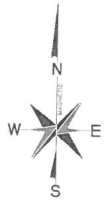


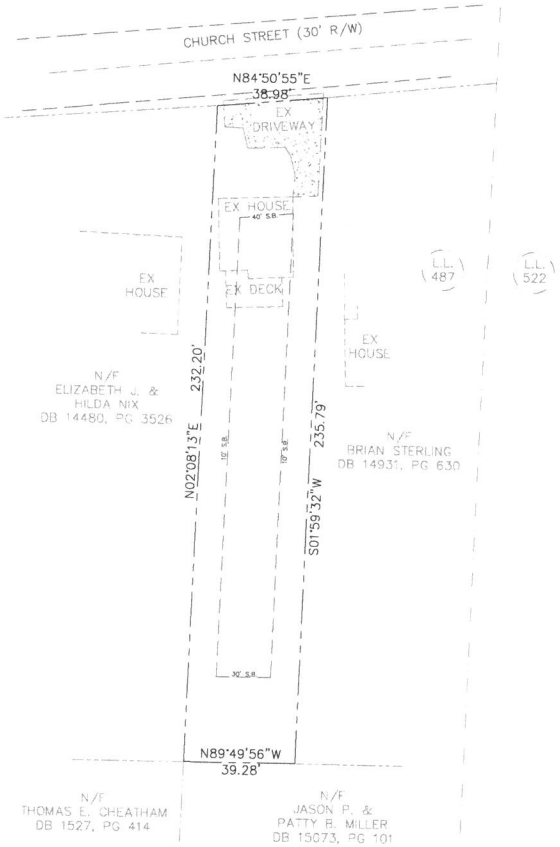
VARIANCE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE/RW
- SETBACKS
- PROPOSED BUILDING
- EXISTING ROAD
- LAND LOT LINE
- DRIVEWAY

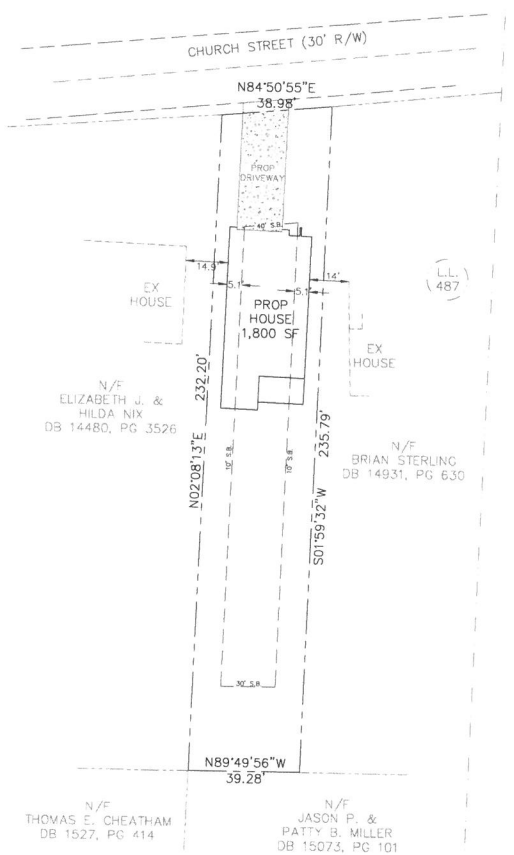
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EXISTING



PROPOSED



SITE INFORMATION:

PROPERTY ADDRESS: 1202 CHURCH STREET, SMYRNA, GA, 30080

PROPERTY ACREAGE: 0.209 ACRES

EXISTING SETBACKS:
40' FRONT
10' SIDE
30' REAR

PROPOSED IMPERVIOUS SURFACE AREA:
2516 SF (0.057 ACRES)

VARIANCE SUMMARY:

ENCROACHMENT OF APPROXIMATELY 5.1 FT ON EACH SIDE SETBACK OF THE PROPERTY BUT MAINTAINING A DISTANCE OF AT LEAST 10 FT BETWEEN THE PROPOSED HOUSE LOCATION AND EXISTING HOUSES.

811

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(678) 215-2968

NO.	REVISION	DATE

VARIANCE PLAN FOR:

1202 CHURCH ST

LAND LOT 487, 17TH DISTRICT, CITY OF SMYRNA, COBB COUNTY, GEORGIA

PREPARED FOR:

WB CONSTRUCTION
24 CONTACT
JOHN BENEFIELD
(770) 880-1431

GEORGIA REGISTERED PROFESSIONAL ENGINEER

PROJECT No.	21062
DRAWING SCALE:	1"=20'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	3/25/2021
SHEET	C1