

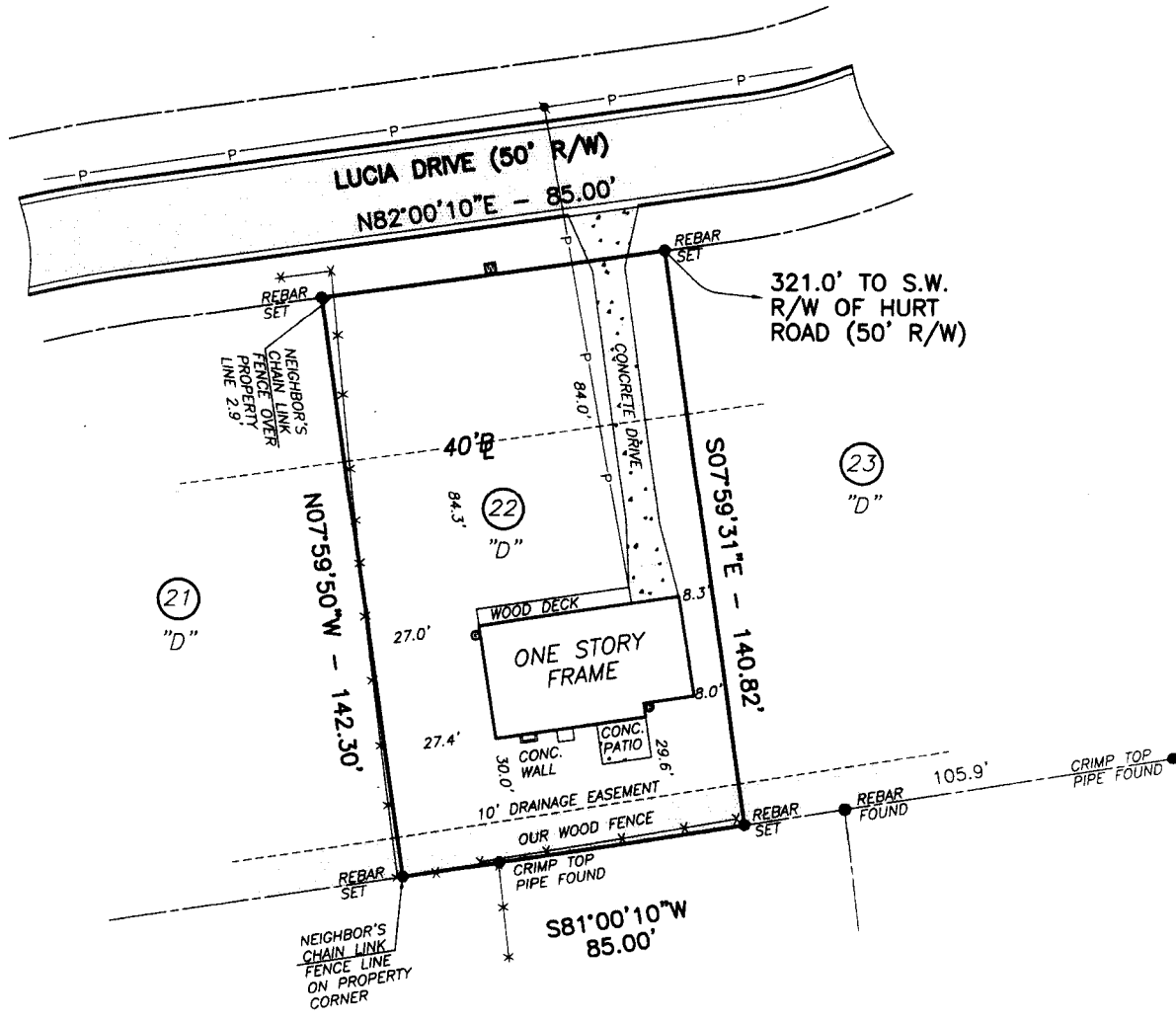
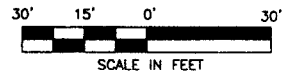
SURVEY NOTES

**V-22
(2011)**

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT TO BE CONSIDERED AS SHOWN HEREON UNLESS THEY ARE IDENTIFIED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS NOT TO BE EXTENDED TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" 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 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
 - BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
 - THIS PLAT NOT INTENDED FOR RECORDING.



TOTAL AREA= 0.276± ACRES
OR 12,032± SQ. FT.

REFERENCE MATERIAL

- SPECIAL WARRANTY DEED IN FAVOR OF TRAM FARD, INC. DEED BOOK 14818 PAGE 2931-2933 COBB COUNTY, GEORGIA RECORDS

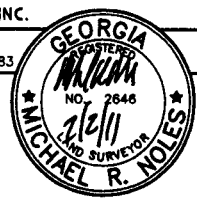
**98 LUCIA DRIVE
SMYRNA, GEORGIA**

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#229488

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- ⊕ POWER METER
- ⊖ POWER BOX
- ⊕ AIR CONDITION
- ⊖ TELEPHONE BOX
- ⊕ GAS METER
- ⊖ GAS VALVE
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊕ JUNCTION BOX
- ⊖ DROP INLET
- ⊕ SANITARY SEWER MANHOLE

PROPERTY OF
AMANDA FARD

**LOT 22, BLOCK "D"
SYCAMORE HILLS
UNIT FIVE**

LAND LOT 238
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 2-2-11
FIELD: 2-2-11 SCALE: 1"=30'

PB 23
DB 122
PG

APPLICANT: Amanda Fard **PETITION NO.:** V-22
PHONE: 678-760-4070 **DATE OF HEARING:** 04-13-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 238
PROPERTY LOCATION: On the south side of **DISTRICT:** 17
Lucia Drive, west of Hurt Road **SIZE OF TRACT:** 0.276 acre
(98 Lucia Drive). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the eastern property line from the required 10 feet to 8 feet on lot 22; and 2) waive the rear setback from the required 35 feet to 29 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 1/7/11 a Stop Work Order and Notice of Violation was issued for building without a permit. On 1/18/11 permit 2011-000301 was issued for an addition to enclose a carport and turn into a master bedroom. In actuality the carport was totally demolished and a new addition was being added to the existing structure and the new addition was encroaching into the setbacks. The footing/slab inspection was rejected and a new violation notice and Stop work Order was issued on 2/3/11 for encroachment of the new addition into the setbacks and the violation stated a variance would be required for the encroachment. If the variance is approved the permit will need to be reissued for the actual and correct scope of work being performed on the site including the renovations and all required inspections must be made prior to any concealment of the work. Note the owner of the property has provided an engineers letter for the foundation work. No building inspection for the foundation work was passed during the inspection process other than the slab plumbing. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. No increase in runoff results from enclosure of existing carport.

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:



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Cobb County Fire and Emergency Services

Fire Marshal Comments

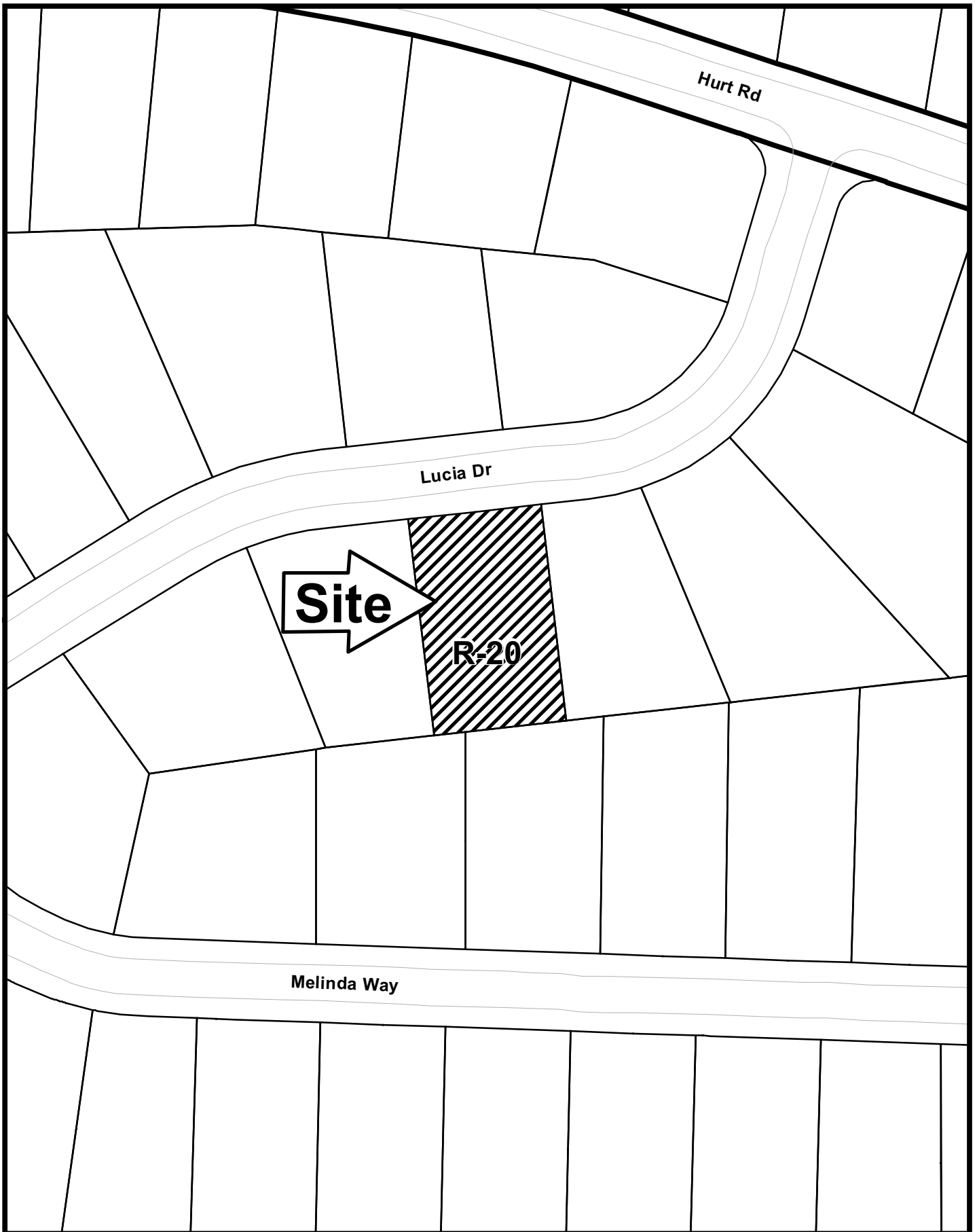
Applicant Name: **Amanda Fard**

Petition Number: V-22

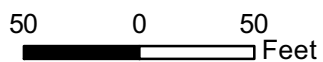
Date: 3/25/2011



NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-22



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-22

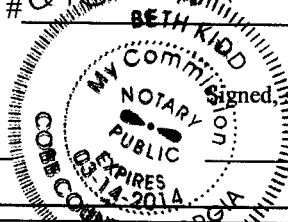
Hearing Date: 4-13-11

Applicant Amanda Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Amanda Fard Address 3374 Dunn St. Smyrna 30080
(representative's name, printed) (street, city, state and zip code)

Amanda Fard Phone # 678-760-4070 E-mail _____
(representative's signature)

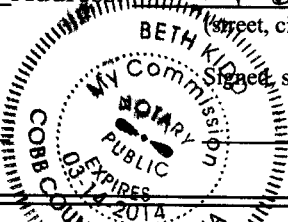
My commission expires: 3-14-14 Signed, sealed and delivered in presence of: Beth Kidd
Notary Public



Titleholder Amanda Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Signature Amanda Fard Address: 3374 Dunn St. Smyrna 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-14-14 Signed, sealed and delivered in presence of: Beth Kidd
Notary Public



Present Zoning of Property R-20

Location 98 Lucia Drive, Smyrna GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 17 Size of Tract 276 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.

My husband and I bought the property and decided to turn the existing car port into a master suite. We stayed within the current slab (even making the room 1 foot shorter than carport). After foundation/slab, rough plumbing inspections were passed we were told to get a survey by inspector (next page)

List type of variance requested:
WAIVE SIDE SETBACK ON LOT 22 FROM REQUIRED 10FT TO 8FT

V-22/2011

We had a survey done the next day and realized the existing house (carport) had always been 8 feet from property line. The set back on our building permit requires 10 feet. We are requesting approval to finish the room. The inspector told us we could have been grandfathered in but since the carport was gone we missed the chance.

The renovation will be an increased value and will bring a foreclosed and dead home, back to life.

Thank you.

Amanda Fard

* See Exhibit "A"

Exhibit "A" V-22/2011

Rendering

