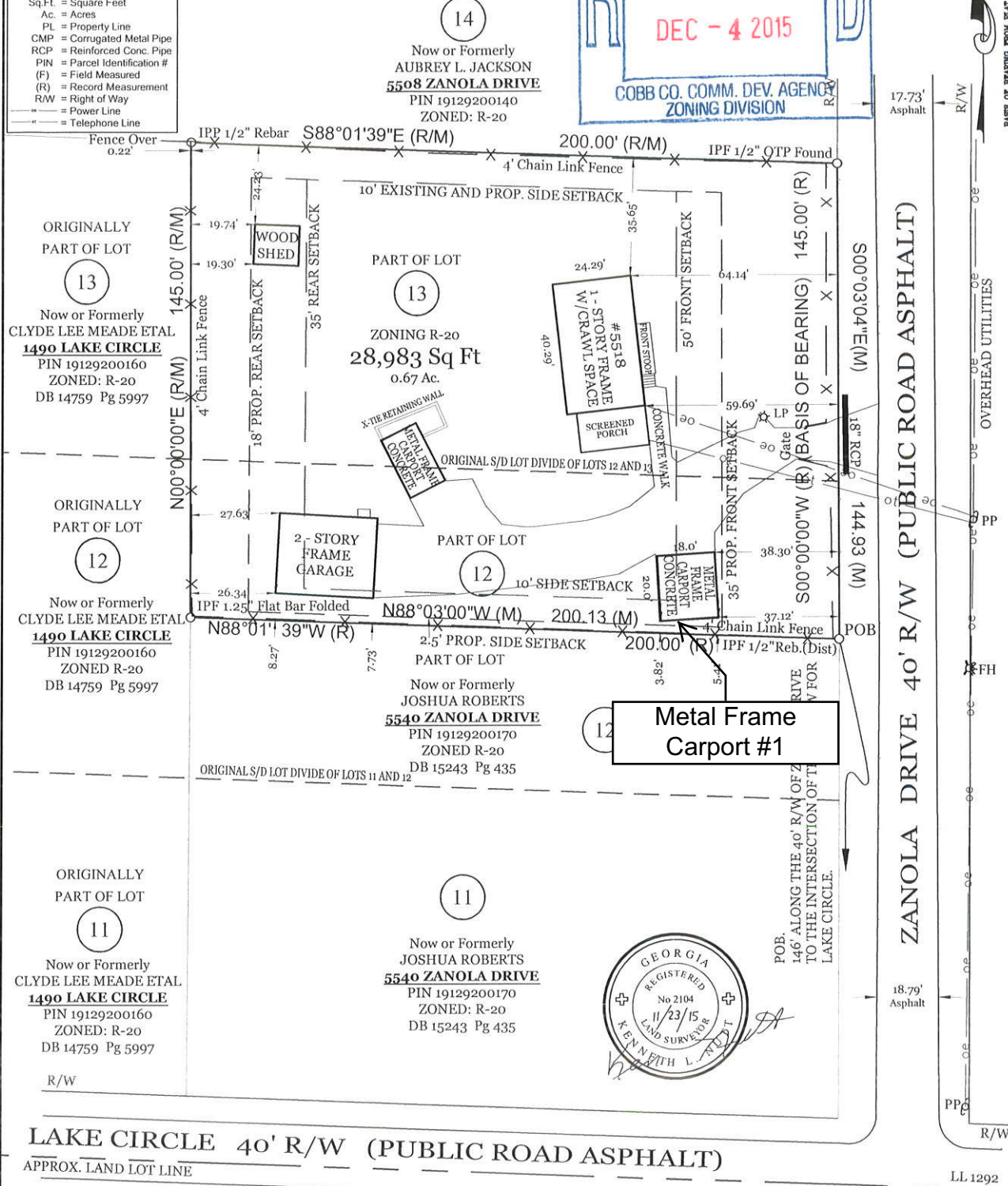
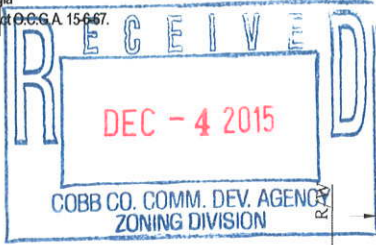


- LEGEND**
- X-X- = Fence
  - FH = Fire Hydrant
  - PP = Power Pole
  - IPP = Iron Pin Placed
  - IPF = Iron Pin Found
  - LP = Light Pole
  - POB = Point of Beginning
  - Reb = Rebar
  - (Dist) = Disturbed
  - LL = Land Lot
  - LLL = Land Lot Line
  - Sq.Ft. = Square Feet
  - Ac. = Acres
  - PL = Property Line
  - CMP = Corrugated Metal Pipe
  - RCP = Reinforced Conc. Pipe
  - PIN = Parcel Identification #
  - (F) = Field Measured
  - (R) = Record Measurement
  - RW = Right of Way
  - - - = Power Line
  - - - = Telephone Line

- 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 is in closure precision of 1 foot in 25,000 feet  
 - angular error of 03 seconds per angle per station  
 - adjusted using Compass Rule.  
 - This plat has been calculated for closure and found accurate within one foot in 690,000,000 feet.  
 - This plat subject to all easements public and private.

**V-21  
(2016)**

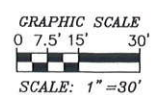
Survey was prepared in conformity with the Technical Standards for Property Surveying in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Code.



Job #: 5518 Zanolu Drive Zoning Plat

PAGE 2 OF 2

<p>1065 Sandtown Road, SW., Marietta, GA 30008          Phone: (770) 421-1186 Fax: (770) 425-6768          KENCOPER@AOL.COM</p>	<p>Zoning Variance Survey for:  <b>Jeffery A. LaPlante</b></p>	<p>Area = 28,983 Sq.Ft., 0.67 Acres (R) 28,984 Sq.Ft., 0.67 Acres (M)</p>
	<p>5518 ZANOLA DRIVE          PIN 19129200150 ZONED: R-20          LAND LOT 1292 OF THE 19TH DISTRICT 2ND SECTION          COBB COUNTY, GEORGIA          LOT(S) PART OF 12 AND 13          LEONARD G. HALL SUBDIVISION</p>	<p>This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.</p> <p>According to F.I.R.M. Community Panel # 13067C0203H, dated 03/04/2013. This property is not located in an area having special flood hazards.</p>
<p>Plat Book: 14          Deed Book: 11439</p>	<p>Page: 196          Page: 249</p>	<p>Computed by: RNUTT          Drawn by: RNUTT          Checked by: KLNUTT</p> <p>Party Chief: KWALTERS          Date Surveyed: 11/21/2015          Date Drawn: 11/22/2015</p>



C:\Land Projects 2015\Zanolu Drive Zoning Plat\dwg\Zanolu Drive

**APPLICANT:** Jeffery Laplante  
**PHONE:** 678-389-3957  
**REPRESENTATIVE:** Jeffery A. Laplante  
**PHONE:** 678-389-3957  
**TITLEHOLDER:** Jeffery A. Laplante  
**PROPERTY LOCATION:** On the west side of Zanola Drive, north of Lake Circle (5518 Zanola Drive).

**PETITION No.:** V-21  
**DATE OF HEARING:** 02-10-2016  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 1292  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.67 acre  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (metal frame carport #1) to the front and side of the principal structure; 2) waive the side setback for an accessory structure under 650 square feet (approximately 360 square foot metal frame carport #1) from the required 10 feet to three feet adjacent to the southern property line; 3) waive the required setbacks for an accessory structure over 650 square feet (approximately 750 square foot 2-story frame garage) from the required 100 feet to seven feet adjacent to the southern property line and to 26 feet adjacent to the rear property line; and 4) waive the rear setback for an accessory structure under 650 square feet (approximately 168 square foot wood shed) from the required 35 feet to 19 feet.

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

**BOARD OF APPEALS DECISION**

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

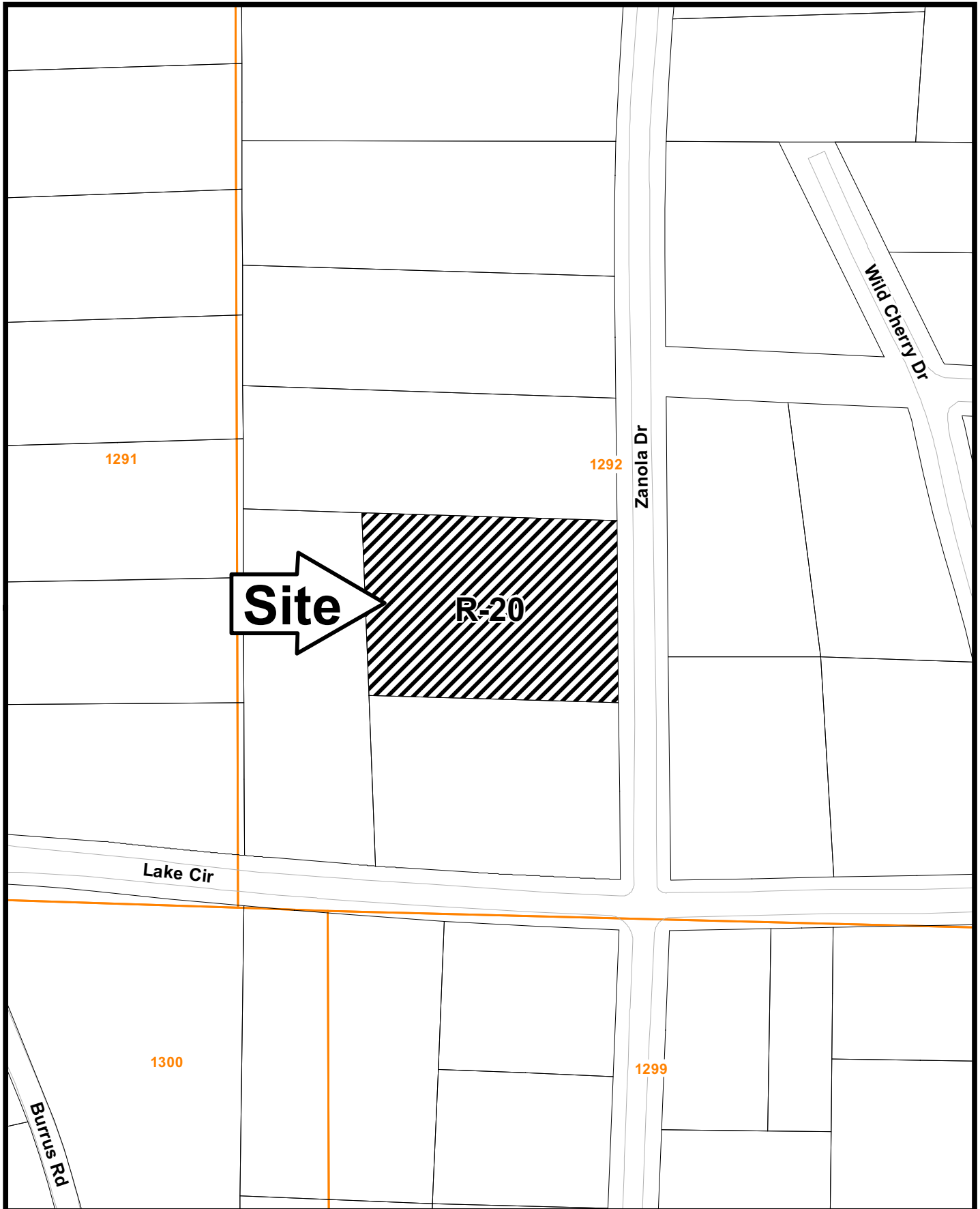
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

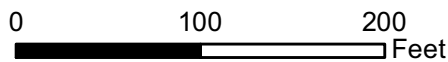
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-21



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Jeffery Laplante

**PETITION No.:** V-21

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** GIS aerial photos indicate the building in question was built between 2003 and 2006. Permit is 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 adverse stormwater management issues were observed or are anticipated.

**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.

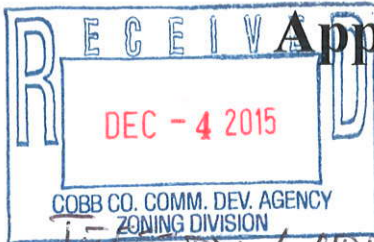
**SEWER:** No conflict.

**APPLICANT:** Jeffery Laplante **PETITION No.:** V-21

\*\*\*\*\*

**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.





# Application for Variance Cobb County

(type or print clearly)

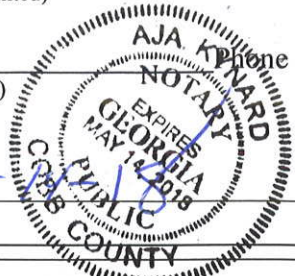
Application No. V-21  
Hearing Date: 2-10-16

Applicant JEFFERY LAPLANTE Phone # 6783893357 E-mail LAPLANTE98@Yahoo.com

JEFFERY A LAPLANTE Address 5578 ZANOLA Drive, Mableton GA 30126  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6783893357 E-mail LAPLANTE98@Yahoo.com  
(representative's signature)

My commission expires: 4-14-18 Signed, sealed and delivered in presence of: [Signature] 12-4-15  
Notary Public



Titleholder JEFFERY LAPLANTE Phone # 6783893357 E-mail LAPLANTE98@Yahoo.com

Signature [Signature] Address 5578 ZANOLA Drive, Mableton, GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-14-18 Signed, sealed and delivered in presence of: [Signature] 12-4-15  
Notary Public



Present Zoning of Property R-20

Location \_\_\_\_\_  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1292 District 19th Size of Tract .67 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).

DETACHED STRUCTURE IN FRONT OF HOME TO RIGHT FOR PARKING CARPORT INSTALLED 23 YEARS AGO BY PROFESSIONALS I WAS NOT AWARE OF ANY VIOLATIONS. THERE HAVE BEEN NO COMPLAINTS FROM ANYONE OTHER THAN COBB COUNTY. SIGNATURES CONFIRMING THIS

List type of variance requested: ARE FOUND IN THE PACKAGE.  
HENCE I AM SUBMITTING THIS VARIANCE TO CORRECT THIS ISSUE.