

V-99  
(2014)



LOT 73

LOT 74

LOT 75

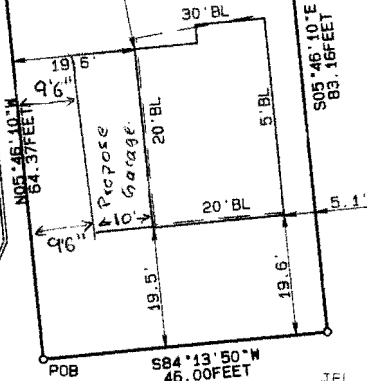
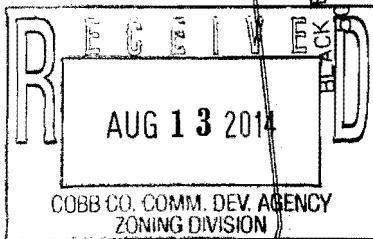
N08°19'47"W  
14.63 FEET

46.84 FEET

3735 SF  
0.086 AC

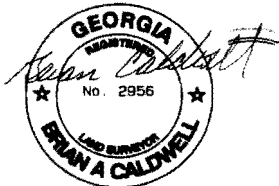
THE VILLAGE  
PB 104, PGS 8-10

BEAR DR  
BLACK BEAR DR  
5' RW



HAWK COURT  
50' RW

WV



- LEGEND
- BWF - BARBED WIRE FENCE
  - CLF - CHAIN LINK FENCE
  - CTP - CRIMP TOP PIPE
  - CMF - CONCRETE MONUMENT FOUND
  - CO - SEWER CLEAN OUT
  - DB, PG - DEED BOOK, PAGE
  - E - ELECTRIC LINE
  - FH - FIRE HYDRANT
  - GW - GUY WIRE
  - IPF - IRON PIN FOUND
  - IPS - IRON PIN SET (1/2" R/8)
  - LL - LAND LOT
  - N/F - NOW OR FORMERLY
  - OTP - OPEN TOP PIPE
  - PL - PROPERTY LINE
  - POB - POINT OF BEGINNING
  - UP - UTILITY POLE
  - R/B - REBAR
  - R/W - RIGHT OF WAY
  - WF - WOOD FENCE
  - WM - WATER METER
  - WV - WATER VALVE

- SYMBOLS
- ☉ FIRE HYDRANT
  - ⊙ UTILITY POLE
  - ⊕ SEWER MANHOLE
  - ⊙ WATER METER
  - ⊕ WATER VALVE
  - ⊕ UNDERGROUND UTILITY
  - ⊕ AIR CONDITIONER
  - ⊕ GAS METER
  - ⊕ LIGHT POLE
  - ⊕ GUY WIRE

PRECISION NOTE

THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,456 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 888,968 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

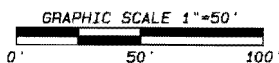
THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C01366 COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.



SHEET 1 OF 1  
DATE: 2-02-2014

JOB#BLACKBEAR  
DRAWN BY BAC

AS-BUILT SURVEY FOR  
**Adolfo Diaz**  
BEING  
2979 Black Bear Dr SE Marietta, GA 30067

LOCATED IN  
LAND LOT 868, DISTRICT 17, SECTION 2  
COBB COUNTY, GEORGIA

**Compass Surveying, Inc.**

9337 Meadow Gate Lane  
Jonesboro, Georgia 30236  
Tel 404-550-5512  
BCaldwell@CompassSurveying.com  
Survey Firm LSF001073

**APPLICANT:** Adolfo Diaz  
**PHONE:** 678-851-5896  
**REPRESENTATIVE:** Adolfo Diaz  
**PHONE:** 678-851-5896  
**TITLEHOLDER:** Nor-D, LLC  
**PROPERTY LOCATION:** On the northeast corner  
of Black Bear Drive and Hawk Court  
(2979 Black Bear Drive).

**PETITION No.:** V-99  
**DATE OF HEARING:** 10-01-2014  
**PRESENT ZONING:** RM-12  
**LAND LOT(S):** 868  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.85 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setbacks from the required 20 feet to 19.5 feet from the front property line,  
from the required 20 feet to 9.5 feet from the major side property line, and from 30 feet to 28 feet adjacent to the  
north property line.

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

**BOARD OF APPEALS DECISION**

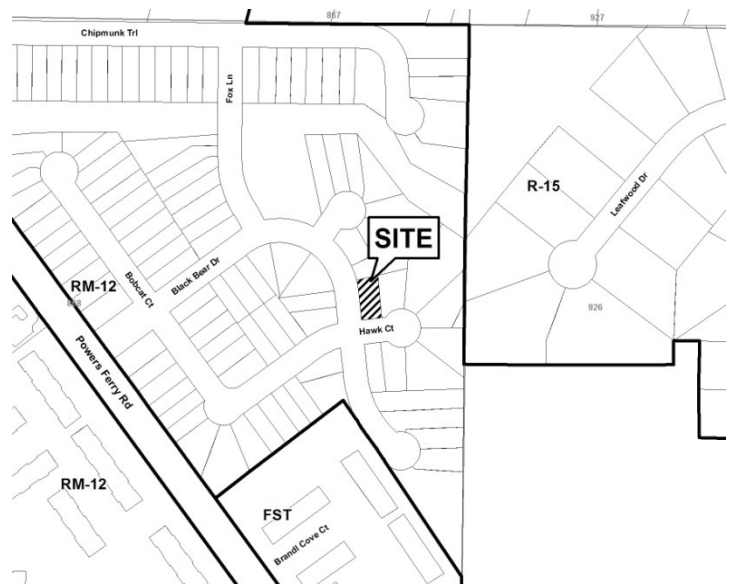
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Adolfo Diaz

**PETITION No.:** V-99

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**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:** If approved, garage downspouts should be discharged to driveway and away from adjacent sideyard slope.

**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 (Marietta service area).

**SEWER:** No conflict (Marietta service area).

**APPLICANT:** Adolfo Diaz **PETITION No.:** V-99

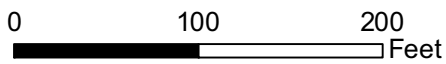
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

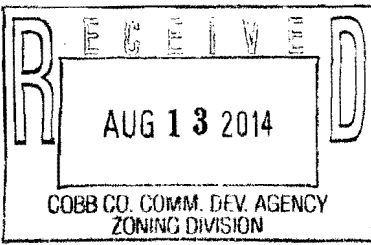
# V-99



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



City Boundary  
Zoning Boundary



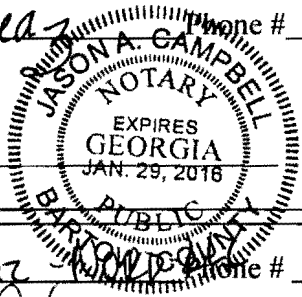
# Application for Variance Cobb County

(type or print clearly)

Application No. V-99  
Hearing Date: 10-1-14

Applicant Adolfo Diaz Phone # 678-8515896 E-mail diaznavar@gmail.com  
Adolfo Diaz Address 5515 Wake Forest Run Duluth Ga 30099  
(representative's name, printed) (street, city, state and zip code)

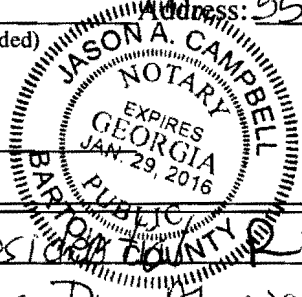
Adolfo Diaz Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

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

Titleholder Adolfo Diaz Phone # 678-8515896 E-mail diaznavar@gmail.com  
Signature Adolfo Diaz Address: 5515 Wake Forest Run Duluth Ga 30099  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

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

Present Zoning of Property Residential RM-12  
Location 2979 Black Bear Dr. Marietta Ga 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74 District \_\_\_\_\_ Size of Tract 0.0854 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: Adding - Garage 10 WID X 30 DEEP