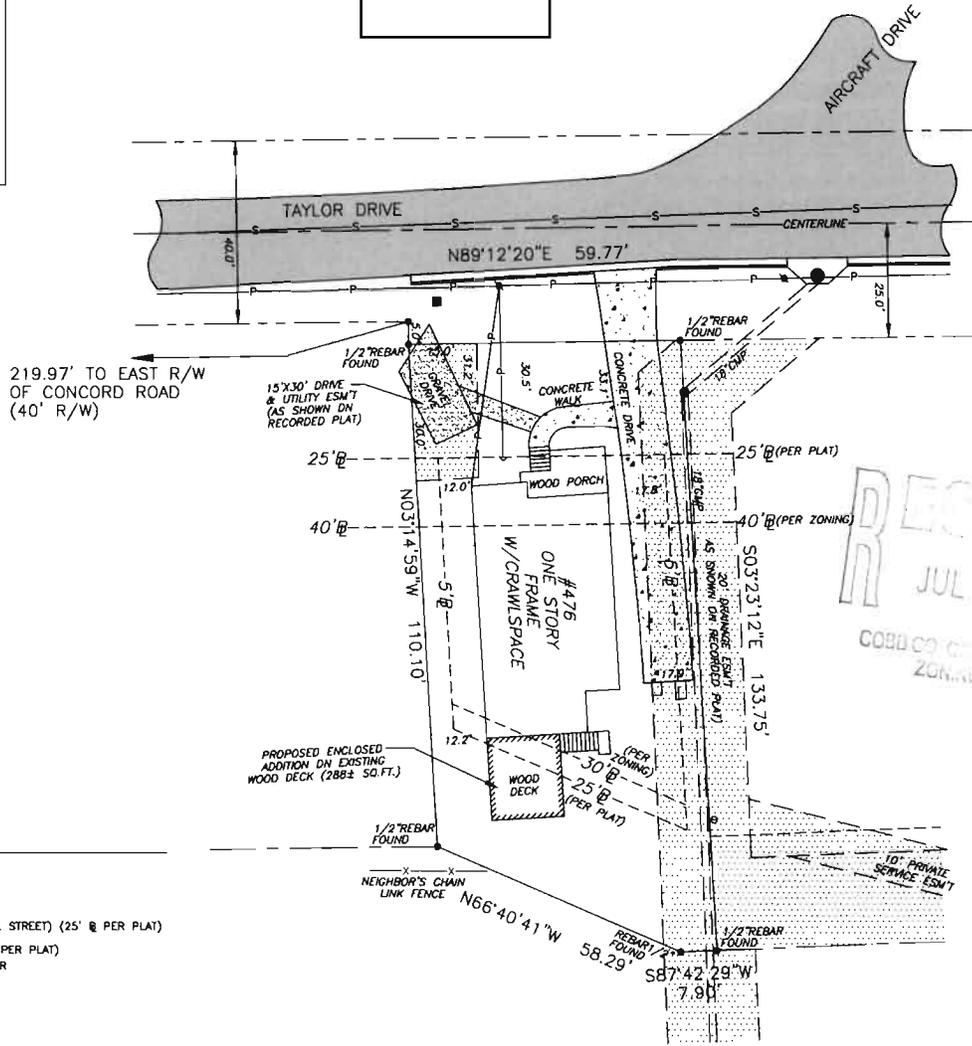


V-89
(2018)

MAGNETIC
N



RECORDED
JUL 25 2018
COBB COUNTY CLERK
ZONING DIVISION

ZONING INFORMATION

COBB COUNTY - RA-5
 MINIMUM LOT AREA: 7,000 SQUARE FEET
 MINIMUM LOT WIDTH: 70 FEET
 MAXIMUM FLOOR AREA RATIO: 0.50
 MAXIMUM LOT COVERAGE: 40 PERCENT
 MINIMUM FRONT SETBACK: 40 FEET (LOCAL STREET) (25' @ PER PLAT)
 MINIMUM SIDE SETBACK: 5 FEET
 MINIMUM REAR SETBACK: 30 FEET (25' @ PER PLAT)
 MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,266 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

- B DENOTES BUILDING LINE
- P DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X-X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROPP INLET
- S DENOTES SANITARY SEWER LINE
- SSWH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B DENOTES POINT OF BEGINNING
- P.O.C DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF DANA M. SILVERS DEED BOOK 14449 PAGE 3286 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.



Michael R. Niles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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 hereon. 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 Regulation for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

Michael R. Niles Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE

 4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383 www.mcclungsurveying.com Certificate of Authorization #LSF000752	SURVEY FOR DANA SILVERS	476 TAYLOR DRIVE SMYRNA, GEORGIA TOTAL AREA= 0.170± ACRES OR 7,397± SQ. FT.	LOT 17 GROOVER PARK SUDIVISION LAND LOT 350 17TH DISTRICT COBB COUNTY GEORGIA PLAT PREPARED: 7-25-18 FIELD: 7-24-18 SCALE: 1"=20' JOB#248284
			PB 237 PG 83

APPLICANT: Dana Silvers

PETITION No.: V-89

PHONE: 404-409-7979

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: Dana Silvers

PRESENT ZONING: RA-5

PHONE: 404-409-7979

LAND LOT(S): 350

TITLEHOLDER: Dana M Silvers

DISTRICT: 17

PROPERTY LOCATION: On the south side of Taylor Drive, east of Old Concord Road (476 Taylor Drive).

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow parking and/or maneuvering on a non hardened and treated surface (gravel drive); 2) waive the front setback from the required 25 feet to 23 feet (existing); and 3) waive the rear setback from the required 25 feet to 11 feet.

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

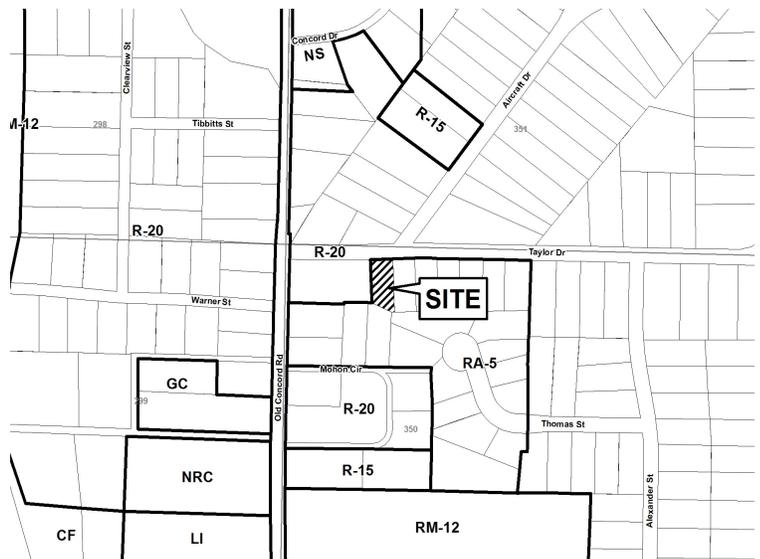
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Dana Silvers **PETITION No.:** V-89

COMMENTS

TRAFFIC: Recommend no additional access on Taylor Drive.

DEVELOPMENT & INSPECTIONS: No comments.

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: 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-88 – V-98.

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

CEMETERY PRESERVATION: No comments.

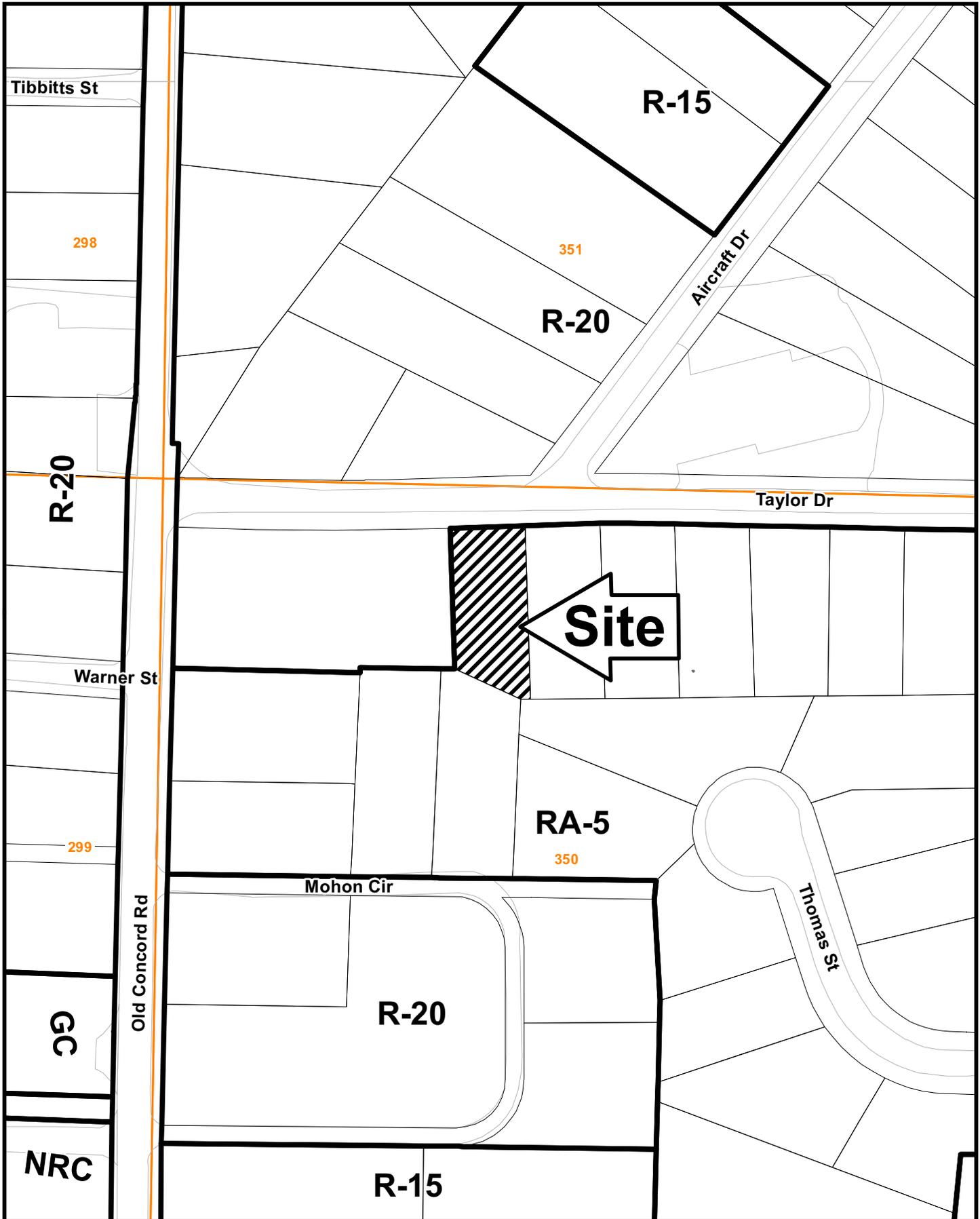
WATER: No comments.

SEWER: No comments.

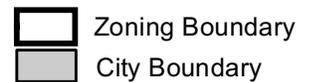
APPLICANT: Dana Silvers **PETITION No.:** V-89

FIRE DEPARTMENT: No comments.

V-89 2018-GIS



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



Application for Variance Cobb County

(type or print clearly)

Application No. V-89
Hearing Date: 10-10-18

Applicant Dana Silvers Phone # 404-4097979 E-mail dana.silvers

Dana Silvers Address 474 Taylor Dr SE Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

Dana Silvers Phone # _____ E-mail _____
(representative's signature)

My commission expires: 12/11/2020
Signed, sealed and delivered in presence of: Dannessa Bates
Notary Public

Titleholder Dana Silvers Phone # _____ E-mail dana.silvers@yahoo.com

Signature Dana Silvers Address Taylor Dr SE Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020
Signed, sealed and delivered in presence of: Dannessa Bates
Notary Public

Present Zoning of Property COBB COUNTY

Location 476 TAYLOR DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 350 District 17 Size of Tract 0.170 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I have moved my mother in & we need more space in my house to take care of my mother.

List type of variance requested: To build within my set backs