

V-151
(2016)

- LEGEND**
- A/C CONCRETE
 - R/W RIGHT OF WAY
 - AWM ADJUTANT GENERAL'S MAPPING
 - CONC CONCRETE
 - CP CORNER
 - ED EDGE OF DRIVE
 - FERM FENCE
 - IRV IRON ROD
 - IP'S IRON PIPES
 - LOT LOT
 - OTF OPEN TIE
 - PP POWER POLE
 - D.B. DEED BOOK
 - P.B. PAGE BOOK
 - P.C. POINT OF BEGINNING
 - P.O.B. POINT OF BEGINNING
 - PC-2M PC-2M
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IN MY OPINION THIS PLAN IS A CORRECT
STATEMENT OF THE FACTS AND
AND HAS BEEN PREPARED IN CONFORMANCE
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN CHAPTER 50 OF THE OFFICIAL CODE OF GEORGIA
AND THE SURVEYING AND MAPPING ACT OF 1977, AS AMENDED.
EXCEPTED ON THIS SURVEY ARE THE RIGHTS OF THE
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

ALL ISSUES OF TITLE ARE
EXCEPTED FROM THIS SURVEY
UNLESS NOTED AS SUCH IN THE
REPORT HAS BEEN PROMISED.

THIS SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED
HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OR
INSUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY
OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING.
THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES
AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND
UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED.
CONTRACTORS SHALL VERIFY EXISTING UTILITIES AND STRUCTURES
BEFORE CONSTRUCTION. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR
INSUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED FROM THE SURVEYOR'S FIELD BOOKS
AND ANY ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAN IS BASED HAS A CLOSEST
PRECISION OF ONE FOOT IN 62,749 FEET
AND AN ANGULAR ERROR OF 01 SECOND
OR LESS. THE MAP OR PLAN WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAN HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 159,890 FEET.

| | |
|----------------|--|
| DATE: 8/8/18 | |
| BY: SLS | |
| FILED: 8/20/18 | |
| BY: SLS | |
| SCALE: 1"=50' | |
| SHEET # 1 OF 1 | |
| 16179 | |

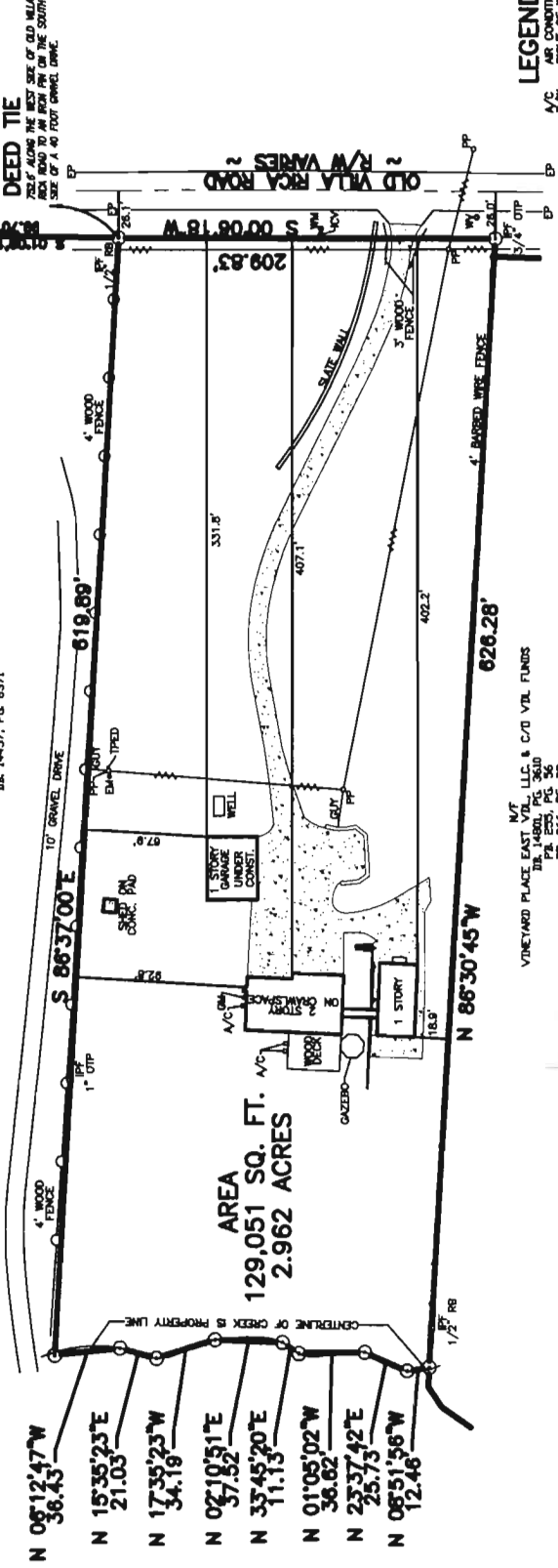
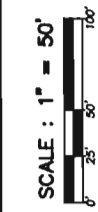


ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8895
www.adamandleesurveying.com

BOLIERE LOUISANT
2460 OLD VILLA ROAD

| | |
|---------------|----------------|
| COUNTY: COBB | DISTRICT: 19TH |
| LAND LOT: 555 | SECTION: 240 |

| |
|---------------------------------|
| PROJECT DESCRIPTION: SURVEY FOR |
| REVISIONS: |



AREA
129,051 SQ. FT.
2.962 ACRES

SCALE: 1" = 50'

MAGNETIC

JURORS, TERRY
DLR 14457, PL 6371

VINEYARD PLACE EAST VIL, LLC, C/O VBL FUNDS
DLR 14801, PL 3610
PL 5264, PL 28

JURORS, TERRY
DLR 14457, PL 6371

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13007 C 0003 H
DATED: MARCH 4, 2013

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED FROM THE SURVEYOR'S FIELD BOOKS
AND ANY ELECTRONIC DISTANCE METER.
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AND AN ANGULAR ERROR OF 01 SECOND
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FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 159,890 FEET.

APPLICANT: Boliere Louissaint

PETITION No.: V-151

PHONE: 404-957-5427

DATE OF HEARING: 11-9-2016

REPRESENTATIVE: Boliere Louissaint

PRESENT ZONING: R-20

PHONE: 404-957-5427

LAND LOT(S): 535

TITLEHOLDER: Boliere Louissaint

DISTRICT: 20

PROPERTY LOCATION: On the west side of Old Villa Rica Road, south of Villa Rica Lane (2480 Old Villa Rica Road).

SIZE OF TRACT: 2.96 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 100 square foot shed and approximately 1,050 square foot one story garage) to the front of the principal building; 2) waive the required setback for an accessory structure over 1,000 square feet (approximately 1,050 square foot one story garage) from the required 100 feet to 67 feet adjacent to the northern property line; and 3) allow the shed on the concrete pad to be to the front of the principal structure.

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

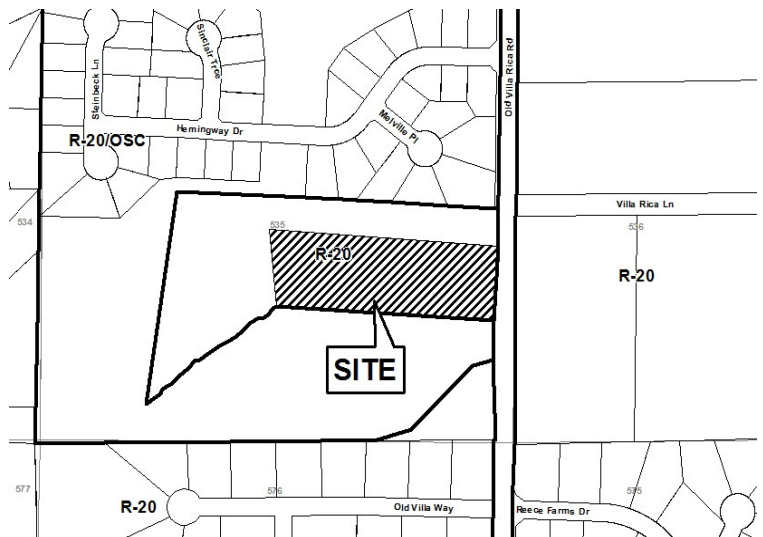
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Boliere Louissaint **PETITION No.:** V-151

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Was issued a notice of violation for building without a permit of detached garage and gazebo at the left side of the house on 3-10-15. Was issued a permit for attached garage on 5-15-15. After several permit renewals an engineer

SITE PLAN REVIEW: No comment

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 comments regarding the impact or treatment of historic and/or archaeological resources for V-147 –V-165.

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

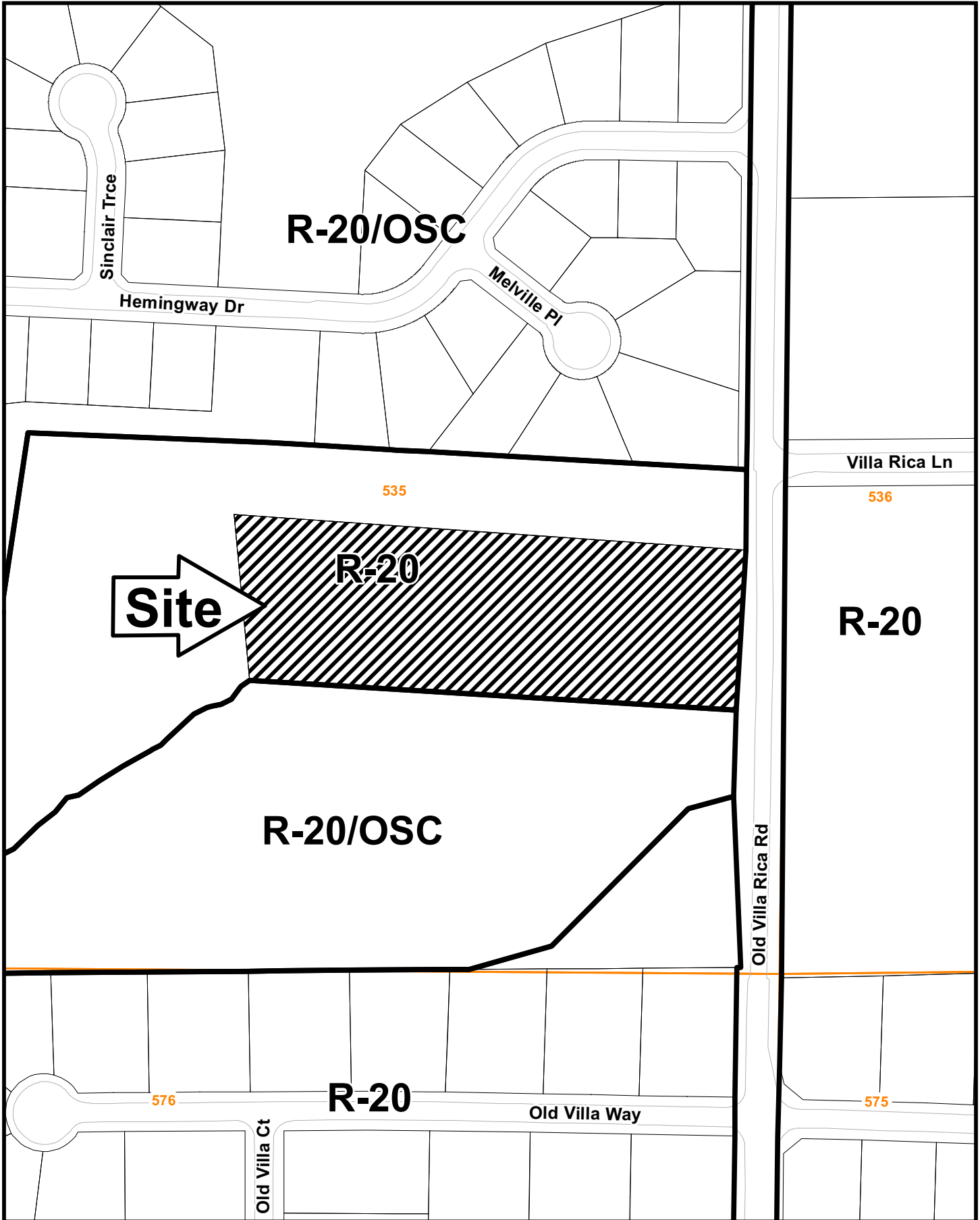
SEWER: No conflict

APPLICANT: Bolier Louissaint

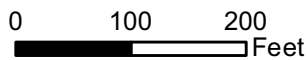
PETITION No.: V-151



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.

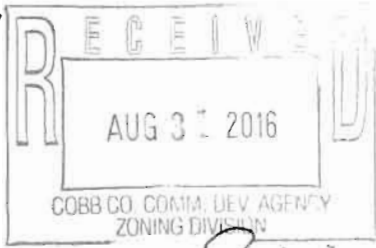
V-151-2016 GIS



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-151
Hearing Date: 11-9-16

Applicant Bolere Loussaint Phone # (404) 957 5427 E-mail rlouis244@gmail.com

Bolere Loussaint
(representative's name, printed) Address 2480 Old Villa Rica Rd Powder Springs GA 30127
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 404 957 5427 E-mail rlouis244@gmail.com

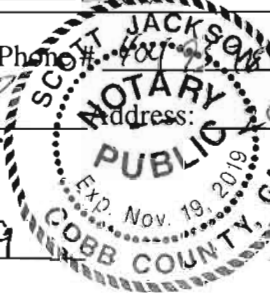
My commission expires: [Signature]
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Bolere Loussaint Phone # (404) 957 5427 E-mail rlouis244@gmail.com

Signature [Signature]
(attach additional signatures, if needed) Address: 2480 Old Villa Rica Rd Powder Springs GA 30127
(street, city, state and zip code)

My commission expires: November 19, 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property R-20

Location 2480 Old Villa Rica Rd Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 535 District 19th Size of Tract 3 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

Does the property or this request need a second electrical meter? YES _____ NO

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:

I need the Variance because the Back and side of the house ~~area~~ is wooded and sloped and we dont want the cars in front of the driveway to make property unseemly for the property and neighbors
List type of variance requested:

I want to put the Garage on the side of the house.