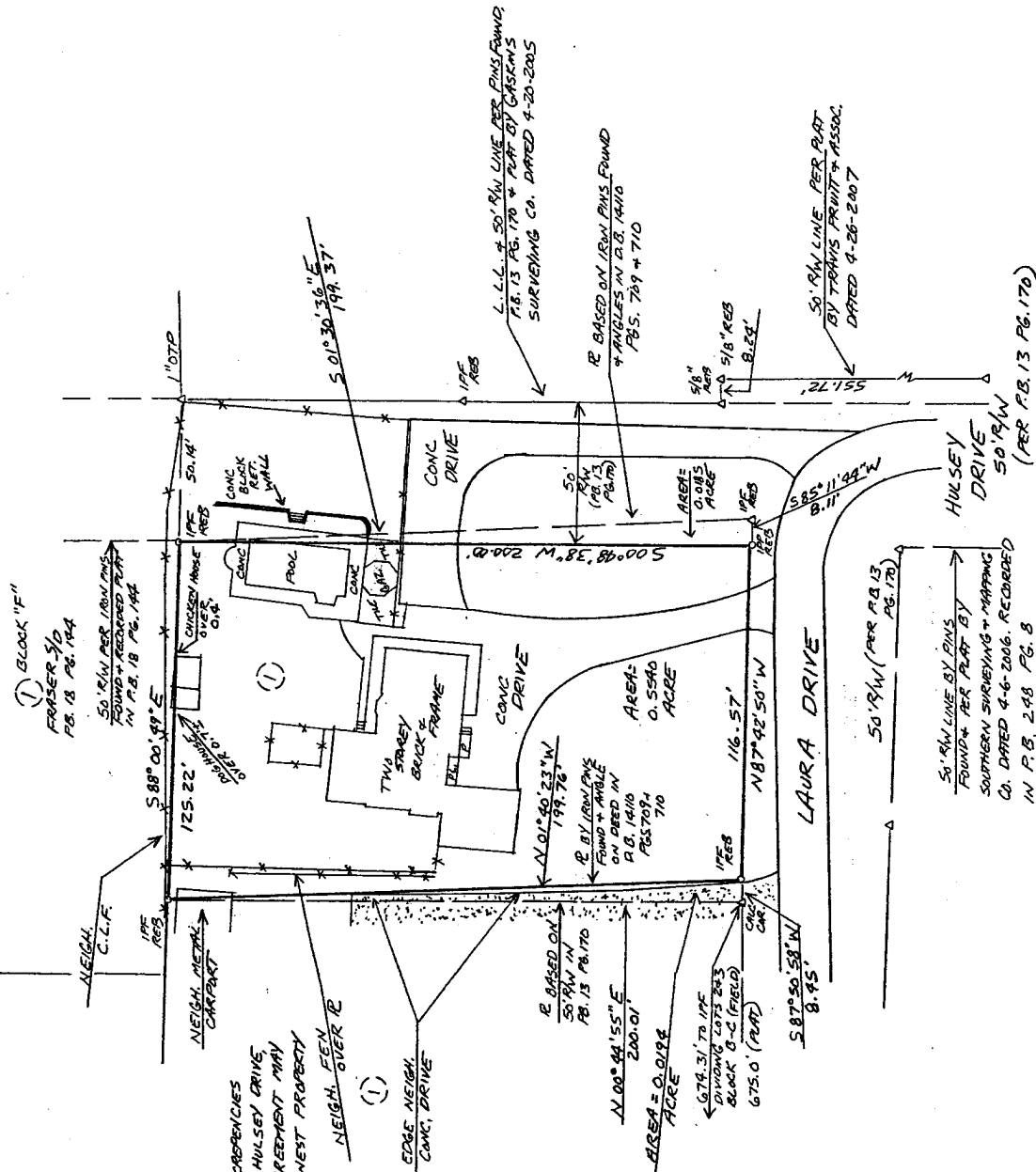




MAGNETIC



NOTE:
DUE TO POSSIBLE DISCREPANCIES
IN R/W LOCATION FOR HULSEY DRIVE
BOUNDARY LINE AGREEMENT MAY
BE NEEDED FOR WEST PROPERTY
LINE.

REF:
P.B. 1410 P.G. 709-710
P.B. 248 P.G. 8
P.B. 18 P.G. 184

#731 LAURA DRIVE



PLAT NO. 13067C000443
LOCATION 60513
DATE 11/11/09
SCALE 1" = 30'

SURVEY FOR:
ATRIAN PABLO

LOT 1	BL. 18-A UNIT	REVISIONS
LOT 2	LUCY AUBREY	
LAND LOT 2.0		
DISTRICT 16	SECTION 2ND	
PLAT BOOK 3	PAGE 170	
DATE: 1-17-07	SCALE: 1" = 30'	1684-58-3

JA EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-443-0000

DND

APPLICANT: Pablo Atrian **PETITION NO.:** V-44
PHONE: 770-294-3897 **DATE OF HEARING:** 06-10-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 710
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Laura Drive and Hulsey Drive **SIZE OF TRACT:** .55 acre
(731 Laura Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to zero feet adjacent to the eastern property line (to allow existing swimming pool to remain); and 2) waive the rear setback from the required 35 feet to zero feet (to allow existing chicken house/dog house to remain) on lot 1.

COMMENTS

TRAFFIC: Recommend removing existing driveway from the right-of-way.

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: This parcel is just under the 35% impervious coverage limit for this residential zoning category. Aside from the boundary line issues along the eastern property line, no significant stormwater issues were observed. The site runoff drains to the adjacent commercial detention area to the east.

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** _____

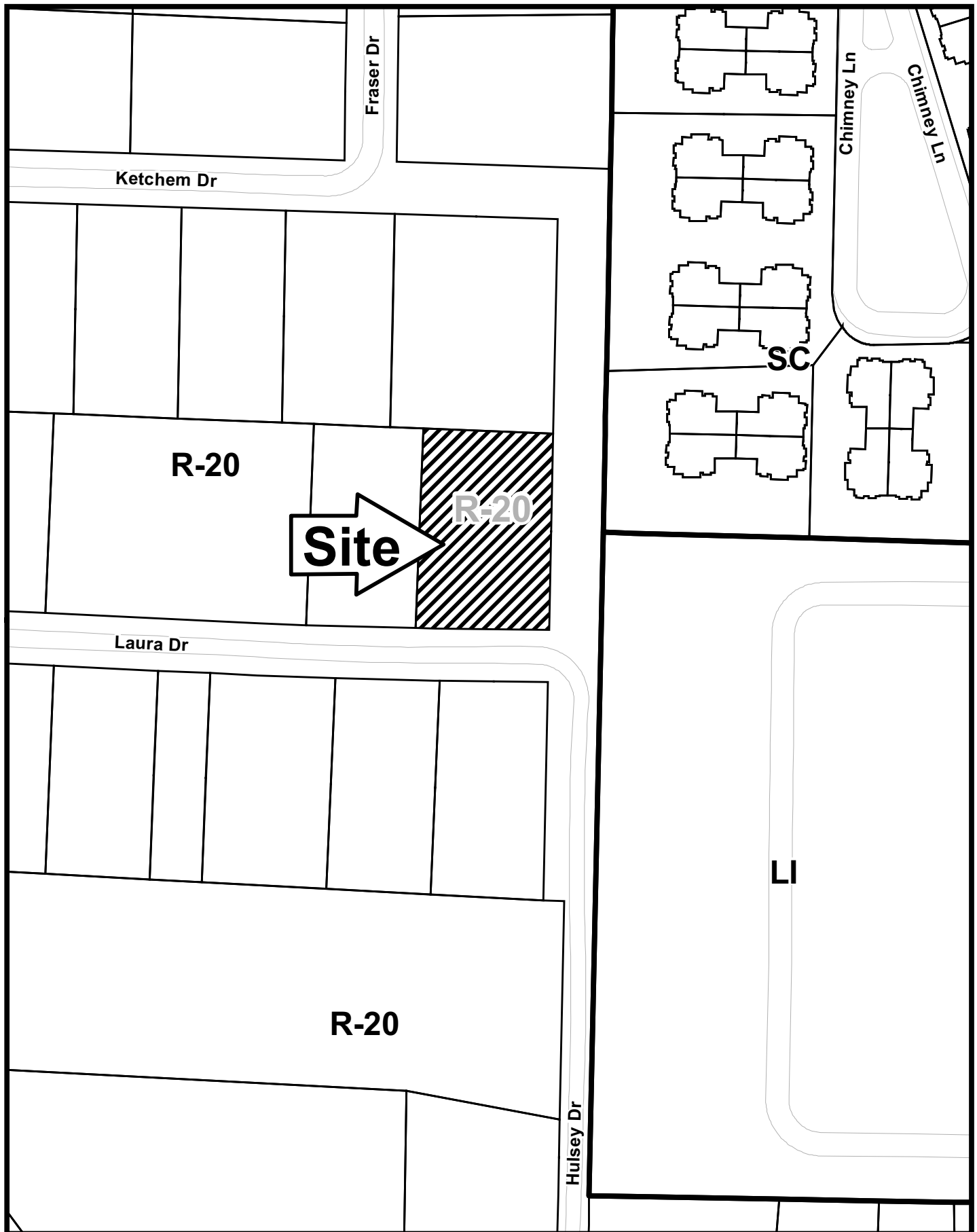
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

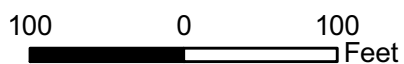
STIPULATIONS: _____



V-44



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-44

Hearing Date: 6-10-09

Applicant Pablo Atrian Business Phone _____ Home Phone 770 294 3897

Pablo Atrian Address 731 Laura Dr SE Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

x Pablo Atrian Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jan - 12 - 13

Edith Meza
Notary Public

Titleholder Silviano R. Garcia Business Phone _____ Home Phone 770 289-5319

Signature Silviano Garcia Address: 731 Laura Dr. SE Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Jan - 12 - 13

Edith Meza
Notary Public

Present Zoning of Property Residential 12-20

Location 731 Laura Dr SE Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 710 District 16th 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.

Variance need because -
Structures Already there.

List type of variance requested: WAIVE THE SIDE SETBACK FROM
REQUIRE 10FT TO ZERO FEET
WAIVE REAR SETBACK FROM REQUIRED 35FT
TO ZERO FT.