

**SURVEY**

V-6 (2014)

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



Know what's below.  
Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

FOR THE EXCLUSIVE USE OF THE NAMED HEREON. THIS PLAT IS THE PROPERTY OF THE SURVEYOR. NO RE-CERTIFICATION OF THIS PLAT IS REQUIRED FOR THE PERSON, PERSONS OR ENTITY.

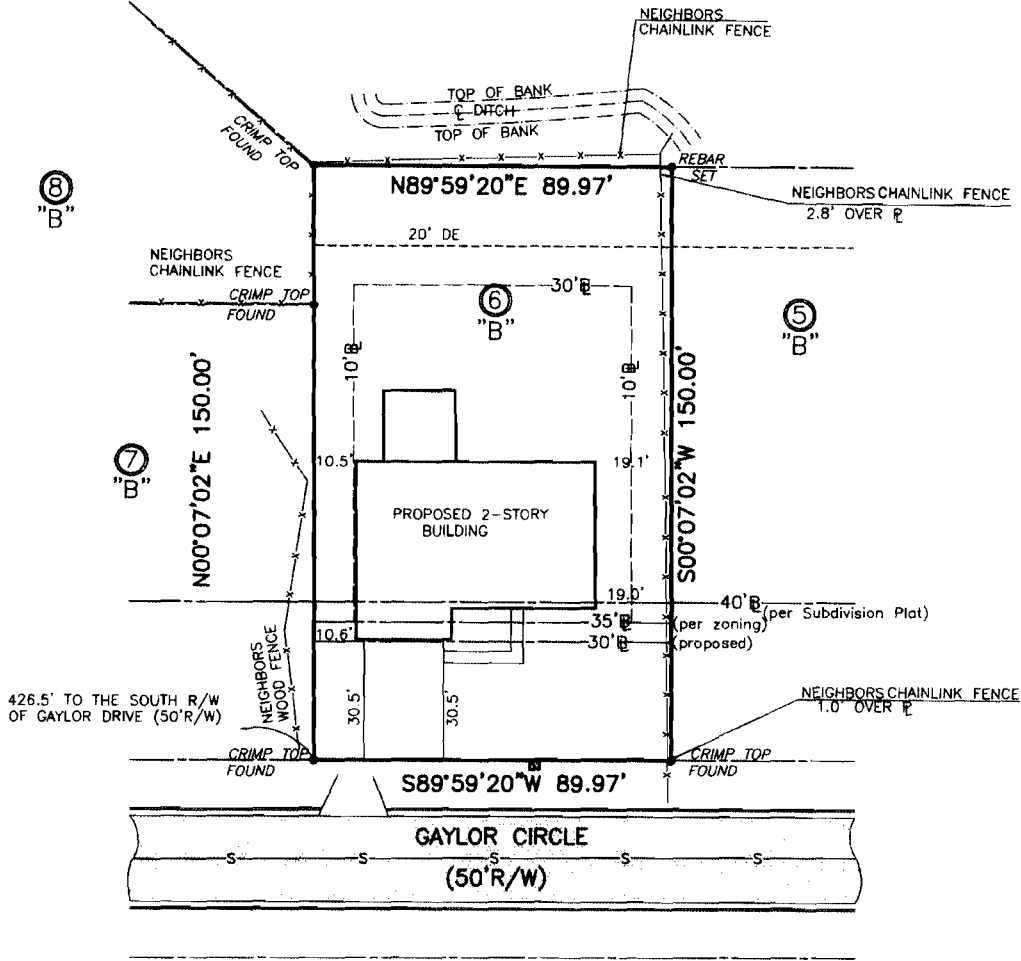
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

- 4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 7. THIS PLAT NOT INTENDED FOR RECORDING.

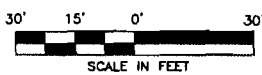
COBB COUNTY, GEORGIA  
NOV 12 PM 2:10  
COBB COUNTY ZONING DIVISION

**REFERENCE MATERIAL**

- 1. DEED UNDER POWER IN FAVOR OF STATE BANK AND TRUST COMPANY DEED BOOK 15088 PAGE 4732-4739 COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 0.309± ACRES  
OR 13,497± SQ.FT.  
1559 GAYLOR CIRCLE S.E.  
SMYRNA, GEORGIA

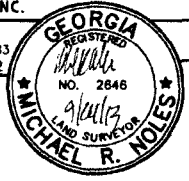


**McLUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Nales  
Georgia RLS #2846  
Member SAMSOG  
JOB#235071-sp

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PP POWER POLE
- LP LIGHT POLE
- PM POWER METER
- PO POWER BOX
- AC AIR CONDITION
- TE TELEPHONE BOX
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- JB JUNCTION BOX
- DI DROP INLET
- SS SANITARY SEWER MANHOLE

PROPOSED HOUSE LOCATION FOR  
**MATT HARRIS**

**LOT 6 BLOCK "B"**  
**WADE ELLIS SUBDIVISION EXTENSION NO.2**

LAND LOT 605  
DISTRICT 17TH. 2ND SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 9-24-13  
FIELD: 9-24-13 SCALE: 1"=30'

PB 23  
PG 84

**APPLICANT:** Matthew Harris

**PETITION No.:** V-6

**PHONE:** 404-295-1605

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Parks F. Huff, Esq.

**PRESENT ZONING:** R-15

**PHONE:** 770-422-7016

**LAND LOT(S):** 605

**TITLEHOLDER:** Matthew C. Harris and Rachel L. Harris

**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of Gaylor Circle, west of Gaylor Street (1559 Gaylor Circle).

**SIZE OF TRACT:** 0.31 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

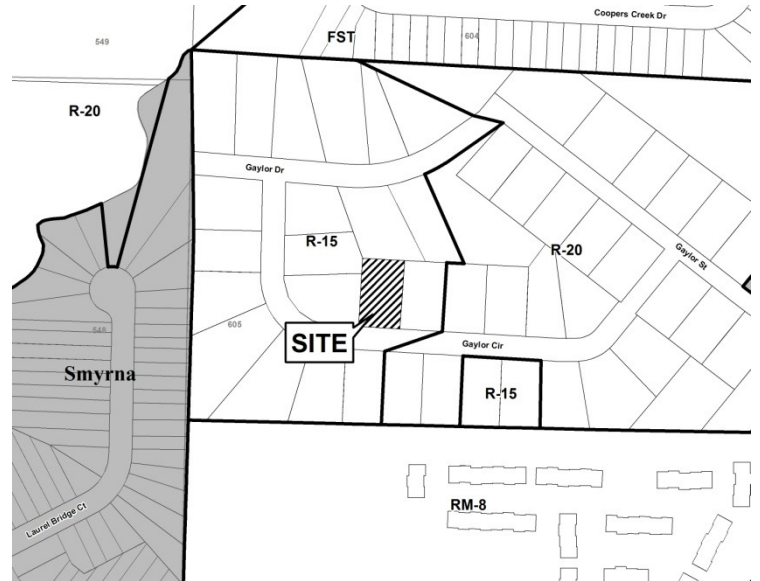
REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**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 showing all improvements on the lot 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:** This lot slopes steeply to the rear. The proposed reduced front setback would help limit grading on the parcel as well as reduce the impervious impact of the driveway.

**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.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

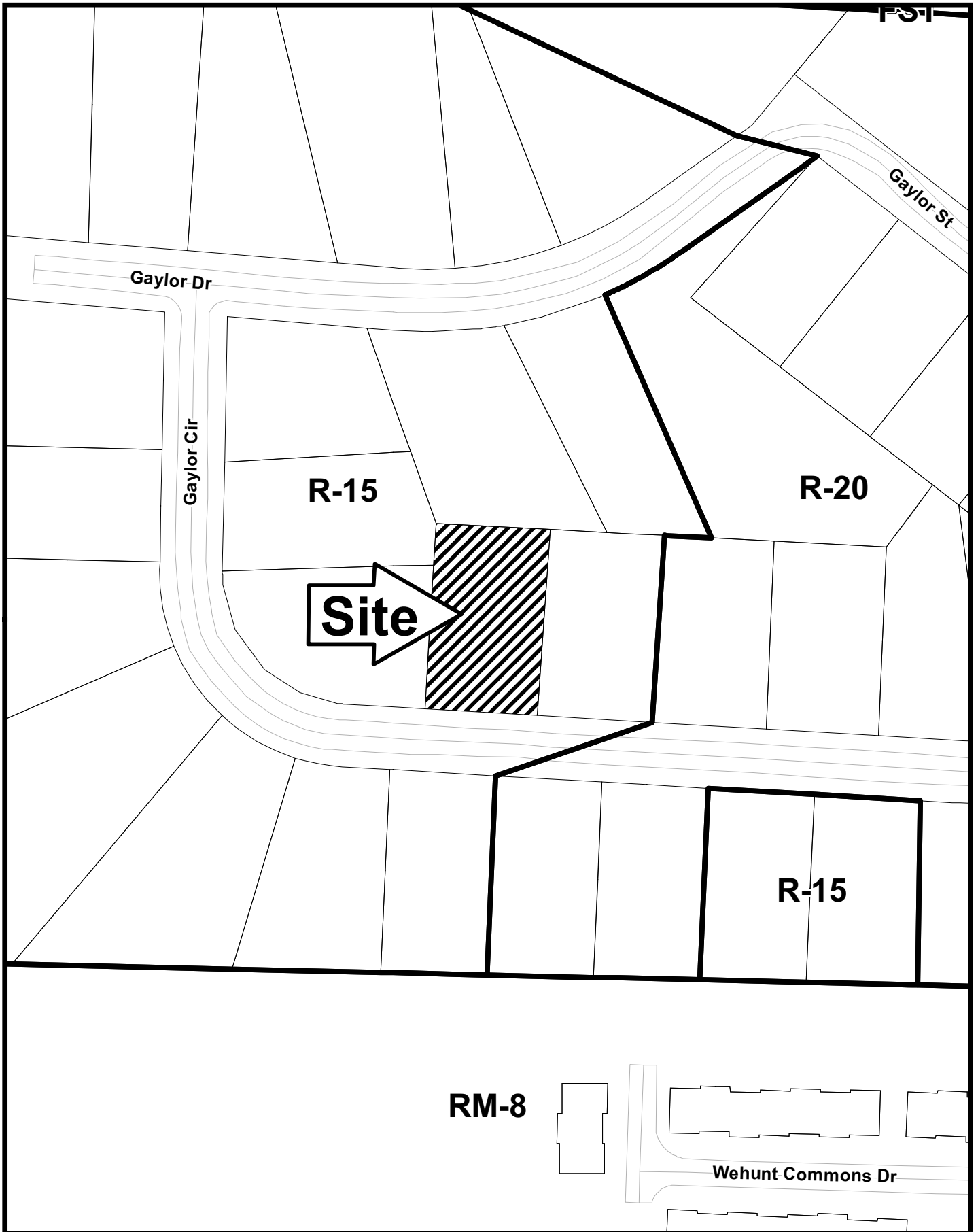
**SEWER:** No conflict.

**APPLICANT:** Matthew Harris **PETITION No.:** V-6

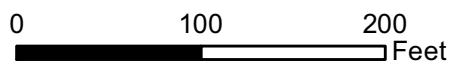
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-6



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

2013 NOV 12 PM 2:09

## Cobb County

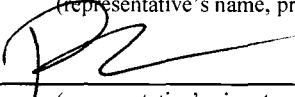
COBB COUNTY ZONING DIVISION

(type or print clearly)

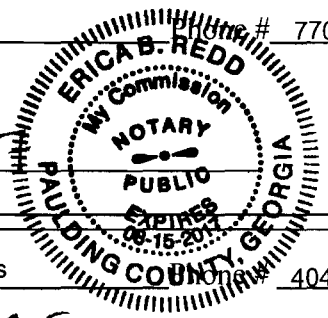
Application No. v-6  
Hearing Date: 1-8-14

Applicant Matthew Harris Phone # 404-295-1605 E-mail Matt.Harris@yahoo.com

Parks F. Huff, Esq. Address 376 Powder Springs Street, Suite 100, Marietta, Georgia, 30064  
(representative's name, printed) (street, city, state and zip code)

 Phone # 770-422-7016 E-mail phuff@samslarkinbuff.com  
(representative's signature)

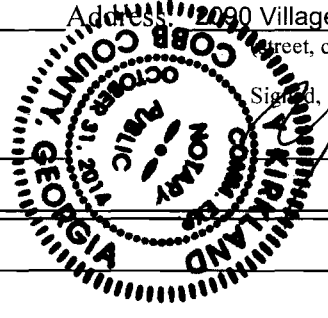
My commission expires: 8-15-17 Signed, sealed and delivered in presence of:  
Erica B. Redd Notary Public



Titleholder Matthew C. Harris Phone # 404-295-1605 E-mail Matt.Harris@yahoo.com

Signature  Address 2090 Village Station Crossing, Smyrna, Georgia, 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10-31-14 Signed, sealed and delivered in presence of:  
 Notary Public



Present Zoning of Property R-15

Location 1559 Gaylor Circle  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 605 District 17th Size of Tract 13,497 Sq. Ft. ~~Acres~~

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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The subject property is smaller than 15,000 square feet and has topography dropping from the front to the back. The applicant seeks variances to accommodate smaller lot size and the topography allowed for the construction of a new home for the applicant on the subject property.

List type of variance requested: 1.) Variance Sec. 134-198 (4)(a) reduce the minimum lot size from 15,000 square feet to 13,000 square feet for the existing lot. 2.) Variance Sec. 134 -198(4)(d) To reduce the front set back from 35 feet to 30 feet.