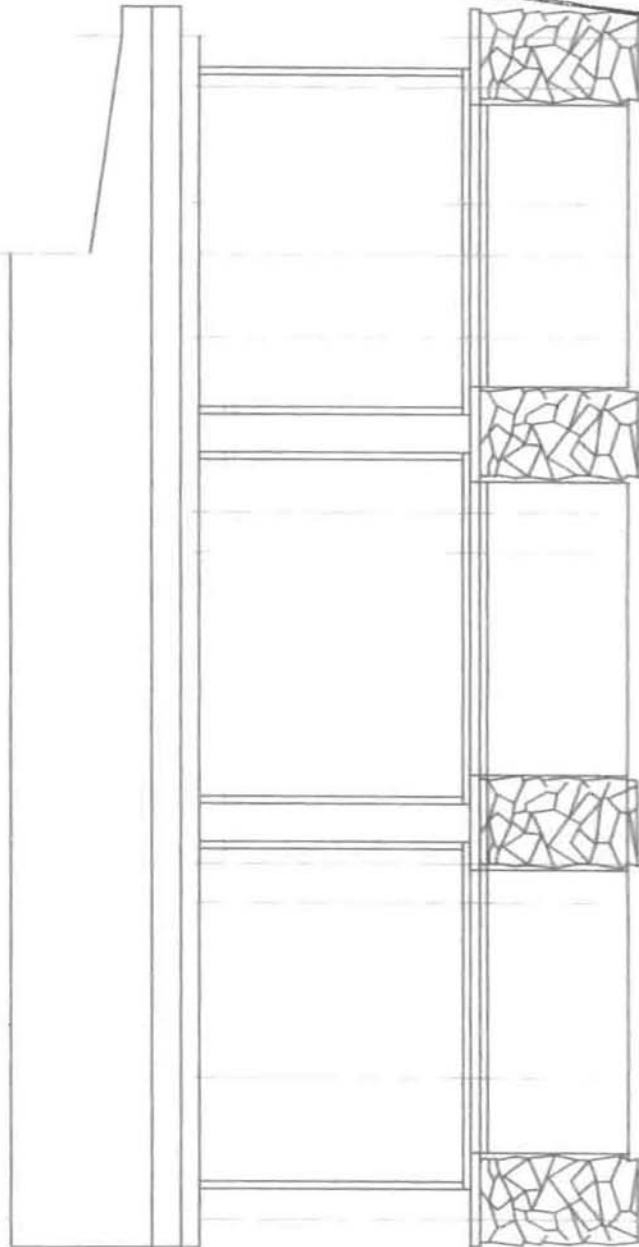
DRAWING 2

V-6
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DRAWING 3
NEW PORCH OVERLAY ON ORIGINAL PATIO

V-6
(2015)



DRAWING 4
REAR VIEW