



License and Variance Board Meeting - Final

September 11, 2024
10:00 AM

-
- G. V24-072** Public Hearing - Variance Request - V24-072 - Allow rear setback reduction from 25 feet to 14.6 feet - Land Lot 617 - 0.24 acres - 1700 Harlington Road - Dwayne Wiggins



City of Smyrna

Issue Sheet

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

File Number: V24-133

Agenda Date: 9/11/2024

In Control: .

File Type: Variance Item

Agenda Section:

Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-072 - Allow rear setback reduction from 25 feet to 14.6 feet - Land Lot 617 - 0.24 acres - 1700 Harlington Road - Dwayne Wiggins

Ward 7 Councilmember - Rickey N. Oglesby Jr.

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the rear setback from 25 feet to 14.6 feet at 1700 Harlington Road to screen an existing deck. The rear setback of 25 feet is regulated by the Woodland Gate Unit I plat, recorded in 2001.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the Woodland Gate Unit I subdivision plat, which requires a rear setback of 25 feet. 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 is conditioned upon substantial compliance with the site plan and elevations 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 29, 2024

RE: **VARIANCE CASE V24-072**
1700 Harlington Road – Reduce the rear setback from 25 feet to 14.6 feet

BACKGROUND

The applicant is requesting a variance to reduce the rear setback from 25 feet to 14.6 feet at 1700 Harlington Road to screen an existing deck. The rear setback of 25 feet is regulated by the Woodland Gate Unit I plat, recorded in 2001.

ANALYSIS

The subject parcel is a 0.24-acre lot located on the northwestern side of the cul-de-sac of Harlington Road within the Woodland Gate subdivision (see Figure 1). The subject parcel and all adjoining parcels are zoned RDA and are all occupied by single-family detached homes within the Woodland Gate subdivision.

The applicant is proposing to replace an existing 192 square foot deck on the rear of the existing home with a 204 square foot screened-in porch and open deck addition. When the home was built in 2001, the builder encroached into the rear setback by 10.4 feet to build the original deck without obtaining a variance. Since the deck is being enclosed, the property no longer remains legally nonconforming. However, since the existing deck was already nonconforming, the hardship is not self-created. Additionally, no other variances are needed as the property is below their impervious coverage maximum of 45% and the addition does not encroach into the drainage easement in the rear of the property.

The applicant will require relief from the City's building setback requirements to enclose the deck. Community Development believes the hardship is not self-created, as the deck was originally constructed in this location. Community Development believes this is the minimum variance needed to allow for the deck enclosure, and that there should be no negative impacts to adjacent properties if approved. A similar variance was approved earlier in 2024 directly behind the property at 5011 Duxford Drive (V24-049), thus there is a precedent for variances of this type in the area. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

VARIANCE CASE V24-072

August 29, 2024

Page 2 of 5

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1. Approval of the requested variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



Figure – 2
Site Plan

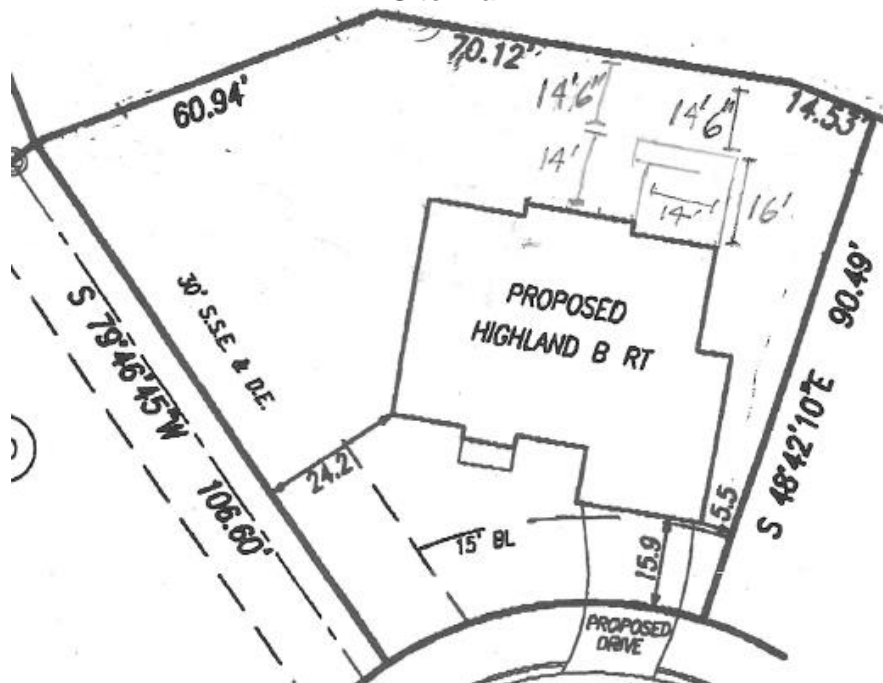


Figure – 3
Subject Property



Figure – 4
Adjacent Property to the North

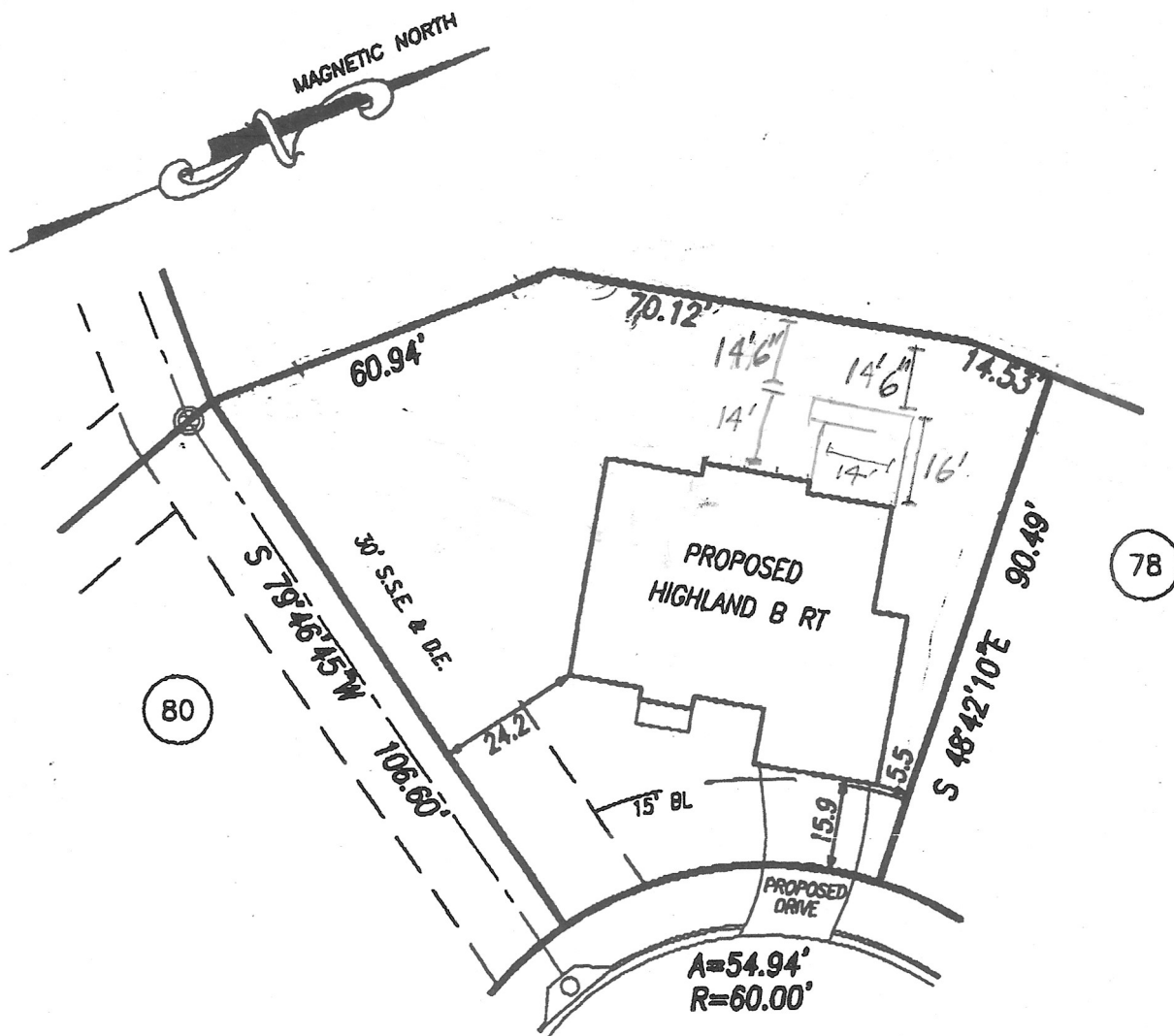


Figure – 5
Adjacent Property to the South



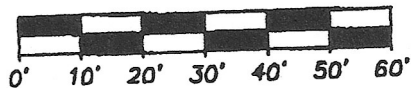
Figure – 6
Adjacent Property across Harlington Road



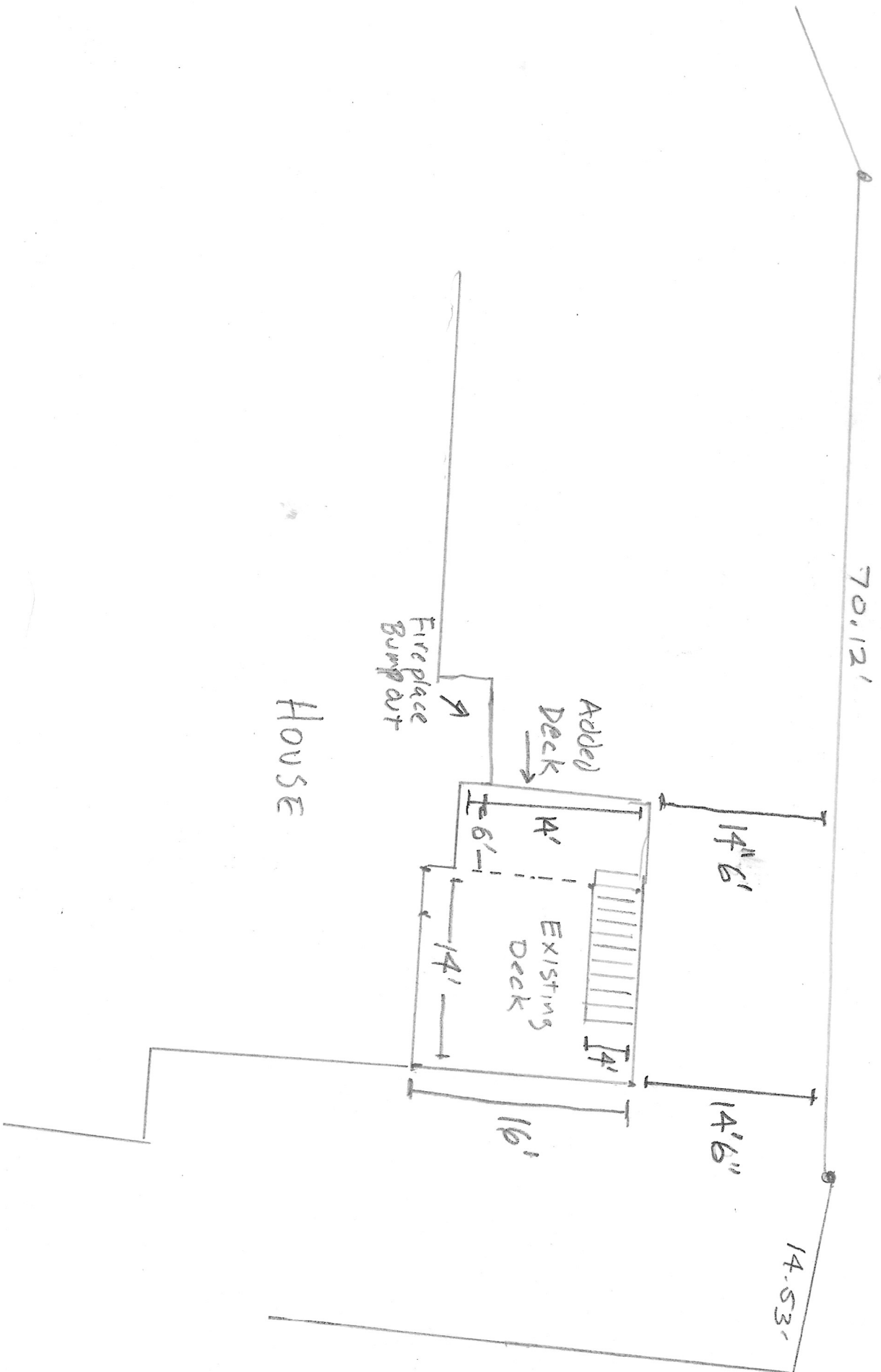


HARLINGTON ROAD
50'R/W

SCALE : 1" = 30'



| | | |
|--------------------------------------|--------------------|---|
| SITE PLAN (H.L.P.) FOR: | | |
| MONTE HEWETT HOMES | | |
| SURVEYING SERVICES BY: | | |
| conroy & associates, P.C. | | |
| LAND LOT: 617 | SURVEYED: REVISED: | |
| DISTRICT: 17th Sec. 2 | DRAWN: 5-21-01 | BY: RF |
| COUNTY: COBB | SCALE: 1"=30' | |
| LOT 78 | | 4550 ATWATER COURT SUITE 203 BUFORD, GA 30518 770.831.3301 (FAX) 770.831.6284 |
| 1700 HARLINGTON ROAD | | |
| WOODLAND GATE UNIT 1 | | |
| PLAT BOOK 189, PAGE 56 | | |
| | | AA099-79 |



Variance Application

VAR-24-49

Submitted On: Aug 5, 2024

Applicant

 Dwayne Wiggins
 770-296-9543
@ dwayne@goldstandardcs.com

Primary Location

1700 HARLINGTON RD SE
SMYRNA, GA 30082

Applicant Information

First Name

Dwayne

Last Name

Wiggins

Street Address

1257 Commercial Drive SW Suite C

City

Conyers

State

GA

Zip Code

30094

Email

dwayne@goldstandardcs.com

Phone Number

770 296-9543

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

John Flynn

Street Address

1700 Harlington Rd Se

City

Smyrna

State

GA

Zip Code

30082

Email Address

jfflynn@hotmail.com

Phone Number

678 662-4081

Property Information

Property Address

1700 Harlington Rd SE Smyrna GA 30082

Description of Requested Variances

Deck rebuild at same distance to property line as existing deck

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

--

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.

The new deck will be constructed at the same distance to the property line as the original existing deck.

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

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 678-631-5387 / Fax 770-431-2808

I, John Flynn, swear that I am the Property Owner of the property located at 1700 Harlington Road, Smyrna, GA 30082 as shown in the records of Cobb County, Georgia, which is the subject property of the attached application.

I authorize the business named below to act as the Contractor of Record in pursuit of this permit.

Contractor Business Name (print clearly): Gold Standard Construction Services

Business Contact Person: Dwayne Wiggins

Business Address: 1257 Commercial Drive SW Suite C Conyers, GA 30094

Contact Telephone: 770 296-9543

Contact Email: dwayne@goldstandardcs.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

John F Flynn
Signature of Property Owner

1700 Harlington Road
Address

John Flynn
Name of Property Owner (print clearly)

Smyrna GA 30082
City, State, Zip

NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LANDOWNERS

By signature, it is hereby acknowledged that I have been notified at John & Rene Flynn, 1700 Harlington Road, Smyrna Ga

Intends to make an application for a variance for the purpose of Removing existing deck, rebuilding deck with covered roof and

Screen enclosure. Deck will not be moved any closer to property line.

on the premises described in the application.

NAME

ADDRESS

1697 Harlington Road

1698 Harlington Road

1699 Harlington Road

1702 Harlington Road

5009 Duxford Drive

5011 Duxford Drive

5013 Duxford Drive

1701 Harlington Road

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

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OR LANDOWNERS

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NAME

ADDRESS

[Signature]
[Signature]
Em-Han
[Signature]
[Signature]
[Signature]
[Signature]

1697 Harlington Road
1698 Harlington Road
1699 Harlington Road
1702 Harlington Road
5009 Duxford Drive
5011 Duxford Drive
5013 Duxford Drive
1701 Harlington Road

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Screen enclosure. Deck will not be moved any closer to property line.

on the premises described in the application.

NAME

Carol M

ADDRESS

1697 Harlington Road

1698 Harlington Road

1699 Harlington Road

1702 Harlington Road

5009 Duxford Drive

5011 Duxford Drive

5013 Duxford Drive

Amy Knudson

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

Parcel Find

PARCEL: 17-0617-0-0730
LOCATION: 1700 HARLINGTON RD
NAME: ** VARIOUS **
EFF DATE: 08/07/2024

| YEAR | CAT | BILL # | SC REFERENCE | BILLED/ADJ | UNPAID BAL | DUE NOW |
|---------------|------|-----------|--------------------|------------|------------|---------|
| 2023 | RE-R | 5708 N | 1700 HARLINGTON RD | 1,993.94 | 0.00 | 0.00 |
| 2022 | RE-R | 5606 N | 1700 HARLINGTON RD | 1,723.53 | 0.00 | 0.00 |
| 2021 | RE-R | 5488 N | 1700 HARLINGTON RD | 1,723.53 | 0.00 | 0.00 |
| 2020 | RE-R | 5435 N | 1700 HARLINGTON RD | 1,223.84 | 0.00 | 0.00 |
| 2019 | RE-R | 5427 N | 1700 HARLINGTON RD | 1,359.83 | 0.00 | 0.00 |
| 2018 | RE-R | 5299 N | 1700 HARLINGTON RD | 1,359.83 | 0.00 | 0.00 |
| 2017 | RE-R | 5403 N | 1700 HARLINGTON RD | 1,359.83 | 0.00 | 0.00 |
| 2016 | RE-R | 5185 N | 1700 HARLINGTON RD | 1,190.85 | 0.00 | 0.00 |
| 2015 | RE-R | 5124 N | 1700 HARLINGTON RD | 1,190.85 | 0.00 | 0.00 |
| 2014 | RE-R | 5082 N | 1700 HARLINGTON RD | 1,124.47 | 0.00 | 0.00 |
| 2013 | RE-R | 5043 N | 1700 HARLINGTON RD | 1,124.47 | 0.00 | 0.00 |
| 2012 | RE-R | 1161030 N | 1700 HARLINGTON RD | 1,124.47 | 0.00 | 0.00 |
| 2011 | RE-R | 1143536 N | 1700 HARLINGTON RD | 1,124.47 | 0.00 | 0.00 |
| 2010 | RE-R | 1125978 N | 1700 HARLINGTON RD | 1,124.47 | 0.00 | 0.00 |
| 2009 | RE-R | 1108366 N | 1700 HARLINGTON RD | 1,360.19 | 0.00 | 0.00 |
| 2008 | RE-R | 1090822 N | 1700 HARLINGTON RD | 1,288.27 | 0.00 | 0.00 |
| 2007 | RE-R | 1073125 N | 1700 HARLINGTON RD | 1,288.27 | 0.00 | 0.00 |
| 2006 | RE-R | 1055950 N | 1700 HARLINGTON RD | 1,314.06 | 0.00 | 0.00 |
| 2005 | RE-R | 1039480 N | 1700 HARLINGTON RD | 1,226.64 | 0.00 | 0.00 |
| 2004 | RE-R | 1023878 N | 1700 HARLINGTON RD | 1,236.90 | 0.00 | 0.00 |
| 2003 | RE-R | 1008406 N | 1700 HARLINGTON RD | 1,243.31 | 0.00 | 0.00 |
| TOTAL DUE NOW | | | | 0.00 | 0.00 | 0.00 |
| TOTAL UNPAID | | | | 0.00 | 0.00 | 0.00 |

** END OF REPORT - Generated by Landon O'Neal **



Printed: 8/7/2024

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
ROCKET MORTGAGE LLC

FLYNN JOHN F & RENE A

Payment Date: 10/12/2023

| Tax Year | Parcel ID | Due Date | Appeal Amount | | Taxes Due |
|----------|-------------|------------|---------------|-------------|-----------|
| 2023 | 17061700730 | 10/15/2023 | Pay: | N/A or | \$0.00 |
| Interest | Penalty | Fees | Total Due | Amount Paid | Balance |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,788.39 | \$0.00 |



Scan this code with your
mobile phone to view
this bill!!

| LOT# | SQFT | NO. | DATA |
|------|------|-----|------|
|------|------|-----|------|

| LOT # | SQFT | NO. | DATA |
|-------|-------|-----|--|
| 1 | 10994 | 1 | $\Delta = 14.00'$ $R = 714.43'$ $T = 40.00'$ |
| 2 | 5177 | 2 | $\Delta = 12.00'$ $R = 329.68'$ $T = 40.00'$ |
| 3 | 5177 | 3 | $\Delta = 12.00'$ $R = 329.68'$ $T = 40.00'$ |
| 4 | 5177 | 4 | $\Delta = 12.00'$ $R = 329.68'$ $T = 40.00'$ |
| 5 | 5177 | 5 | $\Delta = 12.00'$ $R = 329.68'$ $T = 40.00'$ |
| 6 | 10164 | 6 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 7 | 23067 | 7 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 8 | 10164 | 8 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 9 | 10164 | 9 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 10 | 10164 | 10 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 11 | 10164 | 11 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 12 | 10164 | 12 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 13 | 10164 | 13 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 14 | 10164 | 14 | $\Delta = 13.00'$ $R = 383.33'$ $T = 50.00'$ |
| 15 | 8735 | 15 | $\Delta = 75.93'$ $R = 152.90'$ $T = 120.90'$ |
| 16 | 8735 | 16 | $\Delta = 75.93'$ $R = 152.90'$ $T = 120.90'$ |
| 17 | 8735 | 17 | $\Delta = 75.93'$ $R = 152.90'$ $T = 120.90'$ |
| 18 | 8735 | 18 | $\Delta = 75.93'$ $R = 152.90'$ $T = 120.90'$ |
| 19 | 42380 | 19 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 20 | 42380 | 20 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 21 | 11146 | 21 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 22 | 8711 | 22 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 23 | 8711 | 23 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 24 | 8711 | 24 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 25 | 8711 | 25 | $\Delta = 85.71'$ $R = 165.21'$ $T = 120.90'$ |
| 26 | 25336 | 26 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 27 | 25336 | 27 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 28 | 25336 | 28 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 29 | 25336 | 29 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 30 | 12311 | 30 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 31 | 12311 | 31 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 32 | 12311 | 32 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 33 | 12311 | 33 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 34 | 72017 | 34 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 35 | 72017 | 35 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 36 | 72017 | 36 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 37 | 72017 | 37 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 38 | 72017 | 38 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 39 | 72017 | 39 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 40 | 72017 | 40 | $\Delta = 13.98'$ $R = 142.88'$ $T = 120.90'$ |
| 41 | 52911 | 41 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 42 | 52911 | 42 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 43 | 52911 | 43 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 44 | 52911 | 44 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 45 | 52911 | 45 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 46 | 52911 | 46 | $\Delta = 37.01'$ $R = 324.30'$ $T = 136.23'$ |
| 47 | 12135 | 47 | $\Delta = 22.31'$ $R = 230.64'$ $T = 60.00'$ |
| 48 | 12135 | 48 | $\Delta = 22.31'$ $R = 230.64'$ $T = 60.00'$ |
| 49 | 10609 | 49 | $\Delta = 22.31'$ $R = 230.64'$ $T = 60.00'$ |
| 50 | 10609 | 50 | $\Delta = 22.31'$ $R = 230.64'$ $T = 60.00'</$ |

TOTAL AREA = 20.71 ACRES

TOTAL NO. OF LOTS = 63
DENSITY / YIELD = 3.04 LOTS PER ACRE
PRESENT ZONING - R40 (CONDITIONAL) 3-15-88
MIN. FRONT YARD = 15'
MIN. SIDE YARD = 5' (15' BETWEEN HOUSES)

| STREET NAME | LENGTH IN |
|-----------------|-----------|
| ARGO ROAD | 157 |
| HARLINGTON ROAD | 1589 |
| DUNFORD DRIVE | 729 |
| DUNFORD WALK | 208 |
| HEALEY DRIVE | 147 |

[illegible]

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____, WHICH HEREBY BECOMES A PART OF THIS PLAT, ACCORDING TO DEED BOOK _____ PAGE _____.

| ABBREVIATIONS LEGEND | |
|----------------------|-------------------------|
| | DEFINITION |
| ASGR. | CRIMINAL ASSESSMENT |
| D.C. | SANITARY SEWER EASEMENT |
| S.S.E. | ACCESS EASEMENT |
| A.E. | WALK-TO LINE EASEMENT |
| W.L.E. | WALK-TO LINE EASEMENT |
| F.M.E. | FORCE MAIN EASEMENT |

| STRUCTURES LEGEND | |
|-------------------|------------------------------|
| | DEFINITION |
| | HEADWALL |
| | SLANTED END SECTION (S.E.S.) |
| | SMALL-WING CATCH BASIN |
| | DOUBLE-WING CATCH BASIN |
| | MANHOLE |
| | WELL INLET |
| | JUNCTION BOX |
| | FIRE HYDRANT |

NOTE: ALL STRUCTURES ARE ASSUMED TO BE CONCRETE UNLESS OTHERWISE NOTED.

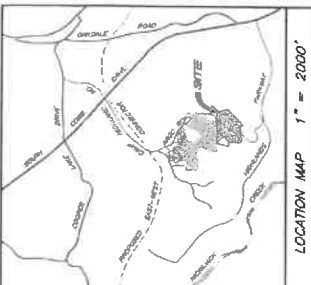
MANHOLE: ALL MANHOLES ARE ASSUMED TO BE 48" DIA. UNLESS OTHERWISE NOTED.

WELL INLET: ALL WELLS ARE ASSUMED TO BE 48" DIA. UNLESS OTHERWISE NOTED.

JUNCTION BOX: ALL JUNCTION BOXES ARE ASSUMED TO BE 48" DIA. UNLESS OTHERWISE NOTED.

FIRE HYDRANT: ALL FIRE HYDRANTS ARE ASSUMED TO BE 4" DIA. UNLESS OTHERWISE NOTED.

COATED ON TYPE 4 ALUMINIZED CORRUGATED METAL PIPE (C400) (MIL'S, OTHERS) MOULD

LOCATION MAP $1^{\circ} = 2000'$ [illegible][illegible]

Ch. C. Eubank 5-17-00

FILED IN OFFICE ON 6-2-2000 #4487
 RECORDED IN MAY 2000 PAGE 54
 TONY C. STEPHANSON, Clerk of CA# 2000-007182B

DINNER/DEVELOPER
CHASTAIN GLEN
5784 LAKE FOREST DRIVE
SUITE 190
ATLANTA, GEORGIA 30128

| | | |
|--------------------|---------|----------------|
| DATE | 3-18-00 | REVIEW |
| SCALE | 1"=100' | 4/18/00 R.P.C. |
| DRAWN BY | A.B.W. | 10/1/00 R.P.C. |
| CHECKED BY | | 1/2/01 R.P.C. |
| C:\1551\ARCON-1796 | | |

GASKINS SURVEYING CO.

1288 POWDER SPRINGS RD.
MAINE HILL, OREGON 97034
(703) 424-2768

| | | |
|----|------------|--------|
| L1 | S 28°00' W | 19.01' |
| L2 | N 71°00' E | 23.94' |



ATTENTION NO. 2 DATE: 10-9-68
THIS PLAT SUBSTITUTES THE PLAT
ACCORDING AT PLAT BOOK 100, PAGE 14
THE PURPOSE OF THE ATTENTION IS FOR
REVIEW SITE BACKS TO 18" BENCH
MARKS AND CHANGE MINIMUM HOLE TO
2500' *Per 20 November 10-9-68*

IN PLAT BOOK 1926 - PAGE 36
 ALBERT C. ALTMAN, Clerk
 REASON NO. 1 DATE: 6-12-80
 THIS PLAT SURVEYED THE PLAT
 RECORDED IN PLAT BOOK 191 - PAGE 36
 THE ALTMAN

THE PURPOSE OF THE MEMO IS TO:
REVISE FRONT SETBACK DESCRIPTION
AT LOT 2 & TO REVISE SETBACK
BOUNDARY AND LABEL LAQU LOT LINE

APPROVED BY _____ DATE _____
PLAT FILED IN OFFICE 7-3-202, RECORDED
IN PLAT BOOK 120, PAGE 16.
J. C. Stephenson, Clerk

525
4-2000-04
ORCA
APR 11 2000
LIBRARY

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE 1 : ACCORDING TO F.E.M.A. (F.A.)
COMMUNITY HAZARD # 100000 MAP NUMBER
1000000000 DATED NOVEMBER 1988

THIS PLANT IS PROPAGATED FROM A ROOT CUTTING, BEING A THE MOST EASY PLANT AND GROWING FAST. AFTER A YEAR IT BEGINS TO FLOWERS. IT IS 10-12 CM. IN HEIGHT. THE LEAVES ARE LONG AND THIN, THE FRUIT IS A LONG, THIN, AND BENT. THE SEEDS ARE SMALL AND LIGHT.

7