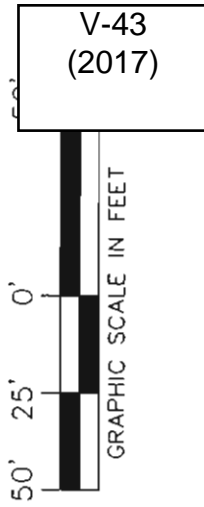
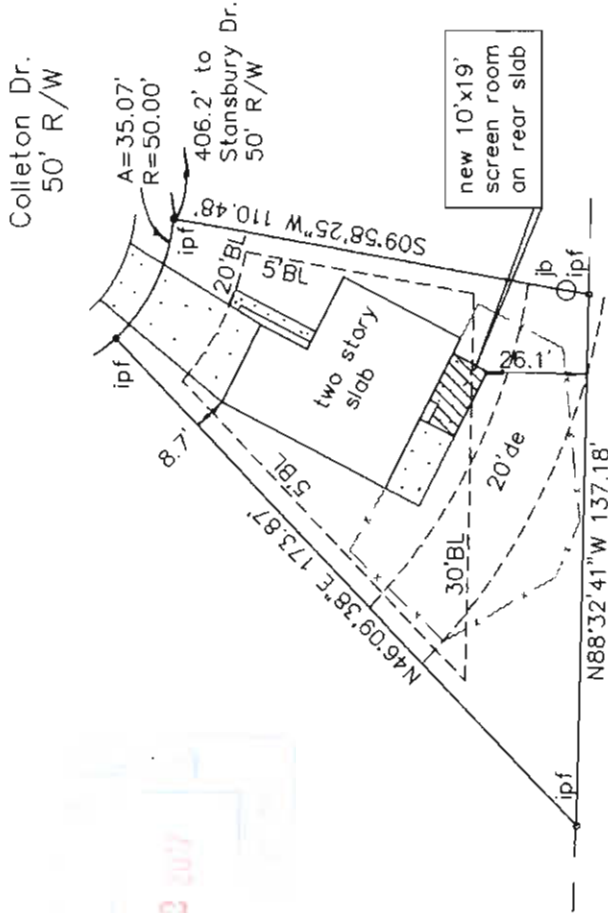


LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-43
(2017)



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN 100000+ FEET AND AN ANGULAR
ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

survey for
Champion Window
Linda Fancellas

**JOHNSON
SURVEYING**
4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

Land Lot 516
District 16, Sec. 2
Cobb County, Ga.
Colleton Plantation
Phase Two
Lot 43
2869 Colleton Dr.

DATE: 12-20-2016 SCALE: 1"=50' JOB NO: 16-151

APPLICANT: Linda Fancellas

PETITION No.: V-43

PHONE: 404-661-6567

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Andy Burton

PRESENT ZONING: RA-4

PHONE: 678-410-6724

LAND LOT(S): 516

TITLEHOLDER: Linda C. Fancellas

DISTRICT: 16

PROPERTY LOCATION: At the southwestern terminus of Colleton Drive, north of Old Piedmont Drive (2869 Colleton Drive).

SIZE OF TRACT: 0.24 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 26 feet.

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

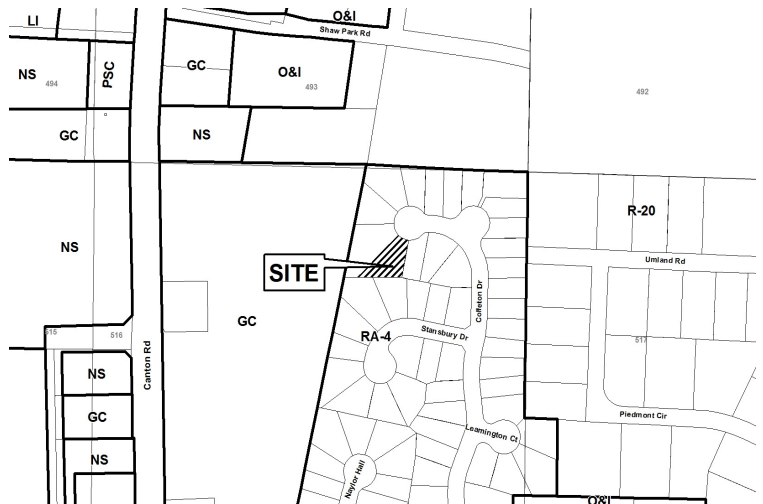
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Linda Fancellas **PETITION No.:** V-43

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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: No adverse stormwater impacts are anticipated. The proposed sunroom will be located on the existing concrete patio. Building permit must be approved by Stormwater Management Division to assure addition does not encroach into adjacent 20 foot drainage easement.

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: No comments.

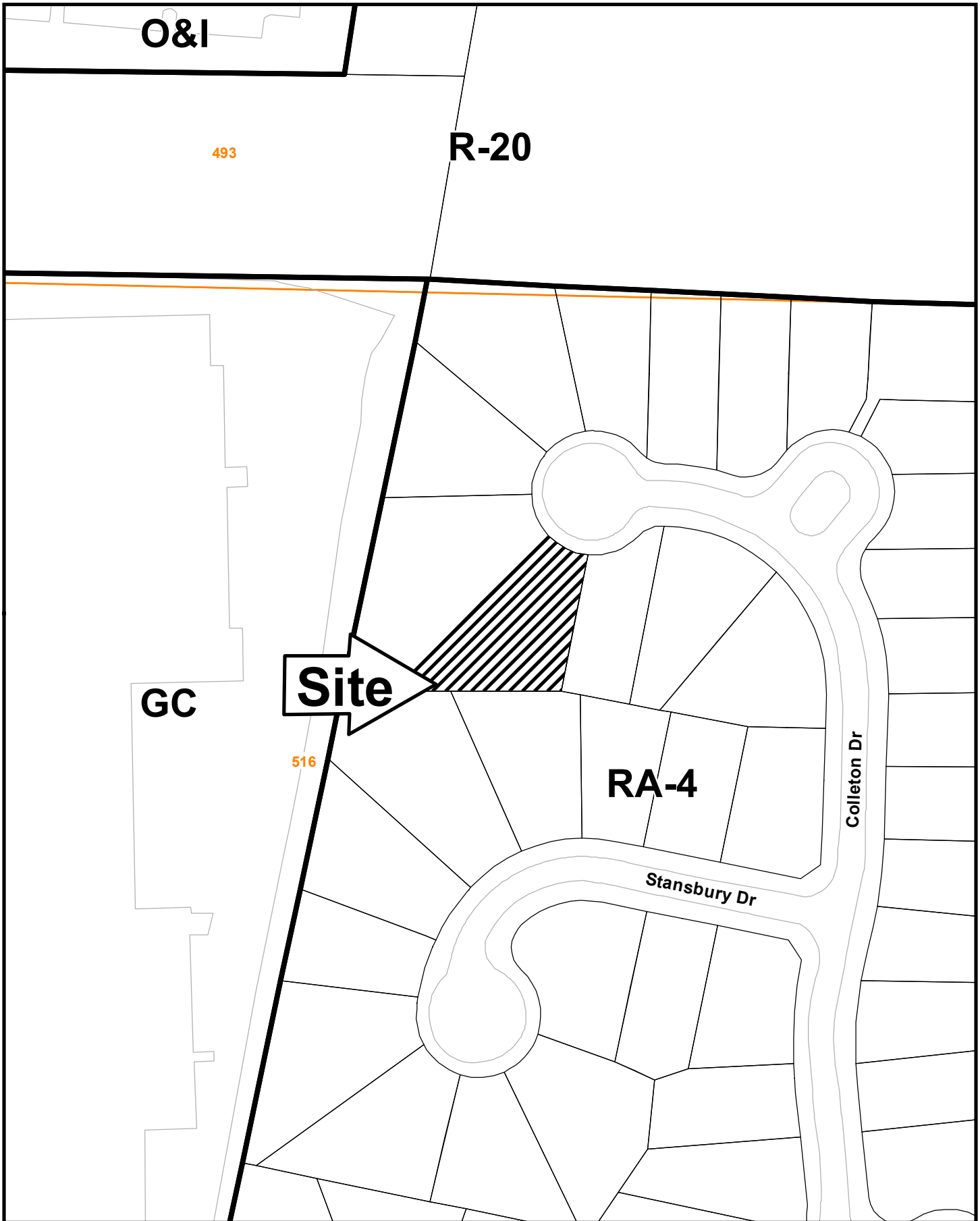
WATER: No conflict.

SEWER: No conflict.

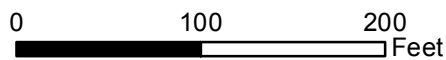
APPLICANT: Linda Fancellas **PETITION No.:** V-43



FIRE DEPARTMENT: No comments.

V-43-2017-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-43

Hearing Date: 5-10-17

Applicant Linda Fancellas Phone # 404-661-6567 E-mail fannolly1@gmail.com
Andy Burton Address 2869 Colleton Drive Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Andy Burton Phone # 678-410-6724 E-mail aburton@tnegetchampion.com
(representative's signature)

My commission expires: 6-27-20
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Linda Fancellas Phone # 404-661-6567 E-mail fannolly1@gmail.com

Signature Linda Fancellas Address: 2869 Colleton Drive Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-27-20
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property _____

Location 2869 Colleton Drive Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 516 District 16 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 _____

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:

Encroach rear set back 4' in order to construct sunroom addition.
Room will enclose existing rear slab. Pie shaped lot leaves no
room for addition.

List type of variance requested: Encroach rear set back 4'.