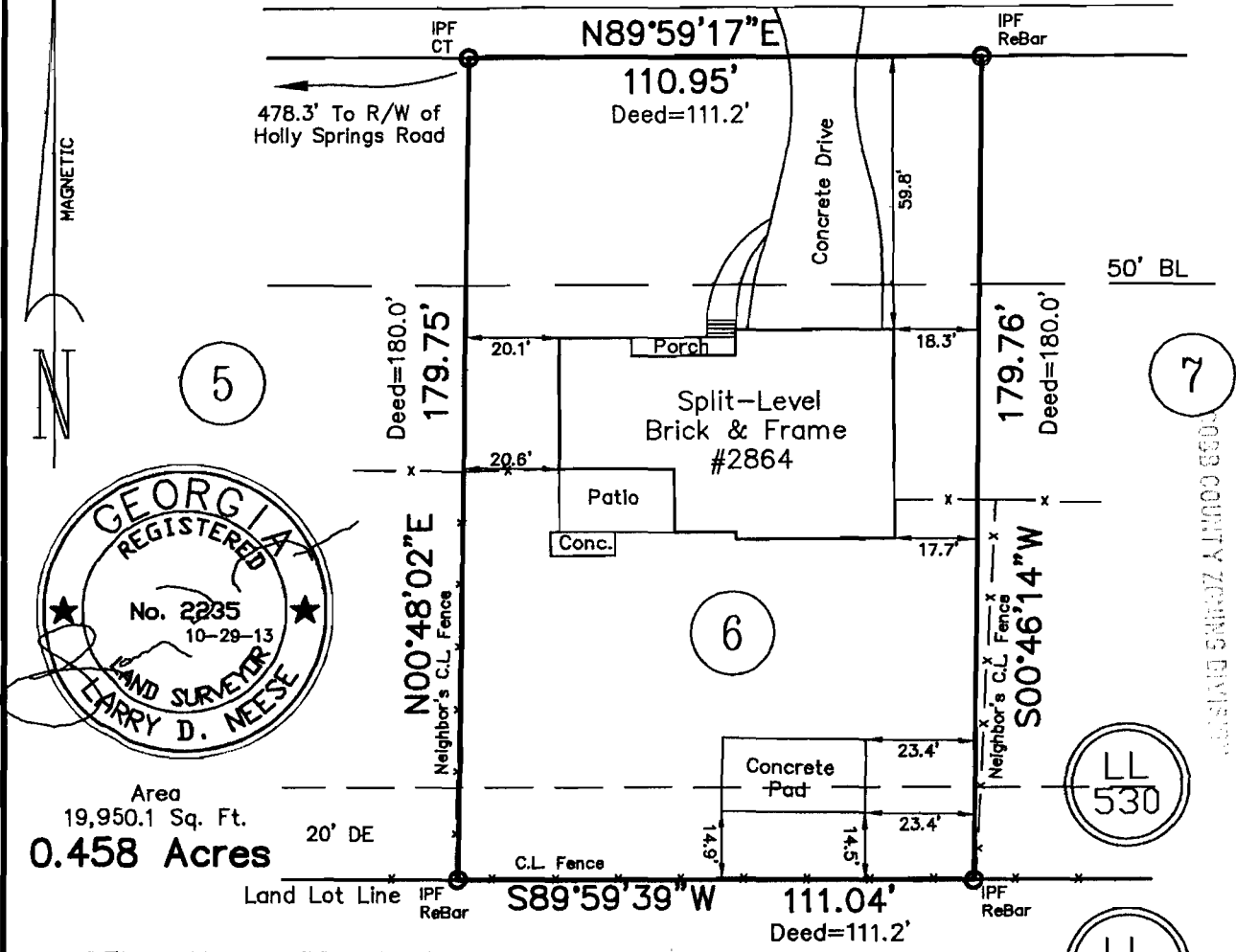


V-2 (2014)

# St. Andrews Way 50' R/W 28' Pavement



Area  
19,950.1 Sq. Ft.  
**0.458 Acres**

20' DE

Land Lot Line IPF ReBar

C.L. Fence

IPF ReBar

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

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. 15-6-87.

THIS PROPERTY (IS/IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0064G DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,648 FEET AND AN ANGULAR ERROR OF 2.2 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 114,358 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkdaSet60R LINEAR SokkdaSet60R

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:            |                |
| Louis Fajardo          |                |
| LOT 6                  | BLOCK          |
| Ashford Pines Unit One |                |
| PLAT BOOK 52           | PAGE 154       |
| LAND LOT 530           |                |
| DISTRICT 16th          | SECTION 2nd    |
| COUNTY COBB            | STATE GEORGIA  |
| DATE Oct.29, 2013      | REVISED        |
| SCALE: 1= 40'          | JOB NO. 130113 |

Larry D. Neese, PLS

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

2013 NOV -4 AM 10:27

COBB COUNTY GEORGIA  
ENGINEER

COBB COUNTY ZONING DIVISION

5

7

6

LL 530

LL 551

**APPLICANT:** Louis Fajardo

**PETITION No.:** V-2

**PHONE:** 770-977-8609

**DATE OF HEARING:** 01-08-2014

**REPRESENTATIVE:** Louis Fajardo

**PRESENT ZONING:** R-20

**PHONE:** 770-977-8609

**LAND LOT(S):** 530

**TITLEHOLDER:** Louis Fajardo

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of St. Andrews Way, east of Holly Springs Road (2864 St. Andrews Way).

**SIZE OF TRACT:** 0.46 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (proposed 16 foot by 31 foot storage room on existing concrete pad) from the required 35 feet to 14 feet.

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Louis Fajardo

**PETITION No.:** V-2

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Concrete pad would have to meet building code structural requirements for building support. Permit required.

**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:** Although the recorded subdivision plat has a 20-foot drainage easement delineated along the rear of this lot, there is no stormwater conveyance in place or needed. No objection to partial encroachment of storage building into easement.

**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.

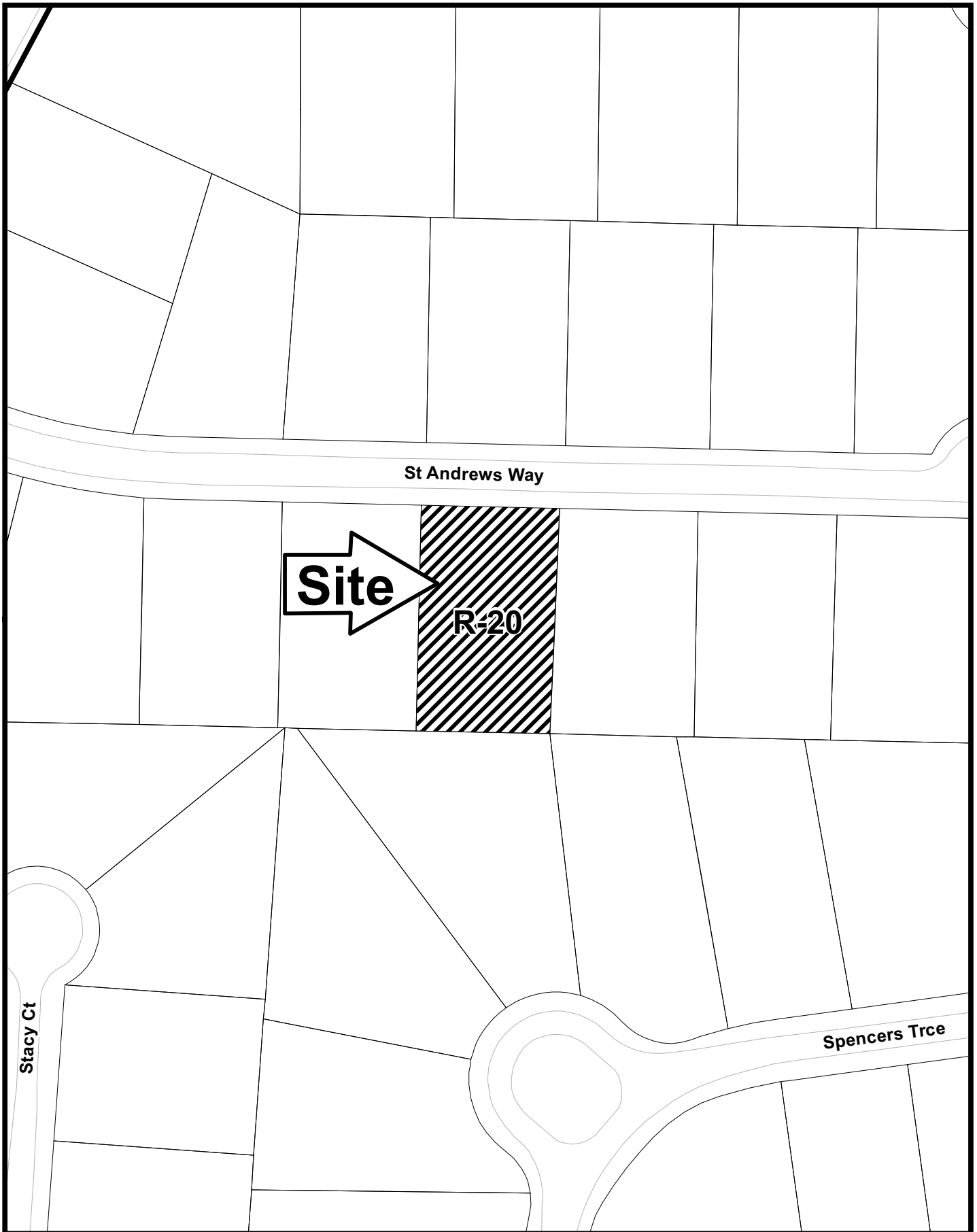
**SEWER:** No conflict.

**APPLICANT:** Louis Fajardo **PETITION No.:** V-2

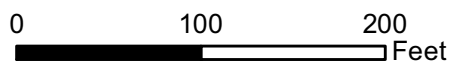
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-2



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 GEORGIA  
FILED IN OFFICE

## Cobb County

2013 NOV -4 AM 10: 27

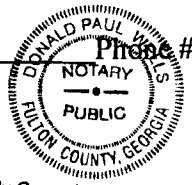
(type or print clearly)

Application No. V-2  
Hearing Date: 1/8/14

COBB COUNTY ZONING DIVISION

Applicant LOUIS FATARDO Phone # 770-9778609 E-mail mfahard6373@Comcast.net  
Address 2864 ST. ANDREWS WAY MARIETTA GA 30062  
(representative's name, printed) (street, city, state and zip code)

Louis FatarDO  
(representative's signature)

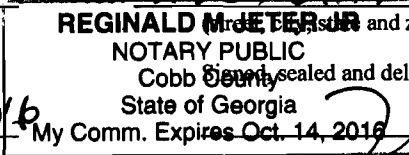


Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Donald Paul Meters  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Titleholder LOUIS FATARDO Phone # 770 9778609 E-mail mfahard6373@Comcast.net  
Signature Louis FatarDO Address: 2864 ST ANDREWS WAY MARIETTA GA 30062  
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)



Signed, sealed and delivered in presence of:  
Reginald Meters  
Notary Public

My commission expires: October 14, 2016

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

Location 2864 SAINT ANDREWS WAY NE MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 530 District 16th Size of Tract 0.458 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 X

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).

I DO HAVE A 10" PIPE RUNNING ACROSS THE PROPERTY ABOUT 27' FROM THE REAR OF THE HOUSE

List type of variance requested: ON THE EXISTING CONCRETE BASE I WOULD LIKE TO BUILD A STORAGE ROOM 16' WIDE X 31 LONG