

V-22  
(2018)

TABLE	CHORD	BEARING
0	34.87	N84°13'44"E (P=M)

RECEIVED  
FEB - 6 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT
- ICV IRRIGATION CONTROL VALVE
- YI YARD INLET

CURRENT ZONING RA-4  
COBB COUNTY  
FRONT SETBACK = 25'  
SIDE SETBACK = 5'  
REAR SETBACK = 20'  
MAX IMPERVIOUS = 45%

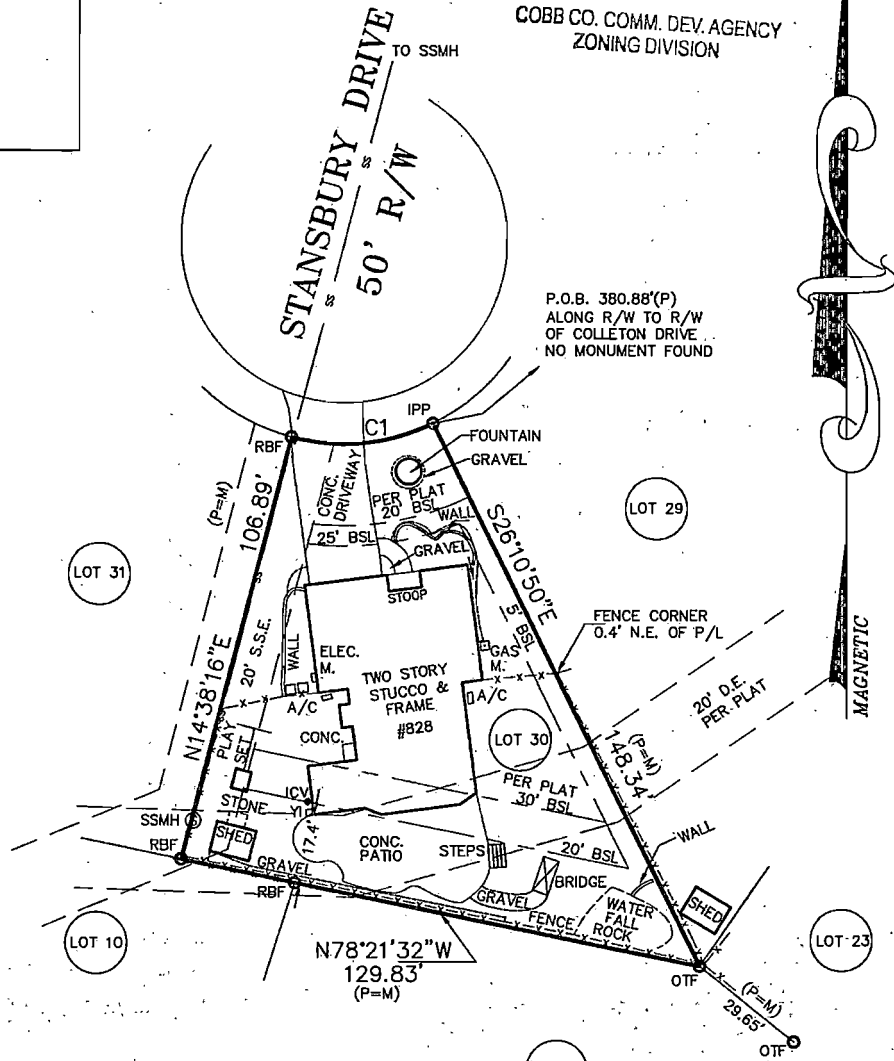
ZONING-PER PLAT  
(Z-70-93)  
FRONT = 20'  
SIDE = 5' MIN 15' BETWEEN  
STRUCTURES  
REAR = 30'

**IMPERVIOUS AREA CALCULATIONS**

- HOUSE = 2,078 S.F.
- DRIVEWAY = 605 S.F.
- CONCRETE = 860 S.F.
- WALLS = 37 S.F.
- SIDEWALK = 38 S.F.
- STOOP = 32 S.F.
- A/C PADS = 16 S.F.
- STEPS = 23 S.F.
- ROCK = 223 S.F.
- STONE PAD = 14 S.F.
- BRIDGE = 35 S.F.
- PLAY SET = 19 S.F.
- SHED = 75 S.F.
- FOUNTAIN = 31.7 S.F.
- GRAVEL = 384.76 S.F.
- YI = 1 S.F.
- TOTAL LOT COVERAGE = 4,472.46 S.F. (48.19%)

AREA  
9,280 sq.ft.  
0.21 acres

SHEET 1 OF 2



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

FIELD DATE 11/10/2018



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
LUIZ GONCALVES		1/11/2018
OWNER / PURCHASER		SCALE
LUIZ GONCALVES		1" = 30'
LAND LOT 516	16th DISTRICT	2nd SECTION
COBB COUNTY, GEORGIA		
LOT 30	BLOCK	UNIT
		AREA OF LOT: 9,280 S.F.
SUBDIVISION COLLETON PLANTATION PHASE 1 & 2		

PLAT BOOK 160 PAGE 66  
PLAT BOOK 150 PAGE 71

ALL MATTERS PERTAINING  
TO TITLE ARE EXCEPTED

**SOLAR LAND SURVEYING COMPANY**

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

JOB NUMBER: 18-00016

**APPLICANT:** Luiz Goncalves  
**PHONE:** 678-851-4090  
**REPRESENTATIVE:** Bill Graves  
**PHONE:** 678-845-5890  
**TITLEHOLDER:** Luiz Goncalves  
**PROPERTY LOCATION:** At the southern terminus of Stansbury Drive, west of Colleton Drive (828 Stansbury Drive).

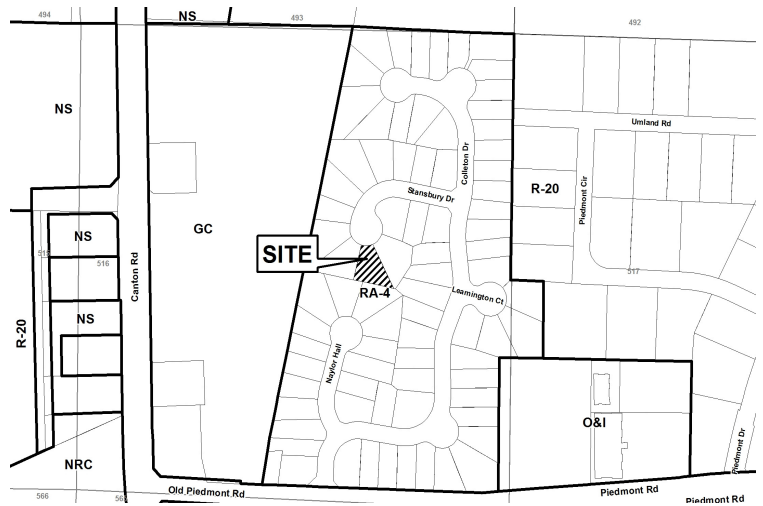
**PETITION No.:** V-22  
**DATE OF HEARING:** 04-11-2018  
**PRESENT ZONING:** RA-4  
**LAND LOT(S):** 516  
**DISTRICT:** 16  
**SIZE OF TRACT:** 0.21 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 17 feet; 2) increase the maximum allowable impervious surface from 40% to 48.19%; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet.

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

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
 REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
 HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
 STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** An inquiry was investigated on 12/21/17 for Building without A Permit INQ-2017-00762.  
Permit was applied for on 12/27/17. Permit number is 2017-01149 is held awaiting Zoning Variance.

**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:** The accessory structure is located within a recorded drainage easement as well as a sanitary sewer easement. This structure should be relocated outside these easements. The rear addition to the house that appears to have been added in 2009 as well as a significant amount of landscape features are also within the same recorded drainage easement. In lieu of removing these structures a hold harmless agreement will need to be provided by the owner. The parcel exceeds the allowable impervious coverage limit by 117 sf. If the overage is not removed, a dry-well system will need to be installed to mitigate for the additional runoff.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

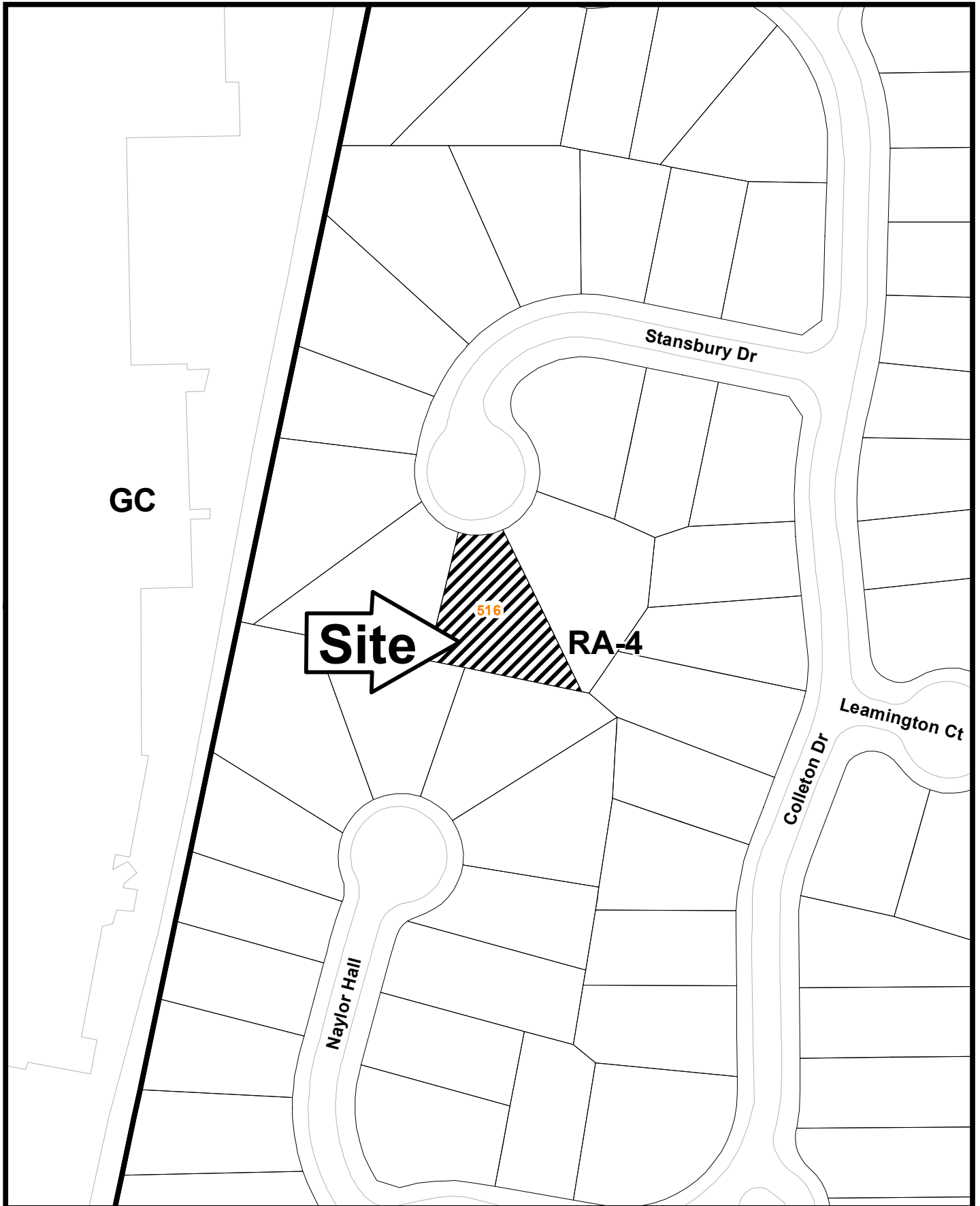
**SEWER:** Shed and wall violate County Code 122-123. All permanent structures must be a minimum of 2' from the edge of the 20' CCSSE on the side of property, and a minimum of 10' on the front/back of property.

**APPLICANT:** Luiz Goncalves **PETITION No.:** V-22

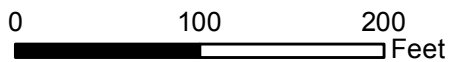
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**FIRE DEPARTMENT:** No comments.

# V-22



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



-  City Boundary
-  Zoning Boundary

RECEIVED  
FEB - 6 2018

# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-22  
Hearing Date: 4-11-18

Applicant Luiz Goncalves Phone # (678) 851-4090 E-mail lpggusa@hotmail.com

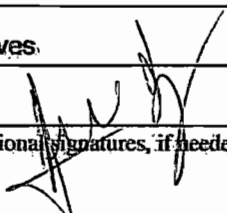
Bill Graves Address 8065 Eagle Lake Vw, Cumming, GA 30028  
(representative's name, printed) (street, city, state and zip code)

Bill Graves Phone # 678-845-5890 E-mail bgraves502@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
  
Notary Public

My commission expires: April 28, 2019

Titleholder Luiz Goncalves Phone # (678) 851-4090 E-mail lpggusa@hotmail.com

 Address: 828 Stansbury Drive Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
  
Notary Public

My commission expires: April 28, 2019

Present Zoning of Property RA-4

Location 828 Stansbury Drive, Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 516 District 16th Size of Tract 0.21 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:

This house was built in 1990. I purchased the property in 2015 and the seller did not disclose the fact that the screened porch which is attached to the rear of the house encroached into the 20' rear yard setback approximately 2.6' ( See current survey/plat attached). Since this is a permanent structure and it would be extremely costly and a hardship for me to either remove or modify this section of my house to be in compliance with the setback requirement, I am requesting that this variance be granted to me.

List type of variance requested: Waive the rear setback requirement from the required 20 feet to 17 feet.