

FLOOD STATEMENT
 PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA ZONES AE & X AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 130702010 DATE 12/16/2008

_____ Date
 _____ Date
 _____ Date

Cobb County Water System
 _____ Date
 _____ Date
 _____ Date

Zoning Division
 _____ Date
 _____ Date
 _____ Date

Development & Inspection Division
 _____ Date
 _____ Date
 _____ Date

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

NOTES:
 If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.

Submission of an individual erosion/sediment control plan is not required for this subdivision of property. However, it is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) upon completion of the project. The project shall be subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance.

* AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 96-104) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMISSION OF THIS PLAT. THE PLAT SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED THROUGHOUT THE ENTIRE PROCESS AND THE SURVEYOR HAS FOUND NO APPARENT ERRORS OF 1/100TH OF AN INCH OR MORE. THE PLAT HAS BEEN CALCULATED FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN 1: 1/1633 FEET

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Registration for Professional Engineers and Land Surveyors and is deemed to be correct and true. Such approval and certification shall be conditioned with the appropriate governmental body by the purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-4-47.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described herein is a true and correct survey made on the ground under my supervision, that monuments have been placed as shown hereon, and to the accuracy and specifications required by the Cobb County Development Standards.

Walter F. Prince, RLS No. 2008
 Printed Name
 2/16/18
 Date

 Signature
 Registered Professional Land Surveyor

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SURVEYOR'S CERTIFICATION

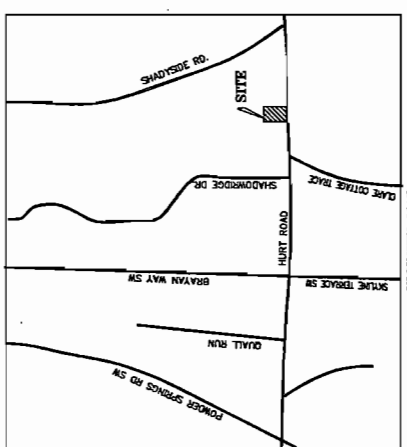
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Walter F. Prince, RLS No. 2008
 Printed Name
 2/16/18
 Date

 Signature
 Registered Professional Land Surveyor



OWNER'S ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT AND I HAVE AUTHORIZED THE SURVEYOR WHOSE NAME IS SUBSCRIBED HERETO, TO ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY THE COBB COUNTY DEVELOPMENT AGENCY DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY. I WILL BE CREATED BY THE SUBMISSION ON COMPLETION OF THIS PLAT.
 AND I FURTHER WARRANT THAT I OWN THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY WILL BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY LOSS OR DAMAGE TO THE PROPERTY SHOWN HEREON THAT MAY BE CAUSED BY ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SET AND CONVEY THE LAND ACCORDING TO THE TERMS AND CONDITIONS OF THIS PLAT AND THAT I AM NOT WISELY SUBSEQUENT IN TITLE TO THE VALUE OF THESE PRESENT.

V-40
 (2018)

 SIGNATURE

 PRINTED NAME

BENCHMARK SOURCE
 The coordinates of the Horizontal Datum is NAD83 (2011), located in the Georgia West Zone and the Vertical Datum is NAVD83 (oid 123)

ZONING: R-20
 FRONT YARD SETBACK = 40'
 SIDE YARD SETBACK = 33'
 SIDE REAR SETBACK = 10'

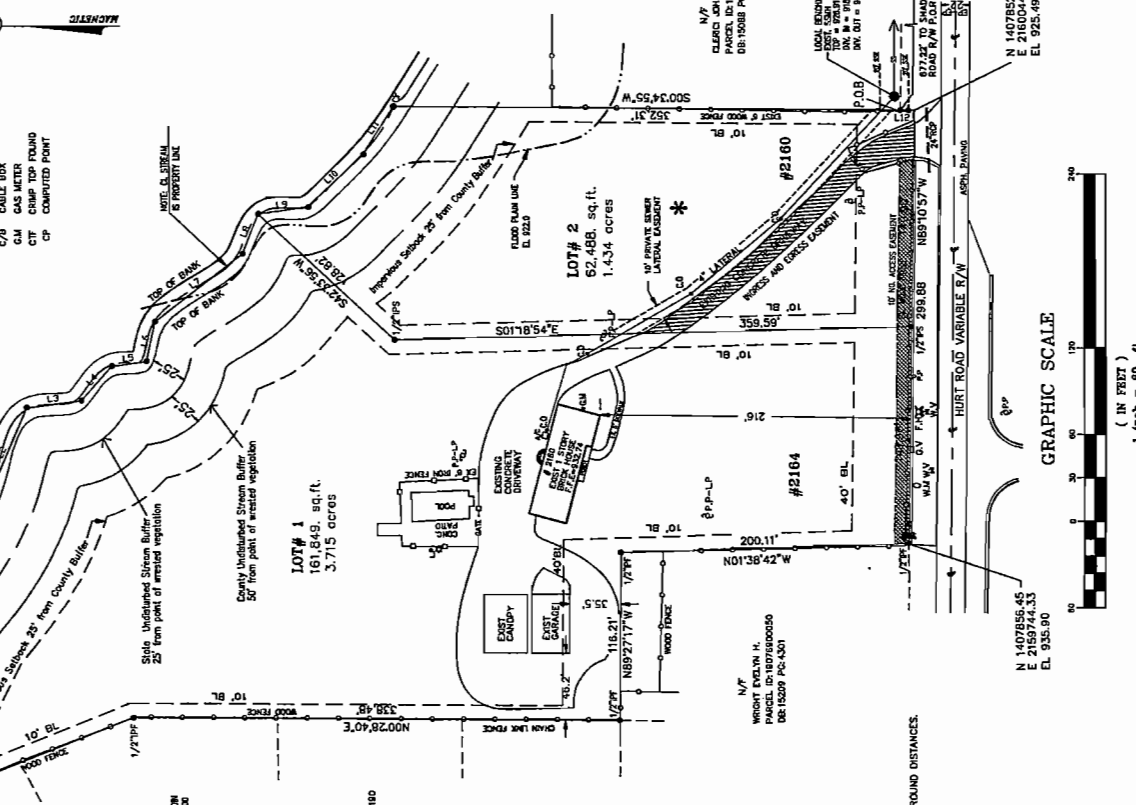
TOTAL LOT AREA
 224,337 sq. ft.
 5,150 acres

LOT SPLIT PLAT FOR:
MARIA & MIGUEL RODRIGUEZ
 2160 AND 2164 HURT RD SW
 MARIETTA, GA. 30008
 PARCEL ID: 19076900040
 LAND LOT: 769 19TH DISTRICT
 COBB COUNTY, GEORGIA
 SCALE 1"=60' FEBRUARY 15, 2018
 PROJECT NUMBER: SPR-2017-00436

HURD PRINCE & ASSOCIATES, INC.
 "Consulting Engineers & Surveyors"
 110 North Berry Street
 Stockbridge, Georgia 30242
 Phone (404)-372-7304 Fax (770) 474-7487
 JOB NO. 25636

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - O.H.P. OVERHEAD POWER LINE
 - P.P. POWER POLE
 - L.L. LAND LOT LINE
 - 1/4" 1/2" IRON PIN FOUND
 - 1/4" 1/2" IRON PIN SET
 - OPEN TOP FOUND
 - TRAFFIC LIGHT POLE
 - CORNER LARK
 - LOT NUMBER
 - W.M. WATER METER
 - E.M. ELECTRIC METER
 - T/B TELEPHONE BOX
 - C/B GAS METER
 - C/T CURB TOP FOUND
 - CP COMPUTED POINT

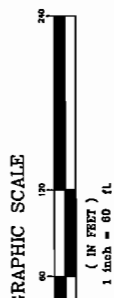
RECEIVED
 APR 04 2018
 COBB COUNTY DEVELOPMENT AGENCY
 ZONING DIVISION



LINE TABLE

LINE	LENGTH	BEARING
L1	59.28	S57°17'28"E
L2	30.81	S71°03'14"E
L3	30.81	S71°03'14"E
L4	31.93	S49°37'34"E
L5	64.50	S69°04'42"E
L6	24.90	S72°50'04"E
L7	77.16	S57°36'13"E
L8	49.43	S68°18'13"E
L9	34.93	S50°01'42"E
L10	44.18	S57°27'20"E
L11	48.18	S57°27'20"E
L12	5.97	N02°35'28"W

INSTRUMENT USED:
 NAD 83
 DATE OF FIELD SURVEY JULY 10, 2017
 DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.



APPLICANT: Joel Aviles

PETITION No.: V-40

PHONE: 404-975-7895

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Joel Aviles

PRESENT ZONING: R-20

PHONE: 404-975-7895

LAND LOT(S): 769

TITLEHOLDER: Maria D. Rodriguez

DISTRICT: 19

PROPERTY LOCATION: On the north side of Hurt Road, west of Shadyside Road (2160 Hurt Road).

SIZE OF TRACT: 5.15 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (approximately 1,080 square foot existing garage and approximately 1,200 square foot existing canopy to the side of the principal structure, and 2) waive the required setbacks for accessory structures over 1,000 square feet from the required 100 feet to 45 feet to the front for the existing garage and to 65 feet to the front for the existing canopy and to 45 feet to the side for both structures.

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

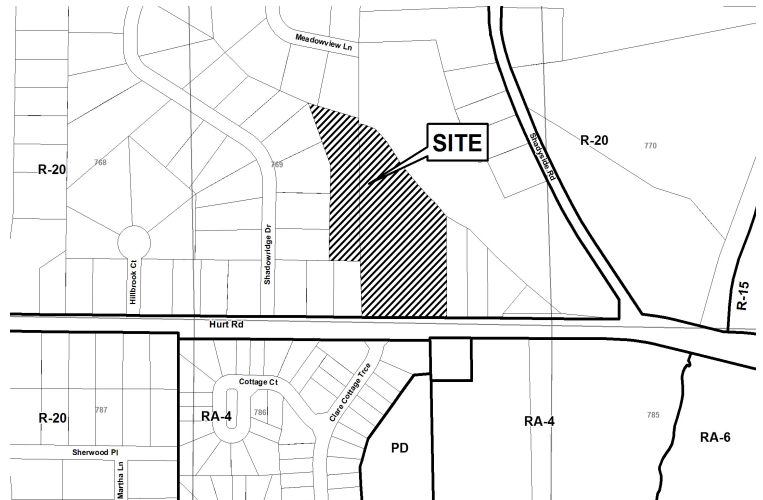
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Joel Aviles **PETITION No.:** V-40

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

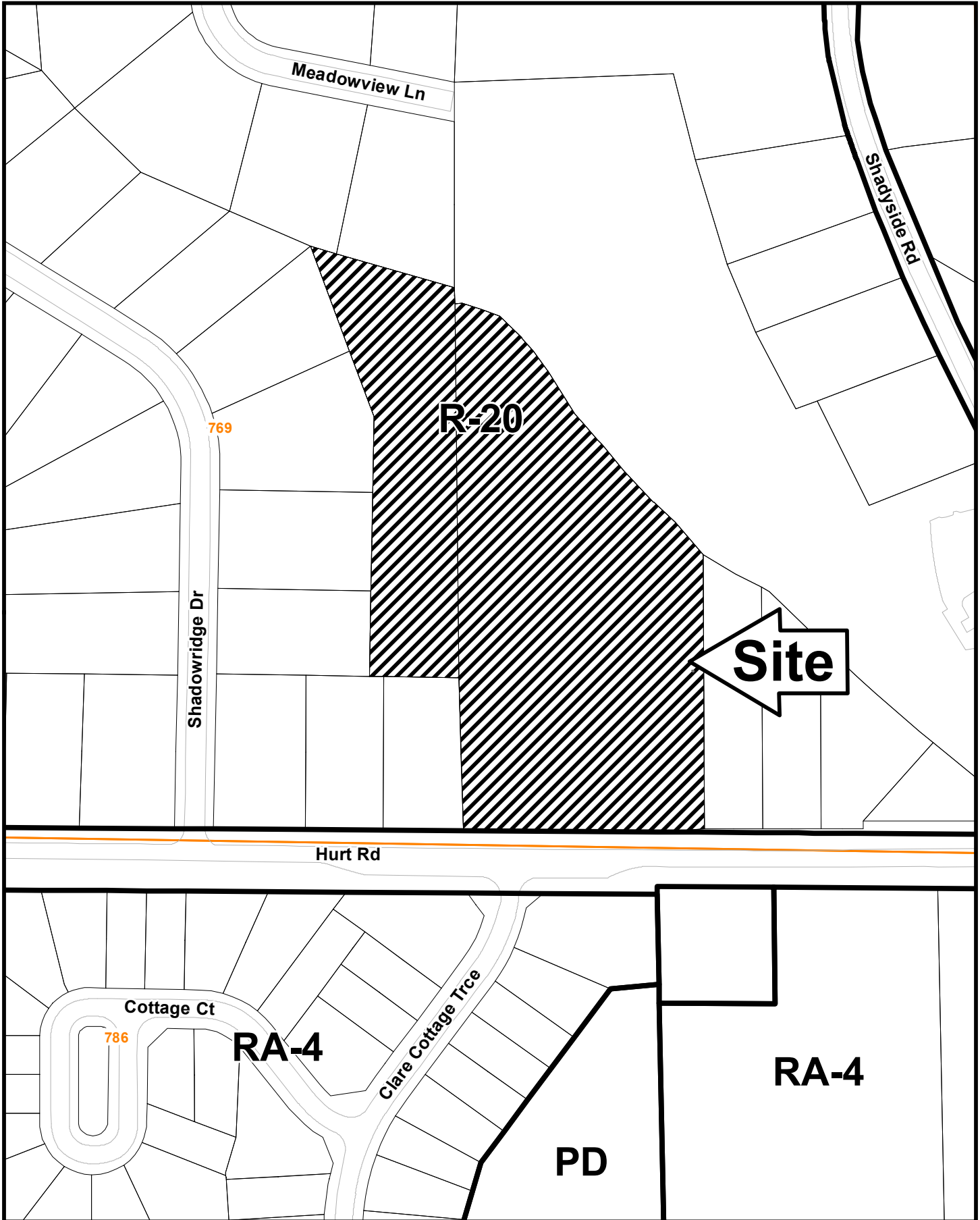
WATER: No comments.

SEWER: No comments.

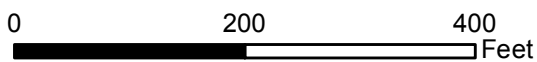
APPLICANT: Joel Aviles **PETITION No.:** V-40



FIRE DEPARTMENT: No comments.

V-40 2018-GIS



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



-  Zoning Boundary
-  City Boundary

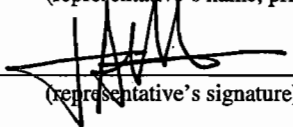
Application for Variance Cobb County

COBB (type or print clearly)

Application No. V-40
Hearing Date: 12-13-18

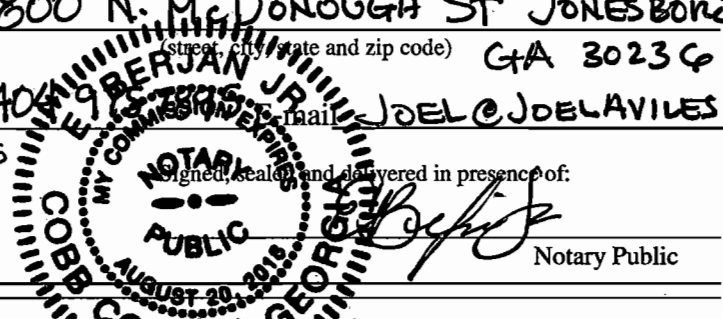
Applicant JOEL AVILES Phone # 404 975 7895 E-mail JOEL@JOELAVILES.COM

JOEL AVILES Address 800 N. McDONOUGH ST JONESBORO,
(representative's name, printed) (street, city, state and zip code) GA 30236


(representative's signature)

Phone # 404.975.7895 E-mail JOEL@JOELAVILES.COM

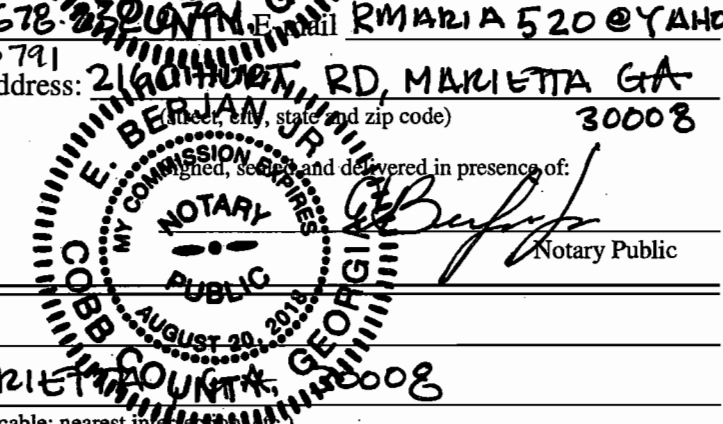
My commission expires: 08/20/2018



Titleholder Maria Rodriguez Phone # 678.232.0791 E-mail RMARIA520@YAHOO.COM

Signature Maria Rodriguez Address: 2160 HURT RD, MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30008

My commission expires: 08/20/2018



Present Zoning of Property R-20

Location 2160 HURT ROAD, MARIETTA, GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District 19 Size of Tract 5.150 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 3.715 ACS Shape of Property IRREGULAR Topography of Property GRADUAL 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).

PROPERTY OWNER WANTS TO SUBDIVIDE LOT & W/O VARIANT OWNER CANNOT SUBDIVIDE & WOULD BE REQUIRED TO REMOVE GARAGE

List type of variance requested: EXISTING GARAGE ENCLOSES FRONT 40' B.L. BY 4.5 FEET @ PROPERTY LINE PARALLEL TO HURT RD W/ DST OF 116.21'