

770-973-0980

# SURVEY FOR: LOREN & LAURIE KRANZ

## NOTES / REFERENCES:

1. SURVEY FOR RHONDA SHANNON BY PERRY MCCLUNG, DATED 4-17-01.
2. DEED BOOK 14007, PAGE 4749.
3. DEED BOOK 13376, PAGE 2573.
4. DEED BOOK 1888, PAGE 380.
5. ADJACENT PROPERTY OWNERS REFERENCED FROM CURRENT COBB COUNTY TAX ASSESSOR DATA.

**TOTAL LOT: 2.2 ACRES  
DISTURBED: .055 ACRES**

**THE ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW PROPOSED SWIMMING POOL LOCATION**

**TOTAL AREA  
85,830 SQ. FT.  
1.97 ACRES**

**ATLANTA POOLS  
2745 ANTIOCH RD  
CUMMING GA 30040  
770-844-7665**

**PROPOSED POOL  
17' X 34' 600 SQ FT**

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	798.25'	238.71'	S76°27'01"W	237.82'

LINE	BEARING	HORIZ DIST
L1	N26°33'54"E	10.65'
L2	N24°13'40"E	29.38'
L3	N40°44'46"E	36.31'
L4	N41°00'33"E	40.83'
L5	N49°23'55"E	16.47'
L6	N64°29'10"E	21.77'
L7	N87°08'15"E	26.63'
L8	S85°19'33"E	37.96'
L9	S83°00'29"E	47.69'
L10	S86°11'08"E	40.28'
L11	S82°24'20"E	6.76'
L12	S78°59'47"E	16.38'
L13	S79°02'45"E	14.10'
L14	S83°59'28"E	17.06'
L15	N89°24'32"E	16.08'
L16	N77°54'19"E	12.79'
L17	N64°47'56"E	25.17'
L18	N65°13'29"E	4.97'
L19	N1°02'28"W	7.74'

## FLOOD PLAIN:

ACCORDING TO FEMA FIRM, 13067C0064G, DATED 12/16/2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA. THIS SURVEY DOES NOT INCLUDE TOPOGRAPHY. THEREFORE THE FLOOD PLAIN CONTOUR HAS NOT BEEN DETERMINED.

## LEGEND

- Iron Pin Found
- ▲ Computed Point
- (P) Platted Distance / Bearing
- (S) Surveyed / Actual
- (C) Computed
- LL Land Lot
- LLL Land Lot Line
- RW Right-of-Way
- B.S.L. Building Setback Line
- D.E. Drainage Easement
- SSE Sanitary Sewer Easement
- O.T. Open Top Pipe
- C.T. Crimp Top Pipe
- RB Rebar
- Fence
- - - Adjacent Property Line
- Subject Property Line

LAND LOT: 690  
DISTRICT: 16TH  
SECTION: 2ND  
COUNTY: COBB  
PROPERTY ADDRESS:  
3655 OAK LANE  
MARIETTA, GA 30062  
DATE(S) OF FIELD WORK: 11/01/2011  
DATE OF DRAWING: 11/03/2011  
SURVEY # 11-1709  
SURVEY PREPARED FOR:  
LOREN & LAURIE KRANZ  
LEGAL DESCRIPTION:  
SEE ATTACHED



**ACCURATE**  
SURVEYING AND  
PLANNING, INC.  
4955 BLOOMING COURT  
CUMMING, GA 30028  
(678) 595-0994

EMAIL: INFO@ACCURATESURVEYINGANDPLANNING.COM  
GEORGIA REGISTERED LAND SURVEYING FIRM #1128

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREIN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

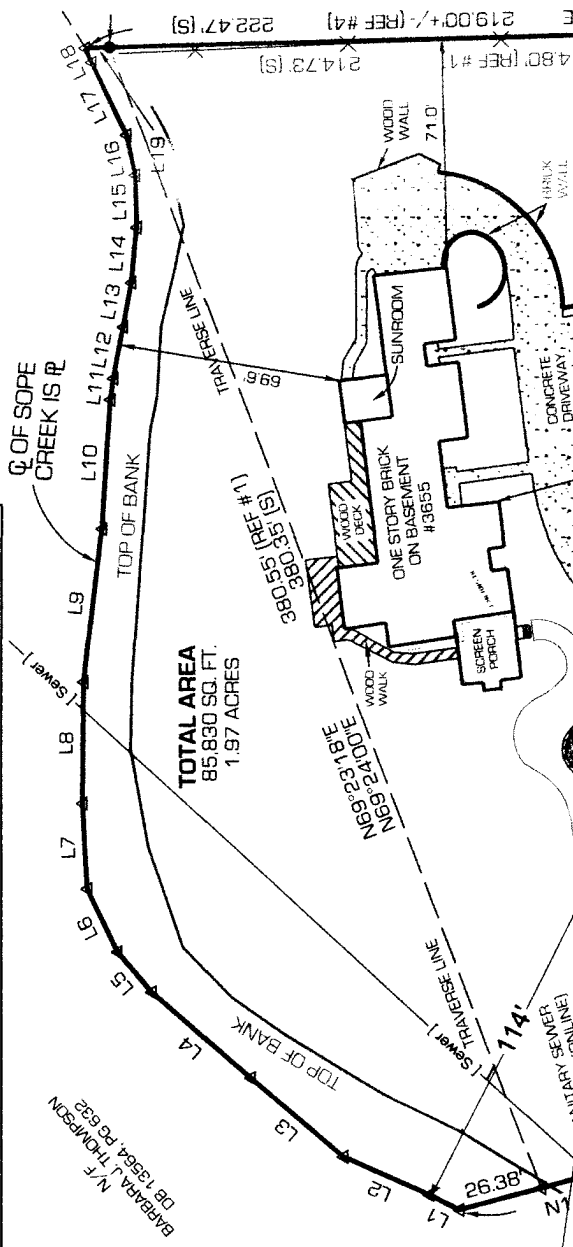
*Anthony P. Failla* 11-3-2011

ANTHONY P. FAILLA, GEORGIA PLS # 3258  
GSMCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #6460B

**EXISTING IMPERVIOUS: 9435 SQ FT  
PROPOSED POOL AND DECK: 1445 SQ  
FT TOTAL IMPERVIOUS :10790  
OR 11.25%**



**V-3  
(2012)**



**APPLICANT:** Atlanta Pools **PETITION NO.:** V-3  
**PHONE:** 770-844-7665 **DATE OF HEARING:** 01-11-12  
**REPRESENTATIVE:** Michael Cochran **PRESENT ZONING:** R-30  
**PHONE:** 770-844-7665  
**TITLEHOLDER:** Loren F. Krantz and Lauie A. Krantz **LAND LOT(S):** 690  
**PROPERTY LOCATION:** On the north side of **DISTRICT:** 16  
Oak Lane, east of Casteel Road **SIZE OF TRACT:** 1.97 acres  
(3655 Oak Lane). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Allow a swimming pool to the front and side of the principal structure.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If the variance is approved, all necessary permits and inspection will be required. Pool barrier must meet requirements of the 2006 International Residential Code, Appendix G.

**SITE PLAN REVIEW:** No portion of the proposed pool may be within 75 feet of Piney Grove Creek (mistakenly labeled Sope Creek on submitted plan). Any retaining walls over 30 inches in height required for the installation of this pool will require a permit in addition to the pool permit.

**STORMWATER MANAGEMENT:** No adverse stormwater impacts are anticipated. The proposed pool location is the only level area on this lot outside of the floodplain.

**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.

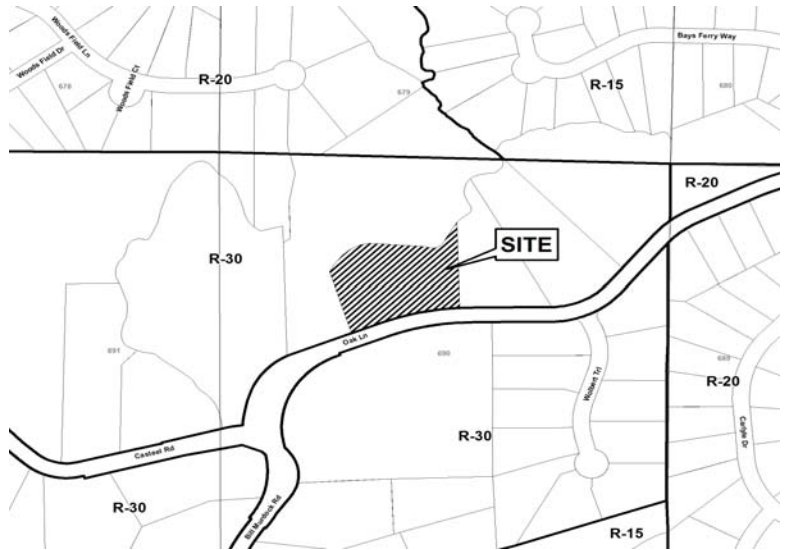
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** The pool and pool deck must be at least 10 feet from the edge of the public sanitary sewer easement (County Code 122-123).

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**  
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

# **Cobb County Fire and Emergency Services**

## Fire Marshal Comments

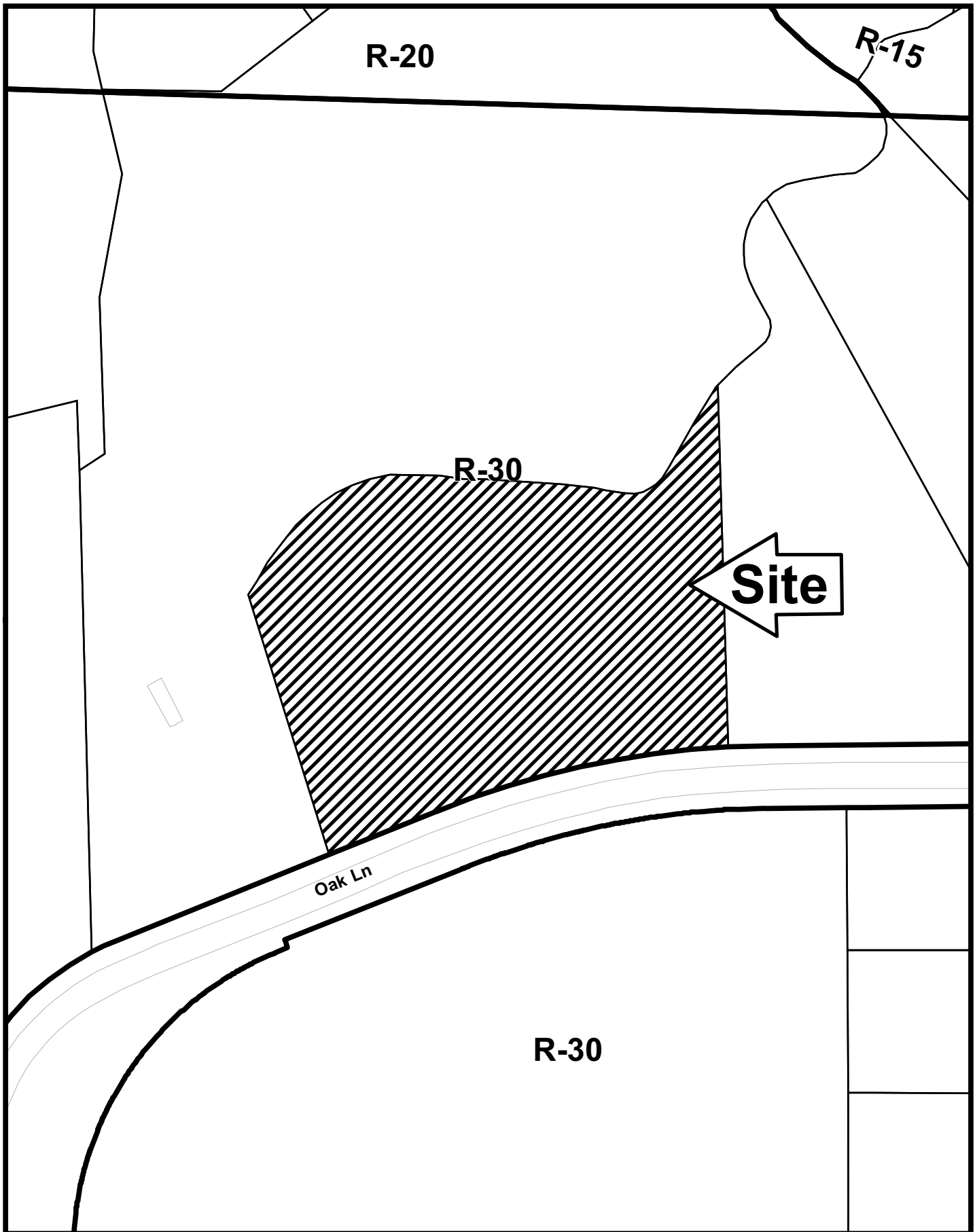
Applicant Name: **Atlanta Pools**

Petition Number: V-3

Date: 1/3/2012

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-3



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

100 0 100 Feet



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. 3

Hearing Date: 1-11-12

Applicant Atlanta Pools / Michael Cochran Phone # 770-844-7665 E-mail atl.pools@bellsouth.net

Michael Cochran Address 7745 Antioch Rd Cumming 30040  
(representative's name, printed) (street, city, state and zip code)

Michael Cochran Phone # 770-844-7665 E-mail atl.pools@bellsouth.net  
(representative's signature)

My commission expires: 3-4-12

Signed, sealed and delivered in presence of:

EXPIRES  
GEORGIA  
MARCH 2012

Notary Public

Titleholder Loren Kranz / Laurie Kranz Phone # 770-973-0000

Signature Laurie Kranz Address: 3655 Oak Lane Marietta GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Laurie A. Kranz My commission expires: 3-4-12

Signed, sealed and delivered in presence of:

EXPIRES  
GEORGIA  
MARCH 2012

Notary Public

Present Zoning of Property RESIDENTIAL R-30

Location 3655 OAK LANE, MARIETTA, GEORGIA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690 District 16 Size of Tract 1,970 +/- 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 1.97 acres Shape of Property  Topography of Property \_\_\_\_\_ 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.

There is a floodplain to the rear of the house. Additionally, because of the shape of the lot and the location of the house, the rear yard is not deep. Our usable yard space is located to the side and front of our property. Without relief from the zoning ordinance, we will not be able to build a pool for our family.

List type of variance requested: Build a pool in the side/front yard of our property.  
ALLOW AND SWIMMING POOL TO THE front and side OF THE PRINCIPAL STRUCTURE.