

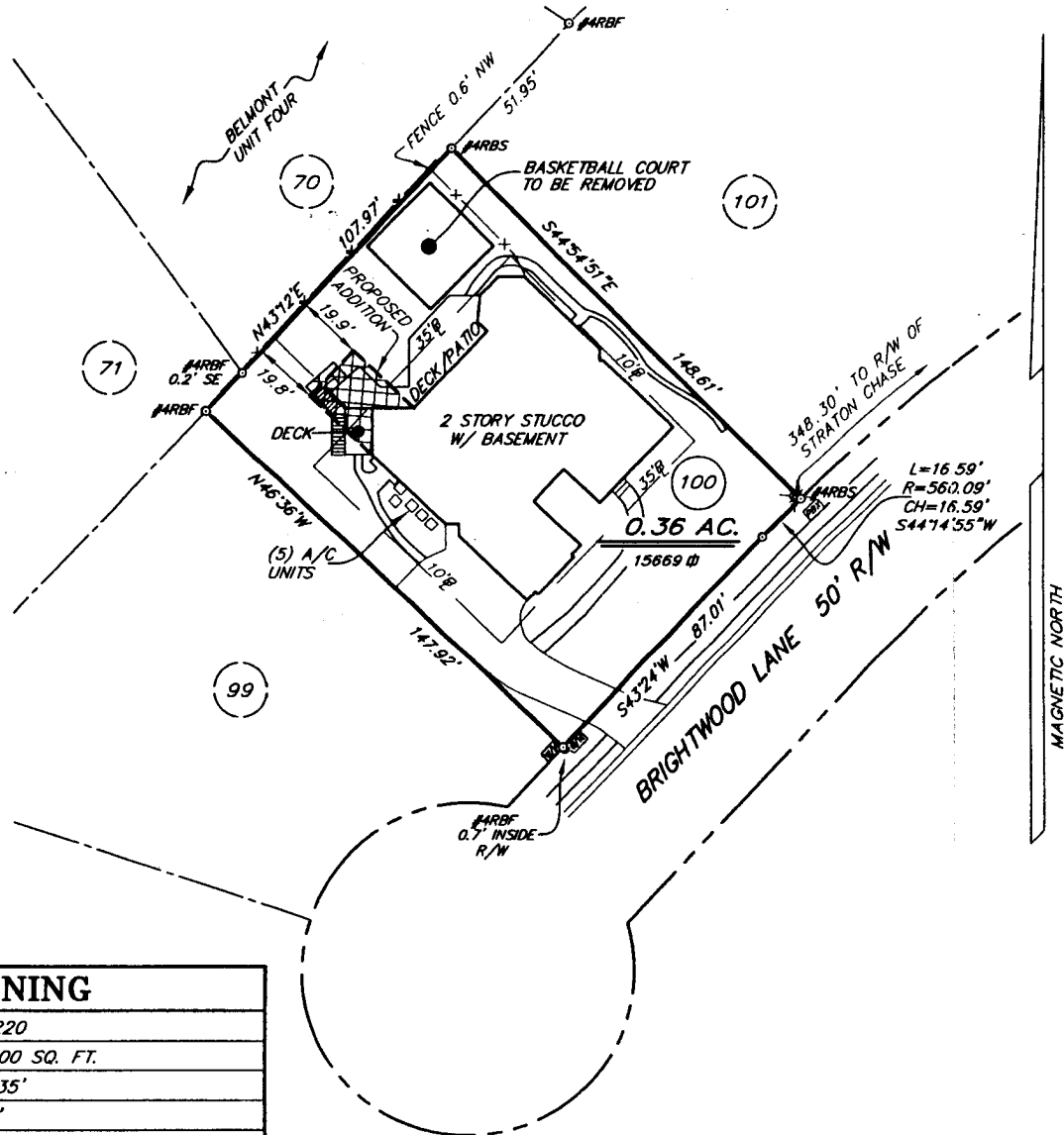
⊕ F.D. - FIRE HYDRANT	
⊗ M.H. - SANITARY SEWER MANHOLE	
W/M - WATER METER	⊕
G/M - GAS METER	⊙ C.O.
○ RBS - REINFORCING BAR SET	⊙
○ RBF - REINFORCING BAR FOUND	---
○ CTF - CRIMP TOP PIPE FOUND	---
○ OTF - OPEN TOP PIPE FOUND	---
□ R/W MON. - RIGHT-OF-WAY MONUMENT	⊠ PBX POWERBOX
---X--- TYPE OF FENCE	---W--- WATER LINE
○ J.B. - JUNCTION BOX	---T--- UNDERGROUND TELEPHONE LINE
■ D.I. - DROP INLET / YARD INLET	---G--- GAS LINE

**V-96
(2008)**

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; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C0055F DATED AUGUST 18, 1992.

THE PURPOSE OF THIS VARIANCE IS TO ALLOW FOR A PROPOSED 25' x 19' ADDITION TO BE BUILT ON TO THE HOUSE.



ZONING

PRESENT ZONING - R20
MIN. LOT SIZE = 20000 SQ. FT.
FRONT SETBACKS = 35'
SIDE SETBACKS = 10'
REAR SETBACKS = 35'
MAX. LOT COVERAGE = 35%
PROPOSED LOT COVERAGE = 47%
MAX. HEIGHT = 35'



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/169,366. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 06-09-08	REVISIONS
SCALE	: 1"=40'	07-11-08; COMMENTS
DRAWN BY	: CM	
CHECKED BY	: CAE	
FIELD BOOK	: 429	

VARIANCE PLAT FOR:

MICHAEL GELLER

LOT 100
BELMONT, UNIT THREE

LOCATED IN L.L. 994
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



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Phone: (770) 424-7168
Fax: (770) 424-7593

APPLICANT: Robyn Ulman Geller **PETITION NO.:** V-96
PHONE: 770-337-0087 **DATE OF HEARING:** 09-10-08
REPRESENTATIVE: William W. Ewing, III **PRESENT ZONING:** R-20
PHONE: 770-842-5333 **LAND LOT(S):** 994
PROPERTY LOCATION: Located on the northwestern **DISTRICT:** 17
side of Brightwood Lane, west of Straton Chase **SIZE OF TRACT:** 0.36 acre
(3045 Brightwood Lane). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: 1) Waive the rear setback from 35 feet to 17 feet; and 2) allow the impervious coverage to be 47% in lieu of the maximum of 35%.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: No comments.

STORMWATER MANAGEMENT: With a total impervious coverage of 47% this lot is already substantially over the maximum allowable impervious coverage limit for R-20 developments (35%). However, with the proposed removal of the existing basketball court there will be a net reduction of approximately 5% (730 square feet). This will provide a substantial improvement over the current conditions.

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.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

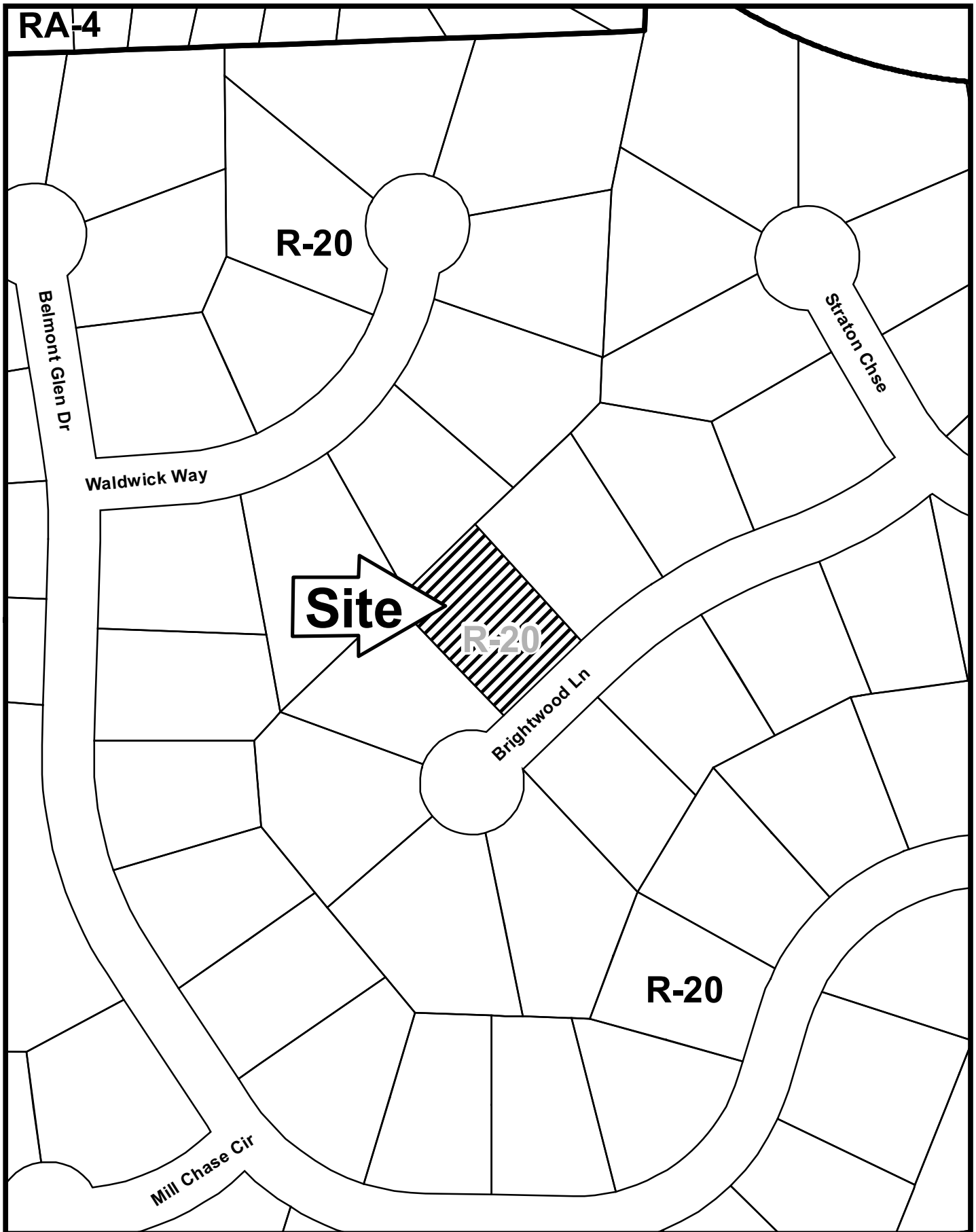
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-96



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

100 0 100 Feet



 City Boundary
 Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-96
Hearing Date: 9-10-08

Applicant ROBYN ULMAN GALLER Business Phone _____ Home Phone _____

WILLIAM W EYING III Address 3227 SAGE DR. MARIETTA GA 30066
(representative's name, printed) (street, city, state and zip code)

William W Eying III Business Phone _____ Cell Phone 778-425-3373
(representative's signature)

My commission expires: 3-13-2010

Signed, sealed and delivered in presence of:
Sharon Kachel
Notary Public

Titleholder Robyn Ulman Business Phone N/A Home Phone 770-337-0087

Signature Robyn Ulman Address: 3045 BRIGHTWOOD LADE MARIETTA GA 30
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-13-2010

Signed, sealed and delivered in presence of:
Sharon Kachel
Notary Public

Present Zoning of Property R-20 w/s

Location 3045 BRIGHTWOOD LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 994 District 17TH Size of Tract .36 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.

NEEDING MORE SPACE OFF KITCHEN

List type of variance requested: REAR SET BACK TO 17'