

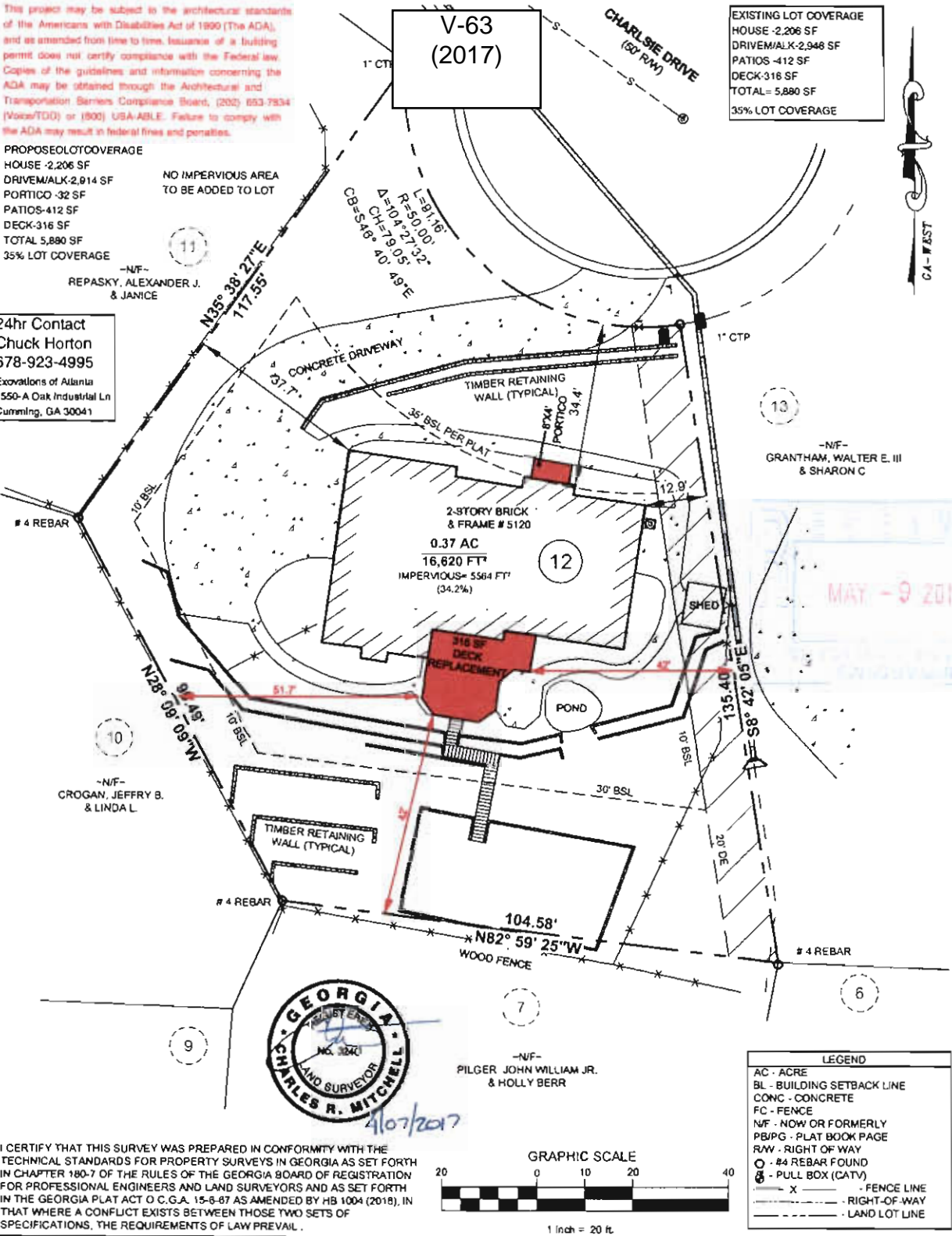
This project may be subject to the architectural standards of the Americans with Disabilities Act of 1990 (The ADA), and as amended from time to time. Issuance of a building permit does not certify compliance with the Federal law. Copies of the guidelines and information concerning the ADA may be obtained through the Architectural and Transportation Barriers Compliance Board, (202) 633-7834 (Voice/TDD) or (800) USA-ABLE. Failure to comply with the ADA may result in federal fines and penalties.

PROPOSED LOT COVERAGE
 HOUSE - 2,206 SF
 DRIVEMALK - 2,914 SF
 PORTICO - 32 SF
 PATIOS - 412 SF
 DECK - 316 SF
 TOTAL - 5,890 SF
 35% LOT COVERAGE

NO IMPERVIOUS AREA TO BE ADDED TO LOT

EXISTING LOT COVERAGE
 HOUSE - 2,206 SF
 DRIVEMALK - 2,948 SF
 PATIOS - 412 SF
 DECK - 316 SF
 TOTAL - 5,890 SF
 35% LOT COVERAGE

24hr Contact
 Chuck Horton
 678-923-4995
 Excavations of Atlanta
 1550-A Oak Industrial Ln
 Cumming, GA 30041



I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87 AS AMENDED BY HB 1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**LOT BOUNDARY SURVEY
 PREPARED FOR
 NICHOLAS JOHN BAUER &
 HEATHER MICHELLE BAUER**

PROPERTY DESCRIPTION
 0.37 ACRES (16,280 FT²)
 5120 CHARLSIE DRIVE
 MARIETTA, GEORGIA 30068
 LAND LOTS 157 & 158; 1st DISTRICT; 2nd SECTION
 COBB COUNTY

- NOTES:**
1. ANGLES AND DISTANCES MEASURED WITH SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 60,641 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. THE TRAVERSE NETWORK WAS ADJUSTED USING THE COMPASS RULE METHOD.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,515 FEET.
 4. SEE RECORDED PLAT NOTES FOR LOT RESTRICTIONS, IF ANY.
 5. THIS PROPERTY LIES PARTIALLY WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL 13067C01321 WITH AN EFFECTIVE DATE OF 03/04/2013.
 6. ZONING, COBB COUNTY R-15 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

MITCHELL SURVEYING & CONSULTING, LLC
 Surveying • Construction Layout • Consulting
 3201 South Cherokee Lane • Suite 310
 Woodstock, GA 30186
 Tel. 770-924-2955 Fax. 770-486-9073
 Email: cmitchell@MSC-survey.com

SOURCE OF DATA
 -PLAT BOOK 105, PAGE 52
 -DEED BOOK 15254, PAGE 5842
 COBB COUNTY, GEORGIA

SURVEY TYPE: LOT BOUNDARY

DATE OF FIELD SURVEY: 04/07/2017

MAP ISSUE DATE: 04/12/2017

PROJECT No.: 17019.00

APPLICANT: Heather Bauer

PETITION No.: V-63

PHONE: 678-640-6091

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Heather Bauer

PRESENT ZONING: R-15

PHONE: 678-640-6091

LAND LOT(S): 157, 158

TITLEHOLDER: Nicholas John Bauer and Heather Michelle Bauer

DISTRICT: 1

PROPERTY LOCATION: On the southern terminus of Charlsie Drive, east of Bedford Oaks Drive (5120 Charlsie Drive).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 30 feet; 2) allow an accessory structure (existing approximately 72 square foot shed) to the side of the principal building; and 3) waive the side setback for an accessory structure under 144 square feet (existing approximately 72 square foot shed) from the required five (5) feet to zero feet adjacent to the east property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

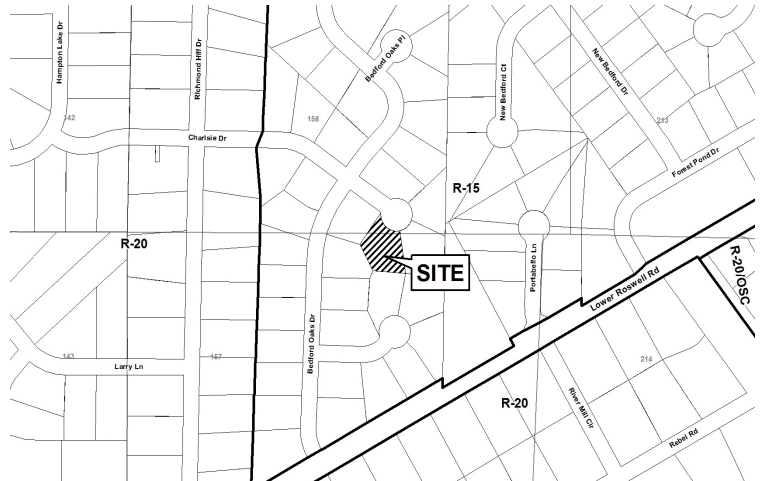
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Heather Bauer **PETITION No.:** V-63

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.

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.

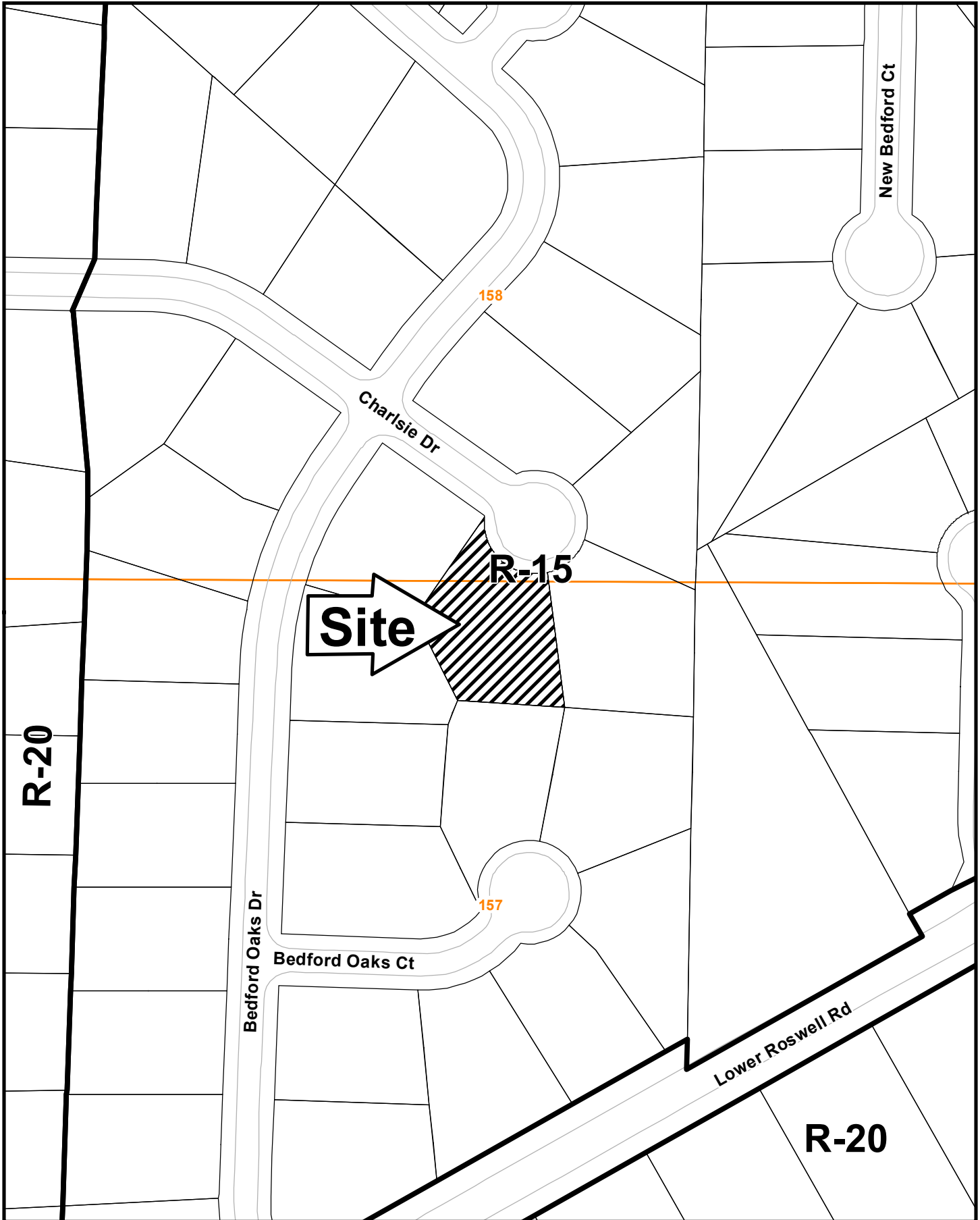
WATER: No conflict.

SEWER: No conflict.

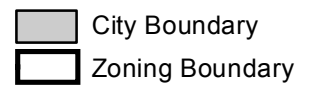
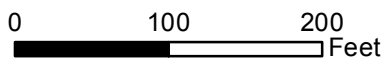
APPLICANT: Heather Bauer **PETITION No.:** V-63

FIRE DEPARTMENT: No comments.

V-63 2017-GIS



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





Application for Variance Cobb County

(type or print clearly)

Application No. V-63
Hearing Date: 7-12-17

Applicant Heather Bauer Phone # 678.640.6091 E-mail heather_bauer@mac.com

Heather Bauer Address 5120 Charlise Drive Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.640.6091 E-mail heather_bauer@mac.com
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: July 28, 2018

Titleholder Nicholas John Bauer and Heather Michelle Bauer Phone # 678.640.6091 E-mail heather_bauer@mac.com

Signature [Signatures] Address: 5120 Charlise Drive Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: July 28, 2018

Present Zoning of Property R-15

Location 5120 Charlise Drive Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 and 158 District 1 Section 2 Size of Tract 0.37 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 the unusual shape of the property and the angle from the road frontage, a portion of the existing house and existing stoop encroach on the front building setback line and doesn't allow for any space for a covered entryway. To grant a waiver of required 35' front setback line to 30' would not create any unnecessary hardship upon subject property or neighboring properties. Similar conditions of the subject property can be found in adjacent properties. The proposal would promoted desirable living conditions.

List type of variance requested:
Relief of 35' front building setback line by 5' to be 30' in order to construct a covered porch over an existing stoop.