

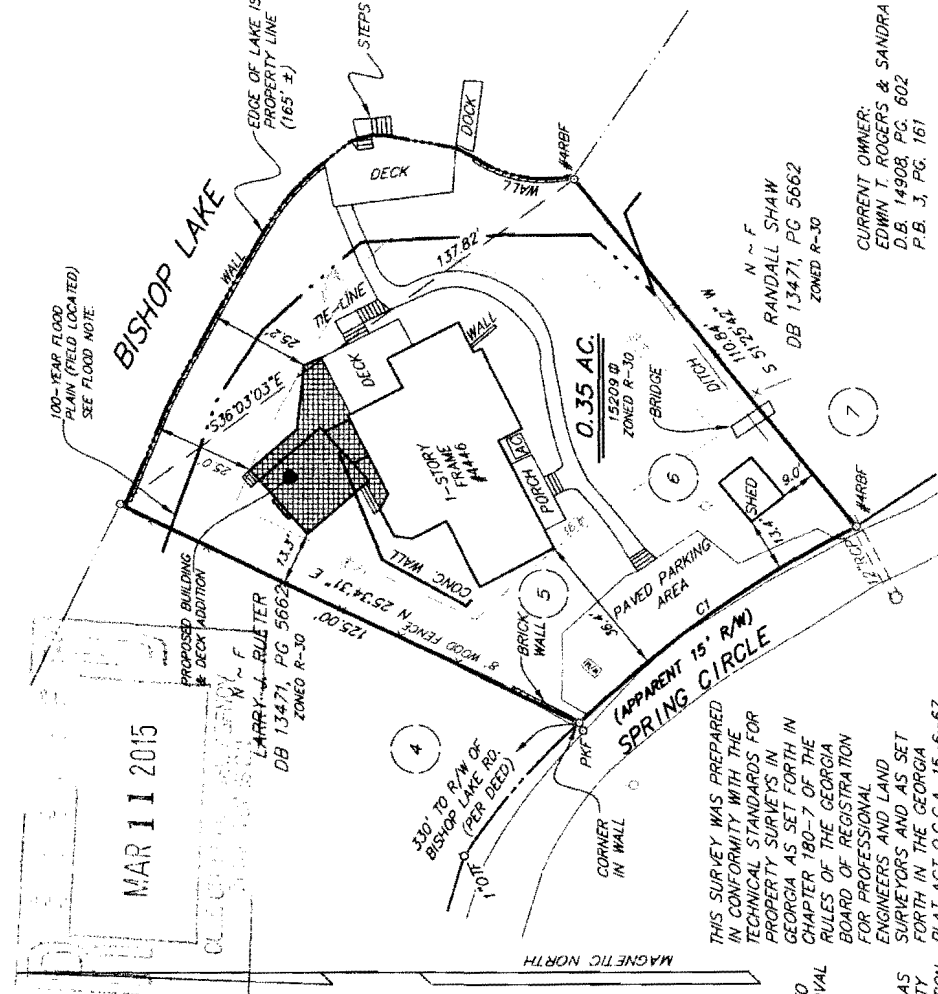
LEGEND	
○	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊖	W.M. - WATER METER
⊘	C.M. - GAS METER
⊚	RBS - REINFORCING BAR SET
○	RB - REINFORCING BAR FOUND
○	CT - CRIMP TOP PIPE FOUND
○	OT - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
x	TYPE OF FENCE
○	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
•	W.V. - WATER VALVE
⊕	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
⊚	H.W. - HEADWALL
⊚	P.B. - POWERBOX
1234	STREET ADDRESS
---	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

ZONING NOTE:
 1.) RESIDENCE WAS BUILT IN 1940 ACCORDING TO COBB COUNTY TAX ASSESSOR, PRIOR TO APPROVAL OF CURRENT ZONING ORDINANCE.
 FLOOD NOTE:
 1.) BISHOP LAKE IS SHOWN AS BEING ZONE 'A' AS PER EFFECTIVE FEMA FLOOD MAP. COBB COUNTY STORMWATER HAS THE 100 YEAR FLOOD ELEVATION OF BISHOP LAKE AS 946.12', AS SHOWN ON PLAT.

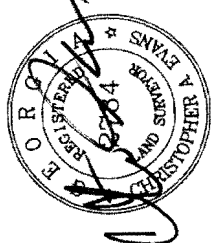
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AXZ, ACCORDING TO F.E.M.A. (F.T.A.) COMMUNITY NUMBER 130002, MAP NUMBER 130002 C 0131 G DATED DECEMBER 16, 2008

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/20025; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/79,462. MATTERS OF TITLE ARE EXCEPTED.



REVISION #1: 3-4-15
 UPDATE BOUNDARY, FIELD RUN FLOOD PLAIN, ADD PROPOSED ADDITION AND CALCULATE EXISTING/PROPOSED IMPERVIOUS CALCULATIONS.



IMPERVIOUS NOTES:
 ALLOWABLE IMPERVIOUS= 5323 S.F.
 EXISTING IMPERVIOUS= 4527 S.F.
 PROPOSED ADDITIONAL IMPERVIOUS= 682 S.F.
 EXISTING IMPERVIOUS BREAKDOWN:
 PAVED PARKING AREA= 1069 S.F.
 SIDEWALK= 512 S.F.
 PORCH= 106 S.F.
 HOUSE= 1754 S.F.
 A/C UNIT= 9 S.F.
 WALLS= 167 S.F.
 SHED= 129 S.F.
 DECK= 781 S.F.

PROPOSED IMPERVIOUS BREAKDOWN:
 HOUSE ADDITION= 424 S.F.
 DECK ADDITIONS= 258 S.F.
 VARIANCE NOTES:
 1.) PROPOSED VARIANCE FOR FRONT BUILDING LINE FROM REQUIRED 45 FEET TO 36 FEET FOR EXISTING RESIDENCE.
 2.) PROPOSED VARIANCE FOR REAR BUILDING LINE FROM REQUIRED 40 FEET TO 22.6 FEET TO ALLOW FOR PROPOSED HOUSE AND DECK ADDITION.

ZONING BULK REGULATIONS:
 CURRENT ZONING: R-30
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM LOT WIDTH AT FRONT SETBACK: 75 FT.
 MINIMUM FRONT SETBACK: 45 FT.
 MINIMUM SIDE SETBACK: 12 FT.
 MINIMUM REAR SETBACK: 40 FT.
 MAXIMUM COVERAGE: 35%
 MAXIMUM HEIGHT: 35 FT.



BOUNDARY RETRACEMENT AND ZONING VARIANCE SURVEY FOR:
EDWIN T. ROGERS & SANDRA VESS ROGERS
 LOTS 5 & 6, & PART OF LOT 7
 PROPERTY OF C.M. BISHOP
 LOCATED IN L.L. 756
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

Gaskins
 ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION SURVEY

Minnetonka Office
 1266 Powder Springs Rd
 Minnetonka, Georgia 30144
 Phone: (770) 424-7168

Union Office
 2308 Maricopa Highway
 Canton, Georgia 30114
 Phone: (770) 479-9698

LSFA 789
 www.gaskins.com

FIELD DATE: 1-22-07
 OFFICE DATE: 1-22-07
 SCALE: 1"=30'

DRAWN BY: JDS
 CHECKED BY: DH/CAE
 FILE: S./BND/COBB/16/...

V-76
 (2015)

APPLICANT: Edwin Rogers _____ **PETITION No.:** V-76
PHONE: 404-271-5090 _____ **DATE OF HEARING:** 05-13-2015
REPRESENTATIVE: Edwin Rogers _____ **PRESENT ZONING:** R-30
PHONE: 404-271-5090 _____ **LAND LOT(S):** 756
TITLEHOLDER: Edwin T. Rogers and Sandra Vess _____ **DISTRICT:** 16
Rogers
PROPERTY LOCATION: On the north side of _____ **SIZE OF TRACT:** 0.35 acre
Spring Court, east of Bishop Lake Road _____ **COMMISSION DISTRICT:** 2
(4446 Spring Court).

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 36 feet; 2) waive the rear setback from the required 40 feet to 25 feet, 3) allow an accessory structure to the front of the pinciple structure (shed); and 4) allow an accessory structure (deck) a zero setback.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Edwin Rogers

PETITION No.:

V-76

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 plat 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: All proposed improvements must be located outside the 25-foot stream/lake buffer.

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.

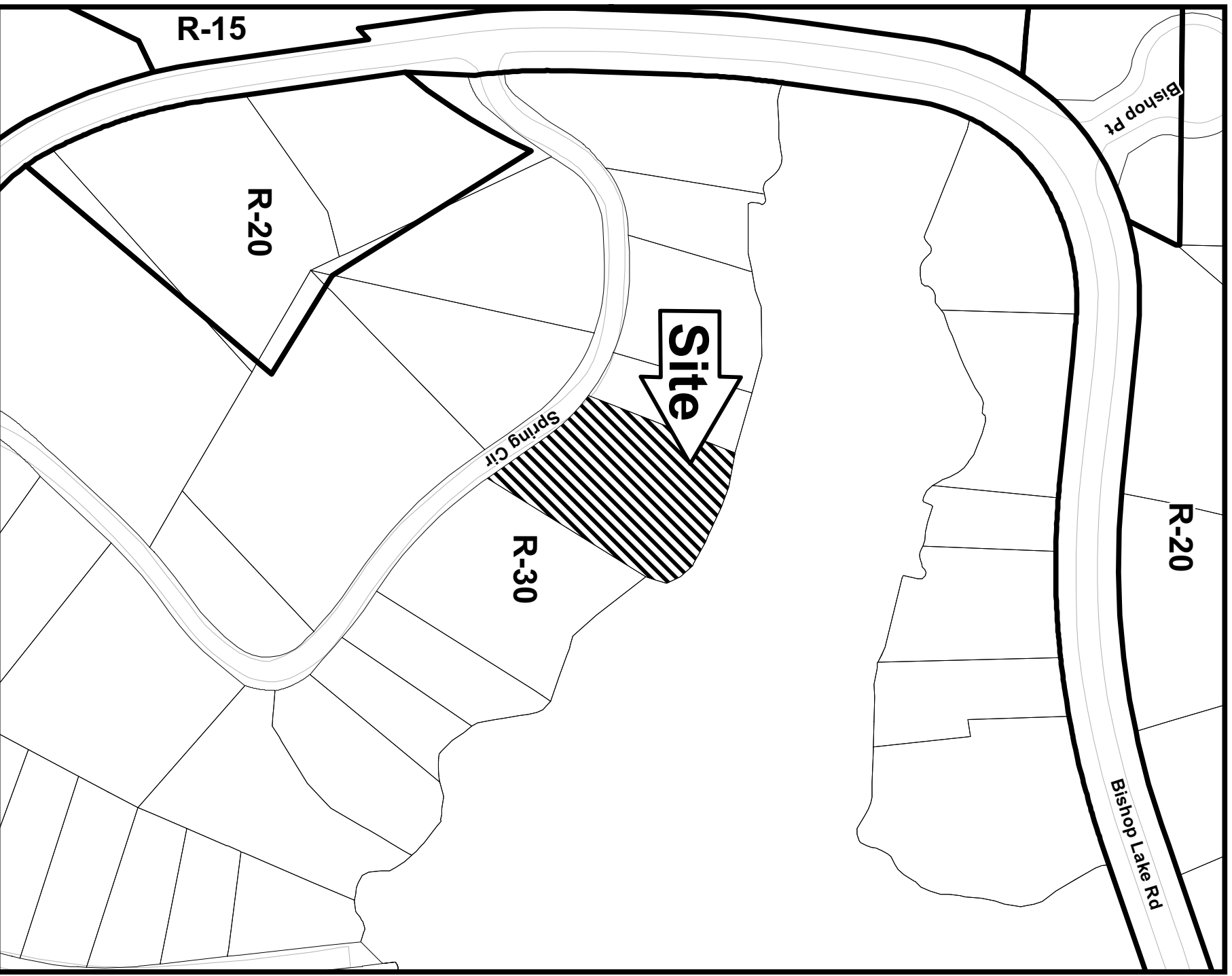
SEWER: No conflict.

APPLICANT: Edwin Rogers

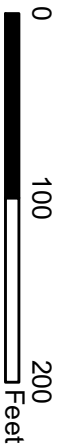
PETITION No.: V-76

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.

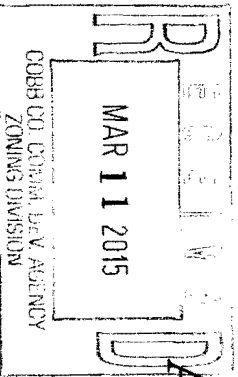
V-76



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)

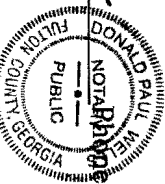
Application No. V-710
Hearing Date: 5-13-15

COBB CO. CENTRAL DEV. AGENCY
ZONING DIVISION

Applicant Edwina Rogers Phone # 4042715090 E-mail 4EDROGERS@GMAIL.COM

Edwina ROGERS Address 4446 SPRING CIR, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Edwina Rogers # 4042715090 E-mail 4EDROGERS@GMAIL.COM
(representative's signature)



My commission expires: _____ My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of:
Donald Paul Wells Notary Public

Titleholder Edwina Rogers Phone # _____ E-mail _____

Signature Edwina Rogers Address: 4446 SPRING CIR MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____ My Commission Expires March 24, 2017
Donald Paul Wells Notary Public

Present Zoning of Property R-30

Location 4446 SPRING CIR NE MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16A Size of Tract .35 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

LOT IS TOO SMALL FOR ZONING OF R-30

List type of variance requested: WAIVE SETBACK WHICH IS 40FT TO 25FT FROM LAKE OR BACK PROPERTY LINE