

LEGEND

- PF FOUND
- REBAR FOUND
- OPEN TOP FOUND
- CRIMP TOP FOUND
- REBAR FOUND
- JUNCTION BOX
- LAND LOT LINE
- LIGHT POLE
- MANHOLE
- PROPERTY LINE
- BACK OF CURB
- BUILDING LINE
- EDGE OF PAVEMENT
- CHAIN LINK
- CENTERLINE
- DRAINAGE EASEMENT
- DROP INLET
- POUCH
- CAR PORT
- POWER POLE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- UTILITY EASEMENT
- SINGLE WING CATCHBASIN
- DOUBLE WING CATCHBASIN
- HEADWALL

NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW PROPOSED
IMPROVEMENTS NO DISTANCES HAVE BEEN CHANGED

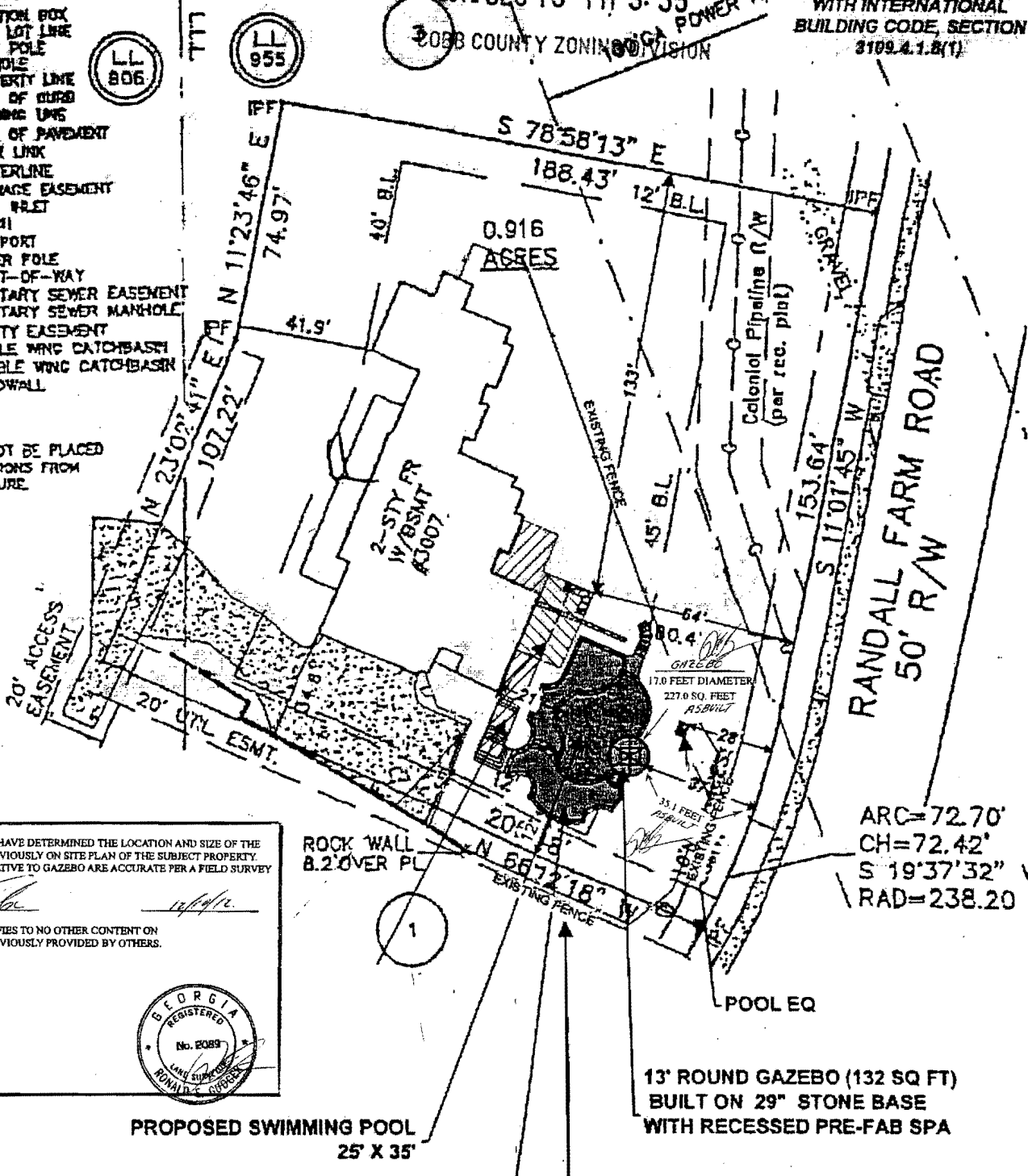
V-24 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 13 PM 3:55

COBB COUNTY ZONING DIVISION

BARRIER NOTE:
DOORS WITH DIRECT ACCESS
TO POOL SHALL BE
EQUIPPED WITH AN ALARM
THAT PRODUCES AN
AUDIBLE WARNING WHEN
THE DOOR AND/OR ITS
SCREEN IF PRESENT, ARE
OPENED IN ACCORDANCE
WITH INTERNATIONAL
BUILDING CODE, SECTION
3109.4.1.8(1)



I HEREBY CERTIFY THAT I HAVE DETERMINED THE LOCATION AND SIZE OF THE
GAZEBO AS DEPICTED PREVIOUSLY ON SITE PLAN OF THE SUBJECT PROPERTY.
DIMENSIONS SHOWN RELATIVE TO GAZEBO ARE ACCURATE PER A FIELD SURVEY
BY MYSELF

THE UNDERSIGNED CERTIFIES TO NO OTHER CONTENT ON
FACE OF THIS SURVEY PREVIOUSLY PROVIDED BY OTHERS.



PROPOSED SWIMMING POOL
25' X 35'

1615 SF FT DECKING STEPS AND COPING

EXISTING FENCE AND ALL GATES TO BE
RETROFITTED FOR POOL BARRIER COMPLIANCE

13' ROUND GAZEBO (132 SQ FT)
BUILT ON 29" STONE BASE
WITH RECESSED PRE-FAB SPA

TOTAL IMPERVIOUS:
11466 OR 29.82%

LOCATED IN:
LL: 906 & 955
DIST: 17TH SECT: 2ND
LOT: 4 PACES COVE
COBB CO GEORGIA

HOMEOWNER:
ROBERT ANDERSON
3007 PACES LAKE DRIVE SE
ATLANTA GA 30339

APPLICANT: Outside Landscape Group, LLC

PETITION No.: V-24

PHONE: 770-754-1188

DATE OF HEARING: 02-13-13

REPRESENTATIVE: Rick Kaldrovics

PRESENT ZONING: R-30

PHONE: 404-936-8526

LAND LOT(S): 906, 955

TITLEHOLDER: Robert A. and Terry J. Anderson

DISTRICT: 17

PROPERTY LOCATION: On the west side of
Randall Farm Road, north of Paces Lake Drive
(3007 Paces Lake Drive).

SIZE OF TRACT: 0.916 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback for an accessory structure over 144 square feet (gazebo) from the
required 45 feet to 35 feet.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

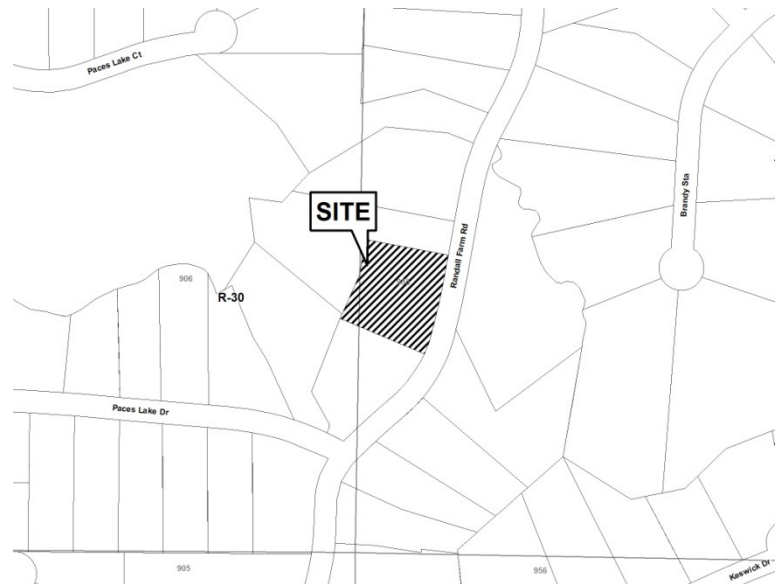
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

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

DEVELOPMENT & INSPECTIONS: Project is currently under permit. Violation was discovered during Zoning Compliance Inspection.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: The rear portion of this lot is located within the Chattahoochee River Corridor and is, therefore, subject to the requirements and provisions of the Metropolitan River Protection Act. While it appears that the proposed gazebo will be considered consistent with the Corridor Plan, it will require an ARC review for approval.

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.

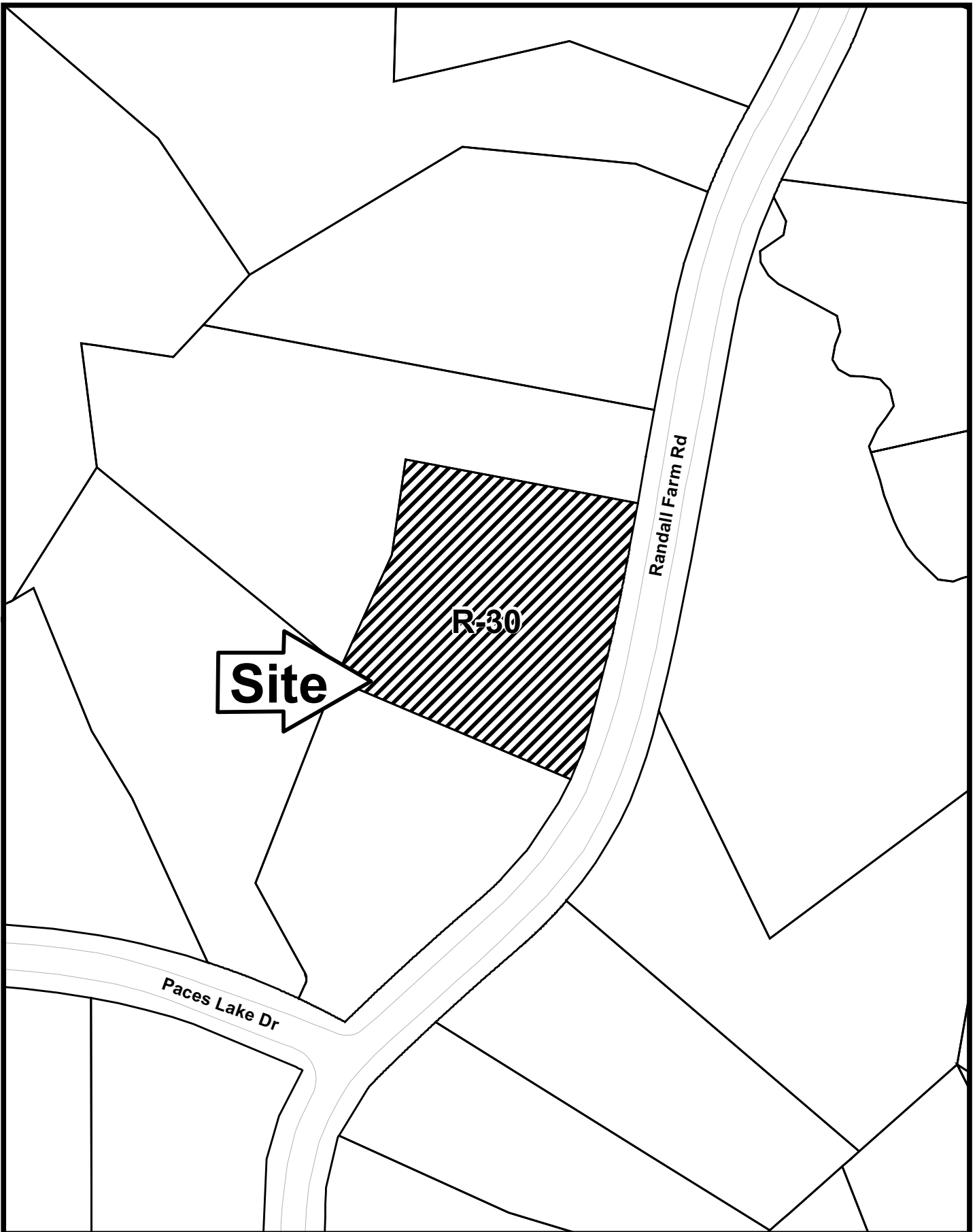
SEWER: No conflict.

APPLICANT: Outside Landscape Group,
LLC

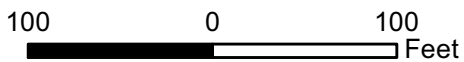
PETITION No.: V-24

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-24



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 GEORGIA
FILED IN OFFICE

Cobb County

2012 DEC 13 PM 3:53

(type or print clearly)

Application No. V-24

Hearing Date: 2/13/13

COBB COUNTY ZONING DIVISION

Applicant Outsidelandscape Group LLC Phone # 770-754-1188 E-mail rick@outsidelandscapegroup.com

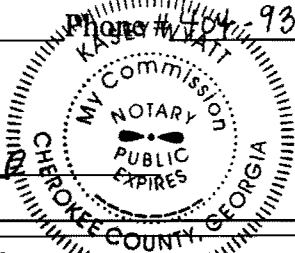
Rick Kaldrovics Address 11435 N. Fulton Industrial Blvd
(representative's name, printed) (street, city, state and zip code)

Rick Kaldrovics
(representative's signature)

Phone # 770-936-8526 E-mail rick@outsidelandscapegroup.com

Signed, sealed and delivered in presence of:

My commission expires: 9-5-2016



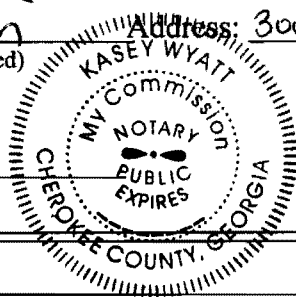
Kasey Wyatt
Notary Public

* Titleholder Robert A. Anderson Phone # 404-547-9138 E-mail twee916@gmail.com
Terry J. Anderson

✓ Signature Terry J. Anderson Address: 3007 Paces Lake Drive SE, Atlanta GA, 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 9-5-2016



Kasey Wyatt
Notary Public

Present Zoning of Property _____

Location 3007 Paces Lake Drive SE, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 906 and 955 District 17th, 2nd section Size of Tract .916 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 4000 sq ft Shape of Property _____ Topography of Property _____ Other setback

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 backyard fronts a main road (Randall Farm) and is considered a "front" yard with a larger setback than a normal backyard. In order to construct the desired items in the back yard we must encroach the setback for an accessory building.

List type of variance requested: Accessory structure within building setback.