

**Impervious Calculations in August, 2006**  
(Time of Certificate of Occupancy)

Porches 650.3 s.f.  
House 4,934.6 s.f.  
Pool Deck 1,145.4 s.f.  
Total Impervious 6,730.3 s.f.  
(Pre 2005 Code Amendment Standards)  
(40.48% Lot Coverage)

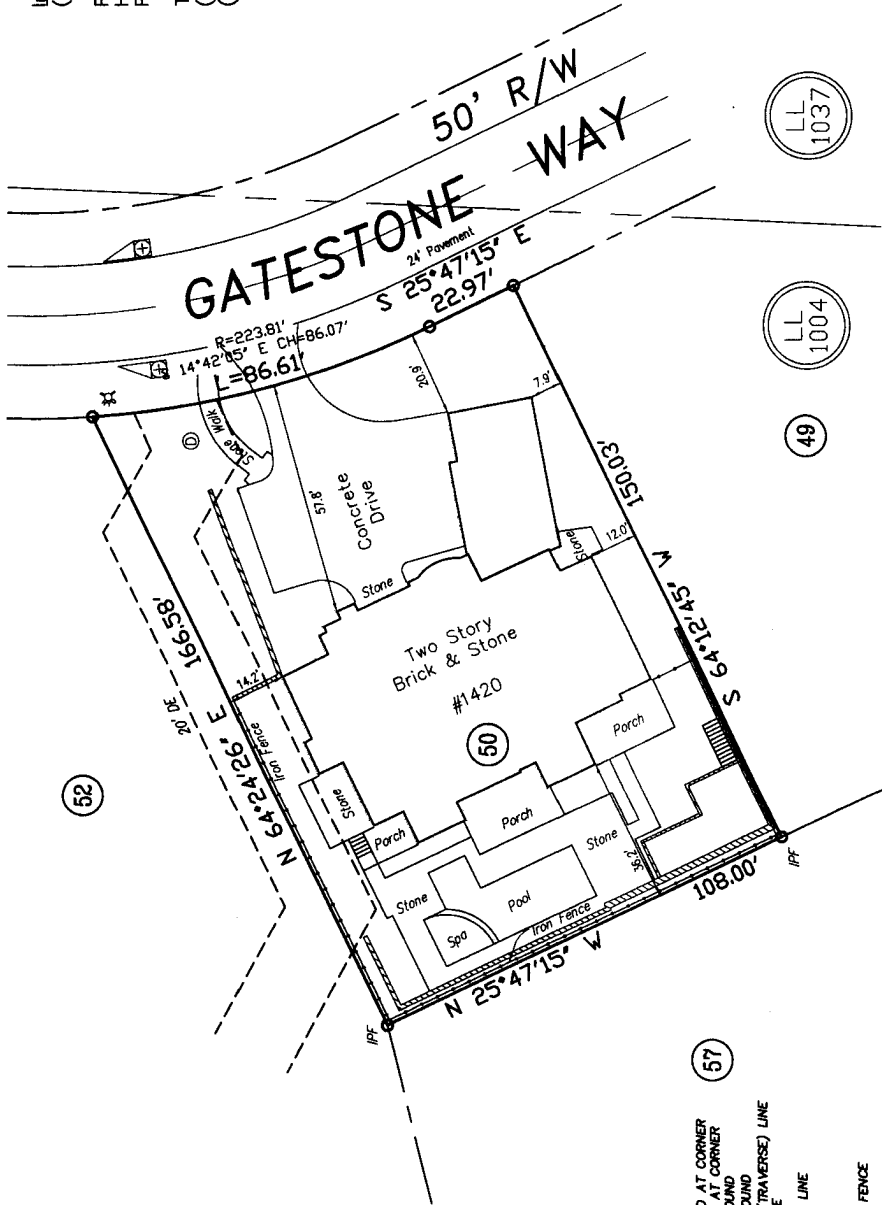
This Plan compiled from various sources  
(including owner's memory) to show  
configuration of Pool & Pool Deck at  
the time builder obtained Certificate of  
Occupancy. (As-Built August, 2006)

**AREA**  
16,624.3 SQ. FT.  
**0.382 AC**

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

**SURVEY FOR**  
**William Madison &**  
**Barbara Madison**

Lot 50 Unit II Phase 1	REVISIONS
River's Call	
Plat Book 236 Page 100	
LAND LOT - 1004	
DISTRICT - 17th	SECTION - 2nd
COUNTY - Cobb	Chkd LDN
STATE - Georgia	FILE: 05-0092
DATE - Feb. 11, 2010	SCALE - 1"=30'



LL 1037

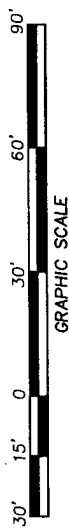
LL 1004

49

57

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

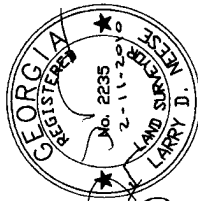
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA  
AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.  
MAP NO. 1306700055F, DATED AUGUST 16, 1982  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 14,707 FEET AND AN ANGULAR ERROR OF 21" PER ANGLE POINT AND  
WAS 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 - SOKKISHOR LINEAR - SOKKISHOR  
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN  
500 FEET OF THIS PROPERTY.  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



**WEST GEORGIA SURVEYORS, INC.**

731 Sandtown Road, Georgia 30008  
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



**APPLICANT:** William Madison **PETITION NO.:** V-32  
**PHONE:** 770-818-0285 **DATE OF HEARING:** 04-14-10  
**REPRESENTATIVE:** Tom Eldridge **PRESENT ZONING:** R-15  
**PHONE:** 770-977-4674 **LAND LOT(S):** 1004  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 17  
Gatestone Way, east of Wildwood Parkway **SIZE OF TRACT:** .382 acre  
(1420 Gatestone Way). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Remove stipulations from V-56 of 2006 for no additional structures and improvements only shown on submitted plan on May 10, 2006 variance. Allow additional impervious surface of 150 square feet (kitchen and walk) more than approved deck/walks as issued on certificate of occupancy dated 8/17/06; and 2) waive the rear setback from 26 feet to 8 feet (previously approved by V-56 of 2006).

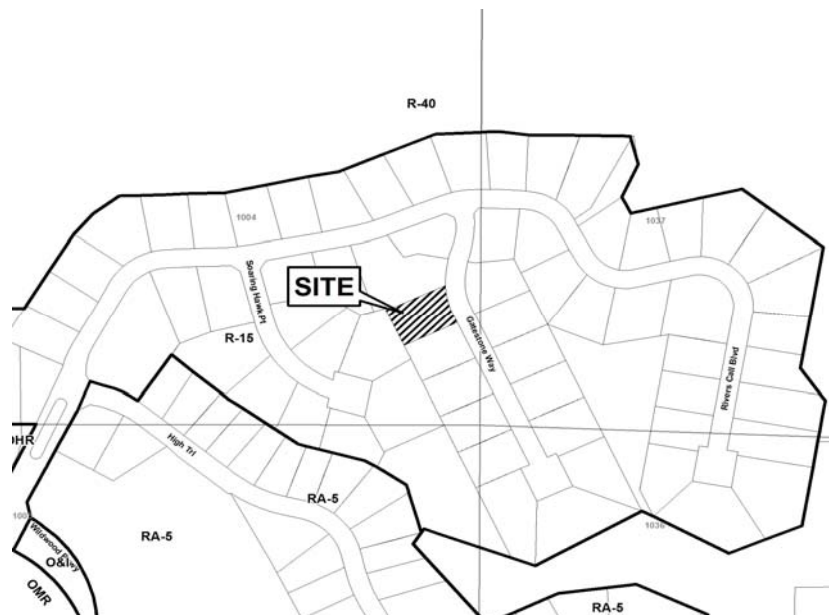
**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.  
**DEVELOPMENT & INSPECTIONS:** If the Variance is approved an accurate permit for work is to be obtained with all necessary approvals. A Stop Work Order was issued on the property on December 15, 2009. If this variance request is approved, a plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements and/or new setback limits. The plat must show in a standard Cobb County plat revision note that states that the new lot plat supersedes the most recently recorded subdivision plat and shows the variance case number and date of approval. The plat must be submitted to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.  
**STORMWATER MANAGEMENT:** This parcel is significantly over the 35% maximum allowable impervious coverage limit. Due to the close proximity to the Chattahoochee River and the National Park, it is recommended that no increase in impervious area be allowed. Per previous direction from Rob Hosack, it is recommended that the existing impervious coverage be reduced by 1098 square feet to comply with the original 2006 V-56 variance request and approval. The reduction may be accomplished by removal of existing impervious square footage or replacement with acceptable pervious material(s).  
**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.

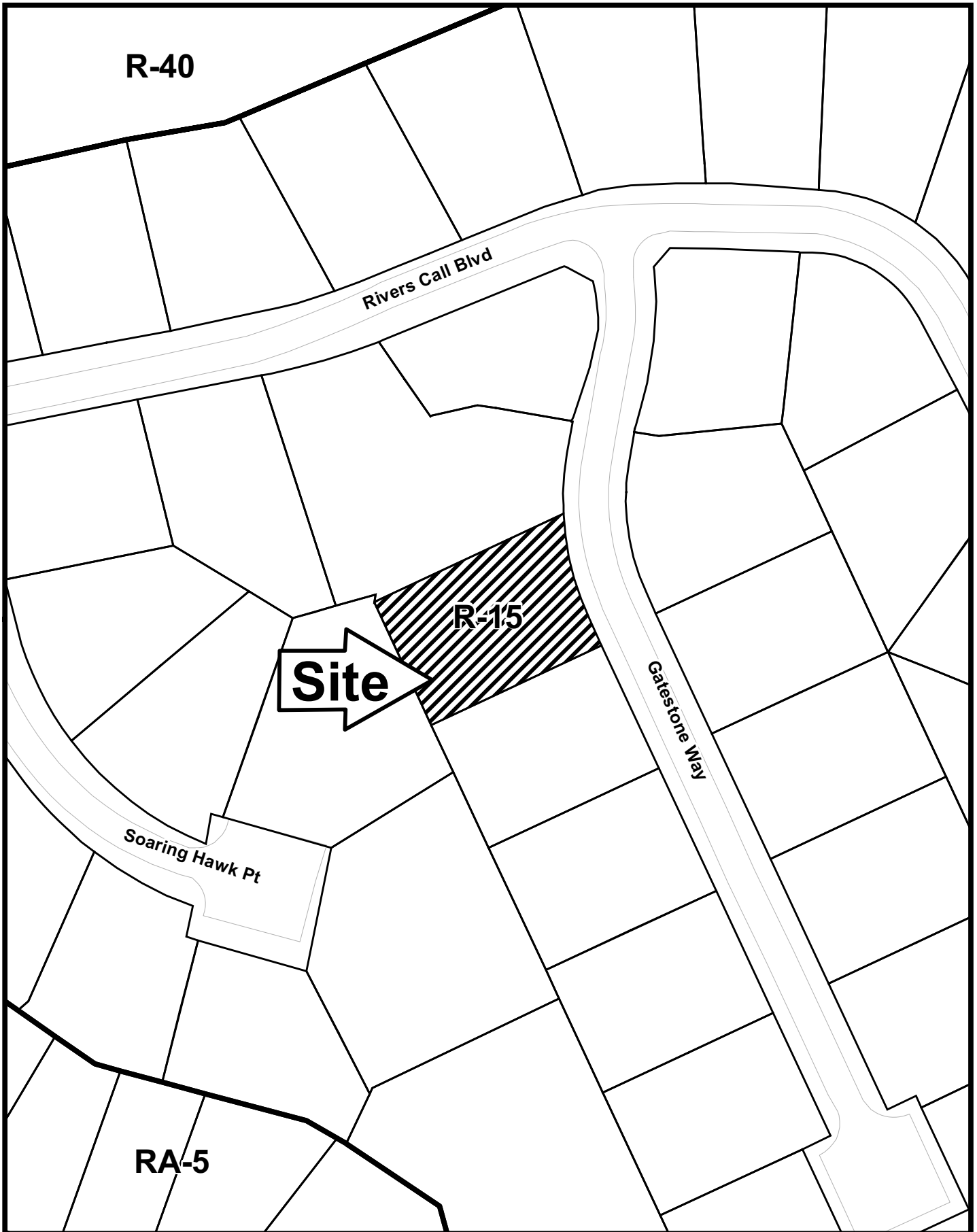
**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

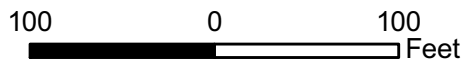
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# V-32



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

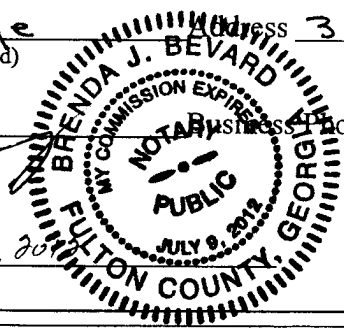
(type or print clearly)

Application No. V-32  
Hearing Date: 4-14-10

Applicant William Madison Business Phone 302 540 5447 Home Phone 770 818 0285

Tom Eldridge Address 3535 Roswell Rd., Suite 48  
(representative's name, printed) (street, city, state and zip code)

Tom Eldridge Business Phone 770 977 4674 Cell Phone 404 557 8392  
(representative's signature) Marietta, Georgia 30062

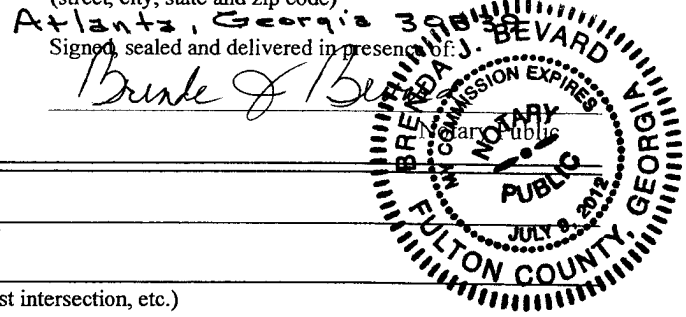


My commission expires: July 9, 2012

Signed, sealed and delivered in presence of:  
Brenda J. Bevard  
Notary Public

Titleholder William Madison Business Phone 302 540 5447 Home Phone 770 818 0285

Signature William Madison Address: 1420 Gatestone Way  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: July 9, 2012

Signed, sealed and delivered in presence of:  
Brenda J. Bevard  
Notary Public

Present Zoning of Property R-15 (Z-39/1999)

Location 1420 Gatestone Way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1004 District 17th Size of Tract 0.382 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 X 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.

Loss of use of existing improvements (kitchen)

List type of variance requested: Remove stipulation of no additional structures and improvements only shown on submitted plan on May 10, 2006 variance. Allow additional impervious of approx. 150 s.f. (kitchen and walk) more than approved deck/walks as issued on Certificate of Occupancy dated 8-17-06

Revised: December 6, 2005

**Note: See Exhibit "A" for previous variance**

Page 2 of 3

APPLICATION NO.: V-56

ORIGINAL DATE OF APPLICATION: 05-10-06

APPLICANT'S NAME: BARBARA MADISON

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB  
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD  
OF ZONING APPEALS ON MAY 10, 2006:**

**BARBARA MADISON** (owner) requesting a variance to waive the rear setback on lot 50 from the required 35 feet to 26 feet in Land Lot 1004 of the 17<sup>th</sup> District. Located on the west side of Gatestone Way, south of River's Call Boulevard (1420 Gatestone Way).

The public hearing was opened and Mr. Tom Eldridge and Ms. Barbara Madison addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Trombetti, to **approve** variance request **subject to:**

- **these improvements only**
- **no additional structures**
- **site plan depicting the pool marked "Exhibit for V-56" approved February 7, 2006 (copy attached and made a part of these minutes)**
- **Development and Inspections Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**

VOTE: **ADOPTED** unanimously

*Clerk's Note:* Applicant was encouraged to consider alternatives to paving around the entire pool to allow water to go through in order to reduce the impervious surface.

**Permit 06-01381RX**

Min. Mt. 9 Petition No. V-56  
Doc. Type Site plan depicting  
Pool Meeting Date May 10, 2006



This lot has a requirement to plant four shade trees (not ornamentals or pines). At least two trees must be planted in the front yard with at least one tree to be three inches caliper planted in the front setback area. All other trees must be a minimum of two inches caliper. These trees must be planted when the house is near completion. The certificate of occupancy will not be released unless the trees are planted.

Plan Review Section  
COUNTY COMMUNITY DEVELOPMENT DEPT.  
APPROVED FOR: *Summers Pool only*  
DATE: 2/7/06  
SUBJECT TO:

WILLIAM MADISON  
1420 GATESTONE WK  
MARLETTA, GA  
30067  
770-616-6248

- GUMMIE
- HEATED
- 22 X 36
- 530 SQ. FT
- 3 1/2' - 6' DEEP

LAND LOT 1004  
2ND SECTION

NO FILL MAY BE PLACED WITHIN THE DRAINAGE EASEMENT FLOOD PLAIN AND / OR DETENTION AREAS.

Exhibit for V-56

V-32 (2010) Exhibit "A"  
Previous variance

RIVER'S CAL  
CORR. COUN  
Builders shall be held fully responsible for on-site erosion control on their own lots. This includes effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.

