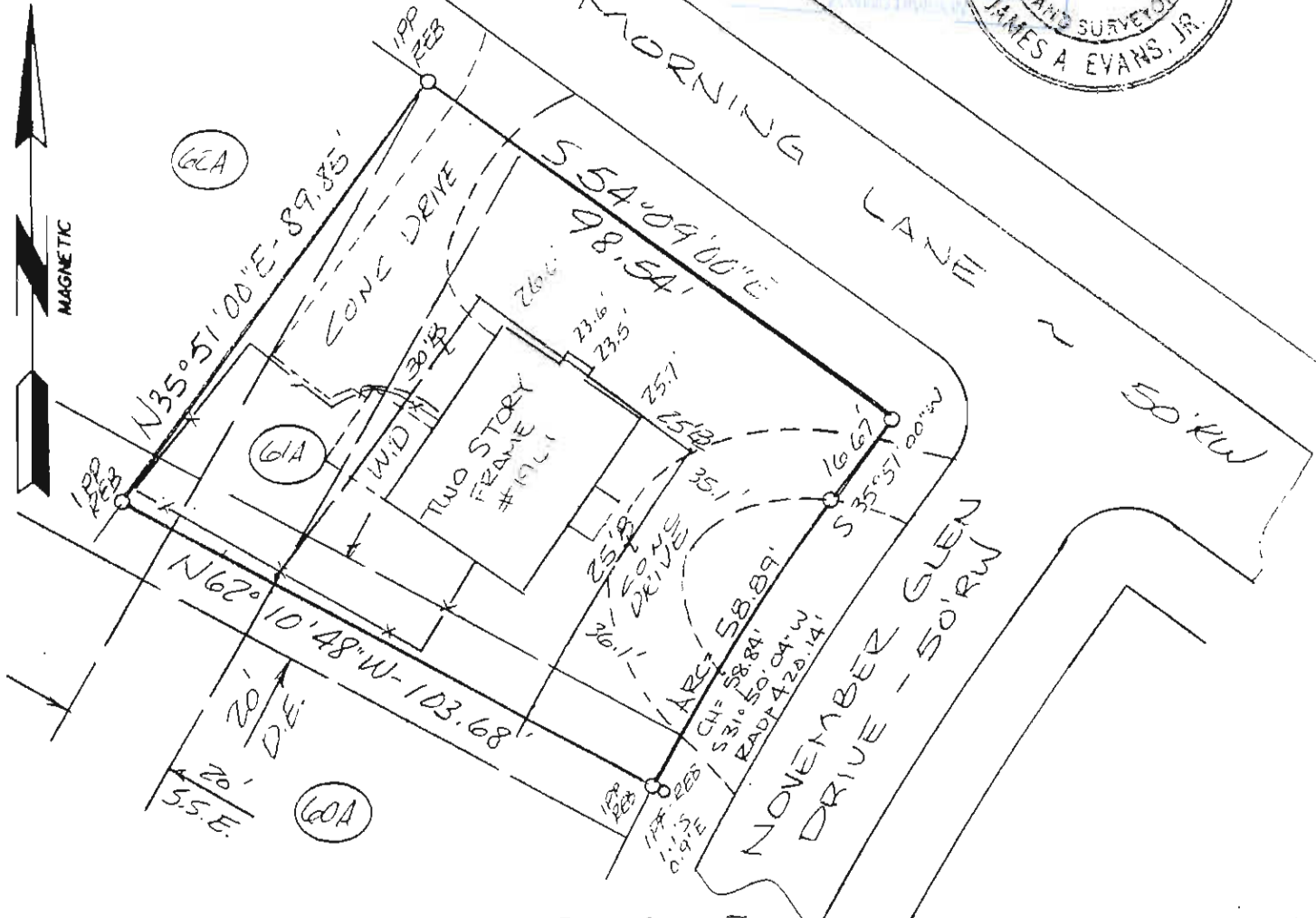


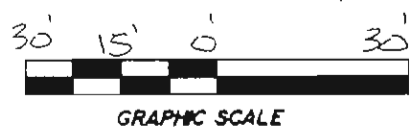
AREA = 0.189  
ACRE

V-155  
(2016)



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE (NO. 1) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO 130672001DF  
LOCATION COBB  
ZONE X



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED: TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*James A. Evans, Jr.*

**J. A. EVANS**  
SURVEYING CO., INC.  
SMYRNA, GEORGIA  
PH. (770)435-7155

**SURVEY FOR:**

ENRIQUE MATOS

LOT 601A BLK. UNIT II	REVISIONS
QUAIL POINT	
PHASE - I	
LAND LOT 15	
DISTRICT 20TH SECTION 2ND.	CC LY
COBB COUNTY, GEORGIA	DRWN JH
PLAT BOOK 137 PAGE 100	CHKD
DATE: 7-31-96	JOB #
SCALE: 1" = 30'	223496

REPRO PRODUCTS 576868

**APPLICANT:** Enrique Matos

**PETITION No.:** V-155

**PHONE:** 770-966-8145

**DATE OF HEARING:** 11-9-2016

**REPRESENTATIVE:** Angela Matos

**PRESENT ZONING:** RA-4

**PHONE:** 770-685-5622

**LAND LOT(S):** 15

**TITLEHOLDER:** Enrique Matos

**DISTRICT:** 20

**PROPERTY LOCATION:** On the southwest corner of November Glen Drive and Morning Lane (1961 Morning Lane).

**SIZE OF TRACT:** 0.19 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the major side setback from the required 25 feet to 23 feet; and 2) waive the maximum impervious coverage from 40% to 42%.

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

**BOARD OF APPEALS DECISION**

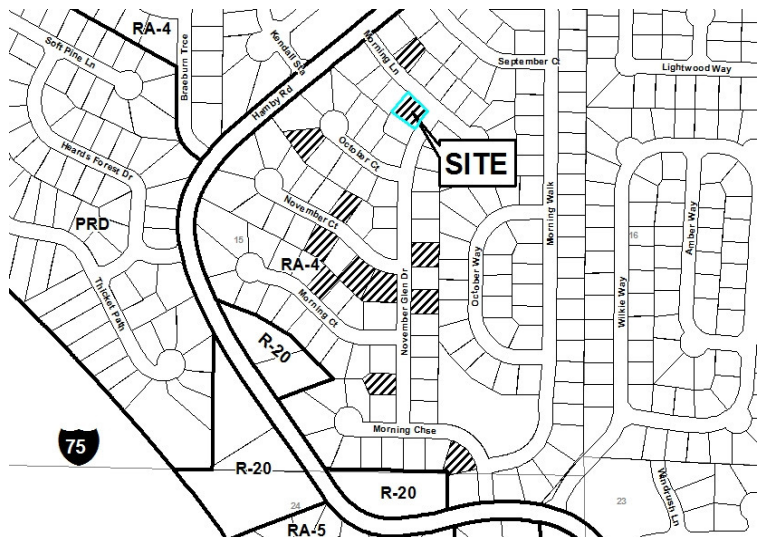
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Enrique Matos **PETITION No.:** V-155

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment

**SITE PLAN REVIEW:** No comment

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts 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 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:** The wood deck extends into the sanitary sewer easement, which is a violation of County Code 122-123. Violation must be resolved directly with Cobb County Water System.

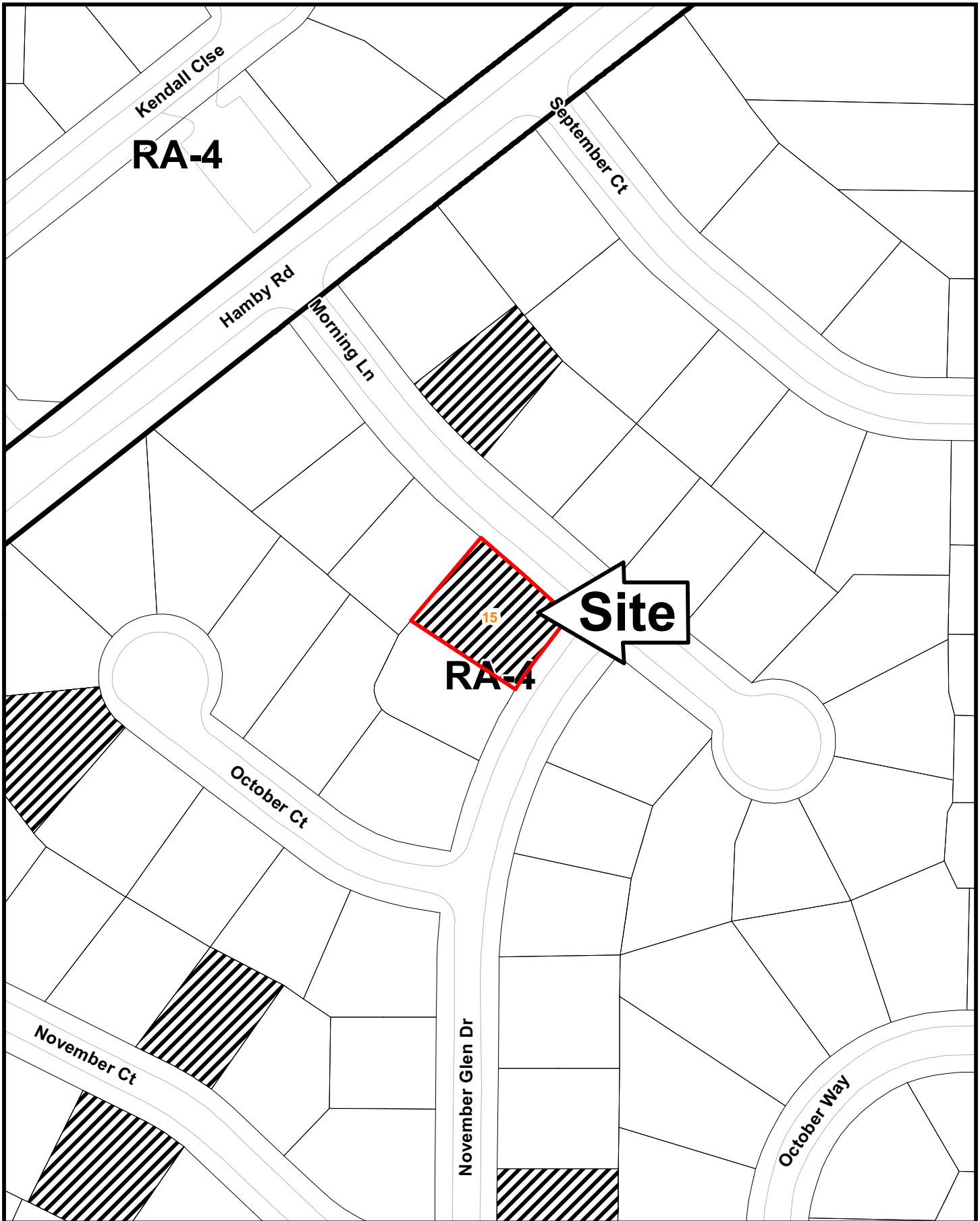
**APPLICANT:** Enrique Matos

**PETITION No.:** V-155

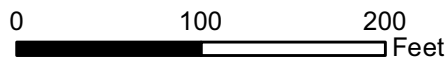
\*\*\*\*\*



**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-155-2016 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-155  
Hearing Date: 11-9-16

Applicant Enrique Matos Phone # 770 966 8145 E-mail \_\_\_\_\_

Angela Matos  
(representative's name, printed) Address 1961 Morning LN NW, Acworth, GA  
(street, city, state and zip code) 30102

Angela M. Matos  
(representative's signature) Phone # 770 685 5000 E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:  
Donald Paul Well  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder Enrique Matos Phone # 770 966 8145 E-mail \_\_\_\_\_

Signature Enrique Matos Address: 1961 Morning LN NW, Acworth, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30102

Signed, sealed and delivered in presence of:  
C. Appie  
Notary Public  
08/31/2014

My commission expires: MY COMMISSION EXPIRES AUG. 21, 2017

Present Zoning of Property \_\_\_\_\_

Location 1961 Morning LN NW, Acworth, GA 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 District 20 Size of Tract 0.189 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:

Builder flaw in design structure. Would require tearing down structures & rebuilding house.

List type of variance requested: Impervious surface

V-155  
2016



*Cobb County...Expect the best!*

**COBB COUNTY - COMMUNITY DEVELOPMENT AGENCY  
Code Enforcement Division**

Mailing Address  
P.O. Box 649  
Marietta, Ga. 30061

Physical Address  
1150 Powder Springs Rd.  
Suite 400  
Marietta, Ga. 30064

Fax: (770) 528-2092

## Notice of Violation

Violation Number: CODE-2016-07149

Date: 8/3/2016

The Cobb County Code Enforcement Division has grounds to believe the property located at:

<u>1961 MORNING LN</u>	<u>ACWORTH, GA 30102</u>	<u>20</u>	<u>0015</u>	<u>191</u>	<u>RA-4</u>
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or MATOS ENRIQUE (1961 MORNING LN ACWORTH, GA 30102-7913)

may be in violation of the Official Code of Cobb County, Georgia. You have 10 days to bring the violation(s) into compliance. An inspection will be made on or about 10 days from August 3, 2016. Failure to comply could result in a citation being issued for you to appear in the Cobb County Magistrate Court, and you may be subject to a fine, imprisonment or both.

<u>Violation</u>	<u>Code Section</u>	<u>Requirement for Compliance</u>
USE LIMITATIONS/MAXIMUM IMPERVIOUS SURFACE	134-201 (11)j	Maximum impervious surface shall not exceed 40 percent.

**David Miller (david.miller@cobbcounty.org)**

**770-528-2023**

Officer

Telephone

Contact the Officer listed above by telephone or email for further information. Officer availability 8:00-9:00 a.m. and 3:30-4:30 p.m. Monday through Friday. You may leave voice mail or send email at any time.

A COMPLETE COPY OF THE COBB COUNTY ORDINANCE MAY BE VIEWED AT [WWW.COBBCOUNTY.ORG](http://WWW.COBBCOUNTY.ORG)

V-155  
2016



**COBB COUNTY CODE ENFORCEMENT  
CASE SYNOPSIS**

Report Date:  
9/28/2016

*Cobb Counts. Expect the Best!*

CASE #: CODE-2016-07149

OPEN DATE: 7/31/2016

COMPLAINANT:

PHONE #:

**DESCRIPTION:** Lot may exceed allowable impervious surface area.

**PRIMARY ADDRESS:**

1961 MORNING LN  
ACWORTH, GA 30102

**OWNER ADDRESS:**

MATOS ENRIQUE  
1961 MORNING LN  
ACWORTH, GA 30102-7913

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
08/03/2016		Case Details		PLACED PROPERTY ON NOTICE FOR MAXIMUM IMPERVIOUS SURFACE BASED ON ANONYMOUS COMPLAINT. PROPERTY ZONED RA 4 - MAXIMUM IMPERVIOUS: 40%. DM
08/03/2016		Initial Investigation	In Violation	/* USE LIMITATIONS/MAXIMUM IMPERVIOUS SURFACE[*134-201 (11)j* Maximum impervious surface shall not exceed 40 percent.*]
08/08/2016		Case Details		GIS MEASUREMENTS SHOW THIS PROPERTY TO BE OVER THE 40% MAXIMUM IMPERVIOUS SURFACE MAX. WILL CALL THE OWNER. MV
08/08/2016		Case Details		IN FRONT YARD APPEAR TO BE IN EXCESS OF 40%. ADVISED MS. MATOS THAT A VARIANCE WOULD NEED TO BE APPLIED FOR. SHE UNDERSTOOD AND WE DISCUSSED ALL ISSUES.
09/06/2016		Case Details		VARIANCE APPLIED FOR V-155. TO BE HEARD ON 11/9/3026. MV