

LEGEND

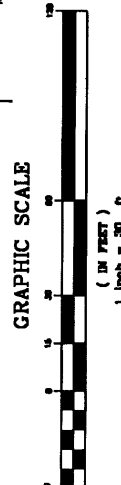
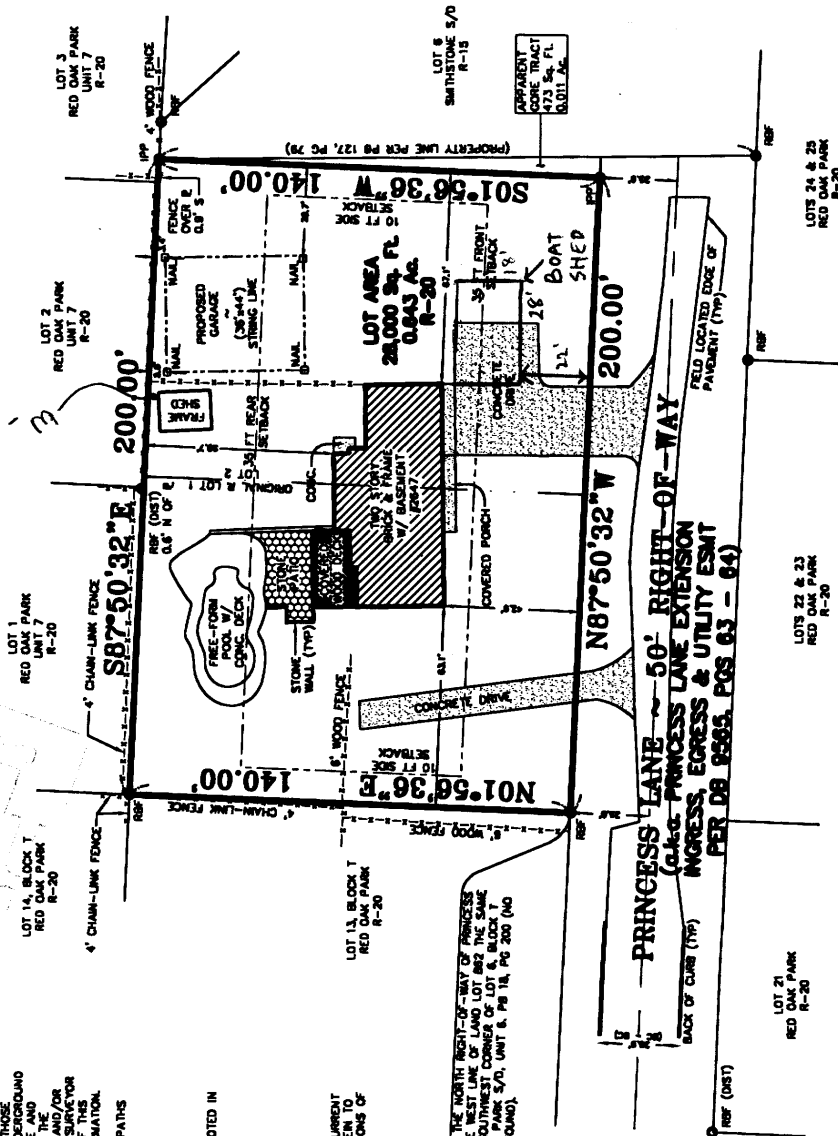
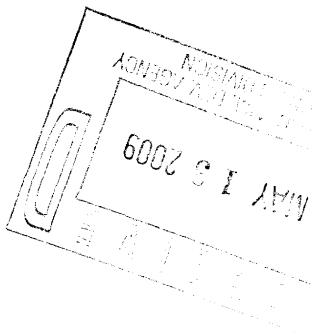
IFP	IRON PIN FOUND	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OVERHEAD UTILITY LINE(S)
DT	DRAWING TOP PIN	SEWER MAN HOLE
CB	CENTERLINE	MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	MAN HOLE TELEPHONE
L	LINE	JUNCTION BOX
LL	LAND LOT	DROP RILET
LL	LAND LOT	HEAD WALL
LL	LAND LOT	CONCRETE METAL PIPE
LL	LAND LOT	REINFORCED CONCRETE PIPE
LL	LAND LOT	CROSS DRAIN
LL	LAND LOT	SANITARY SEWER EASEMENT
LL	LAND LOT	DRAINAGE EASEMENT
LL	LAND LOT	WATER METER
LL	LAND LOT	WATER METER
LL	LAND LOT	POINT OF CURVE
LL	LAND LOT	POINT OF BEGINNING
LL	LAND LOT	POINT OF COMMENCEMENT
LL	LAND LOT	POINT OF INTERSECTION
LL	LAND LOT	DEED
LL	LAND LOT	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REQUIRED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN HEREON MAY BE INACCURATE AND OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 127 - PAGE 78.
6. SUBJECT PROPERTY CURRENTLY ZONED "R-20"
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

FLOOD STATEMENT

BY GRAPHICALLY NOTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13007001280 - EFFECTIVE DATE OF DECEMBER 15, 2008. ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN."



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC METHOD STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

MAX IMPERVIOUS = 9,800 sq ft
Shrub IMPERVIOUS = 8,037 sq ft

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



JOB # 09-1054

PLAT BOOK 16 PAGE 200
DEED BOOK 9565 PAGE 63-64

APPROVED: [Signature]
PLOTTER: RLM
SURVEYED: TP/CK
DRAWN: RLM

SUBDIVISION: RED OAK PARK
LOT 1 & 2
BLOCK 862
171 DISTRICT

ANGEL E. CARDENAS

DATE: APRIL 28, 2009
SCALE: 1" = 30'

59-V
(2009)

REVISION: UNIT 8
COBB COUNTY, GEORGIA

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS OR IMPLIED RECONVEYANCE BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 / FAX (770) 794-9052

APPLICANT:	<u>Angel E. Cardenas</u>	PETITION NO.:	<u>V-59</u>
PHONE:	<u>770-318-7042</u>	DATE OF HEARING:	<u>07-08-09</u>
REPRESENTATIVE:	<u>Angel E. Cardenas</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-318-7042</u>	LAND LOT(S):	<u>862</u>
PROPERTY LOCATION:	<u>Located on the north side of Princess Lane, east of Little Road (2647 Princess Lane).</u>	DISTRICT:	<u>17</u>
		SIZE OF TRACT:	<u>0.643 acre</u>
		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure (existing 504 square foot boat shed); 2) waive the front setback for an accessory structure over 144 square feet (existing 504 square foot boat shed) from the required 35 feet to 22 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 192 square foot frame shed) from the required 35 feet to 3 feet; and 4) waive the setback for an accessory structure over 650 square feet (proposed 1,584 square foot detached garage) from the required 100 feet to 3 feet adjacent to the north property line and to 29 feet adjacent to the east property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: A permit is required for proposed structure if variance is approved. A one hour rating is required for all portions of structures less than 5 feet from property line. 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: With the proposed garage addition, this parcel will be just under the maximum allowable impervious coverage limit. Therefore, no paved access will be possible to the new structure.

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: City of Marietta Service Area.

SEWER: City of Marietta Service Area.

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

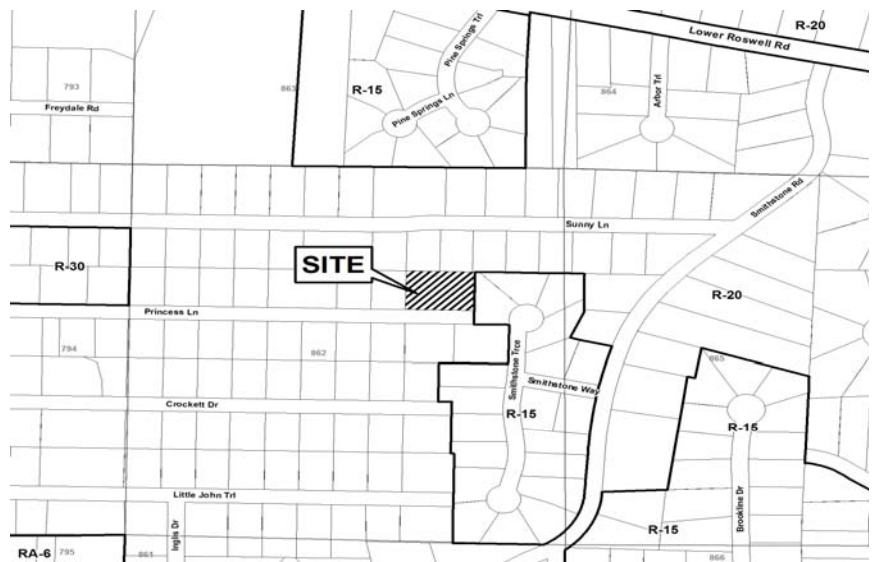
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

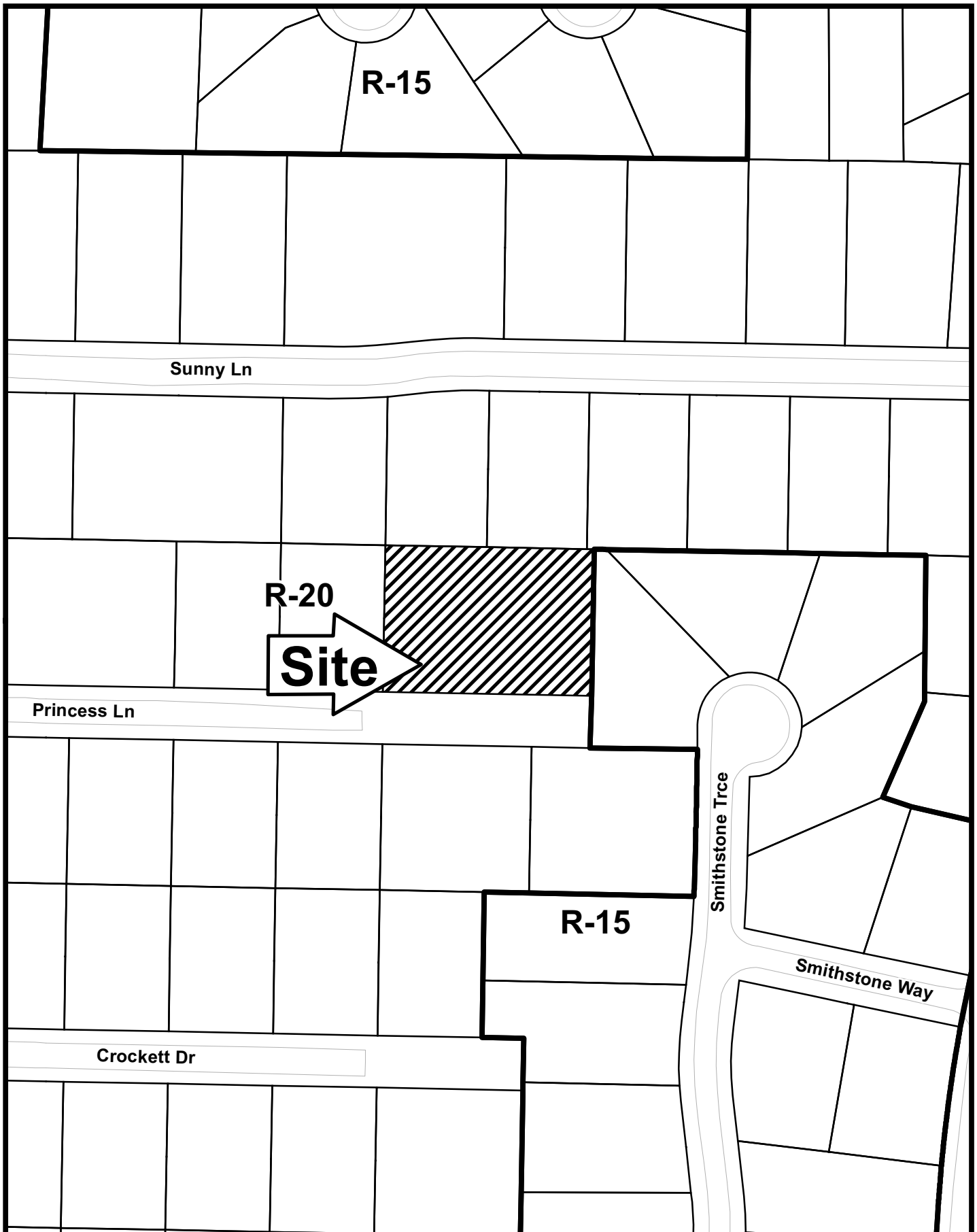
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



V-59



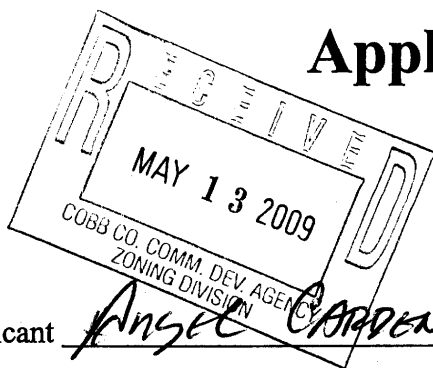
This map is provided for display and planning purposes only. It is not meant to be a legal description.

100 0 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-59
Hearing Date: 7-8-09

Applicant Angel E Cardenas Business Phone 770-318-7042 Home Phone _____

Angel E Cardenas Address 2647 Princess Ln Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Business Phone 770-318-7042 Cell Phone 770-318-7042

TERESA J WALLING
Notary Public
Lumpkin County
State of Georgia

Signed, sealed and delivered in presence of:

My commission expires: Jan 12 2013

My Commission Expires Jan 1, 2013

Teresa J Walling
Notary Public

Titleholder Lilliam Cardenas Business Phone 678-770-2972 Home Phone _____

Signature Lilliam Cardenas Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

TERESA J WALLING
Notary Public
Lumpkin County
State of Georgia

Signed, sealed and delivered in presence of:

My commission expires: Jan 1 2013

My Commission Expires Jan 1, 2013

Teresa J Walling
Notary Public

Present Zoning of Property R-20

Location 2647 PRINCESS LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D73 862 District 17 Size of Tract .64 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 X

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.

For propose dwelling we need a variance to allow it's construction. To construct a one-story detached garage behind the house.

List type of variance requested: 1. Waive setbacks for accessory structures; 2. Allow boat shed to the front of the house