

V-61
(2009)

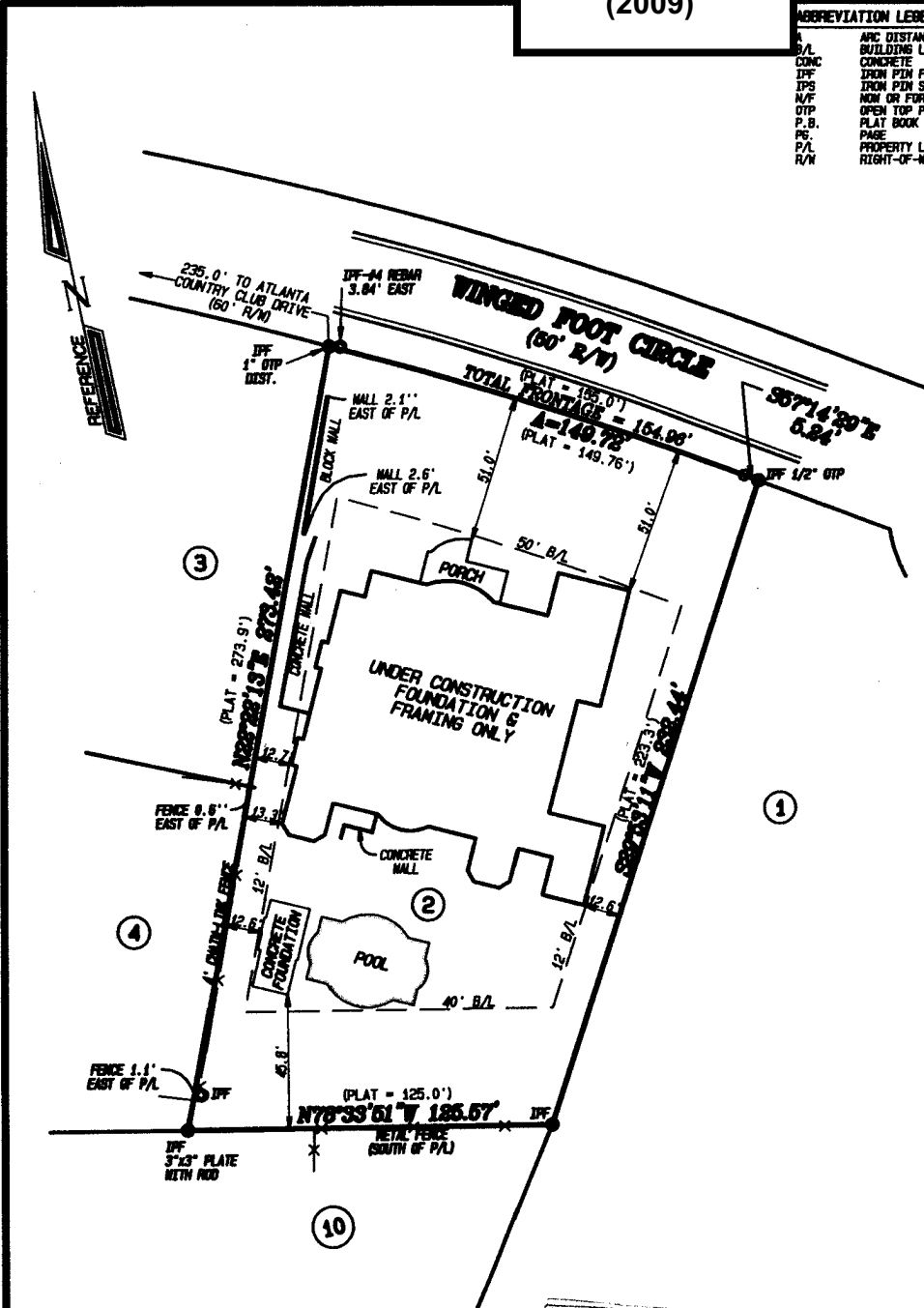
ABBREVIATION LEGEND

B/L ARC DISTANCE
 CONC BUILDING LINE
 CONCRETE
 I/PF IRON PIN FOUND
 I/PS IRON PIN SET
 N/F NOW OR FORMERLY
 O/P OPEN TOP PIPE
 P.B. PLAT BOOK
 P.G. PAGE
 P/L PROPERTY LINE
 R/W RIGHT-OF-WAY

FOUNDATION SURVEY
 LOT 2, BLOCK "D"
 THE COLUMNS, UNIT TWO

LOCATED IN
 LAND LOT 1100
 17TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA
 DATE: AUGUST 18, 2008
 PREPARED FOR:
 100.10

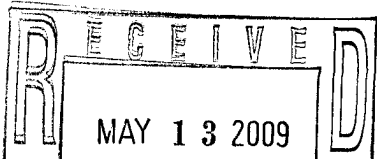
5765



REASON FOR RECORD	DATE	PURPOSE



AUGUST 18, 2008

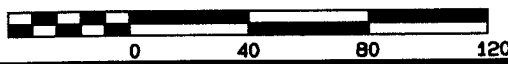


SURVEY NOTES:

1. DATE OF SURVEY: AUGUST 14, 2008
2. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP FOR THIS PROPERTY, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
3. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. REFERENCE: PLAT BOOK 55 PAGE 9

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

GRAPHIC SCALE 1" = 40'



BETTERTON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 1111 SOUTH MARIETTA PKWY., STE. A
 MARIETTA, GEORGIA, 30060
 678-483-0242

DRAWN BY
 SAH
 CHECKED BY
 RBB
 DRAWING SCALE
 1" = 40'
 FILE NUMBER:
 5765.PRO
 JOB NUMBER
 5765

APPLICANT: Eyal Postelnik **PETITION NO.:** V-61
PHONE: 404-431-3430 **DATE OF HEARING:** 07-08-09
REPRESENTATIVE: Warren Sirzyk **PRESENT ZONING:** R-30
PHONE: 404-867-9008 **LAND LOT(S):** 1100
PROPERTY LOCATION: Located on the south side of Winged Foot Circle, east of Atlanta Country Club Drive (4486 Winged Foot Circle). **DISTRICT:** 17
SIZE OF TRACT: 0.805 acre
COMMISSION DISTRICT: 2
TYPE OF VARIANCE: Waive the maximum impervious surface from the required 35% to 38.5%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: The proposed site plan will exceed the maximum impervious coverage limit by 1,216 square feet. The builder has agreed to install Belguard Subterra Pervious Pavers for 3,462 square feet of the proposed pavement area. The Stormwater Management Division has agreed to allow a 40% credit for this pervious pavement system which will reduce the effective impervious coverage area to 34.8% (12,203 square feet). In addition, the builder has already installed a rain harvesting cistern system to capture all roof runoff for landscape irrigation use.

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 _____

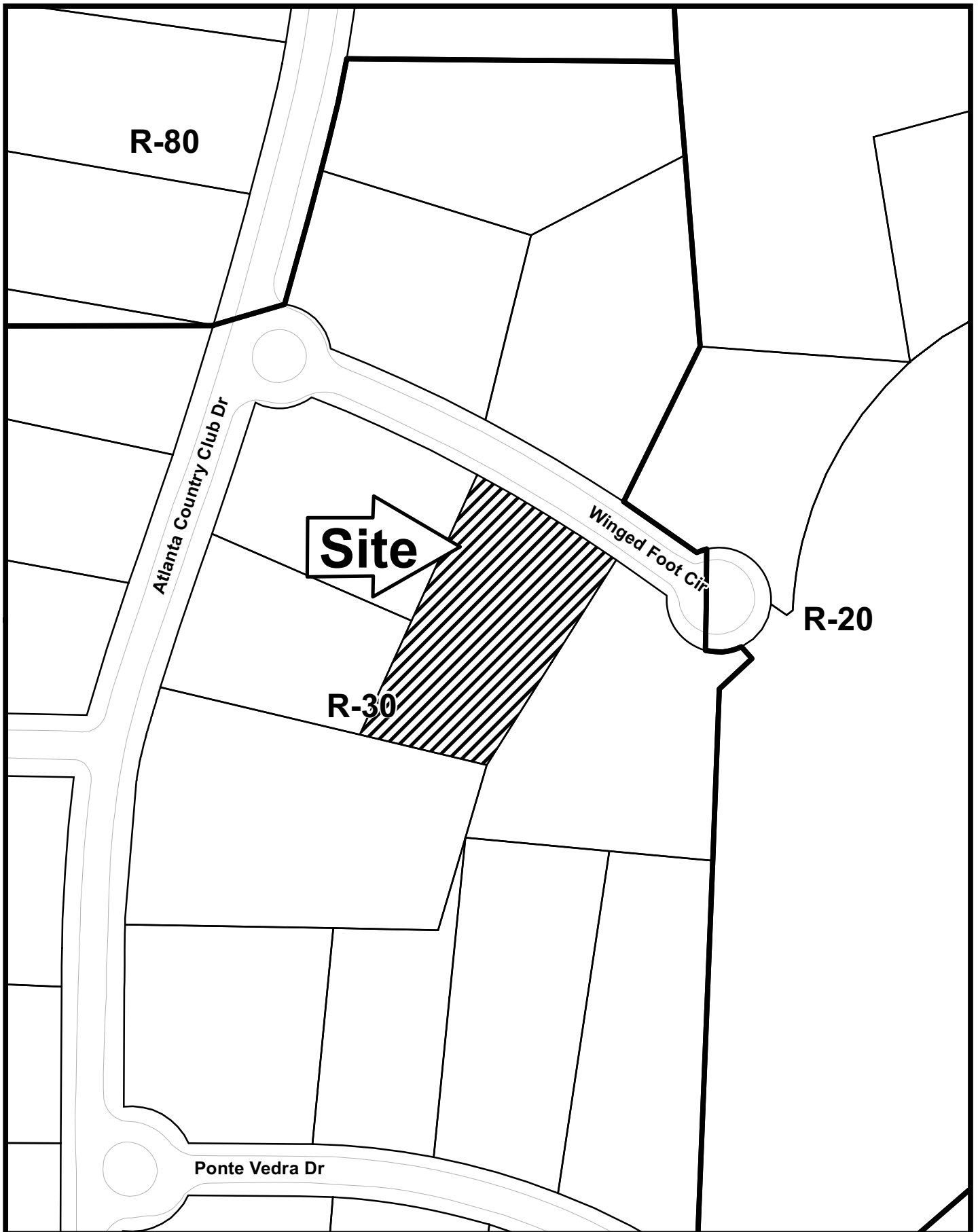
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

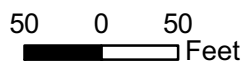
STIPULATIONS: _____



V-61

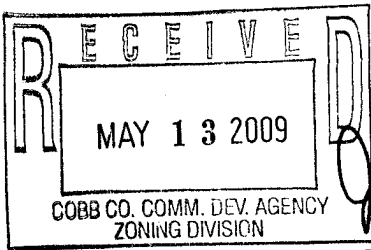


This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

Application for Variance Cobb County



(type or print clearly)

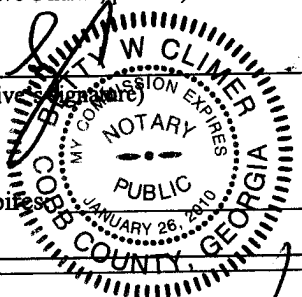
Application No. V-61
Hearing Date: 07-08-09

Applicant EVAL Postelnik Business Phone 404-431-3430 Home Phone _____

WARREN SIRZYK Address 1291 Waterford Green Trail, Marietta
(representative's name, printed) (street, city, state and zip code) 3006

Warren Sirzyk Business Phone 770-662-3025 Cell Phone 404-867-9008
(representative's signature)

My commission expires _____ Signed, sealed and delivered in presence of:
Letty W Climer Notary Public



Titleholder EVAL Postelnik Business Phone 404-431-3430 Home Phone _____

Signature _____
(Attach additional signatures, if needed) MATALINA PRISCILLA JORDAN Business Phone _____ Home Phone _____
Address 4966 Kedge Terrace Dr Atlanta GA (street, city, state and zip code) 30338

My commission expires: August 01, 2010 Signed, sealed and delivered in presence of:
Matalina Priscilla Jordan Notary Public
My Commission Expires Aug 1/2010

Present Zoning of Property R30

Location 4486 Winged Foot Circle
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1261 District 16-2nd Section Size of Tract .805 A 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 1261 Shape of Property Rectangular Topography of Property Slope Uphill Other _____
Flat

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.

The site has an underground water storage vault to retain water ON SITE (NO CREDIT allowed) plus we propose to utilize a fully permeable paver surface (subterra paver from Belguard) and should be allowed a minimum 40% reduction for these items. Without these reductions impervious surface will go from 34.78 TO 38.93%. Owner does not want a grass driveway or 'TURFSTONE'.

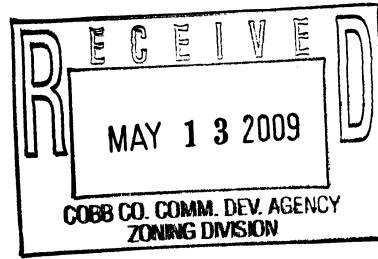
List type of variance requested: Variance to Increase Impervious Surface from 35% to 38.5% (allowing for pervious paver driveway surface). Acceptance of Subterra Pavements @ 40% reduction will reduce ratio to 34.78. (House demolished had impervious ratio of over 40%)

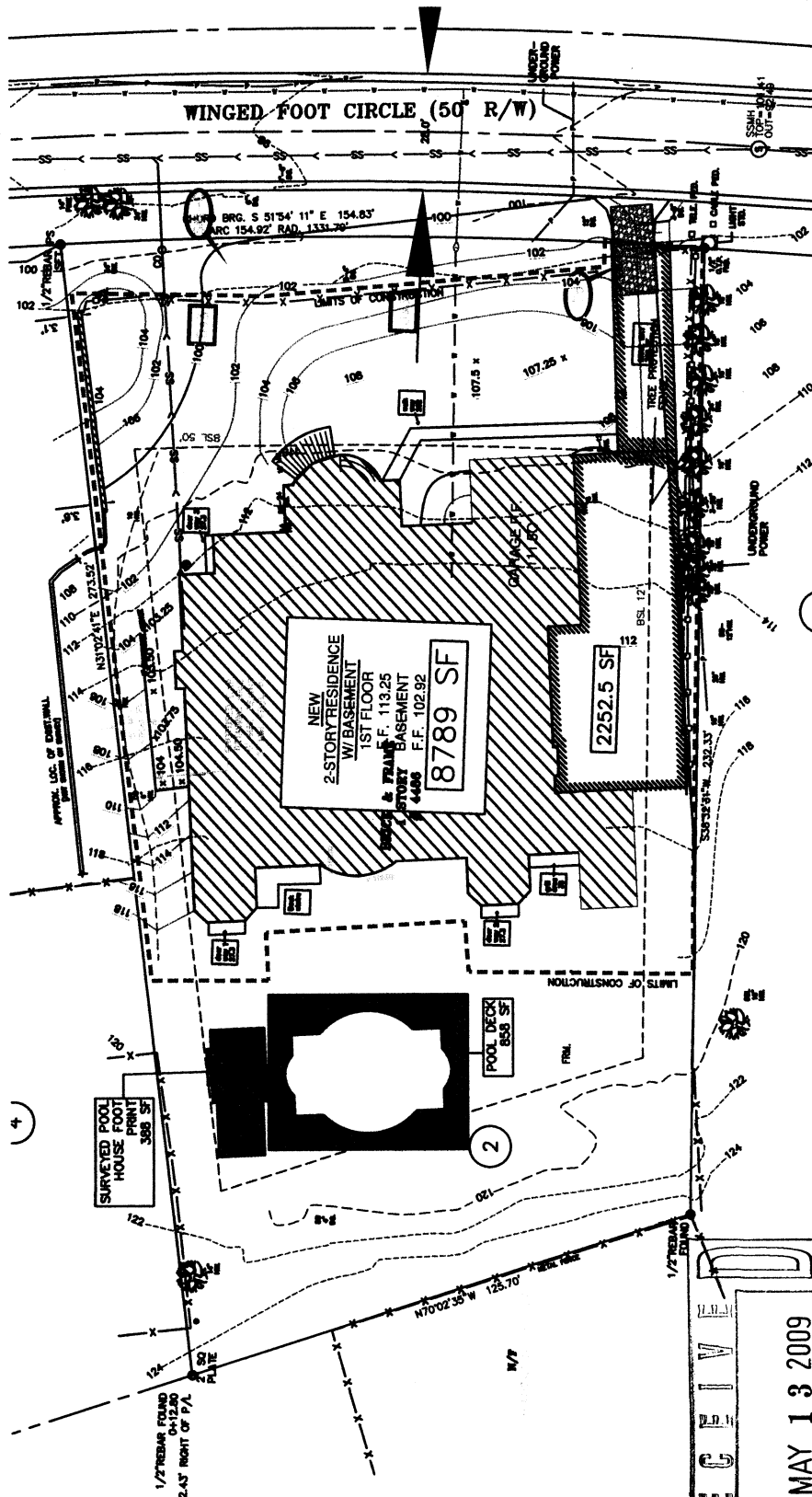
NOTE: See Exhibit "A" for impervious calculations

**POSTELNIK IMPERVIOUS
CALCULATIONS
4486 WINGED FOOT CIRCLE**

Area Name	area SF
Lot	35,087.00
House	8,789.00
Pool house	388.00
Pool Deck	858.00
Total used	28.60%

Impervious	Full	with 0%		with 40%	
		Area	Percentage	Area	Percentage
Garage front	2,252.00	2,252.00	6.42%	1,351.20	3.85%
drive way	700.00	700.00	2.00%	420.00	1.20%
Grill	36.00	36.00	0.10%	36.00	0.10%
Door way 1	27.30	27.30	0.08%	16.38	0.05%
Door way 2	27.30	27.30	0.08%	16.38	0.05%
Door way 3	27.30	27.30	0.08%	16.38	0.05%
Walk way	202.00	202.00	0.58%	121.20	0.35%
back stairs	160.00	160.00	0.46%	160.00	0.46%
Pool Eq. pad	30.00	30.00	0.09%	30.00	0.09%
Impervious	3,461.90	3,461.90	9.87%	2,167.54	6.18%
Total			38.47%	Total	34.78%





RECEIVED
 MAY 13 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

Handwritten signature/initials