

V-65
(2014)

Area
12,057.9 Sq. Ft.
0.277 Acres

JUN - 2 2014

COBB COUNTY PLAT BOOK DIVISION
PLAT DIVISION

MAGNETIC



Glenn Street

Hall Drive

50' R/W

24' Pavement

465.1' To R/W
Floyd Street

31.5'
9.6'
Adj. Fence
Clear 2.7'

35.0'
Asphalt Drive

Carport
Awning

One Story
Frame
#2938

Porch

35' BL
35' BL

149.84'
N55°21'27"W

Chain Link Fence
Wood Fence

63.26'
S36°07'05"W

Chain Link Fence
Wood Fence

35' BL
35' BL

S42°55'41"E
151.14'

Chain Link Fence

35' BL

Chain Link Fence

35' BL

Chain Link Fence

35' BL

Chain Link Fence

35' BL



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. 15-6-67.

THIS PROPERTY ~~IS~~ NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0118H DATED March 4, 2014
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,476 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 94,328 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:
Jose Mendoza

LOT 23	BLOCK D
Cobb Heights	
PLAT BOOK 13	PAGE 11
LAND LOT 305	
DISTRICT 17	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 5-20-14	PLAT DATE 5-21-14
SCALE: 1= 40'	JOB NO. 140047

Larry D. Neese, PLS

P. O. Box 34, Jasper, Georgia 30143 (770) 428-2122 E-Mail: Lneese2235@aol.com

APPLICANT: Jose Mendoza
PHONE: 404-748-0783
REPRESENTATIVE: Jose Mendoza
PHONE: 713-493-4684
TITLEHOLDER: Jose Mendoza
PROPERTY LOCATION: On the south side of Hall Drive, across from Glenn Street (2938 Hall Drive).

PETITION No.: V-65
DATE OF HEARING: 08-13-2014
PRESENT ZONING: R-20
LAND LOT(S): 305
DISTRICT: 17
SIZE OF TRACT: 0.28 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 31.5 feet; and 2) waive the side setback from the required 10 feet to 0.7 feet adjacent to the easterly property line.

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

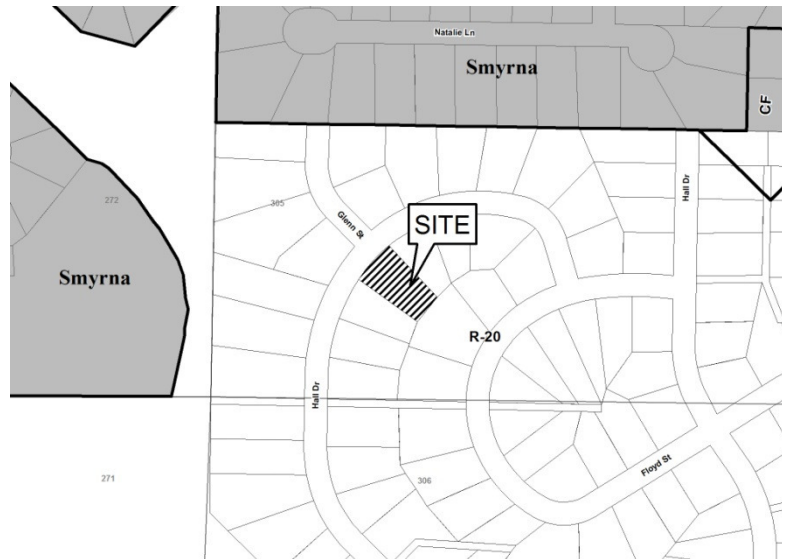
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Jose Mendoza **PETITION No.:** V-65

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation for building without a permit was issued on 4/11/14.

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 were observed.

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.

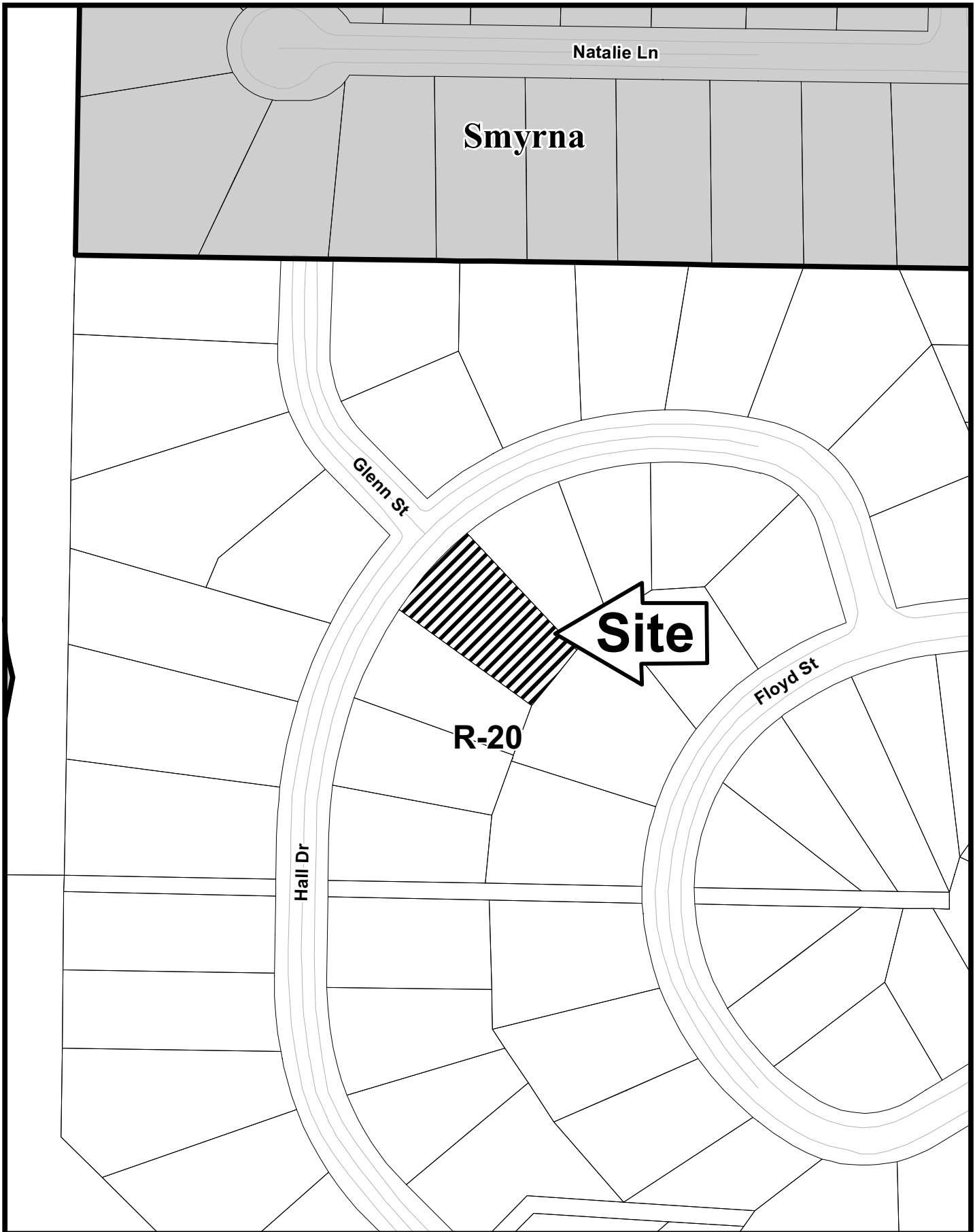
WATER: Smyrna Service Area.

SEWER: Smyrna Service Area.

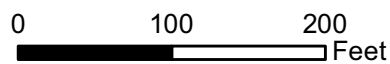
APPLICANT: Jose Mendoza **PETITION No.:** V-65



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.

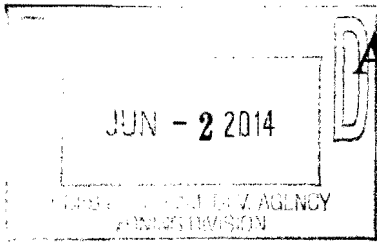
V-65



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. V-65
Hearing Date: 8-13-14

Applicant Jose Mendoza Phone # 404-7480783 E-mail _____

Jose Mendoza Address 2938 Hall Dr - Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Jose Mendoza Phone # 713-4934684 E-mail _____
(representative's signature)

LUZ F CEDIEL
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 27, 2015

Signed, sealed and delivered in presence of:

Luz F. Cediel
Notary Public

My commission expires: _____

Titleholder Jose Mendoza Phone # 404-7480783 E-mail _____

Signature Jose Mendoza Address: 2938 Hall Dr - Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

LUZ F CEDIEL
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 27, 2015

Signed, sealed and delivered in presence of:

Luz F. Cediel
Notary Public

My commission expires: _____

Present Zoning of Property R-70

Location 2938 Hall Dr Smyrna ga 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 E District 17 Size of Tract 2.77 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).

- ① Existing home had attached carport, within required side setback - would like to keep.
- ② Added laundry room addition in line with existing home without knowledge of required 10' side setback.

List type of variance requested: _____