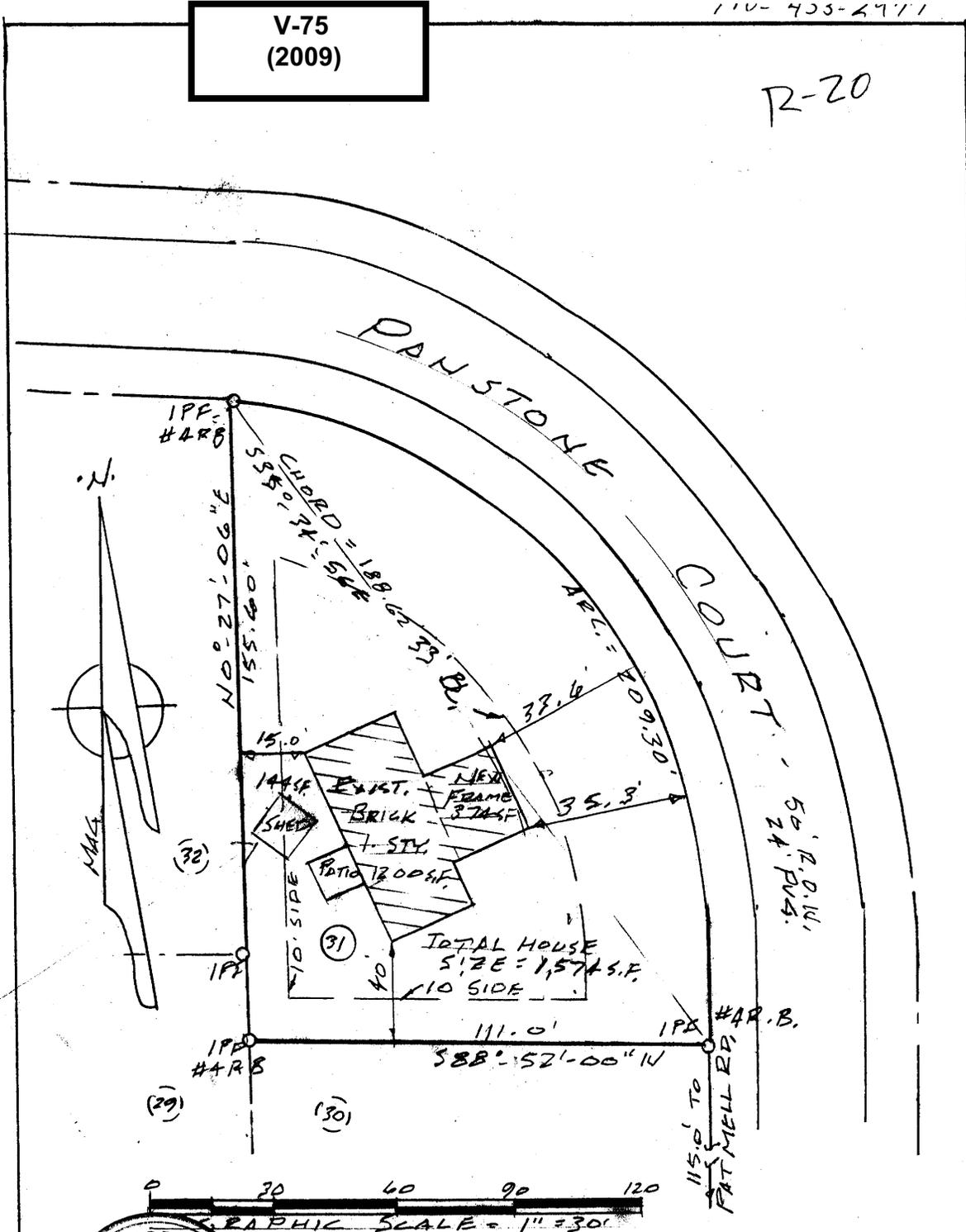
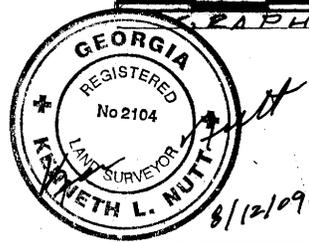
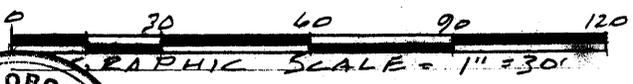


R-20



9x9 =  
81 SQ FT  
SHEP



#2077 PANSTONE COURT  
LOT 31, PANSTONE  
LAND LOT 205, 17TH DIST, 2ND SECT.  
COBB COUNTY, GEORGIA

Job #: 09-263  
- 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 100 feet.  
- This plat subject to all easements public and private.

Boundary Survey for  
**JOSAFAT DIAZ**  
Area = 0.29 Acres  
This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie line.  
13067C01169 12/6/08  
According to F.I.R.M. Community Panel # dated this property is not located in an area having special flood hazards.

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

Plat Book: 12 Page: 120  
Deed Book: Page:

**APPLICANT:** Josafat Diaz **PETITION NO.:** V-75  
**PHONE:** 678-217-4989 **DATE OF HEARING:** 10-14-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 205  
**PROPERTY LOCATION:** Located on the west side **DISTRICT:** 17  
of Panstone Court, north of Pat Mell Road **SIZE OF TRACT:** .29 acre  
(2077 Panstone Court) **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the front setback on lot 31 from the required 35 feet to 33 feet; and 2) waive the setback for an accessory structure under 144 square feet (existing 81 square foot shed) from the required 5 feet to 2 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Any portion of existing shed within 5 feet of the property line needs to have a one hour fire rating of wall assemblies. On 7/31/09, a notice of violation was issued for a possible front setback encroachment during the inspection process. Survey provided 8/12/09 verified encroachment into the front setback. If the variance is approved, inspections can be resumed. 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:** No apparent adverse stormwater impacts observed.

**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:** No conflict.

**SEWER:** No conflict.

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

**BOARD OF APPEALS DECISION**

APPROVED          MOTION BY         

REJECTED          SECONDED         

HELD          CARRIED         

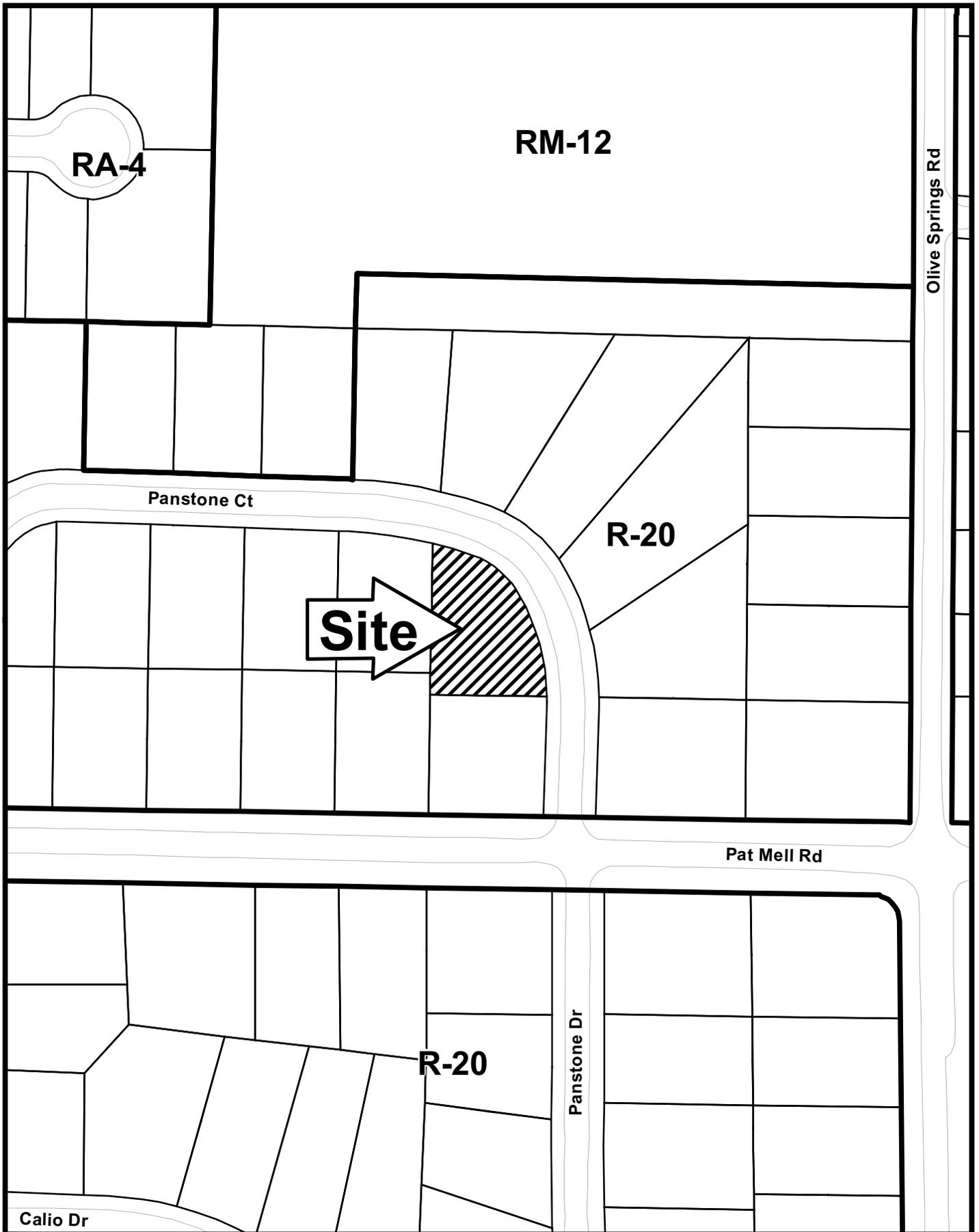
STIPULATIONS:         

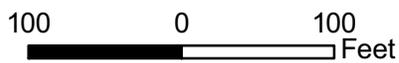
        



# V-75



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. V-75  
Hearing Date: 10-14-09

Applicant JOSAFAT DIAZ Business Phone \_\_\_\_\_ Home Phone 678-217-4989

JOSAFAT DIAZ Address 2077 Panstone Ct Marietta GA 30060  
(representative's name, printed) (street, city, state and zip code)

JOSAFAT DIAZ Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:  
J. Boswell  
Notary Public

Titleholder JOSAFAT DIAZ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature JOSAFAT DIAZ Address: 2077 Panstone Ct Marietta GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:  
J. Boswell  
Notary Public

Present Zoning of Property R-20

Location 2077 PANSTONE COURT  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 205 District 17 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.

\* This variance is need because front porch is already built and we need extra space.

List type of variance requested: 1) WAIVE THE FRONT SETBACK FROM REQUIRED 3 SFT TO 33 FEET