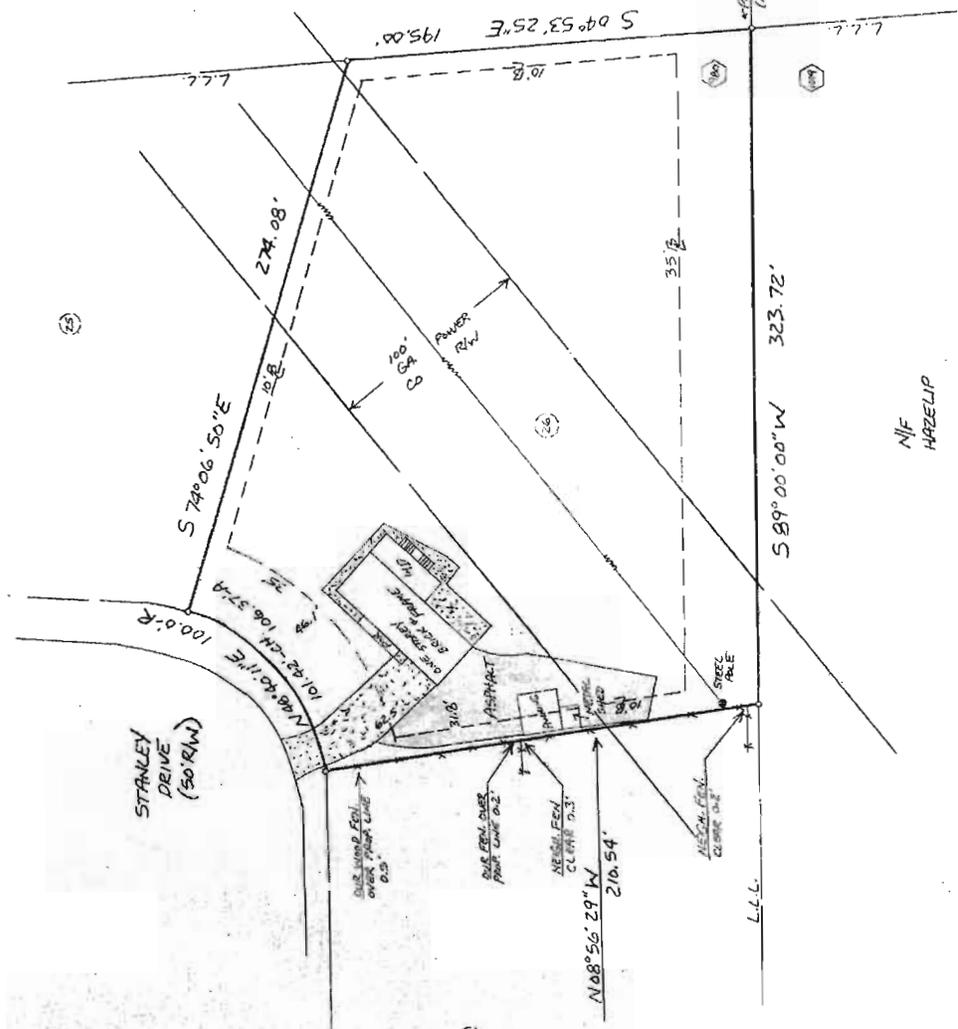


V-117  
(2016)



AREA = 1.7775 ACRE  
#4300 STANLEY DRIVE



FILE NO. 3876201BLH  
LOCATION: [unclear]  
ZONE: [unclear]

**SURVEY FOR:**

PEDRO A. HERNANDEZ

LOT 26	BLK 18 UNIT 2	REAR BOUNDS
2024 HEIGHTS		
LAND LOT	980	
DISTRICT	19TH SECTION 2ND	
COUNTY	COBB	
PLAT BOOK	34 PAGE 3	
DATE	7-1-16	SCALE: 1" = 40'

THE FIELD DATA WAS OBTAINED BY THE SURVEYOR OR HIS ASSISTANT AND IS SUBJECT TO THE ACCURACY OF THE INSTRUMENTS USED AND THE SKILL OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA OBTAINED FROM OTHER SOURCES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED BY HIM OR HER.

**JA EVANS**  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH: 770-960-2000

**RECEIVED**

JUL 07 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

SETBACKS PER R-20 ZONING  
FRONT = 35'  
SIDE = 10'  
REAR = 35'

This service was prepared in compliance with the Technical Standards for Property Surveys in Georgia. As set forth in Chapter 1807 of the Board Rules of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



**APPLICANT:** Pedro A. Hernandez

**PETITION No.:** V-117

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts 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 site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment

**WATER:** No conflict (Powder Springs service area)

**SEWER:** No conflict (Powder Springs service area)

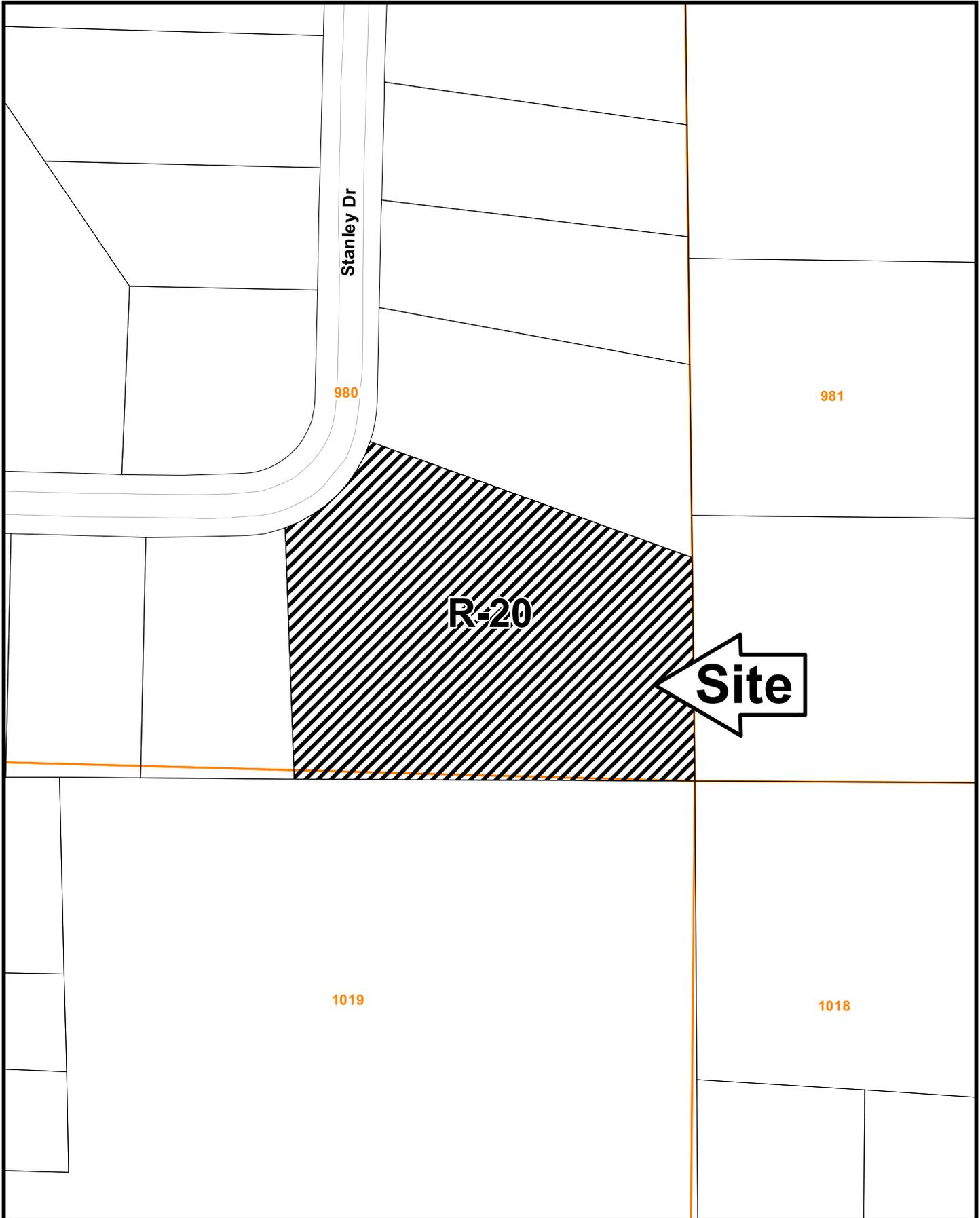
**APPLICANT:** Pedro A. Hernandez

**PETITION No.:** V-117

\*\*\*\*\*

**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.

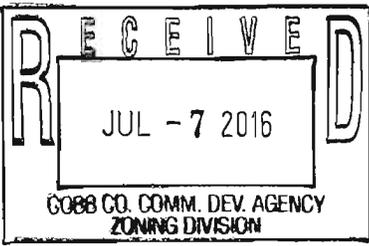
# V-117-2016 GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-117  
Hearing Date: 9-14-16

Applicant Pedro A Hernandez Phone # 404) 542-9838 E-mail Jeffreyhernandez34@gmail.com

Jeffrey Hernandez Address 4309 Stanley Dr, Powder Springs, 30127  
(representative's name, printed) 6/14/16 (street, city, state and zip code)

[Signature] Phone # 404) 422-4132 E-mail Jeffreyhernandez34@gmail.com  
(representative's signature)

**KEITH QUEEN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JULY 4TH, 2019**

Signed, sealed and delivered in presence of:  
Keith Queen 6-14-16  
Notary Public

My commission expires:

Titleholder Sonia ~~Campos~~ Pedro A Hernandez Phone # 404) 542-9838 E-mail Jeffreyhernandez34@gmail.com

Signature [Signatures] Address: 4309 Stanley Dr, Powder Springs, 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

**KEITH QUEEN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
JULY 4TH, 2019**

Signed, sealed and delivered in presence of:  
Keith Queen 6-14-16  
Notary Public

My commission expires:

Present Zoning of Property R-20

Location 4309 Stanley Drive Powder Springs, GA. 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 980 District 19 Size of Tract 3.17 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 20x20' Shape of Property 20x20x11" 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:

Applying for variance for shed, to have tools, lawn equipments etc (since house doesn't have garage) and also as a storage

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_