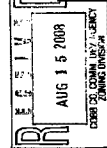
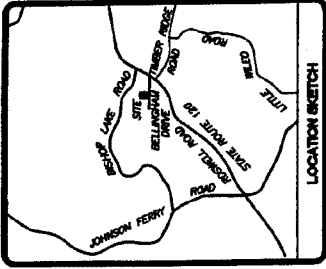


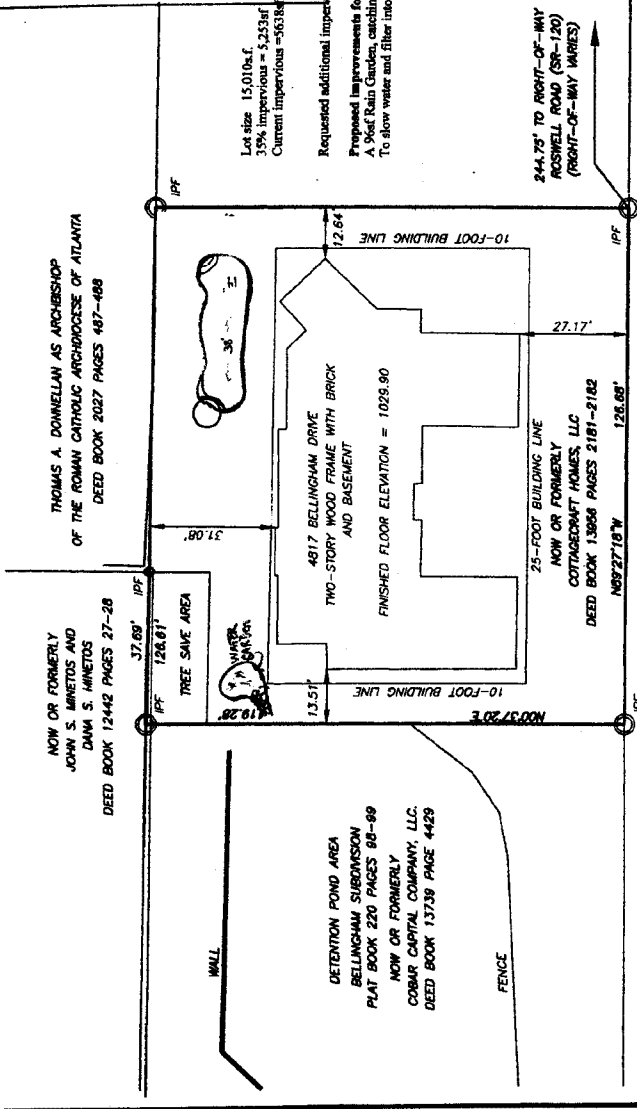
V-110
(2008)



R E C I T I V E
AUG 15 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Lot size 15,010sf
5% Impervious = 5,253sf
Current Impervious = 5638sf

Requested additional impervious=1164sf
Proposed improvements for water management - install
A 96" Rain Garden, catching water from downspouts/roof
To slow water and filter into the ground.



This is to certify that this survey was made under my supervision and is a true and correct representation of the land surveyed. The field data upon which this survey is based has a precision of one (1) part in 100,000. The field data was collected using a precision of one (1) inch in 100,000 feet. The data on this survey was collected using the following methods:
1. Angular and linear measurements were made using Nikon DTM 520. The data on this survey has been calculated for closure and is found not to exceed one foot in 517,415 feet.
The Survey shown hereon was prepared without benefit of an abstract of title; therefore, unrecorded and unperfected easements, right-of-way, setback lines, agreements, reservations, and other similar matters.
The utilities shown are for the client's convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for utilities shown. All damages made to existing utilities by the owner, or owner's agent, shall be the sole responsibility of the owner, or owner's agent.
This plat is for the benefit of the parties in the title block. Any use by third parties is at their own risk. Braswell Engineering, Inc., will not accept any responsibility of liability for the use of this survey by anyone other than the person, or persons, named in the title block.
A portion of this tract of land does lie within the 100 year intermediate regional flood, being in Zone AC zone as per the Federal Flood Management Agency as shown on Community Panel # 13067C0035, last revised August 16, 1992.
The field survey work was completed on September 10, 2004.

LEGEND

- PH - Fire Hydrant
- PF - 1/2" Rebar Iron Pin Found
- PS - 1/2" Rebar Iron Pin Set
- UTP - Open Top Pipe Found
- PP - Power Pole
- RMAF - Concrete Right-of-Way Monument Found
- SSMH - Sanitary Sewer Manhole
- TB - Telephone Riser Box
- UCM - Underground Cable Marker
- SW - Water Valve

REFERENCES

- Boundary Survey For Cigarette Banking Company, Cobalt Company, LLC, Chicago Title Insurance Company and Moore Ingram Johnson and Steels, LLP, prepared by Braswell Engineering, Inc., dated April 30, 2003 and bearing the seal and certification of Bruce L. Floyd, Georgia RLS # 2735.
- Bellingham Subdivision, prepared by Braswell Engineering, Inc., dated January 23, 2004, bearing the seal and certification of Bruce L. Floyd, Georgia RLS # 2755 and recorded in Plat Book 220, Pages 98-99, Cobb County, Georgia Records.

In my opinion this plot is a correct representation of the property shown hereon and prepared in conformity with the minimum standards of the Georgia Plat Act.

FOUNDATION SURVEY FOR: COTTAGECRAFT HOMES, LLC
4817 Bellingham Drive, Marietta, Georgia 30062
Lot 14, Bellingham Subdivision
Plat Book 1,995 Pages 2181-2182, Cobb County, Georgia Records
Plat Book 220 Pages 98-99, Cobb County, Georgia Records
LOCATED IN LAND LOT 94 - 1ST DISTRICT
2ND SECTION - COBB COUNTY GEORGIA

NO.	DATE	DESCRIPTION	BY
1	09-10-04	FOUNDATION SURVEY FOR: COTTAGECRAFT HOMES, LLC	BRUCE L. FLOYD
2	09-10-04	4817 Bellingham Drive, Marietta, Georgia 30062	BRUCE L. FLOYD
3	09-10-04	Lot 14, Bellingham Subdivision	BRUCE L. FLOYD
4	09-10-04	Plat Book 1,995 Pages 2181-2182, Cobb County, Georgia Records	BRUCE L. FLOYD
5	09-10-04	Plat Book 220 Pages 98-99, Cobb County, Georgia Records	BRUCE L. FLOYD
6	09-10-04	LOCATED IN LAND LOT 94 - 1ST DISTRICT	BRUCE L. FLOYD
7	09-10-04	2ND SECTION - COBB COUNTY GEORGIA	BRUCE L. FLOYD

1/1

Petition V-110

Search Tags <John Benkendorf, R-15, Bellingham Drive, Roswell Road, Bellingham, impervious surface>

John Benkendorf, 770-518-1455, representing himself, requests waiver of the maximum allowable impervious surface from 35% to 39% for lot 14.

Property is located at the north side of Bellingham Drive, west of Roswell Road (4817 Bellingham Drive, Bellingham subdivision); 1st District, Land Lot 94, Parcel.

Size of tract is 0.34 acres, 14,810 s.f.

Present zoning is R-15

Contiguous zoning is: *North*: R-30 (unplatted residential); *East*: R-15 (Bellingham subdivision); *South*: R-15 (Bellingham subdivision); *West*: R-15 (Bellingham subdivision)

Land use category: Low Density Residential

Case manager is Robert Morgan

BZA board member is Christi Trombetti

Reason: *Our home is for sale in a sixteen home neighborhood where there are 4 existing pools already. Several potential buyers have stated they are looking for a pool. This is creating the "hardship" of not being able to sell our home in a very depressed market.*

(Need a) variance to install a swimming pool. A sixteen home neighborhood in which 4 other homes have swimming pools. A variance to increase the allowable impervious surface area.

Staff Comments:

Please click for [Preliminary Variance Analysis](#)

Please click for [Final Variance Analysis](#)

ECCA position: **OPPOSE.**

- The Bellingham subdivision has a total of 16 homes.
- There are 4 properties in the subdivision that already have a pool. All of these properties are a minimum of 2,200 s.f. larger than the applicant's property (4817 Bellingham Drive). It also appears that the pools were installed at the time that the homes were constructed.
- The applicant's lot is one of the smallest, if not the smallest, in the subdivision.
- In the Bellingham subdivision, 5 of the 16 properties are currently on the market. The other four properties on the market are all a minimum of 1,800 s.f. larger than the applicant's property. Despite having the smallest lot currently on the market, the applicant is asking the most (\$1,195,000) for the property. This includes a larger property with a pool (4820 Bellingham Drive) that is priced at \$1,050,000.
- I am uncertain as to how adding a pool is going to help sell the home when 4820 Bellingham Drive is a larger home, on a larger parcel, with a pool that is already price \$145,000 less than the applicant's property.

- There is absolutely no hardship in this case.

GIS shows 45.7% existing impervious surface, including
5,540 s.f. house
1,230 s.f. driveway

Maximum impervious surface % allowed: 35% / 5,184 s.f.

Maximum impervious surface % planned: >45.7% / >6,770 s.f.

BZA Action (unofficial): APPROVED, subject to:

- *All staff comments and recommendations*
- *Stormwater Management to have final approval of the site plan presented at the time the pool is installed*