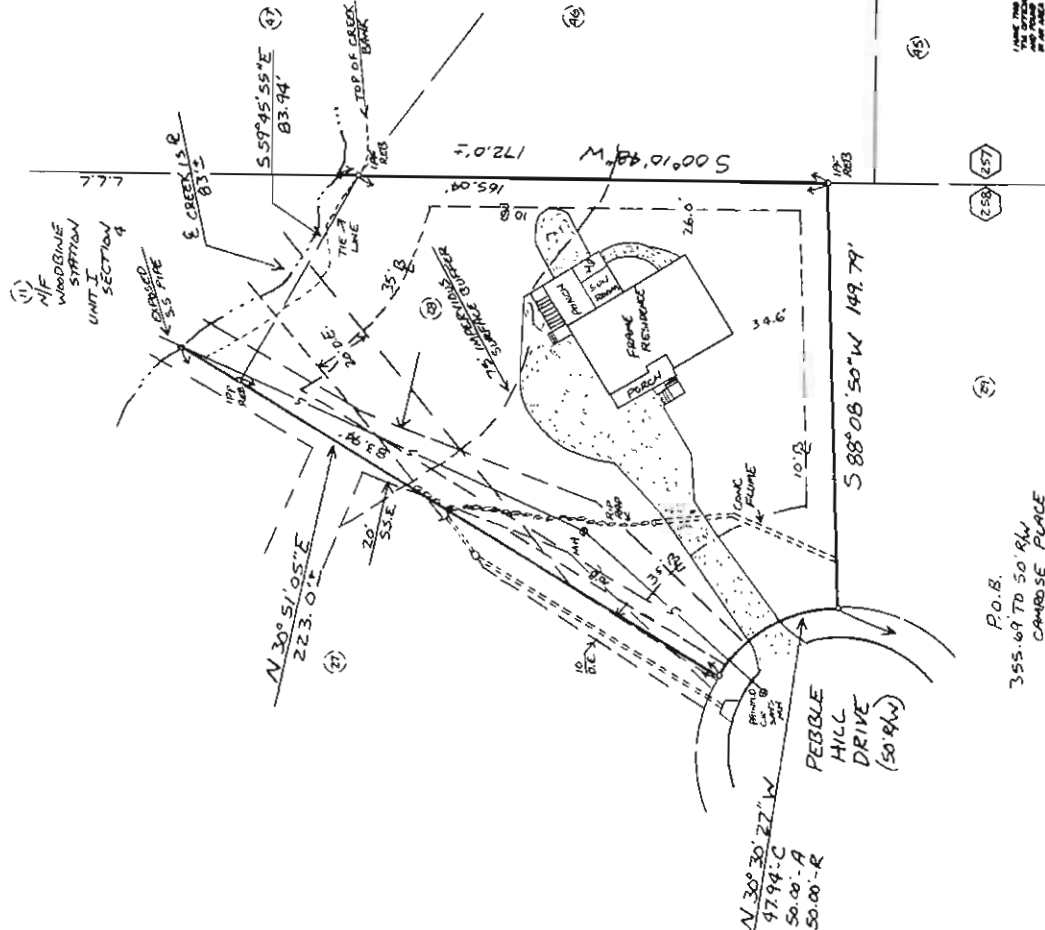


V-118
(2017)

MAGNETIC



M/F VILLAGE NORTH HIGHLANDS



AREA = 0.613 ± ACRES
3662 PEBBLE HILL DRIVE



SURVEY FOR:
CHERYL BRAND

| | |
|---------------------------|-----------------------------|
| LOT 2-B, B.L.K.A. UNIT BE | AR. YACORS |
| X-CORRELATIVE SITUATION | |
| LAND LOT 2-58 | SECTION 24-P |
| DISTRICT 76-744 | COUNTY, GEORGIA |
| C29613 | PLAT BOOK 7-3 PAGE 73-5 |
| DATE: 4-12-17 | SCALE: 1" = 30' ± 2.78-17-3 |

Block and 1306700063.6
Location - ECRB
Zone - 11'

JA EVANS SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH: 770-440-0000
LSF000248

Signature of Jay A. Evans

STATE OF GEORGIA
JAY A. EVANS
No. 2156
Professional Engineer
Surveying
Exp. 12/31/2020

P.O.B.
355.69 TO 50.8W
CAMROSE PLACE
(RECORD TIE)

This survey was prepared in conformity with the Code of Standards for Property Surveys in Georgia. It is the responsibility of the Licensed Professional Engineer and Licensed Surveyor, and is set forth in the Georgia Professional Code, A. 13-4-67.

APPLICANT: Cheryl Brand

PETITION No.: V-118

PHONE: 404-513-6066

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Cheryl Brand

PRESENT ZONING: R-20

PHONE: 404-513-6066

LAND LOT(S): 258

TITLEHOLDER: Cheryl S. Brand

DISTRICT: 16

PROPERTY LOCATION: On the east side of
Pebble Hill Drive, east of Camrose Place
(3662 Pebble Hill Drive).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 26 feet.

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

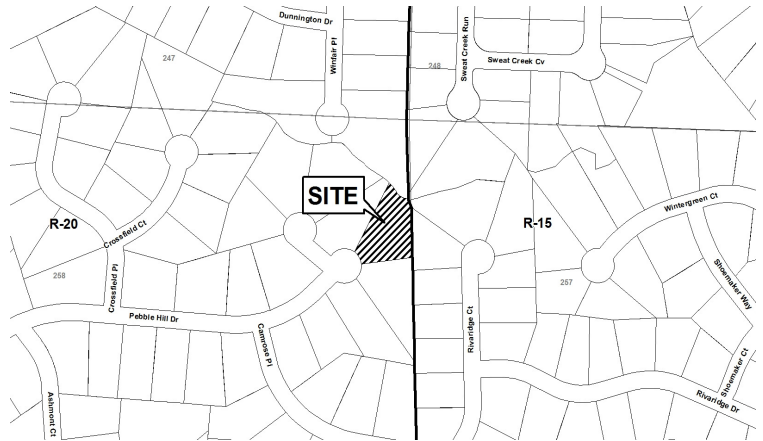
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Cheryl Brand **PETITION No.:** V-118

COMMENTS

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

DEVELOPMENT & INSPECTIONS: General Inquiry INQ-2017-00532 8/16/17. Building without a permit. Cover deck on rear of home and remodeled bathroom.
Building permit applied for 8/22/17 2017-0077728. Homeowner is contractor.

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 or letter of completion 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 impacts are anticipated. New construction is located over an existing concrete patio below.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

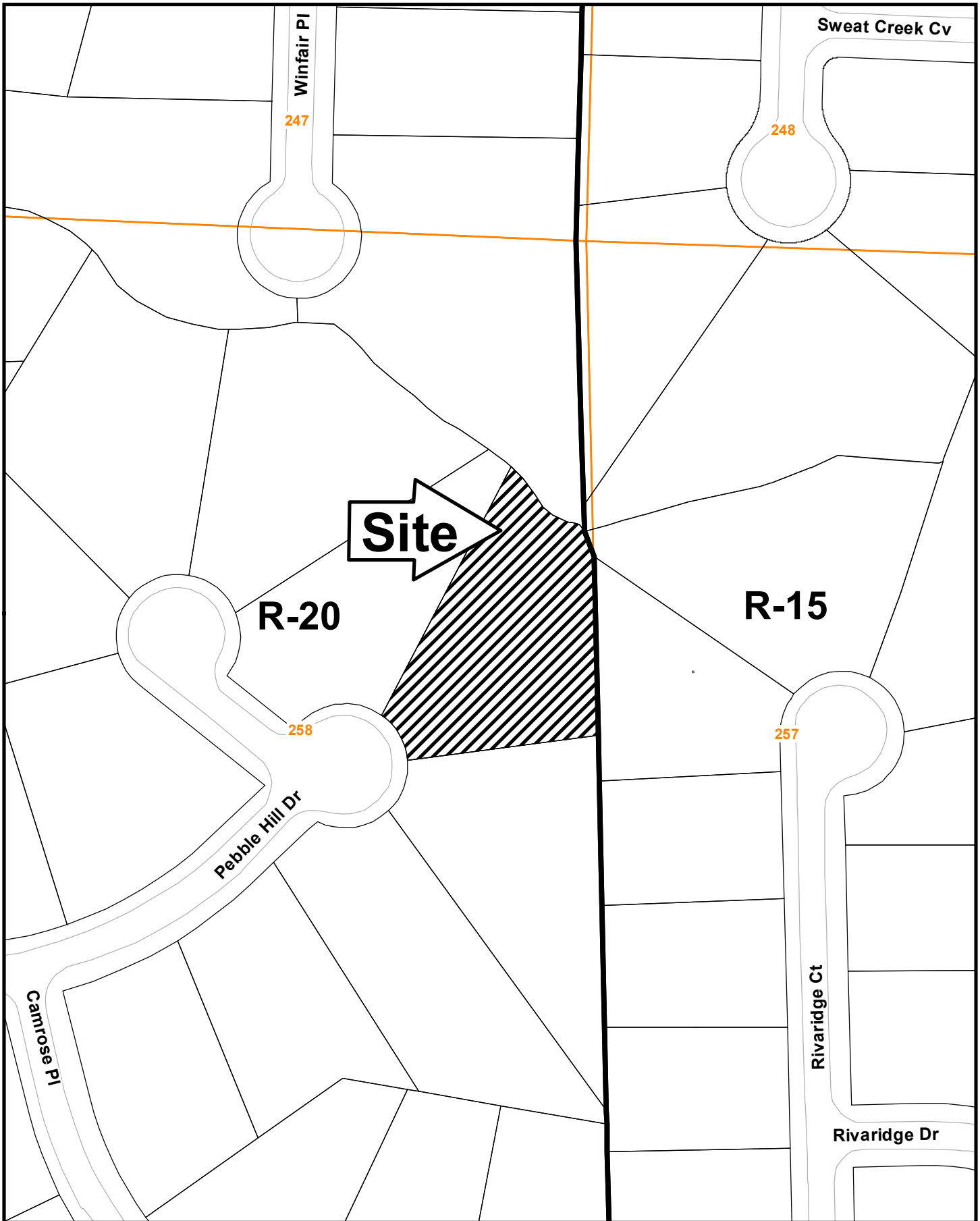
WATER: No conflict.

SEWER: No conflict. Structures appear to be adequate distance from sewer easement.

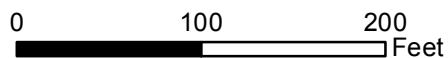
APPLICANT: Cheryl Brand **PETITION No.:** V-118



FIRE DEPARTMENT: No comments.

V-118 2017-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

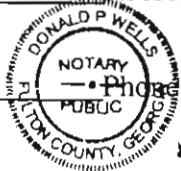
(type or print clearly)

Application No. V-118
Hearing Date: November 15 2017

Applicant Cheryl BRAND Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

CHERYL BRAND Address 3662 Pebble Hill Drive, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Cheryl Brand
(representative's signature)



Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

Signed, sealed and delivered in presence of:

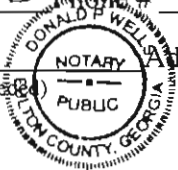
Donald P. Wells

Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder CHERYL BRAND Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

Signature Cheryl Brand Address: 3662 Pebble Hill Drive, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald P. Wells

Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Present Zoning of Property R20

Location 3662 Pebble Hill Drive, Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 258 District 16th Size of Tract 0.613⁺ 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 X

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:

Porch is with 35' feet and existing kitchen is not within code of 35' (was there when I bought the property). The porch is already built and contractor disappeared. I thought he had obtained the proper permits.

List type of variance requested: To change the setback from 35' to 26 feet for both screened in porch + kitchen.