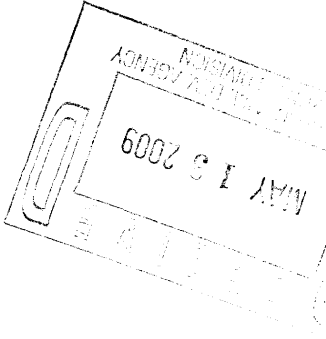


ANGEL E. CARDENAS  
 17 DISTRICT 2ND SECTION COBB COUNTY, GEORGIA  
 LAND LOT 862 LOT 1 & 2 BLOCK  
 SURVEYON RED OAK PARK  
 PLOTTED: RLM  
 APPROVED: RLM  
 DEED BOOK 9565, PAGE 63-64  
 PLAT BOOK 16, PAGE 200  
 JOB # 09-1054  
 APRIL 28, 2009  
 SCALE 1" = 30'  
 SOLAR LAND SURVEYING COMPANY  
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
 TELEPHONE (770) 794-9055 / FAX (770) 794-9052  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXPRESS TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS OR ENTRY.  
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



**FLOOD STATEMENT**

BY GRAPHICALLY NOTING ONLY THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD ZONE. THE PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13007701280 - EFFECTIVE DATE OF DECEMBER 18, 2008. ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR ANNUAL CHANCE FLOODPLAIN."

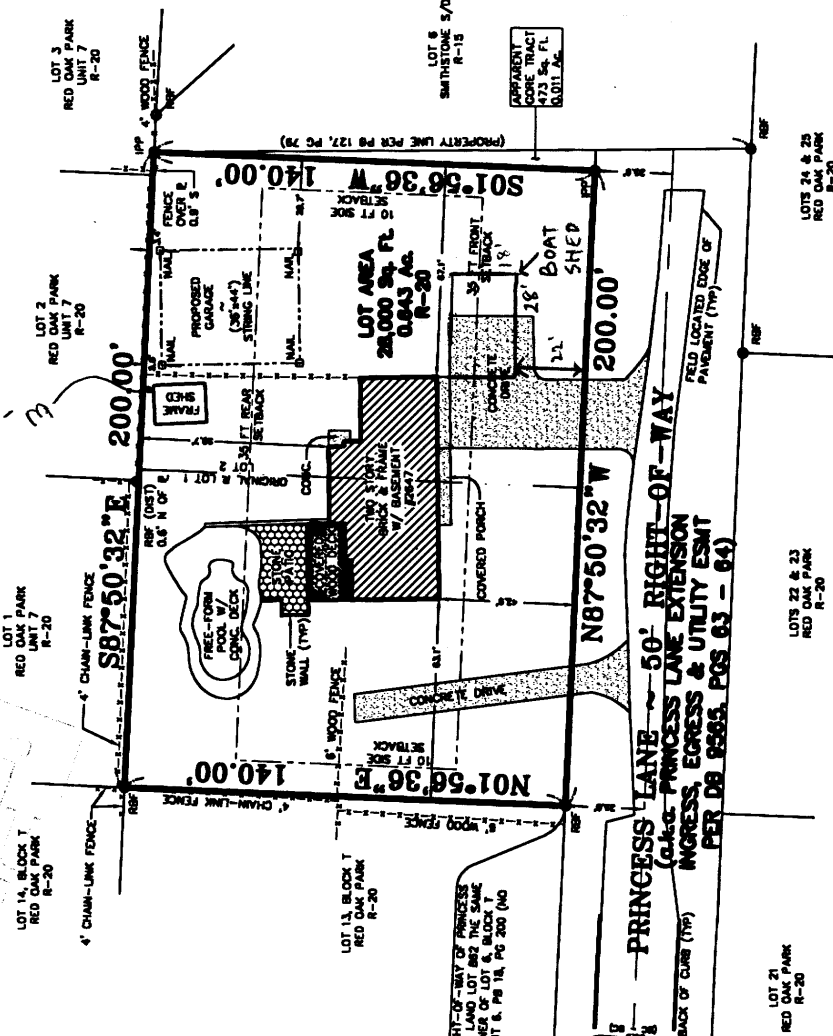


**LEGEND**

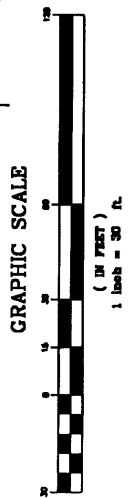
IF	IRON PIN FOUND
OT	OPEN TOP PIN
CH	CHAIN-LINK FENCE
SH	SEWER MAN HOLE
HT	HAND HOLE TELEPHONE
SB	SEWER BOX
DI	DRIP INLET
LL	LAND LOT LINE
HP	HEAD WALL
MP	METAL PIPE
RP	REINFORCED CONCRETE PIPE
CD	CROSS DRAIN
SE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
WM	WATER METER
PC	POINT OF CURVE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P	POINT OF INTERSECTION
D	DEED
PP	IRON PIN PLACED (1/2" REBAR)

**GENERAL NOTES**

1. INFORMATION REGARDING THE RESULTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND SERVICES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN HEREON MAY BE INACCURATE AND OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 127 - PAGE 78.
6. SUBJECT PROPERTY CURRENTLY ZONED "R-20"
7. BUILDING SETBACKS:  
 FRONT: 35 FT  
 REAR: 30 FT  
 SIDE: 30 FT
8. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.



MAX IMPERVIOUS = 9,800 sq ft  
 SHOWN IMPERVIOUS = 8,037 sq ft



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ACCURATE USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AS PERFORMED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

**APPLICANT:** Angel E. Cardenas **PETITION NO.:** V-59  
**PHONE:** 770-318-7042 **DATE OF HEARING:** 07-08-09  
**REPRESENTATIVE:** Angel E. Cardenas **PRESENT ZONING:** R-20  
**PHONE:** 770-318-7042 **LAND LOT(S):** 862  
**PROPERTY LOCATION:** Located on the north side of Princess Lane, east of Little Road (2647 Princess Lane). **DISTRICT:** 17  
**SIZE OF TRACT:** 0.643 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure (existing 504 square foot boat shed); 2) waive the front setback for an accessory structure over 144 square feet (existing 504 square foot boat shed) from the required 35 feet to 22 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 192 square foot frame shed) from the required 35 feet to 3 feet; and 4) waive the setback for an accessory structure over 650 square feet (proposed 1,584 square foot detached garage) from the required 100 feet to 3 feet adjacent to the north property line and to 29 feet adjacent to the east property line.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** A permit is required for proposed structure if variance is approved. A one hour rating is required for all portions of structures less than 5 feet from property line. 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:** With the proposed garage addition, this parcel will be just under the maximum allowable impervious coverage limit. Therefore, no paved access will be possible to the new structure.

**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.

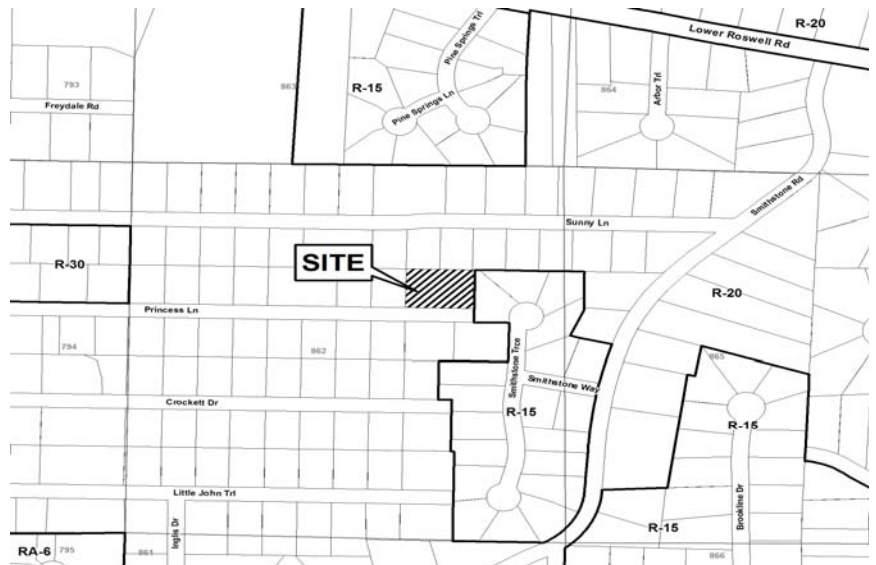
**CEMETERY PRESERVATION:** No comment.

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

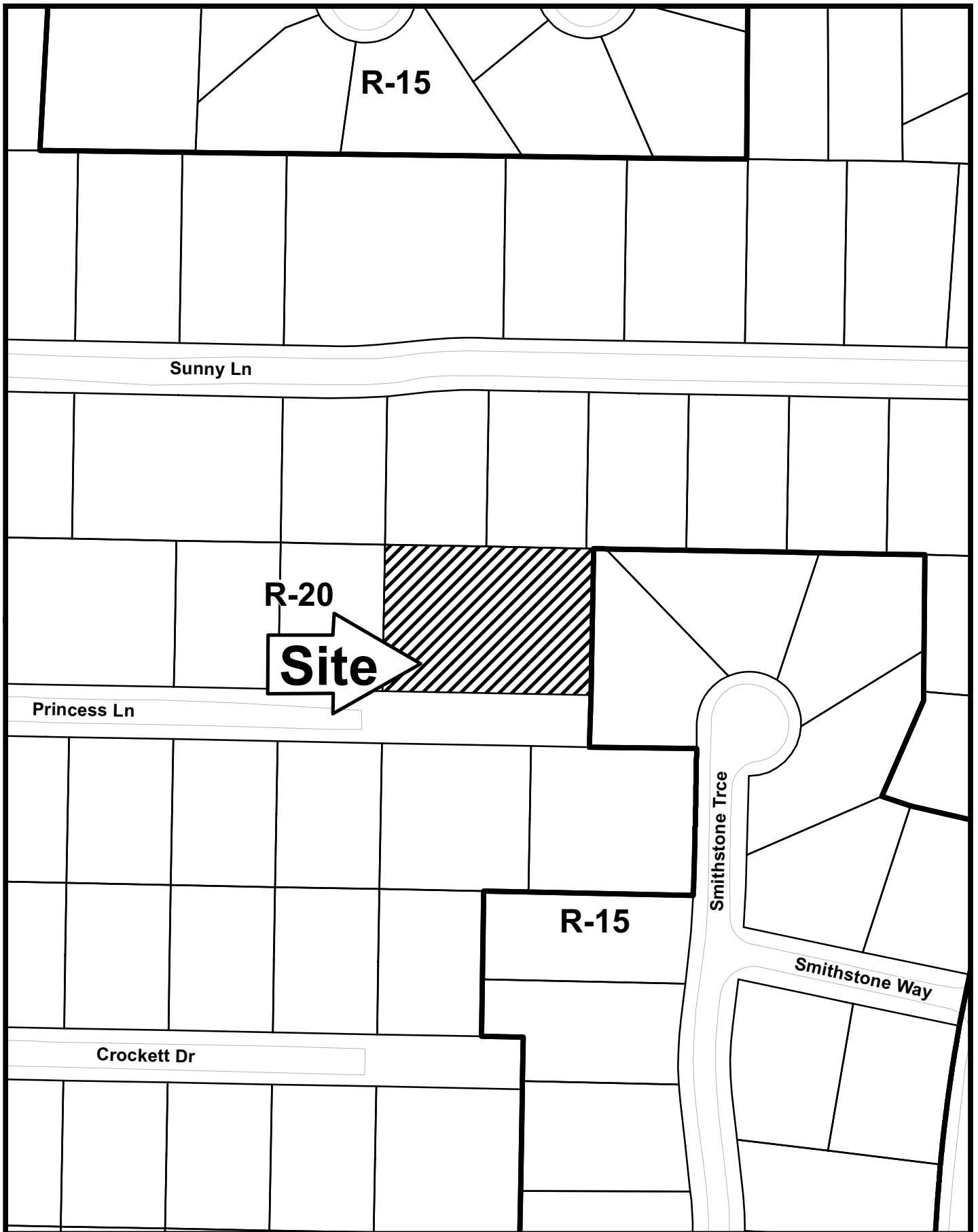
**SEWER:** City of Marietta Service Area.

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

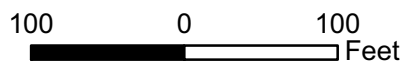
**BOARD OF APPEALS DECISION**  
**APPROVED**            **MOTION BY**             
**REJECTED**            **SECONDED**             
**HELD**            **CARRIED**             
**STIPULATIONS:**             
            
          





# V-59

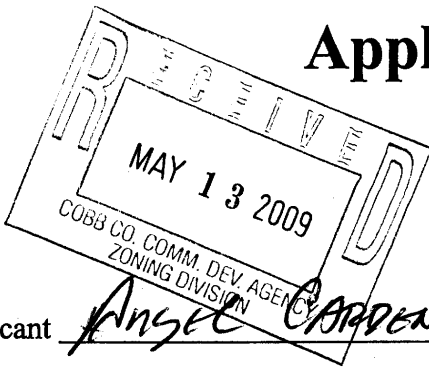


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County



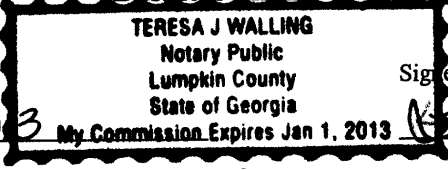
(type or print clearly)

Application No. V-59  
Hearing Date: 7-8-09

Applicant Angel E Cardenas Business Phone 770-318-7042 Home Phone \_\_\_\_\_

Angel E Cardenas Address 2647 Princess Ln Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-318-7042 Cell Phone 770-318-7042  
(representative's signature)

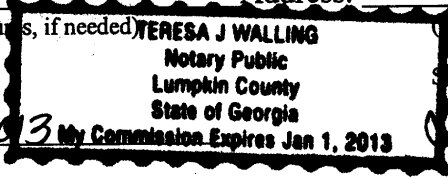


Signed, sealed and delivered in presence of:

My commission expires: Jan 12 2013 My Commission Expires Jan 1, 2013 [Signature]  
Notary Public

Titleholder Lillian Cardenas Business Phone 678-770-2972 Home Phone \_\_\_\_\_

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



Signed, sealed and delivered in presence of:

My commission expires: Jan 1 2013 My Commission Expires Jan 1, 2013 [Signature]  
Notary Public

Present Zoning of Property R-20

Location 2647 PRINCESS LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 73 862 District 17 Size of Tract .64 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.

For propose dwelling we need a variance to allow it's construction. To construct a one-story detached garage behind the house.

List type of variance requested: 1. Waive setbacks for accessory structures; 2. Allow boat shed to the front of the house