

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: June 13, 2012**

**DUE DATE: May 14, 2012**

Distributed: April 25, 2012



*Cobb County...Expect the Best!*



**APPLICANT:** Andrew E. Bray

**PETITION No.:** V-39

**PHONE:** 770-616-0873

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

**REPRESENTATIVE:** Nancy D. Bray

**PRESENT ZONING:** R-30

**PHONE:** 404-569-8709

**LAND LOT(S):** 1051

**TITLEHOLDER:** Frances Y. Keener

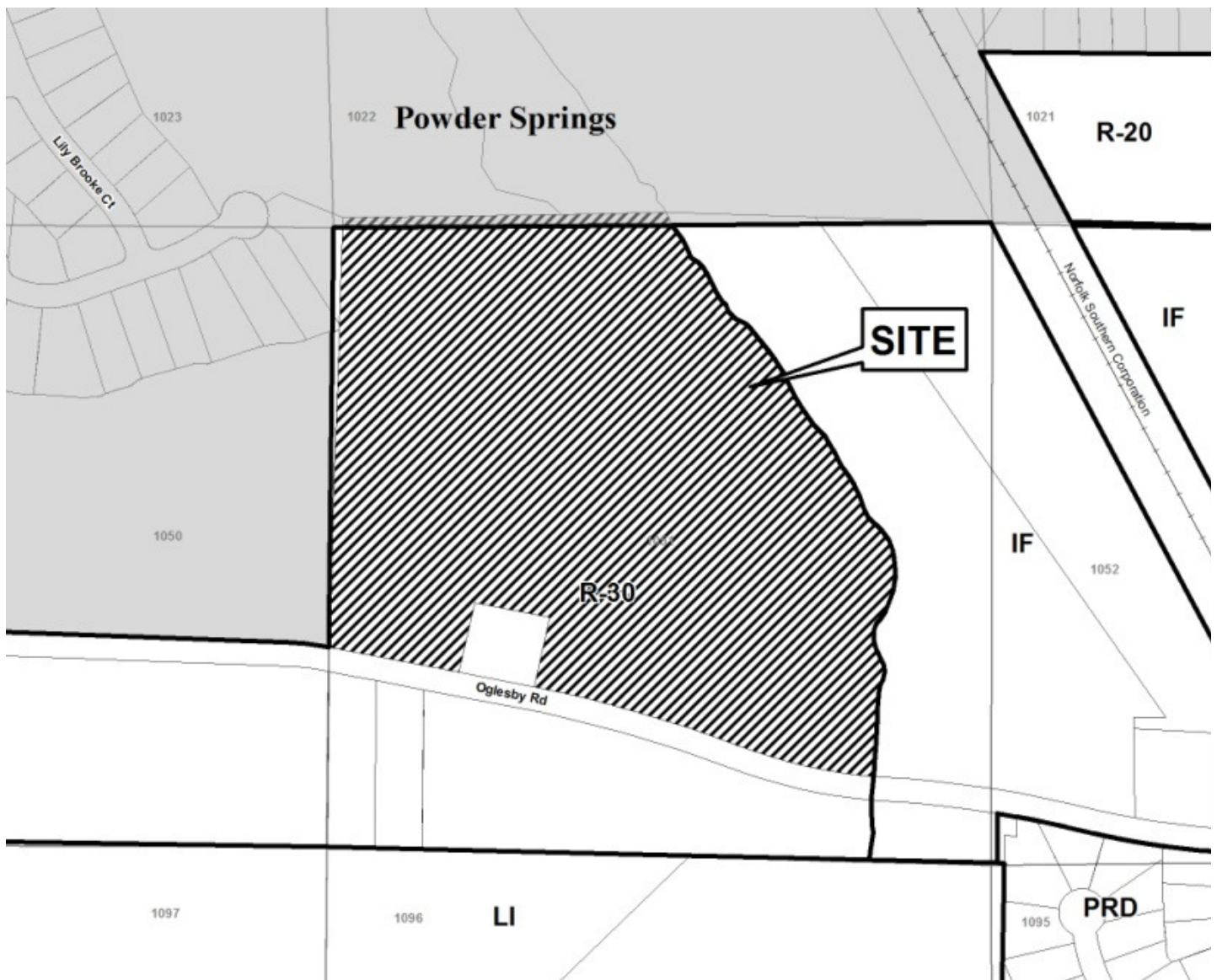
**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of  
Oglesby Road (4348 Oglesby Road).

**SIZE OF TRACT:** 21.2 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Allow a second electrical meter on a residential lot.



# Application for Variance Cobb County

(type or print clearly)

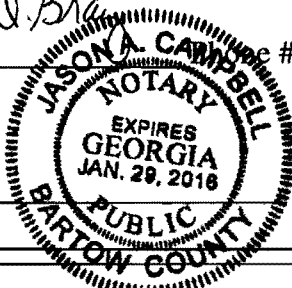
Application No. V-39  
Hearing Date: 6-13-12

Applicant Andrew E. Bray Phone # 770-666-0873 E-mail brayfamilyfarms@yahoo.com

Nancy D. Bray Address 4501 Karron Lane, Powder Springs, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Nancy D. Bray Phone # 404-569-8709 E-mail nancydbray@yahoo.com  
(representative's signature)

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



Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Titleholder Frances Y. Keener Phone # 770-943-5069 E-mail n/a

Signature Frances Y. Keener Address: 4348 Oglesby Rd, Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
**J EDWARDS**  
Notary Public, Cobb County, Georgia  
My Commission Expires June 27, 2013

Signed, sealed and delivered in presence of:

J Edwards  
Notary Public

Present Zoning of Property R-30

Location 4348 Oglesby Road, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19-1051-00020 District 19 Size of Tract 21.2 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.

We have a small farm and need a second power meter to provide electricity to the well pump which was installed to irrigate our crops. Without the second meter, we will have to run power from the house (built 1955) which is a considerable distance from where the well had to be located. It could end up being very expensive to make modifications required to run the power from the house.

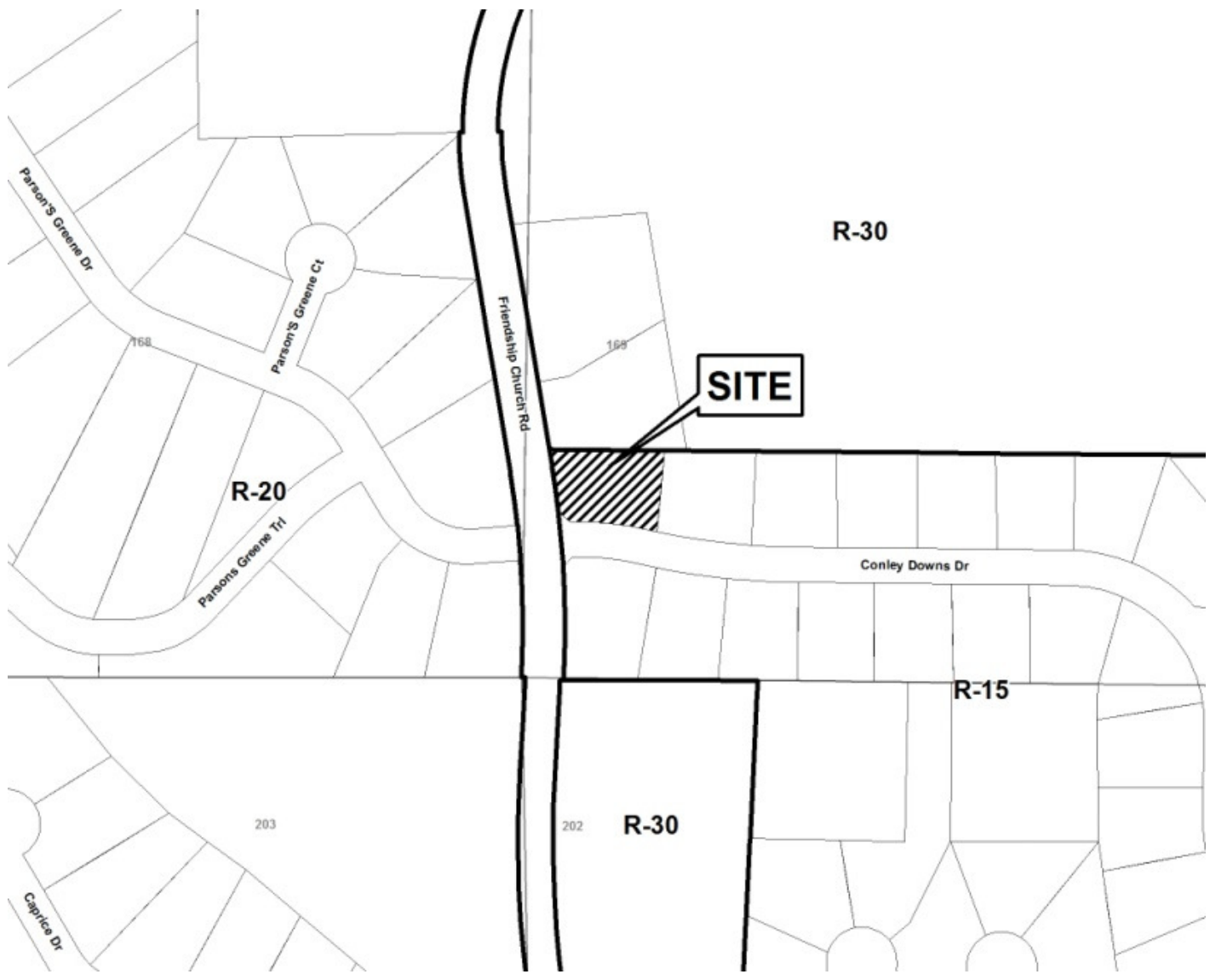
List type of variance requested: 2nd electrical meter



**APPLICANT:** Eva Bell  
**PHONE:** 770-422-0771  
**REPRESENTATIVE:** Eva Bell  
**PHONE:** 770-422-0771  
**TITLEHOLDER:** M. Jack Bell and Eva M. Bell  
**PROPERTY LOCATION:** At the northeastern corner  
of Friendship Church Road and Conley Downs Drive  
(3449 Conley Downs Drive).

**PETITION No.:** V-40  
**DATE OF HEARING:** 06-13-12  
**PRESENT ZONING:** R-15  
**LAND LOT(S):** 169  
**DISTRICT:** 19  
**SIZE OF TRACT:** .38 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot; and 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot two story shed) from the required 10 feet to 5 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No.   J-40    
Hearing Date:   6-13-12  

Applicant   EVA BELL   Phone #   770-422-0771   E-mail   jebbell@bellsouth.net  

Address   3449 Conley Downs Dr Powder Springs, GA    
(street, city, state and zip code)   30127  

Phone #   770-422-0771   E-mail   jebbell@bellsouth.net  

ALANA TOY  
 Notary Public  
 Cobb County  
 State of Georgia  
 My Commission Expires Jul 23, 2012

representative's name, printed)  
\_\_\_\_\_  
representative's signature)

Signed, sealed and delivered in presence of:  
\_\_\_\_\_  
Notary Public

Titleholder   M. Jack & EVA M. Bell   Phone #   770-422-0771   E-mail   jebbell@bellsouth.net  

Signature   M. Jack Bell   Address:   3449 Conley Downs Dr - Powder Sp, GA    
(attach additional signatures, if needed) (street, city, state and zip code)   30127    
  EVA M. Bell  

My commission expires:   July 23, 2012    
  July 23, 2012  

ALANA TOY  
 Notary Public  
 Cobb County  
 State of Georgia  
 My Commission Expires Jul 23, 2012

Signed, sealed and delivered in presence of:  
  Alana Toy     4-10-12    
  Alana Toy     4-10-12    
Notary Public

Present Zoning of Property   R15  

Location   3449 Conley Downs Drive    
(street address, if applicable; nearest intersection, etc.)

Land Lot(s)   169   District   19   Size of Tract   .38   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.

  Not able to move storage shed to another location on property -    
  no other place on property would be able to maintain a    
  structure - Also cut to have it turned down.  

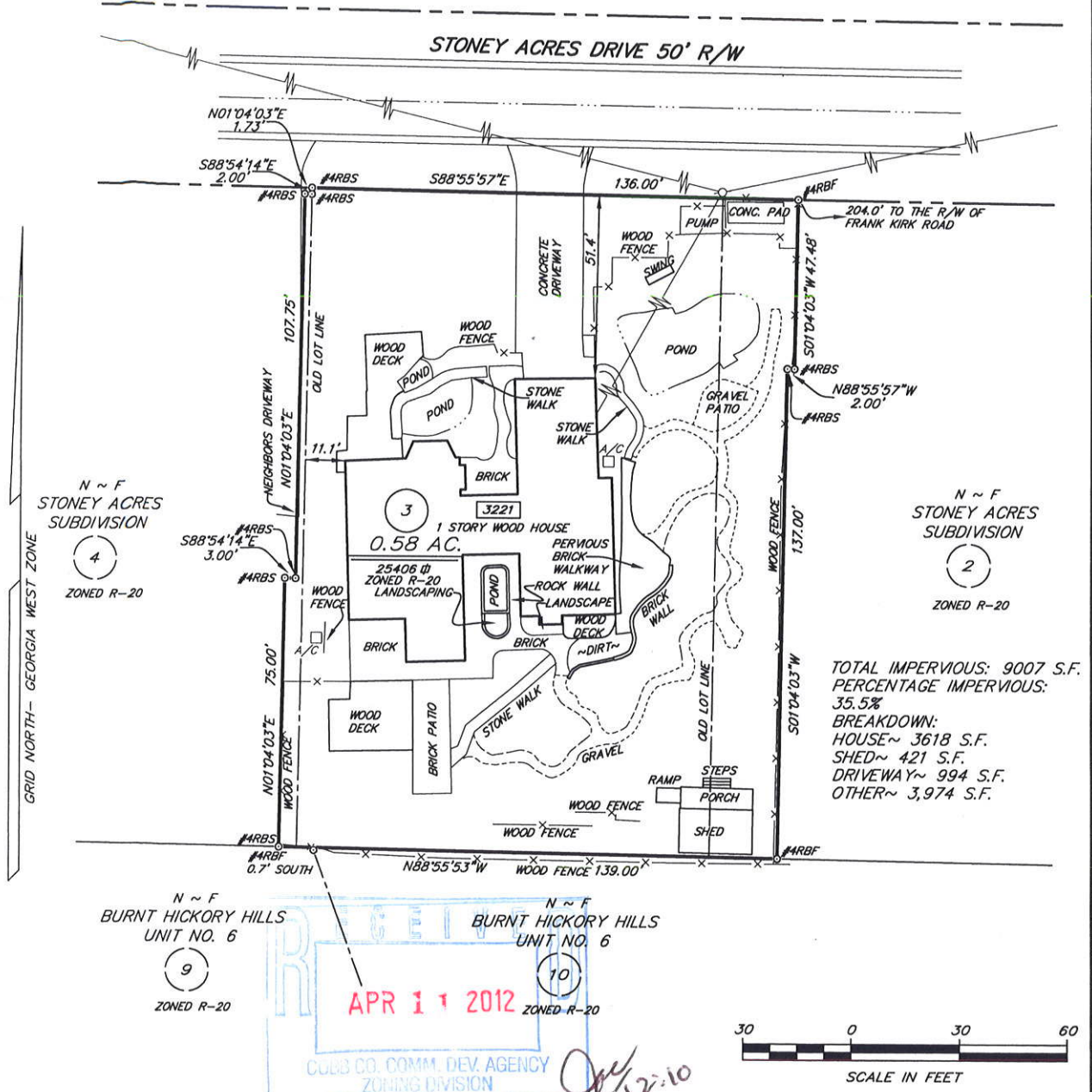
List type of variance requested:   to allow storage shed in correct location

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0082 G DATED DECEMBER 16, 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.H. - SANITARY SEWER MANHOLE	— F.F.E. - FINISHED FLOOR ELEVATION
(W/M) W.M. - WATER METER	⊗ WATER VALVE
(G/M) G.M. - GAS METER	○ C.O. - SEWER CLEAN OUT
○ R.B.S. - REINFORCING BAR SET	⊗ TELEPHONE MANHOLE
○ R.B.F. - REINFORCING BAR FOUND	--- E - UNDERGROUND ELECTRICAL LINE
○ C.T.F. - CRIMP TOP PIPE FOUND	— W - OVERHEAD POWER LINES
○ O.T.F. - OPEN TOP PIPE FOUND	△ H.W. - HEADWALL
□ R/W MON. - RIGHT-OF-WAY MONUMENT	[PBX] POWERBOX
— X - TYPE OF FENCE	— W - WATER LINE
○ J.B. - JUNCTION BOX	--- T - UNDERGROUND TELEPHONE LINE
■ D.I. - DROP INLET / YARD INLET	--- G - GAS LINE

**V41 (2012)**



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/3,271,156. MATTERS OF TITLE ARE EXCEPTED.

DATE : 3-13-12	REVISIONS
SCALE : 1" = 30'	4-9-12 CLIENT COMMENTS
DRAWN BY : MSI/MAN	
CHECKED BY : CAE	
FIELD BOOK : GRID PAPER	

SURVEY FOR:  
**ROBBIN B. SOTIR**  
 STONEY ACRES SUBDIVISION  
 LOT 3 & A PORTION OF LOTS 2 & 4



**Gaskins**  
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
 1266 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7593  
 www.gscsurvey.com

LOCATED IN L.L. 278  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

Plotted on: Apr 09, 2012 - 11:43am  
 Drawing name: S:\Brd\COB88\20\_120\_0278\3221 STONEY ACRES (DWG)\3221 STONEY ACRES.dwg  
 Plotted By: Matt Neel



**APPLICANT:** Robbin B. Sotir  
**PHONE:** 770-427-7566  
**REPRESENTATIVE:** Robbin B. Sotir  
**PHONE:** 770-427-7566  
**TITLEHOLDER:** Robbin B. Sotir  
**PROPERTY LOCATION:** On the south side of  
Stoney Acres Drive (3221 Stoney Acres Drive).

**PETITION No.:** V-41  
**DATE OF HEARING:** 06-13-12  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 278  
**DISTRICT:** 20  
**SIZE OF TRACT:** .58 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet (detached 460 square foot deck and pergola) from the required 35 feet to 25 feet; 2) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 10 feet to 5 feet; 3) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot shed) from the required 35 feet to zero feet; and 4) increase the maximum allowable impervious surface from 35% to 35.5%.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-41  
Hearing Date: 6-13-12

Applicant Robbin B. Sotir Phone # (770) 427-7566 E-mail rsotir@mindspring.com

Robbin B. Sotir Address 3221 Stoney Acres Drive, Kennesaw, GA 30152  
(representative's name, printed) (street, city, state and zip code)

Robbin B. Sotir Phone # 770-427-7566 E-mail rsotir@mindspring.com  
(representative's signature)

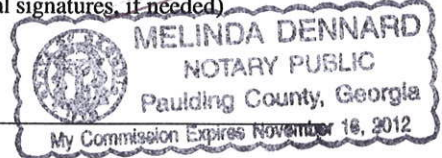


Cell: 7-856-8810  
Home: 7-856-0719  
Signed, sealed and delivered in presence of:  
Melinda Dennard  
Notary Public

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

Titleholder Robbin B. Sotir Phone # (770) 427-7566 E-mail rsotir@mindspring.com

Signature Robbin B. Sotir Address: 3221 Stoney Acres Drive, Kennesaw, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Melinda Dennard  
Notary Public

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

Present Zoning of Property R-20

Location 3221 Stoney Acres Drive, Kennesaw, GA 30152  
Lot 3 and (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 Portions of Lots 2 & 4 District 20<sup>th</sup> Size of Tract .58 Acre(s)

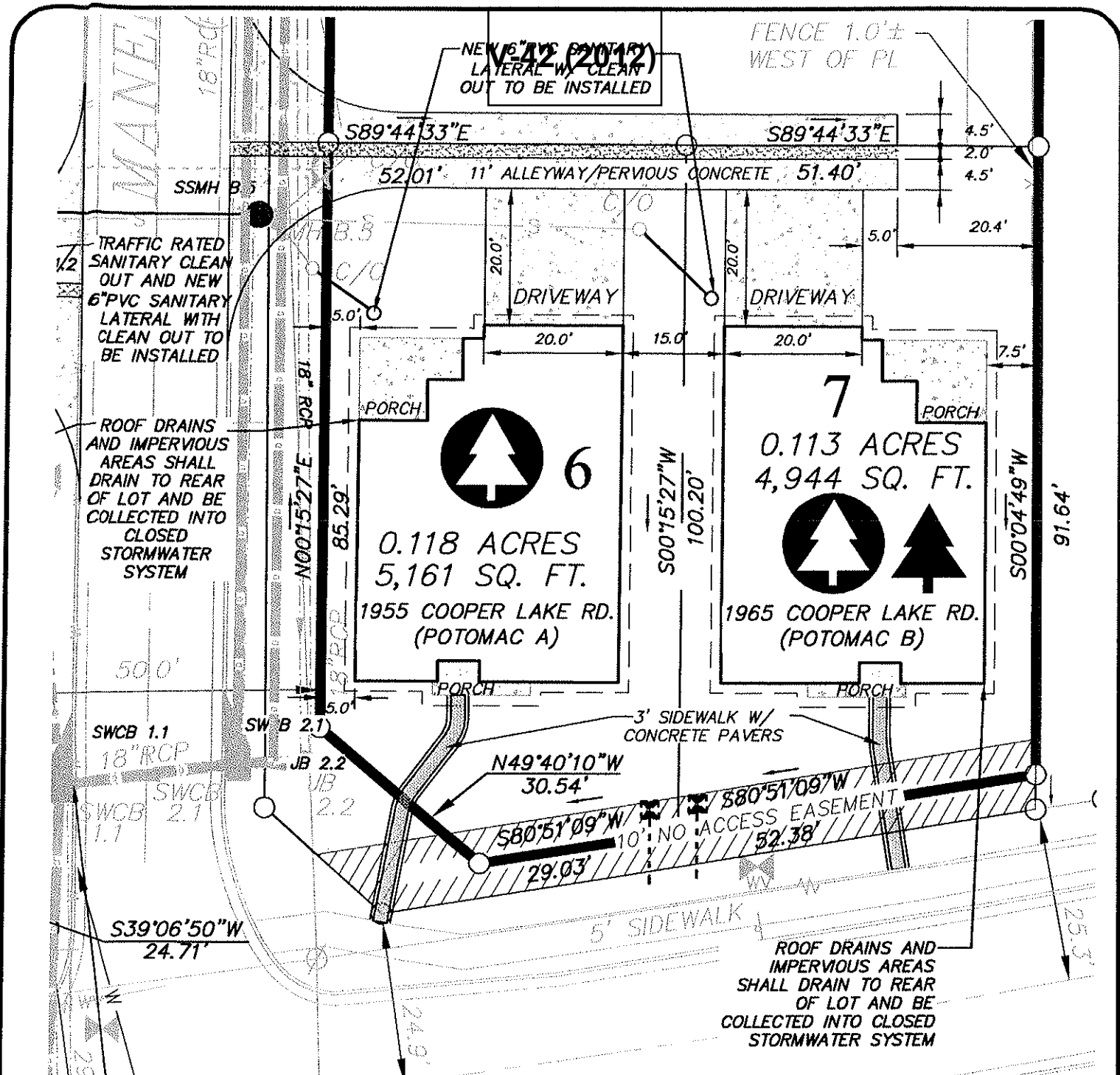
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

Please see Attachment

List type of variance requested: Distance from back property line  
1) Waive rear setback from 35' to 29'  
2) " max imperv. coverage from 35% to 35.5%



FOR  
ACADIA HOMES

3200 COBB GALLERIA PARKWAY  
SUITE 150  
ATLANTA, GEORGIA 30339  
PHONE: 770-319-7424

ALLEYWAY SF: 145 SF  
DRIVEWAY SF: 240 SF  
HOUSE SLAB SF: 1,771 SF  
HOUSE PORCHES SF: 118 SF  
SIDEWALK SF: 32 SF  
NEW TOTAL IMPERVIOUS SF: 2,306 SF  
(2,306 SF/5,161 SF)=44.7%



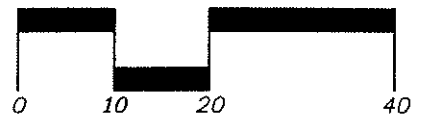
PLANNERS AND ENGINEERS  
COLLABORATIVE

"WE PROVIDE SOLUTIONS"

site planning - landscape architecture - civil engineering - land surveying  
350 research court - norcross, georgia - 30092 - (770) 451-2741  
www.pecatf.com

HLP PLAN LOT (6)

DRAWN BY: JH  
CHECKED BY: KJW  
FILE NO.: 06027.00A  
DATE: 2/16/2012  
SCALE: 1" = 20'



**APPLICANT:** Acadia Homes & Neighborhoods, LLC

**PETITION No.:** V-42

**PHONE:** 678-300-9438

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

**REPRESENTATIVE:** Gayle White

**PRESENT ZONING:** RA-5

**PHONE:** 678-300-9438

**LAND LOT(S):** 694

**TITLEHOLDER:** Acadia Homes & Neighborhoods, LLC

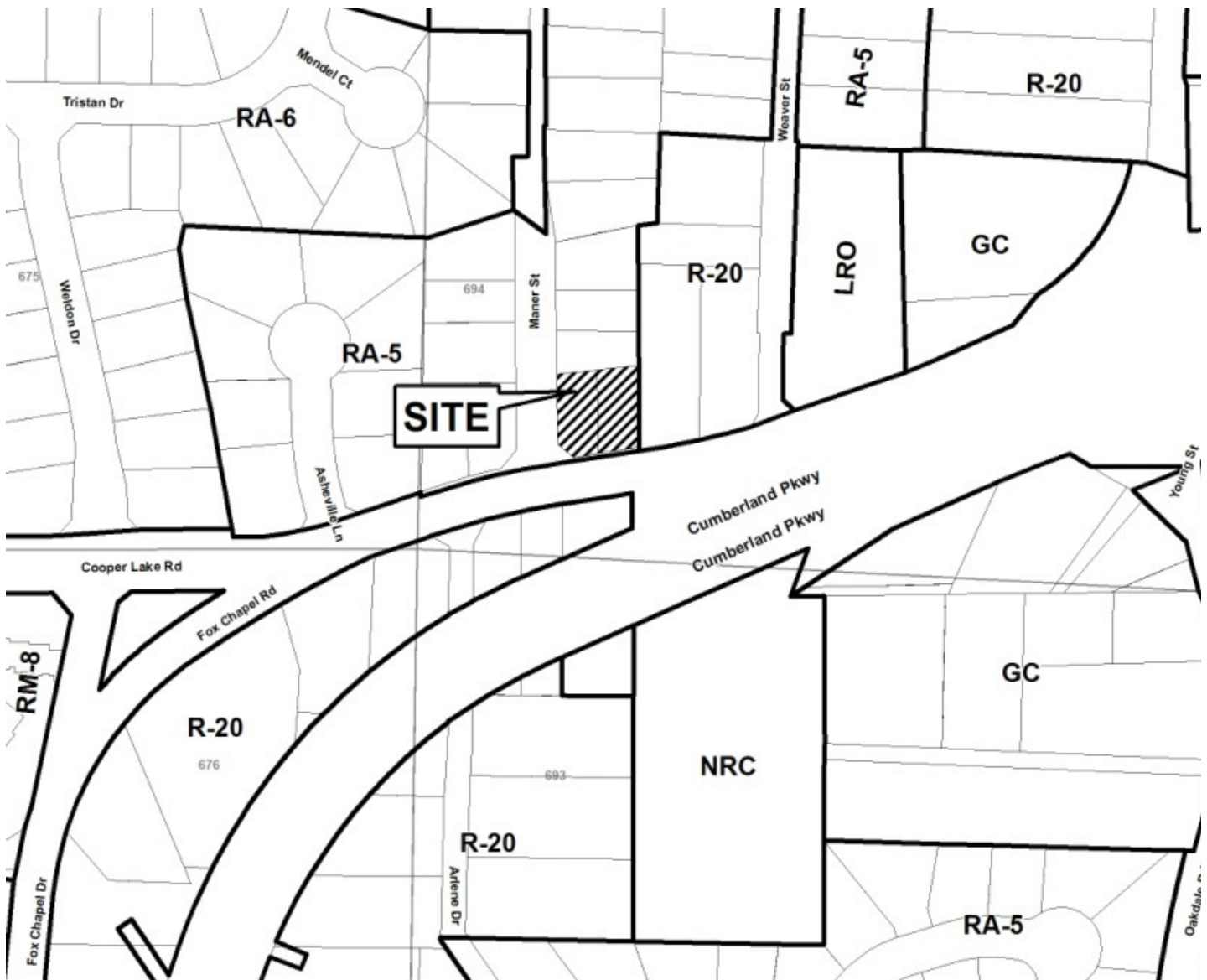
**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeastern corner of Maner Street and Cooper Lake Road (1955 Cooper Lake Road and 1965 Cooper Lake Road).

**SIZE OF TRACT:** .118, .113 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 40% to 44.7% on Lot 6 and to 45.3% on Lot 7.



# Application for Variance Cobb County

(type or print clearly)

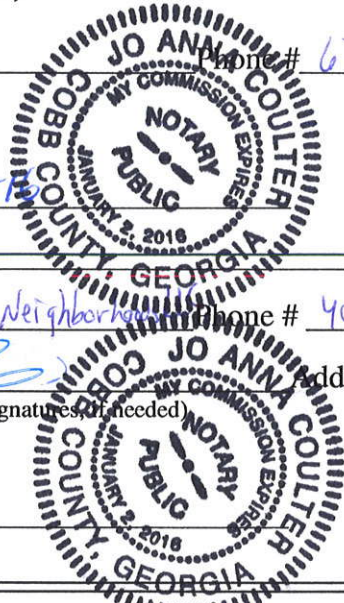
Application No. V-42  
Hearing Date: 6-13-12

Applicant Acadia Homes & Neighborhoods LLC Phone # 678-300-9438 E-mail permitspluscorp@gmail.com

Gayle White Address 1092 meadow Brook Drive Woodstock GA 30188  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-300-9438 E-mail permitspluscorp@gmail.com  
(representative's signature)

My commission expires: 1-2-16  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Titleholder Acadia Homes & Neighborhoods LLC Phone # 404-319-7424 E-mail \_\_\_\_\_

Signature [Signature] Address: 3200 Cobb Galleria Pkwy #150 Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-2-16  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property RA-5 Conditional

Location Lots 6 and 7 @ 1955 and 1965 Goper Lake Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17th Size of Tract .118/.113 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.

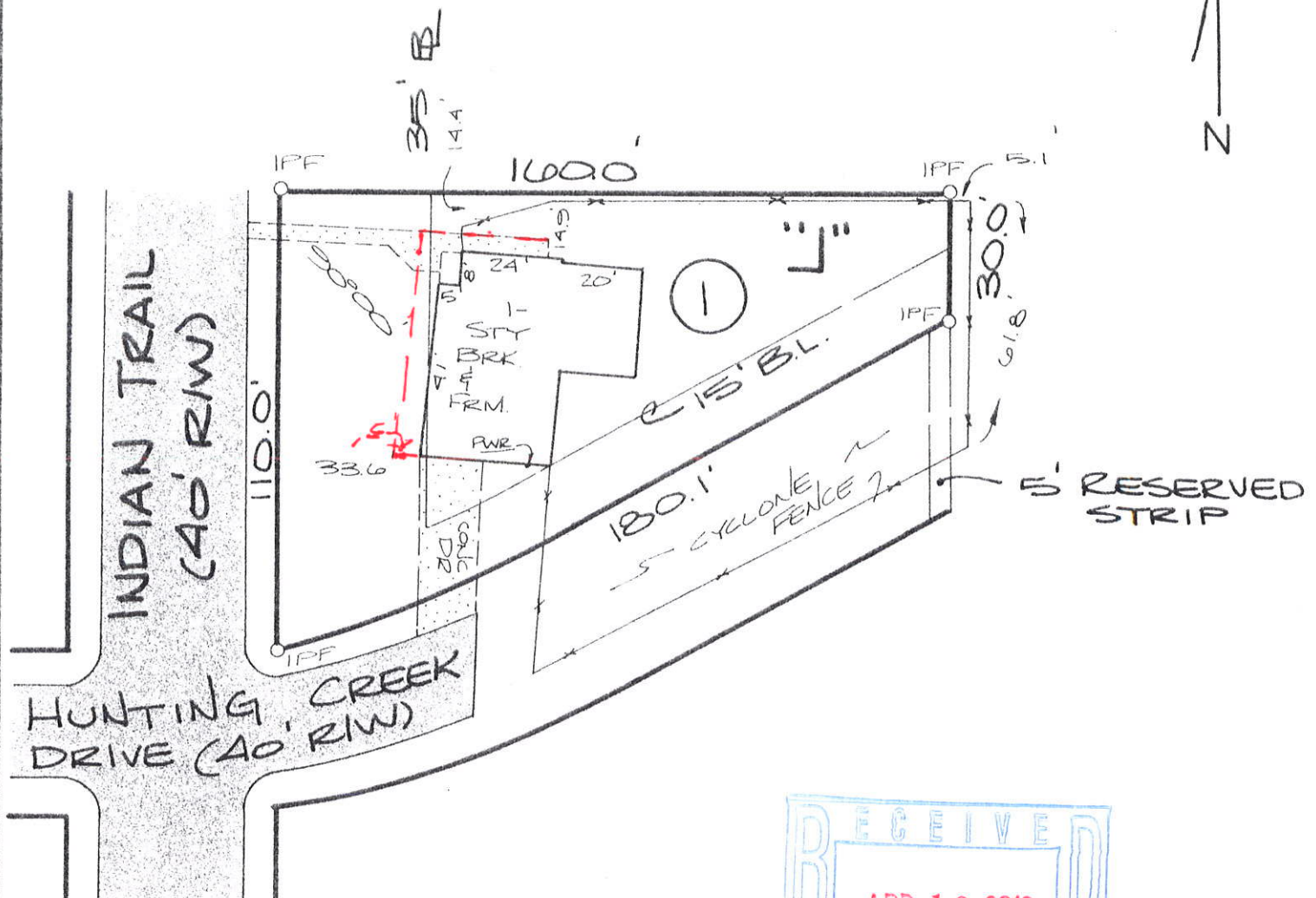
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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.

In order to satisfy existing Manor Street residents, adjacent neighbors and Cobb County, we designed large and expensive product line to market for Manor Street @ Goper Lake. At the same time, we agreed to provide lead walks to Goper Lake Road, per Cobb County. Consequently, we are unable to meet impervious percentage of 40% and satisfy all parties involved.

List type of variance requested: To increase maximum impervious percentages from 40% to 44.7% on lot 6 and 45.3% on lot 7.

V-43 (2012)



220 INDIAN TRAIL

SURVEY FOR  
AMERICAN SOUTHERN MORTGAGE CORP.  
AMERICAN TITLE INSURANCE COMPANY

This property (is not) located in a Federal Flood Area as indicated by FIA Official Flood Hazard Maps.

I hereby certify that this plat is a true and correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

*Perry E. McClung*  
Perry E. McClung, Surveyor

4136 South Atlanta Road  
Smyrna, GA 30080



PROPERTY OF  
JON MICHAEL STOPS

LOT 1, Block "J", UNIT TWO  
SEWELL MANOR  
LAND LOT 1172  
DISTRICT 10TH SECTION 2ND  
COUNTY COBB  
GEORGIA  
DATE 8-23-05 SCALE 1" = 40'

PB 13 PG 142  
ASMC-DC

**APPLICANT:** Jon Michael Stops

**PETITION No.:** V-43

**PHONE:** 404-925-1965

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

**REPRESENTATIVE:** Jon Michael Stops

**PRESENT ZONING:** R-20

**PHONE:** 404-925-1965

**LAND LOT(S):** 1172

**TITLEHOLDER:** Jon Michael Stops

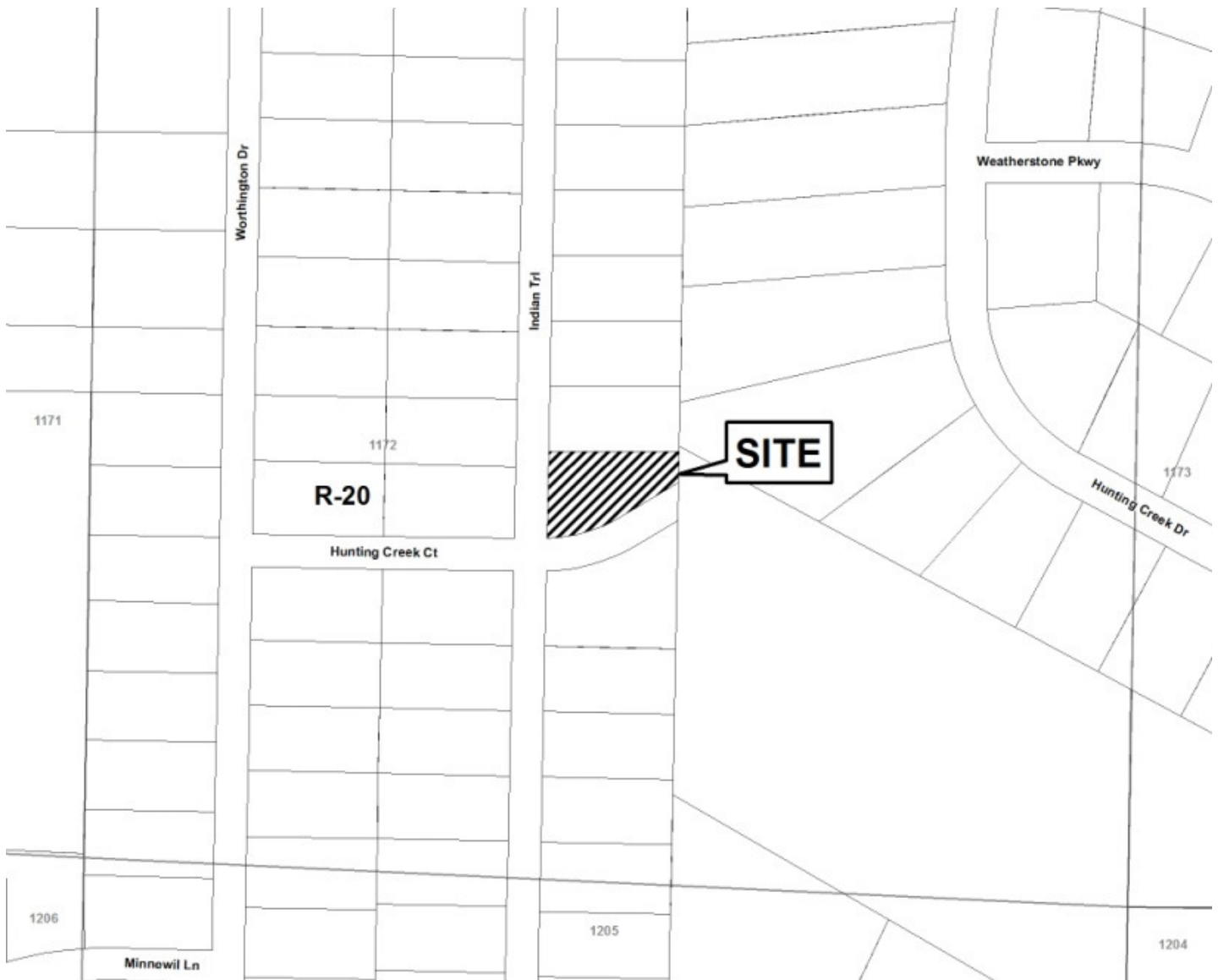
**DISTRICT:** 16

**PROPERTY LOCATION:** At the northeastern corner of Hunting Creek Drive and Indian Trail (226 Indian Trail).

**SIZE OF TRACT:** .29 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 27 feet to allow a covered porch addition on the western side of the house.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-43  
Hearing Date: 10-13-12

Applicant Jon Michael Stob Phone # 404-925-1965 E-mail BENCHMARK1@MINDSPRING.COM

Jon Michael Stob Address 226 Indian Trail Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

Jon Michael Stob Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: \_\_\_\_\_  
Dallas A. Howard  
Notary Public, Gwinnett County, Georgia  
My Commission Expires June 28, 2013  
Signed, sealed and delivered in presence of:  
Dallas Howard  
Notary Public

Titleholder Jon Michael Stob Phone # 404-925-1965 E-mail BENCHMARK1@MINDSPRING.COM

Signature Jon Michael Stob Address: 226 Indian Trail, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Dallas A. Howard  
Notary Public, Gwinnett County, Georgia  
My Commission Expires June 28, 2013  
Signed, sealed and delivered in presence of:  
Dallas Howard  
Notary Public

Present Zoning of Property R-20

Location 226 Indian Trail  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1172 District 16<sup>th</sup> Size of Tract \_\_\_\_\_ 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.

Porch was partially rebuilt due to storm damage repairs. Without variance, porch and roof line would have to be altered to complete repairs.

List type of variance requested: Allow a 5' wide porch along front of house and on one side as shown on plat. Waive the front setback from the required 35' to 27'.

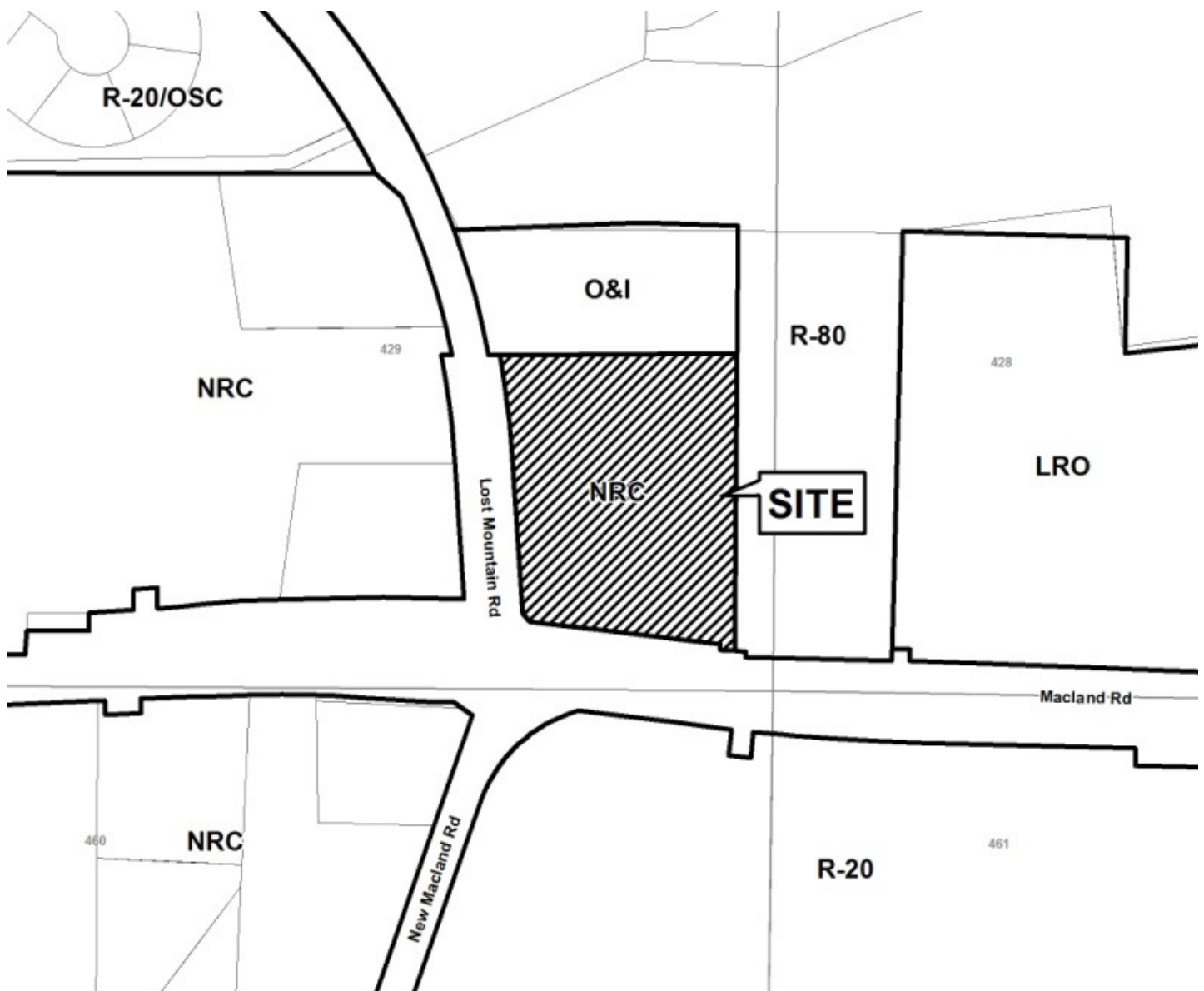




**APPLICANT:** Metrogroup Development II, LLC  
**PHONE:** 770-641-1671  
**REPRESENTATIVE:** Zach Middlebrooks  
**PHONE:** 770-641-1671  
**TITLEHOLDER:** Bill Jones Holdings, LLC  
**PROPERTY LOCATION:** At the northeastern corner  
of Macland Road and Lost Mountain Road.

**PETITION No.:** V-44  
**DATE OF HEARING:** 06-13-12  
**PRESENT ZONING:** NRC  
**LAND LOT(S):** 429  
**DISTRICT:** 19  
**SIZE OF TRACT:** 2.96 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the required 50 foot undistrubed buffer adjacent to a cemetery to 22 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 6-13-12

Applicant MetroGroup Development II, LLC Phone # 770-641-1671 E-mail zmiddlebrooks@metrogrouppdevelopment.com

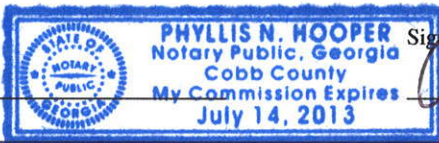
Zach Middlebrooks Address 500 Abbey Court, Alpharetta, GA 30004  
(representative's name, printed) (street, city, state and zip code)

zmiddlebrooks@metrogrouppdevelopment.com

Phone # 770-641-1671 E-mail \_\_\_\_\_

(representative's signature)

My commission expires: 7/14/2013



Signed, sealed and delivered in presence of:

Phyllis N Hooper  
Notary Public

Titleholder Bill Jones Holdings, LLC Phone # 770-971-0392 E-mail jones737@bellsouth.net

Signature Bill Jones Address: 633 Indian Hills Parkway, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03-30-2015



Signed, sealed and delivered in presence of:

Demetri J Gantt  
Notary Public

Present Zoning of Property NRC and Macland Road Corridor Overlay District

Location Northeast corner of Macland Road and Lost Mountain Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 429 District 2nd Size of Tract 2.96 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 2.96 acres Shape of Property Rec Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

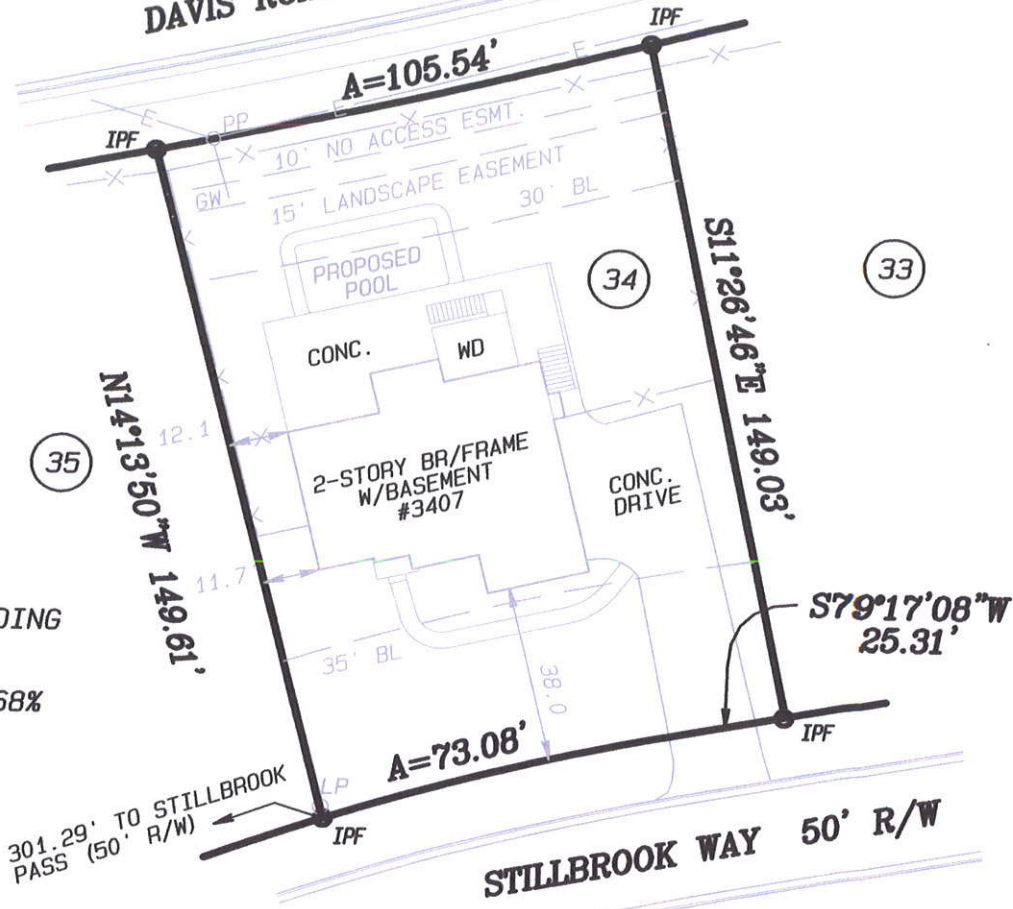
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The proposed site plan has been designed to fall within the bounds of the property and meet the required number of parking spaces per code. However, there is a 50' buffer against the residentially zoned cemetery property and a future road widening project that requires right of way along both frontages and reduces the buildable area. GDOT also requires the Macland driveway constructed furthest from the intersection which requires the driveway installed within the buffer.

List type of variance requested: Reduce the 50' undisturbed buffer to 22' for a distance of 356' along the eastern side of the property for construction of a rear drive aisle and dumpster enclosure.

V-45 (2012)

DAVIS ROAD R/W VARIES



LOT AREA=15038 S.F.

IMPERVIOUS AREA (INCLUDING POOL DECK)=5516 S.F.

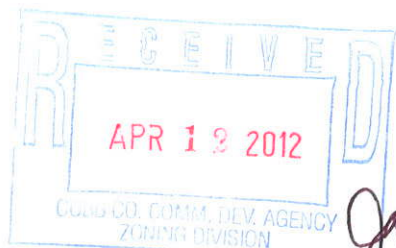
PERCENT IMPERVIOUS=36.68%

SURVEY REFERENCES:

1. PLAT OF GLENMOOR SUBDIVISION  
RECORDED IN PLAT BOOK 159, PAGE 37.

SURVEY NOTES:

3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 06-06-12
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0064G, DATED 12-16-08, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



GRAPHIC SCALE

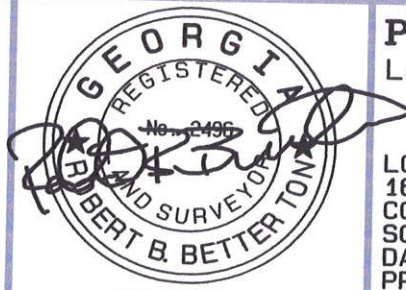
1"=40'



**BETTERTON**  
SURVEYING & DESIGN, INC.

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



03-06-12

**PROPOSED POOL LOCATION**  
LOT #34, GLENMOOR SUBDIVISION

LOCATED IN: LAND LOT 461  
16TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40 FT.  
DATE: 03-06-12  
PREPARED FOR:

**GEORGE ESPER**

**APPLICANT:** Atlas Pools

**PETITION No.:** V-45

**PHONE:** 770-451-3700

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

**REPRESENTATIVE:** John Gulya

**PRESENT ZONING:** R-15

**PHONE:** 404-375-6840

**LAND LOT(S):** 461

**TITLEHOLDER:** Joseph Esper

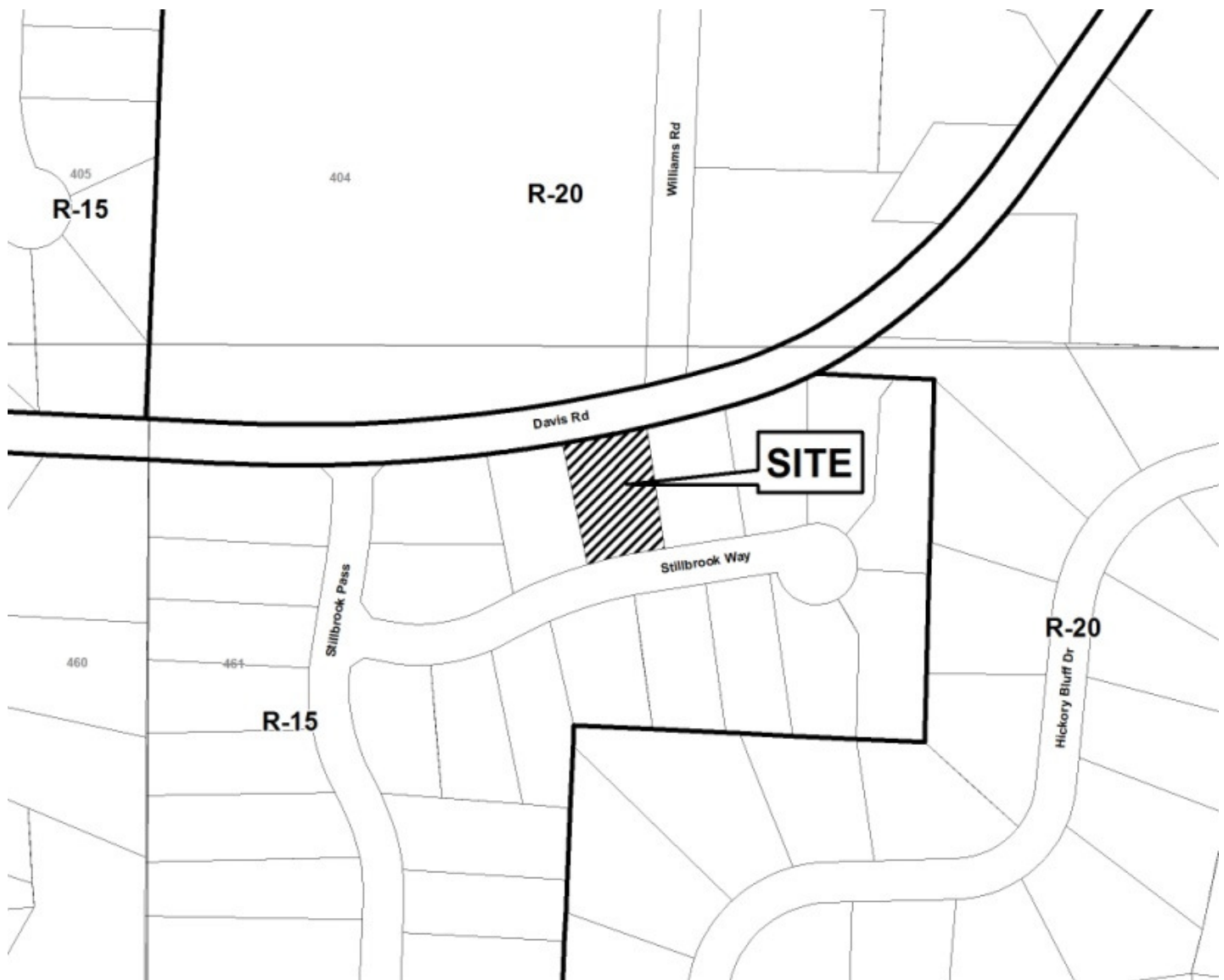
**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Stillbrook Way immediately south of Davis Road (3407 Stillbrook Way).

**SIZE OF TRACT:** .34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 36.68%.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-45  
Hearing Date: 6-13-12

Applicant Atlas Pools Phone # 77451-3700 E-mail ggulya@atlaspools.com  
JOHN Gulya Address 6100 Peachtree Trd Blvd Atlanta 30360  
(representative's name, printed) (street, city, state and zip code)

John Gulya Phone # 41375-6840 E-mail ggulya@atlaspools.com  
(representative's signature)

**MY COMMISSION  
EXPIRES  
NOVEMBER 9, 2015**

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

Signed, sealed and delivered in presence of:

Jacqueline Nicole Shipman  
Notary Public

Titleholder Col Eger Phone # (770) 652-6069 E-mail \_\_\_\_\_  
Signature [Signature] Address: 3407 Stillbrook Way Marietta 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

**MY COMMISSION  
EXPIRES  
NOVEMBER 9, 2015**

My commission expires: X

Signed, sealed and delivered in presence of:

Jacqueline Nicole Shipman  
Notary Public

Present Zoning of Property R-15  
Location 3407 Stillbrook Way Marietta, Ga 30062  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 461 District 16th Size of Tract .34 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 15,038 Shape of Property Rectangle Topography of Property Flat 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.

The normal terms would not allow us to put in a swimming pool. We are doing minimum area so not to be overly greedy. We will be at 36.68%.

List type of variance requested: Would like to increase the area of impervious to allow the addition of a swimming pool



**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

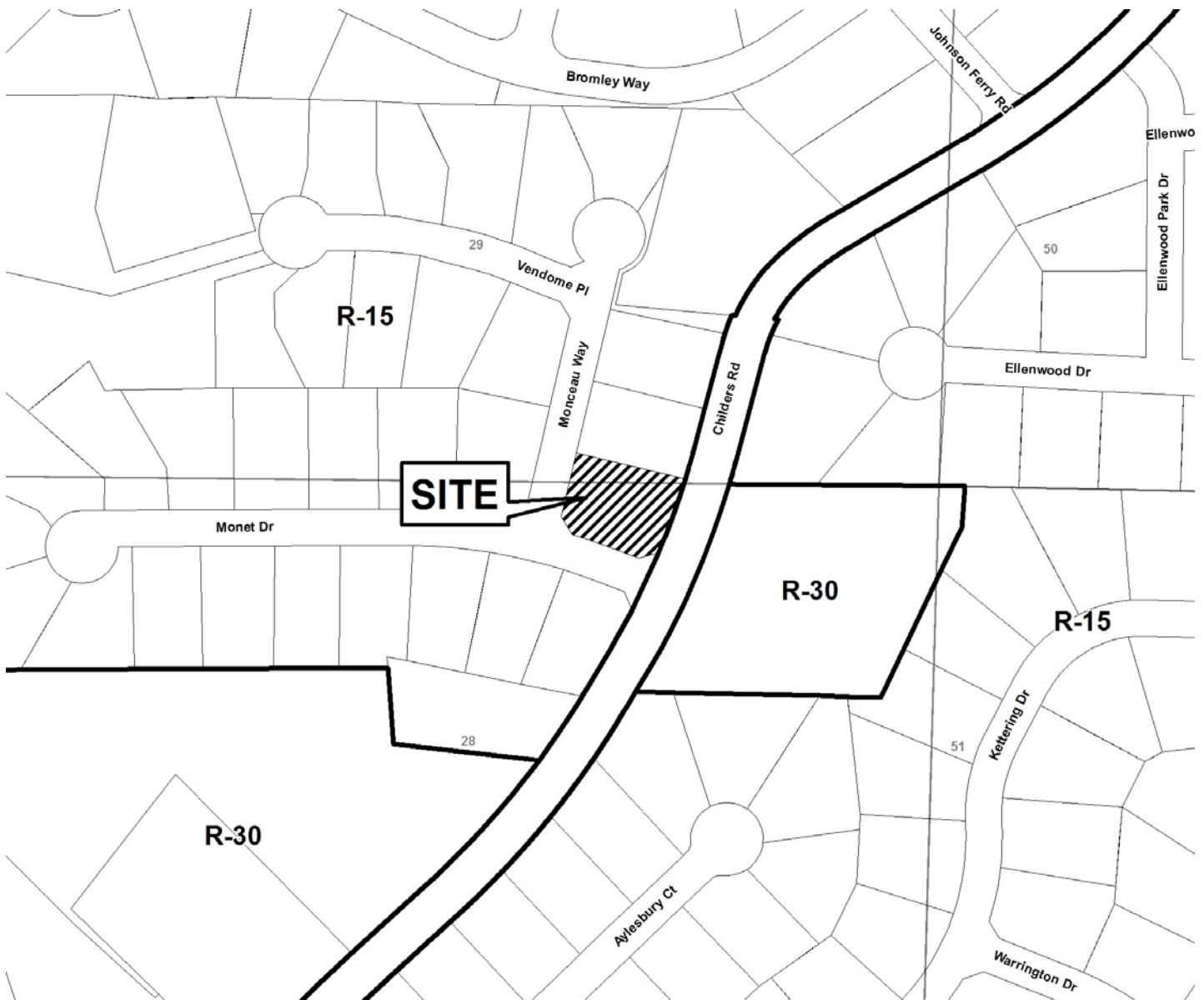
**DISTRICT:** 1

**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%.







# Application for Variance Cobb County

*Joe 1-50*

(type or print clearly)

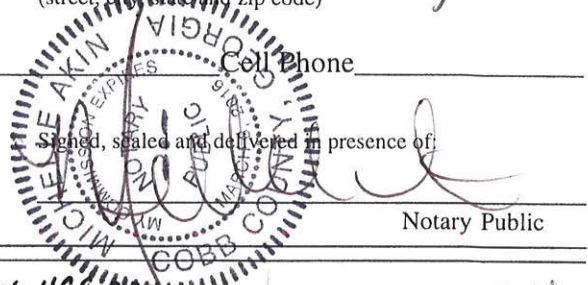
Application No. V-46  
Hearing Date: 6-13-12

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:  
[Signature] 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)

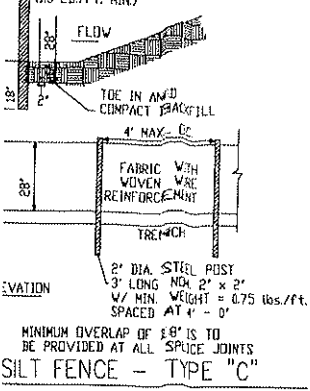
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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%.



VEGETATIVE COVER TO ALL DISTURBED AREAS. ALL SLOPES GREATER THAN 3:1 SHALL BE SUPPLEMENTED WITH MATTING (Mb OR SOD DS4).

3. DO NOT ENCROACH ON BUFFERS OR EASEMENTS.

4. DECK DRAINS SHALL NOT BE CONCENTRATED OR DIRECTED ONTO ADJACENT PROPERTY OWNERS. EROSION CONTROL MEASURES SHOULD BE EMPLOYED TO MITIGATE ANY IMPACT.

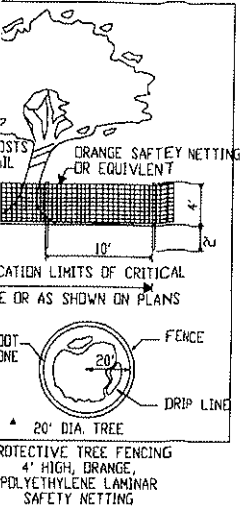
5. THE PLACEMENT AND INSTALLATION OF THE CONSTRUCTION EXIT (CO) SHALL BE THE DISCRETION OF THE PERMIT INSPECTOR

**V-47 (2012)**

**GENERAL NOTES:**

1. ALL CONSTRUCTION MUST CONFORM TO CITY/COUNTY STANDARDS.
2. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
4. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER DISTURBING ACTIVITY IS IN PROGRESS.
5. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF COMPLETION.

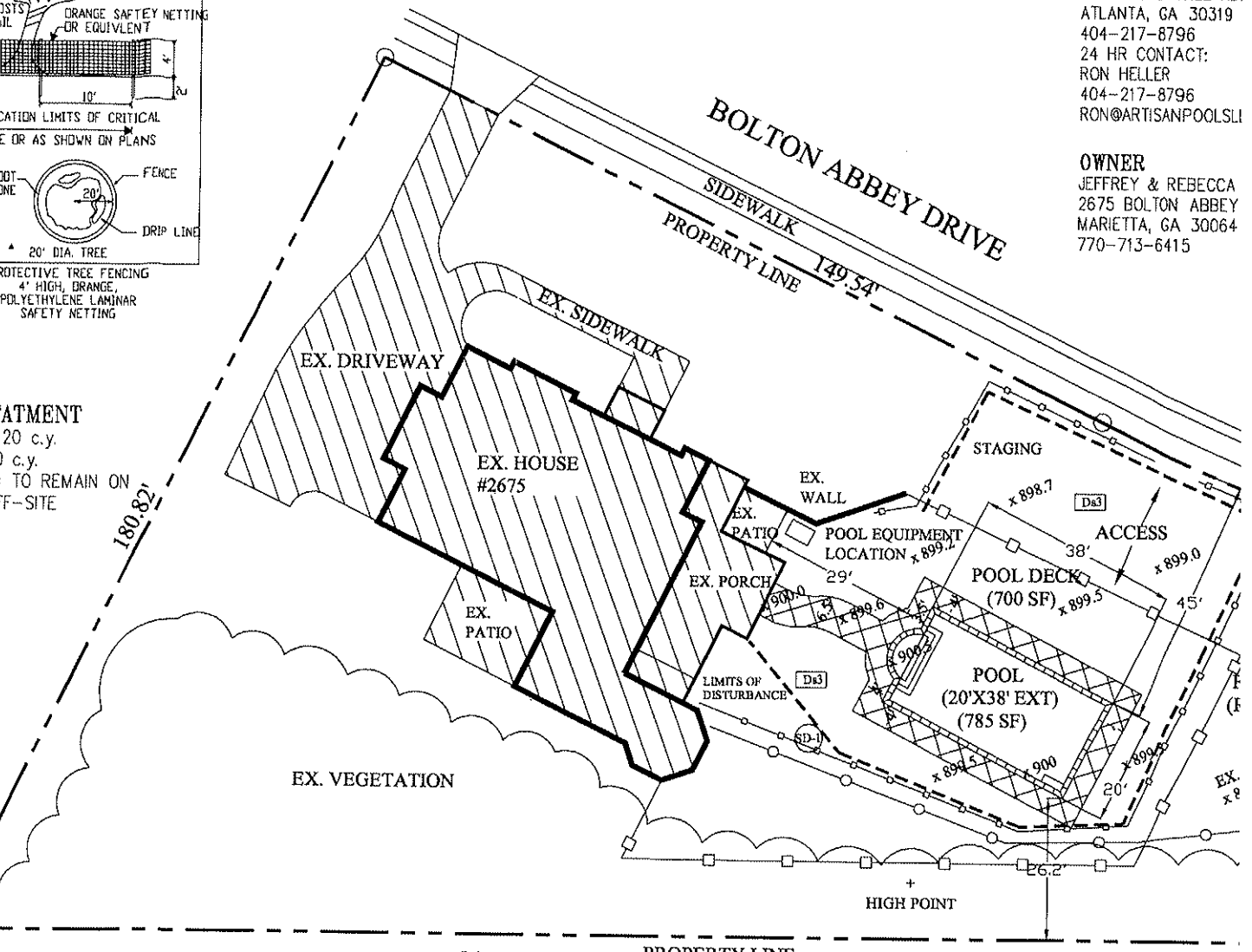
1. INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 17 OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND
4. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES.
5. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TURF AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE INSTALLED.
6. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 17 OF GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND
7. MAINTENANCE STATEMENT EROSION CONTROL MEASURES WILL BE MAINTAINED WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.
8. STATEMENT: ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
9. NO GRADED SLOPE SHALL EXCEED 2:1
10. CONTACT NUMBER:



**POOL BUILDER**  
 ARTISAN POOLS, LLC  
 4060 PEACHTREE RD.  
 ATLANTA, GA 30319  
 404-217-8796  
 24 HR CONTACT:  
 RON HELLER  
 404-217-8796  
 RON@ARTISANPOOLSLLC

**OWNER**  
 JEFFREY & REBECCA  
 2675 BOLTON ABBEY  
 MARIETTA, GA 30064  
 770-713-6415

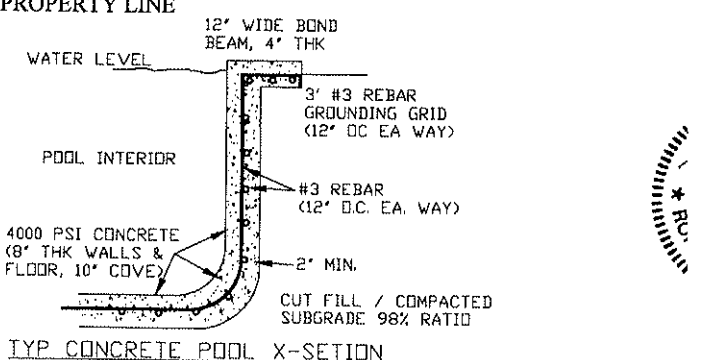
**EX. VEGETATION**  
 120 c.y.  
 3 c.y.  
 TO REMAIN ON SITE



TREES WILL BE DISTURBED  
 TREES OF THE STATE ARE  
 PROTECTED WITHIN 200 FEET.



IF YOU DIG GEORGIA...  
 CALL US FIRST!  
 1-800-282-7411  
 770-623-4344  
 (METRO ATLANTA ONLY)  
 UTILITIES PROTECTION CENTER  
 IT'S THE LAW



**APPLICANT:** Jeffrey Charpentier

**PETITION No.:** V-47

**PHONE:** 770-713-6415

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

**REPRESENTATIVE:** Jeffrey Charpentier

**PRESENT ZONING:** R-20

**PHONE:** 770-713-6512

**LAND LOT(S):** 100

**TITLEHOLDER:** Jeffrey Charpentier

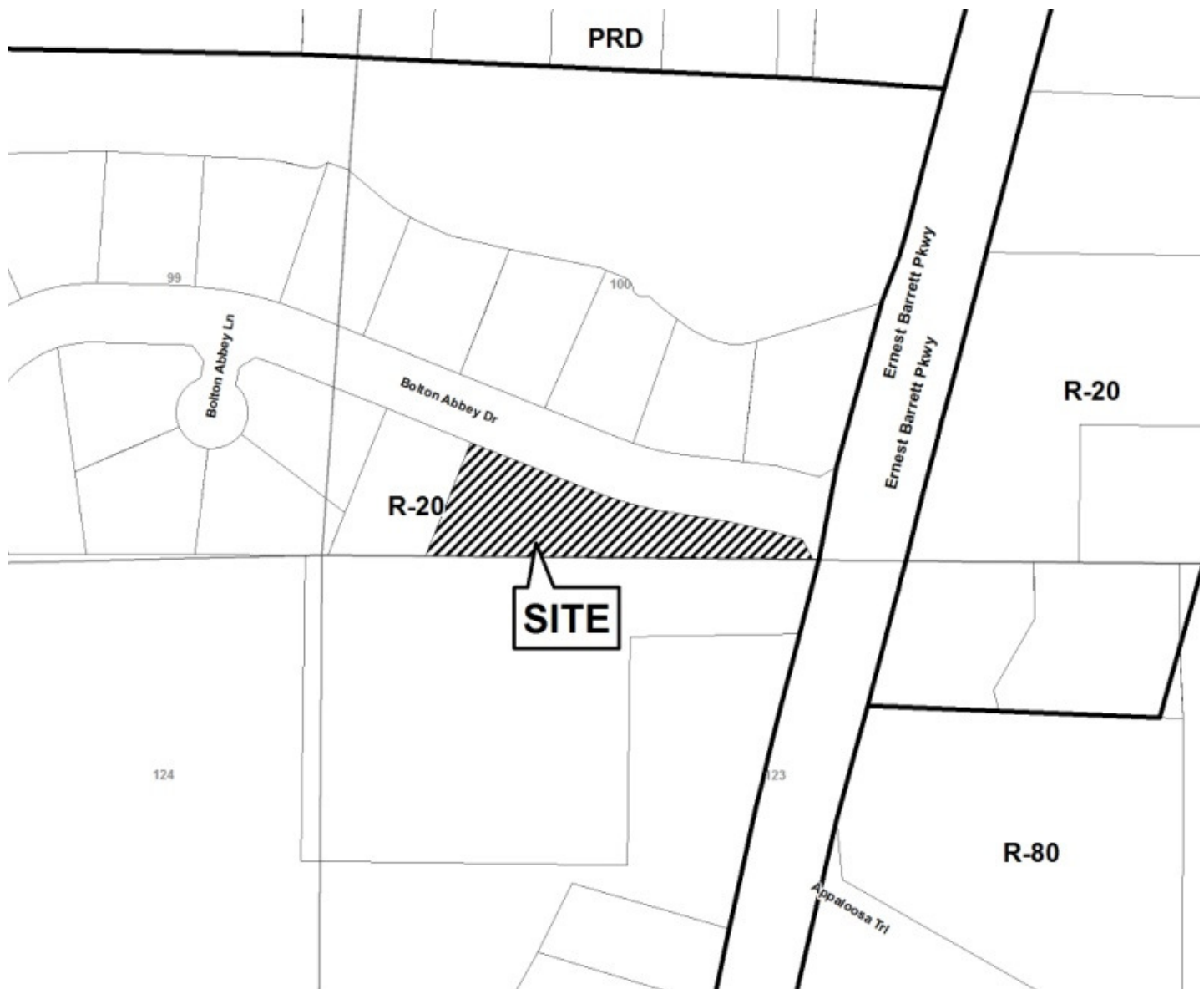
**DISTRICT:** 19

**PROPERTY LOCATION:** On the south side of Bolton Abbey Drive east of Ernest Barrett Parkway (2675 Bolton Abbey Drive).

**SIZE OF TRACT:** 1 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (proposed 785 square foot pool and surrounding decking) to the side of the principal building.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-47  
Hearing Date: 6-13-12

Applicant Jeffrey Charpentier Phone # 770 713 6415 E-mail jeffrey.scott@hotmail.com  
Jeffrey Charpentier Address 2675 Bolton Abbey Dr Marietta GA  
(representative's name, printed) (street, city, state and zip code) 30064  
Jeffrey Charpentier Phone # 770 713 6512 E-mail rebecca.team@gmail.com  
(representative's signature)

**DEBORAH A WILMORE**  
**NOTARY PUBLIC, DOUGLAS COUNTY, GEORGIA**  
 MY COMMISSION EXPIRES 10/17/2014

Signed, sealed and delivered in presence of:

Deborah A Wilmore  
 Notary Public

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

Titleholder Rebecca + Jeffrey Charpentier Phone # 770 713 6415 E-mail jeffrey.scott@hotmail.com  
 Signature Jeffrey Charpentier Rebecca Charpentier Address: 2675 Bolton Abbey Dr. Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30064

**DEBORAH A WILMORE**  
**NOTARY PUBLIC, DOUGLAS COUNTY, GEORGIA**  
 MY COMMISSION EXPIRES 10/17/2014

Signed, sealed and delivered in presence of:

Deborah A Wilmore  
 Notary Public

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

Present Zoning of Property R-20  
 Location 2675 Bolton Abbey Dr Marietta GA 30064  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 100 District 19 Size of Tract \_\_\_\_\_ 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 43650 sqft Shape of Property Triangular 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.

We are asking for a variance to build a swimming pool on the side of the house vs the rear. The dimensions and topography of the rear of the home prevent us from placing the pool there. There are no rear or side neighbors on the side of the house the pool will be built. The pool will be blocked from view of the street by a row of loblolies. To build behind the house is just not feasible.

List type of variance requested: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_