

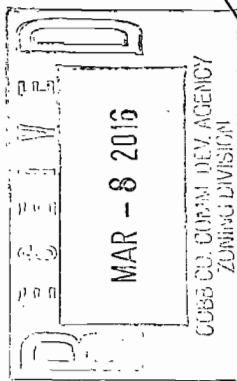
TRACT AREA = 0.360 ACRES



ALL DIMENSIONS ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION

**GENERAL NOTES:**

- EXISTING ZONING: RM-12 (TO REMAIN)
- SETBACKS:  
FRONT - 40'  
REAR - 40'  
SIDE - 5'
- PROPOSED VARIANCE REQUEST:  
A) TO REDUCE REAR SETBACK FROM 40' TO 25' DUE TO EXISTING BUILDING AS SHOWN ADJACENT TO THE RM-12 ZONED PROPERTY.  
B) TO REDUCE SIDE SETBACK FROM 5' TO 0' AT THE EXISTING 20' X 47' COVERED PATIO & DRIVE ADJACENT TO THE RM-12 ZONED PROPERTY.  
C) ALLOW UNBARRICADED COVERAGE OF 36.2% WITH 10' X 32' PORCH ADDITION.  
D) REDUCE FRONT SETBACK FROM 40' TO 34' FOR PORCH ADDITION.  
4. ALL EXISTING STRUCTURES ON SITE TO REMAIN.  
5. NO WETLANDS AS PER THE NATIONAL WETLANDS INVENTORY MAPS.  
6. PROPERTY IS SERVED BY EXISTING COUNTY WATER & SEWER.  
7. EXISTING USAGE: RESIDENTIAL.  
8. EXISTING COVERAGE 6940 S.F. WHICH IS 44% OF THE TOTAL AREA.  
9. ALL BOUNDARY INFORMATION TAKEN FROM SURVEY FOR EUSEBIO CAMARGO DATED 2-10-15 PREPARED BY P.L.CHA.



COBB CO. PLANNING DIVISION

V-59  
(2016)

THIS PLAN ONLY INCLUDES SURFACE AND IS NOT BEING USED FOR ANY OTHER PURPOSES. THE SURFACE IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSES. THE SURFACE IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSES. THE SURFACE IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSES.

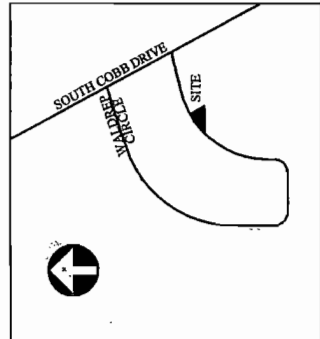
AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY INSURANCE RATE MAP DATED 3/4/13 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD.



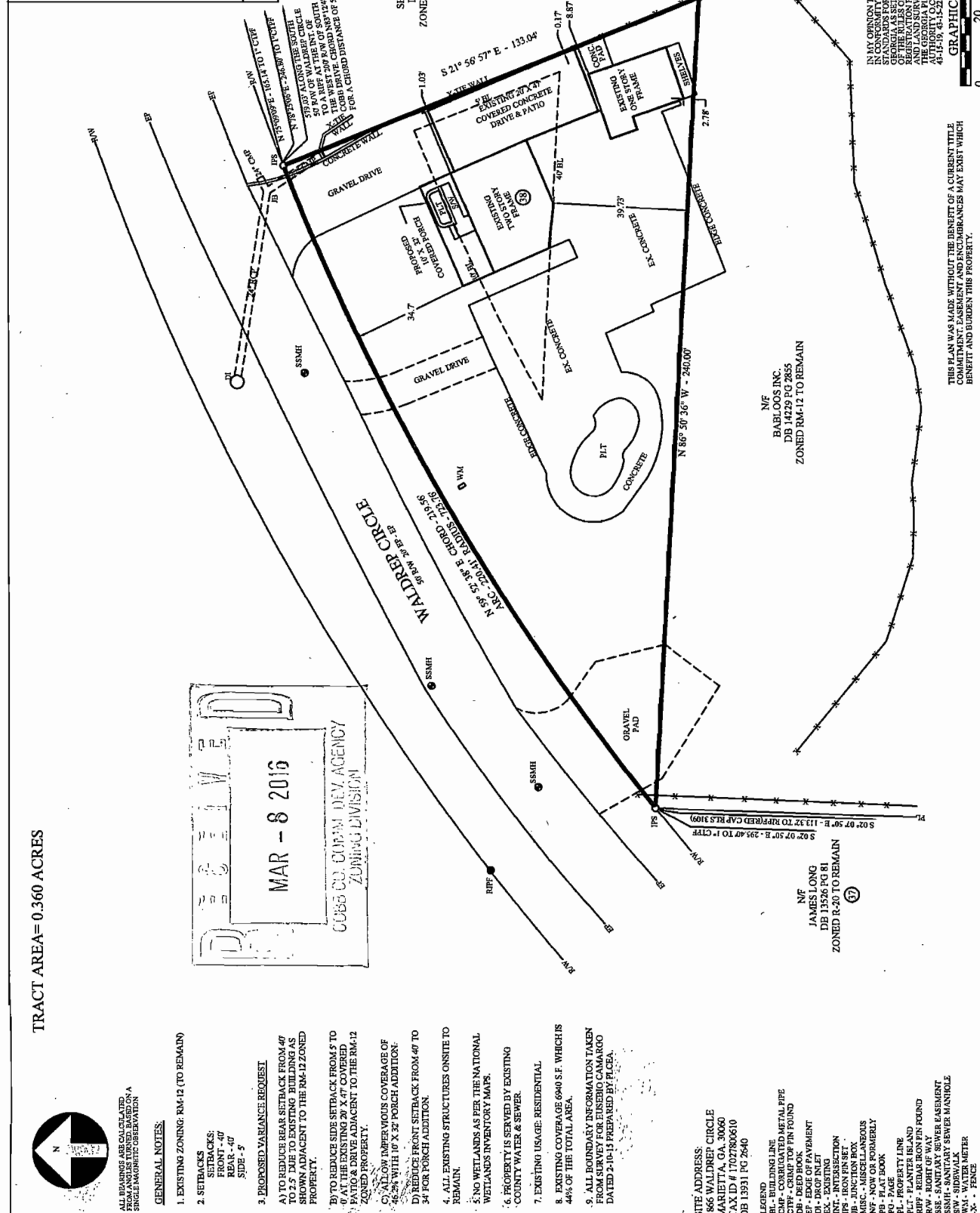
IN ANY OPINION THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING ENGINEERS REGISTRATION FOR PROFESSIONAL ENGINEERS AND HAS FOUND NO REASON TO BELIEVE THAT THE SURVEY DOES NOT COMPLY WITH THE GEORGIA PLAT ACT O.C.G.A. 14-4-47, 14-4-48, 14-4-49, 14-4-50, 14-4-51, 14-4-52, 14-4-53, 14-4-54, 14-4-55.

GRAPHIC SCALE IN FEET  
0 20 40 60

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



VICINITY MAP  
NTS



<p>PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. PLANNING - ENGINEERING - LAND SURVEYING 3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127 Ph. (770) 493-2576 EMAIL: mark_bee@plceae.com</p>		<p>COBB COUNTY ACRES 0.360 LAND LOT 278 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA DATE: 2-10-15 SCALE: 1"= 20'</p>	<p>COMPE. JOB. 2015007 VP.</p>
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**EUSEBIO CAMARGO**

VARIANCE PLAN FOR

SITE ADDRESS:  
1866 WALDREP CIRCLE  
MARIETTA, GA. 30060  
TAX ID # 17027800610  
DBI 13931 PG 2640

- LEGEND
- DRAINAGE
  - CORRUGATED METAL PIPE
  - CHANP TOP PIN FOUND
  - DEED BOOK
  - PAYMENT
  - DRAIN INLET
  - EX - EXISTING
  - INTERSECTION
  - MISCELLANEOUS
  - NOW OR FORMERLY
  - DEED BOOK
  - PL - PROPERTY LINE
  - PLANTER ISLAND
  - REAR BOUNDARY PIN FOUND
  - SANITARY SEWER EASEMENT
  - SANITARY SEWER MANHOLE
  - SIDEWALK
  - SURVEYOR'S METER
  - FENCE

**APPLICANT:** Eusebio Camargo

**PETITION No.:** V-59

**PHONE:** 770-294-7011

**DATE OF HEARING:** 05-11-2016

**REPRESENTATIVE:** Garvis L. Sams Jr.

**PRESENT ZONING:** RM-12

**PHONE:** 770-422-7016

**LAND LOT(S):** 278

**TITLEHOLDER:** Eusebio Camargo

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Waldrep Circle, and on the north side of Cilton Street (1866 Waldrep Circle).

**SIZE OF TRACT:** 0.36 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (existing approximately 416 square foot one story frame building) from the required 40 feet to two feet; 2) waive the side setback from the required five feet to zero feet adjacent to the eastern property line; 3) increase the maximum allowable impervious surface from 45% to 46.2%; 4) waive the front setback from the required 40 feet to 34 feet; and 5) waive the requirement of parking on a treated and hardened surface to allow for parking on a gravel drive.

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

**BOARD OF APPEALS DECISION**

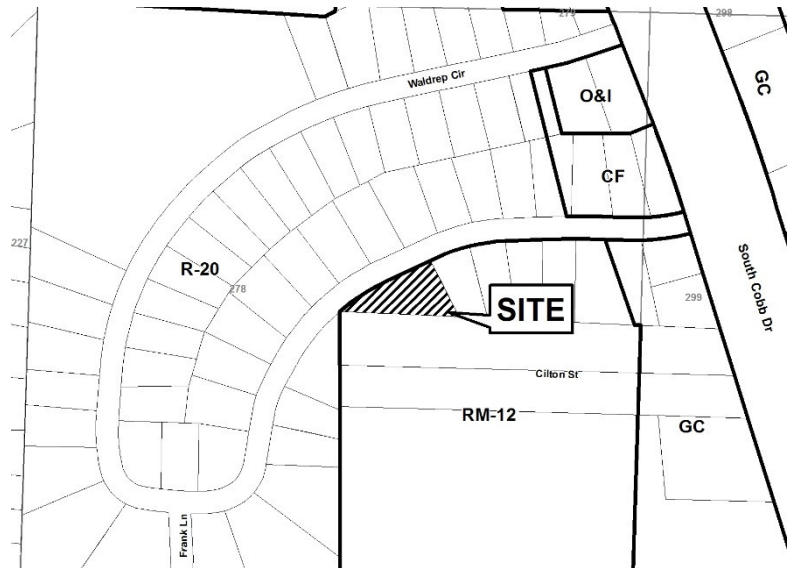
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **VOTE**       

**STIPULATIONS:**       



**APPLICANT:** Eusebio Camargo

**PETITION No.:** V-59

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**COMMENTS**

**TRAFFIC:** Recommend driveways on Waldrep Circle be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length. Recommend removing the western most driveway on Waldrep Circle

**DEVELOPMENT & INSPECTIONS:** 1866 Waldrep Circle – Inspector issued a notice of violation on 2-15-16 for building without a permit.

**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 modified setbacks 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 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:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict .

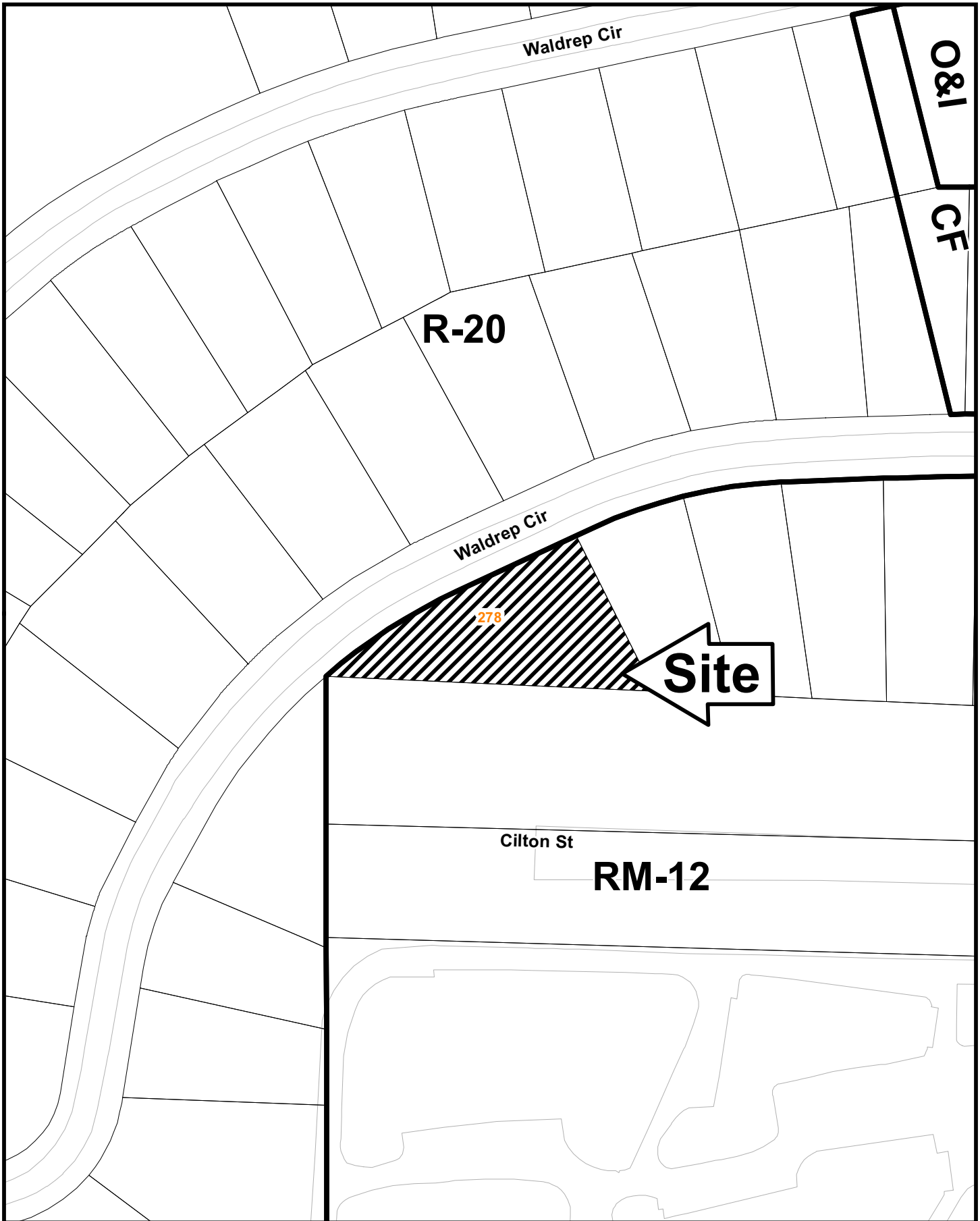
**SEWER:** Request does not conflict with sewer easement along western property line.

**APPLICANT:** Eusebio Camargo **PETITION No.:** V-59

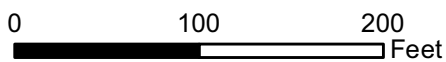
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**FIRE DEPARTMENT:** analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

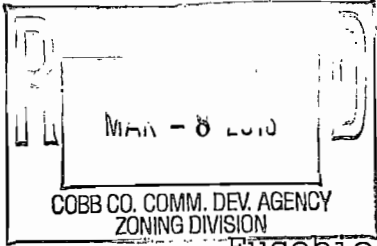
# V-59-2016 GIS MAP



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)

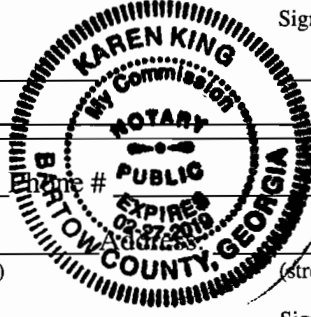
Application No. V-59  
Hearing Date: May 11, 2016

Applicant Eusebio Camargo Phone # 770-294-7011 E-mail camargo@hotmail.com  
SAMS, LARKIN, HUFF & BALLI, LLP  
by: Garvis L. Sams, Jr. Address 1866 Waldrep Circle, Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Phone # 770-422-7016 E-mail gsams@slhb-law.com

My commission expires: 2-27-19



Signed, sealed and delivered in presence of:  
Karen L. King  
Notary Public

Titleholder See Attached Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property RM-12

Location 1866 Waldrep Circle, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 District 17th Size of Tract 0.36 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 X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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).

A literal and/or interpretation of Cobb County Zoning Ordinance provisions creates a hardship and otherwise precludes utilization of the structures which were, admittedly, erected on the subject property prematurely.

List type of variance requested: 1) Reduce the rear setback from 40' to 2.5' due to the existing building as shown adjacent to the RM-12 zoned property; 2) Reduce the side setback from 5' to 0' at the existing 20' x 47' covered patio and drive adjacent to the RM-12 zoned property; 3) To allow impervious coverage of 46.2% with the addition of the 10'x 32' porch (existing coverage is 6,940 square feet which is total of 44% of the total area);  
Revised: November 18, 2015 4) Reduce front setback from 40' to 34' for the porch addition.