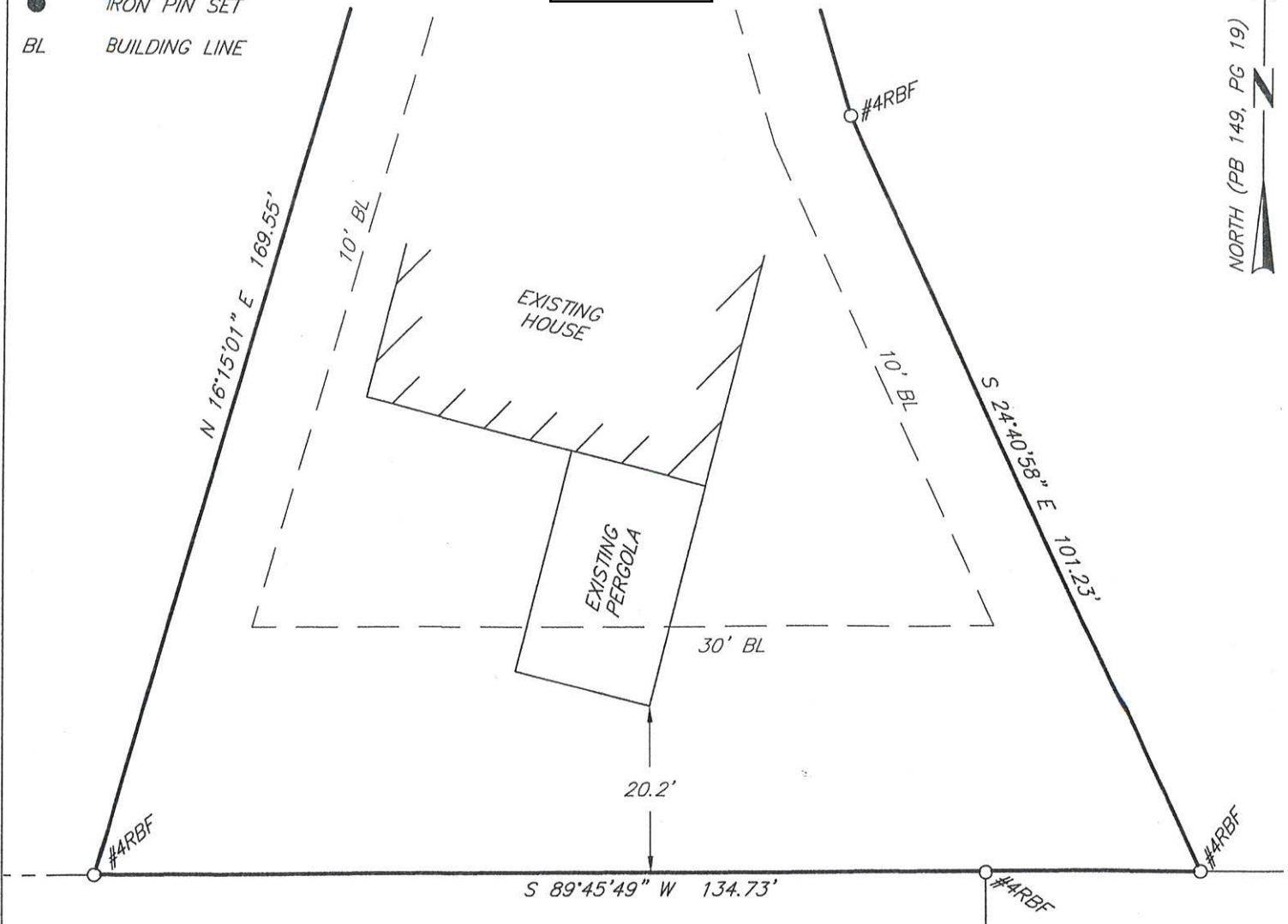


LEGEND

- IRON PIN FOUND
- IRON PIN SET
- BL BUILDING LINE

V-23
(2016)

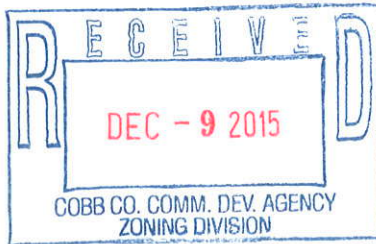


ZONING

R-15 (PER COBB COUNTY GIS)

FRONT SETBACK - 35 FEET
REAR SETBACK - 30 FEET
SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH COBB COUNTY **



SURVEY EXHIBIT FOR:
2158 CHARTLEY PLACE

JASON BROOKS

LOT 5, CHARTLEY WOODS
PB 149, PG 19

1513 OWENBY DRIVE
MARIETTA GA 30066
770-402-7926

WWW.WIDEPENLANDSURVEYING.COM

JOB #2158CHARTLEY

FIELD DATE:	11/12/15
PLAT DATE:	11/15/15
SCALE:	1"=20'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	699
SECTION:	2nd

APPLICANT: Jason Brooks

PETITION No.: V-23

PHONE: 404-673-5612

DATE OF HEARING: 02-10-2016

REPRESENTATIVE: Jason Brooks

PRESENT ZONING: R-15

PHONE: 404-673-5612

LAND LOT(S): 699

TITLEHOLDER: Jason Brooks

DISTRICT: 16

PROPERTY LOCATION: At the southern terminus of Chartley Place, south of Piedmont Glen Court (2158 Chartley Place).

SIZE OF TRACT: 0.28 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.

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

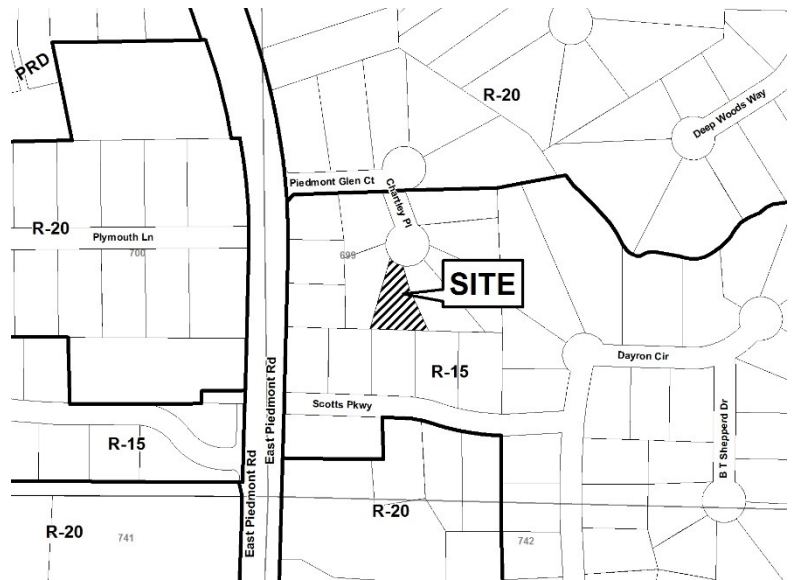
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

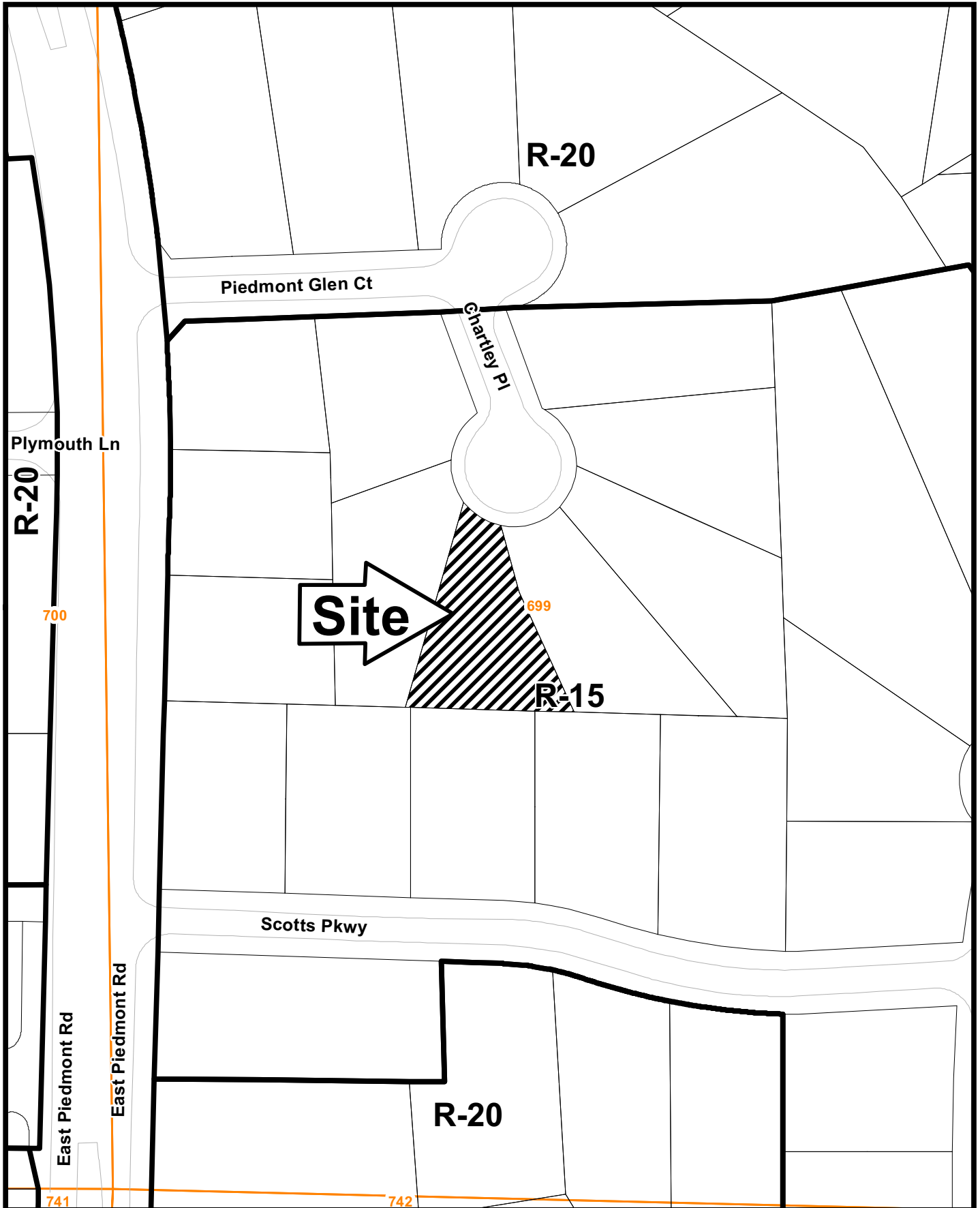
REJECTED **SECONDED**

HELD **CARRIED**

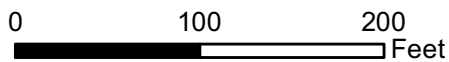
STIPULATIONS:





V-23



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Jason Brooks **PETITION No.:** V-23

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector issued notice of violation for building without a permit on 11-2-15.

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 downspout leaders that have been extended under retaining wall must be directed to flow to creek at rear of lot and away from neighbors property.

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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

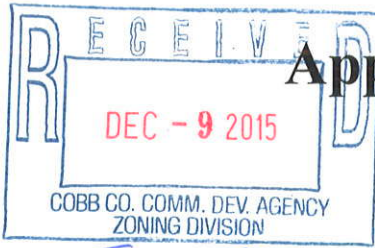
CEMETERY PRESERVATION: No comment.

WATER: No conflict

SEWER: No conflict

APPLICANT: Jason Brooks **PETITION No.:** V-23

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.



Application for Variance Cobb County

(type or print clearly)

Application No. V-23
Hearing Date: 2-10-15

Applicant JASON BROOKS Phone # 404-673-5612 E-mail jbrooks@gsguardfunding.com

JASON BROOKS Address 2158 CHARTLEY PL MARIETTA GA 30062
(representative's name, printed) (street, city, state and zip code)

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

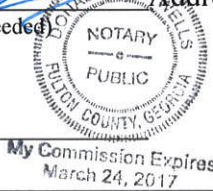
My commission expires: 07/23/2019 Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder JASON BROOKS E-mail _____

Signature [Signature] Address: 2158 CHARTLEY PL MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

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



Present Zoning of Property R 15

Location 2158 CHARTLEY PL MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 699 District 16th 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).

The project of building an attached pergola to the house was completed in full in October 2015. Homeowner was not aware of the requirements necessary with regards to permitting and setback limits. The property in the rear is an unbuildable lot. The cost of removing the pergola would create a hardship for the property owner.

List type of variance requested: Requesting a variance to waive the rear setback from the required 30 feet to 20 feet in lot #5 in the Chartley Woods subdivision, 2158 Chartley Pl Marietta GA 30062