

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES ARE SHOWN AS DOTTED LINES. ABOVE GROUND UTILITIES AS BROWN HATCHED ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. UTILITIES NOT SHOWN ARE NOT SHOWN BECAUSE NO ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO LIABILITY IS ASSUMED FOR UTILITIES NOT SHOWN. CLIENTS ARE REQUESTED TO LOCATE BURIED UTILITIES BEFORE CONSTRUCTION. PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EXISTING RECORDS, ENCUMBRANCES, RESTRICTIONS, EASEMENTS, TITLE DEFECTS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY REVEAL.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS WHOSE INTERESTS ARE SHOWN HEREON AND DOES NOT EXTEND TO ANY UNLIMITED PERSONS, FIRMS OR ENTITIES WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR. MAJOR EACH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AND UNDER THE SUPERVISION OF THE SURVEYOR. THIS PLAT HAS BEEN CALCULATED FOR ACCURACY AND IS BEING OFFERED AS A PROFESSIONAL SERVICE. IT IS TO BE ACCURATE WITHIN ONE FOOT IN LENGTH. THIS IS THE CASE FOR ALL SURVEYS OF THIS TYPE OBTAINED BY USING A TOTAL STATION.
5. BEARING SIGHTS WERE CORRECTED FROM MAGNETIC TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

**LEGEND**

—	DEMOTES BUILDING LINE
---	DEMOTES PROPERTY LINE
---	DEMOTES EASEMENT
---	DEMOTES CONCRETE DRIVE
---	DEMOTES CONCRETE WALKWAY
---	DEMOTES BACK OF CURB
---	DEMOTES TOP OF DRIVE
---	DEMOTES TOP OF WALL
---	DEMOTES REINFORCED CONCRETE PIPE
---	DEMOTES CORRUGATED METAL PIPE
---	DEMOTES LIGHT POLE
---	DEMOTES DVA WIRE
---	DEMOTES POWER METER
---	DEMOTES POWER BOX
---	DEMOTES TELEPHONE BOX
---	DEMOTES GAS METER
---	DEMOTES GAS LINE MANAGER
---	DEMOTES WATER METER
---	DEMOTES FIRE HYDRANT
---	DEMOTES MONITORING WELL
---	DEMOTES JUNCTION BOX
---	DEMOTES DROP INLET
---	DEMOTES SANITARY SEWER MANHOLE
---	DEMOTES CLEAN OUT

**REVISED**  
9/12/16

**REFERENCE MATERIAL**

1. WARRANTY NEEDED IN FAVOR OF  
EVARETT L. MCGILL  
C/O ROOM 14120 PARK 2010  
CLUB COUNTY, GEORGIA RECORDS



**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-1100  
Corporate or Administrative (478)6001022



The property is not located in a Flood Hazard Area as indicated by F.I.U.M. Ordinance Flood Hazard Maps.  
In my opinion this plat is a correct representation of the land parcels.  
Michael Z. Hoover  
Georgia PLS #22648  
Member SACS500  
JOB# 241973

TOTAL AREA = 0.392± ACRES  
OR 17,082± SQ.FT.

SURVEY FOR  
TODD S. MAGILL  
1735 DARWIN ROAD  
SMYRNA, GEORGIA

LOT 6, RELOCATED  
LOTS NO. 9, 9, 10, 11 AND 12  
J.H. TAYLOR SUBDIVISION  
LAND LOT 370 SECTION 2ND  
DISTRICT 17TH COBB COUNTY  
GEORGIA  
PLAT PREPARED: 4-23-16  
FIELD: 4-20-16 SCALE: 1"=20'

No.	Revision	Date
1		

C&B-SS

**APPLICANT:** Todd S. Magill  
**PHONE:** 678-388-9186  
**REPRESENTATIVE:** Todd S. Magill  
**PHONE:** 678-388-9186  
**TITLEHOLDER:** Todd Magill  
**PROPERTY LOCATION:** On the east side of Darwin Road, north of Taylor Drive (1765 Darwin Road).

**PETITION No.:** V-164  
**DATE OF HEARING:** 11-9-2016  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 370  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.39 acres  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 5 feet adjacent to the southern property line; 2) waive the setback for an accessory structure over 650 square feet (approximately 756 square foot one story brick building) from the required 100 feet to eight (8) feet adjacent to the northern property line, 35 feet adjacent to the southern property line, and 87 feet adjacent to the eastern property line; 3) waive the rear setback for an accessory structure under 650 square feet (approximately 240 square foot one story metal building) from the required 35 feet to five (5) feet; and 4) waive the rear setback for an accessory structure under 650 square feet (proposed 480 square foot carport/workshop) from the required 35 feet to 10 feet.

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

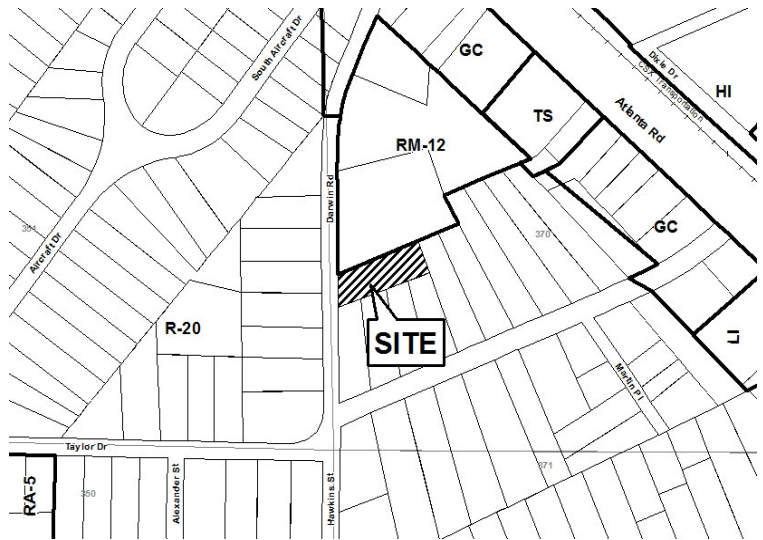
**BOARD OF APPEALS DECISION**

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

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

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

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



**APPLICANT:** Todd S. Magill

**PETITION No.:** V-164

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**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 along with any approved setback reductions, 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:** No adverse stormwater management impacts observed or are 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 for V-147 –V-165.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment

**WATER:** No conflict

**SEWER:** No conflict

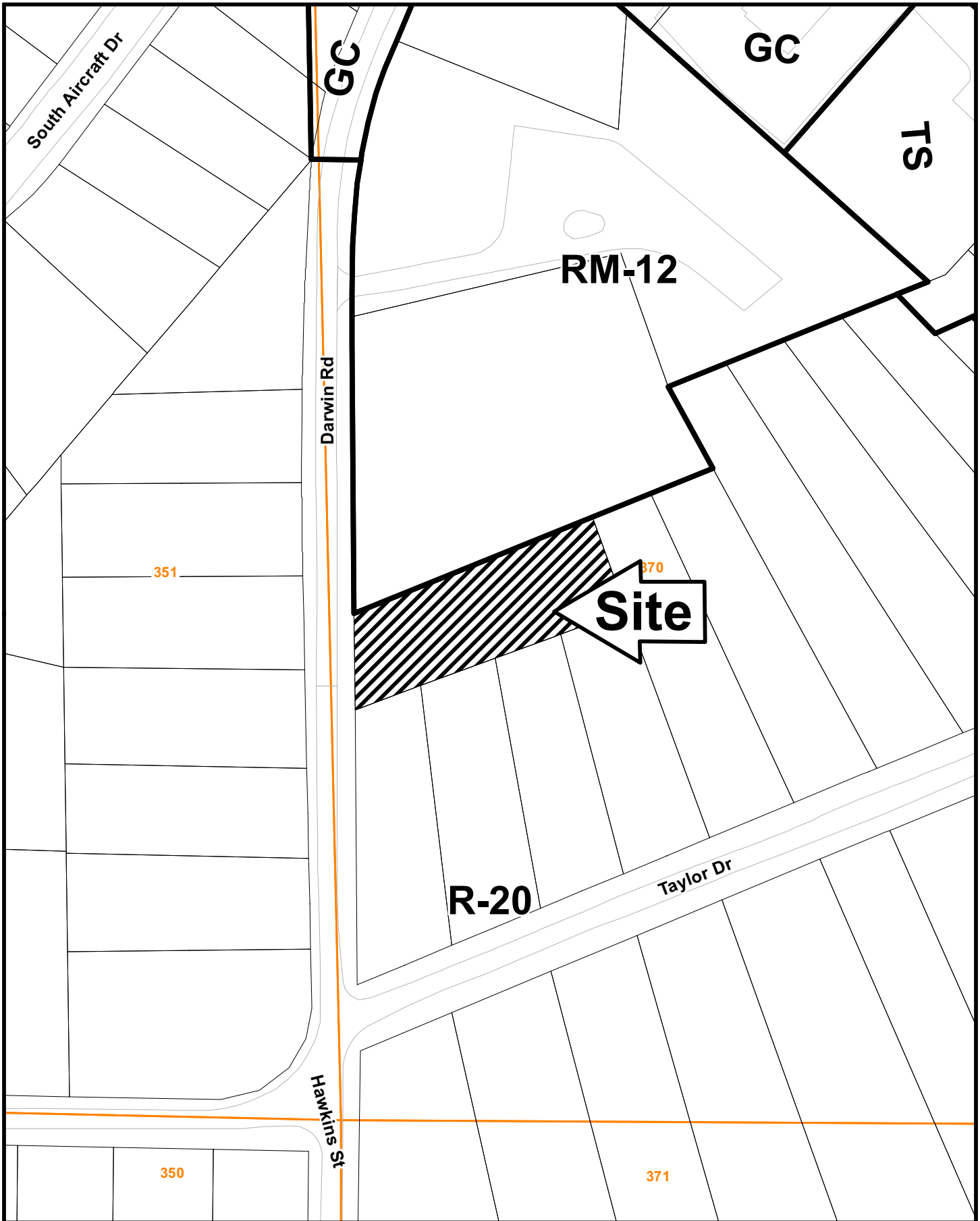
**APPLICANT:** Todd S. Magill

**PETITION No.:** V-164

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**FIRE DEPARTMENT:** NO COMMENTS: 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-164-2016 GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-1164  
Hearing Date: 11-9-16

Applicant Todd S. Magitt Phone # 678-388-9186 E-mail 1765 Darwin @ Gmail.com  
Todd S Magitt Address 1765 Darwin Rd Smyrna Ga 30080  
(representative's name, printed) (street, city, state and zip code)

Todd S. Magitt Phone # 678-388-9186 E-mail 1765 Darwin@gmail.com  
(representative's signature)

My commission expires: 4/5/2020  
Signed, sealed and delivered in presence of S. JACOBVITZ  
NOTARY PUBLIC  
Cobb County, GEORGIA

Titleholder Todd S. Magitt Phone # 678-388-9186 E-mail 1765 Darwin@gmail.com  
Signature Todd S. Magitt Address: 1765 Darwin Rd Smyrna Ga 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/5/2020  
Signed, sealed and delivered in presence of S. JACOBVITZ  
NOTARY PUBLIC  
Cobb County, GEORGIA

Present Zoning of Property L-20

Location 1765 Darwin Rd Smyrna Ga 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 370 District 17<sup>th</sup> Size of Tract 0.392 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).

5' set back on sides for addition.  
5' 10' set back on rear for 2 car carport

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_