

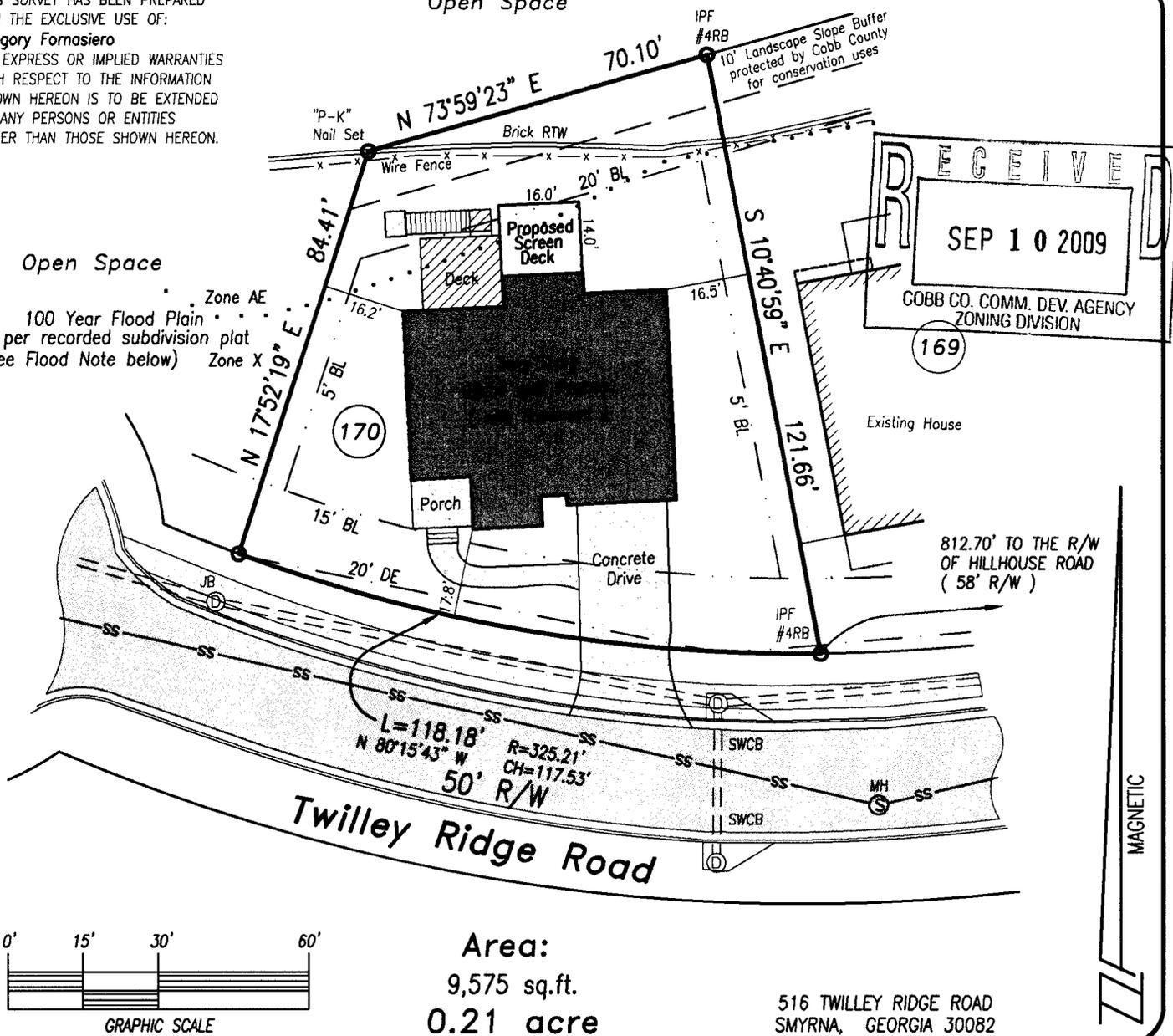
V-86
(2009)

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF:
Gregory Fornasiero
NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

Open Space

Open Space

Zone AE
100 Year Flood Plain
as per recorded subdivision plat
(See Flood Note below)
Zone X



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 187,476 FEET.

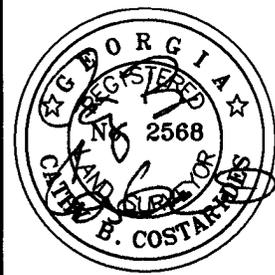
EQUIPMENT UTILIZED: ANGULAR: TRIMBLE S-6, LINEAR: EDM

LEGEND:
A-ARC
CH-CHORD
#4RB-1/2" REBAR
IPF-IRON PIN FOUND
IPS-IRON PIN SET
OTP-OPEN TOP PIPE
CIP-CRIMP TOP PIPE
AI-ANGLE IRON
POB-POINT OF BEGINNING
POC-POINT OF COMMENCEMENT
MH-MANHOLE
JB-JUNCTION BOX
HW-HEADWALL
SSE-SEWER EASEMENT
DE-DRAINAGE EASEMENT
CONC-CONCRETE
RTW-RETAINING WALL
BL-BUILDING LINE
DI-DROP INLET
CB-CATCH BASIN
R/W-RIGHT OF WAY

ACCORDING TO THE FEMA MAP OF COBB COUNTY:

MAP NUMBER: 13067 C
FLOOD ZONE "AE" & "X"
PAGE 0202 G
DATED: 12-16-2008

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD HAZARD AREA.



SURVEY FOR:

Gregory Fornasiero

LOT: 170 UNIT: III PHASE: 1

SUBDIVISION: COVERED BRIDGE AT BARNES MILL

PLAT BOOK/PAGE: 267/55-56

CITY:

LAND LOT: 98 DISTRICT: 17th SECTION: 2nd

COUNTY: COBB STATE: GEORGIA

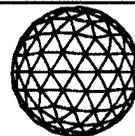
FIELD DATE: 02-08-08 DRAFTING DATE: 02-11-08

REVISIONS: 09-10-09 Show Proposed Deck SCALE: 1" = 30'

Field Crew: JW Drawn By: VH Checked By: JW Approved By: CC

M:\Sub\BarnesMill@CoveredBridge JOB No.: A 09-0141 FN

CC Land Surveyors
3459 Acworth Due West Road ~ Suite 218
Acworth, Georgia 30101
770-975-3933 ~ 770-975-3501 (fax)
www.ccland.com



APPLICANT: Greg Fornasiero **PETITION NO.:** V-86
PHONE: 678-358-5990 **DATE OF HEARING:** 11-11-09
REPRESENTATIVE: same **PRESENT ZONING:** PVC
PHONE: same **LAND LOT(S):** 98
PROPERTY LOCATION: Located on the north side of Twilley Ridge Road, west of South Hurt Road (516 Twilley Ridge Road). **DISTRICT:** 17
SIZE OF TRACT: .21 acre
COMMISSION DISTRICT: 4
TYPE OF VARIANCE: Waive the rear setback on lot 170 from the required 20 feet to 15 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If the variance is approved, a permit will be required for the new porch addition. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements, referencing the variance case and reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The rear of this lot abuts the Concord Creek floodplain that was set aside as open space for The Covered Bridge at Barnes Mill development. The proposed enclosed deck is well screened from residences to the rear by more than 300 feet of wooded floodplain.

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 conflict

SEWER: No conflict

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

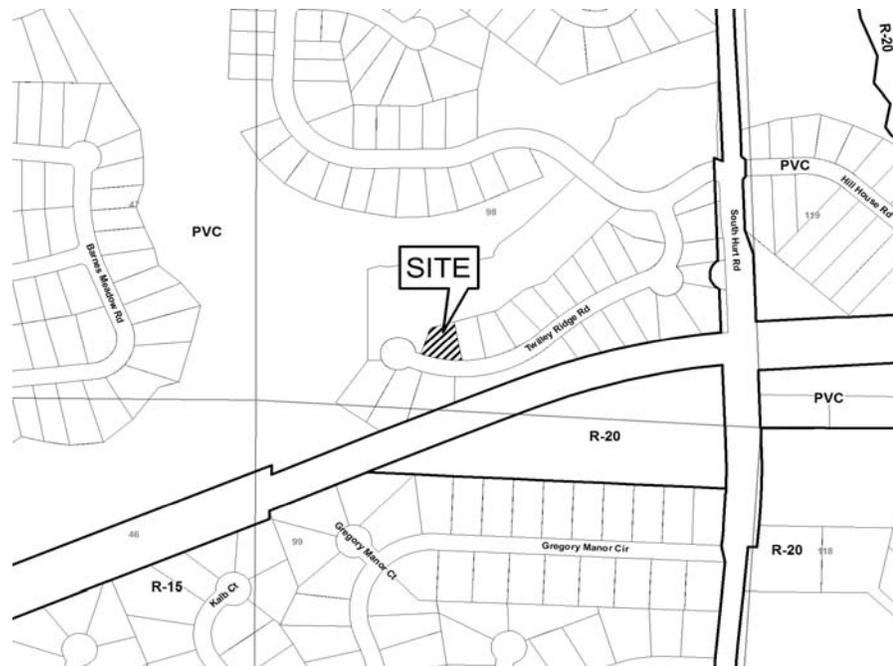
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

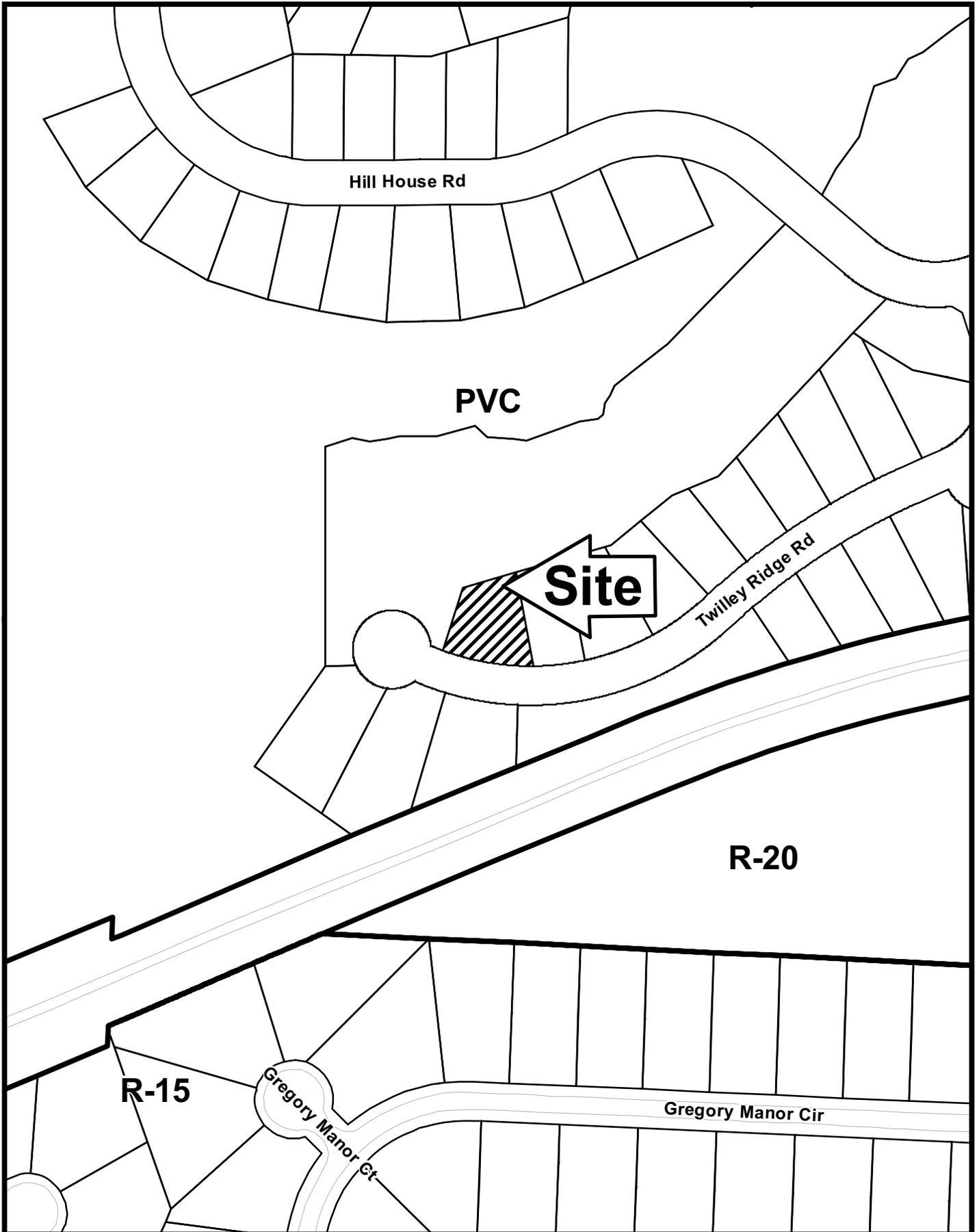
REJECTED **SECONDED**

HELD **CARRIED**

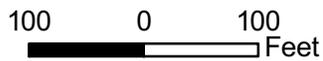
STIPULATIONS:



V-86



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)

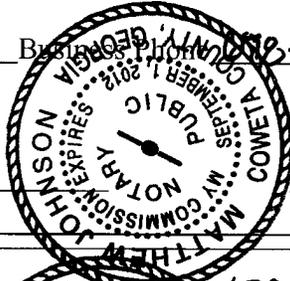
Application No. V - 86
Hearing Date: 11-11-09

Applicant GREG FORNASIERO Business Phone 678-358-5990 Home Phone 770-432-1985

GREG FORNASIERO Address 516 TWILLEY RIDGE ROAD SMYRNA, GA 30082
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 678-358-5990 Cell Phone 678-358-5990
(representative's signature)

My commission expires: 9-1-2012



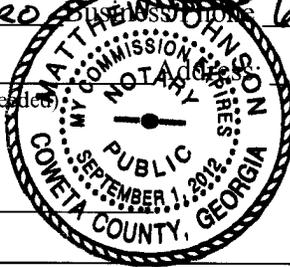
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder GREG FORNASIERO
CHRISTINA FORNASIERO Business Phone 678-358-5990 Home Phone 770-432-1985

Signature [Signature] 516 TWILLEY RIDGE ROAD SMYRNA, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-1-2012



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property PVC

Location 516 TWILLEY RIDGE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 98 District 17 Size of Tract 0.21 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.

DUE TO THE IRREGULAR SHAPE OF THE LOT, THE REAR SETBACK RESTRICTS THE ABILITY TO COVER THE EXISTING DECK. THE PROPERTY IS PRESENTLY A NON-CONFORMING LOT DUE TO THE IRREGULAR SHAPE, AND AT THE TIME OF DEVELOPMENT IT REQUIRED A VARIANCE TO THE FRONT SETBACK PROVISION. THE ANGLE OF THE BACK PROPERTY LINE RESTRICTS THE ABILITY TO COVER/ROOF ANY MODERATE SIZE DECK EXTENDING FROM THE GENERAL LIVING SPACE.

List type of variance requested:

MOVE THE EXISTING SETBACK FROM 20' TO 15'