

SURVEY INFORMATION
 SUPPLIED BY BUILDER,
 SURVEY BY: WEST GEORGIA
 SURVEYORS, INC.

V-139
 (2015)

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
 100 YEAR FLOOD ZONE ACCORDING TO
 COBB COUNTY F.I.R.M. PANEL 0037G, COMMUNITY
 NO. 130052, MAP REVISED, DEC. 16, 2008

BUILDING SETBACKS

FRONT-35'
 REAR-30'
 SIDE-10'

PRESENT ZONING:

R15 WITH VARIENCES
 PER PLAT
 DATED 7-9-87

**GAILLARDIA
 WAY
 (50' R/W)**

AREA:

0.28 ACRES
 12,381 SQ.FT.

PROPERTY ADDRESS:

444 GAILLARDIA WAY
 MARIETTA, GA 30062

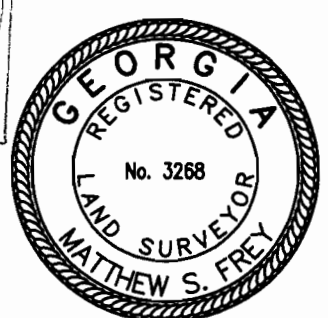
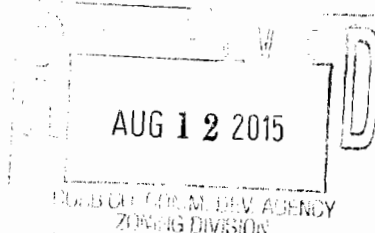
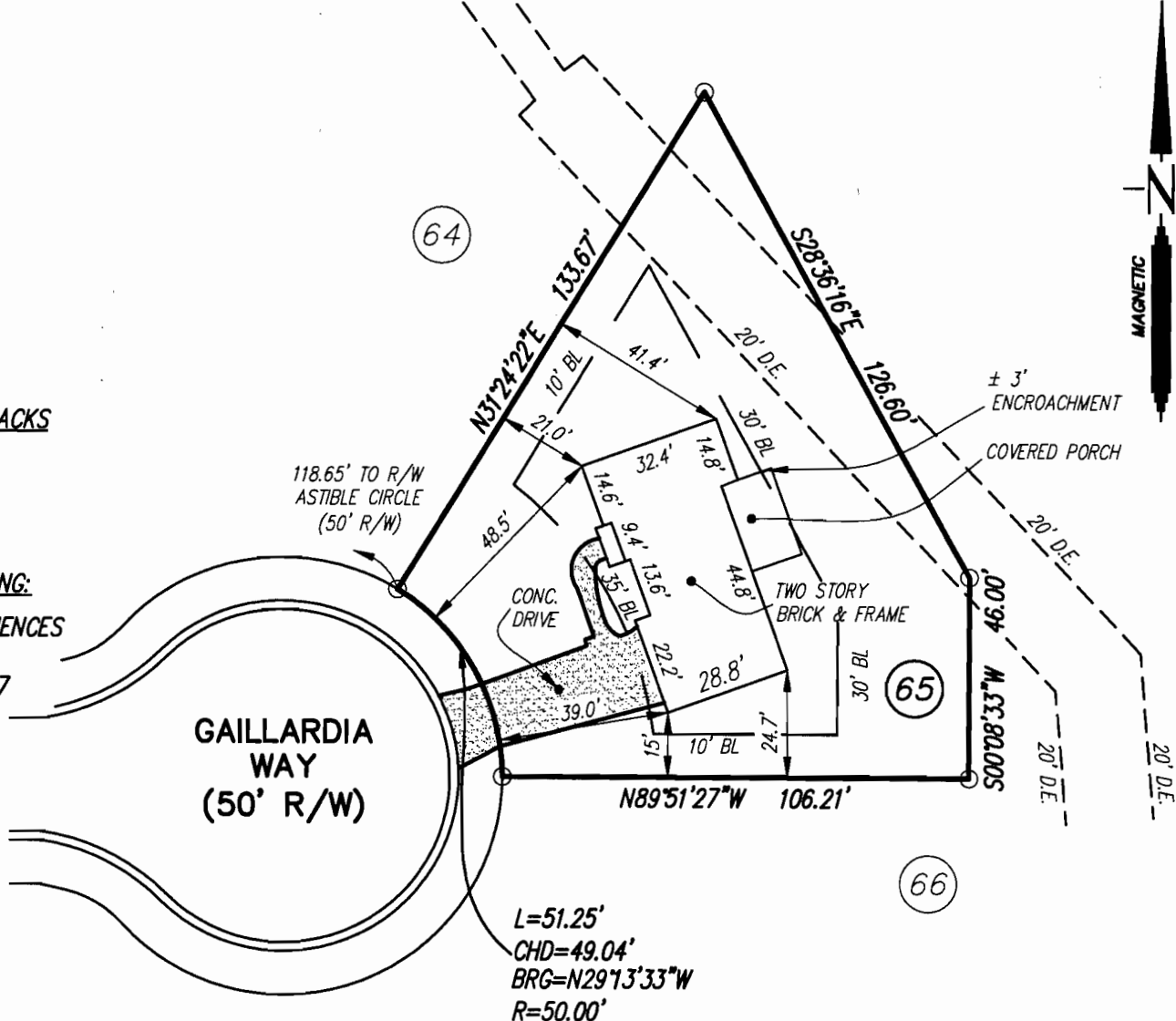
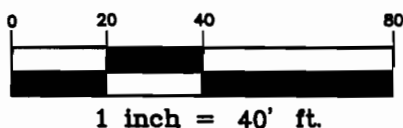
REFERENCE PLAT:

PB. 141, PG. 42

ZONING VARIANCE FOR:

MICHAEL ROBERTS

BEING LOT 65, UNIT IX, CHESTNUT HILL
 LOCATED IN LAND LOT 142
 IN THE 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: AUG. 6, 2015



Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399
 715021

APPLICANT: Michael E. Roberts

PETITION No.: V-139

PHONE: 770-262-4754

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Doug Patten

PRESENT ZONING: R-15

PHONE: 770-424-0028

LAND LOT(S): 142

TITLEHOLDER: Michael E. Roberts

DISTRICT: 16

PROPERTY LOCATION: At the eastern terminus of Gaillardia Way, east of Astible Circle (444 Gaillardia Way).

SIZE OF TRACT: 0.28 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 27 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Michael E. Roberts **PETITION No.:** V-139

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 anticipated.

HISTORIC PRESERVATION: No comment.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

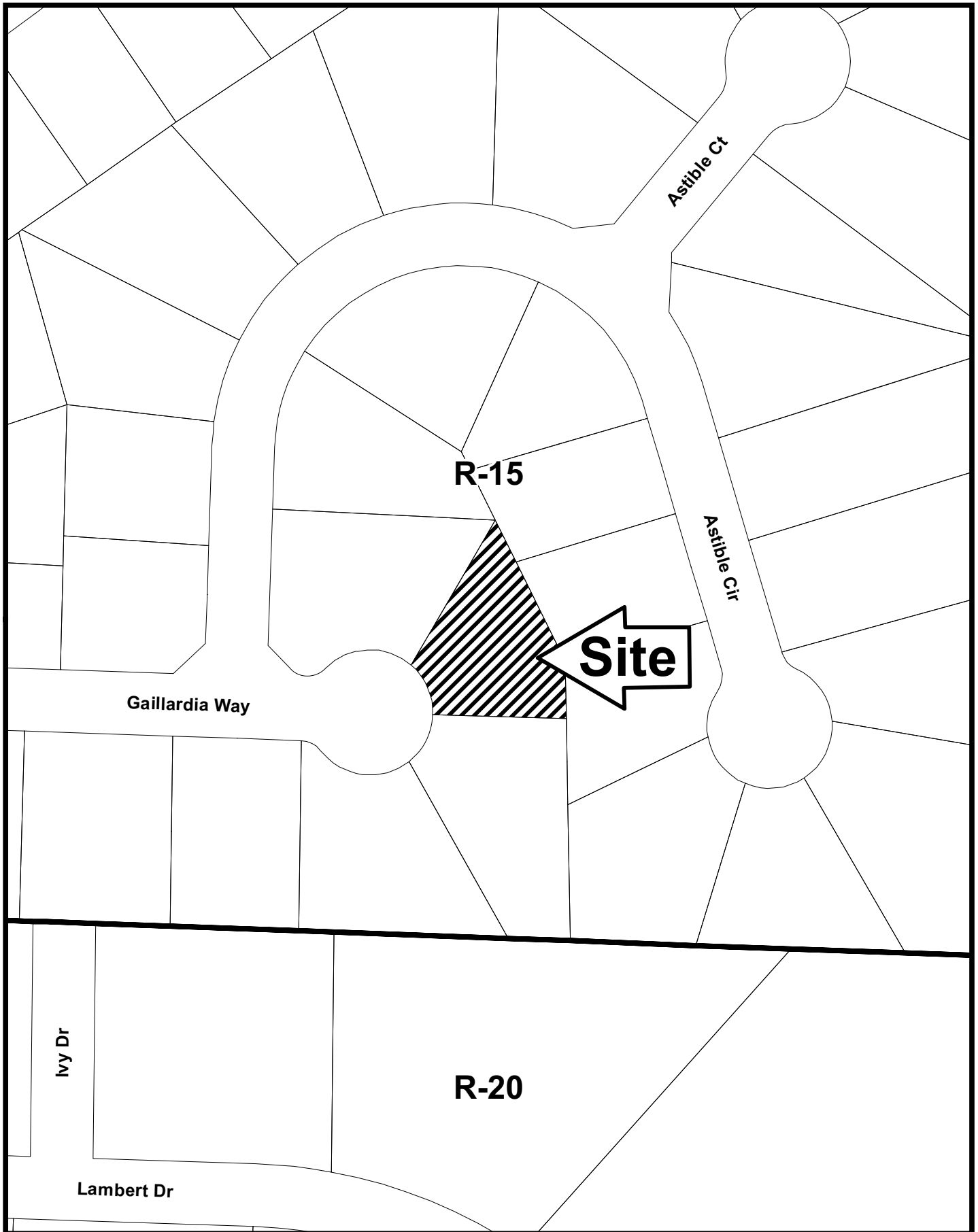
SEWER: No conflict.

APPLICANT: Michael E. Roberts

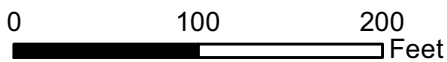
PETITION No.: V-139



FIRE DEPARTMENT: NO COMMENTS: 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.

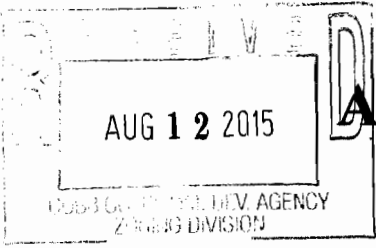
V-139



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-139
Hearing Date: 10-1-15

Applicant Michael E. Roberts Phone # 770-262-4754 E-mail mrob513@comcast.net

Doug Patten Address 1301 Shiloh Rd. Kennesaw Ga 30144
(representative's name, printed) (street, city, state and zip code)

Way Patten Phone # 770-424-0028 E-mail dpatten.csa@gmail.com
(representative's signature)

My commission expires: 11/15/17

Signed, sealed and delivered in presence of:
Lauren H
Notary Public

Titleholder Michael E. Roberts Phone # 770-262-4754 E-mail mrob513@comcast.net

Signature Michael E Roberts Address: 444 Gaillardia Way, Acworth, Ga. 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/15/17

Signed, sealed and delivered in presence of:
Lauren H
Notary Public

Present Zoning of Property _____

Location 444 Gaillardia Way, Acworth, 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 142 District 16 Size of Tract 1/2 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 .28 Ac Shape of Property DDDI Topography of Property MODERATE TO GENTLE 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 APPLICATION IS TO ENCLOSE AN EXISTING DECK AS A SCREENED PORCH - THIS COVERING WOULD CAUSE AN ENCROACHMENT IN THE REAR SETBACK. THE CURRENT DECK WOULD HAVE TO BE REMOVED AND REBUILT TO COVER IT WITH A ROOF.

List type of variance requested: Rear setback variance for covered deck.