

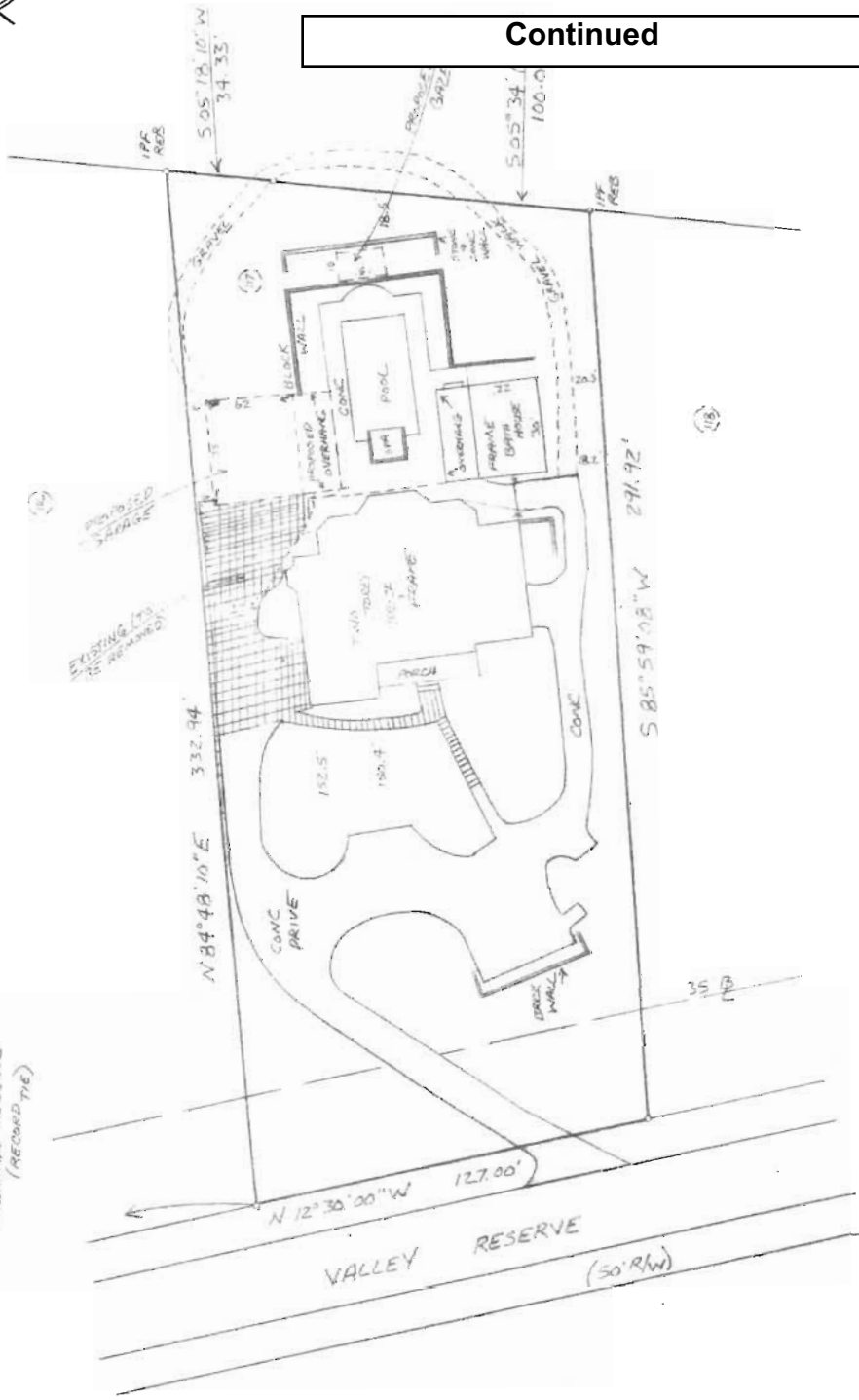


V-153
(2015)

MAGNETIC

Continued

P.O.B.
184'4" TO 50' RW
MOUNTAIN RESERVE
(RECORD TIE)



AREA - 0.9255 ACRE
#1381 VALLEY RESERVE



SURVEY FOR:
REX D. HOWTON

LOT 117	BLK.	UNIT TWO	NEW RESERVE
LAND LOT 245	DISTRICT 207W	SECTION 2 AND 3	COBB COUNTY, GEORGIA
PLAT BOOK 733	PAGE 60		

I HAVE THIS DATE, EXAMINED THE ORIGINAL FIELD NOTES AND A COMPLETE SET OF PLANS FOR THE ABOVE AND AM Satisfied THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SURFACE AND ARE TRUE TO THE ORIGINAL FIELD NOTES AND ARE CORRECT IN ALL PARTICULARS AND I HAVE NOTED THE SAME IN THIS REPORT.

BY: J.A. EVANS, REGISTERED PROFESSIONAL ENGINEER, NO. 2194, STATE OF GEORGIA.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA

RECEIVED
SEP 9 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXISTING IMPERVIOUS SURFACE:
HOUSE = 1,927.8 SQUARE FEET 9.0%
PORCH, GARAGE, & BATHHOUSE = 1,352 SQUARE FEET 3.35%
POOL, DECK, DRIVE, WALL, STEPS, = 25,842 SQUARE FEET 38.54%
TOTAL = 29,122.6 S.F. = 51.90%

PROPOSED TOTAL IMPERVIOUS SURFACE:
AFTER REMOVING EXISTING GARAGE, STEPS, AND PART OF WALL AND ADJOINING NEW GARAGE, COVERED PORCH AND GAZEBO = 22,258 SQUARE FEET = 55.2%

THIS REPORT WAS PREPARED IN CONJUNCTION WITH THE TECHNICAL SERVICES FOR PROPERTY SERVICES IN COBB COUNTY, GEORGIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS EMPLOYEES.

APPLICANT: Rex D. Howton **PETITION No.:** V-153
PHONE: 770-827-5772 **DATE OF HEARING:** 11-11-2015
REPRESENTATIVE: Ronnie Ardis **PRESENT ZONING:** R-20
PHONE: 770-560-4407 **LAND LOT(S):** 245
TITLEHOLDER: Rex D. Howton **DISTRICT:** 20
PROPERTY LOCATION: On the east side Valley Reserve, south of Mountain Reserve **SIZE OF TRACT:** 0.93 acre
(1381 Valley Reserve). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 56.14%; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 960 square foot frame bath house with overhang) from the required 100 feet to 18 feet adjacent to the southern property line and to 50 feet from the rear; and 3) waive the setback for an accessory structure over 650 square feet (proposed approximately 1,400 square foot garage with overhang) from the required 100 feet to six feet adjacent to the northern property line and to 65 feet from the rear.

CONTINUED

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

