

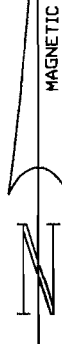
V-82 (2013)

COBB COUNTY GEORGIA

FILED IN OFFICE

2013 MAY -9 PM 12:28

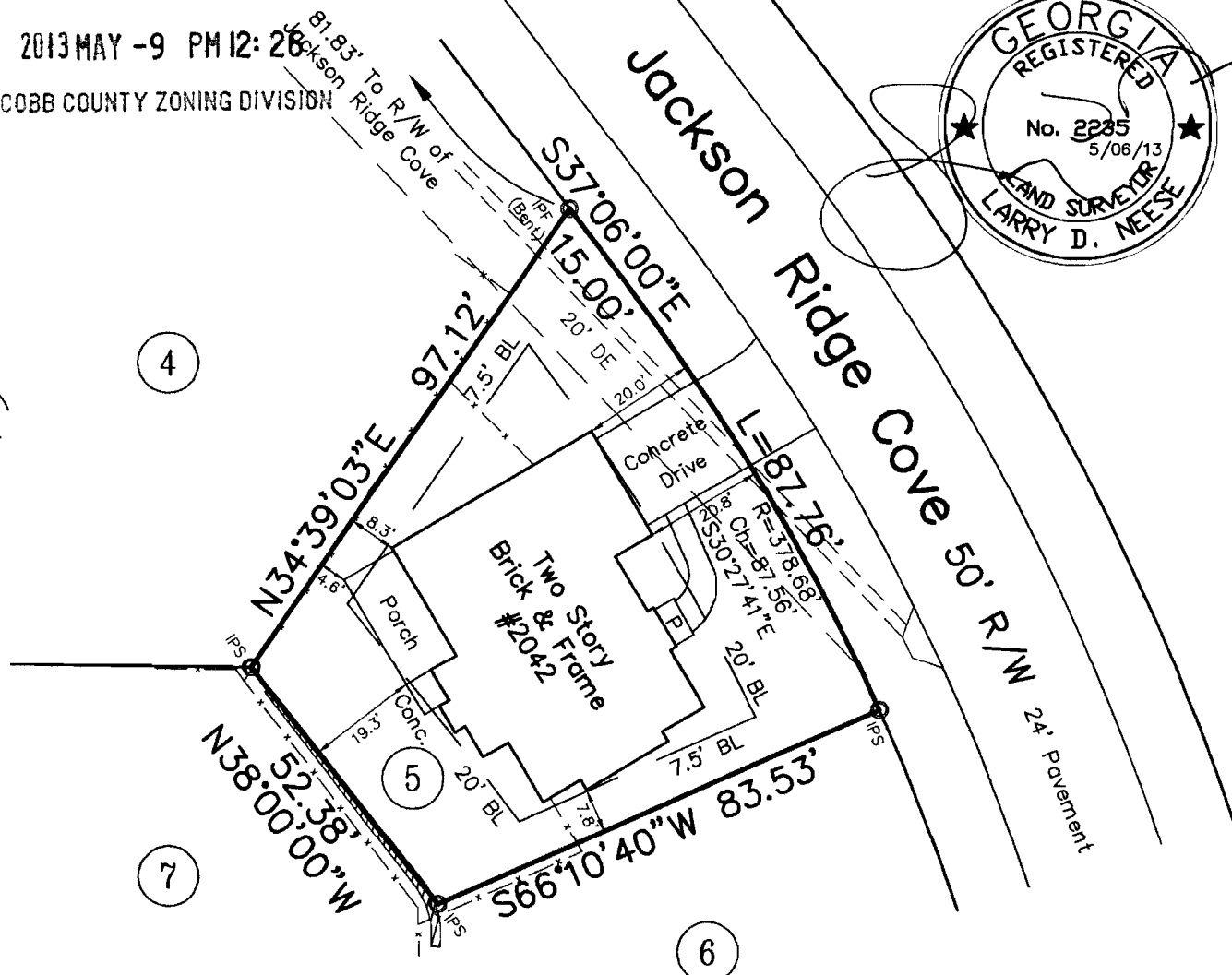
COBB COUNTY ZONING DIVISION



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This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Area
6,894.3 Sq. Ft.

0.158 Acres

THIS PROPERTY ~~IS~~ NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0102H DATED March 4, 2013
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,876 FEET AND AN ANGULAR ERROR OF 2 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 142,698 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



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

SURVEY FOR:

phuoc nguyen

LOT 5	BLOCK F
Shiloh Valley At Rockbridge Unit 1	
PLAT BOOK 224	PAGE 79
LAND LOT 790	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE May 7, 2013	REVISED
SCALE: 1= 30	JOB NO. 130041

Larry D. Neese, PLS

50 Barnett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Phuoc Nguyen

PETITION No.: V-82

PHONE: 714-224-8583

DATE OF HEARING: 07-10-13

REPRESENTATIVE: Phuoc Nguyen

PRESENT ZONING: PRD

PHONE: 714-224-8583

LAND LOT(S): 790

TITLEHOLDER: Phuoc Nguyen and Michelle Q. Nguyen

DISTRICT: 16

PROPERTY LOCATION: On the west side of Jackson Ridge Cove, west of Shiloh Valley Circle (2042 Jackson Ridge Cove).

SIZE OF TRACT: 0.16 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 7.5 feet to 4.6 feet on the northwestern side; and 2) waive the rear setback from the required 20 feet to 19.3 feet from the southwestern side.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

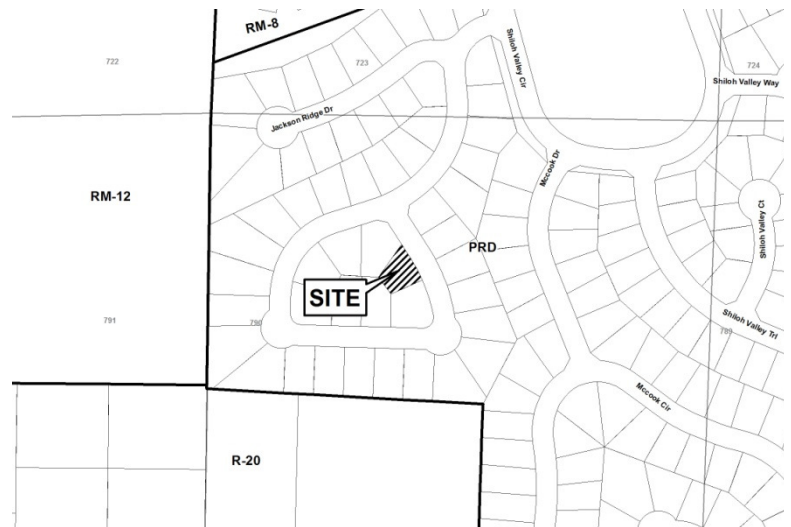
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Phuoc Nguyen **PETITION No.:** V-82

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Encroachment was discovered during inspection on 4-16-13.

SITE PLAN REVIEW: 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.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

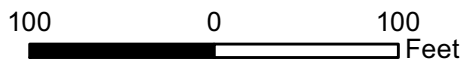
APPLICANT: Phuoc Nguyen **PETITION No.:** V-82

FIRE DEPARTMENT: 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-82



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 MAY -9 PM 12: 26

(type or print clearly)

Application No. V-82
Hearing Date: 7/10/13

COBB COUNTY ZONING DIVISION

Applicant PHUOC NGUYEN Phone # (714) 224-8583 E-mail pnnguyen911@yahoo.com

PHUOC NGUYEN Address 2042 JACKSON RIDGE CV NW KENNESAW GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (714) 224-8583 E-mail pnnguyen911@yahoo.com
(representative's signature)

TRINEKA MCLAURIN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Feb. 24, 2017

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 02/24/2017

Titleholder PHUOC NGUYEN Phone # (714) 224-8583 E-mail pnnguyen911@yahoo.com

[Signature] Address: 2042 JACKSON RIDGE COVE KENNESAW GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature]
My commission expires: 02/24/2017
March 24, 2011
DL 05244269 3/9/13

TRINEKA MCLAURIN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Feb. 24, 2017

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property PRD

Location 2042 Jackson Ridge Cove
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 790 District 16th Size of Tract 0.158 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Afternoon sun made conditions too hot to use patio without a roof, also saves energy of Air Condition of home.

List type of variance requested: Side yard setback from 7.5' to 4.6' and Rear yard setback from 20' to 19.3'