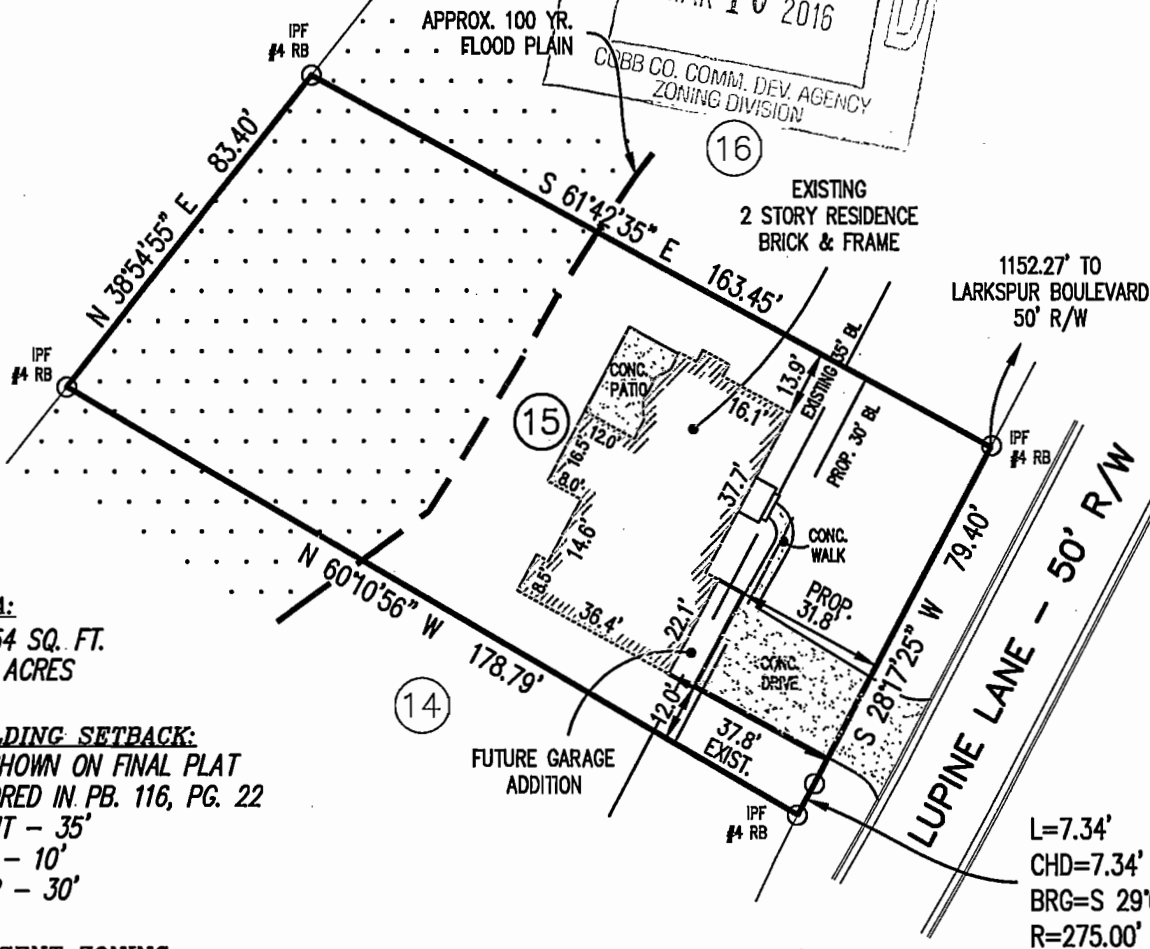
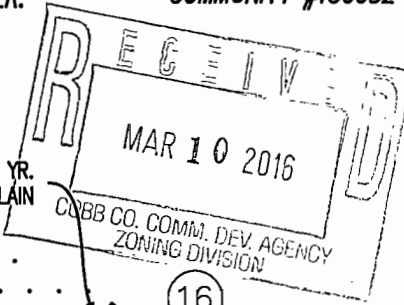


V-64
(2016)

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

PORTION OF THIS PROPERTY IS LOCATED WITHIN FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0029G COMMUNITY #130052 DATED: DEC. 8, 2008

VARIANCE REQUEST TO TO REDUCE THE FRONT BUILDING LINE SET BACK FROM 35' TO 30'



AREA:
14,454 SQ. FT.
0.33 ACRES

BUILDING SETBACK:
AS SHOWN ON FINAL PLAT
RECORDED IN PB. 116, PG. 22
FRONT - 35'
SIDE - 10'
REAR - 30'

PRESENT ZONING:
R-15

PROPERTY ADDRESSES:
5194 LUPINE LANE
ACWORTH, GEORGIA 30102

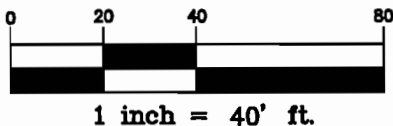
REFERENCE PLAT:
PB. 116, PG. 22

VARIANCE PLAT FOR:
GERRY GETTINGER
BEING LOT 15, CHESTNUT HILL, UNIT I
LOCATED IN LAND LOT 72
IN THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 40' DATE: FEBRUARY, 11 2016



centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399



APPLICANT: Gerry Gettinger

PETITION No.: V-64

PHONE: 770-328-0127

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Centerline Surveying Systems

PRESENT ZONING: R-15

PHONE: 770-424-0028

LAND LOT(S): 72

TITLEHOLDER: Gerald F. Gettinger

DISTRICT: 16

PROPERTY LOCATION: Located on the west side of Lupine Lane, on the north side of Larkspur Boulevard (5194 Lupine Lane).

SIZE OF TRACT: 0.33 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 30 feet.

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

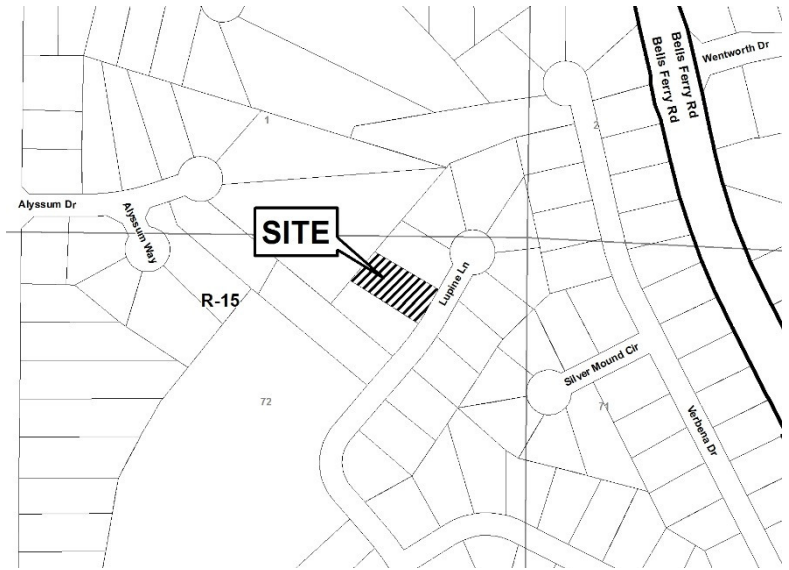
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Gerry Gettinger

PETITION No.: V-64

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 modified setbacks 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 comment

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 site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

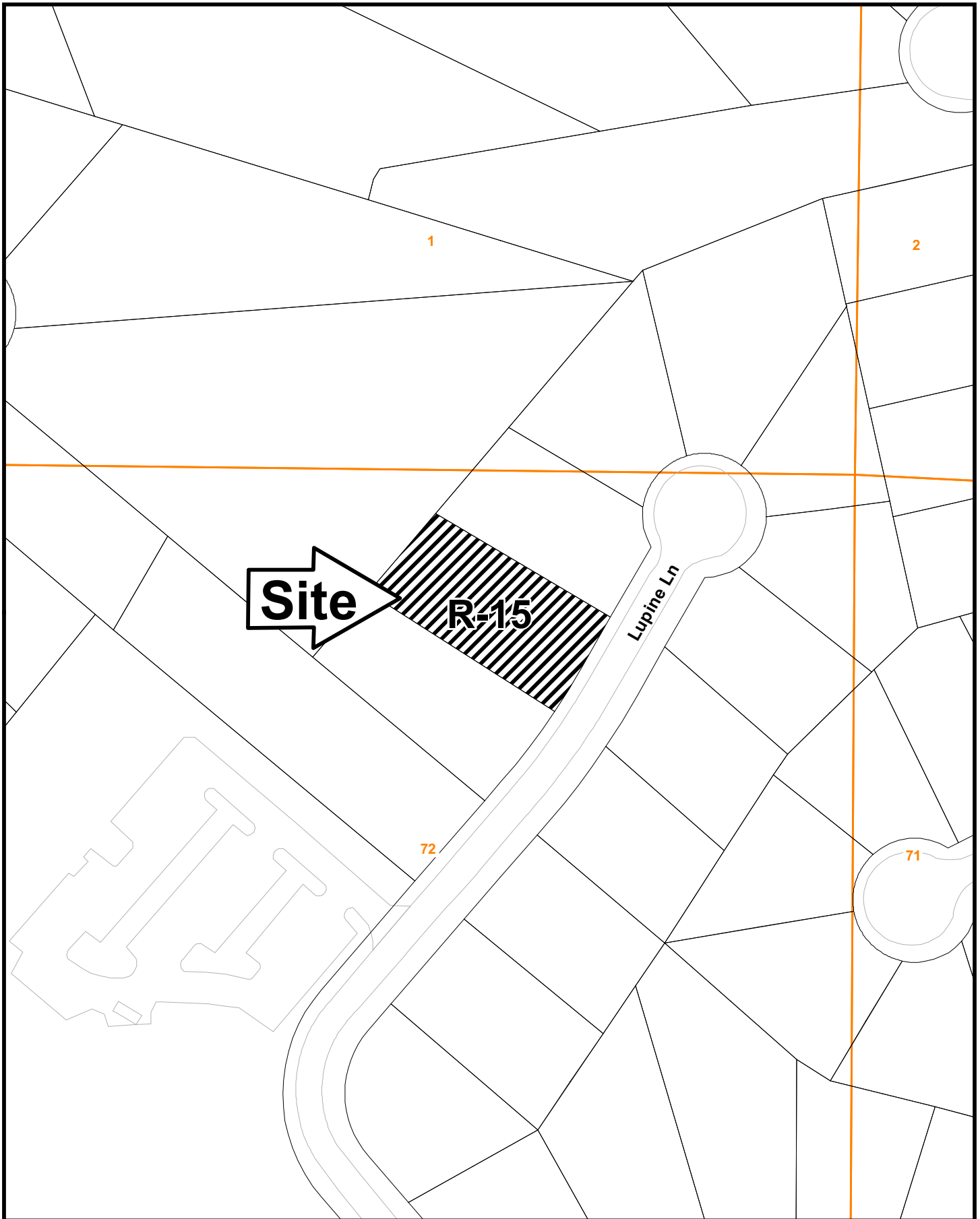
SEWER: No conflict.

APPLICANT: Gerry Gettinger

PETITION No.: V-64

FIRE DEPARTMENT: 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-64-2016 GIS MAP

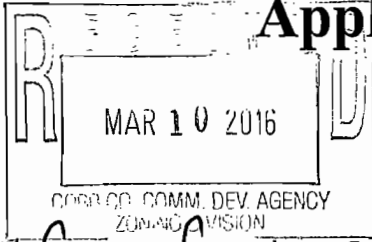


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-64
Hearing Date: 5-11-16

Applicant Gerry Gettinger Phone # 770-328-0127 E-mail Ggettinger@Comcast.net

Centerline Surveying Systems Address 1301 Shiloh Rd. NW #1210, Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

X. Matthew Frey Phone # 770-424-0028 E-mail MFrey.CSS@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 5-31-16

Douglas B. Pelt
Notary Public

Titleholder Gerry Gettinger Phone # 770-328-0127 E-mail Ggettinger@Comcast.net

Signature Gerry Gettinger Address: 5194 Lupine Lane Acworth GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 5-31-16

Douglas B. Pelt
Notary Public

Present Zoning of Property R-15

Location 5194 LUPINE LANE Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 72 District 16th Size of Tract 0.33 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 garage was not built big enough to accommodate the vehicle I own, therefore causing me to park outside in the driveway.

List type of variance requested: Reduction of front setback from 35' to 30'