

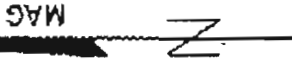
Wingham Pl.  
 50' R/W



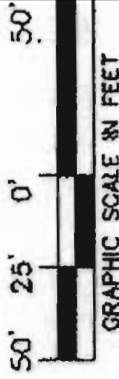
RECEIVED  
 AUG 13 2015  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**LEGEND**

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE OF CURB
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESMT=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-145  
 (2015)



survey for

Jeff & Julie Bernard

JOHNSON  
 SURVEYING

4545 River Parkway  
 Unit "13-M"  
 Atlanta Ga. 30339  
 678-557-1449

Land Lot 828  
 District 16, Sec. 2  
 Cobb County, Ga.  
 East Hampton  
 Unit 4-C  
 Lot 35  
 4504 Wingham Pl.

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT  
 THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

*Jeffrey T. Johnson*

**APPLICANT:** John Bernard

**PETITION No.:** V-145

**PHONE:** 404-217-8055

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** John Lea

**PRESENT ZONING:** PRD

**PHONE:** 770-452-3325

**LAND LOT(S):** 828

**TITLEHOLDER:** Jonathan E. Bernard and Julie K. Bernard

**DISTRICT:** 16

**PROPERTY LOCATION:** At the southern terminus of Wingham Place, east of Waterbury Lane (4504 Wingham Place).

**SIZE OF TRACT:** 0.34 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 25 feet to 20 feet.

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

**BOARD OF APPEALS DECISION**

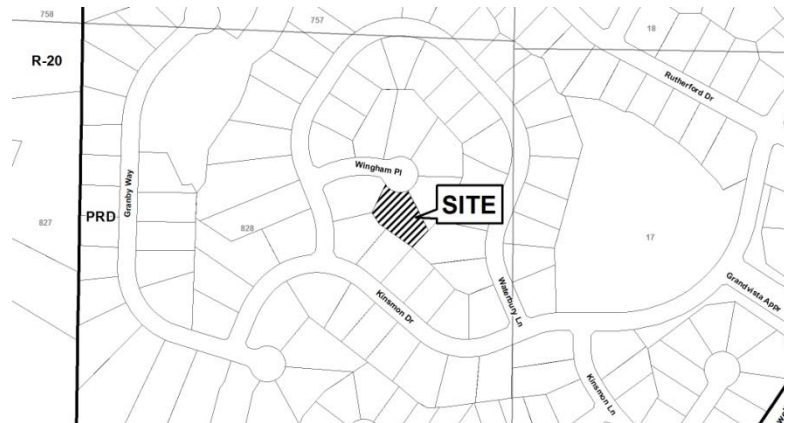
**APPROVED**        MOTION BY       

**REJECTED**        SECONDED       

**HELD**        CARRIED       

**STIPULATIONS:**       



**APPLICANT:** John Bernard **PETITION No.:** V-145

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**COMMENTS**

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

**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:** No adverse stormwater management impacts anticipated.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

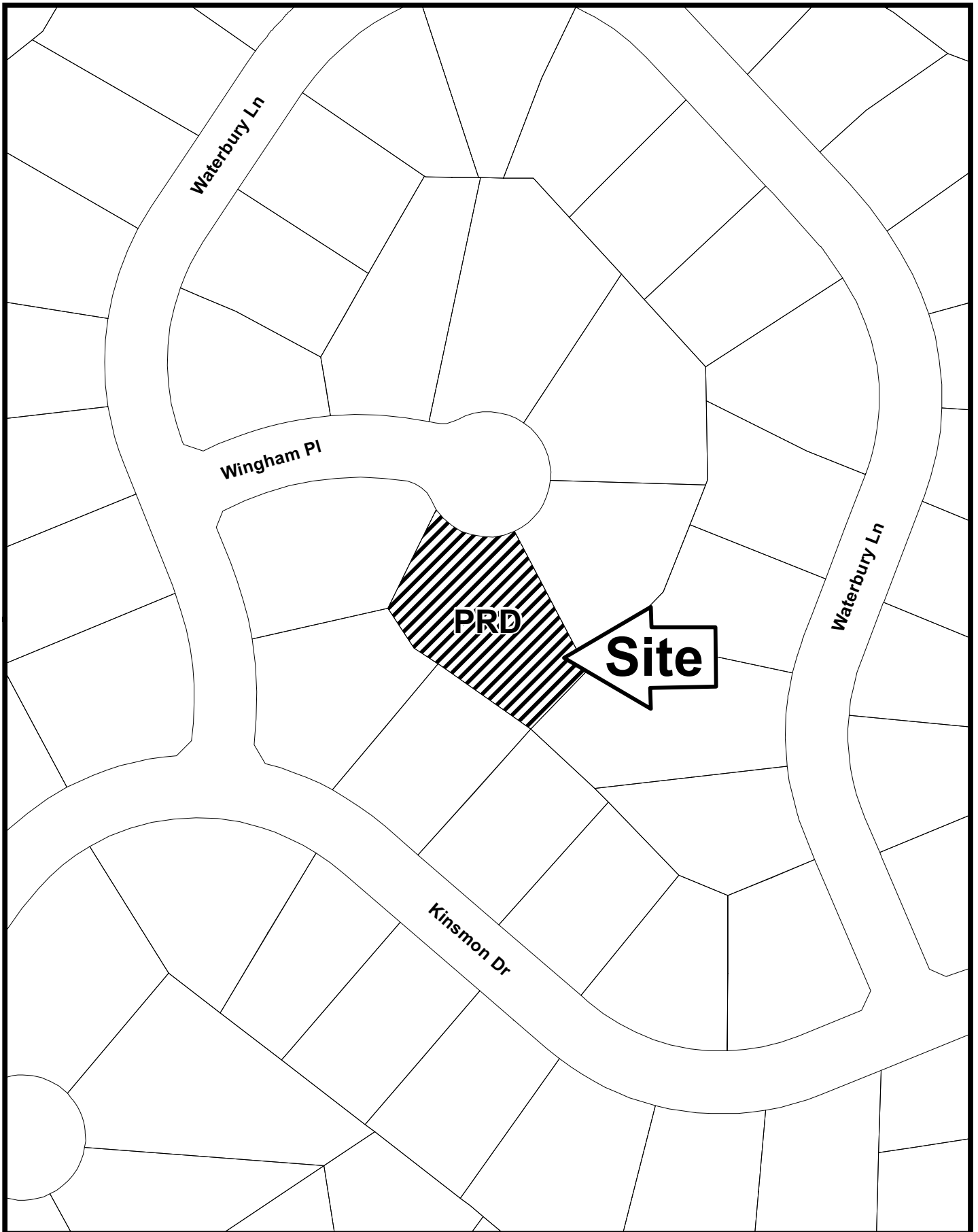
**SEWER:** No conflict.

**APPLICANT:** John Bernard **PETITION No.:** V-145

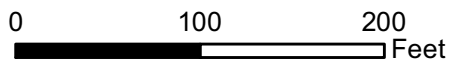
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

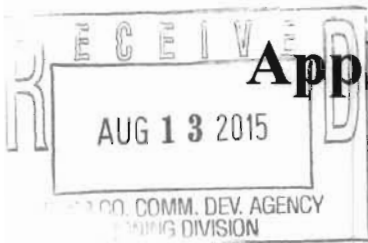
# V-145



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



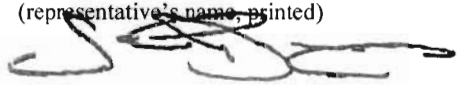
-  City Boundary
-  Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

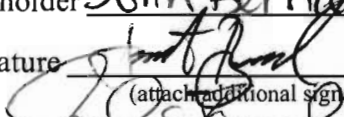
Application No. V-145  
Hearing Date: 10-1-15

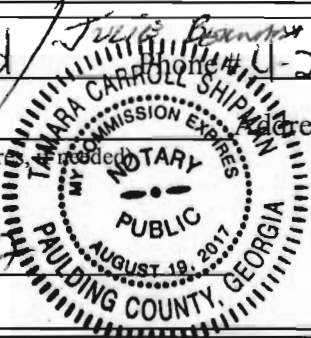
Applicant John Bernard Phone # 4-217-8055 E-mail jbernard888@gmail.com  
John Lea Address 1057 Wiley Bridgerd, Woodstock, GA 30188  
(representative's name, printed) (street, city, state and zip code)  
 Phone # 7-452-3325 E-mail john.lea@select.com  
(representative's signature)



My commission expires: 8-19-17

Signed, sealed and delivered in presence of:  
Tamara C Shipman  
Notary Public

Titleholder John Bernard Phone # 4-217-8055 E-mail jbernard888@gmail.com  
Signature  Address: 4504 Wingham Pl, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 8-19-17

Signed, sealed and delivered in presence of:  
Tamara C Shipman  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 4504 Wingham Pl, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 828 District 16, Sec. 2 Size of Tract 34 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).

APPLYING THE TERMS OF THE ZONING ORDINANCE W/O THE VARIANCE WOULD ELIMINATE THE ABILITY TO IMPROVE THE PROPERTY W/ A SCREEN PORCH

List type of variance requested: Variance requested to allow porch to be built 4.5' over the rear 25' setback.