

V-54
(2008)

TOTAL AREA= 0.271 ACRES
OR 11,789 SQ. FT.

403 FLOYD DRIVE
SMYRNA, GEORGIA

PROPERTY OF
BEVERLY HUNT

LOT 13 BLOCK "C"
COBB HEIGHTS SUBDIVISION

LAND LOTS 305 AND 306
DISTRICT 17TH, SECTION 2ND
COUNTY COBB
GEORGIA
PLAT PREPARED: 3-26-08
FIELD: 3-24-08 SCALE: 1"=30'



McJUNG SURVEYING SERVICES, INC.
4433 South Cobb Drive, Suite 200
Smyrna, Georgia 30080 (770) 434-3382
This property (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.
In my opinion this plat is a
correct representation of the
land platted.
Michael P. Notes
Georgia, No. 2646
State of Georgia, No. 2646
JOB# 225633

Fences should not be placed
using side dimensions from house.

IF YOU DIG GEORGIA...
1-800-282-7411
770-923-4344
(METRO ATLANTA ONLY)
UNLESS IT'S THE LAW

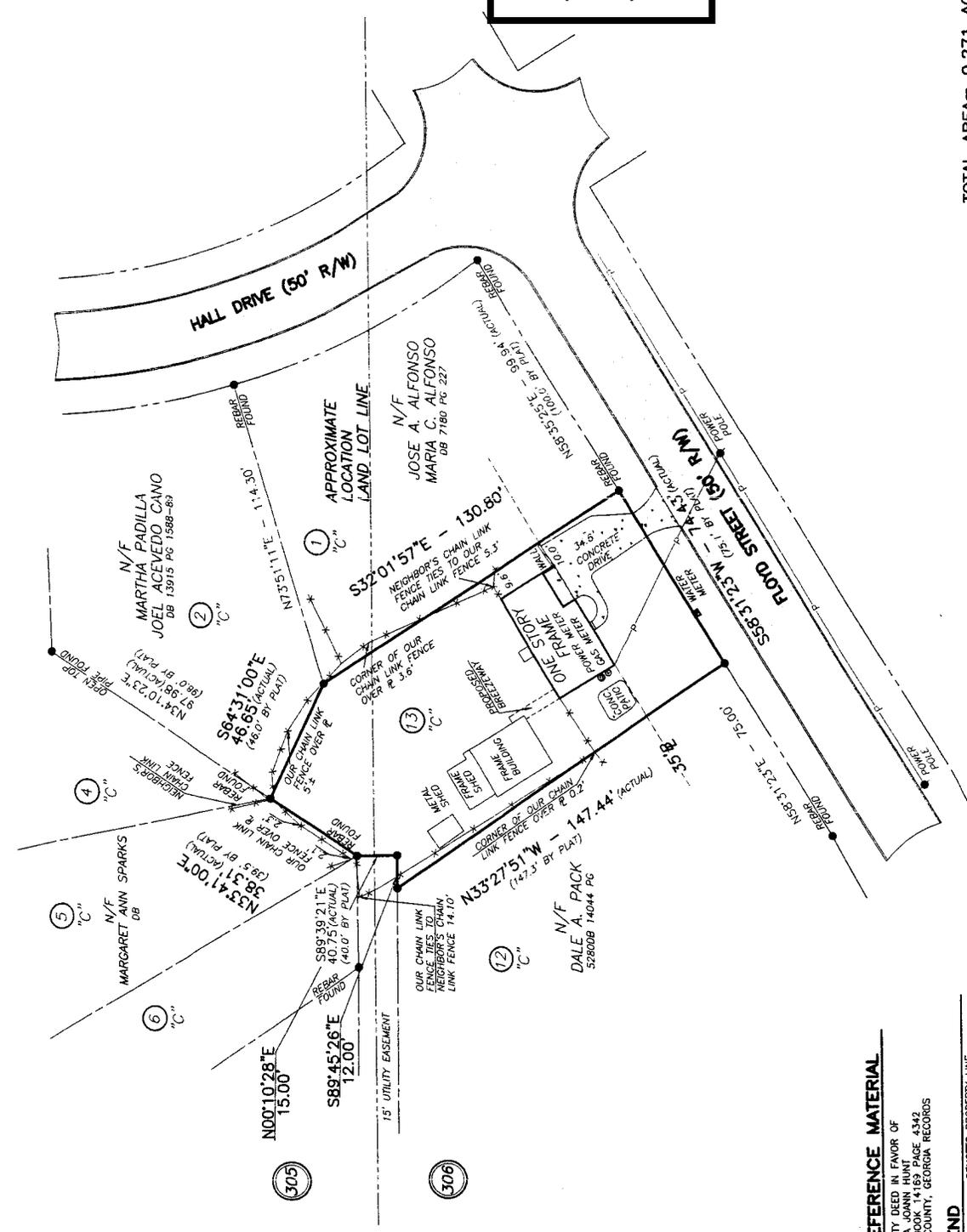
SCALE IN FEET
30' 15' 0' 30' 60'

Revised

Date

No.

Revised



REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF
DALE A. PACK
DEED BOOK 14169 PAGE 4342
COBB COUNTY, GEORGIA RECORDS

LEGEND

- R/W DENOTES RIGHT-OF-WAY
- CEN DENOTES CENTERLINE
- RCX DENOTES REINFORCED CONCRETE PIPE
- CUP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- ON DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- A/C DENOTES AIR CONDITIONING
- GB DENOTES GAS BOX
- GV DENOTES GAS VALVE
- GLM DENOTES GAS METER
- GLW DENOTES GAS WATER MARKER
- WH DENOTES WATER VALVE
- FW DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- DI DENOTES DRAIN INLET
- JB DENOTES JOINT BOX
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CC DENOTES CLEAN OUT

SURVEY NOTES

- 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 RECORDS AND FIELD SURVEY LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. LOCATED BURIED UTILITIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- TELEPHONE: AT&T GEORGIA POWER COMPANY
ELECTRIC: CITY OF SMYRNA
WATER AND SEWER: ATLANTA GAS LIGHT COMPANY
GAS: CALL THREE WORKING DAYS BEFORE YOU DIG THROUGH OUT GEORGIA
IN METRO ATLANTA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE RESIDUAL OF ONE PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

APPLICANT: Patricia J. Hunt **PETITION NO.:** V-54
PHONE: 770-434-3354 **DATE OF HEARING:** 06-11-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 305, 306
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 17
Floyd Street, west of Hall Drive **SIZE OF TRACT:** .271 acre
(403 Floyd Drive). **COMMISSION DISTRICT:** 4

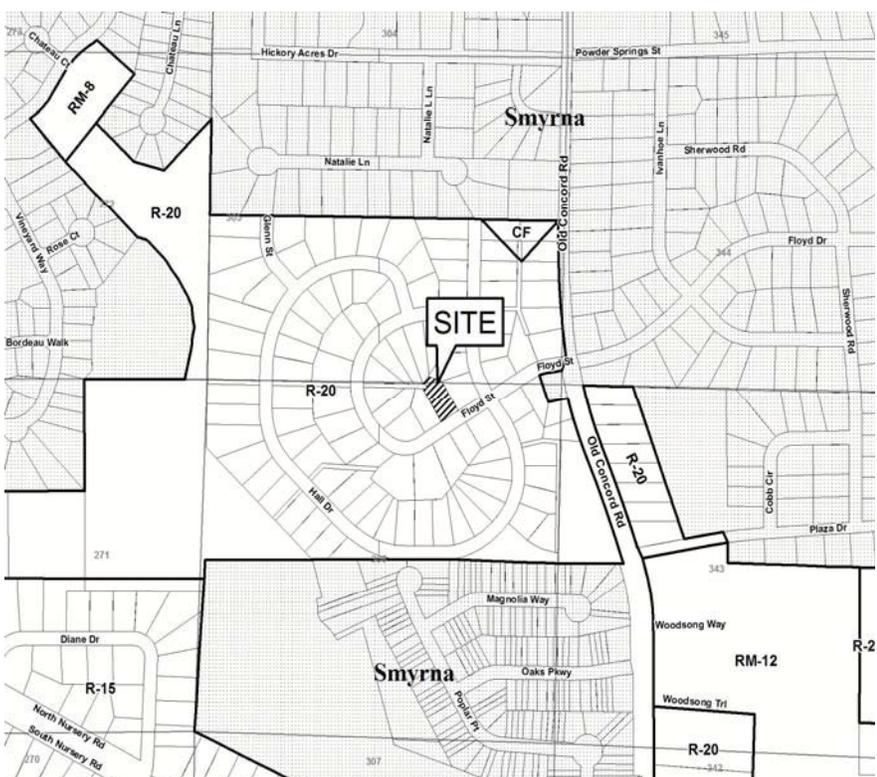
TYPE OF VARIANCE: 1) Waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) Waive the side setback on lot 13 from the required 10 feet to 9.6 feet adjacent to the eastern property line; and 3) Waive the front setback from the required 35 feet to 34 feet.

COMMENTS

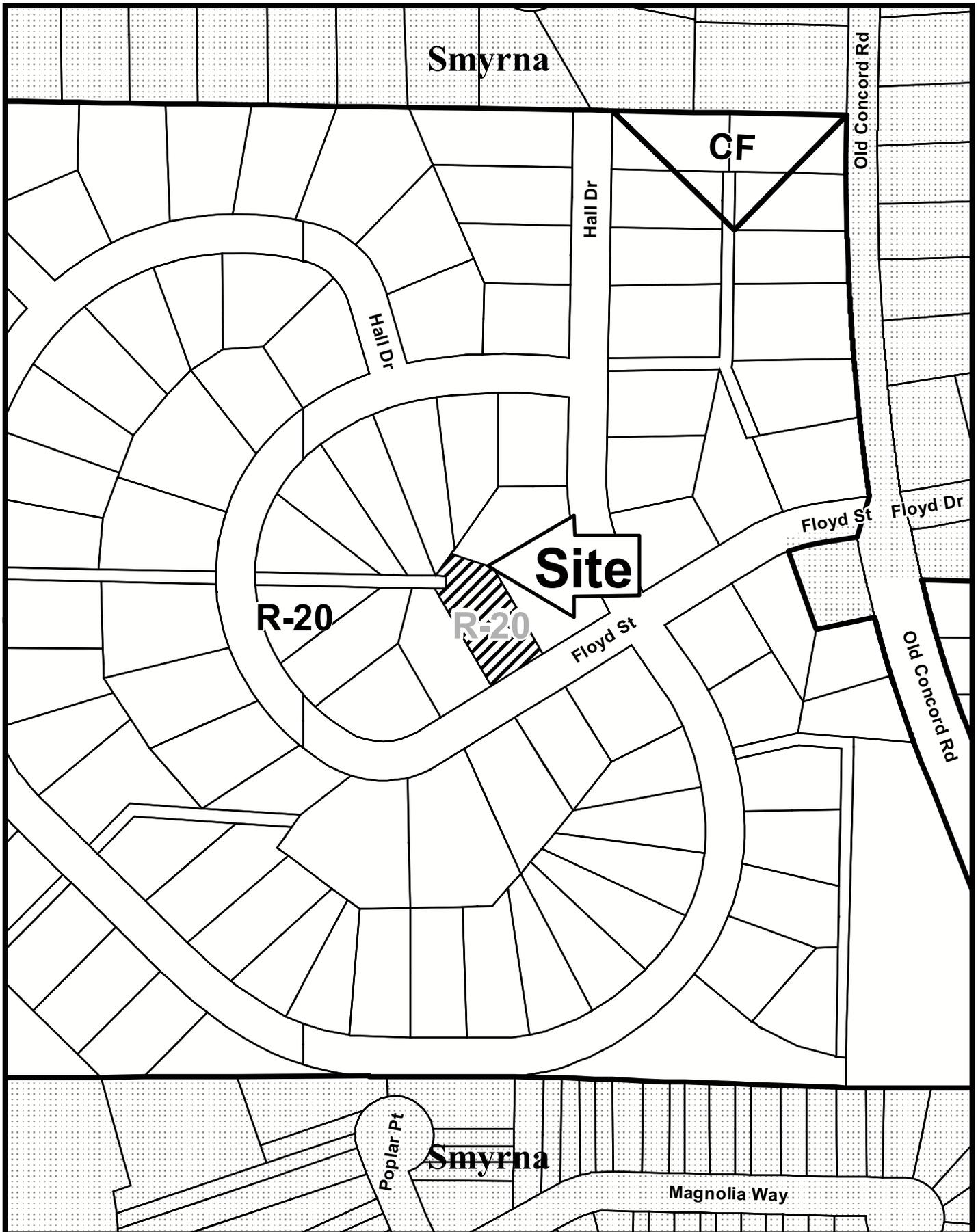
TRAFFIC: This request will not have an adverse impact on traffic.
DEVELOPMENT & INSPECTIONS: Structure is existing. Permits required for any approvals of variance prior to construction of the breezeway. Existing structure will need to be inspected prior to occupancy. If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.
STORMWATER MANAGEMENT: There does not appear to be any negative stormwater management impacts associated with this structure. However, it does not look suitable for living space since the only entry is a single side door and a garage roll-up door. There does not appear to be any windows on the structure.
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.
CEMETERY PRESERVATION: No comment.
WATER: Records show address connected.
SEWER: Not available to property.

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

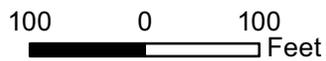
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:



V-54



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

(type or print clearly)

Application No. V-54
Hearing Date: 6-1-08

Applicant Patricia J. Hunt Business Phone _____ Home Phone 770 434-3354
Address 403 Floyd St. Dec. Smyrna, Ga. 30082
(representative's name, printed) (street, city, state and zip code)

Patricia J. Hunt Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

Sandra E. Hammarlund
Notary Public

My commission expires: **JANUARY 21ST 2011**

Titleholder Patricia J. Hunt Business Phone _____ Home Phone 770 434-3354

Signature Patricia J. Hunt Address: 403 Floyd St. Smyrna, Ga. 30082
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Sandra E. Hammarlund
Notary Public

My commission expires: **JANUARY 21ST 2011**

Present Zoning of Property R-20

Location 403 Floyd DR.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 306 P13 District 17 Size of Tract _____ 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 _____

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.

My Husband is deceased I draw Social Security Disability
My Son has been out of work nearly 1 year on workmen comp.
my daughter in law draws Social Security For Bad Heart She is living on one
artery They need to have a place to live to help them out. They owe thousands
of dollars in Hospital and doctor bills Please I need this addition for them to have a place
to live

List type of variance requested: Waive required setback (side) from
ten (10') to five (5') for proposed attached
(enclosed breezeway) garage/addition. ADJACENT TO
THE WESTERN PROPERTY LINE