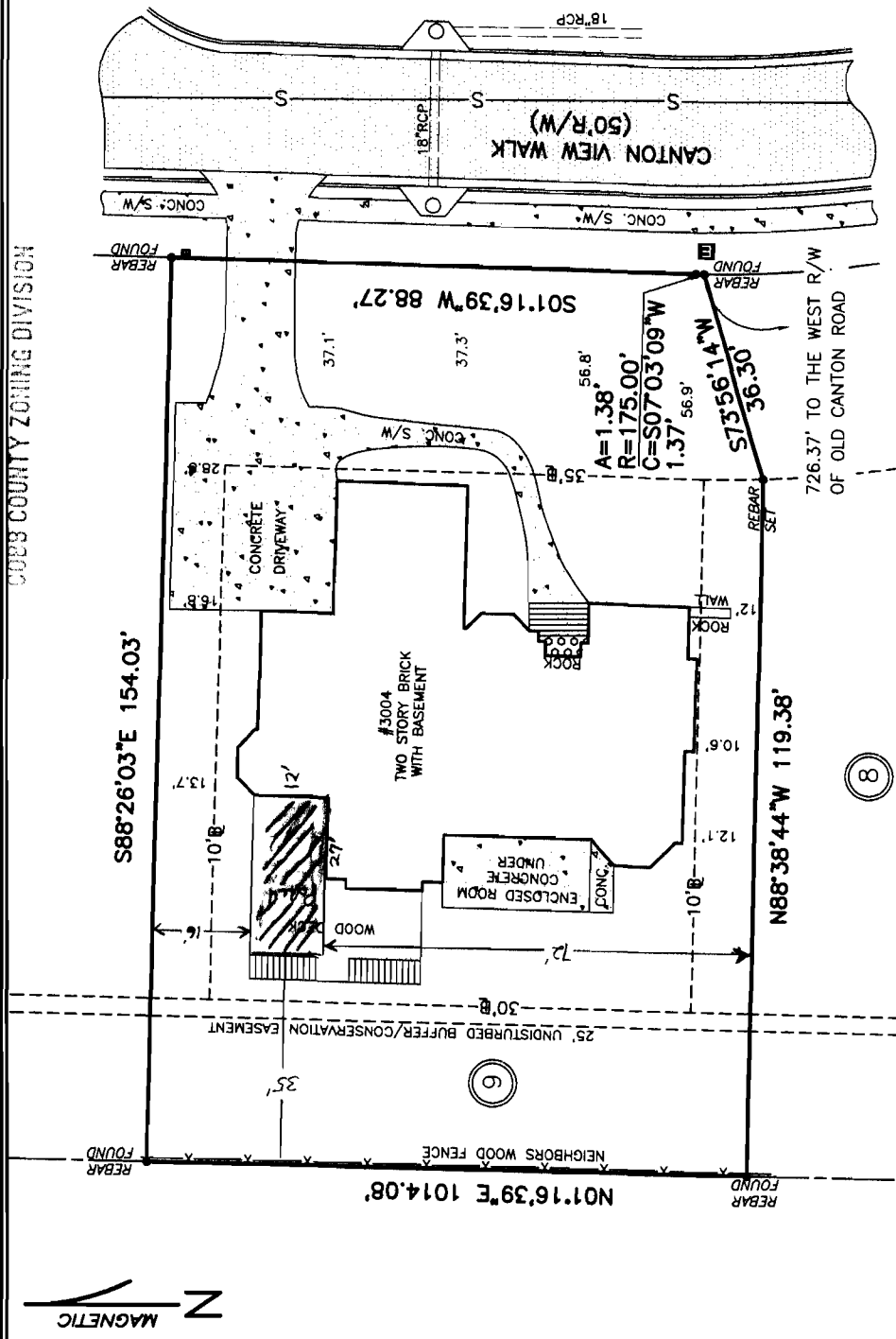


COBB COUNTY GEORGIA
FIELD OFFICE

2013 OCT 10 PM 1:54

COBB COUNTY ZONING DIVISION



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSION OF PERSONS OR ENTITY NAMED HEREIN. IT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION BY SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS THE CLOSURE PRECISION OF ONE FOOT IN 10.0 AN ANGULAR ERROR OF 02" PER ANGLE. THIS PLAT IS ADJUSTED USING COMPASS RULE. THIS PLAT IS CALCULATED FOR CLOSURE AND IS FOUND WITHIN ONE FOOT IN 100,000+ FEET LINE MEASUREMENTS WERE OBTAINED BY USING TOTAL STATION.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. THIS PLAT NOT INTENDED FOR RECORDING.

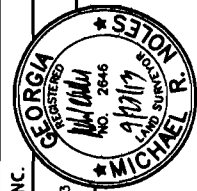
TOTAL AREA= 0.352± ACRES
OR 15,337± SQ.FT.

3004 CANTON VIEW WALK
MARIETTA, GEORGIA

SURVEY FOR
MARVIN E. FLEWELLEN
CAREN L. FLEWELLEN

LOT 9
CANTON GLEN

LAND LOT 982
DISTRICT 16TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 9-23-13
FIELD: 9-23-13 SCALE: 1"=20'



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#2234795

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3883
Certificate of Authorization #LSF000752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

REFERENCE MATERIAL

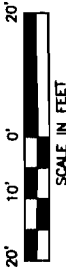
- WARRANTY DEED IN FAVOR OF MARVIN E. FLEWELLEN AND CAREN L. FLEWELLEN DEED BOOK 15088 PAGE 548 COBB COUNTY, GEORGIA RECORDS

IMPERVIOUS

BLDG FOOTPRINT = 3,380 SQ FT
CONC DRIVE = 1,633 SQ FT
WOOD DECK = 651 SQ FT
CONCRETE = 346 SQ FT
TOTAL IMPERVIOUS AREA = 6,010 SQ FT
TOTAL LOT AREA = 15,337 SQ FT
IMPERVIOUS AREA = 39%

LEGEND

- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER METER
- AIR CONDITION
- TELEPHONE BOX
- GAS VALVE
- GAS VALVE
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE



| No. | Revision | Date |
|-----|----------|---------|
| 1. | | 10-2-13 |

ADDED IMPERVIOUS AREA

APPLICANT: Frank Pologruto **PETITION No.:** V-141
PHONE: 770-235-6929 **DATE OF HEARING:** 12-11-13
REPRESENTATIVE: Francis P. Pologruto **PRESENT ZONING:** R-15
PHONE: 770-235-6929 **LAND LOT(S):** 982
TITLEHOLDER: Marvin E. Flewellen and Caren L. Flewellen **DISTRICT:** 16
PROPERTY LOCATION: On the western side of Canton View Walk, west of Canton View Way **SIZE OF TRACT:** 0.35 acre
(3004 Canton View Walk). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 39.12%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Frank Pologrutto

PETITION No.:

V-141

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: Since the uncovered portion of the deck has natural ground beneath, the total proposed impervious coverage will only increase to 37.1%. This is only 326 square feet over the 35% zoning allowance.

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.

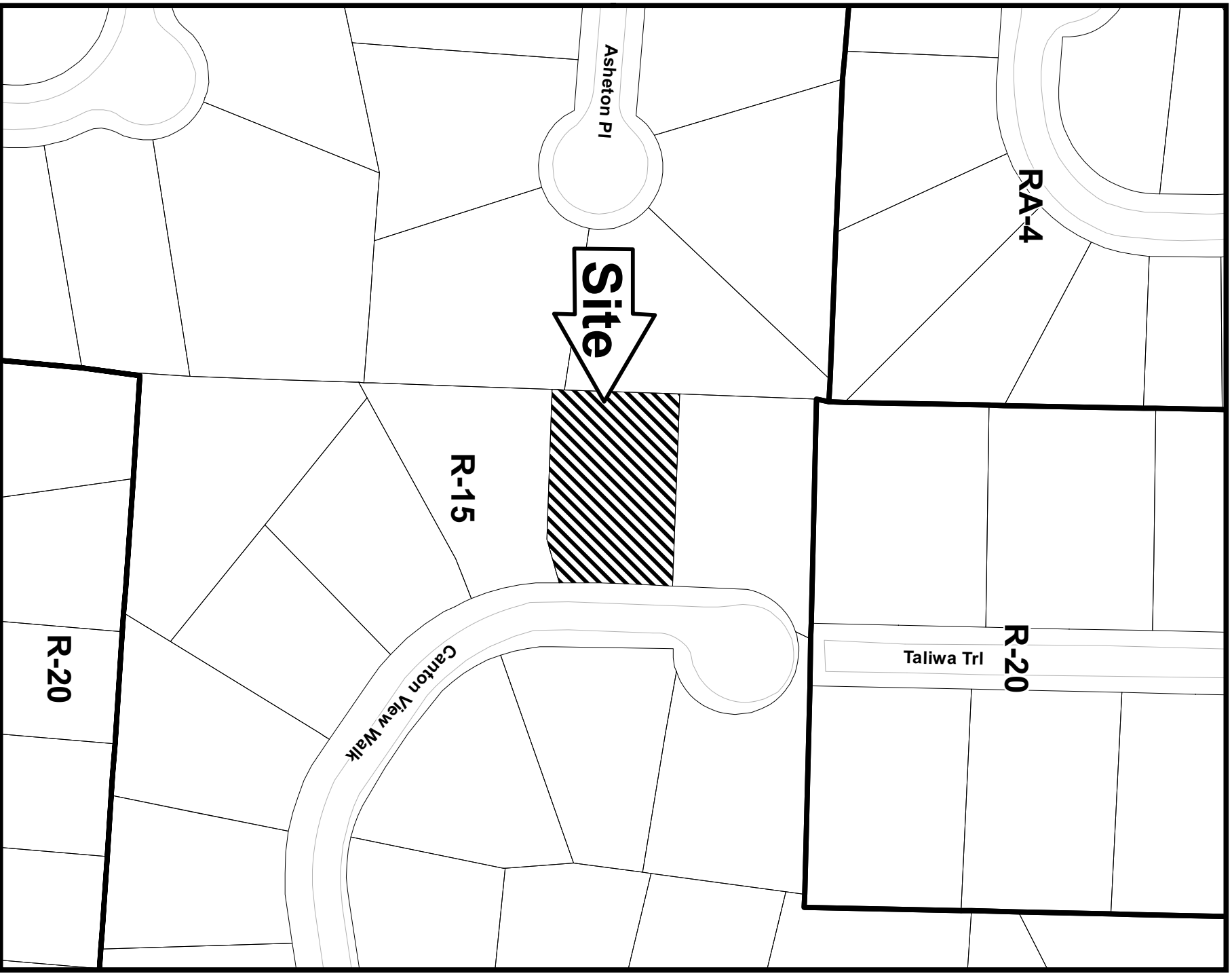
SEWER: No conflict.

APPLICANT: Frank Pologruto

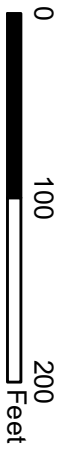
PETITION No.: V-141

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-141



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



City Boundary
Zoning Boundary

2013 OCT 10 PM 1:53

Application for Variance Cobb County

COBB COUNTY ZONING DIVISION

(Type or print clearly)

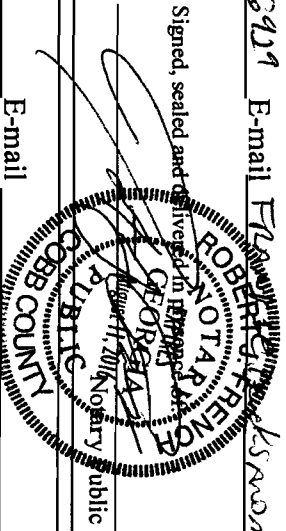
Application No. V-141
Hearing Date: 12-11-13

Applicant Frank Augusto Phone # 770-235-6929 E-mail Frank1eDeckano@aol.com

FRANCIS P. ROBERTO Address 3004 CANTON VIEW WALK MARIETTA GA 30068
(representative's name, printed)

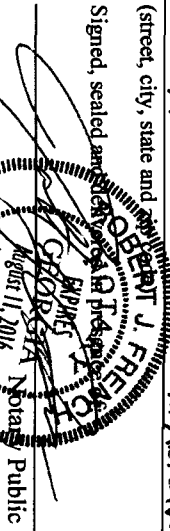
FRANK AUGUSTO Phone # 770-235-6929 E-mail FRANK1E@AOL.COM
(representative's signature)

My commission expires: 11 August 2016



Titleholder CAREN FLEWELLER Phone # _____ E-mail _____

Signature MARY FLEWELLER Address: 3004 CANTON VIEW WALK MARIETTA GA 30068
(attach additional signatures, if needed)



My commission expires: 11 August 2016

Present Zoning of Property A-15

Location 3004 CANTON VIEW WALK (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 982 District 16TH Size of Tract .352 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 .352 Acres Shape of Property SAWTOOTH 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Please see EXHIBIT A

List type of variance requested: we would like to build a simple screened in porch on the existing front porch of the deck

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EXHIBIT
V-141 (2) EXHIBIT "A"



Hello: Board members
Cobb County

Variance request

Marvin & Caren Flewellen
3004 Canton View Walk
Marietta, GA 30068
Land Lot 982, Lot 9, 2nd section
Sub-Div: Canton Glen
District 16th Cobb County

Letter of Intent

Variance Request & Support for a New Screened In Porch

We want to build a screened in porch on the back of the Flewellen's home, the porch measures 12'x27'= 324 Sq ft for the screened in porch. The porch will be located directly on top of an existing deck and we will conform to all the front, side and rear setbacks. Unfortunately, this property sits on .352 acres of land and where the total impervious surface for the current home is as follows:

Total amount of space for this lot = 15,337 Sq ft = .352 acres
Total Imprevious space for this.... = 6,010 Sq ft
Total lot Coverage area is.....39% (as the Property sits now!)

We will not increase any of the lot coverage area it will remain the same. We are simply requesting to build a simple Screened in Porch on the existing footprint of the deck.

We our simply requesting a variance approval to adjust the total Max. Coverage area **from 35% to 39.12%**

Once again we thank you very much for your consideration and support on approving this variance request

Sincerely,
Frank Pologruto President

P.S. If you have any questions please me call I am always here to help.

COBB COUNTY ZONING DIVISION
2013 OCT 10 PM 1:53
COBB COUNTY GEORGIA
FILED IN OFFICE

Master
DESIGN
Awards 2010
Detached Structure

COTY 2011
Regional winner
Regional Exterior under \$100,000

1060 MEDLIN STREET • SMYRNA, GA 30080 • 770-235-6929 • WWW.DECKSANDMORE.BIZ

OUTDOOR KITCHENS • SCREENED-IN PORCHES • CUSTOM DECKS • ADDITIONS • SUNROOMS • BASEMENTS • BATHROOMS