

SURVEY NOTES

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 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.



Surveyor's Seal
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.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR PERSONS OR ENTITIES NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.

4. 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. THIS PLAT HAS BEEN ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 10,000+ FEET. LINEAR ANGLE MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLE FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.

V-38
(2015)

TOTAL AREA- 0.327± ACRES
OR 14,252± SQ.FT.

1517 GAYLOR CIRCLE
SMYRNA, GEORGIA

PROPOSED SITE PLAN FOR
LATASHA BOND

LOT 8, BLOCK "B"
WADE ELLIS SUBDIVISION
EXTENSION NO.2

LAND LOT 805
DISTRICT 17TH.
COBB COUNTY
GEORGIA

PG 23
PG 24
PG 25

SECTION 2ND
PLAT PREPARED: 6-23-14
FIELD: 6-20-14 SCALE: 1"=30'

REFERENCE MATERIAL

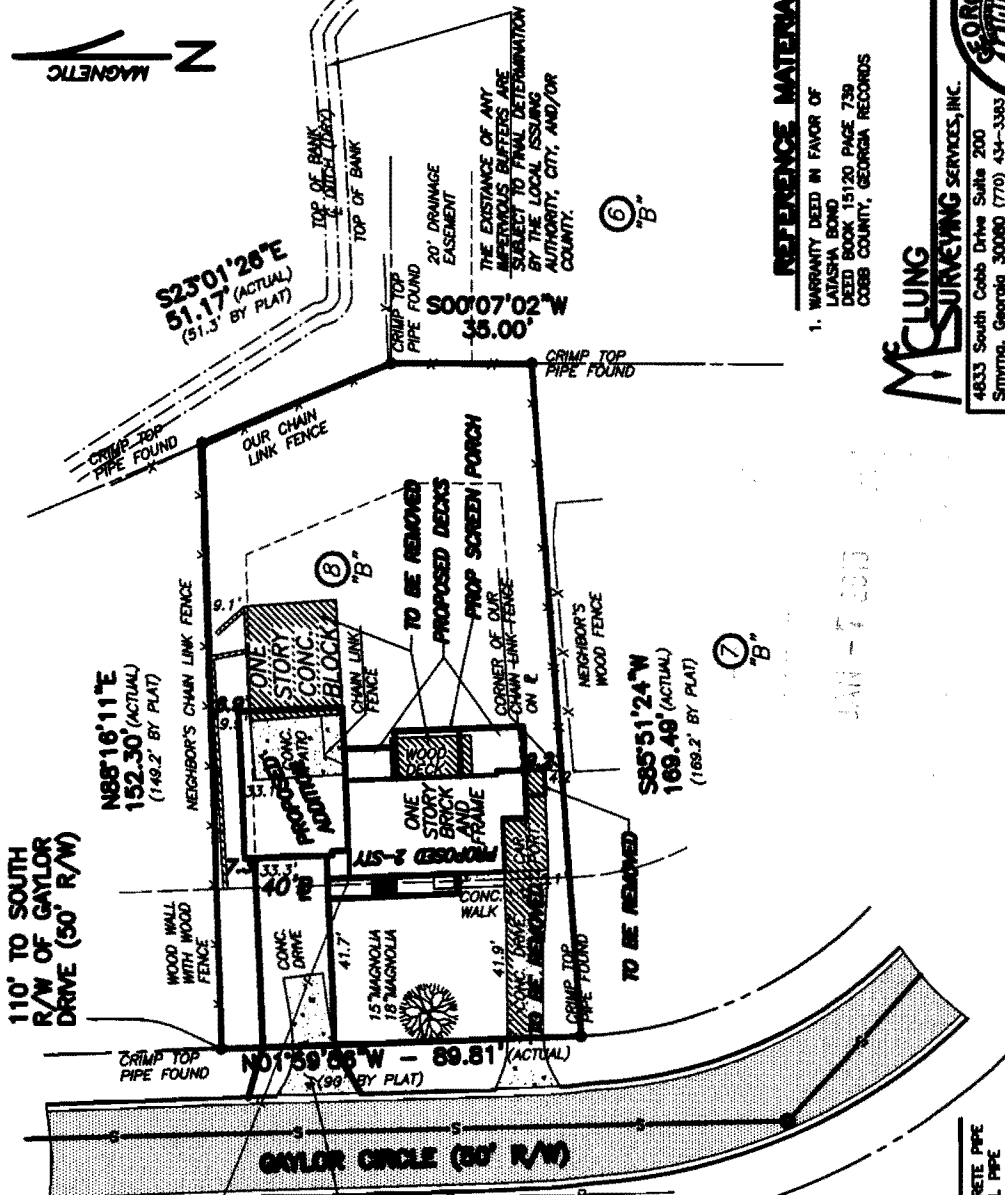
1. WARRANTY DEED IN FAVOR OF LATASHA BOND DEED BOOK 15120 PAGE 739 COBB COUNTY, GEORGIA RECORDS

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF0007932

This property is not located in a Federal Flood Hazard 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. Niles
Georgia RLS #2846
Member SAMSOC
JOB#2398332-8p



LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION BOX
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE



No.	Revision	Date

APPLICANT: LaTasha Bond

PETITION No.: V-38

PHONE: 954-319-5644

DATE OF HEARING: 03-11-2015

REPRESENTATIVE: LaTasha Bond

PRESENT ZONING: R-15

PHONE: 954-319-5644

LAND LOT(S): 605

TITLEHOLDER: LaTasha Bond

DISTRICT: 17

PROPERTY LOCATION: On the east side of Gaylor Circle, south of Gaylor Drive (1517 Gaylor Circle).

SIZE OF TRACT: 0.33 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setbacks from the required 10 feet to 6 feet adjacent to the northern property line and to 8 feet adjacent to the southern property line.

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

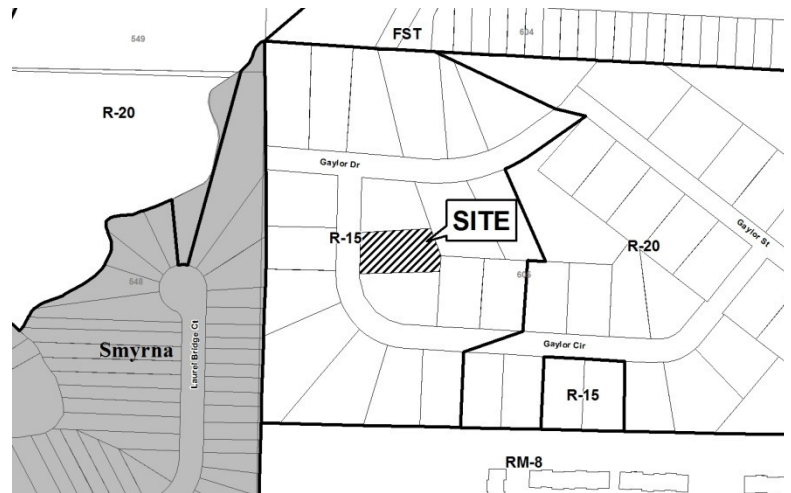
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: LaTasha Bond **PETITION No.:** V-38

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: Gutters and downspouts for new garage addition must discharge down driveway to street and not across property line into neighboring yard.

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.

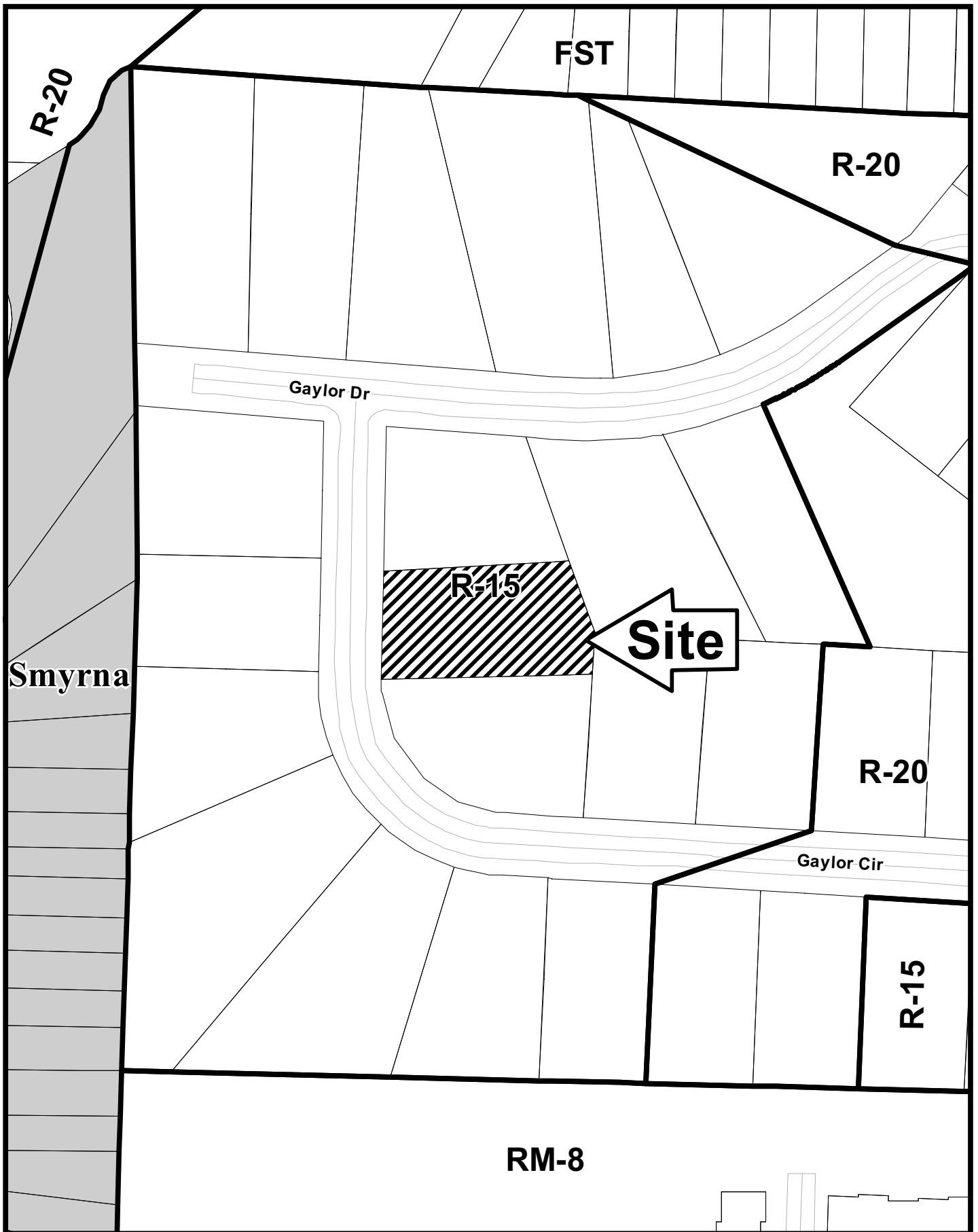
WATER: No conflict.

SEWER: No conflict.

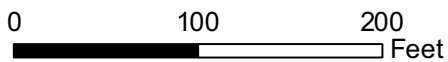
APPLICANT: LaTasha Bond **PETITION No.:** V-38



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.

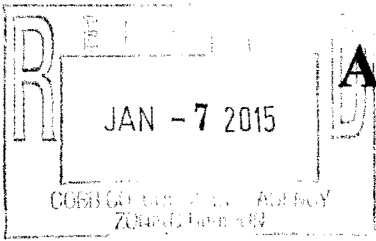
V-38



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



-  City Boundary
-  Zoning Boundary



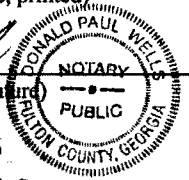
Application for Variance Cobb County

(type or print clearly)

Application No. V-38
Hearing Date: 3-11-15

Applicant LaTasha Bond Phone # 954-319-5644 E-mail Lmarie_bond@hotmail.com
LaTasha Bond Address 1517 Gaylor Circle SE Smyrna GA 30082
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

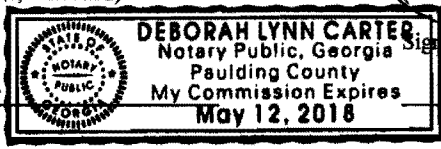


Phone # 954-319-5644 E-mail Lmarie_bond@hotmail.com

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: My Commission Expires March 24, 2017

Titleholder LaTasha M Bond Phone # 954 319 5644 E-mail Lmarie_bond@hotmail.com
Signature [Signature] Address: 1517 Gaylor Circle SE Smyrna GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: May 12 2018

Present Zoning of Property R-15

Location 1517 Gaylor Circle SE Smyrna GA 30082
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 605 District 17 Size of Tract .327 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I currently have a one-car carport that extends into southern side yard. Without the variance, we would not be able to build our two car garage. The other variance is to extend the home in area which carport now resides. Without variance approval, ~~proceeding~~ I could not enhance the home to the level of newly constructed homes on street.

List type of variance requested: We are requesting a reduction in side yard from 10' to 9'2" to allow for the 2 story addition. We are removing existing carport & driveway which currently extends to 5.8' into the setback. On north, requesting a deduction from 10' to 7.3' in front, narrowing 6.9' in rear for garage. Demolishing existing structure.