

V-84
(2010)

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAN WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
4. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 28, 2010
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND THE CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

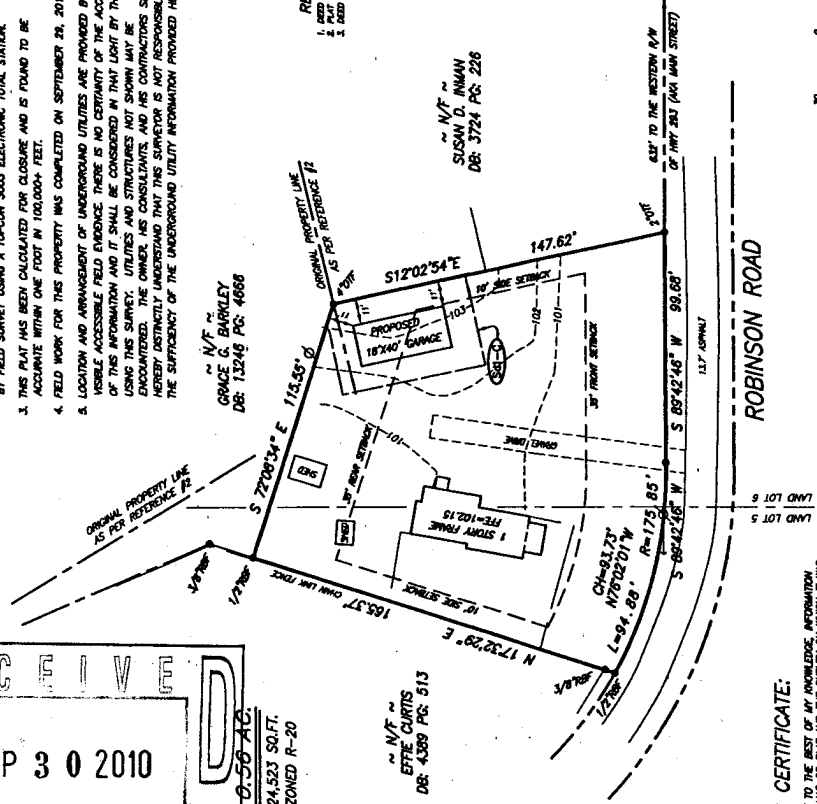
- REFERENCES:**
1. DEED BOOK 12436 PG. 2718
 2. DEED BOOK 12436 PG. 28
 3. DEED BOOK 12437 PG. 2188

RECEIVED

SEP 30 2010

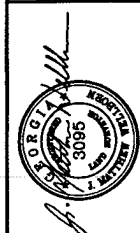
0-56-AZ
24,523 SQ. FT.
ZONED R-20

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



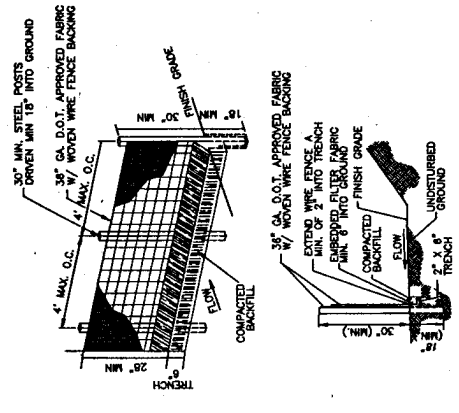
DATE:	09-30-10	SHEET #	OF 1
REVISIONS:		DRAWN BY:	JAW
		APPROVED BY:	JAW
		PROJECT #	10103

SITE PLAN FOR:
RALPH PRADO
4970 ROBINSON ROAD
LAND LOT 5 & 6 ~ 20TH DISTRICT
COBB COUNTY, GEORGIA



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD SET BY THE BOARD OF SURVEYING AND MAPPING AND PURSUANT TO THE PROVISIONS OF THE STATE OF GEORGIA AND I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT AFFECT THE ACCURACY OF THIS CERTIFICATE.



(S4) - C SEDIMENT BARRIER (TYPE C SILT FENCE) M.T.S.

GENERAL NOTES

- 1) EROSION CONTROL MEASURES WILL BE INSTALLED AT LEAST WEEKLY AND AFTER EACH RAIN AND REPAIRED BY GENERAL CONTRACTOR.
- 2) ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- 3) THE EXPOSURE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PROTECTIVE FENCE LINE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD AND REPAIRED AS NECESSARY.
- 5) EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPLIED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 6) DISTURBED AREAS LEFT BARE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS AFTER 30 DAYS. PERMANENT VEGETATION SHALL BE ESTABLISHED.
- 7) ALL FENCE MEASUREMENTS OF TRANSPORTATION STANDARD SPECIFICATIONS, 1983 EDITION, AND BE WIRE REINFORCED.
- 8) CONTRACTOR TO GRADE SITE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BLDG.
- 9) NO GRADED SLOPE SHALL EXCEED 2:1V.
- 10) THE LOT AREA IS 0.56 ACRES.
- 11) THIS SITE IS NOT LOCATED WITHIN 200' OF ANY STATE WATERS.
- 12) NO TREES WILL BE REMOVED FROM SITE.

LAND ANSWERS
SURVEYING & CONSULTING
PROFESSIONAL CONTRACTORS
1111 W. HUNTER DRIVE
MABLETON, GA 30143
PHONE: (770) 752-7625

MABLETON OFFICE:
7733 CHANSON DRIVE
MABLETON, GA 30064
PHONE: (770) 868-0799

WALDESA OFFICE:
1111 W. HUNTER DRIVE
MABLETON, GA 30143
PHONE: (770) 752-7625

APPLICANT: Ralph Prado **PETITION NO.:** V-84
PHONE: 404-885-4588 **DATE OF HEARING:** 12-08-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 5, 6
PROPERTY LOCATION: On the north side of **DISTRICT:** 20
Robinson Road, east of Highway 293 **SIZE OF TRACT:** .56 acre
(4970 Robinson Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 720 square-foot garage) from the required 100 feet to 11 feet from the eastern property line, 11 feet from the northern property line, 90 feet from the western property line, and 90 feet from the southern property line; and 2) allow an accessory structure to the side of the primary structure.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If variance is approved a Building Permit and Inspections will be required on the new garage.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. The location of the garage addition will allow approximately 80 feet of overland flow for roof runoff.

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.

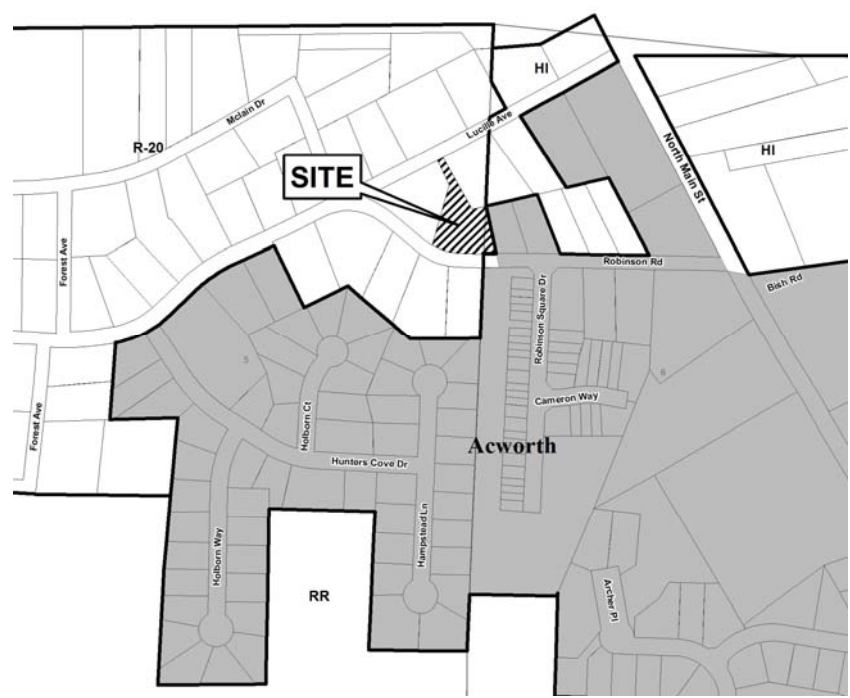
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

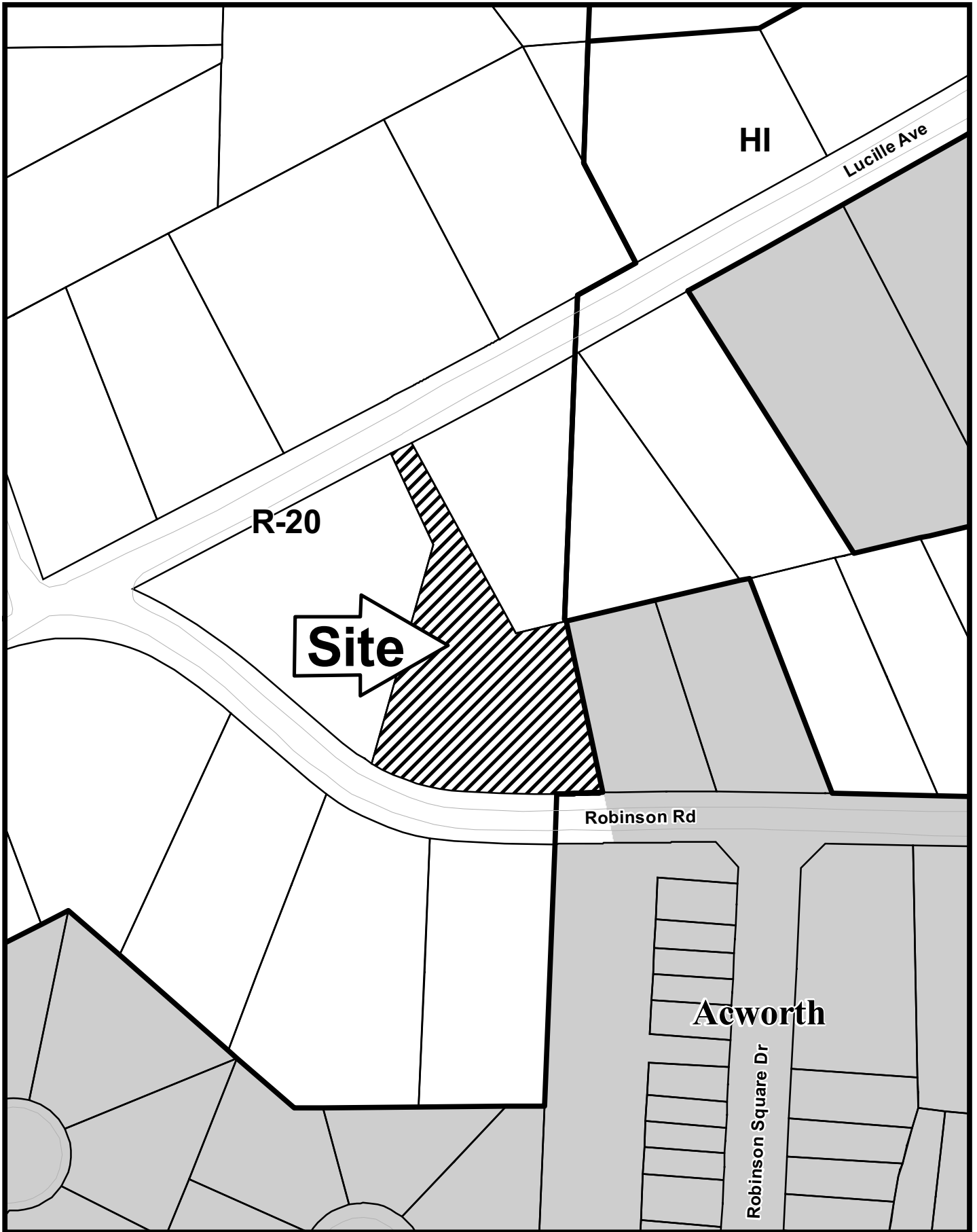
SEWER: No conflict.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

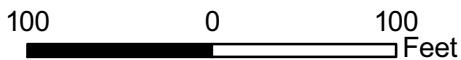
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





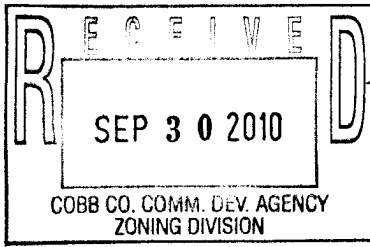
V-84



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)

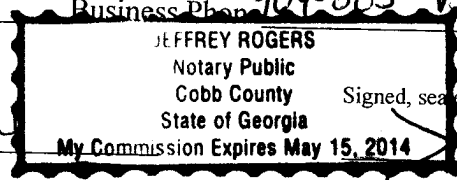
Application No. V-84

Hearing Date: 12-8-10

Applicant Ralph Prado Business Phone 404-885-4588 Home Phone 404-885-4588

Ralph Prado Address 4970 Robinson Road Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-885-4588 Cell Phone _____
(representative's signature)



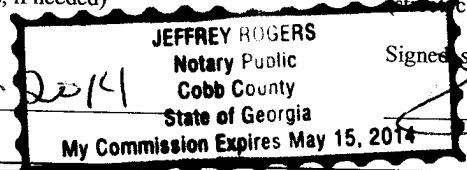
My commission expires: 5-15-2014

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Ralph Prado Business Phone 404-885-4588 Home Phone 404-885-4588

Signature [Signature] Address: 4970 Robinson Road Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 5-15-2014

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 4970 Robinson Road Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 5 District 20 Size of Tract .56 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.

Do to the size and shape of the lot this site makes it the most feasible for the garage.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQ FT. (PROPOSED 720 SQ FT.) FROM REQUIRED 100 FT TO 11 FT FROM EAST PROP. 11 FT FROM NORTH PROP. 90 FT FROM WEST PROP. 10 FT FROM SOUTH PROP. LINE.