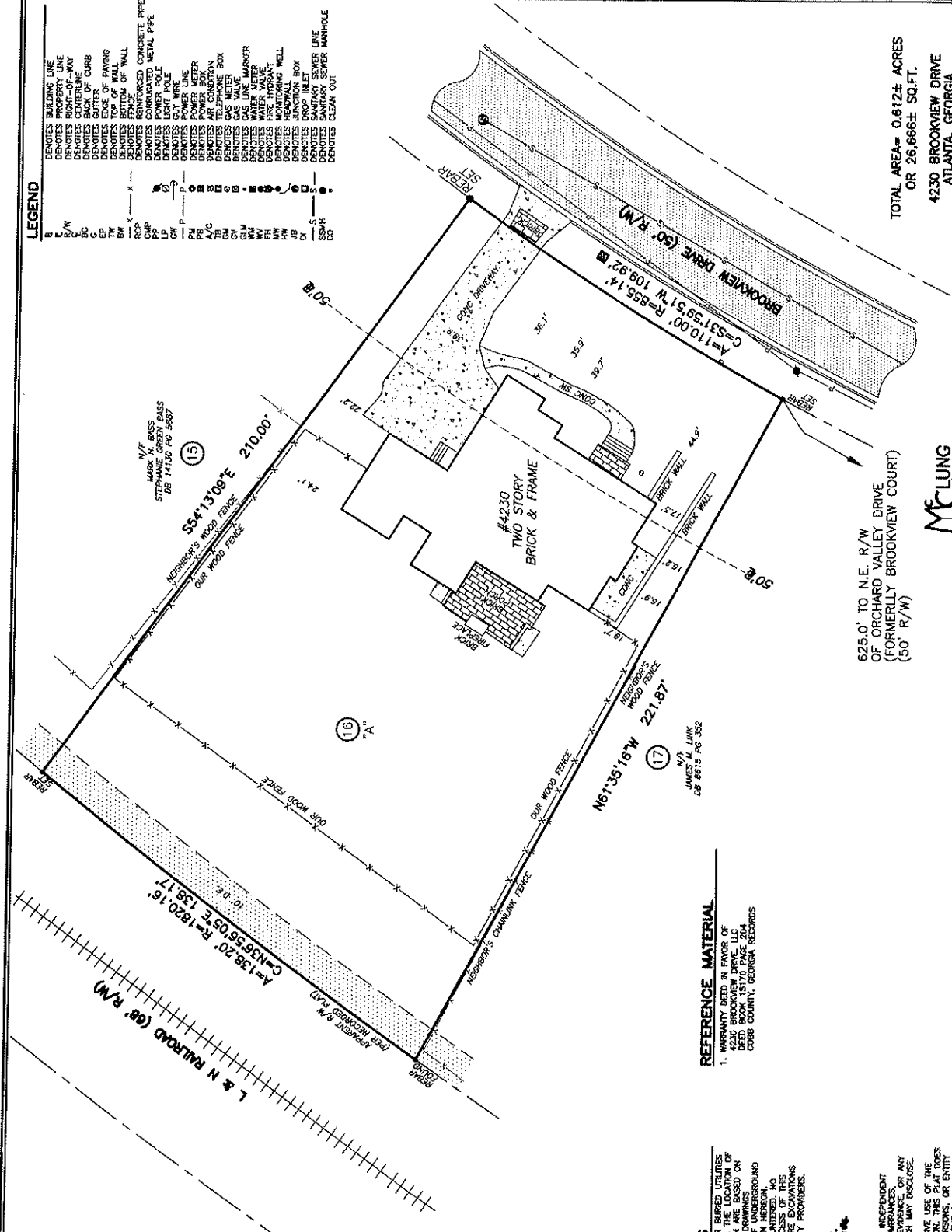


- LEGEND**
- B DENOTES BUILDING LINE
 - C DENOTES PROPERTY LINE
 - D DENOTES CENTERLINE
 - E DENOTES CENTERLINE WAY
 - F DENOTES BACK OF CURB
 - G DENOTES CUTTER
 - H DENOTES TOP OF WALL
 - I DENOTES BOTTOM OF WALL
 - J DENOTES REINFORCED CONCRETE PIPE
 - K DENOTES POWER POLE
 - L DENOTES METAL PIPE
 - M DENOTES S.O.T. WIRE
 - N DENOTES POWER LINE
 - O DENOTES POWER BOX
 - P DENOTES AIR CONDITION
 - Q DENOTES GAS METER BOX
 - R DENOTES GAS VALVE
 - S DENOTES GAS LINE MARKER
 - T DENOTES WATER VALVE
 - U DENOTES FIRE HYDRANT
 - V DENOTES HEATING WELL
 - W DENOTES JUNCTION BOX
 - X DENOTES SANITARY SEWER LINE
 - Y DENOTES SANITARY SEWER MANHOLE
 - Z DENOTES CLEAN OUT



TOTAL AREA = 0.612± ACRES
OR 26,666± SQ. FT.

4230 BROOKVIEW DRIVE
ATLANTA, GEORGIA

SURVEY FOR
MOLLY JAMIESON
JOHN JAMIESON

LOT 16, BLOCK "A"
VININGS HEIGHTS
SECTION 7

LAND LOT 819
DISTRICT 17TH,
COBB COUNTY
GEORGIA

PLAT PREPARED: 3-25-16
FIELD: 3-24-16 SCALE: 1"=20'

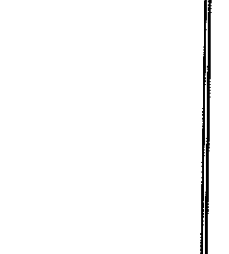
MCSURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #LS000725

Michael R. Niles
 Georgia PCS #26246
 License #246
 JOB#241725

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 plat is a
 correct representation of the
 land platfiled.

No.	Revision	Date
1		



REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF 4230 BROOKVIEW DRIVE, LLC DEED BOOK 15170 PAGE 204 COBB COUNTY, GEORGIA RECORDS

- SURVEY NOTES**
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS. UTILITIES MAY VARY FROM LOCATIONS SHOWN OF UNDERGROUND UTILITIES. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXAMINATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY. ANY UTILITIES FOUND BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT RECORDING OF RESTRICTIONS, ENCUMBRANCES, EASEMENTS OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. THE SURVEYOR'S BUSINESS REGISTRATION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS OR ENTITY.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY LAND OPEN TRIANGLE. THIS PLAT HAS BEEN CALCULATED FOR 102.231 FEET. LENGTH TO BE ACCURATE WITHIN ONE FOOT IN 1000.00 FEET. LENGTH OF A TOPGON TOTAL STATION.
 - BEARING SENSING WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
 - THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
 - THIS PLAT IS NOT INTENDED FOR RECORDING.



MAGNETIC N

APPLICANT: 4230 Brookview Drive, LLC

PETITION No.: V-71

PHONE: 770-434-3603

DATE OF HEARING: 05-11-2016

REPRESENTATIVE: Phyllis Britton Davis

PRESENT ZONING: R-20, R-30

PHONE: 770-354-2898

LAND LOT(S): 818, 819

TITLEHOLDER: 4230 Brookview Drive, LLC

DISTRICT: 17

PROPERTY LOCATION: On the west side of Brookview Drive, north of Orchard Valley Drive (4230 Brookview Drive).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 35 feet.

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

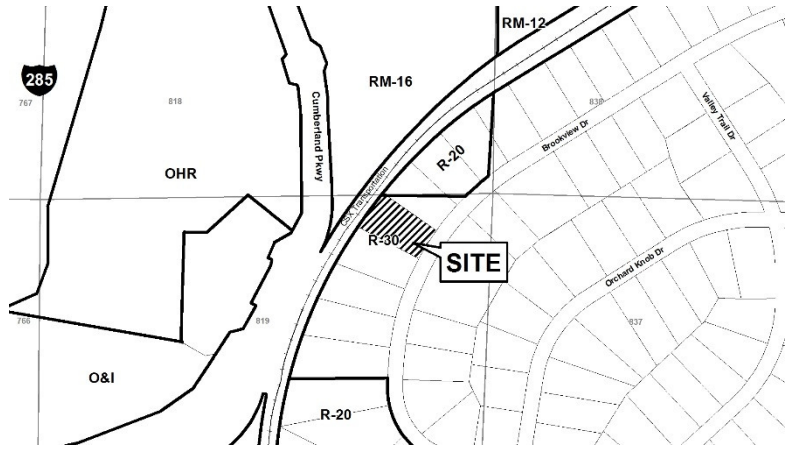
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS: _____



APPLICANT: 4230 Brookview Drive, LLC **PETITION No.:** V-71

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 modified setbacks 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: No comment.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

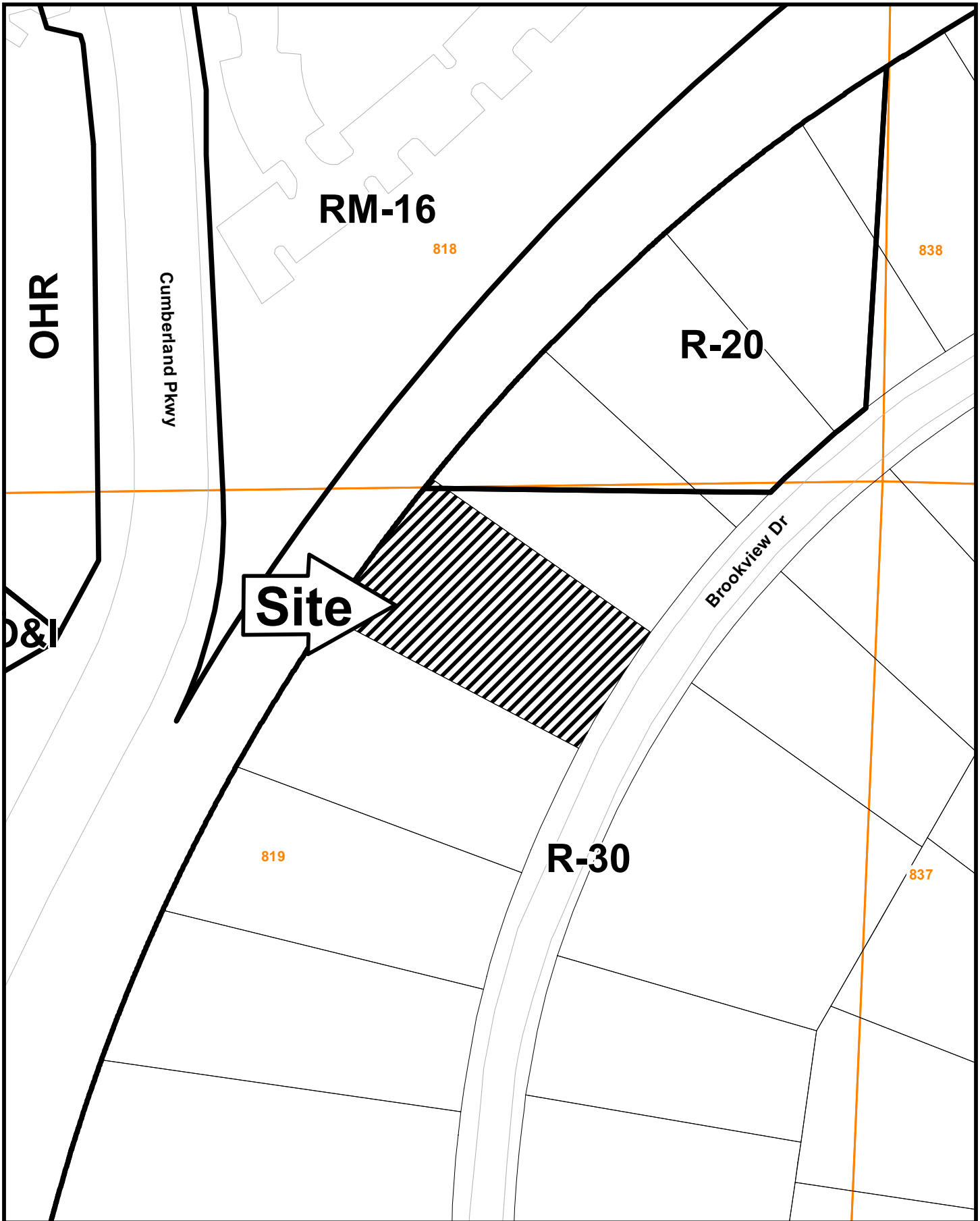
WATER: No conflict.

SEWER: No conflict.

APPLICANT: 4230 Brookview Drive, LLC **PETITION No.:** V-71

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-71-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County

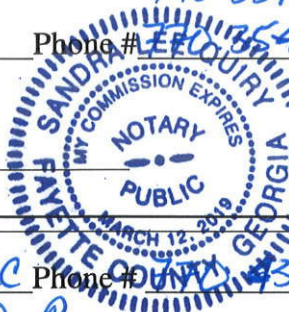
(type or print clearly)

Application No. V-71
Hearing Date: 5-11-16

Applicant 4230 Brookview Dr, LLC Phone # 770.434.3603 E-mail phyllis@jimchapman.com
Phyllis Britton-Davis Address 2625 Cumberland Pkwy, STE 100
(representative's name, printed) (street, city, state and zip code) ATL, GA 30339
770.354.2898

PR Davis Phone # 770.354.2898 E-mail phyllis@jimchapman.com
(representative's signature) COMMUNITIES.COM

My commission expires: March 12, 2019
Signed, sealed and delivered in presence of: Sandra Lee Lyng
Notary Public



Titleholder 4230 Brookview Dr, LLC Phone # 770.434.3603 E-mail jim@jimchapman.com
[Signature] Address: 2625 Cumberland Pkwy, #100
(attach additional signatures, if needed) (street, city, state and zip code) ATL, GA 30339

My commission expires: COBB COUNTY, GEORGIA
P. BRITTON-DAVIS
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 8, 2017
Signed, sealed and delivered in presence of: P. Britton-Davis
Notary Public

Present Zoning of Property R-30

Location 4230 Brookview Dr, Atlanta, GA 30339 / Valley Trail Dr + Brookview
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 819 District 17th/2nd Size of Tract 0.61 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

Does the property or this request need a second electrical meter? YES _____ NO

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:

HOME IS 100% COMPLETE AND HAS A CERT. OF OCCUPANCY. IN ORDER TO BE IN COMPLIANCE, HOUSE WOULD HAVE TO BE DEMOLISHED AND RE-BUILT

List type of variance requested: REDUCE FRONT SETBACK TO 35'