

**SURVEY / SITE PLAN FOR: STUART MYRICK**

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	800.00'	95.89'	N70°00'20"W	95.84'

LINE	BEARING	HORIZ DIST
L1	S15°36'26"W	12.47'
L2	S89°20'36"W	24.94'
L3	N30°35'15"W	28.92'



EXISTING IMPERVIOUS AREA		SQ. FT.
CONCRETE DRIVEWAY / WALK	HOUSE	1270
SIDE STONE STEPS		3555
FRONT STONE PORCH		32
STONE RET. WALL		358
BRICK SUBDIVISION WALL		45
<b>TOTAL</b>		<b>155</b>

IMPERVIOUS AREA CHART - LOT 36		SQ. FT.	% OF TOTAL AREA
TOTAL AREA		15,000.00	100.00%
ALLOWABLE IMPERVIOUS SURFACE		5,250.00	35.00%
EXISTING IMPERVIOUS AREA		5,415.00	36.10%
PROPOSED IMPERVIOUS AREA		360.00	2.40%
600 SQ. FT. OF PAVEMENT			
POOL DECK (40% DISCOUNT)			
POOL EQUIPMENT PAD		8.00	0.15%
<b>TOTAL IMPERVIOUS AREA</b>		<b>5,783.00</b>	<b>38.55%</b>



**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON 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 MATERIALS ARE CORRECTLY SHOWN.

**811**  
 Know what's below.  
 Call before you dig.



**ACCURATE**  
 SURVEYING AND  
 PLANNING, INC.  
 4855 BLOOMING COURT  
 CUMMINGS, GA 30028  
 (770) 851-0028  
 EMAIL: INFO@ACCURATESURVEYINGANDPLANNING.COM  
 GEORGIA REGISTERED LAND SURVEYING FIRM #1128

LAND LOT: 28, 29  
 DISTRICT: 1ST  
 COUNTY: COBB  
 PROPERTY ADDRESS:  
 4837 MONET DR.  
 ROSWELL, GA 30075  
 (S) FIELD WORK: 09/21/2012  
 (S) DRAWING: 03/21/2015  
 REV: 05/31/2012 (ADD POOL EQUIPMENT PAD,  
 UPDATE CHART)  
 REV: 06/04/2012 (REDUCE POOL DECKING, UPDATE  
 CHART)  
 SURVEY # 12-1116  
 SURVEY PREPARED FOR:  
 LEGAL DESCRIPTION:  
 LOT 36, TIFANY PLACE, UNIT 1,  
 PER PLAT BOOK 200, PAGE 13, COBB COUNTY,  
 GEORGIA OFFICIAL RECORDS.  
 EQUIPMENT USED: NIKON DTM 310  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
 CLOSURE PRECISION EXCEEDING ONE FOOT IN 10,000 FEET,  
 AND AN ANGULAR ERROR OF 05" PER ANGLE POINT.  
 ADJUSTMENT FOR CLOSURE WAS BY THE COMPASS RULE.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID  
 TITLE SEARCH MAY PRODUCE.

LEGEND	
●	Iron Pin Found
▲	Computed Point
(P)	Platted Distances / Bearing
(S)	Surveyed / Actual
(C)	Computed
LL	Land Lot
LLL	Land Lot Line
R/W	Right-of-Way
B.S.L.	Building Setback Line
RB	Rebar

ANTHONY P. FALLA GEORGIA PLS # 3288  
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

**APPLICANT:** Atlanta Pools

**PETITION No.:** V-46

**PHONE:** 770-844-7665

**DATE OF HEARING:** 06-13-12

**REPRESENTATIVE:** Michael Cochran

**PRESENT ZONING:** R-15

**PHONE:** 770-844-7665

**LAND LOT(S):** 28, 29

**TITLEHOLDER:** Stuart Myrick

**DISTRICT:** 1

**PROPERTY LOCATION:** On the north side of  
Monet Drive between Childers Road and Monceau Way  
(4537 Monet Drive).

**SIZE OF TRACT:** .34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 38.56%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

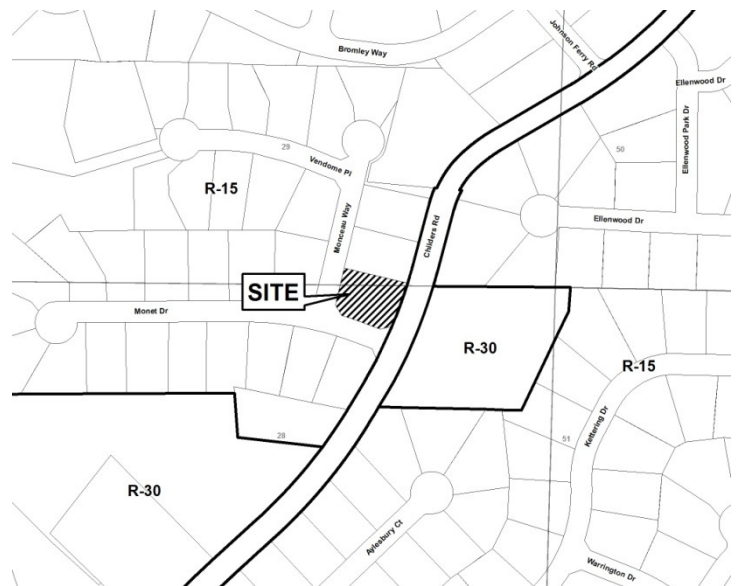
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Atlanta Pools

**PETITION No.:** V-46

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**COMMENTS**

**TRAFFIC:** Recommend any temporary construction access to be reviewed by Cobb County DOT.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** In addition to utilizing pervious pavers for the pool deck, the applicant has agreed to install area drains to capture any runoff which may drain from the pool area and discharge to the front lawn.

**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.

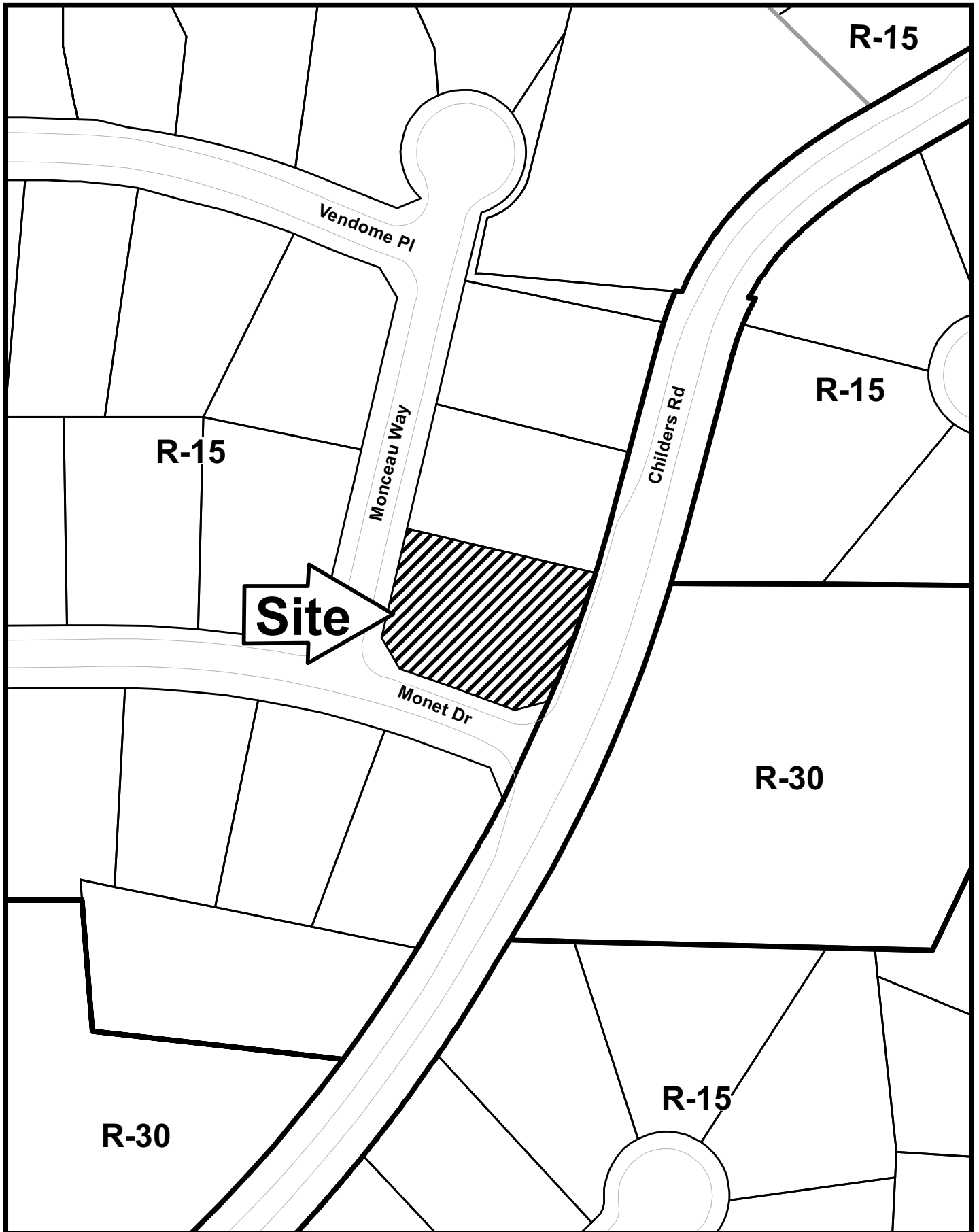
**SEWER:** No conflict.

**APPLICANT:** Atlanta Pools **PETITION No.:** V-46

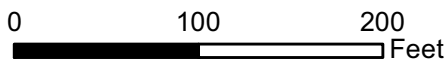
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-46



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



- City Boundary
- Zoning Boundary





# Application for Variance Cobb County

*Joe*  
1-50

(type or print clearly)

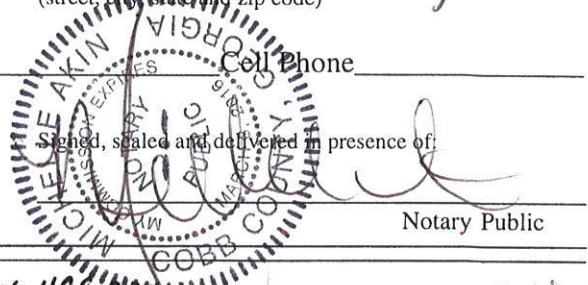
Application No. V-46  
Hearing Date: 6-13-12

Applicant ATLANTA Pools Business Phone 7-844-7665 Home Phone \_\_\_\_\_

*Michael Cochran*  
(representative's name, printed) Address 2745 Antioch Rd Cumming GA.  
(street, city, state and zip code)

*Michael Cochran*  
(representative's signature) Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

My commission expires: 3/8/16



Titleholder Stuart Myrick Business Phone 404-499-3222 Home Phone 770-594-0213

Signature Michelle Address: 4537 Monet Drive  
(street, city, state and zip code)



Signed, sealed and delivered in presence of:  
*Michelle*  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-15

Location 4537 Monet Drive - Childers Rd nearest intersection  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 28,29 District 1ST Size of Tract 0.344 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  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.

Without granting relief from the maximum lot coverage of .35%, we will not be able to enjoy a swimming pool in our backyards.

List type of variance requested: Exceed maximum lot coverage of 35% by 3.56%. We would like the lot coverage to be increased to 38.56%.