

ALTHOUGH A PORTION OF THIS PROPER IS INDICATED IN FIA FLOOD HAZARD AREA, THE IMPROVEMENTS THEREON ARE IN NO DANGER OF FLOODING IN THE OPINION OF THE SURVEYOR.

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

NORTH GEORGIA ENGINEERS, INC.
1277 KENNESTONE CIRCLE • SUITE 500
MARIETTA, GEORGIA 30066
404-422-5800

LENDERS CERTIFICATION
PLAN FOR
GEORGE E. REDISH
MARY E. REDISH

LOT //	BLOCK	REVISIONS
ANNE PLACE	PHASE III	
PLAT BOOK 110	PAGE 4-8	
LAND LOT 244		CCCG
DISTRICT-17	SECTION-2	DRAWN/CAJ
COUNTY-COBB		CHKD
STATE-GEORGIA		JOB Number
DATE: 9-22-87	SCALE: 1" = 50'	873591-8
		10003

APPLICANT: George E. Redish **PETITION NO.:** V-21
PHONE: 770-494-3830 **DATE OF HEARING:** 04-08-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 244
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 17
Anne Boleyn Court, east of Queen Anne Court **SIZE OF TRACT:** .9 acre
(71 Anne Boleyn Court). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 144 square feet (existing 546 square foot structure) from the required 10 feet to zero feet adjacent to the eastern property line on lot 11.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: No projections of overhangs of roof cornice onto other lot. Requires 1 hour rating on underside of projections due to not being 2 feet off of property line.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. The proposed structure will be located over an existing concrete parking pad. The lot drains to the rear directly to the adjacent floodplain. The location is situated significantly below the street level and well screened from the adjacent parcel.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

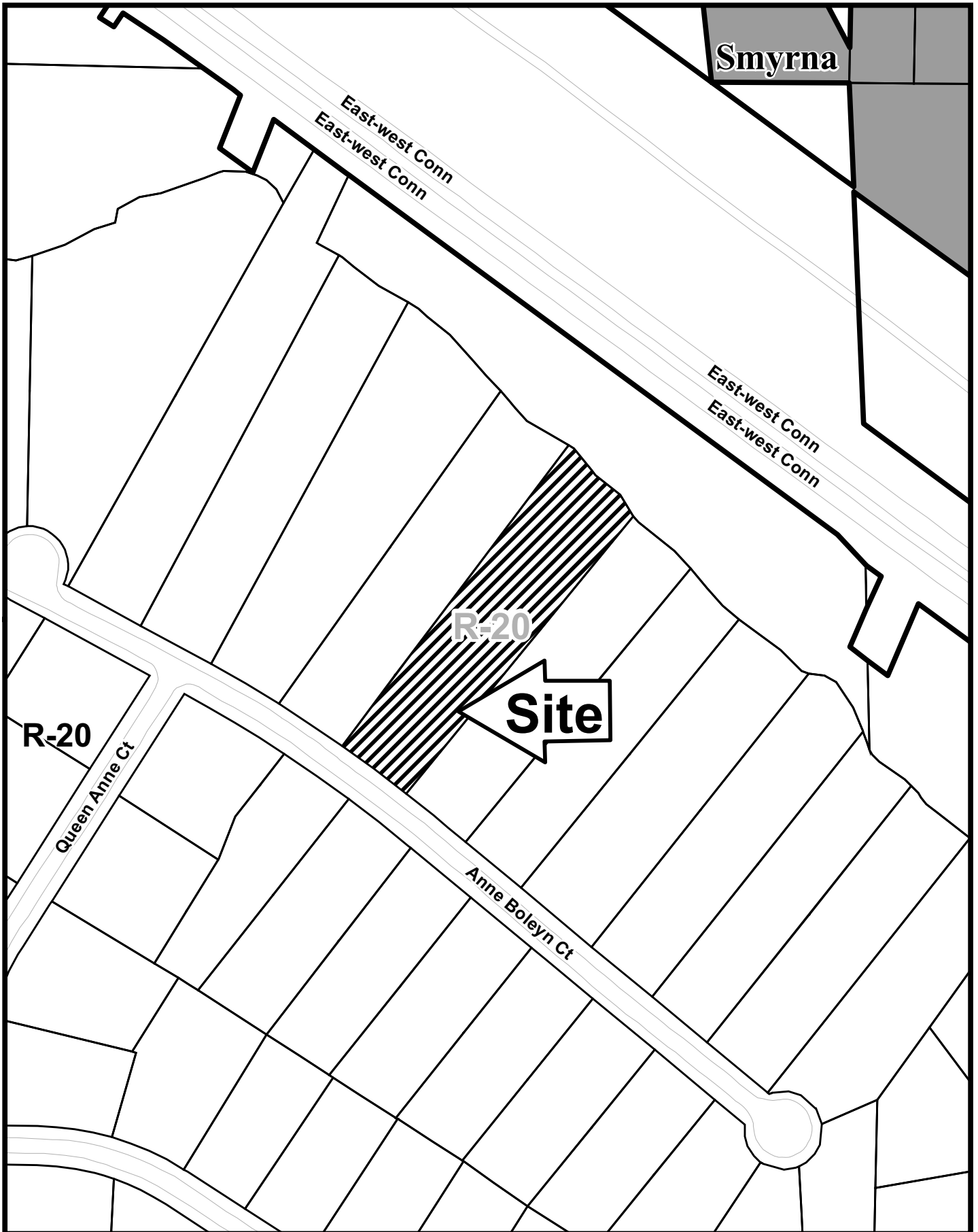
REJECTED **SECONDED**

HELD **CARRIED**

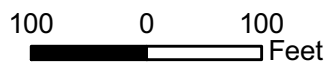
STIPULATIONS:



V-21



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-21

Hearing Date: 4-8-09

Applicant George E. Redish Business Phone (7) 494-3830 Home Phone (7) 944-6503

Same as Applicant Address 71 Anne Boleyn Ct, Mableton, Ga. 30126
(representative's name, printed) (street, city, state and zip code)

George E. Redish Business Phone Same as Applicant Cell Phone -
(representative's signature)

CYNTHIA K. JOHNSON
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 14 2010

My commission expires: _____

Signed, sealed and delivered in presence of:

Cynthia K Johnson

Notary Public

Titleholder George E. Redish Business Phone (7) 494-3830 Home Phone (7) 944-6503

Signature George E. Redish Address: 71 Anne Boleyn Ct, Mableton, Ga. 30126
(attach additional signatures, if needed) (street, city, state and zip code)

CYNTHIA K. JOHNSON
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 14 2010

My commission expires: _____

Signed, sealed and delivered in presence of:

Cynthia K Johnson

Notary Public

Present Zoning of Property R-20

Location 71 Anne Boleyn Court, Mableton, Ga. 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 17 0244 District 17 Size of Tract .9 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 _____

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.

I plan to erect a roof over an already existing concrete parking pad to facilitate a protected parking area

List type of variance requested: WAVE THE SETBACK FOR AN ACCESSORY STRUCTURE FROM REQUIRED 10FT TO ZERO FEET.