

THIS PROPERTY SUBJECT TO THE FOLLOWING

V-54
(2018)

- CURRENT ZONING PER COBB COUNTY, GEORGIA R-20
 - MINIMUM LOT AREA= 20,000 SQ.
 - MINIMUM FLOOR AREA= 1,200 SQ.
 - MINIMUM LOT WIDTH AT FRONT SETBACK= 75 FEET
 - MINIMUM FRONT YARD SETBACK= 40 FEET
 - MINIMUM SIDE YARD SETBACK= 35 FEET
 - MINIMUM REAR YARD SETBACK= 10 FEET
 - MAXIMUM COVERAGE= 35%
 - MAXIMUM HEIGHT= 35 FEET
- MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

A=60.37'
R=354.50'
CHD=
S89°10'47"E
60.30'

MAGNETIC
N
Z

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF AMELIA ANDANA DEED BOOK 15076 PAGE 5273-5274 COBB COUNTY, GEORGIA RECORDS
- COBB COUNTY RIGHT-OF-WAY DEED IN FAVOR OF COBB COUNTY DEPARTMENT OF TRANSPORTATION DEED BOOK 12480 PAGE 335-336 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

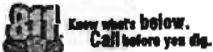
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

LEGEND

- B DENOTES BUILDING LINE
- P DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X-X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP 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
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- TE DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- LW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- SMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

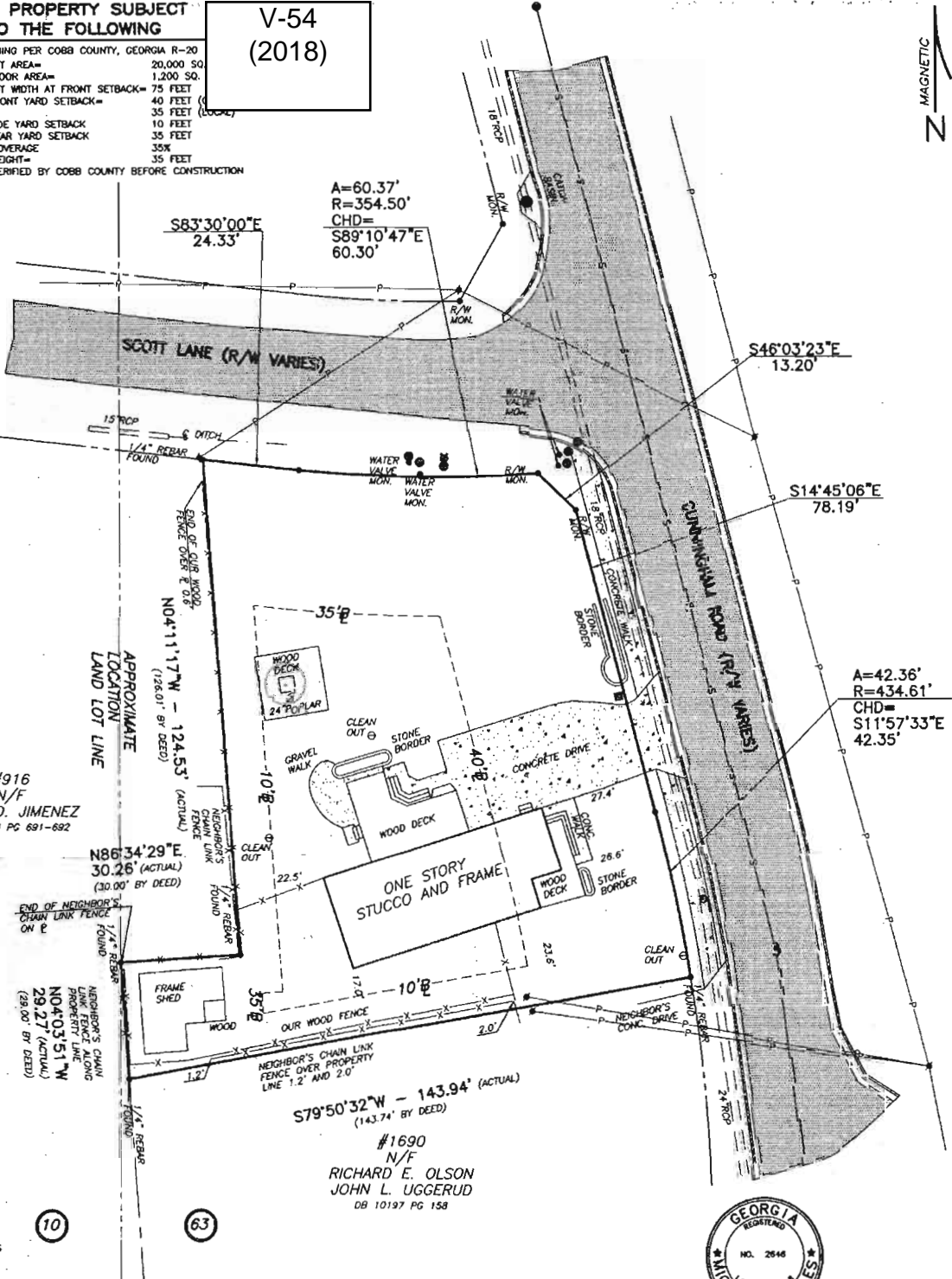
SURVEY NOTES

- 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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



- 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.
- 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.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 48,954 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

NO.	REVISIONS	DATE



IMPERVIOUS SURFACE

HOUSE=	1,319.1± SQ. FT.
FRAME SHED=	329.9± SQ. FT.
WOOD DECK=	264.7± SQ. FT.
WOOD DECK=	136.8± SQ. FT.
WOOD=	27.4± SQ. FT.
CONC. WALK=	64.1± SQ. FT.
STONE BORDER=	16.9± SQ. FT.
STONE BORDER=	23.2± SQ. FT.
STONE BORDER=	11.0± SQ. FT.
STEPS=	28.2± SQ. FT.
CONC. DRIVE=	1,144.9± SQ. FT.
BAV=	11.5± SQ. FT.
STEPS=	37.6± SQ. FT.
GRAVEL WALK=	142.0± SQ. FT.
CONC. PAD=	11.5± SQ. FT.
STEPS=	6.7± SQ. FT.
STEPS=	6.4± SQ. FT.
WOOD DECK=	381.3± SQ. FT.
IMPERVIOUS SURFACE AREA=	3,963.2± SQ. FT.
TOTAL AREA=	14,984± SQ. FT.
PERCENT OF IMPERVIOUS SURFACE AREA=	27 PERCENT



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

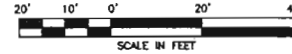
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles Georgia RLS No. 2646 Date 3/6/14

SURVEY FOR OSCAR ESCARCEGA
1688 CUNNINGHAM ROAD
MARIETTA, GEORGIA
TOTAL AREA= 0.344± ACRES
OR 14,984± SQ. FT.

LAND LOTS 10 AND 63
17TH DISTRICT. 2ND SECTION
COBB COUNTY
GEORGIA
PLAT PREPARED: 3-6-18
FIELD: 3-2-18 SCALE: 1"=20'
JOB#247104

MR. MICHAEL R. NOLES SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mrcnolungsurveying.com
Certificate of Authorization #LSF000752



APPLICANT: Oscar Escarcega

PETITION No.: V-54

PHONE: 404-618-8556

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Oscar Escarcega

PRESENT ZONING: R-20

PHONE: 404-618-8556

LAND LOT(S): 63

TITLEHOLDER: Oscar Escarcega

DISTRICT: 17

PROPERTY LOCATION: On the southwest corner of Scott Lane and Cunningham Road (1688 Cunningham Road).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 17 feet; 2) allow an accessory structure (detached wood deck) to the side of the primary building; and 3) waive the setbacks for an accessory structure under 650 square feet (approximately 360 square foot frame shed) from the required 35 feet to two (2) feet adjacent to the north property line, four (4) feet adjacent to the west property line, and four (4) feet adjacent to the south property line.

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

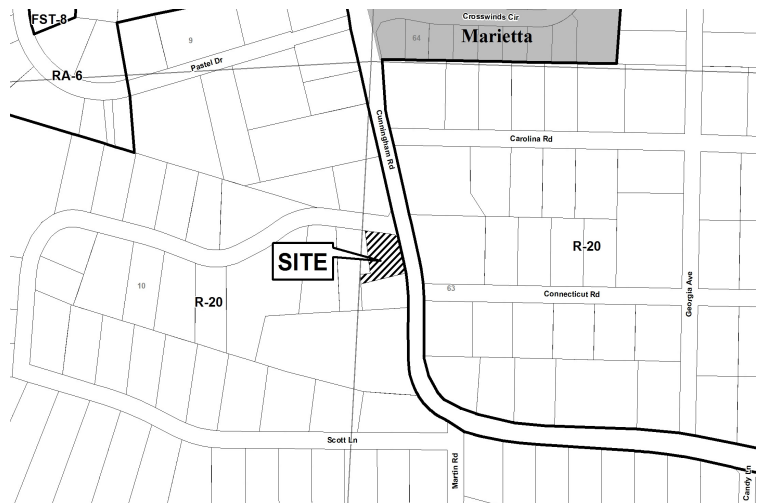
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Oscar Escarcega

PETITION No.: V-54

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Building inspector issued a notice of violation for building without a permit on 11-22-18. Walls closer than 5 feet to the property line require a 1 hour fire rating. All work that has been covered up without inspection will have to be uncovered. Permit required for storage building and deck.

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 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 management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

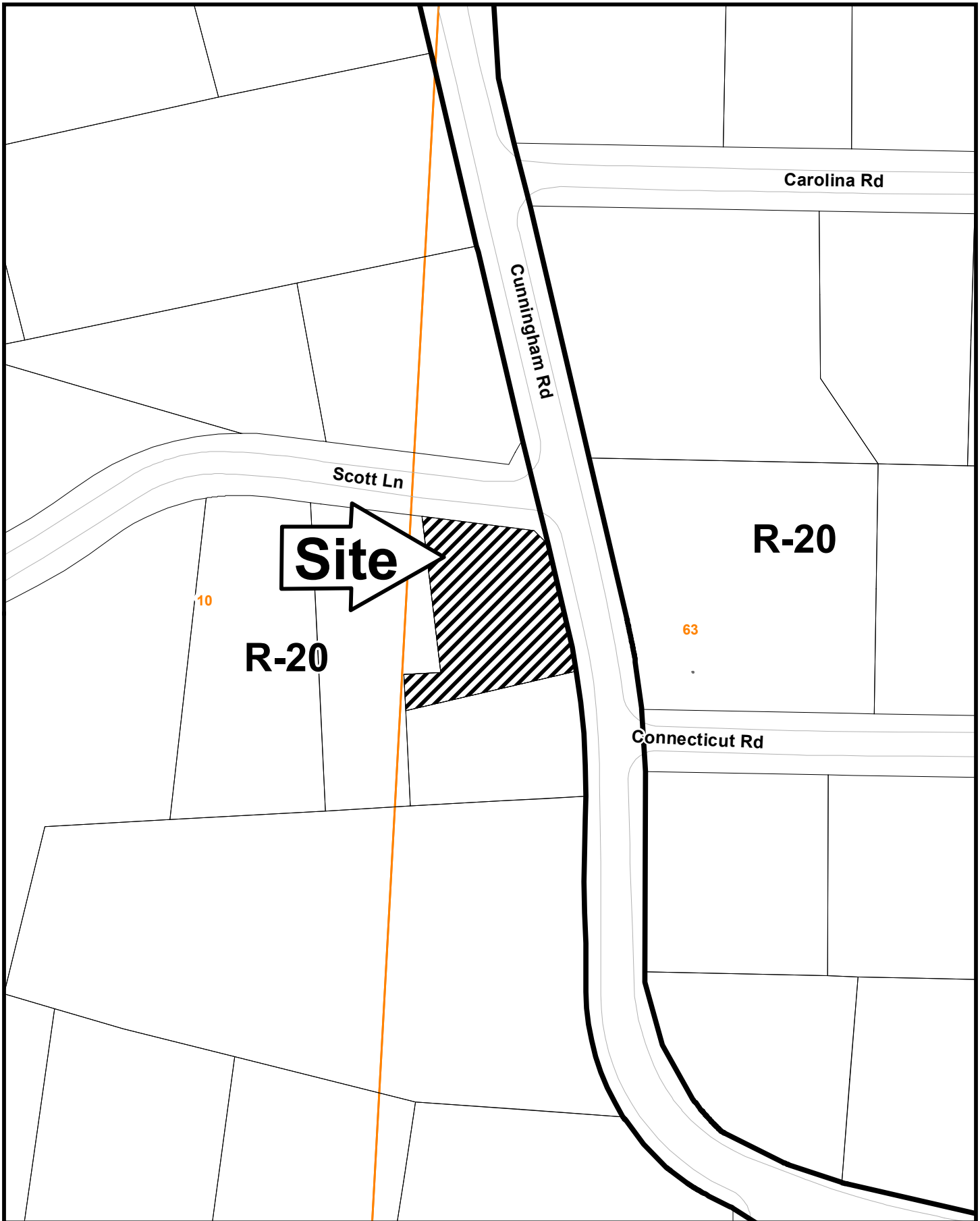
WATER: No conflict.

SEWER: No conflict.

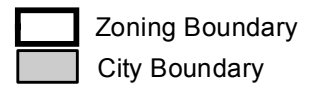
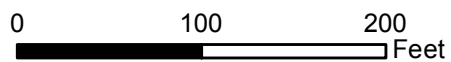
APPLICANT: Oscar Escarcega **PETITION No.:** V-54

FIRE DEPARTMENT: NO COMMENTS: 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-54 2018-GIS



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

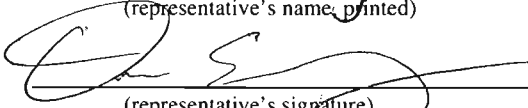
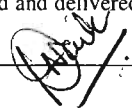


Application for Variance Cobb County

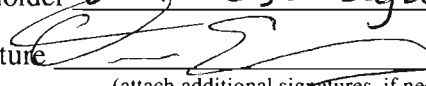
(type or print clearly)

Application No. V-54
Hearing Date: 7-11-18

Applicant Oscar Escarcega Phone # 404 618 8556 E-mail Oscar.Escarcega@cobbcounty.org
Oscar Escarcega Address 1688 Cunningham Rd Marietta, GA 30008
(representative's name, printed) (street, city, state and zip code)

 Phone # 404 618 8556 E-mail Oscar.Escarcega@cobbcounty.org
(representative's signature) Signed, sealed and delivered in presence of: 

My commission expires: Jan 19, 2019

Titleholder Oscar Escarcega Phone # 404 618 8556 E-mail Oscar.Escarcega@cobbcounty.org
Signature  Address: 1688 Cunningham Rd Marietta, GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Jan 19, 2019

Present Zoning of Property R-20
Location 1688 Cunningham Rd Marietta Ga 30008
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 63 District 17 Size of Tract 0.344 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 0.344 Acres 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).

List type of variance requested:
Property was built before 1972 and as a result can not comply with all county regulations for new desired construction plan.
(Sheet, various garage) Permits will be pulled after variance