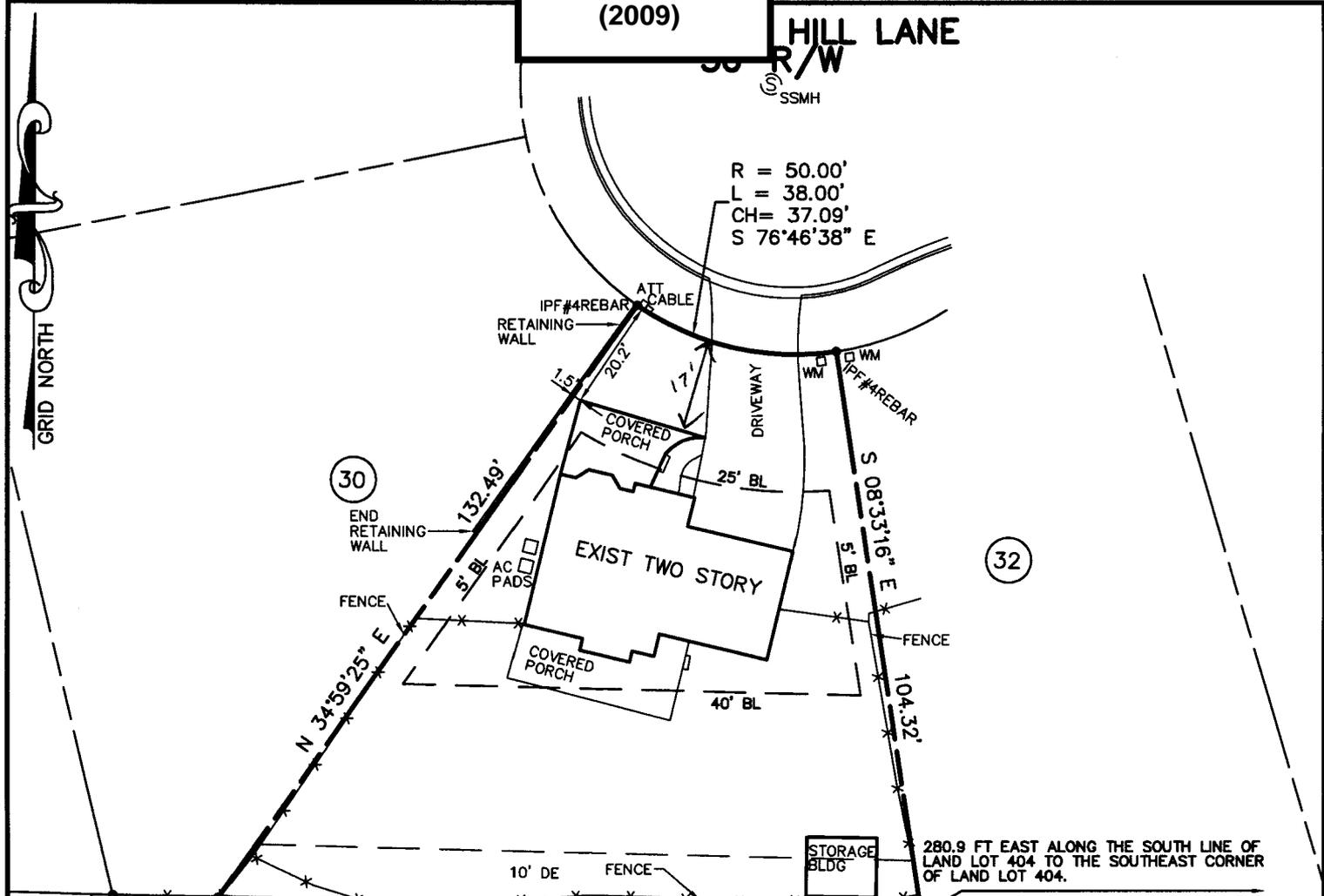


V-88
(2009)

HILL LANE

SSMH

R = 50.00'
L = 38.00'
CH = 37.09'
S 76°46'38" E



30

32

17

18

19

20

21

22

THE CROFT AT CALLAWAY
PB. 111 PG. 98

STORAGE
BLDG

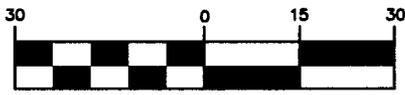
280.9 FT EAST ALONG THE SOUTH LINE OF
LAND LOT 404 TO THE SOUTHEAST CORNER
OF LAND LOT 404.

TECHNICAL DATA:
FIELD CLOSURE: 1/10,000+
PLAT CLOSURE: 1/100,000+
ANGULAR ERROR: 2"/POINT
ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON
GPT-3005W W/ CARLSON
EXPLORER

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

NOTES:

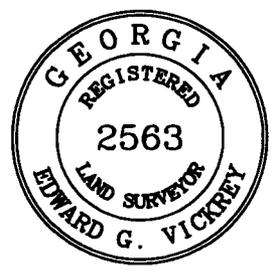
- 1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP 13067C0113G DATED 12/16/2008.
- 2 - REFERENCE PLAT PB 140 PAGE 42.



1 inch = 30 ft.

BOUNDARY SURVEY FOR:
FERNANDO LOPEZ & MARIA LOPEZ
1396 CHAPEL HILL LANE
TOTAL AREA 8750 SF / 0.201 ACRES

LOCATED IN
LAND LOT(S): 404
DISTRICT: 19th
SECTION:
COUNTY: COBB
CITY:
STATE: GEORGIA



LAND SYSTEMS
LAND SURVEYORS
1337 Canton Road
Suite H1
Marietta Georgia 30066
(404) 285-2563 Fax (770) 445-7405

JOB NO.	2009-70
DRAWN BY	EV
CHECKED BY	JEV
DATE	09/24/09
SCALE	1"=30'
FIELD DATE	09/23/09

SUBDIVISION:	LOT 31 CHEATHAM RIDGE S/D
REVISIONS	DATE

APPLICANT: Nancy Lopez **PETITION NO.:** V-88
PHONE: 678-499-8619 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: same **PRESENT ZONING:** RA-6
PHONE: same **LAND LOT(S):** 404
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 19
Chapel Hill Lane, east of Callaway Road **SIZE OF TRACT:** .2 acre
(1396 Chapel Hill Lane). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the rear setback on lot 31 from the required 40 feet to 30 feet; 2) waive the front setback from the required 25 feet to 17 feet; 3) waive the side setback adjacent to the west property line from the required 5 feet to 1.5 feet; and 4) waive the setback for an accessory structure (existing 120 square foot storage building) from the required 5 feet to 2 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Issued Notice of Violation 09/08/09 for building without a permit. Any portion of the structure within 5 feet of the property line will require a One-Hour fire rating. Permit and Inspections will be required if variance is approved. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.
STORMWATER MANAGEMENT: There does not appear to be any apparent adverse stormwater impacts due to the rear covered porch or the existing storage shed. However, the new front porch extends almost to the western property line and the roof runoff currently discharges near the base of a landscape wall that supports the neighbor's driveway. If the porch is allowed to remain, then gutters should be installed and directed to discharge to the driveway away from the neighbor's wall on lot 30.
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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.
WATER: No conflict.
SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

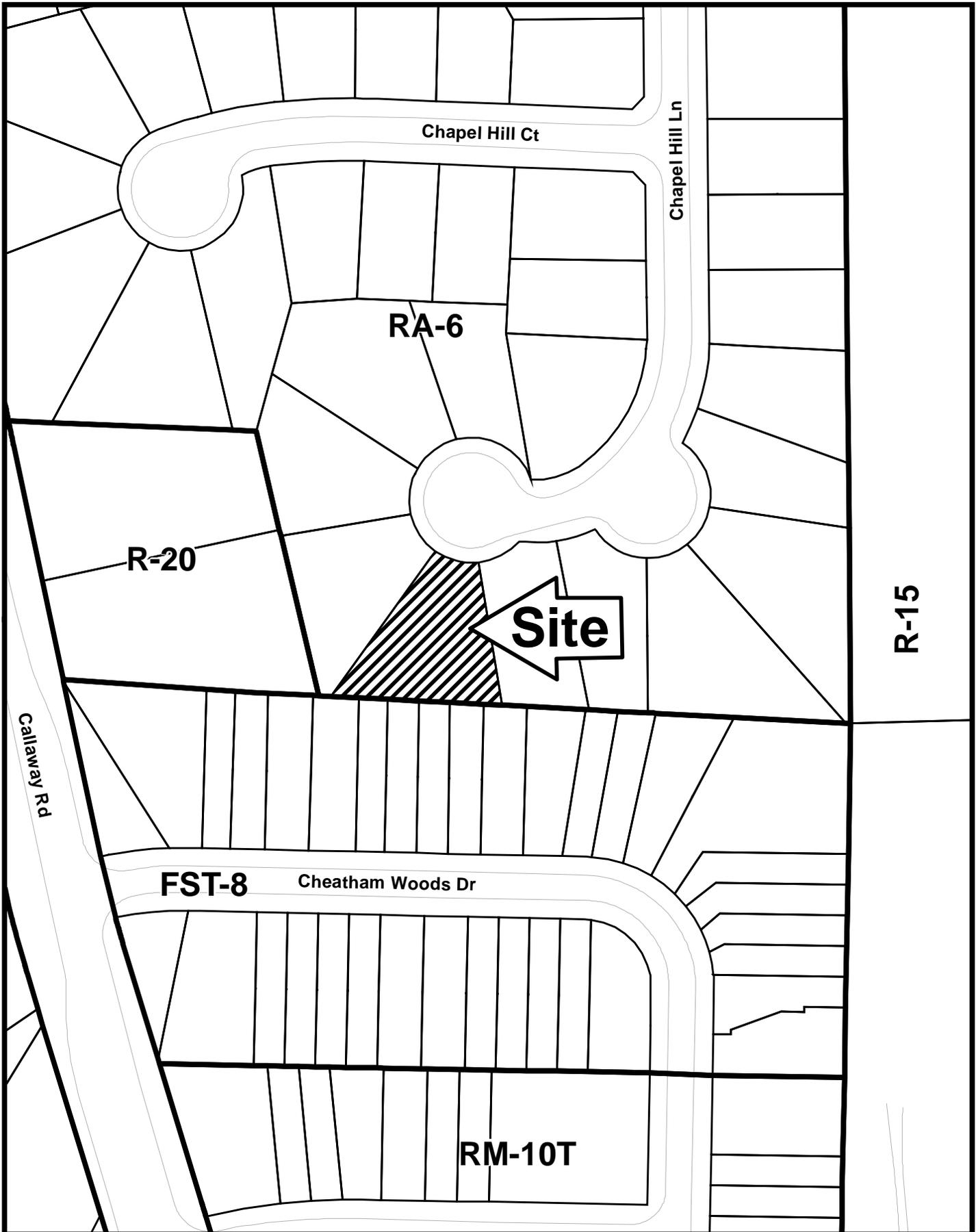
REJECTED **SECONDED**

HELD **CARRIED**

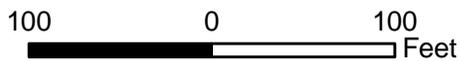
STIPULATIONS:



V-88



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



Application for Variance Cobb County

(type or print clearly)

Application No. V-88

Hearing Date: 12-9-09

Applicant Nancy Lopez Business Phone _____ Home Phone _____

Nancy Lopez

(representative's name, printed)

Address 1396 Chapel Hill Ln. 30008 Marietta, Ga.

(street, city, state and zip code)

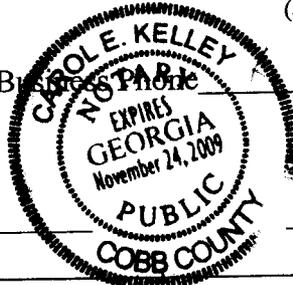
Nancy Lopez

(representative's signature)

Business Phone _____

Cell Phone 678-999-8619

My commission expires: 11/24/2009



Signed, sealed and delivered in presence of:

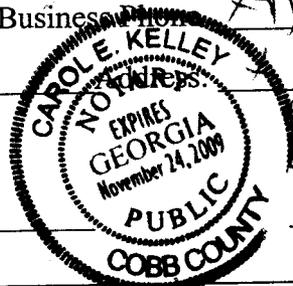
Carole Kelley

Notary Public

Titleholder FERNANDO LOPEZ Business Phone (770) 899-1733 Home Phone _____

Signature FLOPEZ

(attach additional signatures, if needed)



Signed, sealed and delivered in presence of:

Carole Kelley

Notary Public

Present Zoning of Property RA-6

Location 1396 CHAPEL HILL LANE

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

Land Lot(s) 065 District 19 Size of Tract 20 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.

* variance needed for a covered porch

List type of variance requested: WAIVE THE REAR SETBACK

ON LOT 31 FROM REQUIRED 40FT TO 30FT