

V-55  
(2009)

LEGEND

- x-x- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- BC = Back of Curb
- C/L = Centerline
- CL = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- ~ ~ ~ = Power Line

APR 30 2009

PLANNING DIVISION

WHISPERING PINES ROAD

OLD POWDERSPRINGS ROAD 50' R/W

Sidewalk

S 78°03'00" E  
90.00 FT  
183.0' along the R/W of Old Powder Springs Road to the intersection of Pisgah Road (50'R/W)

ASPHALT DRIVE  
N 01°35'21" E  
200.00 FT  
123.82'  
199.10 FT  
S 00°40'00" E  
15.72'  
50' BUILDING LINE  
Now or Formerly  
847 OLD POWDERSPRINGS RD.  
KIMBERLY D. & MCCIER M. GUTERREZ  
PIN: 18007900190

36.44'  
I-STORY FRAME #857  
ASPHALT  
BRICK RET. WALL  
20.33'  
6

IPF  
IPF  
90.00 FT  
N 78°40'01" W  
13.16'  
5

Now or Formerly  
5920 PISGAH ROAD  
REBECCA A. SHARP  
PIN: 18007900310

4  
Now or Formerly  
5920 PISGAH ROAD  
REBECCA A. SHARP  
PIN: 18007900310

SUBDIVISION LINE



Job #: 011808

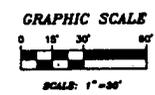
All iron pins are 1/2" Rebar unless otherwise noted.  
Equipment used: Topcon GTS Total Station  
The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.  
This plat has been calculated for closure and is found accurate within one foot in 215,486 feet.  
This plat subject to all easements public and private.

Boundary Survey for:  
**JAIME CAMARENA**  
857 OLD POWDERSPRINGS ROAD  
Land Lot 79, 18th District  
MABLETON, 30126  
Cobb County, Georgia  
PIN: 18007900180

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.  
According to F.I.R.M. Community Panel # 13067C0212G, dated December 16, 2008 this property is not located in an area having special flood hazards.

Computed by: RSNutt  
Drawn by: RSNutt  
Checked by: KLNutt

Party Chief: KLNutt  
Date Surveyed: 11/25/2008  
Date Drawn: 12/02/2008



17/11/2008 12:58:27 PM J. PEG. ERI. M.H.

**APPLICANT:** Jaime Camarena **PETITION NO.:** V-55  
**PHONE:** 770-616-5328 **DATE OF HEARING:** 07-08-09  
**REPRESENTATIVE:** Jaime Camarena **PRESENT ZONING:** R-20  
**PHONE:** 770-616-5328 **LAND LOT(S):** 79  
**PROPERTY LOCATION:** Located on the south side of **DISTRICT:** 18  
Old Powder Springs Road, west of Pisgah Road **SIZE OF TRACT:** 0.41 acre  
(857 Old Powder Springs Road). **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 27 feet (existing).

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** Permit 09-00021 was issued for an interior renovation. Inspector issued violation when portion of structure was demolished and being rebuilt. Owner was required to seek revision of permit and is required to seek a variance. Permit will need to be corrected to reflect actual scope of work if variance is approved. If this variance request is approved, a plat must be recorded reflecting the revised setback. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

**STORMWATER MANAGEMENT:** No significant stormwater management impacts anticipated.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

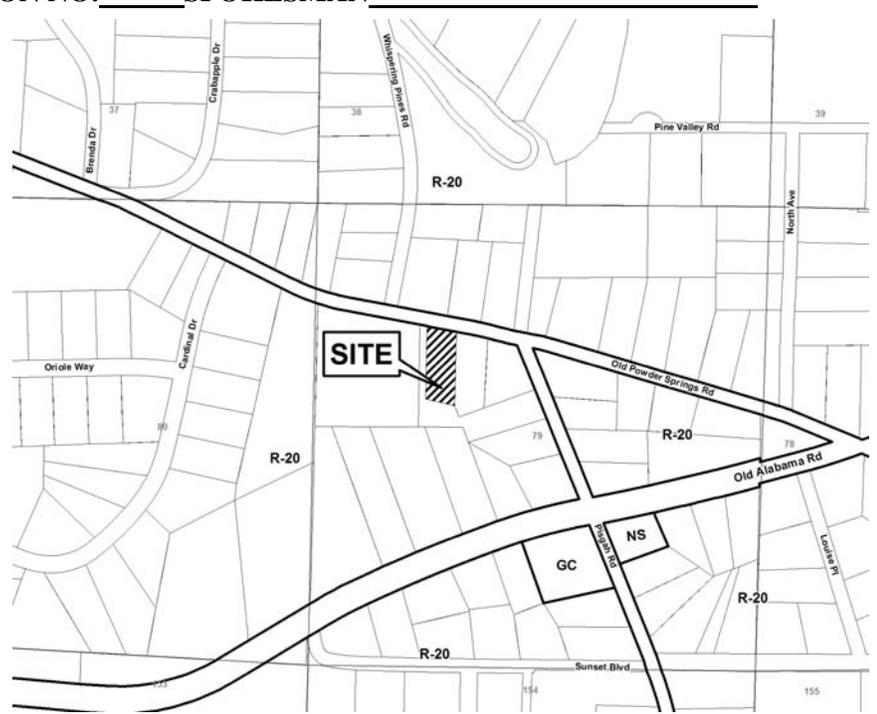
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

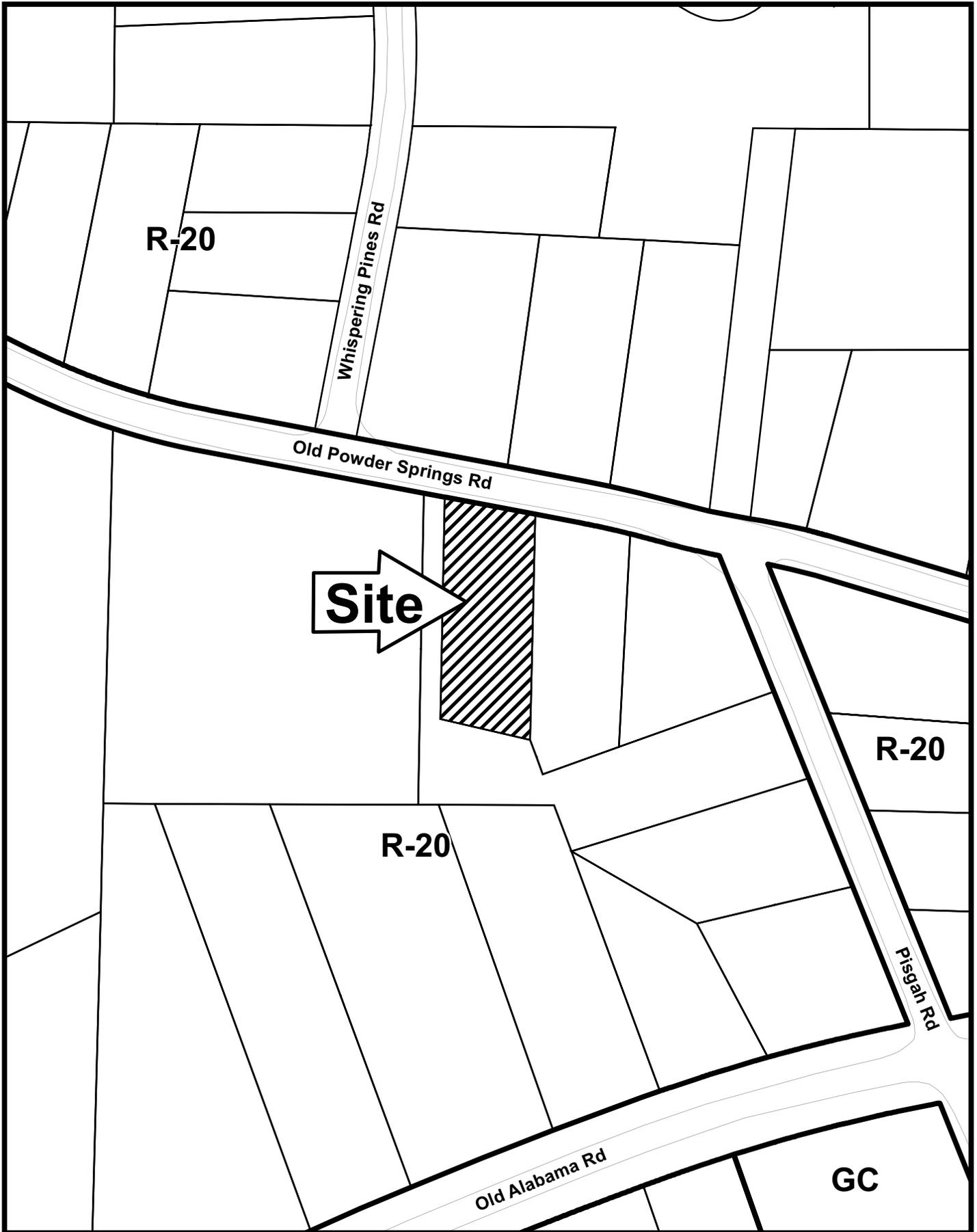
**SEWER:** No conflict

**OPPOSITION:** NO. OPPOSED          **PETITION NO.**          **SPOKESMAN**         

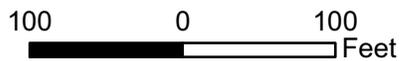
**BOARD OF APPEALS DECISION**  
**APPROVED**          **MOTION BY**           
**REJECTED**          **SECONDED**           
**HELD**          **CARRIED**           
**STIPULATIONS:**           
          
        



# V-55



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



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

RECEIVED  
APR 30 2009  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
V-55  
7-8-09

(type or print clearly)

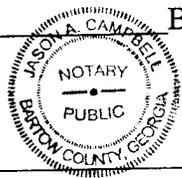
Application No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Applicant JAIME CAMARENA Business Phone (770) 616-5328 Home Phone \_\_\_\_\_

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

Jaime Camarena  
(representative's signature)



Business Phone (770) 616-5328 Cell Phone \_\_\_\_\_

My commission expires: 1

My Commission Expires  
October 31, 2011

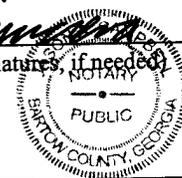
Signed, sealed and delivered in presence of:

Jasola Campbell

Notary Public

Titleholder JAIME CAMARENA Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Jaime Camarena Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 1

My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:

Jasola Campbell

Notary Public

Present Zoning of Property R-20

Location 857 Old Pander Springs Rd., Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 79 District 1 18 Size of Tract 1 .41 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 \_\_\_\_\_

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.

1 The structure in question was grandfathered in. IT has been rebuilt new. Within the same measurements toward the back property line.

List type of variance requested: WAIVE THE REAR SETBACK FROM REQUIRED 35 FT TO 27 FT