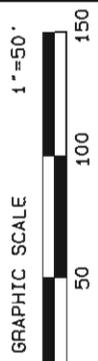
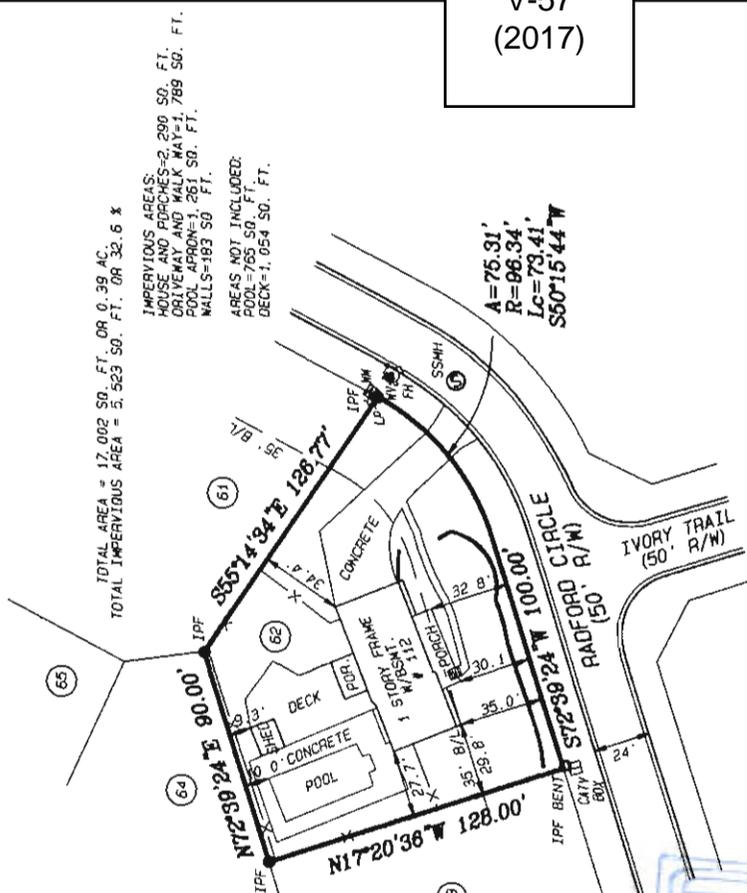


V-57
(2017)



TOTAL AREA = 17,002 SQ. FT. OR 0.39 AC.
TOTAL IMPERVIOUS AREA = 5,523 SQ. FT. OR 32.6 X

IMPERVIOUS AREAS:
HOUSE AND PORCHES=2,290 SQ. FT.
DRIVEWAY AND WALK WAY=1,789 SQ. FT.
POOL APPROX=1,261 SQ. FT.
WALLS=193 SQ. FT.

AREAS NOT INCLUDED:
POOL=768 SQ. FT.
DECK=1,054 SQ. FT.

A=75.31'
R=96.34'
Lc=73.41'
S60°15'44" W

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 283,471 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY = 04-10-2017
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA MAP 13067C0118K DATED 03/04/2008 AND THE PROPERTY HAS THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AND NO SPECIAL FLOOD HAZARDS.
6. #4 BEGAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



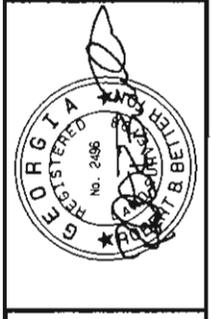
THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE FRONT PORCH TO ENCRACH 4'-9" OVER THE 35 FOOT BUILDING LINE.

SURVEY REFERENCES:

1. PLAT OF WELINGTON RIDGE SUBDIVISION, DATED NOV. 5, 1987. RECORDED IN PLAT BOOK 123 PAGE 60.

VARIANCE PLAT FOR
#112 RADFORD CIRCLE
LOT 62
WELLINGTON RIDGE
LOCATED IN: LAND LOT 197
17TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 4/12/2017
PREPARED FOR:
MICHAEL LUSK

REVISION RECORD	DATE	PURPOSE



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

DRAWN BY MLR
CHECKED BY RBB
DRAWING SCALE 1" = 50'
FILE NUMBER 6148 PRO
JOB NUMBER 0148

APPLICANT: Michael Lusk

PETITION No.: V-57

PHONE: 404-219-6851

DATE OF HEARING: 6-14-2017

REPRESENTATIVE: Michael Lusk

PRESENT ZONING: R-15

PHONE: 404-219-6851

LAND LOT(S): 197

TITLEHOLDER: Michael G. Lusk

DISTRICT: 17

PROPERTY LOCATION: On the north side of Radford Circle, south of Church Road and directly across from Ivory Trail (112 Radford Circle).

SIZE OF TRACT: 0.39 acres

COMMISSION DISTRICT: 4

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 _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Michael Lusk **PETITION No.:** V-57

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building inspector issued notice of violation for building front porch without a permit on 3/13/17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts are anticipated.

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 comments

WATER: No conflict.

SEWER: No conflict.

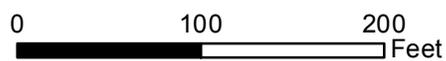
APPLICANT: Michael Lusk **PETITION No.:** V-57

FIRE DEPARTMENT: No comments.

V-57-2017-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

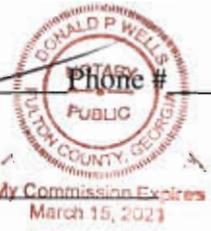
(type or print clearly)

Application No. V-57
Hearing Date: 6-14-17

Applicant Michael Lusk Phone # 404-24-6851 E-mail Lusk5446+charter.net

Michael Lusk Address 112 Radford Circle Marietta, Ga. 30060
(representative's name, printed) (street, city, state and zip code)

Michael Lusk Phone # _____ E-mail Lu
(representative's signature)

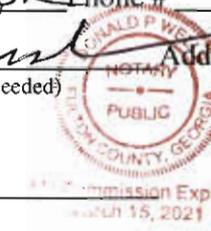


Signed, sealed and delivered in presence of:
Donald Wells
Notary Public

My commission expires: _____

Titleholder Michael Lusk Phone # _____ E-mail _____

Signature Michael Lusk Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Wells
Notary Public

My commission expires: _____

Present Zoning of Property R-15

Location 112 Radford Circle
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 197 District 17 Size of Tract 1.39 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:

Hired Contractor who failed to get building permit + was doing work not up to code - Had to let contractor go and when I came to get building permit found out we were in 35 foot set-back zone.

List type of variance requested: The purpose of this variance is to allow the front porch to encroach 4.9' over the 35 foot building line