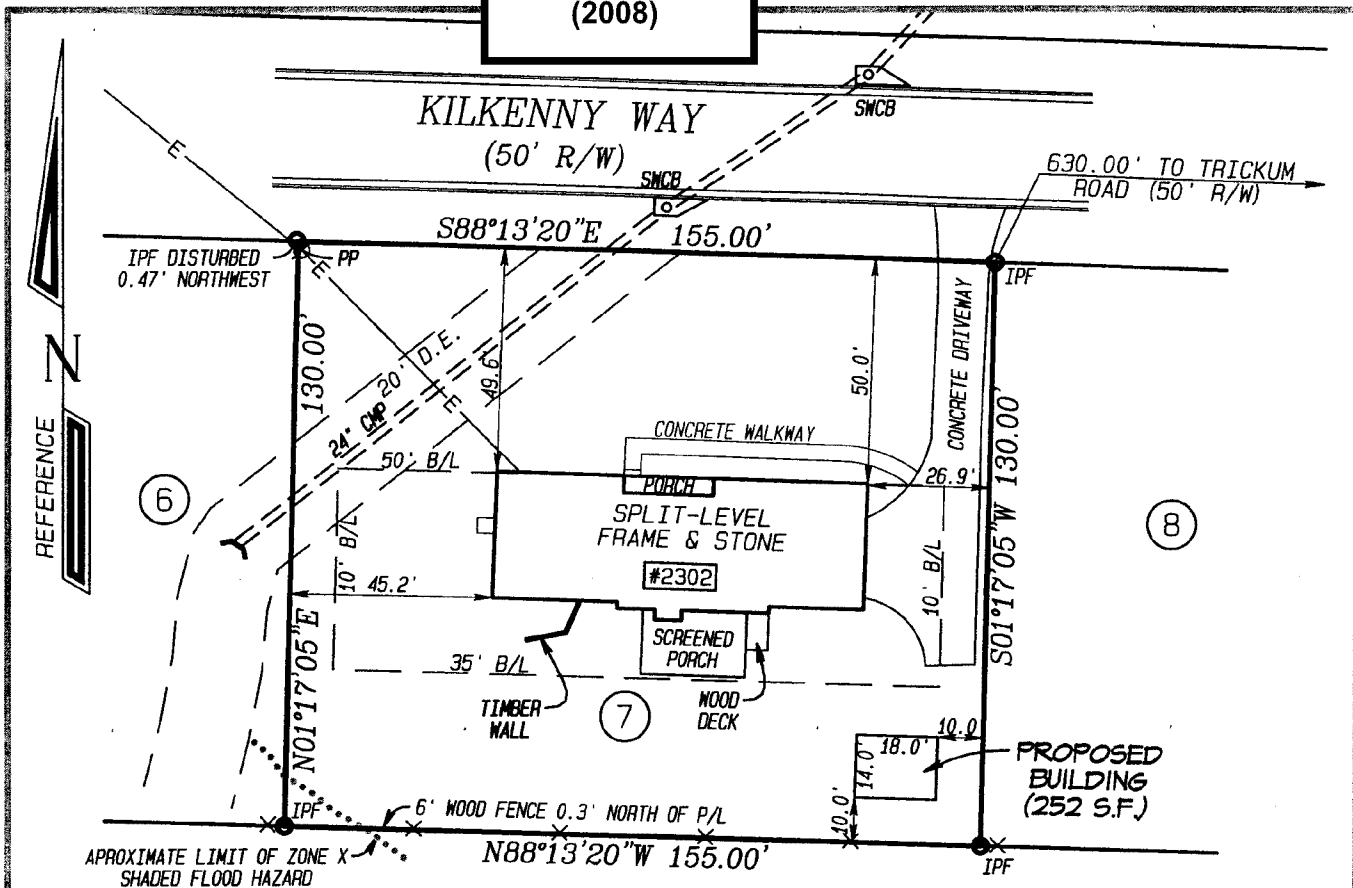


V-103
(2008)



N/F
HOLY TRANSFIGURATION
GREEK ORTHODOX CHURCH
D.B. 14053 Pg. 816

ABBREVIATION LEGEND

B/L	BUILDING LINE\
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
HW	HEAD WALL
IPF	IRON PIN FOUND
N/F	NOW OR FORMERLY
PG.	PAGE
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

VARIANCE PLAT NOTE:

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REAR SETBACK FROM 35' TO 10' FOR THE PROPOSED ACCESSORY STRUCTURE SHOWN HEREON.

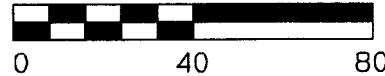
SURVEY NOTES:

- I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP NUMBER 13067C0035 F, DATED AUGUST 18, 1992, AND HAVE DETERMINED THAT A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE X SHADED) (BY GRAPHICAL PLOTTING ONLY).
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- REFERENCE: PLAT BOOK 73 PAGE 150

ZONING NOTES:

PROPERTY ZONING: R-20
MINIMUM BUILDING SETBACKS:
FRONT: 50' (PER REFERENCE PLAT)
SIDE: 10'
REAR: 35'

GRAPHIC SCALE: 1" = 40'

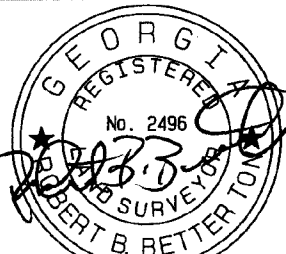


IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

1111 SOUTH MARIETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(578) 463-0242



08-08-08

VARIANCE PLAT

LOT 7, BLOCK "B"
CALLANWOLDE SUBDIVISION

LOCATED IN: LAND LOT 382
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: AUGUST 6, 2008
SCALE: 1" = 40'

PREPARED FOR:
MICHAEL GILBERT

Petition V-103

Search Tags <Michael Gilbert, R-20, Kilkenny Way, Trickum Road, rear setback>

Michael H. Gilbert, 770-924-1714, representing himself, requests the waiver of the rear setback for an accessory structure over 144 square feet (proposed 252 square foot shed) from the required 35 feet to 10 feet on lot 7.

Property is located on the south side of Kilkenny Way, west of Trickum Road (2302 Kilkenny Way); 16th District, Land Lot 382, Parcel 31.

Size of tract is 0.33 acre (14,375 s.f.)

Present zoning is R-20

Contiguous zoning is: *North:* R-20 (Callenwolde subdivision); *East:* R-20 (Callenwolde subdivision); *South:* R-20 (unplatted subdivision); *West:* R-20 (Callenwolde subdivision).

Land use category: Low Density Residential

Case manager is Darryl Wilson

BZA board member is Christi Trombetti

Reason: *Proposing to build 18x14 wooden storage shed. Current zoning requires 35 foot setback from rear property line. Due to location of house in relation to rear property line, I do not have room for a 35 foot setback. Without the variance, I am unable to build the storage shed.*

Staff Comments:

Please click for [Preliminary Variance Analysis](#)

[Please click for Final Variance Analysis](#)

ECCA position: *We need more information:*

- *Stipulations needed*
- *Architectural conformity*

Maximum impervious surface % allowed: 35% / 10,454 s.f.

Maximum impervious surface % planned: Unknown

BZA Action (unofficial): **APPROVED**, *only for the improvements shown on the site plan.*