

V-57
(2018)

RECEIVED
MAY - 7 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS A HORIZONTAL CLOSURE CALCULATED TO BE 1:37,325.

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-20 (RESIDENTIAL) PER COBB COUNTY ZONING ORDINANCES.

MINIMUM LOT WIDTH	35 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	35 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0201G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCE

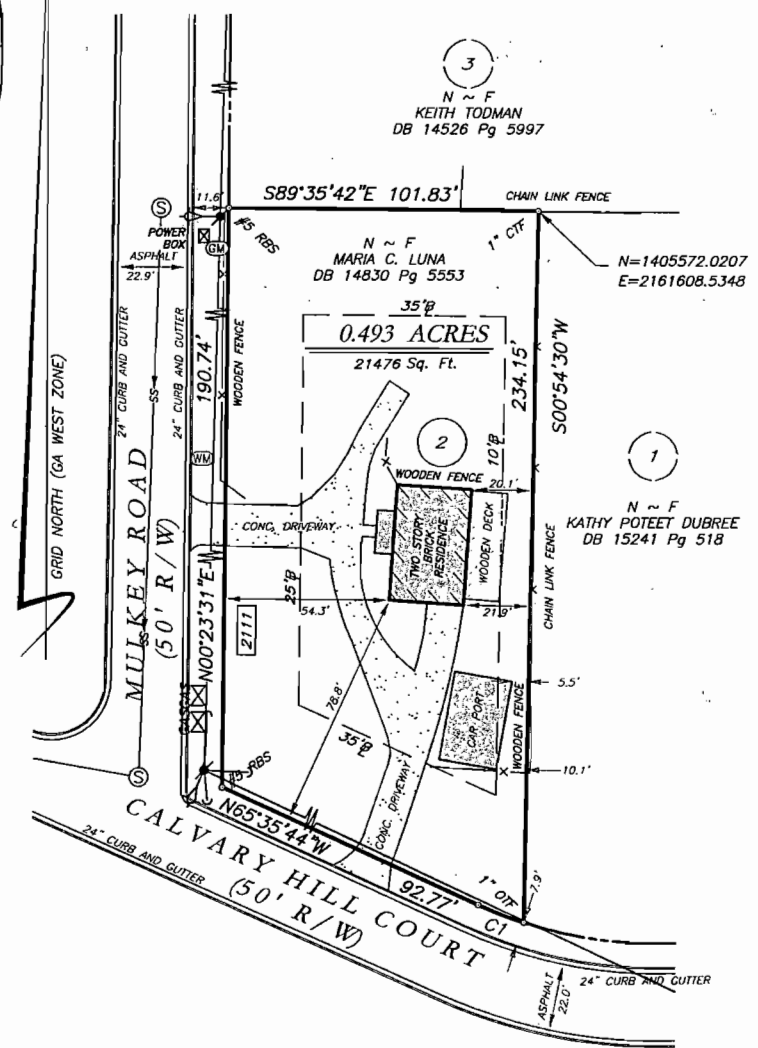
1. REFERENCE A PLAT FOR CHEROKEE TRAILS SUBDIVISION RECORDED IN PLAT BOOK 46, PAGE 169.
2. REFERENCE A WARRANTY DEED TO MARIA C. LUNA RECORDED IN DEED BOOK 14830, PAGE 5553.

CURVE TABLE

C=1	A=16.0'	R=141.0'	C=16.0'	N68°51'W
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SCALE: 1" = 40'



VARIANCE REQUESTED
PROPOSED REDUCTION OF THE 10' SIDE SETBACK REQUIREMENT TO 5' TO ACCOMMODATE EXISTING CARPORT.

SURVEYOR'S CERTIFICATION



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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
J.T. BAKER, LS # 2674 4-20-18
DATE

VARIANCE PLAT FOR
MARIO LUNA
LOCATED IN LAND LOT 844 OF THE 19th DISTRICT
2nd SECTION, COBB COUNTY GEORGIA
2111 MULKY ROAD, MARIETTA, GEORGIA 30008

SURVEYS PLUS, INC.
3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com

JOB NO.	5161	REVISIONS	DATE
DRAWN BY	JBD		
CHECKED BY	JTB		
DATE	4-20-18		
FIELD DATE	4-18-18		
SCALE	1"=50'		

APPLICANT: Maria Luna

PETITION No.: V-57

PHONE: 770-809-8313

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Mario E. Orozco Luna

PRESENT ZONING: R-20

PHONE: 770-809-8313

LAND LOT(S): 844

TITLEHOLDER: Maria C. Luna

DISTRICT: 19

PROPERTY LOCATION: On the northeast corner of Calvary Hill Court and Mulkey Road, east of Cherokee Trails Drive (2111 Mulkey Road).

SIZE OF TRACT: 0.49 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure under 650 square feet (approximately 600 square foot car port) from the required 10 feet to five (5) feet; and 2) allow an accessory structure (car port) to be located closer to the side street right-of-way line than the principal building.

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

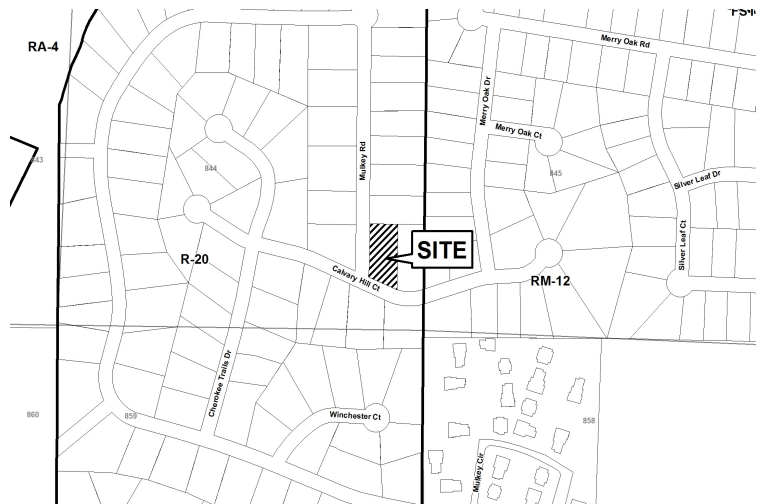
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

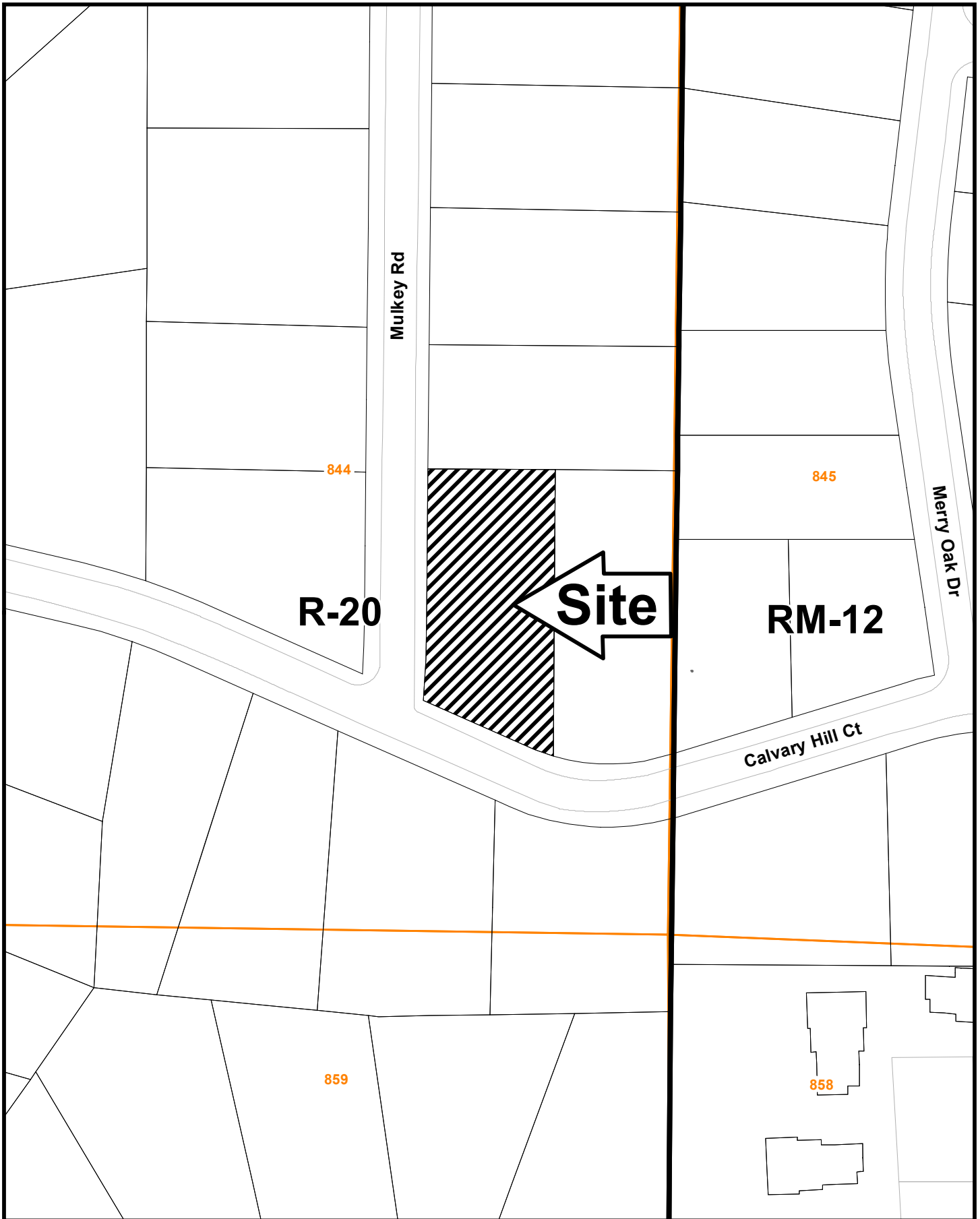
STIPULATIONS:



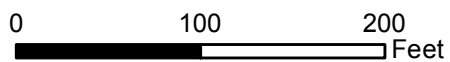
APPLICANT: Maria Luna **PETITION No.:** V-57



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-57 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

RECEIVED
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Application for Variance Cobb County

(type or print clearly)

Application No. V-57
Hearing Date: 07-11-2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Mania Luna Phone # (770)809-8313 E-mail Somada91@gmail.com
Mano E Orozco Luna Address 2111 Mulkey rd sw Marietta GA
(representative's name, printed) (street, city, state and zip code)

Mano E Orozco Luna Phone # (770)809-8313 E-mail ManoE.OrozcoLuna@gmail.com
(representative's signature) 30008

My commission expires: July 27 2018
witnessed Mano E. Orozco Luna only
Signed, sealed and delivered in presence of Mania Luna
Notary Public
Cobb County
State of Georgia
My Commission Expires Jul 27 2018
Notary Public

Titleholder Mano E Orozco Luna Phone # (770)809-8313 E-mail _____
Signature Mano E Orozco Luna Address: 2111 Mulkey rd sw Marietta GA
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____
My Commission Expires March 15, 2021
Signed, sealed and delivered in presence of: Mano E Orozco Luna
Notary Public

Present Zoning of Property R-20
Location 2111 Mulkey rd sw Marietta GA (Corner with Calvary Hill ct)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 844 District 19TH Size of Tract 0.493 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 21476 SF Shape of Property _____ Topography of Property _____ Other _____

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

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).

we build Carport without the knowledge it needed permit.

List type of variance requested: Car port