

V-149
(2015)

LEGEND

D	P.P. - POWER POLE
L.P.	LIGHT POLE
F.H.	FIRE HYDRANT
M.H.	SANITARY SEWER MANHOLE
W.M.	WATER METER
G.M.	GAS METER
O	RBS - REINFORCING BAR SET
O	RBT - REINFORCING BAR FOUND
O	OT - CRAMP TOP PIPE FOUND
O	OT - OPEN TOP PIPE FOUND
O	R/W MON. - RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
△	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
X	WATER VALVE
○	S.E.M.C. - SEWER CLEAN OUT
○	TELEPHONE MANHOLE
○	OVERHEAD POWER LINES
○	P.W. - HEADWALL
PBX	POWEROBOX
1234	STREET ADDRESS
—W—	WATER LINE
—T—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—E—	UNDERGROUND ELECTRICAL LINE

CURRENT OWNER:
SUSAN B & DAVID SANDALON
17777 WOODLAND
P.O. BOX 200
P.L. 86, PG. 20

LOCATION OF UTILITIES EXISTING OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, RIGHTS, INTERESTS, ENCUMBRANCES, OR OTHER UNRECORDED ASSESSOR OR RECORDED THATS DURING THEIR UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X. THIS SURVEY IS IN ACCORDANCE WITH F.L.A. (F.L.A.) CHAPTER 173.001, ARTICLE 17.30, PARAGRAPH 1. MAP NUMBER 173001.0013 V. DATED MARCH 8, 2012.

BOUNDARY RETRACEMENT SURVEY
AND VARIANCE PLAT:
UDI SANDALON
236 CONNEMARA DRIVE
LOCATED IN L.L. 7
1ST DISTRICT, 2ND SECTION
COBB COUNTY, GA.

Gaskins
ENGINEERING & SURVEYING
1706 Powder Springs Rd
Powder Springs, GA 30127
Phone: (770) 454-1708
Fax: (770) 454-1708
www.gaskins.com

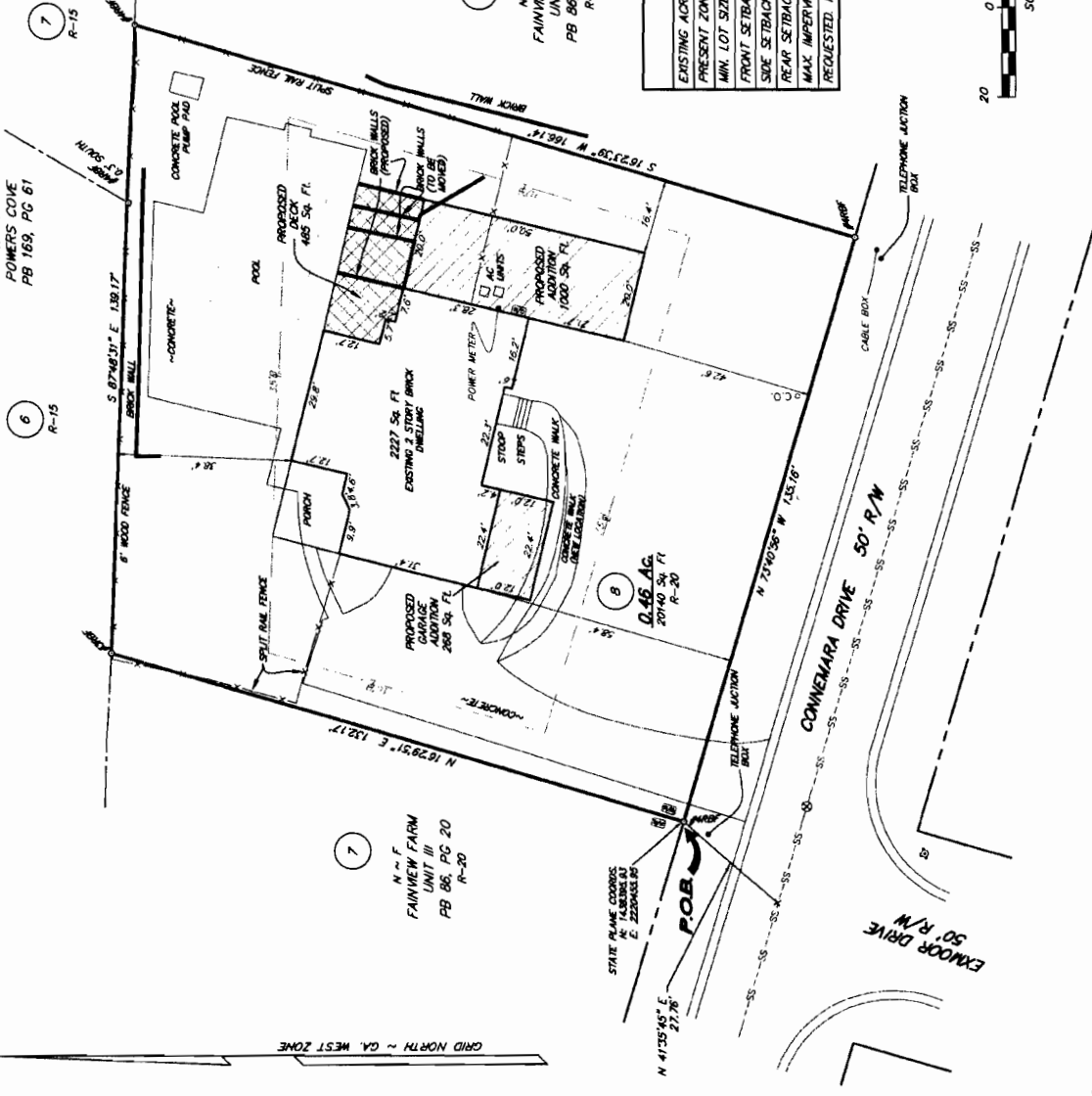
REGISTERED PROFESSIONAL ENGINEER
No. 125418
Professional Seal
Checked By: DDD
Date: 4-15-15
Scale: 1"=20'

AUG 24 2015

IMPERVIOUS AREA SUMMARY:
EXISTING IMPERVIOUS AREAS:
DIMLING = 2227 SQ. FT.
PORCH = 246 SQ. FT.
TOTAL = 2473 SQ. FT.
WALLS = 95 SQ. FT.
TOTAL = 2568 SQ. FT. (31%)
PROPOSED ADDITION = 1000 SQ. FT.
PROPOSED GARAGE ADDITION = 268 SQ. FT.
PROPOSED DECK = 465 SQ. FT.
NEW TOTAL = 3936 SQ. FT. (40%)

ZONING

EXISTING ADIRAGE =	20,140 sq. ft.
PRESENT ZONING =	R-20
MIN. LOT SIZE =	20,000 sq. ft.
FRONT SETBACKS =	35'
SIDE SETBACKS =	10'
REAR SETBACKS =	35'
MAX. IMPERVIOUS SURFACE =	35% PER LOT (31% EXISTING)
REQUESTED IMPERVIOUS SURFACE VARIANCE =	40%



GPS NOTES:

- HORIZONTAL DATUM IS NAD 83
VERTICAL DATUM IS MGD 88
- THE NORTHING, EASTING, AND ELEVATION COORDINATES FOR THIS SURVEY WERE OBTAINED WITH A TRIMBLE RSC DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE POINTS USED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE 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.

REVISIONS
6/29/215 NEW ADDITIONS

APPLICANT: Ehud and Susan Sandalon

PETITION No.: V-149

PHONE: 404-271-2547

DATE OF HEARING: 11-11-2015

REPRESENTATIVE: Ehud "Udi" Sandalon

PRESENT ZONING: R-20

PHONE: 404-271-2547

LAND LOT(S): 7

TITLEHOLDER: Susan B. Sandalon and Ehud Sandalon

DISTRICT: 1

PROPERTY LOCATION: On the north side of Connemara Drive, across from Exmoor Drive (236 Connemara Drive).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum allowable impervious surface from 35% to 40%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Ehud and Susan Sandalon **PETITION No.:** V-149

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 prior to the issuance of the certificate of occupancy 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: The proposed additions exceed 1000 sf and will increase the overall impervious coverage to 40%. If the variance is approved, it should be subject to the installation of a dry-well system to mitigation the increase in stormwater runoff. The system design must be approved by the Stormwater Management Division prior to issuance of a building permit.

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.

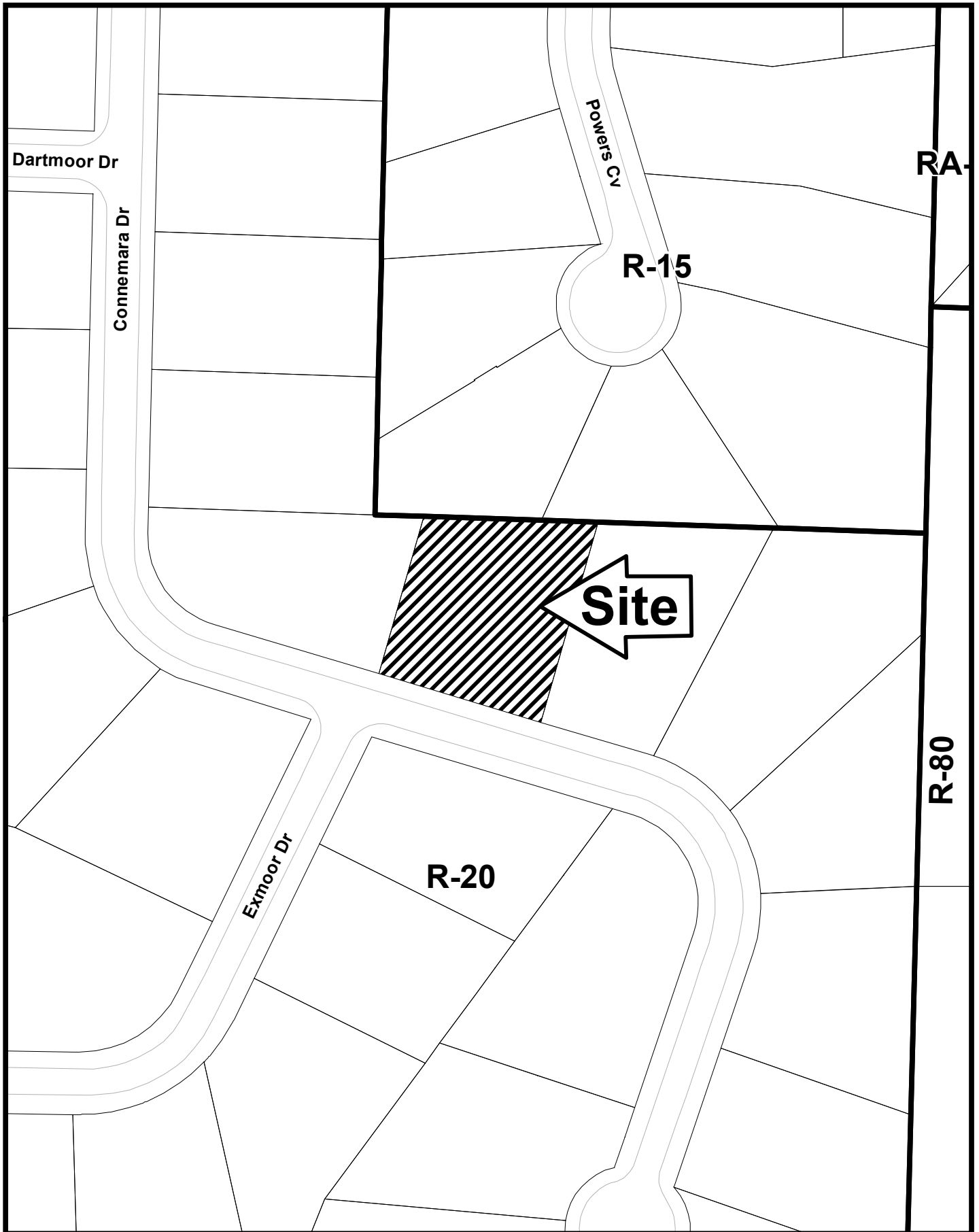
CEMETERY PRESERVATION: No comment.

WATER: No conflict

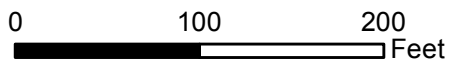
SEWER: No conflict



FIRE DEPARTMENT: NO COMMENTS: 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-149



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



-  City Boundary
-  Zoning Boundary

AUG 24 2015


Application for Variance Cobb County

(type or print clearly)


Application No. V-149
Hearing Date: 11-11-15

Applicant Ehud and Susan Sandalon Phone # 404 271 2547 E-mail abbill6@aol.com

Ehud "Udi" Sandalon Address 236 Connemara Dr Marietta, ga 30067
(representative's name, printed) (street, city, state and zip code)

 Phone # 404 271 2547 E-mail abbill6@aol.com
(representative's signature)

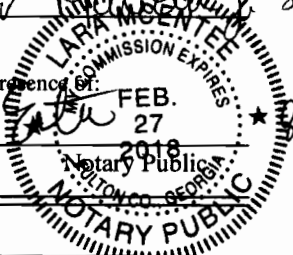
My commission expires: 2/27/18

Signed, sealed and delivered in presence of Lara McEntee
 8-21-15

Titleholder Susan and Ehud Sandalon Phone # 404 271 2547 E-mail abbill6@aol.com

Signature Susan Sandalon Address 236 Connemara Dr Marietta, ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/27/18

Signed, sealed and delivered in presence of Lara McEntee
 8-21-15

Present Zoning of Property R-20

Location 236 Connemara Dr. Marietta, ga 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 1st 2nd section Size of Tract 20,140 ft 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).

Need Master Bedroom on 1st Floor. I am 68 years old

List type of variance requested: Waive Impervious from 35% to 40%