

SURVEY NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.
- ALL I/P/S & I/P/S ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE "X" (AREA OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0251 E, EFFECTIVE DATE OF JUNE 22, 1998.
- VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAVD 88.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS APART FROM THIS SURVEY. THIS INFORMATION IS BASED ON THE LOCATION OF CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

CURRENT COBB COUNTY ZONING IS RA-5

FRONT SET BACK - 20' FROM CURB
SIDE SET BACK - 5'
REAR SET BACK - 30'

PROPOSED IMPERVIOUS AREA
HOUSE 1170 SQ. FT. = 31%
DRIVEWAY 1250 SQ. FT. = 09%
(PERVIOUS PAVERS X 60%)
TOTAL = 40%

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

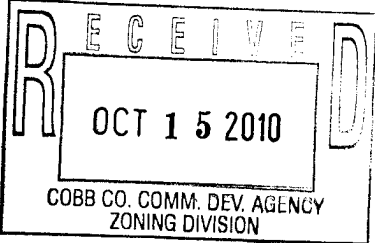


JAMES H RADER GEORGIA RLS# 3033

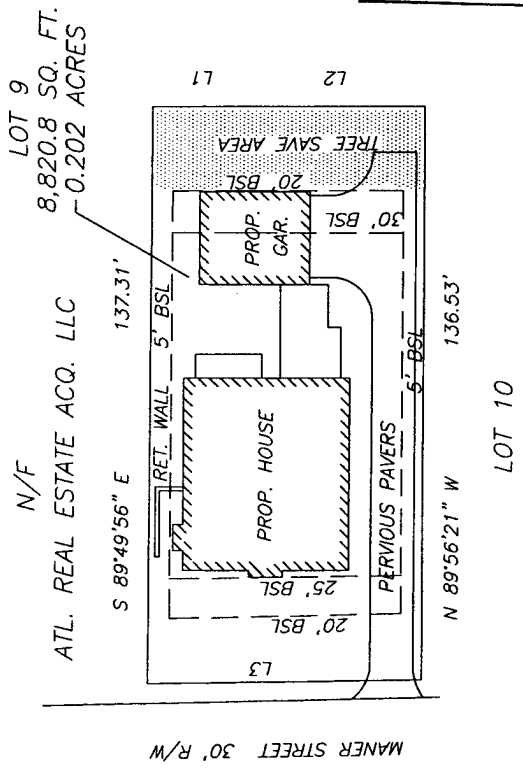
SITE PLAN FOR:

ATLANTA SIGNATURE HOMES	
LAND LOT 694	LOT 9
DISTRICT 17	WEAVER STREET
SECTION 2	AT MANER STREET
COBB COUNTY, GA	SUBDIVISION
SCALE	DATE
1" = 20'	10/11/10
PROJECT NO.	SHEET
	1 OF 1

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LINE	BEARING	DISTANCE
L1	S 00°15'29" E	21.89'
L2	S 00°03'39" W	42.39'
L3	N 00°44'13" W	64.54'



LEGEND

○	PROPERTY CORNER	○	POLYETHYLENE GLYCOL PIPING
□	I/P/S	○	FIRE HYDRANT
△	1/2" REBAR SET	○	WATER METER
◇	OPEN TOP PIPE	○	WATER LINE
○	CONCRETE MONUMENT FOUND	○	PRODSTAL
○	POWER POLE	○	TELEPHONE MANHOLE
○	ELECTRIC MANHOLE	○	TELEPHONE MANHOLE
○	UNDERGROUND POWER	○	CABLE TELEVISION MANHOLE
○	GAS VALVE	○	CABLE TELEVISION MANHOLE
○	GAS WALKER	○	CABLE TELEVISION MANHOLE
○	SANITARY SEWER MANHOLE	○	SEWER MANHOLE
○	GREASE TRAP	○	SEWER CLEAN OUT
○	SANITARY SEWER LINE	○	SEWER LINE
○	DOCTILE ADD PIPE	○	SEWER LINE

THIS SURVEY SHALL NOT BE USED WITH AN AFFRANT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSING, PLAT PLANS, CONSTRUCTION, COPIES OR ADVERTISING, AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE LAID OUT HEREON. SURVEYING AND MAPPING, INC. ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS BEYOND THE DATE AND SCOPE OF THIS SURVEY.

APPLICANT: James W. Stevens and Melanie O. Stevens **PETITION NO.:** V-92
PHONE: 404-405-2305 **DATE OF HEARING:** 12-08-10
REPRESENTATIVE: same **PRESENT ZONING:** RA-5
PHONE: same **LAND LOT(S):** 694
PROPERTY LOCATION: On the east side of **DISTRICT:** 17
Maner Street , north of Cooper Lake Road **SIZE OF TRACT:** .20 acre
(4261 Maner Street). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback on lot 9 from the required 30 feet to 20 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: More information about the size, type and location of the trees on this site (and adjacent lots) is needed before Site Plan Review can adequately review this variance request. With the information provided, we do not support the variance.

STORMWATER MANAGEMENT: Reduction of the rear setback results in an increase in the length of the driveway and the total impervious coverage. Based on the exhibit provided, the additional driveway length results in an overage of 211 square-feet of pavers (127 square-foot effective impervious).

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: No conflict.

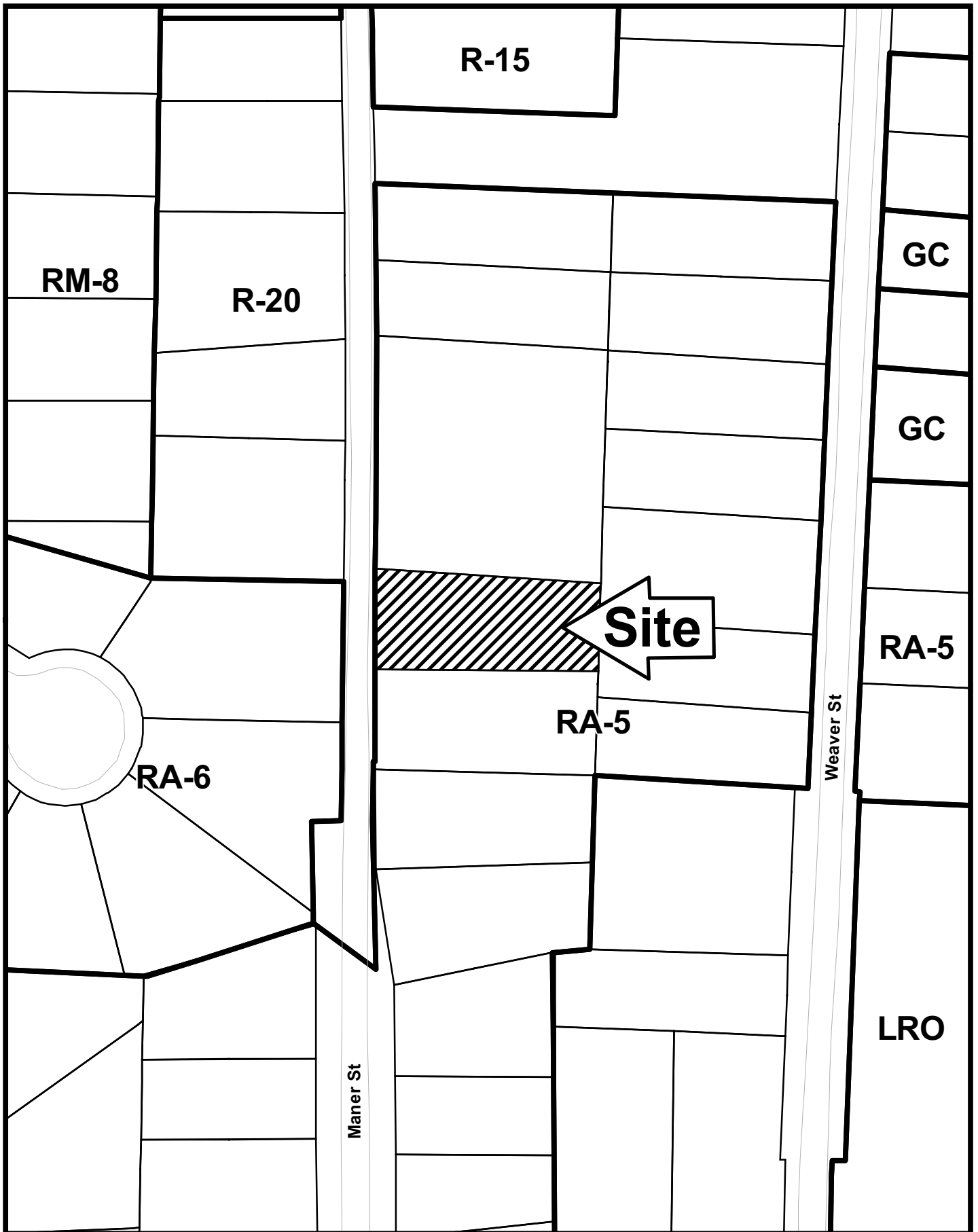
SEWER: No conflict

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

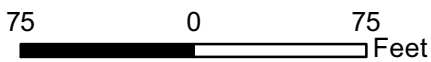
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



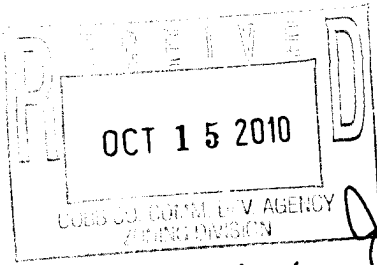
V-92



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

10/10/10
Melanie O. Stevens

(type or print clearly)

Application No. U-92
Hearing Date: 12-8-10

Applicant James W. Stevens Phone # 404-405-2305 E-mail jameystevens@comcast.net

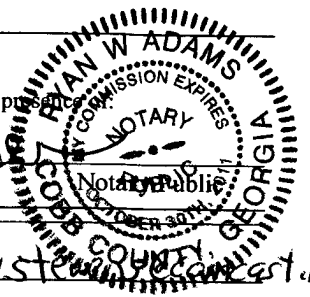
[Signature] Address _____
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: 10/30/2011
Melanie O. Stevens

Signed, sealed and delivered in presence

[Signature]



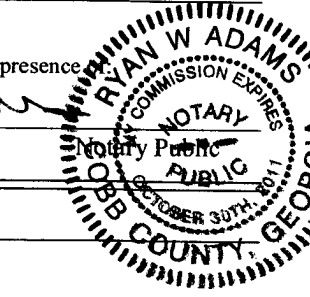
Titleholder James W. Stevens Phone # 404-405-2305 E-mail jameystevens@comcast.net

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/30/2011

Signed, sealed and delivered in presence

[Signature]



Present Zoning of Property RA-5

Location 4261 Maner St. Smyrna, Ga. 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0694 District 17 Size of Tract 8823 sq. ft 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.

James Stevens did not fully understand the impact of front setbacks being adjusted. It makes the design of the house have stairs to close to street. The original setbacks allow for proper positioning of house

List type of variance requested: Change 20' from curb setback back to original 25' from line & rear setback from 30' back to original 20' 20ft
WAIVE THE REAR SETBACK ON LOT 9 FROM REQUIRED 30FT TO 20FT.