



AREA = 0.7833 ACRE  
8509 AUSTELL POWDER SPRINGS ROAD

FROM THE 1356720 L&L  
C&S  
C&S

DATE: 10-23-18 SCALE: 1" = 30'

**SURVEY FOR:**  
JOHNNY MERA

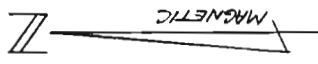
LOT	BLK.	UNIT
D 8	15480	15480
LAND LOT 1163	1206	1206
DISTRICT 7 <sup>TH</sup>	SECTION 2 <sup>ND</sup>	
COBBS	COUNTY, GEORGIA	
PLAT BOOK 70	PAGE 752	287
DATE 10-23-18	SCALE 1" = 30'	15F000548

**J.A. EVANS**  
SURVEYING CO. INC.  
POWDER SPRINGS, GEORGIA  
P.O. BOX 2000  
P.O. BOX 2000  
POWDER SPRINGS, GEORGIA 30126  
PH. 770-968-8800

**REVISED**

**RECEIVED**  
OCT 23 2018

COBBS CO. COMM. DEV. AGENCY  
ZONING DIVISION



SETBACK LINES PER HS ZONING  
TOTAL IMPROVED PARKING SPACES = 8 + 2 HANGAR SPACES  
TYPICAL PARKING SPACE = 8.5' x 15'

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

This survey was prepared in conformity with The Professional Standards for Professional Surveyors in Georgia, promulgated by the Board of Professional Surveyors of the State of Georgia, and the Professional Standards of the International Board of Standards and Practices for Certified Professional Surveyors, Inc. (IBPS), 1994-2007.

**APPLICANT:** Johnny R. Mera

**PETITION No.:** V-124

**PHONE:** 770-374-2782

**DATE OF HEARING:** 12-12-2018

**REPRESENTATIVE:** Johnny R. Mera

**PRESENT ZONING:** NS

**PHONE:** 770-374-2782

**LAND LOT(S):** 1163, 1206

**TITLEHOLDER:** Johnny Mera

**DISTRICT:** 19

**PROPERTY LOCATION:** On the east side of Austell  
Powder Springs Road, south of Oak Street  
(5099 Austell Powder Springs Road).

**SIZE OF TRACT:** 0.74 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Reduce the minimum number of parking spaces from the required 20 to eight (8).

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

**BOARD OF APPEALS DECISION**

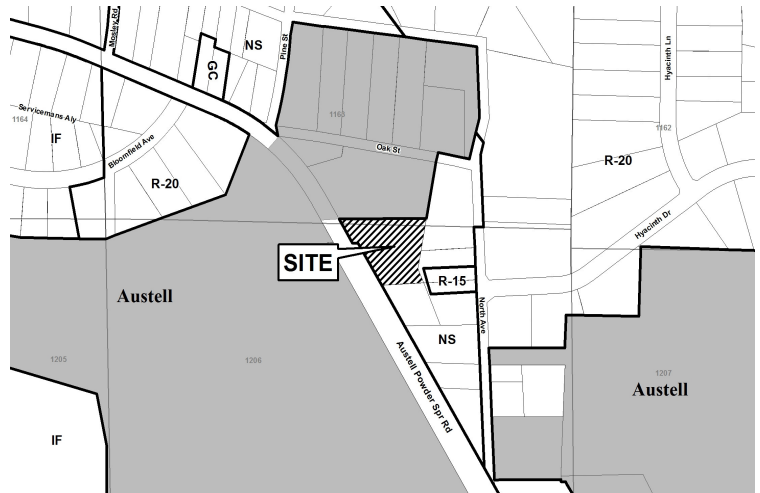
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



**APPLICANT:** Johnny R. Mera

**PETITION No.:** V-124

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**COMMENTS**

**TRAFFIC:** Recommend the driveway on Austell Powder Springs Road be widened to a minimum of 24' to accommodate two-way traffic.

Recommend one commercial driveway on Austell Powder Springs Road to be installed per Section 402.08, Non-Residential Driveways, of the Cobb County Development Standards.

Recommend no parking in the right-of-way.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** Austell service area.

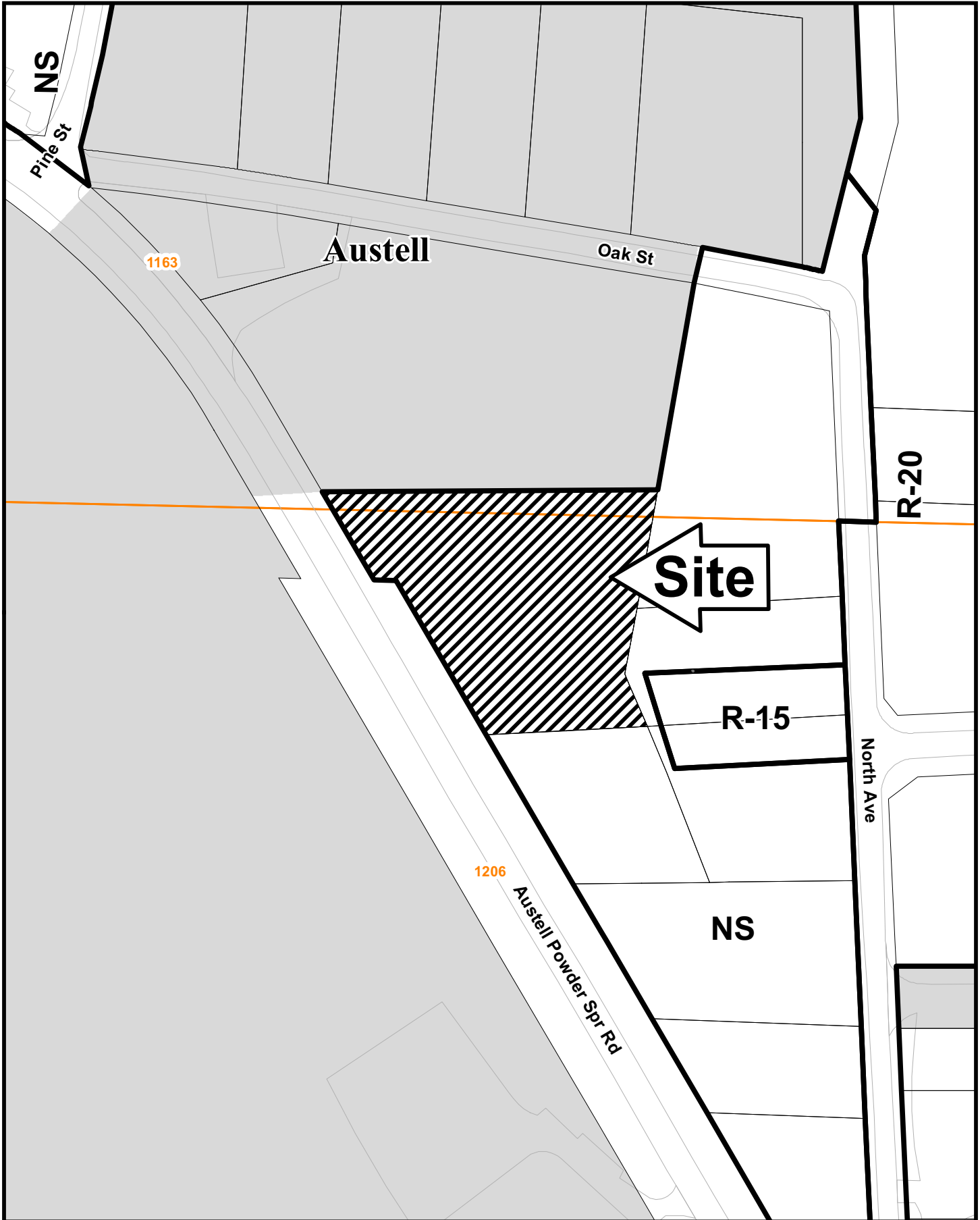
**SEWER:** Austell service area.

**APPLICANT:** Johnny R. Mera                      **PETITION No.:** V-124

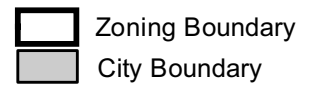
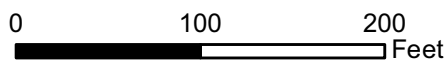
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**FIRE DEPARTMENT:** No comment based on the presumption that the garage/accessory structure is not occupied. Use of the accessory structure will require the drive to be widened to 20-ft.

# V-124 2018-GIS



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



RECEIVED  
OCT 11 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-124  
Hearing Date: 12-12-18

Applicant Johnny R. Mera Phone # 7703742782 E-mail piomontuto@gmail.com

Johnny R. Mera Address 5099 Austell Powder Springs Rd. Austell, GA 30106  
(representative's name, printed) (street, city, state and zip code)

Johnny R. Mera Phone # 770-374-2782 E-mail piomontuto@gmail.com  
(representative's signature)

My commission expires: March 27, 2021  
Signed, sealed and delivered in presence of: Chelsey Helt  
Notary Public

Titleholder Johnny R. Mera Phone # 770-374-2782 E-mail piomontuto@gmail.com

Signature Johnny R. Mera Address: 5099 Austell Powder Springs Rd. Austell, GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 27, 2021  
Signed, sealed and delivered in presence of: Chelsey Helt  
Notary Public

Present Zoning of Property NS

Location 5099 Austell Powder Springs Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1163+1206 District 19th Size of Tract 0.7353 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).

\* it will disturb the land scaping  
keep from destroying 100 year old trees.

List type of variance requested: 20 parking spaces to be minimized  
to eight spaces.