

Plot Of Survey For

VICTORINA MARTINEZ

LOCATED IN LAND LOT 227, 17TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

BEING LOT 22, BLOCK "B" OF THE REVISED PLAT OF CASEY PARK SUBDIVISION,
RECORDED IN P.B. 14, PG. 109

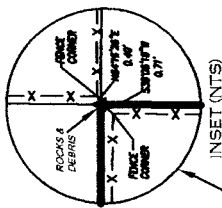
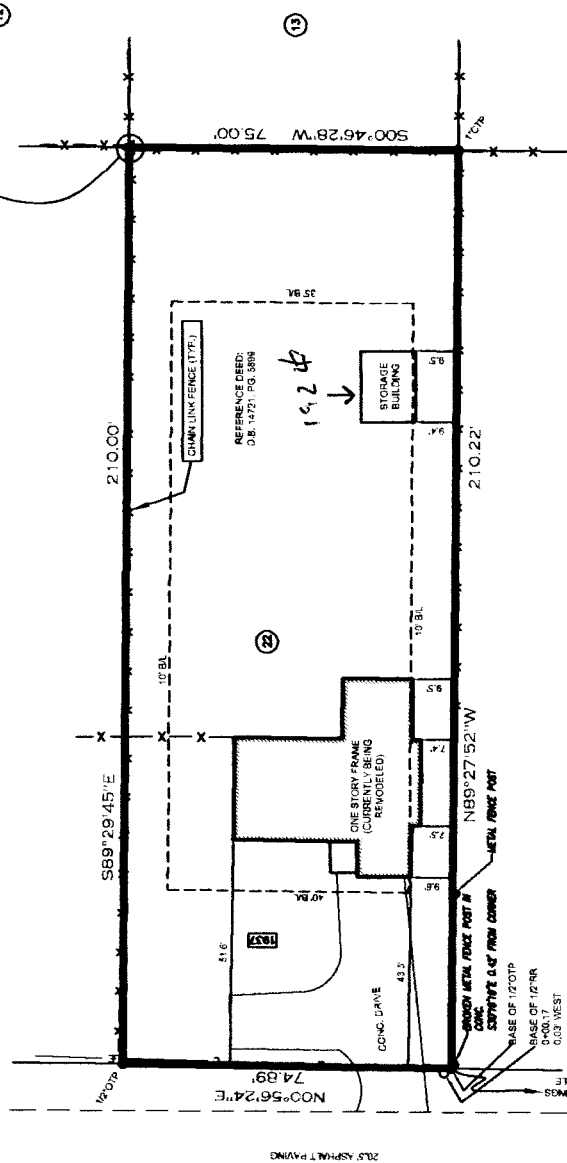
1937 OLIVE SPRINGS ROAD

ZONED R-20

AREA = 0.361 ACRES
(15,746 SQ. FT.)



OLIVE SPRINGS ROAD 40' R/W



- LEGEND**
- CORNER MARKING: BENTONITE
 - IPB = CORNER SET WITH 1/2" STEEL
 - REINFORCING ROD
 - CORNER FOUND
 - UNMARKED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - FENCE LINE
 - UTILITY
 - WATER MAIN
 - SEWER
 - CTP = CRAMPED TOP WATER PIPE
 - CA = CENTERLINE
 - WATER MAIN
 - SEWER
 - R/W = RIGHT OF WAY
 - L.L. = LAND LOT LINE
 - WATER MAIN
 - SEWER
 - GAS MAIN
 - SANITARY SEWER MAIN
 - NF = NOW OR FORMERLY OWNED BY
 - NSB = NAIL SET AT BARGE

TECHNICAL DATA:

EQUIPMENT USED: TOPCON GPT-3003
ALL LOCATIONS SHOWN HEREON ARE TAKEN FROM FIELD DATA COLLECTED FROM TWO INTERRELATED POINTS THEREFORE NO FIELD CLOSURE WAS PERFORMED.
PLAT PRECISION: 1/101,805

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 130070018G EFFECTIVE DATE: DECEMBER 18, 2008 FOR THE SUBJECT PROPERTY TO DETERMINE THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



THE RUSSELL COMPANY, INC.
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
VOICE: (770) 943-5903
FAX: (770) 943-5904
WWW.RUSSELLE.COM

DATE	DESCRIPTION

FILE: C06107.DWG
FIELD SURVEY DATE: 10/19/10
SCALE: 1" = 20'

NOTE:
THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SURVEY. SOME ITEMS AFFECTING TITLE MAY NOT BE INCLUDED IN THIS SURVEY.
THERE MAY BE UNDERGROUND UTILITIES ASSOCIATED WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN.
THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK.
BEFORE STARTING ANY BUILDING CONSTRUCTION ON THIS LOT, CONTACT THE COBB COUNTY ZONING DEPARTMENT TO VERIFY ANY BUILDING SETBACK LINES.
THERE IS A 25' NON-DISTURBANCE BUFFER (W/AM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (T/OUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE OTHER REGULATIONS AND RESTRICTIONS THAT APPLY TO THIS PROPERTY. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

APPLICANT: Elodia Landuverdo **PETITION NO.:** V-2
PHONE: 404-455-7553 **DATE OF HEARING:** 01-12-11
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 227
PROPERTY LOCATION: On the east side of Olive Springs Road, north of Judy Circle (1937 Olive Springs Road). **DISTRICT:** 17
SIZE OF TRACT: .361 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback on lot 22 from the required 10 feet to 7 feet adjacent to the southern property line; and 2) waive the side setback for an accessory structure over 144 square-feet (192 square-foot storage building) from the required 10 feet to 9 feet.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector required an As Built Survey and rejected the Zoning Compliance inspection on 10/18/10 due to encroachment into the setbacks on permit #2010-000671. The permit was issued as an addition/renovation permit. If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case conditions in the standard plat revision note. The surveyor must submit the 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 stormwater management impacts are 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: No conflict.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

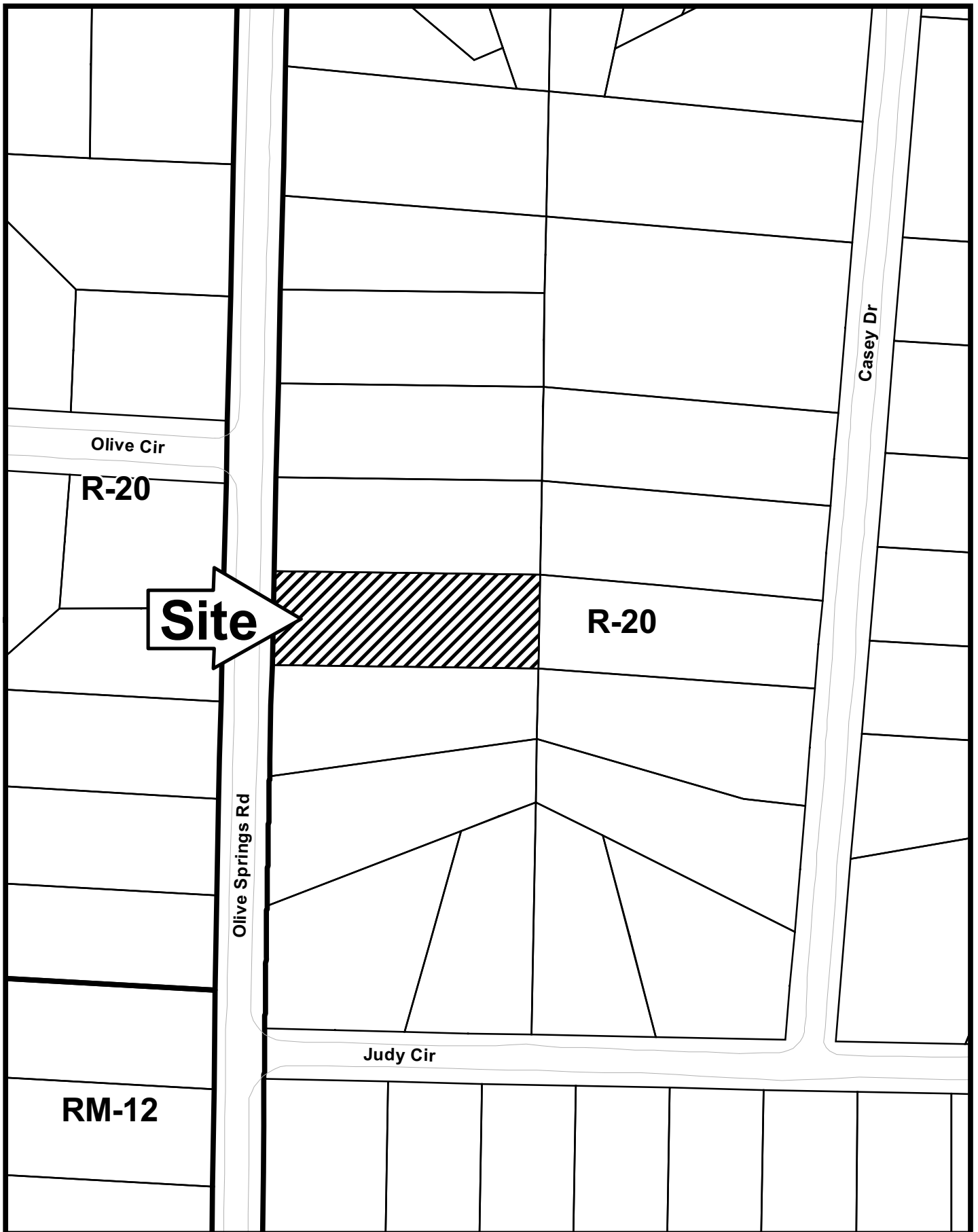
REJECTED **SECONDED**

HELD **CARRIED**

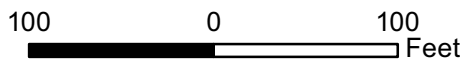
STIPULATIONS:





V-2



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-2
Hearing Date: 1-12-11

Applicant ELODIA Landwehr Phone # 4044557553 E-mail _____



(representative's name, printed)

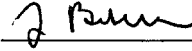
Address _____
(street, city, state and zip code)

(representative's signature)

Phone # _____ E-mail _____


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

Signed, sealed and delivered in presence of:



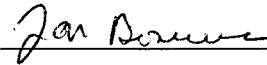
Notary Public

Titleholder Victorina Martinez Phone # _____ E-mail _____

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

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

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-20

Location 1937 OLIVE SPRINGS ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 201 501 District 17 Size of Tract 0.361 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.

THE STRUCTURE IS ALREADY BUILT OVER
THE REAR LINE

List type of variance requested: WAIVE THE SIDE SETBACK ON LOT
22 FROM REAR LOT TO 15' REARLINE
TO THE REAR PROPERTY LINE