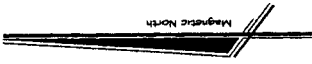
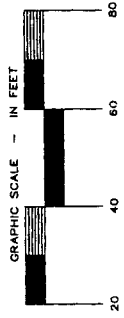


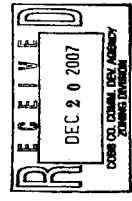
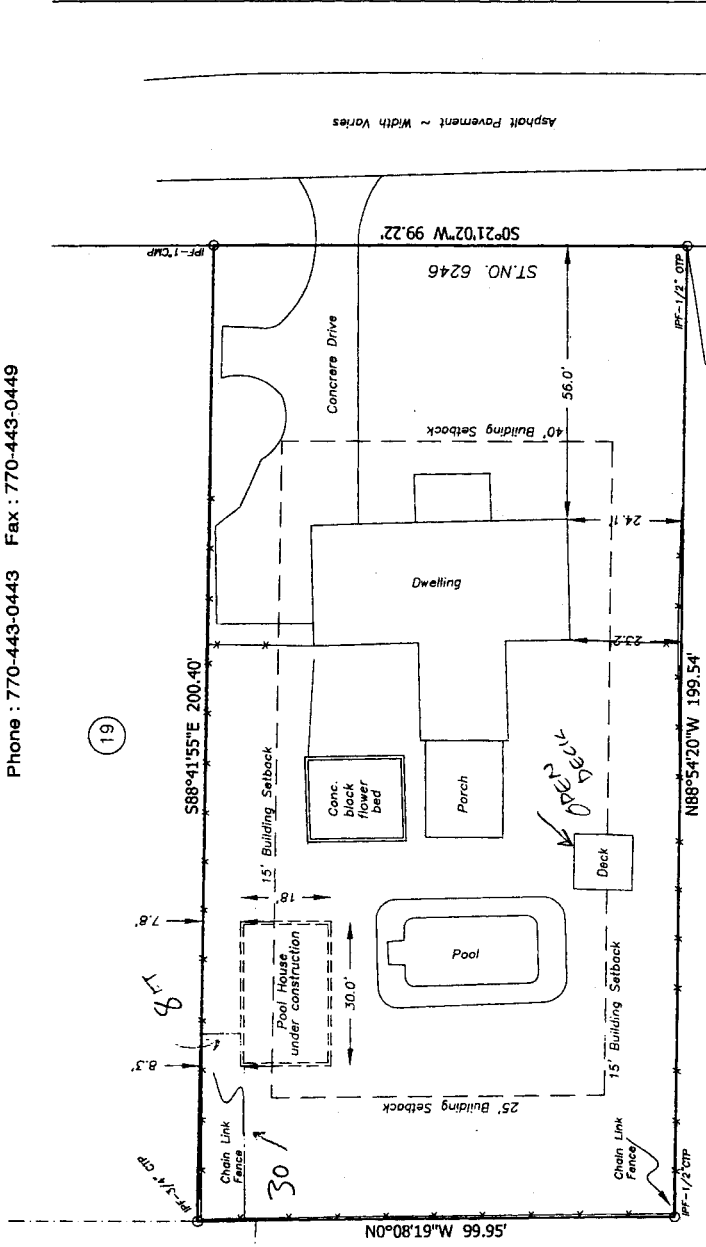
Boundary Survey For:
Ricardo Fuentes

Lot 18, Boulder Vista
Land Lot 192, 18th District
2nd Section
Cobb County, Georgia

Prepared By
BENTLEY ~ CRATON GROUP
LAND PLANNERS • SURVEYORS
202 Main Street
Dallas, Georgia 30132
Phone : 770-443-0443 Fax : 770-443-0449



- LEGEND**
- AE ACCESS EASEMENT
 - BO BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CP COMPUTER POINT
 - CTP CRUMPLED TOP PIPE
 - DE DRAINAGE EASEMENT
 - DWCB DOUBLE WING CATCH BASIN
 - EP FIRE HYDRANT
 - EPH GAS METER
 - FM FIRE METER
 - GM GAS METER
 - HW IRON PIN SET (1/2" REBAR)
 - IPF IRON PIN FOUND (1/2" REBAR)
 - JN JUNCTION BOX
 - ON ON LINE
 - OTF OPEN TOP PIPE
 - IS STRUCTURE
 - DBE DEBRIS ENCLOSURE BAR
 - SSE SANITARY SEWER EASEMENT
 - SWCB SINGLE WING CATCH BASIN
 - TE TELEPHONE EASEMENT
 - UE UTILITY EASEMENT
 - UV UTILITY VALVE
 - WW WATER VALVE
 - /// LIMITED ACCESS
 - S SEWER LINE
 - W WATER LINE



SURVEY NOTES

1. Site Area = 0.46 acres.
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 100,000+ feet. This plat has been prepared using a Sokkia Set 2 Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 30,000+ feet and an average angular error of x seconds per angle point, and was adjusted using Least Squares rule.
3. This property does not lie within a 100 year flood zone as defined by the F.E.M.A. Insurance Rate Map of Cobb County, Georgia Community Panel.

NO.	DATE	DESCRIPTION	BY

NOTE: This boundary survey was performed without the aid of an aerial photo. The surveyor has no way of knowing if other legal documents may exist that were not uncovered by this survey. It should be understood by those parties using this information that other matters of title may or may not exist.

NOTE: Information regarding the reported presence, size, character and location of existing underground utilities and structures shown herein may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED PROPERTY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

APPLICANT: Ricardo Fuentes
PHONE: 404-386-5483
REPRESENTATIVE: same
PHONE: same
PROPERTY LOCATION: Located on the west side of
Denny Lane, south of Boggs Road
(6246 Denny Lane).

PETITION NO.: V-11
DATE OF HEARING: 02-13-08
PRESENT ZONING: R-20
LAND LOT(S): 192
DISTRICT: 18
SIZE OF TRACT: .45 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 144 square feet (proposed 1,080 square foot pool house) from the required 10 feet to 7 feet adjacent to the northern property line and the rear setback from the required 35 feet to 30 feet on lot 18.

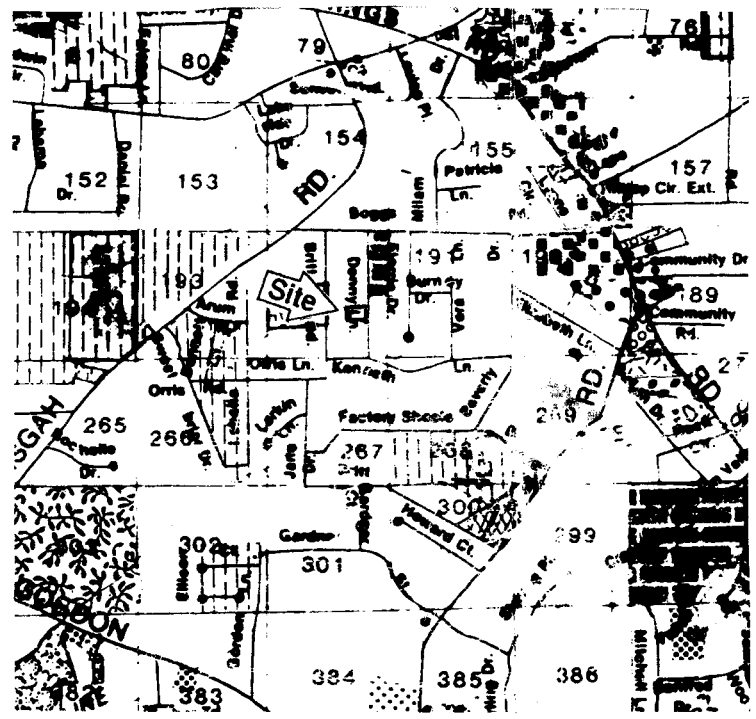
COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Issued violation notice for building without a permit. Note: Building is a two story structure with 540 square feet on both floors. If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.
STORMWATER MANAGEMENT: The pool house addition will not increase the impervious coverage over the maximum allowable. The addition does not appear to create any apparent stormwater management issues and the adjacent downstream property owner to the north has not experienced any runoff problems to date.
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.
CEMETERY PRESERVATION: No comment.
WATER: No conflict.
SEWER: No conflict.

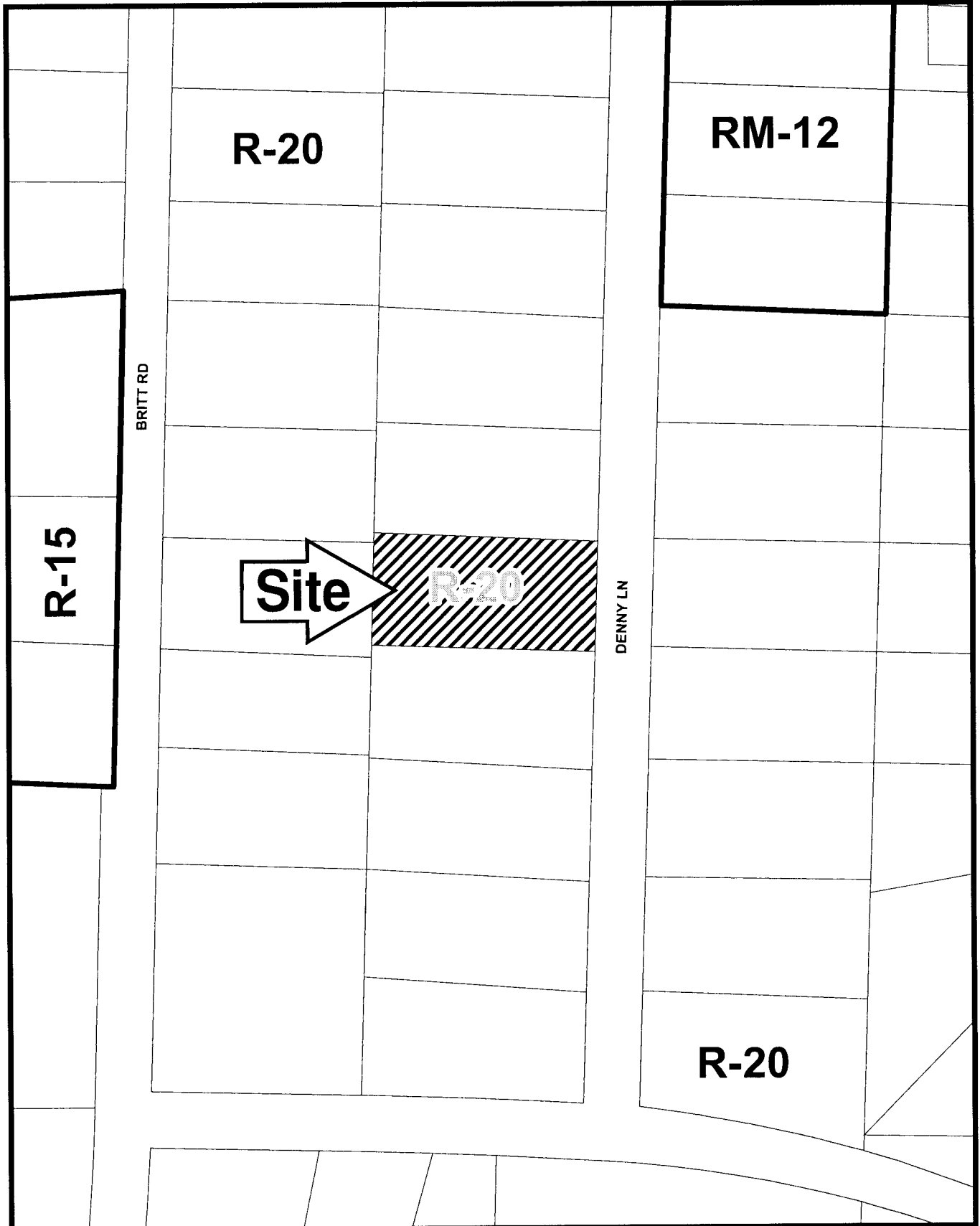
OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

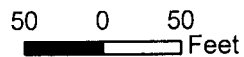
APPROVED _____ MOTION BY _____
 REJECTED _____ SECONDED _____
 HELD _____ CARRIED _____
 STIPULATIONS: _____





V-11



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



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-11

Hearing Date: 2-13-08

Applicant Ricardo Fuentes Business Phone (404) 386-5483 Home Phone _____

Address 6246 DENNY LANE MABLETON GA 30126
(street, city, state and zip code)

(representative's name, printed)

Ricardo Fuentes Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

J. Yawer Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires February 1, 2011

My commission expires: _____

Titleholder Ricardo Fuentes Business Phone _____ Home Phone _____

Signature Ricardo Fuentes Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Yawer Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires February 1, 2011

My commission expires: _____

Present Zoning of Property R-20

Location 6246 DENNY LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 192 District 18 Size of Tract 0.45 AC 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 _____

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.

I BUILD THIS POOL HOUSE BECAUSE I HAVE FRIEND THAT COME OVER TO THE HOUSE TO VISIT AND SWIM AND TO KEEP PEOPLE OUT OF THE HOUSE

List type of variance requested: _____

SETBACK FOR NECESSARY STRUCTURES.