

V-2
(2016)



N/F
LOT 1
LAKE COLONY
SUBDIVISION
PB 62, PG 97

COLONY DRIVE
60' RW

S40°43'47"E
125.15FEET

LOT 30
20844 SF
0.479 AC

HOUSE # 1222

LAKE COLONY DRIVE
50' RW

N49°56'59"E
186.47FEET

N40°43'46"W
125.29FEET

S49°54'09"W
186.47FEET

N/F
LOT 29

OCT 27 2015

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 3-07-2014
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 25,693 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.3 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 136,570 FEET. TOPCON GTS-3005 USED FOR
ANGULAR AND LINEAR MEASUREMENTS

REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY
DEED BOOK 14876, PAGE 2703
LOT 30, BLOCK D, LAKE COLONY SUBDIVISION
PLAT BOOK 62, PAGE 97

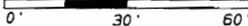
SURVEYORS NOTES

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. STRUCTURES ARE MEASURED TO THE BUILDING
WALL. VERTICAL DATUM IS NAVD 1988

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE
PARTIES NAMED HEREIN USE BY THIRD PARTIES IS
AT THEIR OWN RISK

GRAPHIC SCALE 1"=30'
SHEET SIZE 11X17



LEGEND

- CO - SEWER CLEAN OUT
- DI - DROP INLET
- DB, PG - DEED BOOK, PAGE
- DWCB - DOUBLE WING CATCH BASIN
- E - ELECTRIC LINE
- EP - EDGE OF PAVEMENT
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IF - IRON FENCE
- IPF - IRON PIN FOUND (1/2" RB)
- IPS - IRON PIN SET (1/2" RB)
- LL - LAND LOT
- LLL - LAND LOT LINE
- LP - LIGHT POLE
- MH - SANITARY SEWER MANHOLE
- N/F - NOW OR FORMERLY
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- RCP - REINFORCED CONCRETE PIPE
- RW - RIGHT OF WAY
- UP - UTILITY POLE
- UGU - UNDERGROUND UTILITY
- WF - WOOD FENCE
- WM - WATER METER
- WV - WATER VALVE

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD HAZARD AREA AS
SHOWN ON FIRM PANEL FOR COBB COUNTY 13067C0132J,
DATED 03/04/2013

TECHNICAL STANDARDS

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.

SHEET OF
1 1

DATE: 7-30-2015

JOB#COLONY1222
DRAWN BY BAC

AS-BUILT SURVEY FOR
ARTURO ARAQUE & CRISTINA MORENO

BEING
1222 Colony Dr, Marietta, GA, 30068

LOCATED IN
LAND LOT 141, DISTRICT 1, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073



APPLICANT: Arturo A. Araque

PETITION No.: V-2

PHONE: 770-685-9594

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: Arturo Arscele

PRESENT ZONING: R-20

PHONE: 770-685-9594

LAND LOT(S): 141

TITLEHOLDER: Auturo Anibal Araque Cepeda and
Maria Cristina Moreno Espinosa

DISTRICT: 1

PROPERTY LOCATION: At the southeast
intersection of Lake Colony Drive and Colony Drive
(1222 Colony Drive).

SIZE OF TRACT: 0.48 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minor side setback from the required 10 feet to four feet adjacent to the
southeast property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

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

DEVELOPMENT & INSPECTIONS: Survey requested by building inspector on 7-29-15.

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 adverse stormwater management issues were observed. However, approval of adjacent neighbor should be obtained due to close proximity of retaining wall to the joint property line.

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: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

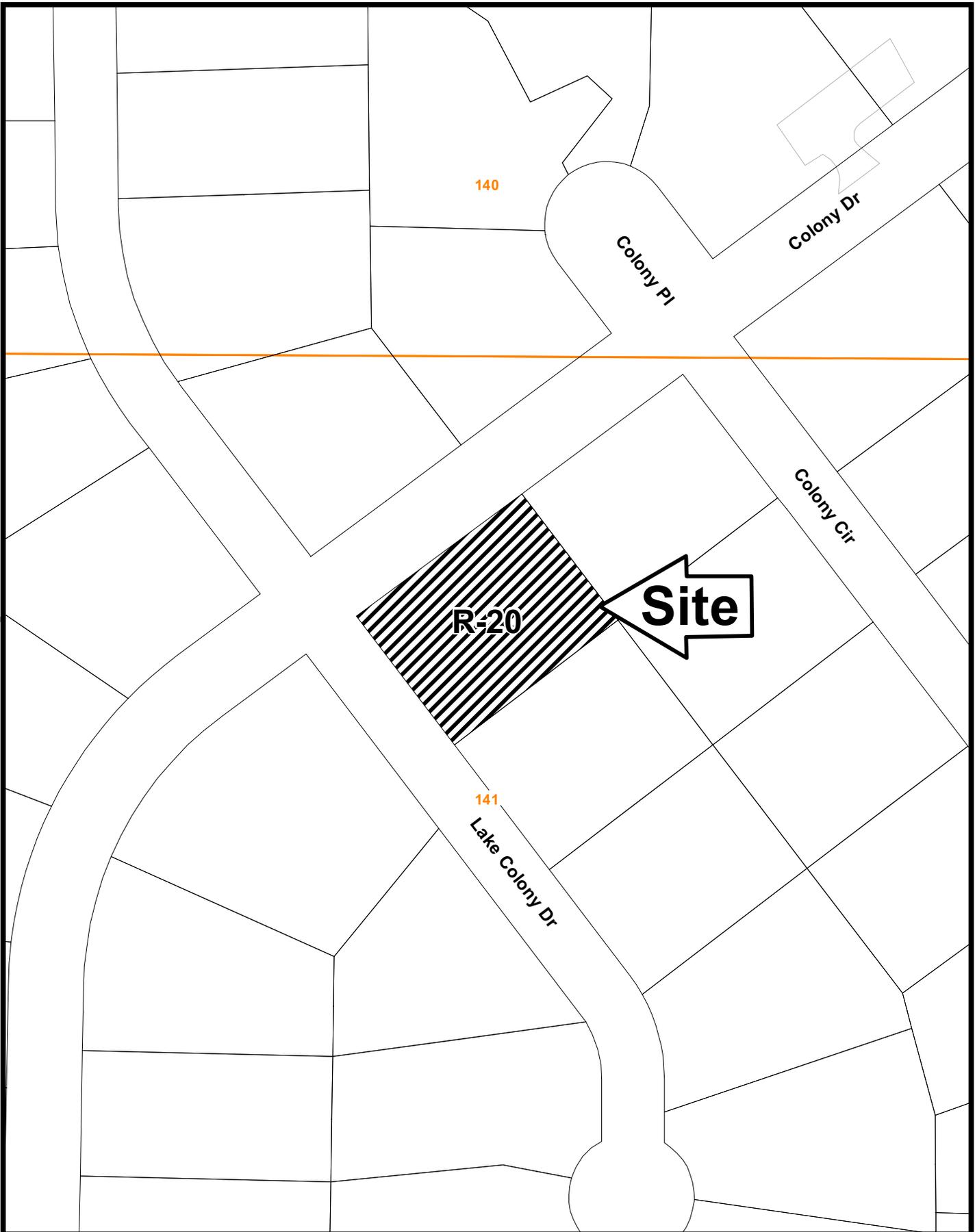
WATER: No conflict.

SEWER: No conflict.

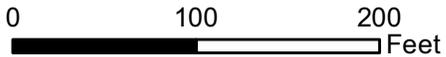
APPLICANT: Arturo A. Araque **PETITION No.:** V-2

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-2

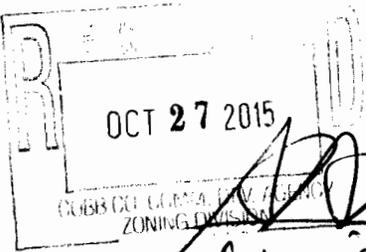


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

Application No. V-2
Hearing Date: 1-13-16

Applicant Arturo A. Araque C. Phone # 770 685 9594 E-mail arthuraac71@gmail.com

ARTURO ARAQUE Address 1222 Colony Dr Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

Theresa M Nord
NOTARY PUBLIC Signed, sealed and delivered in presence of:
Cobb County, GEORGIA Theresa M Nord
My Comm. Expires December 29, 2015 Notary Public

My commission expires: Dec 29, 2015

Titleholder Arturo Anibal Araque Cepeda Phone # 770 685 9594 E-mail arthuraac71@gmail.com
Mariya Cristina Moreno Espinoza Phone # 843 513 2075 E-mail mariacristinamorenoe@hotmail.com
Signature [Signatures] Address: 1222 Colony Dr Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Theresa M Nord
NOTARY PUBLIC Signed, sealed and delivered in presence of:
Cobb County, GEORGIA Theresa M Nord
My Comm. Expires December 29, 2015 Notary Public

My commission expires: Dec 29, 2015

Present Zoning of Property R-20

Location 1222 COLONY DR MARIETTA GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 1 Size of Tract 0.479 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).

I WILL NEED TO BE ACCEPTED IN ORDER TO COMPLETE THE ADDITION FOR MY PARENTS, FINNISH THE PROJECT.

List type of variance requested: Waive side setback from the required 10' to 4.5'.