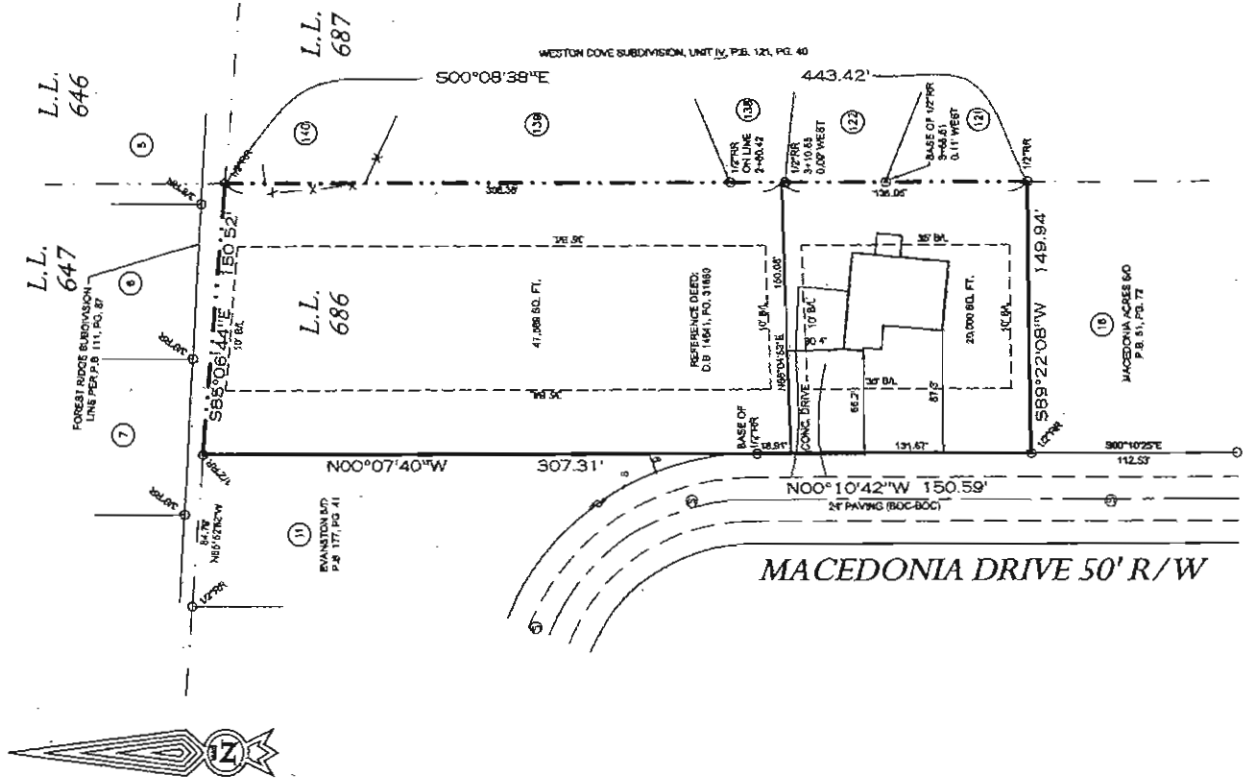


Plat of Survey, Etc.

ELLERY COCHRAN

LOCATED IN LAND LOT 686, 19TH DISTRICT
SECOND SECTION, COBB COUNTY, GEORGIA

TOTAL AREA = 1.552 ACRES
(67,589 SQ. FT.)



NOTE:
THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. SOME ITEMS OF ADVERSE TITLE MAY NOT BE INCLUDED IN THIS SURVEY.
THERE MAY BE UNDERGROUND UTILITIES LOCATED ON THE SURVEYED PROPERTY THAT ARE NOT SHOWN.
THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK.
BEFORE STARTING ANY BUILDING CONSTRUCTION ON THIS LOT, CONTACT THE SURVEYOR TO VERIFY THE BUILDING LINES SHOWN HEREON.

- LEGEND**
- CORNER MONUMENTATION
 - IPB = CORNER SET WITH A 1/2" STEEL PIPE IN CONCRETE
 - CONCRETE CORNER
 - UNADJUSTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION BEGINS
 - IPB = 1/2" IRON PIPE
 - RR = STEEL REINFORCING ROD
 - OTF = OPEN TOP WATER PIPE
 - PT = POWER POLE
 - BL = BUILDING LINE
 - LL = LAND LOT LINE
 - OV = OVERHEAD POWER LINES
 - GM = GAS MAINS
 - SM = SANITARY SEWER MAIN
 - HW = HIGH OR LOW WATER
 - NS = NORTH OR SOUTH
 - NS = NORTH OR SOUTH
 - NS = NORTH OR SOUTH

TECHNICAL DATA
TRAVERSE PRECISION: 1/10001
ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON 013-329
PLAT PRECISION: 1/333.677

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD HAZARD IDENTIFICATION MAP, AND EFFECTIVE DATE: AUGUST 18, 1982. THE MAP GRAPHICALLY DENOTES THE SUBJECT PROPERTY TO BE IN ZONE: X. THE FLOOD HAZARD ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

V-73
(2017)



THE RUSSELLE COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
VOICE: (770) 943-5909
FAX: (770) 943-5904
WWW.CRUSSELLE.COM

DATE	DESCRIPTION

PROJ. NO. COB346
FILE COB346.DWG
FIELD SURVEY DATE: 10/08
PLAT DATE: 10/08
SCALE: 1" = 50'

APPLICANT: Yaneth Medina-Diaz **PETITION No.:** V-73

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

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: No comments.

WATER: No conflict. (Powder Springs Service Area).

SEWER: No conflict. (Powder Springs Service Area)

APPLICANT: Yaneth Medina-Diaz

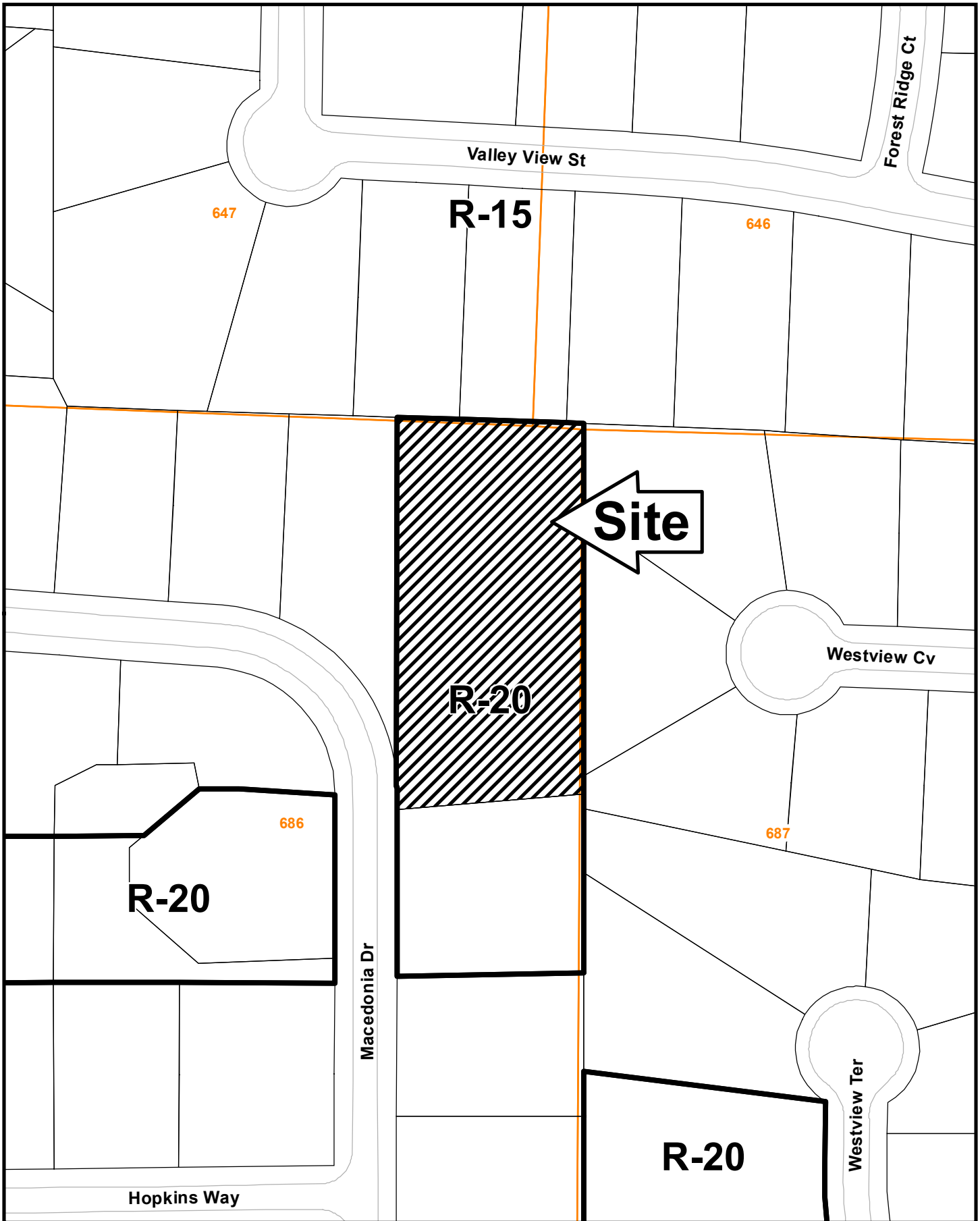
PETITION No.: V-73

- FIRE DEPARTMENT:**
1. Driveway must have a minimum 20' driving surface width with minimum 25' inside turning radius where serving 3 or more residence and 12' where serving 2 or less residence.
 2. Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
 3. Maximum grade shall not exceed 18%.
 4. Driveway must extend within 150' of the most remote portion of the structure.
 5. Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
 6. Driveway must support 25 Tons (50,000 lbs.)
 7. Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
 8. Hydrant within 500' of remote structure, minimum 6" main*
(Required Flow: 1000 gpm @ 20 psi)

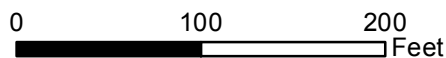
* An alternate equivalency for the above hydrant/flow test requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:



- 1.) NFPA 13D Sprinkler System
- 2.) Complete structure treated with a Class-A Fire Retardant spray meeting a flame spread of 25 or less and smoke development of 450 or less.
- 3.) Non-Combustible construction.

V-73 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-73 (2017)
Hearing Date: 07/12/2017

Applicant Yaneth Medina-Diaz Phone # (678) 598-2913 E-mail yanethmedina12@gmail.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: J. Kevin Moore Phone # (770) 429-1499 E-mail jkm@mij.s.com
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

Carelyn E. Cook
Notary Public



Titleholder Yaneth Medina-Diaz Phone # (678) 598-2913 E-mail yanethmedina12@gmail.com

Signature Yaneth Medina-Diaz Address: 3305 Lancer Drive, Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

Carelyn E. Cook
Notary Public



Present Zoning of Property R-20

Location Easterly side of Macedonia Drive; Northerly of Macedonia Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 686 District 19th Size of Tract 1.09± 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 X

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

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Reduction of the required public road frontage for a single-family residential lot from seventy-five (75) feet to eighteen (18) feet.
(See § 134-197(4)(c).

V-73
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 73 (2017)
Hearing Date: July 12, 2017

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Property Owner: Yaneth Medina-Diaz

Please state what hardship would be created by following the normal terms of the Ordinance:

The property which is the subject of the Application for Variance is located on the easterly side of Macedonia Drive, northerly of Macedonia Road, Land Lot 686, 19th District, 2nd Section, Cobb County, Georgia, and contains approximately 1.09 acres, is currently undeveloped, and is zoned to the R-20 zoning classification (hereinafter "Property" or "Subject Property"). Applicant purchased the Subject Property in 2013 with the intention of constructing her personal residence. It was only recently when Applicant started the initial process for permitting and construction that she became aware of the minimum required street frontage for the construction of a home. Access to the Property is from Macedonia Drive, and the Subject Property has approximately eighteen (18) feet of frontage on the public roadway. In order for the Property to comply with the R-20 zoning category, a variance must be obtained to reduce the minimum public road frontage requirement from seventy-five (75) feet to eighteen (18) feet. The requested variance is not substantial and would allow an otherwise reasonable and existing use of the Subject Property; especially, given that adjoining and surrounding properties are zoned to the R-15 and R-20 zoning classifications. It is also notable that the Subject Property is a separate, tax parcel and taxed as such by Cobb County.