

PLAT OF RETRACEMENT SURVEY FOR

SANTOS LUCRESIA GUARDADO

LOCATED IN LAND LOT 150, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 15
LANDERS FARM SUBDIVISION
PLAT BOOK 22, PAGE 126
1435 THUNDERWOOD LANE

AREA = 0.459 ACRES
19,999 SQ. FT.

V-65
(2017)

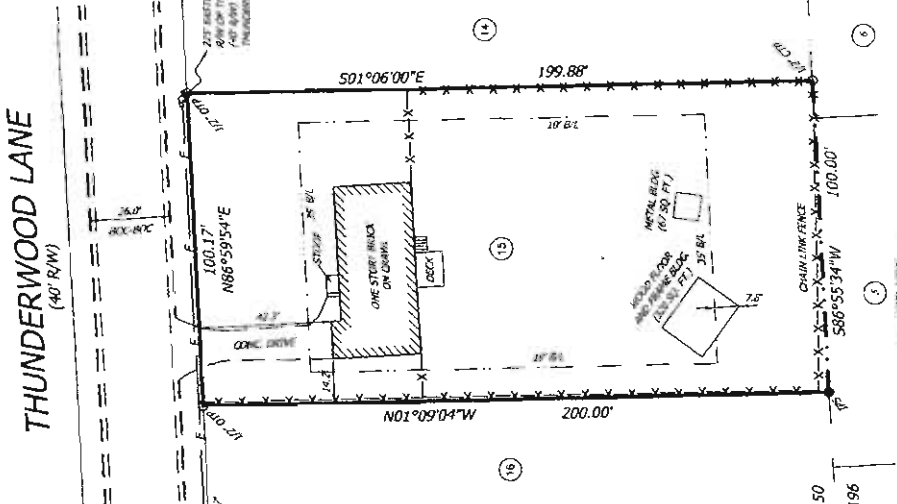
SURVEY REFERENCES
1. FINAL PLAT OF LANDERS FARM SUBDIVISION
PREPARED BY ROBERT T. WEAVER LAST REVISED
JUNE 1980 RECORDED IN P.B. 22, PG. 126
2. DEED IN FAVOR OF SANTOS LUCRESIA GUARDADO
RECORDED IN D.B. 14102, PG. 5303



SURVEY NOTES

THERE IS A 25' MIN. DISTANCE BETWEEN THE PROPERTY AND THE ADJACENT PROPERTY TO THE EAST. THE PROPERTY IS BOUNDED BY THUNDERWOOD LANE TO THE WEST, A 25' DISTANCE TO THE EAST, AND A 25' DISTANCE TO THE SOUTH. THERE ARE NO ADJACENT PROPERTIES TO THE NORTH. THE PROPERTY IS BOUNDED BY THUNDERWOOD LANE TO THE WEST, A 25' DISTANCE TO THE EAST, AND A 25' DISTANCE TO THE SOUTH. THERE ARE NO ADJACENT PROPERTIES TO THE NORTH. THE PROPERTY IS BOUNDED BY THUNDERWOOD LANE TO THE WEST, A 25' DISTANCE TO THE EAST, AND A 25' DISTANCE TO THE SOUTH. THERE ARE NO ADJACENT PROPERTIES TO THE NORTH.

- LEGEND**
- CORNER MONUMENTATION:
 - P.S. = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CONCRETE FOUNDATION
 - △ UNMONUMENTED CORNER
 - ◊ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X --- X --- FENCE LINE
 - RR = STEEL REINFORCING ROD
 - CP = CHIMNEY
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BELONGING TO
 - LL = LAND LOT LINE
 - WATER MAINS
 - OVERHEAD POWER LINES
 - GRASS MARKS
 - CLIP = CHIMNEY
 - N.B. = NOW UNDEVELOPED OWNERS
 - N.B. = NOT FOUND AT BENCH
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - RR MON. = CONCRETE RIGHT OF WAY MONUMENT
 - BOC = BACK OF CURB



REVISIONS	DATE	DESCRIPTION

RUSSELLE COMPANY

3175 WOODBRIDGE DRIVE
MARIETTA, GEORGIA 30066
(770) 443-3885
E-MAIL: RUSSELLE@RUSSELLE.COM

PROJECT NO. 038007
FIELD SURVEY DATE: 08/20/17
FILE: COB015.DWG
PLOT DATE: 08/20/17
SCALE: 1" = 30'



THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA, AS SET FORTH IN CHAPTER 43-10-1 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND LAND SURVEYING, AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. §44-1-4.

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COUNTY MAP NO. 13602021/H SPECIFIC DATE: MARCH 9, 2017. THE MAP GRAPHICALLY INDICATES THE SUBJECT PROPERTY TO BE IN ZONE: "1". "1" - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.



ADDITIONAL NOTES:
1. METAL BLOC (67.50 FT.)
2. METAL BLOC (67.50 FT.)
3. METAL BLOC (67.50 FT.)
4. METAL BLOC (67.50 FT.)
5. METAL BLOC (67.50 FT.)
6. METAL BLOC (67.50 FT.)
7. METAL BLOC (67.50 FT.)
8. METAL BLOC (67.50 FT.)
9. METAL BLOC (67.50 FT.)
10. METAL BLOC (67.50 FT.)

APPLICANT: Santos L. Guardado

PETITION No.: V-65

PHONE: 678-933-7547

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Santos L. Guardado

PRESENT ZONING: R-20

PHONE: 678-933-7547

LAND LOT(S): 150

TITLEHOLDER: Santos Lucrecia Guardado

DISTRICT: 18

PROPERTY LOCATION: On the south side of Thunderwood Lane, west of Thunderwood Road (1435 Thunderwood Lane).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (320 square foot wood floor and frame building) from the required 35 feet to 27 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 19,999 square feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Santos L. Guardado

PETITION No.: V-65

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Construction inspector issued a notice of violation for building without a permit on 4-7-17.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: All roof downspouts must be discharged to the ground at the structure to maximize overland flow of roof runoff.

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: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

SEWER: No conflict.

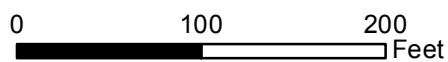
APPLICANT: Santos L. Guardado **PETITION No.:** V-65



FIRE DEPARTMENT: No comments..

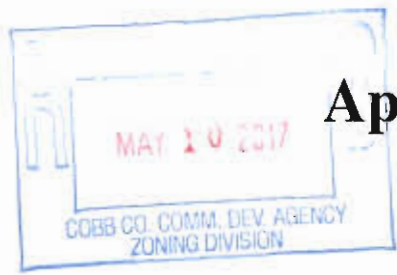
V-65 2017-GIS



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-65
Hearing Date: 7-12-17

Applicant Santos L. Guardado Phone # 678-933-7547 E-mail _____

Address 1435 Thunderwood Lane SW
(representative's name, printed) (street, city, state and zip code) Mableton, GA 30126

x Santos L Guardado Phone # 678-933-7547 E-mail _____
(representative's signature)

My commission expires: 5/2/2020 **Maricela Avila** Signed, sealed and delivered in presence of: _____
NOTARY PUBLIC Cobb County, GEORGIA _____
My Commission Expires 5/2/2020 Notary Public

Titleholder Santos L. Guardado Phone # 678-933-7547 E-mail _____

Signature Santos L Guardado Address: 1435 Thunderwood Lane Mableton GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126

My commission expires: 5/2/2020 **Maricela Avila** Signed, sealed and delivered in presence of: _____
NOTARY PUBLIC Cobb County, GEORGIA _____
My Commission Expires 5/2/2020 Notary Public

Present Zoning of Property R-20

Location 1435 Thunderwood Lane SW Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 150 District 15th Size of Tract 0.459 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:

There is a tree in the way of where the house was to originally be built; The shed is also on cement & no way for use to move it.

List type of variance requested: Set Backs