

V-52
(2015)
Revised

REVISED

Revised V-52
JUL 1 2015
HARRIS COMM. DEV. AGENCY
ZONING DIVISION

APPROXIMATE LOCATION
UNABLE TO FIELD VERIFY
SEE NOTE #1

IMPERVIOUS AREAS
EXISTING HOUSE = 2348 SQ FT
EXISTING ASPHALT DRIVE = 2506 SQ FT
EXISTING ROCK WALK = 282 SQ FT
EXISTING WOOD DECK = 299 SQ FT
EXISTING ENCLOSED OVERHANG ROOM = 343 SQ FT
EXISTING BRICK WALKS = 347 SQ FT
TOTAL EXIST IMPERVIOUS = 6366 SQ FT = 20%
TO BE REMOVED = 491 SQ FT
WOOD DECK = 299 SQ FT
REAR WALKS = 347 SQ FT
TOTAL TO BE REMOVED = 1137 SQ FT
TO BE ADDED:
PROPOSED BUILDING = 805 SQ FT
PROPOSED DECK AND ADDITION = 1072 SQ FT
PROPOSED DRIVE = 1467 SQ FT = 85% = 220 SQ FT
PROPOSED IMPERVIOUS TOTAL = 7356 SQ FT = 23%

TOTAL AREA = 0.731± ACRES
OR 31,828± SQ.FT.
3892 FAIRFAX COURT S.E.
ATLANTA, GEORGIA

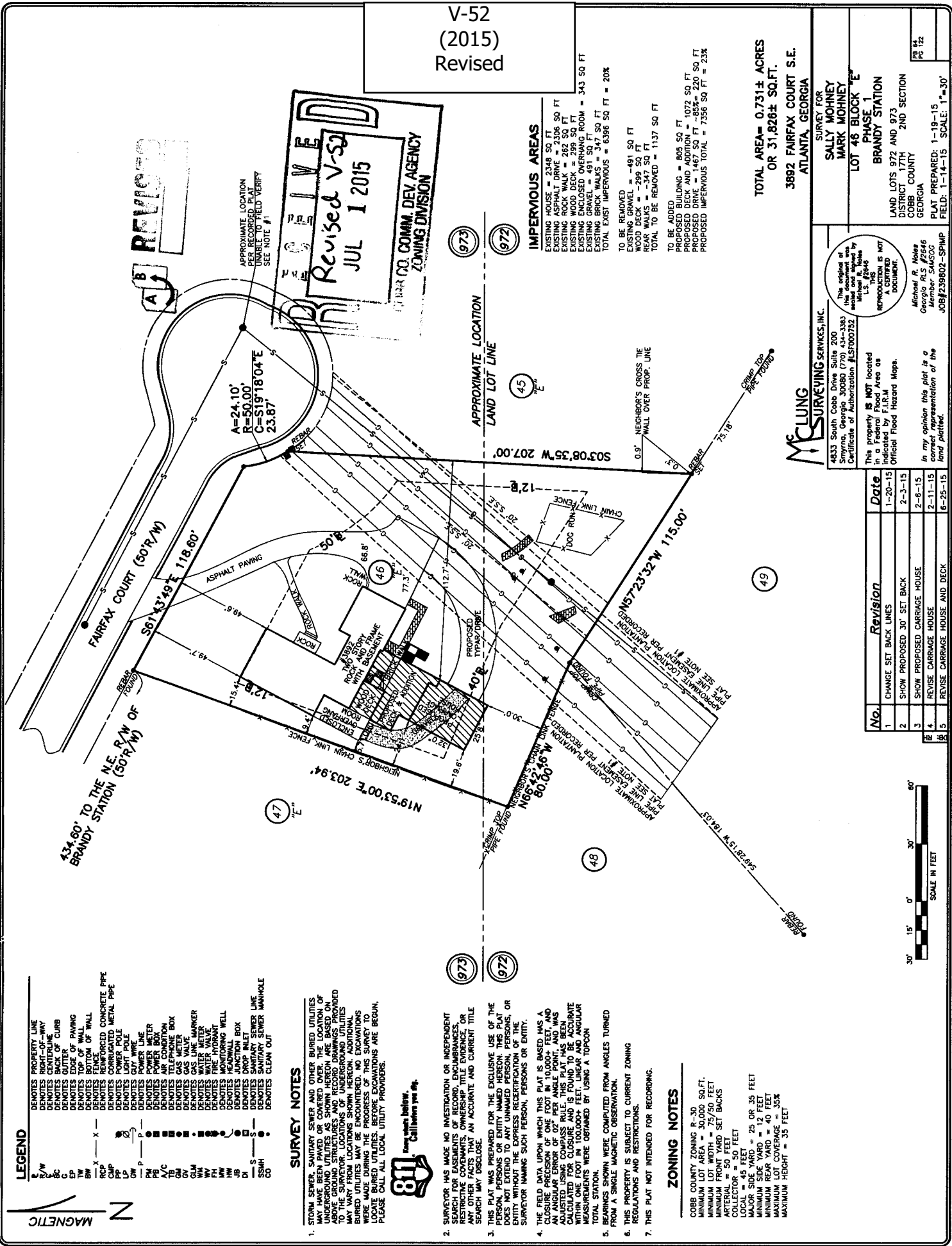
SURVEY FOR
SALLY MOHNEY
MARK MOHNEY
LOT 46 BLOCK "E"
PHASE 1
BRANDY STATION
LAND LOTS 972 AND 973
DISTRICT 17TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 1-19-15
FIELD: 1-14-15 SCALE: 1" = 30'
PB 14
PC 12

This plat is not to be used for any other purpose without the express consent of the Surveyor. Reproduction is NOT permitted without the Surveyor's written consent. Michael R. Noles, Georgia RLS #22646, Member SWSOG, JOB#239802-SP1MP

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive, Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property is NOT located in a Special Flood Hazard Area as indicated on FEMA Flood Hazard Maps. In my opinion this plat is a correct representation of the land platted.

No.	Revision	Date
1	CHANGE SET BACK LINES	1-20-15
2	SHOW PROPOSED 30' SET BACK	2-3-15
3	SHOW PROPOSED CARRIAGE HOUSE	2-8-15
4	REVISE CARRIAGE HOUSE	2-11-15
5	REVISE CARRIAGE HOUSE AND DECK	6-25-15



- LEGEND**
- R/W DENOTES RIGHT-OF-WAY
 - CL DENOTES CENTERLINE
 - CC DENOTES CURB
 - EP DENOTES EDGE OF PAVING
 - TW DENOTES TOP OF WALL
 - BW DENOTES BOTTOM OF WALL
 - X DENOTES CORRUGATED METAL PIPE
 - DENOTES LIGHT POLE
 - DENOTES LIGHT WIRE
 - DENOTES POWER LINE
 - DENOTES POWER BOX
 - DENOTES AIR CONDITION
 - DENOTES TELEPHONE BOX
 - DENOTES GAS VALVE
 - DENOTES GAS LINE MARKER
 - DENOTES WATER VALVE
 - DENOTES WATER HYDRANT
 - DENOTES MONITORING WELL
 - DENOTES JUNCTION BOX
 - DENOTES DROPP INLET
 - DENOTES SANITARY SEWER LINE
 - DENOTES OTHER MANHOLE
 - DENOTES CLEAN OUT

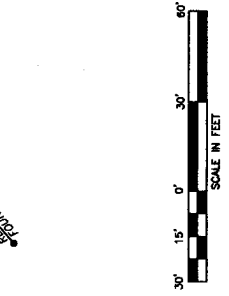
SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY BE COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO VERIFY THE LOCATION OF UTILITIES. LOCATIONS ARE BEGUN. PLEASE CALL LOCAL UTILITY PROVIDERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES OR RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT, OR ANY PART THEREOF, IS NOT TO BE USED FOR ANY OTHER PURPOSE, WITHOUT THE EXPRESS REPERMISSION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSED TRAVERSE WHICH DOES NOT CLOSE AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN UNLIMITED FOR CLOSURE AND IS FOUND TO BE ACCURATE MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT NOT INTENDED FOR RECORDING.



ZONING NOTES

COBB COUNTY ZONING V-52
MINIMUM LOT AREA = 10,000 SQ. FT.
MINIMUM LOT WIDTH = 75/80 FEET
MINIMUM FRONT YARD SET BACKS
ARTERIAL = 50 FEET
COLLECTOR = 50 FEET
LOCAL SIDE YARD = 25 OR 35 FEET
MINIMUM SIDE YARD = 12 FEET
MINIMUM REAR YARD = 40 FEET
MAXIMUM LOT COVERAGE = 35%
MAXIMUM HEIGHT = 35 FEET



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 Fairfax 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 rear setback from the required 40 feet to 30 feet.

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.

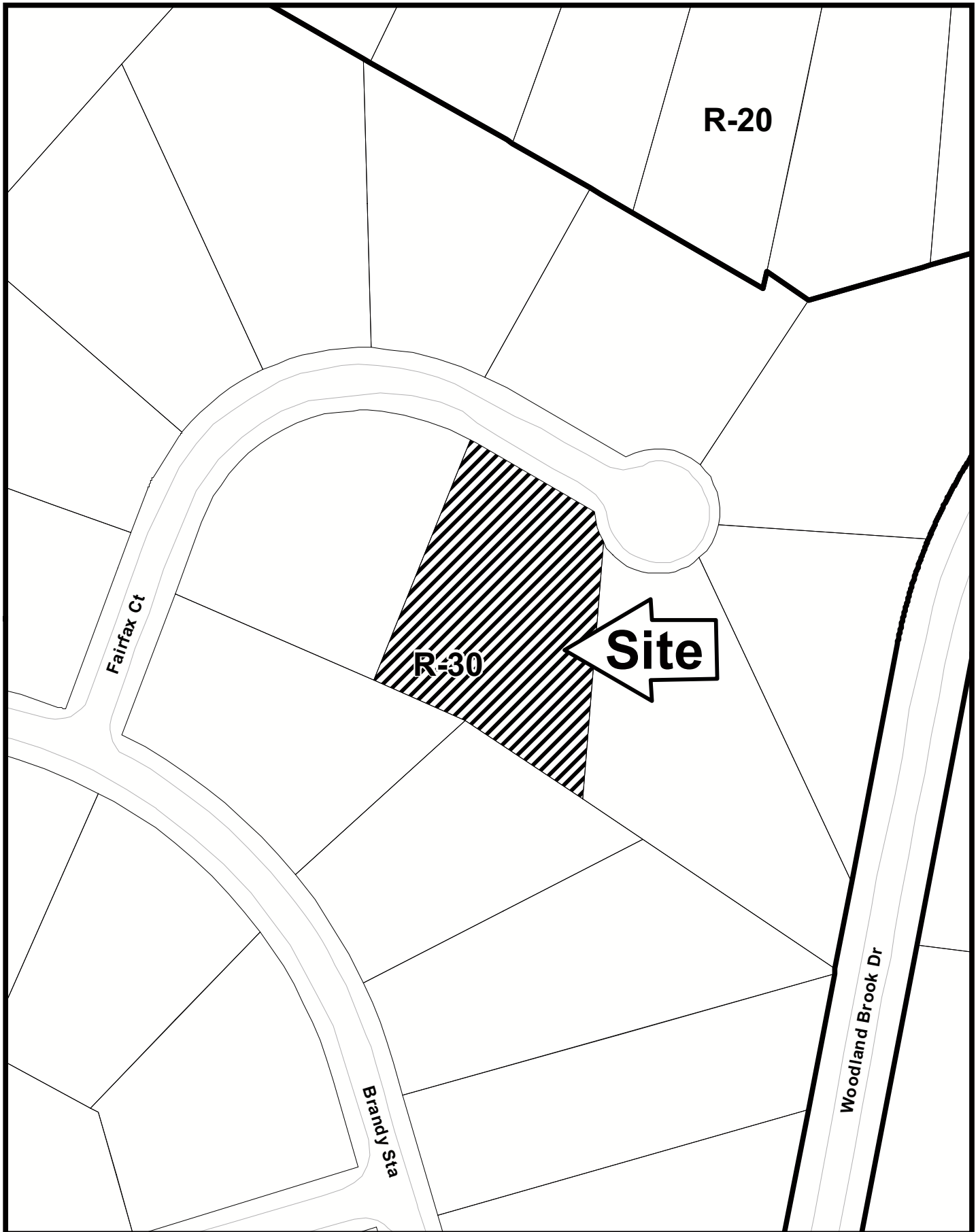
SEWER: No conflict.

APPLICANT: Mark William and Sally
Stewart Mohney

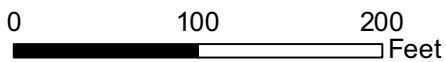
PETITION No.: V-52



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.

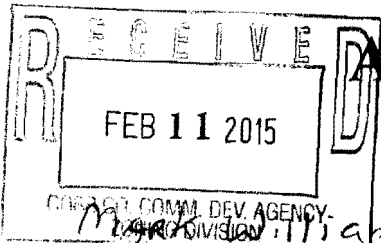
V-52



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