

V-68
(2018)

○ P.P.	POWER POLE
○ L.F.	LIGHT POLE
○ F.H.	FIRE HYDRANT
○ M.H.	SANITARY SEWER MANHOLE
○ W.M.	WATER METER
○ G.M.	GAS METER
○ RBS	REINFORCING BAR SHT
○ RBF	REINFORCING BAR FOUND
○ CTF	CRIMP TOP PIPE FOUND
○ OTF	OPEN TOP PIPE FOUND
□ R/W MON.	RIGHT-OF-WAY MONUMENT
-x-	TYPE OF FENCE
○ J.B.	JUNCTION BOX
□ D.I.	DROP INLET / YARD INLET
△ C.B.	CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
===	C.M.P. - CORRUGATED METAL PIPE
F.F.E.	FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○ C.O.	SEWER CLEAN OUT
○	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
—	HW - HEADWALL
□ P.B.X.	POWERBOX
1234	STREET ADDRESS
-W-	WATER LINE
-T-	UNDERGROUND TELEPHONE LINE
-G-	GAS LINE
-E-	UNDERGROUND ELECTRICAL LINE

EXISTING HOUSE:	1,508 @
EXISTING DRIVE & WALKWAY:	4,010 @
EXISTING COVERED SCREEN PORCH:	149 @
EXISTING METAL GARAGE:	834 @
EXISTING METAL BUILDING:	438 @
TOTAL EXISTING IMPERVIOUS AREA:	6,939 @

CURRENT ZONING: R-20
MAX ALLOWABLE IMPERVIOUS AREA: 35%
EXISTING PERCENT OF IMPERVIOUS COVERAGE:
6,939 Sq. Ft. / 44,035 Sq. Ft. = 0.1575 X
100 = 15.75%

NOTE: BUILDING LINES SHOWN ARE AS PER
CURRENT R-20 ZONING REGULATIONS

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.

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ZONING DIVISION



GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TS62 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGCS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGCS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

CURRENT OWNER:
DANNA L. CORLEY & GEORGE P. CORLEY
D.B. 13982, PG. 6452



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130082, MAP NUMBER # 1306700130 DATED DECEMBER 16, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE IS 1/49,528"; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/283,687". MATTERS OF TITLE ARE EXCEPTED.

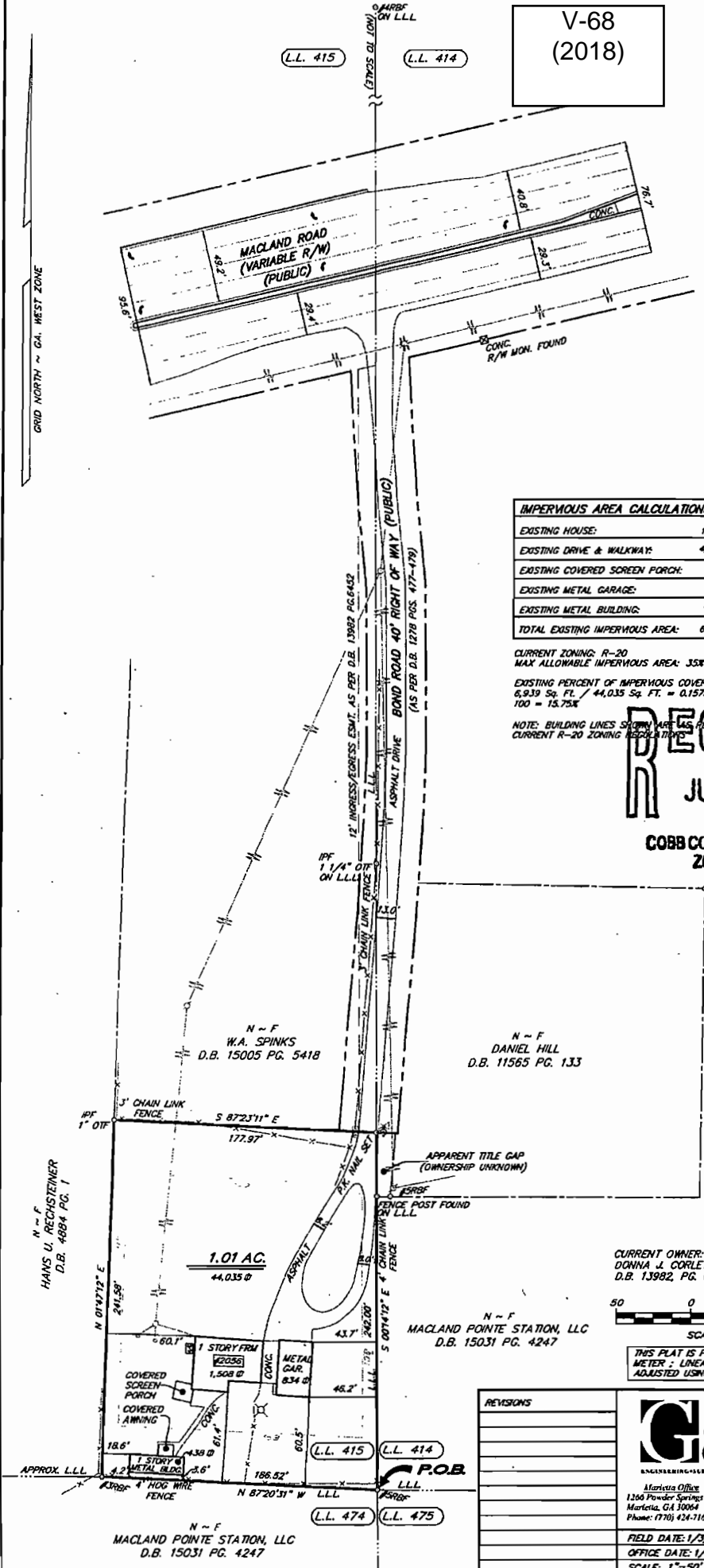
Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MANAGEMENT

Atlanta Office
1366 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-1158

Canton Office
147 Reinhardt College Pkwy
Ste. A Canton, GA 30114
Phone: (770) 479-9068

FIELD DATE: 1/23/2017 DRAWN BY: JC
OFFICE DATE: 1/25/2017 CHECKED BY: DCO
SCALE: 1"=50' FILE: S:\8nd\COBBS\18_0415

BOUNDARY SURVEY FOR:
MARCUS CORLEY
2056 BOND RD.
LOCATED IN L.L. 415
19th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



APPLICANT: Marcus Corley

PETITION No.: V-68

PHONE: 404-610-4186

DATE OF HEARING: 08-15-2018

REPRESENTATIVE: Marcus Corley

PRESENT ZONING: R-20

PHONE: 404-610-4186

LAND LOT(S): 415

TITLEHOLDER: The Estates of Donna J. Corley and George P Corley

DISTRICT: 19

PROPERTY LOCATION: At the southern terminus of Bond Road, south of Macland Road (2056 Bond Road).

SIZE OF TRACT: 1.01 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (438 square foot 1 story metal building) from the required 35 feet to three (3) feet; 2) waive the required setbacks for an accessory structure over 650 feet (834 square foot metal garage) from the required 100 feet to 60 feet from the rear property line and to 43 feet adjacent to the eastern property line; and 3) allow an accessory structure (834 square foot metal garage) to the side of the principal building.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Marcus Corley **PETITION No.:** V-68

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: The subject site is within the Macland Road Design Guidelines areas. This setback will not impact any streetscape and street elements described in the guidelines and no action is needed in this variance.

CEMETERY PRESERVATION: No comments.

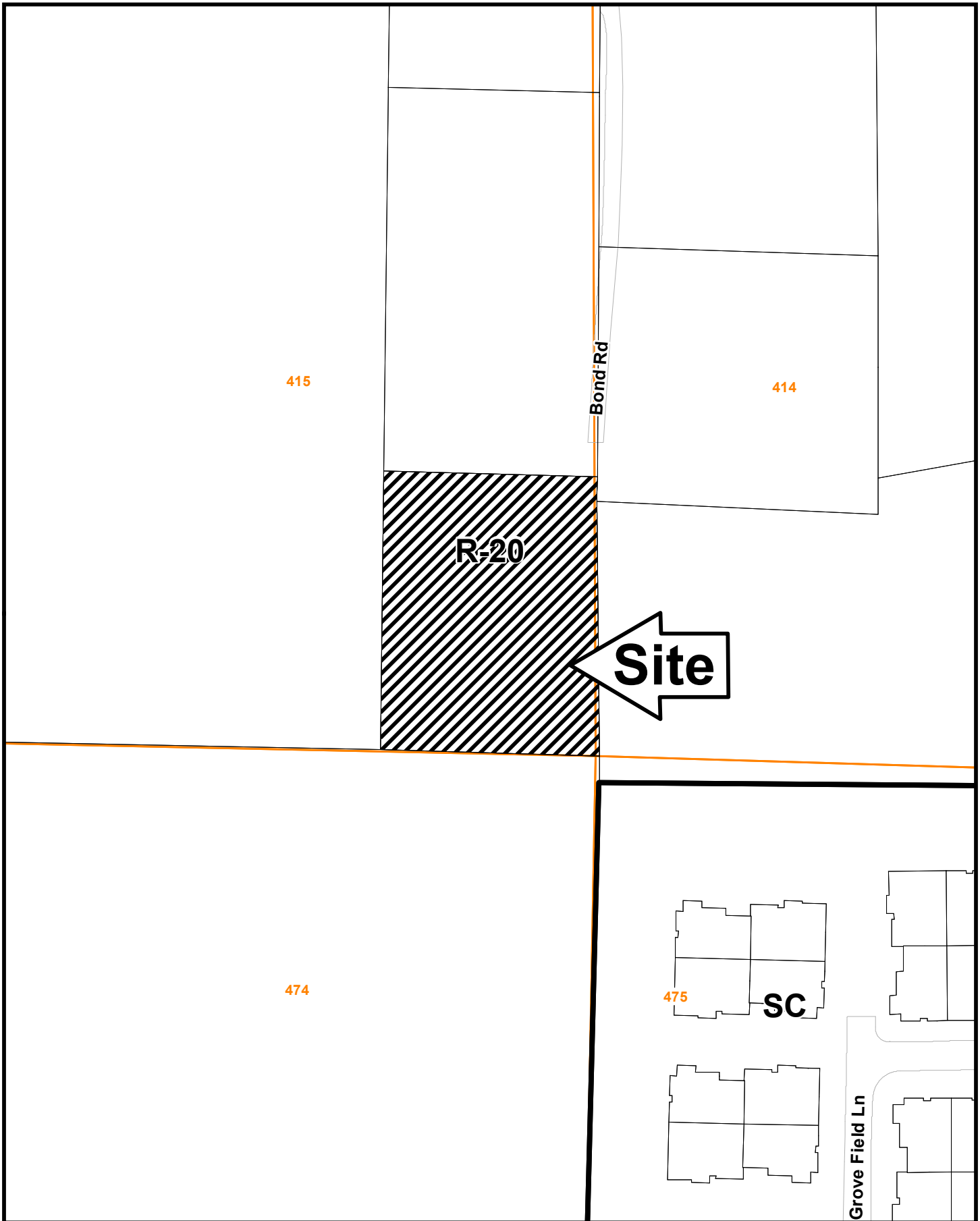
WATER: No comments.

SEWER: No comments.

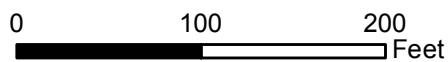
APPLICANT: Marcus Corley **PETITION No.:** V-68



FIRE DEPARTMENT: No comments.

V-68 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

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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-68
Hearing Date: 8-15-18

Applicant Marcus Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
Marcus Corley Address 4207 Murray Lake Circle Forest Park Georgia 30297
(representative's name, printed) (street, city, state and zip code)

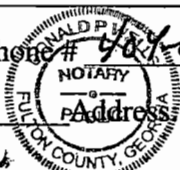
Marcus Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
(representative's signature)



Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder Danny + George Corley Phone # 404-610-4186 E-mail markcorley@comcast.net
Signature Marcus Corley Address 4207 Murray Lake Circle Forest Park GA 30297
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Present Zoning of Property R-20
Location 2056 Bond Rd Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 415 District 19 Size of Tract 1.01 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:

This parking structure has been in existence for a time, even before the current owner to remove it would create an extremely costly + devastating financial hardship.

List type of variance requested: Accessory Structure Variance