

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		FIELD DATE 3/20/2017
	OWNER / PURCHASER		DATE 3/21/2017
	LAND LOT 308 18th DISTRICT 2nd SECTION		SCALE 1" = 30'
	LOT 6 BLOCK UNIT		COBB COUNTY, GEORGIA
	SUBDIVISION GROVER C. SPENSER PROPERTY		AREA OF LOT, 28,481 S.F.
PLAT BOOK . 8 . PAGE 103 DEED BOOK PAGE		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

APPLICANT: Jose Luis Rodriguez

PETITION No.: V-112

PHONE: 6784858685

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Jose Luis Rodriguez

PRESENT ZONING: R-20

PHONE: 6784858685

LAND LOT(S): 308

TITLEHOLDER: Jose Luis Rodriguez

DISTRICT: 18

PROPERTY LOCATION: On the north side of
Cardell Road, west of South Gordon Road
(1912 Cardell Road).

SIZE OF TRACT: 0.65 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 36 feet; and 2) allow parking on a non hardened and treated surface (gravel driveway).

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



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COMMENTS

TRAFFIC: Recommend driveway on Cardell Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length. Recommend moving fence on Cardell Road out of the right-of-way during any future improvements.

DEVELOPMENT & INSPECTIONS: 2016-010722 12/13/16 Building permit in Applied status. Never issues.

INQ 2016-00368 6/23/16 Building without a permit. Replace front porch.

8/22/17 Citation to court. Building without a Permit.

8/31/17 Guilty, Fined 300 + Court Cost. Has Applied For A Zoning Variance To Be Heard Nov. 15th @ 1:00. Advised if Approved To Obtain Permit in Applied Status And Start The Inspection Process.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

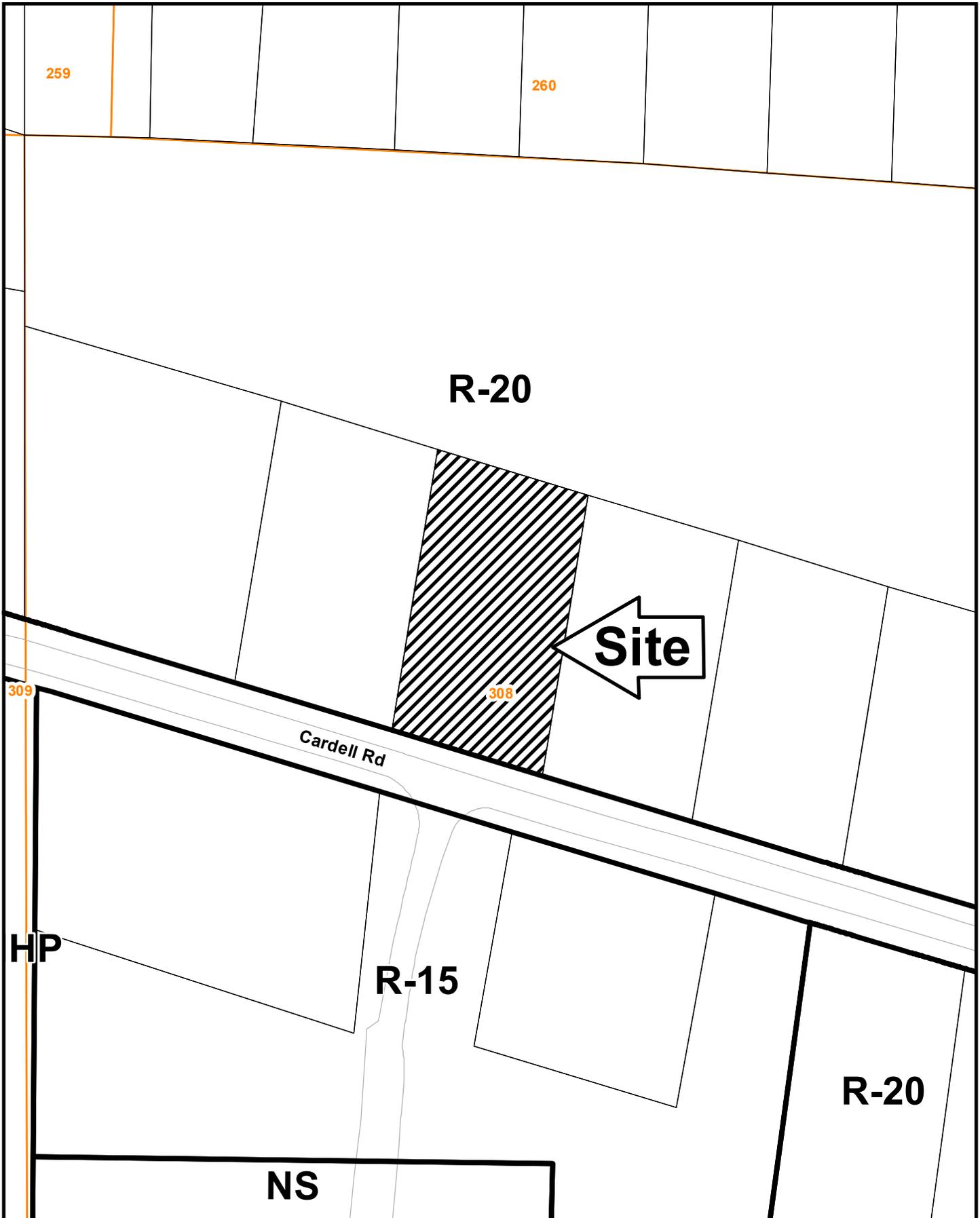
WATER: No conflict.

SEWER: No conflict.

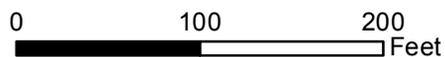
APPLICANT: Jose Luis Rodriguez **PETITION No.:** V-112

FIRE DEPARTMENT: No comments.

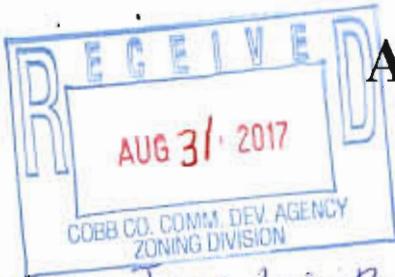
V-112 2017-GIS



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

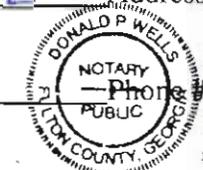
(type or print clearly)

Application No. V-112
Hearing Date: 11-15-17

Applicant Jose Luis Rodriguez Phone # 678-485-8685 E-mail _____

Jose Luis Rodriguez Address 1912 Cardell Rd Austell Ga 30168
(representative's name, printed) (street, city, state and zip code)

Jose Luis R Phone # 678-485-8685 E-mail _____
(representative's signature)



Signed, sealed and delivered in presence of:

Don Wells

Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder Jose Luis Rodriguez Phone # 678-485-8685 E-mail _____

Signature Jose Luis R Address: 1912 Cardell Rd Austell Ga
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Don Wells

Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Present Zoning of Property R-20

Location 1912 Cardell Rd Austell Ga
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 308 District 18th Size of Tract 28.481 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:

Built front porch without permit almost complete. Addition is over setback

List type of variance requested: width front setbacks