

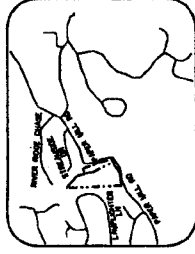
V-105
(2008)



Georgia Professional Land Surveying, LLC
FOUNDATIONS SURVEY
 PUNNAMALLAM NUTHALA
 RESIDENCE
 LOCATED IN LAND LOTS 177 & 178, OF THE 7TH DISTRICT, 3RD SECTION, 12TH RANGE, GILMER COUNTY, GEORGIA

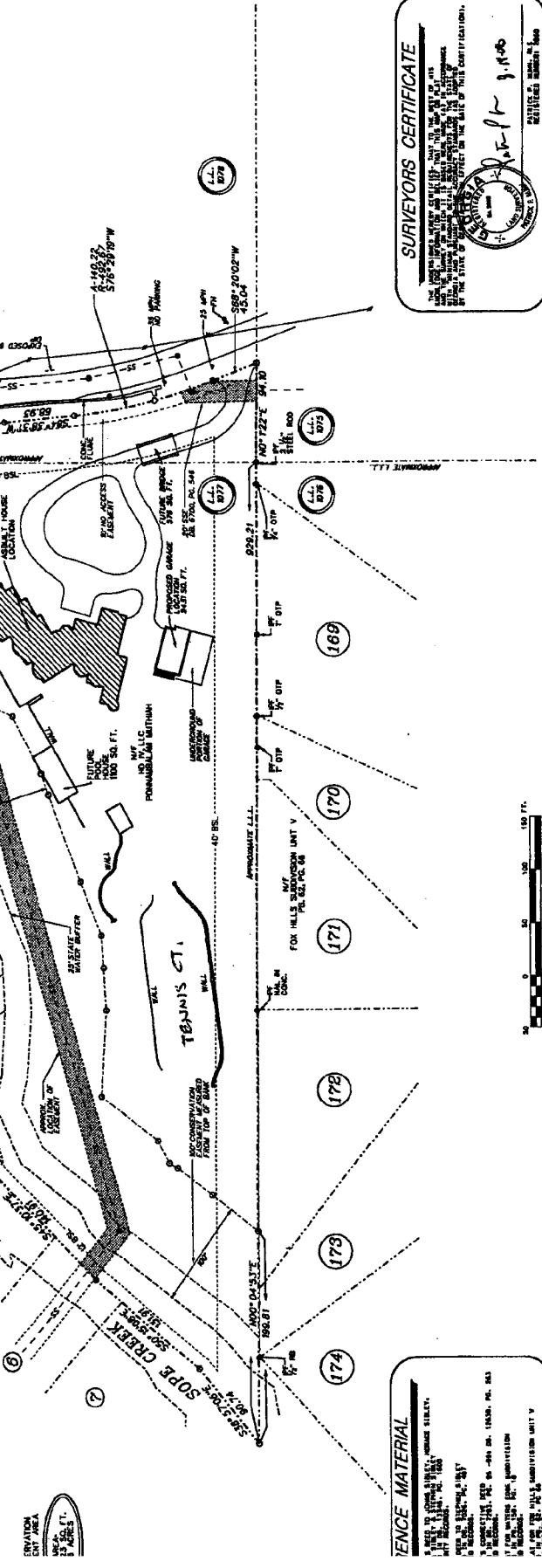
DATE OF SURVEY: 7-23-08
 DRAWING NO.: 01-08
 SHEET 1 OF 1

NO.	REVISIONS	DATE



LEGEND

- FENCE
- - - - - CONVEYANCE
- PAPER MILL ROAD
- TENNIS COURT
- SOPE CREEK
- PROPOSED ACCESS
- PROPOSED DRIVE
- PROPOSED WALKWAY
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED WATER BUTTER
- PROPOSED WATER FALL
- PROPOSED CONSERVATION EASEMENT
- PROPOSED POND
- PROPOSED FOUNDATION
- PROPOSED SUBDIVISION



RIVEY NOTES

THIS SURVEY WAS MADE TO DETERMINE ANGLE MEASUREMENTS FOR CONFORMANCE WITH THE GEORGIA SURVEYING ACT AND IS ACCURATE TO WITHIN THE LIMITS OF THE SURVEYING ACT AND THE BEST AVAILABLE DATA AND THE MEASUREMENTS WERE MADE BY THE SURVEYOR IN THE FIELD ON THE DATE OF SURVEY AND THE RESULTS WERE REDUCED TO SEA LEVEL AND THE SURVEY WAS COMPLETED ON JULY 23, 2008.

TILE NOTES

THIS SURVEY WAS MADE TO DETERMINE THE LOCATION OF THE PROPERTY LINES AND THE RESULTS WERE REDUCED TO SEA LEVEL AND THE SURVEY WAS COMPLETED ON JULY 23, 2008.

FENCE MATERIAL

4" X 4" POSTS @ 6' ON CENTER
 1" X 4" RAILS @ 6' ON CENTER
 1/2" X 4" TOP RAIL @ 6' ON CENTER
 1/2" X 4" BOTTOM RAIL @ 6' ON CENTER
 1" X 4" BRACE @ 6' ON CENTER
 1" X 4" BRACE @ 6' ON CENTER

SURVEYORS CERTIFICATE

I, PUNNAMALLAM NUTHALA, A LICENSED SURVEYOR IN THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THE RESULTS WERE REDUCED TO SEA LEVEL AND THE SURVEY WAS COMPLETED ON JULY 23, 2008.



Petition V-105

Search Tags <Ponnambalam Muthiah, R-30, Paper Mill Road, Streamside Drive, Belmont, accessory to front, side setback, accessory to side>

Ponnambalam Muthiah, 770-874-1093, represented by Richard W. Greene, 770-980-2083, requests:

- 1) Allow an accessory structure (proposed bridge) to the front of the primary structure;
- 2) Waive the setback for an accessory structure over 650 square feet (proposed 2,431 square foot garage) from the 100 feet to 40 feet adjacent to the western property line; and allow said garage to be to the side of the primary structure; and
- 3) Waive the setback for an accessory structure (proposed tennis court) from the required 40 feet to 30 feet adjacent to the western property line.

Property is located on the west side of Paper Mill Road, south of Streamside Drive (3911 Paper Mill Road); 17th District, Land Lots 1077 & 1078, Parcel 43.

Size of tract is 4.06 acres, 176,854 s.f.

Present zoning is R-30

Contiguous zoning is:

North: R-30 (Waters Edge subdivision);

East: R-30 (Waters Edge subdivision, Atlanta Country Club subdivision);

South: Chattahoochee National Recreation Area;

West: R-30 (Giverney Park subdivision, Fox Hills subdivision)

Land use category: Low Density Residential

Case manager is Mike Gerritts

BZA board member is Tom McClesky

Reason: *The detached garage would have to be in the creek if it were to be placed behind the wall that is opposite the front door; therefore it is to be located per the site plan. Also the topography is extremely severe on this property and it affects all aspects of the site. To minimize the impact of the detached garage, half of it shall be underground with a sod roof. The tennis court is slightly over the rear setback line on one corner because of the topography and that we tried to save as many trees between the retaining wall and the creek buffer. Also there is no place to put the detached garage that would be 100 feet off the property line. The bridge is considered an accessory structure and it is needed to cross the drainage area that gives access to the house from the street.*

Staff Comments:

Please click for [Preliminary Variance Analysis](#)

[Please click for Final Variance Analysis](#)

ECCA position: **NO ACTION**

We support the position of the Chattahoochee Plantation Homeowners Association, which is: "We approve the request variance as submitted."

BZA Action (unofficial): *Approved*, subject to Traffic, Development and Inspections, Stormwater Management, Sewer, and Fire Department comments.