

V-49  
(2008)

48731

**LEGEND**

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RFB REBAR FOUND
- JUNCTION BOX
- LL LAND LOT LINE
- ✱ LIGHT POLE
- MH MANHOLE
- P PROPERTY LINE
- BC BACK OF CURB
- B/L BUILDING LINE
- EP EDGE OF PAVEMENT
- CL CHAIN LINK
- E CENTERLINE
- DE DRAINAGE EASEMENT
- DI DROP INLET
- P PORCH
- CP CAR PORT
- PP POWER POLE
- R/W RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- SM SANITARY SEWER MANHOLE
- U/E UTILITY EASEMENT
- SWC SINGLE WING CATCHBASIN
- DWC DOUBLE WING CATCHBASIN
- H HEADWALL

THIS PLAT IS TO BE USED FOR DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 161,496 FEET.

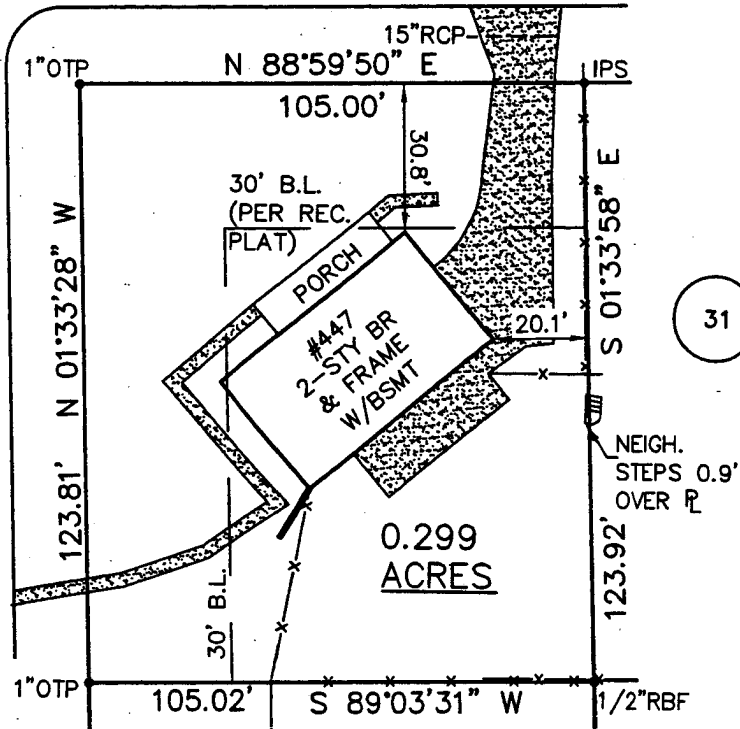
NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

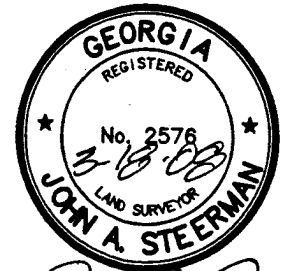
**FREYDALE ROAD 50' R/W**

**ROBIN LANE 50' R/W**

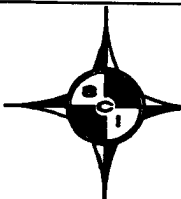


PROPERTY ADDRESS:  
447 ROBIN LANE

SURVEY FOR  
**ALGIERS GROUP**  
 LOT 1 BLOCK "B" UNIT TWO  
 SUBDIVISION: RED OAK PARK  
 LAND LOT 792 17th DIST. 2ND SECT.  
 COBB COUNTY, GEORGIA  
 SCALE: 1"=40' MARCH 18, 2008  
 REC. IN PLAT BOOK 13, PG.101



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



**SCI Development Services**

ENGINEERS - SURVEYORS - LAND PLANNERS  
 2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039  
 (770) 736-7666 FAX (770) 736-4623  
 MAIL@SURVEYCONCEPTS.NET

**APPLICANT:** Rabah Mouas **PETITION NO.:** V-49  
**PHONE:** 770-364-3935 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 792  
**PROPERTY LOCATION:** Located at the southeast **DISTRICT:** 17  
intersection of Freydale Road and Robin Lane **SIZE OF TRACT:** .3 acre  
(447 Robin Lane). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet on lot 1.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** 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:** No significant drainage impact anticipated.

**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:** City of Marietta Service Area.

**SEWER:** City of Marietta Service Area.

**OPPOSITION:** NO. OPPOSED **PETITION NO.**  **SPOKESMAN**

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

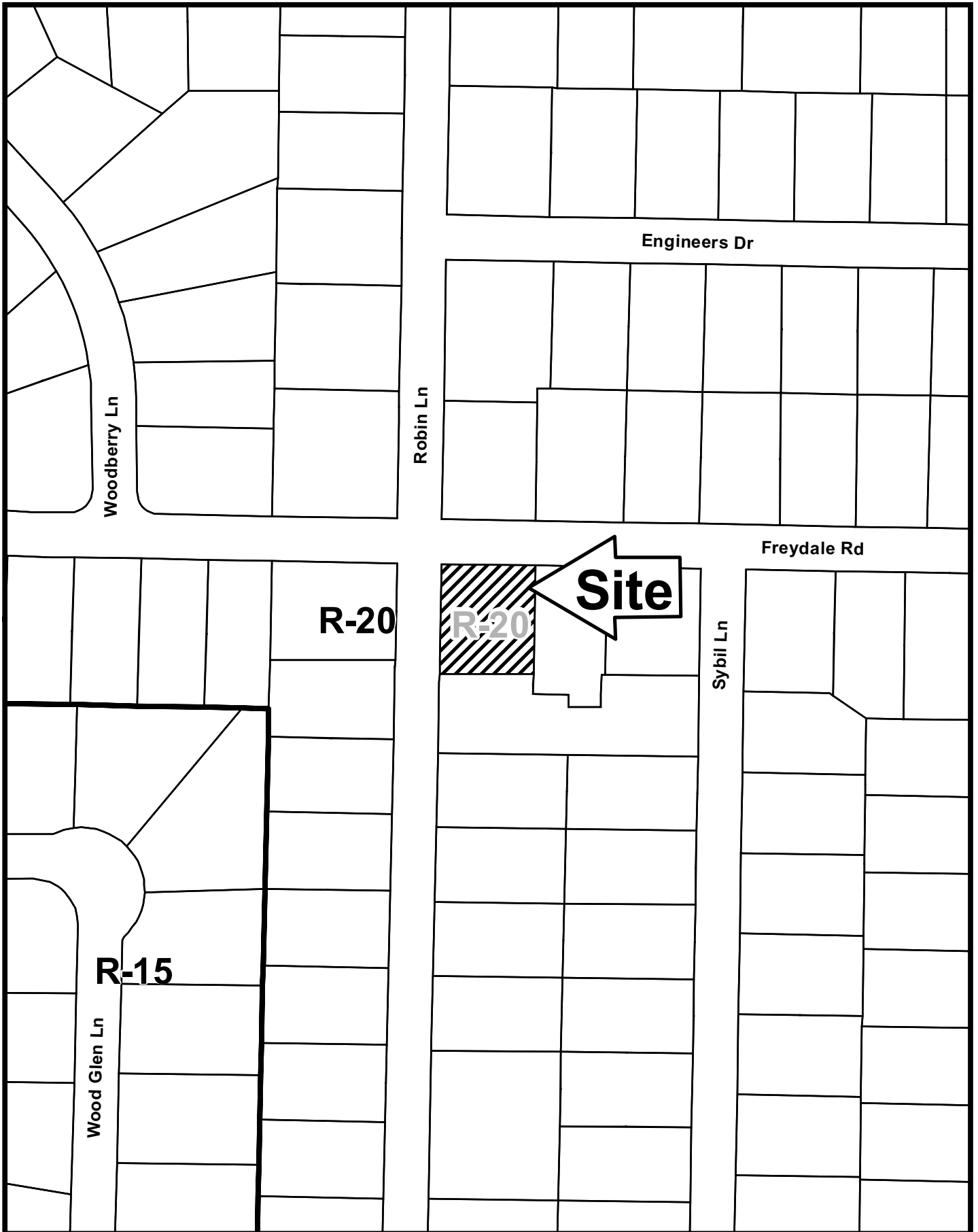
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

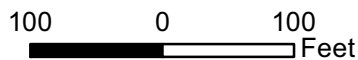
\_\_\_\_\_





# V-49



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)

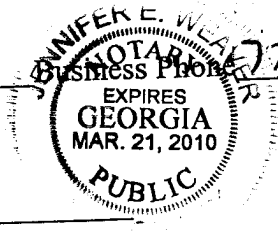
Application No. V-49

Hearing Date: 6-11-08

Applicant RABAH-MOUAS Business Phone 770-364-3931 Home Phone \_\_\_\_\_

RABAH-MOUAS Address 2288 Freydale Dr Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

R. Mouas Business Phone 770-780-8406 Cell Phone 770-364-3931  
(representative's signature)



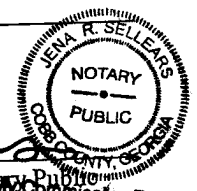
Signed, sealed and delivered in presence of  
Jennifer E. Weaver  
Notary Public

My commission expires: 3-21-10

Titleholder RABAH-MOUAS Business Phone 770-364-3931 Home Phone \_\_\_\_\_

Signature R. Mouas Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of  
Jana R. Sellers  
Notary Public  
Commission Expires February 24, 2011



My commission expires: \_\_\_\_\_

Present Zoning of Property 447 Robin Lane Marietta GA 30067 R-20

Location 2288 FREYDALE DR / ROBIN LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 792 District 17th Size of Tract .3 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 made a mistake on front porch.

List type of variance requested: my front porch (left corner only is about 1-2 FT inside setback see survey) WAIVE THE FRONT SETBACK FROM REQUIRED 3 FT TO 30 FT