

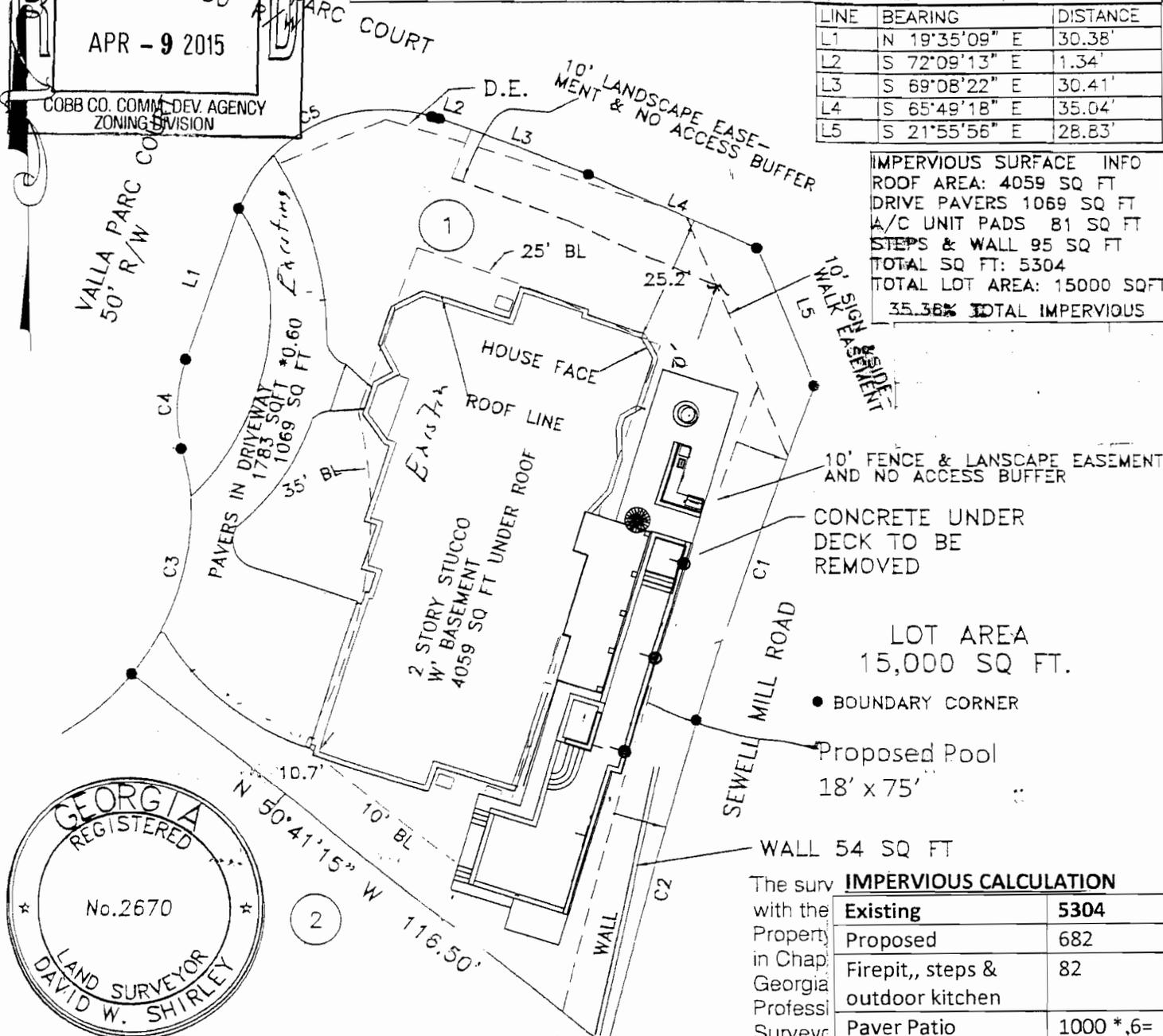
V-90
(2015)

CURVE	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	69.37'	24°07'	S 19°07'17" W	69.35'	
C2	66.65'	51°32'	S 15°29'27" W	66.64'	
C3	46.63'	72°21'55"	N 12°35'08" E	44.96'	
C4	17.53'	30.00'	33°28'47"	N 02°37'46" E	17.28'
C5	46.21'	30.00'	88°15'17"	N 63°42'47" E	41.78'

LINE	BEARING	DISTANCE
L1	N 19°35'09" E	30.38'
L2	S 72°09'13" E	1.34'
L3	S 69°08'22" E	30.41'
L4	S 65°49'18" E	35.04'
L5	S 21°55'56" E	28.83'

IMPERVIOUS SURFACE INFO
 ROOF AREA: 4059 SQ FT
 DRIVE PAVERS 1069 SQ FT
 A/C UNIT PADS 81 SQ FT
 STEPS & WALL 95 SQ FT
 TOTAL SQ FT: 5304
 TOTAL LOT AREA: 15000 SQ FT
 35.36% TOTAL IMPERVIOUS

REC'D
 APR - 9 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



DRAWING SCALE: 1" = 30'
 GRAPHIC SCALE:
 0' 30' 60'

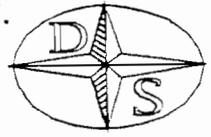
Swimming Pool Contractor:
 Aqua Design Pools & Spas, LLC
 1120 Pilgrim Road
 Cumming, GA 30040
 770517-1117

The survey with the Property in Chap. Georgia Professional Survey Georgia

IMPERVIOUS CALCULATION	
Existing	5304
Proposed	682
Firepit,, steps & outdoor kitchen	82
Paver Patio	1000 * .6 = 600
Total Existing & Proposed	5986
Lot size	15000
35% Max	5250
Requesting	40%

MAP OF ASBUILT SURVEY & IMPERVIOUS CALCULATION FOR
ANAND SHAH & NIMISHA SHAH
 2290 VALLA COURT, MARIETTA, GEORGIA
 LAND LOT 95B, 16th DISTRICT, 2nd SECTION
 LOT 1, THE PARC, PLATBOOK 264, PAGE 30
 FIELD DATE: 03/25/2015, MAP DATE 03/30/2015

PREPARED BY:
 D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 313 RED FOX DRIVE
 CANTON, GA 30114
 770-720-4443
 LSF#000756



APPLICANT: Anand Shah

PETITION No.: V-90

PHONE: 770-517-1117

DATE OF HEARING: 06-10-2015

REPRESENTATIVE: Aqua Design Pools & Spas, LLC

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 958

TITLEHOLDER: Anand Shah and Nimisha A Shah

DISTRICT: 16

PROPERTY LOCATION: On the east side of Valla Parc Court, west of Sewell Mill Road
(2290 Villa Parc Court).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: To increase the maximum allowable impervious surface from 35% to 40%.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Anand Shah

PETITION No.: V-90

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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: Owner has already installed pervious pavers for driveway and an infiltrator system that captures runoff from 2,053 square feet of roof area. The actual effective impervious coverage is well under the 35% allowable.

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.

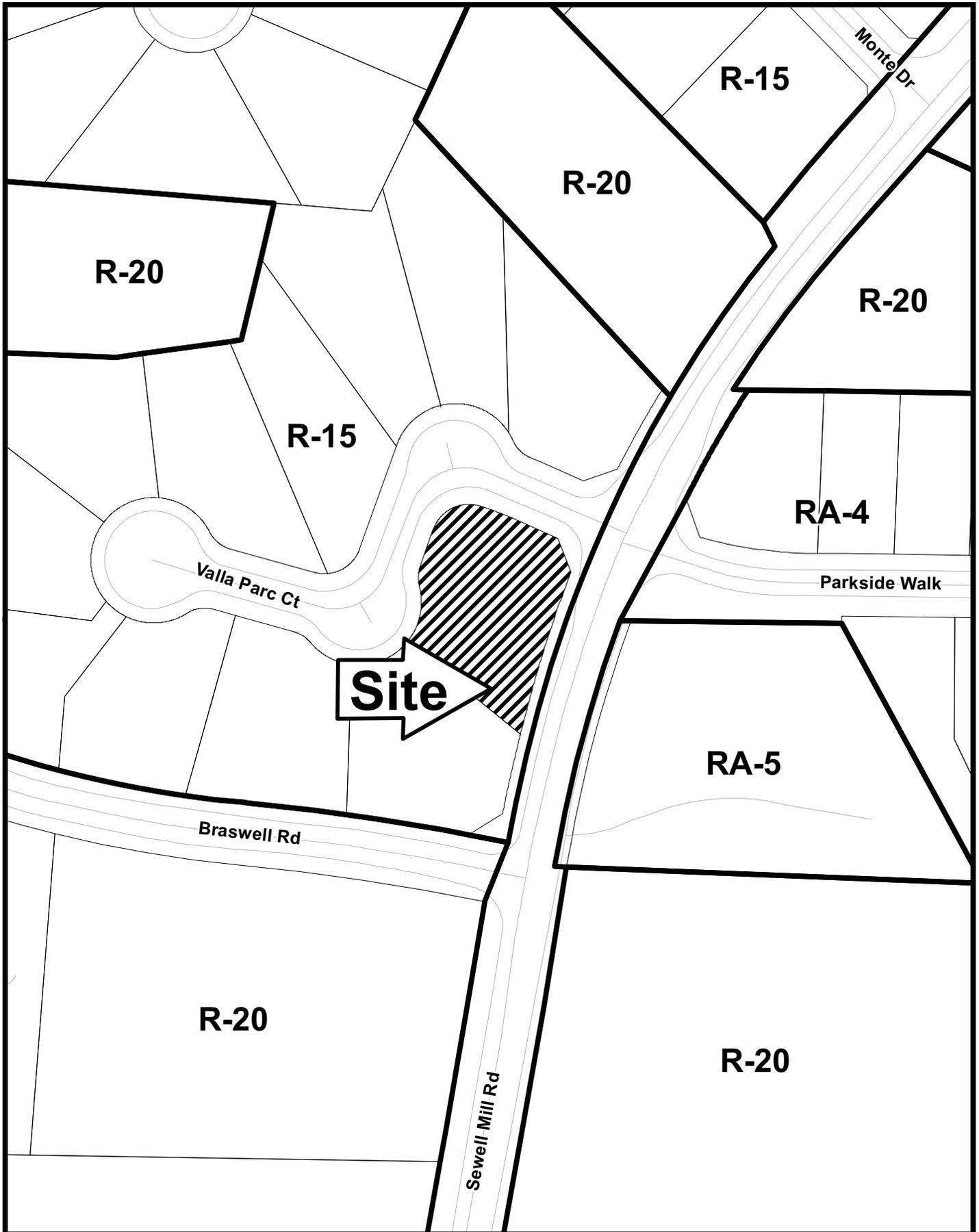
WATER: No conflict.

SEWER: No conflict.

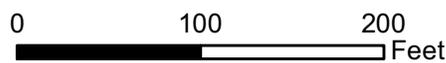
APPLICANT: Anand Shah **PETITION No.:** V-90

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-90



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



City Boundary
Zoning Boundary



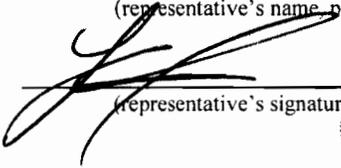
Application for Variance Cobb County

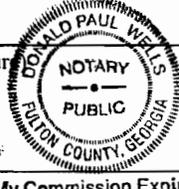
(type or print clearly)

Application No. V-90
Hearing Date: 6-10-15

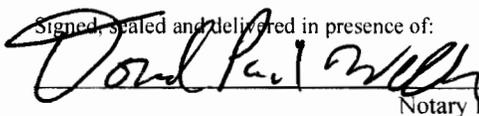
Applicant Anand Shah Phone # 770-517-1117 E-mail _____

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

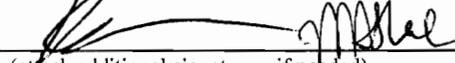
 (representative's signature) Phone # 770-517-1117 E-mail construction@aquadesignpools.com



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

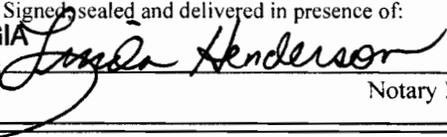
Signed, sealed and delivered in presence of:

Notary Public

Titleholder Anand Shah, NIMISHA SHAH Phone # 770-517-1117 E-mail anandshah72@gmail.com

Signature  Address: 2290 Valla Parc Ct. Marietta, GA, 30072
(attach additional signatures, if needed) (street, city, state and zip code)

Linda Henderson
NOTARY PUBLIC

My commission expires: 4-1-2018 Cherokee County, GEORGIA
My Commission Expires April 1, 2018
Notary Public

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-15

Location 2290 Valla Parc Ct. Marietta, GA 30072
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 16-958 District 9- Unincoperated Size of Tract .3444 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

1785 SF of drive way was installed (as instructed by cobb go building dept.) by builder with infiltrators under this area to allow for the construction of pool & deck which was part of the plan for homeowner. Without the variance, the homeowner will not be able to install adequate deck around the swimming pool. The proposed deck would be pavers.

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 40%