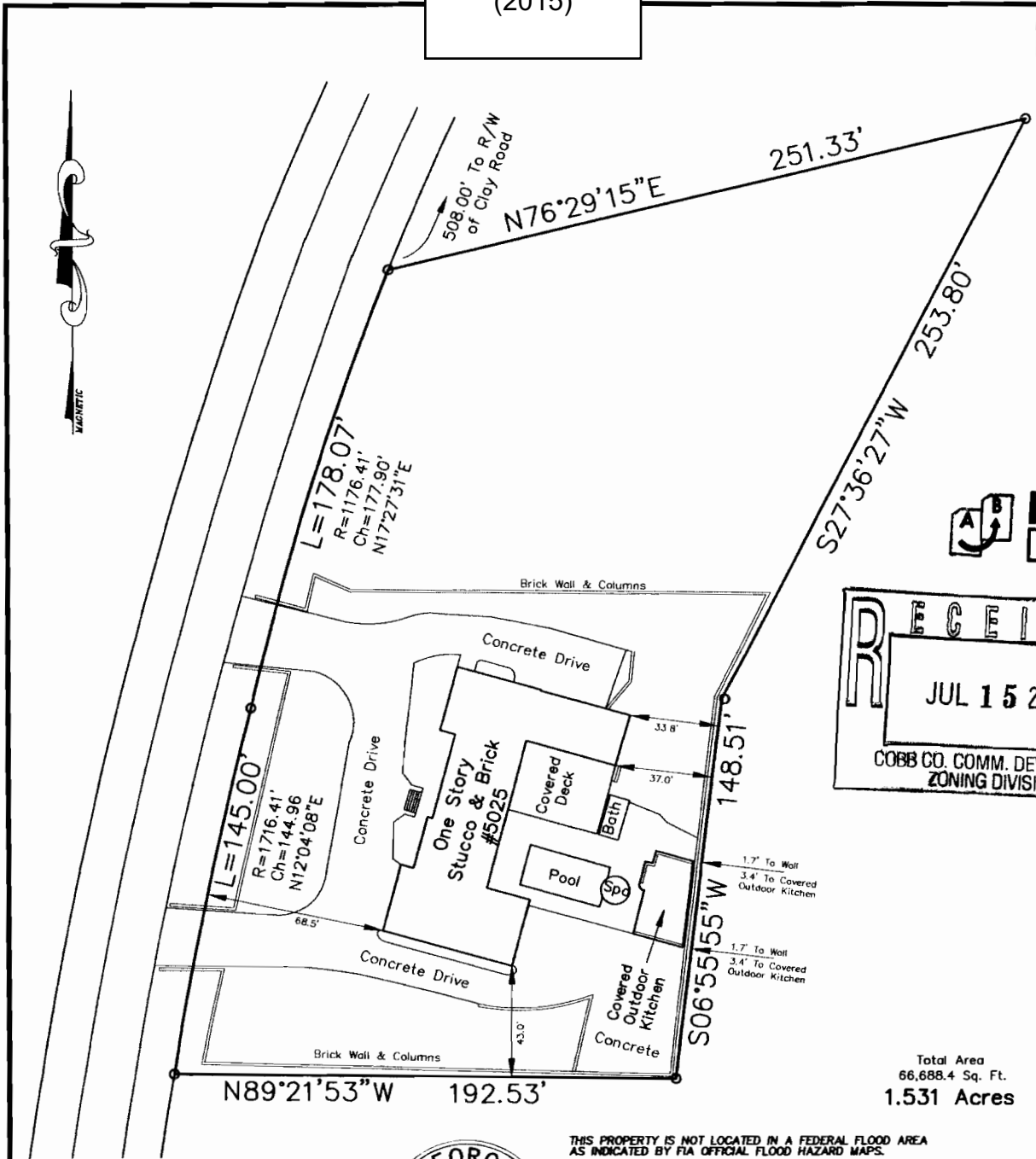


V-125
(2015)



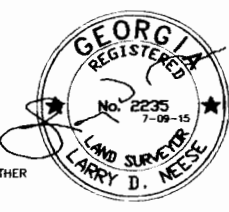
REVISED

RECEIVED
JUL 15 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Total Area
66,688.4 Sq. Ft.
1.531 Acres

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 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 PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C0203H, DATED March 04, 2013.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,787 FEET AND AN ANGULAR ERROR OF 2.1" 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 100,000 FEET.
EQUIPMENT UTILIZED: ANGULAR SokkisoSetBOR LINEAR SokkisoSetBOR
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

SURVEY FOR:	
Juan Arcadia Martinez	
5025 Linda Vista Drive	REVISIONS --
Mableton, Georgia 30126	
LAND LOT: 1153	CC: HP
DISTRICT: 19th	SECTION: 2nd
COUNTY: Cobb	DWN: LN
STATE: Georgia	CHKD: LDN
SCALE: 1"=40'	SURVEY/
FIELD DATE: 7-09-15	PLAT DATE: 7-09-15
	JOB: 150054

40' 20' 0 40' 80' 120'
GRAPHIC SCALE

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

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

APPLICANT: Juan A. Martinez
PHONE: 770-689-9943
REPRESENTATIVE: Juan A. Martinez
PHONE: 770-689-9943
TITLEHOLDER: Juan Arcadia Martinez
PROPERTY LOCATION: On the east side of Linda Vista Drive, south of Clay Road
(5025 Linda Vista Drive).

PETITION No.: V-125
DATE OF HEARING: 09-11-2015
PRESENT ZONING: R-20
LAND LOT(S): 1153
DISTRICT: 19
SIZE OF TRACT: 1.53 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 600 square foot covered outdoor kitchen) from the required 35 feet to zero feet; and 2) waive the rear setback from the required 35 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Juan A. Martinez

PETITION No.: V-125

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of violation was issued on 6-16-15 for building without a permit. If allowed to remain permits and inspections will be required.

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 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.

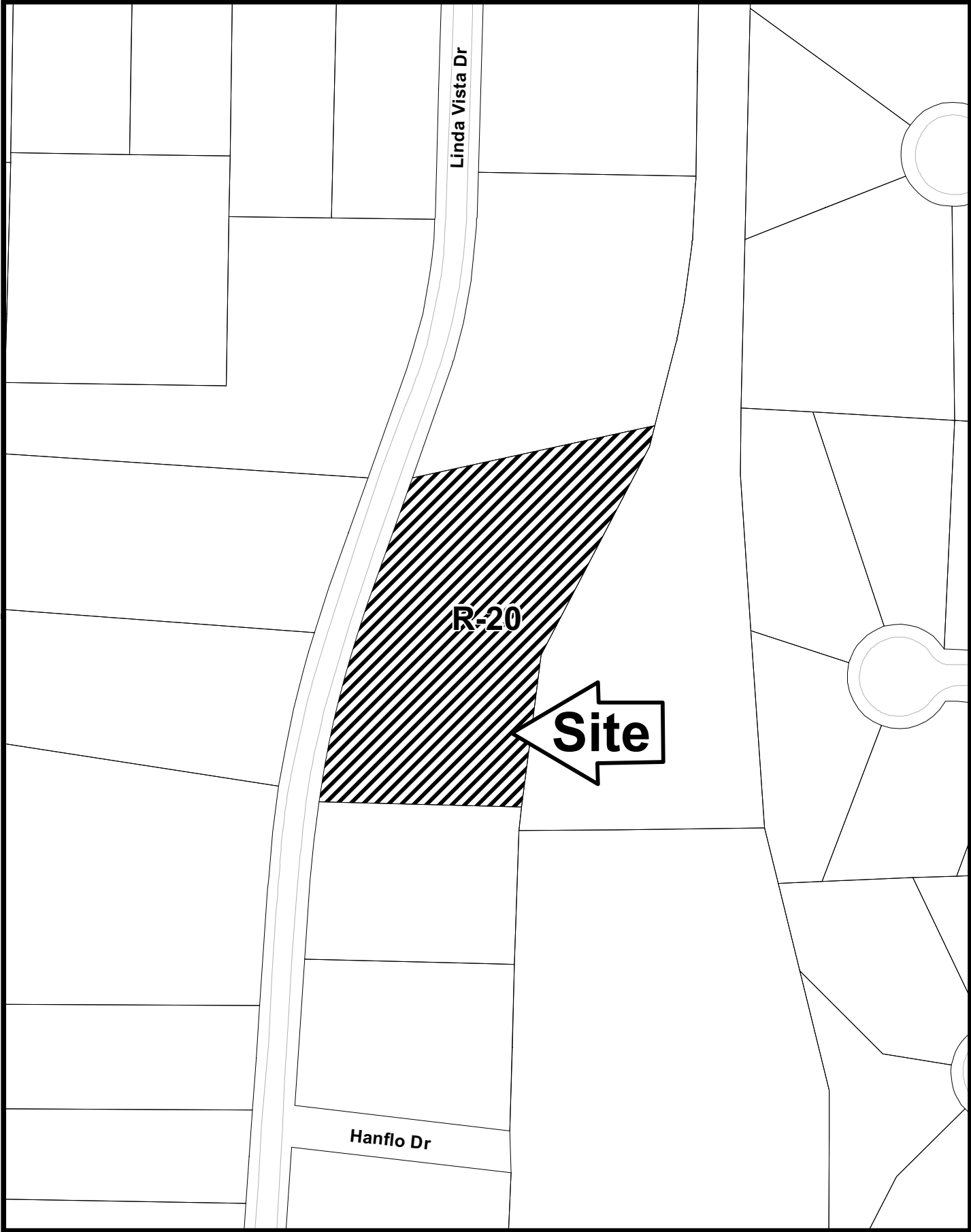
WATER: No conflict.

SEWER: No conflict.

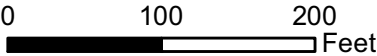
APPLICANT: Juan A. Martinez **PETITION No.:** V-125



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.

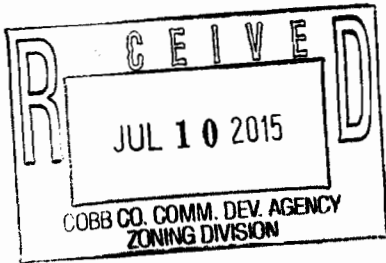
V-125



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-125 (2015)
Hearing Date: 09/11/2015

Applicant Juan A. Martinez Phone # (770) 689-9943 E-mail _____

Juan A. Martinez Address Post Office Box 1868, Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

Juan A. Martinez Phone # _____ E-mail _____
(representative's signature)

Notary Public Commission expires: January 10, 2019

Signed, sealed and delivered in presence of:
Carolyn E. Cook
Notary Public

Titleholder Juan Arcadia Martinez Phone # (770) 689-9943 E-mail _____

Signature Juan A. Martinez Address: Post Office Box 1868, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public Commission expires: January 10, 2019

Signed, sealed and delivered in presence of:
Carolyn E. Cook
Notary Public

Present Zoning of Property R-20

Location 5025 Linda Vista Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1153 District 19th Size of Tract 1.7 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 X

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).

See attachment.

List type of variance requested: Waiver of required rear setback from thirty-five (35) feet to zero (0) feet. (See § 134-197(4)(d)).

V-125
(2015)
Exhibit

ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 125 (2015)
Hearing Date: September 11, 2015

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Juan A. Martinez

Please state what hardship would be created by following the normal terms of the ordinance:

I am the owner of the property located at 5025 Linda Vista Drive. I hired a contractor to construct certain improvements to the rear of my home and was unaware the contractor failed to obtain proper permitting and failed to comply with the minimum setback requirements for my property. The work is essentially completed. I am seeking a waiver of the minimum required thirty-five (35) foot rear setback to zero (0) feet to allow the improvements which have been constructed to remain.