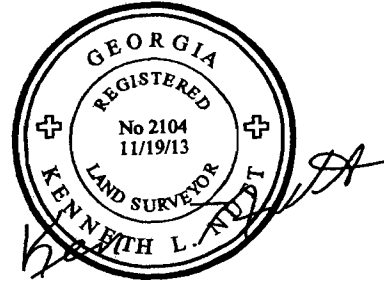
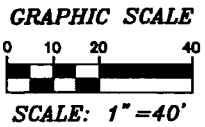


LEGEND	
SS	= Sanitary Sewer
PP	= Power Pole
○ IPP	= Iron Pin Placed
○ IPF	= Iron Pin Found
POB	= Point of Beginning
B/C	= Back of Curb
⊙ SSMH	= Sewer Manhole
SSE	= Sanitary Sewer Ease.
PL	= Property Line
DE	= Drainage Easement
WM	= Water Meter
WV	= Water Valve
FH	= Fire Hydrant
R/W	= Right of Way
BL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

AREA
21,915 Sq Ft
0.50 Ac.



Job #: 012113

- 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 40,200 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 tie in.
 - According to F.I.R.M. Community Panel #13067C0129H, dated 11/02/2012 this property is not located in an area having special flood hazards.

**Boundary / Proposed Building Survey for:
J. RAJIN & ZOILA PERSAUD**

Lot 24, Block H, Unit Five, Somerset S/D
 Tax ID: 16125200260
 3309 Turtle Lake Drive
 Land Lot: 1252,1253,1268,1269, 16th 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: KN
 Date Surveyed: 11/15/13
 Date Drawn: 11/19/13

Computed by: KN
 Drawn by: JF
 Checked by: KN

REFERENCES

Plat Bk: 75 Pg. 40
 Deed Bk. 15111 Pg. 1366

APPLICANT: Rajin Persaud

PETITION No.: V-8

PHONE: 770-330-4013

DATE OF HEARING: 02-12-14

REPRESENTATIVE: Green Basements and Remodeling

PRESENT ZONING: R-80, R-20

PHONE: 678-445-5533

LAND LOT(S): 1252, 1253, 1268, 1269

TITLEHOLDER: Zoila Duran Persaud and Jhaneshwar Rajin Persaud

DISTRICT: 16

PROPERTY LOCATION: On the north side of Turtle Lake Drive, north of Turtle Lake Court (3309 Turtle Lake Drive).

SIZE OF TRACT: 0.50 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 360 square foot storage building) from the required 50 feet to 16.5 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Rajin Persaud **PETITION No.:** V-8

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: 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 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 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.

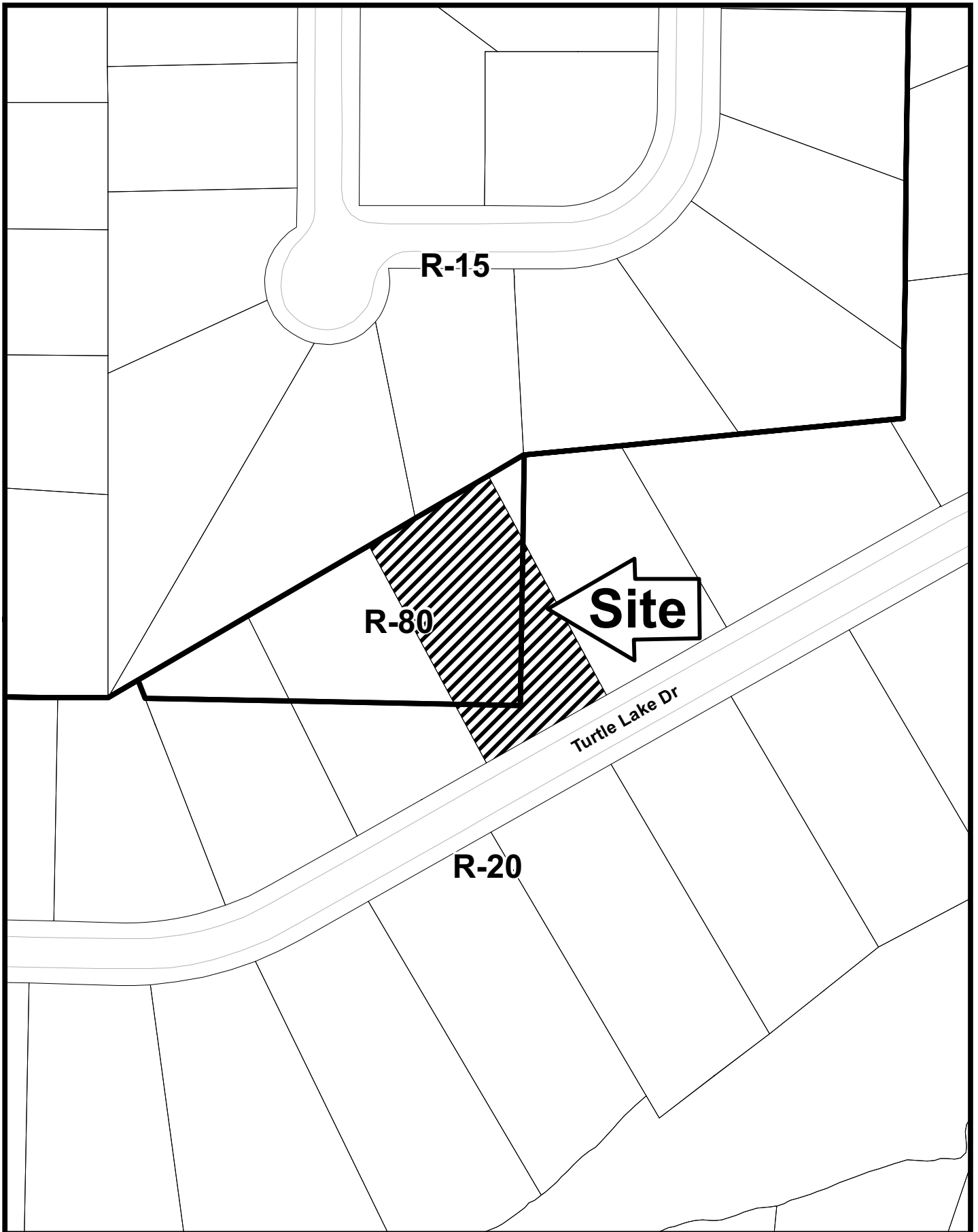
WATER: No conflict.

SEWER: No conflict with requested variance. Location of proposed structure is adequate distance from sanitary sewer easement.

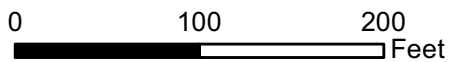
APPLICANT: Rajin Persaud **PETITION No.:** V-8



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-8



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-8
Hearing Date: 2-12-14

Applicant RAJIN PERSAUD Phone # 7-330-4013 E-mail rajinpersaud@gmail.com

GREEN BASEMENTS + REMODELING Address 13987 Highway 92
(representative's name, printed) (street, city, state and zip code)

Stephen C. Pridett Phone # 678-445-5533 E-mail Info@...
(representative's signature)

My commission expires: 12-2-14

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
AMY NANNANO
CHEROKEE COUNTY, GEORGIA

Titleholder RAJIN PERSAUD Phone # 7-330-4013 E-mail rajinpersaud@gmail.com

Signature J. Rajin Persaud Address: 3309 Turtle Lake Dr 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-2-14

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
AMY NANNANO
CHEROKEE COUNTY, GEORGIA

Present Zoning of Property R-20

Location 3309 Turtle Lake Dr Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1252, 1253, 1268, 1269 District 16TH Size of Tract 0.503 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.

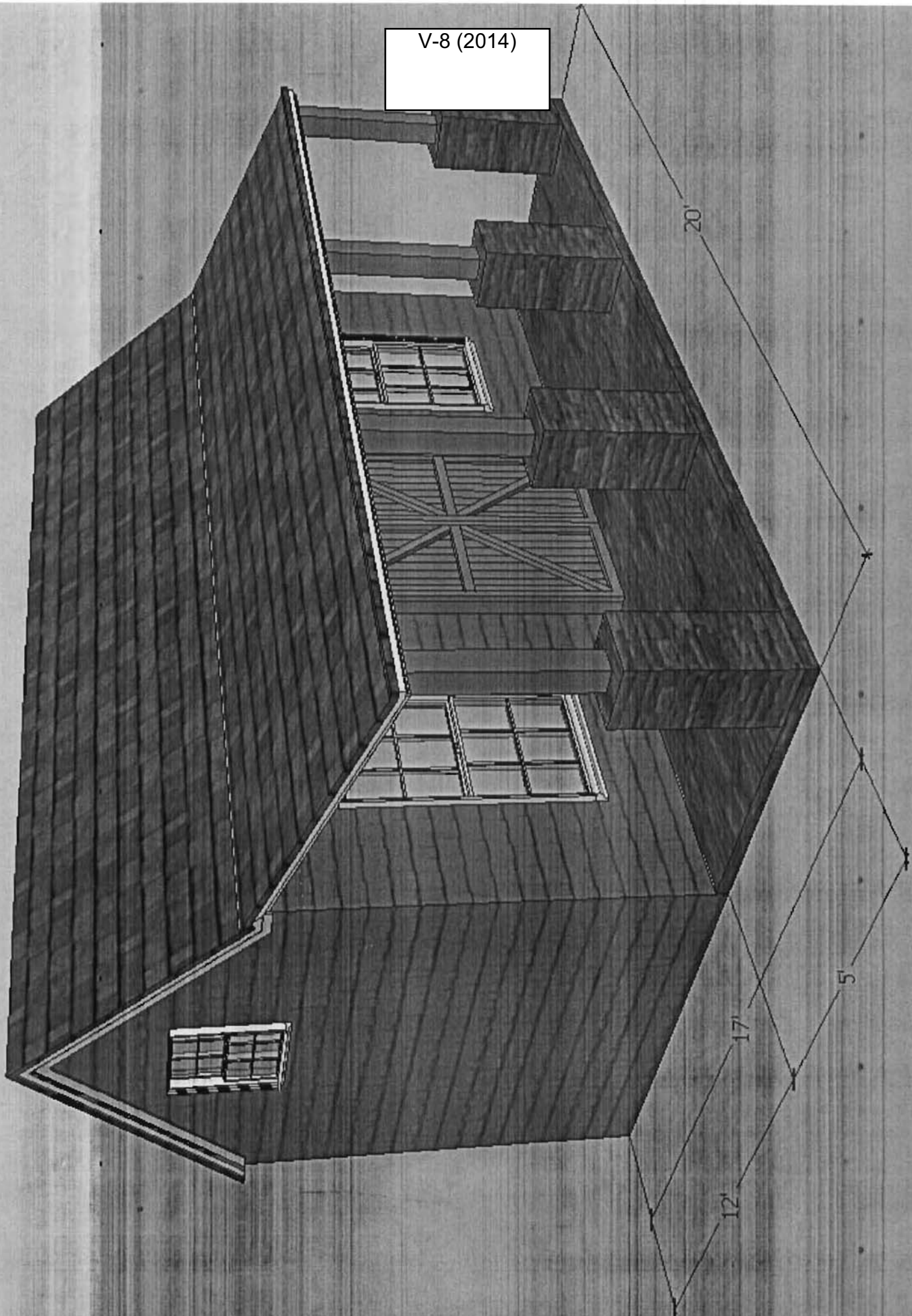
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

The inability to place my toolshed at the desired location would significantly reduce the amount of green space available to my family as well as hinder future enhancements. Placement at this location is also optimal for my neighbors.

List type of variance requested: Set back from rear property line.

V-8 (2014)



20'

5'

17'

12'

