

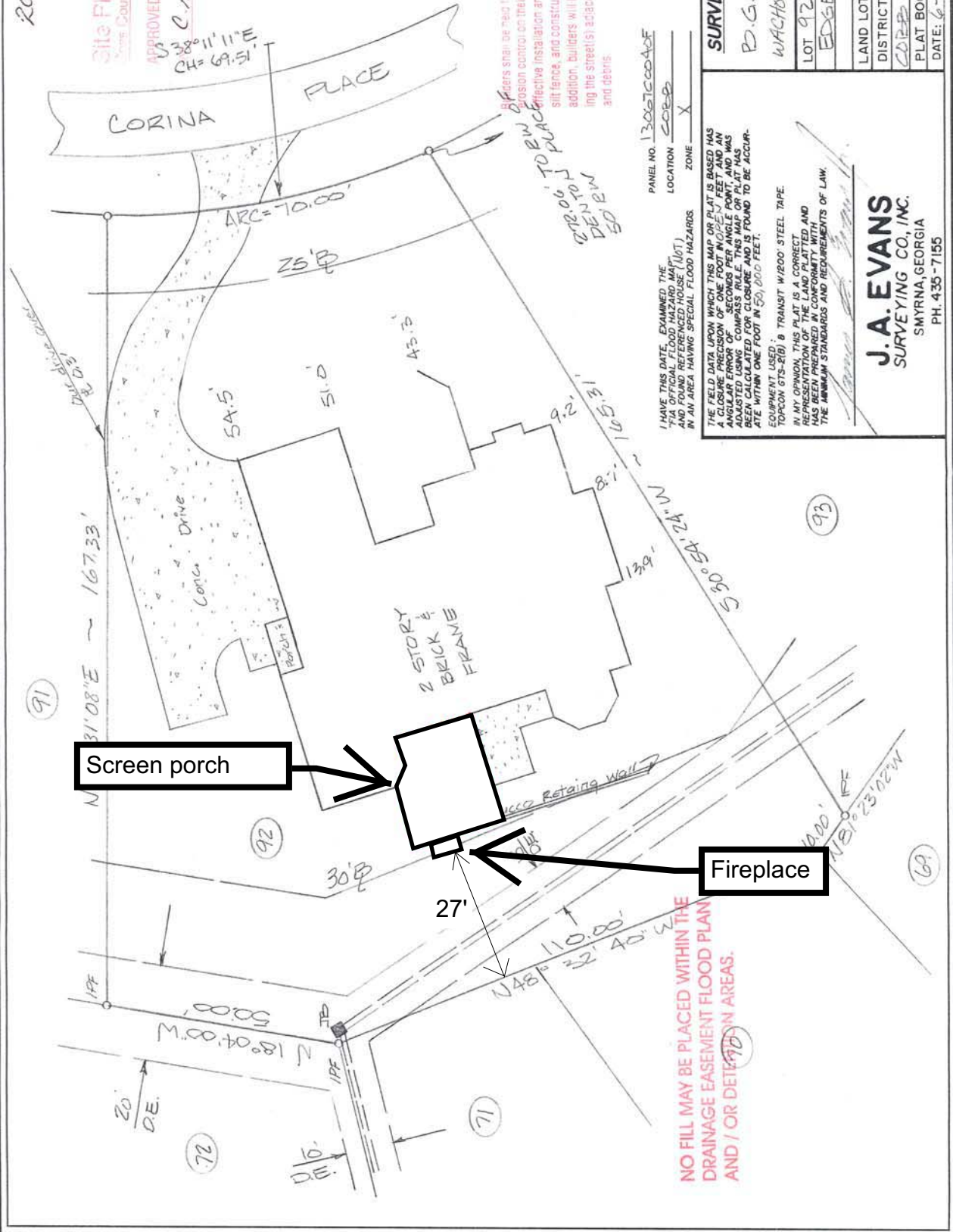
2012-004507

Site Plan Review Section
Smyrna County Community Development Dept

APPROVED FOR: Screened Porch

C. Arvey DATE: 7-2-2012

V-75 (2012)



Screen porch

Fireplace

Builders shall be held fully responsible for on-site erosion control on their own lots. This includes the effective installation and maintenance of topsoil, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.

PANEL NO. 1306120000000000
LOCATION CORP
ZONE X

I HAVE THIS DATE, EXAMINED THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN PREPARED AND FOUND REFERENCED HOUSE (NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS)

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED FOR CORRECTNESS OF ANGLES PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED: TOPCON 615-210 & TRANSIT W/200' STEEL TAPE.
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND THE SAME HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR:

B.G. HENRY, INC. &
WACHOVIA MORTGAGE CO.

REVISIONS	UNIT ONE
2/24/14	
2/6/15	
EDgewater Cove	
LAND LOT 52	
DISTRICT 1ST	SECTION 2ND
CORP	COUNTY, GEORGIA
PLAT BOOK 151	PAGE 19
DATE: 6-20-06	SCALE: 1" = 20'

B. G. H.

APPLICANT: David and Nathalie Bernstein

PETITION No.: V-75

PHONE: 678-677-1990

DATE OF HEARING: 09-12-12

REPRESENTATIVE: David and Nathalie Bernstein

PRESENT ZONING: PRD

PHONE: 678-677-0763

LAND LOT(S): 52

TITLEHOLDER: David and Nathalie Bernstein

DISTRICT: 1

PROPERTY LOCATION: On the south side of
Corina Place, north of Shallowford Road
(4734 Corina Place).

SIZE OF TRACT: 0.47 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 27 feet to allow encroachment of
recently added screened rear porch and fireplace.

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

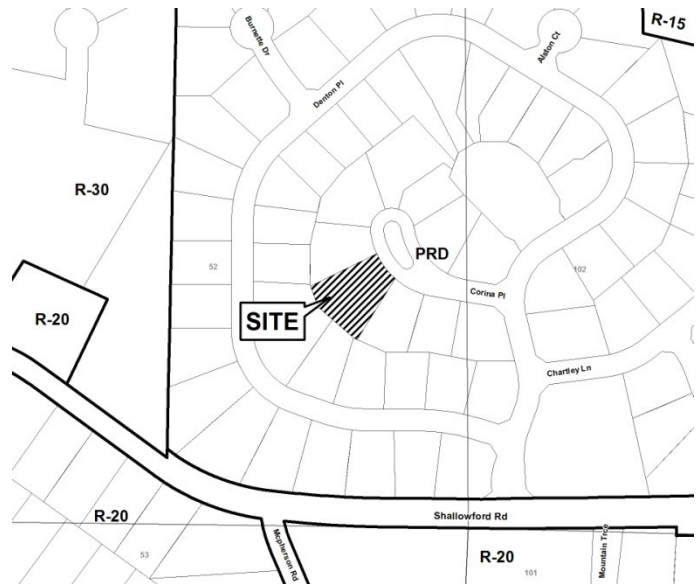
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: David and Nathalie Bernstein

PETITION No.: V-75

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Violation was discovered during a Zoning Compliance Inspection for an active permit for a screened porch. Fireplace was not permitted.

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: No comment.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

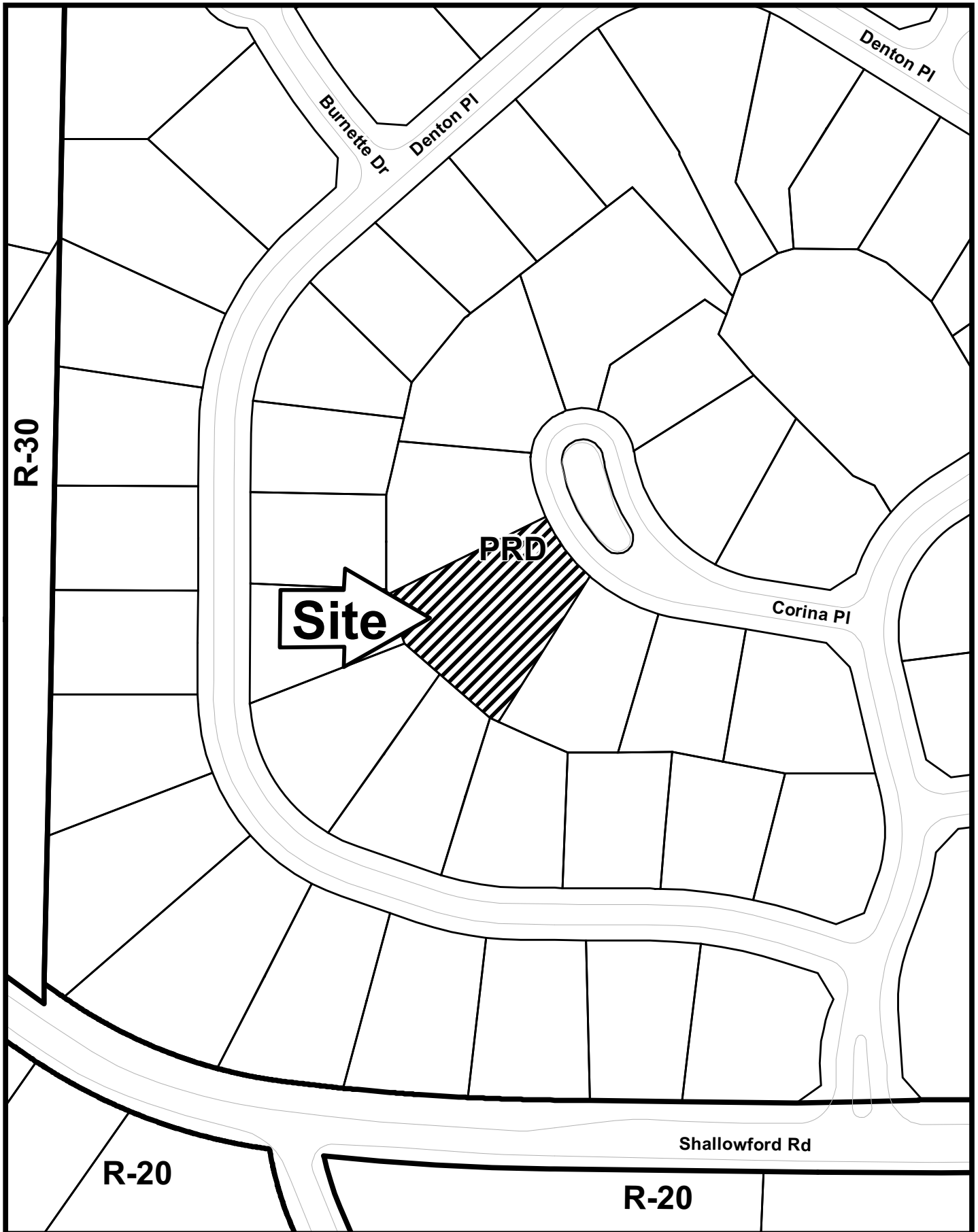
SEWER: No conflict.

APPLICANT: David and Nathalie
Bernstein

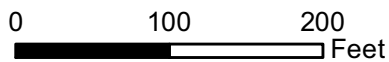
PETITION No.: V-75



FIRE DEPARTMENT: 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.

V-75



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)

RECEIVED
 AUG 2 2012
 Application No. V-75
 Hearing Date 9/12/12
 CO. COMM. P. AGENCY
 ZONING DIVISION

Applicant Bernstein, David/Nathalie Phone # 678-677-1990 E-mail dave@drivedisplay.com

representative name, printed) David Bernstein Address 4734 Corina Place Roswell, GA 30075
(street, city, state and zip code)

Nathalie Bernstein Phone # 678-677-0763 E-mail nathaliebernstein67@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 10/27/2014

CHRISTIAN OSBORNE
 NOTARY PUBLIC
 Cherokee County - State of Georgia
 My Comm. Expires October 27, 2014

Christian Osborne
Notary Public

Titleholder Bernstein, David/Nathalie Phone # 678-677-1990 E-mail dave@drive display.com

Signature [Signature] Address: 4734 Corina Place Roswell 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/27/2014

Signed, sealed and delivered in presence of:

Christian Osborne
Notary Public

Present Zoning of Property PRD

Location 4734 Corina Place
(street address, if applicable; nearest intersection, etc.)

CHRISTIAN OSBORNE
 NOTARY PUBLIC
 Cherokee County - State of Georgia
 My Comm. Expires October 27, 2014

Land (lots) 52 District 1st Size of Tract _____ 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 _____

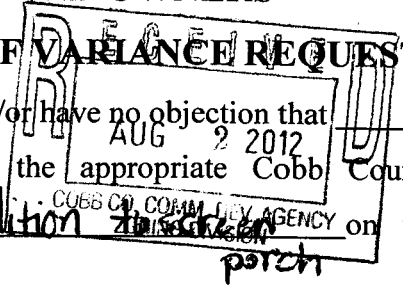
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

List type of variance requested: Waive Rear Setback from 30' to 27'

w/o variance we will have to spend \$ to remove fireplace & reconstruct rear wall of screen porch

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST



By signature, it is hereby acknowledged that I give my consent/or have no objection that David + Nathalie Bernstein intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of fireplace addition porch on the premises described in the application.

Signature	Printed name	Address
	Eric Cantor	4736 Corina Place ✓
	Russi Breach	3143 DENTON PLACE NE ✓
	Valinda Voight	3151 Denton Pl. ✓
	Paul Thomas	3155 Denton Pl. ✓
	TAMARA WATKINS	4732 CORINA PLACE NE ✓
	PAT WALSH	3147 DENTON PLACE ✓
	NIKKI MORATTI	3145 Denton Place ✓
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