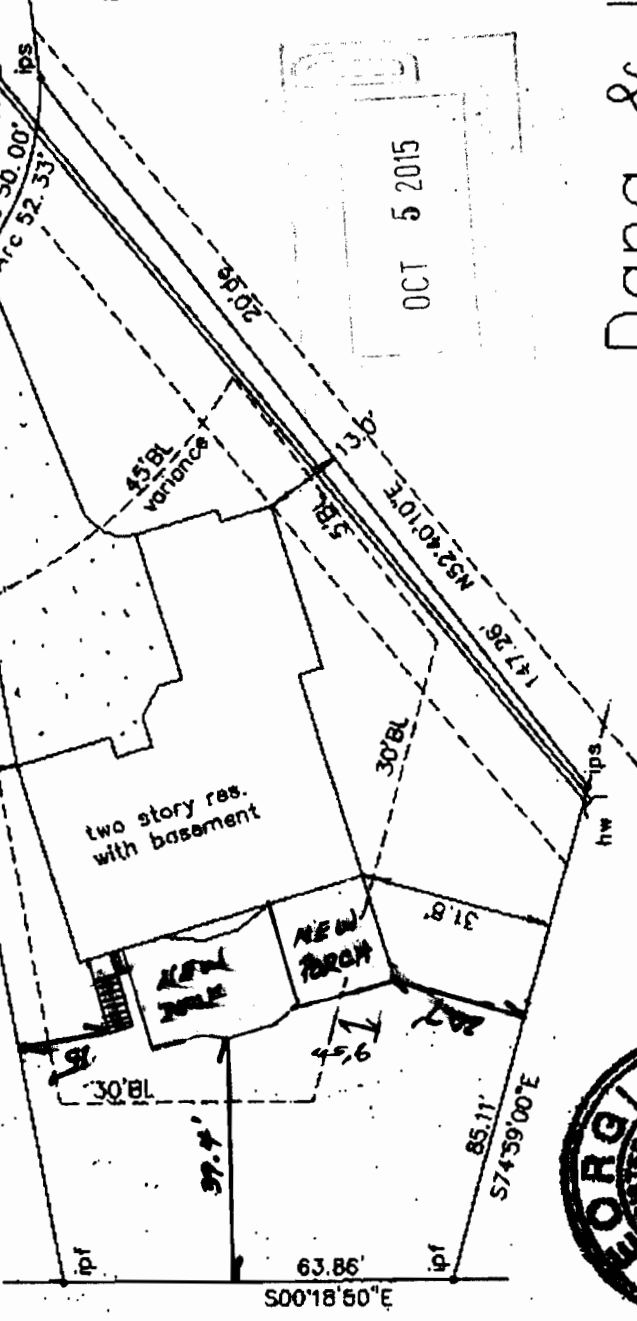


PROPOSED

total lot area 13690.6 sf, 0.314 acres	
house.....	2334 sf
drive.....	1590 sf
rear walk.....	16 sf
bay window.....	30 sf
exis. deck & steps.....	248 sf
proposed deck addition.....	492 sf
total.....	4710 sf
4710/13690.6=34% impervious	



LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/T=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSC=SANITARY SEWER ESM/T
- DE=DRAINAGE ESM/T
- ESM/T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-164
(2015)



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

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

REFERENCE
PLAT BOOK 189 PAGE 58
survey by J.A. Evans

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 5 PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

Dana & Lisa Pellerin

survey for

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

Rev. 10-1-2015: storm line, house

DATE: 9-24-2015 SCALE: 1"=30' JOB NO: 15-107

Land Lot 160
District 19, Sec. 2
Cobb County, Ga.
Broadlands
Unit Five
Lot 105
4875 Manatee Ct.

APPLICANT: Dana and Lisa Pellerin

PETITION No.: V-164

PHONE: 770-424-4572

DATE OF HEARING: 12-09-2015

REPRESENTATIVE: J. Lamar Lea

PRESENT ZONING: PRD

PHONE: 404-626-8303

LAND LOT(S): 160

TITLEHOLDER: Dana A. Pellerin and Lisa M. Pellerin

DISTRICT: 19

PROPERTY LOCATION: At the western terminus of Manatee Court, west of Magnolia Springs Trace (4875 Manatee Court).

SIZE OF TRACT: 0.31 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

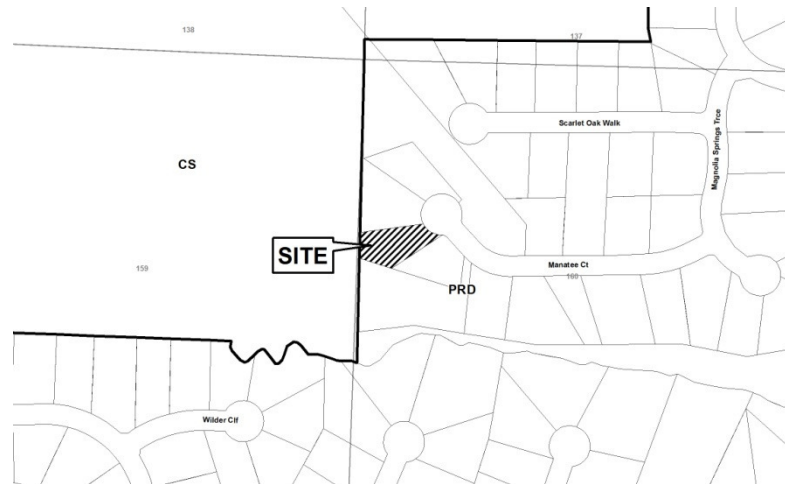
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Dana and Lisa Pellerin

PETITION No.: V-164

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 anticipated. All proposed improvements will drain across the lot directly to the Broadlands Subdivision detention pond.

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.

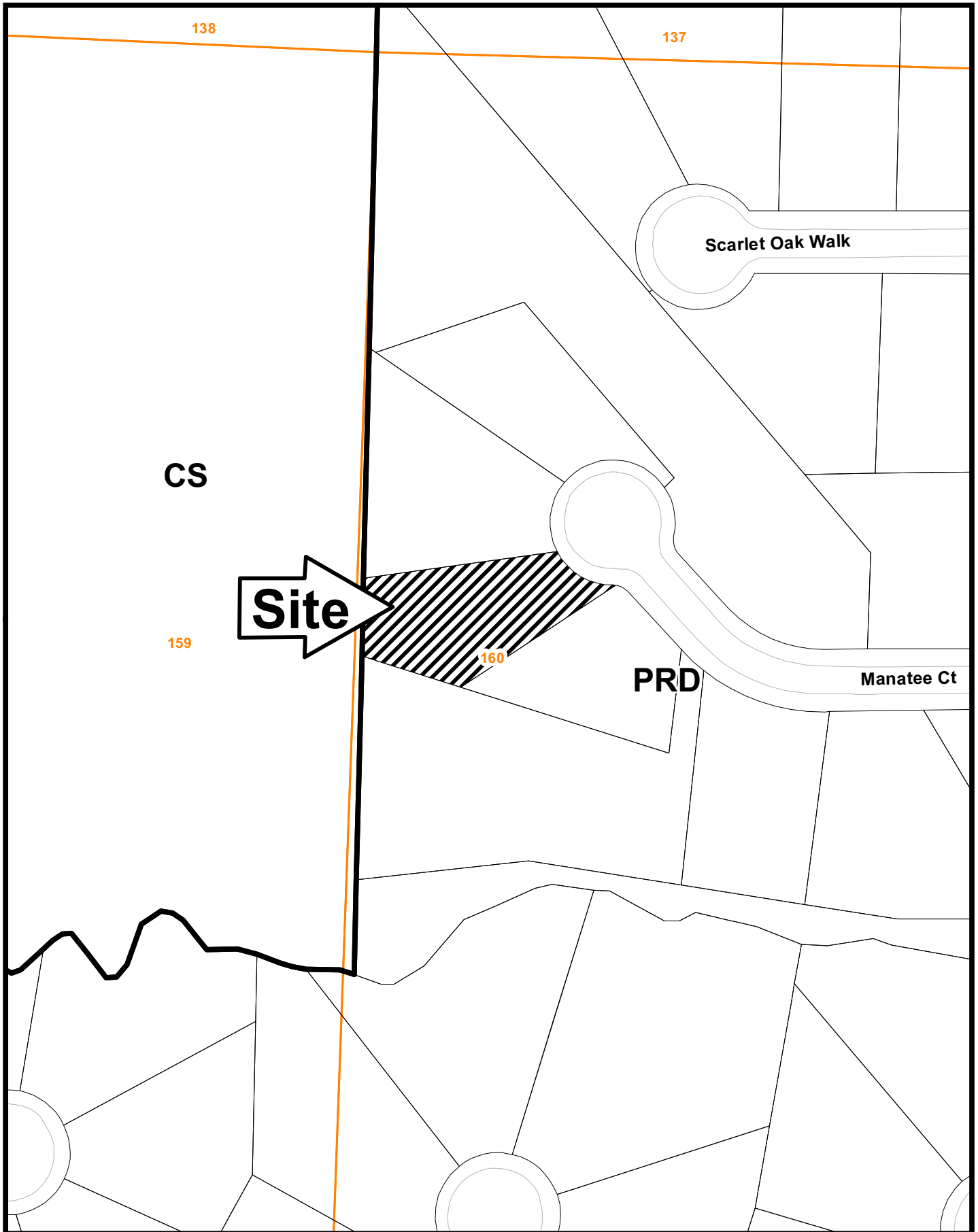
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Dana and Lisa Pellerin **PETITION No.:** V-164

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-164

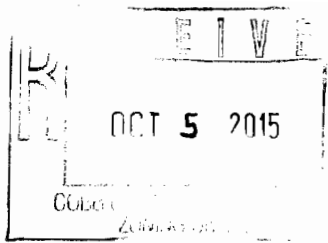


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

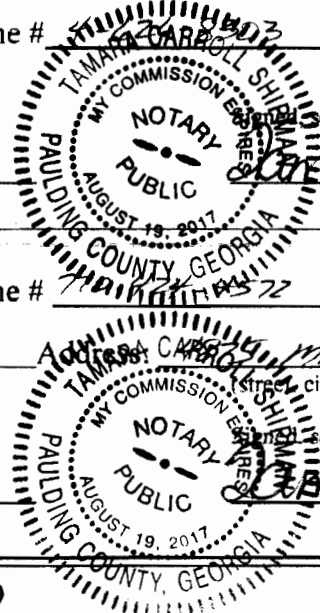
Application No. V-164
Hearing Date: 12-9-15

Applicant DANA + LISA PELLERIN Phone # 770-424-4572 E-mail DPPELLERIN70@COMCAST.NET
LPPELLERIN01@COMCAST.NET

J. LAMAR LEA Address 350 BRIDY PLACE, ALPHARETTA, GA 30009
(representative's name, printed) (street, city, state and zip code)

J. Lamar Lea Phone # 770-424-4572 E-mail LAMAR@DECKSOUTH.COM
(representative's signature)

My commission expires: 8-19-17

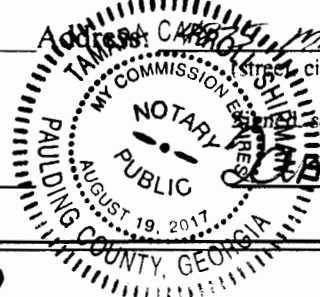


sealed and delivered in presence of:
J. Lamar Lea
Notary Public

Titleholder DANA PELLERIN Phone # 770-424-4572 E-mail DPPELLERIN70@COMCAST.NET
LISA PELLERIN E-mail LPPELLERIN01@COMCAST.NET

Signature [Signatures] Address 4875 MANATEE COURT, POWDER SPRINGS, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8-19-17



sealed and delivered in presence of:
J. Lamar Lea
Notary Public

Present Zoning of Property PAD

Location 4875 MANATEE COURT, POWDER SPRINGS, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 19-2 Size of Tract 0.3135 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).

THE REFERENCED LOT, BEING A CUL DE SAC LOT, IS IRREGULARLY SHAPED, HAVING 5 SIDES. THE REAR 30' SETBACK CUTS DIAGONALLY ACROSS THE PROPERTY + COMES WITHIN 2' OF SW CORNER OF HOUSE + CUTS ACROSS CURRENT DECK LEAVING THE DECK 6.5' INSIDE THE 30'. APPLICANT IS REPLACING OLD DECK WITH A NEW PORCH / DECK THAT WILL FALL APPROXIMATELY 9'5" INTO CURRENT 30' SETBACK.

List type of variance requested: APPLICANTS REQUESTS THAT THE 30' SETBACK AT REAR TO BE RELOCATED TO 20'.