

V-28 (2012)

AREA=0.1193 ACRE  
#4550 BISHOP LAKE ROAD



**SURVEY FOR:**  
MARK GIBBS  
&  
KIMBERLY GIBBS

|             |          |                 |
|-------------|----------|-----------------|
| LOT 7       | BLK. "A" | UNIT            |
| PROPERTY OF |          |                 |
| C.M. BISHOP |          |                 |
| LAND LOT    | 756      |                 |
| DISTRICT    | 167th    | SECTION 2ND     |
| PLAT BOOK   | 3        | PAGE 161        |
| DATE:       | 2-8-12   | SCALE: 1" = 20' |
| REVISIONS   |          | 2-9-12          |
| CC          |          |                 |
| DRAWN       |          |                 |
| CHECK       |          |                 |
| JOB #       |          |                 |
| 32-12       |          |                 |

**J.A. EVANS**  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN SPECULAR FEET AND AN ADJUSTED LEAST SQUARES COMPARISON HAS BEEN MADE ON PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:  
TOPCON 615-RTS

PANEL NO. 13067006866 + 1306700316  
LOCATION COBB ZONE "A"  
I HAVE THIS DATE EXAMINED THE "A" AREA HAZARD SPECIAL FLOOD HAZARD AND FOUND REFERENCE TO THE "A" AREA HAZARD SPECIAL FLOOD HAZARD ZONE "A"  
L-1=N 79° 35' 59" W 23.71'  
L-2=N 73° 05' 25" W 26.47'

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
100 N. W. 15th Ave.  
Miami, FL 33136

October 29, 1992  
Sherry P. Ryan  
3100 NW 15th Ave.  
Miami, FL 33142  
Miami, FL 33142

Dear Mr. Ryan:  
I received your letter of the 20th day of October, 1992, regarding the proposed site plan for the Bishop Lake Rd. I have reviewed the site plan and the information provided and find it to be in compliance with the applicable zoning regulations and the Flood Damage Prevention Ordinance. I have no objections to the proposed site plan and the Flood Damage Prevention Ordinance. I have no objections to the proposed site plan and the Flood Damage Prevention Ordinance. I have no objections to the proposed site plan and the Flood Damage Prevention Ordinance.

PLEASE CONTACT ME AT THE ABOVE TELEPHONE NUMBER IF I CAN BE OF ASSISTANCE TO YOU IN ANY MANNER.  
Sincerely,  
Bob Heston  
Bob Heston  
Flood Damage Prevention Division  
Community Development Department  
City of Miami  
100 N. W. 15th Ave.  
Miami, FL 33136

LAKE  
LAKE ELEV. = 941.6  
SPILLWAY ELEV. = 941.3  
EDGE OF LAKE 15' PROP. LINE

KEY:  
PROPOSED GIBBS HOME  
BUILDING LINES PER R-30 ZONING  
HOME AND COVERED PORCH AND DECK SQUARE FOOTAGE: 1,760 S.F.  
ATTACHED GARAGE SQUARE FOOTAGE: 400 S.F.  
TOTAL HOME SQUARE FOOTAGE: 2,160 S.F.  
DRIVEWAY SQUARE FOOTAGE: 580 S.F.  
TOTAL LOT SQUARE FOOTAGE: 5,195 S.F.  
TOTAL IMPERVIOUS SURFACE= 53.7%

**APPLICANT:** M. Marie Furmanski

**PETITION NO.:** V-28

**PHONE:** 770-331-0895

**DATE OF HEARING:** 04-11-12

**REPRESENTATIVE:** M. Marie Furmanski

**PRESENT ZONING:** R-30

**PHONE:** 404-543-1113

**TITLEHOLDER:** M. Marie Furmanski

**LAND LOT(S):** 756

**PROPERTY LOCATION:** On the south side of

**DISTRICT:** 16

Bishop Lake Road, east of Johnson Ferry Road

**SIZE OF TRACT:** 0.1193 acre

(4550 Bishop Lake Road).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the public road frontage from the required 75 feet to 47 feet; 2) waive the front setback from the required 45 feet to 20 feet; 3) waive the rear setback from the required 40 feet to 20 feet; 4) waive the side setbacks from the required 12 feet to 5 feet; and 5) waive the impervious surface from the maximum allowable of 35% to 53%.

**COMMENTS**

**TRAFFIC:** Recommend no parking in the right-of-way.

**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 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 proposed house size and total impervious coverage are excessive for a non-grandfathered structure. Impervious pavers should be utilized for all walkways and driveway. The minimum 25-foot lake/tributary buffer should be maintained to protect the lake.

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

\_\_\_\_\_



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# **Cobb County Fire and Emergency Services**

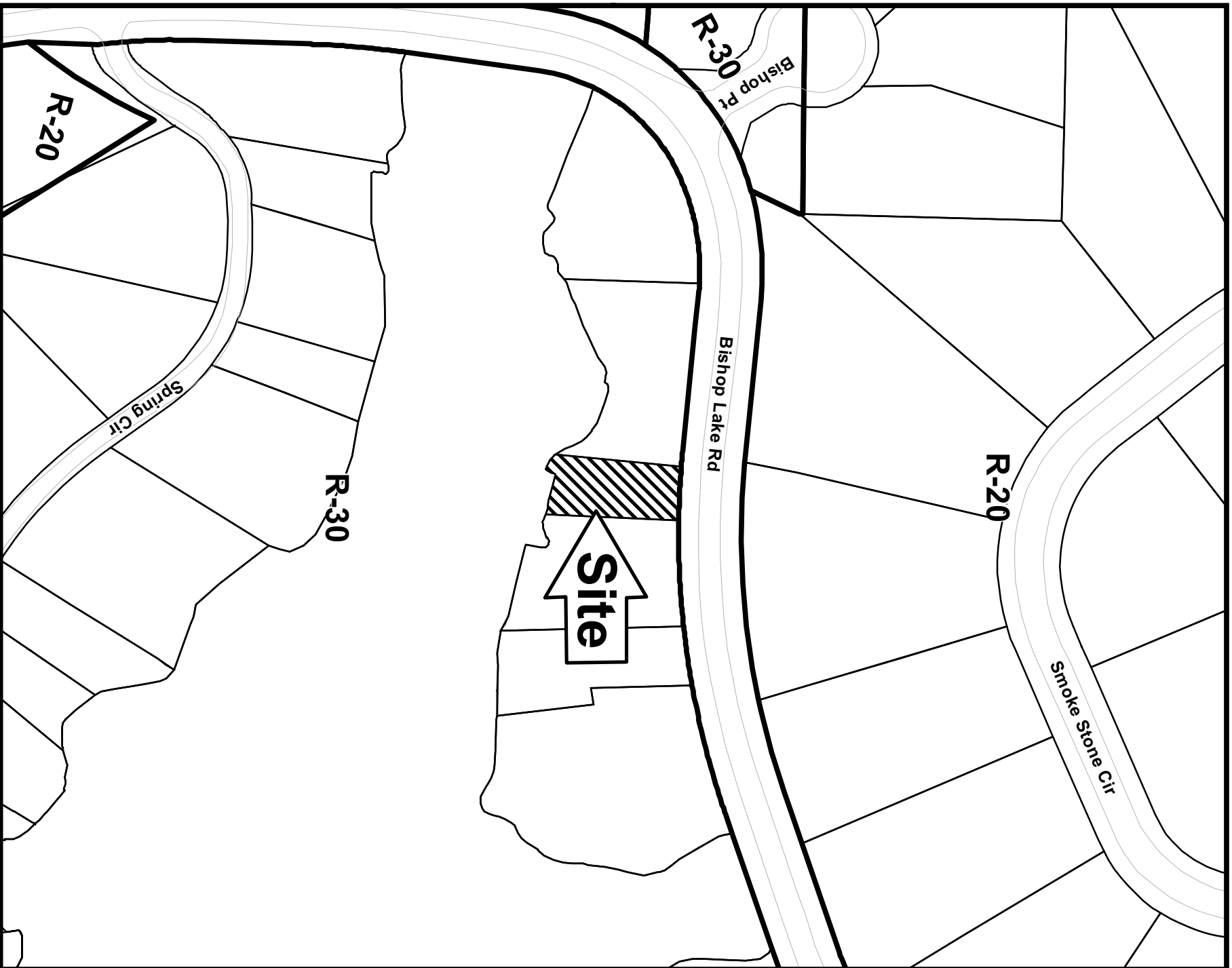
## **Fire Marshal Comments**

Applicant Name: **M. Marie Furmanski**

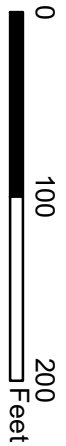
Petition Number: V-28

Date: 4/3/2012

**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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-28

Hearing Date:

11-11-12

Applicant M. Marie Furmanski Phone # 770-331-0895 E-mail Mfurmanski@bellsouth.net

(representative's name, printed)

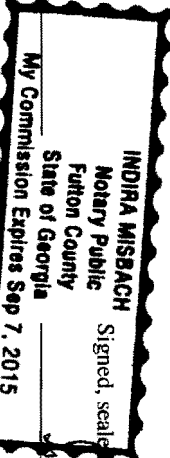
Address 1819 Dawforth Dr. Marietta, GA 30062

(street, city, state and zip code)

(representative's signature)

Phone # 404-543-1113 E-mail mqibhs@elamathomes.net

(representative's signature)



Signed, sealed and delivered in presence of:

Indira Misbach

Notary Public

My commission expires: 9/7/2015

Titleholder M. Marie Furmanski Phone # 770-331-0859 E-mail Mfurmanski@bellsouth.net

Signature M. Marie Furmanski Address: 3376 Blacksville Walk, Marietta, GA  
(Additional signatures, if need be)

My commission expires: 9/7/2015 Indira Misbach  
 Notary Public

Present Zoning of Property R-30

Location 4550 Bishops Lake Rd. Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract 0.1193 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.

The property setbacks on this lot imposed by the R30 overlay would render this lot unbuildable.

List type of variance requested: We are requesting side set backs of 5', front set back of 20', and a rear setback of 20'. We are requesting a variance to allow our home to be 52.7% of the impervious surface instead of 40%.

We are requesting a 5' reduction in the 25' lake buffer along the existing lake retaining wall.