

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES AS SHOWN HEREON ARE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. 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-13
(2015)
Revised Plan

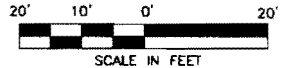
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS OR ENTITY. DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT 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.



THROUGH OUT GEORGIA 1-800-282-7411

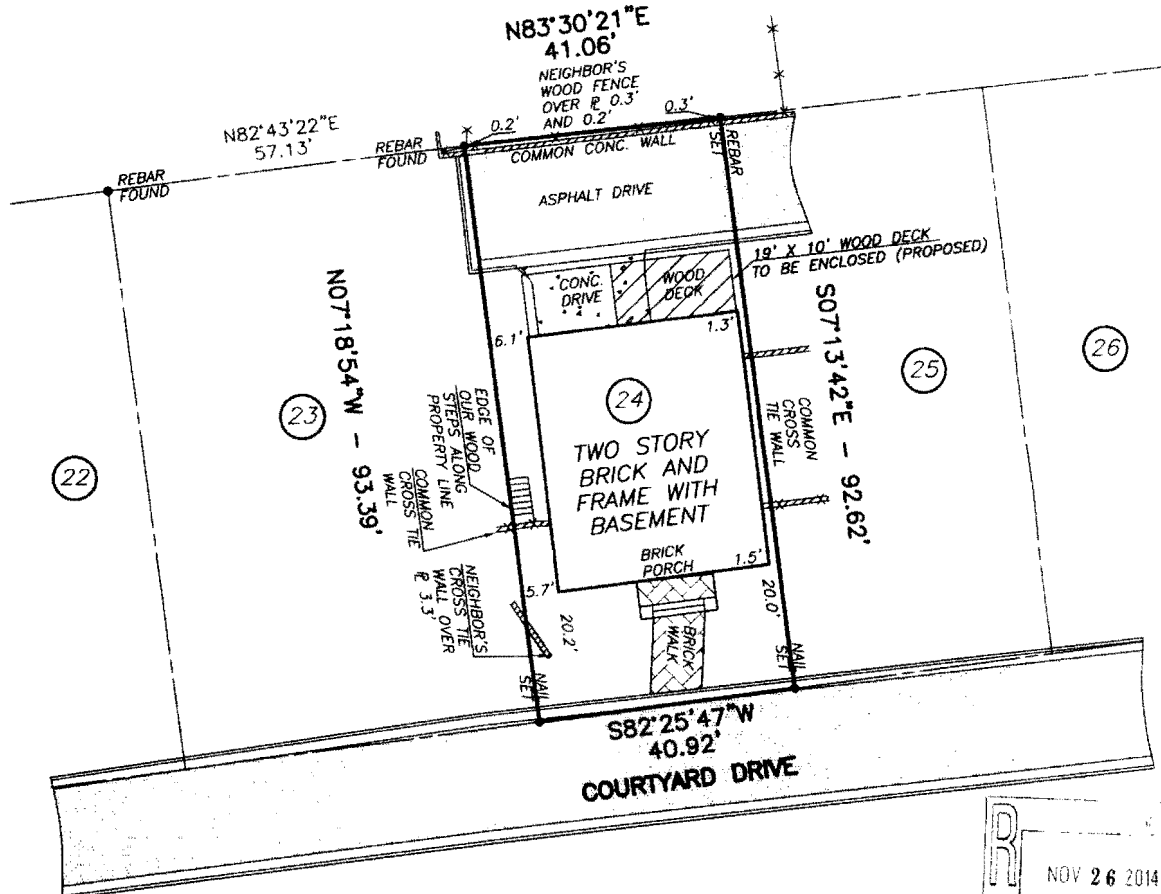
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

- 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.

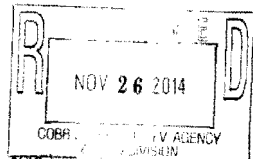


REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF KEVIN N. MANNING AND WHITNEY S. MANNING DEED BOOK 14608 PAGE 5568 COBB COUNTY, GEORGIA RECORDS



ZONING INFORMATION



IMPERVIOUS CALCULATIONS

IMPERVIOUS AREAS
 HOUSE = 1388 SQ.FT.
 COMMON ASPHALT DRIVE = 783.4
 CONCRETE DRIVEWAY = 203.1 SQ.FT.
 WOOD WALL AND STEPS 28.2 SQ.FT.
 CROSS TIE WALLS = 2.2 SQ.FT.
 BRICK WALK AND STOOP = 170.3 SQ.FT.
 WOOD DECK = 331.5 SQ.FT. - 230.1 SQ.FT. = 128.4
 TOTAL IMPERVIOUS AREA = 2,703.3 SQ.FT. OR 70.9%

COBB COUNTY ZONING RM-8 (MULTIPLE FAMILY 8 UNITS PER ACRE)
 MINIMUM LOT WIDTH AT FRONT SET BACK = 75 FEET
 MINIMUM FRONT SET BACKS
 ARTERIAL = 75 FEET
 COLLECTOR = 50 FEET
 LOCAL = 50 FEET
 MAJOR SIDE YARD SET BACK = 35 FEET
 MINIMUM SIDE YARD = 35 FEET
 MINIMUM REAR YARD = 40 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM HEIGHT = 2 1/2 STORIES OR 35 FEET

TOTAL AREA= 0.088± ACRES
 OR 3,812± SQ. FT.

3824 COURTYARD DRIVE
 ATLANTA, GEORGIA



REVISED 11-24-14 PROPOSED DECK

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 #2648
 Member SAMSOG
 JOB#238073SP

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP 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

PROPERTY OF
 KEVIN N. MANNING
 WHITNEY S. MANNING

LOT 24
 COURTYARDS OF VININGS
 UNIT 3-A

LAND LOT 907
 DISTRICT 17TH. SECTION 2ND
 COUNTY COBB
 GEORGIA

PLAT PREPARED: 11-19-14
 FIELD: 11-17-14 SCALE: 1"=20'

PB 121
 PG 68

APPLICANT: Kevin and Whitney Manning

PETITION No.: V-13

PHONE: 704-281-0939

DATE OF HEARING: 01-14-2015

REPRESENTATIVE: Kevin Manning

PRESENT ZONING: RM-8

PHONE: 704-281-0939

LAND LOT(S): 907

TITLEHOLDER: Kevin N. Manning and Whitney S. Manning

DISTRICT: 17

PROPERTY LOCATION: On the north side of Courtyard Drive, south of Kingsland Court (3824 Courtyard Drive).

SIZE OF TRACT: 0.09 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 20 feet; 2) waive the side setback from the required 5 feet to 1.3 feet adjacent to the eastern property line; and 3) waive the maximum impervious surface from the required 45% to 70.9%.

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

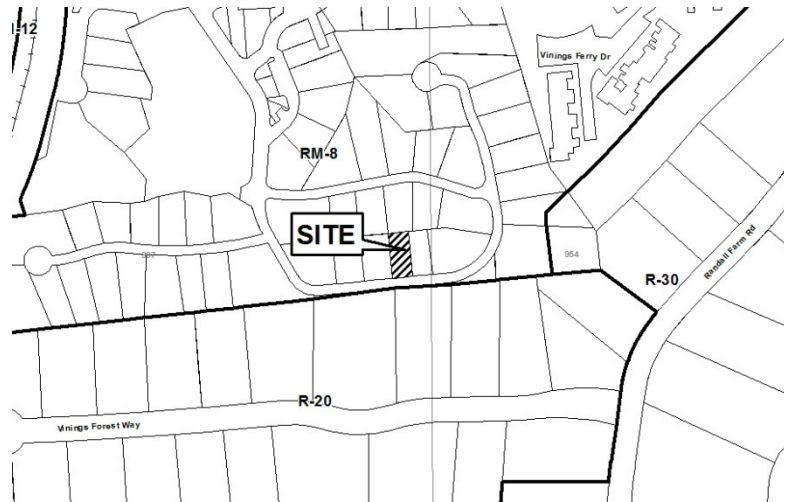
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Kevin and Whitney Manning **PETITION No.:** V-13

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Walls less than 5 feet from property line require one hour fire rating.

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 or letter of completion 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.

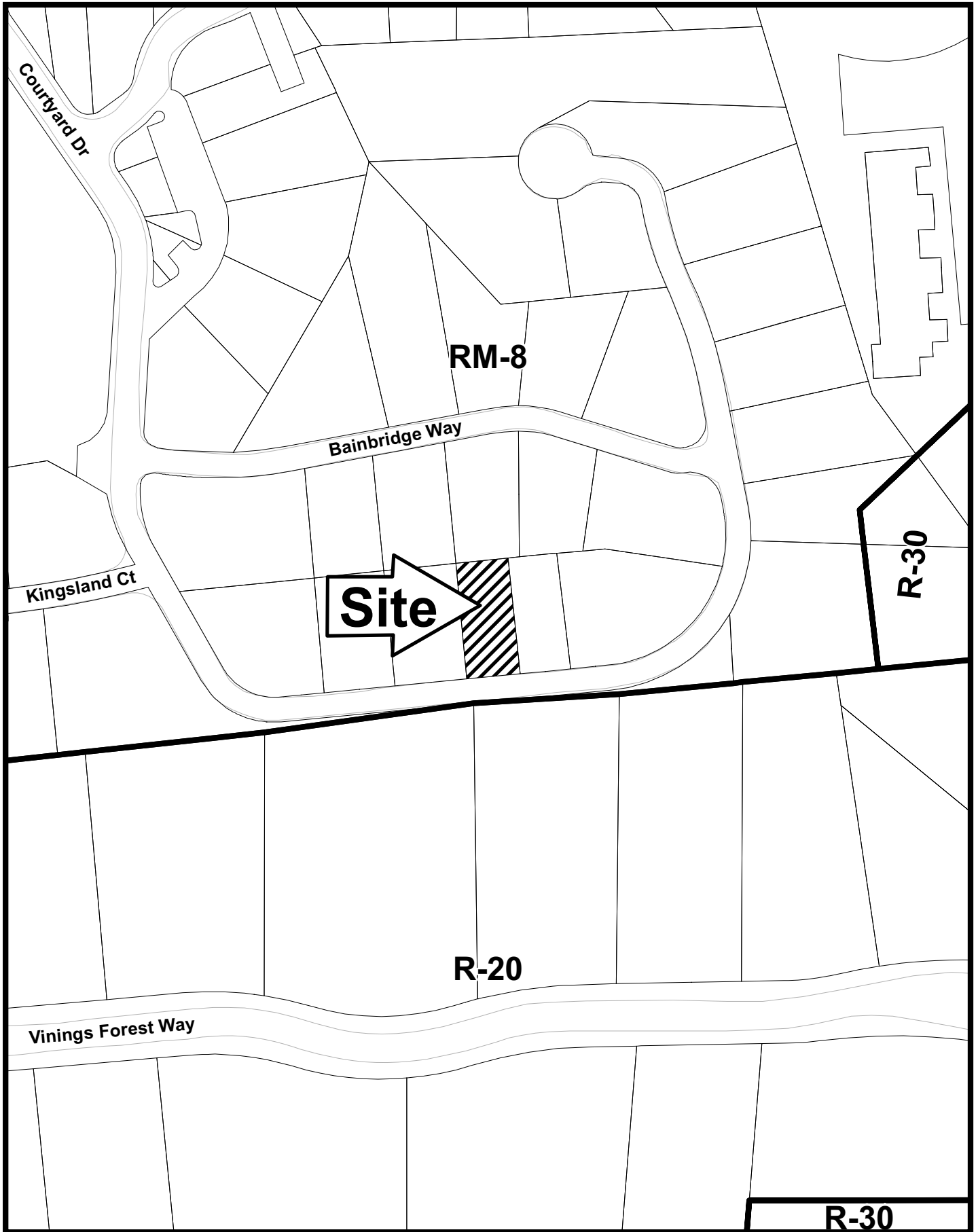
WATER: No conflict.

SEWER: No conflict.

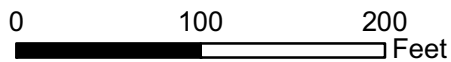
APPLICANT: Kevin and Whitney Manning **PETITION No.:** V-13



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.

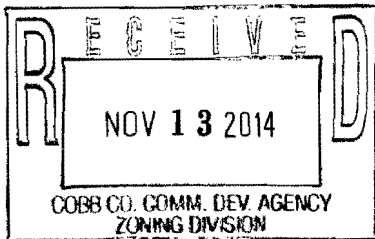
V-13



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)

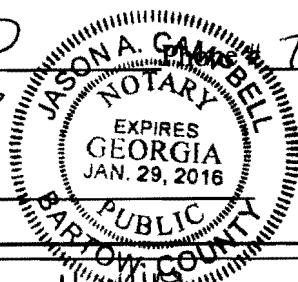
Application No. V-13
Hearing Date: 1-14-15

Applicant Kevin & Whitney Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com

Kevin Manning Address 3824 Courtyard Dr SE Atlanta GA 30339
(representative's name, printed) (street, city, state and zip code)

Kevin Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com
(representative's signature)

My commission expires: _____

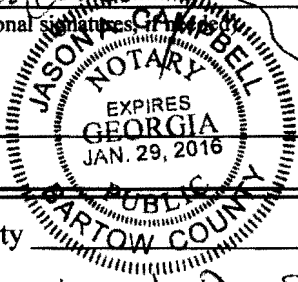


Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Kevin & Whitney Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com

Signature Kevin Manning Address: 3824 Courtyard Dr SE Atlanta GA 30339
(attach additional signatures) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property _____

Location 3824 Courtyard Dr SE Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 907 District 17th Size of Tract 0.088 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).

In the summer months our deck is too hot and sunny for us and our guests to enjoy it. In addition, it is difficult to keep bugs away while we are using this outdoor area.

List type of variance requested: would like to add a roof & screen in a portion of our deck