

V-88
(2010)

AUG-11-96 FRI 23:37 Oakley Downs : JWH

404+432+4393

P. 81

PLAT NO. 96-0257565

TRISTAN

DRIVE

S 49° 53' 03" E
C= 157.69'
A= 170.64'
R= 125.00'

R/W

l.p.s.

SIDEWALK

SIDEWALK

50'

R/W

(65)

N 00° 33' 00" E 115.00'

20.0

24.5

21.7

FOUNDATION ONLY
1995

SCREEN PORCH OVER
12' x 18' EXISTING DECK
DRIVEWAY

l.p.s.

S 89° 27' 00" W 48.92'

5.8

S 79° 13' 23" W 74.09'

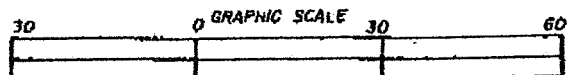
l.p.s.

150.39' TO 30' R/W
OF DUNBAR TRAIL

1/2" c.b.t. 1/2" c.b.t.

(62)

(63)



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREON IS OUTSIDE

OF THE FLOOD HAZARD AREA

SURVEY FOR: JOHN WIELAND HOMES

LAND LOT 675

17TH DISTRICT 2ND SECTION

COUNTY

PACES GREEN

LOT 64

BLOCK C

UNIT III

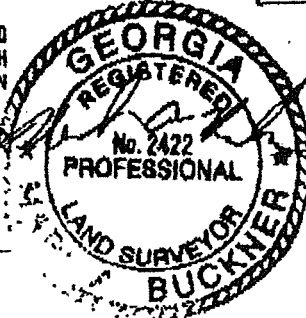
SEC

PLAT BOOK 157

PAGE 39

SCALE: 1" = 30'

DATE APRIL 11, 1996



Pearson & Associates, Inc.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
WETLAND DELINEATION
531 FOREST PARKWAY - SUITE 200
ROBERT PARK, GEORGIA 30088

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 10,000 FEET AND AN
ANGULAR ERROR OF .02" PER ANGULAR
POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 100,000 FEET.

EQUIPMENT UTILIZED ANGULAR AND LINEAR TOPCON
GTS 2-B.

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR
FENCE FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

SUBDIVISION PHASE

MARK A. BUCKNER
REGISTERED LAND SURVEYOR

SKP

APPLICANT: <u>John and Sue Jaskot</u>	PETITION NO.: <u>V-88</u>
PHONE: <u>678-804-3032</u>	DATE OF HEARING: <u>12-08-10</u>
REPRESENTATIVE: <u>John Jaskot</u>	PRESENT ZONING: <u>RM-8</u>
PHONE: <u>678-804-3032</u>	LAND LOT(S): <u>675</u>
PROPERTY LOCATION: <u>On the south side of</u>	DISTRICT: <u>17</u>
<u>Tristan Drive, north of Cooper Lake Road</u>	SIZE OF TRACT: <u>.25 acre</u>
<u>(1935 Tristan Drive).</u>	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 25 feet on lot 64; and 2) waive the impervious surface from a maximum of 45% to 49%.

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147. If Variance is approved a Building Permit and Inspections will be required on the screen porch.

STORMWATER MANAGEMENT: The survey provided is not current and does not reflect the driveway, previous side addition and walkway/patio areas. Based on the available Cobb County GIS ortho-photography, the existing condition of the lot is just over the 45% maximum impervious coverage limit by 35 square-feet. The proposed 216 square-foot covered porch will bring the coverage percentage to 48.3%.

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** _____

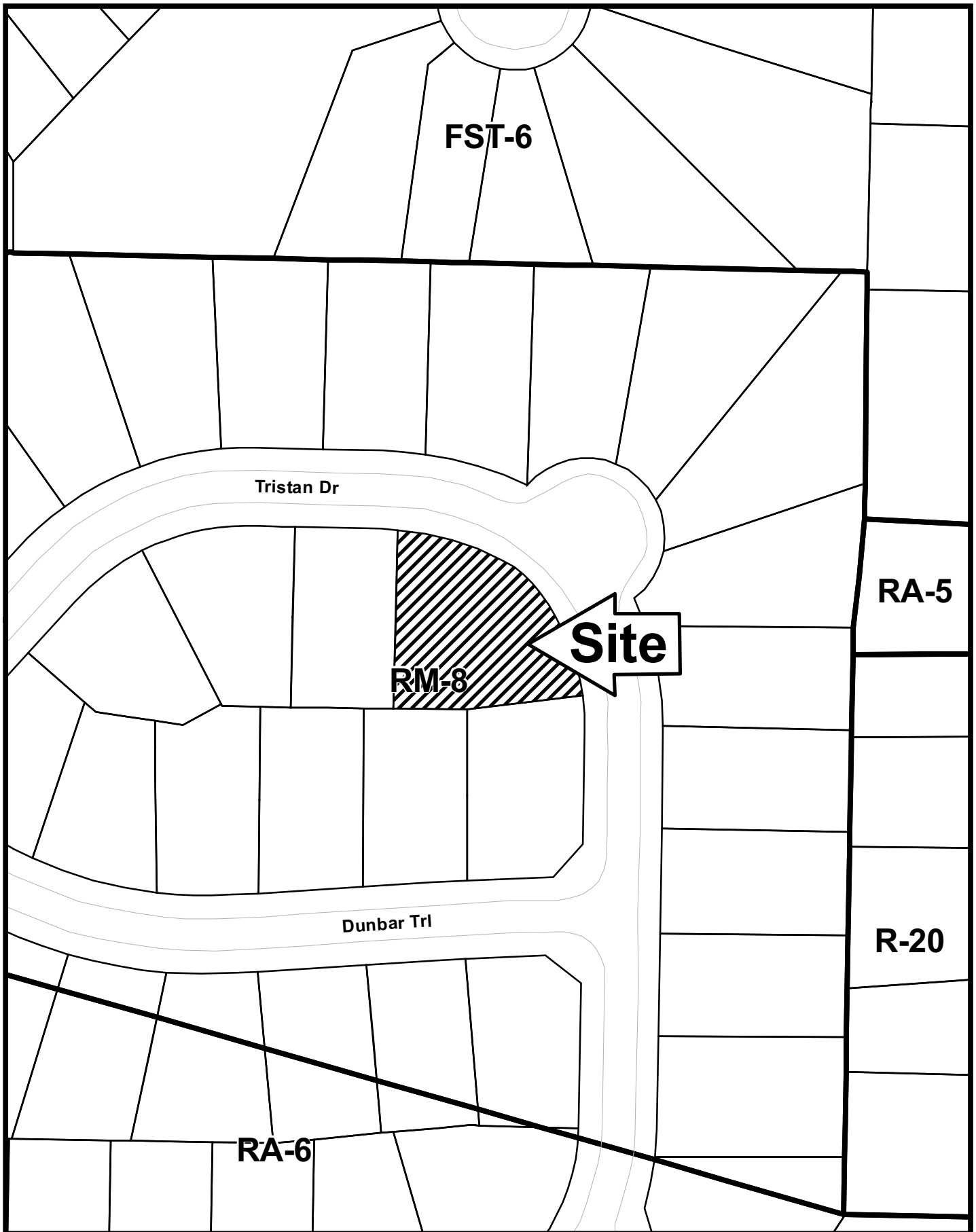
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-88

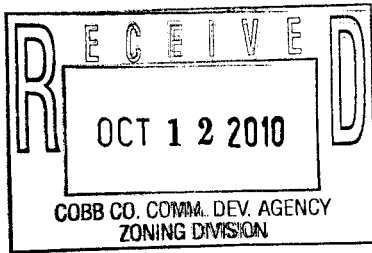


This map is provided for display and planning purposes only. It is not meant to be a legal description.

75 0 75 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-88
Hearing Date: 12-8-10

Applicant JOHN + SUE JASKOT Business Phone 678-804-3032 Home Phone 404-502-4056

JOHN JASKOT Address 1935 TRISTAN DR. SMYRNA GA
(representative's name, printed) (street, city, state and zip code) 30080

x John Jaskot Business Phone 678-804-3032 Cell Phone 678-358-8339
(representative's signature)

My commission expires: 2/1/14 Signed, sealed and delivered in presence of:

Titleholder JOHN + SUE JASKOT Business Phone 678-804-3032 Home Phone 404-502-4056
Signature x John Jaskot Address: 1935 TRISTAN DR. SMYRNA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30080

My commission expires: 2/1/14 Signed, sealed and delivered in presence of:

Present Zoning of Property RESIDENTIAL
Location 1935 TRISTAN DR. SMYRNA, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 675 District 17TH Size of Tract 0.25 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 1/4 ACRE Shape of Property PIE Topography of Property SLOPED 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.

WITHOUT VARIANCE CANNOT ENCLOSE DECK

List type of variance requested: REDUCTION IN OFFSET FROM 30' TO 25' IN ORDER TO ENCLOSE PORTION OF EXISTING DECK.
WAIVE THE REAR SETBACK FROM REQUIRED 30FT TO 25FT.