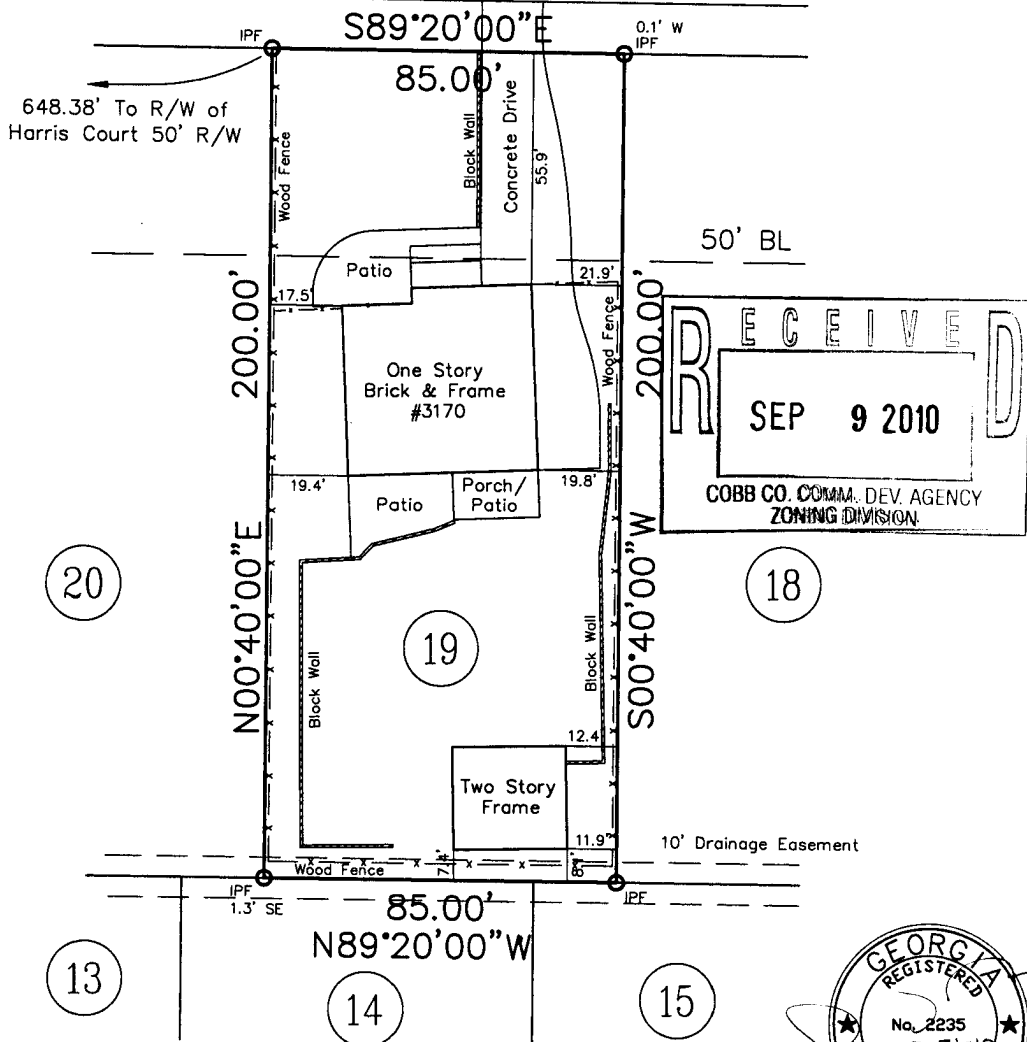
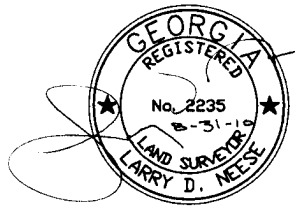


Woods Lane

26' Pavement
50' R/W



RECEIVED
SEP 9 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067C0114G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,471+ FEET AND AN ANGULAR ERROR OF 1.7 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 490,219.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R
LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLES ARE EXCEPTED. LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

TOTAL AREA
17,000.0 SQ. FT.
0.390 ACRES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

SURVEY FOR:

Levid Ramirez

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

Lot 19 Block A	REVISIONS --
Harris Woods Subdivision	
PLAT BOOK 40	PAGE 47
LAND LOT: 126	CC: LT
DISTRICT: 17th	SECTION : 2nd
COUNTY: Cobb	DWN: LN
STATE: Georgia	CHKD: LDN
DATE: August 31, 2010	SURVEY/
SCALE : 1" = 30'	JOB: 10076

WEST GEORGIA SURVEYORS, INC.
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

APPLICANT: Levid Ramirez **PETITION NO.:** V-82
PHONE: 404-391-2494 **DATE OF HEARING:** 11-10-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 126
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 17
Woods Lane, south of Harris Court **SIZE OF TRACT:** .39 acre
(3170 Woods Lane). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the setback on lot 19 for an accessory structure over 650 square-feet (1,400 square-foot detached garage) from the required 100 feet to 11 feet adjacent to the eastern property line, 45 feet adjacent to the western property line and 7 feet adjacent to the southern property line.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 8/24/10, Building Inspector issued a Stop Work Order and Notice of Violation for building a garage without a permit. If Variance is approved, a permit will be required for the garage.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. The total proposed impervious coverage is less than the allowed limit. The proposed garage will drain to an existing drainage easement at the rear of the lot.

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:



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

Cobb County Fire and Emergency Services

Applicant Name: Levid Ramirez

Petition Number: V-82

Date: 10/21/2010

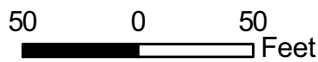
Fire Marshal Comments



No Comments, under the premise that the accessory structure is not intended for use as a dwelling unit.

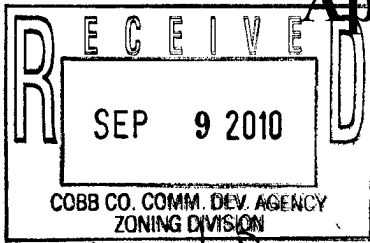
V-82



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)

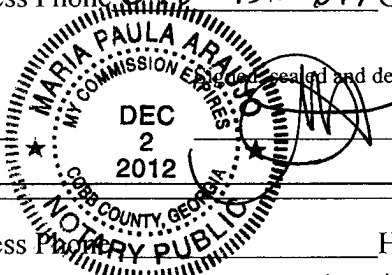
Application No. V-82
Hearing Date: 11-10-10

Applicant Levid Ramirez Business Phone 404 391 2494 Home Phone _____

Kenneth Christie Address 3170 Woods Ln, Marietta, GA
(representative's name, printed) (street, city, state and zip code)

Kenneth Christie Business Phone 678-936-6794 Cell Phone same
(representative's signature)

My commission expires: 12/02/2012

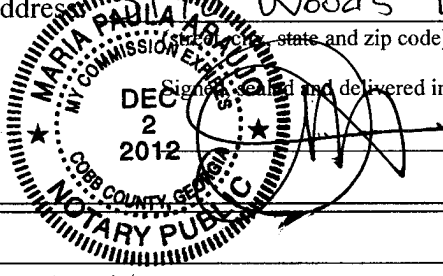


Notary Public

Titleholder Levid Ramirez Business Phone _____ Home Phone _____

Signature Levid Ramirez Address 3170 Woods Ln, Marietta, GA
(attach additional signatures, if needed) (street address, city, state and zip code)

My commission expires: 12/02/2012



Notary Public

Present Zoning of Property R-20

Location 3170 Woods Ln, Marietta
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 126 @ 22 District 17th Size of Tract 0.39 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.

The building has been there for many years and while doing improvements and rebuilding, the citation was received.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT (1400 SQFT) FROM REQUIRED 100FT TO 11FT ADJACENT TO THE EASTERN 45FT ADJACENT TO THE WESTERN PROP LINE AND 7FT ADJACENT TO THE SOUTHERN PROP LINE