

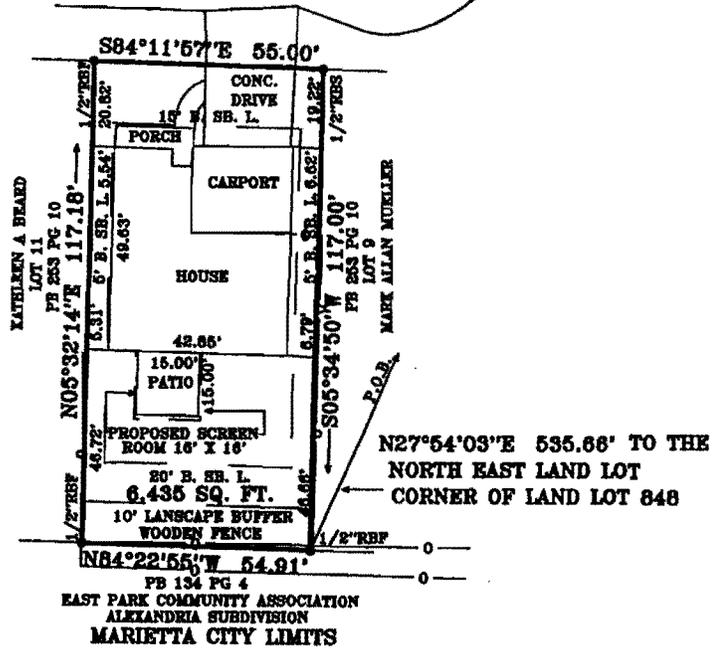
V-20
(2015)

ED FOR
LSON

LOT 10, HOLCOMB LAKE VILLAGE SUBDIVISION, IN LAND LOT
848, 16TH. DISTRICT, 2ND. SECTION, COBB COUNTY, GEORGIA
DATE OF PLAT 12-06-2014 SCALE 1" = 30'
DATE OF FIELD WORK 12-05-2014
REFERENCE PLAT BOOK 253, PAGE 9-10

DEC 10 2014

LAKE HOLCOMB LANE
50' R. W.



IMPERVIOUS SURFACE:
 EXISTING HOUSE: 1,652 SQ. FT.
 EXISTING PATIO: 225 SQ. FT.
 EXISTING FRONT PORCH: 106 SQ. FT.
 EXISTING 2 CAR GARAGE: 402 SQ. FT.
 EXISTING WALK: 52 SQ. FT.
 EXISTING CONC. DRIVE: 402 SQ. FT.
 EXISTING AC PADS: 18 SQ. FT.

ZONING INFORMATION:
 PROPERTY ZONED: R-3
 FRONT SETBACK: 15 FEET
 SIDE SETBACK: 5 FEET
 REAR SETBACK: 25 FEET
 LANDSCAPE BUFFER: 10 FEET
 MAXIMUM LOT COVERAGE: 40%

TOTAL = 2657 SQ. FT.
 LOT AREA = 6,435 SQ. FT.
 LOT COVERAGE = 44.40%

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-9-67. AUTHORITY O.C.G.A.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSON OR PERSONS NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.

FIELD DATA:
 CLOSURE: 1" IN 16,499'
 EQUIPMENT: SOKKIA SETS
 ANGULAR ERROR 91" PER ANGLE POINT
 READINGS AND MAG. CAL. FROM ANGLES TURNED.
 ADJUSTED USING LEAST SQUARES
 PLAT CLOSURE 1" IN 75,446'



KNIGHT & KNIGHT LAND SURVEYORS, LLC
 116 CENTER ROAD
 CARTERSVILLE, GEORGIA 30121
 TELEPHONE (770) 382-7975
 or (770) 352-5525



FEMA FLOOD HAZARD MAP 18067C0107L
 DATED NOVEMBER 03, 2011, SHOWS THIS PROPERTY OUT OF FLOOD HAZARD.

APPLICANT: Richard and Ann Olson

PETITION No.: V-20

PHONE: 817-718-5355

DATE OF HEARING: 02-11-2015

REPRESENTATIVE: Richard and Ann Olson

PRESENT ZONING: RA-5

PHONE: 817-718-5355

LAND LOT(S): 848

TITLEHOLDER: Richard C. Olson and Cleo A. Olson

DISTRICT: 16

PROPERTY LOCATION: On the south side of Lake Holcomb Lane, south of Holcomb Lake Road (1561 Lake Holcomb Lane).

SIZE OF TRACT: 0.15 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the impervious surface from a maximum of 40% to 50%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Richard and Ann Olson **PETITION No.:** V-20

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 impacts are anticipated. The proposed addition will replace the existing patio and result in a net impervious coverage increase of only 31 square feet. The proposed impervious coverage will be 44.9% which is less than the assumption used for the subdivisions stormwater management facility design.

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.

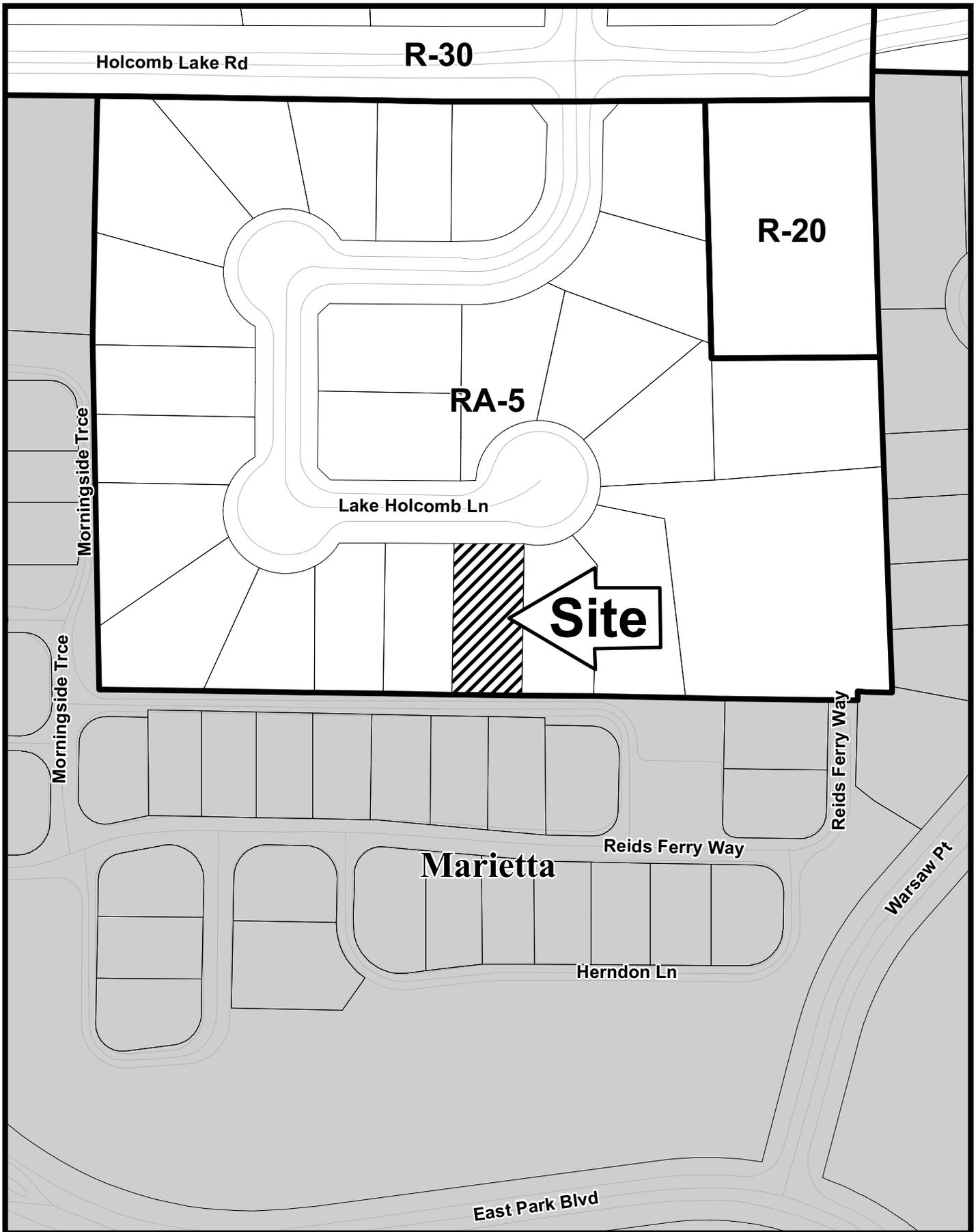
WATER: No conflict.

SEWER: No conflict.

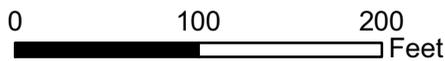
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

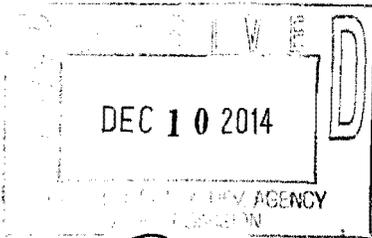
V-20



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-20
Hearing Date: 2-11-15

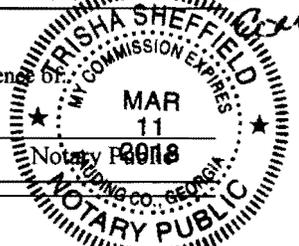
Applicant RICHARD & ANN OLSON Phone # 817-718-5355 E-mail _____

THOMAS INGRAM Address 2031 BAKER CT. - KENNESAW 30144
(representative's name, printed) (street, city, state and zip code)

Thomas Ingram Phone # 678-296-0576 E-mail THOM@DCEREGULATIONS.COM
(representative's signature)

My commission expires: 03-11-2018

Signed, sealed and delivered in presence of [Signature]

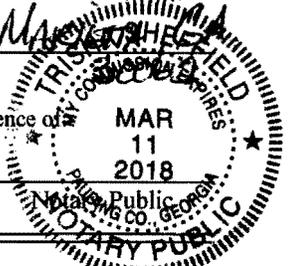


Titleholder RICHARD & ANN OLSON Phone # 817-718-5355 E-mail _____

Signature [Signature] Address: 1561 LAKE HOLCOMB LN - MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Richard & Ann Olson

Signed, sealed and delivered in presence of [Signature]



My commission expires: 03-11-2018

Present Zoning of Property RESIDENTIAL

Location 1561 LAKE HOLCOMB LN. MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 848 District 16th Size of Tract .15 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).

UNABLE TO USE BACK PATIO BECAUSE OF INSECTS & SUN.
WOULD LIKE TO BUILD A 16X16 SCREEN ROOM ON
PATIO.

List type of variance requested: IMPERVIOUS - PERVIOUS.
WOULD LIKE TO INCREASE IMPERVIOUS TO BE
ABLE TO BUILD SCREEN ROOM
IMPERVIOUS NOW - ZONED RAS - 40%
INCREASE TO - 50%