

LEGEND

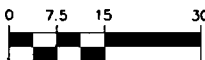
- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W =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

ZONING INFORMATION

R-20 ZONING WITH APPROVED SIDELINE VARIANCE

- Min. Lot Area = 20,000 S.F.
- Units per Acre 1.75 avg
- Min Floor 1,200 S.F.
- Min Street Frontage = 50 Feet
- Max Lot Coverage = N/A
- Setbacks:
- Front - 35 Feet
- Sides - 10' Feet
- Rear - 35 Feet

GRAPHIC SCALE



SCALE: 1" = 30'

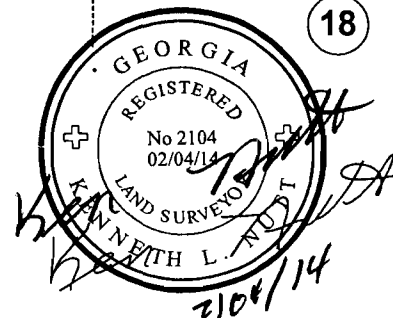
THIS PLAT SUPERCEDES A PORTION OF THE PLAT RECORDED IN PLATBOOK 14 PAGE 109.

THE PURPOSE OF THIS REVISION IS TO: RECORD A PLAT OF THE PROPERTY THAT REFLECTS THE CONDITIONS OF VARIANCE CASE _____ OF 2014 APPROVED BY THE COBB COUNTY BOARD OF ZONING APPEALS ON

Cobb County Zoning Division _____ Date _____

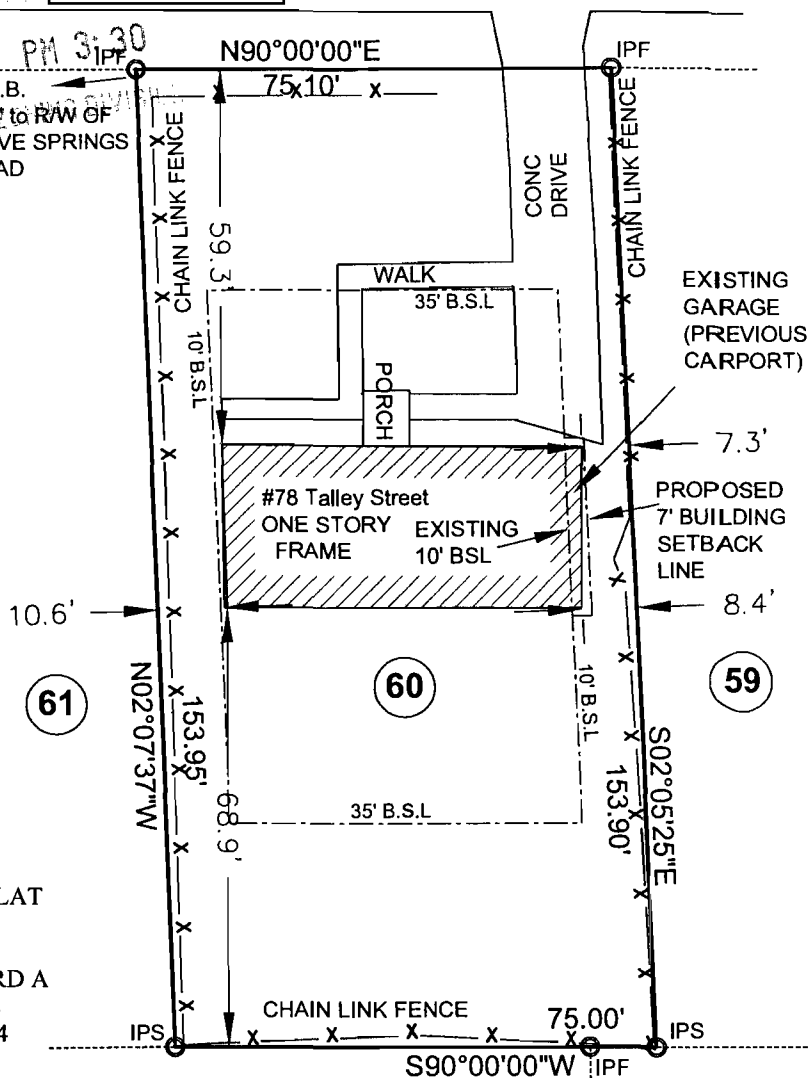
Development & Inspections Division _____ Date _____

AREA
 Lot 60
 11,542 Square Feet Total
 (0.26 Acres)



V-34 (2014) TALLEY STREET
 (40' RIGHT-OF-WAY)

2014 FEB 19 PM 3:30
 P.O.B. 625' to R/W OF OLIVE SPRINGS ROAD



(61)

(60)

(59)

(11)

(18)

- 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 84,200 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 #13067C0118H, dated 03/04/2013 this property is not located in an area having special flood hazards.

Zoning Variance Plat for:
MAI T. LE

Tax ID: 17022800530
Lot 60, Block "A", Casey Park S/D
78 Talley Street
Land Lot 228 17th 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: 02/03/14
 Date Drawn: 02/04/14

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

REFERENCES
 Plat Bk: 14 Pg. 109
 Deed Bk. 15125 Pg. 5021

APPLICANT: Anthony T. Le

PETITION No.: V-34

PHONE: 404-563-3529

DATE OF HEARING: 05-14-14

REPRESENTATIVE: Anthony T. Le

PRESENT ZONING: R-20

PHONE: 404-563-3529

LAND LOT(S): 228

TITLEHOLDER: Mai Le

DISTRICT: 17

PROPERTY LOCATION: On the south side of Talley Street, east of Olive Springs Road (78 Talley Street).

SIZE OF TRACT: 0.26 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 7 feet adjacent to the eastern property line.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Anthony T. Le

PETITION No.: V-34

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Issued notice of violation on 01-06-14 for building without a permit.

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: The enclosed carport is located over existing driveway and drains down the property line to the street. No adverse stormwater management issues were observed.

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.

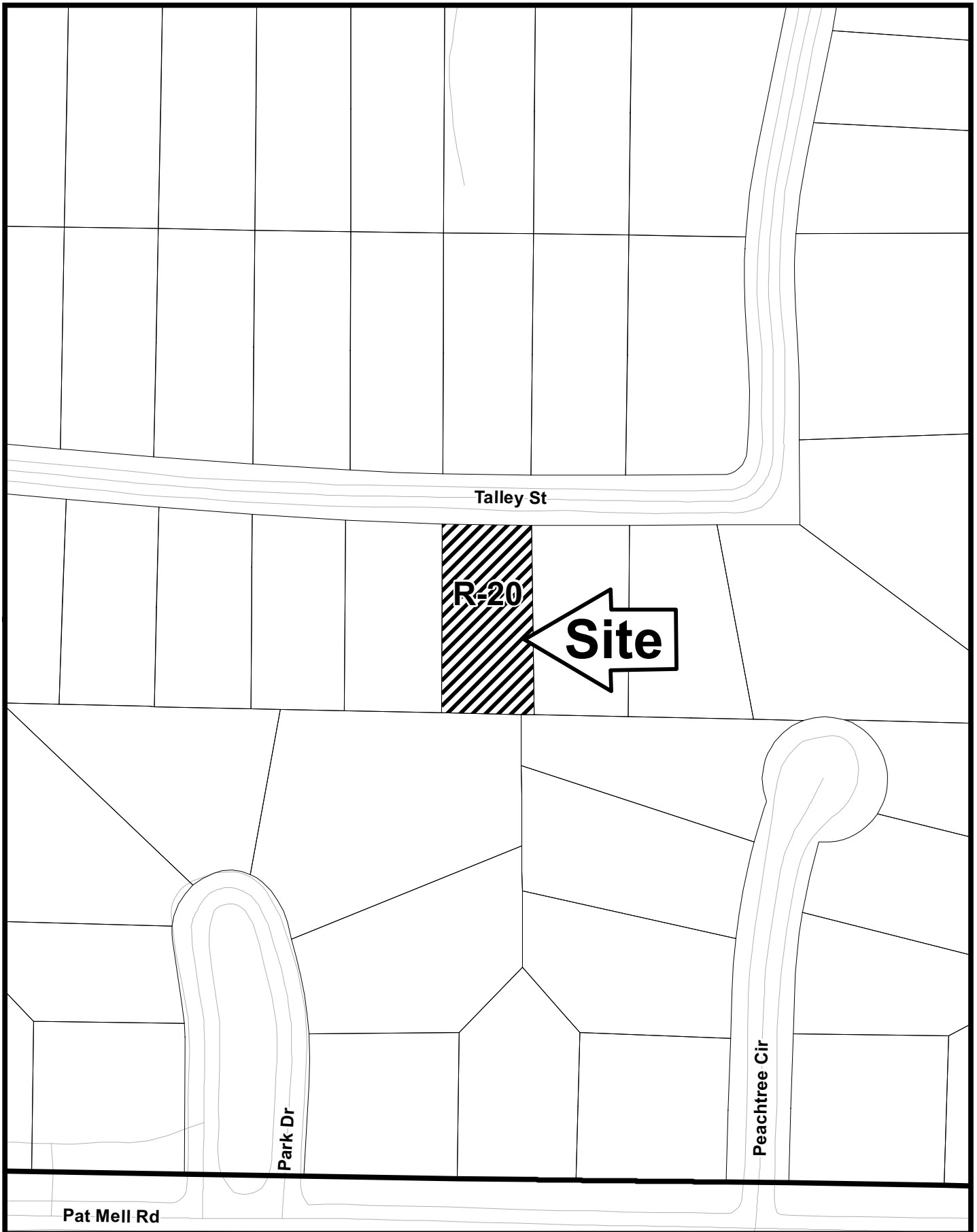
WATER: No conflict.

SEWER: No conflict.

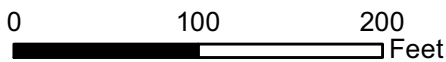
APPLICANT: Anthony T. Le **PETITION No.:** V-34

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-34



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED

Application for Variance Cobb County

2014 FEB 19 PM 3:30

(type or print clearly)

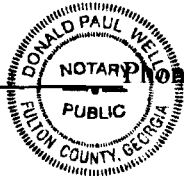
Application No. V-34
Hearing Date: 5-14-14

COBB COUNTY ZONING DIVISION

Applicant ANTHONY T UE Phone # 404-563-3529 E-mail BLESSUSGOD.COM

ANTHONY T UE Address 51 HOLLINGER WAY, MARIETTA, GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)



Phone # 404-563-3529 E-mail BLESSUSGOD.COM

Signed, sealed and delivered in presence of:

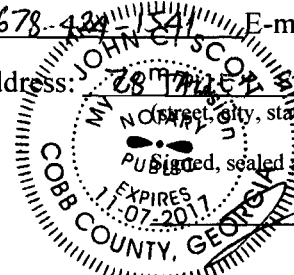
[Signature]

Notary Public

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

Titleholder MAT UE Phone # 678-424-1541 E-mail MOTHERMATTBLESSME.COM

Signature [Signature] Address: 78 TALLEY STREET, MARIETTA, GA 30060-4845
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11-7-17

Present Zoning of Property OF MAILE - REPRESENTED BY BROTHER (ANTHONY T UE)

Location 78 TALLEY STREET, MARIETTA, GA, 30060 / OLIVE SPRINGER JUDY CIRCLE & PAT HELL RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 17TH Size of Tract 0.5 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 N/A Shape of Property N/A Topography of Property N/A Other N/A

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).

Upon closure of the house, sister of the former owner, who is a Deputy Sheriff, revealed to us that next door neighbour who uses drugs and has criminal records, tends to jump into this carport, uses & hides marijuana & other drugs, thus for the safety of my 73-old mother & I, who are females, we decided to enclose the carport. The Deputy Sheriff strongly urges us to enclose the carport otherwise he will invade and attack us at any moment when he knows we are all minority women. Thanks.

List type of variance requested: By the explanation of the zoning office, to enclose the carport, the setback must be at least 10 feet wide to the property lines, but in this case, it is only 8 feet wide as houses that were built prior to 1960s - all have the same 8 feet wide of setback, so we need the variance of this setback.