

V-57
(2016)

SECTION

50 FT.
= 1,200 SQ. FT.
SET BACK = 50 OR 75 FEET

INTERIOR = 40 FEET
COLLECTOR = 40 FEET
LOCAL = 35 FEET
MINIMUM SIDE SET BACKS
MAJOR = 25 OR 35 FEET
INTERIOR = 10 FEET
MINIMUM REAR SET BACK = 35 FEET
MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FEET
ALL ZONING MATTERS MUST BE APPROVED BY COBB COUNTY
PRIOR TO CONSTRUCTION.

135.97' TO THE SOUTH R/W OF
ROCKY RIDGE ROAD

S87°54'02"E 160.00'

OUR WOOD FENCE RUNS ALONG PROP. LINE

OUR WIRE FENCE OVER PROP. LINE

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF J. CONCEPCION PUGA DEED BOOK 14743 PAGE 4299-4270 COBB COUNTY, GEORGIA RECORDS



- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 7. THIS PLAT IS NOT INTENDED FOR RECORDING.
- 8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- 9. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000732

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.



In my opinion this plat is a correct representation of the land platted.

TOTAL AREA= 0.499± ACRES
OR 21,749± SQ.FT.
203 STONE MILL LANE N.W.
MARIETTA, GEORGIA

SURVEY FOR
JAY PUGA

LOT 2
RIDGWOOD PARK

LAND LOT 318
DISTRICT 20TH
COBB COUNTY
GEORGIA

PLAT PREPARED: 2-15-16
FIELD: 2-11-16 SCALE: 1"=20'



MAGNETIC
N

N02°05'59"E 135.93'

LEGEND

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
EW	DENOTES TOP OF WALL
EW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CHP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
PL	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FW	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DRAIN INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

No.	Revision	Date

18 1/2

APPLICANT: Jay C. Puga

PETITION No.: V-57

PHONE: 770-880-1560

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Jay C. Puga

PRESENT ZONING: R-20

PHONE: 770-880-1560

LAND LOT(S): 318

TITLEHOLDER: J. Consepcion Puga

DISTRICT: 20

PROPERTY LOCATION: On the west side of Stone Mill Lane, south of Rocky Ridge Road (203 Stone Mill Lane).

SIZE OF TRACT: 0.50 acre

COMMISSION DISTRICT: 1

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

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

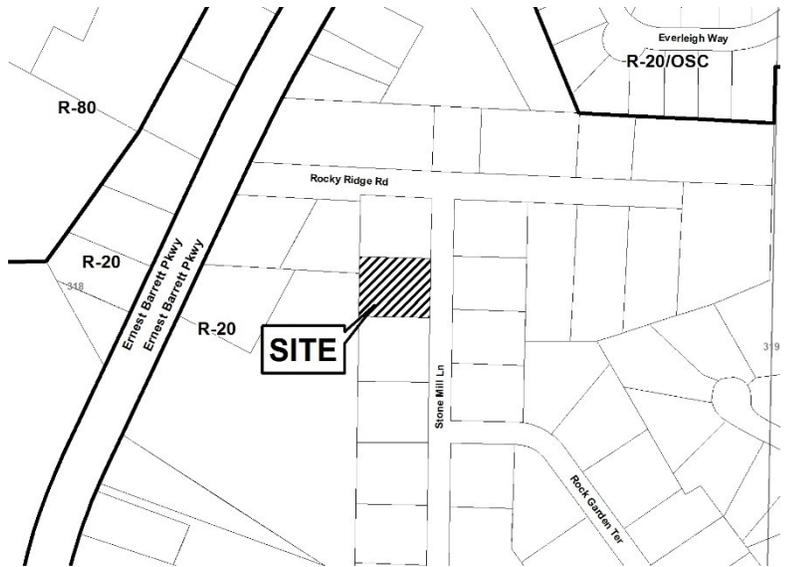
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **VOTE**

STIPULATIONS:



APPLICANT: Jay C. Puga

PETITION No.: V-57

COMMENTS

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

DEVELOPMENT & INSPECTIONS: 203 Stone Mill Lane – Inspector issued notice of violation on 1-5-16 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 modified setbacks 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 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: 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.

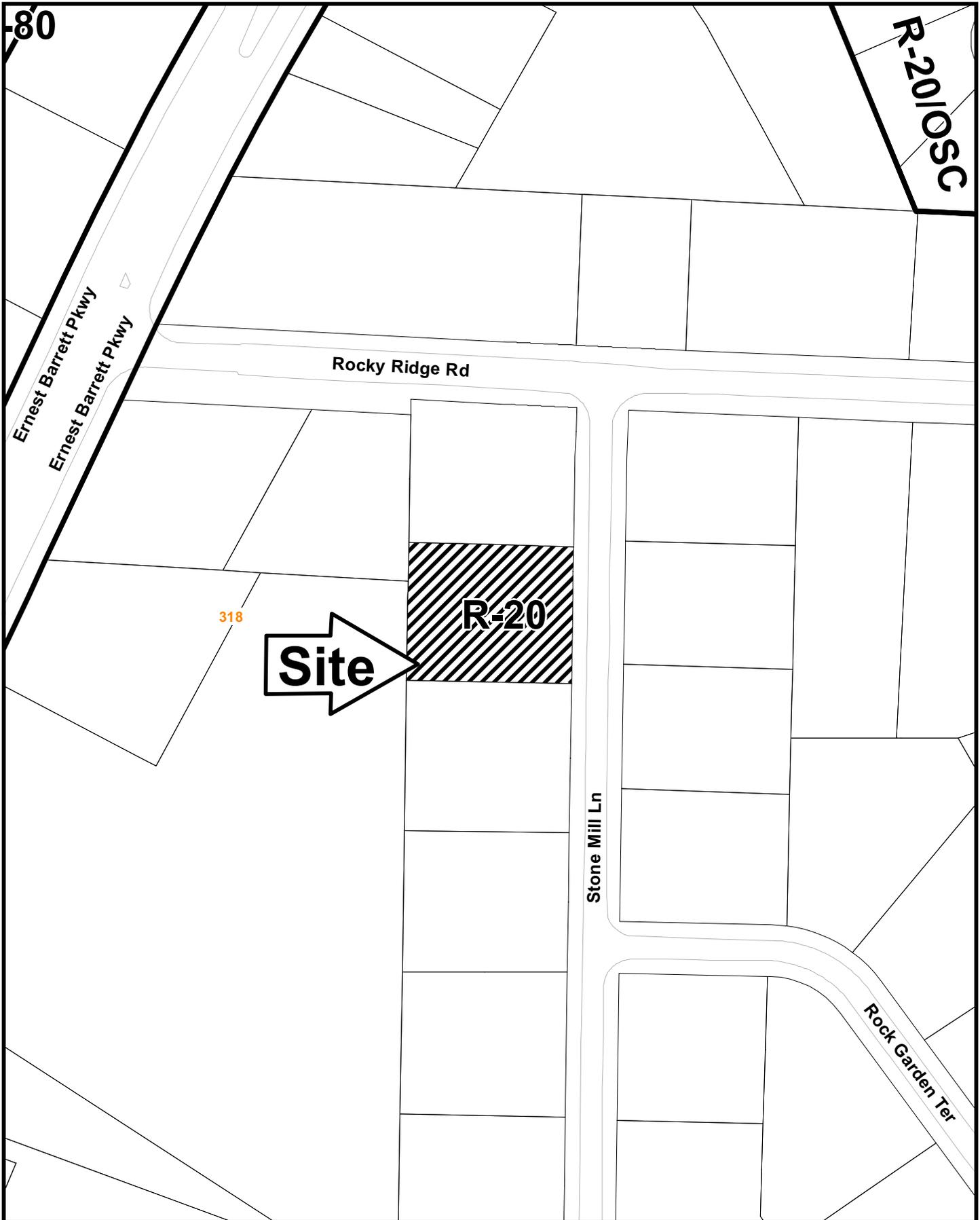
WATER: No conflict.

SEWER: No conflict

APPLICANT: Jay C. Puga **PETITION No.:** V-57

FIRE DEPARTMENT: 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.

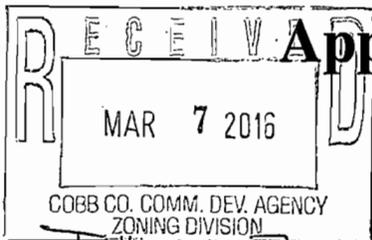
V-57-2016 GIS MAP



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

0 100 200 Feet

- City Boundary
- Zoning Boundary



Application for Variance Cobb County

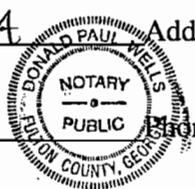
(type or print clearly)

Application No. V-57
Hearing Date: 5-11-16

Applicant JAV C PUGA Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM

JAV C PUGA Address 203 Stone Mill Ln nw MARIETTA GA 30064
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:
 Notary Public

My commission expires: _____

Titleholder _____ Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM

Signature (attach additional signatures if needed) Address: 203 Stone mill Ln nw MARIETTA GA 30064
(street, city, state and zip code)



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:
 Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 203 Stone mill Ln nw MARIETTA GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 2049 Size of Tract .499 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 _____

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).

The CARPORT IS ALREADY THERE IS THE ORIGINAL CARPORT

List type of variance requested: AM JUST WANT TO ENCLOSE MY CARPORT TO MAKE REGULAR GARAGE