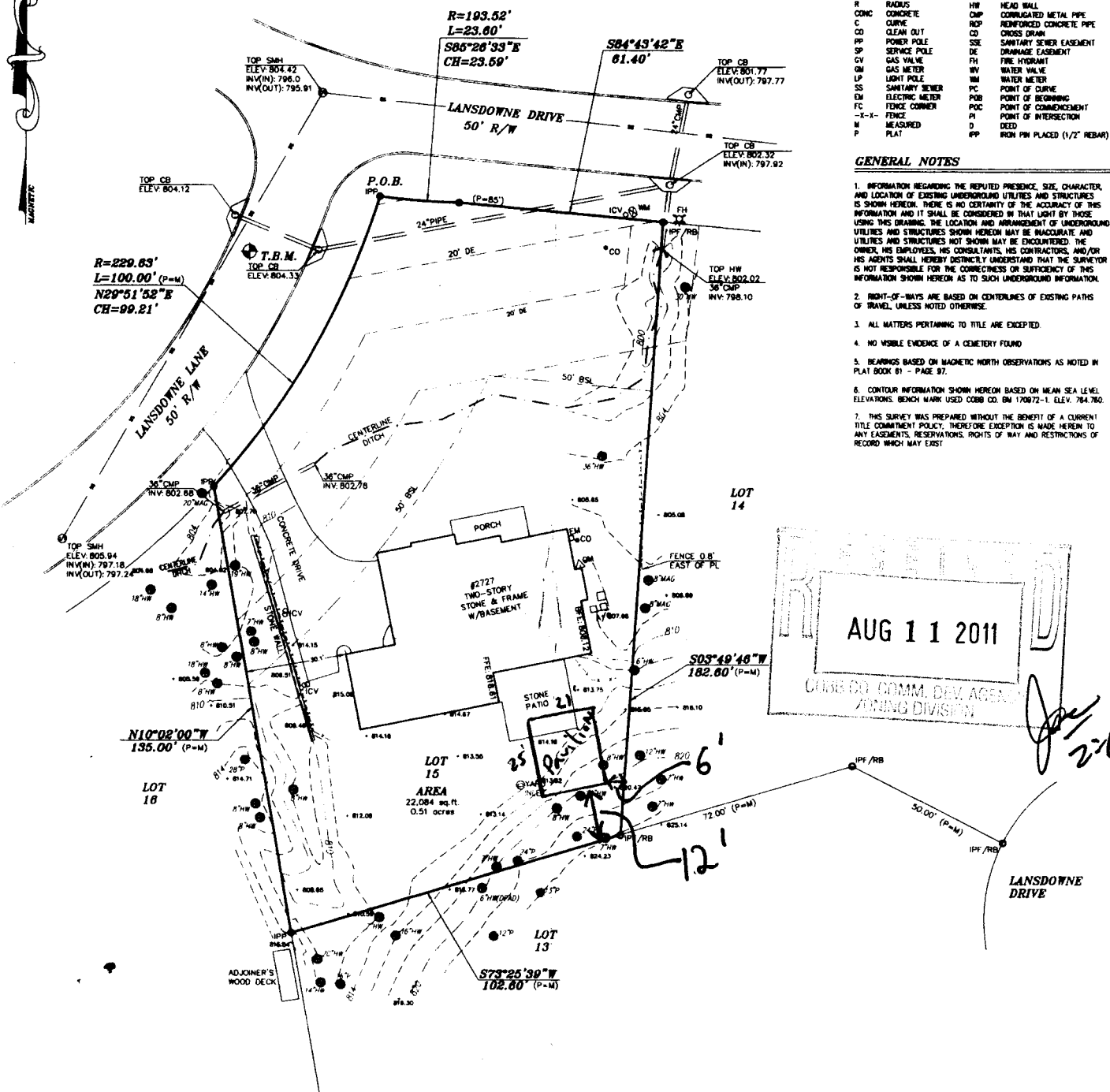


V-79
(2011)



LEGEND

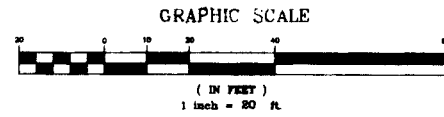
| | | | |
|-------|-----------------|-----|------------------------------|
| IPF | IRON PIN FOUND | CMF | CONCRETE MONUMENT FOUND |
| OT | OPEN TOP PIN | ICV | IRRIGATION CONTROL VALVE |
| CT | CHAMP TOP PIN | SMH | SEWER MAN HOLE |
| RB | REINFORCING BAR | WH | WELL TELEPHONE |
| CL | CENTERLINE | CB | CATCH BASIN |
| R/W | RIGHT-OF-WAY | JB | JUNCTION BOX |
| LL | LAND LOT | DI | DROP INLET |
| L | LINE | HL | HEAD WALL |
| R | RADIUS | LL | LAND LOT LINE |
| CONC | CONCRETE | CMF | CORRUGATED METAL PIPE |
| C | CURVE | RCF | REINFORCED CONCRETE PIPE |
| CO | CLEAN OUT | CD | CROSS DRAIN |
| PP | POWER POLE | CS | SANITARY SEWER EASEMENT |
| SP | SERVICE POLE | DE | DRAINAGE EASEMENT |
| GV | GAS VALVE | PH | FIRE HYDRANT |
| GM | GAS METER | WM | WATER VALVE |
| LP | LIGHT POLE | WM | WATER METER |
| SS | SANITARY SEWER | PC | POINT OF CURVE |
| EM | ELECTRIC METER | POB | POINT OF BEGINNING |
| FC | FENCE CORNER | POC | POINT OF COMMENCEMENT |
| -X-X- | FENCE | PI | POINT OF INTERSECTION |
| M | MEASURED | D | DEED |
| P | PLAT | IPP | IRON PIN PLACED (1/2" REBAR) |

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
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 CEMETERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 61 - PAGE 87.
6. CONTOUR INFORMATION SHOWN HEREON BASED ON MEAN SEA LEVEL ELEVATIONS. BENCH MARK USED COBB CO. BM 170072-1. ELEV. 784.760.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREON TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

AUG 11 2011
COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION

Handwritten signature and date: 2-8



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000. FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

| | | | | | | |
|-----------------------|-------------------------------------|---------------|----------------|----------------------|--|---|
| | ABOVE THE GROUND PLAT PREPARED FOR: | | DATE 8/05/10 | | SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052 | |
| | SARA MOBASSERI | | SCALE 1" = 20' | | | |
| | LAND LOT 889 | 17th DISTRICT | 2nd SECTION | COBB COUNTY, GEORGIA | | |
| | LOT 15 | BLOCK A | UNIT | REVISION | | BY: DATE: |
| SUBDIVISION LANSDOWNE | | | | | | |
| SURVEYED: | DRAFTED: | | | | | |
| PLOTTED: | DISC #: | | | | | |
| APPROVED: | | | | | | |
| PLAT BOOK 61 PAGE 97 | | | | | THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY OTHER PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS RECISTRATION BY THE SURVEYOR NAMED, SAID PERSON, PERSONS, OR ENTITY. | |
| DEED BOOK PAGE | | | | | | ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. |

APPLICANT: Cesar Egoavil **PETITION NO.:** V-79
PHONE: 770-432-9880 **DATE OF HEARING:** 10-12-11
REPRESENTATIVE: John Lea **PRESENT ZONING:** R-30
PHONE: 770-480-2794 **LAND LOT(S):** 889
PROPERTY LOCATION: At the southeast intersection **DISTRICT:** 17
of Lansdowne Lane and Lansdowne Drive **SIZE OF TRACT:** 0.51 acre
(2727 Lansdowne Lane). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the eastern property line from the required 12 feet to 6 feet for an accessory structure over 144 square feet (proposed 525 square-foot pavilion); and 2) waive the rear setback from the required 40 feet to 12 feet for an accessory structure over 144 square feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the variance is approved, all necessary permits and inspections will be required for the structure. 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 apparent adverse stormwater impacts are anticipated. The entire rear yard drains to a drainage swale located in the front yard.

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.

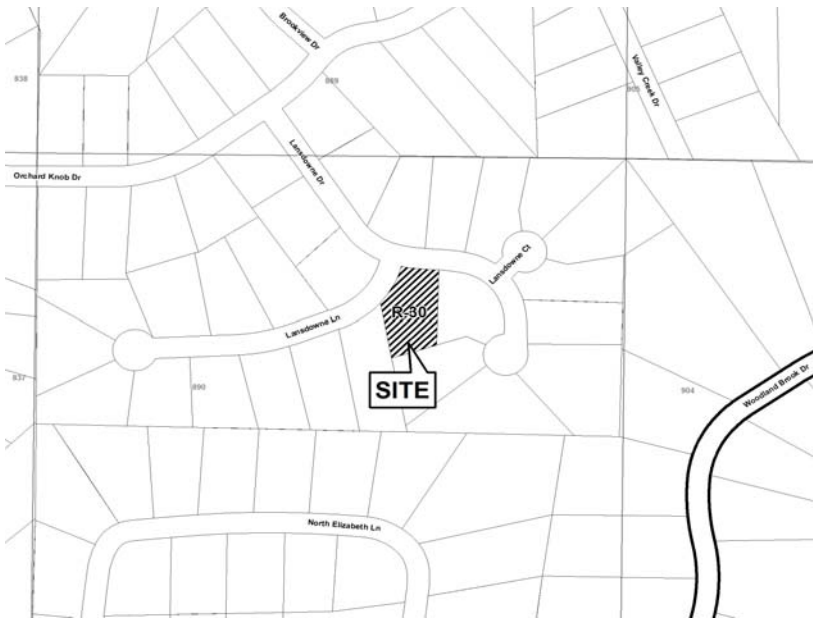
CEMETERY PRESERVATION: No comment.

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

Fire Marshal Comments

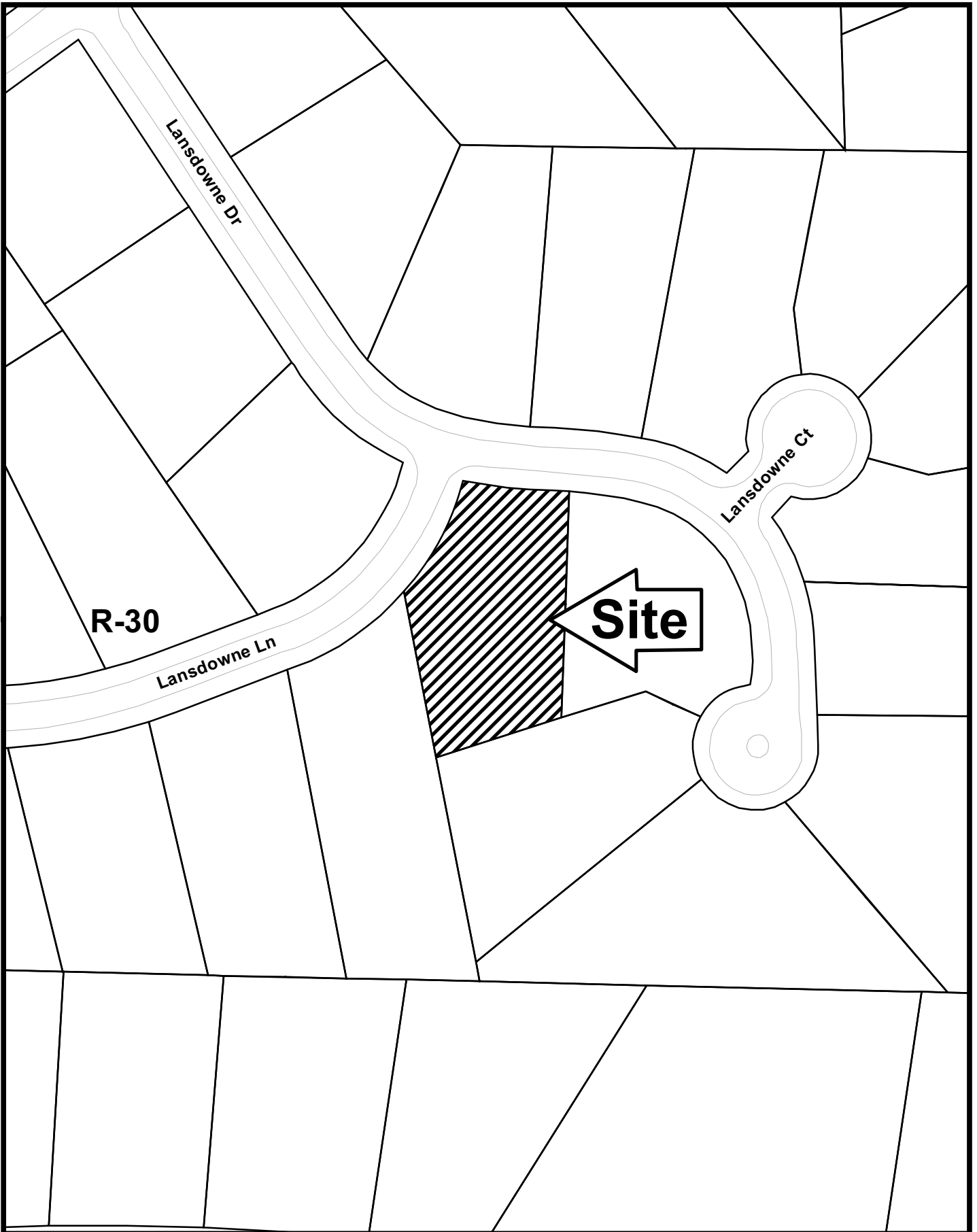
Applicant Name: **Cesar Egoavil**

Petition Number: V-79

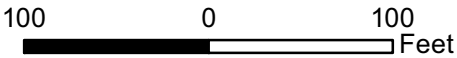
Date: 9/19/2011



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.

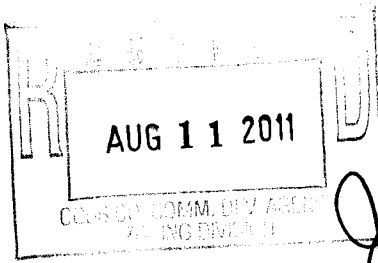
V-79



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

John
2/05

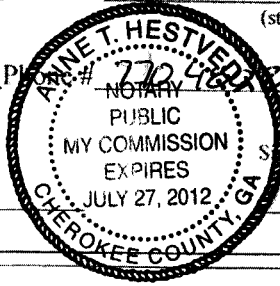
(type or print clearly)

Application No. V-79
Hearing Date: 10-12-11

Applicant CESAR EGOAVIL Phone # 770-432-9880 E-mail CEGOAVIL@yahoo.com

JOHN LEA. Address 3605 SANDY PLAINS MARIPITA, GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-432-9794 E-mail john@decksouth.com
(representative's signature)



My commission expires: 07-27-12

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder CESAR & SARA EGOAVIL Phone # 770-432-9880 E-mail CEGOAVIL@yahoo.com

Signature *[Signatures]* Address: 2727 LANSDOWNE LANE, ATLANTA GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Roseann Thibodeau
Notary Public
Paulding County, Georgia
My Commission Expires
July 4, 2012

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-30
Location 2727 LANSDOWNE LANE
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) ~~702~~ 889 District 17 Size of Tract 1.5019 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 X 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.

* Our home is situated on a hill toward the back of our property. We would like to build a rooted pavilion near our pool. Therefore we are asking to relax our R30 zoning. Our neighbors have seen these plans and are supportive.

List type of variance requested: R30 ZONING VARIANCE FOR SETBACKS.

See Exhibit "A"

V-79/2011

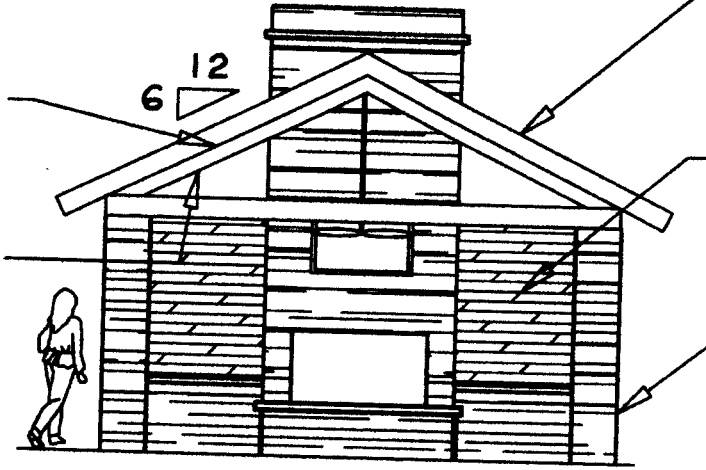
Exhibit A 1 of 2
ARCHITECTURAL
SHINGLES

TONGUE &
GROOVE
CEILING

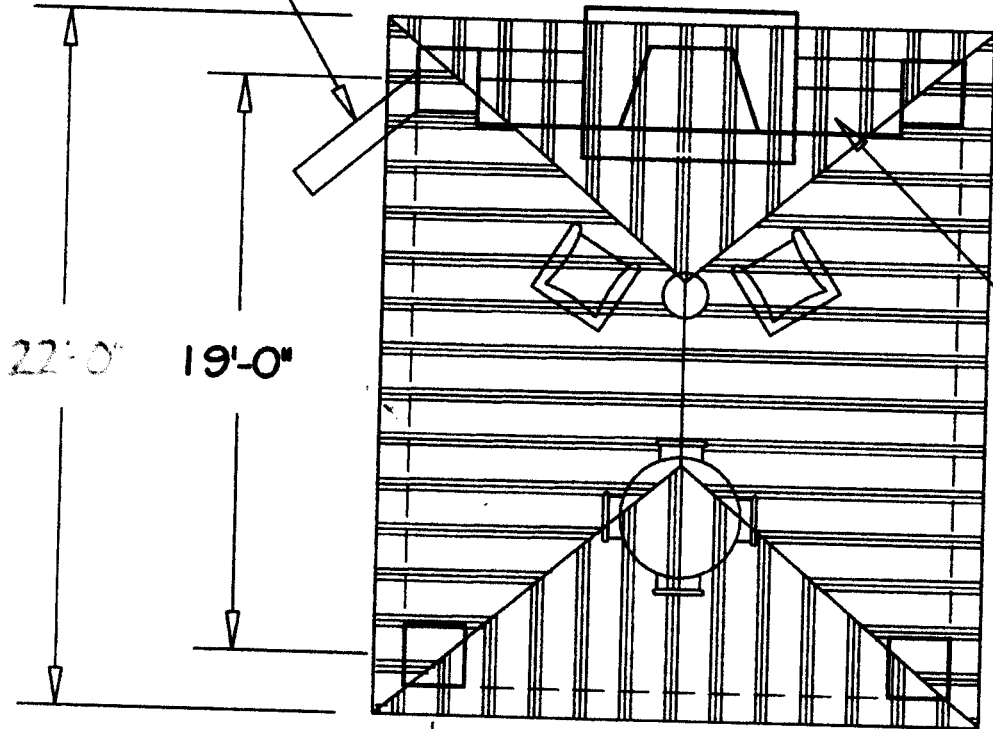
TONGUE &
GROOVE
WALL

EXPOSED
RAFTERS

2' SQ STONE
COLUMN



RETAINING
WALL



22'-0" 19'-0"

18" DEEP
COUNTER TOP

16'-0"

18'-0"

DESIGN BY:
CHRIS WUJCIK
5/11

AUG 11 2011

NOTE:

CUSTOMER SUPPLIES
CEILING FANS

CARPENTER PROVIDES
FOOTERS

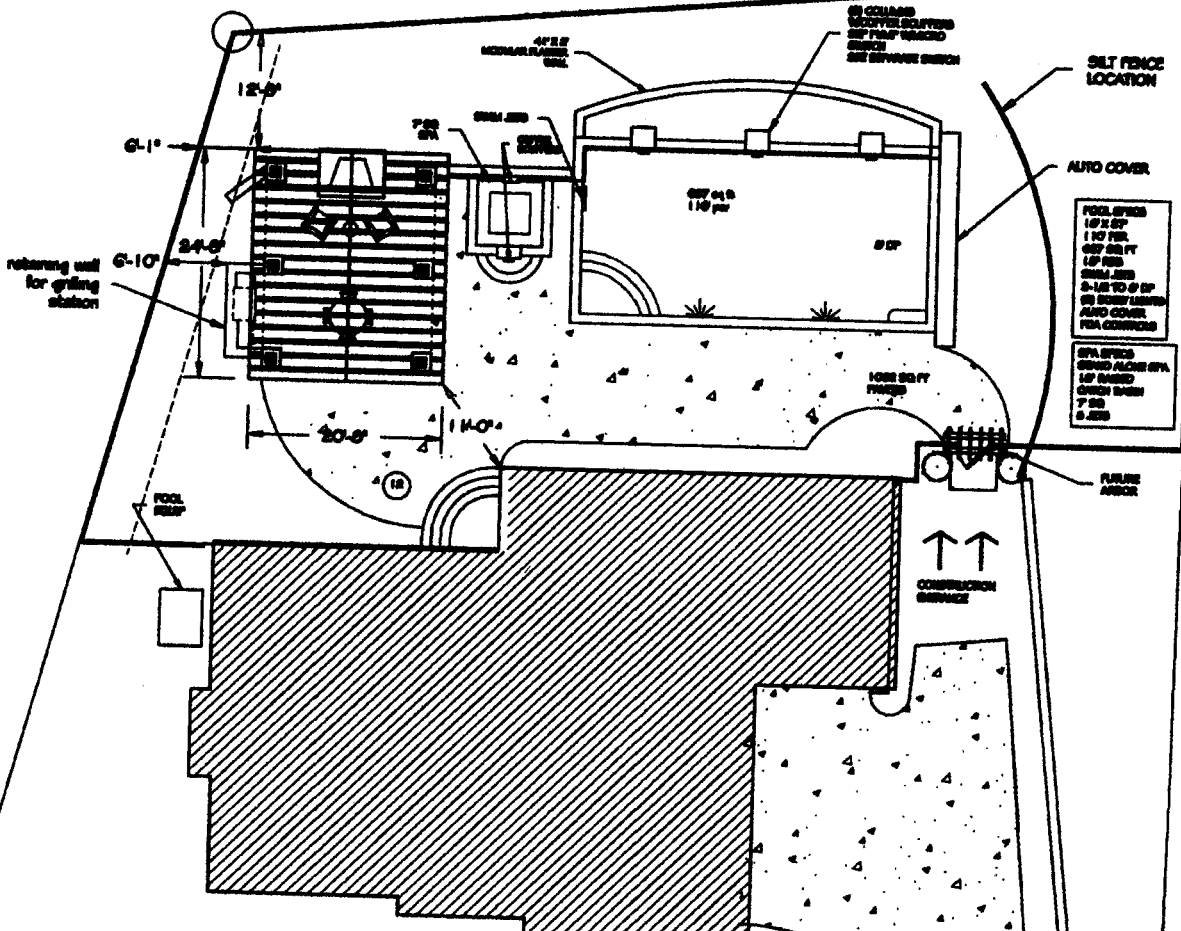
NEPTUNE PROVIDES

STAIN/PAINT

FLOORING
MASONRY

ELECTRICAL, 4 LIGHTS, 2 FANS, 2 OUTLETS, 2 SWITCHES
ROOF STRUCTURE

[Signature]
2/05



POOL SPECS
 10' X 17'
 1" TO PER.
 600 SQ FT
 1 1/2" DP
 6 JETS
 3-1/2" TO 6" DP
 60 BUBBLERS
 AUTO COVER
 FIBER GLASS

SPA SPECS
 7' SQUARE
 1" RAISED
 6 JETS
 COPPER SCUPPER
 CATCH BASIN
 100W LIGHT

IMPERVIOUS CALCULATIONS
 LOT IS R-60...20% MAX IMPERVIOUS
 1940 sq ft existing
 -652 sq ft (pool and spa surface areas)
 1278 sq ft proposed additional impervious
 20% total impervious retaining & proposed

CONTRACTORS INFO
 NEPTUNE POOLS INC
 1250 FITZEE INDUSTRIAL BLVD
 SUGAR HILL GA 30516
 770-831-5415

SPA SPECS
 7' SQUARE
 1" RAISED
 6 JETS
 COPPER SCUPPER
 CATCH BASIN
 100W LIGHT

POOL SPECS
 612 SQ FT
 1 1/2" DP
 3-1/2" DP TO 7" DP
 PEBBLE TEC
 HEATER
 FLAGSTONE COPING
 500 W LIGHT
 1/2" PUMP

LOT INFO:
 LAND LOT 889
 DISTRICT 17TH
 SECTION 2ND
 COBB CO
 LOT 15
 BLOCK A
 LANSDOWNE SUB

HOMEOWNERS INFO
 EGOAVIL, CESAR & SARA
 2727 LANSDOWNE LN
 ATLANTA GA 30339
 404-694-3659

DIRECTIONS:
 TAKE 4005 TO I-285 W TO I-755
 EXIT CUMBERLAND BLVD. TURN RT.
 TURN LEFT ONTO US41 COBB PKWY.
 TURN RIGHT ONTO PAGES MILL RD.
 TURN LEFT ONTO PAGES FERRY RD.
 TURN RIGHT ONTO WODLAND BROOK
 DR. TAKE 3RD RIGHT ONTO ORCHARD
 KNOB RD. TAKE 2ND LEFT ONTO
 LANSDOWNE DR. 1ST RIGHT ONTO
 LANSDOWNE LN. 1ST DRIVEWAY ON
 LEFT.

PLAN PREPARED BY:
 CHRIS WUICK 678-855-2240

AUG 11 2011

1" = 20'

Egoavil

[Signature]
 2/08