

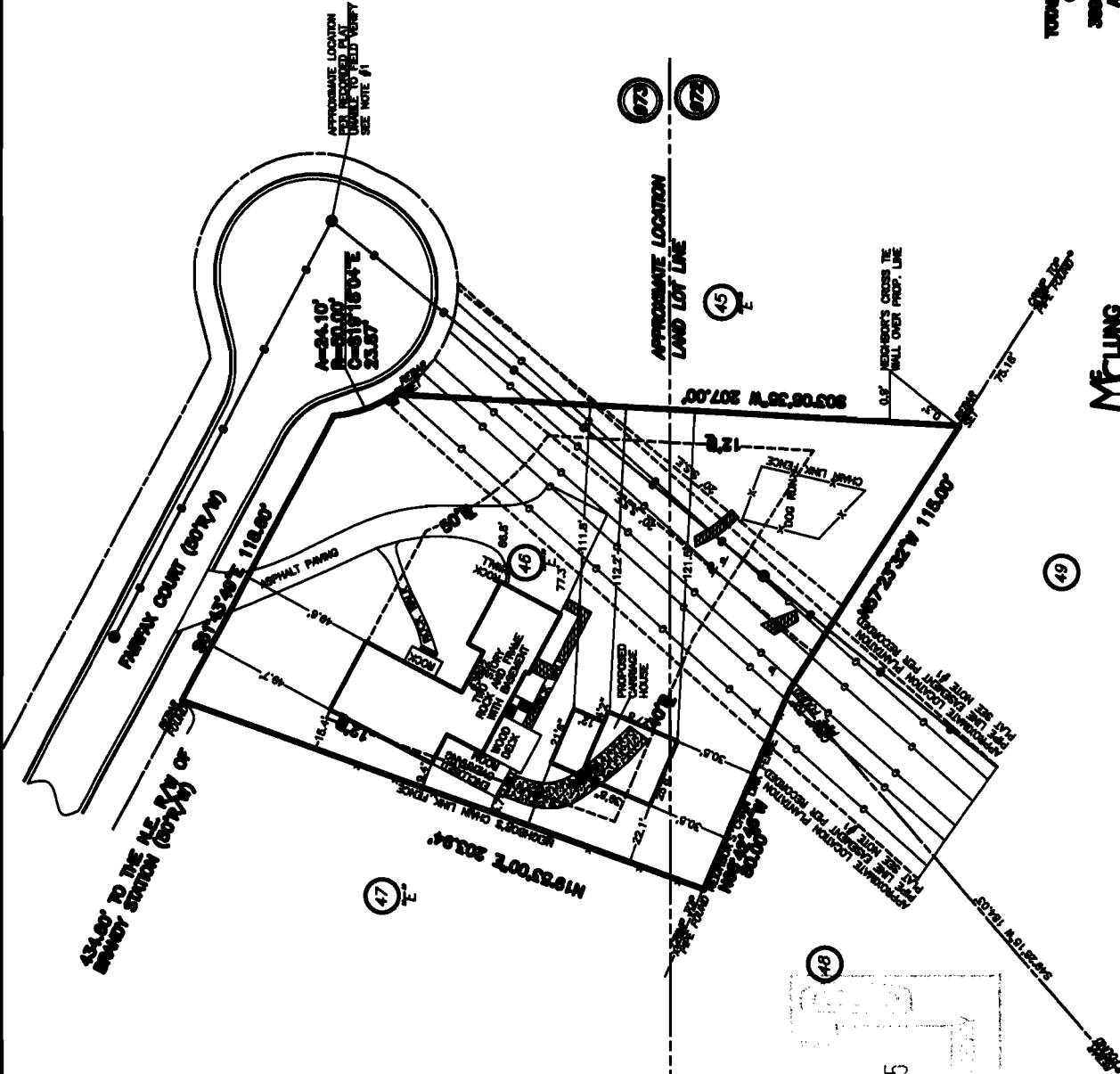
TOTAL AREA = 0.701± ACRES
OR 31,288± SQ.FT.
3802 PARKWAY COURT S.E.
ATLANTA, GEORGIA

SUBJECT FOR
SULLY MOHNEY
MARK MOHNEY
LOT 20 BLOCK 1
BRADLEY SECTION
LAND LOTS 572 AND 573
DISTRICT 17TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 1-18-15
FIELD: 1-14-15 SCALE: 1"=30'



MELVIN S. WILLIAMS, INC.
4433 South Cobb Drive Suite 200
Marietta, Georgia 30060 (770) 434-3333
Professional Seal of Surveyor
Melvin S. Williams, Inc.
No. 10000
The Survey is being recorded
in accordance with the
requirements of the
Official Public Records Act.

No.	Description	Date
1	CHANGE SET INCL. LINES	1-20-15
2	SHOW ENDED BY MEL. WILLIAMS	2-2-15
3	SHOW ENDED CHANGE HOUSE	2-2-15
4	HOUSE CHANGE HOUSE	2-11-15



SURVEY NOTES

1. SEVERAL OTHER SURVEYS WERE AND OTHER RELATED SURVEYS WERE REVIEWED AND COMPARED TO THIS SURVEY. THE LOCATION OF THE PROPERTY LINES AND CORNERS WERE VERIFIED BY THE SURVEYOR. THE LOCATION OF THE PROPERTY LINES AND CORNERS WERE VERIFIED BY THE SURVEYOR. THE LOCATION OF THE PROPERTY LINES AND CORNERS WERE VERIFIED BY THE SURVEYOR.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNERS OR ANY PARTY IN INTEREST THEREIN. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY THE SURVEYOR OR HIS ASSISTANT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION OF THE PROPERTY OR ANY PART THEREOF.
6. THIS PROPERTY IS SUBJECT TO EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS.
7. THIS PLAT WAS PREPARED FOR RECORDING.

ZONING NOTES

- COBB COUNTY ZONING R-30
MINIMUM LOT AREA = 10,000 SQ. FT.
MINIMUM FRONT YARD SET BACK = 25 FEET
MINIMUM FRONT YARD SET BACKS
COLLECTOR = 50 FEET
LOCAL = 40 FEET
MINIMUM SIDE YARD = 25 OR 35 FEET
MINIMUM REAR YARD = 12 FEET
MINIMUM LOT COVERAGE = 30%
MINIMUM HEIGHT = 35 FEET

FEB 11 2015



APPLICANT: Mark William and Sally Stewart Mohney

PHONE: 404-217-2038

REPRESENTATIVE: Janet S. Todd

PHONE: 404-372-4811

TITLEHOLDER: Mark William Mohney and Sally Stewart Mohney

PROPERTY LOCATION: On the south side of Farifax Court, north of Brandy Station (3892 Fairfax Court).

PETITION No.: V-52

DATE OF HEARING: 04-01-2015

PRESENT ZONING: R-30

LAND LOT(S): 972, 973

DISTRICT: 17

SIZE OF TRACT: 0.73 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 12 feet to 5 feet adjacent to the western property line (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (proposed approximately 992 square foot carriage house) from the required 100 feet to 22 feet adjacent to the western property line and from the required 100 feet to 30 feet to the rear property line.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

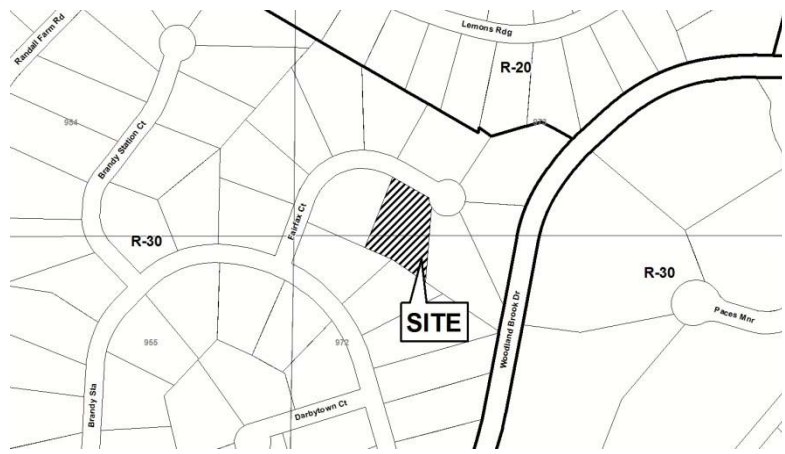
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Mark William and Sally
Stewart Mohney

PETITION No.: V-52

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: This parcel is located within the ARC Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act. Although the County's R-30 Zoning Category allows up to 35% impervious coverage, the ARC review for the Brandy Station Subdivision limits this lot to 16.2%. It appears that the existing lot is already at this limit.

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.

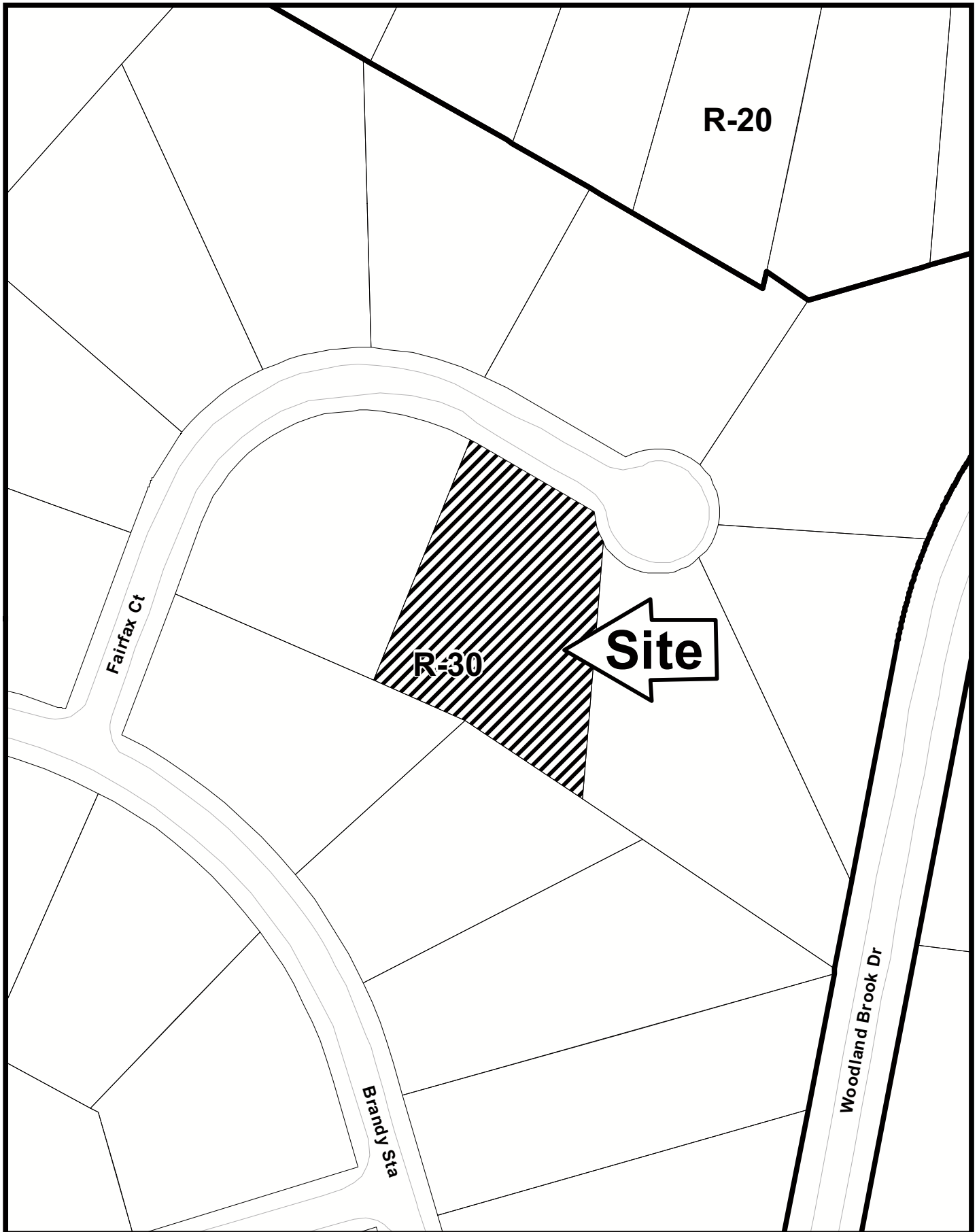
SEWER: No conflict.

APPLICANT: Mark William and Sally
Stewart Mohney

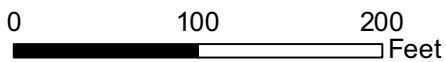
PETITION No.: V-52



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.

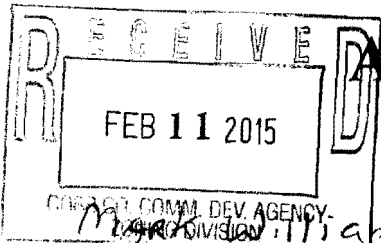
V-52



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-52
Hearing Date: 4-1-15

Applicant Sally Stewart Mohney Phone # (404) 217-2038 E-mail SSM42@aol.com

Janet S. Todd Address 3850 Fisher Dr. Smyrna, GA 30088
(representative's name, printed) (street, city, state and zip code)

Janet S. Todd Phone # 404-372-4811 E-mail janet-todd@att.net
(representative's signature)

My commission expires: 7-12-2018



Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Sally Stewart Mohney Phone # _____ E-mail _____

Signature [Signature] Address: 3892 Fairfax Ct. SE, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

MARK William Mohney Leonard Butts Jr
My commission expires: 6-10-2016 NOTARY PUBLIC
Cobb County, GA
My Comm. Expires June 10, 2016 Notary Public

Present Zoning of Property R 3

Location 3892 Fairfax Ct. SE, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 972 and 973 District 17th, 2nd Sec Size of Tract 0.731 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).

There is a pipeline easement running all the way across the property making it impossible to locate the proposed structure in any way that wouldn't require a variance

List type of variance requested:
Variance from 100 Ft setback to 30.5 feet + 22.1 feet