

V-51
(2016)

SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS ARE TO BE MADE WITHOUT THE SURVEYOR'S PERMISSION. BEFORE EXCAVATIONS ARE MADE, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

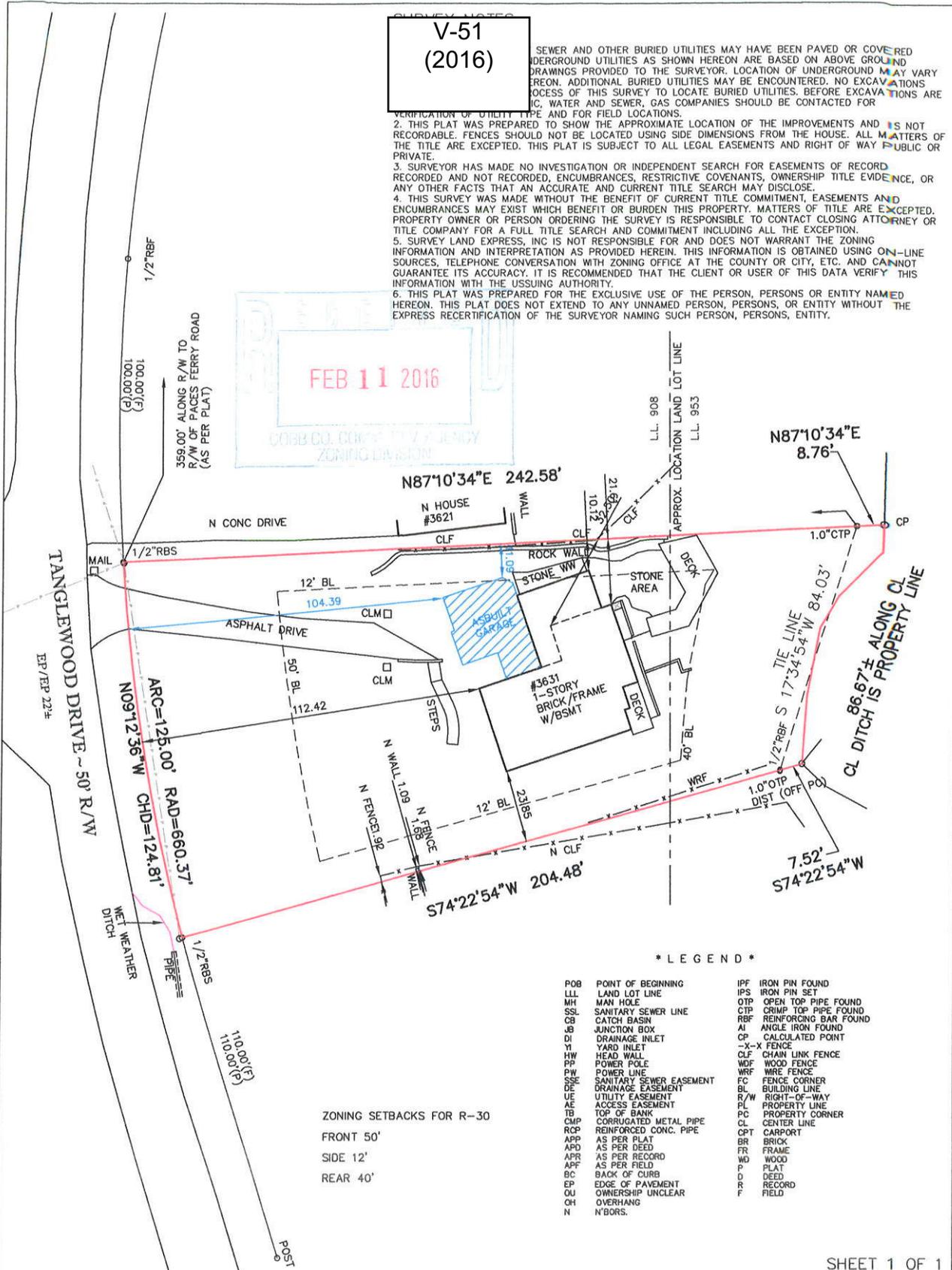
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ONLINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



FEB 11 2016
COBB COUNTY ZONING DIVISION

* LEGEND *

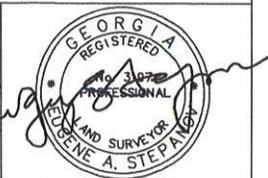
- | | | | |
|-----|-------------------------|------|-----------------------|
| POB | POINT OF BEGINNING | IPF | IRON PIN FOUND |
| LLL | LAND LOT LINE | IPS | IRON PIN SET |
| MH | MAN HOLE | OTP | OPEN TOP PIPE FOUND |
| SSL | SANITARY SEWER LINE | CTP | CRIMP TOP PIPE FOUND |
| CB | CATCH BASIN | RFB | REINFORCING BAR FOUND |
| JB | JUNCTION BOX | AI | ANGLE IRON FOUND |
| DI | DRAINAGE INLET | CP | CALCULATED POINT |
| YI | YARD INLET | -X-X | FENCE |
| HW | HEAD WALL | CLF | CHAIN LINK FENCE |
| PP | POWER POLE | WDF | WOOD FENCE |
| PW | POWER LINE | WRF | WIRE FENCE |
| SSE | SANITARY SEWER EASEMENT | FC | FENCE CORNER |
| DE | DRAINAGE EASEMENT | BL | BUILDING LINE |
| UE | UTILITY EASEMENT | R/W | RIGHT-OF-WAY |
| AE | ACCESS EASEMENT | PL | PROPERTY LINE |
| TB | TOP OF BANK | PC | PROPERTY CORNER |
| CMP | CORRUGATED METAL PIPE | CL | CENTER LINE |
| RCP | REINFORCED CONC. PIPE | CPT | CARPORIT |
| APP | AS PER PLAT | BR | BRICK |
| APD | AS PER DEED | FR | FRAME |
| APR | AS PER RECORD | WD | WOOD |
| APF | AS PER FIELD | P | PLAT |
| BC | BACK OF CURB | D | DEED |
| EP | EDGE OF PAVEMENT | R | RECORD |
| OU | OWNERSHIP UNCLEAR | F | FIELD |
| OH | OVERHANG | | |
| N | N'BORS. | | |

ZONING SETBACKS FOR R-30
FRONT 50'
SIDE 12'
REAR 40'

SHEET 1 OF 1

LOT 4	BLOCK B
SUBDIVISION PACES FERRY HEIGHTS	UNIT ONE
LAND LOT 908 & 53	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	PB.12/PG.163 DB.14674/PG.6384
FIELD WORK DATE 02/08/2016	PRINTED/SIGNED 02/08/2016
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

ASBUILT FOR GARAGE ADDITION PREPARED FOR:
YOSI ISHAK
PROPERTY ADDRESS:
3631 TANGLEWOOD DRIVE
ATLANTA, GA 30339



APPLICANT: Tanglewood Drive LLC

PETITION No.: V-51

PHONE: 404-429-0697

DATE OF HEARING: 04-13-16

REPRESENTATIVE: Yarden Ishak

PRESENT ZONING: R-30

PHONE: 404-429-0697

LAND LOT(S): 908, 953

TITLEHOLDER: Tanglewood Drive, LLC

DISTRICT: 17

PROPERTY LOCATION: On the east side of Tanglewood Drive, at the terminus of Wallace Road (3631 Tanglewood Drive).

SIZE OF TRACT: 0.54 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 12 feet to 10 feet adjacent to the northern property line; and 2) waive the setback for a deck from five feet to zero feet adjacent to the north property line.

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

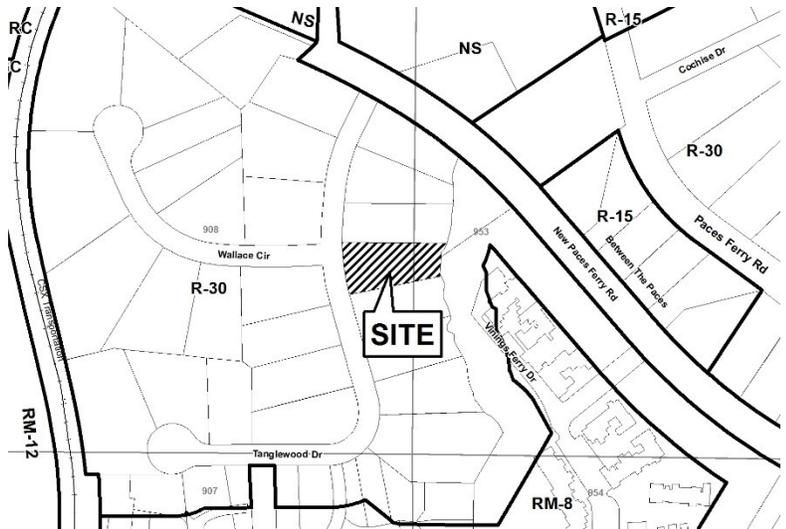
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Tanglewood Drive LLC **PETITION No.:** V-51

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Inspector issued a notice of violation for encroachment into setback on 2-4-16.

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: No adverse stormwater management impacts 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: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

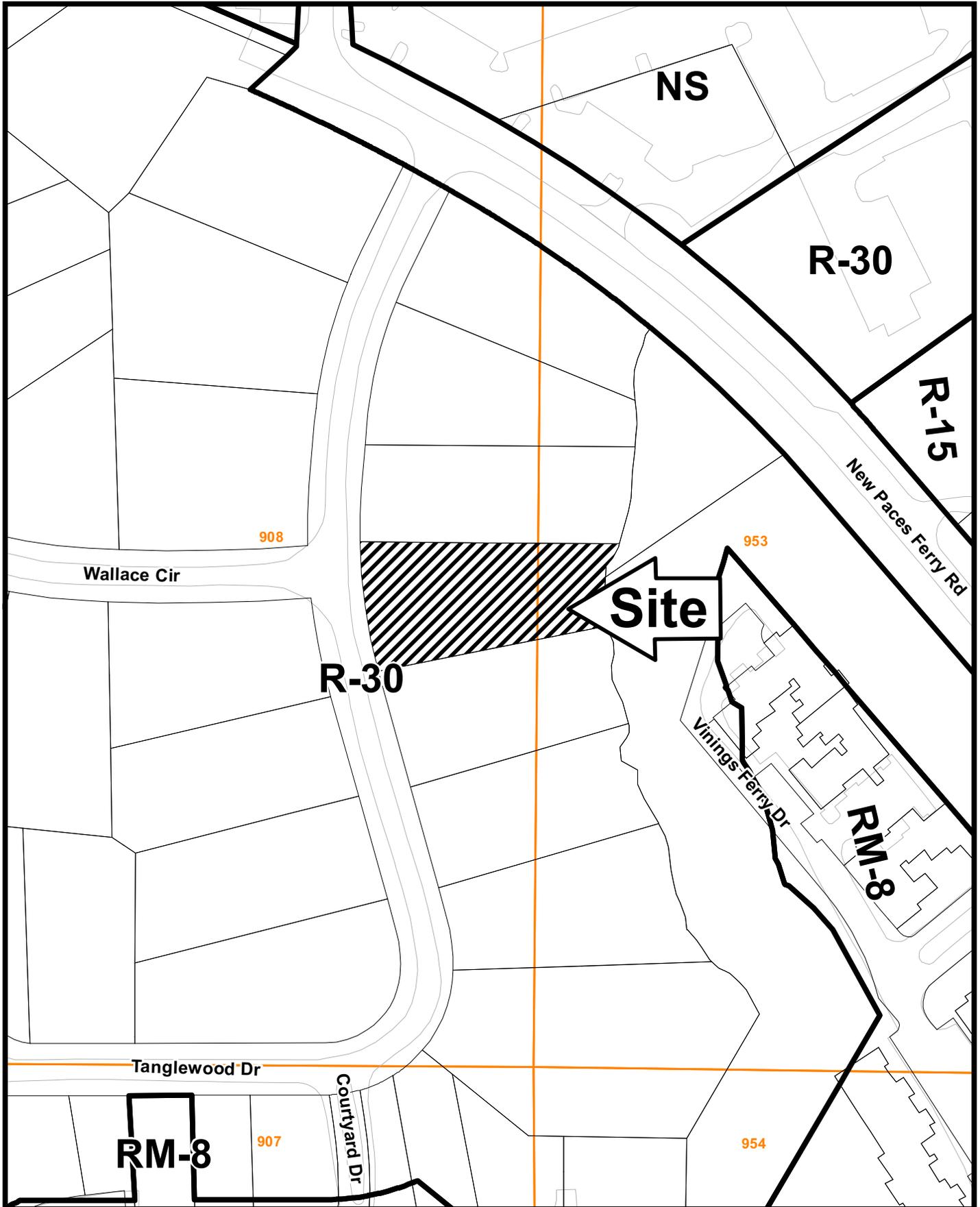
WATER: No conflict

SEWER: No conflict

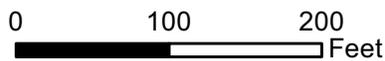
APPLICANT: Tanglewood Drive LLC **PETITION No.:** V-51

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-51



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



Application for Variance

Cobb County

(type or print clearly)

Application No. V51

Hearing Date: 4-13-14

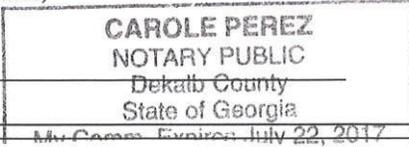


Applicant Tanglewood Drivels Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net

Yarden Ishak Address 3631 Tanglewood Drive, Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

yarden ishak Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net
(representative's signature)

My commission expires:



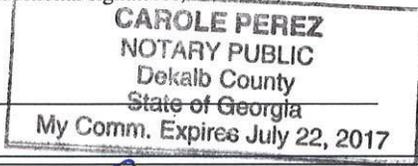
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Tanglewood Drive LLC Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net

Signature [Signature] Address: 3631 Tanglewood Drive, Atlanta GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R30

Location 3631 Tanglewood Drive, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 District 17th Size of Tract 20,000 sq 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 125x204.45 Shape of Property Rectangle Topography of Property slope Other _____

Does the property or this request need a second electrical meter? YES _____ NO

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).

List type of variance requested: The foundation crew encroached in the rear garage addition into the side setbacks.