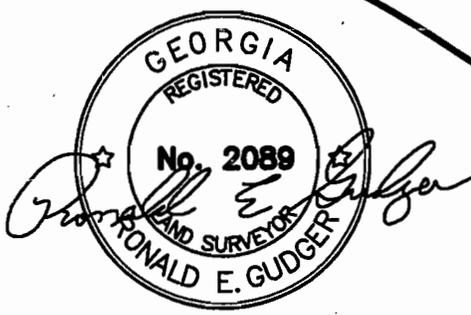
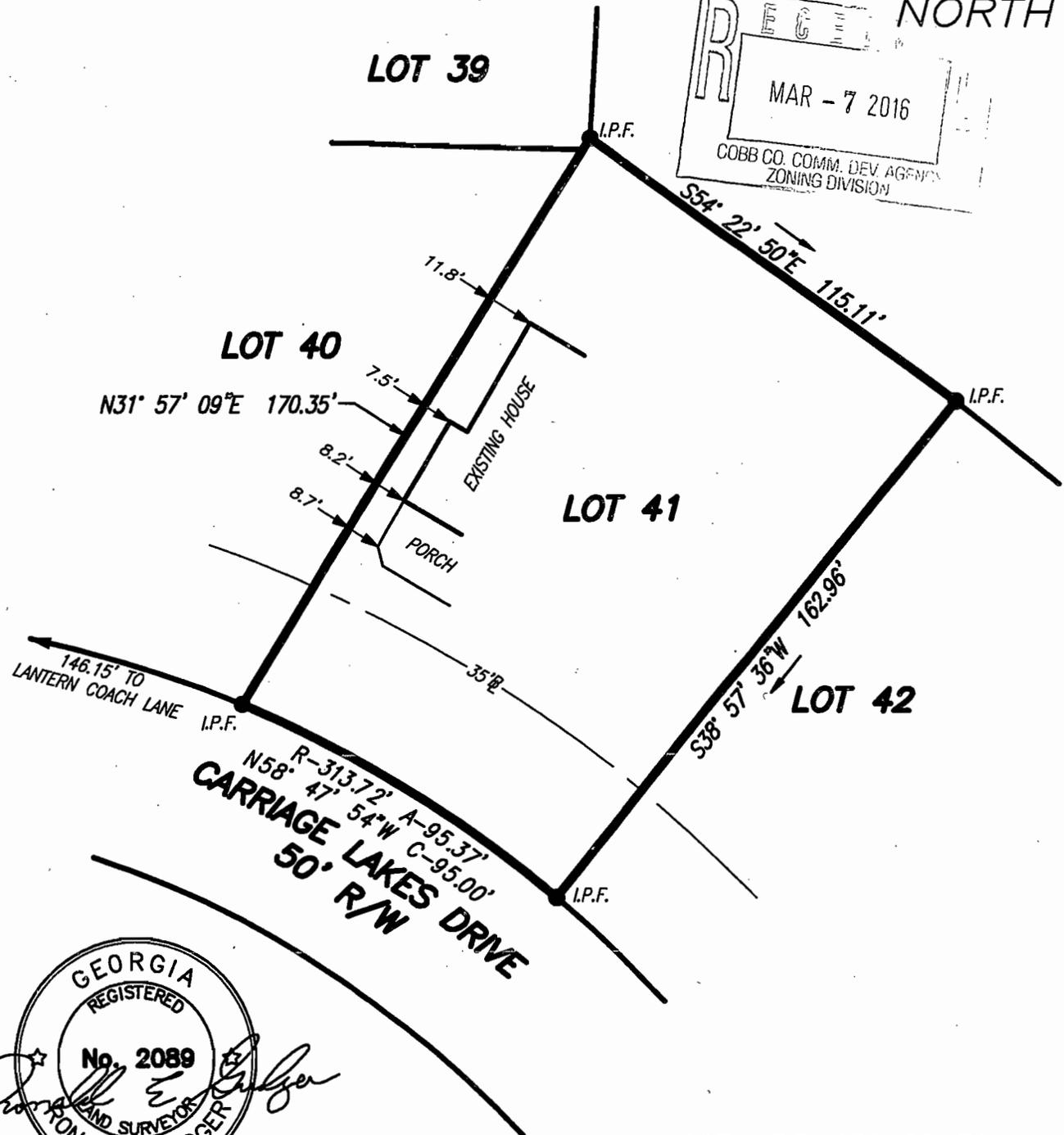
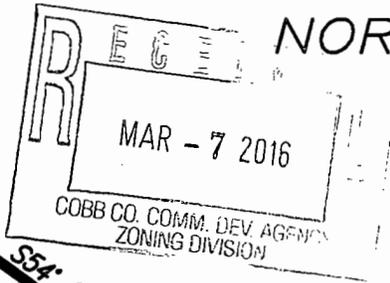


V-56
(2016)

Scale: 1" = 40'



REF. - P.B. 136, PG. 74

SITE WORKS
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8696

SURVEY OF
4981 CARRIAGE LAKES DRIVE
LOT 41, UNIT ±
CARRIAGE LAKES
LL 103, DISTRICT 1, SECTION 2
COBB COUNTY, GEORGIA
FEB. 4, 2016

APPLICANT: Paul M. Gouin

PETITION No.: V-56

PHONE: 678-795-1001

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Paul M. Gouin

PRESENT ZONING: R-15

PHONE: 770-335-3824

LAND LOT(S): 103

TITLEHOLDER: Rachel. A. Gouin

DISTRICT: 1

PROPERTY LOCATION: On the north side of Carriage Lakes Drive, east of Lantern Coach Lane (4981 Carriage Lakes Drive).

SIZE OF TRACT: 0.39 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to seven feet adjacent to the western property line.

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

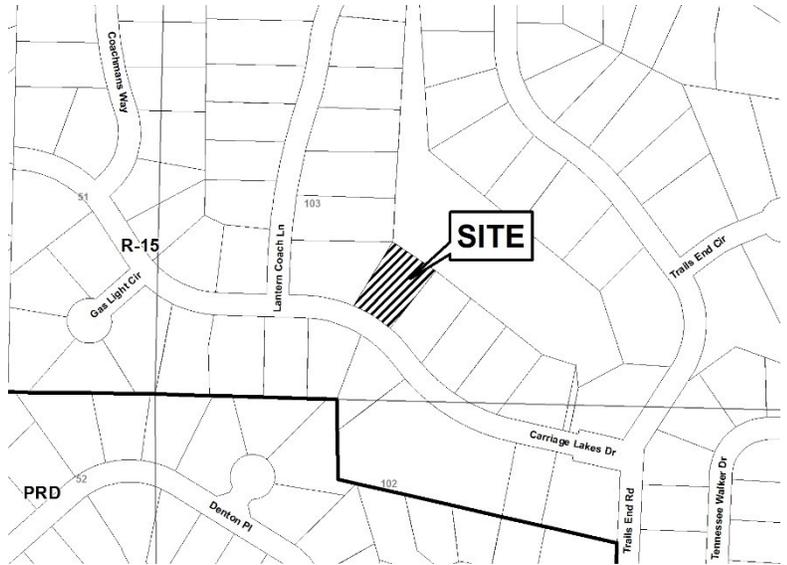
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Paul M. Gouin

PETITION No.: V-56

COMMENTS

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

DEVELOPMENT & INSPECTIONS: 4981 Carriage Lakes Dr. – Inspector issued notice of violation on 1-18-16 for occupying without a certificate of occupancy and expired permits.

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 modified setbacks 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 observed.

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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

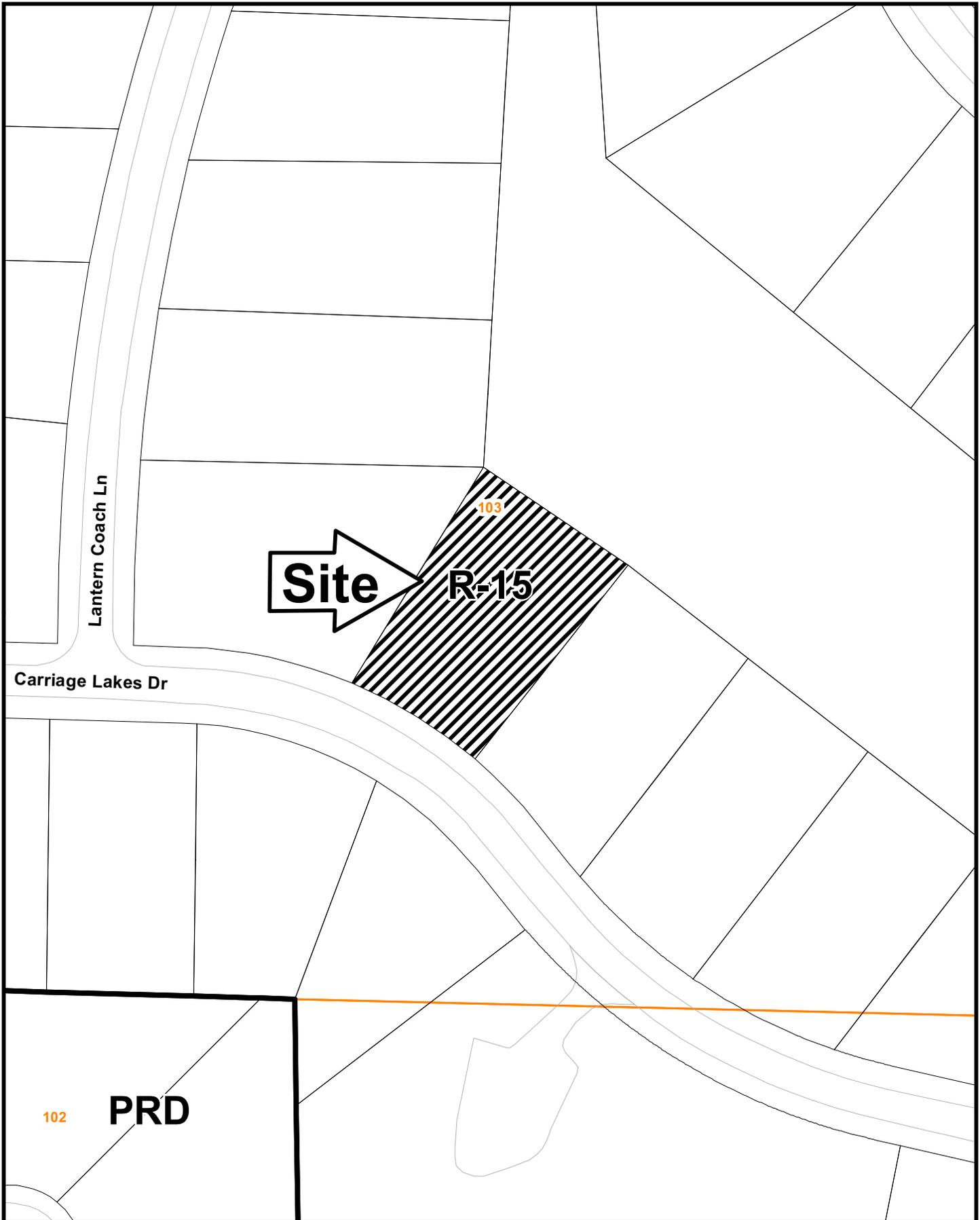
WATER: No conflict.

SEWER: Request does not conflict with sewer easement along eastern property line.

APPLICANT: Paul M. Gouin **PETITION No.:** V-56

FIRE DEPARTMENT: 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.

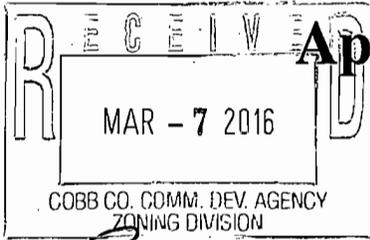
V-56-2016 GIS MAP



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-56
Hearing Date: 5-11-16

Applicant Paul M. Godin Phone # 678 795 1001 E-mail paul@wisdomproperties.net
Paul M. Godin Address 4981 Carriage Lakes Dr., Roswell, GA 30075
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 770 335 3824 E-mail paul@wisdomproperties.net
(representative's signature)

My commission expires: 9/20/2019

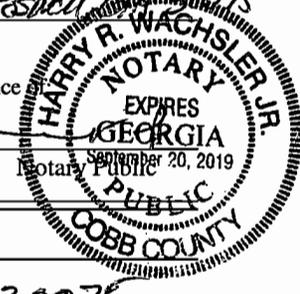
Signed, sealed and delivered in presence of: [Signature]



Titleholder Rachel A. Godin Phone # 404 861-7106 E-mail rachelgodin@aol.com
Signature [Signature] Address: 4981 Carriage Lakes Dr., Roswell, GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/20/2019

Signed, sealed and delivered in presence of: [Signature]



Present Zoning of Property R15
Location 4981 Carriage Lakes Drive, Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 10344 District 1st Size of Tract .39 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 _____

Does the property or this request need a second electrical meter? YES _____ NO

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 kitchen addition was constructed in 2003 based on a 7.5' side setback that was provided to us by Cobb County zoning officials at the time of permitting. The portion of the house that was previously existing (by original builder) is within the 7.5' setback, but not the now requested 10' setback.

List type of variance requested: Relief from side setback of 2.5' for the originally build portion of the house and the kitchen addition.