



OFFICE OF ZONING AND DEVELOPMENT  
55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-18-077**

DATE ACCEPTED **03/20/2018**

## NOTICE TO APPLICANT

Address of Property:

**1050 East Rock Springs RD NE**

City Council District: **6**      Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, May 10, 2018 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

Contact info for adjacent NPUs is provided below if necessary:

### **Additional Contacts:**

*Debbie - Charles Malbone - 404.376. -  
zoning@npuofatlanta.org*

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

  
\_\_\_\_\_  
NYM, for Director, Office of Zoning and  
Development  
\_\_\_\_\_  
RON HELLER



Department of City Planning  
Office of Zoning & Development

City of Atlanta  
Department of City Planning  
Office of Zoning and Development  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303  
Phone: 404-330-6145

MAR 20 2018

55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**REFERRAL CERTIFICATE**

COUNCIL DISTRICT \_\_\_\_\_ APPLICATION NUMBER V-18-077

NPU \_\_\_\_\_ DATE FILED \_\_\_\_\_

Ron Heller  
Name of Applicant

**BUILDING PERMIT AUTHORIZING**  
Active Recreation Area (Pool)

at 1570 Barclay Place (AKA 1050 E. Rock Springs Rd.) NE 17<sup>th</sup>/3  
Street Address Quadrant District & Land Lot

to be used for Single family residential Purposes

The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning regulation: (1) to reduce the required west side yard setback from 7 feet to 3 feet 6 inches and (2) Special exception to allow active recreation area in a yard adjacent to the street.

*COMPLETE PLAN REVIEW NOT CONDUCTED.*

Applicant seeks no other variances at this time.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter 16 Section 16-06.008 Paragraph (2)

Chapter 28 Section 16-28.008 Paragraph (6)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Julie Paquin 3/20/18  
Plan Reviewer Date

[Signature] 3/20/18  
Applicant Date

**APPLICATION FOR BOARD OF ZONING ADJUSTMENT**

Department of City Planning  
Office of Zoning & Development

Please mark "X" next to the type of application(s) you are submitting:

MAR 20 2018

Variance	
Special Exception	
Variance & Special Exception	X

55 Trinity Ave. S.W.  
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Date Filed \_\_\_\_\_ Application Number V-18-077  
 Name of Applicant Ron Heller Daytime Phone 404.217.8796  
 Company Name (if applicable) ARTISAN POOLS, LLC email ron@artisanpoolsllc.com  
 Address 4062 Peachtree Trl. NE #A107 Brookhaven Ga 30319  
street city state zip code

Name of Property Owner MATTHEW KLIENER Phone 404-441-2392  
 Address 1570 BARCLAY PL NE ATLANTA GA 30306  
street city state zip code

**Description of Property**

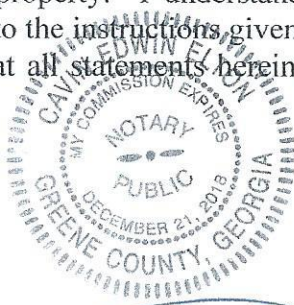
Address of Property 1570 BARCLAY PL NE, ATLANTA, GA 30306  
street city state zip code

Area: \_\_\_\_\_ Land Lot: 3 District: ATLANTA, FULTON County, GA.

Property is zoned: R4, Council District: \_\_\_\_\_, Neighborhood Planning Unit (NPU): 17034

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.



[Signature]  
 Owner or Agent for Owner (Applicant)  
MATTHEW KLIENER  
 Print Name of Owner

Sworn To And Subscribed Before Me This 5<sup>th</sup> Day Of March 2018.

[Signature]  
 NOTARY PUBLIC

V-18-077  
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# SUMMARY & JUSTIFICATION FOR VARIANCES

**Directions:** Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES  NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning number associated with the subject property: \_\_\_\_\_.

**Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria).** (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

Construction of a raised concrete swimming pool, wood decks stairs and ornamental fence 60' x 45' area enclosure of rear yard around pool.

**Proposed Lot Coverage (After Construction):** Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

4321 covered square feet / 14244 total lot square feet = 30.3 % proposed lot coverage

50 % maximum allowed lot coverage

**Variance Criteria (see page 6 for detailed criteria):**

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? Corner lot of two streets, side slope from neighbor to the west.
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? Pool located anywhere else on the site would impact historic size shade trees
- 3) What conditions are peculiar to this particular piece of property? Side slope to street & historic shade trees
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. The pool in its proposed location would be within other granted variances and on non developable slope.

# SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

**Directions:** Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. **The justification must address these criteria. Please submit a separate justification for responses to the applicable special exception criteria.**

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. \_\_\_YES \_\_\_NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

**Summary of proposed special exception request (shall not replace submittal of written criteria).** (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

**Parking & Loading:** List the maximum number of employees who will park on the site at any given time: \_\_\_\_\_ AND list the maximum estimated number of customers, clients, visitors, or similar persons who will require automobile parking in connection with the facility on the site at any given time: \_\_\_\_\_. **If you propose to provide off-site parking, see the attached Standards for off-site Parking Agreements (page 10)** \_\_\_\_\_

**Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences. \_\_\_\_\_

**Active Recreation:** Pool adjacent to Barclay Road in portion of E. Rock Springs.

**Non-Conforming Uses & Structures (i.e. duplex):** \_\_\_\_\_

**All other Special Exception Requests:** \_\_\_\_\_

Department of City Planning  
Office of Zoning & Development

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# AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, MATTHEW KIEWER (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1570 BARCLAY PL NE, ATLANTA (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF FULTON COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Heller FIRST NAME Ron  
ADDRESS 4062 Peachtree Rd. NE #A187 SUITE \_\_\_\_\_  
CITY Buckhaven STATE Ga ZIP CODE 30319

OWNER'S TELEPHONE NUMBER: 404-441-2392

[Signature]  
SIGNATURE OF OWNER

MATTHEW KIEWER  
PRINT NAME OF OWNER

Department of City Planning  
Office of Zoning & Development

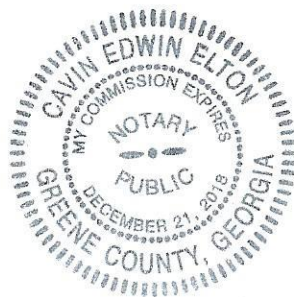
V-18-097  
MAR 20 2018

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PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
NOTARY PUBLIC

3/5/2018  
DATE



1570 Barclay ~~Road~~ Residence  
PLACE

## LETTER OF JUSTIFICATION

To Whom It May Concern:

We are writing this letter to request approval for ~~Two~~ Zoning Variances.

1. Special Exception Variance to allow an Active Recreation adjacent a street in a residential district to install a swimming pool.
2. Side Yard Setback Reduction Variance from 7' to 3.5' (50%) to install a swimming pool.

Below are Justifications for the Variances:

Reasons for Special Exception Variance:

- I. The location will not be objectionable to occupants of a neighboring property or the neighborhood in general by reason of noise, lights or concentration of persons or vehicular traffic;
  - a. The existing house faces E. Rock Springs Road with heavy vegetation obscuring the front, side and rear yards. The neighbor's house to the North is set back beyond the width of lot and is not visible from pool. The neighbor to the West has a 6' privacy wood fence, the neighbor to the East is separated by the divided landscape median and Elementary school to the South.
- II. The area for such activity could not reasonably be located elsewhere on the lot;
  - a. The pool would be located behind the footprint of house except where side yard variance is requested.
  - b. The proposed Pool/Wall/Equip and wood deck/steps is within the impervious lot coverage.

Reasons for Side Setback Reduction Variance:

- I. To closely align the pool with existing grandfathered landscape wall and wood deck in the side setback.
- II. Keeping Pool close to side yard, it would not extend into rear yard any further, thus making visible to Barclay Road and impacting large mature shade trees.

With the facts above, we ask for your approval for the requested Variances.

Thank you,

Matthew Kliewer  
1570 Barclay Road  
Atlanta, Ga 30306

Department of City Planning  
Office of Zoning & Development

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55 Trinity Ave. S.W.  
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TRINITY AVE / EAST TAIL

SOUTH FACING



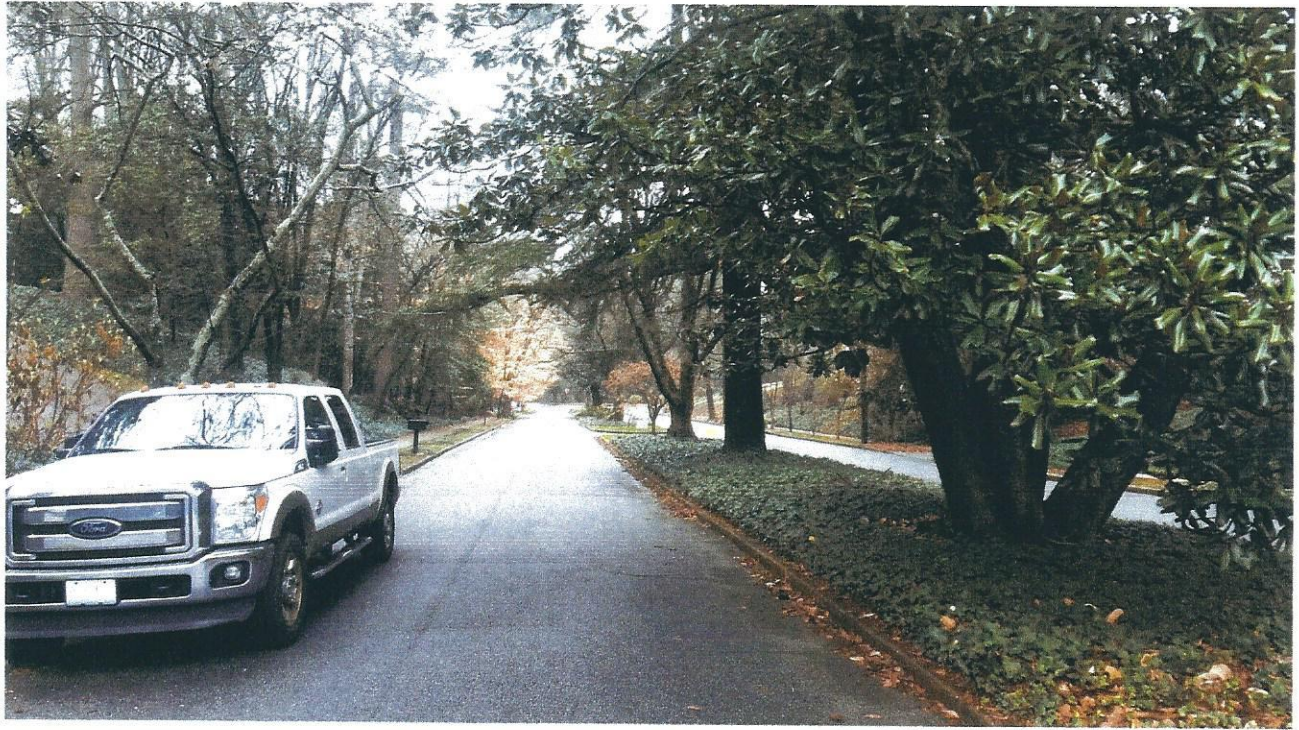
Department of City Planning  
Office of Zoning & Development

V-18-077

MAR 20 2018

NORTH FACING

55 Trinity Ave. S.W.  
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BARCLAY

SIDE YARD OF HOUSE



Department of City Planning  
Office of Zoning & Development

V-18-077

MAR 20 2018

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Atlanta, GA

INTERSECTION OF E. ROCK SPRINGS RD



REAR OF HOUSE



Department of City Planning  
Office of Zoning & Development

V-18-077

MAR 20 2018

SIDE OF HOUSE

55 Trinity Ave. S.W.  
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REAR YARD OFF WOOD  
DECK (LOCATION OF POOL)



Department of City Planning  
Office of Zoning & Development

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SIDE YARD

55 Trinity Ave. S.W.  
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Atlanta, GA



March 7, 2018

To Whom It May Concern:

We are the homeowners at 1596 Barclay Pl and our house is next door from Matthew Kliewer and Ashford Rowe's house at 1570 Barclay Pl.

We are not opposed to any variances needed for the construction of a pool in their backyard.

Regards,

*Patricia A. Artis*  
*William M. Artis*

Bill and Pat Artis

Department of City Planning  
Office of Zoning & Development

V-18-077

MAR 20 2018

55 Trinity Ave. S.W.  
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Atlanta, GA

March 7, 2018

To Whom It May Concern:

We are the homeowners at 1571 Barclay Pl and our house is across the street from Matthew Kliewer and Ashford Rowe's house at 1570 Barclay Pl.

We are not opposed to any variances needed for the construction of a pool in their backyard.

Regards,

Department of City Planning  
Office of Zoning & Development

V-18-077

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Sigrid and Jeff Vale

55 Trinity Ave. S.W.  
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Atlanta, GA

*Sigrid & Jeff Vale*



**SURVEY NOTES:**

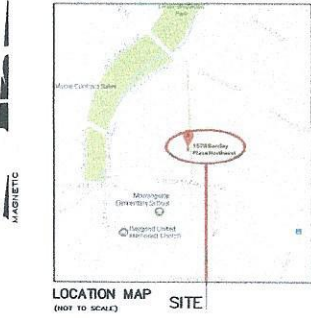
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND UTILITIES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING "SEE DISCREPANCIES" FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND DISCREPANCIES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT EGRESS ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEYOR LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THE INFORMATION WITH THE ZONING AUTHORITY.
6. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

- SSMH1 885.13 INV IN 877.83 INV OUT 874.73
- SSMH2 884.38 INV IN(A) 873.58 INV IN(B) 874.58 INV OUT 987.178
- SSMH3 885.94 INV IN 878.54 INV OUT 878.44
- SSMH4 859.38 INV IN 853.38 INV OUT 853.18
- CB1 884.94 INV OUT 880.94
- CB2 885.28 INV OUT 880.98
- MH1 885.05 INV IN 877.75 INV OUT 877.65
- DI 884.31
- MH2 867.24 INV IN 861.14 INV OUT 861.04

THIS SURVEY PLAN OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAN CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

OLD HOUSE FFE MAIN 890.72

Curve	Radius	Length	Chord	Chord Bear.
C1	657.40'	70.00'	69.97'	N 77°20'11" W



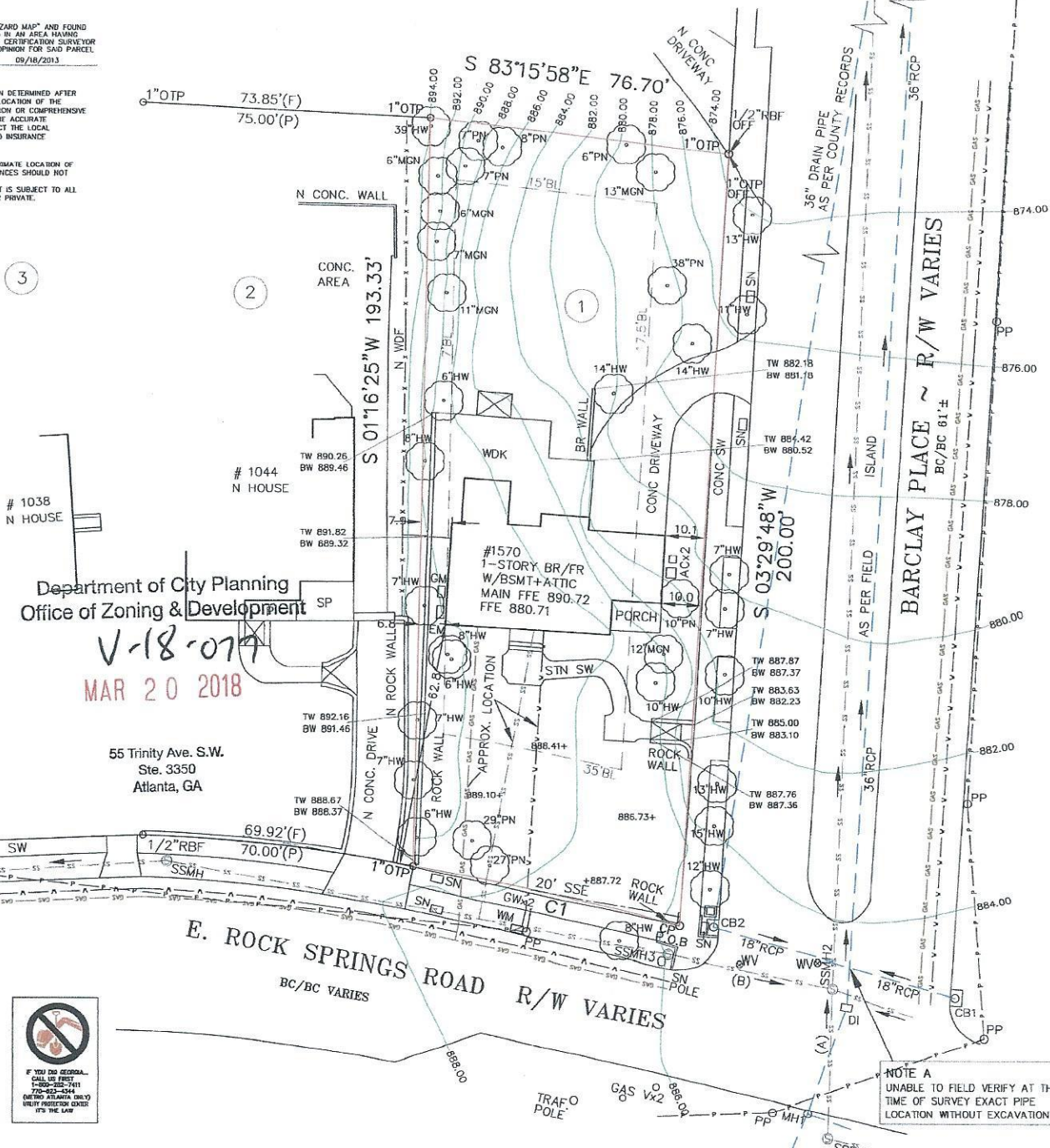
**FLOOD NOTE:**  
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OWNERS REFERENCED PARCEL (DO NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPINION FOR SAID PARCEL.  
ZONE: 1312IC02010 DATE: 09/16/2013

THE FLOOD INFORMATION ON THIS PLAN 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 AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**\* LEGEND \***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APR AS PER RECORD
- BC BACK OF CURB
- BLK BLOCK
- BLD BUILDING LINE SETBACK
- BR BRICK
- BRK BRICK
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CS SAN SEWER MANHOLE
- CP CALCULATED POINT
- CR CURB
- CTP CRIMP TOP PIPE FOUND
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FI FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- H.W. HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IB IRON ROD FOUND
- IRIGATION VALVE
- JUNCTION BOX
- LL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAIN HOLE
- MTF METAL FENCE
- NY NY
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- ON OVERHANG UNCLAS
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PT PINE TREE
- POB POINT OF BEGINNING
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RSE REINFORCING BAR SET
- ROD REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SS SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- UC UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- WI WIND INLET
- FENCE
- x-x- INDICATES STAIRS



Department of City Planning  
Office of Zoning & Development  
V-18-017  
MAR 20 2018

55 Trinity Ave. S.W.  
Ste. 3350  
Atlanta, GA

**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-4  
BUILDING SETBACK  
FRONT: 35'-17.5'  
SIDE: 7'  
MAX LOT COVERAGE 50%



NOTE A  
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

LOT 1	BLOCK 11	EXISTING CONDITIONS PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION LENOX PARK	UNIT	<b>MATTHEW KLEWER</b>	
LAND LOT 3	17TH DISTRICT	PROPERTY ADDRESS: 1570 BARCLAY PLACE ATLANTA, GA 30306	
FULTON COUNTY, GEORGIA	PB.19/PG.21	TOTAL LAND AREA 14244.25 SF / 0.327 AC	
FIELD WORK DATE MAY 11, 2017	PRINTED/SIGNED MAY 16, 2017	ALLOWABLE LOT COVERAGE 7122.12 SF / 0.163 AC	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 17" x 22"	EXISTING LOT COVERAGE 3876.20 SF = 27.2%	

70 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM

**SURVEY LAND EXPRESS, INC**  
LAND SURVEYING SERVICES

SCALE 1" = 20'