



- LEGEND
- I.P.S. IRON PIN SET (1/2" RE. BAR)
 - R.B.F. RE. BAR FOUND
 - O.T.F. OPEN TOP FOUND
 - C.T.F. CRIMP TOP FOUND
 - J.B. JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - M.H. MANHOLE
 - X- FENCE
 - L.L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - P.P. POWER POLE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - D.I. DROP INLET
 - L.P. LIGHT POLE
 - EP. EDGE OF PAVEMENT
 - ☐ CENTERLINE

THIS SURVEY HAS BEEN
CLOSURE BY LATITUDE
FOUND ACCURATE TO
IN 50.711

V-38
(2018)

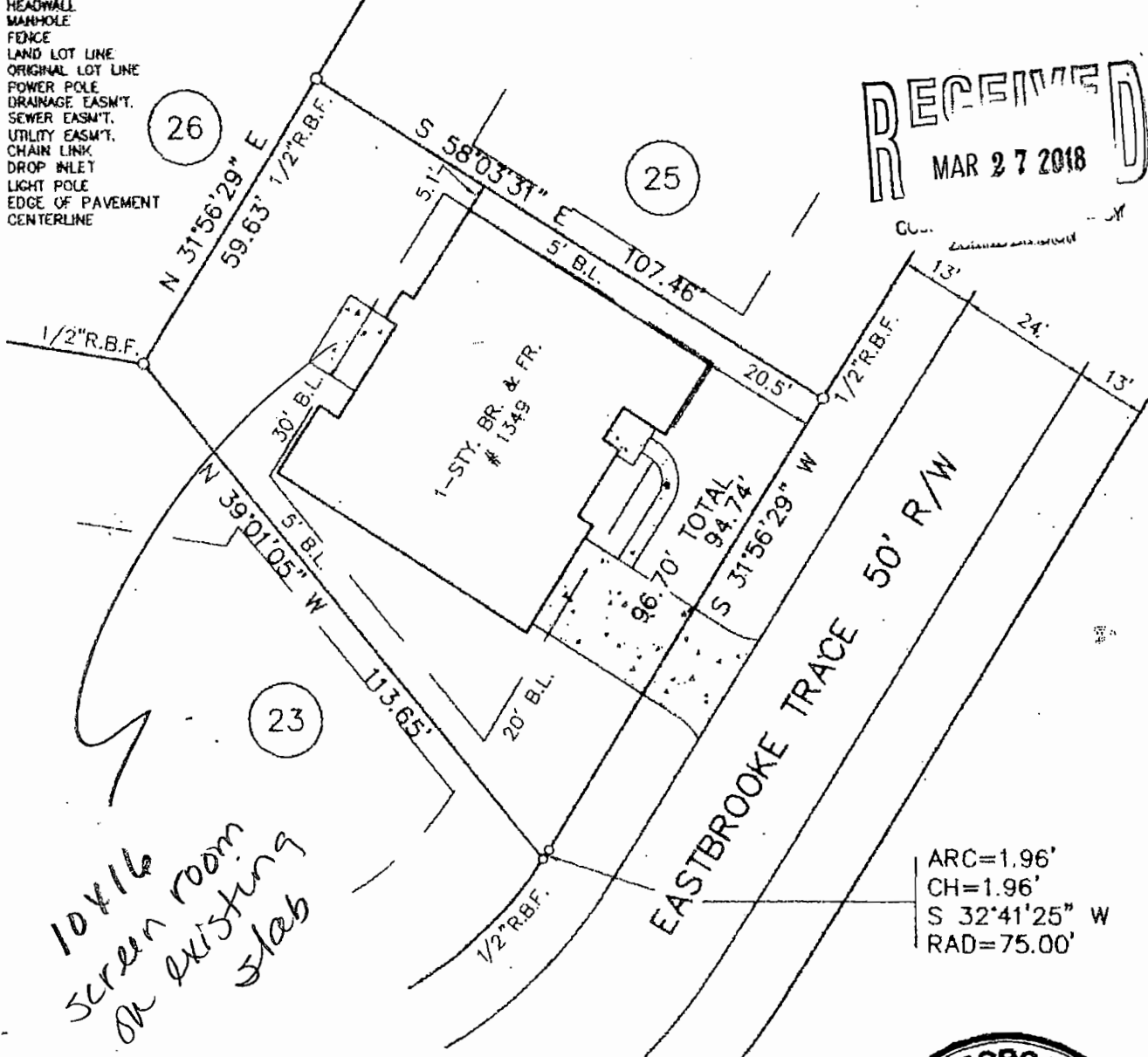
FOR
ES &
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17001

THIS PROPERTY DOES NOT LIE IN
A F.I.R.M. 100-YEAR FLOOD HAZARD AREA
ACCORDING TO THE F.I.R.M.
FLOOD PLAIN MAPS.

NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

RECEIVED
MAR 27 2018



*10x16
screen room
on existing
slab*

ARC=1.96'
CH=1.96'
S 32°41'25" W
RAD=75.00'

SURVEY FOR
**PETER FERRADINO &
JOAN FERRADINO**

LOT 24
SUBDIVISION: EASTBROOKE
LAND LOT 737 16th DIST. 2nd SECT.
COBB COUNTY, GEORGIA
SCALE: 1" = 30' MAY 20, 1998
REC. IN PLAT BOOK 167, PG. 15



IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND REQUIREMENTS
OF LAW.

SURVEY CONCEPTS, INC.

3675 HEWATT COURT * SUITE B
SNELLVILLE, GEORGIA 30039

FAX: (770) 736-4623

(770) 736-7666

APPLICANT: Champion Window

PETITION No.: V-38

PHONE: 770-817-1953

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Andy Burton

PRESENT ZONING: RA-4

PHONE: 770-817-1953

LAND LOT(S): 737

TITLEHOLDER: Dawn Ferrandino

DISTRICT: 16

PROPERTY LOCATION: On the west side of Eastbrooke Trace, south of Eastbrooke Way (1349 Eastbrooke Trace).

SIZE OF TRACT: 0.19 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 25 feet.

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

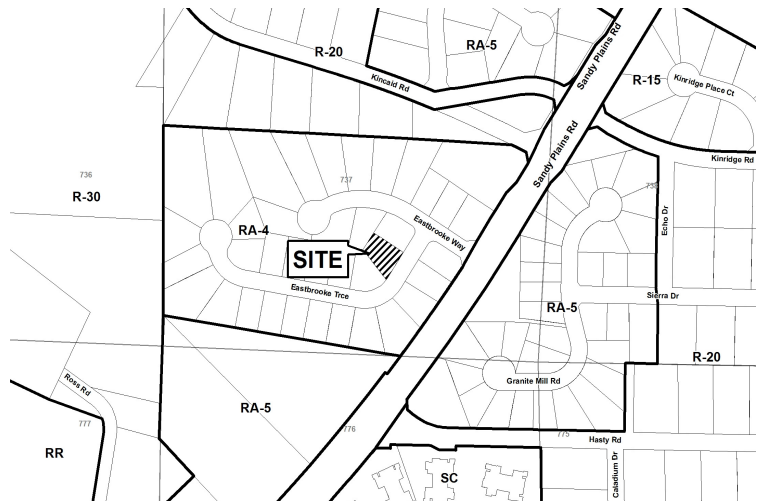
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Champion Windows **PETITION No.:** V-38

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit and inspections required.

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 management impacts are anticipated. Sunroom will be located on an existing concrete pad.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

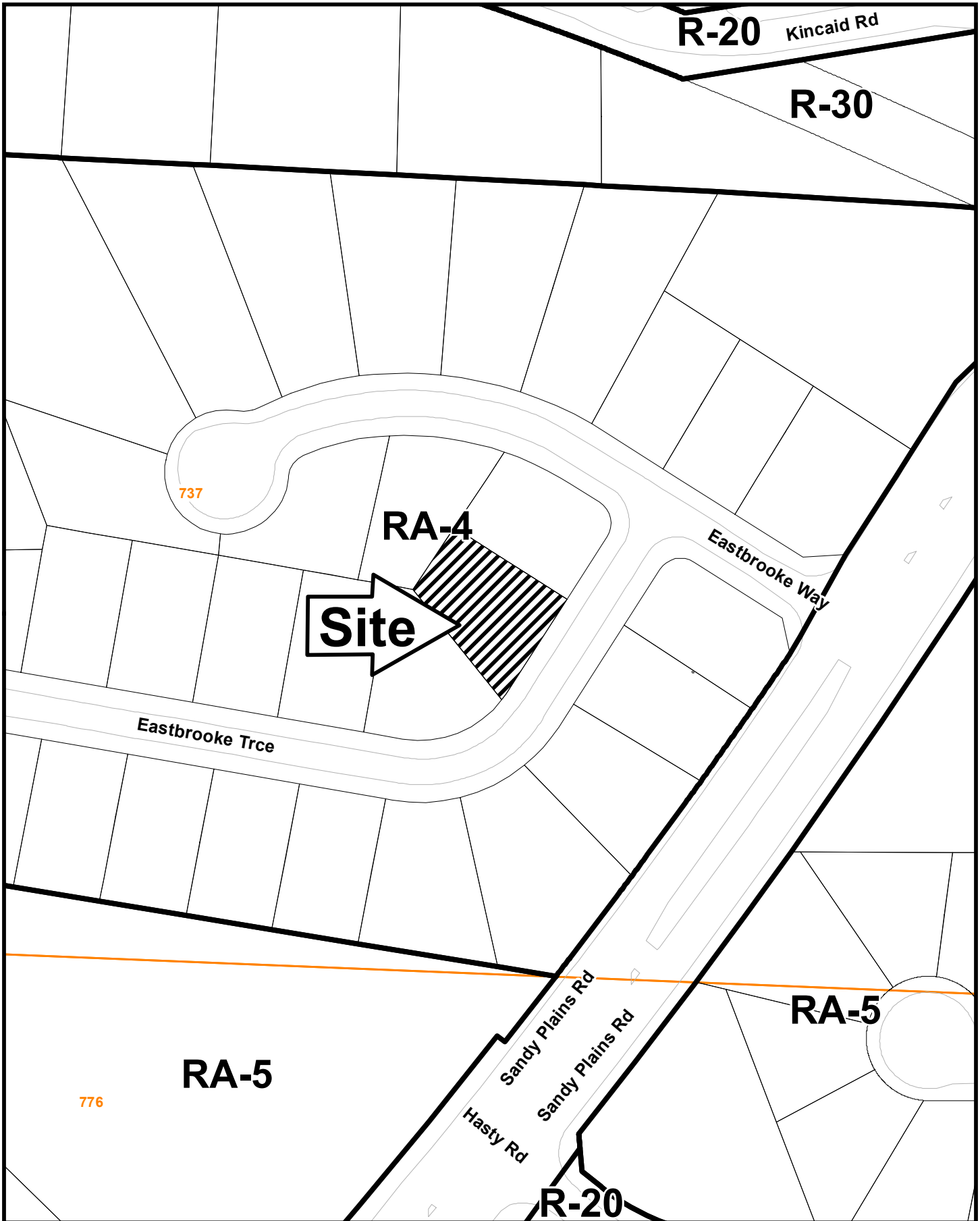
WATER: No comments.

SEWER: No comments.

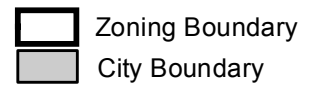
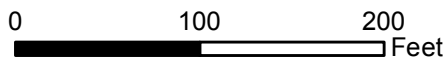
APPLICANT: Champion Windows **PETITION No.:** V-38

FIRE DEPARTMENT: No comments.

V-38 2018-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-38

Hearing Date: 6-13-18

RECEIVED
MAR 27 2018
77-155 AGENCY
COBB CO. COMMUNITY DEVELOPMENT
ZONING DIVISION

Applicant Champion Window Phone # 770-817-1953 Address 3700 Dekalb Tech Pkwy Apt. 30340
Andy Burton (representative's name, printed) (street, city, state and zip code)
E-mail ABurton@getchampion.com

[Signature] (representative's signature) Phone # 770-817-1953 E-mail ABurton@getchampion.com

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

My commission expires: 11-14-21

Titleholder Dawn Ferrandino Phone # 404-425-4782 E-mail _____

X Signature [Signature] Address: 1349 Eastbrooke Trace Marietta 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of: _____
Notary Public

My commission expires: 11-14-21

Present Zoning of Property _____

Location 1349 Eastbrooke Trace Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 737 District 16 Size of Tract .193 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The slab already encroaches into setback, it's the only place to build a screen room with the way the home was built on the lot.

List type of variance requested: Encroach 5' into rear setback to put a screen room on existing slab