

V-27  
(2018)

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

CURVE TABLE

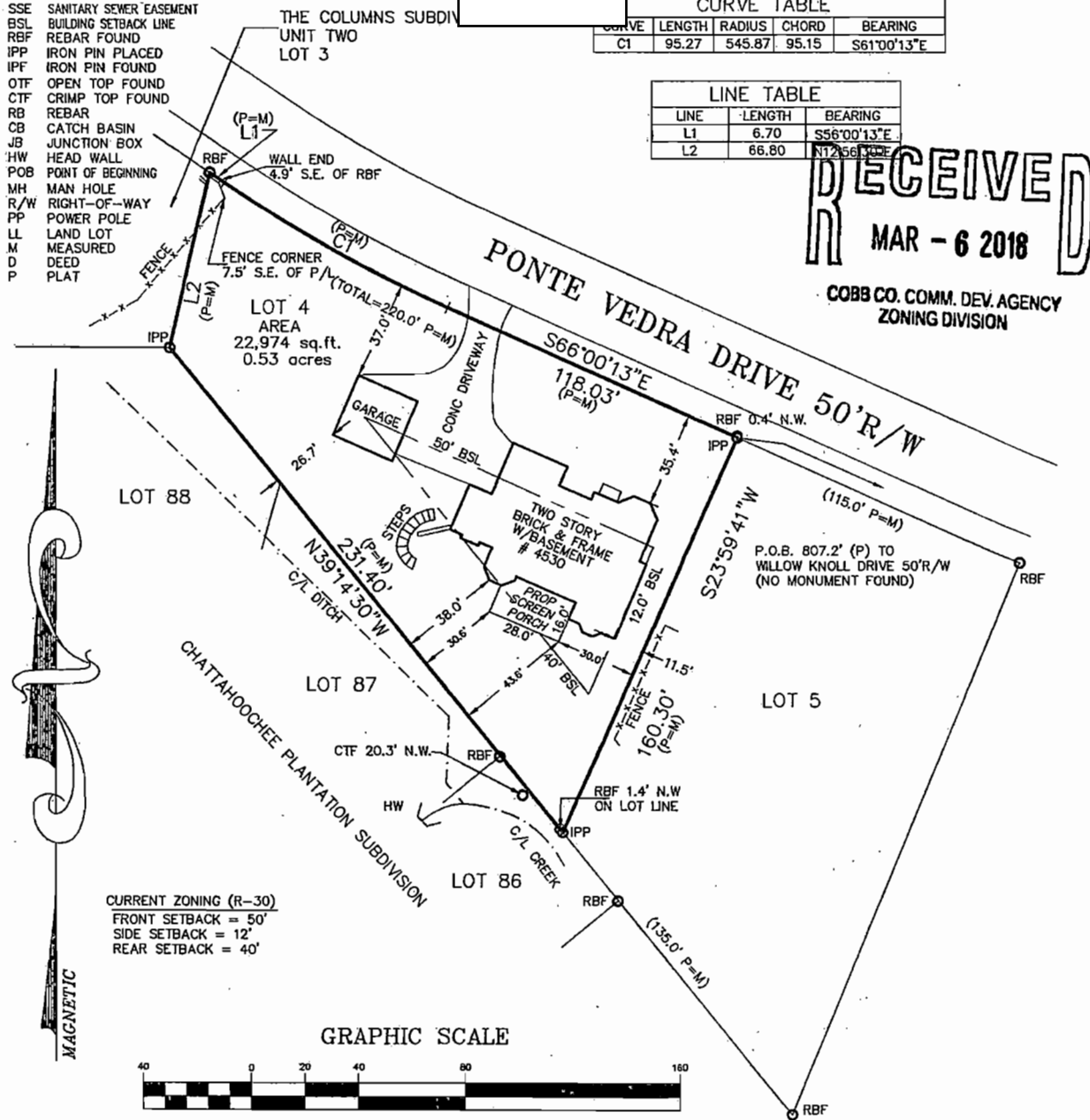
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	95.27	545.87	95.15	S61°00'13"E

LINE TABLE

LINE	LENGTH	BEARING
L1	6.70	S56°00'13"E
L2	66.80	N12°56'13"E

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



CURRENT ZONING (R-30)  
FRONT SETBACK = 50'  
SIDE SETBACK = 12'  
REAR SETBACK = 40'

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

NOTE:

ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 6,134,247 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

REF. 13-01791 REVISED TO SHOW ZONING 9/19/2017 REVISED 09/12/17 ADD GARAGE REVISED 02-08-2018 TO SHOW PROPOSED SCREEN PORCH FIELD DATE 09/05/17

JOB NUMBER: 17-03512B		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	04/30/13	
		<b>MELISSA T. MALMBERG</b>		SCALE	1" = 40'	
		OWNER / PURCHASER		KIRK R. MALMBERG & MELISSA T. MALMBERG		
		LAND LOT 4	1st DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
		LOT 4	BLOCK E	UNIT FOUR	AREA OF LOT: 22,974 S.F.	
SUBDIVISION THE COLUMNS		<b>SOLAR LAND SURVEYING COMPANY</b>				
PLAT BOOK 215, PAGE 54 DEED BOOK 13888, PAGE 4963		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052		

**APPLICANT:** Kirm Malmberg and Melissa Malmberg

**PETITION No.:** V-27

**PHONE:** 404-457-5642

**DATE OF HEARING:** 05-09-2018

**REPRESENTATIVE:** Melissa Malmberg

**PRESENT ZONING:** R-30

**PHONE:** 404-457-5642

**LAND LOT(S):** 4

**TITLEHOLDER:** Kirk R. Malmberg and Melissa T. Malmberg

**DISTRICT:** 1

**PROPERTY LOCATION:** On the south side of Ponte Vedra Drive, east of Atlanta Country Club Drive (4530 Ponte Vedra Drive).

**SIZE OF TRACT:** 0.53 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 30 feet.

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

**BOARD OF APPEALS DECISION**

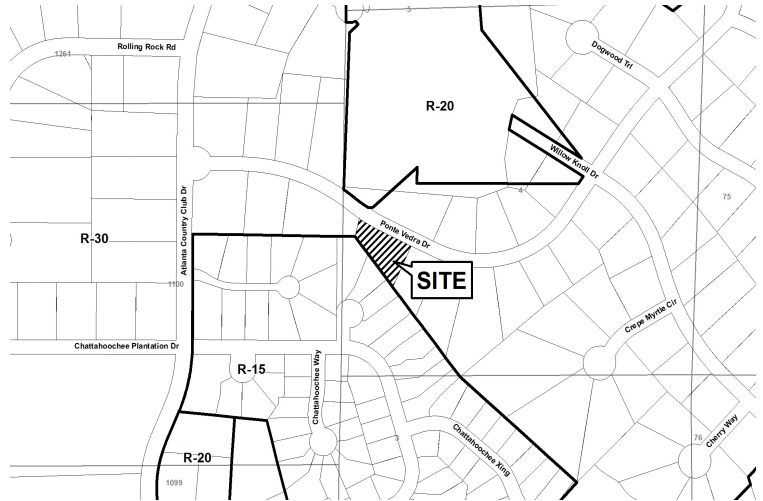
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Kirm Malmberg and  
Melissa Malmberg

**PETITION No.:** V-27

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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 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:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

**SEWER:** No comments.

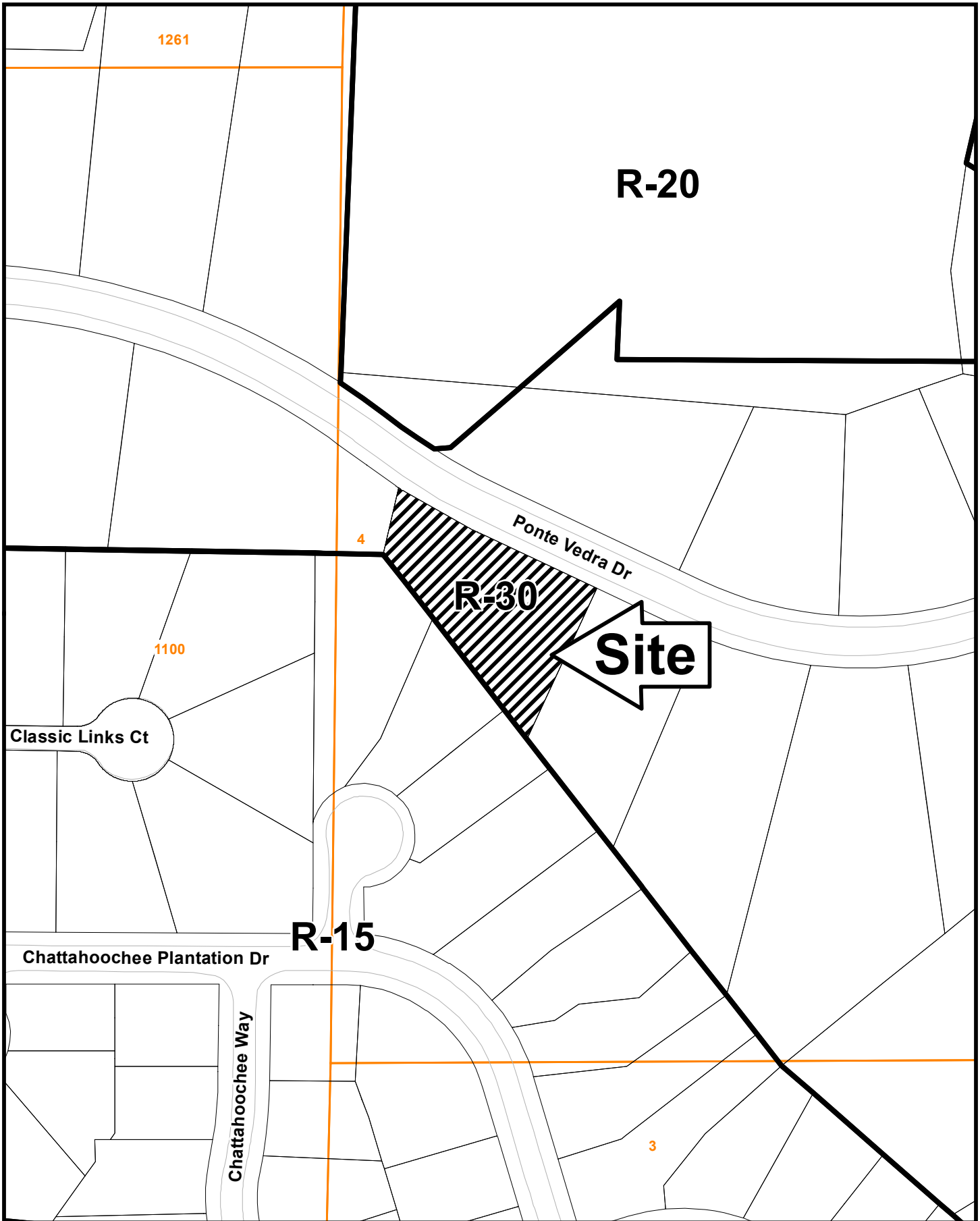
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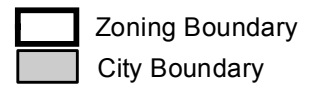
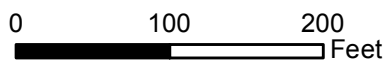
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**FIRE DEPARTMENT:** No comments.

# V-27 2018-GIS



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



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# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-27  
Hearing Date: 5-9-18

Applicant Kirk and Melissa Malmberg Phone # 404-457-5642 E-mail: melissamalmberg@gmail.com  
Melissa Malmberg Address 4530 Ponte Vedra Drive, Marietta  
(representative's name, printed) (street, city, state and zip code) GA 30067

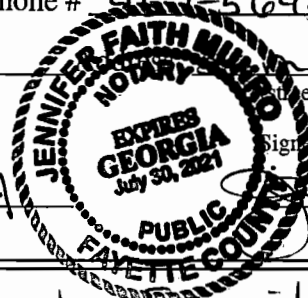
Melissa Malmberg  
(representative's signature)



404-457-5642 E-mail Melissamalmberg@gmail.com  
Signed, sealed and delivered in presence of: Don Wells  
Notary Public

My commission expires: \_\_\_\_\_ My Commission Expires March 15, 2021

Titleholder Kirk & Melissa Phone # 404-457-5642 E-mail Melissamalmberg@gmail.com  
Signature Melissa Malmberg  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: July 30, 2021  
Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-30-Single Family residential  
Location 4530 Ponte Vedra Dr., Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract .53 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:

Proposing to build a screened in porch in the same location as the existing deck, but slightly larger at 16' x 28', plus an 8' x 11' grilling deck. The screened porch will be 4' wider than the existing deck.

List type of variance requested: Variance is requested to reduce the back set back from 40' to 35' to accommodate the extra 4' width of the porch.