

**Area = 18,127 Square Feet**  
**Area = 0.42 Acres**

Job #:

**Boundary / Zoning Variance Survey for:**  
**PABLO ALVAREZ**

PARCEL ID: 17034100110  
 3238 Old Concord Road  
 Land Lot 341 17th District 2nd Section  
 Cobb County, Georgia

Party Chief: KN  
 Date Surveyed: 02/25/15  
 Date Drawn: 03/03/15

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

REFERENCES  
 Plat Bk: Pg.  
 Deed Bk. 14952 Pg. 4497

**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768

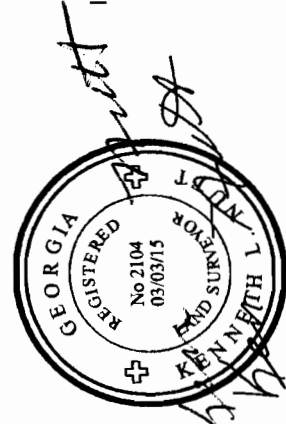
**R-15 ZONING REQUIREMENTS**  
 MINIMUM LOT SIZE 15,000 SQ FT  
 75' LOT WIDTH

**SETBACKS**  
 FRONT 35'  
 SIDE 10'  
 REAR 30'

N/H HARRY E HAGEN  
 REGISTERED PROFESSIONAL SURVEYOR  
 PLATBOOK 11 PAGE 27  
 ZONED R-15

APR 10 2015

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



- 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 64,420 feet.
- This plat is 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.
- According to F.I.R.M. Community Panel # 13067C02,06H dated MARCH 4, 2013 this property is not located in an area having special flood hazards.

**APPLICANT:** Efrain Araya  
**PHONE:** 770-744-8575  
**REPRESENTATIVE:** Efrain Araya  
**PHONE:** 770-744-8575  
**TITLEHOLDER:** Pablo Alvarez  
**PROPERTY LOCATION:** On the west side of Old Concord Road, south of Church Road (3238 Old Concord Road).

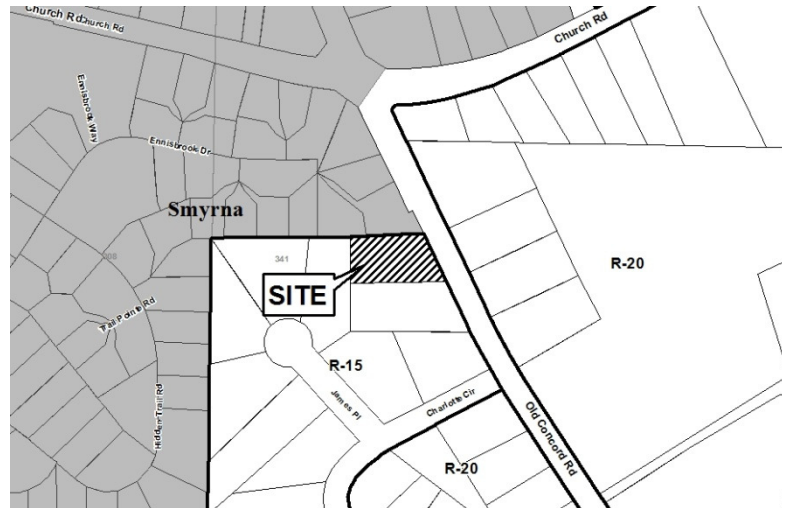
**PETITION No.:** V-95  
**DATE OF HEARING:** 06-10-2015  
**PRESENT ZONING:** R-15  
**LAND LOT(S):** 341  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.42 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 8 feet adjacent to the southern property line; 2) waive the setback for an accessory structure under 144 square feet (approximately 25 square foot shed) from the required 5 feet to 3 feet adjacent to the southern property line and to zero feet adjacent to the rear, 3) waive the setback for an accessory structure under 650 square feet (approximately 250 square foot shed on skids) from the required 30 feet from the rear to 9 feet and from the required 10 feet from the side to 4 feet adjacent to the northern property line; 4) waive the setback for an accessory structure under 650 square feet (approximately 375 square foot carport) from the required 10 feet from the side to 1 foot adjacent to the northern property line; and 5) allow an accessory structure (approximately 375 square foot carport) to be to the side of the principal structure.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Efrain Araya

**PETITION No.:** V-95

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No evidence that carport was ever permitted and constructed sometime between 2006 and 2009. If allowed to remain, permit and inspection are 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:** No apparent stormwater management issues 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:** No conflict.

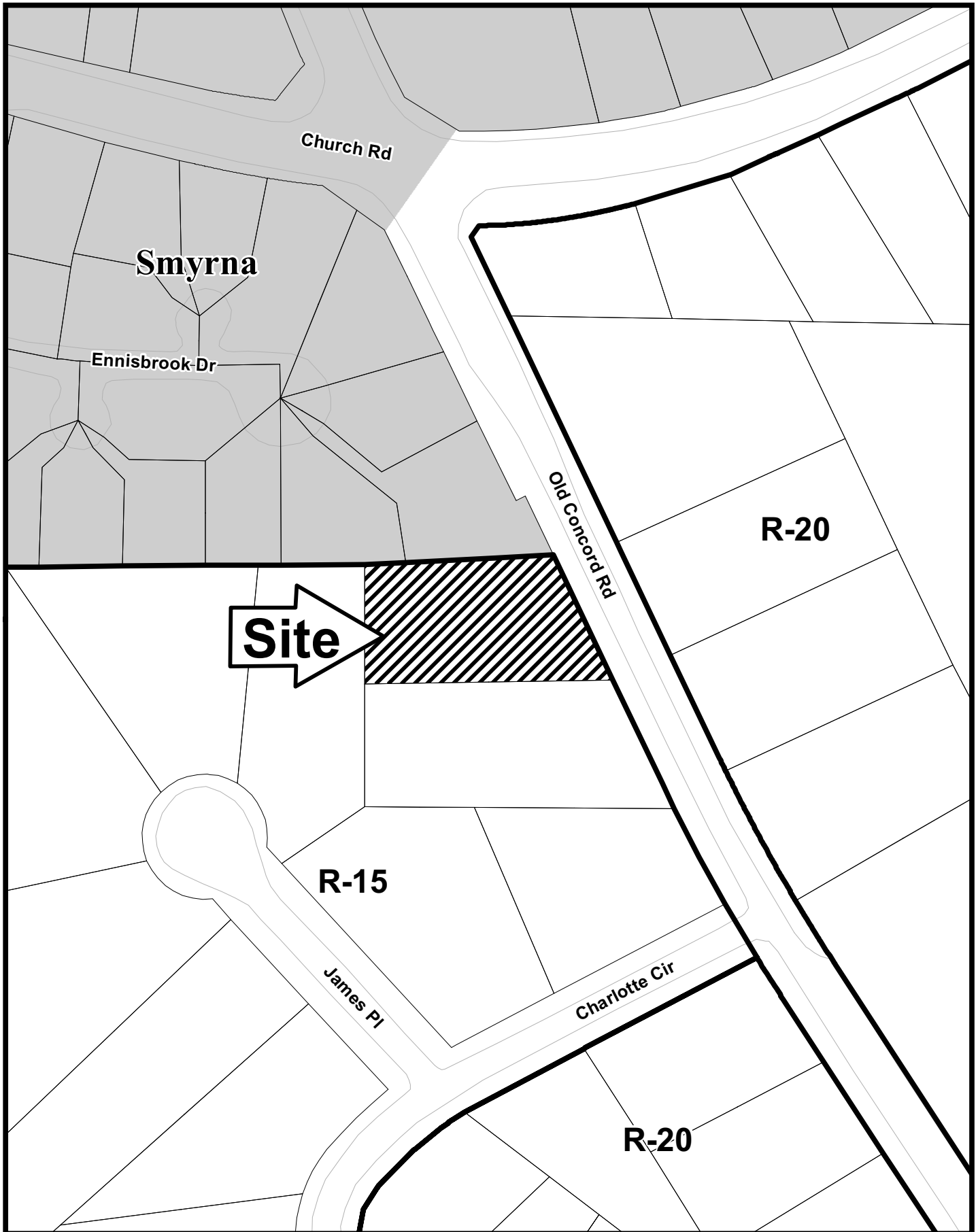
**SEWER:** No conflict.

**APPLICANT:** Efrain Araya **PETITION No.:** V-95

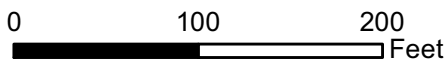
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

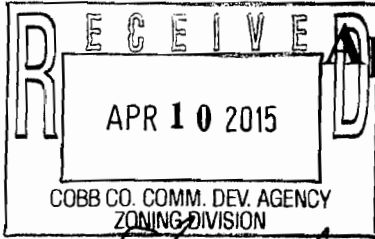
# V-95



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



City Boundary  
Zoning Boundary



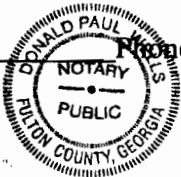
# Application for Variance Cobb County

(type or print clearly)

Application No. V-95  
Hearing Date: 6-10-15

Applicant Eraín Araya Phone # 7707448575 E-mail araya@erain@yahoo.com  
(representative's name, printed) Address 3238 Old Concord Rd Smyrna GA 30082  
(street, city, state and zip code)

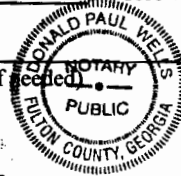
Eraín Araya Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



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

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

Titleholder Eraín Araya Phone # 7707448575 E-mail araya@erain@yahoo.com  
Signature Eraín Araya Address: 3238 Old Concord Rd Smyrna GA 30082  
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R-15  
Location 3238 Old Concord Rd Smyrna GA 30082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 341 District 17 Size of Tract 0.42 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).

WE WANT TO RETAIN THE GRASS IN THE REAR OF THE  
Building AND PLACE THE CARPORT ON THE SIDE OF THE  
Building WHERE THERE IS NO GRASS.

List type of variance requested: ALLOW CARPORT building on the side of  
the house.