



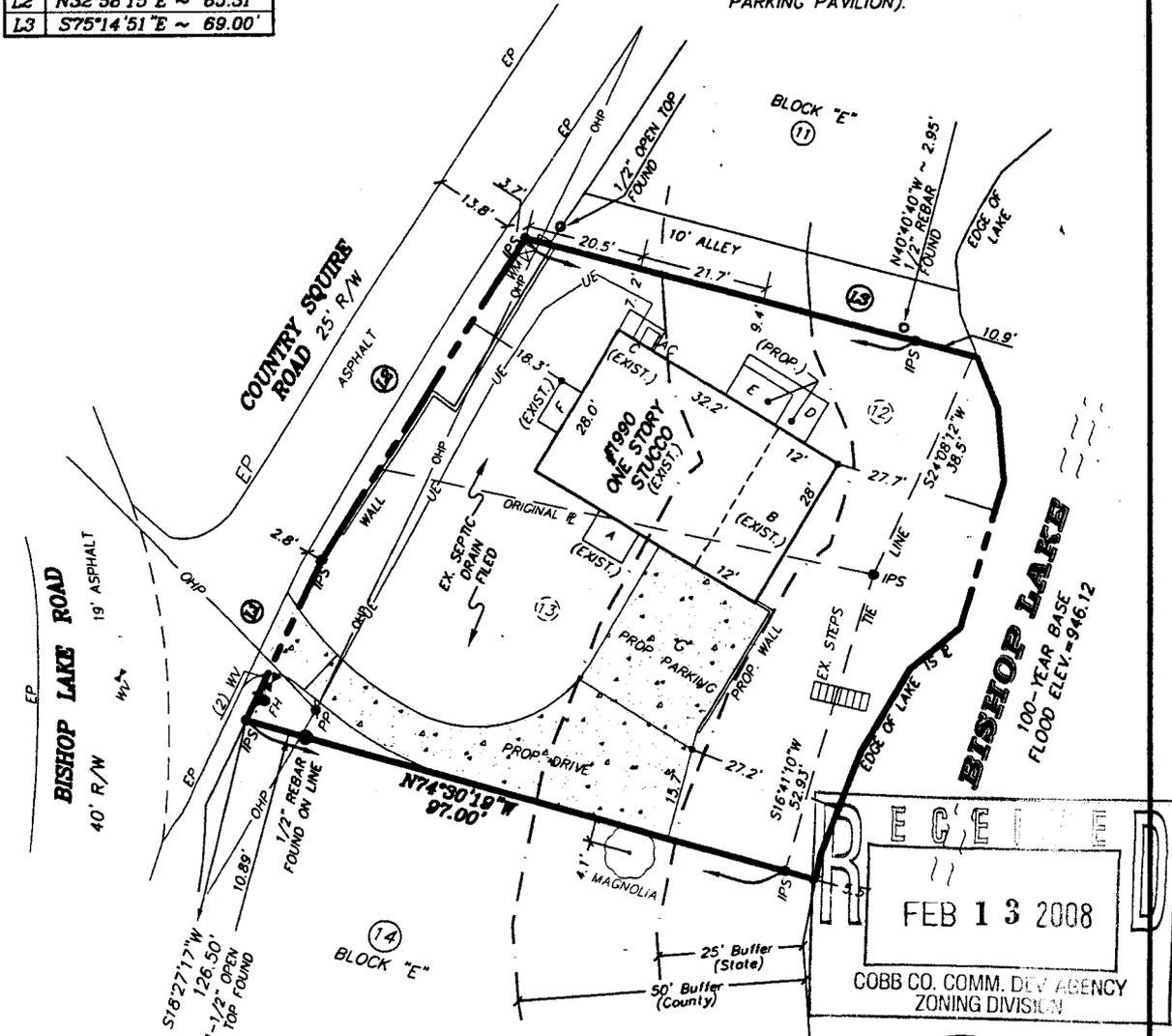
ZONING (R-30)

FRONT: 45'
 SIDE: 12'
 REAR: 40'
 34% TOTAL IMPERVIOUS SURFACES
 (EXISTING & PROPOSED).

CALL TABLE	
L1	N26°07'33"E ~ 30.60'
L2	N32°58'15"E ~ 65.31'
L3	S75°14'51"E ~ 69.00'

TABLE OF IMPROVEMENTS

- A: EXIST. 4x8 COVERED FRONT STOOP
- B: EXIST. ENCLOSE EXISTING DECK
- C: EXIST. 4x7 CANTILEVERED BAY WINDOW
- D: PROP. 8x16 LOWER DECK
- E: PROP. 6x10 UPPER DECK
- F: EXIST. 4x8 HC ACCESS DOOR WITH WOOD AWNING.
- G: PROP. PARKING PAD & DRIVE (FUTURE PARKING PAVILION).



RECEIVED
 FEB 13 2008
 COBB CO. COMM. DEV AGENCY
 ZONING DIVISION



FIELD CLOSURE: OPEN
 ANG. ERROR: -----
 ADJUSTED BY: LEAST SQUARES
 EQUIPMENT USED: TOPCON GTS-303
 W/ MCV DATA COLLECTOR
 PLAT CLOSURE: > 1/35642

AREA TO THE LINE=0.187 ACRES
 OR 8144 SQ. FT.
 AREA THE LINE TO LAKE=0.022 ACRES
 OR 959 SQ. FT.
 TOTAL AREA=0.209 ACRES
 OR 9103 SQ. FT.

A PORTION OF THIS PROPERTY IS WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FEMA/FIRM OF COBB COUNTY, GEORGIA. PANEL NO. 13067 0040F DATED: AUGUST 18, 1992. 1st FLOOR ELEV=966.32 BASEMENT ELEV.=957.61



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.

VARIANCE DRAWING FOR:

FAYE PERMENTER
 1990 COUNTRY SQUIRE ROAD
 PB 6 PG 23 DB 14511 PG 4816

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

SURVEYS PLUS INC. 3545 SOUTH COBB DR., S.E. SMYRNA, GEORGIA 30080 PHONE: (770) 444-9236 FAX: (770) 444-9239	JOB NO.	4191	REVISIONS	DATE	LOCATED IN
	DRAWN BY:	SG	ADDED PROPOSED ADDITIONS & DR	2/04/08	LAND LOTS 756
	CHECKED BY:	DP	ADDED COUNTY COMMENTS	2/11/08	16th DISTRICT
	DATE	9/04/07	ADDED COUNTY COMMENTS	2/13/08	2nd SECTION
	SCALE	1"=20'			COBB COUNTY,
FIELD DATE	8/10/07				CITY OF GEORGIA

APPLICANT: Larry Michael Permenter and Teresa **PETITION NO.:** V-29
PHONE: Faye Permenter 864-704-5696 **DATE OF HEARING:** 04-09-08
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 756
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Country Squire Road, east of Bishop Lake Road **SIZE OF TRACT:** .209 acre
(1990 Country Squire Road). **COMMISSION DISTRICT:** 3

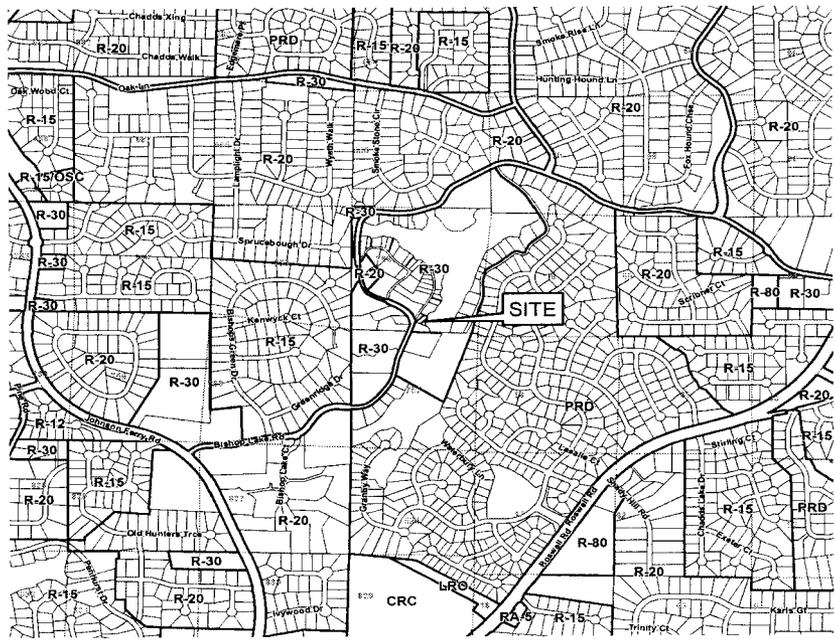
TYPE OF VARIANCE: 1) Waive the front setback on lot 12 from the required 45 feet to 18 feet; 2) waive the side setback from the required 12 feet to 7 feet adjacent to the northern property line; 3) waive the rear setback on lot 12 from the required 40 feet to 27 feet; 4) waive the side setback on lot 12 from the required 12 feet to zero feet adjacent to the southern property line; 5) waive the side setback on lot 13 from the required 12 feet to zero feet adjacent to the northern property line; and 6) waive the rear setback on lot 13 from the required 40 feet to 27 feet.

COMMENTS

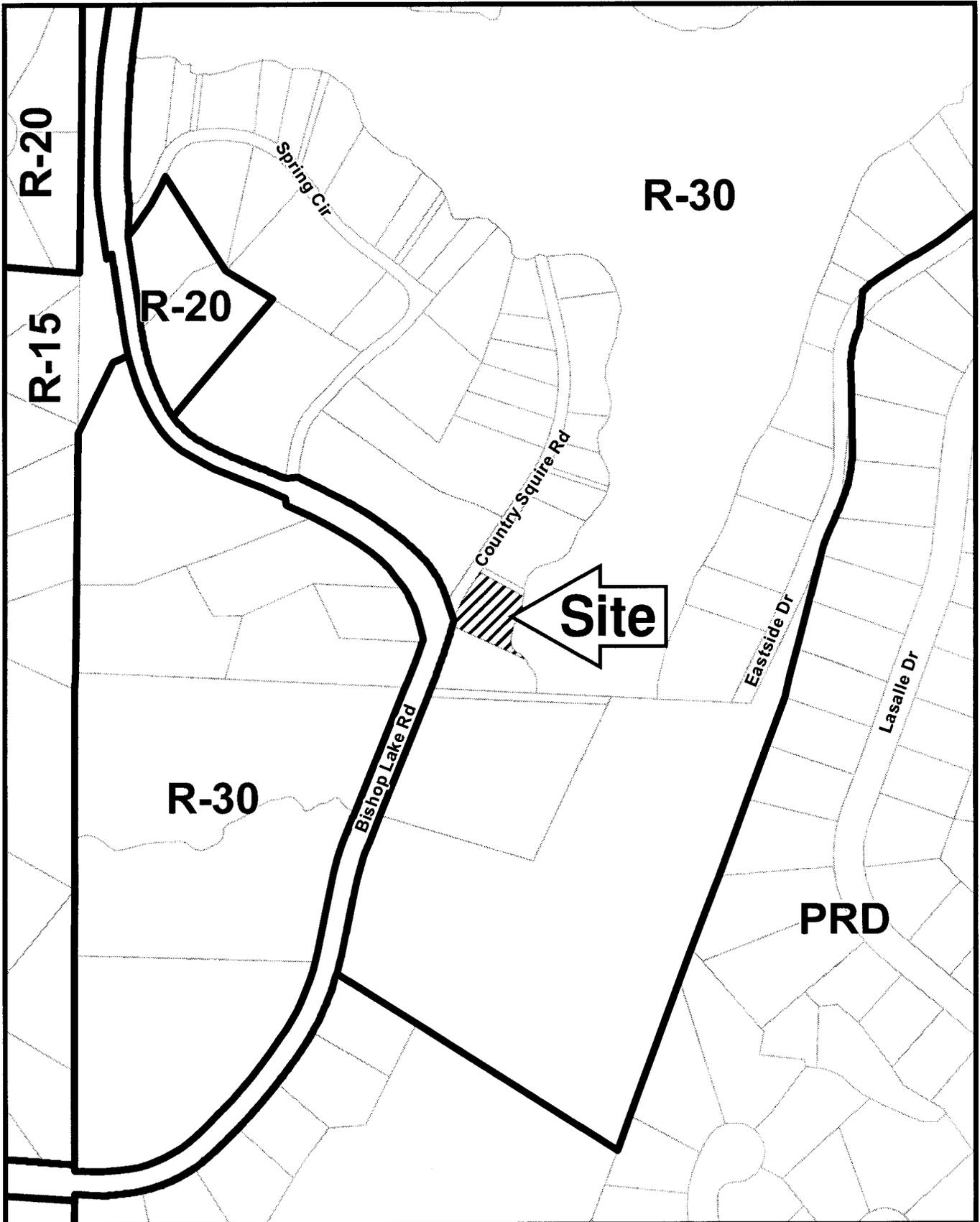
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: A Stop Work Order was issued 2/1/08 for building outside the scope of the approved permit. Permit 07-12757 stated no new exterior construction or expansion. Inspector noted additions on all four sides of existing structure. Exterior walls with a fire separation distance of less than 5 feet shall be one hour fire rated per table R302.1 of the 2006 International Residential Code.
STORMWATER MANAGEMENT: The existing structure is in the process of being remodeled with minor entrance “bump-outs”, enclosure of the rear deck and the addition of a new two-story deck. The total proposed impervious coverage including the expanded structure and the new drive and parking pad is approximately 3,060 square feet (33.6%). This is just under the maximum allowable (35%). The house and proposed drive are located just outside of the 25 foot stream buffer. Due to the close proximity of the adjacent lake, additional erosion control measures should be provided.
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.
CEMETERY PRESERVATION: No comment.
WATER: No permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks, or within 2 feet on side setbacks, per Code 122-123.
SEWER: Sewer not available to property.

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

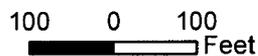
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-29



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-29

Hearing Date: 4-9-08

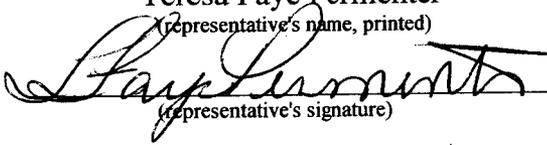
Applicant **Larry Michael Permenter & Teresa Faye Permenter**

Business Phone (864)704-5696

Home Phone (864)704-5696

Teresa Faye Permenter
(representative's name, printed)

Address (Temporary) 348 W Oaks Trail, Woodstock, GA 30188
(street, city, state and zip code)

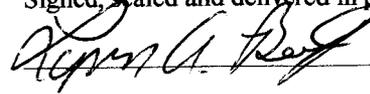

(representative's signature)

Business Phone (864)704-5696

Cell Phone (864)704-5696

Signed, sealed and delivered in presence of:

My commission expires: 05/08/2008



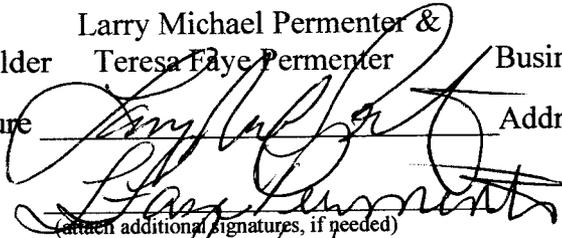
Notary Public

Titleholder **Larry Michael Permenter & Teresa Faye Permenter**

Business Phone (864)704-5696

Home Phone (864)704-5696

Signature


(attach additional signatures, if needed)

Address: (Temporary) 348 W Oaks Trail, Woodstock, GA 30188
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 05/08/2008



Notary Public

Present Zoning of Property R-30

Location 1990 Country Squire Road, Marietta, Georgia 30062 (Bishop Lake Community)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756

District 16th

Size of Tract .209 (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

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.

Current Setbacks can not be met due to: (1) Residence does not face street-affects side/rear/front setbacks. (2) Working with existing structure built & abandoned in 1993 - Cobb County had started "abatement" proceedings when we purchased in July '07. (3) Septic System (New High Capacity Fill Lines & ATU) approved & installed utilizes large portion of property. (4) Size, Shape & Topography does not allow standard setbacks. (5) Small lots in Community developed in 1930's. (6) Existing structure built under different setbacks of the time. (7) Residence interior/exterior adapted for future handicap use (H/C Side Door, Bath & Bedroom and Kitchen required movement of some walls) extra space for H/C took up approximately 50% of existing kitchen, enclosed deck to extend kitchen to reasonable standards. (8) Due to Fire Hydrant on property (not in road right of way) & Septic Field, Parking Pad location was limited to one option - as shown on survey. (9) Front porch extended to cover new stoop and stairs-stairs never constructed. (10) Location of new barbecue deck placed in only area available (keep new footings as far from Lake buffer as possible).

List type of variance requested: Reduce 40' Rear Setback to 25' (from Lake's edge)
Reduce 12' Side Setback to 7' (along Community Alley)
Reduce 45' Front Setback to 18' (along Country Squire Road)
Reduce 12' Side Setback to 0' (along shared Property Line of two Lots)