

APPROVED: JANE LYLE  
 SURVEYED: JANE LYLE  
 DATED: 01-25-10  
 SCALE: 1" = 20'  
 DATE: 01/25/10

JONATHAN JIMENEZ & CHERYL JIMENEZ  
 17th DISTRICT  
 COBB COUNTY, GEORGIA

PLAT BOOK 24 PAGE 367  
 DEED BOOK 12639 PAGE 367

APPROVED: JANE LYLE  
 SURVEYED: JANE LYLE  
 DATED: 01-25-10  
 SCALE: 1" = 20'  
 DATE: 01/25/10

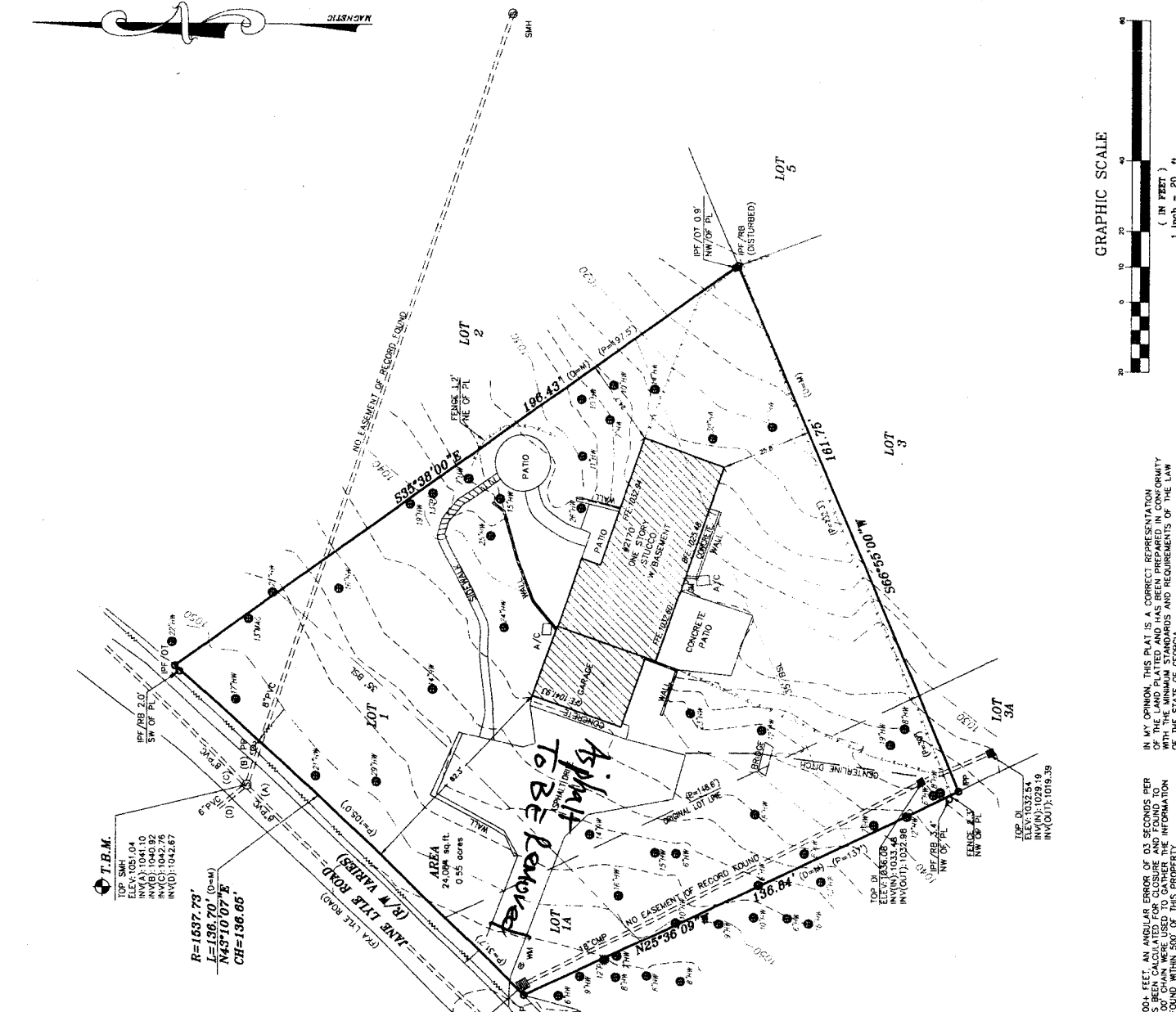


ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

APOVE THE GROUND SURVEY PREPARED FOR:

PLAT BOOK 24 PAGE 367  
 DEED BOOK 12639 PAGE 367  
 JOB # 10-265  
 REF. JOB 09-3978



**LEGEND**

IRF	IRON PIN FOUND	OMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP IRON PIN	OHUL	OVERHEAD UTILITY LINES(S)
RB	REINFORCING BAR	MT	MAN HOLE TELEPHONE
CB	CATCH BASIN	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LITTLE LINE	LL	LAND LITTLE LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT	CCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SANITARY SEWER	DE	DRAINAGE EASEMENT
GA	GAS VALVE	FW	FIRE HYDRANT
UP	UTILITY POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
PCB	POINT OF BEGINNING	POB	POINT OF BEGINNING
PC	POINT OF CORNER	POC	POINT OF CORNER
M	MEASURED	P	DEED PIN PLACED (1/2" REBAR)

**GENERAL NOTES**

1. INFORMATION REGARDING THE REQUITED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES, IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION UNLESS IT IS VERIFIED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND CHARACTER OF ANY UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION SHOWN HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION UNLESS IT IS VERIFIED BY THE SURVEYOR.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A GEMETERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN DEED BOOK 12639 - PAGE 367.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
7. CONTOUR INFORMATION SHOWN HEREON BASED ON MEAN SEA LEVEL ELEVATIONS.
8. REFERENCE BY SURVEY GRANT SHERER & ASSOCIATES FEBRUARY 21, 1992.

**P.O.B.**  
 423.0' ALONG R/W  
 TO JANE LYLE ROAD  
 AT  
 NO MONUMENT FOUND

**GRAPHIC SCALE**  
 1 inch = 20 ft  
 ( IN FEET )

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE STATUTES AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

**APPLICANT:** Jonathan Jimenez and Cheryl Jimenez      **PETITION NO.:** V-58  
**PHONE:** 770-431-1826      **DATE OF HEARING:** 08-10-11  
**REPRESENTATIVE:** Scott Auer      **PRESENT ZONING:** R-20  
**PHONE:** 770-352-4577      **LAND LOT(S):** 741  
**PROPERTY LOCATION:** On the south side of      **DISTRICT:** 17  
Jane Lyle Road, north of Cumberland Place      **SIZE OF TRACT:** 0.55 acre  
(2170 Jane Lyle Road).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 25 feet.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** 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 impacts anticipated.

**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 with existing on-site sewer line or assumed easement.

**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**

## **Fire Marshal Comments**

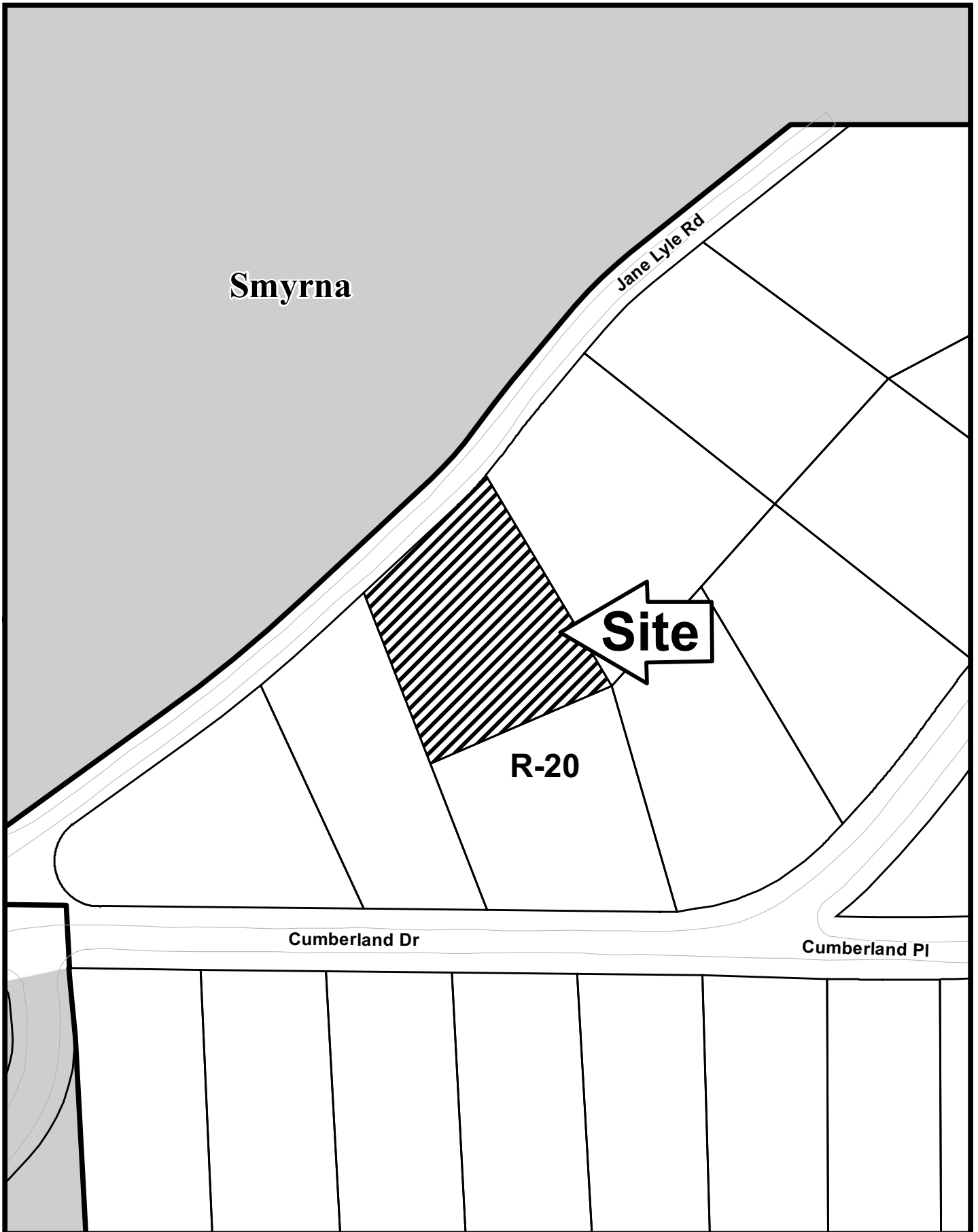
Applicant Name: **Jonathan & Cheryl Jimenez**

Petition Number: V-58

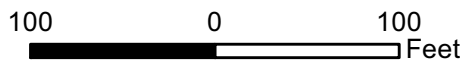
Date: 8/1/2011



**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-58



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. N-58  
Hearing Date: 8-10-11

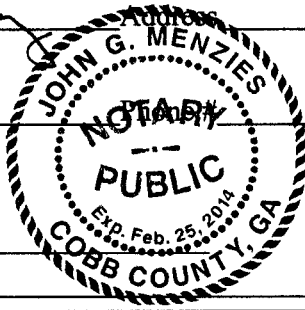
Applicant Jonathan P. Jimenez Phone # 770-431-1826 E-mail jon.jimenez@concordpc.com  
Cheryl E. Jimenez

Jonathan P. Jimenez  
(representative's name, printed)

(street, city, state and zip code)

Cheryl E. Jimenez  
(representative's signature)

770-352-4577  
E-mail Cresthavenllc@bellsouth.net



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Jonathan P. Jimenez Phone # \_\_\_\_\_ E-mail jon.jimenez@concordpc.com  
Cheryl E. Jimenez

Signature Jonathan P. Jimenez  
(attach additional signatures, if needed)

(street, city, state and zip code)

Cheryl E. Jimenez

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property \_\_\_\_\_

R-20

Location 2170 Jane Lyle Rd. Smyrna GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 741 District 17<sup>th</sup> 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.

One corner of existing structure extends approximately 10 feet beyond the 35-ft rear setback line. The zoning ordinance would require demolition of (3) existing bedrooms.

List type of variance requested: Allow existing structure to remain in place. Proposed additions would comply with current setback requirements.