

LEGEND

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- JUNCTION BOX
- LLL LAND LOT LINE
- MH MANHOLE
- BL BUILDING LINE
- CL CHAIN LINK
- C CENTERLINE
- DE DRAINAGE EASEMENT
- PP POWER POLE
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY
- SE SEWER EASEMENT
- UE UTILITY EASEMENT
- CATCHBASIN
- CATCHBASIN
- HEADWALL

NOTE:
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

EXISTING LOT COVERAGE:

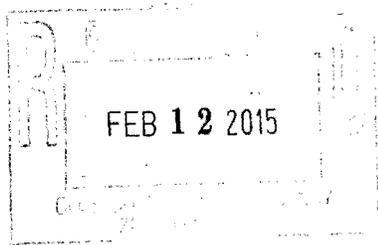
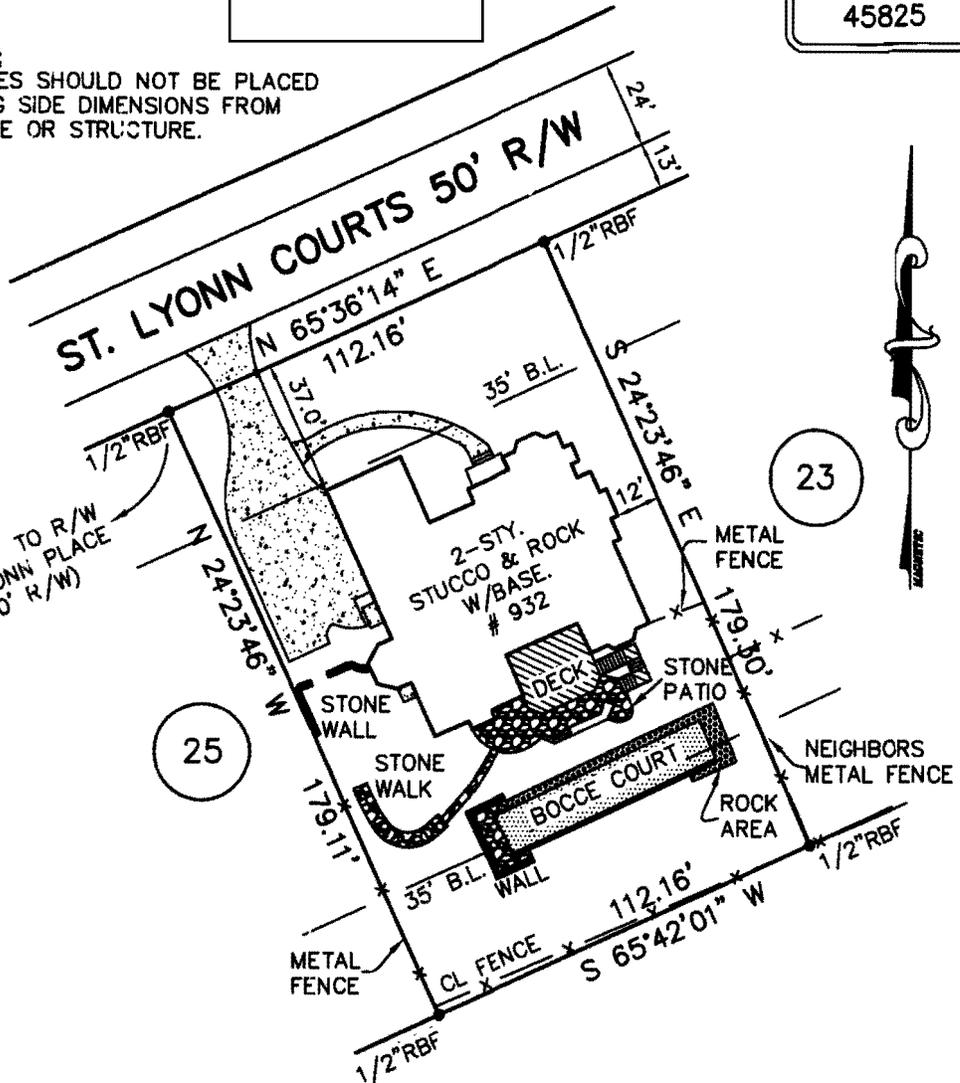
- HOUSE-4,047 SF
- DECK-481 SF
- PATIO-425 SF
- FRONT WALK-300 SF
- REAR WALK-175 SF
- STONE WALLS-44 SF
- DRIVE-1,694 SF
- TOTAL: 7,166

BOCCE COURT

- WALLS/PATIO-225 SF
- ROCK BORDER-248 SF
- COURT-0 SF (PERVIOUS)
- TOTAL:473 SF

7166+473=7,639

1582.42' TO R/W
ST. LYONN PLACE
(50' R/W)



FEB 12 2015

SURVEY FOR:
FRANK MADONIA

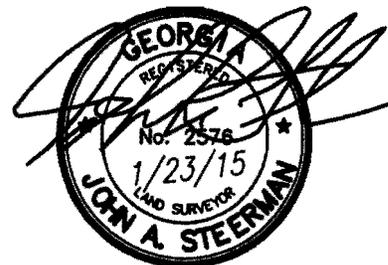
LOT 24
SUBDIVISION: ST. LYONN
LAND LOT 224 1st DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA

SCALE: 1"=50' JANUARY 20, 2015
REFERENCED IN PLAT BOOK 163, PG. 85

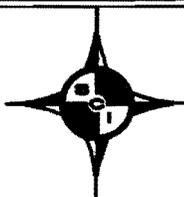
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 1,440,631 FEET.

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.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

APPLICANT: Frank Madonia

PETITION No.: V-61

PHONE: 404-314-8865

DATE OF HEARING: 04-01-2015

REPRESENTATIVE: Frank Madonia

PRESENT ZONING: R-20

PHONE: 404-314-8865

LAND LOT(S): 224

TITLEHOLDER: Frank Madonia and Rosalee V. Madonia

DISTRICT: 1

PROPERTY LOCATION: On the south side of Saint Lyonn Courts, west of Saint Lyonn Place (932 Saint Lyonn Courts).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum impervious surface from the required 35% to 38%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

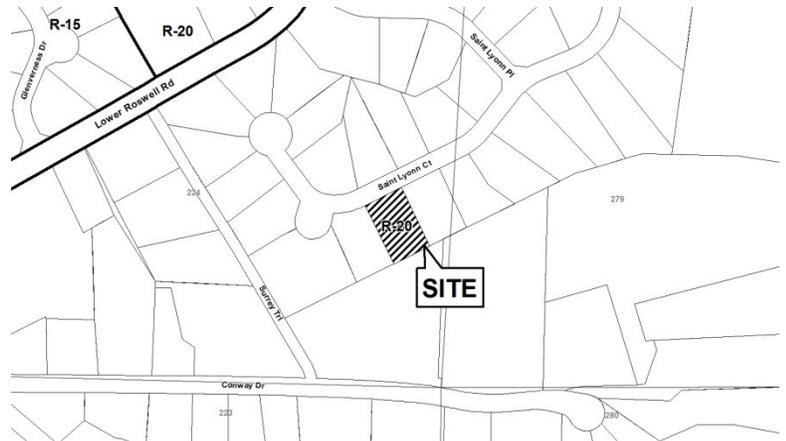
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Frank Madonia **PETITION No.:** V-61

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: This parcel is located within the Chattahoochee River Corridor and is subject to the provisions of the Metropolitan River Protection Act. The proposed coverage meets the MRPA requirements for the St Lyonn Subdivision with sufficient transfer of credit from the existing subdivision reserve.

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.

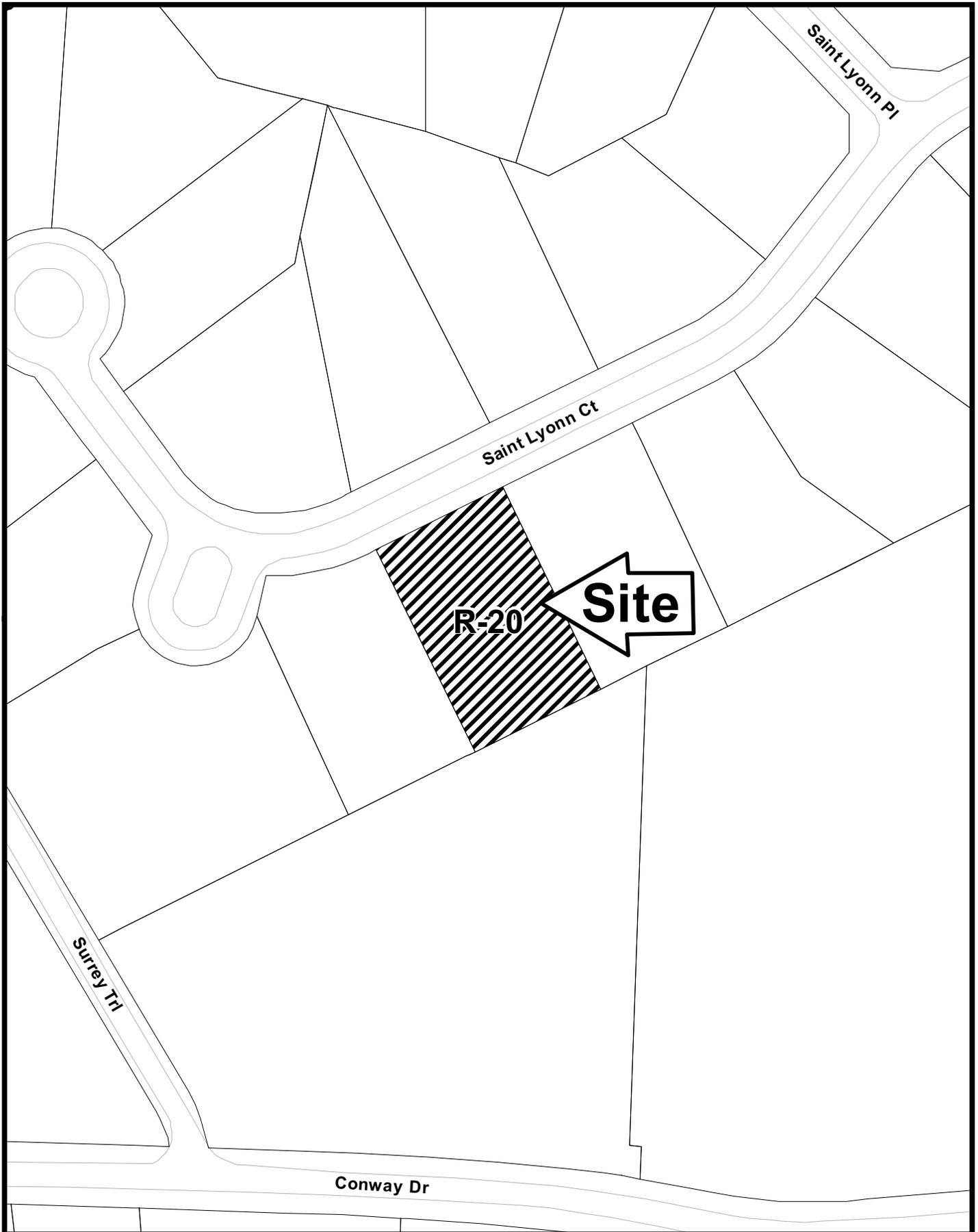
WATER: No conflict.

SEWER: No conflict.

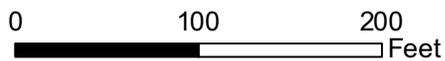
APPLICANT: Frank Madonia **PETITION No.:** V-61

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.

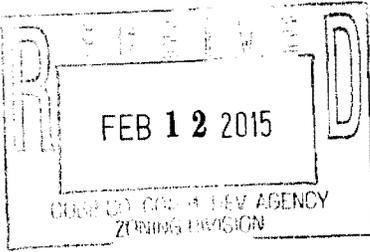
V-61



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

(type or print clearly)

Application No. V-61
Hearing Date: 4-1-15

Applicant Frank Madonia Phone # 4043148865 E-mail fmadonia@gmail.com
Frank Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 4043148865 E-mail fmadonia@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 03/12/2018

Titleholder Frank Madonia Phone # 4049929246 E-mail fmadonia@gmail.com
Rosalie Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

Rosalie Madonia Signed, sealed and delivered in presence of:
My commission expires: 03/12/2018
[Signature]
Notary Public

Present Zoning of Property 932 St. Lynn

Location 932 St. Lynn Ct. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 1st Size of Tract .461 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 .461 Acres Shape of Property Rectangle Topography of Property Slight Slope 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).

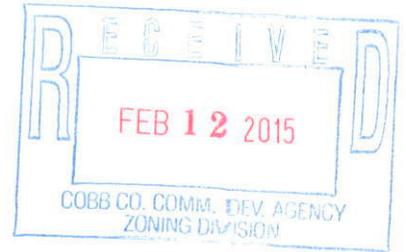
please refer to attached letter describing variance request.

List type of variance requested: Increase lot coverage from 35% to 38%

V-61
(2015)
Exhibit

February 11, 2015

Board of Zoning Appeals
Cobb County
191 Lawrence St Ne,
Marietta, GA 30060



Re: Variance Application
932 St. Lyonn Court
Marietta, Ga. 30068

Frank and Rosalee Madonia, owners of the above referenced property, are seeking a variance to bring their current property into conformance with the allowable lot coverage. The existing property has an allowable lot coverage of 35%, and based on a recently completed survey, indicates a current coverage of 38%. This results in approximately 605 SF of additional lot coverage.

The lot is comparatively small with respect to the size of the house originally constructed, and there was apparently very little room left by the developer for "typical" outdoor hard surface improvements. Frank and Rosalee Madonia are not asking to increase the lot coverage from what currently exists, but rather to allow the existing coverage to be in compliance with zoning laws, which in turn will bring their property into compliance. The reason this is important to the homeowners, is that neither they, nor a future owner will be able to perform a properly permitted interior renovation to the home without the lot being in full compliance.

There is no negative impact to any of the adjacent property owners due to this variance request. No additional improvements are being requested as a part of this application. As the property is fairly small, and the backyard is mostly private, the additional 3% lot coverage requested is basically invisible to any of the adjacent property owners.

Thank you for your consideration.

Sincerely,

 Rosalee Madonia

Frank and Rosalee Madonia
Homeowners