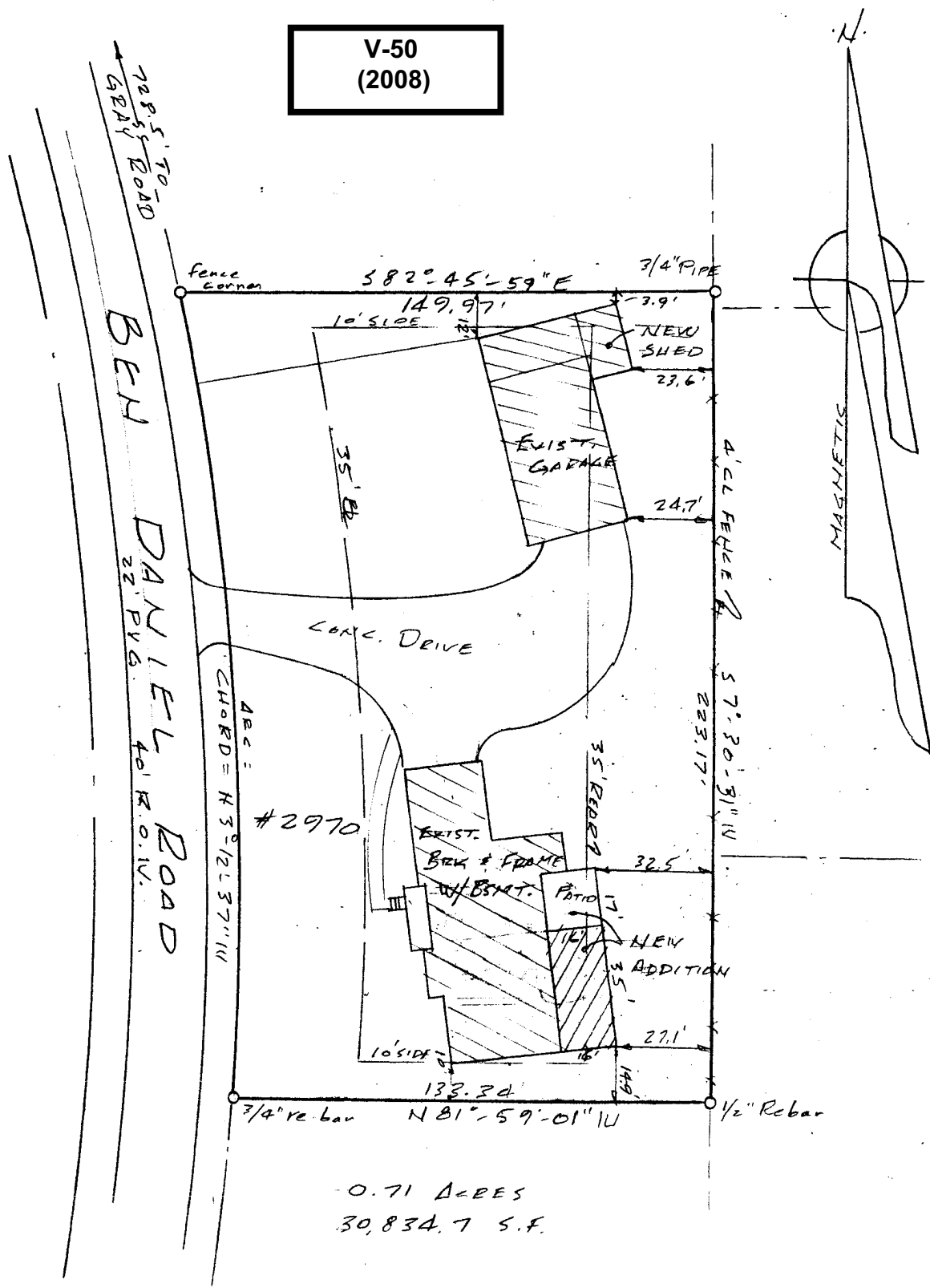


V-50
(2008)



0.71 ACRES
30,834.7 S.F.

REF - SURVEY BY FELPE ENGINEERS,
INC. FOR SARAH LEE, AUG. 21, 1976

TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30064
PHONE (770) 919-8732
FAX (770) 919-8731

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.

SURVEY FOR
ADELMO ROBBAHALE

LAND LOT: 234	SCALE: 1" = 30'
DISTRICT: 17 TH	DATE: MARCH 21
SECTION: 15 TH	DRAWN BY:
COUNTY: ALCOA	

APPLICANT: Idalia Rabanales **PETITION NO.:** V-50
PHONE: 770-480-4748 **DATE OF HEARING:** 06-11-08
REPRESENTATIVE: Adelmo Rabanales **PRESENT ZONING:** R-20
PHONE: 770-480-4748 **LAND LOT(S):** 234
PROPERTY LOCATION: Located on the east side of Ben Daniel Road, south of Gray Road (2907 Ben Daniel Road). **DISTRICT:** 17
SIZE OF TRACT: .71 acre
COMMISSION DISTRICT: 4

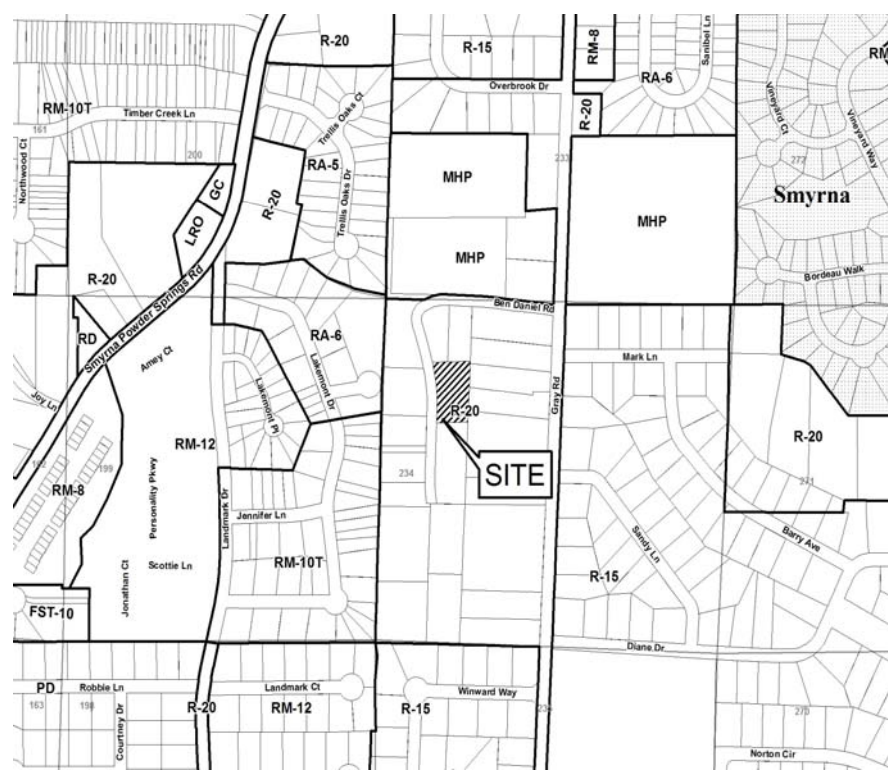
TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 27 feet; and 2) Waive the setback for an accessory structure over 650 square feet (proposed 1,585 square foot garage) from the required 100 feet to 3 feet adjacent to the northern property line, 84 feet adjacent to the western property line and 23 feet adjacent to the eastern property line.

COMMENTS

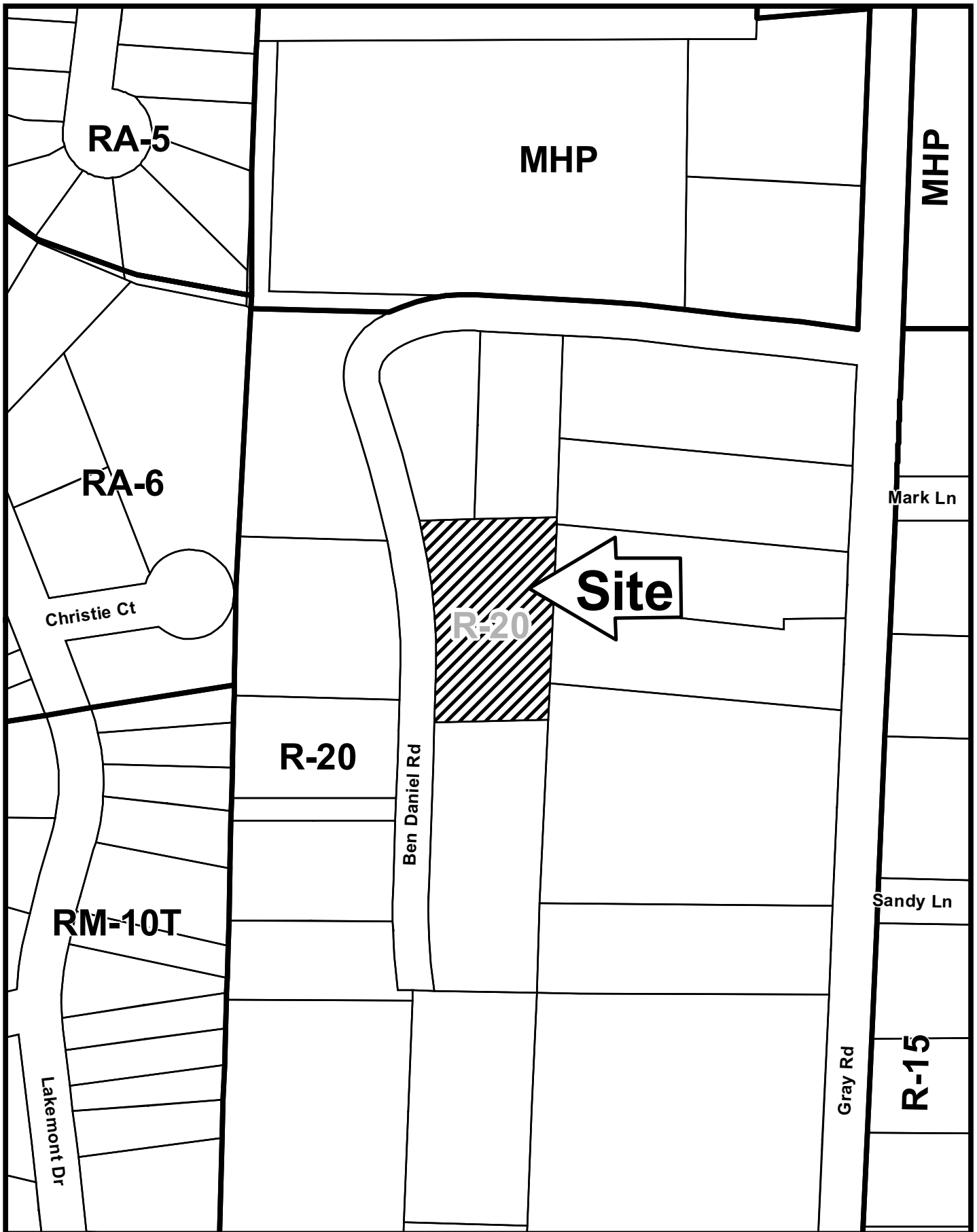
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Building Division issued a Stop Work Order 1/31/08 for building without a permit. Exterior walls require a one hour rating within 5 feet of property line. Permits required for any approvals of variance prior to continuance of construction. If this variance request is approved, a plat must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.
STORMWATER MANAGEMENT: The original garage is nearly the size of the house and its skewed orientation places the corner of the structure immediately adjacent to the property line. While the total impervious coverage is less than the allowable, expansion of an already non-compliant structure does not seem prudent.
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: Not available to property.

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

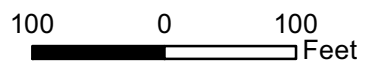
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





V-50



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-50
Hearing Date: 6-11-08

Applicant + Adelman Business Phone 770 4804748 Home Phone _____
Adelmo Babanyles Address 2907 Ben Daniel Rd
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone L Cell Phone _____
(representative's signature)

My commission expires: L Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011
Signed, sealed and delivered in presence of: J. Bowen
Notary Public

Titleholder + Adelmo Business Phone 770-4804748 Home Phone 678 3059393
Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: X Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011
Signed, sealed and delivered in presence of: J. Bowen
Notary Public

Present Zoning of Property R-20
Location 2907 BEN DANIEL ROAD
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 234 047 District 17 Size of Tract _____ 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.

+ Garage is complete, shed was added to the end, owner did not realize he built in set-back, would like not to remove part of shed

List type of variance requested: change set-back

Application for Variance Cobb County

(type or print clearly)

Application No. V-50
Hearing Date: 6-11-08

Applicant Adalia Rabanales Business Phone _____ Home Phone _____

[Signature] Address _____
(representative's name, printed) (street, city, state and zip code)

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

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature] Notary Public

Titleholder Adalia Rabanales Business Phone _____ Home Phone _____

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

Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature] Notary Public

Present Zoning of Property _____

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ 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.

List type of variance requested: _____

