

FLOOD NOTE:
 I HAVE THIS DATE, EXAMINED THE MAP IN MY OPINION REFERENCED PARCEL SPECIAL FLOOD HAZARDS WITHOUT BEING RESPONSIBLE FOR ANY DAMAGE.
 MAP ID: 13067002027H
 ZONE: X
 THE FLOOD INFORMATION ON THIS MAP IS A REVIEW OF MAPS WHICH ONLY APPLY APPLICABLE FLOOD HAZARD AREA A FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.
 THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

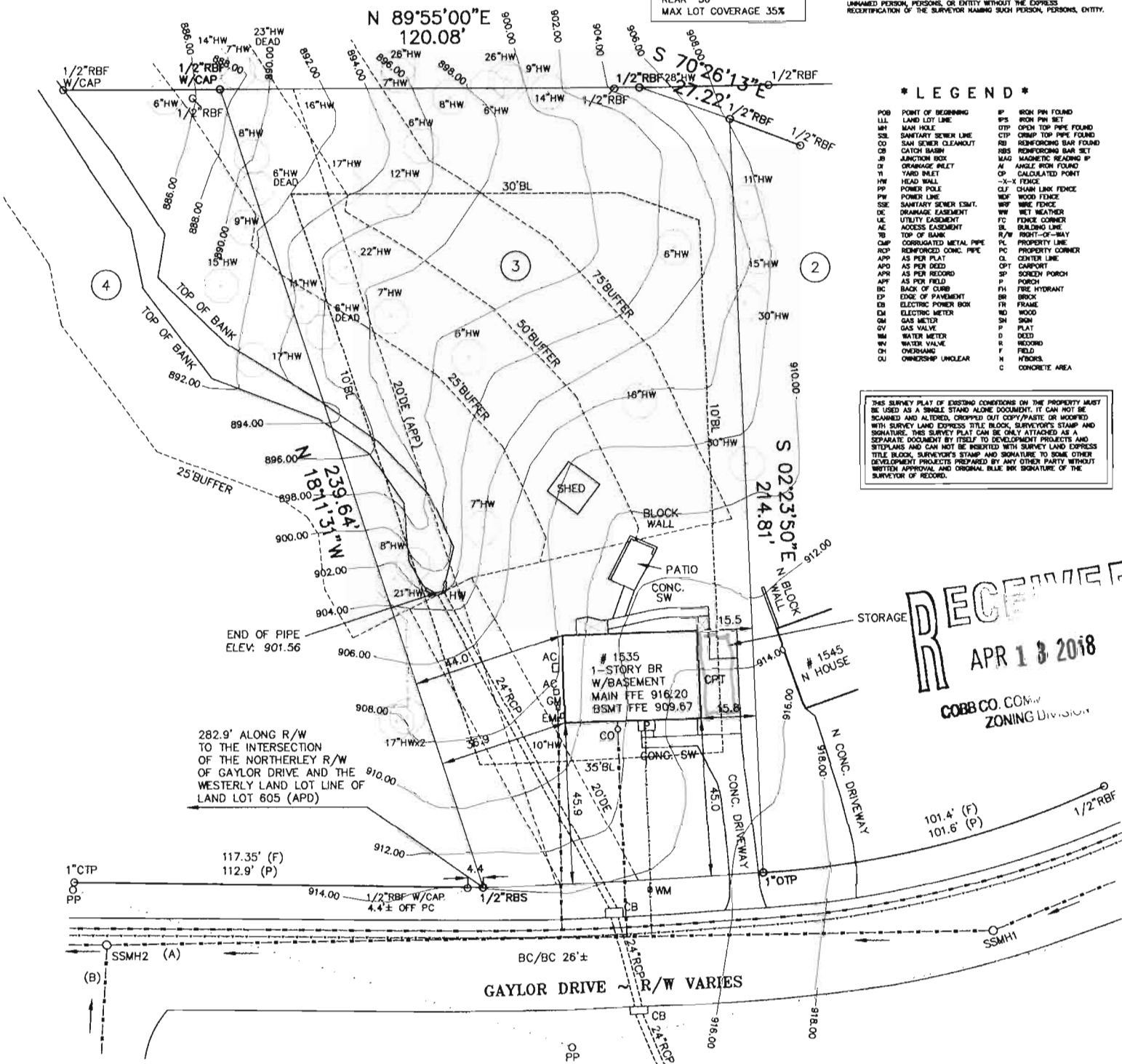
**V-50
(2018)**

SSMH1 922.80
 INV IN 909.60
 INV OUT 909.70
 SSMH2 916.63
 INV IN (A) 908.33
 INV IN (B) 908.33
 INV OUT 908.13

SURVEY NOTES:
 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED UNDER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDEABLE. FENCES SHOULD NOT BE LOCATED USING SIZE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIONS COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. SURVEYOR'S LIABILITY IS LIMITED TO THE ISSUING AUTHORITY OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
 5. SURVEYOR LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY HAVING THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED-15
 FRONT 35'
 SIDE 10'
 REAR 30'
 MAX LOT COVERAGE 35%



*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAIN HOLE
- SS SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- J JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- PP POWER POLE
- FW POWER LINE
- SE SANITARY SEWER EXIST.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TOP TOP OF BANK
- CB CORRUGATED METAL PIPE
- RP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APP AS PER DEED
- APP AS PER RECORD
- APP AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EM ELECTRIC METER BOX
- EW ELECTRIC WIRE
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OU OVERHAND
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOUND
- CTP CRISP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLJ CHAIN LINK FENCE
- WDF WOOD FENCE
- WDF WIRE FENCE
- WW WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PLC PROPERTY LINE
- SP PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- PH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SH SH
- P PLAT
- D DEED
- R RECORD
- F FIELD
- H HUBS
- C CONCRETE AREA

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CHIPPED OUT, COPY/PASTED OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECT PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

RECEIVED
APR 18 2018
 COBB CO. COM
 ZONING Division

LOT 3	BLOCK C	EXISTING CONDITIONS PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION WADE ELLIS	UNIT	MIDTOWN BUILDERS GROUP, LLC	
LAND LOT 605	17TH DISTRICT 2ND SECTION	PROPERTY ADDRESS: 1535 GAYLOR CIRCLE SMYRNA, GA 30082	
COBB COUNTY, GEORGIA	PB.20/PG.151 DB.15231/PG.3226		
FIELD WORK DATE MAR 16, 2018	PRINTED/SIGNED MAR 26, 2018		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"		

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSENESS OF 1 FOOT IN 2500.0 FEET, AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN 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 OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO EDGE PLANE COORDINATE MEASUREMENT FOUND WITHIN 50' OF THIS PROPERTY.

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

24 LENOX POINT
 ATLANTA, GA 30324
 FAX 404-601-0841
 TEL 404-252-9747

GEORGIA REGISTERED SURVEYOR
 THERE A. STEPHENS

25413.77 SF / 0.583 AC
 MAX LOT COVERAGE 8894.82 SF / 0.204 AC

SCALE 1" = 20'

COMMENTS

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

DEVELOPMENT & INSPECTIONS: It appears that the carport has been replaced without permits and inspections. Permits and inspections are required for proposed work on laundry and storage room if encroachment is approved. Walls and carport structure closer than 5 feet to the property line require 1 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: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

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.

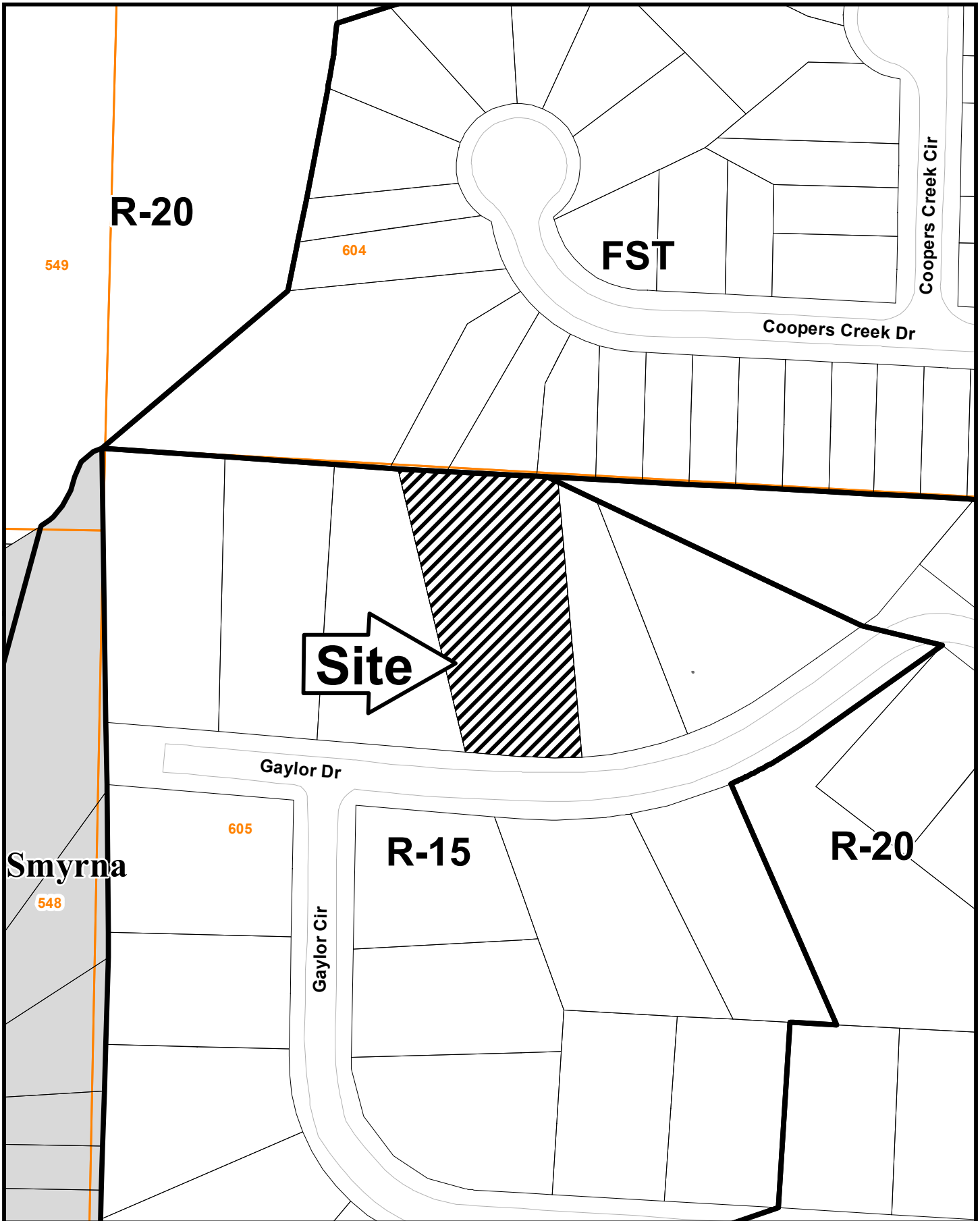
WATER: No comments.

SEWER: No comments.

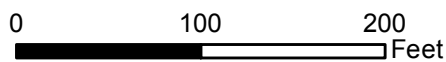
APPLICANT: Roy Salsich **PETITION No.:** V-50



FIRE DEPARTMENT: No comments.

V-50 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-50

Hearing Date: 6-13-18

Applicant Roy Salsich

Phone # 404-394-1593

E-mail roysco@yahoo.com

[Signature]
(representative's name, printed)

Address 1535 Gaylor
(street, city, state and zip code)



Roy Salsich
(representative's signature)

Phone # 404 394 1593 E-mail roysco@yahoo.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 12/11/2020



Titleholder Roy B Salsich

Phone # 404-394-12593

E-mail roysco@yahoo.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 1535 Gaylor Dr Smyrna, GA 30082
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 12/11/2020

Present Zoning of Property R-15

Location 1535 Gaylor Dr SE Smyrna, GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 3 District 17 Size of Tract .583 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 X

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:

Home was built in 1961. The current setback goes thru carport. Trying to remodel & update home without variance project does not make economic sense

List type of variance requested: Enlarge laundry/storage room in existing carport space