

**LEGEND**

FF	IRON PIN FOUND	CLF	CONCRETE FOUNDATION
OT	OPEN TOP PIN	CHAL	OVERHEAD UTILITY LINE(S)
CP	COMP. TOP PIN	SMH	SEWER MAN HOLE
RS	REINFORCING BAR	MT	MAIL HOLE TELEPHONE
C	CENTERLINE	C3	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DM	DROP MANHOLE
L	LINE	LL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CP	COORDINATED METAL PIPE
C	CURVE	RCF	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	PUMP POLE	SE	SEWERY SEWER EASEMENT
SP	SERVICE POLE	SE	SEWER EASEMENT
CV	GAS VALVE	FR	FIRE HYDRANT
CM	GAS METER	WM	WATER METER
UP	UTILITY POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
B&C	MAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	POI	POINT OF INTERSECTION
M	MEASURED	DE	DEED
P	PLAT	DP	IRON PIN PLACED (1/2" REBAR)

**GENERAL NOTES**

1. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, DIAMETER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND/OR 0' UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY INDISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 6 - PAGE 152.
6. SUBJECT PROPERTY CURRENTLY ZONED "R-20" SINGLE-FAMILY RESIDENTIAL DISTRICT. BUILDING SETBACKS: FRONT: 35 FEET OR 40 FEET SIDE: 10 FEET REAR: 35 FEET
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS GIVEN TO ANY EASEMENTS, RESERVATIONS, POINTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

**PLAT CERTIFICATION NOTICE**

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

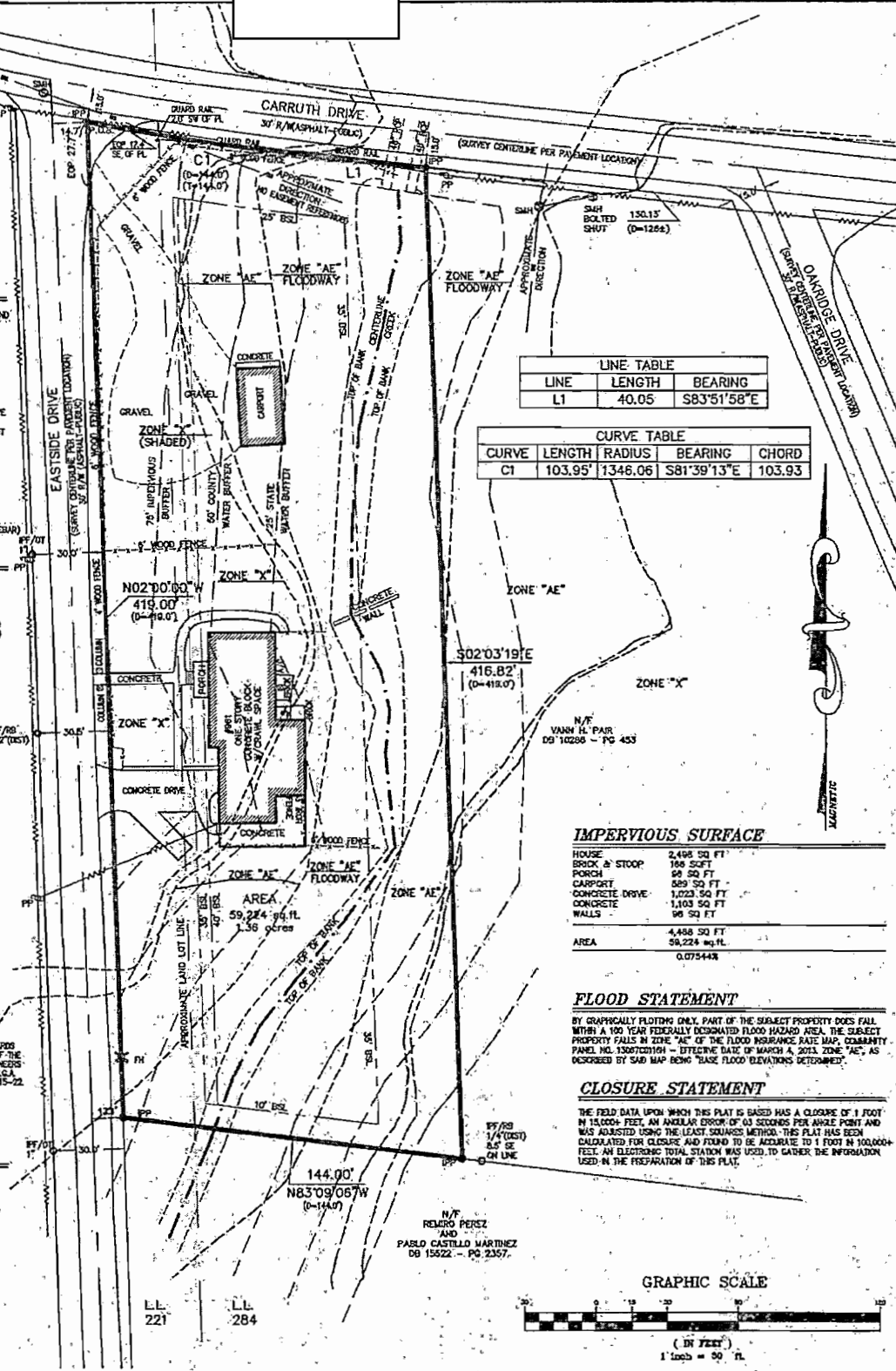
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 9-4-67, AUTHORITY O.C.G.A. SECS. 15-4-67, 15-4-14, 15-4-15, 15-4-16, 15-4-17, 15-4-18, 15-4-19, 15-4-20, 15-4-21, 15-4-22.

CERTIFICATE OF AUTHORIZATION NO. LSP000374

**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACTION 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 RECORDS 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 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 AS SET FORTH IN O.C.G.A. SECTION 15-4-67.

*[Signature]*  
P. STANLEY



**LINE TABLE**

LINE	LENGTH	BEARING
L1	40.05	S83°51'58"E

**CURVE TABLE**

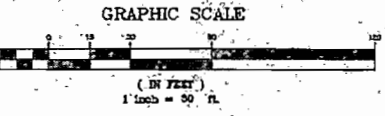
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	103.95'	1346.06	S81°39'13"E	103.93

**IMPERVIOUS SURFACE**

HOUSE	2,498 SQ. FT.
BRCK. & STOOD	168 SQ. FT.
PORCH	98 SQ. FT.
CARPET	589 SQ. FT.
CONCRETE DRIVE	1,023 SQ. FT.
CONCRETE	1,103 SQ. FT.
WALLS	96 SQ. FT.
AREA	4,488 SQ. FT.
	59,224 sq. ft.
	0.075448

**FLOOD STATEMENT**  
BY GRAPHICALLY FLOODING ONLY, PART OF THE SUBJECT PROPERTY DOES FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13057C0191 - EFFECTIVE DATE OF MARCH 4, 2013. ZONE "AE", AS DESCRIBED BY SAID MAP BEING "BASE FLOOD ELEVATIONS DETERMINED".

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 63 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.



	ABOVE THE GROUND PLAT PREPARED FOR: <b>LEONNEL NUÑEZ</b>	DATE: <b>08/22/18</b>	<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052
	LAND LOT: <b>221 &amp; 224</b> 17 DISTRICT    2 SECTION    COBB COUNTY, GEORGIA	SCALE: <b>1" = 30'</b>	
LOT:    BLOCK:    UNIT:	SUBDIVISION:	BY:    DATE:	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 EXPRESS RECONSTRUCTION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.
SURVEYOR:	DRAFTED:	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
PLOTTED:	DISC #:		
DEED BOOK 18054, PAGE 1209	APPROVED:		

**APPLICANT:** Leonel Nunez

**PETITION No.:** V-104

**PHONE:** 678-330-7708

**DATE OF HEARING:** 11-14-2018

**REPRESENTATIVE:** Leonel Nunez

**PRESENT ZONING:** R-20

**PHONE:** 678-330-7708

**LAND LOT(S):** 221, 284

**TITLEHOLDER:** Leonnell F. Nunez

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast corner of Carruth Drive and Eastside Drive (961 Eastside Drive).

**SIZE OF TRACT:** 1.36 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (approximately 396 square foot carport) to the side of the principal building; 2) allow an accessory structure (approximately 396 square foot carport) to be located closer to the side street right-of-way line than the principal building; and 3) allow parking and maneuvering of vehicles on a non-hardened and treated surface (gravel).

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

**BOARD OF APPEALS DECISION**

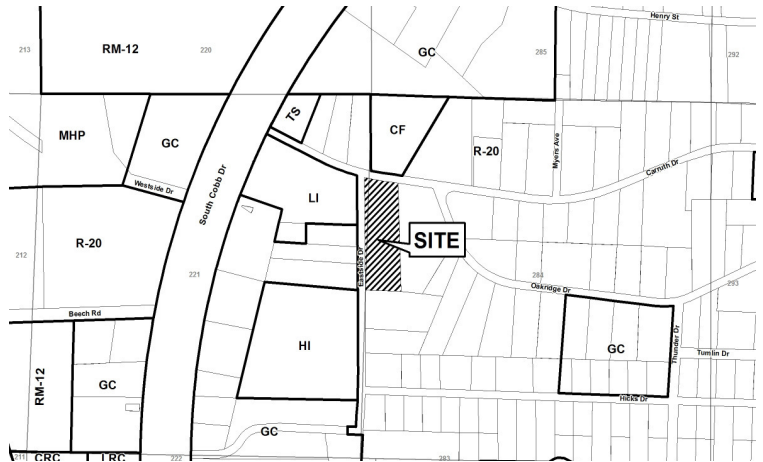
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Leonel Nunez **PETITION No.:** V-104

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**COMMENTS**

**TRAFFIC:** Recommend access for the carport be a minimum of 50' from the intersection of Carruth Drive at Eastside Drive.

**DEVELOPMENT & INSPECTIONS:** If variance is approved a permit & inspections are required.

**SITE PLAN REVIEW:** No comments

**STORMWATER MANAGEMENT:** This structure is located within the regulatory floodway, but within the 100-year floodplain. The carport may remain, but cannot be enclosed.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No Conflict

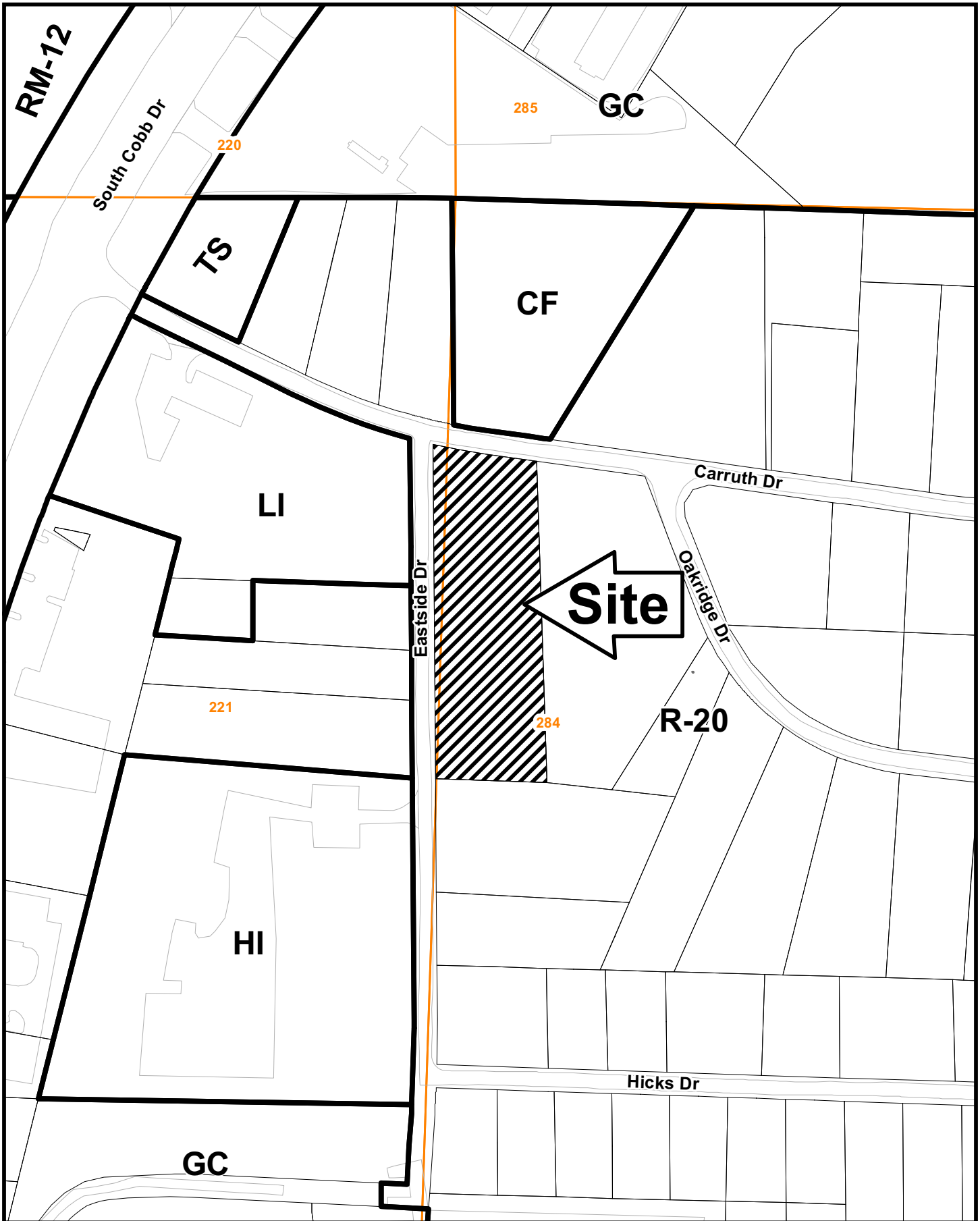
**SEWER:** No Conflict. Sewer easement on site (not shown). All structures have adequate setback from sewer easement.

**APPLICANT:** Leonel Nunez **PETITION No.:** V-104

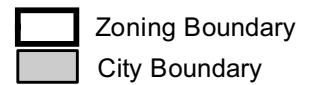
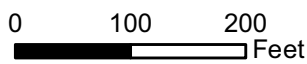
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**FIRE DEPARTMENT:** No comment.

# V-104 2018-GIS



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



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-104  
Hearing Date: 11/14/18

Applicant Leonel Nuñez Phone # 678-330-7708 E-mail lyl5004@gmail.com

LEONEL NUÑEZ Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Phone # \_\_\_\_\_  
(representative's signature)

My commission expires: 12/11/2020

ANNESHA BATES  
NOTARY PUBLIC  
COMMISSION EXPIRES  
DECEMBER 11, 2020  
Signed, sealed and delivered in presence of:  
Annesha Bates  
Notary Public

Titleholder Leonel Nuñez Phone # 678-330-7708 E-mail lyl5004@gmail.com

Signature \_\_\_\_\_  
(attach additional signatures, if needed) 15004 Rose Ct. Smyrna 30082  
(street, city, state and zip code)

My commission expires: 7-12-20  
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property Residential

Location 961 Eastside Dr. Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 221 E 284 District 17 Size of Tract 1.4 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Carport has to be on side of property because of creek (wetland) in back of property

List type of variance requested: shed carport