



**STAFF REVIEW AND RECOMMENDATION**

**Variance Case #:** V2019-05                      **Legistar #:** 20190033

**Board of Zoning Appeals Hearing:** Monday, May 18, 2020 – 6:00 p.m.

**Property Owner:** Douglas & Janice Aman  
5384 Whitaker Trail.  
Acworth, GA 30101

**Applicant:** Same as owner

**Address:** 1592 Williams Drive

**Land Lot:** 07820                      **District:** 16                      **Parcel:** 0210

**Council Ward:** 5B                      **Existing Zoning:** LI (Light Industrial)

**Special Exception / Special Use / Variance(s) Requested:**

1. Variance to allow gravel as an acceptable parking surface. [§716.08 (B)]
2. Variance to allow a storage yard along an arterial roadway. [§710.07 (A)]

**Statement of Fact**

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

**Criteria:**

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

**PICTURES**



**Entrance at 1592 Williams Drive**



**View of lot in the rear (facing Canton Road Connector)**

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**Recommended Action:**

**Approval.** The owner and applicants, Douglas and Janice Aman, are requesting a variance for the subject property at 1592 Williams Drive. The subject property, which is zoned LI (Light Industrial), is approximately 1.66 acres in size and is bordered to the rear by Canton Road Connector, an arterial thoroughfare. All surrounding properties are also zoned LI.

The applicants would like to use the yard as an outdoor storage facility with no structure built on the lot. The variance being requested would allow the storage of large items such as cars, boats, trucks, trailers, RVs, heavy equipment, and other unspecified material on a gravel surface. The adjacent properties are used as warehousing/distribution, contractor businesses, landscaping companies, and office space. A screened, chain-link fence runs along the northern property line along the adjacent property. The subject property was previously used as a landscaping company until 2009 and has since remained unoccupied.

The use of this property is severely limited due to existing easements for above and below ground utilities, as well as natural drainage features. There is a 150' easement for a Georgia Power transmission line and a 10' easement for a natural gas main covering a large portion of the property. The applicant has received conditional authorization to allow storage within the power and gas easements from the appropriate entities. In addition, there is a creek with a 100-year floodplain lying along the eastern property line. On the eastern side of the creek, but still on the subject property, is a sanitary sewer main. The applicant wishes to keep the existing concrete barricades at the top of the creek bank to protect any spilling of gravel into the creek.

According to the Zoning Ordinance, surface parking standards regulate that any vehicle (including, but not limited to trailers and boats) on any lot must be parked on a treated and hardened surface, with materials such as asphalt, concrete, or brick. An existing concrete apron connects the property to Williams Drive. It should be noted that there is a portion of the property that has already been covered with gravel. The applicants would like to replenish approximately 10,000 square feet of previously graveled area with rocks a minimum of 3" diameter, as suggested by Public Works staff.

The subject property sits along the Canton Road Connector, an arterial roadway, and current regulations prohibit exterior storage yards along such roadways. Although the subject property is only accessed off Williams Drive, a collector road, a variance to allow the requested use will be necessary.

The number of easements and natural features severely restricts the options for using this property; the owner has limited the area of impact and provided measures to lessen possible detrimental effects to the nearby stream. As a result, *staff recommends approval.*

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**Amendment to request for variance**

**Case V2019-05**

**Land Lot 07820 District 16 Parcel 0210**

**1592 Williams Drive, Marietta, Ga**

## Amendment to request for variance

Case V2019-05

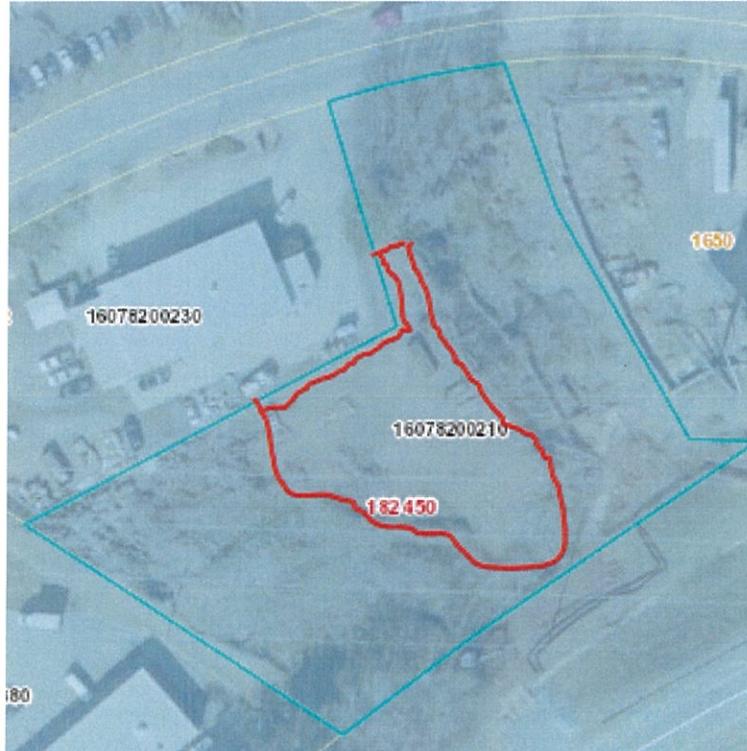
Land Lot 07820 District 16 Parcel 0210

1592 Williams Drive, Marietta, Ga

### 1) Application Revision:

The submitted variance application requested permission to use the property for storage of trailers, light/medium duty work trucks and vans, boats, RV's etc. on a gravel surface as opposed to the required hard surface. The request read "the entire property", it should have read the "useable space" (less than half of the entire property).

This amendment reduces the area to be used for parking and storage on gravel surfaces to the area that is graded and level which is approximately 10,000 square feet. This will allow approximately a dozen customers to park there. In the figure below, the area encompassed by the red line shows the revised area. It is graveled and previously used for parking and storage:



Marietta ordinance (710.07) excludes use of a parking/storage facilities adjoining an arterial highway. The reason for the ordinance is that drivers entering and leaving a high-speed arterial highway might create risk of an accident. The back of this property adjoins the Canton Road Connector.

It is noteworthy that the entrance/exit for the subject Williams Drive property is on Williams Drive. There is no curb cut to the Canton Road Connector and as a practical matter a curb cut will never be sought. This amendment seeks clarity and specifically requests permission to use the property notwithstanding that the rear of it adjoins the Canton Road Connector.

Below is an extract from the ordinance:

710.07 Storage A. Exterior storage yards (excluding vehicles for sale or lease) shall not be permitted in any districts except the CRC, RRC, OS, LI and HI districts. Exterior storage yards shall be enclosed by an opaque fence not less than 6 feet in height (except where otherwise stated and approved by the administrator) to provide visual screening. Such use shall not be located along an **arterial roadway** and is subject to the following: 1. The regulations of the applicable zoning district. 2. No open storage of wrecked or non-operative automobiles and trucks. 3. No parts or waste materials shall be stored outside any building

Source: <https://www.mariettaga.gov/DocumentCenter/View/396/Zoning-Ordinance---Division-710---Supplementary-District-Regulations-PDF>

## 2) Benefits to the City of Marietta

Approving this request will benefit the city in many ways:

**A) Better perception:** This property has been a problem property. Previously it was used for parking and storage of excess building materials. The company went out of business. The stored building materials degraded and became a nuisance rather than inventory with value. The owner abandoned the property. Over time the property became overgrown, unsightly and invited homeless camps. The property was in such a state of neglect that it was sold at a tax sale for opening bid. Collectively these reasons created a perception that the area was not safe. One neighbor (1650 Williams Dr) resorted to installing an electric fence to prevent vandalism thus increasing the unfavorable impression. Pictures of their sign on their gate is below:



I have been a good steward of the property. I stabilized a previously de-stabilized property. Dumpsters of the excess construction materials stored there were hauled off. The encamped homeless people were shooed away. A gate was installed. The street view of the property is now very attractive. In summary, if I am allowed to continue and build a storage/parking facility, the progress will continue and city will benefit by having a nice-looking functional property versus an abandoned, deteriorating property occupied by homeless people many of whom are on the lam from the law.

**B) Fulfilling “The Roadmap to Marietta’s Future”:** Approval of the variance is exactly what was envisioned in “The roadmap to Marietta’s Future”.

Page 89 Objective 2.6 Emphasize the redevelopment of existing underperforming commercial properties, obsolete or abandoned structures, and economically deteriorating areas.

Page 93 Objective 4.8 Encourage the reuse and revitalization of obsolete commercial and industrial facilities.

Page 94 Policy 4.21 Continue to market and encourage development on underdeveloped and vacant properties in Marietta

Source: <https://www.mariettaga.gov/DocumentCenter/View/886/Master-Comprehensive-Plan-PDF>

**C) Better Police and Fire Service:** If the variance is approved the city will benefit because a parking/storage facility will put less strain on city services like police and fire protection than an abandoned destabilizing property attracting vagrants.

**D) Better property valuation:** The current valuation for property tax purposes is a minimal \$5,000 because other than storage/parking there is no other legal use for the property. Under current ordinances storage/parking is not financially feasible because of the requirement calling for a concrete or asphalt surface. The current zoning drove the valuation down; so today it is almost valueless. If a variance is granted, the valuation will increase to normal values for property in the area. The City of Marietta tax digest will increase accordingly.

The exhibit below shows the current valuation by the county of a minimal \$5,000:

**Composite Summary**

Parcel Number	14079200210
Location Address	WILLIAMS DR
Property Class	C4 - Commercial Small Tracts
Total Acres	1.66
Total Land SqFt	72210
Neighborhood	42C -
Tax District	(4) MARIETTA
Subdivision	

**Owner**

Aman Doug &  
Aman Janice L  
3224 WHITAKER TRL  
ACWORTH GA 30101

**Appraised Values**

Year	Property Class	LUC	Appraised Land	Appraised Building Value	Total Appraised Value
2019	C4	200	\$5,000	\$0	\$5,000

**Assessed Values**

Year	Assessed Land	Assessed Building Value	Total Assessed Value
2019	\$2,000	\$0	\$2,000

**Tax Information**

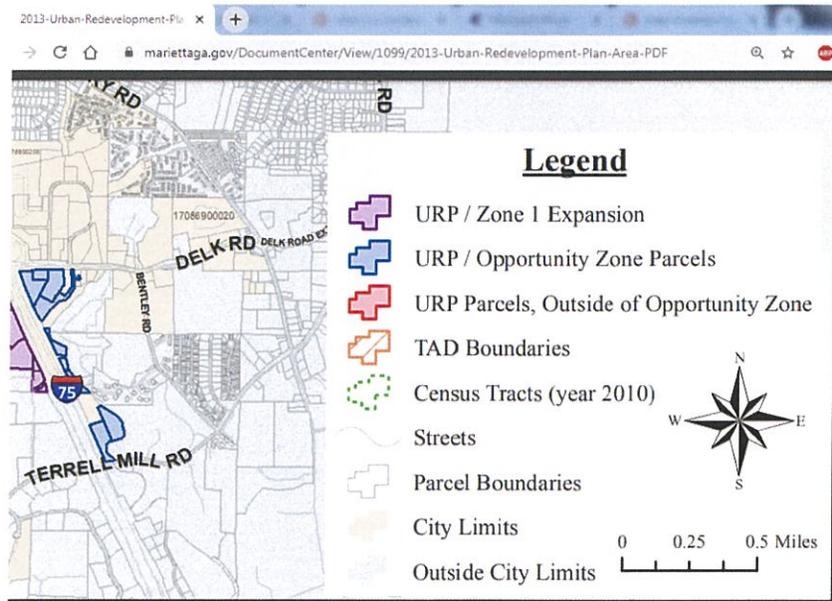
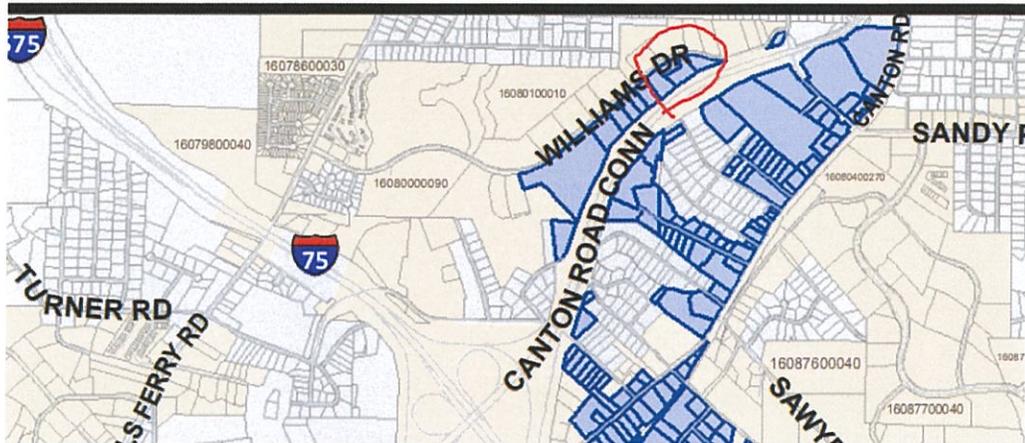
[Tax Information Link](#)

**E) Increased employment opportunities:** The storage/parking facility will provide a place for contractors and start-up businesses to store their vehicles and equipment. This will provide increased employment opportunities for low and moderate income persons. Currently zoning and homeowner association regulations preclude storage of commercial vehicles and equipment (work trucks, work trailers, Bobcats, etc) in many residential areas. Consequently, often people in the trades (plumbers, electricians, roofers, cable installers, landscapers) must leave

Marietta in order to work. Our city is in short supply of licensed service people. In summary, granting the variance will provide opportunity and create middle class jobs in Marietta and provide services to the people of Marietta.

**F) URP Redevelopment Zone:** The property is in Marietta's 2013 Urban Redevelopment Zone. Per public policy, development in this area should be encouraged. Approving the variance achieves some of this public policy objective. The URP Opportunity zone map is depicted below:

→ ↻ 🏠 🔒 marietta.gov/DocumentCenter/View/1099/2013-Urban-Redevelopment-Plan-Area-PDF



Source: <https://www.marietta.gov/DocumentCenter/View/1099/2013-Urban-Redevelopment-Plan-Area-PDF>

### 3) Meeting the Dept. of Development Services Stipulations:

The Department conducted a review and their report listed seven stipulations. The stipulations have been addressed and I am agreeable to meeting all of them. Below in italics is the stipulation followed by the status in regular brown font:

- A) *Such use must be enclosed by an opaque fence or wall no less than 8 feet in height which provides continuous screening.* Status: A fabric screen was placed on the gate so motorists or pedestrians cannot see onto the property from the street. Photo follows.
- B) *Parking and storage is to be limited to no more than 50% of the subject property.* Status: The initial application was intended to be for only the useable space which is less than 50% of the entire area. This application is amended to be just the area already graded and graveled which is for approximately 9,000 square feet.
- C) *Rock must be 3" diameter or larger.* Status: Recycled concrete which meets this size specification (greater than 3 inches) has been brought in and spread out. Photos follow.
- D) *A barrier (curb, concrete barricades, etc.) approved by Marietta Public Works must be placed along the top of the creek bank to prevent gravel from spilling into the creek.* Status: Concrete barriers measuring 2 feet high by 2 feet deep and 4 feet long and weighing over 3,500 pounds each were placed along the top. This will assure that somebody doesn't drive down into the waterway and to assure that gravel doesn't migrate there. Photos follow
- E) *No grading or land disturbance shall be allowed on the site without the approval of engineered site plans.* Status: This application is amended to be just the area already graded and graveled which is for approximately 9,000 square feet.
- F) *Written authorization must be obtained from the appropriate entities regarding and storage above the gas main or below transmission lines.* Status: The gas company and power company were contacted and written authorization was granted. Copy of the authorization follows.
- G) *No storage shall be permitted within a Special Flood Hazard Zone as determined by the federal Emergency Management Agency.* Status: This application is amended to be just the area already graded and graveled which is not in the Special Flood Hazard Zone.

**McCrary, Josh** <[tmccrary@southernco.com](mailto:tmccrary@southernco.com)>

Jun 21, 2019,  
3:06 PM

DougAman@Gmail.com

Doug,

You're OK to proceed with the parking lot as described below, assuming there is no removal of existing cover. Also please notify Atlanta Gas Light in the future in the event of heavy equipment crossings i.e. logging trucks, dozers, or commodity tandem trucks.

Thanks

**Josh McCrary**  
Division Engineer  
Engineering Design

(404) 584-3637 office  
(404) 623-7255 mobile  
[tmccrary@southernco.com](mailto:tmccrary@southernco.com)

Wed, Feb 27,  
2019, 12:20 PM

**Hang, Who <X2WHANG@southernco.com>**  
to Glenn, DougAman@Gmail.com

Mr. Aman: You may use all of the easement area as temporary parking if it's within the boundaries of your property, but with the following Georgia Power stipulations:

- No grading other than just some leveling.
- Encroachment area is used only for parking of vehicles, boats on trailers, RV's, trailers, trucks, etc. (No storage materials).
- All vehicles or trailers parked in the right-of-way should not exceed fifteen (15) feet in height.
- All vehicles and trailers must have wheels, be movable upon request, and placed in a manner where our crews will still have access to ingress/egress within the easement.
- All vehicle and trailers must kept at least 25 feet away from the transmission structures and/or attachments.
- Washing or other activities requiring persons to be on top of vehicles is not allowed.

Please understand this transmission line carries 500,000 Volts, so safety of the lines and the people working beneath them are a priority. If you would like to proceed with the encroachment, I will need you to provide an exhibit showing the requested encroachment area (parking area) in relation to the overhead transmission line (wires) and GPC easement. Please no color aerial imagery and prefer 8.5" x 11". The survey you screenshotted below would work.

Thank you,

**Who Hang**

Georgia Power Company | Transmission Right-of-Way Specialist

Bin 20034 | 241 Ralph McGill Blvd | Atlanta, GA 30308

Office: 404-506-7047 | Cell: 209-323-9582

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1592



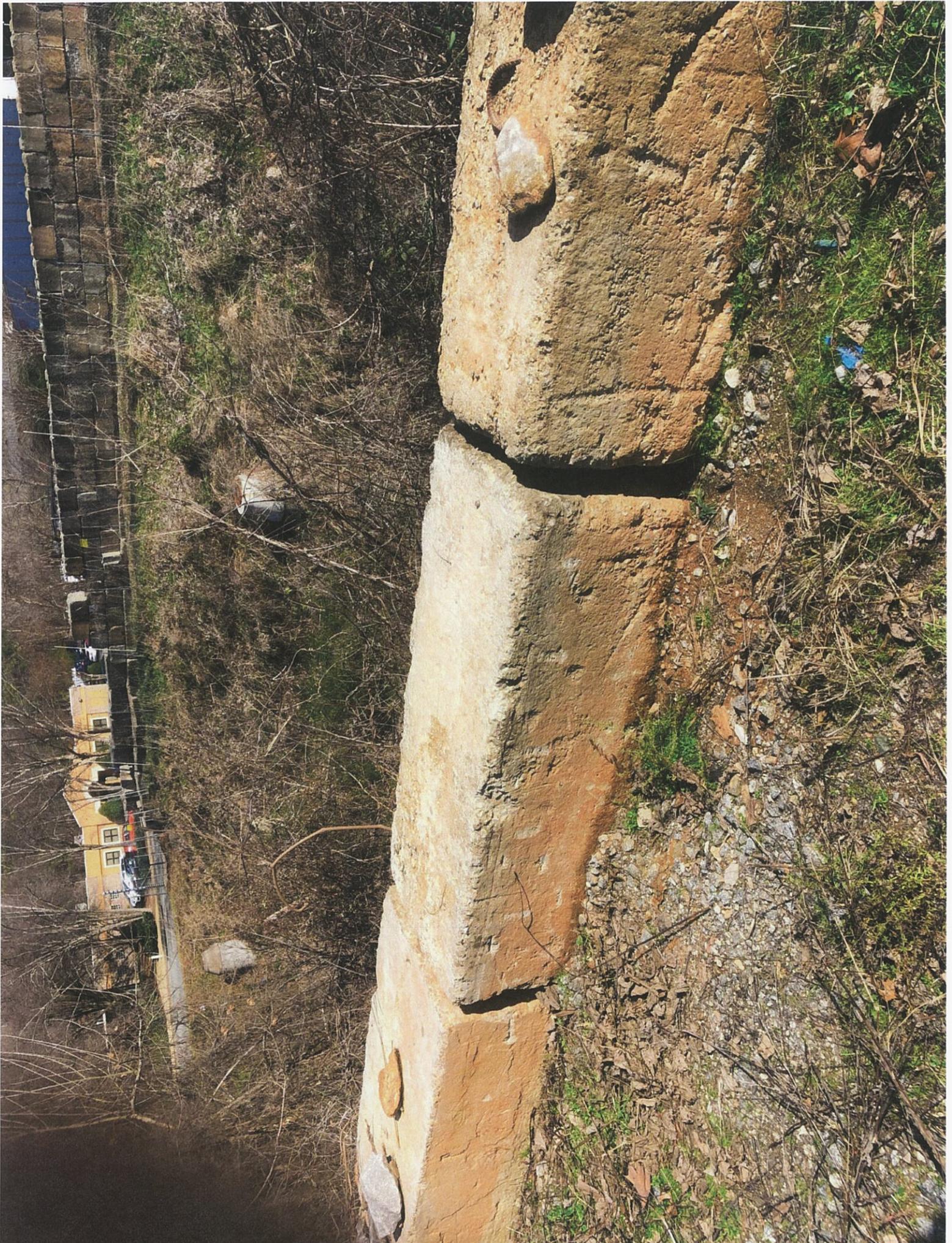




















Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:
Application #: V2019-05 Legistar #: 20190033 BZA Hearing Dt: 3-30-20
City Council Hearing Dt (if applicable) #: ~ PZ #: 19-24

This is a variance/appeal application for:

[X] Board of Zoning Appeals [X] City Council

Owner's Name DOUGLAS AND JANISE AMAN
EMAIL Address: DOUGAMAN@GMAIL.COM
Mailing Address 5384 WHITAKER TRAIL Acworth Zip Code: 30101 Phone Number (678) 873-3624

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
Applicant:
EMAIL Address:
Mailing Address Zip Code: Phone Number

Address of subject property: 1592 WILLIAMS DRIVE Date of Acquisition: 3/6/2018
Land Lot(s) 0787 District 16 Parcel 00210 Acreage 1.66 Zoned LI Ward SB FLU: IW
List the variance(s) or appeal requested (please attach any additional information):
PLEASE SEE ATTACHED.
Allow storage rental

- Required Information
1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 25 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

*[Signature]*  
Signature of Owner

*[Signature]*  
Signature of Applicant

DOUGLAS AMAN  
Print Name

DOUGLAS AMAN  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

DOUGLAS AMAN  
Print Name

*[Signature]*  
Signature of Applicant

**APPLICANT CERTIFICATION**

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.

*[Signature]*  
Signature of Applicant

1/13/19  
Date

DOUGLAS AMAN  
Please Print

**OWNER CERTIFICATION**

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

*[Signature]*  
Signature of Owner

DOUGLAS AMAN  
Please Print

5384 WHITAKER TR ACWORTH GA 30101  
Address

1/13/19  
Date

Signed, sealed and delivered in the presence of:

Cheryl Nelson

My Commission Expires: 09-8-20



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

To: Board of Zoning, Marietta City Council

1/14/2019

From: Doug Aman

Subject: Variance or special land use permit for property located at 1592 Williams Drive, Marietta

The subject property is a flag shaped lot that is barely visible from the street. It is currently zoned LI (light industrial) which allows storage of cars, boats, trucks, trailers, RV's, equipment, material etc. The prior owner, a landscaping company, stored their landscaping trucks, trailers, and equipment on the lot on a gravel surface. Unfortunately, the prior owner also turned the property into a dumping ground under the premise that they were storing landscaping materials. Consequently, the property became filled with debris, left over landscaping materials, and dirt.

The prior owner then declared bankruptcy. The property taxes were left unpaid and went to delinquent tax auction. I purchased the property. Since the property was used for parking and storage previously, I believed that once the debris and other stored materials were hauled off, use of the property for parking and storage could resume since that use is allowed under the LI zoning classification. Since a gravel surface was used previously and gravel surfaces are commonly used in adjoining properties, I believed its use would be grandfathered and could continue.

Attached are photos showing some of the debris hauled off. It is presented to demonstrate that my actions to date have greatly improved the appearance of the property and the value of adjoining properties.

Also attached are photos of neighboring properties to show the proposed use of the property is consistent with nearby property and does not threaten their property values.

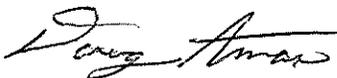
Also attached are photos of competing businesses that shows that those businesses use gravel and requiring that I pave the area would put me at an impossible disadvantage.

This request is to allow the property to be used for rental of spaces to the general public and businesses for the purpose of storing cars, boats, trucks, trailers, RV's, equipment, and material etc. on a gravel surface with a privacy screen to create opaque fencing where ever topographically possible (the terrain prevents fencing in some areas but vehicles parked will not be seen from the street).

This request also includes permission that I can resume removal of debris and stored material (mostly landscaping items and dirt) and doing so does not constitute regrading but rather returning the property to its original state so engineered plans are not required.

Because of power line and natural gas easement rights, parking and storage on gravel is the only economically viable use of the property.

Thank You



Doug Aman

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN DATE: May 1, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following requests. The Board of Zoning Appeals will consider the following requests on **Monday, May 18, 2020 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

**V2019-05 [VARIANCE] DOUGLAS & JANICE AMAN** are requesting a variance for property zoned LI (Light Industrial), located in Land Lot 782, District 16, Parcel 0210, 2nd Section, Marietta, Cobb County, Georgia, and being known as 1592 Williams Drive. Variance to allow gravel as an acceptable parking surface; variance to allow a storage yard along an arterial roadway. Ward 5B.

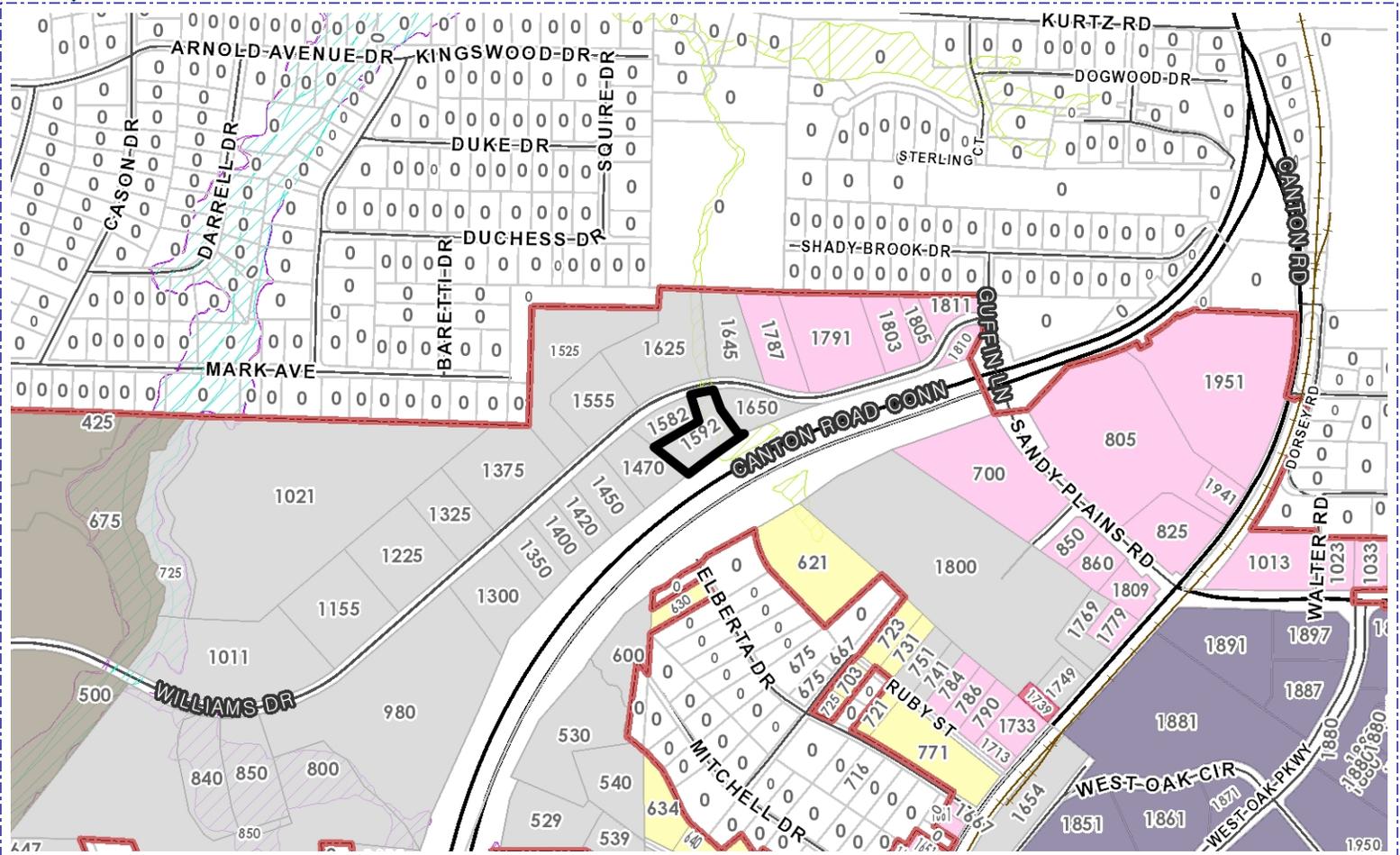
A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator, at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1592 WILLIAMS DR	16078200210	1.697	5B	LI	IW

Property Owner:	Douglas & Janice Aman	<b>Zoning Symbols</b> <ul style="list-style-type: none"> <li>--- Railroads</li> <li>--- City Limits</li> <li>--- Cobb County Pockets</li> <li>NA</li> <li>R1 - Single Family Residential (1 unit/acre)</li> <li>R2 - Single Family Residential (2 units/acre)</li> <li>R3 - Single Family Residential (3 units/acre)</li> <li>R4 - Single Family Residential (4 units/acre)</li> <li>RA4 - Single Family Residential - Attached</li> <li>RA6 - Single Family Residential - Attached</li> <li>RA8 - Single Family Residential - Attached</li> <li>MHP - Mobile Home Park</li> <li>PRD-SF - Planned Residential Dev. Single Family</li> <li>RM8 - Multi Family Residential (8 units/acre)</li> <li>RM10 - Multi Family Residential (10 units/acre)</li> <li>RM12 - Multi Family Residential (12 units/acre)</li> <li>RHR - Residential High Rise</li> <li>PRD-MF - Planned Residential Dev Multi Family</li> <li>NRC - Neighborhood Retail Commercial</li> <li>CRC - Community Retail Commercial</li> <li>RRC - Regional Retail Commercial</li> <li>PCD - Planned Commercial Development</li> <li>LI - Light Industrial</li> <li>HI - Heavy Industrial</li> <li>PID - Planned Industrial Development</li> <li>MXD - Mixed Use Development</li> <li>CBD - Central Business District</li> <li>OIT - Office Institutional Transitional</li> <li>LRO - Low Rise Office</li> <li>OI - Office Institutional</li> <li>OS - Office Services</li> <li>OHR - Office High Rise</li> </ul>
Applicant:		
BZA Hearing Date:	05/18/2020	
Acquisition Date:		
Case Number:	V2019-05	
<b>City of Marietta Planning &amp; Zoning</b>		

NOTES:  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1/50,000 AND AN ANGLE ERROR OF 30 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARE ADJUSTMENT. EQUIPMENT USED WAS A NIKON NPL-352.

THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,702.86 FEET.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES, SHOWN HEREON, AND IS NOT INTENDED FOR ANY OTHER THIRD PARTY.

THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, BUFFERS, AND EASEMENTS SHOWN OR NOT SHOWN.

ZONING IS LI AS PER REFERENCE #3.

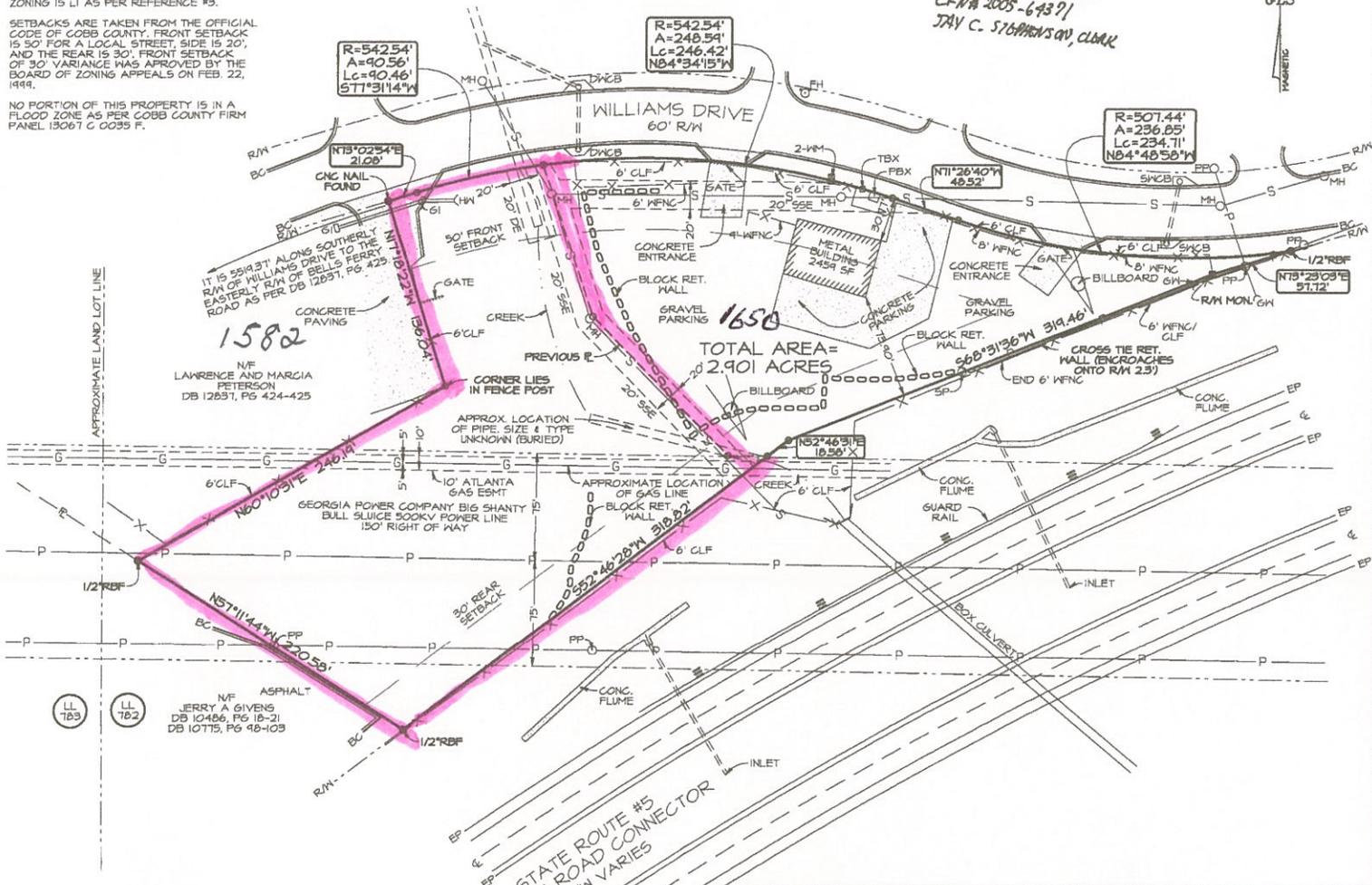
SETBACKS ARE TAKEN FROM THE OFFICIAL CODE OF COBB COUNTY. FRONT SETBACK IS 50' FOR A LOCAL STREET, SIDE IS 20', AND THE REAR IS 30'. FRONT SETBACK OF 30' VARIANCE HAS APPROVED BY THE BOARD OF ZONING APPEALS ON FEB. 22, 1994.

NO PORTION OF THIS PROPERTY IS IN A FLOOD ZONE AS PER COBB COUNTY FIRM PANEL 13067 C 0035 F.

REFERENCES:

- DEED UNDER POWER OF SALE EXECUTED ON THE 7TH DAY OF DECEMBER, 2004 TO BRANCH BANKING AND TRUST RECORDED IN DEED BOOK 14082, PG 3194-3197.
- FINAL PLAT OF NOTHSGATE CORPORATE CENTER, FKA CANTON 75 S/D BY RUIHLING & RUIHLING LAND SURVEYORS, DATED OCTOBER 25, 1986, LAST REVISED NOV. 19, 1986 AND RECORDED IN PLAT BOOK III, PGS 76-79.
- DESIGN PLAN FOR ALLIED LANDSCAPE MATERIALS, INC BY BRASWELL ENGINEERS, INC. DATED 1/3/1994.
- ALL OTHER REFERENCES SHOWN HEREON.

FILED ON 4-15-05  
 PLATBOOK 239 PAGE 66  
 CF#M 2005-64371  
 JAY C. SIBBENS ON, CLAK



- LEGEND
- BC - BACK OF CURB
  - BL - BUILDING LINE
  - CMP - CORRUGATED METAL PIPE
  - CL - CENTER LINE
  - CLF - CHAIN LINK FENCE
  - CPF - CORRUGATED PLASTIC PIPE
  - CNC - CONCRETE
  - CTP - CRIMP TOP PIPE
  - DB/PG - DEED BOOK/PAGE
  - FH - FIRE HYDRANT
  - G - GAS
  - GH - GUY WIRE
  - HM - HOOD WALL
  - HMF - HOUSING FENCE
  - IPF - IRON PIN FOUND
  - IPB - IRON PIN SET-1/2" REBAR
  - J - JUNCTION
  - LL - LAND LOT
  - LLC - LAND LOT CORNER
  - LLL - LAND LOT LINE
  - MH - MAN HOLE
  - NF - NOW OR FORMERLY
  - OTF - OPEN TOP PIPE
  - FBX - POWER TRANSFORMER BOX
  - P - OVER HEAD POWER
  - PL - PROPERTY LINE
  - PP - POWER POLE
  - PTP - POWER & TELEPHONE POLE
  - RF - REBAR FOUND
  - RCF - ROCK CORNER FOUND
  - RCP - REINFORCED CONCRETE PIPE
  - R/W - RIGHT-OF-WAY
  - SF - SQUARE FEET
  - SP - SERVICE POLE
  - SS - SANITARY SINKER
  - SSS - SANITARY SINKER EASEMENT
  - TB - TELEPHONE FEDERAL STEEL
  - TP - OVER HEAD TELEPHONE
  - TP - TELEPHONE POLE
  - WL - WATER LINE
  - WF - WOOD FENCE
  - WM - WATER METER
  - WV - WATER VALVE

Legal Description.

All that tract or parcel of land lying and being in Land Lot 782, 16th District, 2nd Section, Cobb County, Georgia containing 2.901 acres according to Survey for Cornerstone Wall Systems, Inc. prepared by Griffin Land Surveying, Inc. dated 2/23/05 and being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Bells Ferry Road and the southerly right of way of Williams Drive thence 5519.37' along southerly right of way of Williams Drive to the Point of Beginning; thence along the southerly right of way of Williams Drive (60') North 73°02'54" East, a distance of 21.08 feet; thence continuing along said right of way along a curve to the right having a radius of 542.54 feet and being subtended by a chord which bears North 77°31'14" East 90.46 feet; thence continuing along said curve a distance of 90.56 feet to a point; thence continuing along said right of way along a curve to the right having a radius of 542.54 feet and being subtended by a chord which bears South 84°34'15" East 246.42 feet; thence continuing along said curve a distance of 248.54 feet to a point; thence along said right of way South 71°26'40" East tangent to said curve, a distance of 48.52 feet to the beginning of a curve tangent to said line; thence continuing along said right of way along a curve to the left having a radius of 507.44 feet and being subtended by a chord which bears South 84°48'58" East 234.71 feet; thence continuing along said curve a distance of 236.85 feet to a 1/2" rebar found at the intersection of said right of way with the northerly right of way of State Route #5, a.k.a. Canton Road Connector; thence with Canton Road Connector right of way South 73°23'03" West, a distance of 57.12 feet to a right of way monument found; thence continuing along said right of way South 68°31'36" West, a distance of 319.46 feet; thence along said right of way South 52°46'28" West, a distance of 18.58 feet; thence continuing along said right of way South 52°46'28" West, a distance of 318.82 feet to a 1/2" rebar found; thence leaving said right of way North 57°11'44" West, a distance of 220.58 feet to a 1/2" rebar found; thence North 60°10'31" East, a distance of 246.19 feet to a chain link fence corner; thence North 17°18'22" West, a distance of 136.04 feet to a concrete nail found, the Point of Beginning;

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, THEIR EMPLOYEES, THEIR CONSULTANTS, AND THEIR CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

PROJ. NAME: S TOWNE  
 DWG. NAME: BNDY

DATE:	2/23/05	ISSUE			
SCALE:	HORIZ. 1" = 60' VERT.	NO.	DESCRIPTION	DATE	BY
SURVEYED BY/CE/J/S					
DRAWN: JH					
CHECKED: JHG					
APPROVED: JHG					



SURVEY FOR  
**CORNERSTONE WALL SYSTEMS, INC.**  
 BEING PARCEL 12, A PORTION OF PARCEL 13, AND A PORTION OF PARCEL 14 OF NOTHSGATE CORPORATE CENTER LOCATED IN LAND LOT 782, 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA

**GRIFFIN LAND SURVEYING, INC.**  
 2274 AZALEA DR. SUITE A  
 LAWRENCEVILLE, GA 30043  
 770-955-9723



1592 Williams Drive is shown in red

