



License and Variance Board Meeting - Final

September 11, 2024
10:00 AM

-
- H. **V24-073** Public Hearing - Variance Request - V24-073 - Allow encroachment into the City's 50 ft. undisturbed stream buffer - Land Lot 488 - 0.25 acres - 1088 Parkview Place - Adam Ingleson



City of Smyrna

Issue Sheet

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

File Number: V24-135

Agenda Date: 9/11/2024

In Control: .

File Type: Variance Item

Agenda Section:

Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-073 - Allow encroachment into the City's 50 ft. undisturbed stream buffer - Land Lot 488 - 0.25 acres - 1088 Parkview Place - Adam Ingleson

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting two variances to allow encroachment into the City's 50-foot undisturbed buffer and City's 75-foot impervious surface setback to rebuild a deck at 1088 Parkview Place. The City's stream buffers are controlled by Chapter 46, Article VI.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting relief from the City's 50-foot undisturbed stream buffer and City's 75-foot impervious surface setback to install a deck and screened porch in the rear yard. According to Section 46-160 of the Stream Buffer Protection Ordinance, variances must be reviewed under the following standards: (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; (2) The locations of all streams on the property, including along property boundaries; (3) The location and extent of the proposed buffer or setback intrusion; (4) Whether alternative designs are possible which require less intrusion or no intrusion; (5) The long-term and construction water-quality impacts of the proposed variance; (6) Whether as a result of an exchange of buffer area the net buffer area is not reduced; and (7) Whether issuance of the variance is at least as protective of natural resources and the environment. After a review of the standards above, Community Development and the City Engineer believe that the encroachment will not adversely affect surrounding residents nor the existing stream; therefore, staff recommends approval of the requested variances with the following conditions:

1. Approval of the requested variances shall be 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 28, 2024

RE: VARIANCE CASE V24-073
1088 Parkview Place – Allow encroachment into the City’s 50-foot undisturbed stream buffer

VARIANCE CASE V24-074
1088 Parkview Place – Allow encroachment into the City’s 75-foot impervious surface setback

BACKGROUND

The applicant is requesting two variances to allow encroachment into the City’s 50-foot undisturbed buffer and City’s 75-foot impervious surface setback to rebuild a deck at 1088 Parkview Place. The City’s stream buffers are controlled by Chapter 46, Article VI.

ANALYSIS

The subject parcel is a 0.25-acre lot located on the west side of Parkview Place in the Parkview Village subdivision (see Figure 1). A stream runs through the rear of the property and continues through the adjacent properties to the north and south. The subject parcel and adjacent parcels to the north, east, and south are zoned RDA whereas the adjacent properties to the west are zoned R-15; all properties are occupied by detached single-family homes.

The applicant is proposing to replace an existing roughly 294 square foot deck with a roughly 364 square foot deck which will be half open-air deck and half a screened-in porch. The rear yard and a majority of the home itself is greatly encumbered by the State’s 25-foot undisturbed buffer, the City’s 50-foot undisturbed stream buffer, and the City’s 75-foot impervious surface setback, with no section of the rear yard untouched by stream buffers. Since the property was platted in 2004, prior to the Stream Buffer Protection Ordinance in 2005, the hardship is not self-created. No other variances are needed as the property is below their impervious coverage maximum of 45%.

Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming stream buffer encroachments. Additionally, per Section 1102, “no nonconforming building, structure or use shall be extended, nor shall its total value be enhanced, unless such extensions or alterations conform with the provisions of this ordinance.” Since the deck is being completely rebuilt with the addition of a screened-in

VARIANCE CASE V24-073 & 074

August 28, 2024

Page 2 of 5

porch, the property no longer remains legally nonconforming. However, since the existing single-family home and deck were already non-conforming, the hardship is not self-created.

Since the stream buffer encroachment occurred in 2004 and the additional land disturbing activity is considered minor and over previous impervious material, the City Engineer has determined that no remediation is required in order to support the variances.

Due to the existing stream buffers encumbering the entirety of the rear yard and the existing home, Community Development believes these are the minimum variances needed to allow for any replacement of the existing deck and that there should be no negative impacts to adjacent properties if 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 relief from the City's 50-foot undisturbed stream buffer and City's 75-foot impervious surface setback to install a deck and screened porch in the rear yard. According to Section 46-160 of the Stream Buffer Protection Ordinance, variances must be reviewed under the following standards: (1) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property; (2) The locations of all streams on the property, including along property boundaries; (3) The location and extent of the proposed buffer or setback intrusion; (4) Whether alternative designs are possible which require less intrusion or no intrusion; (5) The long-term and construction water-quality impacts of the proposed variance; (6) Whether as a result of an exchange of buffer area the net buffer area is not reduced; and (7) Whether issuance of the variance is at least as protective of natural resources and the environment. After a review of the standards above, Community Development and the City Engineer believe that the encroachment will not adversely affect surrounding residents nor the existing stream; therefore, staff recommends **approval** of the requested variances with the following conditions:

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

Figure – 1

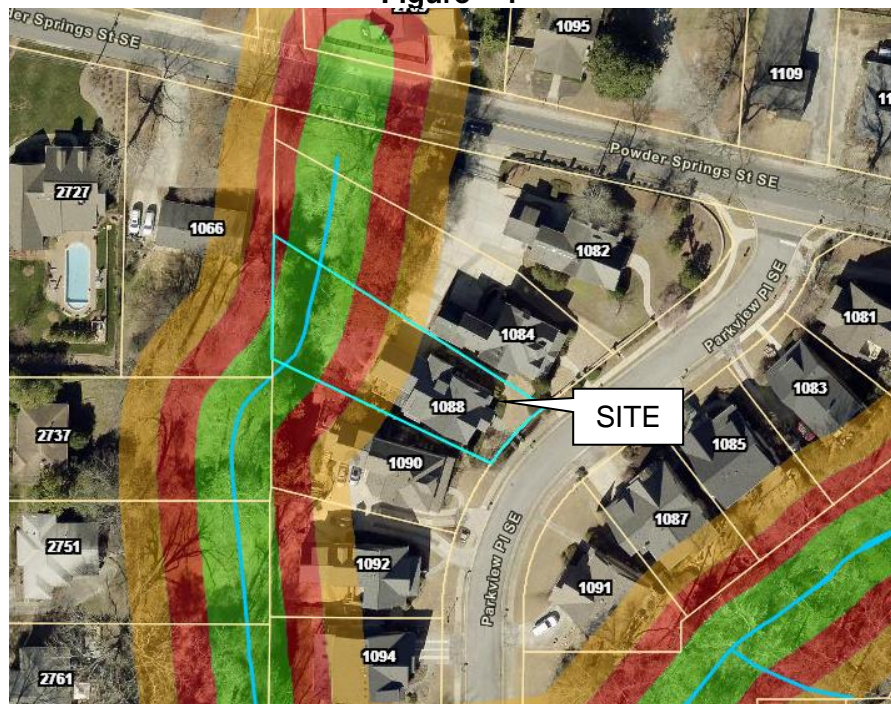


Figure – 2
Site Plan

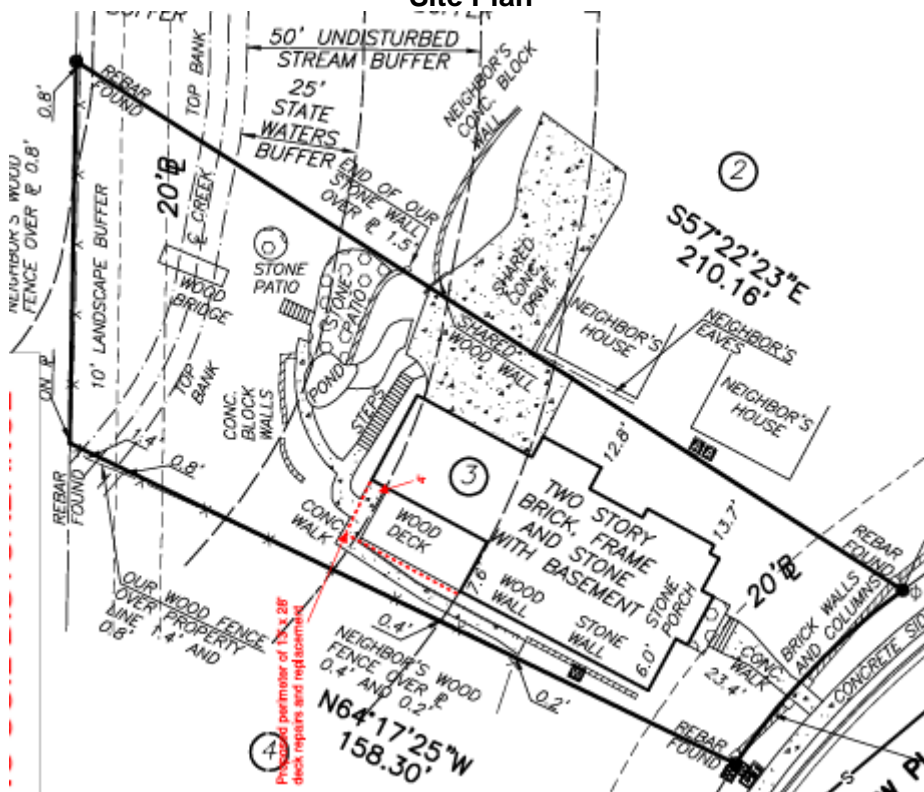


Figure – 3
Subject Property



Figure – 4
Adjacent Property to the North



Figure – 5
Adjacent Property to the South



Figure – 5
Adjacent Property across Parkview Place



Variance Application

VAR-24-54

Submitted On: Aug 12, 2024

Applicant

Adam Ingleson
404-290-3884
@ inglesonadam@gmail.com

Primary Location

1088 PARKVIEW PL SE
SMYRNA, GA 30080

Applicant Information

First Name

Adam

Last Name

Ingleson

Street Address

3810 Valley Green Dr

City

Marietta

State

GA

Zip Code

30068

Email

inglesonadam@gmail.com

Phone Number

404 290 3884

Are you the titleholder of the subject property?

No

Titleholder Information

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

Anne Costales Kala

Street Address

1088 Parkview Place SE

City

Smyrna

State

GA

Zip Code

30080

Email Address

ackala905@gmail.com

Phone Number

4042726893

Property Information

Property Address

1088 Parkview Place SE Smyrna GA 30080

Description of Requested Variances

Repairing and extending existing Deck at rear of home, modifying pergola to a covered porch. No additional foundation work will be required to support extension as existing load points will be utilized. Variance for Garage that was built as part of original home construction. Though no work is to be done on this part of the structure Owner would like to have a variance in place as it is currently non conforming.

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.

**If the request includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer, a stormwater mitigation plan is REQUIRED prior to

true

submittal of the variance application.**

Please contact City Engineer, Mark Wolff with any questions relating to the stormwater mitigation plan; 678-631-5546 or mwolff@smyrnaga.gov.

Comprehensive Narrative

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

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether as a result of an exchange of buffer area the net buffer area is not reduced; and
7. Whether issuance of the variance is at least as protective of natural resources and the environment.

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

Existing residence was built in 2003 prior to the establishment of City of Smyrna Stream buffers. Upon municipal buffer adoption the rear of the home and deck became non conforming to the new city buffer requirements. The deck is now non conforming requiring a variance prior to the performance of any permitted work. As home owner would like to extend deck to the rear of property 4', the 50' undisturbed buffer becomes a second point of discussion. The Owner would also like the non conforming Garage of home to be part of variance so that it is recorded for future needs. Thus the variance is 3 fold - 1) repairing the non forming deck as part of the City of Smyrna Stream Buffer variance and 2) the extending of the deck as part of the 50' undisturbed stream buffer variance. and 3) provide variance for non conforming garage that was built prior to buffer requirements being put in place.

It MUST be noted that impervious surface will NOT be increased at all and that there will be NO ADDITIONAL FOUNDATION WORK required in ether buffer as existing concrete footings will suffice for proposed construction.

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, ANNE COSTALES KALA, swear that I am the Property Owner of the property located at 1088 PARKVIEW PLACE, SE SMYRNA, GA 30080 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): DRESSER AND ASSOCIATES

Business Contact Person: ADAM INGLESOR

Business Address: 1871 OAK VILLAGE LANE, LAWRENCEVILLE, GA 30043

Contact Telephone: 706-490-2742

Contact Email: jay.dresser@m3as.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.)

Anne Costales Kala
Signature of Property Owner

1088 PARKVIEW PL, SE
Address

ANNE COSTALES KALA
Name of Property Owner (print clearly)

SMYRNA, GA. 30080
City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by ANNE COSTALES Hala

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERE TO.

on the premises described in the application.

NAME

ADDRESS

X. [Signature]
ROBERT L. ALEXANDER, JR.
X. [Signature]
KILI D. ALEXANDER

1087 PARKVIEW PL, SE
1087 PARKVIEW PL, SE

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.

AK KJ

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

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

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERETO.

on the premises described in the application.

NAME

ADDRESS

X Tobin North
TOBIN L. NORTH

1091 PARKVIEW PL SE

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.

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

TN

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified by ANNE COSTALES KALA

Intends to make an application for a variance for the purpose of SEE ADDENDUM ATTACHED
HERETO.

on the premises described in the application.

NAME	ADDRESS
<u>Robert D. Rourke, Jr.</u>	<u>1090 PARKVIEW PL. SE</u>
<u>Jennifer S. Rourke</u>	<u>1090 PARKVIEW PL. SE</u>
_____	_____
_____	_____
_____	_____
_____	_____

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.

ADDENDUM

Replacing, modifying and extending, by approximately four (4) feet, the deck in the rear of the house located at 1088 Parkview Place, SE, Smyrna, GA 30080 (the "Property"). In addition, asking the City of Smyrna to grant a variance allowing the current garage and modified deck to continue to encroach over the current 75-foot City of Smyrna Buffer and the 50-foot Undisturbed Stream Buffer located in the rear of the Property.

9589 0710 5270 1435 7408 65

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To Don Marino	
Street and Apt. No., or PO Box No. 1084 PARKVIEW AVE	
City, State, ZIP+4® SMYRNA, GA. 30080	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1435 7408 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To DAVID S. MORRIS	
Street and Apt. No., or PO Box No. 3391 LARA LANE SW	
City, State, ZIP+4® MARIETTA, GA. 30060	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Real Estate (Your House or Land)[View Bill](#)[View bill image](#)**As of**

8/9/2024

Bill Year

2023

Bill

9060

Owner

KALA ANNE COSTALES

Parcel ID

17048800600

[View payments/adjustments](#)

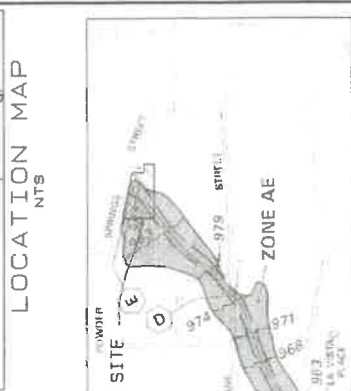
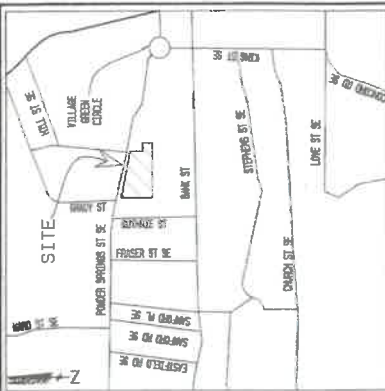
Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2023	\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00
TOTAL		\$2,418.13	\$2,418.13	\$0.00	\$0.00	\$0.00

Search: 17048800600

COUNTY TAX RECEIPT

24 records returned Page 1 of 2

Owner Name	Year	Parcel ID	Address	Bill Type	Paid	Due
KALA ANNE COSTALES	2024	17048800600	1088 PARKVIEW PL	Original	Unpaid	\$1,275.87
KALA ANNE COSTALES	2023	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2022	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2021	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2020	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2019	17048800600	1088 PARKVIEW PL	Original	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Adjusted	Paid	\$0.00
KALA ANNE COSTALES	2018	17048800600	1088 PARKVIEW PL	Original	N/A	N/A



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

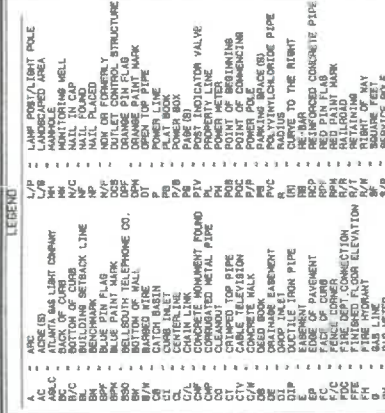
MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-MINOR AS PER COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-MINOR AS PER COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

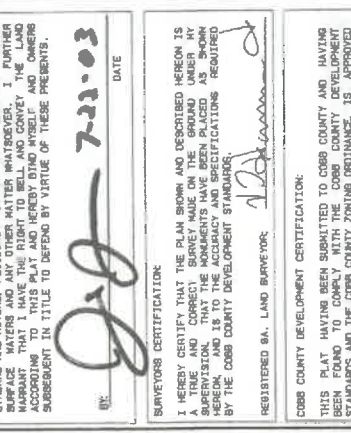
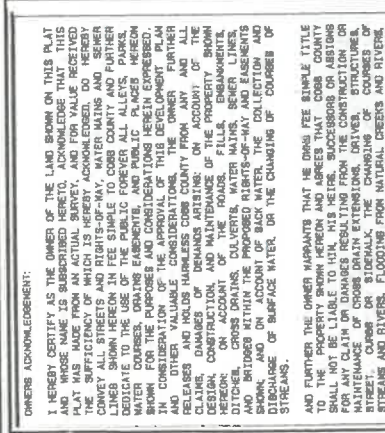
MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-MINOR AS PER COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-MINOR AS PER COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.



EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
ZONE X	(UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN

MATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE(S) AE & X-MINOR AS PER COBB COUNTY FIRM COMMUNITY PANEL NO. 1305700075 F. AUGUST 18, 1992.

DATE SURVEYED: 02/21/02 & 04/18/02
DATE DRAFTED: 05/03/02
SURVEYED BY: J. BREKE
DRAWN BY: J. BREKE
CHECKED BY: J. BREKE
FIELD BOOK #: 2185
JOB NUMBER: 020119
FOLDER NUMBER: 020119
CADD FILE: 020119
COUNTY: COBB
PLAT FILE: 020119
SHEET: 1 OF 4

REVISIONS

NO.	DATE	DESCRIPTION
1	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 2 OF 4
2	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 3 OF 4

DATE SURVEYED: 02/21/02 & 04/18/02
DATE DRAFTED: 05/03/02
SURVEYED BY: J. BREKE
DRAWN BY: J. BREKE
CHECKED BY: J. BREKE
FIELD BOOK #: 2185
JOB NUMBER: 020119
FOLDER NUMBER: 020119
CADD FILE: 020119
COUNTY: COBB
PLAT FILE: 020119
SHEET: 1 OF 4

REVISIONS

NO.	DATE	DESCRIPTION
1	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 2 OF 4
2	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 3 OF 4

DATE SURVEYED: 02/21/02 & 04/18/02
DATE DRAFTED: 05/03/02
SURVEYED BY: J. BREKE
DRAWN BY: J. BREKE
CHECKED BY: J. BREKE
FIELD BOOK #: 2185
JOB NUMBER: 020119
FOLDER NUMBER: 020119
CADD FILE: 020119
COUNTY: COBB
PLAT FILE: 020119
SHEET: 1 OF 4

REVISIONS

NO.	DATE	DESCRIPTION
1	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 2 OF 4
2	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 3 OF 4

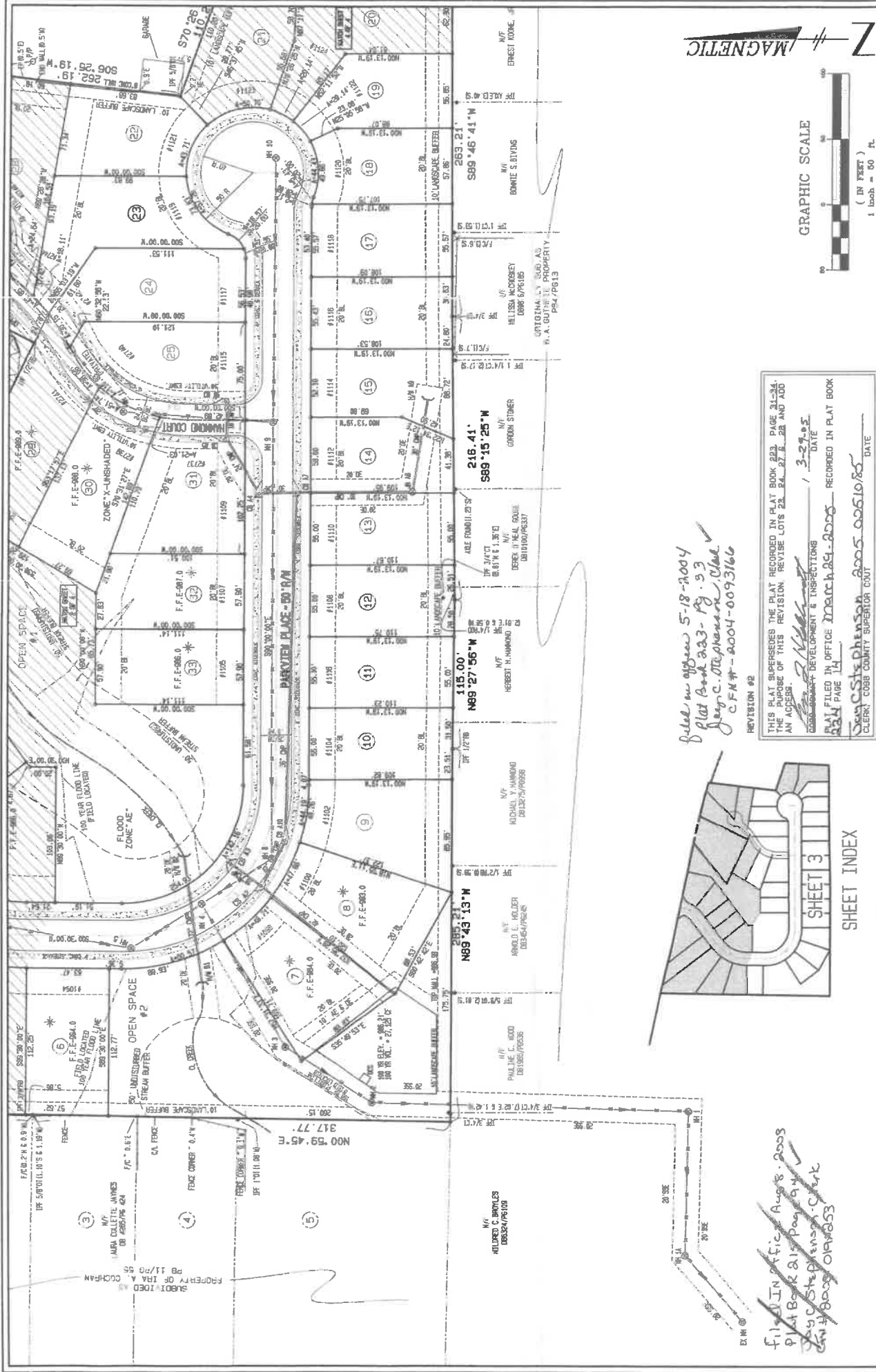
DATE SURVEYED: 02/21/02 & 04/18/02
DATE DRAFTED: 05/03/02
SURVEYED BY: J. BREKE
DRAWN BY: J. BREKE
CHECKED BY: J. BREKE
FIELD BOOK #: 2185
JOB NUMBER: 020119
FOLDER NUMBER: 020119
CADD FILE: 020119
COUNTY: COBB
PLAT FILE: 020119
SHEET: 1 OF 4

REVISIONS

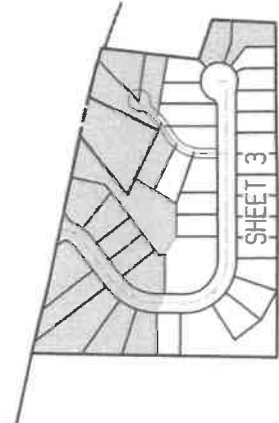
NO.	DATE	DESCRIPTION
1	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 2 OF 4
2	05/03/02	SEE VILLAGE VILLAGE PLAT SHEET 3 OF 4

CENTERLINE CURVE DATA CHART				
ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE
Q1.1	70.72'	100.00'	40.31'02"	57.17'45"
Q1.2	136.14'	150.00'	52.70'00"	31.51'
Q1.3	181.05'	150.00'	53.34'	116.01'
Q1.4	110.63'	100.00'	63.30'00"	105.24'
Q1.5	12.81'	151.68'	27.30'00"	72.51'

LOT AREA CHART					
LOT	AREA (SQ FT)	LOT	AREA (SQ FT)	LOT	
1	18311	20	7492	39	5302
2	13646	21	7492	40	5302
3	11165	22	7492	41	5302
4	9076	23	7492	42	5302
5	8071	24	7492	43	5302
6	7141	25	7492	44	5302
7	7853	26	7492	45	5302
8	6956	27	7492	46	5302
9	7551	28	7492	47	5302
10	6950	29	7492	48	5302
11	6077	30	7492	49	5302
12	6957	31	7492	50	5302
13	6068	32	7492	51	5302
14	6000	33	7492	52	5302
15	6000	34	7492	53	5302
16	6000	35	7492	54	5302
17	6000	36	7492	55	5302
18	6000	37	7492	56	5302
19	6019	38	7492	57	5302
20	6000	39	7492	58	5302
21	6000	40	7492	59	5302
22	6000	41	7492	60	5302
23	6000	42	7492	61	5302
24	6000	43	7492	62	5302
25	6000	44	7492	63	5302
26	6000	45	7492	64	5302
27	6000	46	7492	65	5302
28	6000	47	7492	66	5302
29	6000	48	7492	67	5302
30	6000	49	7492	68	5302
31	6000	50	7492	69	5302
32	6000	51	7492	70	5302
33	6000	52	7492	71	5302
34	6000	53	7492	72	5302
35	6000	54	7492	73	5302
36	6000	55	7492	74	5302
37	6000	56	7492	75	5302
38	6000	57	7492	76	5302
39	6019	58	7492	77	5302
40	6000	59	7492	78	5302
41	6000	60	7492	79	5302
42	6000	61	7492	80	5302
43	6000	62	7492	81	5302
44	6000	63	7492	82	5302
45	6000	64	7492	83	5302
46	6000	65	7492	84	5302
47	6000	66	7492	85	5302
48	6000	67	7492	86	5302
49	6000	68	7492	87	5302
50	6000	69	7492	88	5302
51	6000	70	7492	89	5302
52	6000	71	7492	90	5302
53	6000	72	7492	91	5302
54	6000	73	7492	92	5302
55	6000	74	7492	93	5302
56	6000	75	7492	94	5302
57	6000	76	7492	95	5302
58	6000	77	7492	96	5302
59	6000	78	7492	97	5302
60	6000	79	7492	98	5302
61	6000	80	7492	99	5302
62	6000	81	7492	100	5302
63	6000	82	7492	101	5302
64	6000	83	7492	102	5302
65	6000	84	7492	103	5302
66	6000	85	7492	104	5302
67	6000	86	7492	105	5302
68	6000	87	7492	106	5302
69	6000	88	7492	107	5302
70	6000	89	7492	108	5302
71	6000	90	7492	109	5302
72	6000	91	7492	110	5302
73	6000	92	7492	111	5302
74	6000	93	7492	112	5302
75	6000	94	7492	113	5302
76	6000	95	7492	114	5302
77	6000	96	7492	115	5302
78	6000	97	7492	116	5302
79	6000	98	7492	117	5302
80	6000	99	7492	118	5302
81	6000	100	7492	119	5302
82	6000	101	7492	120	5302
83	6000	102	7492	121	5302
84	6000	103	7492	122	5302
85	6000	104	7492	123	5302
86	6000	105	7492	124	5302
87	6000	106	7492	125	5302
88	6000	107	7492	126	5302
89	6000	108	7492	127	5302
90	6000	109	7492	128	5302
91	6000	110	7492	129	5302
92	6000	111	7492	130	5302
93	6000	112	7492	131	5302
94	6000	113	7492	132	5302
95	6000	114	7492	133	5302
96	6000	115	7492	134	5302
97	6000	116	7492	135	5302
98	6000	117	7492	136	5302
99	6000	118	7492	137	5302
100	6000	119	7492	138	5302
101	6000	120	7492	139	5302
102	6000	121	7492	140	5302
103	6000	122	7492	141	5302
104	6000	123	7492	142	5302
105	6000	124	7492	143	5302
106	6000	125	7492	144	5302
107	6000	126	7492	145	5302
108	6000	127	7492	146	5302
109	6000	128	7492	147	5302
110	6000	129	7492	148	5302
111	6000	130	7492	149	5302
112	6000	131	7492	150	5302
113	6000	132	7492	151	5302
114	6000	133	7492	152	5302
115	6000	134	7492	153	5302
116	6000	135	7492	154	5302
117	6000	136	7492	155	5302
118	6000	137	7492	156	5302
119	6000	138	7492	157	5302
120	6000	139	7492	158	5302
121	6000	140	7492	159	5302
122	6000	141	7492	160	5302
123	6000	142	7492	161	5302
124	6000	143	7492	162	5302
125	6000	144	7492	163	5302
126	6000	145	7492	164	5302
127	6000	146	7492	165	5302
128	6000	147	7492	166	5302
129	6000	148	7492	167	5302
130	6000	149	7492	168	5302
131	6000	150	7492	169	5302
132	6000	151	7492	170	5302
133	6000	152	7492	171	5302
134	6000	153	7492	172	5302
135	6000	154	7492	173	5302
136	6000	155	7492	174	5302
137	6000	156	7492	175	5302
138	6000	157	7492	176	5302
139	6000	158	7492	177	5302
140	6000	159	7492	178	5302
141	6000	160	7492	179	5302
142	6000	161	7492	180	5302
143	6000	162	7492	181	5302
144	6000	163	7492	182	5302
145	6000	164	7492	183	5302
146	6000	165	7492	184	5302
147	6000	166	7492	185	5302
148	6000	167	7492	186	5302
149	6000	168	7492	187	5302
150	6000	169	7492	188	5302
151	6000	170	7492	189	5302
152	6000	171	7492	190	5302
153	6000	172	7492	191	5302
154	6000	173	7492	192	5302
155	6000	174	7492	193	5302
156	6000	175	7492	194	5302
157	6000	176	7492	195	5302
158	6000	177	7492	196	5302
159	6000	178	7492	197	5302
160	6000	179	7492	198	5302
161	6000	180	7492	199	5302
162	6000	181	7492	200	5302
163	6000	182	7492	201	5302
164	6000	183	7492	202	5302
165	6000	184	7492	203	5302
166	6000	185	7492	204	5302
167	6000	186	7492	205	5302
168	6000	187	7492	206	5302
169	6000	188	7492	207	5302
170	6000	189	7492	208	5302
171	6000	190	7492	209	5302
172	6000	191	7492	210	5302
173	6000	192	7492	211	5302
174	6000	193	7492	212	5302
175	6000	194	7492	213	5302
176	6000	195	7492	214	5302
177	6000	196	7492	215	5302
178	6000	197	7492	216	5302
179	6000	198	7492	217	5302
180	6000	199	7492	218	5302
181	6000	200	7492	219	5302
182	6000	201	7492	220	5302
183	6000	202	7492	221	5302
184	6000	203	7492	222	5302
185	6000	204	7492	223	5302
186	6000	205	7492	224	5302
187	6000	206	7492	225	5302
188	6000	207	7492	226	5302
189	6000	208	7492	227	5302
190	6000	209	7492	228	5302
191	6000	210	7492	229	5302
192	6000	211	7492	230	5302
193	6000	212	7492	231	5302
194	6000	213	7492	232	5302
195	6000	214	7492	233	5302
196	6000	215	7492	234	5302
197	6000	216	7492	235	5302
198	6000	217	7492	236	5302
199	6000	218	7492	237	5302
200	6000	219	7492	238	5302
201	6000	220	7492	239	5302
202	6000	221	7492	240	5302
203	6000	222	7492	241	5302
204	6000	223	7492	242	5302
205	6000	224	7492	243	5302
206	6000	225	7492	244	5302
207	6000	226	7492	245	5302
208	6000	227	7492	246	5302
209	6000	228	7492	247	5302
210	6000	229	7492	248	5302
211	6000	230	7492	249	5302
212	6000	231	7492	250	5302
213	6000	232	7492	251	5302
214	6000	233	7492	252	5302
215	6000	234	7492	253	5302
216	6000	235	7492	254	5302
217	6000	236	7492	255	5302
218	6000	237	7492	256	5302
219	6000	238	7492	257	5302
220	6000	239	7492	258	5302
221	6000	240	7492	259	5302
222	6000	241	7492	260	5302
223	6000	242	7492	261	5302
224	6000	243	7492	262	5302
225	6000	244	7492	263	5302
226	6000	245	7492	264	5302
227	6000	246	7492	265	5302
228	6000	247	7492	266	5302
229	6000	248	749		



*Filed in office 5-18-2004
 Plat Book 233 - Pg. 33
 Jay C. Stephens, Clerk
 C.F.N. # - 2004-0093166*



*Filed in office Aug 8, 2008
 Plat Book 241 - Pg. 14
 Jay C. Stephens, Clerk
 C.F.N. # - 2008-014653*

REVISION #2
 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 223, PAGE 31-34.
 THE PURPOSE OF THIS REVISION, REVISE LOTS 23, 24, 27, 28, 29 AND ADD
 AN ACCESS
 DATE 3-28-05
 FILED IN OFFICE March 28, 2005 RECORDED IN PLAT BOOK
 234 PAGE 14
 Jay C. Stephens, Clerk
 CLERK COBB COUNTY SUPERIOR COURT DATE 02/06/05

SHEET 3
 SHEET INDEX

FINAL PLAT
 OF
PARKVIEW VILLAGE
 LOCATED IN
 LAND LOT 488
 17TH DISTRICT, 2ND SECTION
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA

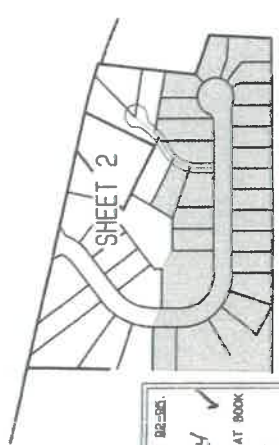
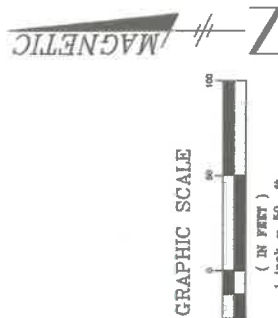
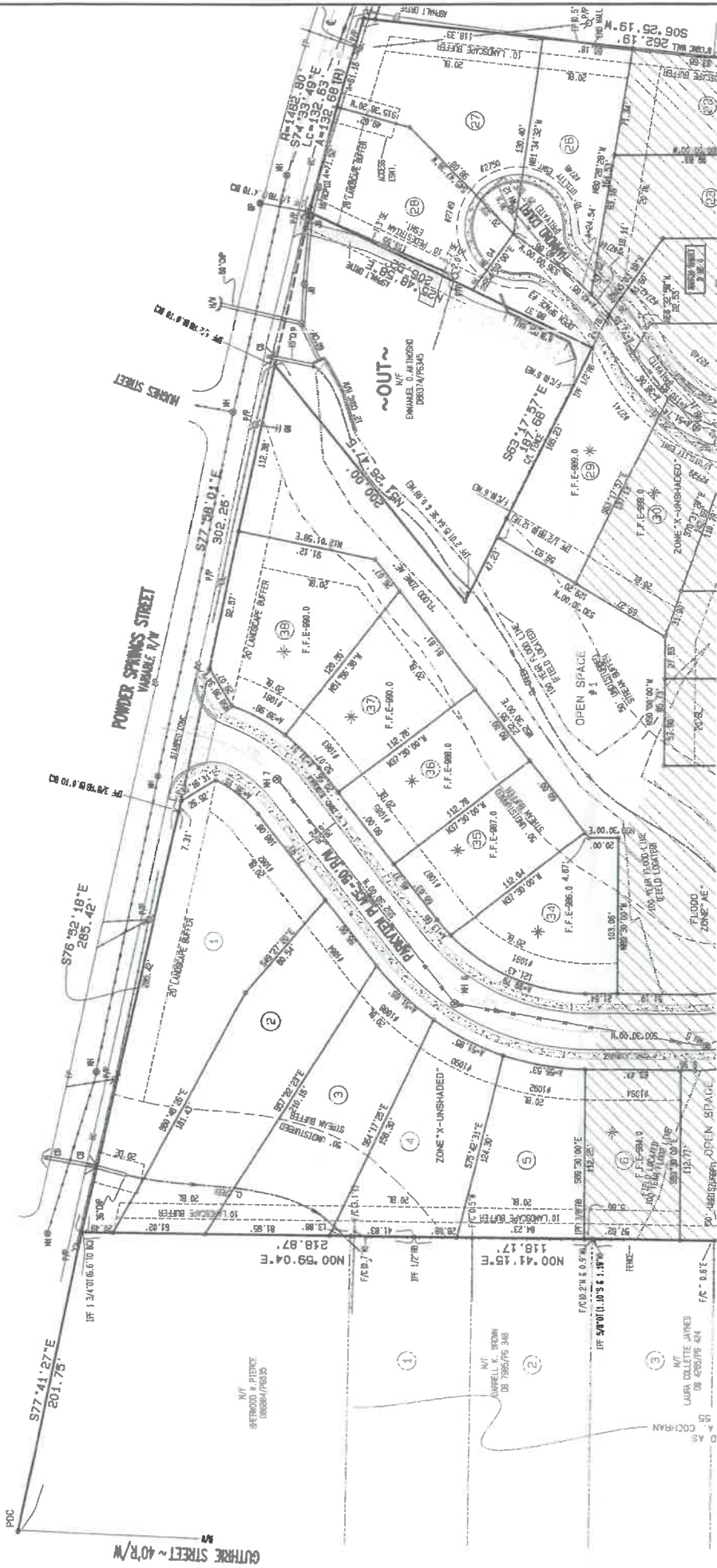


W&B
WILLIAM B. BROWN ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5502 PEACHTREE ROAD
 ATLANTA, GEORGIA 30321-4953
 PHONE: (770) 451-7443
 FAX: (770) 451-3925

NO.	DATE	DESCRIPTION
1.	02/02/05	DATE SURVEYED: 02/02/05 & 04/10/02
2.	05/01/03	DATE DRAFTED: 05/01/03
		DRAWN BY: J. BROWN
		CHECKED BY: J. BROWN
		FIELD BOOK #:
		JOB NUMBER: 080119
		FOLDER NUMBER: 080119
		CADD FILE: 080119
		PLAT FILE: 080119
		SHEET: 3 OF 4

SCALE: 1" = 50'
 (IN FEET)
 1 inch = 60 ft.

MAGNETIC
 GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100



SHEET INDEX

REVISION #1
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 215, PAGE 82-83.
THE PURPOSE OF THIS REVISION IS TO REVISE THE LOTS 1-3.

DATE: 5-18-04
FILED IN OFFICE: 5-18-2004
RECORDED IN PLAT BOOK: 215, PAGE 32

DATE: 5-18-04
FILED IN OFFICE: 5-18-2004
RECORDED IN PLAT BOOK: 215, PAGE 32

CLERK: COBB COUNTY SUPERIOR COURT

FILED IN OFFICE AUG 8 2003
PLAT BOOK 234 PAGE 13
DAY C STEPHENSON-CLARK
CTN# 2005 0051085

FILED IN OFFICE AUG 8 2003
PLAT BOOK 234 PAGE 13
DAY C STEPHENSON-CLARK
CTN# 2003 0140855

SCALE:	1" = 50'
DATE SURVEYED:	02/21/02 & 04/10/02
DATE DRAFTED:	09/01/03
SURVEYED BY:	T. GREENE
DRAWN BY:	T. GREENE
CHECKED BY:	M.H.
FIELD BOOK #:	02019
FOLDER NUMBER:	02019
DEED FILE:	02019
COUNTY:	COBB
PLAT FILE:	02019
SHEET:	2 OF 4

NO.	DATE	DESCRIPTION
1.	05/04/04	SEE REVISION NOTE 11 THIS SHEET.
2.	03/21/05	SEE REVISION NOTE 12 SHEET 3 OF 4.

W&B

WATTS & BOWMAN ENGINEERS, INC.

CIVIL ENGINEERS & LAND SURVEYORS

5562 PEACHTREE ROAD

ATLANTA, GEORGIA 30341-4953

PHONE: (770) 453-9555

FAX: (770) 453-9555



FINAL PLAT
OF
PARKVIEW VILLAGE

LOCATED IN
LAND LOT 488
17TH DISTRICT, 2ND SECTION
CITY OF SMYRNA
COBB COUNTY, GEORGIA

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAINTED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SUPERVISOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EXERCISEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

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.
3. 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 WITHOUT THE EXPRESS REIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE 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.
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. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THIS PLAT NOT INTENDED FOR RECORDING.

1088 PARKVIEW PLACE
SMYRNA, GEORGIA

PARKVIEW VILLAGE

LAND LOT 488
DISTRICT 17TH. SECTION 2ND

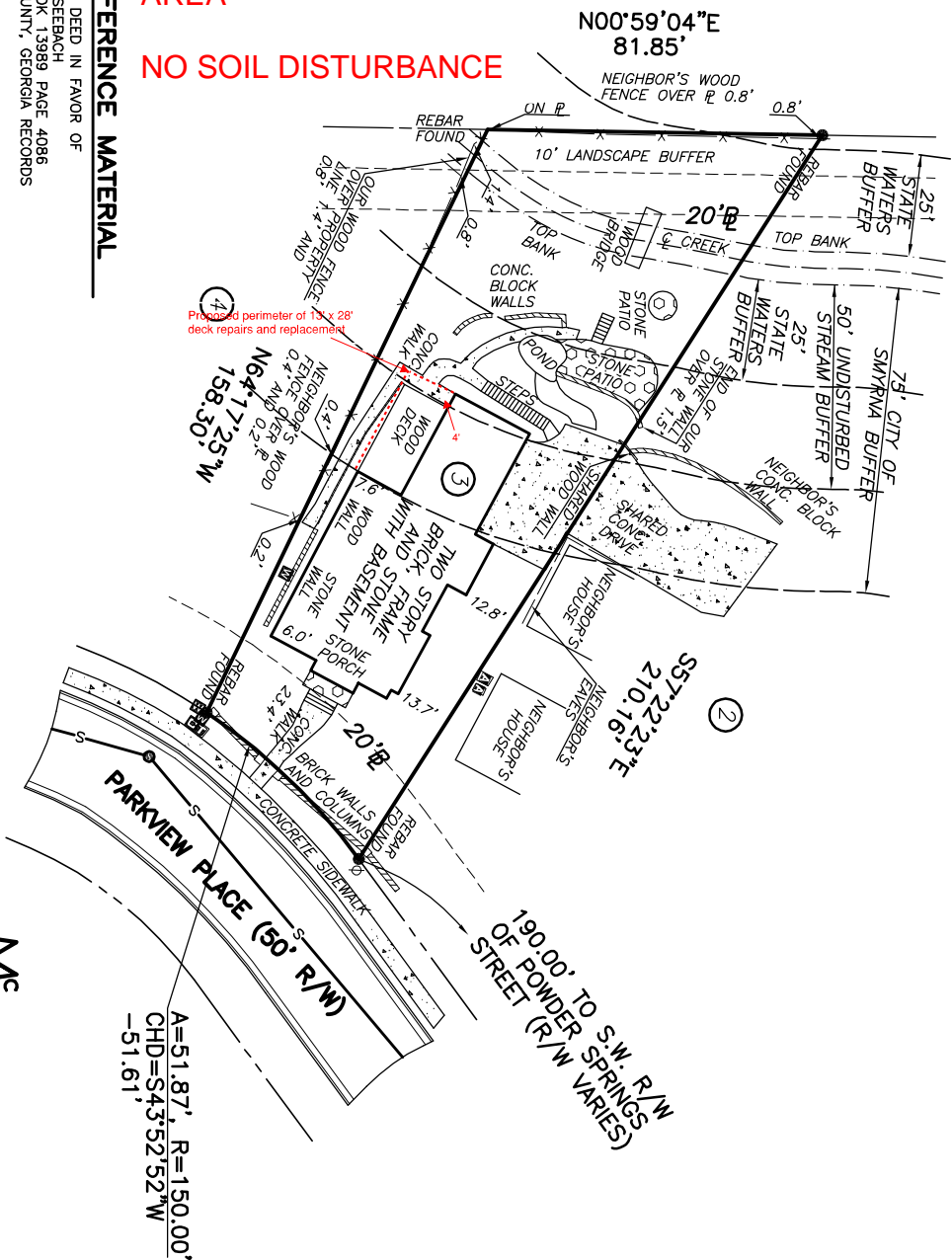
PLAT PREPARED: 4-16-13
FIELD: 4-11-13 SCALE: 1"=30'

PB	223
PG	31-34
DB	
PG	

This original of
this document was
seeded and signed by
Michael R. Noles
L.S. #2646
on 4-16-13. THIS
REPRODUCTION IS NOT
A CERTIFIED
DOCUMENT.

Georgia RLS #2646
Member SAMSOG
JOB#233582

McLUNG
SURVEYING SERVICES, INC.



1. WARRANTY DEED IN FAVOR OF
JOHN L. SEEBACH
DEED BOOK 13989 PAGE 4086
COBB COUNTY, GEORGIA RECORDS

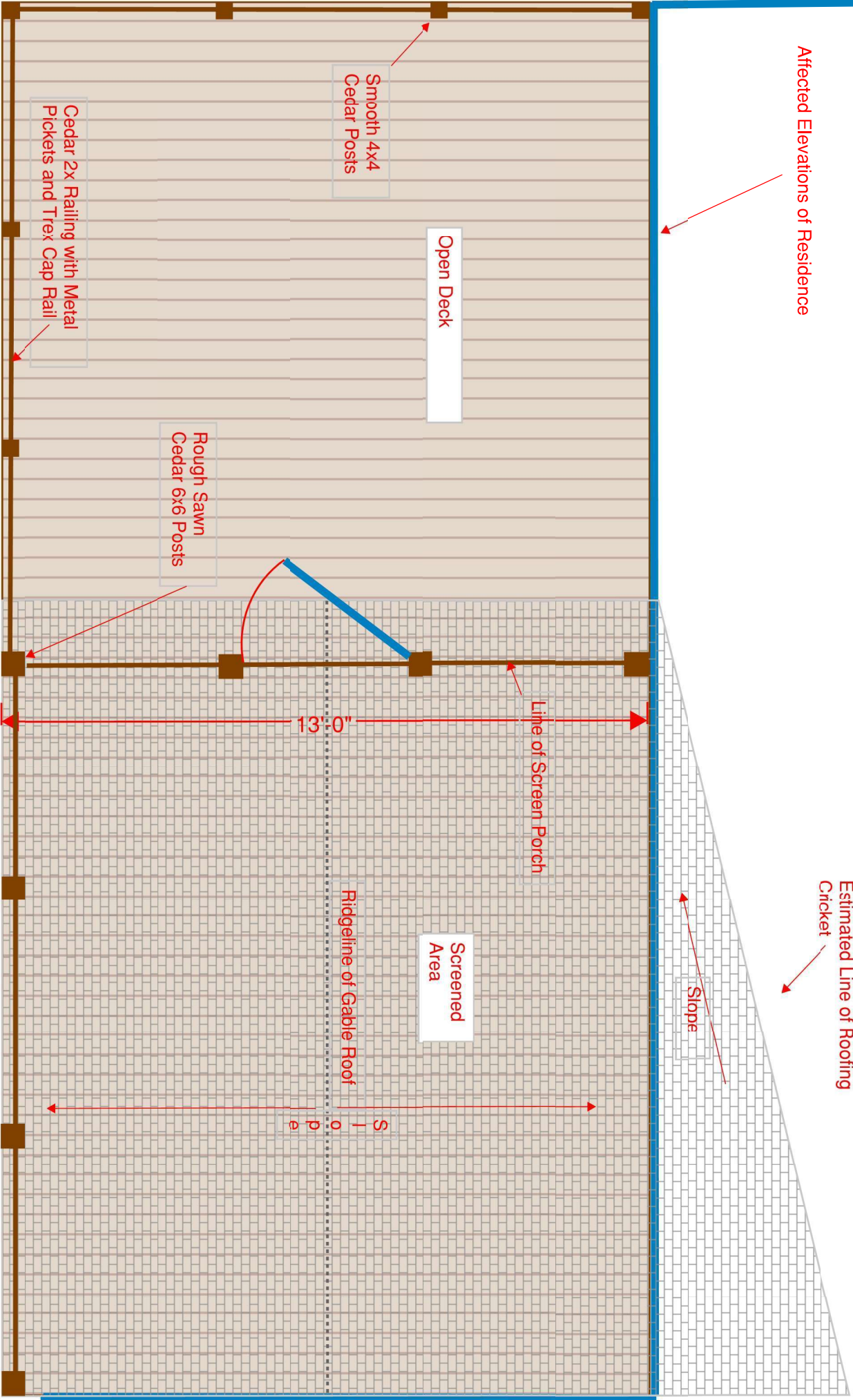
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
1	POWER POLE
2	LIGHT POLE
3	POWER METER
4	POWER BOX
5	AIR CONDITION
6	TELEPHONE BOX
7	GAS METER
8	GAS VALVE
9	WATER METER
10	WATER VALVE
11	JUNCTION BOX
12	DROP INLET
13	SANITARY SEWER MANHOLE

DB: DP	
No.	Revision

30' 15' 0' 30'

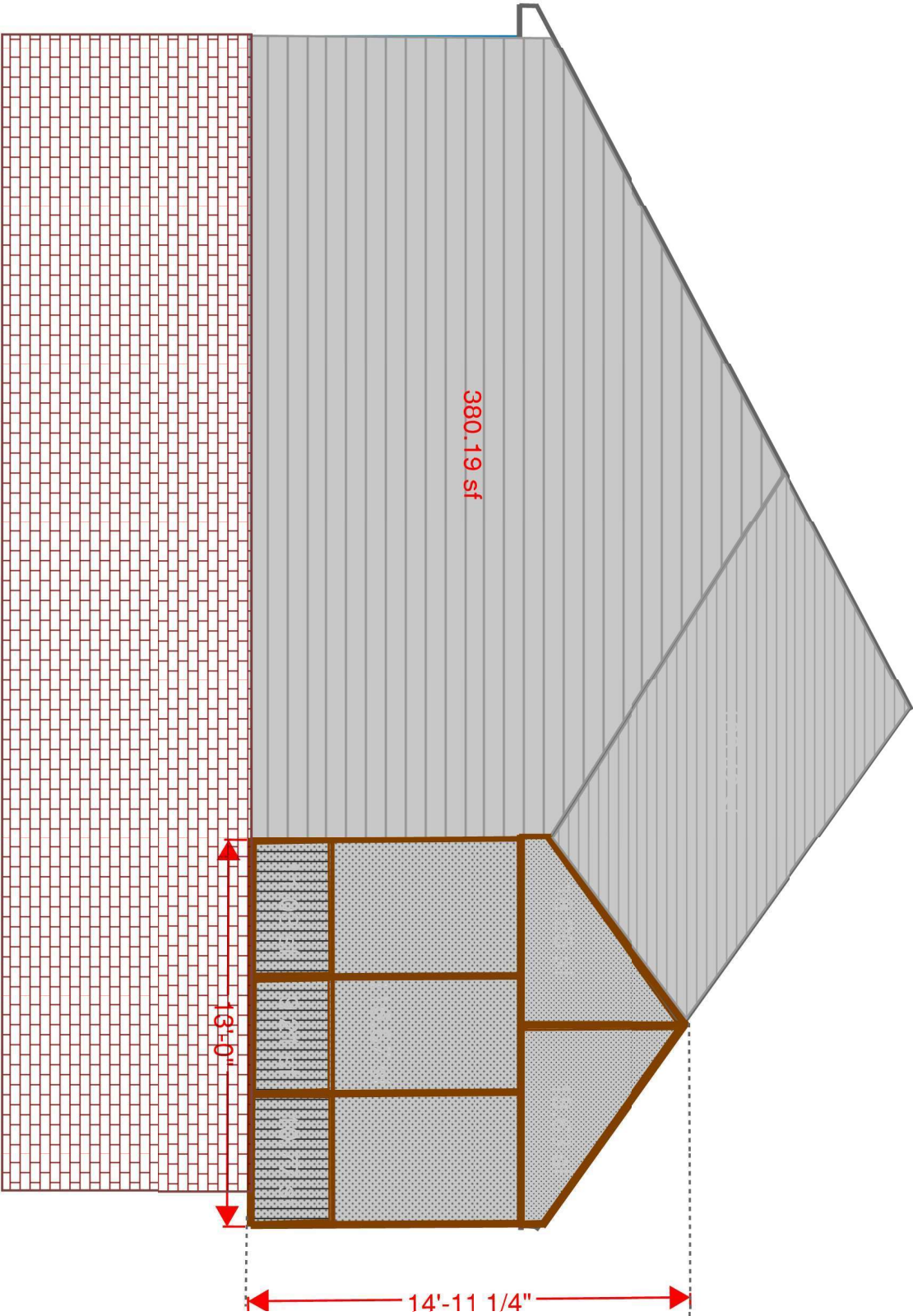
SCALE IN FEET

811
Know what's below.
Call before you dig.



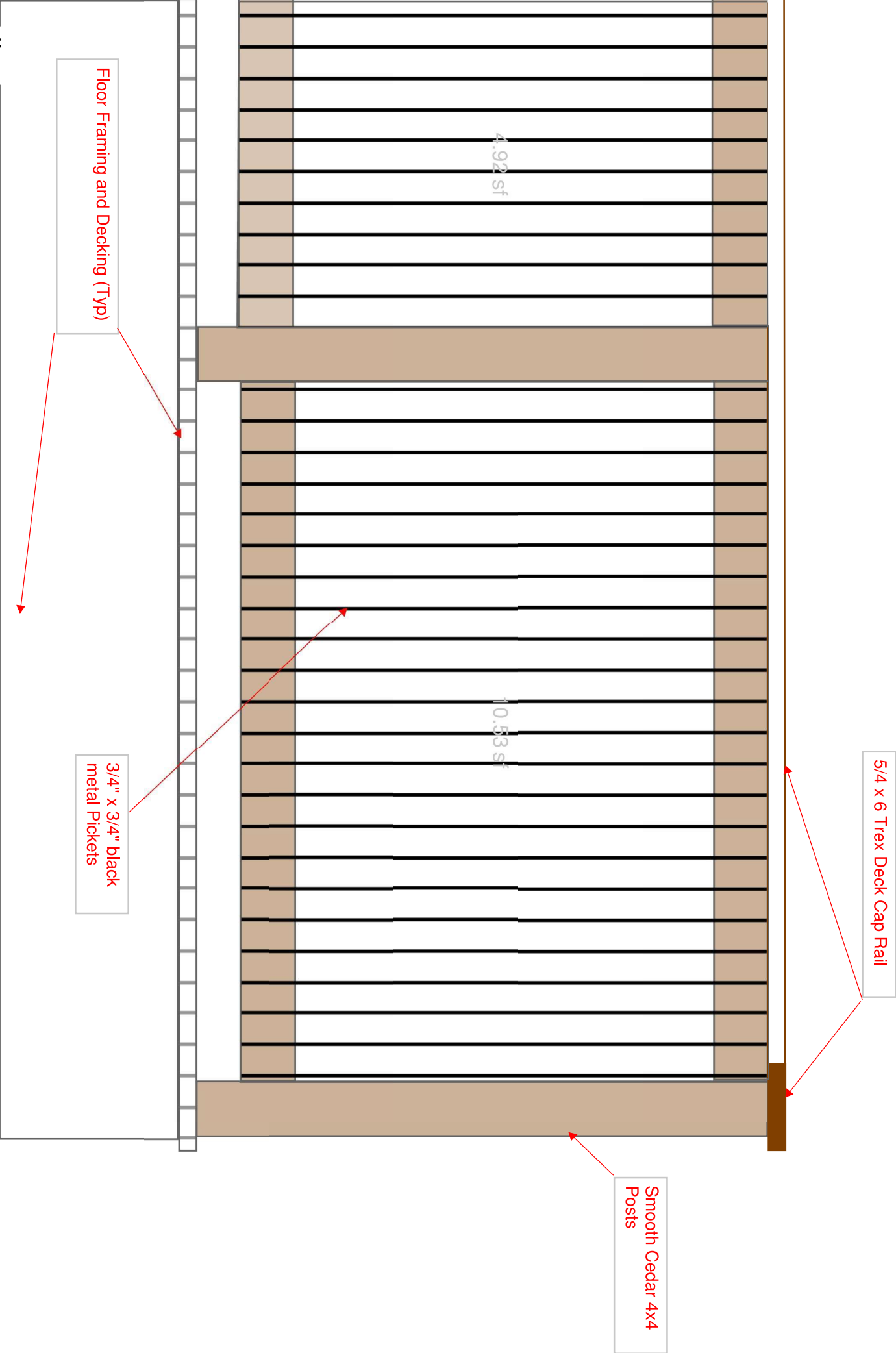
Floor Plan of Proposed Screen Porch and Deck

Scale 3/8" = 1'

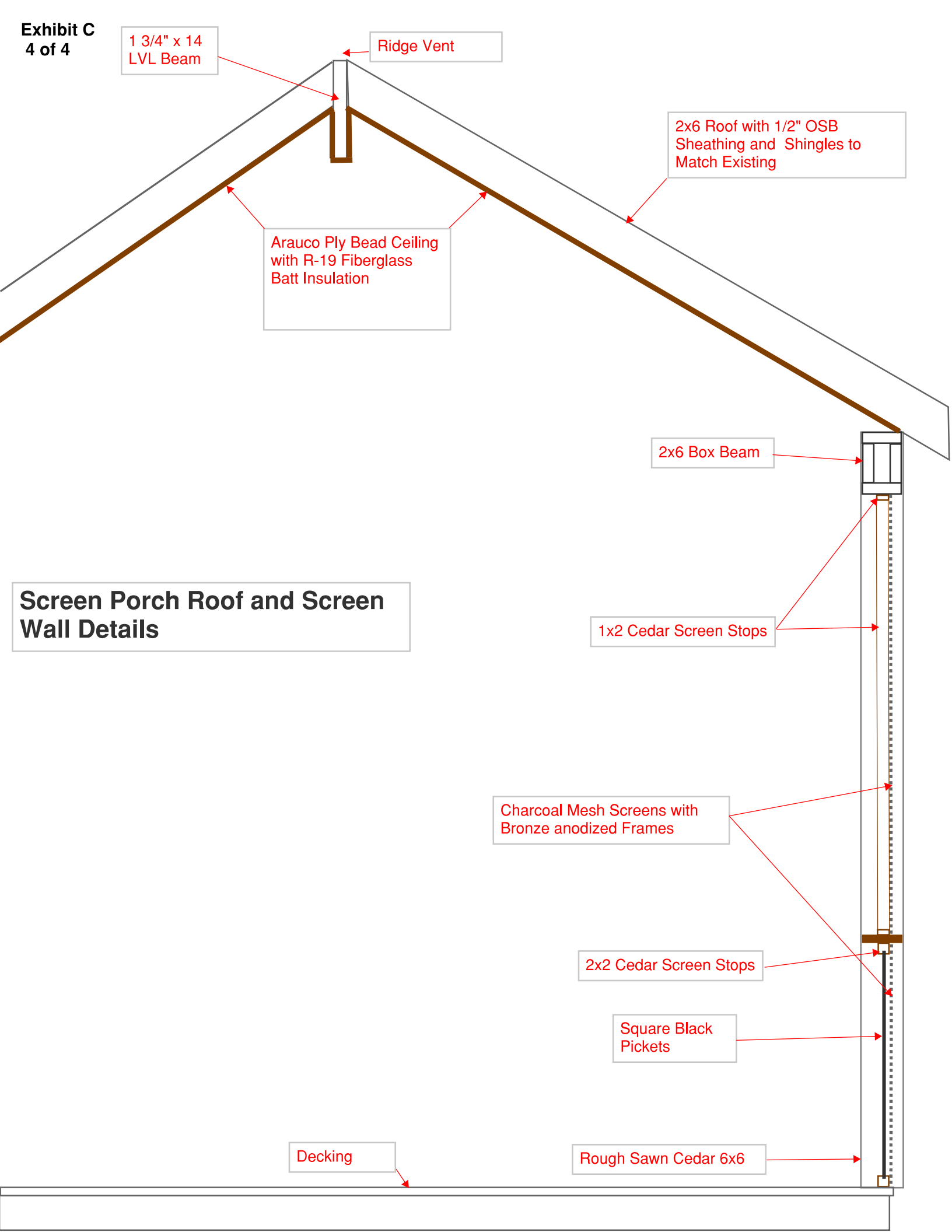


Rear Elevation with Proposed Screen Porch and Deck

Scale 3/16" = 1'



Deck Railing Detail (as viewed from outside)



1 3/4" x 14
LVL Beam

Ridge Vent

2x6 Roof with 1/2" OSB
Sheathing and Shingles to
Match Existing

Arauco Ply Bead Ceiling
with R-19 Fiberglass
Batt Insulation

Screen Porch Roof and Screen
Wall Details

2x6 Box Beam

1x2 Cedar Screen Stops

Charcoal Mesh Screens with
Bronze anodized Frames

2x2 Cedar Screen Stops

Square Black
Pickets

Decking

Rough Sawn Cedar 6x6

Reinforced Footings to be 30" x 36" x12", with 3 - #4 rebars embedded in each direction

Triple 2x12 Beams

Steel Structural Hangers Through Bolted with 1/2" Bolts

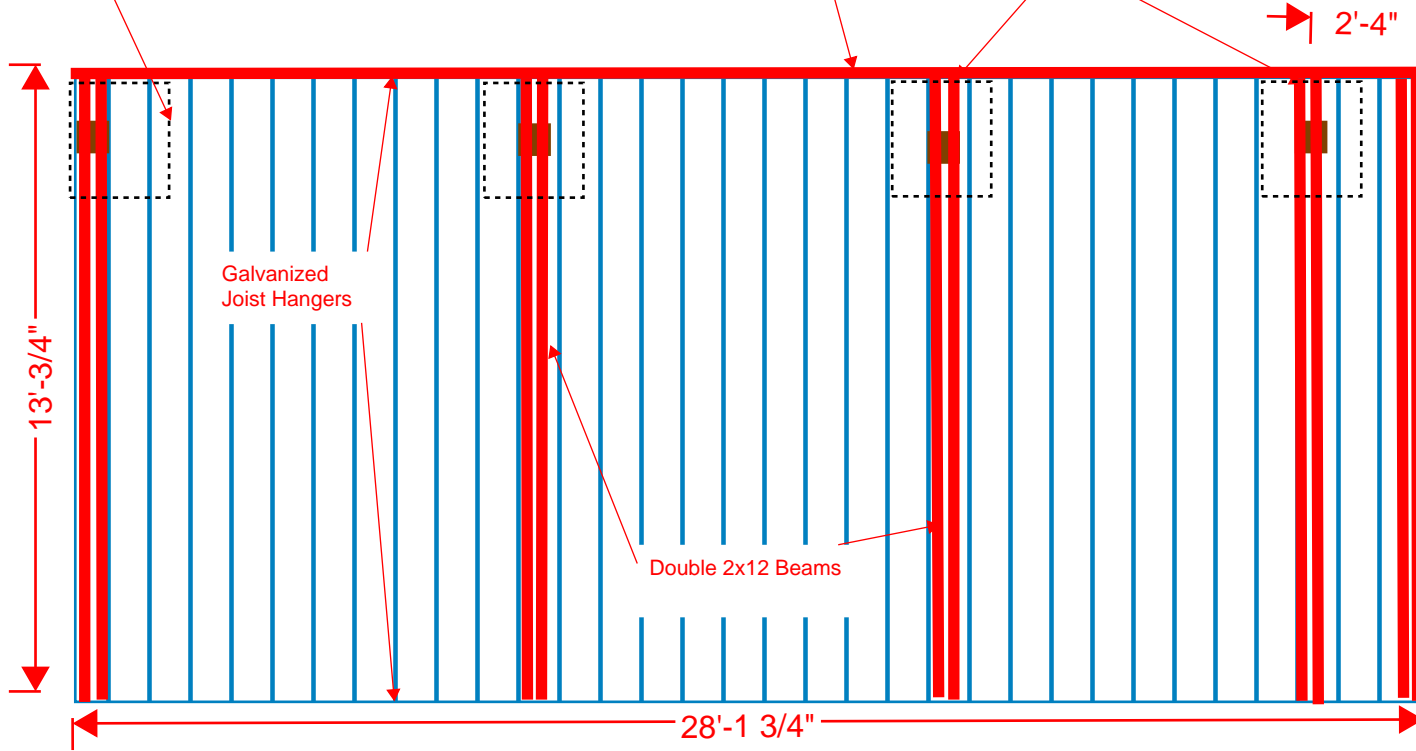
2'-4"

1'-2"

Load Points at Posts

Galvanized Joist Hangers

Double 2x12 Beams



Structural Framing Plan