

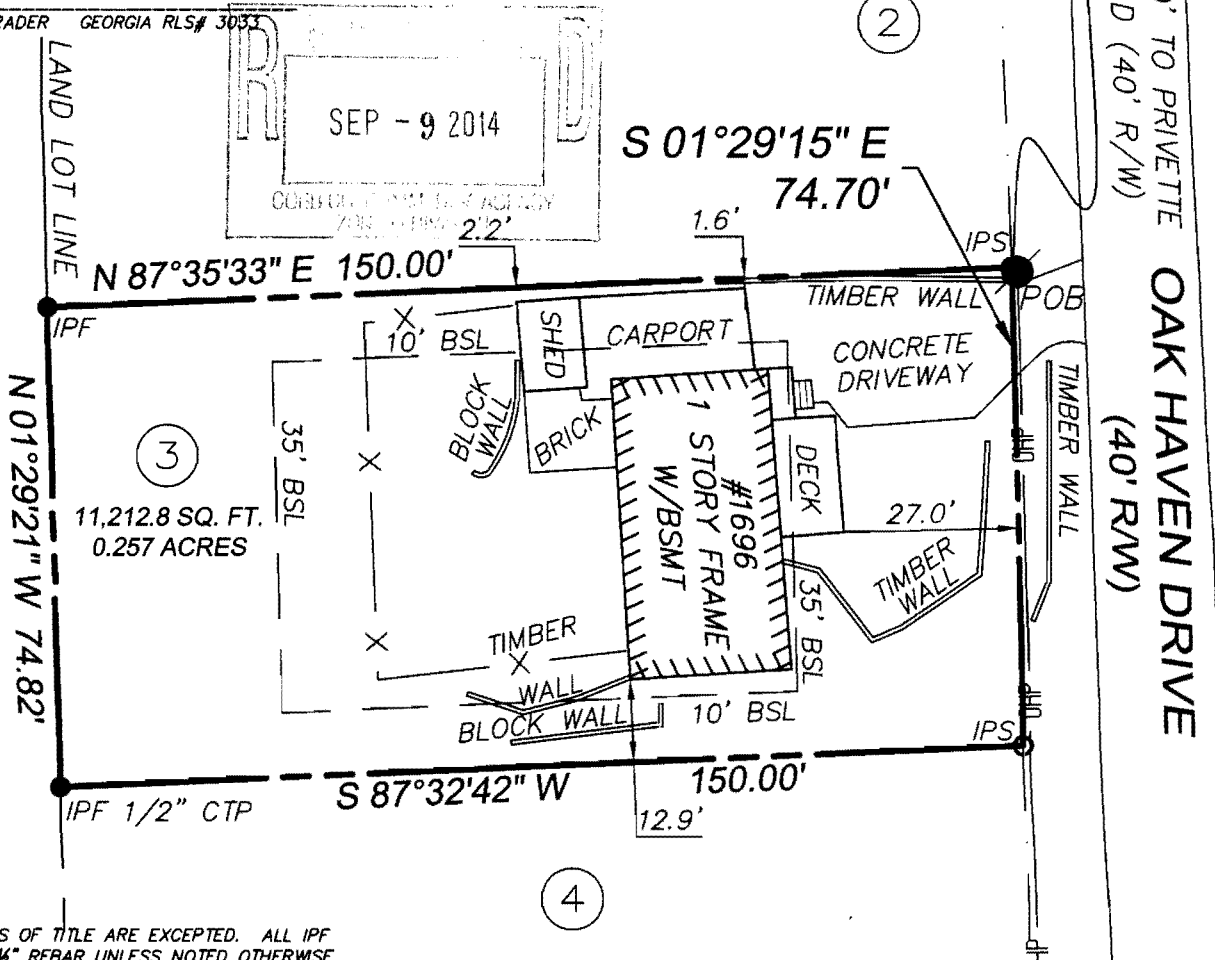
V-110 (2014)

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISOR WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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 PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET PER POINT, AND HAS BEEN ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,582 FEET. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. DATE OF FIELD SURVEY: 5/9/14

JAMES H RADER GEORGIA RLS# 3033



ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

LANDPRO
 SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 TELE: 404-386-2170
 FAX: 678-213-1519
 AUTHORIZATION NO. LSF000838
 WWW.LANDPROSURVEYING.COM
 COPYRIGHT 2014

DIAZ			
LAND LOT 154		LOT 3	
DISTRICT		BLOCK F	
SECTION		THOS. V. PRIVETTE S/D	
COBB COUNTY, GA		PLAT BK 10, PG 124	
SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	05/12/14	20140512	1 OF 1

APPLICANT: Cecilia Diaz

PETITION No.: V-110

PHONE: 770-912-8629

DATE OF HEARING: 11-12-2014

REPRESENTATIVE: Cecilia Diaz

PRESENT ZONING: R-20

PHONE: 770-912-8629

LAND LOT(S): 154

TITLEHOLDER: Cecilia Diaz-Molina

DISTRICT: 17

PROPERTY LOCATION: On the west side of Oak Haven Drive, south of Privette Road
Haven Drive, south of Privette Road
(1696 Oak Haven Drive).

SIZE OF TRACT: 0.28 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 1.6 feet adjacent to the north property line.

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

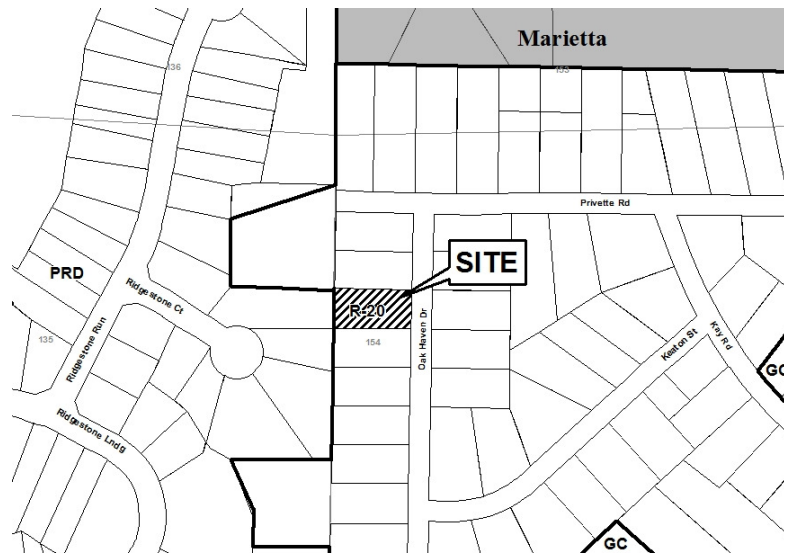
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Cecilia Diaz **PETITION No.:** V-110

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation was issued on 4-24-14 for work outside of scope of permit. Addition was in progress in under a renovation permit. Notice of violation was issued on 5-19-14 for addition building line encroachment. Notice of violation was issued on 8-27-14 for addition building line encroachment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be submitted showing all improvements on the lot and referencing the variance case. 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: Applicant will need to accommodate and provide for drainage from adjacent upstream neighbor to the north.

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.

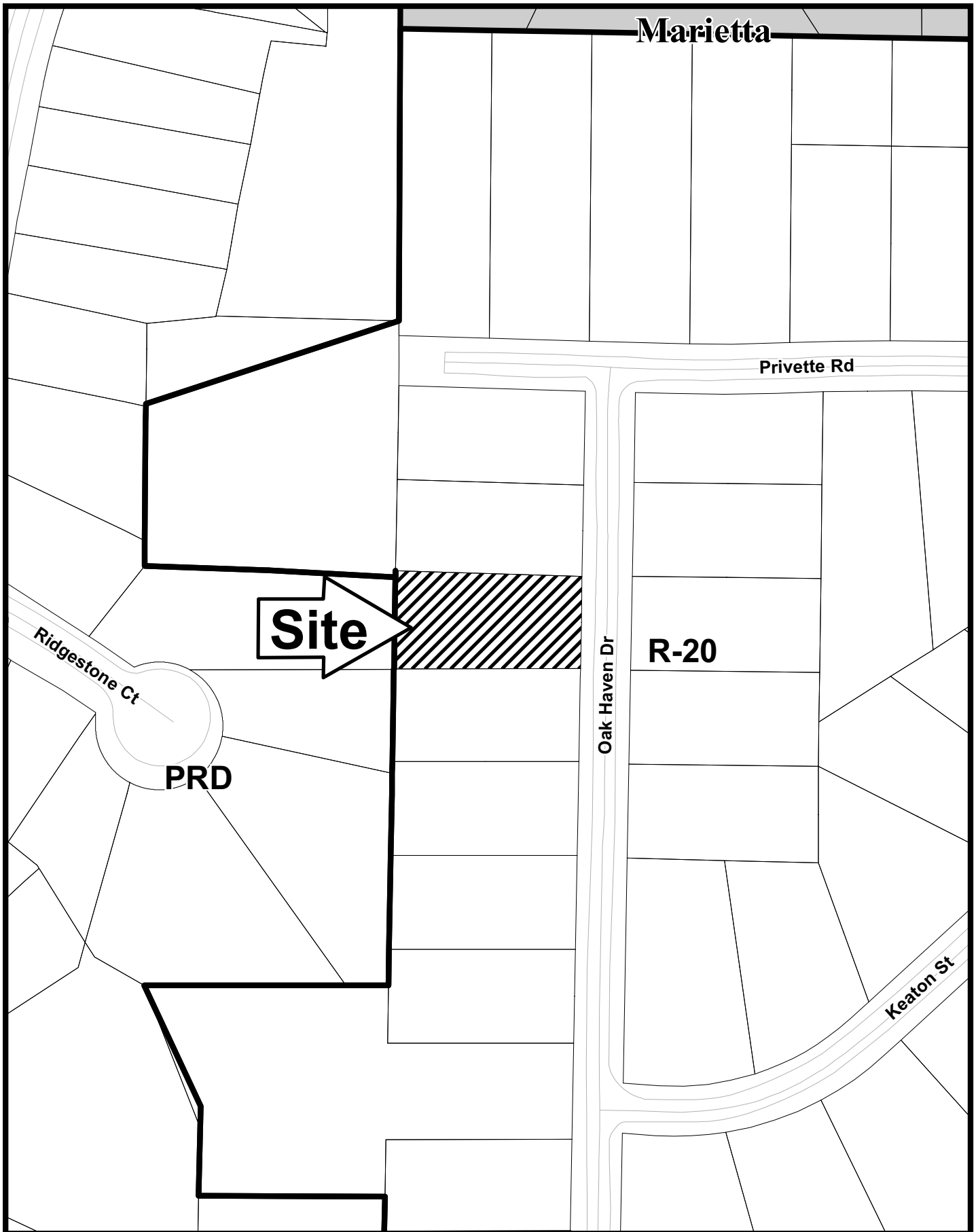
WATER: No conflict.

SEWER: No conflict.

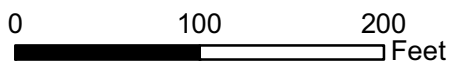
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-110



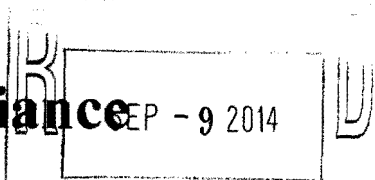
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

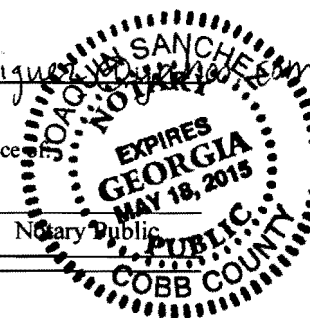


Application No. V-110
Hearing Date: 11-12-14

Applicant Cecilia Diaz Phone # 770-912-8629 E-mail Daniel S. Rodriguez@yahoo.com
Cecilia Diaz Address 1696 Oakheaven Dr Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)
Cecilia Diaz Phone # 7709128629 E-mail Daniel S. Rodriguez@yahoo.com
(representative's signature)

My commission expires: 05/18/2015

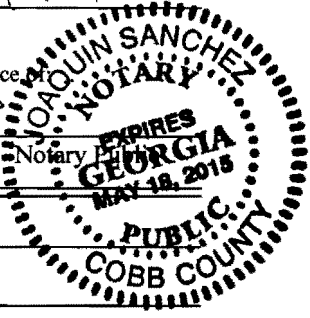
Signed, sealed and delivered in presence of



Titleholder Cecilia Diaz Phone # 770-912-8629 E-mail _____
Signature Cecilia Diaz Address: 1696 Oakheaven Dr Marietta GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 05/18/2015

Signed, sealed and delivered in presence of



Present Zoning of Property A-2D
Location 1696 Oakheaven Dr Marietta GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 154 District 17 Size of Tract .257 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 reason is because the Carport and the shed are already legal and does not need fixing but in case Im just going to make share and all I want to do is get all of this overwith.

List type of variance requested: Reduces the side set back.