

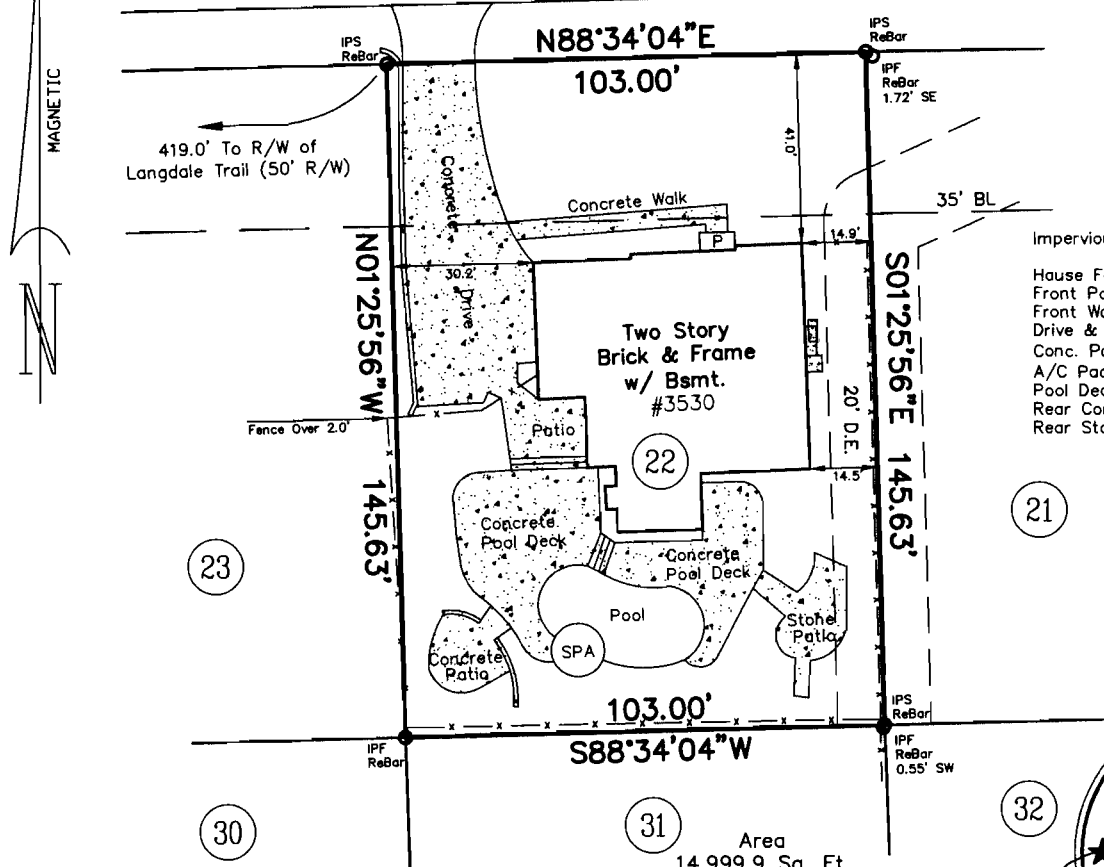
V-146 (2013)

COBB COUNTY GEORGIA
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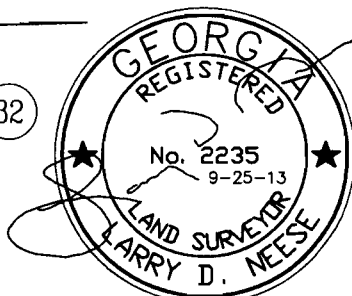
COBB COUNTY ZONING DIVISION

Billingsly Drive 50' R/W 24' Pavement



Impervious Calculations:

House Footprint	2,813.5 S.F.
Front Porch	30.2 S.F.
Front Walk	194.8 S.F.
Drive & Wall	1,633.5 S.F.
Conc. Patio (off Drive)	293.8 S.F.
A/C Pad & Stoop	31.3 S.F.
Pool Deck	1,493.2 S.F.
Rear Conc. Patio	254.7 S.F.
Rear Stone Patio	310.3 S.F.
Total Area	7,055.3 S.F.
(Allowable 35%=5,250.0 S.F.)	



Area
14,999.9 Sq. Ft.
0.344 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board 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.

THIS PROPERTY ~~IS~~ IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. I3067C0127H DATED Nov. 2, 2012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,653 FEET AND AN ANGULAR ERROR OF 2 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 112,658 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:
Stephen Gubelman & Jayne Gubelman

LOT 22	BLOCK
Princeton Corners Unit II	
PLAT BOOK 104	PAGE 5
LAND LOT 909	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Sept. 20, 2013	REVISED Sept. 25, 2013
SCALE: 1" = 30'	JOB NO. 130102

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Stephen and Jayne E. Gubelman

PETITION No.: V-146

PHONE: 770-977-1881

DATE OF HEARING: 12-11-13

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-15

PHONE: 770-429-1499

LAND LOT(S): 909

TITLEHOLDER: Stephen Gubelman and Jayne Gubelman

DISTRICT: 16

PROPERTY LOCATION: On the south side of Billingsly Drive, east of Langdale Trail (3530 Billingsly Drive).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 47%.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Stephen and Jayne E.
Gubelman

PETITION No.: V-146

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: This parcel exceeds the maximum impervious coverage limit by approximately 1,805 square feet. These improvements have been in place since 2003/2004. The only potential for a reduction would be the removal of existing coverage or replacement with pervious materials.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

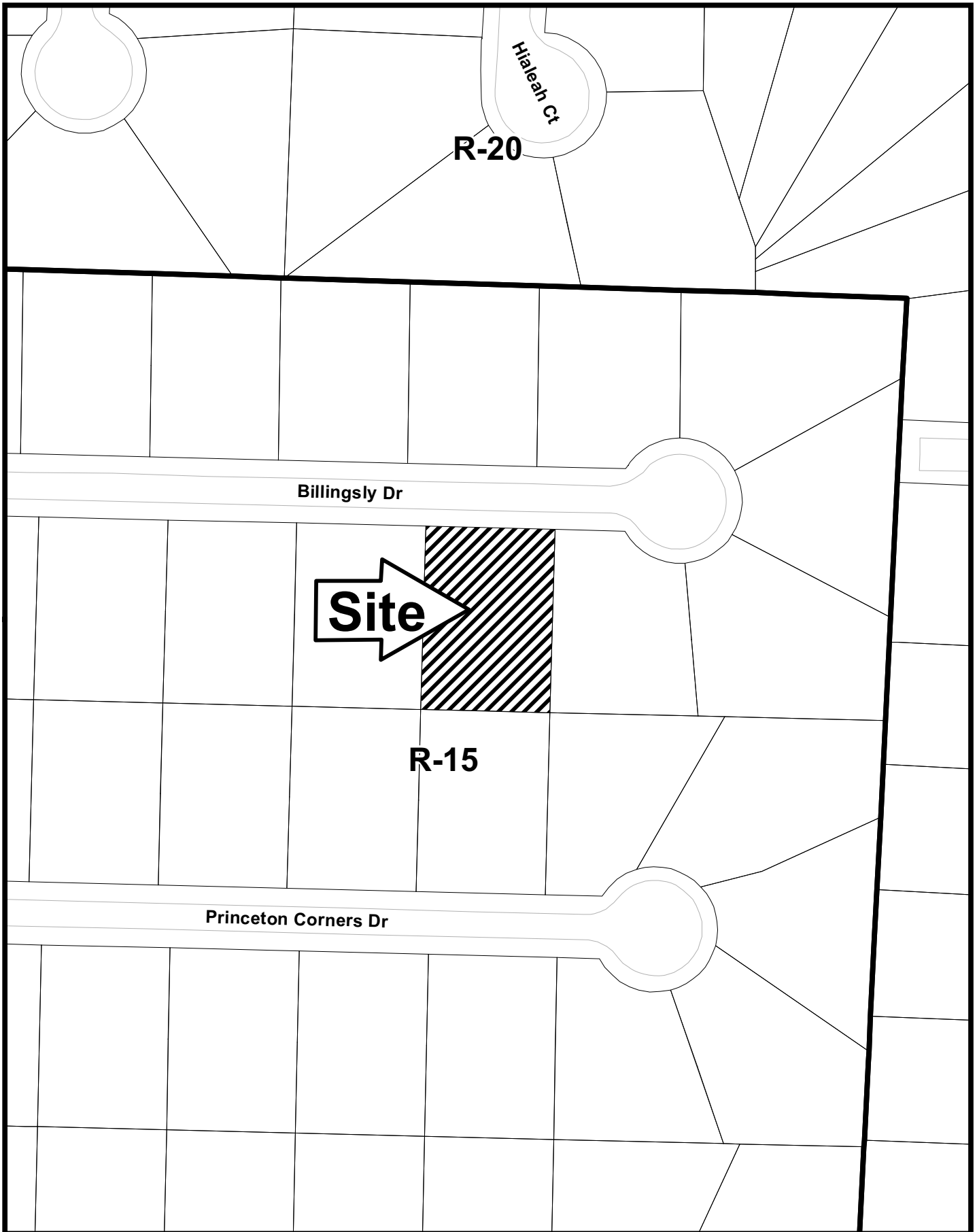
SEWER: No conflict.

APPLICANT: Stephen and Jayne E.
Gubelman

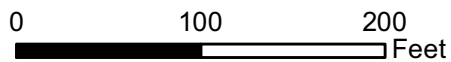
PETITION No.: V-146



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-146



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance

Cobb County

COBB COUNTY GEORGIA
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(type or print clearly)

Application No. V-144 (2013)

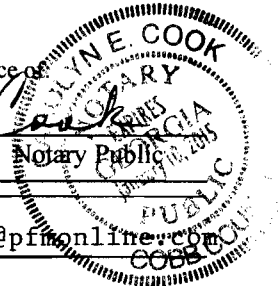
Hearing Date: 12/11/2013

Applicant Stephen and Jayne E. Gubelman Phone # (770) 977-1881 E-mail sgubelman@pfmonline.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
 (representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
 (representative's signature)

Signed, sealed and delivered in presence of [Signature]

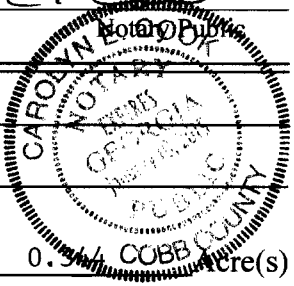
My commission expires: January 10, 2015



Titleholder Stephen and Jayne E. Gubelman Phone # (770) 977-1881 E-mail sgubelman@pfmonline.com
[Signature] Address: 3530 Billingsley Drive
 (attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of [Signature]

My commission expires: January 10, 2015



Present Zoning of Property R-15

Location 3530 Billingsley Drive
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 909 District 16th Size of Tract 0.34 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).
See Exhibit "A" attached hereto and made a part hereof by reference.

List type of variance requested: (1) Increase the maximum impervious surface area from thirty-five (35) percent to forty-three (43) percent. (See § 134-198(11)(f)).

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EXHIBIT
V-146 (2013)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 146 (2013)
Hearing Date: December 11, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Property Owners: Stephen Gubelman and Jayne E. Gubelman

Please state what hardship would be created by following the normal terms of the ordinance:

Pursuant to the R-15 zoning classification, Applicants request a waiver to allow for an increase in the maximum impervious surface area of 35 percent to 47 percent, as more particularly shown and reflected on the site plan submitted with the Application for Variance. In 2004, Applicants completed the installation of an in-ground pool, together with a pool deck and rear patio area. At that time, the impervious surface area was 47 percent, consistent with applicable ordinances. A keeping room was recently added to the residence where the existing rear patio was located; as well as other maintenance items; however, the impervious area remains 47 percent.

The existing impervious surface area does not change the area which existed in the past. Only due to the "technicality" of Cobb County's "non-conforming use" ordinance does this situation become an issue. Failure to grant the variance would result in an unwarranted loss of use; which has been established since 2004; and grandfathered. Further, the request is justified given that Applicant is not requesting an expansion of a non-conforming use or structure; but only seeking to maintain the use of the home as it has been for many years. The overall impervious surface area currently existing, and as requested in this Application for Variance, is 47 percent.

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