

**OWNER/BUILDER:**

BIRCH RIVER HOMES  
PO BOX 366  
SNELLVILLE, GA 30078

**24 HOUR EMERGENCY CONTACT:**

GARY ADAMS  
770-658-8027

**NOTE:**  
THIS PLAN IS FOR PERMITTING  
PURPOSES ONLY

1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

**REFERENCES**

1. FINAL PLAT FOR MARS HILL LAKE SUBDIVISION RECORDED IN PB 278 PGS 301-302 IN COBB COUNTY RECORDS.

ACCORDING TO THE F.I.R.M. OF COBB COUNTY, PANEL NUMBER 13067/C0077G, DATED 12-6-2008, THIS LOT IS LOCATED NOT IN A SPECIAL FLOOD HAZARD AREA.

**GRAPHIC SCALE**



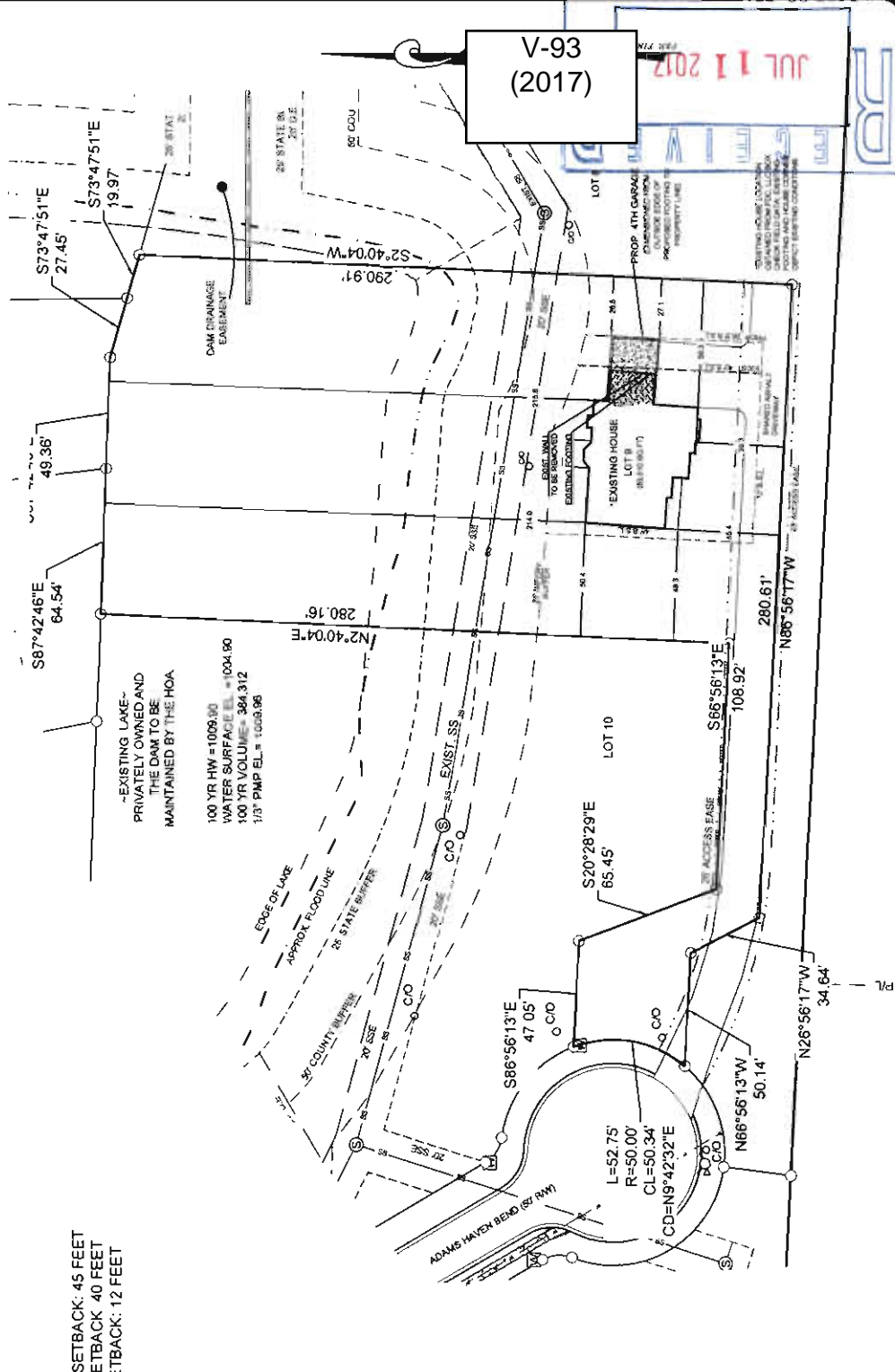
( IN FEET )

1 inch = 50 ft.

FRONT SETBACK: 45 FEET  
REAR SETBACK: 40 FEET  
SIDE SETBACK: 12 FEET

-EXISTING LAKE--  
PRIVATELY OWNED AND  
THE DAM TO BE  
MAINTAINED BY THE HOA

100 YR HW = 1009.30  
WATER SURFACE EL. = 1004.90  
100 YR VOLUME = 384,312  
1/10" PMP EL. = 1003.96

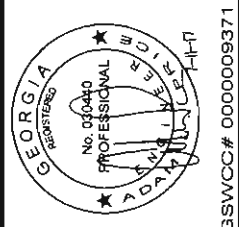


V-93  
(2017)

JUL 1 2017



FOOTING SURVEY PLAN FOR:  
**LOT 9 / GARAGE ADDITION**  
**MARS HILL LAKE**  
**SUBDIVISION**  
LOCATED IN:  
LAND LOT 264, 20TH DISTRICT  
COBB COUNTY, GEORGIA



GSWCC# 0000009371

REVISIONS	
1.	
2.	
3.	
4.	
5.	



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UTILITIES PROTECTION CENTER  
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ORIGINAL SIGNATURE OF THE  
REGISTRANT ACROSS THE  
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1 of 1

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Z:\BUILDER SERVICE PROJECTS\MARS HILL LAKE SUBDIVISION\LOT 9, VARIANCE SETBACK.dwg, 50 SCALE, W:\moss, Jul 11, 2017, 1:20:41 PM

**APPLICANT:** Philip I. Lewis and Meredith K. Lewis

**PETITION No.:** V-93

**PHONE:** 949-280-2428

**DATE OF HEARING:** 9-13-2017

**REPRESENTATIVE:** Philip I. Lewis and Meredith K. Lewis

**PRESENT ZONING:** R-30

**PHONE:** 949-280-2428

**LAND LOT(S):** 264

**TITLEHOLDER:** Philip I. Lewis and Meredith K. Lewis

**DISTRICT:** 20

**PROPERTY LOCATION:** At the southeastern terminus of Adams Haven Bend, east of Mars Hill Road (1054 Adams Haven Bend).

**SIZE OF TRACT:** 1.23 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 26 feet.

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

**BOARD OF APPEALS DECISION**

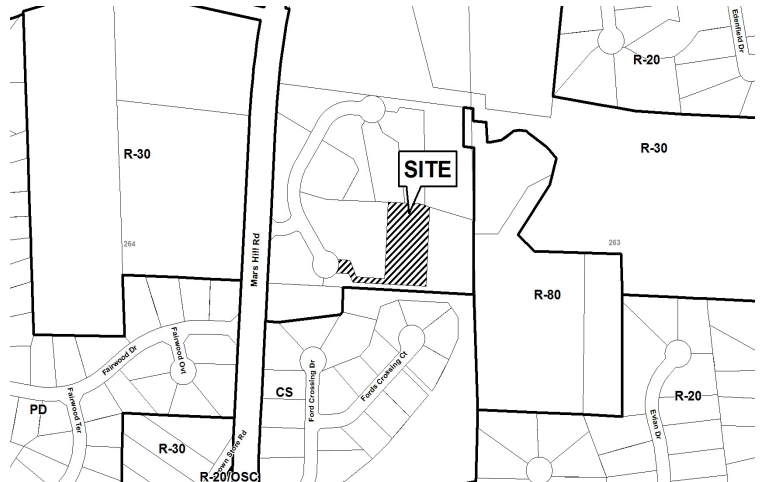
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Philip I. Lewis and  
Meredith K. Lewis

**PETITION No.:** V-93

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**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. Subject to new roof downspouts to be discharged to rear yard into adjacent lake.

**HISTORIC PRESERVATION:** No comments.

**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. Proposal is adequate distance from sewer easement.

**APPLICANT:** Philip I. Lewis and  
Meredith K. Lewis

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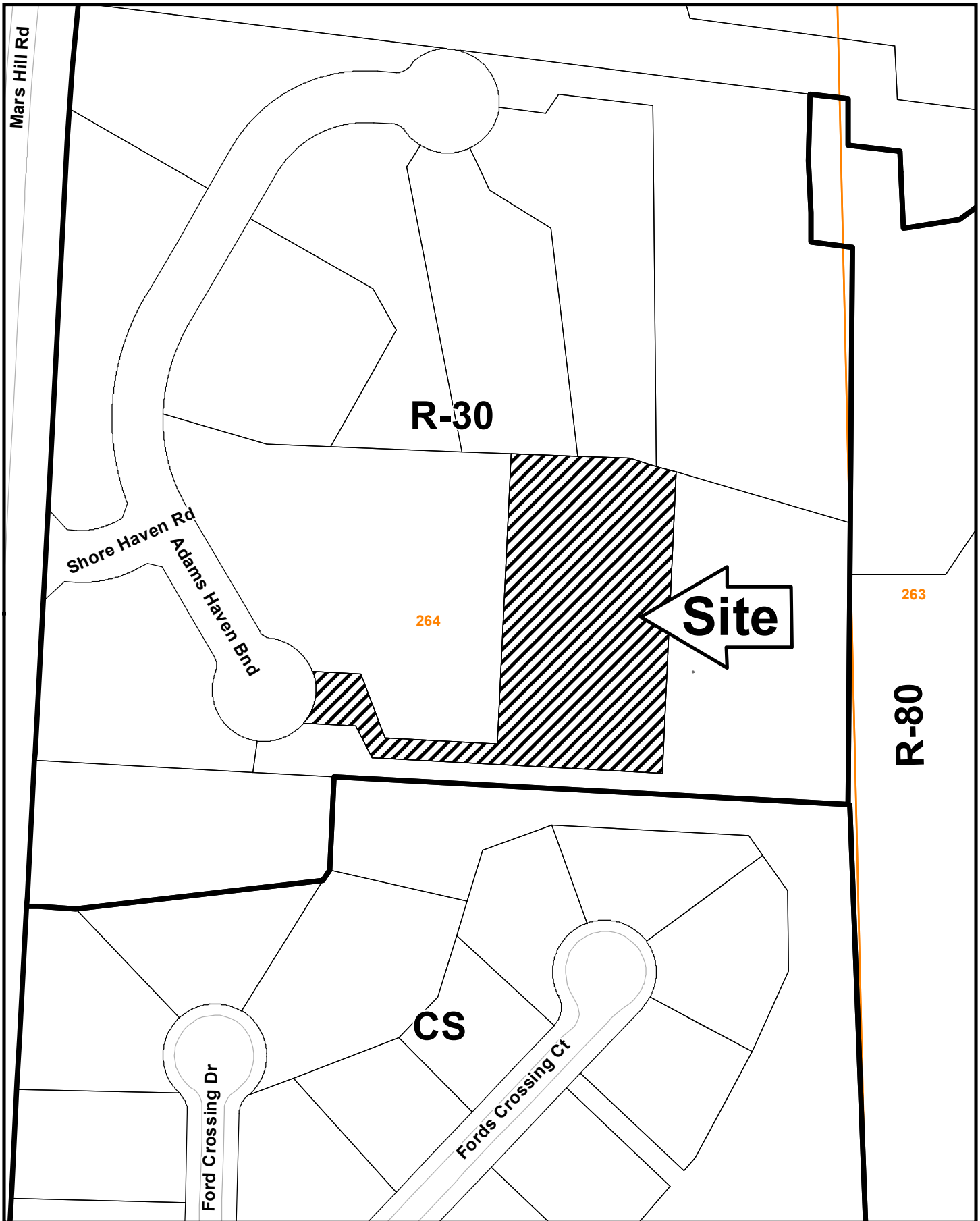
**PETITION No.:** V-93

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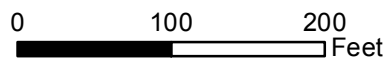
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**FIRE DEPARTMENT:** No comments.

# V-93 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. U-93

Hearing Date: 9-13-17

Applicant PHILIP I. LEWIS  
MEREDITH K. LEWIS Phone # 949-280-2428 E-mail PILEWIS@COMCAST.NET

Address \_\_\_\_\_

(representative's name, printed)

(street, city, state and zip code)

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

(representative's signature)

Signed, sealed and delivered in presence of: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public

Titleholder PHILIP I. LEWIS  
MEREDITH K. LEWIS Phone # 949-280-2428 E-mail PILEWIS@COMCAST.NET

Signature \_\_\_\_\_

(attach additional signatures, if needed)

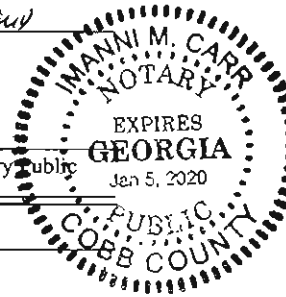
Address: 1054 ADAMS HAVEN BEND

(street, city, state and zip code)

Signed, sealed and delivered in presence of: \_\_\_\_\_

My commission expires: 5 January '20

Notary Public



→ Present Zoning of Property R-30

Location 1054 ADAMS HAVEN BEND, ACWORTH, GA. 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 264 District 20<sup>TH</sup> Size of Tract 1.2 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 1.2 ACRES Shape of Property IRREGULAR Topography of Property SLOPING Other \_\_\_\_\_

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

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:

BUILDING SETBACK LINE DOES NOT ALLOW US TO ADD A 4TH CAR GARAGE.

List type of variance requested: REQUEST BSL TO BE MOVED FROM 40FT TO 26FT.