

V-60
(2008)

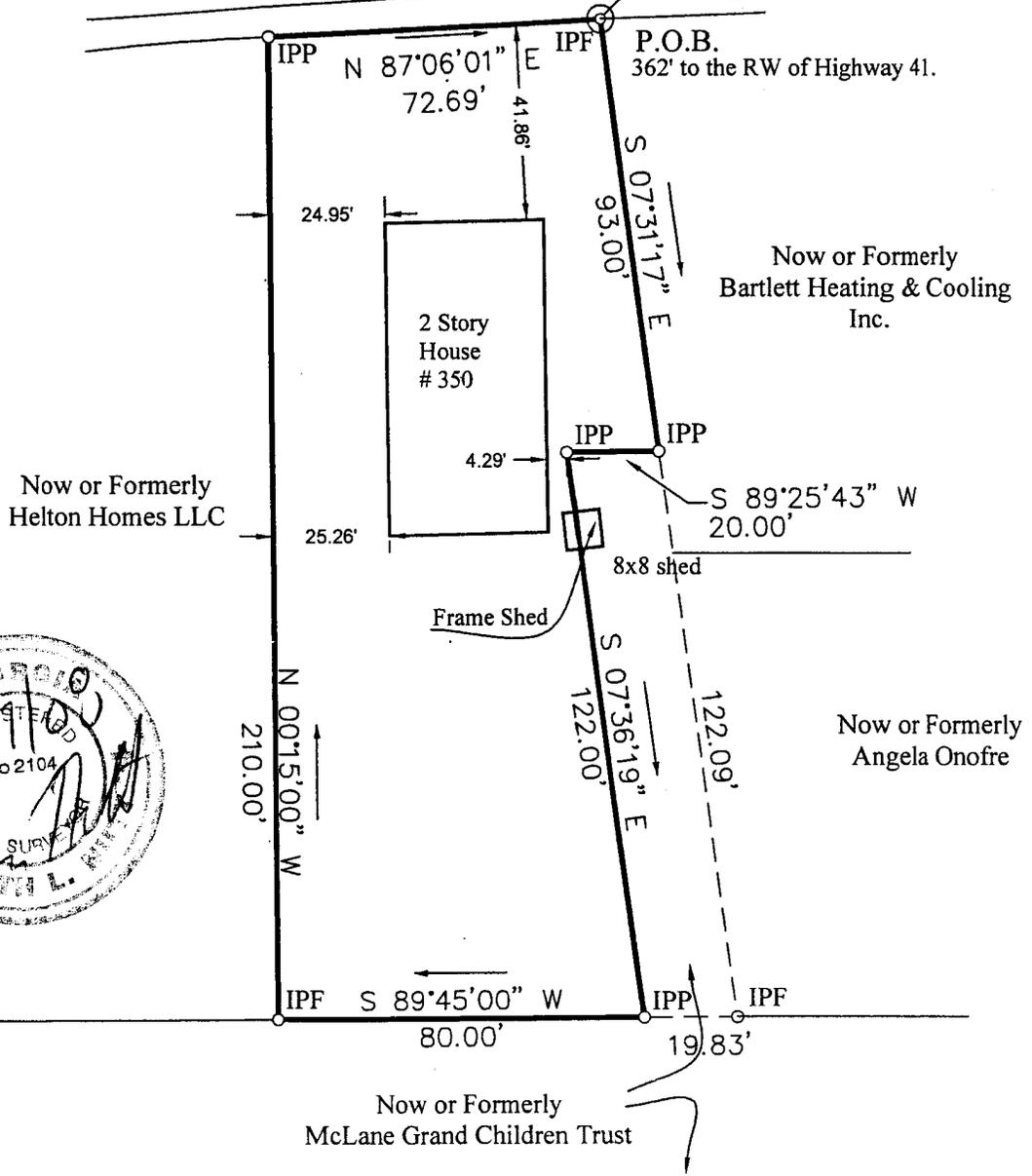
LEGEND

- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning

Tract Area
15,863 Square Feet
0.36 Acres

Oakridge Dr (30' RW)

MAGNETIC



GRAPHIC SCALE



SCALE: 1" = 40'

Job #: 004208

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 276,027 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 130052 0050F, dated 08/18/1992, this property is not located in an area having special flood hazards.

**Boundary Survey for
Patria Jumelles**

**350 Oakridge Drive
R.J. Carruth S.D., part of lot 56
Land Lot 293, 17th District, 2nd Sect.
Cobb County, Georgia**



Perimeter Surveying & Development Co.
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: MS
Date Surveyed: 04/02/08
Date Drawn: 04/02/08

Computed by: MS
Drawn by: JMC
Checked by: KLN

REFERENCES

Plat Bk: 6 Pg. 128
Deed Bk. 14528 Pg. 2452

APPLICANT: Patria Jumelles and Jose Raymundo **PETITION NO.:** V-60
PHONE: Almonte 678-374-6559 **DATE OF HEARING:** 06-11-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 293
PROPERTY LOCATION: Located on the south side of Oakridge Drive, west of Highway 41 (350 Oakridge Drive). **DISTRICT:** 17
SIZE OF TRACT: .4 acre
COMMISSION DISTRICT: 4

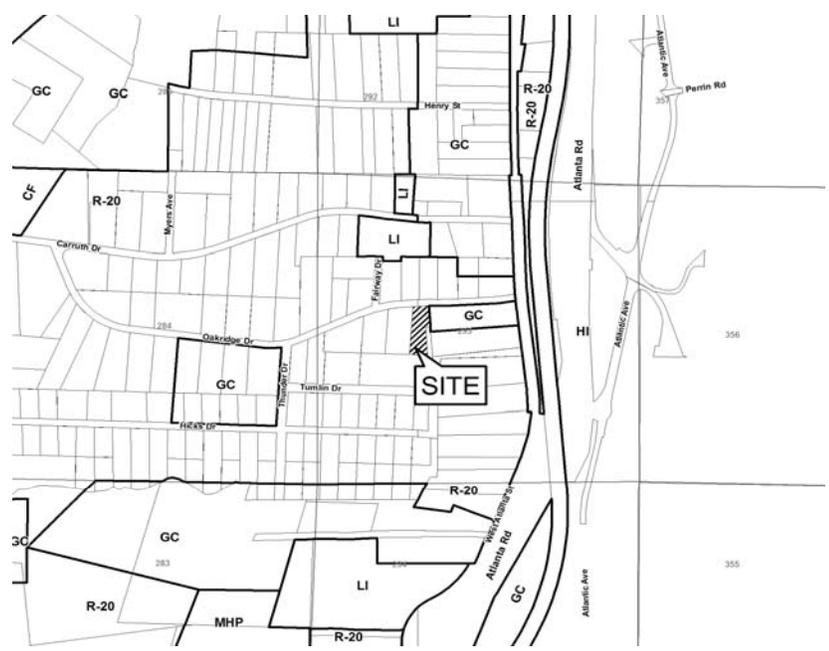
TYPE OF VARIANCE: 1) Waive the side setback on parcel 25 from the required 10 feet to 4 feet adjacent to the eastern property line; 2) Waive the setback for an accessory structure (shed) from the required 5 feet to zero feet; 3) Allow an accessory structure (shed) to the side of the primary structure; and 4) waive the required public road frontage from 75 feet to 72 feet (existing).

COMMENTS

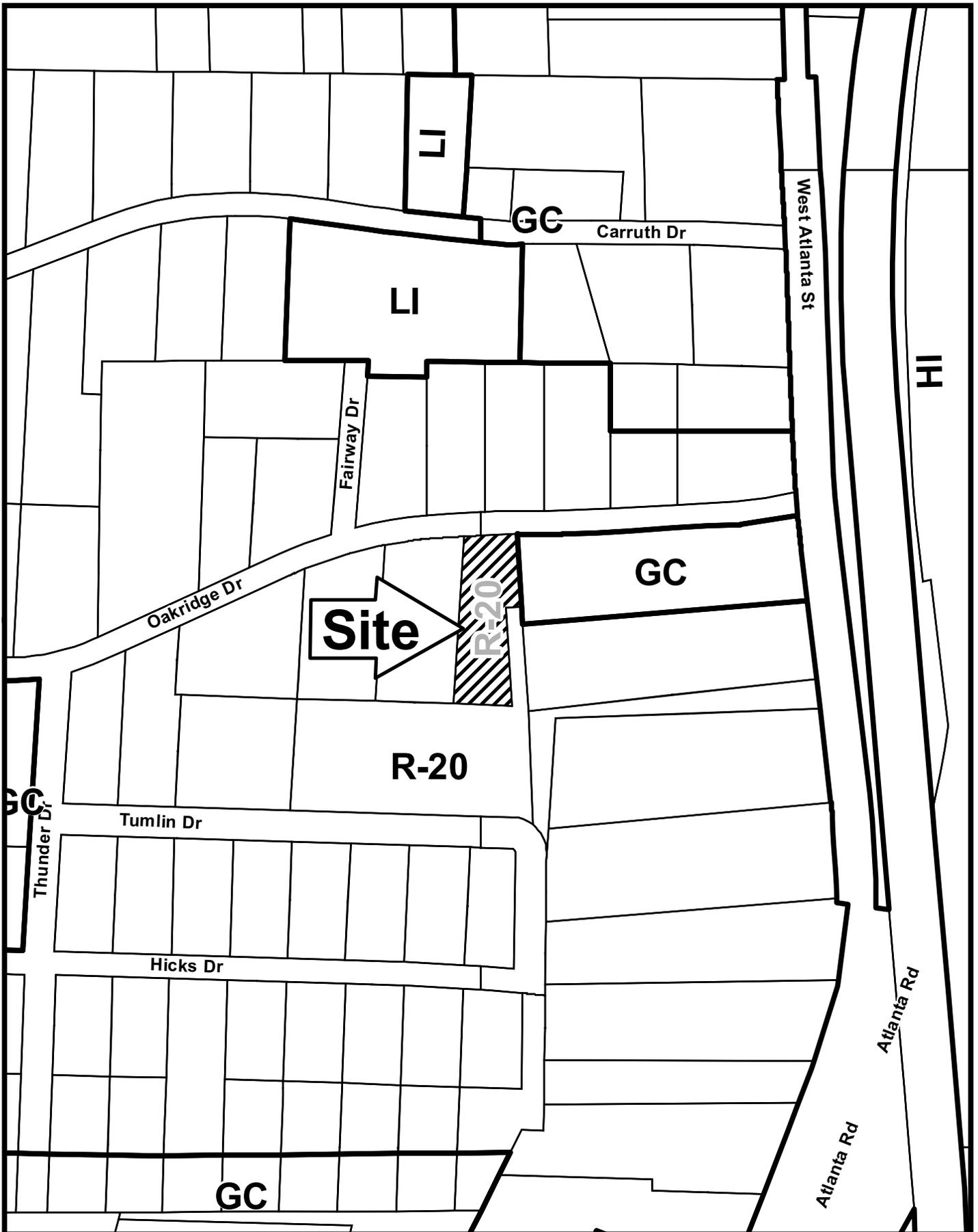
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Building Division issued a Stop Work Order 3/17/08. Permit was issued for 875 square foot addition and inspector found an incomplete two story structure consisting in excess of 2,100 square feet and encroaching into setbacks. Occupants were found residing in the incomplete structure without a Certificate of Occupancy. If variance is approved, permit must be revised to correct square footage and sheet rock must be removed as new addition was concealed without any inspections. Exterior wall must be rated 4.29 feet off of property line if variance is approved. Addition was built without any type of inspections being requested. If this variance request is approved, a plat revision must be recorded 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 shed should be relocated to the rear of the house. All downspouts from the rear of the house expansion should be directed to discharge to the rear of the lot (behind the adjacent neighbor's garage).
HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, history 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**

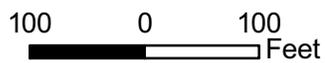
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



V-60



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. U-60

Hearing Date: 6-11-08

Applicant PATRIA JUMELLES & JOSE RAYMUNDO ALMONTE Business Phone 678-374-6559 Home Phone _____

Signature P. J. PATIRA JUMELLE Address 350 OAKRIDGE DRIVE, MARIETTA GA 30060
(representative's name, printed) (street, city, state and zip code)

Signature Jose R Almonte 4-9-08 Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:
EILEEN SOHN Notary Public
Cobb County, Georgia
My Commission Expires November 6, 2010
Notary Public

My commission expires: 11/06/2010

Titleholder PATRIA JUMELLES & JOSE RAYMUNDO ALMONTE Business Phone 678-374-6559 Home Phone _____

Signature _____ Address: 350 OAKRIDGE DR, MARIETTA GA 30060
(attach additional signatures if needed) (street, city, state and zip code)

Signature Jose R Almonte 4-9-2008 Business Phone _____ Cell Phone _____
(representative's signature) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
EILEEN SOHN Notary Public
Cobb County, Georgia
My Commission Expires November 6, 2010
Notary Public

My commission expires: 11/06/2010

Present Zoning of Property R 20

Location 350 OAKRIDGE DR SE, MARIETTA GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 293 @ 25 District 17 Size of Tract .4 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 .4 AC Shape of Property [Diagram] Topography of Property LEVEL 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.

HOUSE ADDITION BUILT, PERSONS WOULD BE DISPLACED. IT WAS UNKNOWN THAT A DRIVEWAY THAT CONNECTS TO NOTHING WAS ON A PLAT RECTANGLE LOT WENT ALONG SIDE BACK OF HOUSE. LARGE INVESTMENT WOULD BE LOST.

List type of variance requested: SIDE SETBACK WAIVED DUE TO NOT USED DRIVEWAY CONNECTING TO NOTHING. COEM ADDITION ALREADY BUILT.

Application for Variance Cobb County

(type or print clearly)

Application No. _____

Hearing Date: _____

Applicant _____ Business Phone _____ Home Phone _____

_____ Address _____
(representative's name, printed) (street, city, state and zip code)

_____ Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

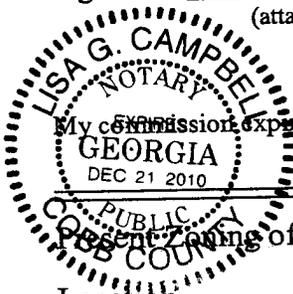
Notary Public

Titleholder PATRIA JAMES Business Phone _____ Home Phone _____

Signature PATRIA James Address: 350 Oakridge Dr SE
(attach additional signatures, if needed) (street, city, state and zip code) Marietta GA 30068

Signed, sealed and delivered in presence of:

Lisa G. Campbell
Notary Public



My commission expires: 21 Dec 2010

Present Zoning of Property _____

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ 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.

List type of variance requested: _____

