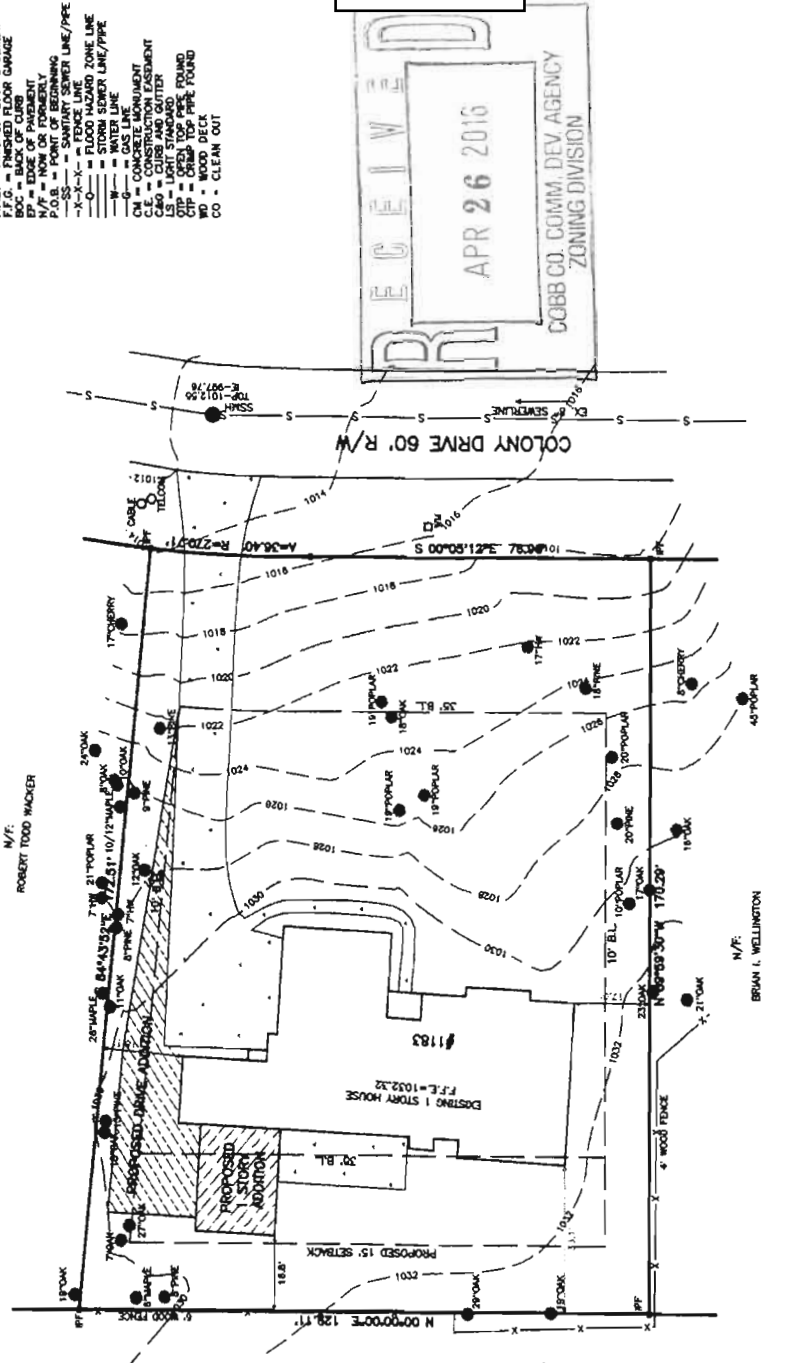


V-88  
(2016)

**IMPERVIOUS SURFACE:**  
 HOUSE = 2807 sf.  
 DRIVE/WALK = 1880 sf.  
 PORCH/PATIO = 368 sf.  
 ADDITION = 432 sf.  
 DRIVE ADDITION = 894 sf.  
 TOTAL = 6601 sf.  
 LOT COVERAGE = 31.95%

This field data which this plat is based has a closure precision of one foot in 15,000± feet and an angular error of 03". This plat has been calculated for closure and is found to be accurate within one foot in 100,000± feet.  
 Equipment used: Topcon 019-213 Total Station.  
 In my opinion a portion of this property is in a flood hazard area as per F.L.D.M Flood Hazard Map of Cobb County, Georgia  
 Environmental Form Number 13067C 0131.0  
 Environmental Code 12/18-08  
 Revision Date

- LEGEND**
- PT = 1/2" REBAR FOUND
  - RF = REBAR PAT SET
  - LD = LAND LOT
  - LL = LAND LOT LINE
  - LU = LOT CENTERLINE
  - CL = CONCRETE
  - BL = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - D.E. = DRAINAGE EASEMENT
  - O.E. = OTHER EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - H.M. = HOUSING BOX
  - H.M. = HOUSING BOX
  - D.I. = DROP INLET
  - F.W. = FENCE/WALKWAY
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - B.O.C. = BACK OF CURB
  - E.P. = EDGE OF PAVEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.O.B. = POINT OF BEGINNING
  - X-X-X-X = FENCE AND ZONE LINE
  - W = WATER LINE
  - S = STORM SEWER LINE/PIPE
  - G = GAS LINE
  - C.N. = CONSTRUCTION EASEMENT
  - C.B. = CURB AND GUTTER
  - O.P. = OPEN TOP PIPE FOUND
  - C.P. = COVER TOP PIPE FOUND
  - A.P.C. = ABOVE GROUND
  - C.O. = CLEAN OUT



BITE PLAN FOR VARIANCE	
<b>1183 COLONY DRIVE</b>	
TAX PARCEL #01014100300	
LAND LOT: 14	LOT: 33
SECTION: 08B	COUNTY: COBB
SUR: LAKE COLONY	AREA = 0.474 ACRES
FIELD DATE: 01/20/18	PLAT DATE: 04/06/18
JOB No. 18197	

**ALPHA LAND SERVICES**  
 1008 ECHO VALLEY COURT  
 LAWRENCEVILLE, GA 30046  
 OFF: 770.995.4054 FAX: 770.995.4054  
 PERSON:



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE OFFICIAL CODE OF GEORGIA. ALL CIVIL ENGINEERS AND LAND SURVEYORS ARE SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-97



**APPLICANT:** Bernice K. Schmitz

**PETITION No.:** V-88

**PHONE:** 678-557-0026

**DATE OF HEARING:** 07-13-2016

**REPRESENTATIVE:** Bernice K. Schmitz

**PRESENT ZONING:** R-20

**PHONE:** 678-557-0026

**LAND LOT(S):** 141

**TITLEHOLDER:** Jerry E. Schmitz and Bernice K. Schmitz

**DISTRICT:** 01

**PROPERTY LOCATION:** On the west side of Colony Drive, south of Lake Colony Drive (1183 Colony Drive).

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 15 feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

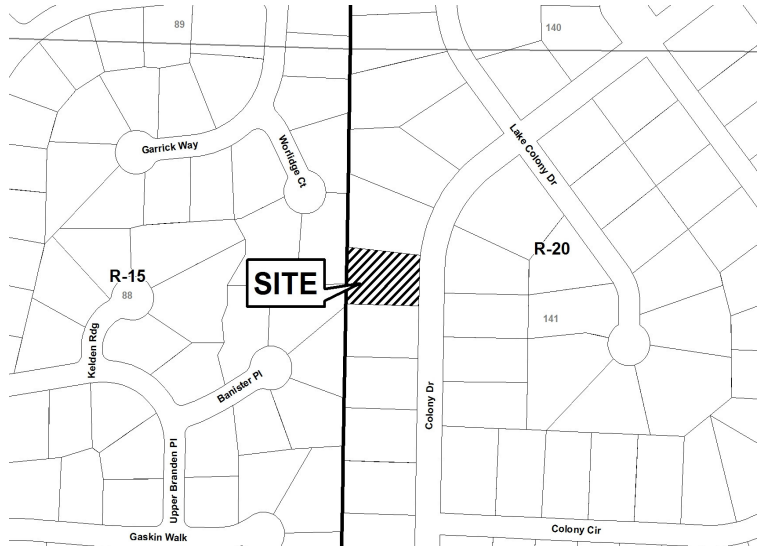
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Bernice K. Schmitz

**PETITION No.:** V-88

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:**

**STORMWATER MANAGEMENT:** If approved, all roof downspouts must discharge to the ground at the structure to maximize overland flow length.

**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 for V-88.

**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.

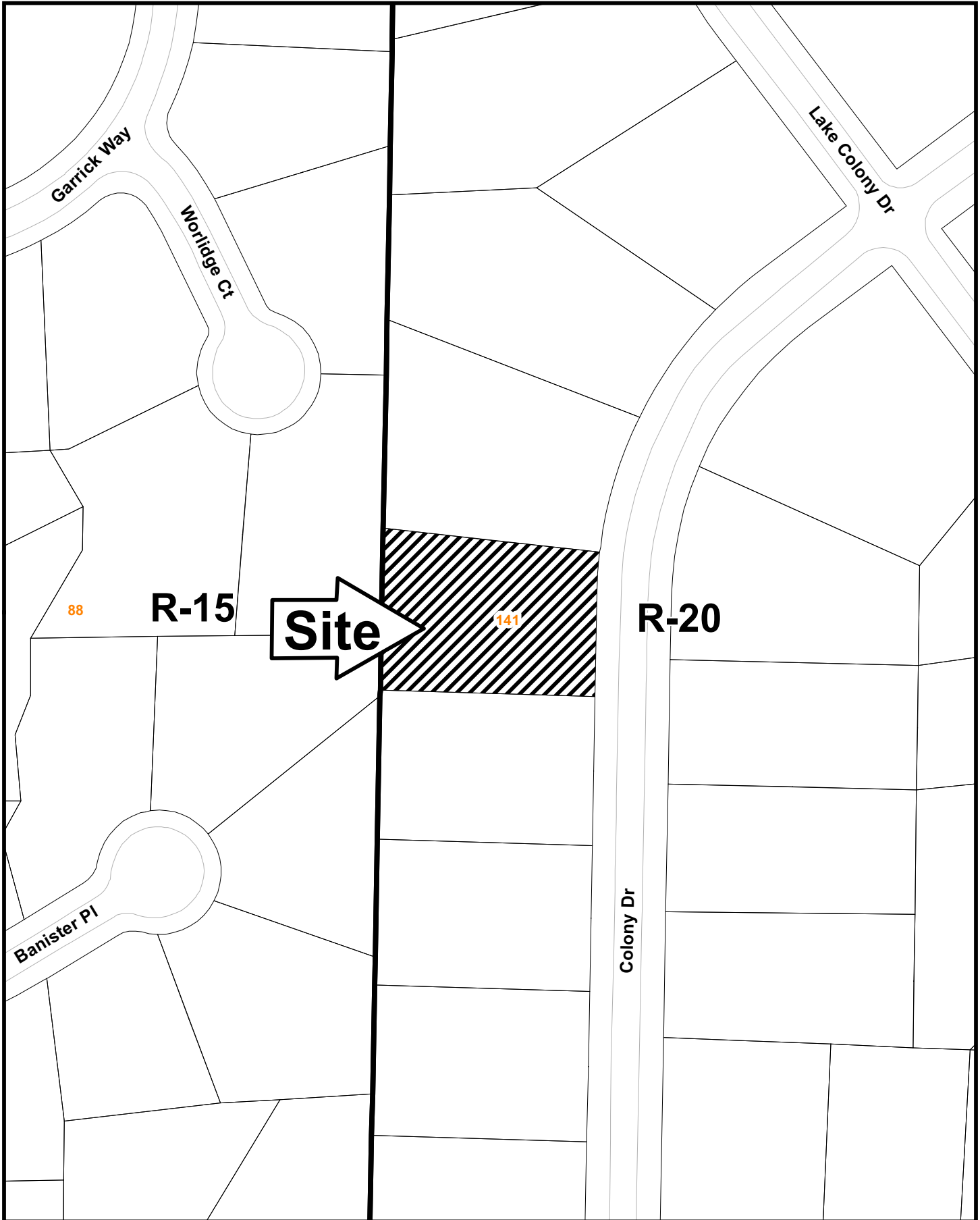
**APPLICANT:** Bernice K. Schmitz

**PETITION No.:** V-88

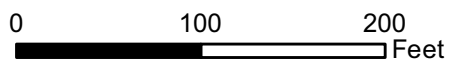
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

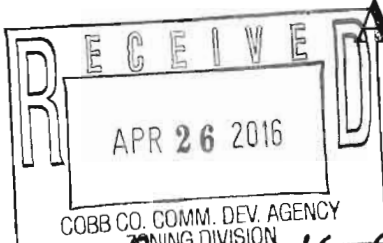
# V-88-2016 GIS



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-88

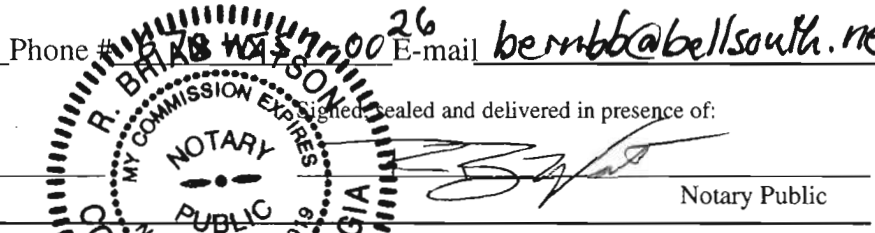
Hearing Date: 7-13-16

Applicant Bernice K Schmitz Phone # 678 5570026 E-mail Bernbba@bellsouth.net

Bernice K Schmitz Address 1183 COLONY DR, MARIETTA GA 30068  
(representative's name, printed) (street, city, state and zip code)

Bernice Schmitz Phone # 678 5570026 E-mail bernbb@bellsouth.net  
(representative's signature)

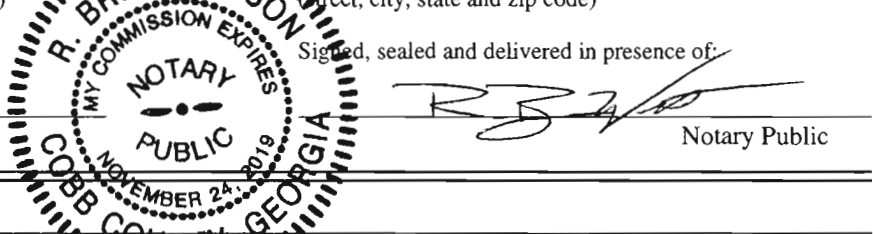
My commission expires: 11/24/2019



Titleholder Bernice & Jerry Schmitz Phone # \_\_\_\_\_ E-mail bernbb

Signature Bernice Schmitz  
(attach additional signatures, if needed) Address 1183 COLONY DR Marietta GA 30068  
(street, city, state and zip code)

My commission expires: 11/24/2019



Present Zoning of Property R20

Location 1183 COLONY DR, MARIETTA GA 30068-2810  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 1st Size of Tract .474 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

Due to steep contours in the front yard, the only viable location for the addition is the rear yard.

List type of variance requested: turned down slab on grade