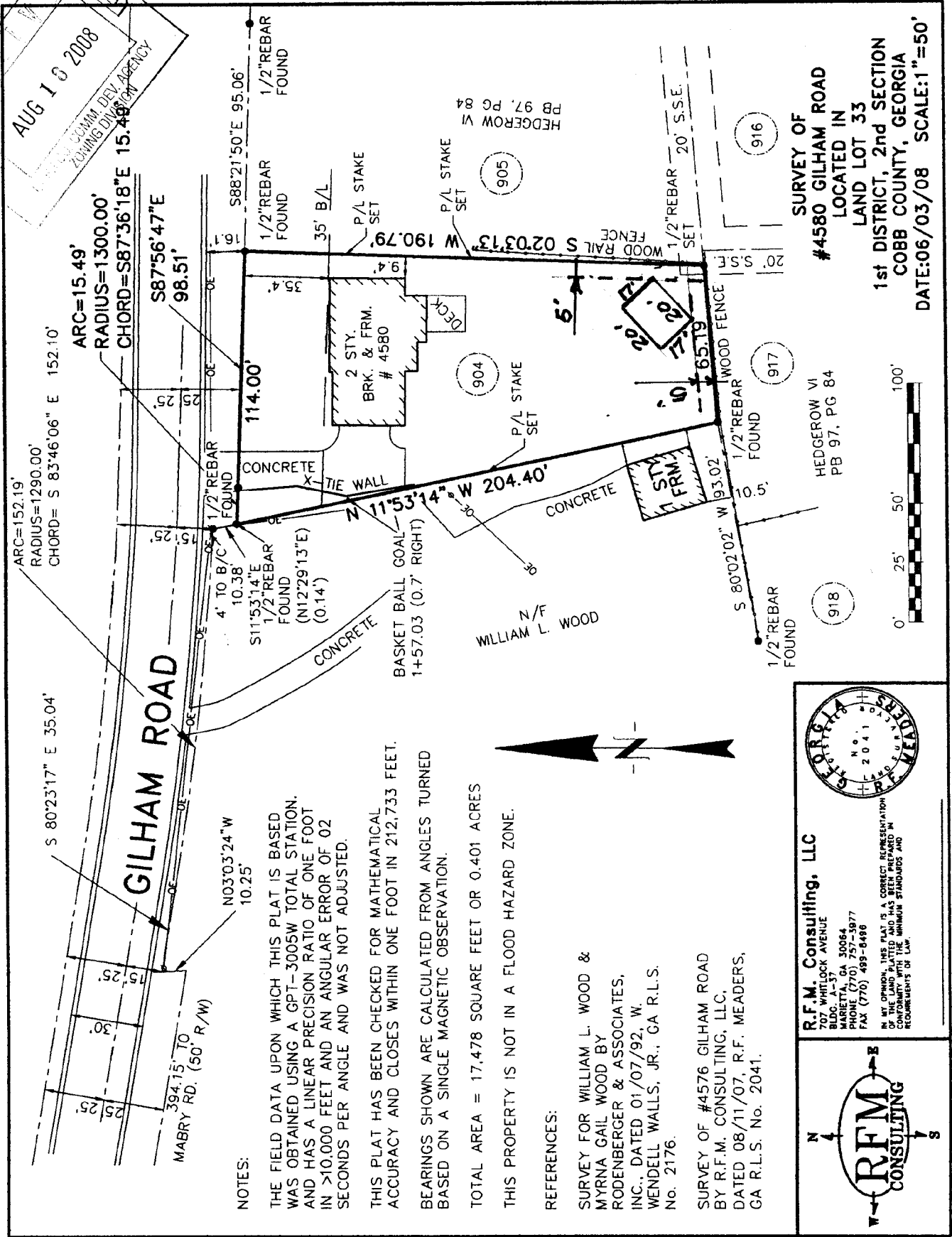
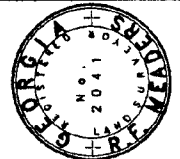


V-111
(2008)

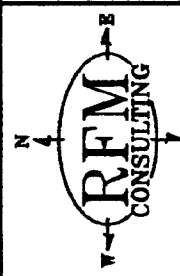


AUG 10 2008
COMM. DEV. AGENCY
ZONING DIVISION

**SURVEY OF
#4580 GILHAM ROAD
LOCATED IN
LAND LOT 33
1st DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA**
DATE:06/03/08 SCALE:1"=50'



R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-37
MARIETTA, GA 30064
PHONE (770) 252-5977
FAX (770) 489-8488



NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN >10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 212,733 FEET. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

TOTAL AREA = 17,478 SQUARE FEET OR 0.401 ACRES
THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

REFERENCES:

SURVEY FOR WILLIAM L. WOOD & MYRNA GAIL WOOD BY RODENBERGER & ASSOCIATES, INC., DATED 01/07/92, W. WENDELL WALLS, JR., GA R.L.S. No. 2176.

SURVEY OF #4576 GILHAM ROAD BY R.F.M. CONSULTING, LLC, DATED 08/11/07, R.F. MEADERS, GA R.L.S. No. 2041.

Petition V-111

Search Tags <Dorothy Weaver-Ivanov, R-15, Gilham Road, Mabry Road, Hedgerow, Glen Forest, rear setback, side setback>

Dorothy Weaver-Ivanov, 770-713-5979, representing herself, requests:

- 1a) Waive the setback for an accessory structure over 144 square feet from the required 10 feet to 5 feet adjacent to the east property line;
- 1b) and from 30 feet to 5 feet adjacent to the south property line; and
- 2) Waive the side setback for the primary structure from the required 10 feet to 9 feet (existing).

Property is located at the south side of Gilham Road, east of Mabry Road (4580 Gilham Road, Hedgerow subdivision); 1st District, Land Lot 33, Parcel 46.

Size of tract is 0.401 acres, 17,468 s.f.

Present zoning is R-15

Contiguous zoning is: *North*: R-20 (Glen Forest subdivision); *East*: R-15 (Hedgerow subdivision); *South*: R-20 (Hedgerow subdivision); *West*: R-20 (unplatted residential)

Land use category: Low Density Residential

Case manager is Tanya Roberts

BZA board member is Christi Trombetti

Reason: *The request to deviate from current ordinances is to utilize space for a yard and to avoid building on a sloping surface.*

Staff Comments:

Please click for [Preliminary Variance Analysis](#)

Please click for [Final Variance Analysis](#)

ECCA position: No Action.

Maximum impervious surface % allowed: 35% / 5,489 s.f.

Maximum impervious surface % planned: N/A

BZA Action (unofficial): APPROVED.