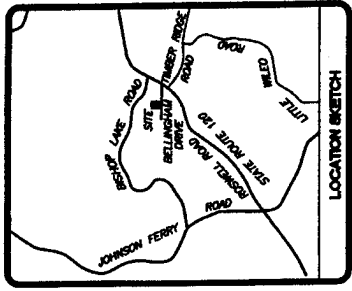


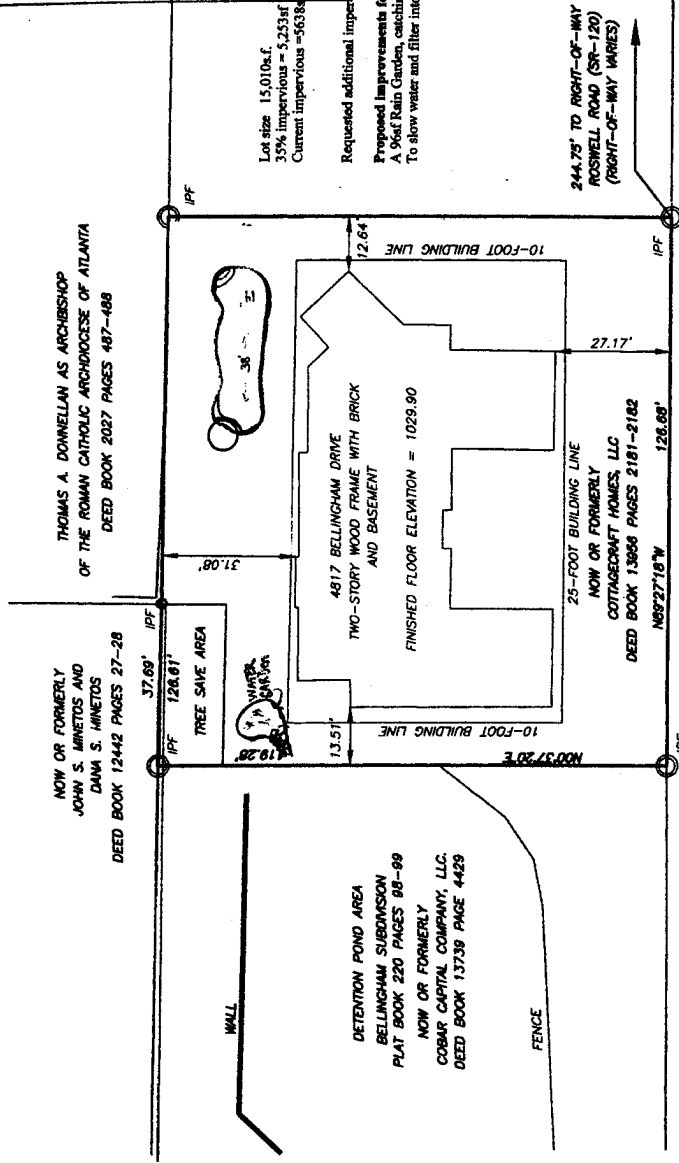
V-110  
(2008)



AUG 15 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**RECEIVED**  
AUG 15 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Lot size 15,010s.f.  
35% Impervious = 5,253s.f.  
Current Impervious = 5638s.f.

Requested additional impervious = 1165s.f.

Proposed improvements for water management - install A 96cf Rain Garden, catching water from downspouts/roof To slow water and filter into the ground.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a precision of one (1) inch per 18,470 feet and an angular error of 0.4" per angle point, and was adjusted using the Cohn-Rule. Angular and linear measurements were made using Nikon DTM 522. The data on this survey has been calculated for closure and is found not to exceed one foot in 51,415 feet.

The Survey shown hereon was prepared without benefit of an abstract of title; therefore, undersigned and Brasswell Engineering, Inc., make no guarantees or representations regarding information shown hereon pertaining to easements, right-of-way, setback lines, agreements, reservations, and other similar matters.

The utilities shown are for the client's convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for utilities shown. All damages made to existing utilities by the owner, or owner's agent, shall be the sole responsibility of the owner, or owner's agent.

This plat is for the benefit of the parties in the title block. Any use by third parties is at their own risk. Brasswell Engineering, Inc., will not accept any responsibility of liability for the use of this survey by anyone other than the person, or persons, named in the title block.

A portion of this tract of land does lie within the 100 year intermediate regional flood, being in Zone AE zone as per the Federal Management Agency as shown on Community Panel # 1306700033, last revised August 18, 1992.

The field survey work was completed on September 10, 2004.

- LEGEND**
- FH -- Fire Hydrant
  - IPF -- 1/2" Rebar Iron Pin Found
  - IPS -- 1/2" Rebar Iron Pin Set
  - LL -- Land Lot
  - OTPF -- Open Top Pipe Found
  - PP -- Power Pole
  - RMWF -- Concrete Right-of-Way Monument Found
  - SSMH -- Sanitary Sewer Manhole
  - USM -- Telephone Riser Box
  - WM -- Water Meter
  - WV -- Water Valve

- REFERENCES**
1. Boundary Survey For: Guinness Banking Company, Cobarr Capital Company, LLC, Chicago Title Insurance Company and Moore Ingram Johnson and Steels, LLP, prepared by Brasswell Engineering, Inc., dated April 30, 2003 and bearing the seal and certification of Bruce L. Floyd, Georgia RLS # 2755.
  2. Bellingham Subdivision, prepared by Brasswell Engineering, Inc., dated January 23, 2004, bearing the seal and certification of Bruce L. Floyd, Georgia RLS # 2755 and recorded in Plat Book 220, Pages 88-89, Cobb County, Georgia Records.



In my opinion this plat is a correct representation of the property surveyed and has been prepared in conformity with the minimum standards of the Georgia Plat Act.

SPRAWELL ENGINEERING, INC. SEE PLAT BOOK 220 PAGES 88-89 MARIETTA, GEORGIA DEED BOOK 13856-13857 (770) 422-0028		NO. DATE DESCRIPTION		BY	
FOUNDATION SURVEY FOR: COTTAGECRAFT HOMES, LLC 4817 Bellingham Drive, Marietta, Georgia 30062 Deed Book 13856 Pages 2181-2182, Cobb County, Georgia Records Plat Book 220 Pages 88-89, Cobb County, Georgia Records LOCATED IN LAND LOT 94 - 1ST DISTRICT 2ND SECTION - COBB COUNTY, GEORGIA					
CREATED BY	BLF	DATE	9-10-04	PROJECT NO.	04-041
SCALE	1"=50'				

1/1

**APPLICANT:** John Benkendorf **PETITION NO.:** V-110  
**PHONE:** 770-518-1455 **DATE OF HEARING:** 10-08-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 94  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 1  
Bellingham Drive, west of Roswell Road. **SIZE OF TRACT:** 0.34 acre  
(4817 Bellingham Drive) **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 35% to 39% for lot 14.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** The existing lot is over the maximum impervious coverage limit, as are many of the lots in this subdivision. Approval of this variance for the construction of a pool should be subject to mitigation of the impervious overage by installation of a rain garden/bioretention area or replacement of a portion of the existing driveway with pervious pavers.

**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.

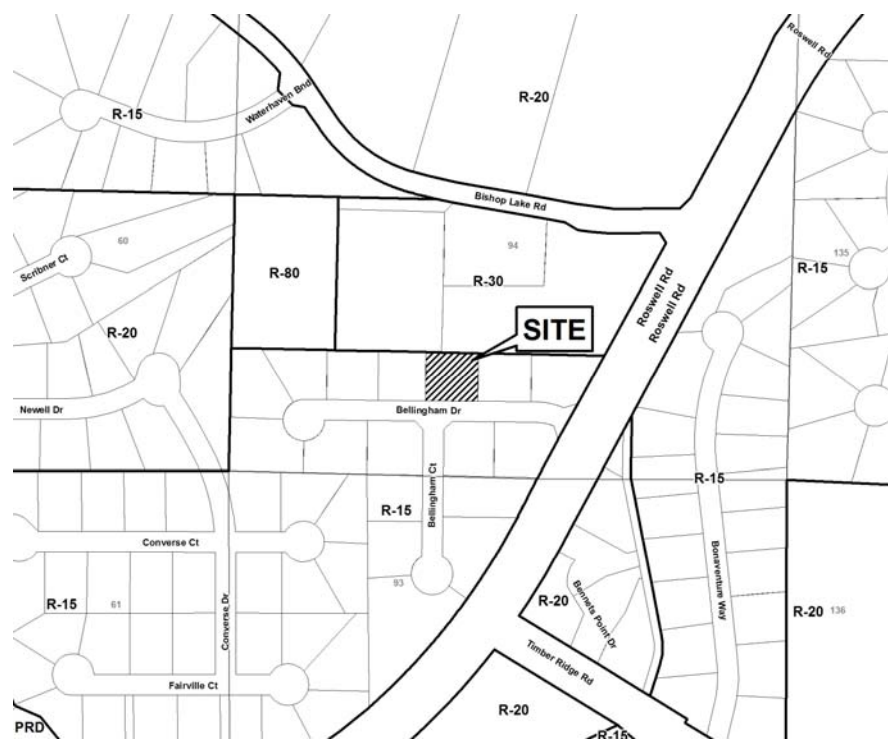
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

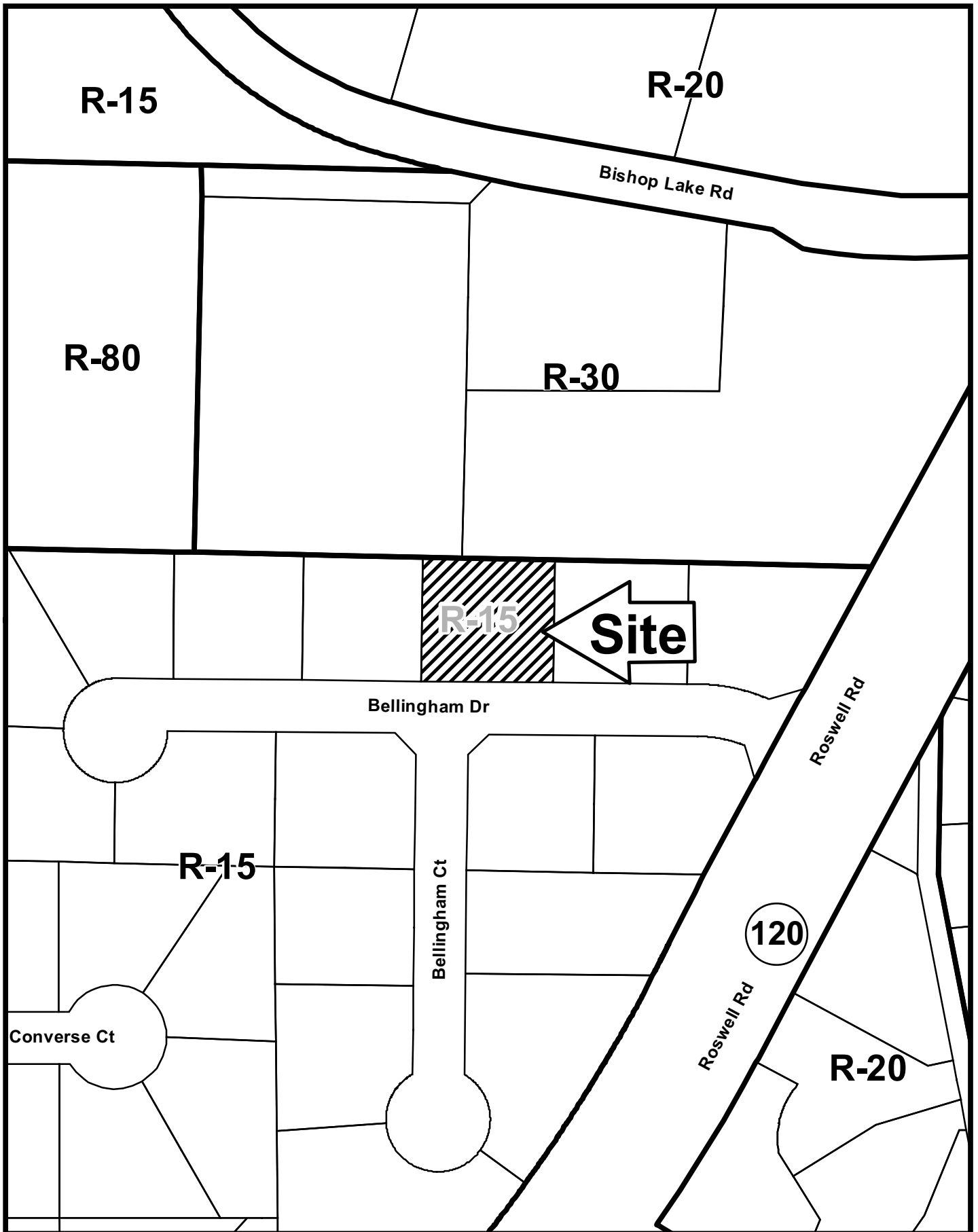
**SEWER:** No conflict.

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

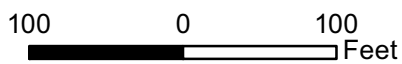
**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-110



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)

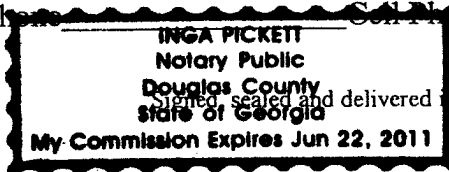
Application No. V-110  
Hearing Date: 10-8-08

Applicant John BenKendorf Business Phone 7-518-1455 Home Phone 7-642-0300

John BenKendorf Address 4817 Bellingham Drive  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone \_\_\_\_\_ Cell Phone 7-527-7429

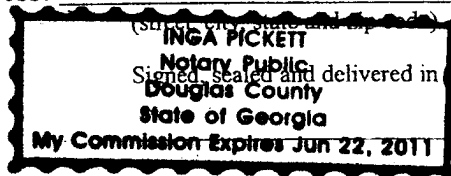


[Signature]  
Notary Public

My commission expires: June 22, 2011

Titleholder John BenKendorf Business Phone \_\_\_\_\_ Home Phone 770-642-0300

Signature [Signature] Address: \_\_\_\_\_  
(attach additional signatures, if needed)



[Signature]  
Notary Public

My commission expires: June 22, 2011

Present Zoning of Property Residence

Location 4817 Bellingham Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (94) Lot 14 District 1 Section 2 Size of Tract ≈ .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.

Our home is for sale in a sixteen-home neighborhood where there are 4 existing pools already. Several potential buyers have stated they are looking for a pool. This is creating the "hardship" of not being able to sell or home in a very depressed market.

List type of variance requested: Variance to install a swimming pool. A sixteen home neighborhood in which 4 other homes have swimming pools. A variance to install the allowable impervious surface.