

**Zoning**  
 R-20  
 Minimum Lot Size = 20,000 sq. ft.  
 Building Footprint Limit:  
 Side: 10 feet  
 Rear: 35 feet

**THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67**

**OWNER/BUILDER**  
 Paul Manley  
 1800 E. Piedmont Rd  
 Marietta, GA 30062

**24 HOUR CONTACT**  
 Paul Manley  
 770-891-9783

**IN THE TOP CORNER**  
 N 1435662.7023  
 E 2198033.9121  
 Corner 10718221

**THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET.**

**EQUIPMENT UTILIZED:**  
 ANIMATED COLLIMATOR  
 METRIC: TRIMBLE 5800 RR AND EGPS RTK  
 Horizontal Datum: NAD 1983  
 Vertical Datum: 1985 MGD

**ACCORDING TO THE FIRM OF COBB COUNTY, MAP NUMBER 130702, ZONE A, PAGES 01794, DATED MAY 10, 2011, THE PROPERTY IS TO BE ZONED IN A 100 YEAR FLOOD HAZARD AREA.**

**ALL MATTERS OF TITLE ARE EXCEPTED. NO A.L.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.**

**THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ASSESSMENT OF TITLE THEREON, THE LIABILITY OF WHICH IS RESERVED TO THE OWNER AND HIS OR HER GUARANTEES OR REPRESENTATIVES REGARDING THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UTILITIES SHOWN. ALL DAMAGE, MADE TO EXISTING UTILITIES BY THE OWNER, OR OTHERWISE ABOUT THE PROPERTY, IS THE SOLE RESPONSIBILITY OF THE OWNER OR OWNERS AGENT.**

**THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE BLOCK. COBB COUNTY, GA, WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE OTHER THAN THAT OF THE PERSONS NAMED IN THE TITLE BLOCK.**

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.**

**LEGEND**

- 1. BUILDING LINE
- 2. BACK OF CURB
- 3. CHORD LINK
- 4. CENTERLINE
- 5. CORRUGATED METAL PIPE
- 6. CLEAN OUT POSE
- 7. DRAINAGE EASEMENT
- 8. DRAIN INLET
- 9. DRAINAGE EASEMENT
- 10. EXISTING
- 11. EXISTING
- 12. EXISTING
- 13. EXISTING
- 14. EXISTING
- 15. EXISTING
- 16. EXISTING
- 17. EXISTING
- 18. EXISTING
- 19. EXISTING
- 20. EXISTING
- 21. EXISTING
- 22. EXISTING
- 23. EXISTING
- 24. EXISTING
- 25. EXISTING
- 26. EXISTING
- 27. EXISTING
- 28. EXISTING
- 29. EXISTING
- 30. EXISTING
- 31. EXISTING
- 32. EXISTING
- 33. EXISTING
- 34. EXISTING
- 35. EXISTING
- 36. EXISTING
- 37. EXISTING
- 38. EXISTING
- 39. EXISTING
- 40. EXISTING
- 41. EXISTING
- 42. EXISTING
- 43. EXISTING
- 44. EXISTING
- 45. EXISTING
- 46. EXISTING
- 47. EXISTING
- 48. EXISTING
- 49. EXISTING
- 50. EXISTING
- 51. EXISTING
- 52. EXISTING
- 53. EXISTING
- 54. EXISTING
- 55. EXISTING
- 56. EXISTING
- 57. EXISTING
- 58. EXISTING
- 59. EXISTING
- 60. EXISTING
- 61. EXISTING
- 62. EXISTING
- 63. EXISTING
- 64. EXISTING
- 65. EXISTING
- 66. EXISTING
- 67. EXISTING
- 68. EXISTING
- 69. EXISTING
- 70. EXISTING
- 71. EXISTING
- 72. EXISTING
- 73. EXISTING
- 74. EXISTING
- 75. EXISTING
- 76. EXISTING
- 77. EXISTING
- 78. EXISTING
- 79. EXISTING
- 80. EXISTING
- 81. EXISTING
- 82. EXISTING
- 83. EXISTING
- 84. EXISTING
- 85. EXISTING
- 86. EXISTING
- 87. EXISTING
- 88. EXISTING
- 89. EXISTING
- 90. EXISTING
- 91. EXISTING
- 92. EXISTING
- 93. EXISTING
- 94. EXISTING
- 95. EXISTING
- 96. EXISTING
- 97. EXISTING
- 98. EXISTING
- 99. EXISTING
- 100. EXISTING

**THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 08, PAGE 1358.**

**THE PURPOSE OF THIS REVISION IS TO:**  
 Reconfigure lots 5-7 by combining 5-7 into two lots.

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Water System

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Zoning Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Development & Inspections Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 CARRY COSTANDES, LS

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 GARY COSTANDES, LS

**THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67**

**OWNER/BUILDER**  
 Paul Manley  
 1800 E. Piedmont Rd  
 Marietta, GA 30062

**24 HOUR CONTACT**  
 Paul Manley  
 770-891-9783

**IN THE TOP CORNER**  
 N 1435662.7023  
 E 2198033.9121  
 Corner 10718221

**THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET.**

**EQUIPMENT UTILIZED:**  
 ANIMATED COLLIMATOR  
 METRIC: TRIMBLE 5800 RR AND EGPS RTK  
 Horizontal Datum: NAD 1983  
 Vertical Datum: 1985 MGD

**ACCORDING TO THE FIRM OF COBB COUNTY, MAP NUMBER 130702, ZONE A, PAGES 01794, DATED MAY 10, 2011, THE PROPERTY IS TO BE ZONED IN A 100 YEAR FLOOD HAZARD AREA.**

**ALL MATTERS OF TITLE ARE EXCEPTED. NO A.L.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.**

**THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ASSESSMENT OF TITLE THEREON, THE LIABILITY OF WHICH IS RESERVED TO THE OWNER AND HIS OR HER GUARANTEES OR REPRESENTATIVES REGARDING THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UTILITIES SHOWN. ALL DAMAGE, MADE TO EXISTING UTILITIES BY THE OWNER, OR OTHERWISE ABOUT THE PROPERTY, IS THE SOLE RESPONSIBILITY OF THE OWNER OR OWNERS AGENT.**

**THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE BLOCK. COBB COUNTY, GA, WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE OTHER THAN THAT OF THE PERSONS NAMED IN THE TITLE BLOCK.**

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.**

**LEGEND**

- 1. BUILDING LINE
- 2. BACK OF CURB
- 3. CHORD LINK
- 4. CENTERLINE
- 5. CORRUGATED METAL PIPE
- 6. CLEAN OUT POSE
- 7. DRAINAGE EASEMENT
- 8. DRAIN INLET
- 9. DRAINAGE EASEMENT
- 10. EXISTING
- 11. EXISTING
- 12. EXISTING
- 13. EXISTING
- 14. EXISTING
- 15. EXISTING
- 16. EXISTING
- 17. EXISTING
- 18. EXISTING
- 19. EXISTING
- 20. EXISTING
- 21. EXISTING
- 22. EXISTING
- 23. EXISTING
- 24. EXISTING
- 25. EXISTING
- 26. EXISTING
- 27. EXISTING
- 28. EXISTING
- 29. EXISTING
- 30. EXISTING
- 31. EXISTING
- 32. EXISTING
- 33. EXISTING
- 34. EXISTING
- 35. EXISTING
- 36. EXISTING
- 37. EXISTING
- 38. EXISTING
- 39. EXISTING
- 40. EXISTING
- 41. EXISTING
- 42. EXISTING
- 43. EXISTING
- 44. EXISTING
- 45. EXISTING
- 46. EXISTING
- 47. EXISTING
- 48. EXISTING
- 49. EXISTING
- 50. EXISTING
- 51. EXISTING
- 52. EXISTING
- 53. EXISTING
- 54. EXISTING
- 55. EXISTING
- 56. EXISTING
- 57. EXISTING
- 58. EXISTING
- 59. EXISTING
- 60. EXISTING
- 61. EXISTING
- 62. EXISTING
- 63. EXISTING
- 64. EXISTING
- 65. EXISTING
- 66. EXISTING
- 67. EXISTING
- 68. EXISTING
- 69. EXISTING
- 70. EXISTING
- 71. EXISTING
- 72. EXISTING
- 73. EXISTING
- 74. EXISTING
- 75. EXISTING
- 76. EXISTING
- 77. EXISTING
- 78. EXISTING
- 79. EXISTING
- 80. EXISTING
- 81. EXISTING
- 82. EXISTING
- 83. EXISTING
- 84. EXISTING
- 85. EXISTING
- 86. EXISTING
- 87. EXISTING
- 88. EXISTING
- 89. EXISTING
- 90. EXISTING
- 91. EXISTING
- 92. EXISTING
- 93. EXISTING
- 94. EXISTING
- 95. EXISTING
- 96. EXISTING
- 97. EXISTING
- 98. EXISTING
- 99. EXISTING
- 100. EXISTING

**THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 08, PAGE 1358.**

**THE PURPOSE OF THIS REVISION IS TO:**  
 Reconfigure lots 5-7 by combining 5-7 into two lots.

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Water System

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Zoning Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Development & Inspections Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 CARRY COSTANDES, LS

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 GARY COSTANDES, LS

**THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67**

**OWNER/BUILDER**  
 Paul Manley  
 1800 E. Piedmont Rd  
 Marietta, GA 30062

**24 HOUR CONTACT**  
 Paul Manley  
 770-891-9783

**IN THE TOP CORNER**  
 N 1435662.7023  
 E 2198033.9121  
 Corner 10718221

**THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET.**

**EQUIPMENT UTILIZED:**  
 ANIMATED COLLIMATOR  
 METRIC: TRIMBLE 5800 RR AND EGPS RTK  
 Horizontal Datum: NAD 1983  
 Vertical Datum: 1985 MGD

**ACCORDING TO THE FIRM OF COBB COUNTY, MAP NUMBER 130702, ZONE A, PAGES 01794, DATED MAY 10, 2011, THE PROPERTY IS TO BE ZONED IN A 100 YEAR FLOOD HAZARD AREA.**

**ALL MATTERS OF TITLE ARE EXCEPTED. NO A.L.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.**

**THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ASSESSMENT OF TITLE THEREON, THE LIABILITY OF WHICH IS RESERVED TO THE OWNER AND HIS OR HER GUARANTEES OR REPRESENTATIVES REGARDING THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UTILITIES SHOWN. ALL DAMAGE, MADE TO EXISTING UTILITIES BY THE OWNER, OR OTHERWISE ABOUT THE PROPERTY, IS THE SOLE RESPONSIBILITY OF THE OWNER OR OWNERS AGENT.**

**THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE BLOCK. COBB COUNTY, GA, WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE OTHER THAN THAT OF THE PERSONS NAMED IN THE TITLE BLOCK.**

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.**

**LEGEND**

- 1. BUILDING LINE
- 2. BACK OF CURB
- 3. CHORD LINK
- 4. CENTERLINE
- 5. CORRUGATED METAL PIPE
- 6. CLEAN OUT POSE
- 7. DRAINAGE EASEMENT
- 8. DRAIN INLET
- 9. DRAINAGE EASEMENT
- 10. EXISTING
- 11. EXISTING
- 12. EXISTING
- 13. EXISTING
- 14. EXISTING
- 15. EXISTING
- 16. EXISTING
- 17. EXISTING
- 18. EXISTING
- 19. EXISTING
- 20. EXISTING
- 21. EXISTING
- 22. EXISTING
- 23. EXISTING
- 24. EXISTING
- 25. EXISTING
- 26. EXISTING
- 27. EXISTING
- 28. EXISTING
- 29. EXISTING
- 30. EXISTING
- 31. EXISTING
- 32. EXISTING
- 33. EXISTING
- 34. EXISTING
- 35. EXISTING
- 36. EXISTING
- 37. EXISTING
- 38. EXISTING
- 39. EXISTING
- 40. EXISTING
- 41. EXISTING
- 42. EXISTING
- 43. EXISTING
- 44. EXISTING
- 45. EXISTING
- 46. EXISTING
- 47. EXISTING
- 48. EXISTING
- 49. EXISTING
- 50. EXISTING
- 51. EXISTING
- 52. EXISTING
- 53. EXISTING
- 54. EXISTING
- 55. EXISTING
- 56. EXISTING
- 57. EXISTING
- 58. EXISTING
- 59. EXISTING
- 60. EXISTING
- 61. EXISTING
- 62. EXISTING
- 63. EXISTING
- 64. EXISTING
- 65. EXISTING
- 66. EXISTING
- 67. EXISTING
- 68. EXISTING
- 69. EXISTING
- 70. EXISTING
- 71. EXISTING
- 72. EXISTING
- 73. EXISTING
- 74. EXISTING
- 75. EXISTING
- 76. EXISTING
- 77. EXISTING
- 78. EXISTING
- 79. EXISTING
- 80. EXISTING
- 81. EXISTING
- 82. EXISTING
- 83. EXISTING
- 84. EXISTING
- 85. EXISTING
- 86. EXISTING
- 87. EXISTING
- 88. EXISTING
- 89. EXISTING
- 90. EXISTING
- 91. EXISTING
- 92. EXISTING
- 93. EXISTING
- 94. EXISTING
- 95. EXISTING
- 96. EXISTING
- 97. EXISTING
- 98. EXISTING
- 99. EXISTING
- 100. EXISTING

**THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 08, PAGE 1358.**

**THE PURPOSE OF THIS REVISION IS TO:**  
 Reconfigure lots 5-7 by combining 5-7 into two lots.

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Water System

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Zoning Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 Cobb County Development & Inspections Division

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 CARRY COSTANDES, LS

**APPROVED BY:** \_\_\_\_\_ Date \_\_\_\_\_  
 GARY COSTANDES, LS

**THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67**

**OWNER/BUILDER**  
 Paul Manley  
 1800 E. Piedmont Rd  
 Marietta, GA 30062

**24 HOUR CONTACT**  
 Paul Manley  
 770-891-9783

**IN THE TOP CORNER**  
 N 1435662.7023  
 E 2198033.9121  
 Corner 10718221

**THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,000 FEET.**

**EQUIPMENT UTILIZED:**  
 ANIMATED COLLIMATOR  
 METRIC: TRIMBLE 5800 RR AND EGPS RTK  
 Horizontal Datum: NAD 1983  
 Vertical Datum: 1985 MGD

**ACCORDING TO THE FIRM OF COBB COUNTY, MAP NUMBER 130702, ZONE A, PAGES 01794, DATED MAY 10, 2011, THE PROPERTY IS TO BE ZONED IN A 100 YEAR FLOOD HAZARD AREA.**

**ALL MATTERS OF TITLE ARE EXCEPTED. NO A.L.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.**

**THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ASSESSMENT OF TITLE THEREON, THE LIABILITY OF WHICH IS RESERVED TO THE OWNER AND HIS OR HER GUARANTEES OR REPRESENTATIVES REGARDING THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UTILITIES SHOWN. ALL DAMAGE, MADE TO EXISTING UTILITIES BY THE OWNER, OR OTHERWISE ABOUT THE PROPERTY, IS THE SOLE RESPONSIBILITY OF THE OWNER OR OWNERS AGENT.**

**THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE BLOCK. COBB COUNTY, GA, WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE USE OF THIS PLAT FOR ANY PURPOSE OTHER THAN THAT OF THE PERSONS NAMED IN THE TITLE BLOCK.**

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.**

**LEGEND**

- 1. BUILDING LINE
- 2. BACK OF CURB
- 3. CHORD LINK
- 4. CENTERLINE
- 5. CORRUGATED METAL PIPE
- 6. CLEAN OUT POSE
- 7. DRAINAGE EASEMENT
- 8. DRAIN INLET
- 9. DRAINAGE EASEMENT
- 10. EXISTING
- 11. EXISTING
- 12. EXISTING
- 13. EXISTING
- 14. EXISTING
- 15. EXISTING
- 16. EXISTING
- 17. EXISTING
- 18. EXISTING
- 19. EXISTING
- 20. EXISTING
- 21. EXISTING
- 22. EXISTING
- 23. EXISTING
- 24. EXISTING
- 25. EXISTING
- 26. EXISTING
- 27. EXISTING
- 28. EXISTING
- 29. EXISTING
- 30. EXISTING
- 31. EXISTING
- 32. EXISTING
- 33. EXISTING
- 34. EXISTING
- 35. EXISTING
- 36. EXISTING
- 37. EXISTING
- 38. EXISTING
- 39. EXISTING
- 40. EXISTING
- 41. EXISTING
- 42. EXISTING
- 43. EXISTING
- 44. EXISTING
- 45. EXISTING
- 46. EXISTING
- 47. EXISTING
- 48. EXISTING
- 49. EXISTING
- 50. EXISTING
- 51. EXISTING
- 52. EXISTING
- 53. EXISTING
- 54. EXISTING
- 55. EXISTING
- 56. EXISTING
- 57. EXISTING
- 58. EXISTING
- 59. EXISTING
- 60. EXISTING
- 61. EXISTING
- 62. EXISTING
- 63. EXISTING
- 64. EXISTING
- 65. EXISTING
- 66. EXISTING
- 67. EXISTING
- 68. EXISTING
- 69. EXISTING
- 70. EXISTING
- 71. EXISTING
- 72. EXISTING
- 73. EXISTING
- 74. EXISTING
- 75. EXISTING
- 76. EXISTING
- 77. EXISTING
- 78. EXISTING
- 79. EXISTING
- 80. EXISTING
- 81. EXISTING
- 82. EXISTING
- 83. EXISTING
- 84. EXISTING
- 85. EXISTING
- 86. EXISTING
- 87. EXISTING
- 88. EXISTING
- 89. EXISTING
- 90. EXISTING
- 91. EXISTING
- 92. EXISTING
- 93. EXISTING
- 94. EXISTING
- 95. EXISTING
- 96. EXISTING
- 97. EXISTING
- 98. EXISTING
- 99. EXISTING
- 100. EXISTING

**THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 08, PAGE 1358.**

**APPLICANT:** Paul Manley

**PETITION No.:** V-62

**PHONE:** 678-965-0613

**DATE OF HEARING:** 04-01-2015

**REPRESENTATIVE:** Paul Manley

**PRESENT ZONING:** R-20

**PHONE:** 678-965-0613

**LAND LOT(S):** 772

**TITLEHOLDER:** Paul F. Manley, Jr.

**DISTRICT:** 16

**PROPERTY LOCATION:** On the eastern side of  
East Piedmont Road  
(1800 East Piedmont Road).

**SIZE OF TRACT:** 1.5 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the public road frontage from 75 feet to zero feet (for lot 6); and 2) allow a  
second house off a private easement.

**OPPOSITION:** No. OPPOSED        **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Paul Manley **PETITION No.:** V-62

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend Dayron Court be paved to a width of 20' including the cul de sac with 38' radius.

**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 comment.

**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.

**APPLICANT:** Paul Manley

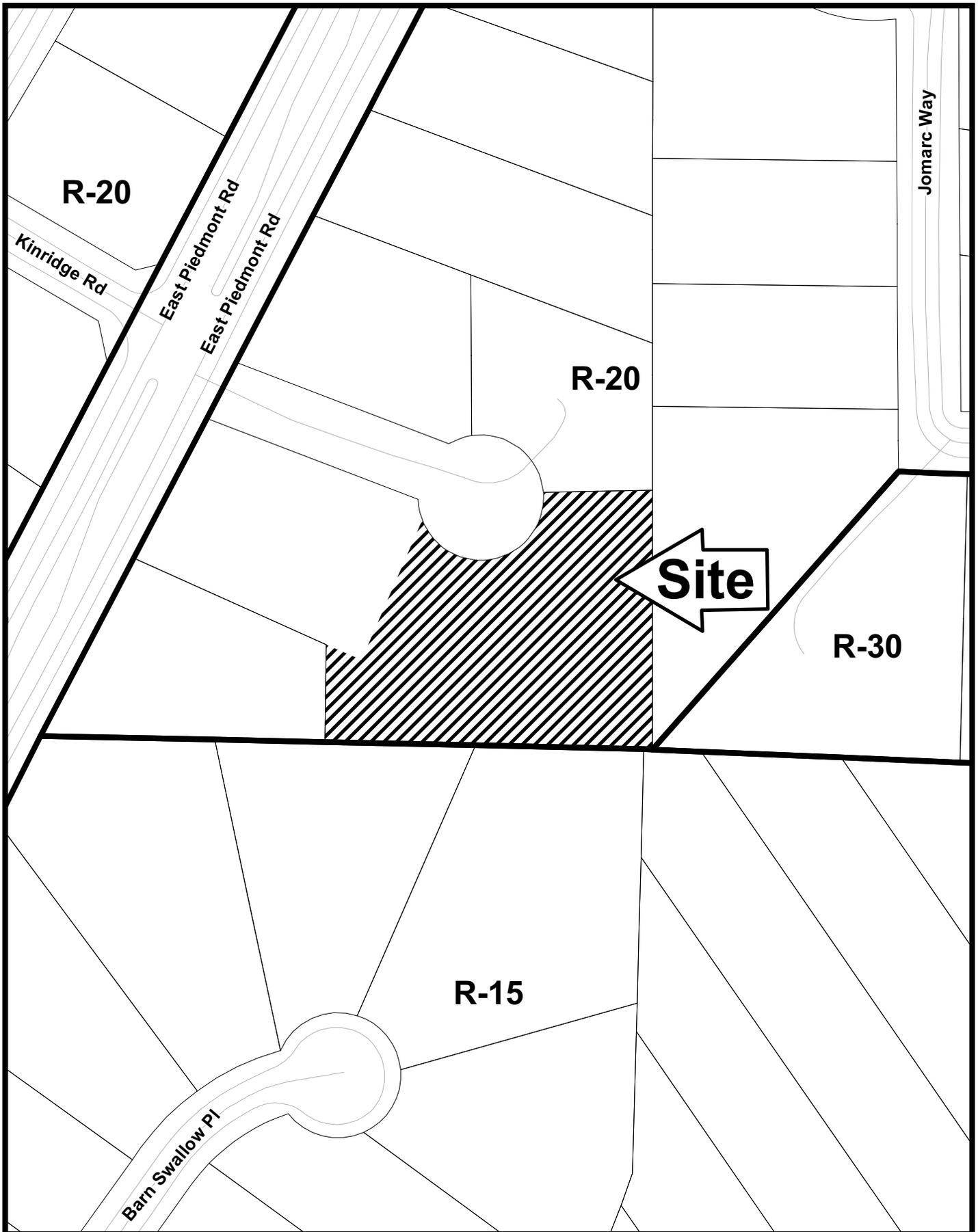
**PETITION No.:** V-62

\*\*\*\*\*

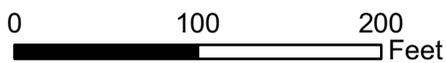
**FIRE DEPARTMENT:**

- Driveway must have a minimum 12' driving surface width with minimum 25' inside turning radius.
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance. (Indicate on plan minimum setbacks).
- Maximum grade shall not exceed 18%.
- Driveway must extend within 150' of the most remote portion of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. (See note below.)
- Driveway must support 25 Tons (50,000 lbs.)
- Provide emergency access to all gates securing Fire Dept. access with a minimum 12'-0" clear width
- Hydrant within 500' of remote structure, minimum 6" main\*  
(Required Flow: 1000 gpm @ 20 psi)
- Fire Flow Test from closest existing hydrant\*  
(Required Flow: 1000 gpm @ 20 psi)

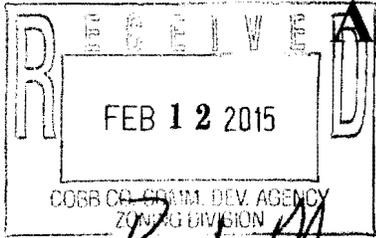
# V-62



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-62

Hearing Date: 4-1-15

Applicant Paul Manley

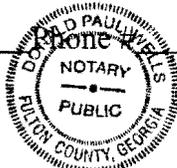
Phone # 678-965-0615

E-mail SKIPMANLEY@VIAVERDE.COM

Address 1800 E Piedmont Rd, Marietta  
(street, city, state and zip code) 30062

E-mail

(representative's name, printed)  
Paul Manley  
(representative's signature)



Signed, sealed and delivered in presence of:  
David Paul Wells  
Notary Public

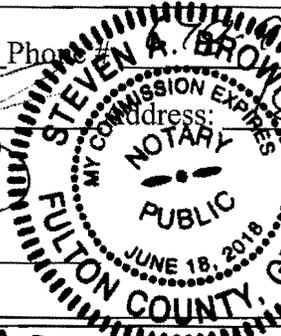
Titleholder Paul Manley

Phone # 678-965-0615

E-mail

Signature Paul Manley  
(attach additional signatures, if needed)

Address: 1800 E Piedmont Rd, Marietta, GA 30062  
(street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Steven A. Brown  
Notary Public

My commission expires: 6-18-2018

Present Zoning of Property M-20

Location 1800 E Piedmont Rd Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 772 District 9 Size of Tract 1.4 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Value of back lots to house too high to sell as one piece, originally this was 3 lots, want to split it into 2 w variances for setback, no due easement, lot line change + road variance if needed

List type of variance requested: see attached

V-62  
(2015)  
Exhibit

Originally this was three lots (5, 6 & 7), then it was merged into one.

A pool was put in and the builder changed the plans on his own and built it as shown.

With all three lots the property is too expensive to sell as is.

Splitting the back two lots off again (as a single R40) will allow the house and land that added after the initial purchase sold separately.

Variance needed:

Setback behind pool to 19 feet

Change lot line from old lot 7/ 6 as shown, this lets the front lot stay an R20 and the back lot an R40

Move sewer easement to follow new lot line between lots 7 & 6

I've been told that R40s do not have the same requirement as R20s that would force Dayron Ct to be paved with full county rain water runoff/sewer, If this is not the case a variance for this as well. It's extremely expensive (\$200k+ ) to put in a road, curbs& rainwater/sewer drainage, just to make the lot buildable.

Paul Manley

