

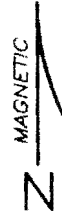
SURVEY NOTES

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 AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. 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 TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

V-49
(2015)

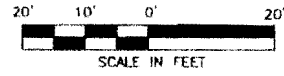
3. THIS PLAT PERSON, DOES NOT OR ENTITY SURVEYOR
4. THE FIELD CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
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. THIS PLAT NOT INTENDED FOR RECORDING.

POSITIVE USE OF THE PLAT ON THIS PLAT BY OTHER PERSONS, OR ENTITY.



THROUGH OUT GEORGIA 1-800-282-7411

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.



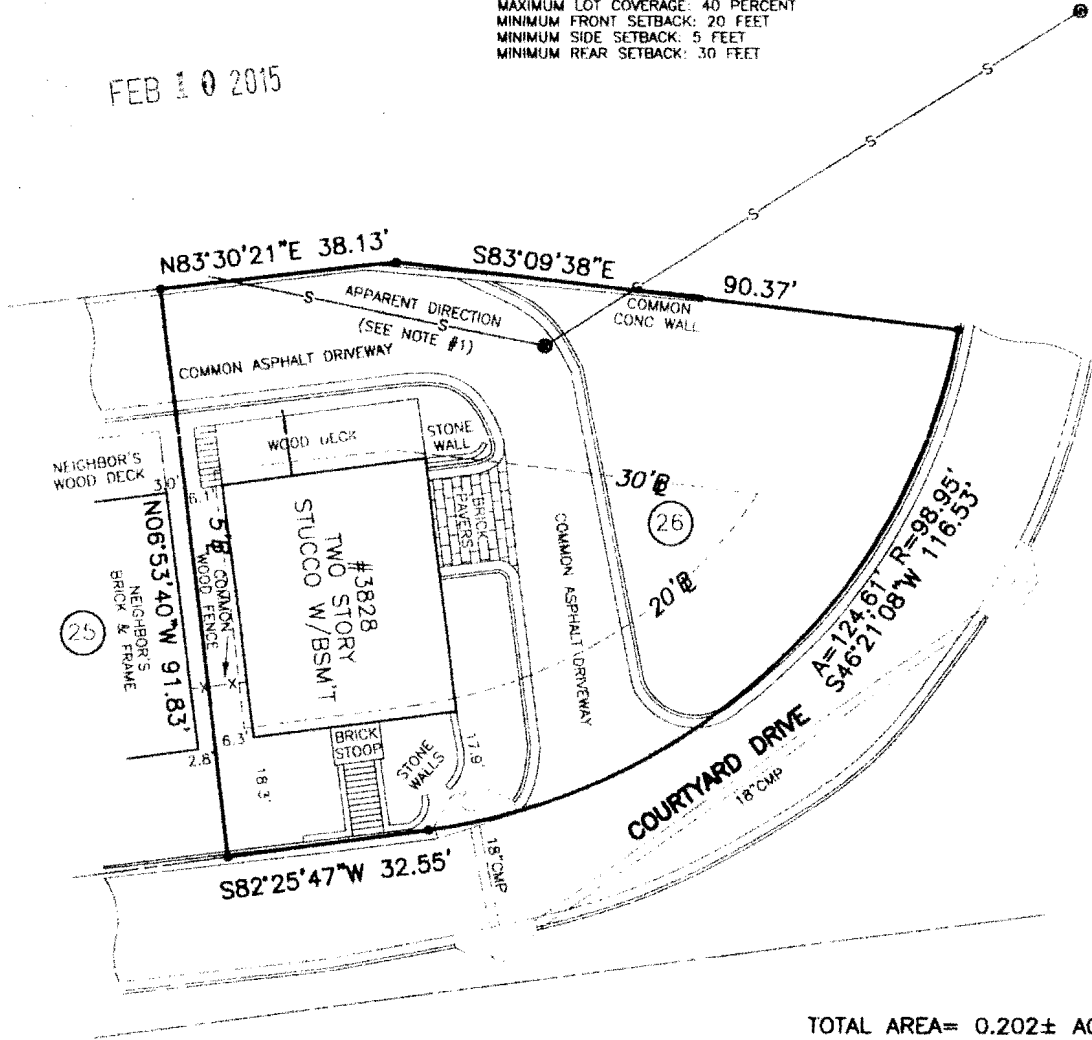
REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF CLIFFORD G. MEINHARDT AND SHARON K. MEINHARDT DEED BOOK 13942 PAGE 3491 COBB COUNTY, GEORGIA RECORDS

ZONING INFORMATION

COBB COUNTY - RA-5
 MINIMUM LOT AREA: 80,000 SQUARE FEET
 MINIMUM LOT WIDTH: 75 FEET
 MAXIMUM LOT COVERAGE: 40 PERCENT
 MINIMUM FRONT SETBACK: 20 FEET
 MINIMUM SIDE SETBACK: 5 FEET
 MINIMUM REAR SETBACK: 30 FEET

FEB 10 2015



TOTAL AREA= 0.202± ACRES
 OR 8,801± SQ. FT.

3828 COURTYARD DRIVE
 ATLANTA, GEORGIA

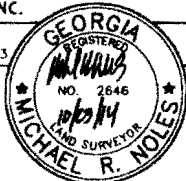
McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383

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 plot is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG
 JOB#237848

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

SURVEY FOR
 CLIFF MEINHARDT
 KAYRN MEINHARDT

LOT 26
 COURTYARDS OF VININGS
 UNIT 3-A

LAND LOT 954
 DISTRICT 17TH. SECTION 2ND
 COUNTY COBB
 GEORGIA

PLAT PREPARED: 10-23-14
 FIELD: 10-21-14 SCALE: 1"=20'

PB 12"
 PG 6"
 RB 18"
 RC

APPLICANT: Clifford Meinhardt

PETITION No.: V-49

PHONE: 404-234-8040

DATE OF HEARING: 04-01-2015

REPRESENTATIVE: Clifford Meinhardt

PRESENT ZONING: RM-8

PHONE: 404-234-8040

LAND LOT(S): 907, 954

TITLEHOLDER: Clifford G. Meinhardt and Sharon K. Meinhardt

DISTRICT: 17

PROPERTY LOCATION: On the north side of Courtyard Drive, south of Bainbridge Way (3828 Courtyard Drive).

SIZE OF TRACT: 0.20 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 20 feet to 17.9 feet; 2) waive the rear setback from the required 30 feet to 22 feet; and 3) waive the maximum impervious surface from 45% to 55%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

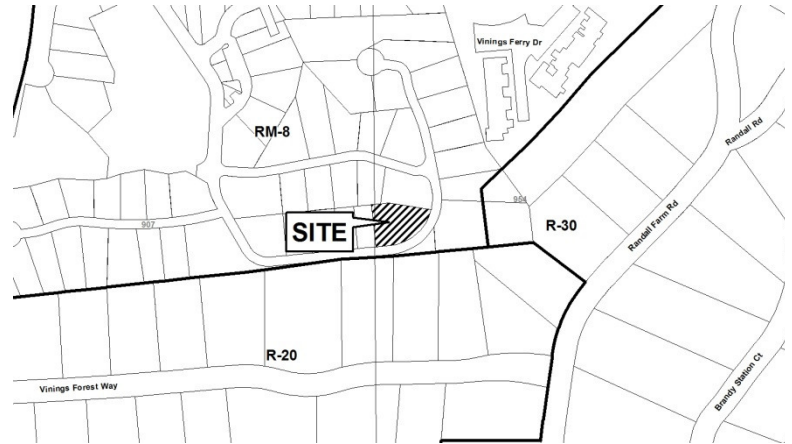
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Clifford Meinhardt

PETITION No.: V-49

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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 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 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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

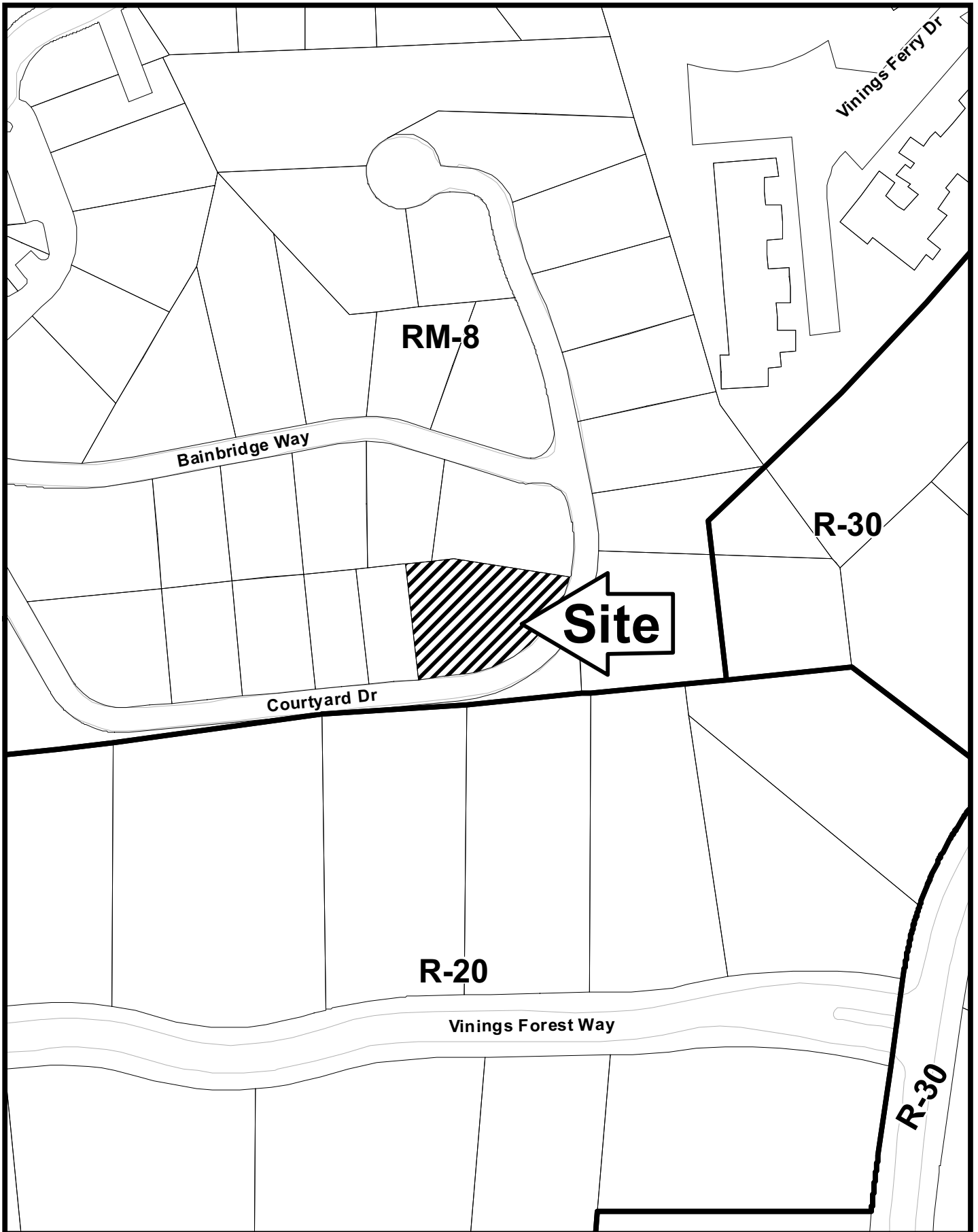
WATER: No conflict.

SEWER: No conflict. Water and sewer are private.

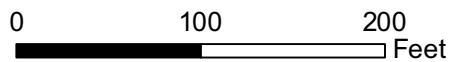
APPLICANT: Clifford Meinhardt **PETITION No.:** V-49



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-49



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

FEB 20 2015

(type or print clearly)

Application No. V-49

Hearing Date: 4-15

Applicant Clifford Meinhardt Phone # 404 234 8040 E-mail cliffm46@gmail.com

Address 3828 Courtyard Dr SE, Atlanta GA 30339
(street, city, state and zip code)

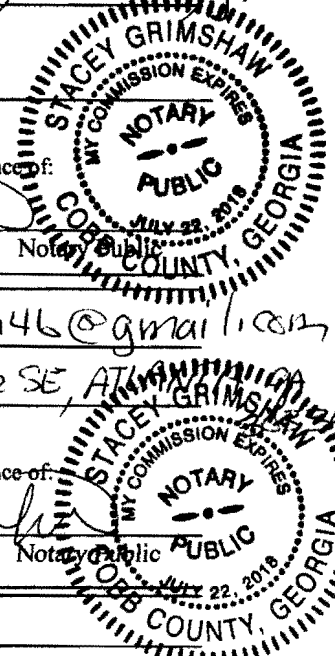
(representative's name, printed)
Cliff Meinhardt
(representative's signature)

Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

Stacey Grimshaw
Notary Public

My commission expires: July 22, 2018



Titleholder Clifford & Sharon Meinhardt Phone # 404 234-8040 E-mail cliffm46@gmail.com

Signature Cliff Meinhardt Address: 3828 Courtyard Dr SE, Atlanta GA 30339
(street, city, state and zip code)
Sharon Meinhardt
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Stacey Grimshaw
Notary Public

My commission expires: July 22, 2018

Present Zoning of Property RA-5

Location 3828 Courtyard Dr SE, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 954 District 17th Sec 2 Size of Tract 8801 SQ FT Acre(s) 0.202

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 0.202 Acres Shape of Property _____ Topography of Property _____ Other _____
8801 SQ FT

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).

We would like to screen in part of our existing back deck. Due to the small size of our lot we need a variance as the existing deck is 22 feet from our property line and the requirement is 30 feet. We would get more use from screen.

List type of variance requested: Setback required is 30' porch, and existing deck is 22' from property line.