

V-109  
(2015)

MAGNETIC



AREA = 0.3442 ACRE  
#1118 DURRELL STREET



PLAT NO. 130672020H  
LOCATION COBBS  
ZONE 'X'

SURVEY FOR:

ELIZABETH MONTOYA

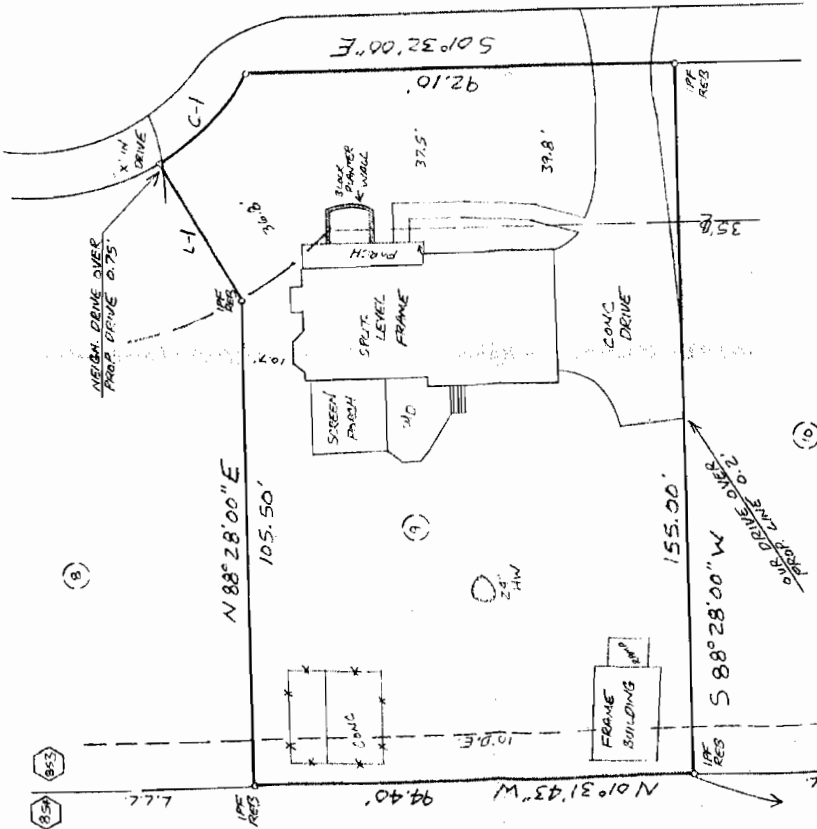
LOT	BLK.	UNIT	REVISIONS
9			31-304.1
SOUTH/SECOOK			
LAND LOT	853	SECTION 24D	10
DISTRICT	19TH	COUNTY, GEORGIA	UNAV
PLAT BOOK	115	PAGE 11	2000
DATE	3-6-15	SCALE: 1" = 20'	76-15-3

I HAVE THE DATE, EXAMINED THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED AND FOUND THE SAME TO BE CORRECT AND ACCURATE IN ALL PARTICULARS. I HAVE ALSO EXAMINED THE ORIGINAL FIELD NOTES, AND THE CALCULATIONS AND FINDINGS THEREON, AND I HAVE BEEN CONVINCED THAT THE SAME ARE CORRECT AND ACCURATE IN ALL PARTICULARS. I HAVE ALSO EXAMINED THE ORIGINAL FIELD NOTES AND THE CALCULATIONS AND FINDINGS THEREON, AND I HAVE BEEN CONVINCED THAT THE SAME ARE CORRECT AND ACCURATE IN ALL PARTICULARS.

*James A. Swilley*  
JAMES A. SWILLEY

J.A. EVANS  
SURVEYING CO. INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

DURRELL STREET  
(50' RW)



JUN 10 2015

P.O.B.  
651.5' TO S.W.  
CORNER OF L.L. 853  
(RECORD TIE)

PROPERTY IS ZONED R-15  
SCREEN PORCHES = 3720 SQUARE FEET 11.54%  
SCREEN WALLS, CONC. PAD, BLOCK WALL = 1983 SQUARE FEET 11.89%  
WOOD DECK, FRAME BLDG., RAMPS = 583 SQUARE FEET 3.9%  
TOTAL IMPERVIOUS SURFACE = 6286 SQUARE FEET 28.33%

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE  
PROVISIONS OF THE SURVEYING ACT OF 1912 AS AMENDED  
AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING  
AND MAPPING OF THE STATE OF GEORGIA. THE SURVEY WAS  
CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS  
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AND MAPPING OF THE STATE OF GEORGIA.

**APPLICANT:** Elizabeth Montoya

**PETITION No.:** V-109

**PHONE:** 678-903-6429

**DATE OF HEARING:** 08-12-2015

**REPRESENTATIVE:** Elizabeth Montoya

**PRESENT ZONING:** R-15

**PHONE:** 678-903-6429

**LAND LOT(S):** 853

**TITLEHOLDER:** Elizabeth Montoya and Guillermina Onofre

**DISTRICT:** 19

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 0.34 acre

Durrell Street, west of Yates Avenues

**COMMISSION DISTRICT:** 4

(1118 Durrell Street)

**TYPE OF VARIANCE:** 1)Waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the rear setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 30 feet to 3 feet; and 3) waive the side setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 10 feet to 6 feet adjacent to the south property line.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Elizabeth Montoya                      **PETITION No.:** V-109

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Issued notice of violation for building without a permit on 2/25/15, 5/18/15 and 6/2/15. If allowed to remain, a permit and inspections are required. Wall that is closer than 5 feet to the property line must be 1 hour fire rated.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the letter of completion 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 impacts 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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

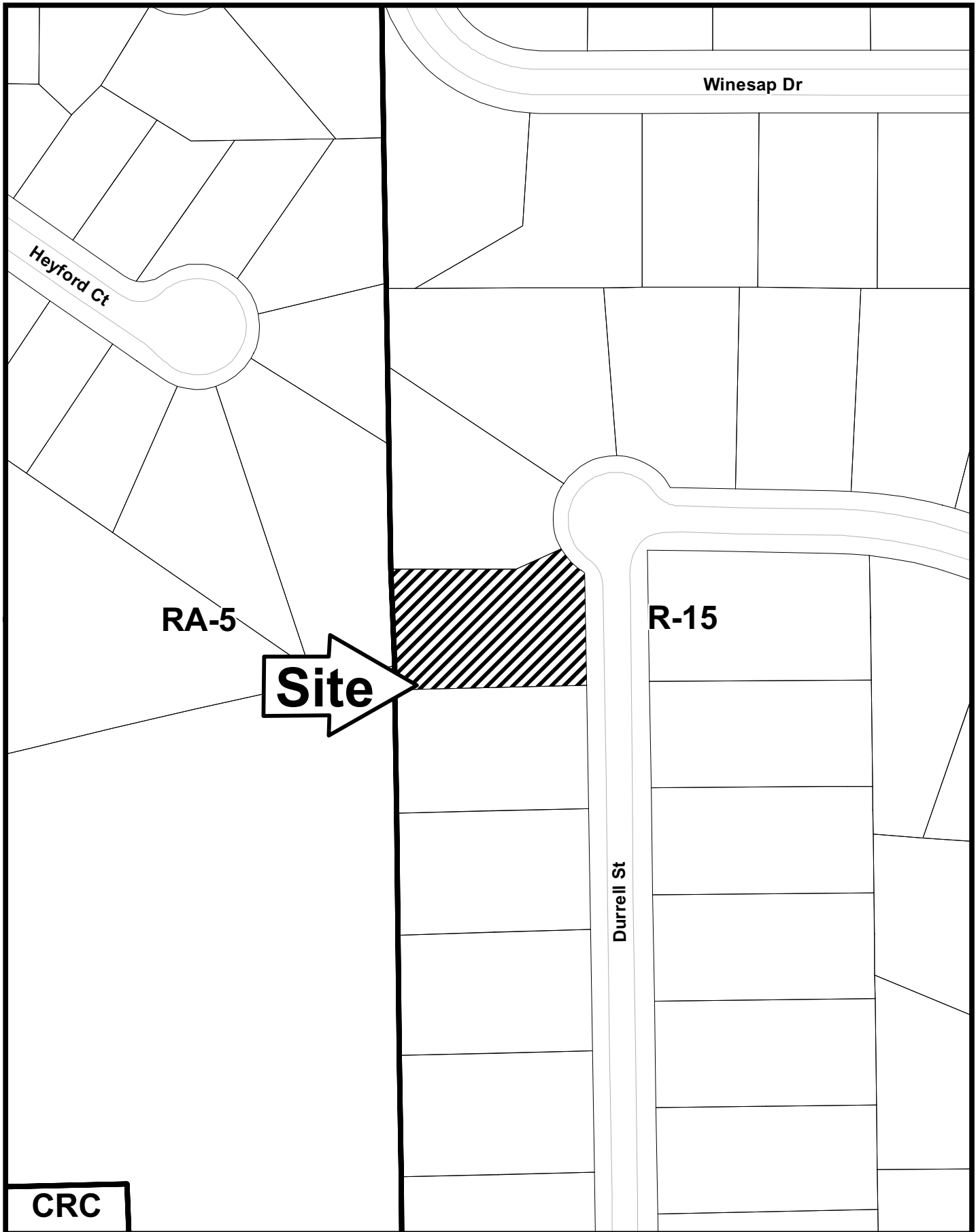
**SEWER:** No conflict.

**APPLICANT:** Elizabeth Montoya                      **PETITION No.:** V-109

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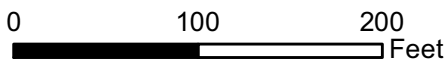
**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



# V-109



**CRC**

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



-  City Boundary
-  Zoning Boundary

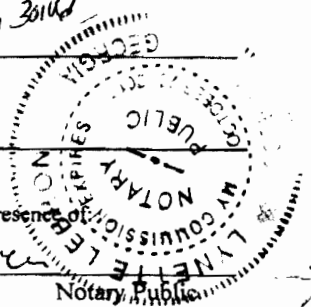
# Application for Variance Cobb County

(type or print clearly)

JUN 10 2015

Application No. V-109  
Hearing Date: 8-12-15

Applicant Elizabeth Montoya Phone # 678-903-6429 E-mail eli\_1882@yahoo.com  
Elizabeth Montoya Address 1118 Durrell St Austell, GA 30106  
(representative's name, printed) (street, city, state and zip code)  
Elizabeth Montoya Phone # 678-903-6429 E-mail  
(representative's signature)

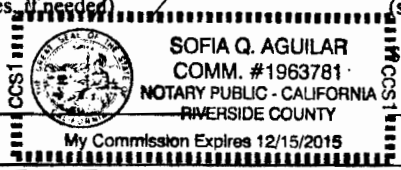


My commission expires: October 23, 2017

Signed, sealed and delivered in presence of:  
Lynette Brown  
Notary Public

Titleholder Guillermina Cuervo Phone # 706-850-1593 E-mail \_\_\_\_\_  
Signature [Signature] Address: 1118 Durrell St Austell, GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/15/2015



Signed, sealed and delivered in presence of:  
[Signature] 06/02/2015  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 1118 Durrell St Austell, GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 19th Size of Tract 0.3442 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).

I am not able to build a storage in the center of the back yard due to a tree that is there. I only have space on one side of the back yard because on the opposite side there is a fenced & concrete area for my dog.

List type of variance requested: I would like to build a storage in the rear of the property.