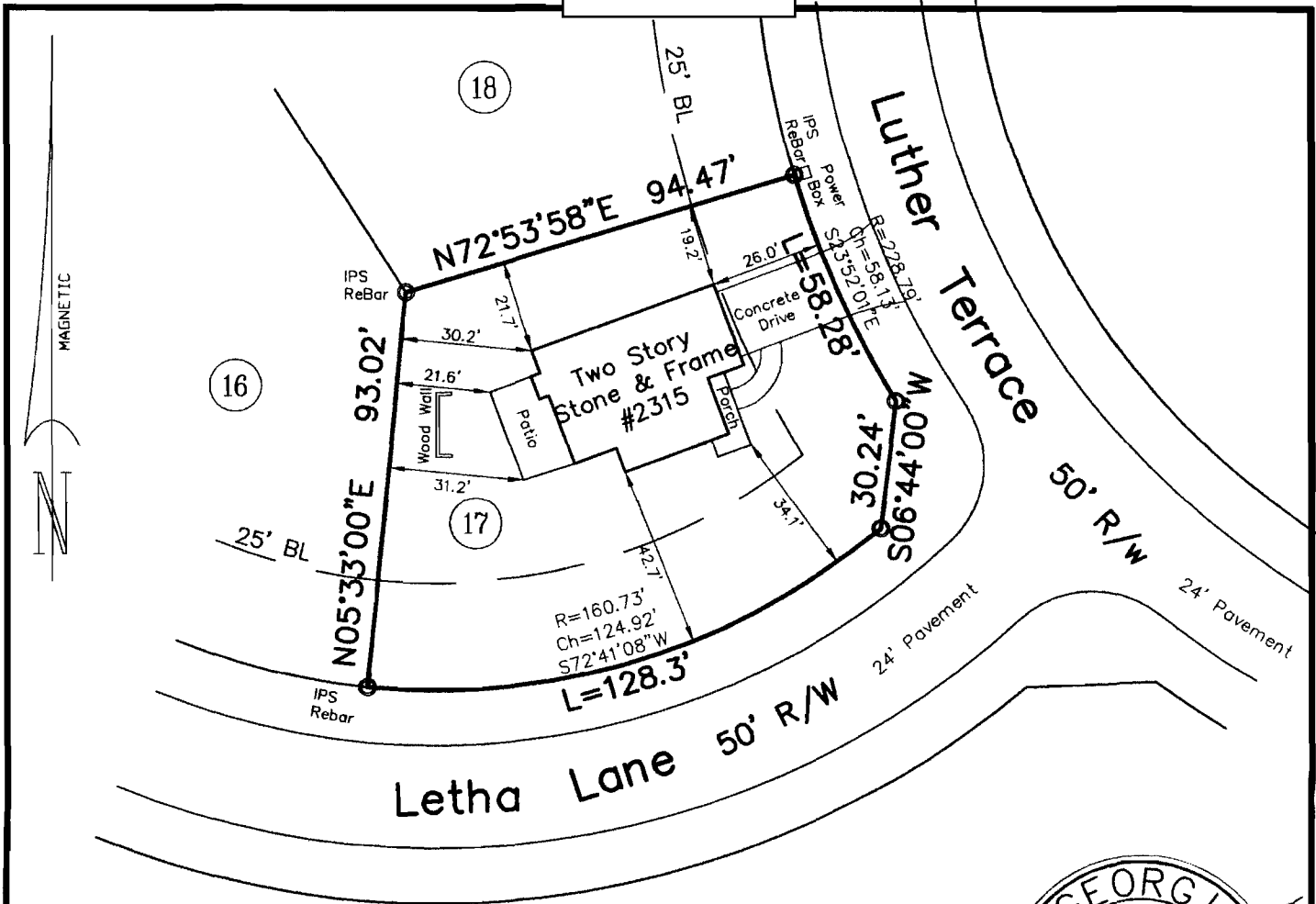
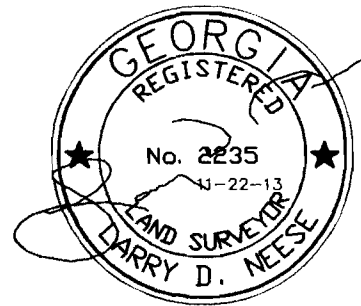


V-10 (2014)



Area
10,822.8 Sq. Ft.
0.248 Acres



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C01136 DATED Dec.16,2008
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,687 FEET AND AN ANGULAR ERROR OF .2' 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 113,547 FEET.
 EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R
 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:	
Jaime Pineda Javier	
LOT 17	BLOCK
Hice Farm	
PLAT BOOK 149	PAGE 16
LAND LOT 545	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov.22,2013	REVISED
SCALE: 1= 40'	JOB NO. 130124

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Javier Jaime

PETITION No.: V-10

PHONE: 404-509-2980

DATE OF HEARING: 02-12-14

REPRESENTATIVE: Javier Jaime

PRESENT ZONING: RA-4

PHONE: 404-509-2980

LAND LOT(S): 545

TITLEHOLDER: Javier Jaime-Pineda

DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Luther Terrace and Letha Lane (2315 Luther Terrace).

SIZE OF TRACT: 0.25 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 21.6 feet.

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

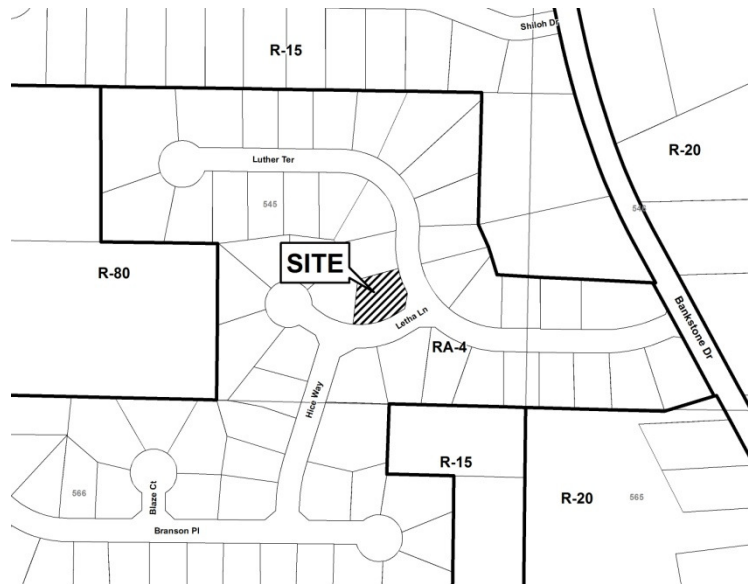
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Javier Jaime **PETITION No.:** V-10

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. The proposed addition is located over an existing patio.

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.

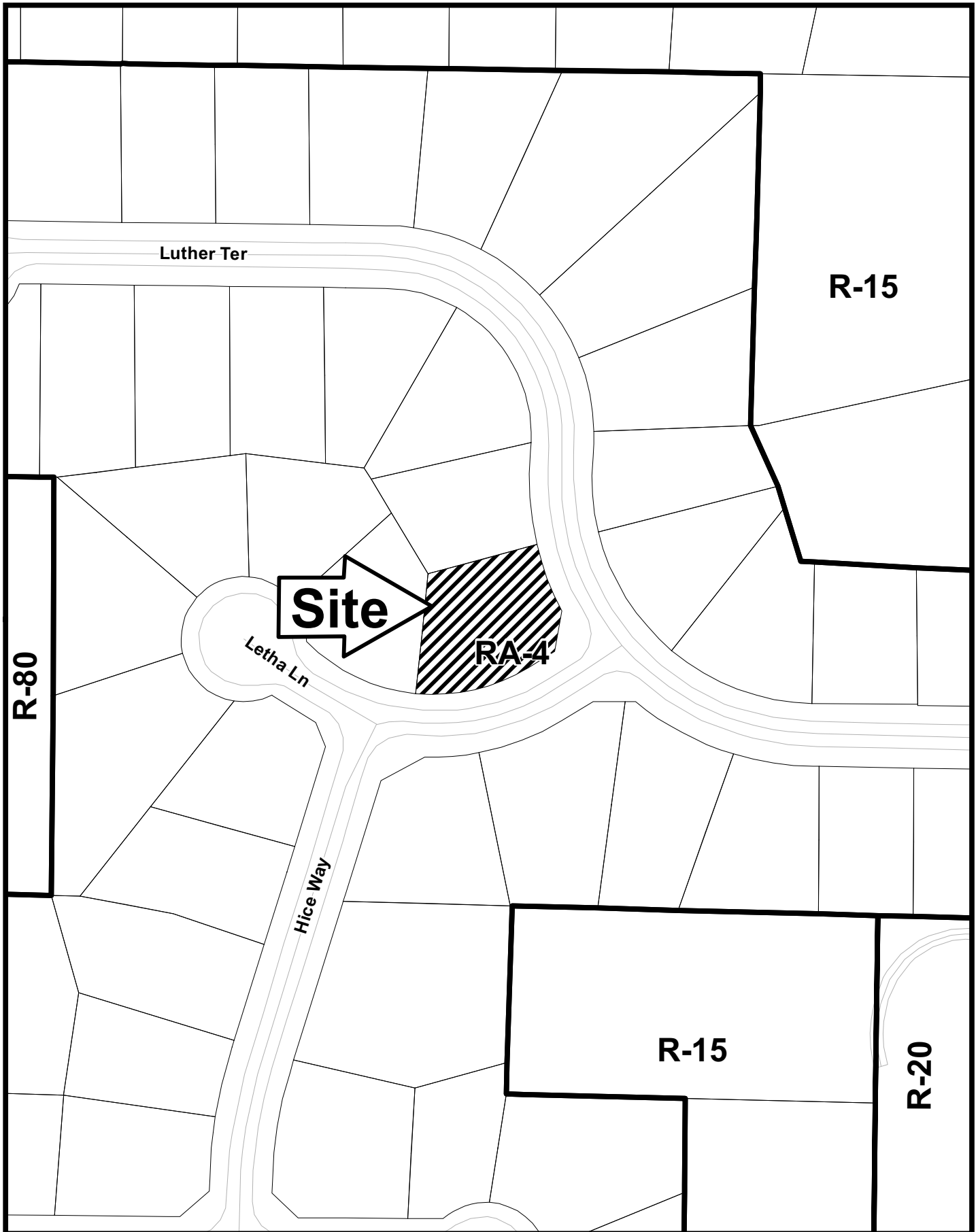
WATER: No conflict.

SEWER: No conflict.

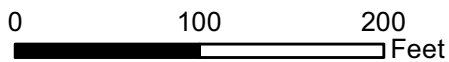
APPLICANT: Javier Jaime **PETITION No.:** V-10

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-10



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

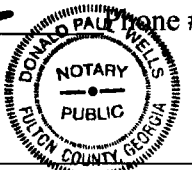
(type or print clearly)

Application No. V-10
Hearing Date: 2-12-14

Applicant Javier Jaime Phone # 404-509-2980 E-mail _____

Javier Jaime Address 2315 Luther Terrace SW
(representative's name, printed) (street, city, state and zip code)

Javier Jaime Phone # 404-509-2980 E-mail _____
(representative's signature)

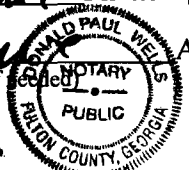


Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Titleholder Javier Jaime Phone # 404-509-2980 E-mail _____

Signature Javier Jaime Address: 2315 Luther Ter - SW
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Present Zoning of Property MA-4

Location ~~MA-4~~ 2315 Luther Ter SW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 54 E District 19th Size of Tract 0.248 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 A 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).

My rear setback is on the side of my house

List type of variance requested: Waive rear setback from 30' to 21.6'
to enclose patio