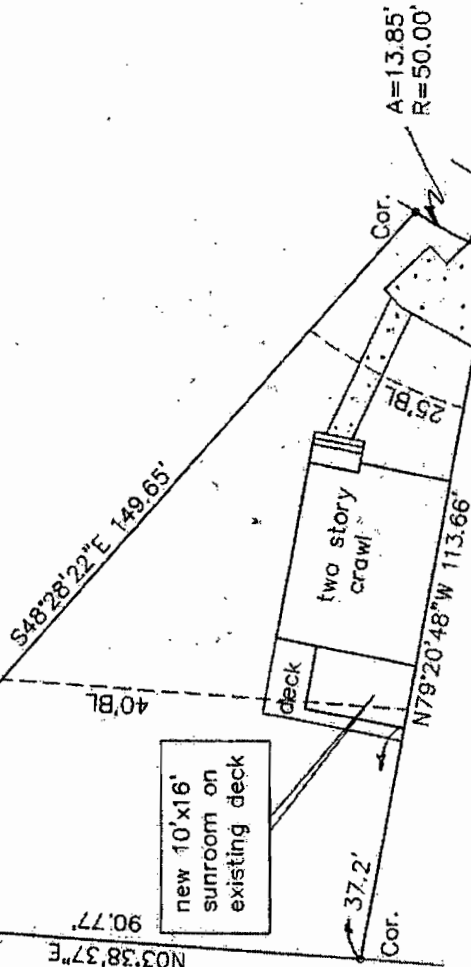


LL 1024
LL 1025
ROB
45.0' to LLC
LL
N03°38'37"E
90.77'



A=13.85'
R=50.00'

Cedar Bluff Tr.
50' R/W

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=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
- SSE=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

MAG



V-37
(2018)

survey for
Karon Morris

REV. 3-1-2018 POINT OF BEGINNING

**JOHNSON
SURVEYING**

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

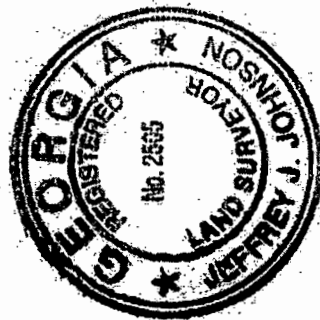
Land Lot 1025
District 16, Sec. 2
Cobb County, Ga.
Cedar Bluff
Unit 1
Lot 27, Block "B"
1558 Cedar Bluff Tr.

DATE: 1-30-2018

SCALE: 1"=30'

JOB NO: 18-16

RECEIVED
MAR 27 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT.
THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET.

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

Jeffrey J. Johnson
JEFFREY J. JOHNSON R.L.S. 2505

EQUIPMENT USED: TOPCON GTS-2

APPLICANT: Champion Window

PETITION No.: V-37

PHONE: 770-817-1953

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Andy Burton

PRESENT ZONING: FST-6

PHONE: 770-817-1953

LAND LOT(S): 1025

TITLEHOLDER: Karon A. Morris

DISTRICT: 16

PROPERTY LOCATION: On the west side of Cedar Bluff Trail, west of Barnes Mill Road (1558 Cedar Bluff Trail).

SIZE OF TRACT: 0.15 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 37 feet.

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

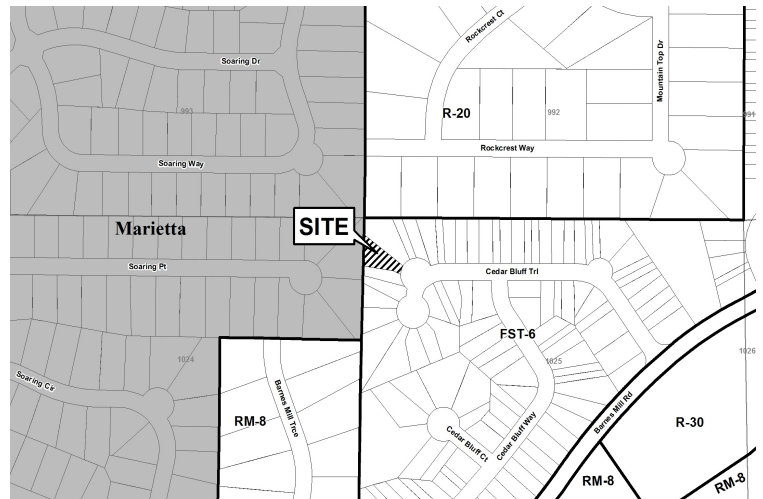
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Champion Windows **PETITION No.:** V-37

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit and inspections required.

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: Any roof downspouts must be discharged to the ground at the structure to maximize overland flow of runoff.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

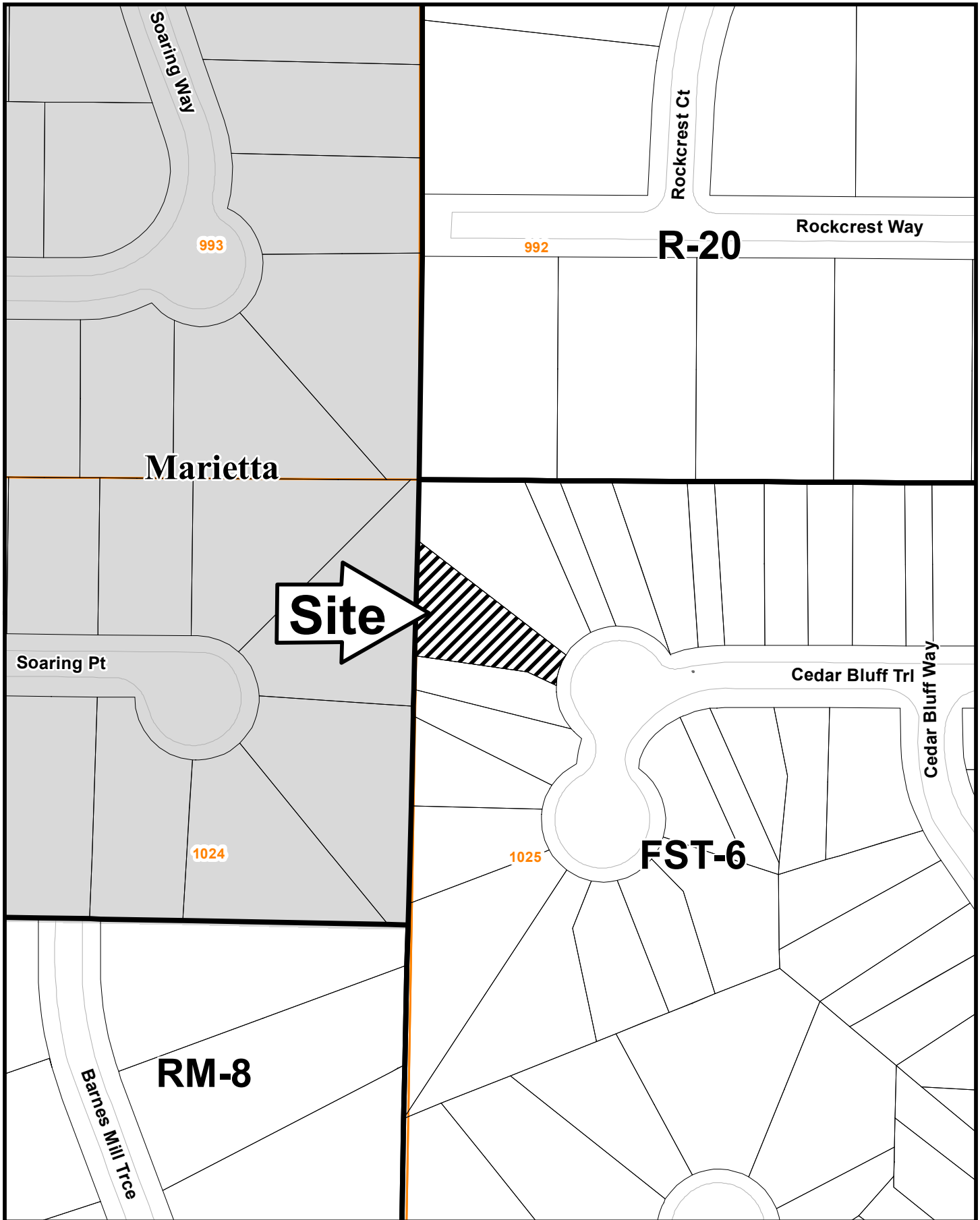
WATER: No comments.

SEWER: No comments.

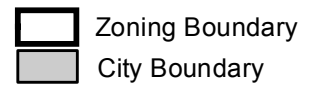
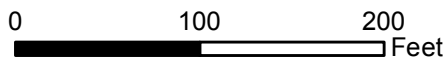
APPLICANT: Champion Windows **PETITION No.:** V-37

FIRE DEPARTMENT: No comments.

V-37 2018-GIS



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



Application for Variance

RECEIVED
Cobb County
(type or print clearly)
MAR 27 2018
COBB COUNTY COMMUNITY DEVELOPMENT
ZONING DIVISION

Application No. V-37
Hearing Date: 6-13-18

Applicant Champion Phone # 770-817-1953 E-mail _____

Andy Burton Address 3700 Dekalb Tech Parkway Atlanta, GA 30340
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-817-1953 E-mail ABurton@getachamp.com
(representative's signature)

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

My commission expires: 11-21-21

Titleholder Karon Morris Phone # 678-361-4515 E-mail karonmorris@att.net

Signature [Signature] Address: 1558 Cedar Bluff Trail Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: 11-21-21



Location of Property _____
1558 Cedar Bluff Trail Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1025 District 16 Size of Tract _____ 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 way the home is constructed on lot leaves no other place for sunroom

List type of variance requested: Encroach 2.8' into rear property set back to enclose existing deck w/ 10x16 sunroom