

PLAT BOOK 221 PAGE 2
 O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE (770) 794-9055 FAX (770) 794-9052

CLAR LAND SURVEYING COMPANY

ALL MATTER TO TITLE

SUBDIVISION LASSI

LOT 17

BLCK

LAND LOT 538

16TH DISTRICT

COBB COUNTY, GEORGIA

AREA OF LOT: 10,200 S.F.

OWNER / PURCHASER JOHN & REE RIFE

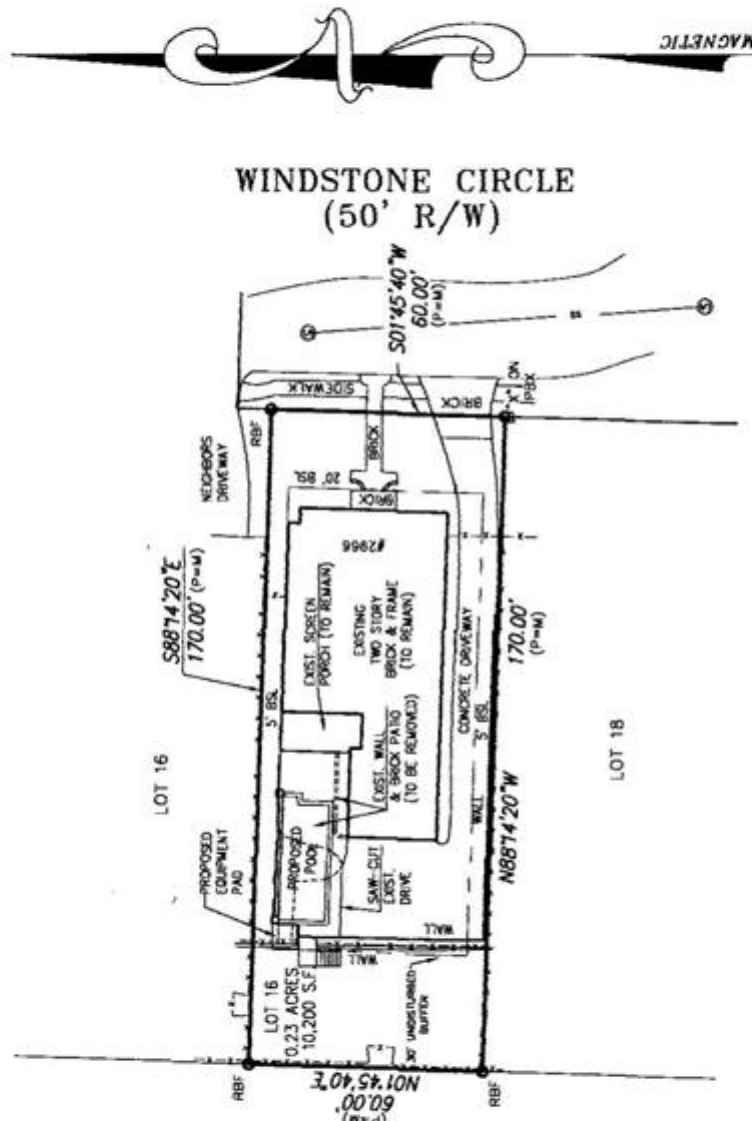
DATE 8/30/13

SCALE

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR

RCS POOL & SPA

PLAT NUMBER: 1304509



WINDSTONE CIRCLE
(50' R/W)

- LEGEND
- CMP CORRUGATED METAL PIPE
 - DC DRAINAGE EASEMENT
 - SSC SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RIBF REBAR FOUND
 - IPP IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

N~F
 WILLIAM G. GRAHAM
 D.B. 13966, PG. 5462

EXISTING IMPERVIOUS SURFACE

HOUSE	2,856 S.F.
CONCRETE DRIVE	2,156 S.F.
BRICK	602 S.F.
WALLS	118 S.F.
SCREEN PORCH	210 S.F.
STEP/LANDING	59 S.F.
TOTAL	6,001 S.F. (58.83%)
% PER OCS ZONING	6,001 S.F. (58.48%)

IMPERVIOUS TO BE REMOVED

DRIVEWAY	184 S.F.
BRICK PATIO	363 S.F.
WALL	17 S.F.

IMPERVIOUS TO BE ADDED

WALL	37 S.F.
PAVERS	421 S.F.
EQUIPMENT PAD	24 S.F.

PROPOSED TOTAL 4,921 S.F. (58.04%)
 % PER OCS ZONING 4,921 S.F. (58.95%)
 (POOL NOT INCLUDED)

NOTE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.

INFORMATION REGARDING THE REVISED PRECEDENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED A WAIVER BY THESE UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS AND ENTITIES NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND, PERSONAL OR OTHERWISE, BY THE SURVEYOR NAMED HEREON. THE SURVEYOR MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE WITHIN THE TOLERANCES OF A 100' CHAIN WIRE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLATE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

APPLICANT: John Rife _____ **PETITION No.:** V-135
PHONE: 770-820-1597 _____ **DATE OF HEARING:** 12-11-13
REPRESENTATIVE: R. Newsom _____ **PRESENT ZONING:** R-15/OSC
PHONE: 770-820-1597 _____ **LAND LOT(S):** 538
TITLEHOLDER: John Rife, Jr. and Ree Rife _____ **DISTRICT:** 16
PROPERTY LOCATION: On the west side of _____ **SIZE OF TRACT:** 0.23 acre
Windstone Circle, north of Lassiter Road _____ **COMMISSION DISTRICT:** 3
(2966 Windstone Circle).

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 38.95%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: John Rife

PETITION No.:

V-135

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 existing impervious coverage is 40.0%. The proposed improvements will result in a net reduction in impervious area by 80 square feet and reduce the coverage to 39.5%.

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.

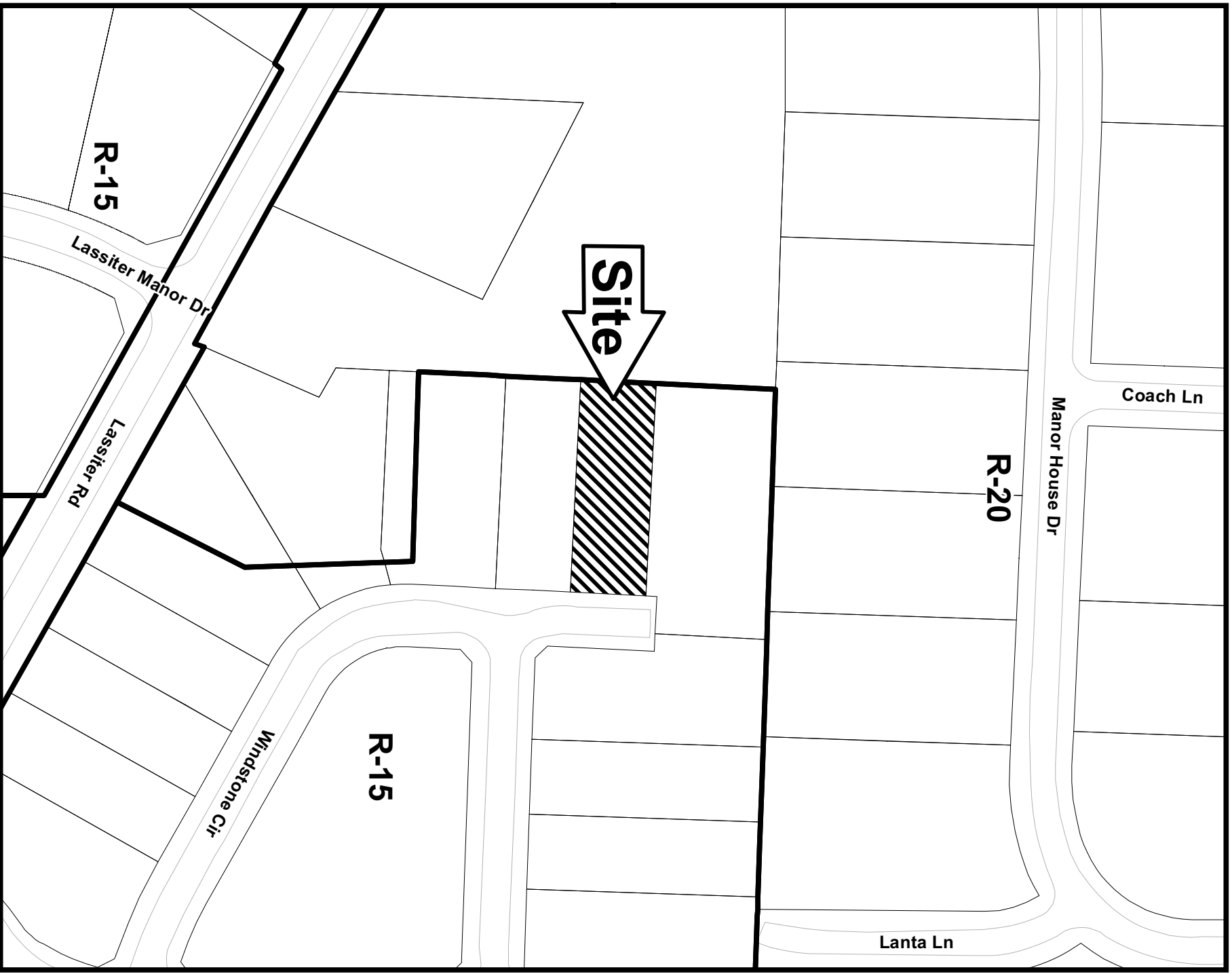
SEWER: No conflict.

APPLICANT: John Rife

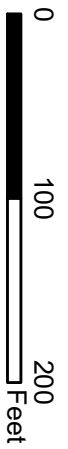
PETITION No.: V-135

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-135



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

2013 SEP 25 AM 11: 14

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-135

Hearing Date: 12-11-13

Russom@rcspodspa.com

john.rife@att.net

Applicant

John Rife

Phone # 404 329 4433 E-mail

Address 915 Ferncroft Ct. Roswell 30075
(street, city, state and zip code)

Phone # 770-820-1597 E-mail Russom@rcspodspa.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires:

3/8/2016

Titleholder John Rife Phone # 404 229 4433 E-mail john.rife@att.net

Signature [Signature] Address: 2966 WINDSTONE CIR, MARKETTA, GA 30062
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires:

10/20/16

Present Zoning of Property R-15

Location 2966 WINDSTONE CIRCLE, MARKETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 538 District 16 Size of Tract .234 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 being granted the variance, we will not be able to install a swimming pool that would be used for therapy.

List type of variance requested: Increase the maximum lot coverage of 35-1 to 38.95-1.