

V-24  
(2017)

**BOUNDARY SURVEY FOR:**  
**HUMBERTO GALVAN**  
LAND LOT 122,  
17TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA

**BOUNDARY SURVEY PREPARED BY:**  
**ROBERT DEBIEN R.L.S. 2964**  
275 YORKSHIRE PLACE  
NEWNAN GA. 30265  
PHONE: 770 710-8915  
EMAIL: debien275@gmail.com  
DATE OF SURVEY 12-23-16



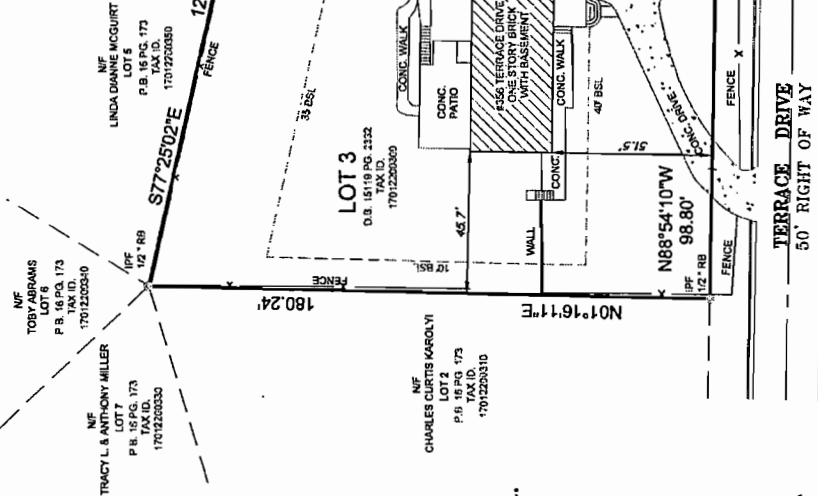
**SURVEY CERTIFICATE**

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN SECTION 43-15-10, 43-15-22, 43-15-4, 43-15-5, 43-15-6, 43-15-7, 43-15-8, 43-15-9, 43-15-10, 43-15-11, 43-15-12, 43-15-13, 43-15-14, 43-15-15, 43-15-16, 43-15-17, 43-15-18, 43-15-19, 43-15-20, 43-15-21, 43-15-22, 43-15-23, 43-15-24, 43-15-25, 43-15-26, 43-15-27, 43-15-28, 43-15-29, 43-15-30, 43-15-31, 43-15-32, 43-15-33, 43-15-34, 43-15-35, 43-15-36, 43-15-37, 43-15-38, 43-15-39, 43-15-40, 43-15-41, 43-15-42, 43-15-43, 43-15-44, 43-15-45, 43-15-46, 43-15-47, 43-15-48, 43-15-49, 43-15-50, 43-15-51, 43-15-52, 43-15-53, 43-15-54, 43-15-55, 43-15-56, 43-15-57, 43-15-58, 43-15-59, 43-15-60, 43-15-61, 43-15-62, 43-15-63, 43-15-64, 43-15-65, 43-15-66, 43-15-67, 43-15-68, 43-15-69, 43-15-70, 43-15-71, 43-15-72, 43-15-73, 43-15-74, 43-15-75, 43-15-76, 43-15-77, 43-15-78, 43-15-79, 43-15-80, 43-15-81, 43-15-82, 43-15-83, 43-15-84, 43-15-85, 43-15-86, 43-15-87, 43-15-88, 43-15-89, 43-15-90, 43-15-91, 43-15-92, 43-15-93, 43-15-94, 43-15-95, 43-15-96, 43-15-97, 43-15-98, 43-15-99, 43-15-100.

ROBERT J. DEBIEN  
REGISTERED LAND SURVEYOR #2964  
DATE 12-23-16

\*\* As used in the Certification, certify means to state or declare a professional opinion of correct facts regarding those facts or things which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

**FLOOD NOTE**  
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY DEVELOPMENT EFFECTIVE DATE: MARCH 14, 2015, PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



L=76.31'  
R=276.17'  
CL=76.07'  
CD=S83°10'53"W

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 30 ft.



**AREA**  
**24,896.62 sq.ft.**  
**0.57 acres**

**LEGEND**

- DB DEED BOOK
- FB FACE BOOK
- PA PLAT
- LL LAND LOT
- OT OPEN TOP PIPE
- IR IRON PIN FOUND
- RS 1/2" REBAR W/C RLS 3/64
- CR CRAMP TOP PIPE
- CG CONCRETE GROUT
- SB STAKE
- WF WOOD OR FORMERLY
- OW OVERHEAD POWER LINE
- SC SQUARE FOOT
- SC SQUARE FOOT
- PO POINT OF BEGINNING
- PC POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- RP REINFORCED CONCRETE PIPE
- ID IDENTIFICATION
- B.S.L. BUILDING SETBACK LINE
- CI CURB INLET
- CP CURB POLE
- PH POWER POLE
- SSE SANITARY SEWER EASEMENT
- SI SANITARY IRON SET
- CA CALCULATED POINT
- PO POWER POLE
- WV WATER VALVE
- WM WATER METER
- JB JUNCTION BOX
- SM SANITARY MANHOLE
- DI DROP INLET
- RI RAW MONUMENT
- CI CURB INLET
- LI LIGHT POST

**SURVEY NOTES**

- NO N.G.S. MONUMENT FOUND WITHIN 800 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ROB DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-42.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED NORTH TO THE PLAT BOOK 18 PAGE 170.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION IS GIVEN AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN.
- IF ANY UTILITIES OR STRUCTURES ARE FOUND TO INTERFERE WITH THIS SURVEY, THE SURVEYOR SHALL BE CALLED UPON TO INVESTIGATE AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSED LOOP TRAVERSE AND AN ANGULAR ERROR OF 03" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE 1:100,000. THE CLOSURE PRECISION IS A MEASURE OF THE ACCURACY OF THE SURVEY DATA. THIS CLOSURE PRECISION IS THE RESULT OF THE CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON .
- LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTR333W. THE FIELDWORK WAS COMPLETED DECEMBER 24, 2016 ON THIS PROJECT.

**APPLICANT:**  Maria E. Galvan

**PETITION No.:**  V-24

**PHONE:**  470-725-1302

**DATE OF HEARING:**  03-15-2017

**REPRESENTATIVE:**  Maria E. Galvan

**PRESENT ZONING:**  R-20

**PHONE:**  470-725-1302

**LAND LOT(S):**  122

**TITLEHOLDER:**  Maria E. Galvan

**DISTRICT:**  17

**PROPERTY LOCATION:**  On the north side of Terrace Drive, west of Plantation Road (356 Terrace Drive).

**SIZE OF TRACT:**  0.57 acres

**COMMISSION DISTRICT:**  4

**TYPE OF VARIANCE:**  1) Allow an accessory structure (existing approximately 576 square foot carport) to the front of the principal building and (existing approximately 120 square foot shed #1) to the side of the principal building; 2) waive the front setback for an accessory structure under 650 square feet (existing approximately 576 square foot carport) from the required 35 feet to 15 feet; and 3) waive the side and rear setbacks for an accessory structure under 650 square feet (existing approximately 238 square foot shed #2) from the required 10 feet to two (2) feet adjacent to the eastern property line and from the required 35 feet to 32 feet adjacent to the rear property line.

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

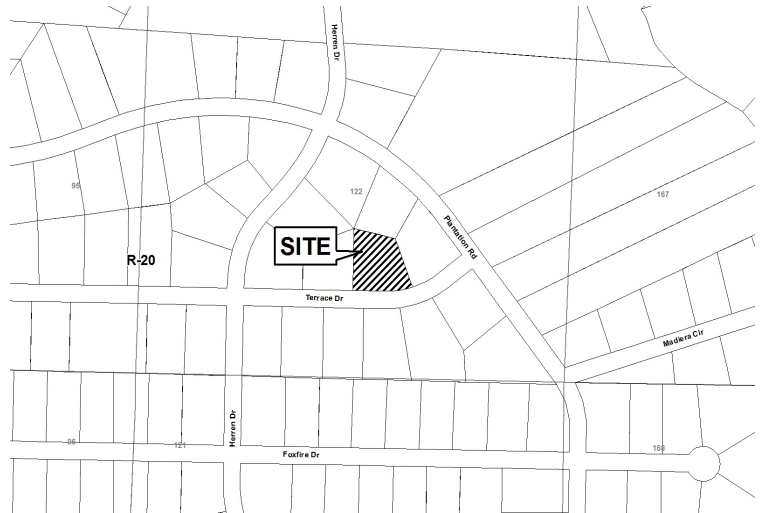
**BOARD OF APPEALS DECISION**

**APPROVED**   **MOTION BY**

**REJECTED**   **SECONDED**

**HELD**   **CARRIED**

**STIPULATIONS:**



**APPLICANT:**     Maria E. Galvan    

**PETITION No.:**     V-24    

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**COMMENTS**

**TRAFFIC:** Recommend removing fence that is in the right-of-way.

**DEVELOPMENT & INSPECTIONS:** Per GIS map data and our permit data base all three structures were built between 2000 and 2014 without building permits. If variance is approved permits and inspections would be required for shed #2 and the carport. Shed #1 would not require a permit if no greater than 200 sq. ft. and no utility connections. The wall of shed #2 that is closer than 5 feet to the property line would be required to be one hour fire rated.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater 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-23 - V-28; V-31

**DESIGN GUIDELINES:** Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

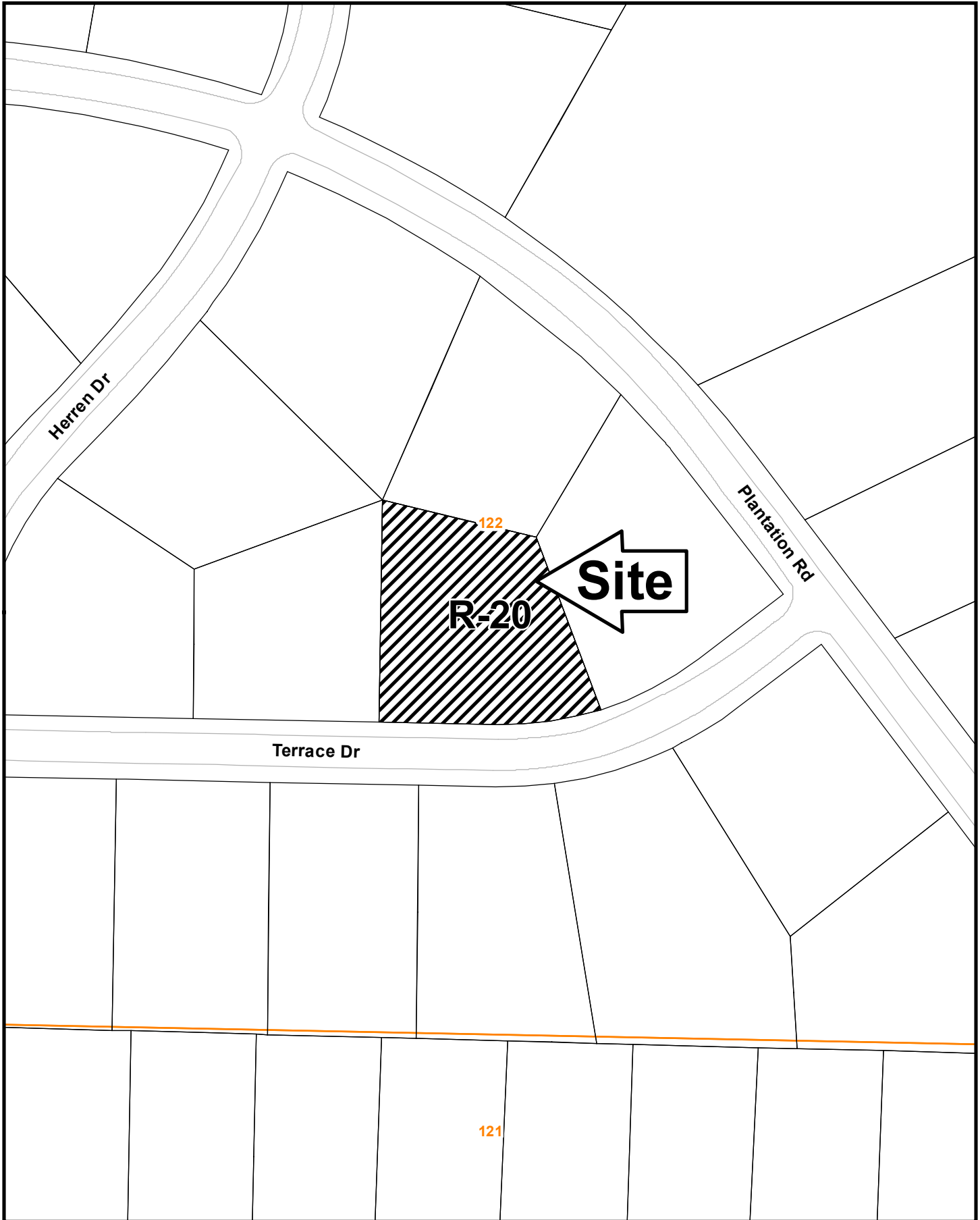
**SEWER:** No conflict.

**APPLICANT:**     Maria E. Galvan                          **PETITION No.:**     V-24    

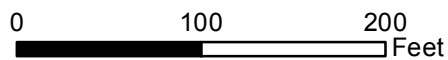
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**FIRE DEPARTMENT:** No comments.

# V-24-2017 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-24  
Hearing Date: 3-15-17

Applicant MARIA E GALVAN Phone # 470-725-1302 E-mail maespegal@gmail.com  
MARIA E GALVAN Address 344 WEST RIVER COMMONS  
(representative's name, printed) state and zip code DOUGLASSVILLE GA 30135

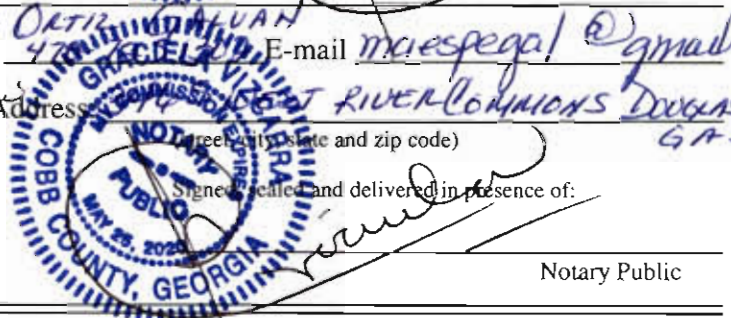
Maria E Galvan Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 05/25/2020



Titleholder MARIA E GALVAN AND HUBERTO ORTIZ GALVAN Phone # 470-725-1302 E-mail maespegal@gmail.com  
Maria E Galvan Humberto O. Galvan Address 344 WEST RIVER COMMONS  
(attach additional signatures, if needed) state and zip code DOUGLASSVILLE GA 30135

My commission expires: 05/25/2020



Present Zoning of Property RESIDENTIAL  
 Location 356 TERRACE DR. SW SMYRNA GA 30082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 17 Size of Tract \_\_\_\_\_ 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 0.3395 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:

The home was built in 1962 and required add-ons to add curb appeal. Additional storage was required to keep organization under control.

List type of variance requested: BUILD ADDITIONAL COVERED PARKING SPACE (Existing). Build two foot sheds (Existing)