



# Cobb County Georgia Online Mapping

SEP -9 2016



V-162  
(2016)



Map Notes:



1: 354

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

59.1 Feet

29.54

0

59.1

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

**APPLICANT:** Concepcion Serrato

**PETITION No.:** V-162

**PHONE:** 404-729-0200

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

**REPRESENTATIVE:** Concepcion Serrato

**PRESENT ZONING:** RA-4

**PHONE:** 404-729-0200

**LAND LOT(S):** 15

**TITLEHOLDER:** Juana Salinas Serrato and  
Concepcion Serrato

**DISTRICT:** 20

**PROPERTY LOCATION:** On the north side of  
Morning Court, west of November Glen Drive  
(2206 Morning Court).

**SIZE OF TRACT:** 0.16 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the maximum impervious coverage from 40% to 45%.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Concepcion Serrato

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**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:** No conflict

**APPLICANT:** Concepcion Serrato

**PETITION No.:** V-162

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**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-162-2016 GIS



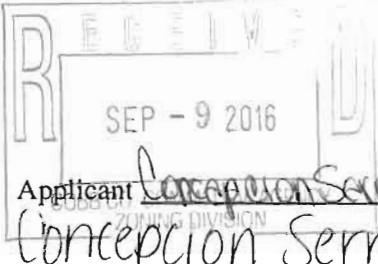
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary  
Zoning Boundary

# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-162  
 Hearing Date: 11-9-16

Applicant Concepcion Serrato Phone # 404-729-0200 E-mail concepcion.serrato@gmail.com  
Concepcion Serrato Address 2206 Morning Ct NW Acworth GA 30102  
 (representative's name, printed) (street, city, state and zip code)

Concepcion Serrato Phone # 404-729-0200 E-mail concepcion.serrato@gmail.com  
 (representative's signature)

My commission expires: Feb. 11, 2020

**LORAE WARREN**  
 NOTARY PUBLIC  
 Cherokee County  
 State of Georgia  
 My Comm. Expires Feb. 11, 2020

Signed, sealed and delivered in presence of:  
Lorae Warren 9/9/16  
 Notary Public

Titleholder Juana Salinas Serrato Phone # 404-895-5109 E-mail concepcion.serrato@gmail.com

Signature Juana Salinas Serrato Address: 2206 Morning Ct NW Acworth GA 30102  
 (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Feb. 11, 2020

**LORAE WARREN**  
 NOTARY PUBLIC  
 Cherokee County  
 State of Georgia  
 My Comm. Expires Feb. 11, 2020

Signed, sealed and delivered in presence of:  
Lorae Warren 9/9/16  
 Notary Public

Present Zoning of Property Residential  
 Location 2206 Morning Ct NW, Acworth, GA 30102  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 District 20th Size of Tract 0.1623 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 1928 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:

This ordinance would create a financial burden to my family since we just bought the house on March, 2016. We have also expended a lot of money fixing the house not knowing that this problem existed

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



V-162  
2016



Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT  
CASE SYNOPSIS

Report Date:  
9/28/2016

CASE #: CODE-2016-06889

OPEN DATE: 7/23/2016

COMPLAINANT:

PHONE #:

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

**PRIMARY ADDRESS:**

**OWNER ADDRESS:**

2206 MORNING CT  
ACWORTH, GA 30102

SERRATO JUANA SALINAS & CONCEPCION  
2206 MORNING CT NW  
ACWORTH, GA 30102

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
07/26/2016		Case Details		RA-4 - 40% IMPERVIOUS MAXIMUM. LEFT NOTICE OF VIOLATION BASED ON COMPLAINT RECEIVED. MV
07/26/2016		Initial Investigation	In Violation	/* USE LIMITATIONS/MAXIMUM IMPERVIOUS SURFACE *134-201 (11)* Maximum impervious surface shall not exceed 40 percent.*
08/04/2016		Case Details		ALREADY DELIVERED N.O.V. FOR IMPERVIOUS SURFACE. D. MILLER
08/04/2016		Reinspection	In Violation	
08/08/2016		Case Details		SPOKE WITH AGENT WHO SOLD HOME TO CURRENT OWNERS. THEY HAVE LIVED IN HOUSE FOR 3 MONTHS. I TOLD HER THAT IT WAS HARD TO SEE WHAT WAS IN THE BACK. SHE SAYS THEY HAVE VERY LITTLE BACKYARD. EMAILED VARIANCE APPLICATION AND EXPLAINED PROCESS, ETC. MV
08/10/2016		Case Details		WENT TO PROPERTY AND LOOKED AT DRIVEWAY. THERE IS A REAR ENTRANCE GARAGE. THE ENTIRE BACKYARD IS CONCRETE. INCLUDING HOUSE AND SIDEWALK TO ENTRANCE OF HOUSE IS WELL OVER 40%. LET THE AGENT KNOW THAT THE VARIANCE APPLICATION NEEDED TO BE FILLED OUT AND WE WOULD LET THEM KNOW WHEN MEASUREMENTS WOULD BE DONE. MV