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V-123
(2016)

SITE ADDRESS:
 336 DECLAIRE WAY
 MARIETTA, GEORGIA 30067
 LOT 13, BLOCK A
 LAFAYETTE SQUARE SUBDIVISION
 PARCEL ID: 01007100500

PROPOSED SITE IMPROVEMENT
 FOR
 JANE WILLIAMS
 LAND LOT 71, 1ST DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA

ZONED: RA-4

FIELD WORK DATE: 01-19-2016
 PLAT DATE: 01-20-2016

GRAPHIC SCALE



SCALE: 1"=20'

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



LEGEND

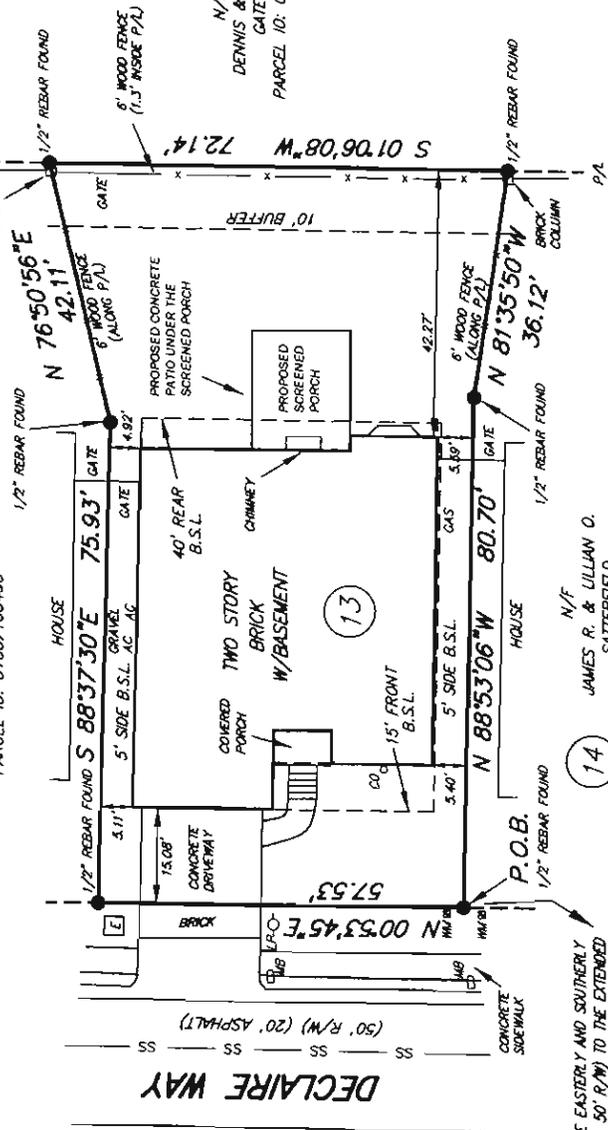
- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- R.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- MB MAILBOX

- LP LAMPPOST
- OC CLEARDUT
- PM POWER POLE
- SS SANITARY SEWER LINE

ASTRONOMIC NORTH

N/F SHENG SHENG YANG &
 XIAOMIN ZHENG
 PARCEL ID: 01007100490

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689.40' MORE OR LESS ALONG THE EASTERLY AND SOUTHERLY R/W OF DECLAIRE WAY (HAVING A 50' R/W) TO THE EXTENDED INTERSECTION WITH THE EASTERLY R/W OF SOLOONE COURT (HAVING A 50' R/W). SAID POINT BEING THE P.O.C.

MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRANSVERSE CLOSURE OF 1/16,243". PLAT PRECISION OF CLOSURE CALCULATED 1/38,142".

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.

TOTAL AREA
 0.160 ACRES
 6,976 SF

REFERENCES:
 1. PLAT OF LAFAYETTE SQUARE SUBDIVISION, RECORDED IN PB 159 PG 36 OF THE COBB COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS FROM SOLAR OBSERVATIONS FROM REF. # 1.
2. BUILDING SETBACK LINES AND 10' BUFFER ARE FROM REF. # 1.

N/F JAMES R. & LILLIAN O.
 SATTERFIELD
 PARCEL ID: 01007100510

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N/F DENNIS & RITA C.
 GATELY
 PARCEL ID: 01007100490

APPLICANT: Jane Williams

PETITION No.: V-123

PHONE: 770-722-8396

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Chet Tischer

PRESENT ZONING: RA-4

PHONE: 770-480-5676

LAND LOT(S): 71

TITLEHOLDER: Jane Williams

DISTRICT: 1

PROPERTY LOCATION: On the east side of

SIZE OF TRACT: 0.16 acres

Declaire Way, east of Woodlawn Drive

COMMISSION DISTRICT: 2

(336 Declaire Way).

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 25 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jane Williams **PETITION No.:** V-123

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 along with any approved setback reductions, 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 are anticipated.

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 designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict

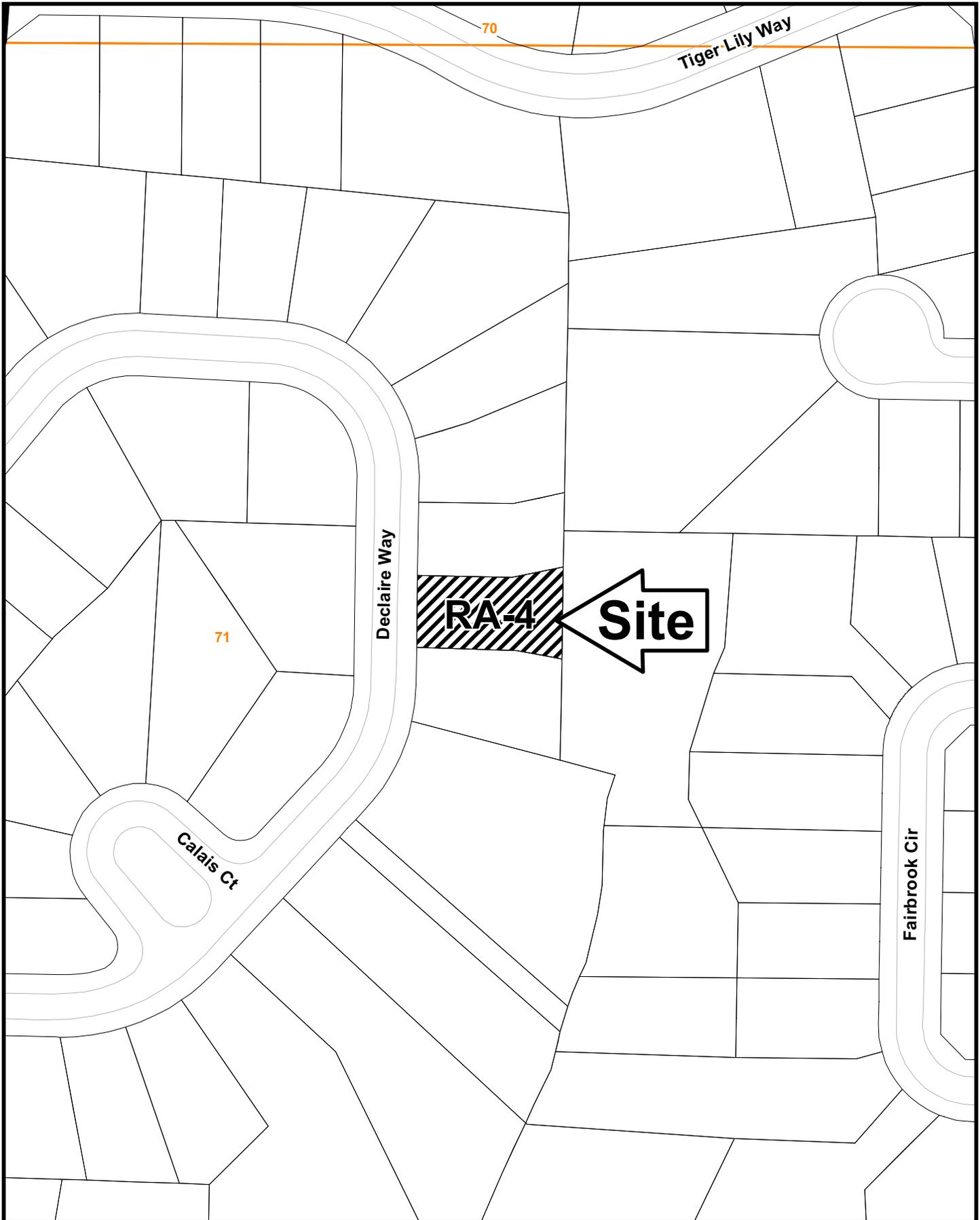
SEWER: No conflict

APPLICANT: Jane Williams

PETITION No.: V-123

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-123-2016 GIS



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-123
Hearing Date: 9-14-16

Applicant JANE Williams Phone # 770-722-8396 E-mail Will8825@Bellsouth.NET
Chet Tischer Address 4651 Woodstock Road RD 208 Roswell, GA
(representative's name, printed) (street, city, state and zip code) 30075

Chet Tischer E-mail Chet@BONJUSROOM.COM
(representative's signature) 480-5676

My commission expires May 2013 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Jane Williams Phone # 770-722-8396 E-mail Will8825@Bellsouth.NET
Signature Jane Williams Address: 336 DECLAIRE WAY MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires May 2013 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property RA-1
Location 336 DECLAIRE WAY MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 71 District 1ST Size of Tract 0.160 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:

The current deck, and back of the house, are always in constant and extraordinary need of repairs, due to extreme exposure to the sun as well as other weather related issues. The screen porch will help reduce the excessive need of repeated and unnecessary repair. It will also reduce the amount of direct sunlight, and heat, that consumes the house due to the intense overexposure by the sun. While removing the entire deck, and building just the screened porch, we will decrease the impervious surface, of that area, by 50%. Additionally, we will add a gutter and drainage system, to the screened porch, that will greatly improve the overall operation of the drainage and gutter system as a whole.

List type of variance requested:

we are asking for your approval, to cover a portion of the current deck in order to make it a screened porch. But some of the covered area, extends over the rear building setback line. and we need your approval in order to do this.