



License and Variance Board Meeting - Final

August 23, 2023
10:00 AM

C. **V23-057** Public Hearing - Variance Request - V23-057 - Variance Continuation for
Variance Case V20-007 - Land Lot 489 - 2661 Grady Street - Ashley Camp



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V23-057

Agenda Date: 8/23/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: C

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-057 - Variance Continuation for Variance Case V20-007 - Land Lot 489 - 2661 Grady Street - Ashley Camp

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance continuation for a covered outdoor patio at 2661 Grady Street. The applicant received approval for the variance in February 2020 (Variance Case V20-007) to allow for an exterior side setback reduction from 10 feet to 7.3 feet. Since the originally approved variance has expired, the applicant is required to request another variance to extend the allowable time frame. The minimum side setback is required based upon the standards associated with the zoning stipulations recorded on the approved subdivision plat from 2011.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting a variance to reduce the exterior side setback for 2661 Grady Street from 10 feet to 7.3 feet for the construction of a covered outdoor patio. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevation submitted with the variance application.

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: August 11, 2023

RE: **VARIANCE CASE V23-057**
2661 Grady Street – Variance Continuation for Variance Case V20-007

BACKGROUND

The applicant is requesting a variance continuation for a covered outdoor patio at 2661 Grady Street. The applicant received approval for the variance in February 2020 (Variance Case V20-007) to allow for an exterior side setback reduction from 10 feet to 7.3 feet. Since the originally approved variance has expired, the applicant is required to request another variance to extend the allowable time frame. The minimum side setback is required based upon the standards associated with the zoning stipulations recorded on the approved subdivision plat from 2011.

ANALYSIS

The subject parcel is a 0.15-acre lot located on the northern intersection of Grady Street and Elle Court in the Grady Manor subdivision (see Figure 1). The subject parcel and all adjacent properties are zoned RDA and are occupied by single-family residences.

The applicant is proposing to construct a new gable roof over an existing concrete patio and add a ventless fireplace. Patios do not currently require permitting and do not need to meet the required building setbacks since they are flush with the ground. The existing patio is currently encroaching into the exterior side setback by 2.7 feet. The footprint of the patio will remain unchanged with the construction and the existing brick retaining wall will stay in place. The addition of the gabled roof over the patio requires the need for the variance due to the roof structure encroaching into the building setbacks.

Since the lot has three road frontages, there is little outdoor space available to the applicant. Community Development believes the variance requested is the minimum variance needed to construct a usable outdoor space. Community Development does not foresee any negative impacts to adjacent properties should the variance be approved. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting a variance to reduce the exterior side setback for 2661 Grady Street from 10 feet to 7.3 feet for the construction of a covered outdoor patio. According to Section

VARIANCE CASE V23-057

August 11, 2023

Page 2 of 6

1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevation submitted with the variance application.

Figure – 1



Figure – 2
Site Plan

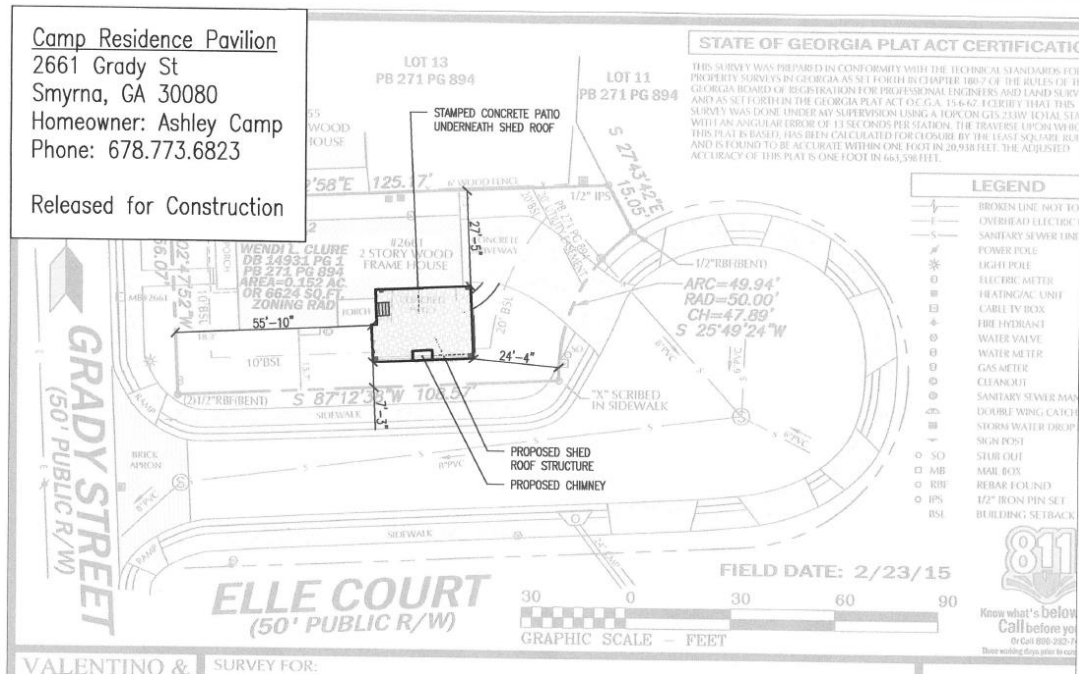


Figure – 3
Subject Property



Figure – 4
Existing Patio and Retaining Wall



Figure – 5
Adjacent Property across Grady Street



Figure – 6
Adjacent Property across Grady Street



Figure - 7
Adjacent Property to the North



Figure - 8
Adjacent Property to the Northeast




Figure - 9
Adjacent Property across Elle Court



Variance Application**VAR-23-28**

Submitted On: Jul 16, 2023

Applicant

 Ashley Camp
 678-773-6823
@ ashleybcamp@gmail.com

Primary Location

2661 GRADY ST SE
SMYRNA, GA 30080

Applicant Information**First Name**

Ashley

Last Name

Camp

Street Address

2661 Grady Street SE

City

Smyrna

State

GA

Zip Code

30080

Email

ashleybcamp@gmail.com

Phone Number

678-773-6823

Are you the titleholder of the subject property?

Yes

Property Information**Property Address**

2661 Grady Street Smyrna GA 30080

Description of Requested Variances

setback

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Property currently has existing concrete patio and brick retaining wall. Property Owner wants to install roof over the patio and add ventless fireplace.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Ashley Camp
Representative's Name (print): Ashley Camp
Address: 2661 Grady St SE Smyrna, GA 30080
Business Phone: _____ **Cell Phone:** 678-773-6823 **Home Phone:** _____
E-Mail Address: ashleybcamp@gmail.com
Signature of Representative: [Signature]

TITLEHOLDER: Ashley Camp
Address: 2661 Grady St SE Smyrna GA 30080
Business Phone: _____ **Cell Phone:** 678-773-6823 **Home Phone:** _____
Signature: [Signature]

VARIANCE:

Present Zoning: RDA **Type of Variance:** Setback

Explain Intended Use: Outdoor covered patio

Location: _____

Land Lot(s): 489 **District:** 17 **Size of Tract:** 0.152 **Acres**

CONTIGUOUS ZONING

North: RDA
East: RDA
South: RDA
West: RDA

ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Property currently has existing concrete patio and brick retaining wall. Property owner requests to install roof over patio to the wall and add ventless fireplace.

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified that

Ashley Camp

Intends to make an application for a variance for the purpose of

Intends to make an application for a variance for the purpose of installing a covered patio
on the south side of 2661 Grady St SE. where existing
patio and retaining wall is currently
on the premises described in the application.

NAME _____

ADDRESS


Stephan Ahn

Ashley Stephens

~~Left V. Ketter~~

[Signature]

2/2/2012



David Morgan

Adam Smith

[Signature]

LaKeema Bascoe

2674 GRADY ST SE

11065 ELISE CT SE

1070 Ellr Ct SE

2673 Grady St.

1075 Elle ct SE

1060 Elle Ct SE

1000 Elle Ct Sg

2655 GRADY ST SE

21078 Grady St SE

2487 Garden St SE

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2022 Property Tax Notice

CAMP DANNY M & ASHLEY
2661 GRADY ST SE
SMYRNA, GA 30080

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2022 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
2577	2661 GRADY ST STREET LIGHT RESIDENTIAL	17-0489-0-0970	473,810.00	189,524.00	0.00	189,524.00	8.99	1,703.82 42.00

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	1745.82
DATE DUE	11/15/2022

CAMP DANNY M & ASHLEY
2661 GRADY ST SE
SMYRNA, GA 30080



If this address is incorrect,
please write the correct
address on this portion.

PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, self-addressed envelope.
- We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
2577	17-0489-0-0970 STREET LIG	1703.82 42.00
DATE DUE		TOTAL DUE
11/15/2022		1745.82

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK



2022 COBB COUNTY PROPERTY TAX BILL

TAX COMMISSIONER

Pay online at www.cobbtax.org or (866) 729-2622
See the back of this bill for more payment information

HEATHER WALKER
CHIEF DEPUTY

736 Whitlock Ave, Ste • 100 Marietta, GA 30064
(770) 528-8600 • tax@cobbtax.org

Phone: 770-528-8600
Fax: 770-528-8679

A copy of your bill was sent to your mortgage company. See the **back of this bill** for more information about mortgage companies.



Pay Online

PAYMENT DUE: October 15, 2022

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
CAMP DANNY M & ASHLEY	2661 GRADY ST	10/15/2022	\$4,566.40

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17048900970	\$473,810	\$189,524	0.15	6 - City of Smyrna	Yes; 111 Basic

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	189,524	-	10,000	=	179,524	x	0.0189	=	\$3,393.00

Levied by the Cobb County Board of Education representing approximately 74.30% of your taxes due.

COUNTY GENERAL	189,524	-	50,824	=	138,700	x	0.00846	=	\$1,173.40
COUNTY BOND	189,524	-	0	=	189,524	x	0	=	\$0.00
COUNTY FIRE	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Levied by the Board of Commissioners representing approximately 25.70% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$40,824.00 because your property's value was reassessed.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2022	17048900970	10/15/2022	Pay: N/A	or \$4,566.40

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2022	17048900970	10/15/2022	Pay: N/A	or \$4,566.40	

Late fees apply after 10/15/2022
(See back of Bill)

2022 Cobb County Property Tax Bill

Internal Use

CAMP DANNY M & ASHLEY

or Current Property Owner
2661 GRADY ST SE



SMYRNA, GA 30080

IS YOUR INFORMATION UP TO DATE?



My mailing address
has changed.



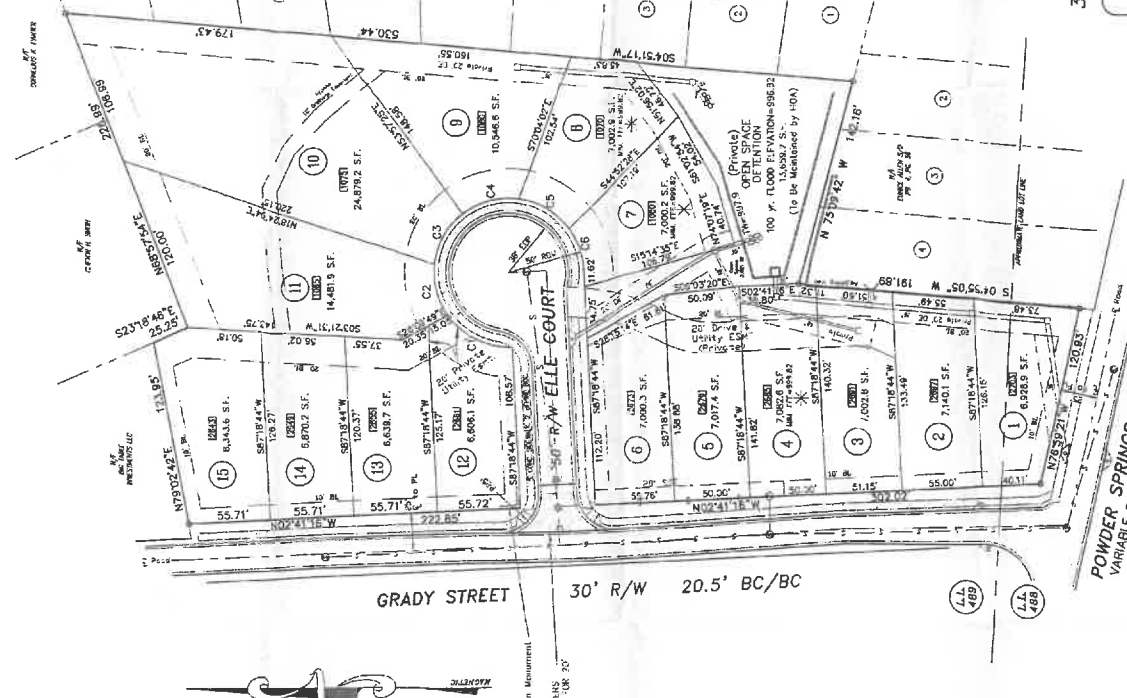
I no longer own this
property.

Date Moved: _____

New Mailing Address:

Signature : _____

GENERAL NOTES:
1. NUMBER 1 IS A 1/4-ACRE LOT AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. TOTAL AREA: 3.734 ACRES
3. TOTAL NUMBER OF LOTS: 15
4. LOT AREA: 10.000 SQ. FT.
5. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
6. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
7. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
8. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
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12. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
13. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
14. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES
15. EASEMENTS: 10' WIDE EASEMENT FOR UTILITY PURPOSES



REVISIONS:
THIS PLAN SUPERSEDES ALL PREVIOUS PLANS FOR THE SAME PROPERTY. THE REVISIONS ARE TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:
1. REVISION 1: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
2. REVISION 2: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
3. REVISION 3: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
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10. REVISION 10: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
11. REVISION 11: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
12. REVISION 12: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
13. REVISION 13: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
14. REVISION 14: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
15. REVISION 15: TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.

REVISION	DATE	DESCRIPTION
1	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
2	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
3	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
4	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
5	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
6	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
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11	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
12	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
13	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
14	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.
15	01/11/11	TO ADD 10' DRIVE EASEMENT TO LOT 1 & 11.

OWNER/DEVELOPER
Community Bank of the South
3016 Atlanta Road
Smyrna, Georgia 30080
Contact: Mrs. Julie Poulos
Phone: (678) 365-7327

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	50.11'	50.00'	S26°01'21"W	48.04'
C2	36.14'	50.00'	S75°26'14"W	35.36'
C3	40.00'	50.00'	N60°56'25"W	38.94'
C4	40.00'	50.00'	N15°06'24"W	38.94'
C5	40.00'	50.00'	N30°43'59"E	38.94'
C6	29.38'	50.00'	N70°28'43"E	28.96'

Location Map ~ Scale: 1"=200'

OWNER'S ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the above described plat, and that the same was duly recorded in the public records of the County of Cobb, Georgia, on this 11th day of January, 2011.

SURVEYOR'S ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Georgia, and that I have personally surveyed and prepared the foregoing plat, and that the same is a true and correct copy of the original of the above described plat, and that the same was duly recorded in the public records of the County of Cobb, Georgia, on this 11th day of January, 2011.

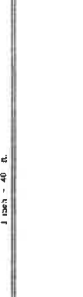
CITY OF SMYRNA DEVELOPMENT CERTIFICATION
This plat having been submitted to the City of Smyrna and having been approved by the City Council, the City of Smyrna hereby certifies that the same is in accordance with the provisions of the City of Smyrna Ordinance No. 11-04, and that the same is a true and correct copy of the original of the above described plat, and that the same was duly recorded in the public records of the County of Cobb, Georgia, on this 11th day of January, 2011.

REVISIONS:
5-28-07 To add 0.731 Acre tract.
6-10-10 To add 1.111 Acre tract, Shady Lane, 1.2, 3, 10 & 11.
6-10-10 To add 10' Drive Easement on Lots 9, 10 & 11.
7-01-10 To add 20' Drive & Utility Easement on Lots 12 & 13.
11-04-10 To Reverse Rear Line of Lot 12 & 13 and Remove Drive & Utility Easement on Lots 12 & 13.
08-01-11 To Reverse Rear Line of Lot 12 & 13.

WEST GEORGIA SURVEYORS, INC.
ENGINEERS PLANNERS SURVEYORS
731 Sandtown Road
Marietta, Georgia 30008
Ph. (770) 428-2122
Fax (770) 422-9178

FINAL PLAT
GRADY MANOR
LAND LOT 488 & 489
DISTRICT - 17th
COUNTY - COBB
STATE - GEORGIA
DATE - December 21, 2006
SCALE - 1"=40'
JOB - 05-0291

162,663.6 SQ. FT.
3.734 ACRES



OWNER/DEVELOPER
Community Bank of the South
3016 Atlanta Road
Smyrna, Georgia 30080
Contact: Mrs. Julie Poulos
Phone: (678) 365-7327

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Released for Construction

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY 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. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TORCON G15 23MM TOTAL STATION WITH AN ANGULAR ERROR OF 13 SECONDS PER STATION. THE TRAVELER UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE METHOD AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,936 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 63,506 FEET.



Or Call 800-282-7

SHEET 1 OF 1

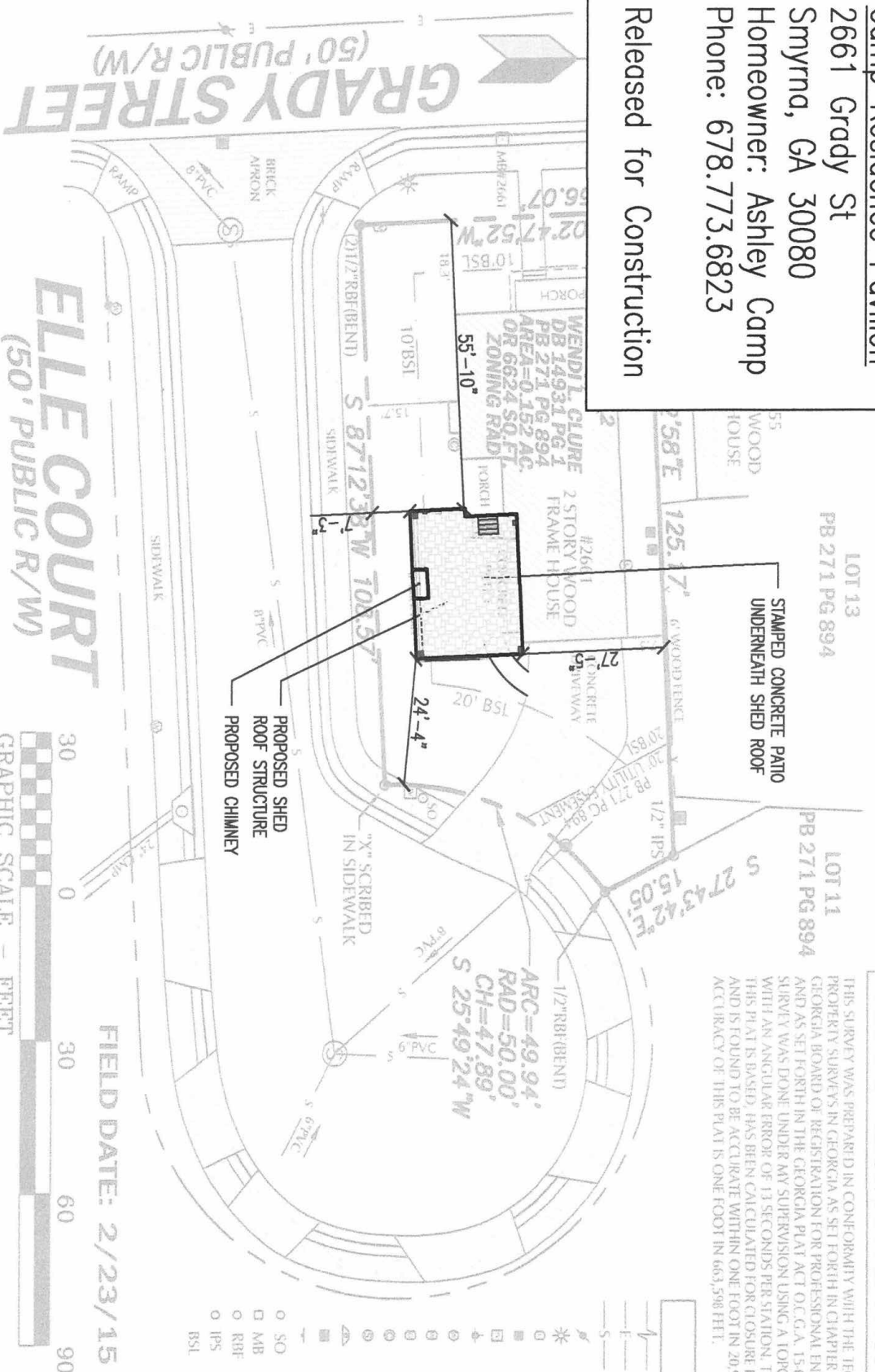


2661 Grady St
Smyrna, GA 30080
Homeowner: Ashley Camp
Phone: 678.773.6823

Released for Construction

STATE OF GEORGIA PIAT ACT CERTIFICAT

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY 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. I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TORCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 13 SECONDS PER STATION. THE TRAVELSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARES METHOD AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,936 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 660,536 FEET.



LEGEND

- | | |
|-------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | BROKEN LINE NOT TO |
| <input type="checkbox"/> | OVERRIDE ELECTRIC |
| <input type="checkbox"/> | SANITARY SEWER LINE |
| <input type="checkbox"/> | POWER POLE |
| <input checked="" type="checkbox"/> | HIGH POLE |
| <input type="checkbox"/> | ELECTRIC METER |
| <input type="checkbox"/> | HEATING/GAS UNIT |
| <input type="checkbox"/> | CABLE TV BOX |
| <input checked="" type="checkbox"/> | FIRE HYDRANT |
| <input type="checkbox"/> | WATER VALVE |
| <input type="checkbox"/> | WATER METER |
| <input type="checkbox"/> | GAS METER |
| <input type="checkbox"/> | CLEANOUT |
| <input checked="" type="checkbox"/> | SANITARY SEWER MANHOLE |
| <input checked="" type="checkbox"/> | DOUBLE WING CATCH |
| <input type="checkbox"/> | STORM WATER DROP |
| <input type="checkbox"/> | SIGN POST |
| <input type="checkbox"/> | STUB OUT |
| <input type="checkbox"/> | MAIL BOX |
| <input type="checkbox"/> | REBAR FOUND |
| <input type="checkbox"/> | 1/2" IRON PIN SET |
| <input type="checkbox"/> | BUILDING SETBACK |

Know what's below
Call before you dig
Or Call 800-282-7

Three working days prior to exam

VALENTINO &
ASSOCIATES INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 242

SURVEY FOR:
DANNY CAMP, ASHLEY CAMP, AND
UNITED COMMUNITY BANK

SMYRNA, GEORGIA 30080

PHONE: (770) 438-0015

FAX: (770) 435-6050

WWW.VALENTINOSIRVITY.COM

STATE OF GEORGIA AND

SURVIVING THRMAL CYNSES

NO. 1 SI-000794

DATE: 2/25/2015

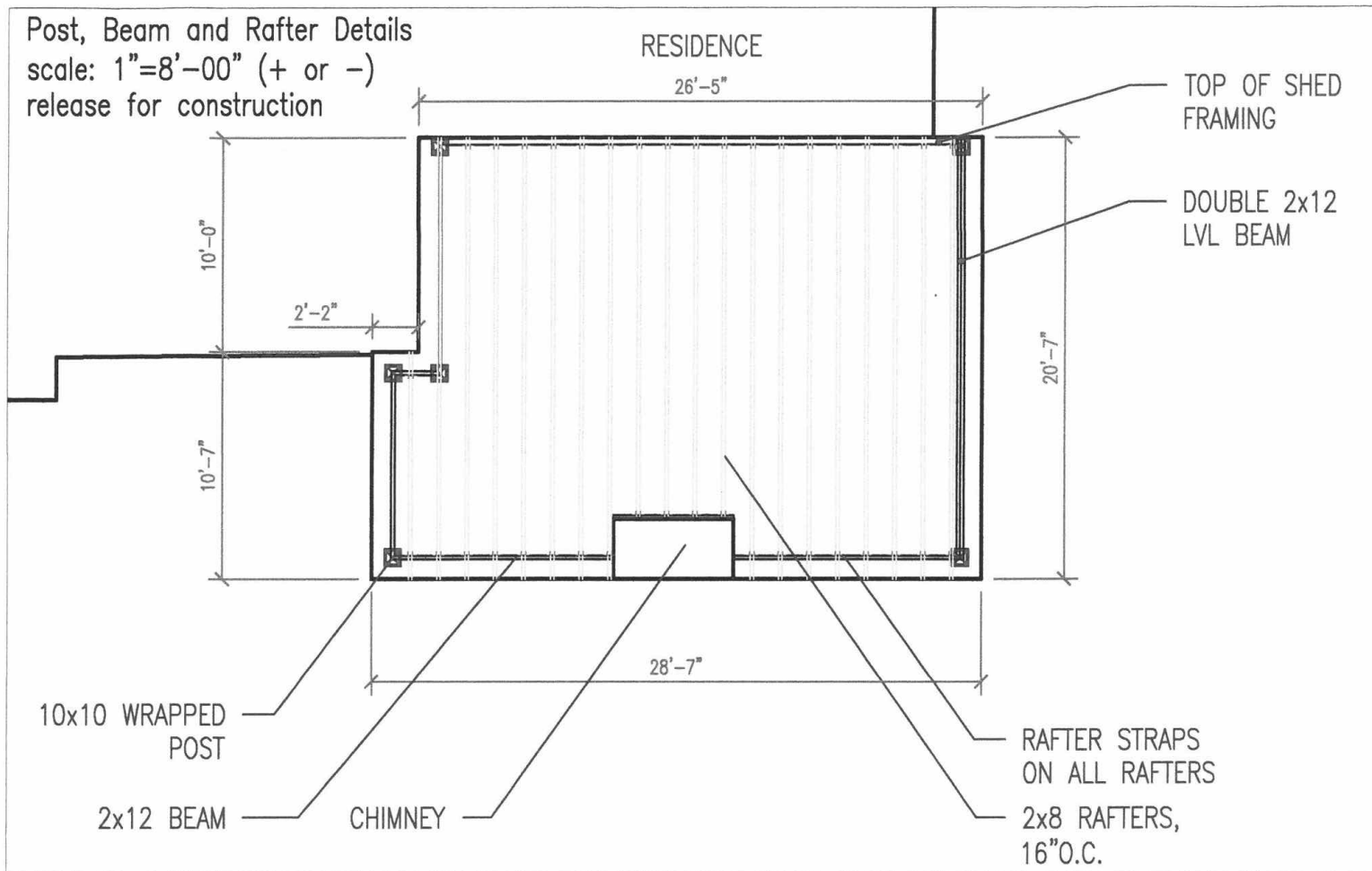
SCALE: 1" = 30'

JOB NO. 15-014

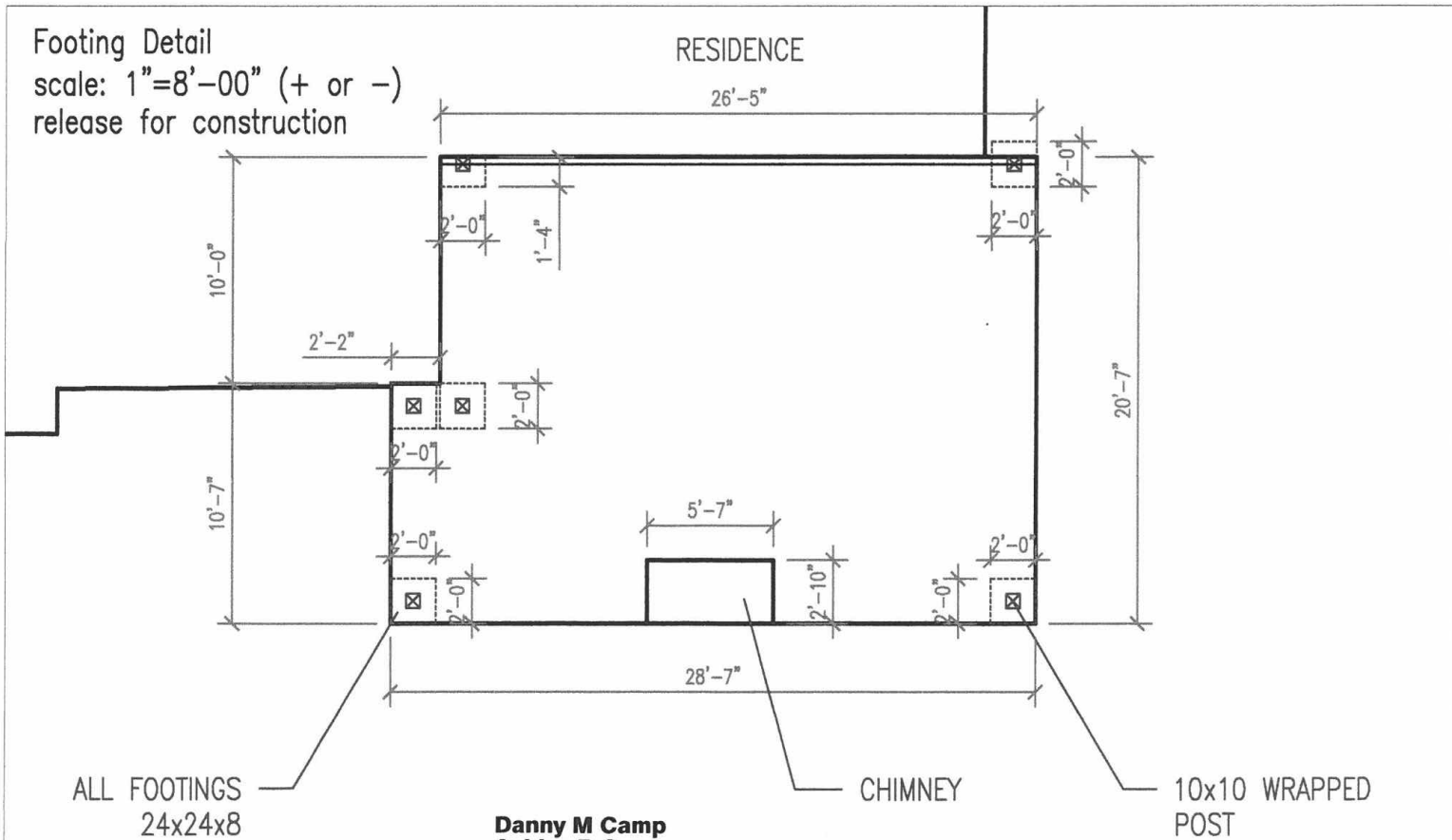
FILE NO. 15-014 DWG

SHEET 1 OF 1

Post, Beam and Rafter Details
scale: 1"=8'-00" (+ or -)
release for construction



Footing Detail
scale: 1"=8'-00" (+ or -)
release for construction



Danny M Camp
Ashley B Camp
2661 Grady St SE
Smyrna, GA 30080-1913



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