

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. 15-6-6-67.

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.

Lot 15	Revisions
Olive Springs Sub.	Aug. 12, 2014
Plat Book 9	Page 54
LAND LOT - 207	CC LT
DISTRICT - 17th	SECTION - 2nd
COUNTY - Cobb	Dwn GF
STATE - Georgia	Chkd LDN
FIELD DATE 8-08-14	SCALE - 1" = 40'
PLAT DATE 8-11-14	FILE: 140066

SURVEY FOR
Monica Maldonado & Eleazar Ortega

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 130870010H, DATED March 03, 2013.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGLAR: SULLINS/ROTRONIC LINEAR: SULLINS/ROTRONIC UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

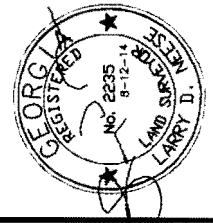
GRAPHIC SCALE
 40' 20' 0 40' 80' 120'

Larry D. Neese, PLS
 Post Office Box 34
 Jasper, Georgia 30143
 E-Mail: Lneese2235@aol.com
 (770) 428-2122

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

16,018.5 Sq. Ft.
0.368 Acres

- LEGEND**
- I.P.P. = IRON PIN PLACED AT CORNER
 - I.P.F. = IRON PIN FOUND AT CORNER
 - I.P.F. = IRON PIN FOUND
 - △ MARBLE MONUMENT FOUND
 - △ BREAK IN PROPERTY (TRANSVERSE) LINE
 - WIRE FENCE
 - POWER LINE
 - TELEPHONE LINE
 - LLL = LAND LOT LINE
 - P.P. / = POWER POLE
 - X = BARBED WIRE FENCE
 - WOOD FENCE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE



APPLICANT: Monica Maldonado **PETITION No.:** V-114
PHONE: 770-792-0308 **DATE OF HEARING:** 11-12-2014
REPRESENTATIVE: Monica Maldonado **PRESENT ZONING:** CRC
PHONE: 770-792-0308 **LAND LOT(S):** 207
TITLEHOLDER: Monica Maldonado and Eleazar Ortega **DISTRICT:** 17
PROPERTY LOCATION: On the east side of Austell Road, across from Privette Road (1711 Austell Road). **SIZE OF TRACT:** 0.37 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 16,018.5 square feet; 2) waive the front setback from the required 50 feet to 2.3 feet; 3) waive the rear setback from the required 30 feet to 16.8 feet; and 4) waive the side setback from the required 10 feet to 9 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: Monica Maldonado

PETITION No.:

V-114

COMMENTS

TRAFFIC: Recommend no parking on the right-of-way

Recommend GDOT permits for all work that encroaches upon state right-of-way.

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 variance is approved, all parking should be limited to paved surface only and all repairs to be performed inside with no outside storage of parts, engines, etc.

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.

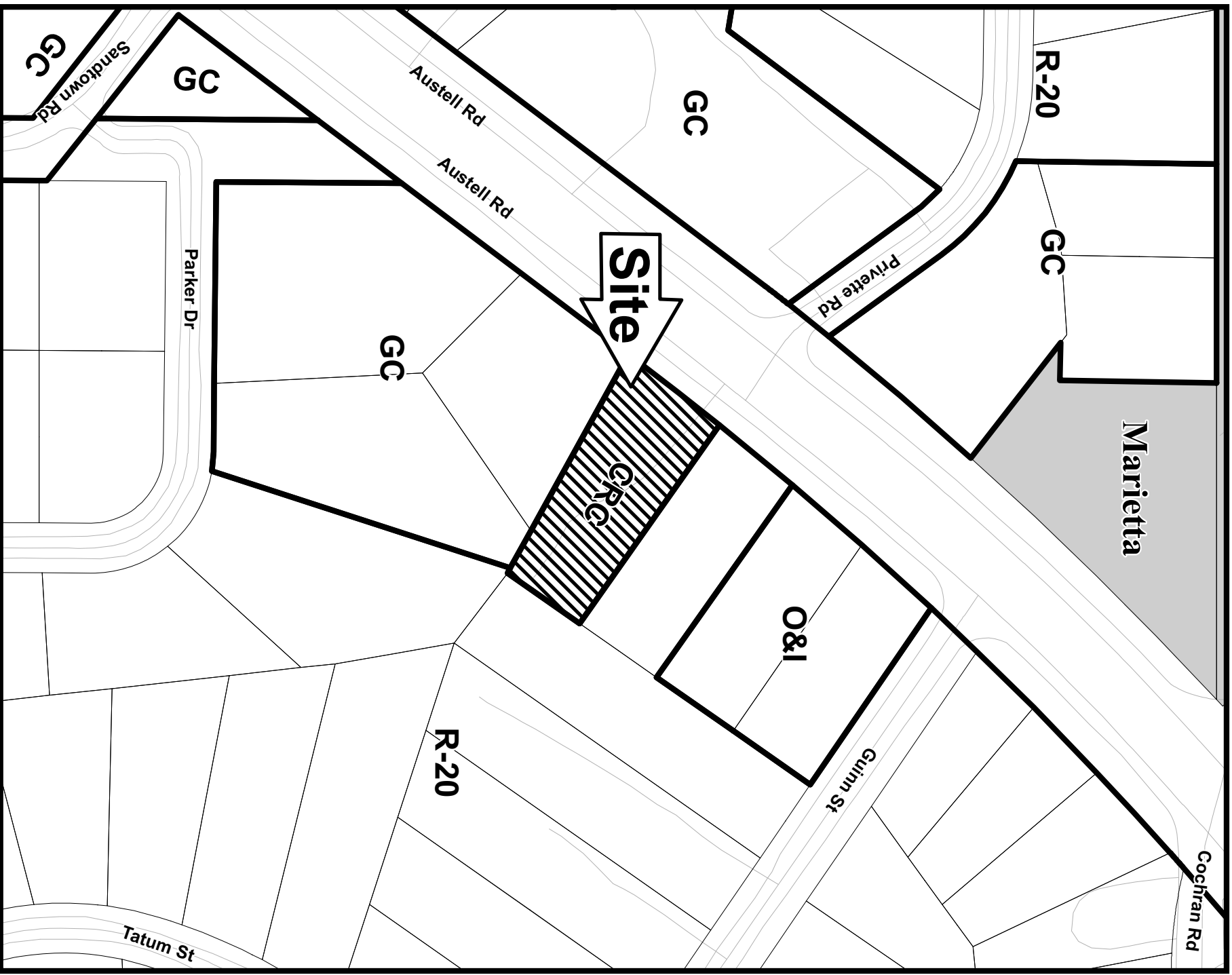
APPLICANT: Monica Maldonado

PETITION No.:

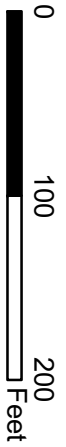
V-114



FIRE DEPARTMENT: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

V-114



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-114
Hearing Date: 11-12-14

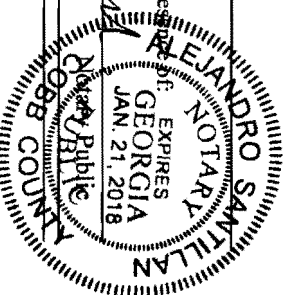
Applicant Monica Maldonado/Eleanor Ortega Phone # _____ E-mail _____

Monica Maldonado Address 1711 Austell Rd Marietta Ga 30008
(representative's name, printed) (street, city, state and zip code)

Monica Maldonado Phone # 770-192-0308 E-mail _____
(representative's signature)

My commission expires: Jan 21 2018

Alvaro Sanchez
Signed, sealed and delivered in presence of

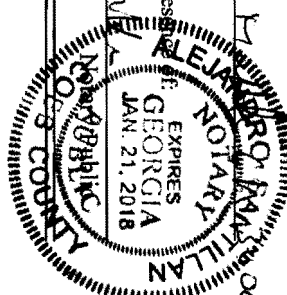


Titleholder ELEANOR ORTEGA Phone # 770-792-0308 E-mail _____
Monica Maldonado

Signature Monica Maldonado Address: 1711 Austell Rd Marietta Ga 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Jan 21 2018

Alvaro Sanchez
Signed, sealed and delivered in presence of



Present Zoning of Property CMC

Location 1711 Austell Road Marietta, Ga 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 207 District 17th Size of Tract 0.368 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: _____