

LEGEND

IPF IRON PIN FOUND
(1/2" REBAR)
IPS IRON PIN SET
(1/2" REBAR)
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
JUNCTION BOX
LLL LAND LOT LINE
MH MANHOLE
BL BUILDING LINE
CL CHAIN LINK
C CENTERLINE
DE DRAINAGE EASEMENT
PP POWER POLE
RBF REBAR FOUND
R/W RIGHT-OF-WAY
SE SEWER EASEMENT
UE UTILITY EASEMENT
CATCHBASIN
CATCHBASIN
HEADWALL

NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

EXISTING LOT COVERAGE:

HOUSE-4,047 SF
DECK-481 SF
PATIO-425 SF
FRONT WALK-300 SF
REAR WALK-175 SF
STONE WALLS-44 SF
DRIVE-1,694 SF
TOTAL: 7,166

BOCCE COURT

WALLS/PATIO-225 SF
ROCK BORDER-248 SF
COURT-0 SF (PERVIOUS)
TOTAL:473 SF

7166+473=7,639

FEB 12 2015

SURVEY FOR:

FRANK MADONIA

LOT 24

SUBDIVISION: ST. LYONN

LAND LOT 224 1st DISTRICT 2nd SECTION

COBB COUNTY, GEORGIA

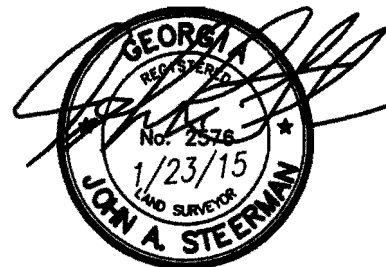
SCALE: 1"=50' JANUARY 20, 2015

REFERENCED IN PLAT BOOK 163, PG. 85

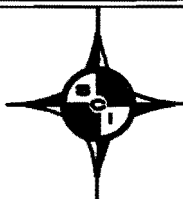
THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE BY LATITUDES AND
DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN
1,440,631 FEET.

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 ANGLE POINT
AND WAS ADJUSTED USING
COMPASS RULE.

A TOPCON - TOTAL STATION WAS
USED TO OBTAIN THE LINEAR AND
ANGULAR MEASUREMENTS USED IN
THE PREPARATION OF THIS PLAT.



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



SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS

2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078

(770) 736-7666

FAX (770) 736-4623

MAIL@SURVEYCONCEPTS.NET

APPLICANT:	<u>Frank Madonia</u>	PETITION No.:	<u>V-61</u>
PHONE:	<u>404-314-8865</u>	DATE OF HEARING:	<u>04-01-2015</u>
REPRESENTATIVE:	<u>Frank Madonia</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>404-314-8865</u>	LAND LOT(S):	<u>224</u>
TITLEHOLDER:	<u>Frank Madonia and Rosalee V. Madonia</u>	DISTRICT:	<u>1</u>
PROPERTY LOCATION:	<u>On the south side of Saint Lyonn Courts, west of Saint Lyonn Place</u>	SIZE OF TRACT:	<u>0.46 acre</u>
	<u>(932 Saint Lyonn Courts).</u>	COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the maximum impervious surface from the required 35% to 38%.</u>		

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

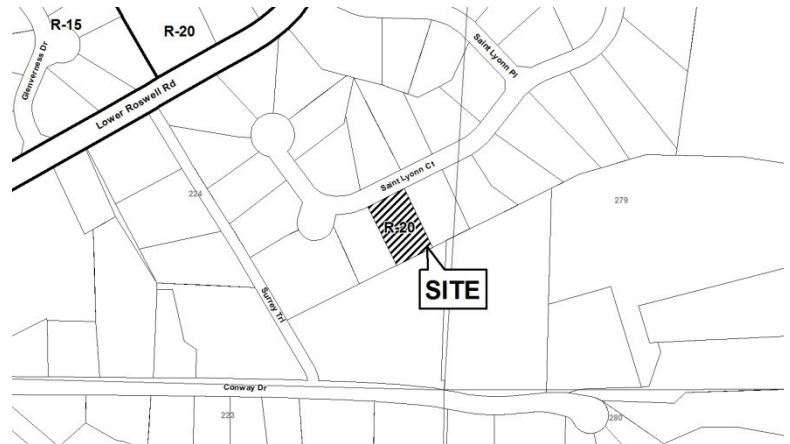
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Frank Madonia **PETITION No.:** V-61

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: This parcel is located within the Chattahoochee River Corridor and is subject to the provisions of the Metropolitan River Protection Act. The proposed coverage meets the MRPA requirements for the St Lyonn Subdivision with sufficient transfer of credit from the existing subdivision reserve.

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.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

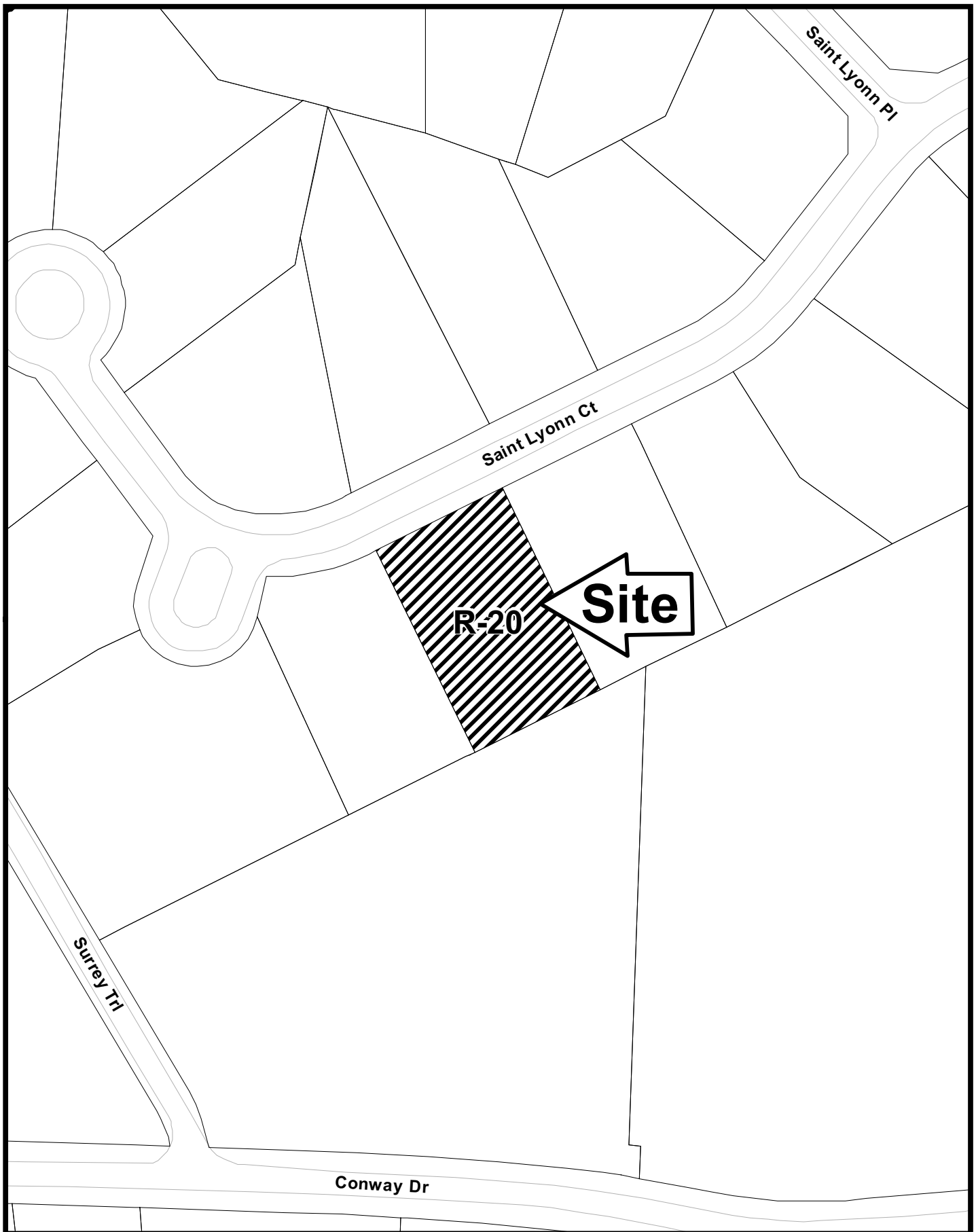
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Frank Madonia **PETITION No.:** V-61

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-61

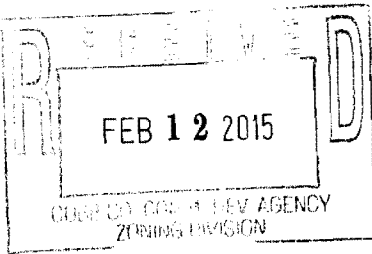


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-661
Hearing Date: 4-1-15

Applicant Frank Madonia Phone # 4043148865 E-mail fmadonia@gmail.com
Frank Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 4043148865 E-mail fmadonia@gmail.com
(representative's signature)

My commission expires: 03/12/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Frank Madonia Phone # 4049929246 E-mail fmadonia@gmail.com
Rosalie Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

Rosalie Madonia My commission expires: 03/12/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property 932 St. Lynn Ct
Location 932 St. Lynn Ct. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 1st Size of Tract .461 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 .461 Acres Shape of Property Rectangle Topography of Property Slight Slope 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

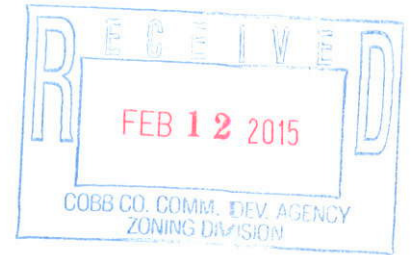
please refer to attached letter describing variance request.

List type of variance requested: Increase lot coverage from 35% to 38%

V-61
(2015)
Exhibit

February 11, 2015

Board of Zoning Appeals
Cobb County
191 Lawrence St Ne,
Marietta, GA 30060



Re: Variance Application
932 St. Lyonn Court
Marietta, Ga. 30068

Frank and Rosalee Madonia, owners of the above referenced property, are seeking a variance to bring their current property into conformance with the allowable lot coverage. The existing property has an allowable lot coverage of 35%, and based on a recently completed survey, indicates a current coverage of 38%. This results in approximately 605 SF of additional lot coverage.

The lot is comparatively small with respect to the size of the house originally constructed, and there was apparently very little room left by the developer for "typical" outdoor hard surface improvements. Frank and Rosalee Madonia are not asking to increase the lot coverage from what currently exists, but rather to allow the existing coverage to be in compliance with zoning laws, which in turn will bring their property into compliance. The reason this is important to the homeowners, is that neither they, nor a future owner will be able to perform a properly permitted interior renovation to the home without the lot being in full compliance.

There is no negative impact to any of the adjacent property owners due to this variance request. No additional improvements are being requested as a part of this application. As the property is fairly small, and the backyard is mostly private, the additional 3% lot coverage requested is basically invisible to any of the adjacent property owners.

Thank you for your consideration.

Sincerely,

 Rosalee Madonia

Frank and Rosalee Madonia
Homeowners