

**LEGEND**

- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- ⊕ SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line

V-3 (2014)

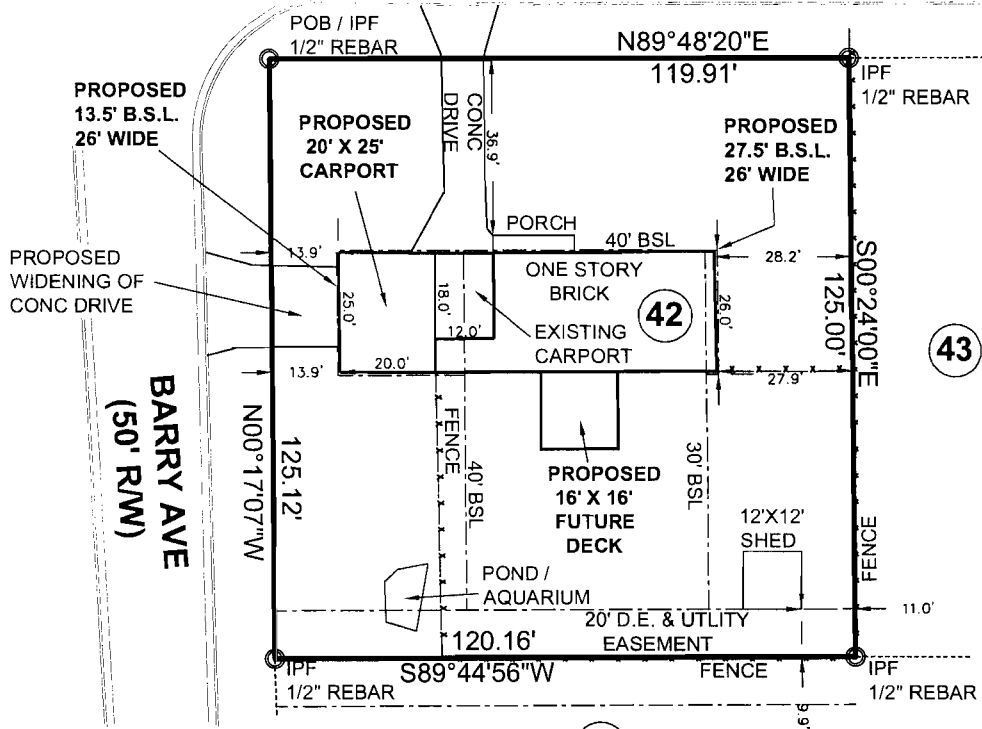
GRAPHIC SCALE



SCALE: 1" = 40'

MAGNETIC

**MARK LANE  
(50' R/W)**



COBB COUNTY GEORGIA

2013 NOV -5 PM 4:16

COBB COUNTY ZONING DIVISION

PROPOSED  
13.5' B.S.L.  
26' WIDE

PROPOSED  
WIDENING OF  
CONC DRIVE

**BARRY AVE  
(50' R/W)**

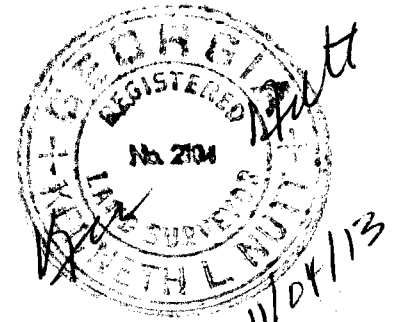
**ZONING INFORMATION**

Property Zoned R-15  
Single Family Residential District  
Min. Lot Area = 15,000 S.F.  
Min Street Frontage = 75 Feet  
Max Lot Coverage = 35%

**Setbacks:**

Front - 40 Feet Per S/D Plat  
Sides - 10 ft - 25 Feet (Major)  
Rear - 30 Feet

**AREA**  
Lot 42  
15,011 Square Feet  
(0.34 Acres)



Job #: 008713

**Zoning Variance for:  
DAVID & CYNTHIA D. ALVARADO**

**TAX ID: 17023400350**  
**146 MARK LANE**  
**Lot 42 - Block "E" - Norton Park S/D Unit "12"**  
**Land Lot 234 17th District 2nd Section**  
**Cobb County, Georgia**

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 64,200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0118H, dated 03/04/2013 this property is not located in an area having special flood hazards.



**Perimeter Surveying Co., Inc**

1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: KN  
Date Surveyed: 11/01/13  
Date Drawn: 11/04/13

Computed by: KN  
Drawn by: JF  
Checked by: KN

**REFERENCES**

Plat Bk: 52 Pg. 136  
Deed Bk. Pg.

**APPLICANT:** Cynthia D. Alvarado

**PETITION No.:** V-3

**PHONE:** 770-805-0184

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

**REPRESENTATIVE:** Cynthia D. Alvarado

**PRESENT ZONING:** R-15

**PHONE:** 770-354-9743

**LAND LOT(S):** 234

**TITLEHOLDER:** David Alvarado and Cynthia D. Roan

**DISTRICT:** 17

**PROPERTY LOCATION:** On the corner of Mark Lane and Barry Avenue (146 Mark Lane).

**SIZE OF TRACT:** 0.34 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the major side setback from the required 25 feet to 13.5 feet.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

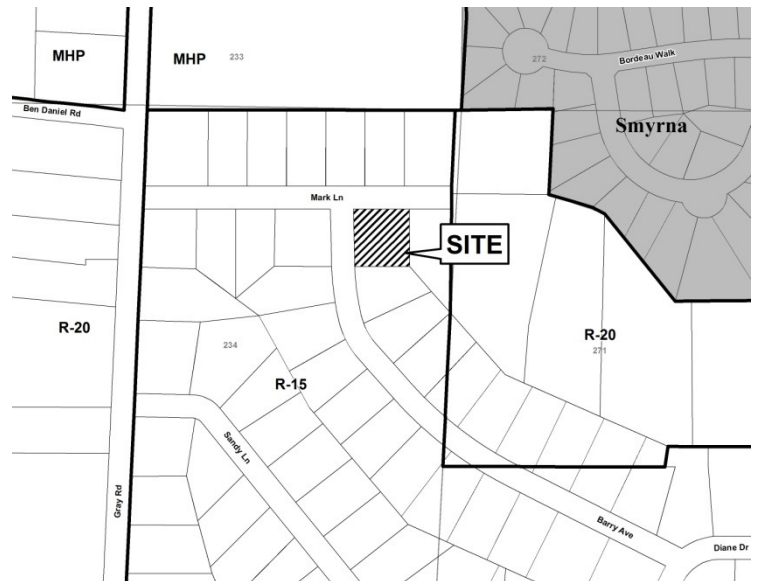
REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Cynthia D. Alvarado

**PETITION No.:** V-3

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**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 comment.

**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.

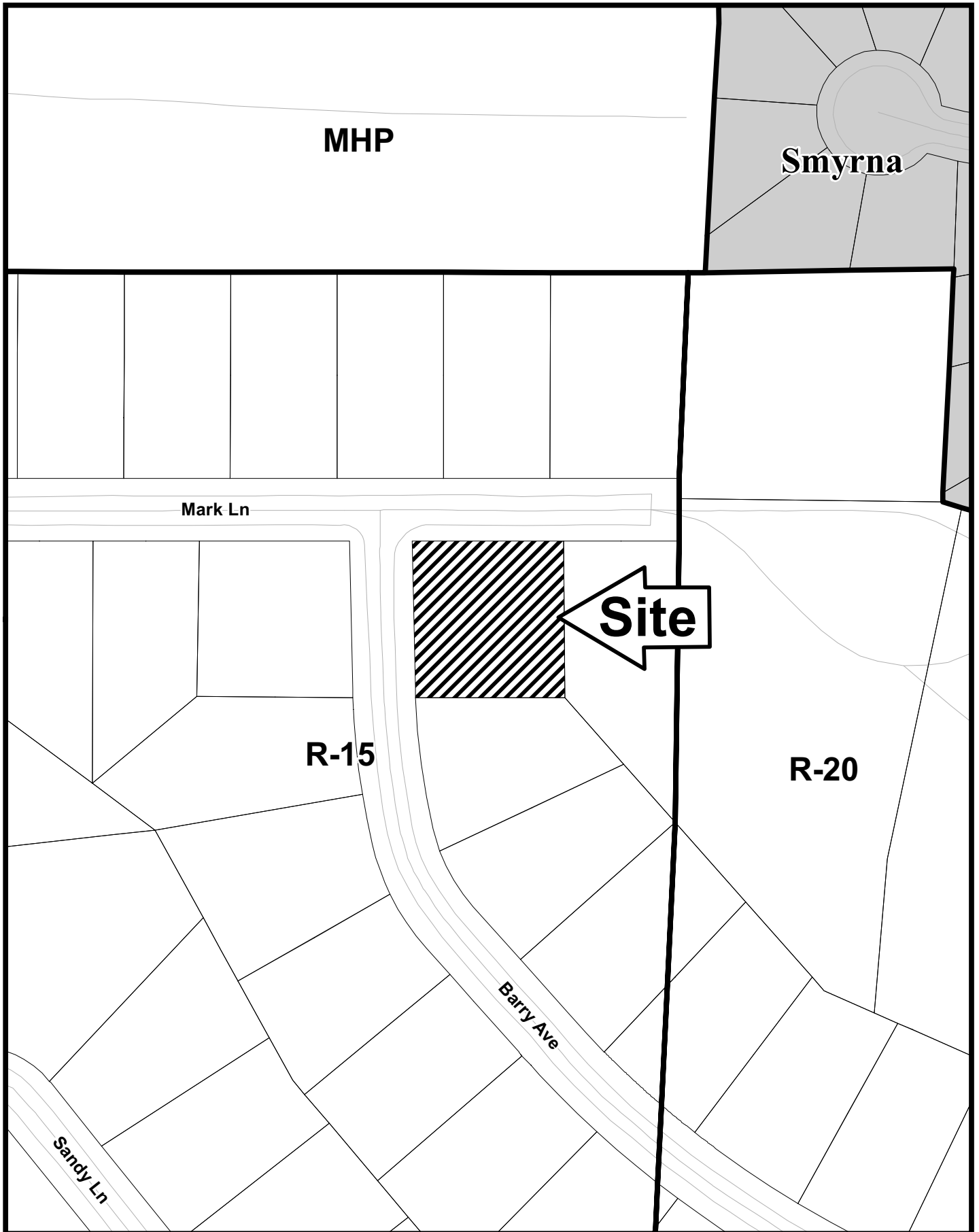
**SEWER:** No conflict.

**APPLICANT:** Cynthia D. Alvarado      **PETITION No.:** V-3

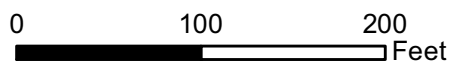
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-3



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 NOV -5 PM 4:16

(type or print clearly)

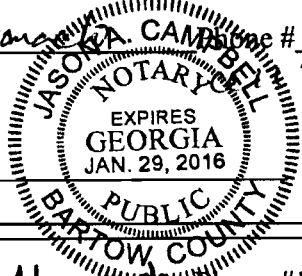
Application No. V-~~1~~<sup>3</sup>  
Hearing Date: 1-8-14

COBB COUNTY ZONING DIVISION

Applicant Cynthia D. Alvarado Phone # 770 8050184 E-mail cdroan2011@yahoo.com

Cynthia D. Alvarado Address 146 Mark Ln SE Smyrna Ga 30082  
(representative's name, printed) (street, city, state and zip code)

Cynthia D. Alvarado Phone # 770 8050184 E-mail cdroan2011@yahoo.com  
(representative's signature) 770 354-9743



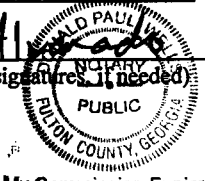
My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Jasoka Campbell  
Notary Public

Titleholder Cynthia D. Alvarado Phone # 770 354 9743 E-mail cdroan2011@yahoo.com

Signature Cynthia D. Alvarado Address: 146 Mark Ln SE Smyrna Ga 30082  
(attach additional signatures, if needed) (street, city, state and zip code)

See Attached



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

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

Present Zoning of Property R-15

Location 146 Mark Ln SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 17<sup>th</sup> Size of Tract 0.34 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).

House was built before zoning ordinance. I need variance to build carport on side driveway so that we can have a covered parking spot to park our vehicles out of the elements and to bring our lot up to current zoning standards

List type of variance requested: variance required to waive setback as indicated on the site plan