

V-102  
(2018)

AREA=16,233 SQ. FT.  
(0.373 ACRES)

ZONING: R-20  
FRONT SETBACK: 40 FT. (PER PLAT)  
SIDE SETBACK: 10 FT.  
REAR SETBACK: 35 FT.

THE PURPOSE OF THE VARIANCE IS TO:  
1. REDUCE THE FRONT SETBACK FROM 40' TO 18.3'.  
2. REDUCE THE SIDE SETBACK FROM 10' TO 7.6'.  
3. REDUCE THE SETBACK FOR AN ACCESSORY STRUCTURE FROM 5' TO 2.1'.

**SURVEY NOTES:**

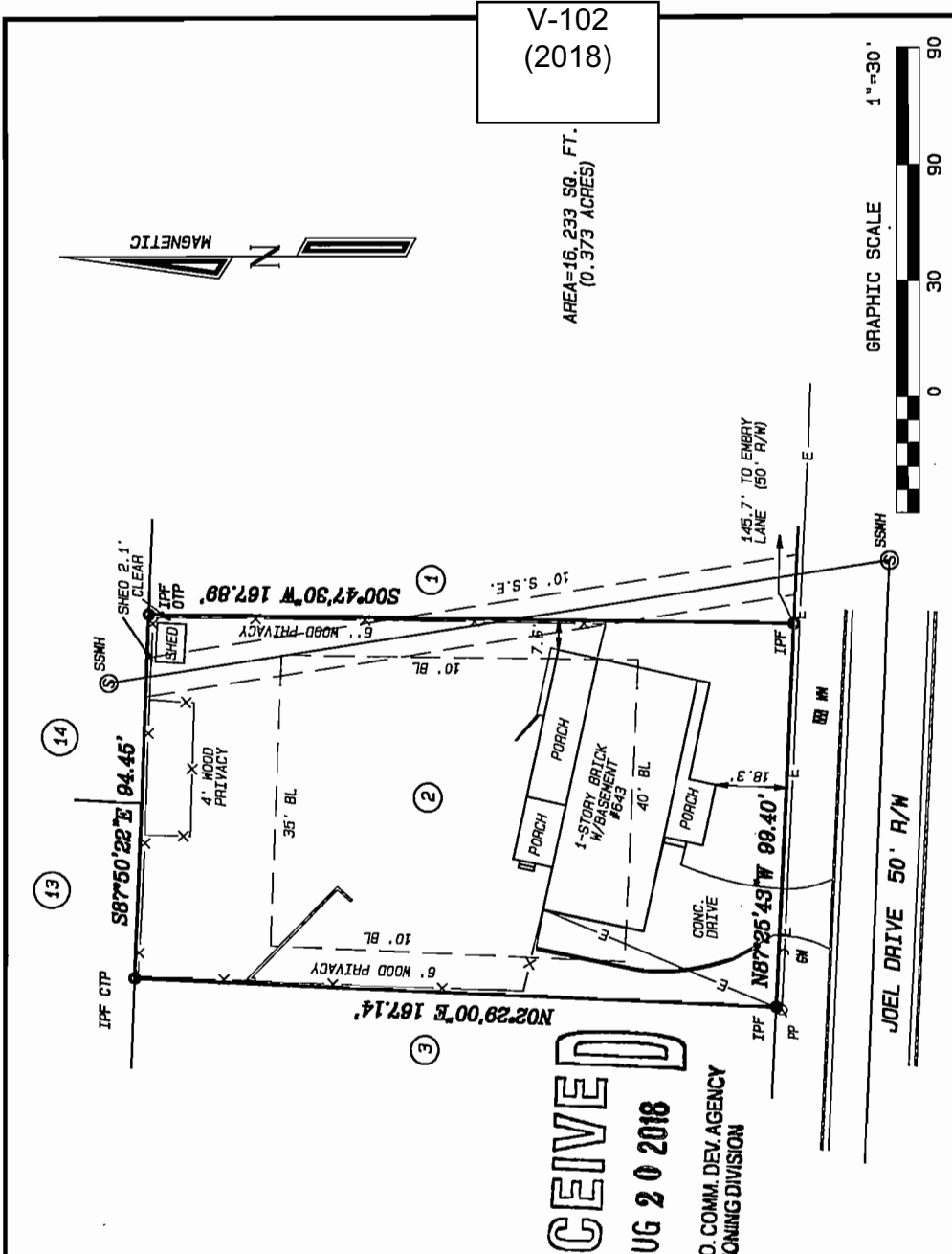
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 56,342 FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
2. THE SURVEY WAS TAKEN BY SERIES ROBOTIC STATION DATE: 08-15-2018.
3. I HAVE THIS DATE EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130052, PANEL 0041H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
4. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

**RECEIVED**  
 AUG 20 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**SURVEY REFERENCES:**

1. PLAT OF ADDISON HEIGHTS SUBDIVISION RECORDED IN PLAT BOOK 31, PAGE 76.

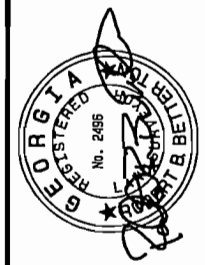
IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AND THE ETHICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



GRAPHIC SCALE 1"=30'  
0 30 60 90

JOEL DRIVE 50' R/W

REVISION RECORD	DATE	PURPOSE



**BETTERTON**  
**SURVEYING & DESIGN, INC.**  
 LAND SURVEYING/PLANNING  
 SUBDIVISION & COMMERCIAL SITE DESIGN  
 950 WEST SANDTOWN ROAD  
 MARLETTA, GEORGIA 30064  
 (678) 483-0242

DRAWN BY	RBB
CHECKED BY	RBB
DRAWING SCALE	1" = 30'
FILE NUMBER	6287.PRO
JOB NUMBER	6287

**VARIANCE PLAT**  
 LOT 2, BLOCK M, ADDISON HEIGHTS

LOCATED IN: LAND LOT 422  
 16TH DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA  
 DATE: 08-15-2018  
 PREPARED FOR:  
**ELISENIA RAMIREZ**

**APPLICANT:** Juana Zarco-Ramirez  
**PHONE:** 678-629-9516  
**REPRESENTATIVE:** Juana Zarco-Ramirez  
**PHONE:** 678-629-9516  
**TITLEHOLDER:** Juana Zarco Ramirez  
**PROPERTY LOCATION:** On the north side of Joel Drive, west of Embry Lane (643 Joel Drive).

**PETITION No.:** V-102  
**DATE OF HEARING:** 11-14-2018  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 422  
**DISTRICT:** 16  
**SIZE OF TRACT:** 0.37 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 18 feet; 2) waive the side setback from the required 10 feet to seven (7) feet adjacent to the east property line; 3) waive the side setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet adjacent to the east property line; and 4) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Juana Zarco-Ramirez      **PETITION No.:** V-102

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**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 4/23/18 for front porch and living space at the rear of the house.

**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/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 comment.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No Conflict

**SEWER:** 80 square foot shed is in sewer easement. If set on concrete foundation, the shed and concrete must be moved at least 2' from edge of SSE. If no foundation and shed is easily moved, it is considered "at-risk".

**APPLICANT:** Juana Zarco-Ramirez      **PETITION No.:** V-102

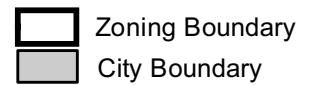
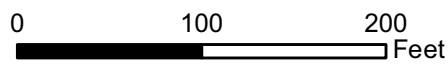
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**FIRE DEPARTMENT:** No comment.

# V-102 2018-GIS



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



RECEIVED  
AUG 20 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-102  
Hearing Date: 11-14-18

Applicant Juana Zarco-Ramirez Phone # 678-629-9516 E-mail Zarco5146@gmail.com  
Juana Zarco Ramirez Address 443 Joel Dr. Marietta, Ga 30066  
(representative's name, printed) (street, city, state and zip code)

Juana Zarco Ramirez Phone # 678-629-9516 E-mail Zarco5146@gmail.com  
(representative's signature)

My commission expires: 2-15-2021

Signed, sealed and delivered in presence of  
Ashley Henderson  
NOTARY PUBLIC  
MOND COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
FEBRUARY 15, 2021

Titleholder Juana Zarco Ramirez Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Signature Juana Zarco Ramirez Address: \_\_\_\_\_  
(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:  
Paul Hill  
Notary Public

Present Zoning of Property R-20

Location 443 Joel Dr. Marietta, Ga 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 422 District 16 Size of Tract \_\_\_\_\_ 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:

was unaware that needed permit to extend and add on front porch.

List type of variance requested: waive front setback requirement  
Reduce the front setback from 40' to 18.3'  
Reduce the side setback from 10' to 7.6'  
Reduce the setback for an accessory structure from 5' to 2.1'