

Swimming Pool

Contractor:

Aqua Design Pools & Spas, LLC

1120 Pilgrim Road
 Cumming, GA 30040
 770517-1117

Homeowner

Brett & Nicole Williams
 1295 Adams Oaks Ct
 Marietta, GA 30062

V-117
 (2014)

RD BEARING

S 41°45' E

S 88°50'55" E
 44.44' IPF

AREA
 20,708 SQFT
 0.48 ACRES

IMPERVIOUS SURFACE INFORMATION:
 ROOF = 4631 SQFT
 DRIVE = 2111 SQFT
 WALK = 178 SQFT
 A/C PADS = 27 SQFT
 PATIO = 116 SQFT
 DOOR PADS & WALL = 59 SQ FT
 TOTAL = 7122 SQFT
 TOTAL LOT AREA = 20,708 SQFT
 7122 / 20708 =
 34.39% IMPERVIOUS SURFACE

S 05°04'28" E
 134.69'

S 00°26'34" E
 66.53'

S 82°00'36" W
 132.48'

19

OCT - 6 2014

21

IMPERVIOUS CALCULATION

Existing	7122
Proposed Pool & Spa	658
Proposed wall	13
Proposed Paver Patio	820 * .6 = 492
Total Proposed	505
Total Existing & Proposed	7627
Lot size	20202
38 % Max	7070

17
 Proposed wall 17' by 18" high
 Proposed Paver 820 sf

35' REAR BL
 A/C PADS 27 SQFT
 ROOF EDGE AREA 4631 SQFT
 FACE OF 2 STY BRICK RESIDENCE W/ BASEMENT
 WALK 178 SQFT
 35' BL
 WALL 37 SQFT
 10' BL 11 SQFT
 10.5'

CONC 2111

Adams Oaks CT



PROPERTY LOCATED IN	LAND LOT 890
DISTRICT	16
SECTION : 2 COUNTY:	COBB
STATE OF GEORGIA	
FIELD WORK:	03/27/2014
DRAWN:	DS
CHECKED:	DWS
FIELD E/C =	1' IN 15,000'+
MAP E/C =	1' IN 100,000'+

**PLAT OF AS-BUILT SURVEY FOR
 BRETT & NICOLE WILLIAMS**

LOT 20, THE ENCLAVE AT ADAMS OAKS S/D
 ADDRESS : 1295 ADAMS OAKS COURT

04/02/2014

THIS PARCEL OF LAND DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN ACCORDING TO COBB COUNTY F.I.R.M. MAP# 13067C0126G, DATED 12/16/2008

REFERENCE:

RECORDED PLAT OF SURVEY
 IN PLAT BOOK 258, PAGE 99

PREPARED ON 04/03/2014 BY:

D&S LAND SURVEYING

770 720-4443

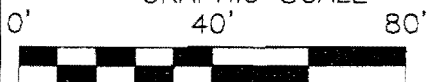
313 RED FOX., PO BOX 4968, CANTON, GA 30114

LEGEND

- BOUNDARY CORNER
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- L.L. LAND LOT
- S/D SUBDIVISION
- BL BUILDING LINE

DRAWING SCALE : 1" = 40'

GRAPHIC SCALE



APPLICANT: Brett and Nicole Williams

PETITION No.: V-117

PHONE: 770-517-1117

DATE OF HEARING: 12-10-2014

REPRESENTATIVE: Faye Y. Colbert

PRESENT ZONING: R-20

PHONE: 770-517-1117

LAND LOT(S): 911

TITLEHOLDER: Nicole M. Williams

DISTRICT: 16

PROPERTY LOCATION: At the northern terminus of Adams Oak Court, north of Adams Oak Lane (1295 Adams Oak Court).

SIZE OF TRACT: 0.48 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the impervious surface from a maximum of 35% to 38%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Brett and Nicole Williams **PETITION No.:** V-117

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 or 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: Any subsurface underdrains must be released/directed to the side yard and to street.

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.

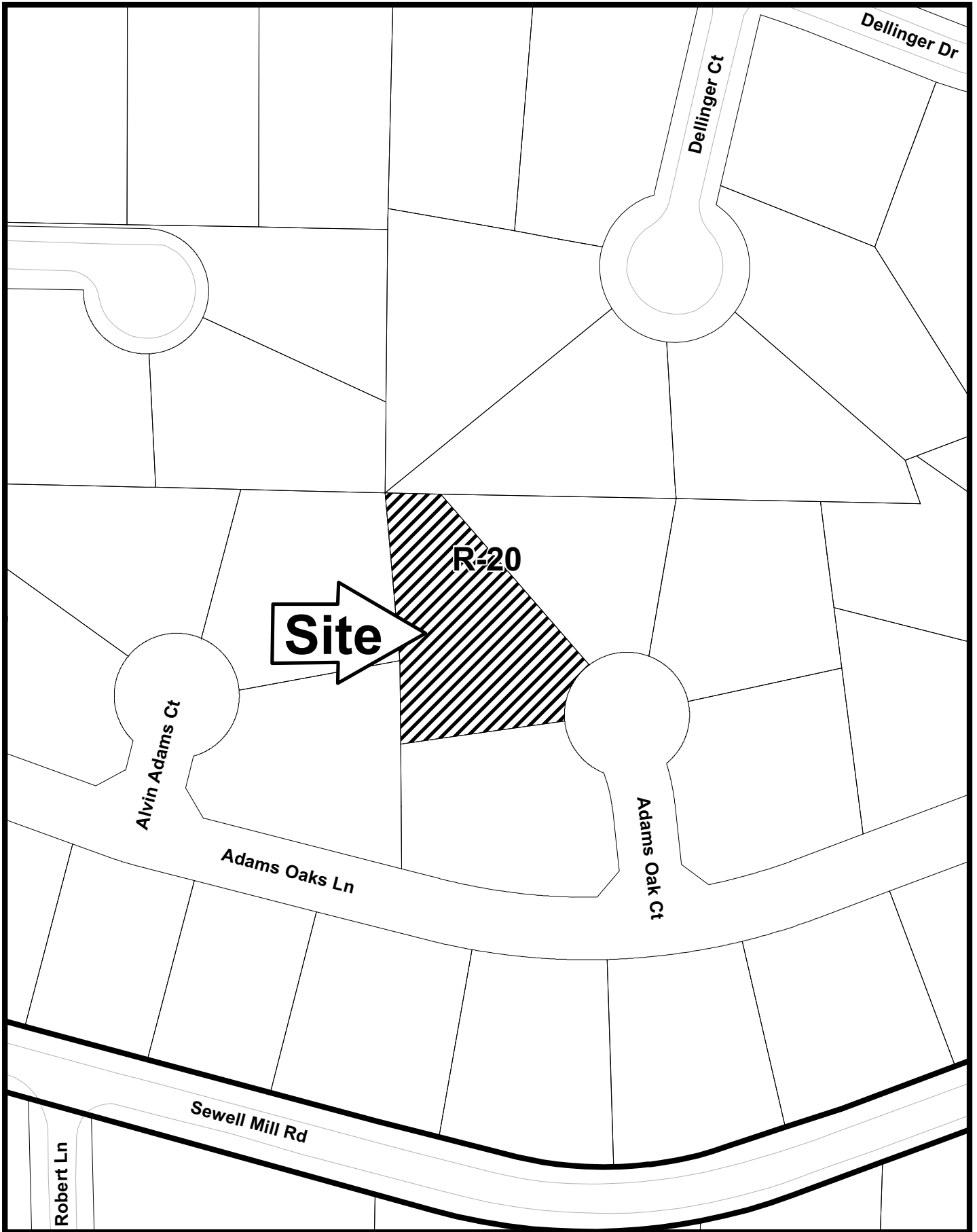
WATER: No conflict.

SEWER: No conflict.

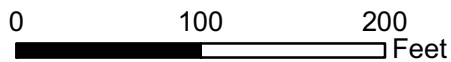
APPLICANT: Brett and Nicole Williams **PETITION No.:** V-117



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-117



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

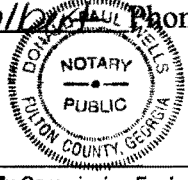
(type or print clearly)

Application No. V-117
Hearing Date: 12-10-14

Applicant Brett and Nicole Williams Phone # 770-517-1117 E-mail construction@aquadesignpool.com

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

Faye Y. Collier Phone # 770-517-1117 E-mail construction@aquadesignpools.com
(representative's signature)



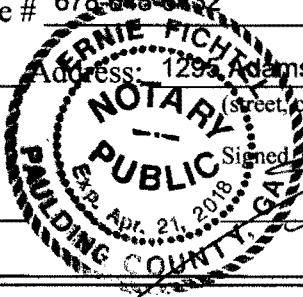
Signed, sealed and delivered in presence of:
Paul Paul Wood
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder Brett & Nicole Williams Phone # 678-648-6432 E-mail construction@aquadesignpools.com

Signature Brett M. Williams Address: 1295 Adams Oaks Court, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Brett M. Williams
Nicole M. Williams



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: 09/21/2018

Present Zoning of Property R-20

Location 1295 Adams Oaks Court, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 890 District 16 Size of Tract .475 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Without the variance, the homeowner will not be able to install adequate deck around the swimming pool. The proposed pool deck would be pavers

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 38%