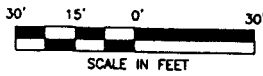
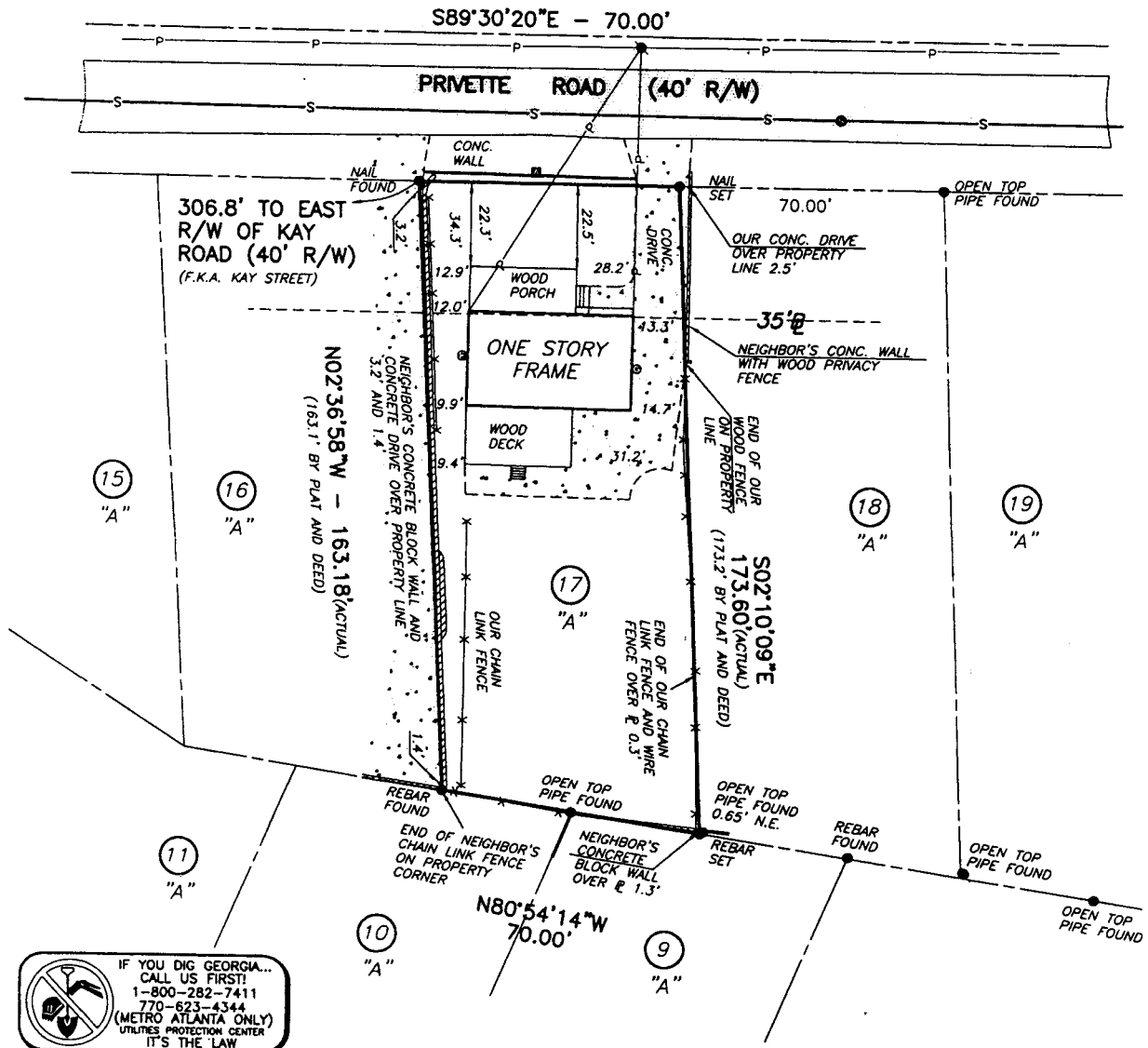


SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
THROUGH OUT GEORGIA 1-800-282-7411
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEY NOTES

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. 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. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PLAT NOT INTENDED FOR RECORDING.



REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF BOLIVAR HERNANDEZ DEED BOOK 14469 PAGE 5790 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.268± ACRES
OR 11,662± SQ. FT.

187 PRIVETTE ROAD
MARIETTA, GEORGIA

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Noles

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE

PROPERTY OF
BOLIVAR HERNANDEZ

LOT 17, BLOCK "A"
THOS. V. PRIVETTE
SUBDIVISION

LAND LOT 154
DISTRICT 17TH. SECTION 2ND
COUNTY COBB

APPLICANT: Bolivar Hernandez **PETITION NO.:** V-89
PHONE: 770-885-2689 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 154
PROPERTY LOCATION: Located on the south side of Privette Road, west of Austell Road (187 Privette Road). **DISTRICT:** 17
SIZE OF TRACT: .268 acre **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 22 feet; and 2) waive the side setback adjacent to the western property line from the required 10 feet to 9 feet on lot 17.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: On 09/11/09, application for a Permit was denied due to encroachment into setbacks. Permit and Inspections will be required if the Variance is approved. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The western property line on this parcel is supported by a landscape wall that separates a grade drop to the adjacent lot. Due to the grade change and close proximity of the structure to the property line gutters and downspouts should be installed on the western side of the structure and the downspouts directed to the front yard and discharged to the right-of-way.

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

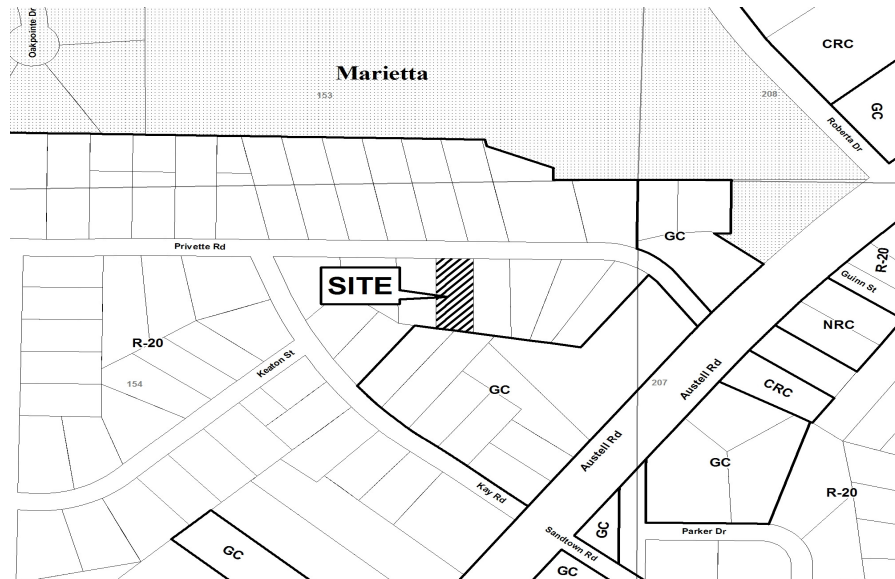
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

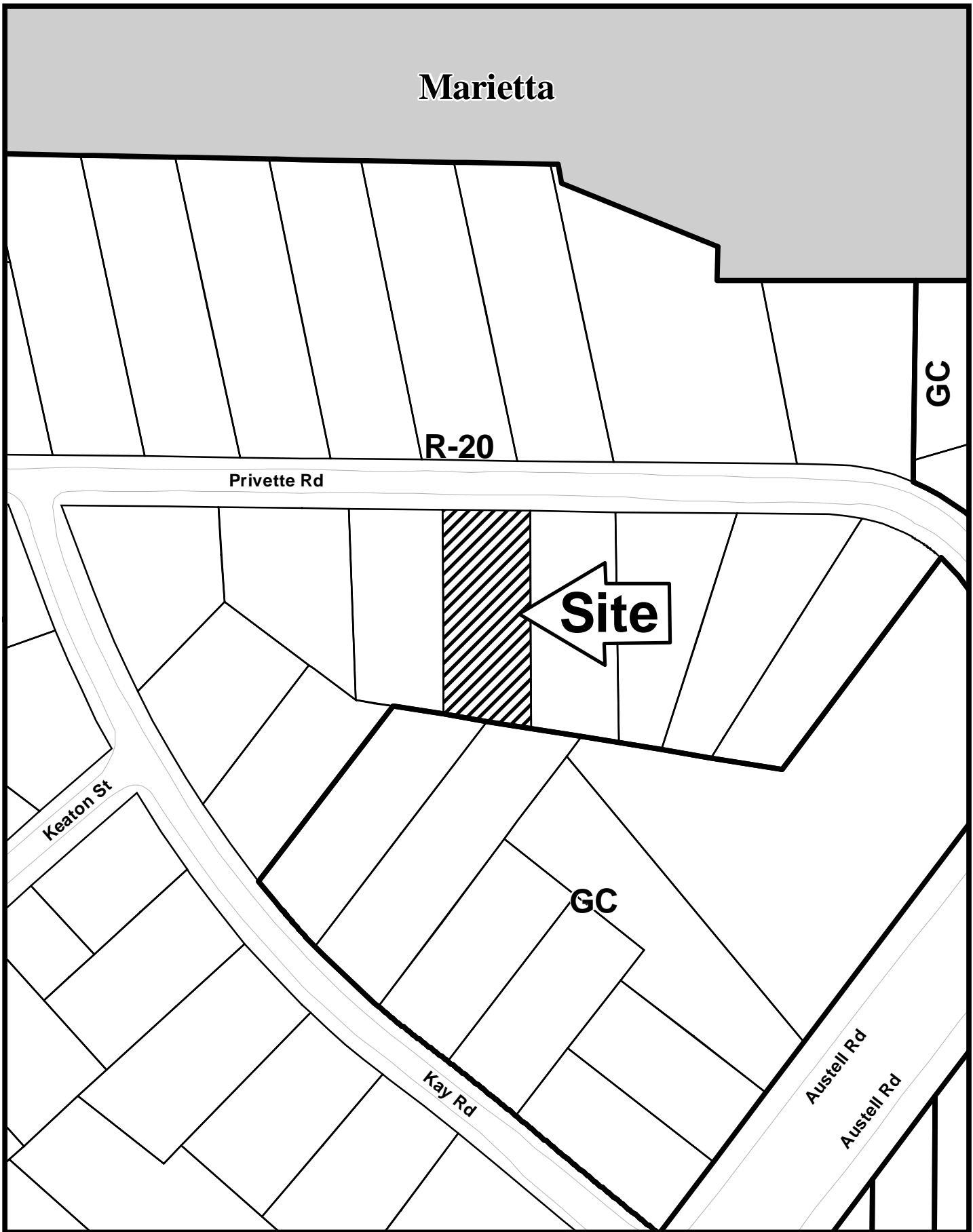
REJECTED **SECONDED**

HELD **CARRIED**

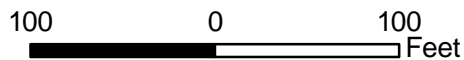
STIPULATIONS:



V-89



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-89

Hearing Date: 12-9-09

Applicant 1 Bolivar Hernandez Business Phone (770) 885-2689 Home Phone (770) 432-9627

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

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

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2010
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder 1 Bolivar Hernandez Business Phone (770) 885-2689 Home Phone (770) 432-9627

Signature [Signature] Address: 4295 Hick Rd.
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: [Signature] Signed, sealed and delivered in presence of: [Signature]
Notary Public, Cobb County, Georgia
My Commission Expires June 21, 2010
Notary Public

Present Zoning of Property R-20

Location 187 PRIVETTE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P48 154 District 17 Size of Tract 268^{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.

Since I already built it I would lose a lot of money and time and I really need to finish this house so that I can occupy it as soon as possible.

List type of variance requested: Please allow us to keep the front porch.

WAVE THE FRONT SETBACK ON LOT 17 FROM REQUIRED 35 FT TO 22 FT; WAVE SIDE SETBACK FROM 10 FT TO 9 FT