

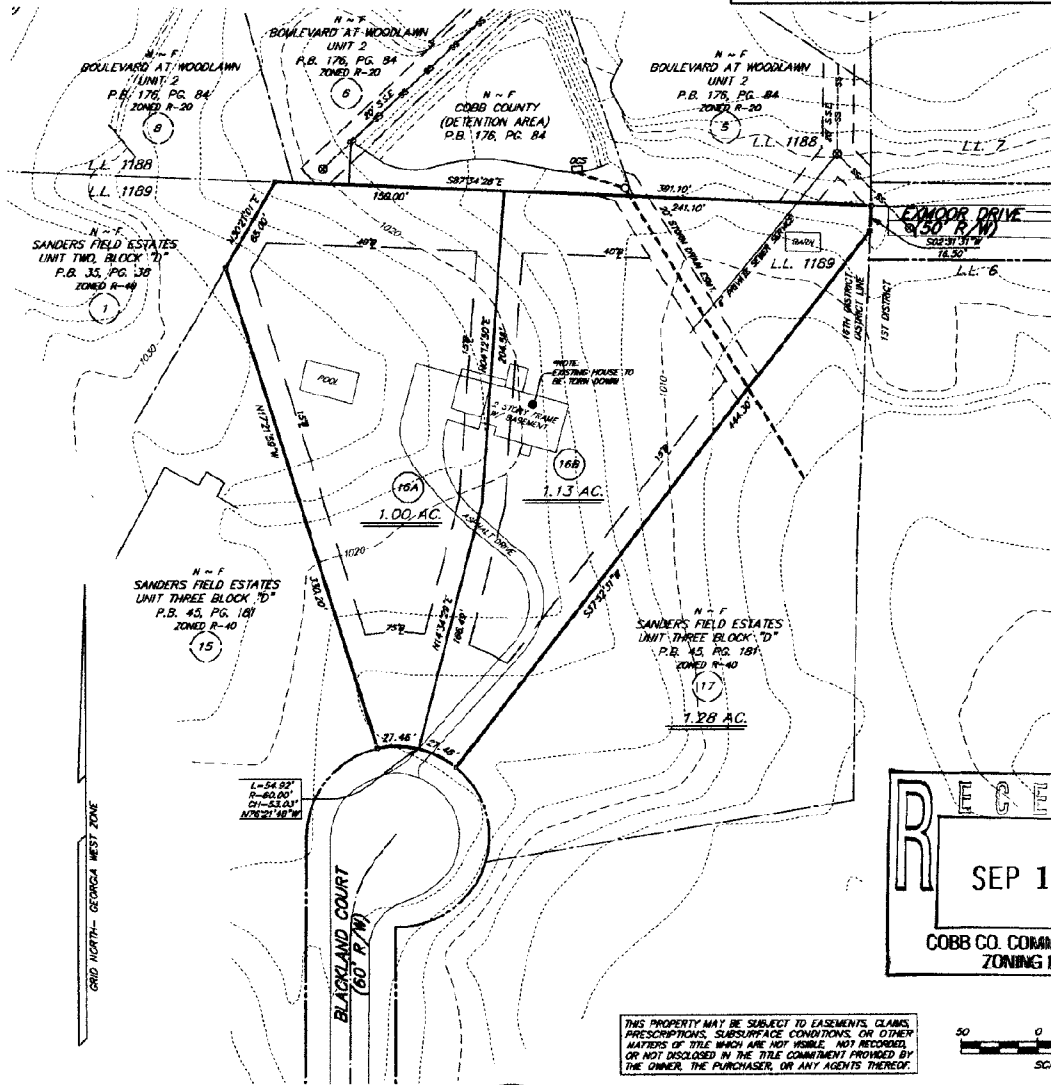
V-112
(2008)

LEGEND	
⊕ P.P. - POWER POLE	⊕ C.B. - CATCH BASIN
⊕ L.P. - LIGHT POLE	— R.C.P. - REINFORCED CONCRETE PIPE
⊕ F.H. - FIRE HYDRANT	— C.M.P. - CORRUGATED METAL PIPE
⊕ M.M. - SANITARY SEWER MANHOLE	— F.F.E. - FINISHED FLOOR ELEVATION
⊕ W.M. - WATER METER	⊕ W.V. - WATER VALVE
⊕ G.M. - GAS METER	⊕ T.M. - TELEPHONE MANHOLE
⊕ R.B.S. - REINFORCING BAR SET	— U.E.L. - UNDERGROUND ELECTRICAL LINE
⊕ R.B.F. - REINFORCING BAR FOUND	— O.P.L. - OVERHEAD POWER LINES
⊕ G.T.P. - GRIMP TOP PIPE FOUND	⊕ H.K. - HEADHALL
⊕ O.T.P. - OPEN TOP PIPE FOUND	⊕ P.B. - POWERBOX
⊕ R/W MON. - RIGHT-OF-WAY MONUMENT	— W.L. - WATER LINE
⊕ X - TYPE OF FENCE	— U.T.L. - UNDERGROUND TELEPHONE LINE
⊕ J.B. - JUNCTION BOX	⊕ G.L. - GAS LINE
⊕ D.I. - DROP INLET / YARD INLET	

SITE SUMMARY

TOTAL SITE AREA: 2.13 AC.
EXISTING ZONING: R-40
TOTAL UNITS SHOWN: 2
PROPOSED DENSITY: 0.94 UNITS/AC.
BUILDING LINES:
 FRONT 75'
 SIDE 15'
 REAR 40'

-BOUNDARY INFO TAKEN FROM A SURVEY BY PERIMETER SURVEYING CO., INC. DATED 4-27-92
-TOPOGRAPHY TAKEN FROM COBB CO. GIS MAPS



RECEIVED
 SEP 11 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE _____ ACCORDING TO FEMA (FEMA) COMMUNITY NUMBER # _____ MAP NUMBER # 13007 C 0053 F DATED AUGUST 18, 1992

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT : 1/10,000+ . MATTERS OF TITLE ARE EXCEPTED.



DATE : 8-4-08 REVISIONS
 SCALE : 1"=50'
 DRAWN BY : MAN
 CHECKED BY : CAC
 FIELD BOOK :

GASKINS SURVEYING & ENGINEERING COMPANY
 1708 POWDER SPRINGS ROAD PHONE: 770-424-7188
 MARBETH, GEORGIA 30084 FAX: 770-424-7281
 www.gsksurvey.com

VARIANCE PLAT FOR:
MICHAEL E. & KIMBERLY T. PARIS
 LOT #16 SANDERS FIELD ESTATES UNIT III, BLOCK "D"
 LOCATED IN L.L. 1189 16th DISTRICT, 2nd SECTION COBB COUNTY, GA.

Petition V-112

Search Tags < Michael Paris, R-40, East Blackland Court, Woodland Drive, road frontage>

Michael E. Paris, 770-813-3371, representing himself, requests the waiver of public road frontage on lots 16A and 16B from the required 50 feet to 27 feet.

Property is located on the north side of East Blackland Court east of Woodland Drive (150 East Blackland Court, Sanders Field Estates); 16th District, Land Lot 1189, Parcel 33.

Size of tract is 2.13 acres or 92,783 s.f.

Present zoning is R-40 (40,000 s.f. lots)

Contiguous zoning is: *North:* R-20 (Boulevard at Woodlawn); *East:* R-40 (Sanders Field Estates); *South:* R-40 (Sanders Field Estates); *West:* R-40 (Sanders Field Estates).

Land use category: Low Density Residential (LDR)

Case manager is Mike Gerritts

BZA board member is Tom McCleskey

Reason: Hardship would be created by following the normal terms of the ordinance. *We would like to have the opportunity to build two homes on our 2.1 acre lot, which would be permitted under the current R-40 zoning category. The lots would be one acre or slightly larger. The lot sizes are consistent with the lot sizes on Blackland Drive and East Blackland Court. Any new construction will meet current set back and impervious area requirements.*

The lot has been our home since 1992 and the existing house which is 41 years old, is in serious need of renovation. Our current home is not compatible with the newer homes being constructed in the area and lacks the amenities available in those homes. Constructing two new homes on this site is the only way we can provide for us to have a comfortable and up-to-date living situation. Furthermore, the cost and time to keep up the two acres we have now has become burdensome as we grow older.

Our hardship is that due to the severe triangular shape of our lot, our road frontage is 54.92 feet and there is no way for us to realize our dream without some relief. Therefore, we are requesting the Boards consideration of reducing the road frontage for each proposed lot from the required 50 feet to 27.46 feet.

Staff Comments:

Click for [Preliminary Variance Analysis](#):

Click for [Final Variance Analysis](#)

ECCA position: No Action. *We support the position of the Chattahoochee Plantation Homeowners Association*

Maximum impervious surface % allowed: 30% (27,835 s.f. or approximately 23,900 s.f. per lot)

Maximum impervious surface % planned: Unknown

BZA Action (unofficial): APPROVED *subject to Development & Inspection comments. The approval grants two separate driveways off the cul-de-sac.*

