

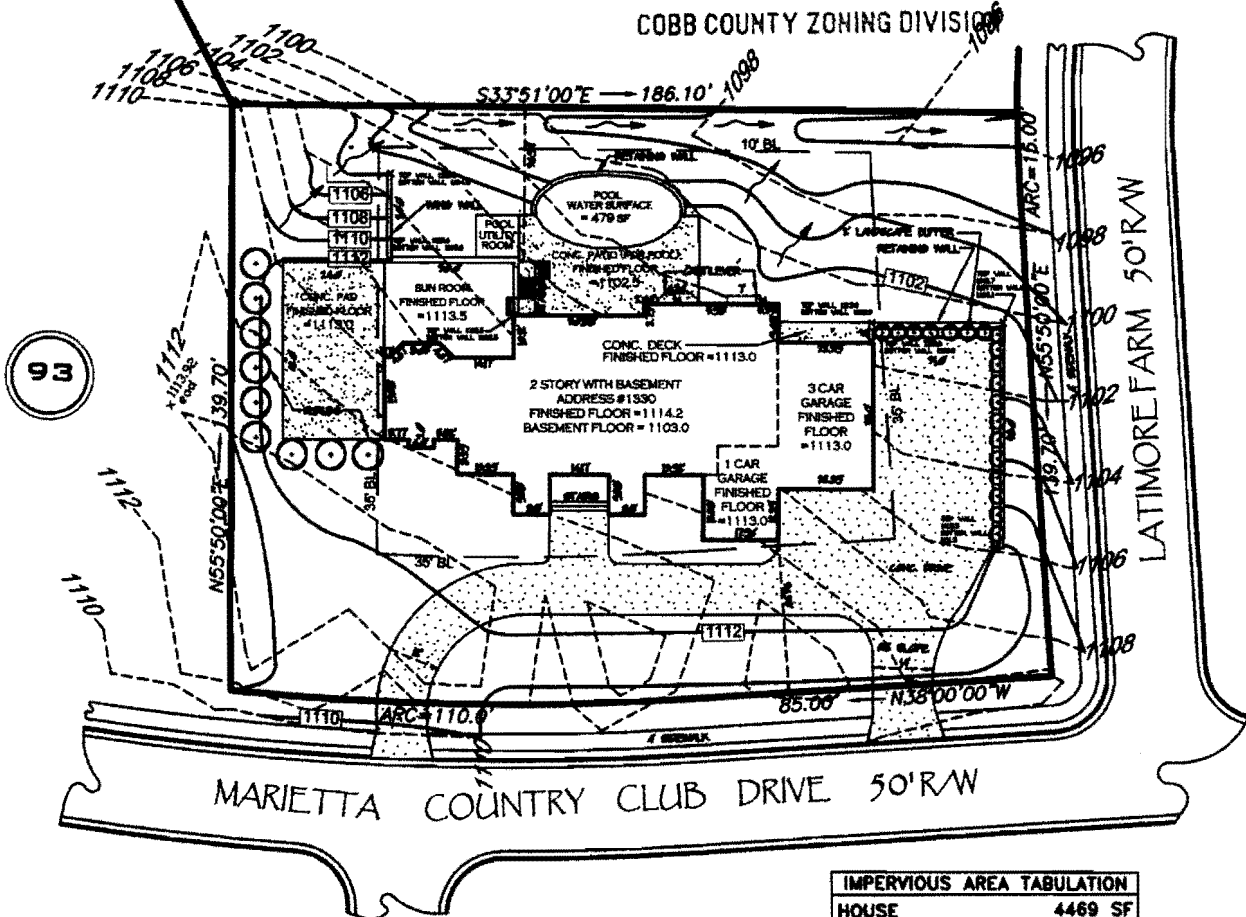
V-33 (2013)

COBB COUNTY GEORGIA  
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91

2013 JAN 22 AM 9:35

COBB COUNTY ZONING DIVISION



93

IMPERVIOUS AREA TABULATION	
HOUSE	4469 SF
DRIVEWAY	4566 SF
SUNROOM	650 SF
CONC. DECK	112 SF
FRONT STOOP & STAIRS	122 SF
CONC. PATIO (EXCLUDING POOL)	784 SF
POOL UTILITY ROOM	100 SF
CONC. PAD 24'x42'	1008 SF
<b>TOTAL IMPERVIOUS</b>	<b>11,811 SF</b>
<b>TOTAL LOT SF</b>	<b>26,651 SF</b>
<b>% IMPERVIOUS</b>	<b>44%</b>
<b>NO ACCESSORY STRUCTURES</b>	

EQUIPMENT USED TO PERFORM SURVEY:  
 ANGULAR - TOPCON GTS 312 PG 3" THEODOLITE  
 LINEAR - TOPCON GTS 312 PG AND 100' LUFKIN PIONEER STEEL TAPE AND LIETZ HAND LEVELS  
 VERTICAL - LIETZ B-1 AUTOMATIC LEVEL AND 25' LEVEL ROD

THE DIMENSIONS SHOWN ARE PERPENDICULAR TO THE PROPERTY LINE AND ARE MEASURED TO THE FOUNDATION SLAB LINE OF THE STRUCTURE UNLESS OTHERWISE SHOWN. THE LOT SHOWN CONTAINS 26,651 SQUARE FT.

SEE PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ FOR THE ORIGINAL CLOSURE PRECISION OF THE SUBDIVISION PLAT ON WHICH THIS LOT IS SHOWN ALONG WITH OTHER INFORMATION NOT SHOWN ON THIS PLAT.

- PROPOSED ELEVATIONS (BOXED)
- EXISTING ELEVATIONS (UNBOXED)
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER WITH A METAL CAP SAYING POPC.NET

- M.H. - SANITARY SEWER MAN-HOLE
- P.P. - POWER POLE
- H.P. - HEAT PUMP COMPRESSOR
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- D.E. - DRAINAGE EASEMENT
- J.B. - JUNCTION BOX
- S.S.E. - SANITARY SEWER EASEMENT
- B.L. - BUILDING SET BACK LINE
- OVERHEAD WIRE (TELEPHONE OR POWER)
- DIRECTION OF DRAINAGE FLOW



LEVEL II, GSWCC #4419  
 FOR THE FIRM OF  
**PLANNING & DEVELOPMENT PC**  
 BILLY MADISON HWY  
 MARIETTA, GA 30067-9604  
 404-314-1964  
 pdpc.net

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA. COMMUNITY PANEL #13117CO 165 E DATED 09-19-07



IMPERVIOUS VARIANCE SITE PLAN FOR  
**SIMON TOUMA**

SUBDIVISION - MARIETTA COUNTRY CLUB  
 UNIT - \_\_\_\_\_ LOT NO. 92 BLOCK - \_\_\_\_\_

LOCATED IN:  
 LAND LOT: 253  
 DISTRICT: 20th SECTION 2  
 CITY: N/A  
 COUNTY: COBB, GEORGIA

DRAWN BY: F.L.B.  
 CHECKED BY:  
 REVISIONS:

SCALE: 1" = 30' DATE: 08-29-2012 COPYRIGHT 2012 ©

**APPLICANT:** Simon Touma

**PETITION No.:** V-33

**PHONE:** n/a

**DATE OF HEARING:** 04-10-13

**REPRESENTATIVE:** Frank Bullard

**PRESENT ZONING:** R-20

**PHONE:** 706-319-4434

**LAND LOT(S):** 253

**TITLEHOLDER:** Simon Touma

**DISTRICT:** 20

**PROPERTY LOCATION:** On the northern corner of Marietta Country Club Drive and Latimore Farm Drive (1330 Marietta Country Club Drive).

**SIZE OF TRACT:** 0.61 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 35% to 44%.

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

**BOARD OF APPEALS DECISION**

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_



**APPLICANT:** Simon Touma

**PETITION No.:** V-33

\*\*\*\*\*

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The proposed site plan significantly exceeds the allowed maximum impervious coverage for the R-20 Zoning Category. If the driveway, concrete patio/pool deck and the 24 foot x 42 foot concrete pad are converted to pervious pavers the effective impervious coverage for this lot would be reduced to 34.8%.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

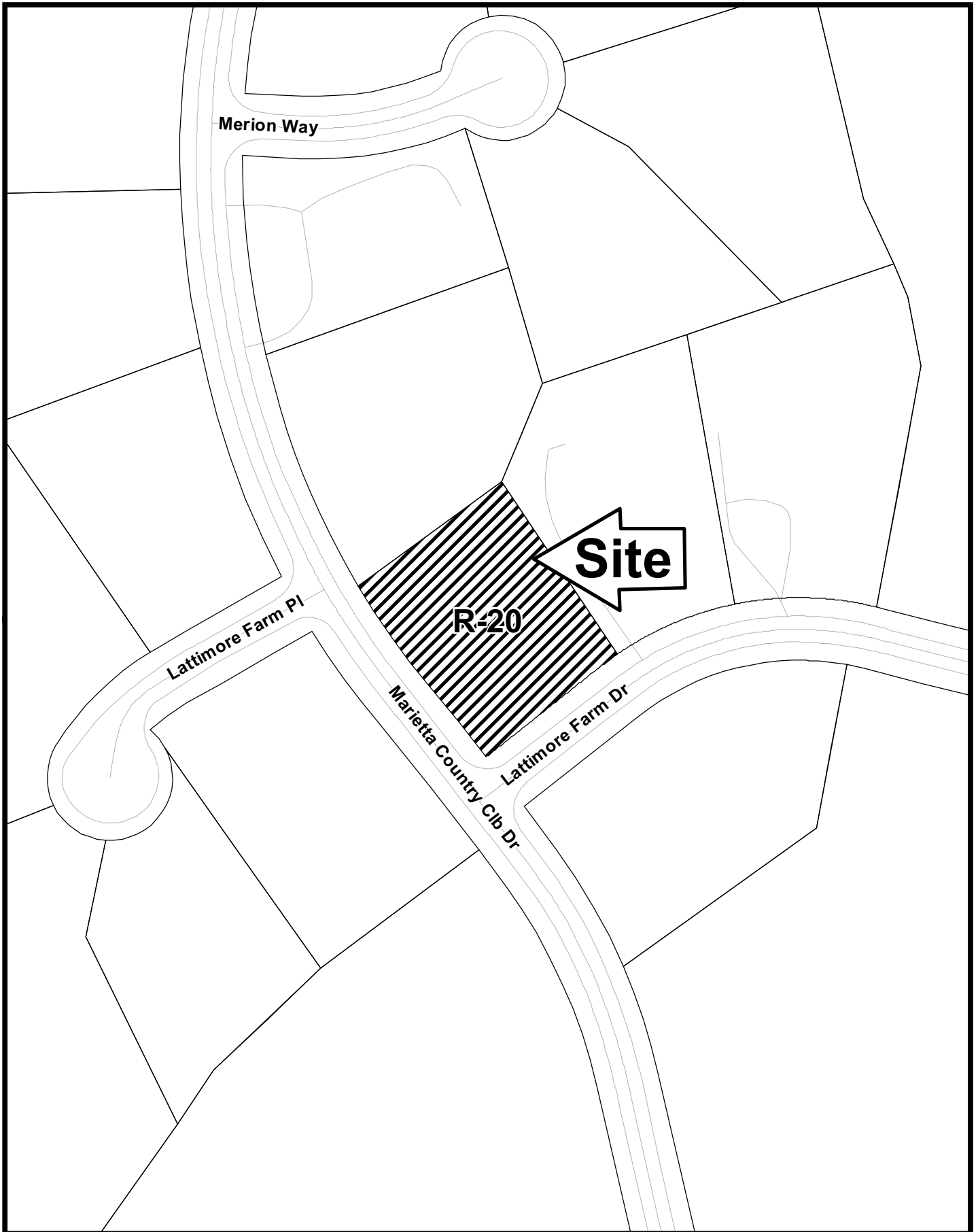
**SEWER:** No conflict.

**APPLICANT:** Simon Touma **PETITION No.:** V-33

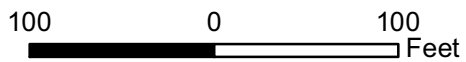
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-33



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

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 JAN 22 AM 9:35

COBB COUNTY ZONING DIVISION

(type or print clearly)

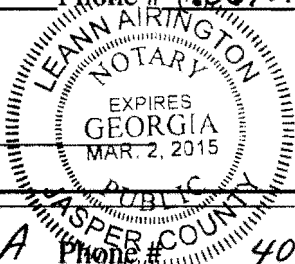
Application No. V-33  
Hearing Date: 4/10/13

Applicant SIMON TOUMA Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

FRANK BULLARD Address 21472 HWY 83 N MONTICELLO GA 31064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (706) 319-4434 E-mail RETTGPPPC.NET  
(representative's signature)

My commission expires: 3/2/2015



Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder SIMON TOUMA Phone # 404 245 9356 E-mail TOUMASAM@YAHOO.COM

Signature [Signature] Address: 1330 Marietta Country Club Dr  
(attach additional signatures, if needed) (street, city, state and zip code) 30152

My commission expires: \_\_\_\_\_  
SIMLA PATEL  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
Comm. Expires May 16, 2016

Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property A-20

Location MARIETTA COUNTRY CLUB: 1330 MARIETTA COUNTRY CLUB DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 253 District 20 Size of Tract 0.612 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.

NOT BEING ABLE TO USE MY PROPERTY TO THE FULL EXTENT.

List type of variance requested: IMPERVIOUS LIMIT TO 44%.

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Marietta Country Club Estates Homeowners Association  
Kennesaw, GA

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 JAN 22 AM 9:35  
COBB COUNTY ZONING DIVISION

November 5, 2012

Mr. Simon Touma  
1330 Marietta Country Club Drive  
Kennesaw, GA 30152

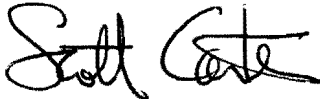
Re: Impervious Variance Request – 1330 Marietta Country Club Drive, Kennesaw, GA 30152

Mr. Touma;

The Architectural Standards Committee of Marietta Country Club Estates has reviewed the site plan presented by you for construction at 1330 Marietta Country Club Drive, Kennesaw, GA. They approved the application to increase the impervious areas on your lot from 35% to 44%.

They give you a conditional/conceptual approval for the construction of a pool in the back yard of your home and slab outside of the family room. A full approval of the pool design will be considered at the point in time when you are in a position to provide us more specific plans for the pool. While conditional approval is granted by the ASC of Marietta Country Club Estates all variances, reviews and inspections must meet the approval and requirements of the Cobb County Building and Zoning Departments prior to construction.

Sincerely



Scott Carter  
Manager  
Marietta Country Club Estates