

V-80
(2009)

Existing Impervious Chart:

- House Footprint = 5,179.9 Sq. Ft.
 - Conc./Gravel Drive = 2,138.0 Sq. Ft.
 - Stone Sidewalks & Steps = 578.5 Sq. Ft.
 - Stone Walls = 411.0 Sq. Ft.
 - Total Impervious = 8,307.4 Sq. Ft.
 - (Percentage Lot = 51.3%)
- Allowable Impervious Per Zoning:**
- 5,671.1 Sq. Ft.
 - (35.0%)

Proposed Additional Impervious:

- Total Impervious (without pool/epa) 2,139.0 Sq. Ft.
- Proposed Total Impervious 10,446.4 Sq. Ft.
- (Percentage Lot = 64.5%)

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION CONTAINED HEREIN IS EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT THE WRITTEN RECONSTRUCTION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

AREA
16,203.2 SQ. FT.
0.372 AC

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 1306700006F DATED AUGUST 16, 1982

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF 2.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR - SURVEYOR LINEAR - STABSHORR UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

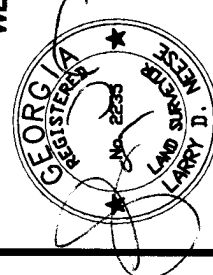


GRAPHIC SCALE

WEST GEORGIA SURVEYORS, INC.

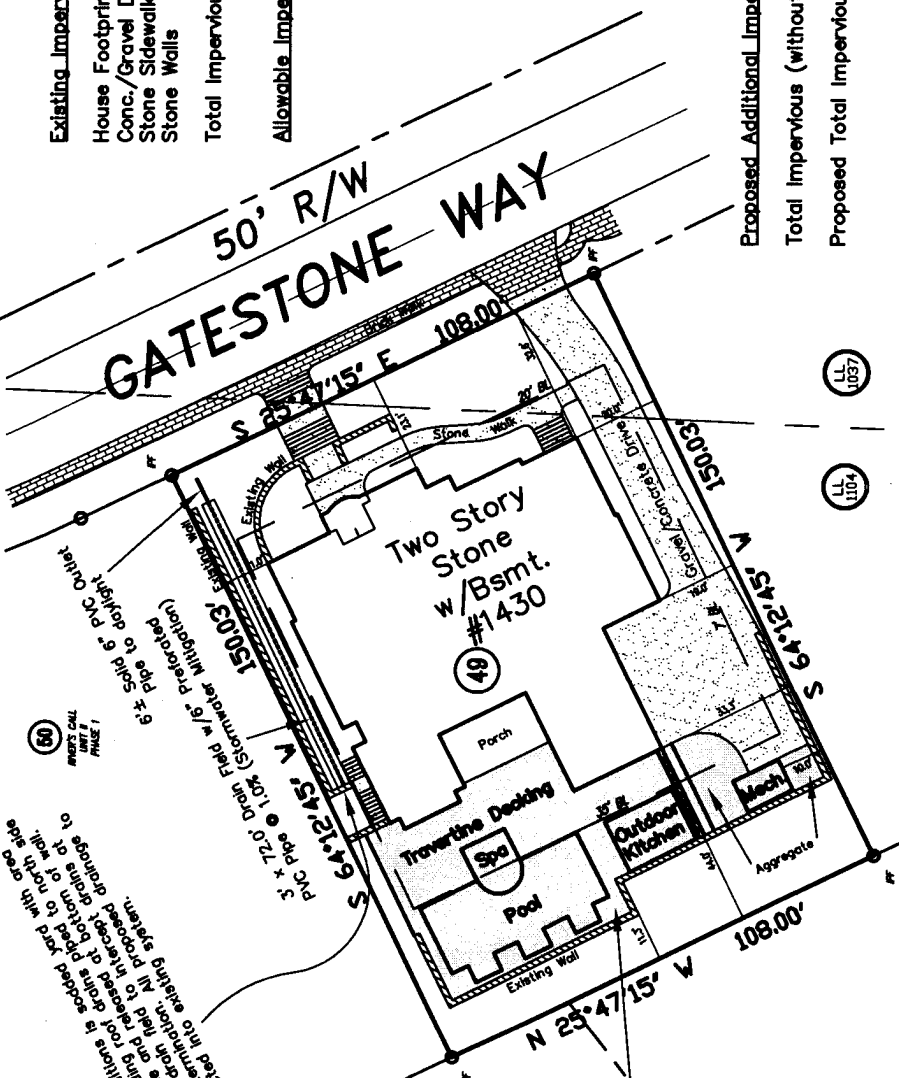
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY
MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17



- LEGEND**
- I.P.P. - IRON PIN PLACED AT CORNER
 - I.P.F. - IRON PIN FOUND AT CORNER
 - I.F.F. - IRON PIN FOUND
 - MARBLE MONUMENT FOUND
 - △ - BREAK IN PROPERTY (TRANSVERSE) LINE
 - - POWER LINE
 - - - - TELEPHONE LINE
 - LLL - LAND LOT LINE
 - P.P./ - POWER POLE
 - X - BARBED WIRE FENCE
 - - - - WOOD FENCE
 - R.C.P. - REINF. CONC PIPE
 - C.M.P. - CORRUGATED METAL PIPE

Note:
For detail information and construction, see plans prepared by Douglas C. Lynn, ASLA, dated 6-27-09



SURVEY FOR	
Geoff West & Panama Properties	
Lot 49 Unit II Phase I	REVISIONS
River's Call	
Plat Book 227 Page 78	
LAND LOT - 1004 & 1037	CC LT
DISTRICT - 17th	Dwn GF
COUNTY - Cobb	Chkd LDN
STATE - Georgia	FILE:
DATE - Aug. 12, 2009	SCALE - 1" = 30'
	05-0092

.APPLICANT: William G. West **PETITION NO.:** V-80
PHONE: 770-435-9186 **DATE OF HEARING:** 10-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 1004, 1037
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
Gatestone Way, south of Rivers Call Boulevard **SIZE OF TRACT:** .372 acre
(1430 Gatestone Way). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the impervious surface on lot 49 from the maximum allowable of 35% to 65%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded showing completed improvements, referencing the variance case and reflecting the conditions of the variance. Submit the plat after the improvements are complete and show all improvements on the site. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. For questions, call 770-528-2147.

STORMWATER MANAGEMENT: This parcel is already significantly over the maximum allowable impervious coverage limit by more than 2,600 square feet. Due to the close proximity to the Chattahoochee River and the National Park, it is recommended that no increase in impervious area be allowed.

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.

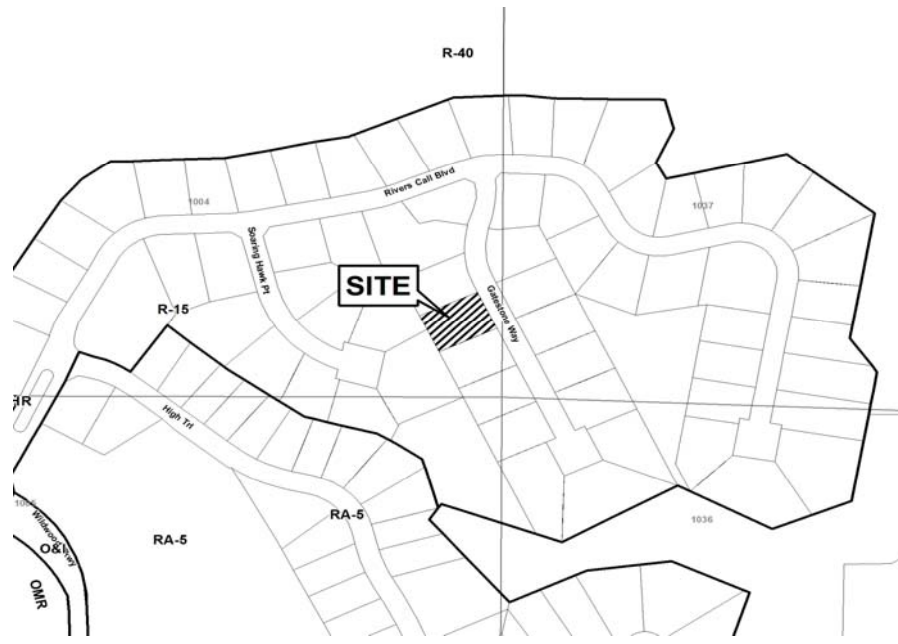
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

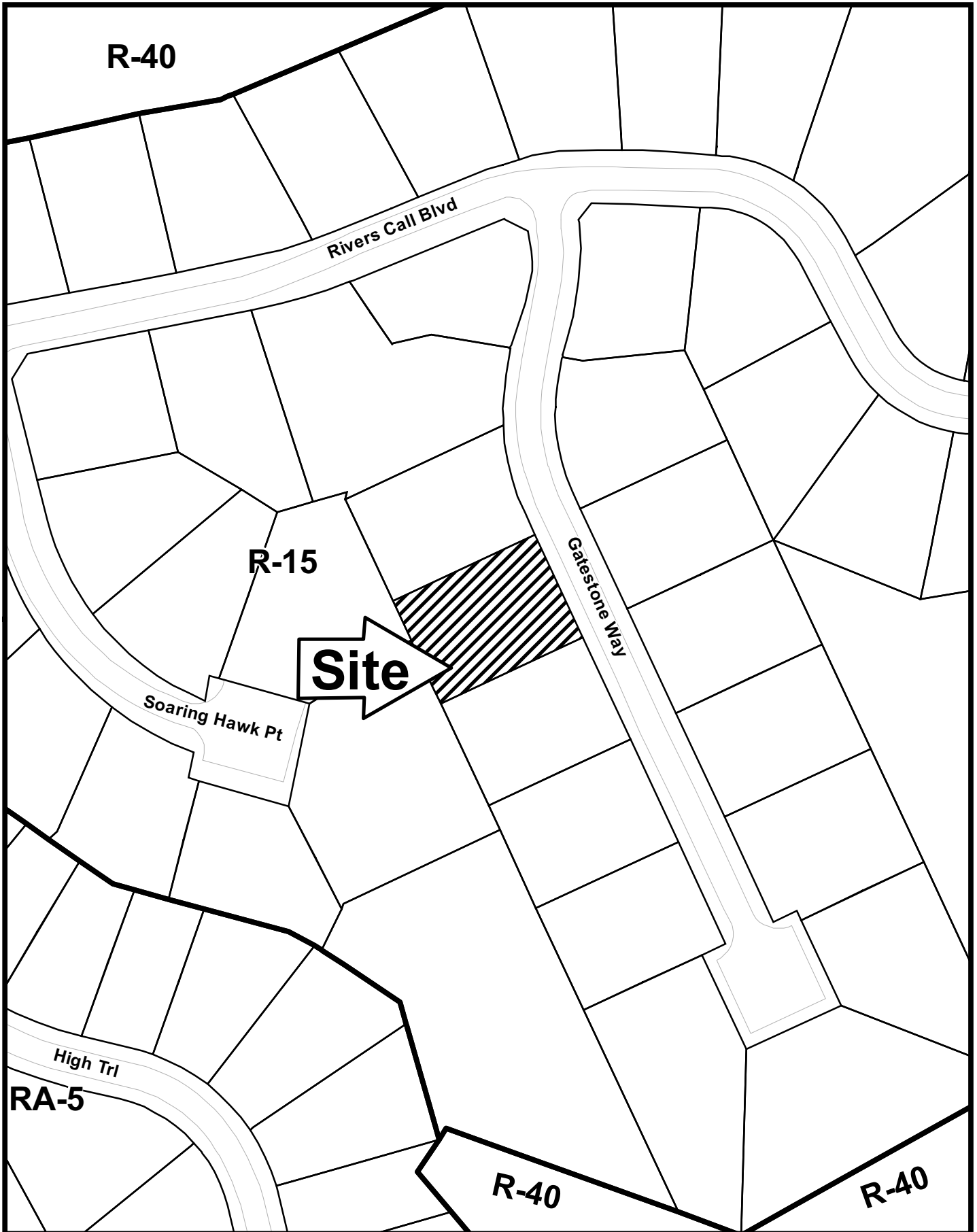
SEWER: No conflict.

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

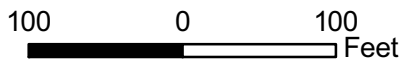
BOARD OF APPEALS DECISION
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____





V-80



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-80

Hearing Date: 10-14-09

Applicant William G. West Business Phone 770-435-9186 Home Phone 770-883-0581

William G. West Address 1430 Gatestone Way, Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

W.G. West Business Phone 770-435-9186 Cell Phone 770-883-0581
(representative's signature)

DENNIS RUNNION JR
Notary Public, Cobb, State of Georgia
My Commission Expires 10-11-11

Signed, sealed and delivered in presence of:

Dennis Runnion Jr

Notary Public

My commission expires: _____

Titleholder William G. West Business Phone 770-435-9186 Home Phone 770-883-0581

Signature W.G. West Address: 1430 Gatestone Way, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

DENNIS RUNNION JR
Notary Public, Cobb, State of Georgia
My Commission Expires 10-11-11

Signed, sealed and delivered in presence of:

Dennis Runnion Jr

Notary Public

My commission expires: _____

Present Zoning of Property R-15

Location 1430 Gatestone Way, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1004 and 1037 District 17th Size of Tract 0.372 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.

Owner would be prevented from making reasonable backyard improvements, such as installation of average-sized pool, spa and grill area.

List type of variance requested: To increase impervious surface allowance.

WAIVE THE IMPERVIOUS SURFACE ON LOT 49 FROM MAXIMUM ALLOWABLE OF 35% TO 65%