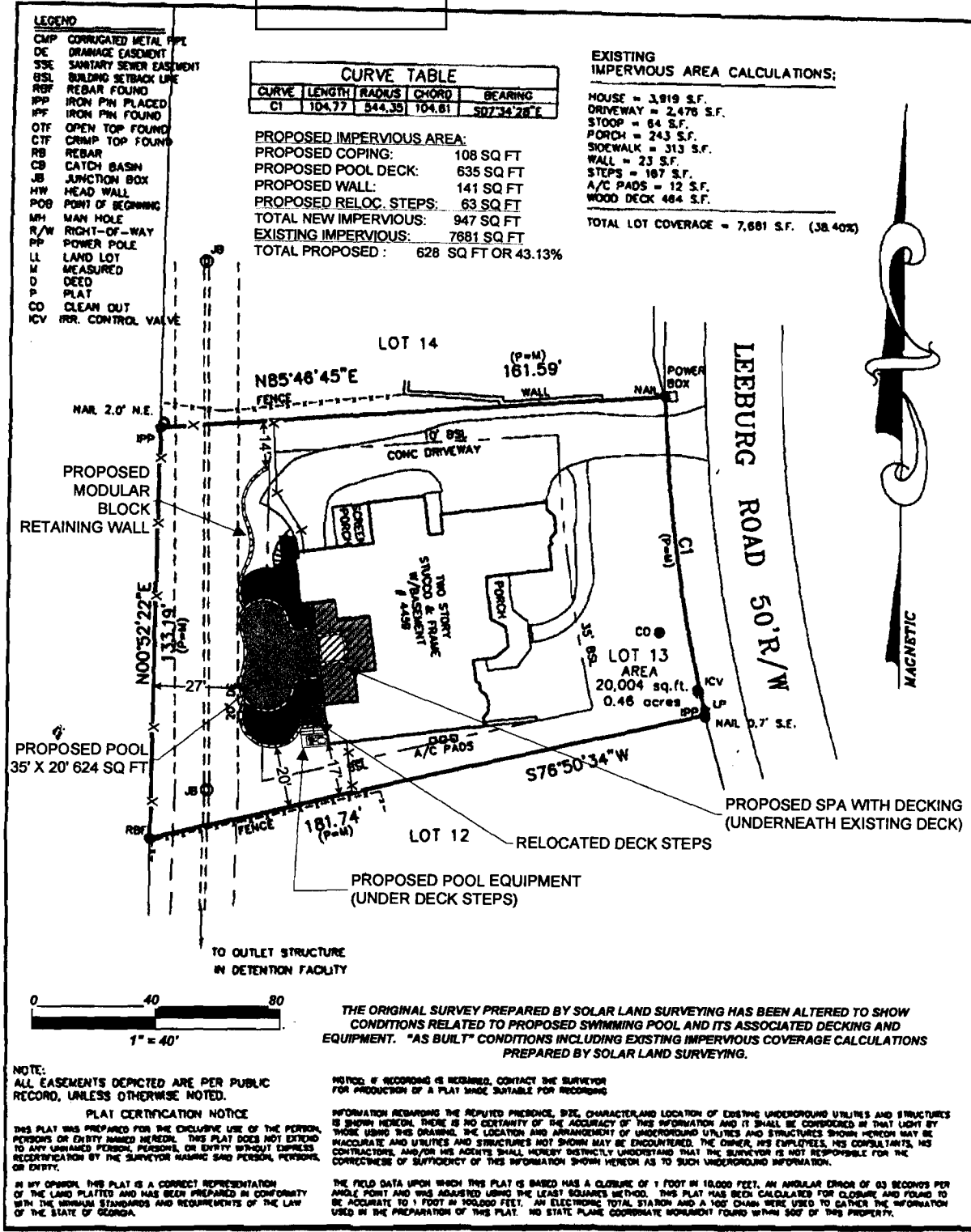


V-140 (2013)

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 OCT 10 PM 1:04
 COBB COUNTY ZONING DIVISION



BOB NUMBER: 13-00895		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		FIELD DATE 03/07/13	
		MICHELLE KOLTUNOVSKY		DATE 03/11/13	
		OWNER / PURCHASER MICHELLE KOLTUNOVSKY			
		LAND LOT 175	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
		LOT 13	BLOCK	UNIT	AREA OF LOT: 20,004 S.F.
SUBDIVISION THE GROVE AT HIGHLAND POINTE		SOLAR LAND SURVEYING COMPANY			
PLAT BOOK 205, PAGE 65-65 DEED BOOK, PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	

APPLICANT: Michelle Koltunovsky

PETITION No.: V-140

PHONE: 678-860-8284

DATE OF HEARING: 12-11-13

REPRESENTATIVE: Jared D. Crawford

PRESENT ZONING: R-20

PHONE: 770-458-9177

LAND LOT(S): 175

TITLEHOLDER: Michelle K. Koltunovsky and John D. Dixon

DISTRICT: 16

PROPERTY LOCATION: On the west side of Leesburg Road, south of Mountain Road (4459 Leesburg Road).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 43.13%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Michelle Koltunovsky **PETITION No.:** V-140

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 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 existing parcel is already over the 35% impervious coverage limit for an R-20 lot. In order to reduce the proposed coverage to below 40%, the applicant would need to either remove 628 square feet of impervious surface or convert 1,570 square feet to pervious pavers.

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.

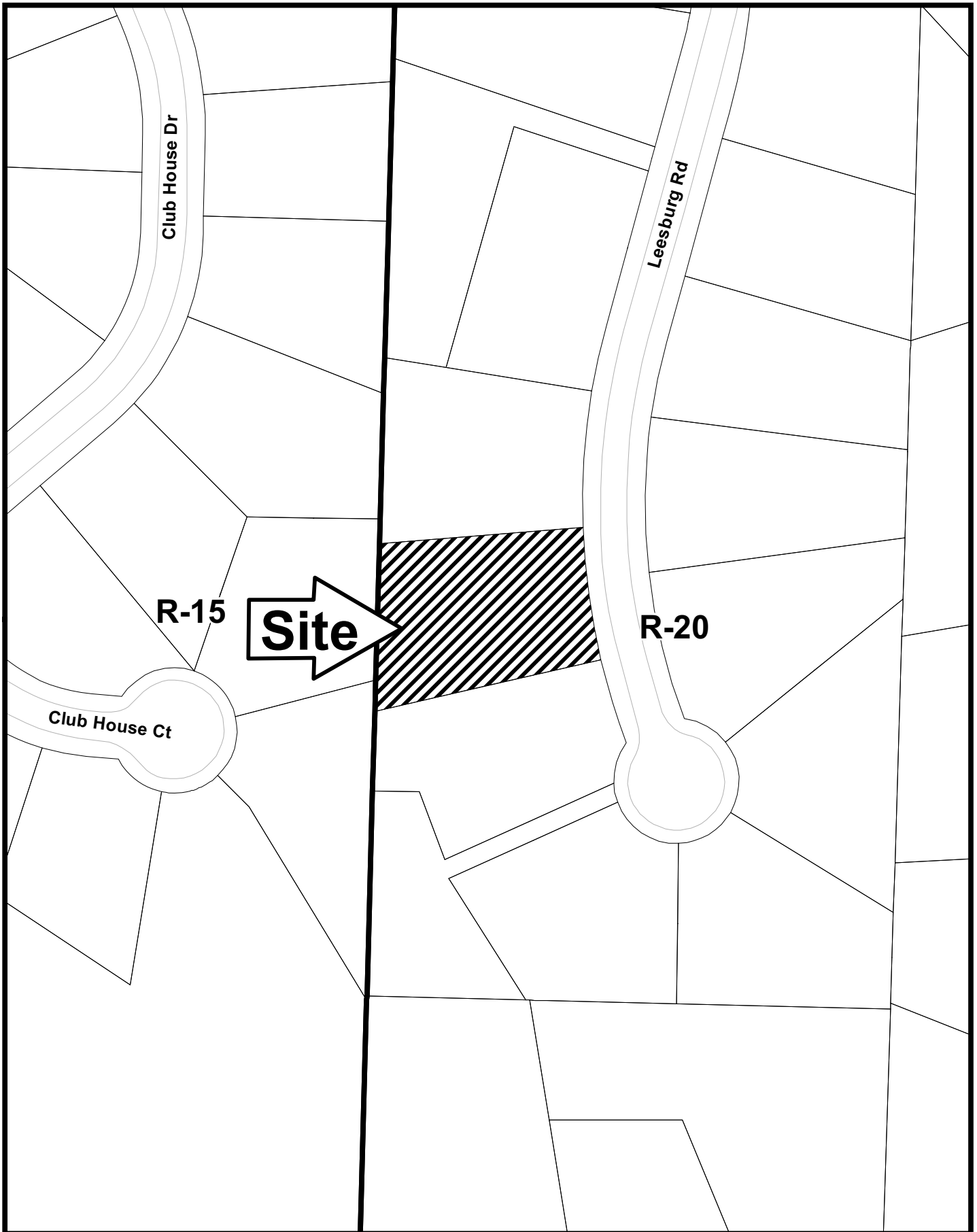
WATER: No conflict.

SEWER: No conflict.

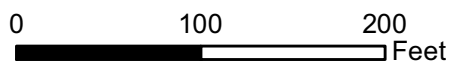
APPLICANT: Michelle Koltunovsky **PETITION No.:** V-140

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-140



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 OCT 10 PM 1:04

Cobb County

COBB COUNTY ZONING DIVISION

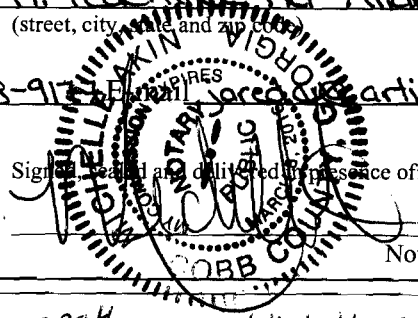
(type or print clearly)

Application No. V-140
Hearing Date: 12-11-13

Applicant Michelle Koltunovsky Phone # 678-860-8284 E-mail _____

Jared D. Crawford Address 3884 N. Peachtree Rd Atlanta, GA 30341
(representative's name, printed) (street, city, state and zip code)

Jared D. Crawford Phone # 770-458-9174 E-mail jared@artisticpools.com
(representative's signature) (street, city, state and zip code)

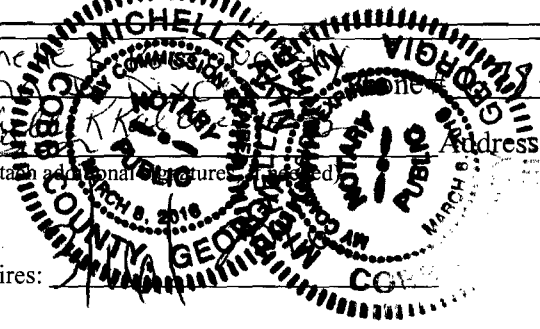


My commission expires: 3/8/2014

Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder Michelle Koltunovsky Phone # 678-860-8284 E-mail MichelleKolt@yahoo.com

Signature Michelle Koltunovsky Address: 4459 Leesburg Rd Marietta GA
(attach additional signature, if needed) (street, city, state and zip code)



My commission expires: _____

Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property _____

Location 4459 Leesburg Rd Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 175 District 16th Size of Tract 0.46 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.

Homeowners Michelle Koltunovsky and John Dixon are interested in building a swimming pool on their property. Due to the rear drainage easement and the topography of their site, the pool is already a challenge for their property, but now we have come to find that their lot was over-built prior to their purchase and exceeds lot coverage.

List type of variance requested: Michelle Koltunovsky and John Dixon, along with Artistic Pools Inc., are requesting a variance from the 35% lot coverage to 43.13% to allow for swimming pool construction. Their existing lot coverage prior to pool construction is 38.40%