

# SURVEY FOR: ANDRA HALL

LEGEND	Description
●	Iron Pin Found
○	Iron Pin Set
A	Completed Point
(P)	Platted Distance / Bearing
(S)	Surveyed / Actual
(C)	Computed
LL	Land Lot
LL	Land Lot Line
R/W	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	Radar
HW	Handwell
(Symbol)	Concretion
(Symbol)	Slurp
(Symbol)	Water Ditching

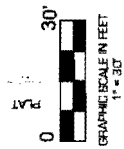
LAND LOT 771  
 DISTRICT 17TH  
 SECTION 30  
 COUNTY COBB  
 GEORGIA  
 3654 GATEHURST LT  
 SKYVANA GA  
 DATE OF FIELD WORK 06/14 - 2012  
 DATE OF DRAWING 06/18 - 2012  
 REV 07/08/2012 (ADD PROPOSED IMPROVEMENTS)  
 REV 06/17/2012 (COUNTY COMMENTS)  
 THIS SURVEY PREPARED FOR:  
 ANDRA HALL  
 LEGAL DESCRIPTION:  
 LOT 9 WININGS GATE SUBDIVISION PER REVISED  
 FINAL PLAT RECORDED AT PLAT BOOK 183 PAGE 89.  
 COBB COUNTY, GEORGIA OFFICIAL RECORDS.  
 DEED REFERENCE DB 14791, PG 2388.

EQUIPMENT USED: NIKON DTM 332, NOKIA 900  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
 CLOSURE PRECISION OF ONE FOOT IN 48250 FEET AND AN  
 ACCURACY OF 1/1000. ANY ADJUSTMENT OR  
 CLOSURE WAS BY THE LOWPASSABLE.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
 TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES AND  
 TITLE SEARCH-1 MAY PRODUCE.



Know what's below.  
 Call before you dig.

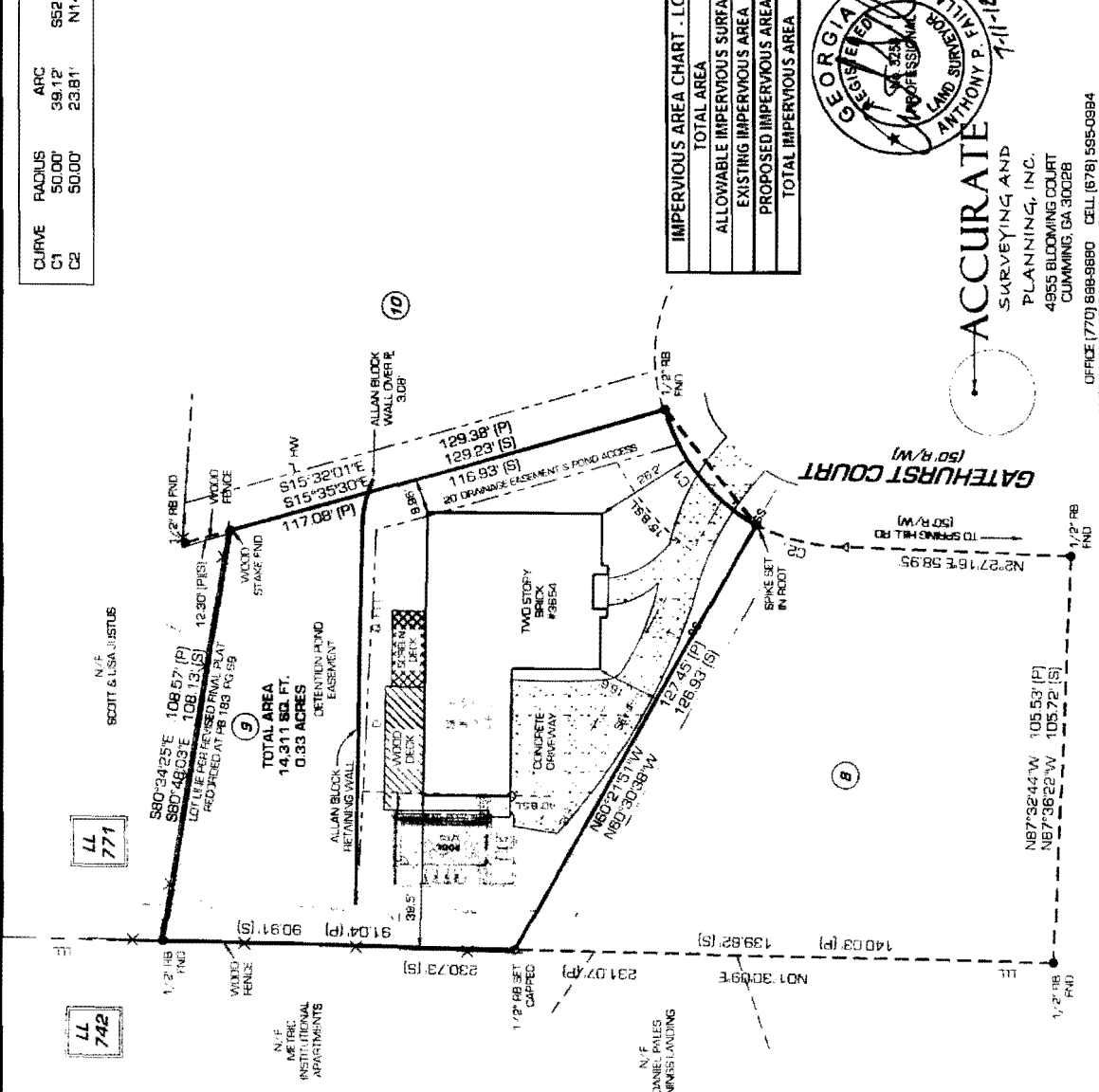
CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	50.00'	39.12'	S52°03'04"W	38.13'
C2	50.00'	23.81'	N14°44'08"E	23.55'



EXISTING IMPERVIOUS AREA	DESCRIPTION	SQ. FT.
	CONCRETE DRIVEWAY - WALK	1,674
	HOUSE	2,868
	SCREEN DECK	170
	FRONT PORCH	36
	WOOD DECKING	309
	<b>TOTAL</b>	<b>4,857</b>

PROPOSED IMPERVIOUS AREA	DESCRIPTION	SQ. FT.
	POOL DECKING	239
	COPING	68
	FILTER PAD	8
	<b>TOTAL</b>	<b>315</b>

IMPERVIOUS AREA CHART - LOT 9	SQ. FT.	% OF TOTAL AREA
<b>TOTAL AREA</b>	<b>14,311.00</b>	<b>100.00%</b>
<b>ALLOWABLE IMPERVIOUS SURFACE</b>	<b>5,008.85</b>	<b>35.00%</b>
<b>EXISTING IMPERVIOUS AREA</b>	<b>4,864.00</b>	<b>33.98%</b>
<b>PROPOSED IMPERVIOUS AREA</b>	<b>316.00</b>	<b>2.21%</b>
<b>TOTAL IMPERVIOUS AREA</b>	<b>5,180.00</b>	<b>36.19%</b>



**COBB CO. COMM. DEV. ZONING DIVISION**

**SURVEY CERTIFICATE**

JUL 1 2012

HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION. THE ACTUAL DISTANCE AND BEARINGS SHOWN BETWEEN MATERIALS ARE CORRECTLY SHOWN.

ANTHONY P. ENLIS, REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 29589  
 GEOGRAPHIC LEVEL II CERTIFICATE NO. 16646DB

**ACCURATE**

SURVEYING AND PLANNING, INC.

4955 BLOOMING COURT  
 CUMMINGS, GA 30008

OFFICE (770) 888-9880 CELL (678) 595-0984  
 WEB: WWW.ASAGA.COM EMAIL: TONY@ASAGA.COM  
 GEORGIA REGISTERED LAND SURVEYING FIRM #1129

REGISTERED PROFESSIONAL LAND SURVEYOR  
 ANTHONY P. ENLIS 7-11-11

**APPLICANT:** Atlanta Pools \_\_\_\_\_ **PETITION No.:** V-68  
**PHONE:** 770-844-7665 \_\_\_\_\_ **DATE OF HEARING:** 09-12-12  
**REPRESENTATIVE:** Michael Cochran \_\_\_\_\_ **PRESENT ZONING:** R-12  
**PHONE:** 770-844-7665 \_\_\_\_\_ **LAND LOT(S):** 771  
**TITLEHOLDER:** Andra L. Norton-Hall \_\_\_\_\_ **DISTRICT:** 17  
**PROPERTY LOCATION:** At the end of Gatehurst \_\_\_\_\_ **SIZE OF TRACT:** 0.33 acre  
Court, west of Spring Hill Road \_\_\_\_\_ **COMMISSION DISTRICT:** 2  
(3654 Gatehurst Court). \_\_\_\_\_

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 12 x 22 foot pool and decking) to be located to the side of the primary structure; and 2) waive the maximum impervious surface limit of 35% to allow 36.19%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Atlanta Pools

**PETITION No.:**

V-68

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**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** The proposed pool location drains to the existing detention pond located at the rear of the lot. If pervious pavers are used, the total impervious coverage would be reduced to 35.5%. However, no significant adverse stormwater management issues are anticipated for the small increase proposed.

**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:** Pool, pool decking, and pool fixtures must be located a minimum of 2 feet from the edge of the existing public sanitary sewer easement along the west and southwest of the property (easement not shown on supplied survey).

**APPLICANT:** Atlanta Pools

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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-68

R-20

R-20

R-12

Vinings Cv

R-20

R-12

Site

RM-12

R-12

R-20

Vinings Trl

Gatehurst Ct

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



City Boundary

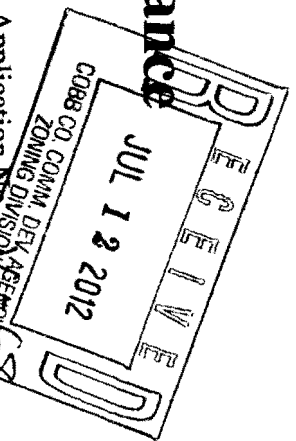


Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. 1687  
Hearing Date: 9-12-12



Applicant Atlanta Pools Phone # 770-844-7165 E-mail atlpoolsc@bellsouth.net

Michael Cochran Address 7745 Antioch Rd Dunwoody GA 30006  
(representative's name, printed)

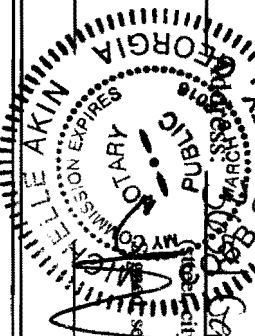
[Signature] Phone # 770-844-7165 E-mail atlpoolsc@bellsouth.net  
(representative's signature)

My commission expires: 3/8/16  
Notary Public



Titleholder Andrea Hill Phone # 404-449-1738 E-mail \_\_\_\_\_

Signature [Signature] (attach additional signatures, if needed)  
3816 3816 3816 3816 3816 3816 3816 3816 3816 3816  
Notary Public



Present Zoning of Property \_\_\_\_\_

Location 34054 Gathurst Court Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 771 District 17th Size of Tract .33 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 anything the variance, we will not be able to build a pool.

List type of variance requested: 1 Request to build a pool to the side of the house  
2 Request to exceed the maximum lot coverage of 35% by 1.19%, making lot coverage 36.19%