

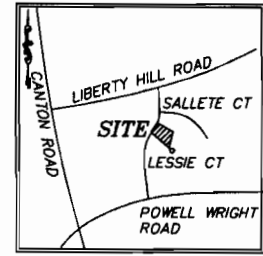
GENERAL NOTES

1. BASIS OF BEARINGS WERE TAKEN FROM REFERENCE #1.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.
4. EQUIPMENT USED: GEODIMETER 610S ROBOTIC TOTAL STATION.
5. FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 5/2/15. NO SITE VISIT MADE SINCE THIS DATE.
6. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

V-143
(2015)

ft.
res

AUG 13 2015



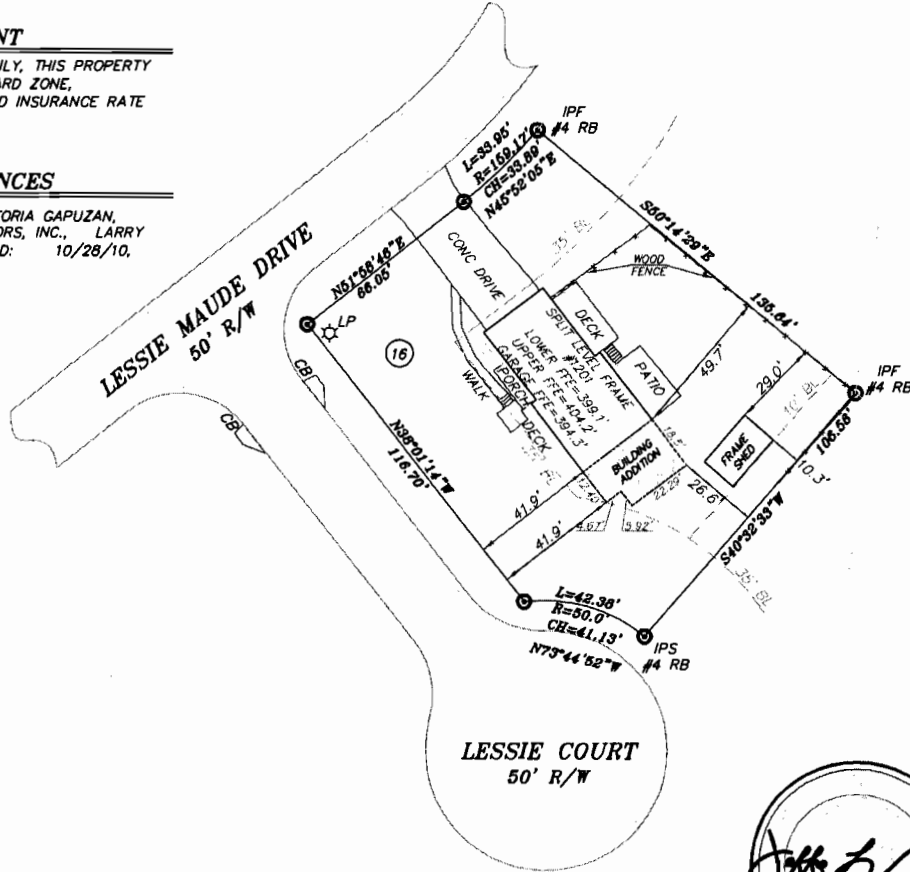
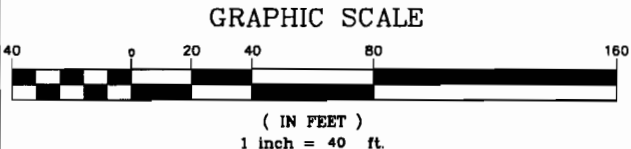
VICINITY MAP
N.T.S.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM).

SURVEY REFERENCES

1. SURVEY FOR: JAY & VICTORIA GAPUZAN, BY: WEST GEORGIA SURVEYORS, INC., LARRY D. NEESE, RLS #2235, DATED: 10/28/10, LAST REVISED: 10/18/10.

LEGEND

IPS	IRON PIN SET	SMH	SAN MAN HOLE
IPF	IRON PIN FOUND	-X-X-	FENCE
CM	CONC. MONUMENT FOUND	⊙	SAN SEWER LAT
OT	OPEN TOP PIN	C/O	SEWER CLEAN OUT
CT	CRIMP TOP PIN	⊕ PP	POWER POLE
#4 RB	REINFORCING BAR	⊕ FH	FIRE HYDRANT
R/W	RIGHT-OF-WAY	⊕ GV	GAS VALVE
POC	POINT OF COMMENCEMENT	⊕ WV	WATER VALVE
POB	POINT OF BEGINNING	⊕	WATER METER

SURVEYOR'S CERTIFICATION

IN MY PROFESSIONAL OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND ASBUILT CONDITIONS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED FOR 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

Jeffrey L. Nipper
JEFFREY L. NIPPER, GA. PLS #2736
8/4/15
DATE

<p>SURVEY PREPARED FOR: JAY PAUL B. & VICTORIA GAPUZAN LOCATED IN: LAND LOT 661 of the 16th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA</p>			<p>SURVEY PREPARED BY: JEFFREY L. NIPPER GA. PLS #2736 3309 WEATHERED WOOD WAY REX, GEORGIA 30273</p>		
SCALE: 1" = 40'	DATE: 5/18/15	LOT #16 - POWELL STATION			
DRAWN: J. NIPPER	CHECKED: J. NIPPER	PLAT BOOK: 108, PAGE 77			

APPLICANT: Jay Gapuzan

PETITION No.: V-143

PHONE: 404-787-7083

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Andy Ledbetter

PRESENT ZONING: R-15

PHONE: 770-652-0215

LAND LOT(S): 661

TITLEHOLDER: Jay Paul B. Gapuzan and Victoria P. Gapuzan

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Lessie Maude Drive and Lessie Court (1201 Lessie Court).

SIZE OF TRACT: 0.37 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 26 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

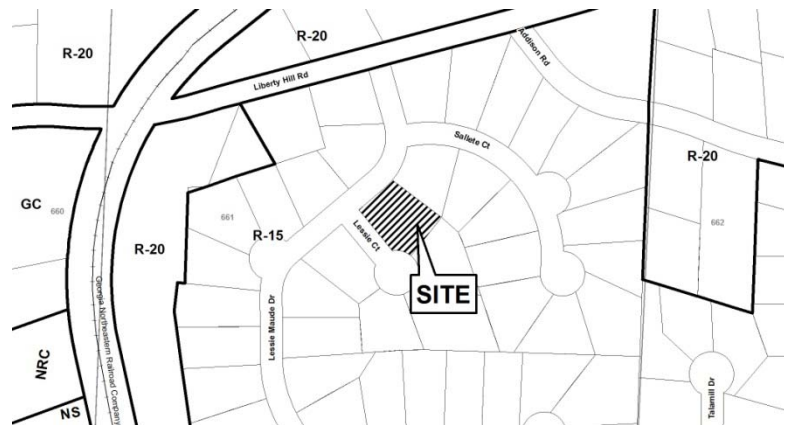
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Jay Gapuzan _____

PETITION No.: V-143 _____

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 adverse stormwater management impacts anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

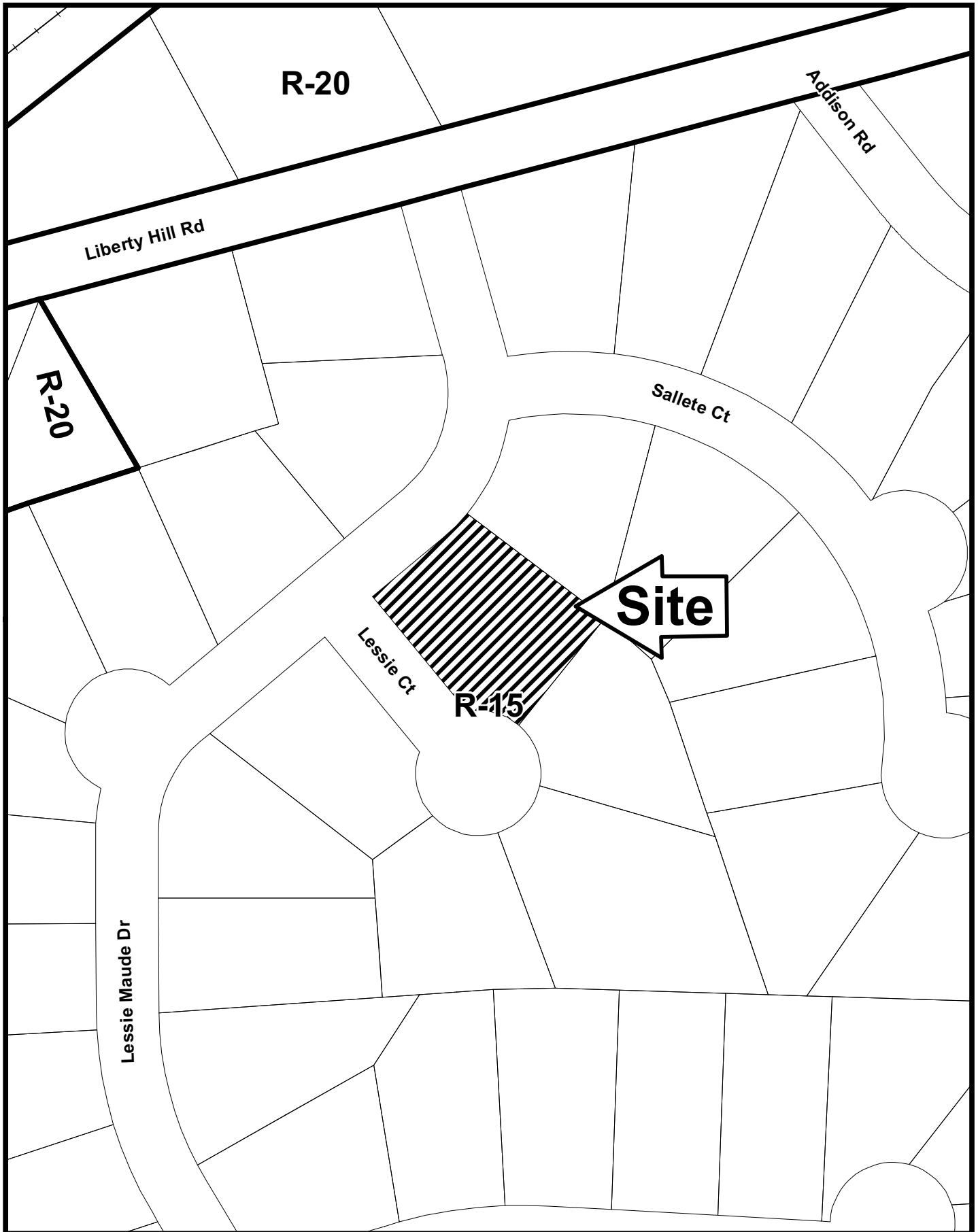
SEWER: No conflict.

APPLICANT: Jay Gapuzan _____

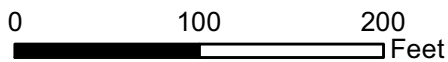
PETITION No.: V-143 _____



FIRE DEPARTMENT: NO COMMENTS: 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.

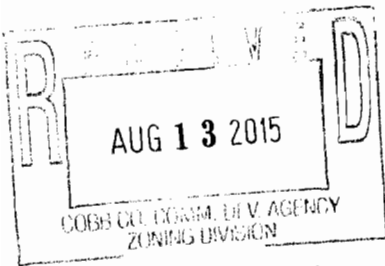
V-143



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-143
Hearing Date: 10-1-15

Applicant Jay Gapuzan Phone # 404-787-7083 E-mail jaygapuzan@yahoo.com
Andy Ledbetter Address 2033 Sweetwater Ch. Rd. Douglasville, GA 30134
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 770-272-0215 E-mail andy@nwgcservices.com
(representative's signature)

My commission expires: 1-28-17



Signed, sealed and delivered in presence of:
Linda A. Walters
Notary Public

Titleholder Jay Gapuzan Phone # 404-787-7083 E-mail jaygapuzan@yahoo.com
Signature Jay Paul B. Gapuzan Address: 1201 Lessie Ct Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-28-17



Signed, sealed and delivered in presence of:
Linda A. Walters
Notary Public

Present Zoning of Property _____

Location 1201 Lessie Ct Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 661 District 16th Size of Tract .365 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 request a variance be granted due to being on a corner lot with increased setbacks, and the size of our lot. We cannot add on to our home due to constraints of setback. A variance was granted to 10' for a storage bldg and we request this be for all structures.

List type of variance requested: Existing variance for 10' build line for other structures be applied to all structures.