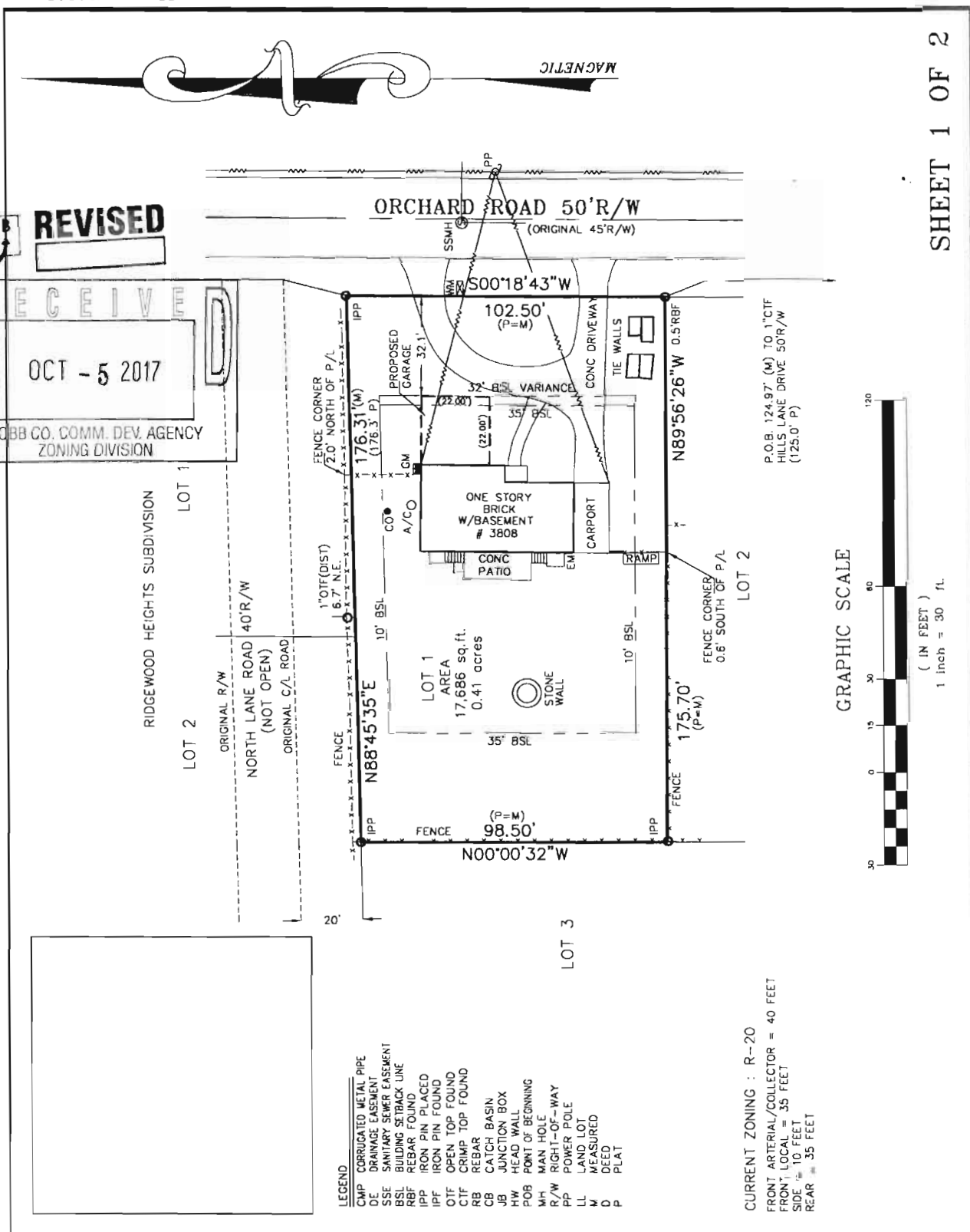
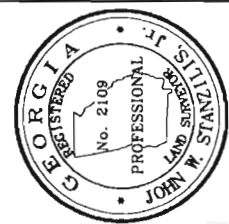


| | | | | | |
|---------------------------------------|--|----------------------------------------|--|----------------------------------------------|--|
| FIELD DATE 09/15/17 | | DATE 09/19/17 | | OWNER / PURCHASER DAVID SOTTO | |
| SCALE 1" = 30' | | LAND LOT 769 | | 17th DISTRICT | |
| UNIT SECTION 1 | | BLOCK A | | SUBDIVISION WINING HEIGHTS | |
| AREA OF LOT: 17,686 S.F. | | COBB COUNTY, GEORGIA | | R LAND SURVEYING COMPANY | |
| BOX 72393 ATLANTA, GEORGIA 31139-0993 | | PHONE (770) 794-9055 FAX (770)794-9052 | | ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED | |
| JOB NUMBER: 17-03612 | | PLAT BOOK 14 PAGE 198 | | DEED BOOK PAGE 198 | |



SHEET 1 OF 2

APPLICANT: David Sotto

PETITION No.: V-125

PHONE: 770-363-2222

DATE OF HEARING: 12-13-2017

REPRESENTATIVE: David Sotto

PRESENT ZONING: R-20

PHONE: 770-363-222

LAND LOT(S): 769

TITLEHOLDER: Sotto Design & Development, LLC

DISTRICT: 17

PROPERTY LOCATION: On the west side of Orchard Road, south of Paces Ferry Road (3808 Orchard Road).

SIZE OF TRACT: 0.41 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 32 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 17,686 square feet.

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

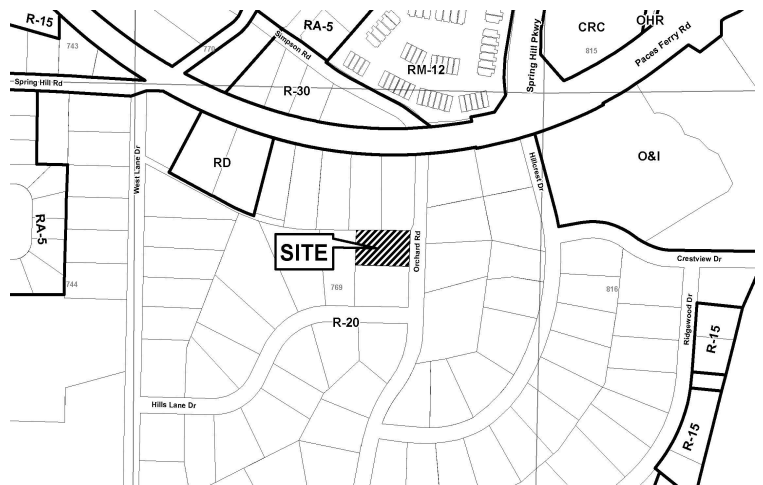
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: David Sotto **PETITION No.:** V-125

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit 2017-008801 9/27/17 was issued for raising roof and enclose existing carport.

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 or letter of completion showing all improvements on the lot along with any approved setback reductions, 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 impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

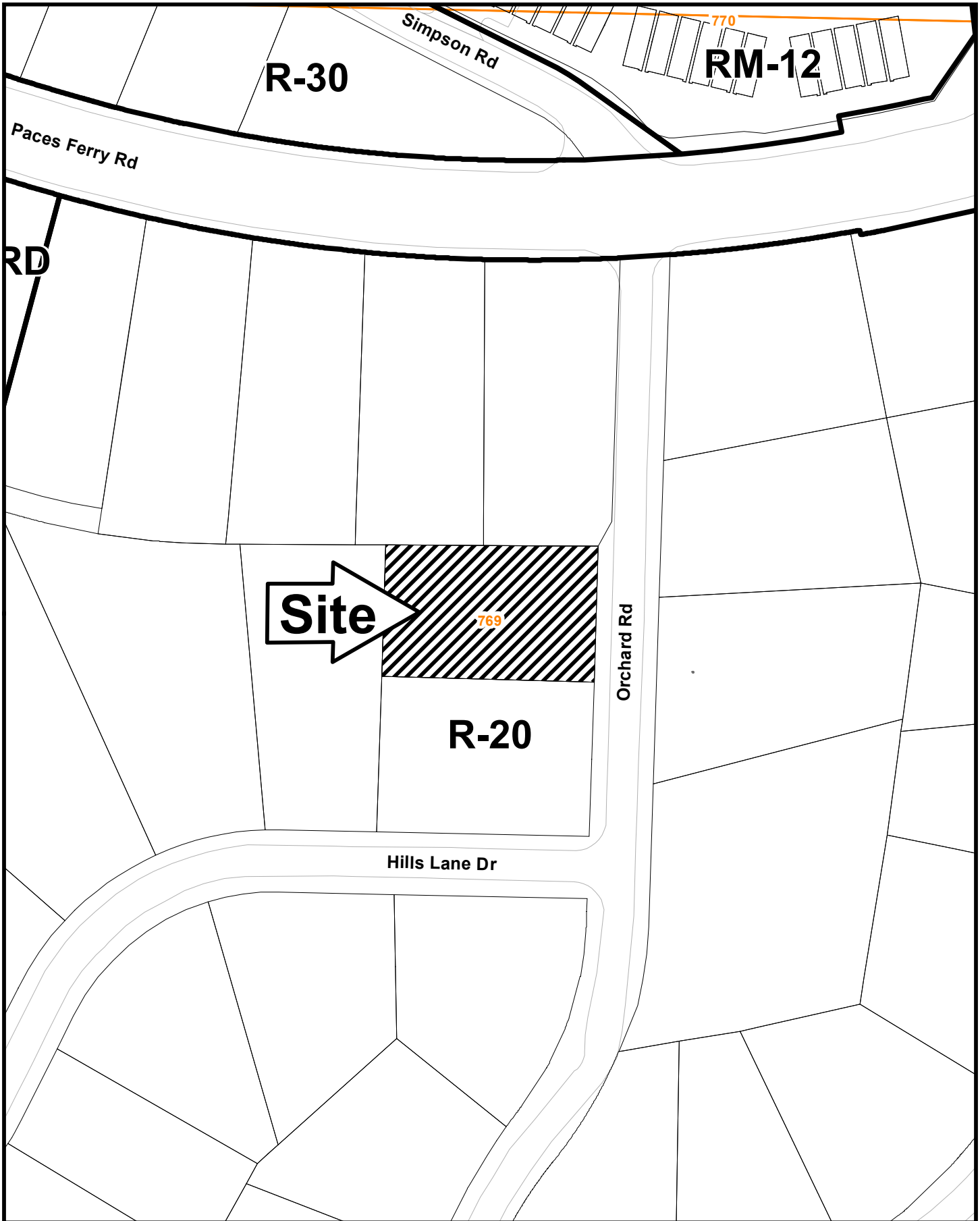
WATER: No conflict.

SEWER: No conflict.

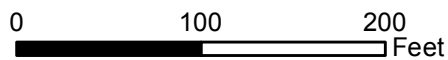
APPLICANT: David Sotto **PETITION No.:** V-125



FIRE DEPARTMENT: No comments.

V-125 2017-GIS



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

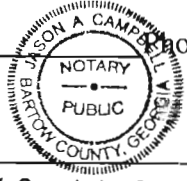
(type or print clearly)

Application No. V-125
Hearing Date: 12-13-17

Applicant David Sot to Phone # 770-363-2222 E-mail dsotto@gmail.com

DAVID SOTTO Address 3808 ORCHARD ROAD, SMYRNA, GA 30080
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-363-2222 E-mail dsotto@gmail.com
(representative's signature)

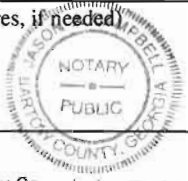


Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires
February 3, 2020

Titleholder Sotto Design & Development, LLC Phone # 770-363-2222 E-mail dsotto@gmail.com

Signature [Signature] Address: 2340 Valley View Dr. Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires
February 3, 2020

Present Zoning of Property R-20

Location 3808 Orchard Rd. Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District: 17 Size of Tract 0.41 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:

When I received my survey, it became evident that adjacent to my property on the side is a road (proposed in 1950) that was never built. As a result, the front property line was pushed in approximately 5 feet. As a result, my garage addition will not quite fit within the 35' setback

List type of variance requested: Requesting to change the front setback from 35' to 32'.