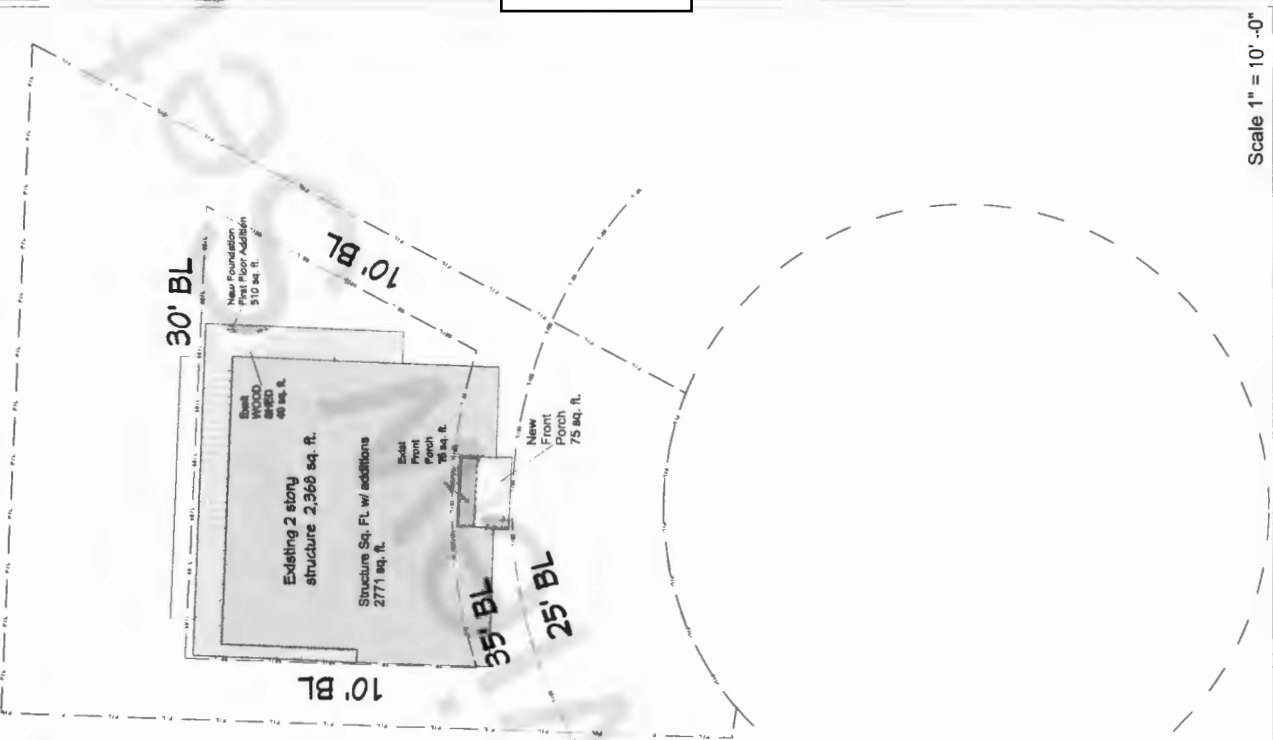


Drawings are intellectual property of Visual Building Plans (Darren Smith) and are protected by copyright laws. Do not use without written permission from Visual Building Plans

Information for New site is taken from Original Document shown on this page

RECEIVED
SEP 15 2023
COBB COUNTY ZONING

<table border="1"> <tr> <th>REVISION TABLE</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION TABLE	DESCRIPTION	DATE	BY									R. Pierre Lucerne Resident's Glenn	V-118 (2023)	Site	DRAWINGS PROVIDED BY: DARREN SMITH Visual Building Plans Gainesville, Ga. 30506 678-467-0734 darren@visualbuildingplans.com	DATE: 6/14/2023	SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE	SHEET: 2
REVISION TABLE	DESCRIPTION	DATE	BY																



Scale 1" = 10' -0"

PROPERTY RECORDS

BOOK	PAGE	DATE	DESCRIPTION

REFERENCE MATERIAL

- LIMITED LIABILITY USED IN FAVOR OF PUBLIC LOCUS
- COBB COUNTY, GEORGIA

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING IS-15 PER COBB COUNTY, GEORGIA
- MINIMUM LOT AREA - 10,000 SQ. FT.
- MINIMUM FRONT SETBACK - 15 FEET
- MINIMUM SIDE SETBACK - 10 FEET
- MINIMUM REAR SETBACK - 10 FEET
- MINIMUM COVERAGES - 30%
- MINIMUM BUILDING HEIGHT - 30 FEET

SURVEY NOTES

- THIS SURVEY, BOUNDARY, BEARING AND OTHER RELATED SURVEY DATA WERE OBTAINED FROM THE RECORDS OF THE COBB COUNTY, GEORGIA DEPARTMENT OF PLANNING AND ZONING. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAZED AREA AS SHOWN BY F.E.D. OFFICIAL FLOOD PLAZED MAPS.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed surveyor of land and other natural resources of the State of Georgia, do hereby certify that I have personally supervised and conducted the survey herein shown, and that the same is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed surveyor of land and other natural resources of the State of Georgia.

Michael S. Miller
 Michael S. Miller
 Surveyor No. 12202

REVISIONS

NO.	REVISIONS	DATE
1	ADD ZONING	12-22-22
2	ADD APPROXIMATE LOCATION OF BUILDING LINE CORRECTED	7-20-23

McClung Surveying

1812 HUNTERS GLEN
 MARSHETTA, GEORGIA
 TOTAL AREA= 0.2134 ACRES
 OR 9,273± SQ. FT.

LOT 72, BLOCK "B" UNIT THREE HUNTERS TRACE

LAND LOT 826
 TOTAL LOT AREA= 0.2134 ACRES
 COBB COUNTY, GEORGIA
 PLAT PREPARED 12-14-22
 FIELD 12-22-22 BOUND 1"=20'

To the best of my knowledge these plans are drawn to comply with Georgia's code of building regulations and any changes made after these plans are filed at the public office of the county clerk are the responsibility of the client. VISUAL BUILDING PLANS is not liable for errors or omissions in construction that require. VISUAL BUILDING PLANS is not liable for errors or omissions in construction that require. VISUAL BUILDING PLANS is not liable for errors or omissions in construction that require.

APPLICANT: Pierre Lucien

PETITION No.: V-118

PHONE: 718-864-7812

DATE OF HEARING: 11-15-2023

REPRESENTATIVE: Pierre Lucien

PRESENT ZONING: R-15

PHONE: 718-864-7812

LAND LOT(S): 826

TITLEHOLDER: Pierre Lucien

DISTRICT: 16

PROPERTY LOCATION: At the northern terminus of Hunter's Glen, north of Old Hunter's Trace (1812 Hunter's Glen).

SIZE OF TRACT: 0.21 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious coverage from 35% to 50.3%; and 2) increase the maximum allowable building height from 35 feet to 40 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

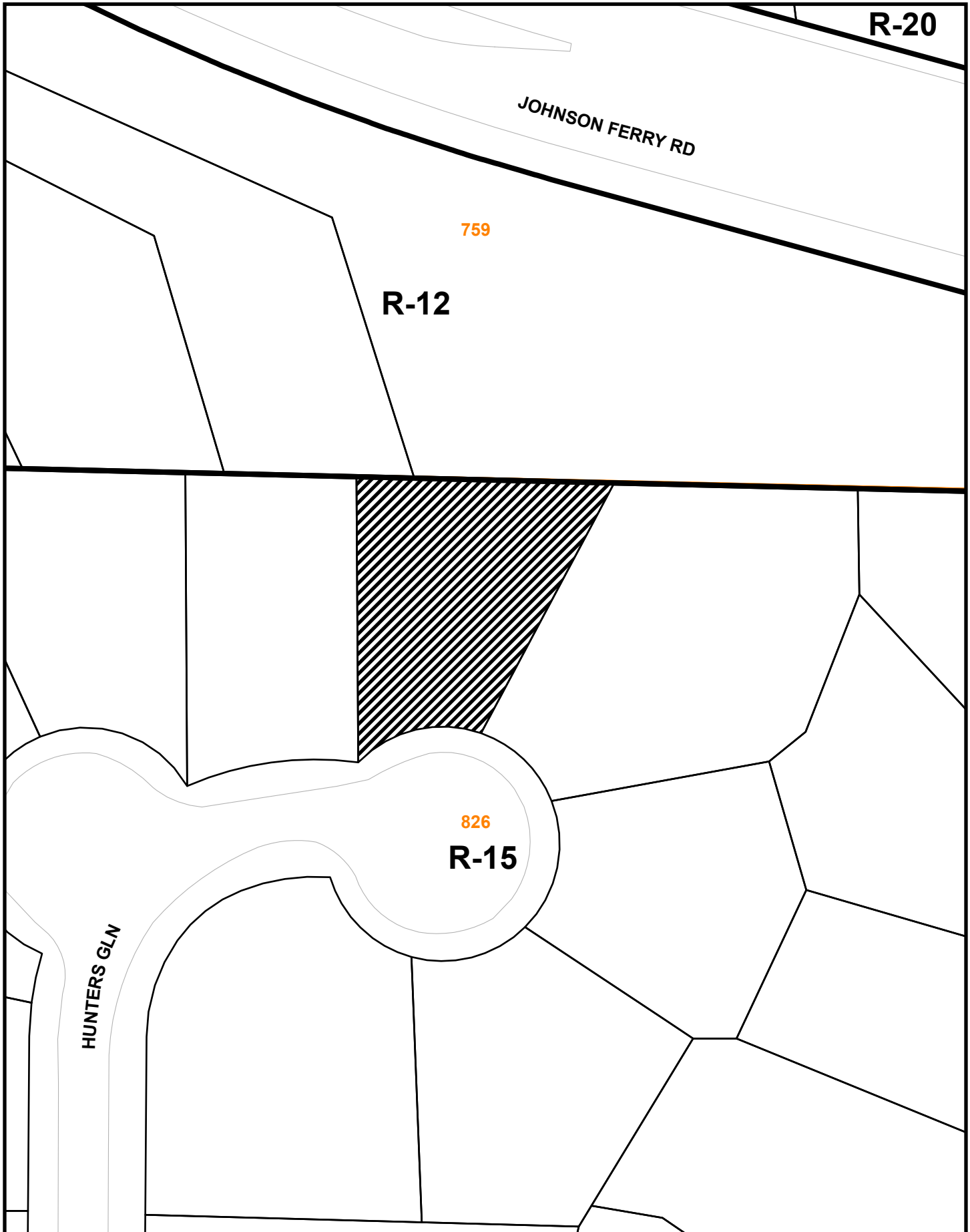
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

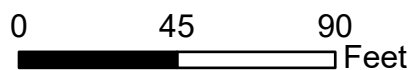
STIPULATIONS: _____





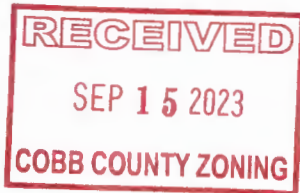
V-118 2023 Map



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



-  Zoning Boundary
-  City Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-118
Hearing Date: 11-15-2023

Applicant Pierre Lucien Phone # 718 864 7812 E-mail Plucien19@gmail.com
Pierre Lucien Address 1812 Hunters Glen marieffer GA 30063
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 718 864 7812 E-mail Plucien19@gmail.com
(representative's signature)

My commission expires: 02/27/27 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Pierre Lucien Phone # _____ E-mail _____
Signature [Signature] Address _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/27/27 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-15

Location 1812 Hunters Glen marieffer GA 30063
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 826 District 16 Size of Tract 0.213 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

How many stories is the proposed building? 3 How many square feet? 8200

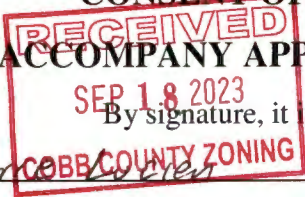
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Hi, I'm needing the elevator to be able to gain access to the whole house. I'm a bilateral above amputee that requires mobility devices in the house.

List type of variance requested: Height verification and impervious.

CONSENT OF CONTIGUOUS PROPERTY OWNERS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST



By signature, it is hereby acknowledged that I give my consent/or have no objection that _____

Pierce Perera intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of Height/elevator/imperious on the premises described in the application.

Signature	Printed name	Address
	Richard Perera	1807 Hunters Glen NE
	Melanie Johnson	1811 Hunters Glen
	Latta Patel	1804 hunters glen
	George Porcuaznic	1564 Old Hunters Trace 30062 Marietta, Ga
	Joy Jones	1810 Hunters Glen, 30062
	DIANE BROMFIELD	1813 HUNTERS GLEN, MARIETTA GA 30062
	EVAN ROBIN	1611 OLD HUNTERS TRACE 30062
	TERRI BAUM	1615 OLD Hunters Trace Marietta GA 30066
	DEV ANUMOLU	1607 OLD HUNTERS TRACE MARIETTA GA 30062
	BIANCA WALKER	1598 OLD HUNTERS TRACE
	LUC NINO DE GUZA	1613 Old Hunters Trace
	Gloria Cooney	1610 Old Hunters Trace
	Chad Keenan	1609 Old Hunters Trace
	Mayo Sowell	1620 Hunter Trace
	Steve Poller	4209 Lake Hill Ct.
	Kenneth Clarke	4201 Lake Hill Ct
	Alex Branco	1605 OLD HUNTERS TRACE
	Stefanie Simons	1607 Old Hunters Trace
	Rick Ludolph	1588 Old Hunters Trace
	Leah P. Buel	1500 Old Hunters Trace