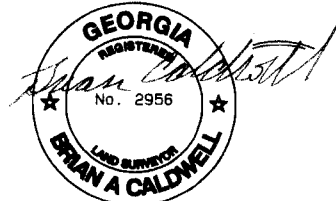
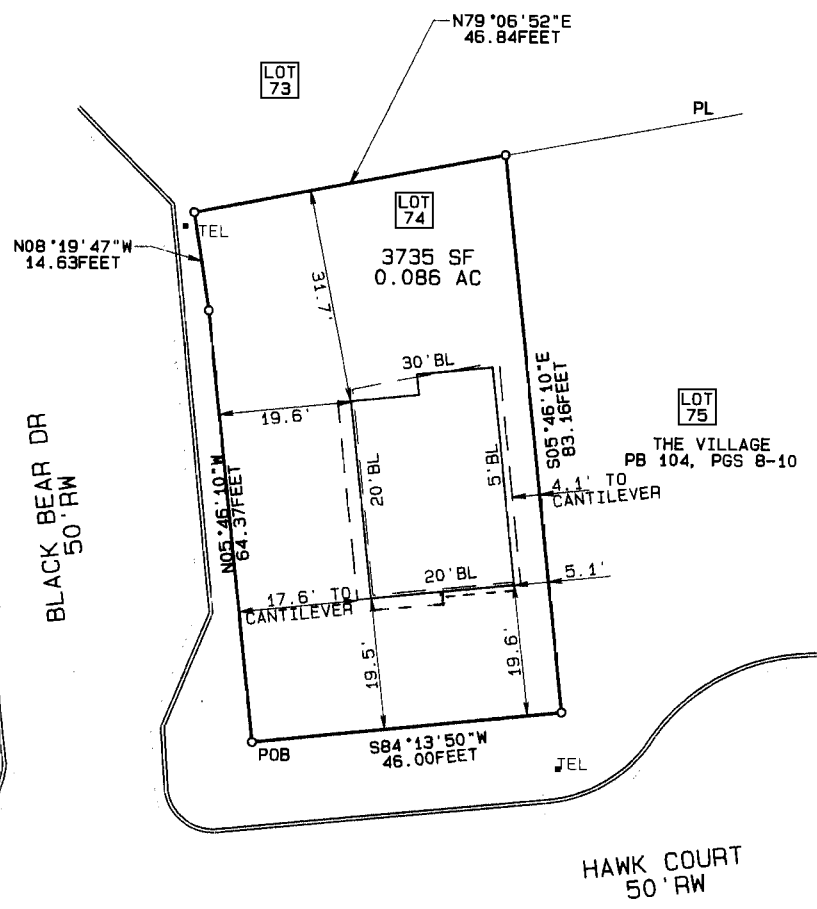


V-30 (2014)



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 COBB COUNTY ZONING DIVISION

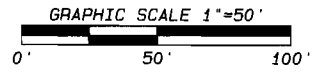
- SYMBOLS**
- ☉ FIRE HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ UNDERGROUND UTILITY
 - ⊙ AIR CONDITIONER
 - ⊙ GAS METER
 - ⊙ LIGHT POLE
 - ⊙ GUY WIRE

- LEGEND**
- BWF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CTP - CRIMP TOP PIPE
 - CMF - CONCRETE MONUMENT FOUND
 - CO - SEWER CLEAN OUT
 - DB, PG - DEED BOOK, PAGE
 - E- - ELECTRIC LINE
 - FH - FIRE HYDRANT
 - GW - GUY WIRE
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" R/B)
 - LL - LAND LOT
 - N/F - NOW OR FORMERLY
 - OTP - OPEN TOP PIPE
 - PL - PROPERTY LINE
 - POB - POINT OF BEGINNING
 - UP - UTILITY POLE
 - R/B - REBAR
 - R/W - RIGHT OF WAY
 - WF - WOOD FENCE
 - WM - WATER METER
 - WV - WATER VALVE

PRECISION NOTE
 THE FIELD DATA DATED 2-04-2014
 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
 PRECISION OF ONE FOOT IN 12,456 FEET AND AN
 ANGULAR ERROR OF 3 SECONDS PER ANGLE
 AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
 AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
 IN 688,968 FEET. TOPCON GTS-3005 USED FOR
 ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:
 THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS
 SHOWN ON FIRM PANEL 13067C01366 COBB CO UNINC
 & INC AREAS 12/16/2008 AS ZONE X

REFERENCES
 CLERK OF SUPERIOR COURT FOR COBB COUNTY
 SHOWN AS LOT 74, BLOCK C, THE VILLAGES
 SUBDIVISION, PLAT BOOK 104, PAGE 8-10



SURVEYORS NOTES
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
 A CURRENT TITLE COMMITMENT POLICY; THEREFORE
 EXCEPTION IS MADE HEREIN TO ANY EASEMENTS,
 RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF
 RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND
 ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS
 PERFORMED.

APPLICANT: Adolfo Diaz
PHONE: 678-851-5896
REPRESENTATIVE: Adolfo Diaz
PHONE: 678-851-5896
TITLEHOLDER: Nor-D, LLC
PROPERTY LOCATION: On the northeast corner of
Black Bear Drive and Hawk Court
(2979 Black Bear Drive).

PETITION No.: V-30
DATE OF HEARING: 04-09-2014
PRESENT ZONING: RM-12
LAND LOT(S): 868
DISTRICT: 17
SIZE OF TRACT: 0.09 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setbacks from the required 20 feet to 19.5 feet from the front property line,
from the required 5 feet to 4.1 feet from the minor side property line, from the required 20 feet to 17.6 feet from the
major side property line, and from the required 30 feet to 28 feet from the rear property line.

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

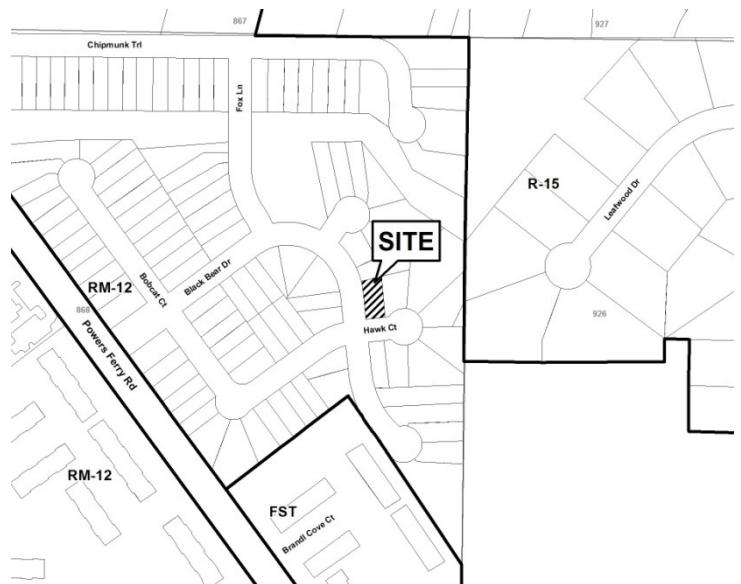
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Adolfo Diaz **PETITION No.:** V-30

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Zoning Compliance Inspection failed on 01-31-14 due to non-compliant cantilevers. If allowed to remain, the wall closer than 5 feet to property line would be required to be 1 hour fire rated.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded 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 (Marietta service area).

SEWER: No conflict (Marietta service area).

APPLICANT: Adolfo Diaz **PETITION No.:** V-30

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-30



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-30
Hearing Date: 4-9-14

Applicant Adolfo Diaz Phone # 678-851-5896 E-mail diaznavar@gmail.com
Adolfo Diaz Address 5515 Wake Forest Run Duluth Ga
(representative's name, printed) (street, city, state and zip code) 30097

Adolfo Diaz (representative's signature) 678 851 5896 E-mail diaznavar@gmail.com
 My commission expires: _____ My Commission Expires March 24, 2017
 Signed, sealed and delivered in presence of: Paul Paul Wells Notary Public

Titleholder Adolfo Diaz Phone # 678 851 5896 E-mail diaznavar@gmail.com
 Signature Adolfo Diaz (attach additional signatures, if necessary) Address: 5515 Wake Forest Run Duluth Ga
(street, city, state and zip code) 30097
 My commission expires: _____ My Commission Expires March 24, 2017
 Signed, sealed and delivered in presence of: Paul Paul Wells Notary Public

Present Zoning of Property ~~R-3 Residential Lots~~ @ HM-12
 Location 2979 Black Bear dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74 District _____ Size of Tract _____ 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 12,456 feet 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).

EXIT "A"

 List type of variance requested: _____

THIS

PAGE

INTENTIONALLY

LEFT

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Exhibit "A"

Variance:

Reason is we star building house true credit hard money:

And we face difficulty to set foot print of floor plan and we end to not choose. only the approval from zoning department:

Staring we corner lot.is Applying different rules. we end in real small house. we set the house in the approval zoning .

To have what we need. in second story we build the over hung in rights side is 12 inches and left side 24 inches, front is 12 inches and 24 inches..

We tray to have at list look normal house and have the space we need.. to have nice house in subdivision.

To made change in the house is remove or take down we can not afford to do and rebuild...

Tanks for Andes tend.

We have in mind this is not problem to build the way
cantlever.

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PLANNING SECTION
JACKSON COUNTY ZONING DIVISION

The Village Homeowners Association, Inc.

2973 Black Bear Drive
Marietta, Georgia 30067
thevillageatpowersferry.com

February 13, 2014

Cobb County

RE: 2979 Black Bear Drive
Footprint Variance

To Whom It May Concern:

This letter is to confirm that Mr. Diaz has brought to the attention of the Village Homeowners Association his variance request regarding the footprint of his new home being built at 2979 Black Bear Drive. The HOA is in agreement with his variance request.

Please call me at 770-226-9111 if you need additional information.

Sincerely,

Karen Everett, Treasurer

Karen Everett
Treasurer
The Village HOA

ke

COBB COUNTY ZONING DIVISION
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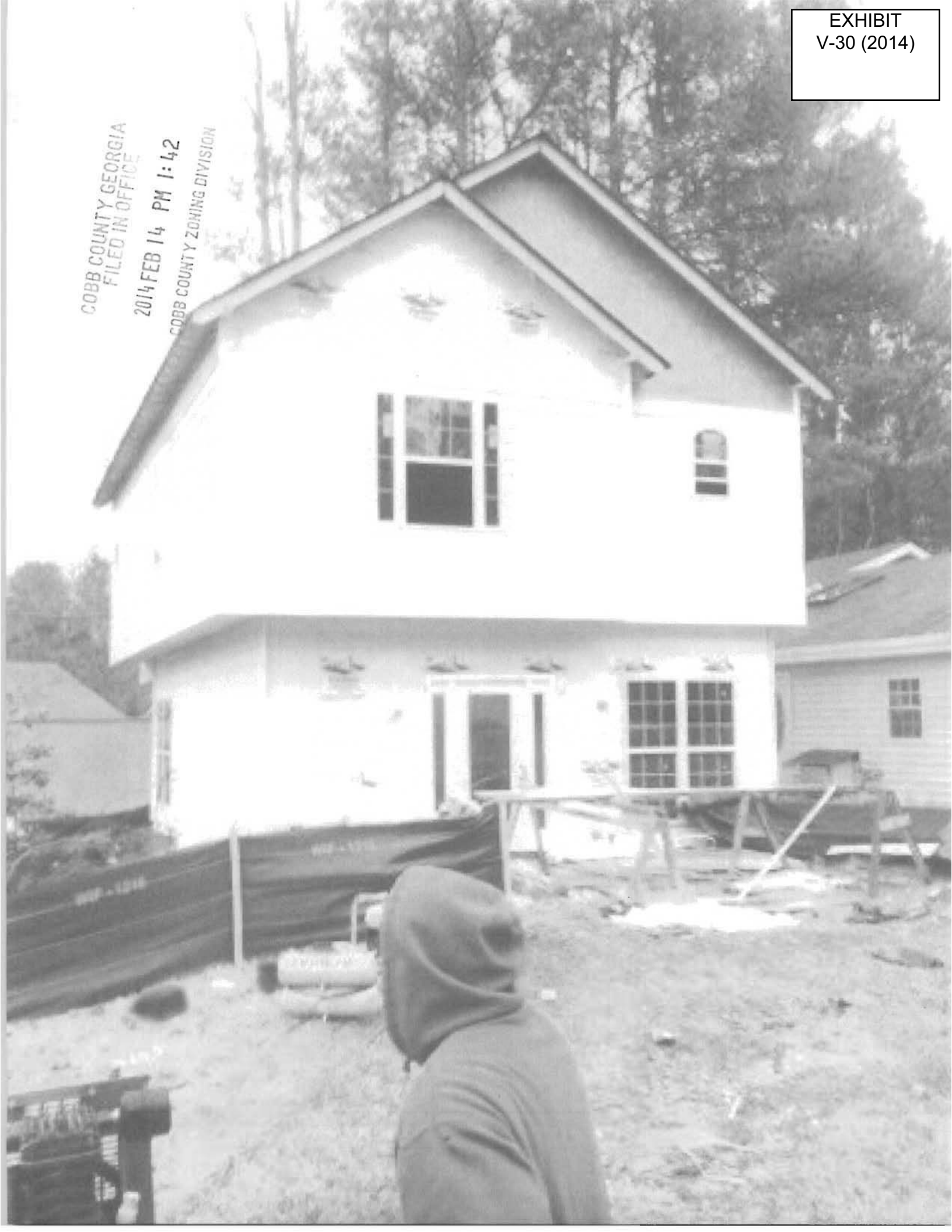
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COBB COUNTY RECORDS DIVISION

