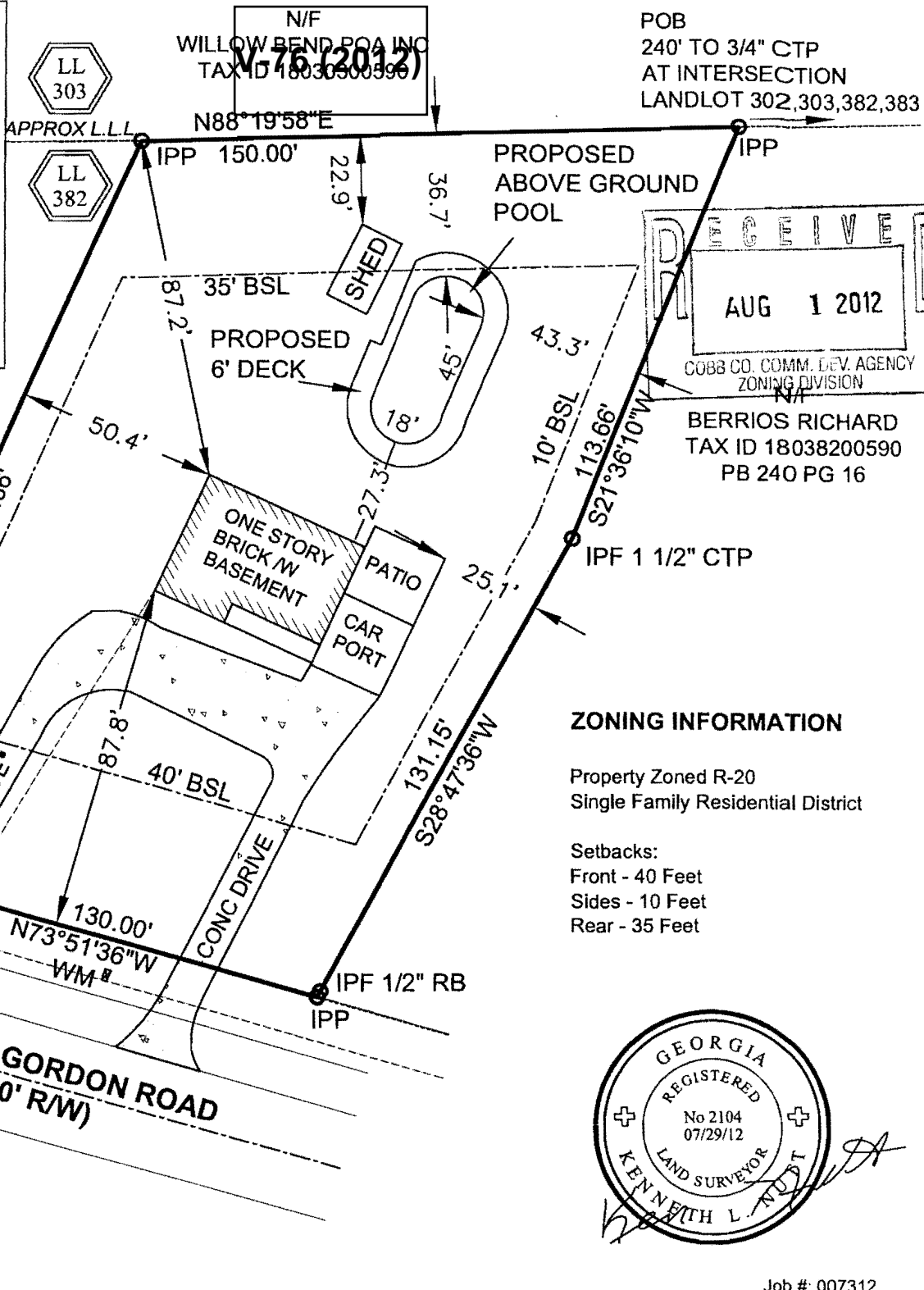


LEGEND

- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line



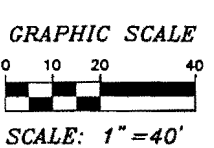
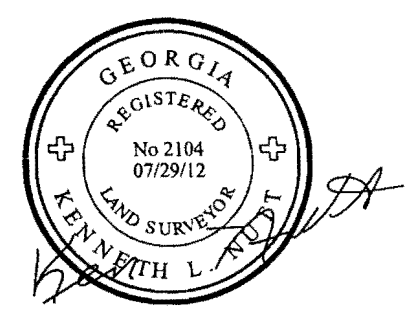
N/F
CRUZ ANICETO
TAX ID 18038200040
PB 58 PG 102

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
BERRIOS RICHARD
TAX ID 18038200590
PB 240 PG 16

ZONING INFORMATION

Property Zoned R-20
Single Family Residential District

Setbacks:
Front - 40 Feet
Sides - 10 Feet
Rear - 35 Feet



Job #: 007312

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 340200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure lie in.
- According to F.I.R.M. Community Panel # 13067C0212G, dated 12/16/2008 this property is not located in an area having special flood hazards.

Proposed Pool Location for:
Claudia P. Rivero

TAX ID 18038200030
1094 South Gordon Road
Land Lot 382 18th District 2nd Section
Cobb County, Georgia

Perimeter Surveying Co., Inc
1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: JF Date Surveyed: 7/27/12 Date Drawn: 7/29/12	Computed by: JF Drawn by: JF Checked by: JF	REFERENCES Plat Bk: 58 Pg. 102 Deed Bk. Pg.
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APPLICANT: Claudia P. Rivero
PHONE: 404-933-0681
REPRESENTATIVE: Claudia P. Rivero
PHONE: 404-933-0681
TITLEHOLDER: Claudia P. Rivero
PROPERTY LOCATION: On the north side of South Gordon Road, east of Pisgah Road (1094 South Gordon Road).

PETITION No.: V-76
DATE OF HEARING: 10-10-2012
PRESENT ZONING: R-20
LAND LOT(S): 382
DISTRICT: 18
SIZE OF TRACT: 0.40 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 650 square feet (approximately 810 square foot above ground swimming pool and deck) from the required 100 feet to 30 feet; 2) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 40 feet on the eastern side; 3) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 80 feet on the western side; and 4) waive the rear setback for an accessory structure over 144 square feet (existing approximately 220 square foot shed) from the required 35 feet to 22.9 feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

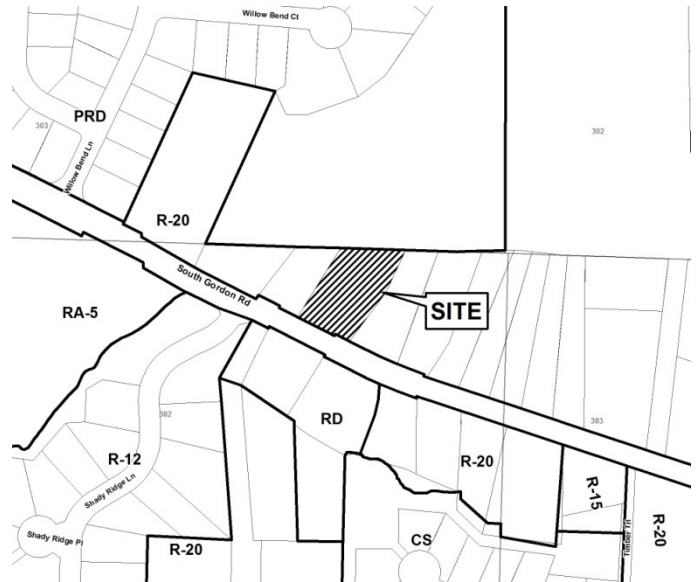
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Claudia P. Rivero

PETITION No.: V-76

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Violation notice was issued on 7-16-12 for building without a permit. Permit obtained for enclosing carport.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management issues 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

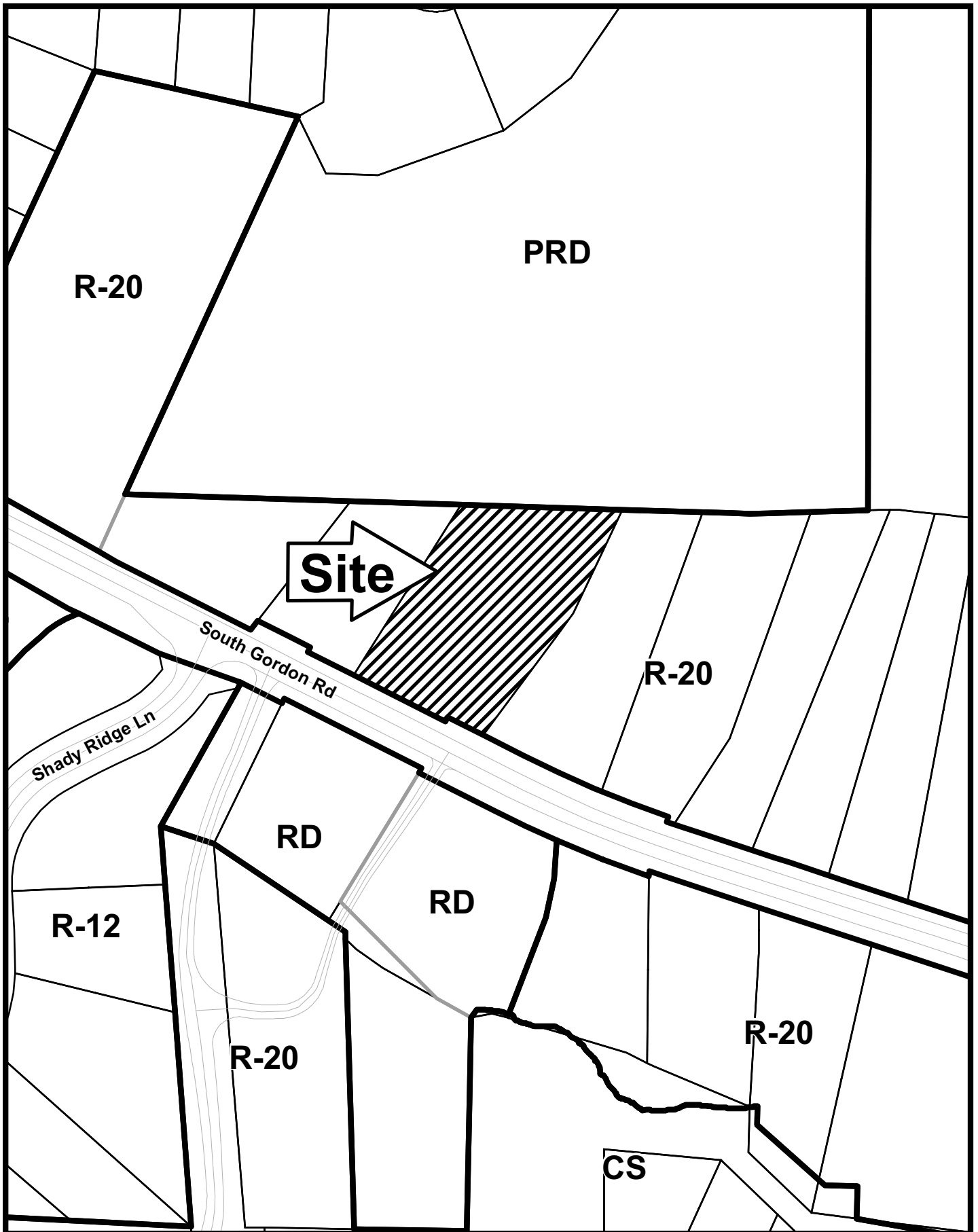
WATER: No conflict.

SEWER: No conflict.

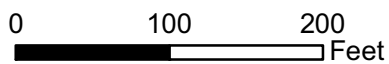
APPLICANT: Claudia P. Rivero **PETITION No.:** V-76



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

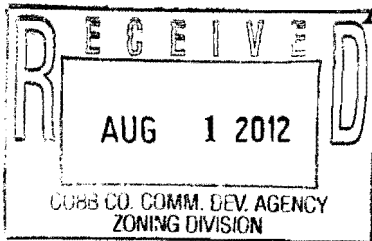
V-76



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-~~54~~ 76
Hearing Date: Oct 10 2012

Applicant CLAUDIA P. RIVERO Phone # 404-933-0681 E-mail cl-rivero@yashoo.com

CLAUDIA P. RIVERO Address 1094 South Gordon Rd. Austell GA 30168
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-933-0681 E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires June 22, 2013

[Signature]

Notary Public

Titleholder CLAUDIA P. RIVERO Phone # 404-933-0681 E-mail cl-rivero@yashoo.com

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

Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2013

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature]

Notary Public

Present Zoning of Property R-20

Location 1094 South Gordon Rd. Austell GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 382 District 18th Size of Tract 0.40 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.

My land is too small to put the swimming pool that I bought this is an above ground swimming pool - The pool is too large to meet set backs requirements.

List type of variance requested: wave rear set back to 36.7 feets - for pool
wave right set back to 43.3 feets. for pool
wave left set back to 82.0 feets. for pool
wave rear set back for shed to 22.9 feet