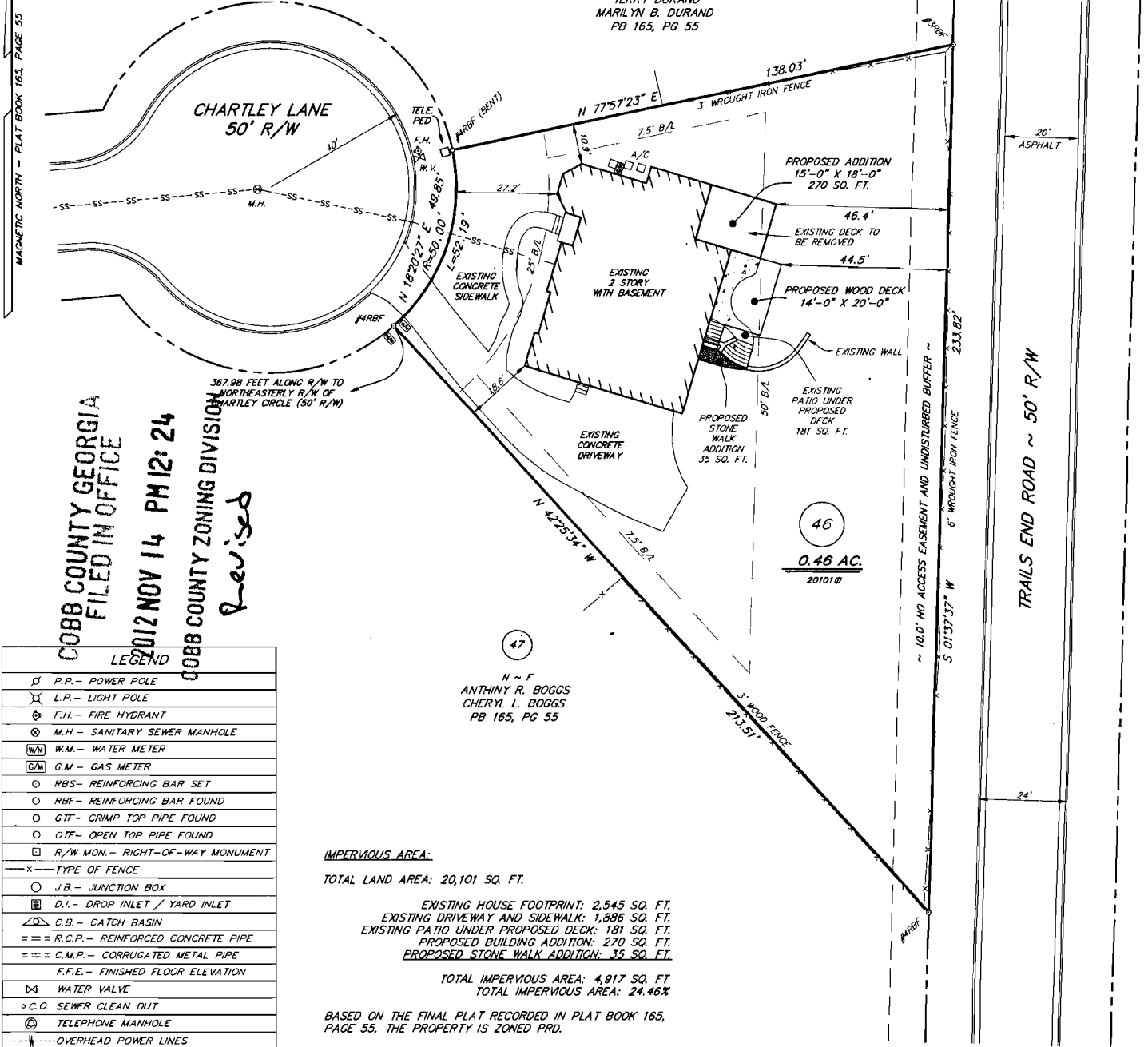


V-4 (2013)



COBB COUNTY GEORGIA
 FILED IN OFFICE
 2012 NOV 14 PM 12:24
 COBB COUNTY ZONING DIVISION
 Revised

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	GIT - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WATER VALVE
	C.O. - SEWER CLEAN OUT
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	POWERBOX
	STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

IMPERVIOUS AREA:
 TOTAL LAND AREA: 20,101 SQ. FT.
 EXISTING HOUSE FOOTPRINT: 2,545 SQ. FT.
 EXISTING DRIVEWAY AND SIDEWALK: 1,886 SQ. FT.
 EXISTING PATIO UNDER PROPOSED DECK: 181 SQ. FT.
 PROPOSED BUILDING ADDITION: 270 SQ. FT.
 PROPOSED STONE WALK ADDITION: 35 SQ. FT.
 TOTAL IMPERVIOUS AREA: 4,917 SQ. FT.
 TOTAL IMPERVIOUS AREA: 24.46%

BASED ON THE FINAL PLAT RECORDED IN PLAT BOOK 165, PAGE 55, THE PROPERTY IS ZONED PRD.



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0088 G DATED DECEMBER 16, 2008.

THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON NOVEMBER 1, 2012.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/108,028. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 11/05/12	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: DCO	
CHECKED BY	: DCO	
FIELD BOOK	: GRID	

Gaskins
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
 1266 Powder Springs Rd Marietta, Georgia 30064 www.gcasurvey.com Phone: (770) 424-7168 Fax: (770) 424-7393

BOUNDARY SURVEY PREPARED FOR:
ROBERT W. GOLDEN
 EDGEWATER COVE - UNIT 2
 LOT 46
 3442 CHARTLEY LANE
 LOCATED IN L.L. 102
 1st DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

APPLICANT: Rob Golden

PETITION No.: V-4

PHONE: 404-966-5693

DATE OF HEARING: 01-09-13

REPRESENTATIVE: Rob Golden

PRESENT ZONING: PRD

PHONE: 404-966-5693

LAND LOT(S): 102

TITLEHOLDER: Robert Warren Golden and Rena S. Golden

DISTRICT: 1

PROPERTY LOCATION: On the northeast side of Chartley Lane, north of Shallowford Road (3442 Chartley Lane).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 50 feet to 46 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

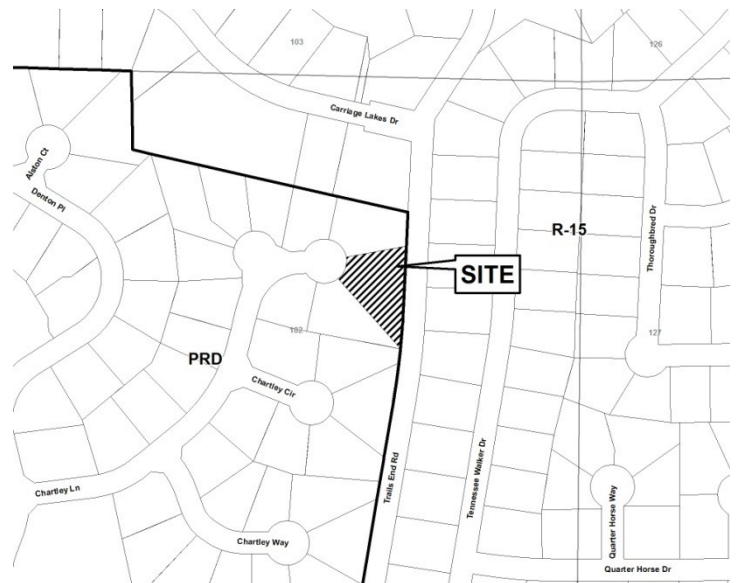
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Rob Golden

PETITION No.: V-4

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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 adverse stormwater management impacts are anticipated from the minor setback encroachment.

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.

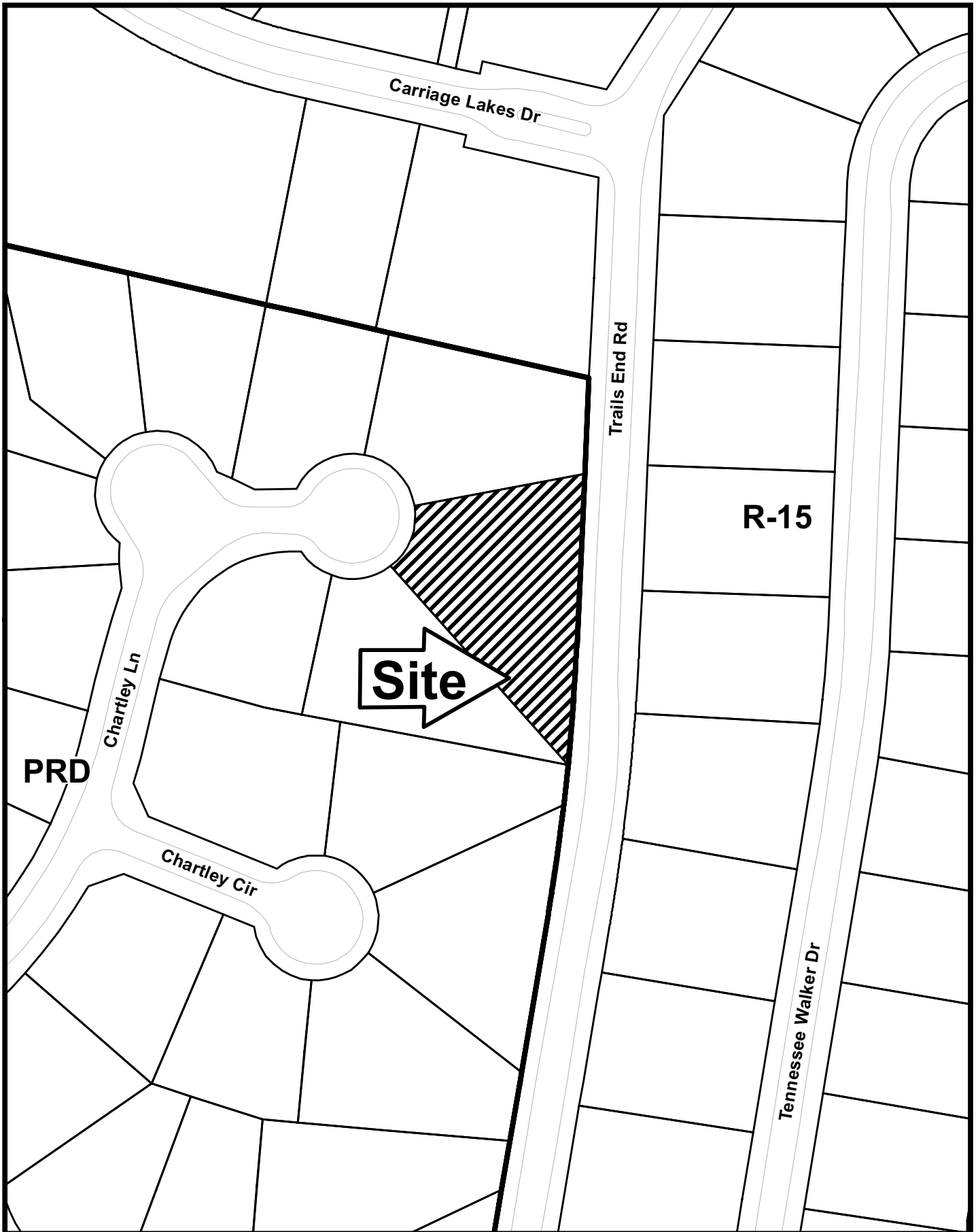
WATER: No conflict.

SEWER: No conflict.

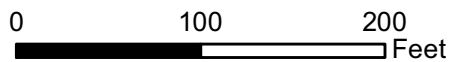
APPLICANT: Rob Golden **PETITION No.:** V-4



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-4

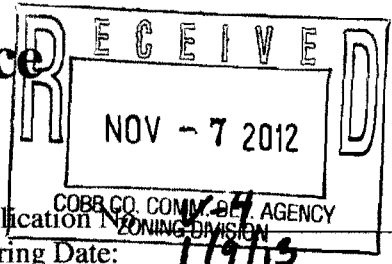


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



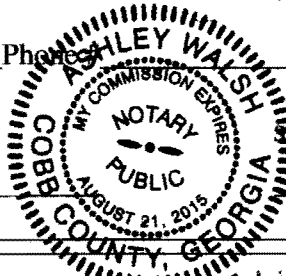
(type or print clearly)

Application No: 11915
Hearing Date: 11/15

Applicant ROB GOLDEN Phone # 404 966 5693 E-mail ROB.GOLDEN@MINDSPRING.COM
ROB GOLDEN Address 3442 CHARLEY LANE, ROSWELL, GA 30075
(representative's name, printed) (street, city, state and zip code)

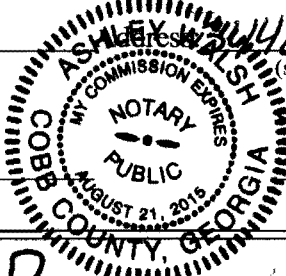
[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: 8/21/2015
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder ROB GOLDEN Phone # 404 966 5693 E-mail ROB.GOLDEN@MINDSPRING.COM
Signature [Signature] Address 3442 CHARLEY LANE, ROSWELL 30075
(attach additional signatures, if needed) (street, city, state and zip code)

Rene Golden
Rene Isakow
My commission expires: 8/21/2015
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property PA D
Location 3442 CHARLEY LANE, ROSWELL GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 District 1ST Size of Tract 0.46 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.

WANT TO CONSTRUCT ROOFED SUN ROOM AT FOOTPRINT OF PRESENT DECK FOR MY WIFE WHO IS GOING THROUGH CANCER TREATMENT & CANNOT BE IN THE SUN. PRESENT SETBACK LINE CUTS ACROSS CORNER OF DECK, PREVENTING THOSE PLANS.

List type of variance requested: SETBACK