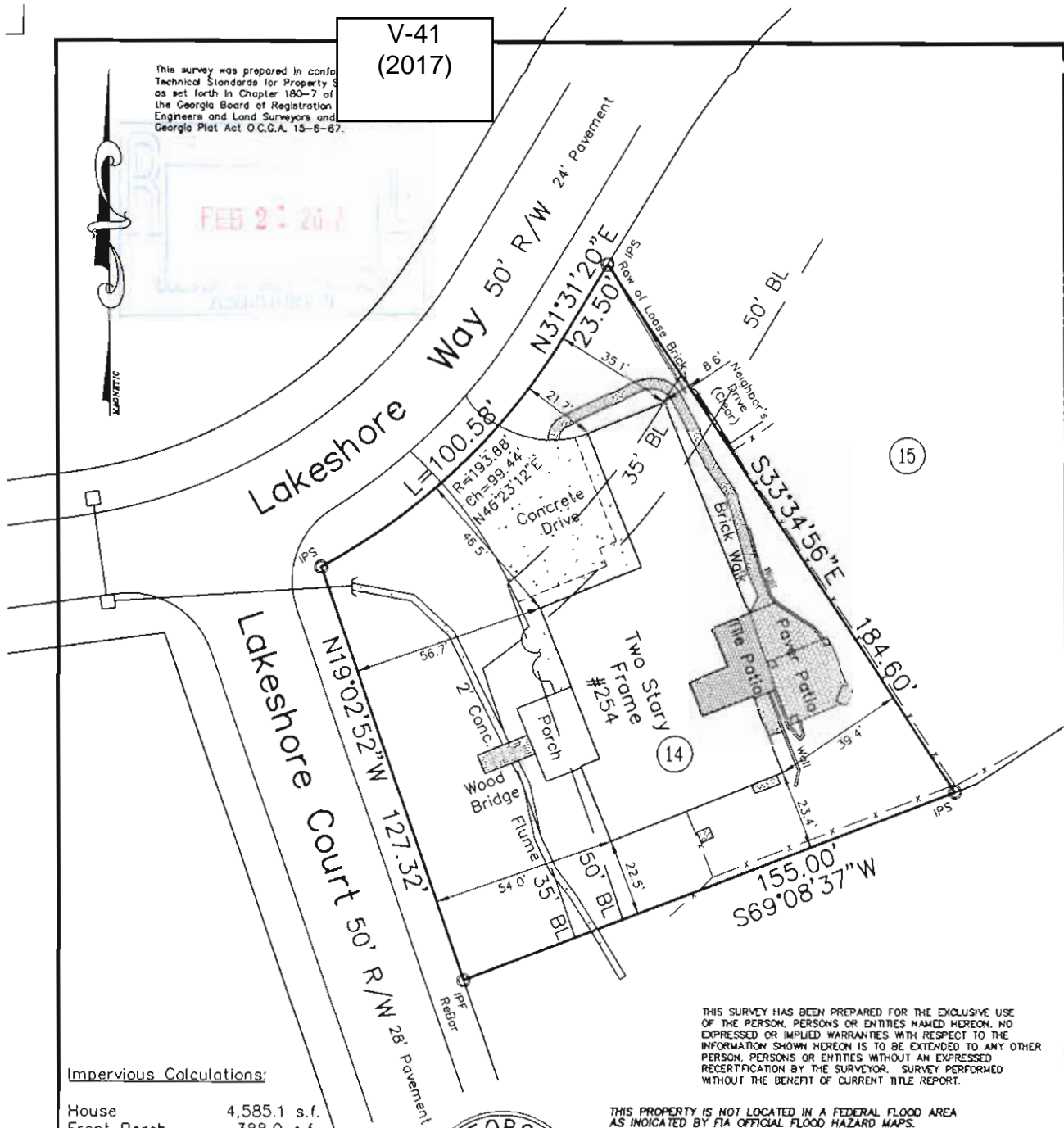


V-41
(2017)

This survey was prepared in conformance with the Technical Standards for Property Surveys as set forth in Chapter 180-7 of the Georgia Board of Registration of Professional Engineers and Land Surveyors and Georgia Plat Act O.C.G.A. 15-6-67.

FEB 23 2017



Impervious Calculations:

House	4,585.1 s.f.
Front Porch	388.0 s.f.
Tile Patio	589.4 s.f.
Paver Patio	589.4 s.f.
Paver Walks	452.5 s.f.
Concrete Flume	248.7 s.f.
Conc. Drive/Walk	2,080.8 s.f.
Wood Bridge	94.3 s.f.
Walls	60.6 s.f.
Row of Loose Brick	29.0 s.f.

Total 8,918.6 S. F.
(35% Allowable = 7,047.7 S. F.)

Total Area
20,136.4 Sq. Ft.
0.462 Acres



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

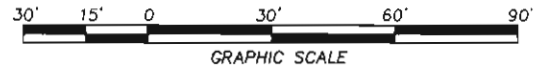
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13087C0133J, DATED March 04, 2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,207 FEET AND AN ANGULAR ERROR OF 21" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR: SokkisoSetBOR LINEAR: SokkisoSetBOR

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



SURVEY FOR:

Robert & Beverly Gailitis

Lot 14 Block E Unit II Section I	REVISIONS --
Kings Cove	
Plat Book 50 Page 68	
LAND LOT: 1186	CC: HP
DISTRICT: 16th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia SCALE: 1"=30'	SURVEY/
FIELD DATE: 1-12-17 PLAT DATE: 1-16-17	JOB: 170001

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

APPLICANT: Robert Gailitis

PETITION No.: V-41

PHONE: 770-656-6999

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Robert Gailitis

PRESENT ZONING: R-20

PHONE: 770-656-6999

LAND LOT(S): 1186

TITLEHOLDER: Robert Gailitis and Beverly Gailitis

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Lakeshore Way and Lakeshore Court, east of Dickerson Road

SIZE OF TRACT: 0.46 acres

(254 Lakeshore Court).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 21 feet; 2) waive the minor side setback from the required 10 feet to 8 feet; 3) waive the rear setback from the required 35 feet to 22 feet; and 4) increase the maximum allowable impervious surface from 35% to 44.3%.

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

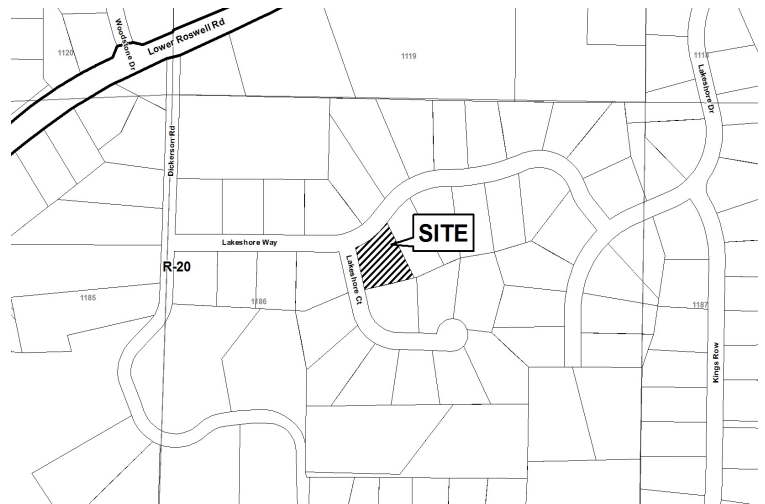
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Robert Gailitis

PETITION No.: V-41

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building inspector issued notice of violation for building without a permit on 12/21/2016. Discovered that a permit that was obtained in 2008 for an addition had expired without inspections being requested. The permit was related to Z-123 of 2007. Permit renewal and inspections are required.

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 along with any approved setback reductions, 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: Based on site observation, several of the surveyed areas impervious areas are actually constructed with pavers. Applying the paver credit allowed by Code, the effective impervious coverage is actually 8346.4 square feet or 41.4%. The proposed improvements will still exceed the allowable impervious coverage limit by 656 square feet. Approval should be subject to installation of dry-well system to mitigate the impervious coverage with a site plan to be approved by Stormwater Management Division prior to permitting.

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: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

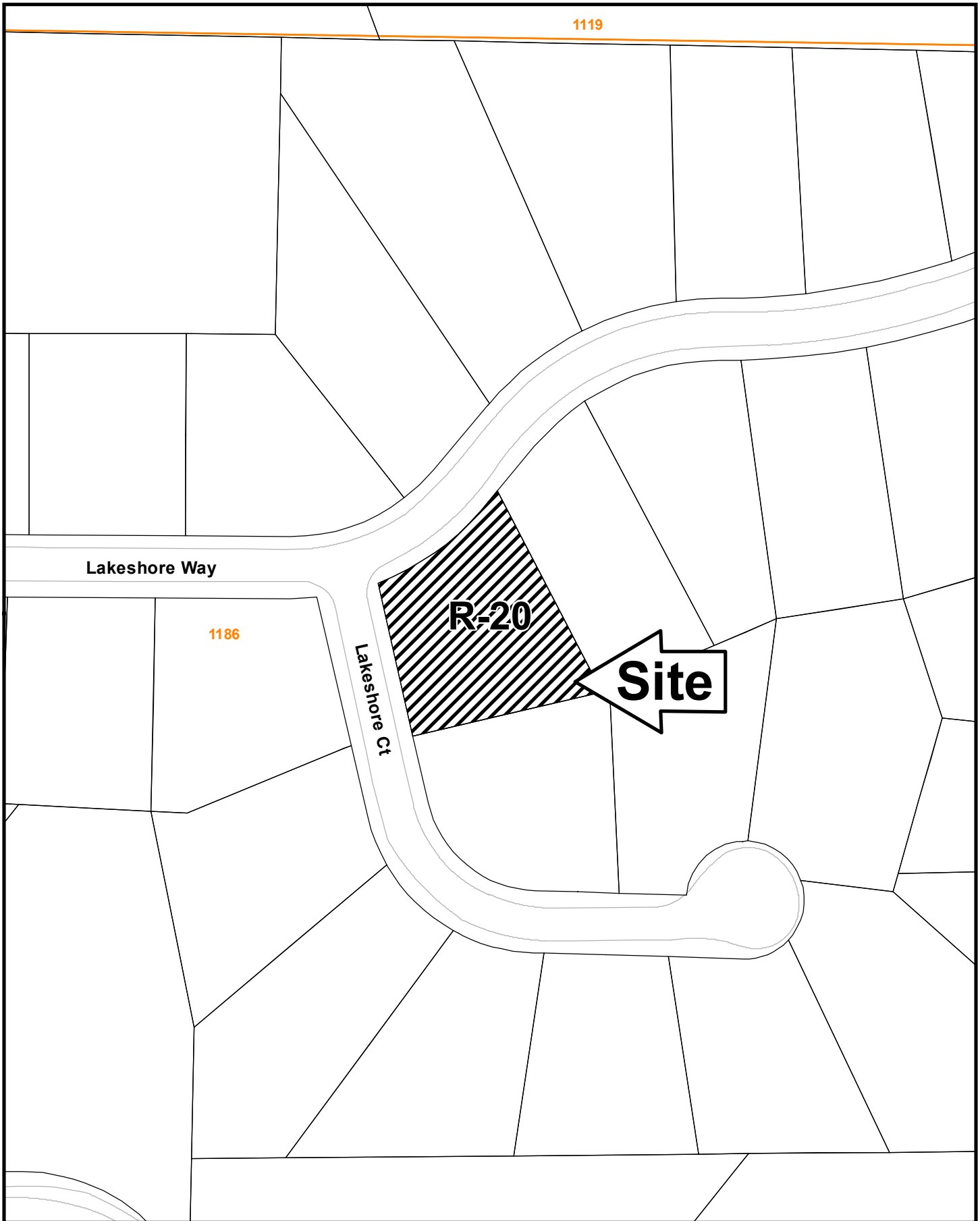
WATER: No conflict.

SEWER: No conflict.

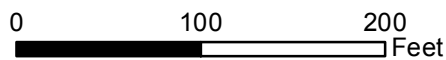
APPLICANT: Robert Gailitis **PETITION No.:** V-41



FIRE DEPARTMENT: No comments.

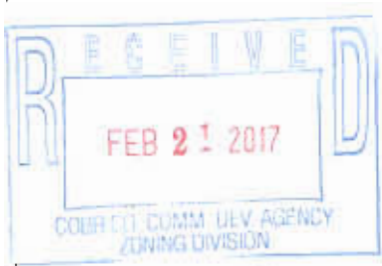
V-41-2017-GIS



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)

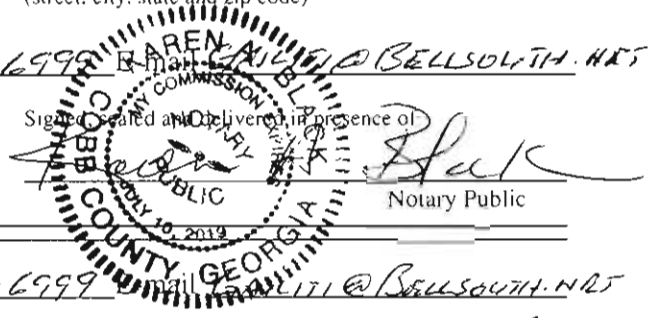
Application No. V-41
Hearing Date: 5-10-17

Applicant ROBERT GAILITIS Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET
Address 254 LAKESHORE CT. MARIETTA GA. 30067
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

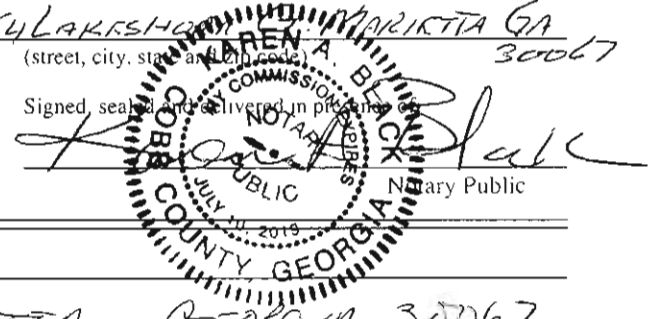
Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET

My commission expires: July 10, 2019



Titleholder Owner Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET
Signature Beverly Gailitis Address: 254 LAKESHORE CT. MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 10, 2019



Present Zoning of Property R-20

Location 254 LAKESHORE CT. MARIETTA GEORGIA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1186 ①34 District 16-SECTION-2 Size of Tract .457⁺ 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:

CONTRACTORS THAT BUILT BACKYARD SAID I DIDN'T NEED PERMIT. HARDSHIP IS HAVING TO GO THRU ZONING + PERMIT. AFFORD EFFECT

List type of variance requested: _____

ORIGINAL DATE OF APPLICATION: 11-14-07

APPLICANT'S NAME: ROBERT GAILITIS AND BEVERLY GAILITIS

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON DECEMBER 12, 2007**

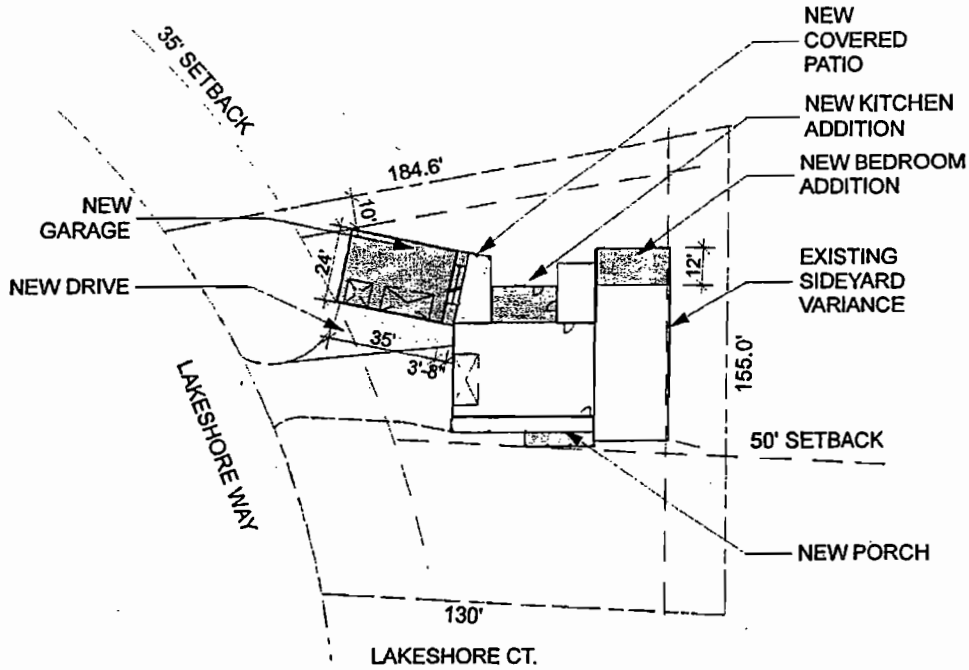
ROBERT GAILITIS AND BEVERLY GAILITIS (owners) requesting a variance to:
1) waive the setback for an accessory structure over 650 square feet (proposed 2,080 square foot garage) from the required 100 feet to 5 feet adjacent to the eastern property line and 22 feet from the northern property line for lot 14; 2) waive the rear setback from 35 feet to 23 feet (existing); and 3) allow an accessory structure closer to the side street than the primary structure in Land Lot 1186 of the 16th District. Located at the southeast intersection of Lakeshore Court and Lakeshore Way (254 Lakeshore Court).

The public hearing was opened and Mr. Robert Gailitis addressed the Board and presented revised request. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Trombetti, to approve an *amended* variance request **subject to:**

- **waiver of the rear setback for the primary structure/addition from 35 feet to 23 feet**
- **subject to site plan and elevation drawings submitted to Clerk's Office (copy attached and made a part of these minutes)**
- **all vehicles to be housed in garage**
- **removal of existing shed and tent**
- **removal of the existing deck from rear of the primary structure**
- **addition(s) to be architecturally compatible with the existing house**

VOTE: **ADOPTED** unanimously



PROPOSED SITE PLAN

SCALE: 1"=40'
PRELIMINARY ARCHITECTURAL PLAN
INFORMATION BASED ON A SURVEY
PREPARED BY:
WEST GEORGIA ENGINEERS AND
SURVEYORS, INC
DATED: 05-22-86

AREA TABULATION:	
TOTAL LOT AREA	+/- 20,856 S.F.
ALLOWABLE IMPERVIOUS COVERAGE = 35%	+/- 7,300 S.F.
ACTUAL IMPERVIOUS COVERAGE = 31.6%	+/- 6,592 S.F.

Min. Bk. 13 Petition No. V-123
Doc. Type Site plan and
elevations
Meeting Date 12-12-07

NOT FOR CONSTRUCTION

PROPOSED ADDITION AND RENOVATIONS MR. BOB GALAITIS 245 LAKESHORE CT. MARIETTA, GA 30067	Lic. # 009423	G-001	Drawn: 01-06-08	Allen D. Jablonski
		Drawing:	Revised:	Architect
		Job No: 20080103	Revised:	3120 Beechwood Drive
		Scale: 1" = 40'-0"	Revised:	Marietta, GA 30067
		Revised:	Revised:	770-850-1836

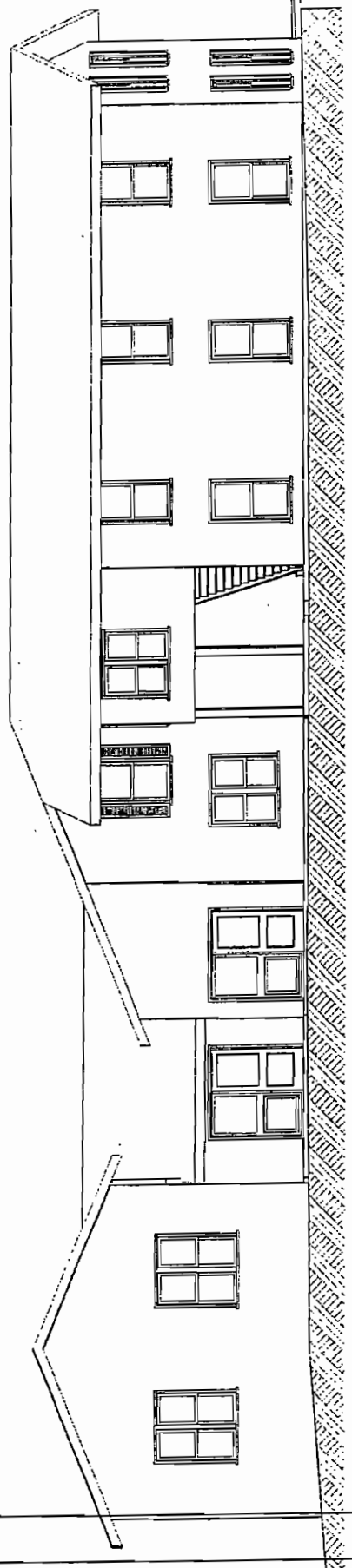
Drawn: 01-06-08
Revised:
Revised:
Revised:
Revised:
Revised:
Allen D. Jablonski
Architect
3120 Beechwood Drive
Marietta, GA 30067
770-950-1836

Lic # 009423
Scale:

V-41
(2017)
Exhibit

MR. BOB GALATIS
245 LAKESHORE CT.
MARIETTA, GA 30067
PROPOSED ADDITION AND
RENOVATIONS

PAGE 6 OF



North Elevation
SCALE: 1/8" = 1'-0"

Petition No. V-123
Meeting Date 12-12-07
Continued

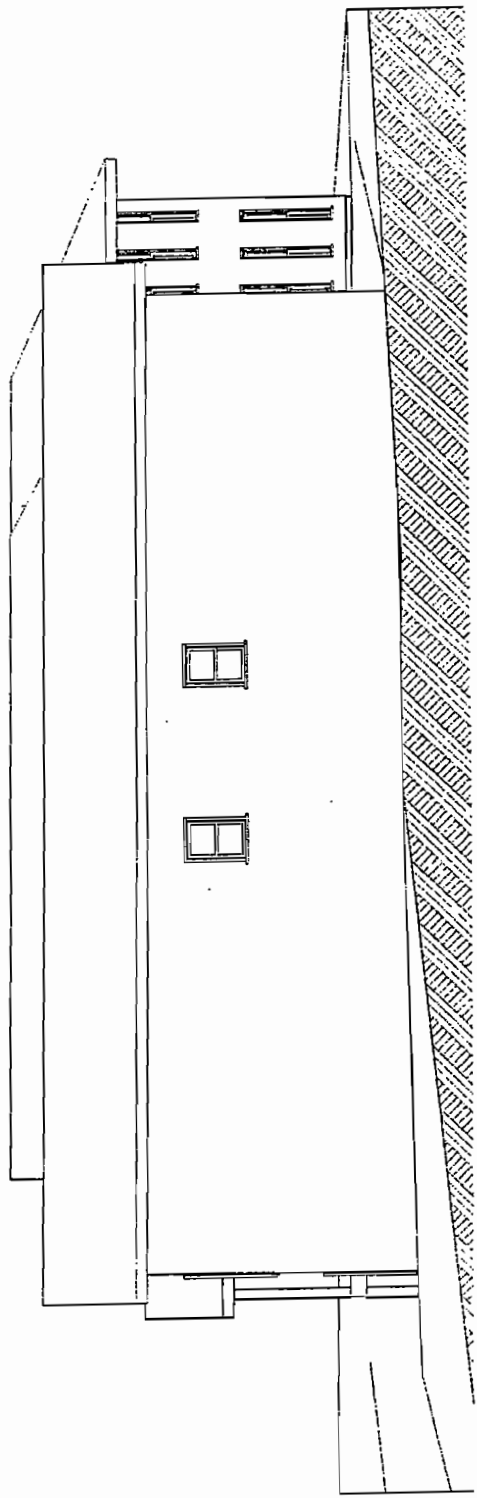
01

Drawn: 01-06-08	Allen D. Jablonski Architect	Revised:	
	3120 Beechwood Drive Marietta, GA 30067	Revised:	02/01/03
	770-850-1835	Revised:	

V-41
(2017)
Exhibit

A-202

PROPOSED ADDITION AND
RENOVATIONS
MR. BOB GALAITIS
245 LAKESHORE CT.
MARIETTA, GA 30067



East Elevation
SCALE: 1/8" = 1'-0"

02

Petition No. V-123
Meeting Date 12-12-07
Continued

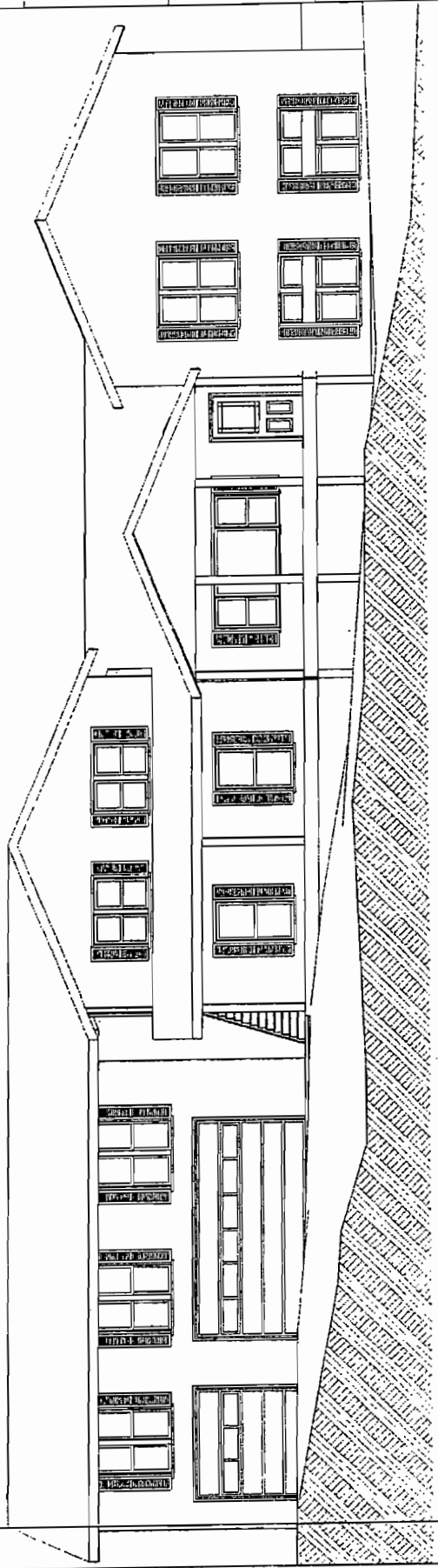
PROPOSED ADDITION AND
RENOVATIONS
MR. BOB GALAITIS
245 LAKE SHORE CT.
MARIETTA, GA 30067

V-41
(2017)
Exhibit

Drawn: 01-06-08
Allen D. Jablonski
Architect
3120 Beechwood Drive
Marietta, GA 30067
770-850-1836

Scale: # 009423

PAGE 8 OF



South Elevation

SCALE: 1/8" = 1'-0"

Petition No. V-123
Meeting Date 12-12-07
Continued

03

Allen D. Jablonski
Architect
3120 Beechwood Drive
Marietta, GA 30067
770-850-1836

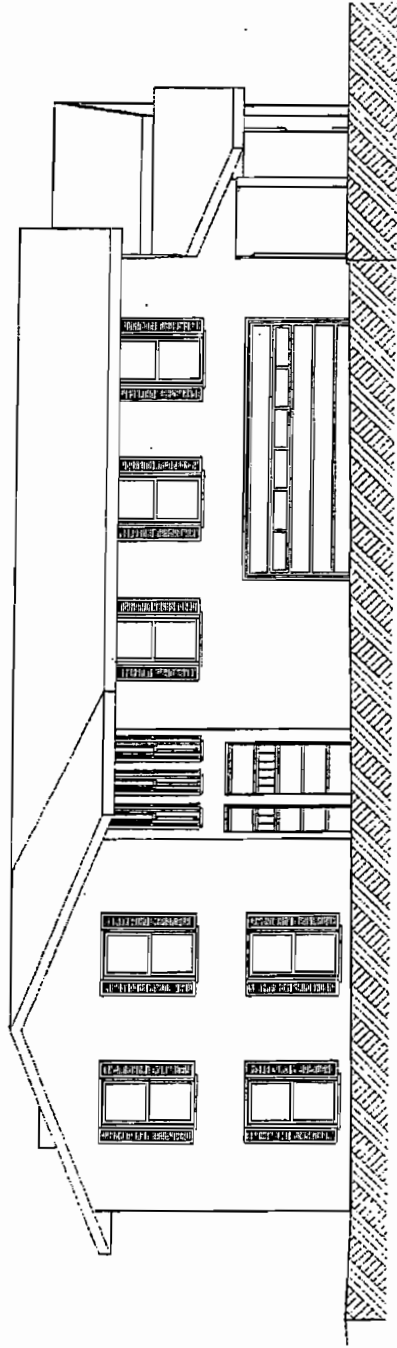
Drawn: 01-06-08
Revised:
Revised:
Revised:
Revised: 03

V-41
(2017)
Exhibit

Scale: Loc. # 009-123

PROPOSED ADDITION AND
RENOVATIONS
MR. BOB GALATIS
245 LAKE SHORE CT
MARIETTA, GA 30067

PAGE 9 OF



West Elevation

SCALE: 1/8" = 1'-0"

04

Petition No. V-123
Meeting Date 12-12-07
Continued