

IMPERVIOUS SURFACE INFORMATION:

DESC.	AREA Sq.Ft.
ROOF	5149
DRIVE 2068x0.6=	1240
WALK 109x0.6=	65.4
WALL	84
ROCK WALL	100
A/C PADS	48
TOTAL	6686.4
TOTAL LOT AREA	15,010
% OF IMPERVIOUS	44.5%

IMPERVIOUS CALCULATION

Existing	6686
Pool & Spa	544
Paver Patio	680 * .6 = 408
Total	7094
Lot size	15010
% of Impervious	47%

- LEGEND**
- MONUMENTED PROPERTY CORNER
 - R/W RIGHT OF WAY
 - N/F PRESENT OR FORMER OWNER
 - IPS IRON PIN SET 1/2" REBAR
 - IPF IRON PIN FOUND 1/2" REBAR
 - L.L. LAND LOT
 - BL BUILDING LINE

NOTES:
 EQUIPMENT = LEICA TS02
 FIELD E/C = RADIAL
 NO ADJUSTMENT MADE
 PLAT E/C = 100000+
 CREW = DWS
 DRAWN = D.W.S.
 MAP DATE : 5-27-2014
 FIELD DATE: 5-27-2014

N 89°56'23" W 103.51'
 HEYWARD SQUARE PLACE 50' R/W



Swimming Pool

Contractor:
 Aqua Design Pools & Spas, LLC
 1120 Pilgrim Road
 Cumming, GA 30040
 770517-1117

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

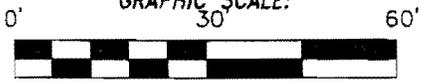
Owner

John J Woods
 5474 Heyward Square Place
 Marietta, GA 30068
 404 386-8853

PREPARED BY:
D&S LAND SURVEYING
 PO BOX 4968, CANTON, GA 30114
 770 720-4443 LSF#765



DRAWING SCALE: 1" = 30'
 GRAPHIC SCALE:



PLAT OF ASBUILT:
 HEYWARD SQUARE SUBDIVISION
 LOT 4, LAND LOT 226
 DISTRICT 01, SECTION 01
 COBB COUNTY GEORGIA
 PLAT BOOK 250, PAGE 13

DATE 05-27-2014

PROJ. NO. 14-156

APPLICANT: Aqua Design Pools & Spas, LLC

PETITION No.: V-74

PHONE: 770-517-1117

DATE OF HEARING: 08-13-2014

REPRESENTATIVE: Delinda Umberger

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 226

TITLEHOLDER: Janelle Blaylock Woods

DISTRICT: 1

PROPERTY LOCATION: On the north side of Heyward Square Place, west of Lower Roswell Road (5474 Heyward Square Place).

SIZE OF TRACT: 0.35 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 47.5%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Aqua Design Pools & Spas,
LLC

PETITION No.: V-74

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 letter of completion 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: Due to the rear entry garage design, this parcel already significantly exceeds the allowable impervious coverage limit.

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.

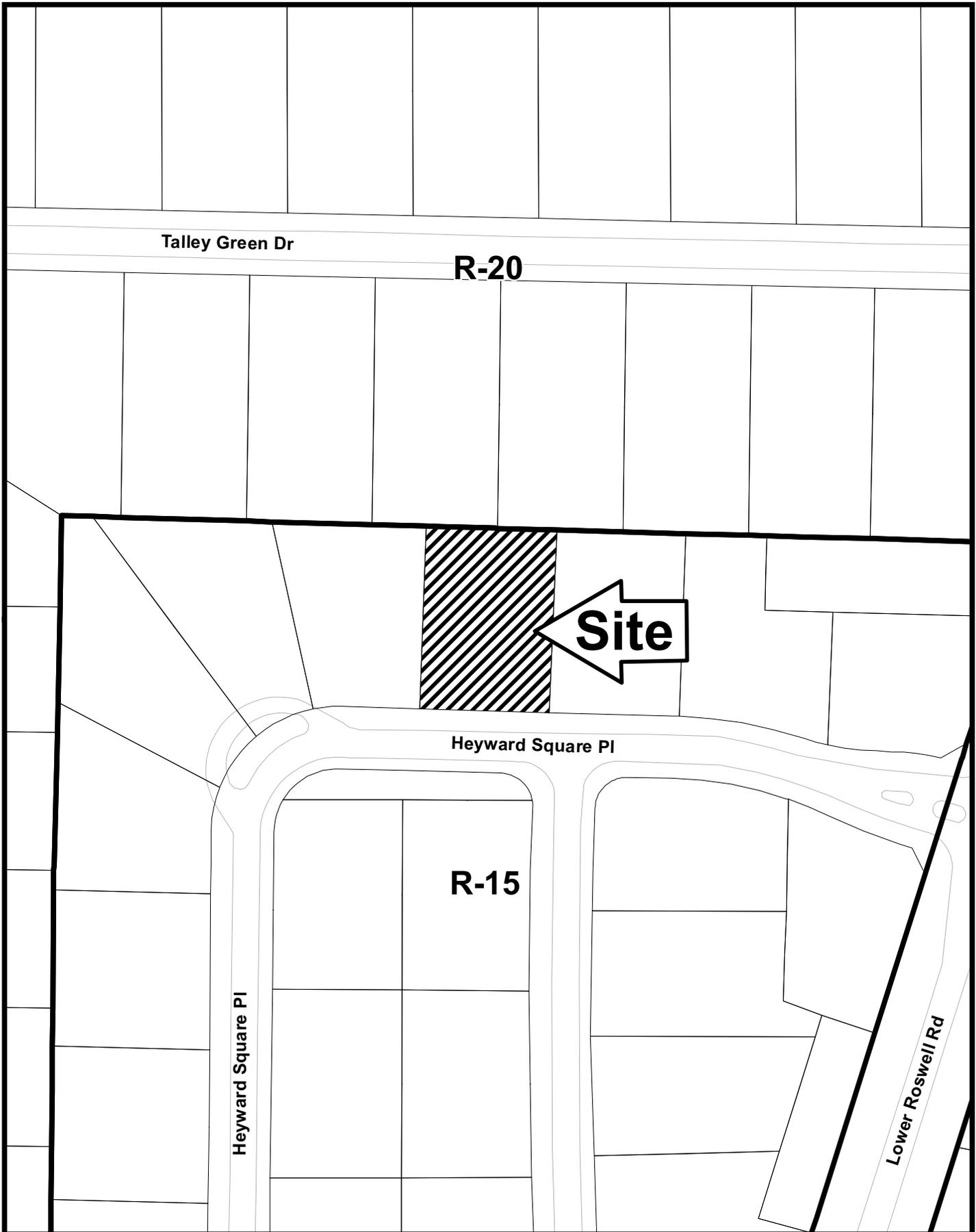
SEWER: No conflict.

APPLICANT: Aqua Design Pools & Spas,
LLC

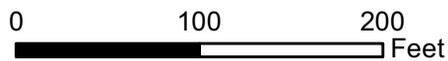
PETITION No.: V-74

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-74



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY RECORDS
2014 JUN 12 PM 2:57
COBB COUNTY ZONING DEPARTMENT

Application for Variance Cobb County

(type or print clearly)

Application No. V-74
Hearing Date: 8-13-14

Applicant Delinda Umberger Phone # 770-517-1117 E-mail construction@aquadesignpools.com

Aqua Design Pools & Spas, LLC Address 1120 Pilgrim Road, Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-517-1117 E-mail construction@aquadesignpools.com
(representative's signature)

My commission expires: 8/29/16

TINA MAILLET
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Aug. 29, 2016

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

Titleholder John Woods Phone # 770-517-1117 E-mail _____

Signature [Signature] Address: 5474 Heyward Square Place, Marietta GA 30068
(attach additional signatures) (street, city, state and zip code)

My commission expires: [Signature]
JULIE JONES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires January 8, 2017

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

Present Zoning of Property R-15

Location 5474 Heyward Square Place, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 226 District 1st District 2nd Section Size of Tract 0.345 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 x 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.

When the Woods purchased their home, their plans included a pool. A pool permit was approved and issued. Several factors led to the postponement of the pool. Without the variance, the homeowner cannot build the pool and install adequate deck around the pool. The proposed pool deck would be pavers. Please see attached approved site plan and permit 2007.

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 47.5%