

LEGEND

- IPS = IRON PIN SET
- IPF = IRON PIN FOUND
- P/L = PROPERTY LINE
- BOC = BACK OF CURB
- GM = GAS METER
- MH = MANHOLE
- JB = JUNCTION BOX
- DI = DROP INLET
- FH = FIRE HYDRANT
- S = SANITARY SEWER LINE
- D = STORM DRAIN LINE
- X = FENCE LINE
- E = OVERHEAD ELECTRIC
- T = OVERHEAD TELEPHONE

1. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AREAS OF 100 YEAR FLOOD, PER THE FLOOD INSURANCE RATE MAP FOR COBB COUNTY OF MARCH 2018.

2. A SOKKIA MEASUREMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT OF THIS PLAT.

3. THE FIELD MEASUREMENT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62,446 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT RULE.

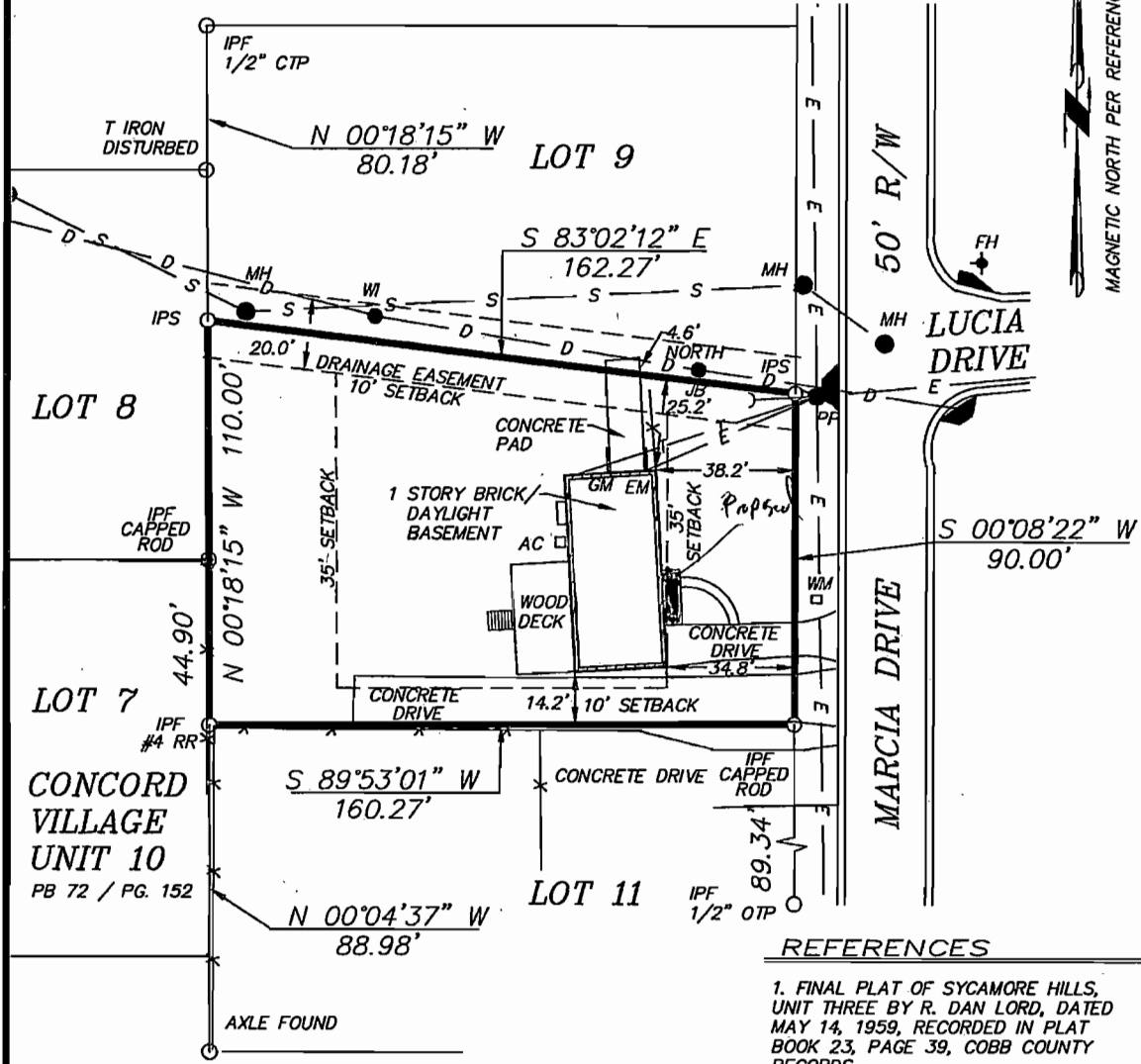
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 810,579 FEET.

5. PER COBB COUNTY GIS THE PROPERTY IS ZONED R-20 SINGLE FAMILY RESIDENTIAL, THE SETBACK SHOWN ARE FROM MUNICODER FOR THAT ZONING.

V-42
(2018)

AREA
0.369 ACRES
16,066 SQ. FT.

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APR 10 2018

REFERENCES

1. FINAL PLAT OF SYCAMORE HILLS, UNIT THREE BY R. DAN LORD, DATED MAY 14, 1959, RECORDED IN PLAT BOOK 23, PAGE 39, COBB COUNTY RECORDS.
2. FINAL PLAT OF CONCORD VILLAGE, UNIT 10 BY DOUGLAS MIDDLETON, DATED DECEMBER 11, 1978, RECORDED IN PLAT BOOK 72, PAGE 152, COBB COUNTY RECORDS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH ON THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK.



SURVEY OF	
LOT 10, BLOCK "A", UNIT 3, SYCAMORE HILLS	
CORNERSTONE SURVEY SERVICES, L.L.C. 269 SOMERSET ROSE LANE SUGAR HILL, GEORGIA 30518 678-644-7705 C.O.A. # LSF001166	
COBB COUNTY	LAND LOT: 238
DATE: 8/22/17	DISTRICT: 17th
SCALE: 1" = 40'	2nd SECTION
JOB NUMBER: 17061.00	DRAWN BY: WHK

APPLICANT: Miguel Gaytan and Erin Gaytan

PETITION No.: V-42

PHONE: 404-403-6081

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Miguel Gaytan

PRESENT ZONING: R-20

PHONE: 678-914-2611

LAND LOT(S): 238

TITLEHOLDER: Miguel Gaytan and Erin Gaytan

DISTRICT: 17

PROPERTY LOCATION: On the west side of Marcia Drive, south of Hurt Road (3586 Marcia Drive).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 4

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

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

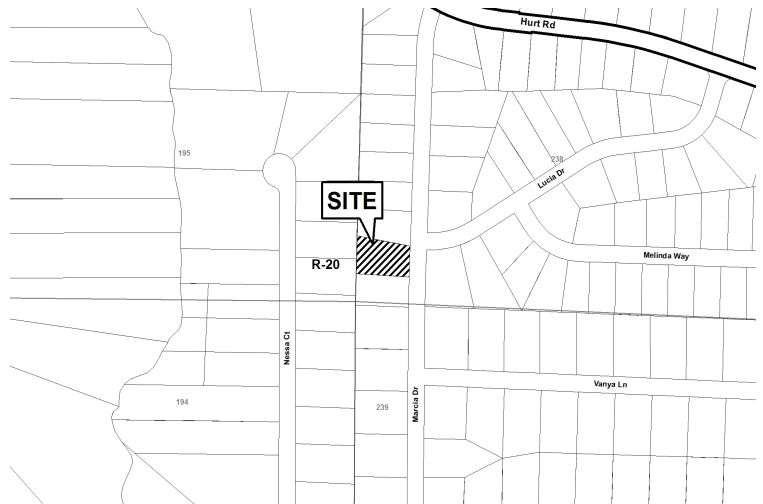
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Miguel Gaytan and Erin
Gaytan

PETITION No.: V-42

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Permit and inspections required.

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 are anticipated. The porch will be located on an existing concrete patio.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No comments.

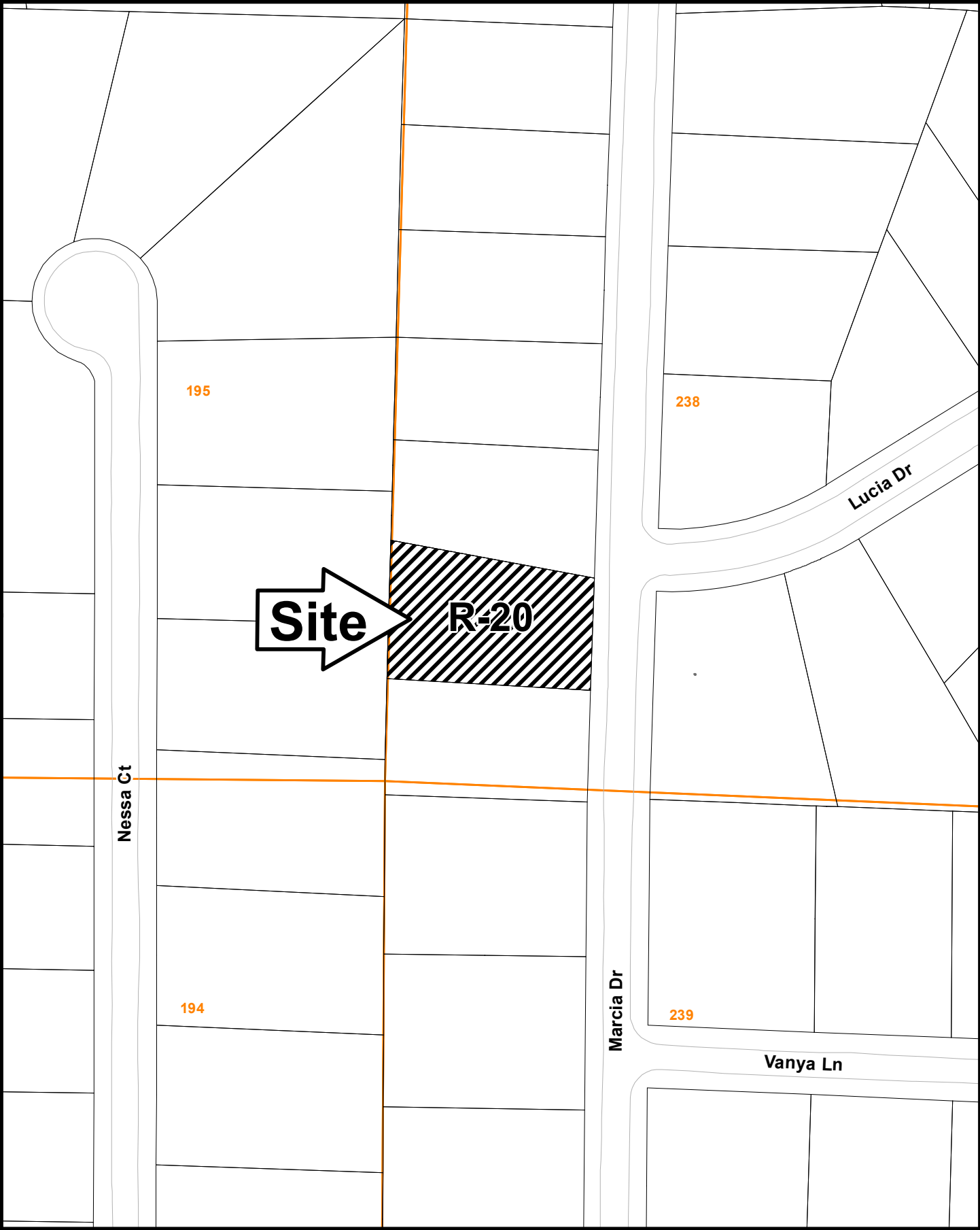
SEWER: No comments.

APPLICANT: Miguel Gaytan and Erin
Gaytan

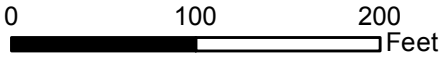
PETITION No.: V-42



FIRE DEPARTMENT: No comments.

V-42 2018-GIS



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



-  Zoning Boundary
-  City Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-42

Hearing Date: 6.13.18


Applicant to Miguel Gaytan
Erin Gaytan

Phone # 404 403 6081

E-mail erindler@yahoo.com

Miguel Gaytan
(representative's name, printed)

Address 3586 Marcia Dr. Smyrna, Ga 30082
(street, city, state and zip code)


(representative's signature)

Phone # 678-914-2611

E-mail migueljr@gmail.com

My commission expires: 12/11/2020

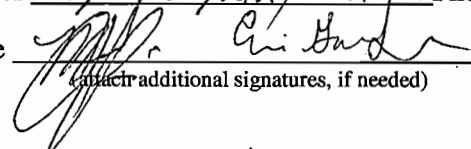
Signed, sealed and delivered in presence of:

Janeisha Bates
Notary Public

Titleholder Miguel Gaytan/Erin Gaytan

Phone # 404 403 6081

E-mail erindler@yahoo.com

Signature 
(attach additional signatures, if needed)

Address: 3586 Marcia Dr SE, Smyrna GA 30082
(street, city, state and zip code)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:

Janeisha Bates
Notary Public

Present Zoning of Property R-20

Location 3586 Marcia Dr SE, Smyrna GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 17 Size of Tract .369 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).

We wish to install a roof over an existing patio.
In order to do so we are requesting a waiver of the
35' front set back requirement.

List type of variance requested: Adjust set back from 35 feet to 30 feet - at the
front of the property