

V-56
(2018)

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON. STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR, TO VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RESPONSIBLE FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

*** SYMBOLS ***

- STAIRS
- STORM MANHOLE
- LINE INDICATORS
- INDICATES DRAINAGE LINE
- INDICATES FENCE LINE

*** LEGEND ***

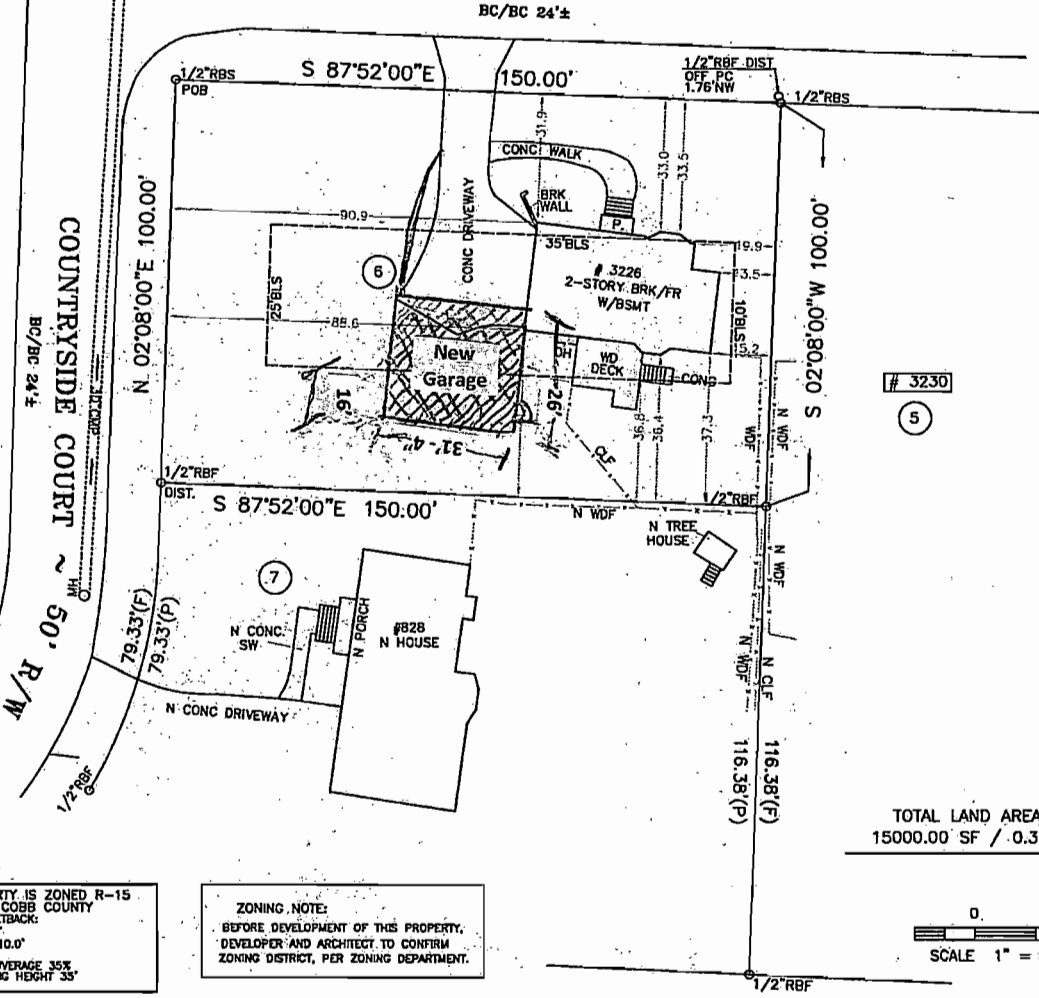
- APD AS PER DEED
- AE ACCESS EASEMENT
- AF AS PER FIELD
- A ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- BS BACK OF CURB
- BLK BLOCK
- BLS BUILDING LINE SETBACK
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CD CONCRETE
- COB CATCH BASIN
- CL CENTER LINE
- CMA CONC. LINK FENCE
- CLP CORRUGATED METAL PIPE
- CDA CITY OF ATLANTA
- CSW SAN SEWER CLEANOUT
- CSF CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- CTP COMP TOP PIPE FOUND
- DEE DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EDG EDGE OF PAVEMENT
- FP FENCE POST
- FC FENCE CORNER
- FE FIRE HYDRANT
- FR FRAME
- OL GAS LINE
- CH GAS METER
- OV GAS VALVE
- GW GUT WATER
- RW HARDWOOD TREE
- IR IRON ROD FOUND
- IRS IRON PIN SET
- IR IRON ROD FOUND
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LL LAND LOT LINE
- MAL MASONRY READING IP
- MAG MAGNOLIA TREE
- MW MAN HOLE
- MH METAL HOLE
- MIF METAL FENCE
- NH NAIL
- OH OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- PC PORCH
- PL PROPERTY CORNER
- PN PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PWL POWER LINE
- PW RECORD
- P PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SI SIGN
- SL SANITARY SEWER LINE
- SS SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TE UTILITY EASEMENT
- UE WOOD
- WF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WF WIRE FENCE
- WV WATER VALVE
- WT WEATHER
- WY YARD
- YI YARD INLET

RECEIVED
MAY - 7 2018

THIS SURVEY PLAN OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAN CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION

COUNTRYSIDE DRIVE ~ 50' R/W

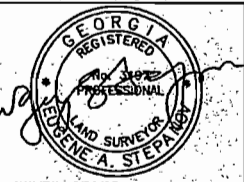


TOTAL LAND AREA
15000.00 SF / 0.344 AC

PROPERTY IS ZONED R-15
COBB COUNTY
BUILDING SETBACK:
FRONT 35.0'
SIDE 25.0'/10.0'
REAR 30.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

LOT 6	BLOCK	BOUNDARY SURVEY PREPARED FOR:	SHEET 1 OF 1
TIMBERLEA FARMS SUBDIVISION	UNIT	RENATO SCHWENCK	
LAND LOT 935	17TH DISTRICT	2ND SECTION	
COBB COUNTY, GEORGIA	PB.70/PG.196	DB.15249/PG.2601	
FIELD WORK DATE JULY 17, 2017	PRINTED/SIGNED JULY 19, 2017	PROPERTY ADDRESS: 3226 COUNTRYSIDE DRIVE MARIETTA, GA 30067	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 11" x 17"	



APPLICANT: Adelir Rocha and Adriana Rocha

PETITION No.: V-56

PHONE: 678-409-2583, 404-786-5797

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Carol A. Watts and Zaire M. Keyes

PRESENT ZONING: R-15

PHONE: 678-553-8489, 678-553-8480

LAND LOT(S): 935

TITLEHOLDER: Adelir Rocha and Adriana Roberta Rocha

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of Countryside Court and Countryside Drive (3226 Countryside Drive).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 13 feet (existing).

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

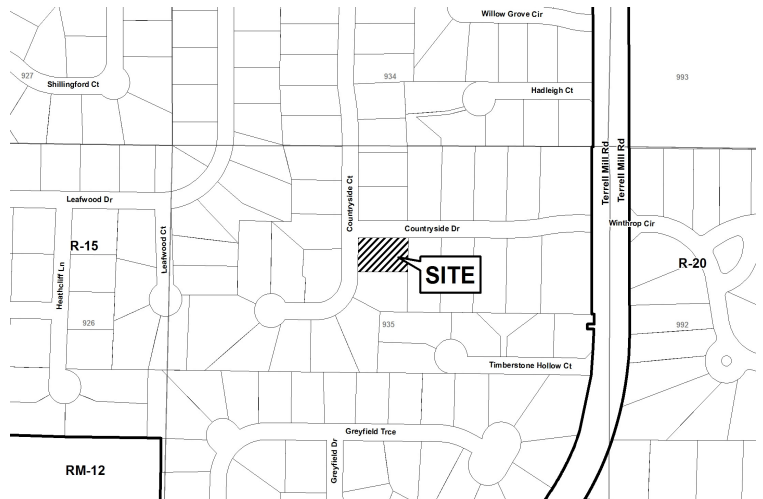
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Adelir Rocha and Adriana
Rocha

PETITION No.: V-56

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit & inspections required.

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 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: All downspouts from new garage must be directed to discharge to the street (Countryside Court).

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: City of Marietta service area.

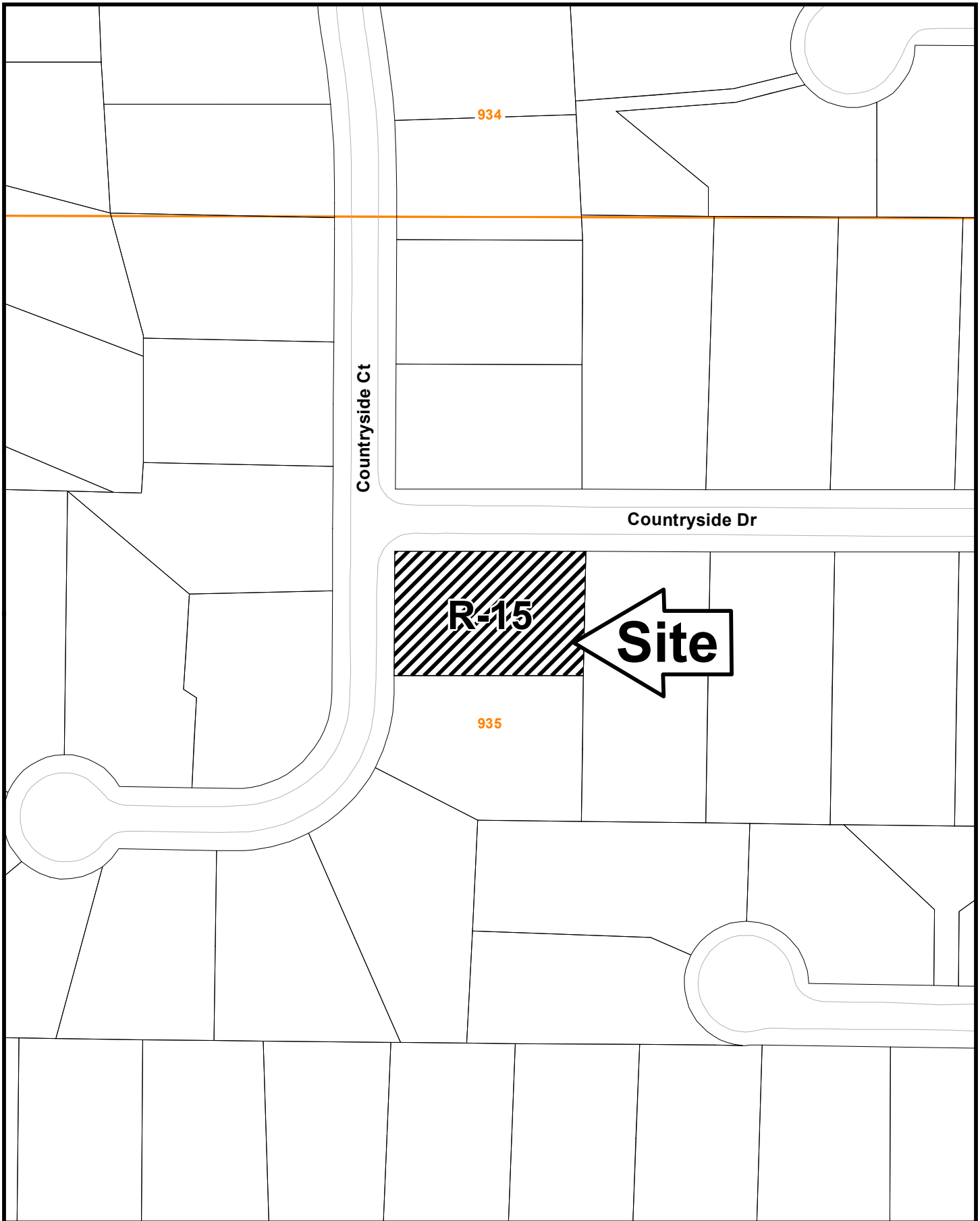
SEWER: City of Marietta service area.

APPLICANT: Adelir Rocha and Adriana
Rocha

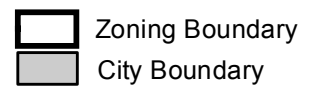
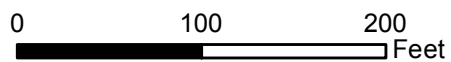
PETITION No.: V-56

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-56 2018-GIS



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



RECEIVED
MAY - 7 2018

Application for Variance Cobb County

(type or print clearly)

Application No. V-56
Hearing Date: 7-11-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Adriana Rocha Phone # 404 786 5797 E-mail rochaadelin@gmail.com
ZAIRE M KEYES Address 3226 Countryside Dr SE Marietta - GA
(representative's name, printed) (street, city, state and zip code) 30067

x [Signature] Phone # 1-770-553-8480 E-mail zkeyes321@aol.com
(representative's signature)

ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires:

Titleholder Adriana Rocha Phone # 404 786 5797 E-mail rochaadelin@gmail.com
Signature x [Signature] Address: 3226 Countryside Dr SE Marietta - GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires:

Present Zoning of Property Cobb County, Georgia R-15
Location 3226 Countryside Dr SE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 935 District 17TH Size of Tract 0.344 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 15000.00 SF 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. (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are wanting the new double garage to be attached to the house. However in order to have more parking spaces in the driveway we need to push the garage back into the setback of 5ft.

List type of variance requested: Waived setback requirements