

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0226G - EFFECTIVE DATE OF 12/16/08, ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

V-80
(2017)
Revised

LEGEND

IPS IRON PIN SET	CMF CONCRETE MONUMENT FOUND
IPF IRON PIN FOUND	OHUL OVERHEAD UTILITY LINE(S)
OT OPEN TOP PIN	SMH SEWER MAN HOLE
CT CRIMP TOP PIN	MHT MAN HOLE TELEPHONE
RB REINFORCING BAR	CB CATCH BASIN
CL CENTERLINE	JB JUNCTION BOX
R/W RIGHT-OF-WAY	DI DROP INLET
LL LAND LOT	LLL LAND LOT LINE
L LINE	HW HEAD WALL
R RADIUS	CMP CORRUGATED METAL PIPE
CONC CONCRETE	RCP REINFORCED CONCRETE PIPE
C CURVE	CD CROSS DRAIN
PP POWER POLE	SSE SANITARY SEWER EASEMENT
SP SERVICE POLE	DE DRAINAGE EASEMENT
GV GAS VALVE	FH FIRE HYDRANT
GM GAS METER	WV WATER VALVE
LP LAMP POLE	WM WATER METER
SS SANITARY SEWER	PC POINT OF CURVE
N&C NAIL AND CAP	POB POINT OF BEGINNING
FC FENCE CORNER	ICV IRRIGATION CONTROL VALVE
-X-X- FENCE	PI POINT OF INTERSECTION
M MEASURED	D DEED
P PLAT	IPP IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON NAVD 88 DATUM OBTAINED BY STATIC GPS OBSERVATION MADE ON 5/09/17. NGS OPUS USED FOR POST PROCESSING OF DATA.
7. SUBJECT PROPERTY CURRENTLY ZONED "R-20"

BUILDING SETBACKS:

FRONT: 40' (ARTERIAL, 40' (COLLECTOR), 35' (LOCAL)
SIDE: 10'
REAR: 35'

MINIMUM LOT WIDTH AT FRONT SETBACK: 75'
MINIMUM LOT AREA: 20,000 sq.ft.
MINIMUM FLOOR AREA: 1,200 sq. ft.
MAXIMUM LOT COVERAGE: 35%
MAXIMUM BUILDING HEIGHT: 35'

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

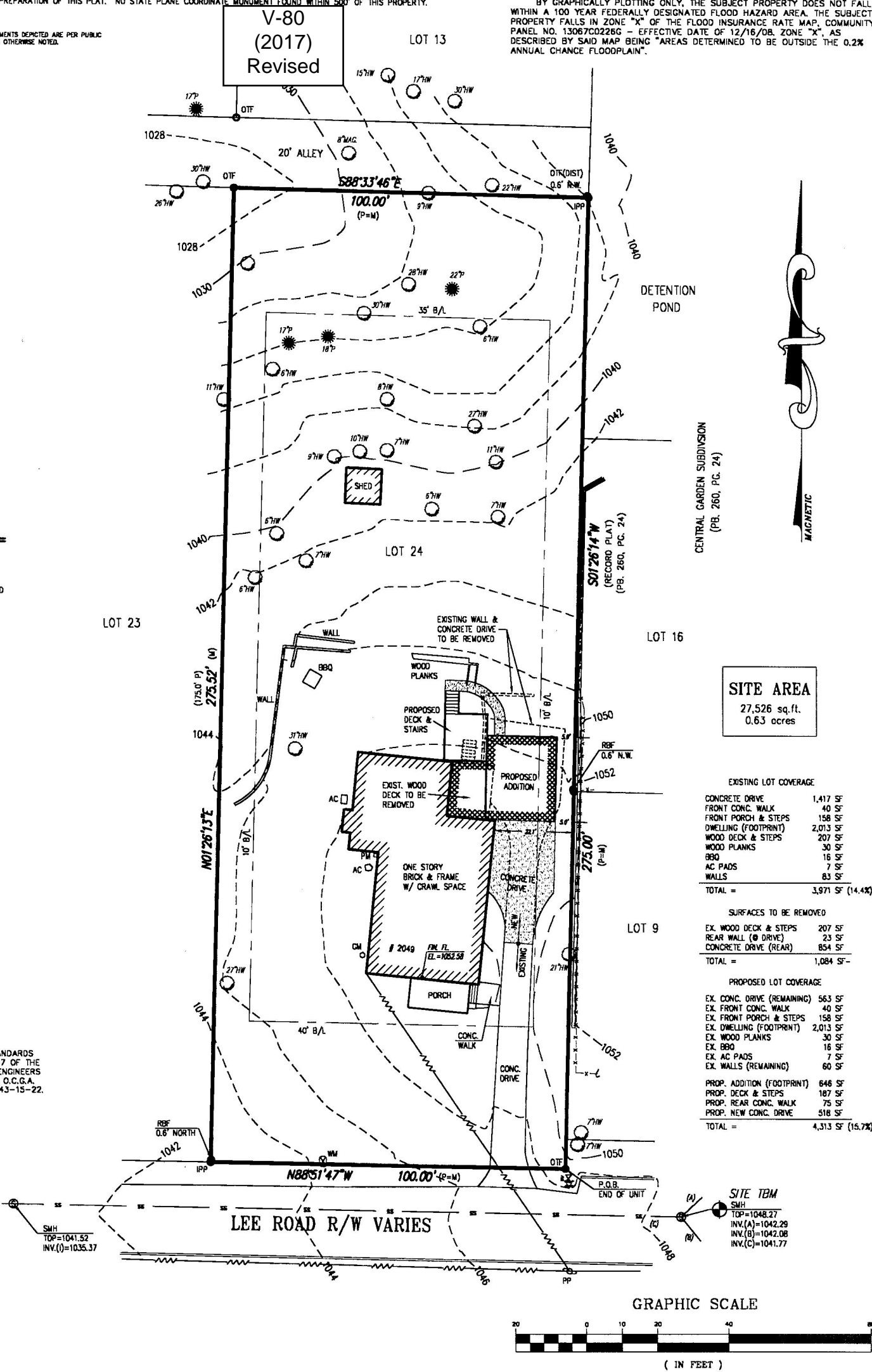
SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREBY. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

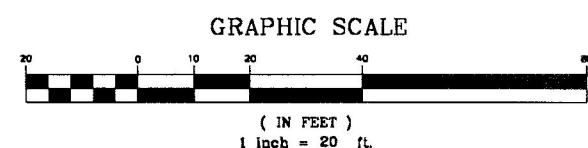
SHEET 1 OF 1

#2049 LEE ROAD



SITE AREA
27,526 sq. ft.
0.63 acres

EXISTING LOT COVERAGE	
CONCRETE DRIVE	1,417 SF
FRONT CONC. WALK	40 SF
FRONT PORCH & STEPS	158 SF
DWELLING (FOOTPRINT)	2,013 SF
WOOD DECK & STEPS	207 SF
WOOD PLANKS	30 SF
BBQ	16 SF
AC PADS	7 SF
WALLS	83 SF
TOTAL =	3,971 SF (14.4%)
SURFACES TO BE REMOVED	
EX. WOOD DECK & STEPS	207 SF
REAR WALL (w/ DRIVE)	23 SF
CONCRETE DRIVE (REAR)	854 SF
TOTAL =	1,084 SF-
PROPOSED LOT COVERAGE	
EX. CONC. DRIVE (REMAINING)	563 SF
EX. FRONT CONC. WALK	40 SF
EX. FRONT PORCH & STEPS	158 SF
EX. DWELLING (FOOTPRINT)	2,013 SF
EX. WOOD PLANKS	30 SF
EX. BBQ	16 SF
EX. AC PADS	7 SF
EX. WALLS (REMAINING)	60 SF
PROP. ADDITION (FOOTPRINT)	646 SF
PROP. DECK & STEPS	187 SF
PROP. REAR CONC. WALK	75 SF
PROP. NEW CONC. DRIVE	518 SF
TOTAL =	4,313 SF (15.7%)



	AS-BUILT BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR :		SURVEY DATE: 5/08/17	DRAWING DATE: 5/18/17	<p>SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052</p> <p>THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.</p> <p>ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED</p>
	DIRECT BUILD		SCALE 1" = 20'		
	LAND LOT 115	17TH DISTRICT	- SECTION	COBB COUNTY, GEORGIA	
LOT 24	BLOCK	UNIT	REVISION	BY: DATE:	
SUBDIVISION SOUTHWEST SUBDIVISION OF SPRING HILL, GEORGIA			ADD BUILDING RES PER CUSTOMER REQUEST	RLM 05/21/17	
SURVEYED: SLS	DRAFTED: PAH		ADD MAP & UPDATE LOT CIG DATES	RLM 06/06/17	
PLOTTED: SLS	DISC #: 1701631.DWG		REMOVE MAP & UPDATE LOT CIG DATES / CLIENT COMMENTS	RLM 06/28/17	
APPROVED: JWS					
PLAT BOOK 1, PAGE 32					
DEED BOOK 15404, PAGE 584L					

APPLICANT: Joy V. Smith

PETITION No.: V-80

PHONE: 678-744-4184

DATE OF HEARING: 08-09-2017

REPRESENTATIVE: Elaine Guarino

PRESENT ZONING: R-20

PHONE: 404-271-9854

LAND LOT(S): 696

TITLEHOLDER: Joy Vaughan Smith

DISTRICT: 17

PROPERTY LOCATION: On the north side of Lee Road, west of Central Garden Drive (2049 Lee Road).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 5 feet adjacent to the east property line.

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

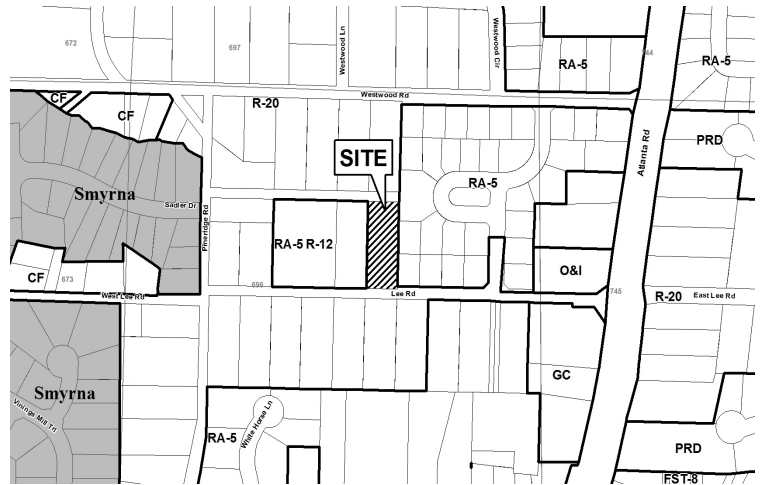
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Joy V. Smith **PETITION No.:** V-80

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to property line requires one hour fire rating.

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: If approved, a site grading plan approved by Stormwater Management Division will be required prior to permitting to verify adequate drainage is provided between garage and adjacent retaining wall.

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 comments.

CEMETERY PRESERVATION: No comments.

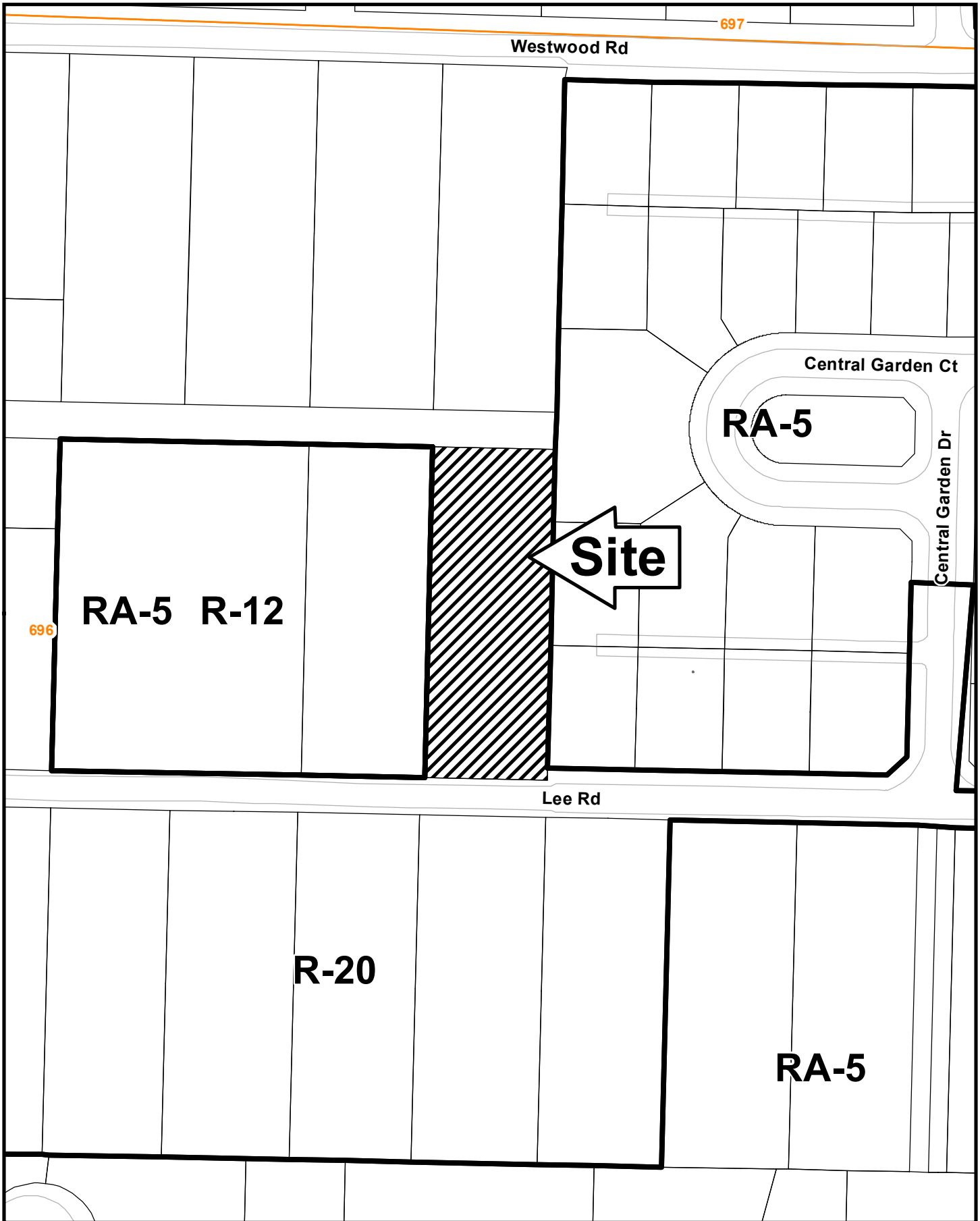
WATER: No conflict.

SEWER: No conflict.

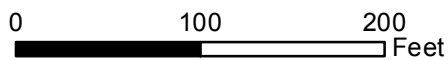
APPLICANT: Joy V. Smith **PETITION No.:** V-80



FIRE DEPARTMENT: No comments.

V-80 2017-GIS



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



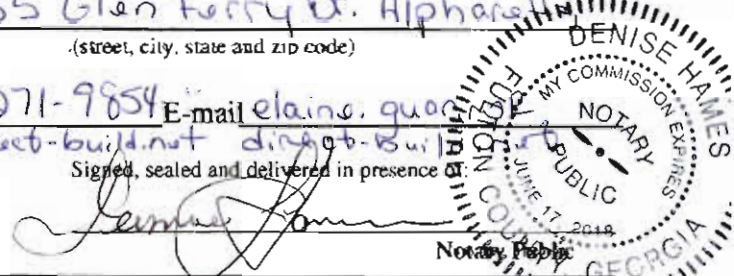
Application No. V-80
Hearing Date: 8-9-17

Applicant: Joy V. Smith Phone # 678-744-4184 E-mail joytvsmith@gmail.com

Elaine Guarino Address 8735 Glen Ferry Dr. Alpharetta, GA 30022
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-271-9854 E-mail elaine.guarino@direct-build.net
(representative's signature) Signed, sealed and delivered in presence of:

My commission expires: 6/17/18



Titleholder Joy V. Smith Phone # 678-744-4184 E-mail joytvsmith@gmail.com

Signature [Signature] Address: 2049 Lee Rd SE Smyrna, GA 30081
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/14/2020
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property R20

Location 2049 Lee Rd SE, Smyrna, GA 30081
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 115 District 17th Size of Tract .63 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:

SEE Attached

List type of variance requested: Set back variance on right side of property for garage

V-80
(2017)
Exhibit

Application for variance-2049 Lee Rd SE, Smyrna, GA 30080

REVISED

The house is 82 years old and has no garage. It was recently bought by the granddaughter of the original owner, who plans to make it home for her and her husband. They are starting to update it. In order to keep the house competitive and consistent with the neighborhood it is necessary to build a garage. This is a long narrow lot with the driveway on the right side. This is the narrow side, so the setback is an issue. We have worked on this design to make the garage as small as possible for two cars.

Unfortunately, it is over the setback-the right rear frame corner is 5.0 feet off the property line and the right front frame is 5.0 feet off the property line. We are asking for a variance on the right side to allow for the garage addition. This will be built over existing impervious driveway. This property has a low impervious percentage (14.4) and it will stay close to current.