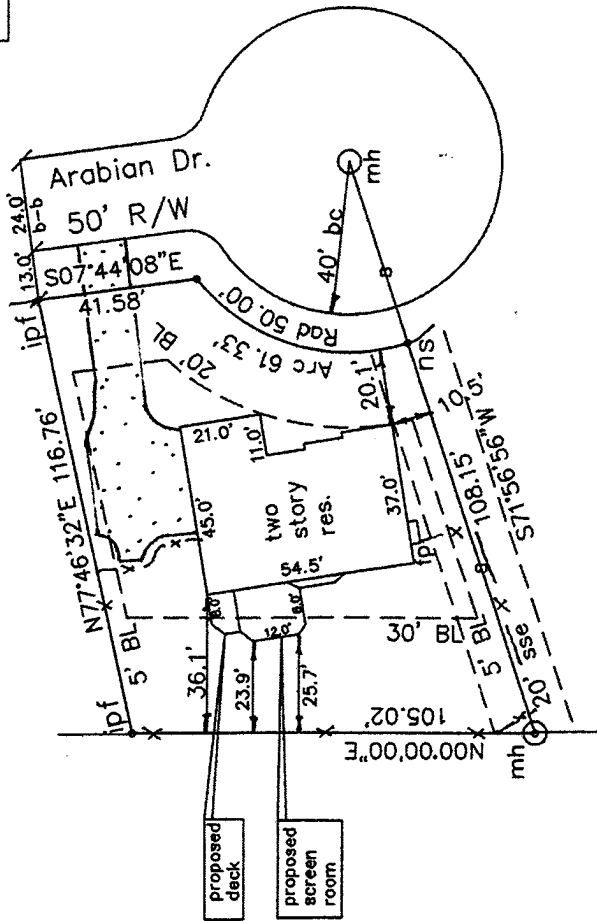


NO PORTION OF THIS PROPERTY  
LIES WITHIN A FEDERALLY DESIGNATED  
100 year flood zone

There are no buffer areas,  
parking spaces, lakes streams,  
100 yr flood plain, cemeteries,  
wetlands, access points,  
streams, on this property



**LEGEND**

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DF=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-65  
(2009)

plot plan/boundary survey for  
**Decksouth**

**JOHNSON  
SURVEYING**

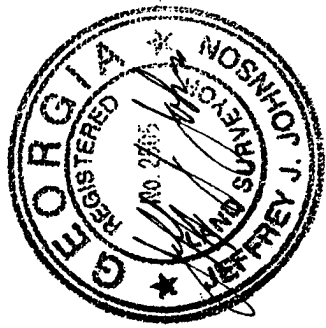
804 Peachtree Forest Ave.  
Norcross Ga. 30092  
678-557-1449

LAND LOT 624  
DISTRICT 16, Sec 2  
Cobb County, Ga.  
Kings Farm  
Unit 1  
Lot 64  
2311 Arabian Dr.

DATE: 6-10-09

SCALE: 1"=50'

JOB NO: 09-50



IN MY OPINION THIS PLAT IS A  
CORRECT REPRESENTATION OF THE  
LAND PLATED

*Jeffrey J. Johnson*

JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY  
IS BASED HAS A PRECISION OF ONE  
FOOT IN 10000+ FEET AND AN ANGULAR  
ERROR OF 3" PER ANGLE POINT  
THE PLAT CLOSURE IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT IN  
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

**APPLICANT:** Michael R. Braun and Heather B. Braun      **PETITION NO.:** V-65  
**PHONE:** 770-421-6888      **DATE OF HEARING:** 08-12-09  
**REPRESENTATIVE:** Michael R. Braun      **PRESENT ZONING:** PRD  
**PHONE:** 770-421-6888      **LAND LOT(S):** 624  
**PROPERTY LOCATION:** Located on the west side      **DISTRICT:** 16  
of Arabian Drive, south of Post Oak Tritt Road      **SIZE OF TRACT:** 0.25 acre  
(2311 Arabian Drive).      **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback on lot 64 from the required 30 feet to 23 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance and showing the locations of all improvements. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The majority of the proposed screened porch is over an existing concrete patio below. No significant increase in impervious coverage or 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.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** There appears to be no encroachment for proposed porch with side setback (2 foot requirement from edge of Sanitary Sewer Easement) as shown on applicant's site plan.

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

**BOARD OF APPEALS DECISION**

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

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

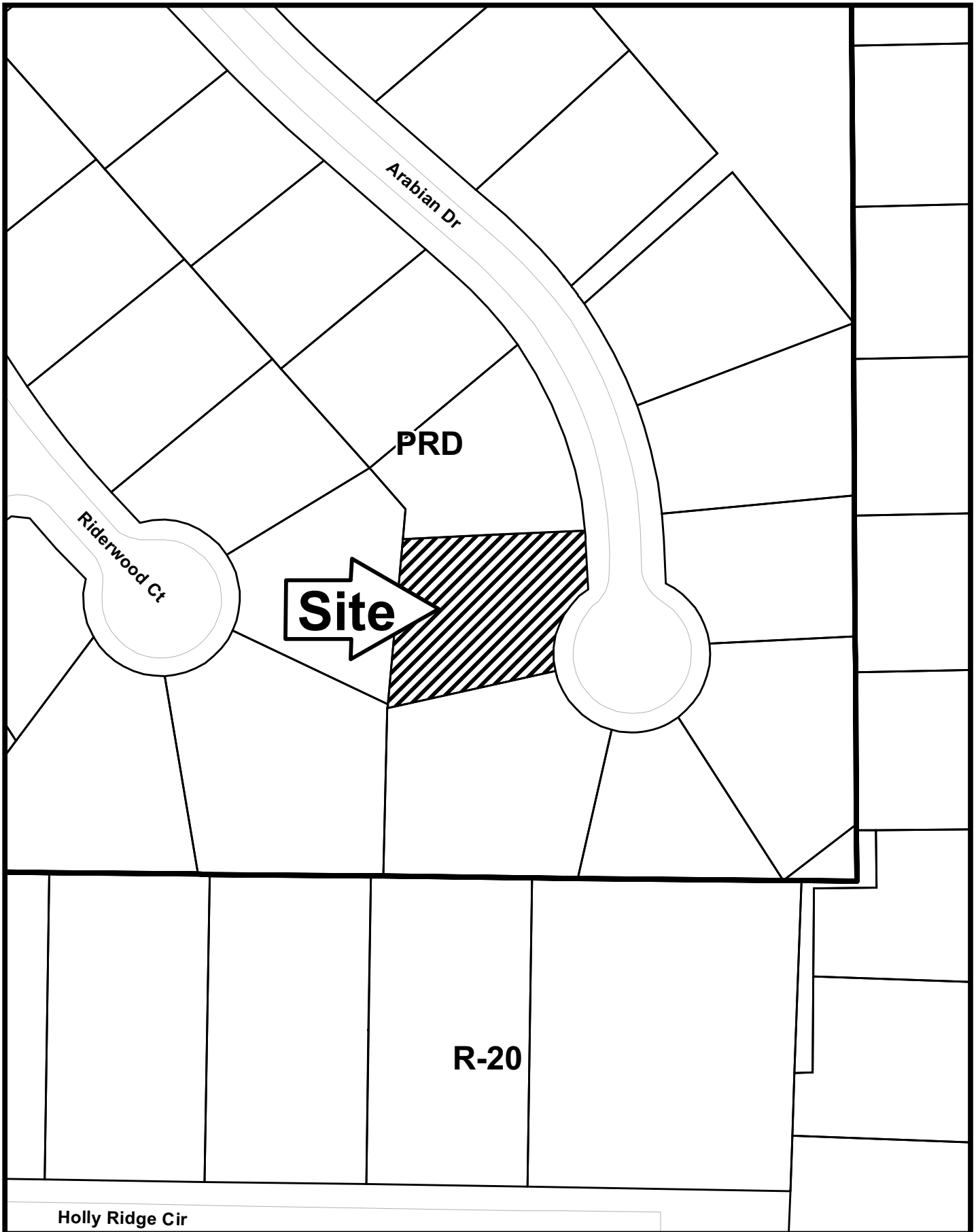
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

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

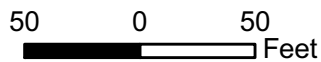
\_\_\_\_\_  
 \_\_\_\_\_



# V-65



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. V-65

Hearing Date: 8-12-09

Applicant MICHAEL + HEATHER BRAUN Business Phone 770) 421-6888 Home Phone 770) 321-6892

MICHAEL R. BRAUN  
(representative's name, printed)

Address 3225 SHALLOWFORD RD., STE 500, MARIETTA, GA 30062  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone 770) 421-6888 Cell Phone 404) 519-6755

My commission expires:

MARCH 13, 2012

KORI BELANGER  
NOTARY PUBLIC  
DOUGLAS COUNTY, GA  
MY COMM EXPIRES MARCH 13TH, 2012

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder MICHAEL R BRAUN Business Phone 770) 421-6888 Home Phone 770) 321-6892

Signature [Signature]  
(attach additional signatures, if needed)

Address: 2311 ARABIAN DR, Marietta, GA 30062  
(street, city, state and zip code)

KORI BELANGER  
NOTARY PUBLIC  
DOUGLAS COUNTY, GA  
MY COMM EXPIRES MARCH 13TH, 2012

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires:

MARCH 13, 2012

Present Zoning of Property ~~RESIDENTIAL~~ P R D

Location 2311 ARABIAN DR, MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 624 P17 District 16<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 \_\_\_\_\_ Shape of Property X 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.

Plaintiff desires to build a screened in porch, where an open deck currently sits. The screened in porch will encroach on the 30' set back. All neighbors agree.

List type of variance requested: encroach on 30' set back.

WAVE THE REAR SETBACK ON LOT 64 FROM REQUIRED 30FT TO 23 FT