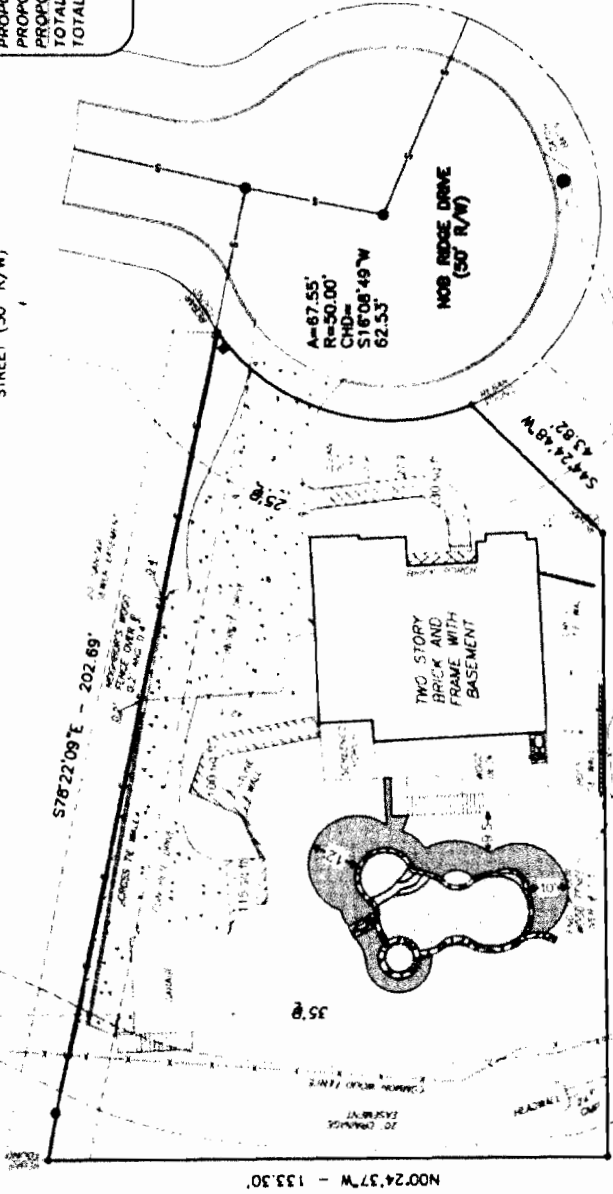


N
MAGNETIC

TOTAL LOT: 0.46 ACRES OR 20196 SQ. FT.
 IMPERVIOUS SURFACE COVERAGE:
 EXISTING IMPERVIOUS: 7685 SQ. FT.
 (115) / SQ. FT.
 REMOVE TURNAROUND 100 / SQ. FT.
 REMOVE STONE WALLS 100 / SQ. FT.
 REMOVE CONCRETE WALK 138 SQ. FT.
 PROPOSED PERVIOUS PAVEMENT WALK 230 @ 60% 172 SQ. FT.
 PROPOSED CORNING WALL AND STEPS 512 SQ. FT.
 PROPOSED PERVIOUS POOL DECK 853 @ 60% 0 SQ. FT.
 PROPOSED POOL EQUIP 8062 SQ. FT. OR 39.91%
 TOTAL PROPOSED IMPERVIOUS 8062 SQ. FT. OR 39.91%
 TOTAL ALLOWED 35%

759.75' TO S.W.
 R/W OF LOMBARD
 STREET (50' R/W)



RECEIVED

JUL - 7 2015

V-113
(2015)

COBB CO. COMM. DEV. A
ZONING DIVISION

- LEGEND**
- PROPERTY LINE
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING BACK OF CURB
 - EXISTING EDGE OF PAVING
 - EXISTING TOP OF WALL
 - EXISTING BOTTOM OF WALL
 - EXISTING REINFORCED CONCRETE SIDEWALK
 - EXISTING REINFORCED METAL FENCE
 - EXISTING LIGHT POLE
 - EXISTING CITY WIRE
 - EXISTING POWER METER
 - EXISTING POWER BOX
 - EXISTING TELEPHONE BOX
 - EXISTING GAS METER
 - EXISTING GAS LINE MANHOLE
 - EXISTING WATER METER
 - EXISTING WATER MAIN
 - EXISTING FRIE HYDRANT
 - EXISTING SEWER MAIN
 - EXISTING SEWER JUNCTION BOX
 - EXISTING DRAIN INLET
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEAN OUT

TOTAL AREA= 0.4642 ACRES
 OR 20,196± SQ. FT.
 844 MOB RIDGE DRIVE
 MARIETTA, GEORGIA

SURVEY FOR
DOUG JACOBS
LISA JACOBS
 LOT 26, BLOCK "A"
 MOB RIDGE SUBDIVISION
 DISTRICT 19TH SECTION 2ND
 COBB COUNTY
 GEORGIA
 LAND LOT 102
 PLAT PREPARED 6-19-15

McLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive, Suite 200
 Marietta, Georgia 30067
 Certificate of Authorization #23200732

The survey is based on the information provided by the client and is not a warranty of accuracy. The survey is not to be used for any purpose other than that intended.

This property is NOT located in a Federal Flood Area or Special Flood Hazard Area. Official Flood Hazard Maps are available from the Federal Emergency Management Agency.

In my opinion this plat is a correct representation of the land shown.



No.	Revision	Date

REFERENCE MATERIAL
 SURVEYED IN FAVOR OF
 DOUG JACOBS
 LISA JACOBS
 DEED BOOK 1487 PAGE 3079
 COBB COUNTY CLERK'S RECORDS

REFERENCE MATERIAL
 EXISTING HOUSE - 2432 SQ. FT.
 EXISTING DRIVE - 3560 SQ. FT.
 EXISTING SIDEWALK - 100 SQ. FT.
 EXISTING DECK - 194 SQ. FT.
 EXISTING WALLS - 139 SQ. FT.
 IMPERVIOUS TOTAL - 7685 SQ. FT. (39%)
 COBB COUNTY # 20 - 394

101

102

APPROXIMATE
 LAND LOT LINE

APPLICANT: Douglas M. and Lisa J. Jacobs

PETITION No.: V-113

PHONE: 770-425-0802

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: Douglas M. Jacobs and Lisa J. Jacobs

PRESENT ZONING: R-20

PHONE: 770-425-0802

LAND LOT(S): 102

TITLEHOLDER: Doug M. Jacobs and Lisa Jacobs

DISTRICT: 19

PROPERTY LOCATION: At the southern terminus of Nob Ridge Drive, south of Glenpark Court (844 Nob Ridge Drive).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from the required 35% to 40%; 2) waive the side setback for an accessory structure over 144 square feet (existing 576 square foot garage) from the required 10 feet to 9 feet adjacent to the northern property line; and 3) waive the rear setback for an accessory structure over 144 square feet (existing 576 square foot garage) from the required 35 feet to 30 feet.

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

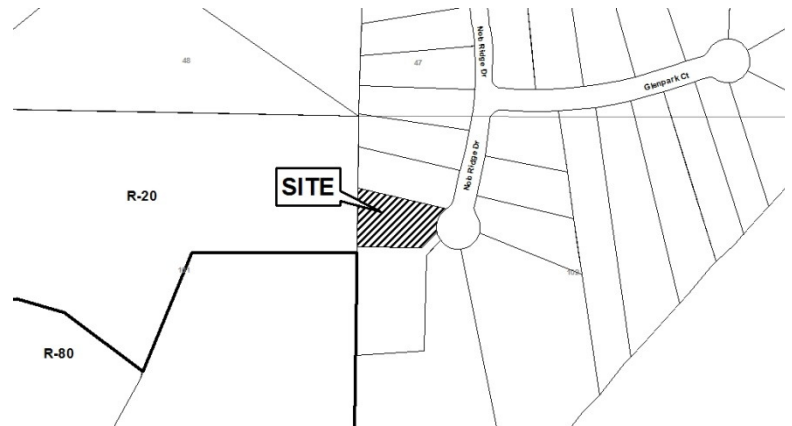
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Douglas M. and Lisa J.
Jacobs

PETITION No.: V-113

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 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: No adverse stormwater management impacts anticipated. Lot drains directly into adjacent detention facility for this subdivision.

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.

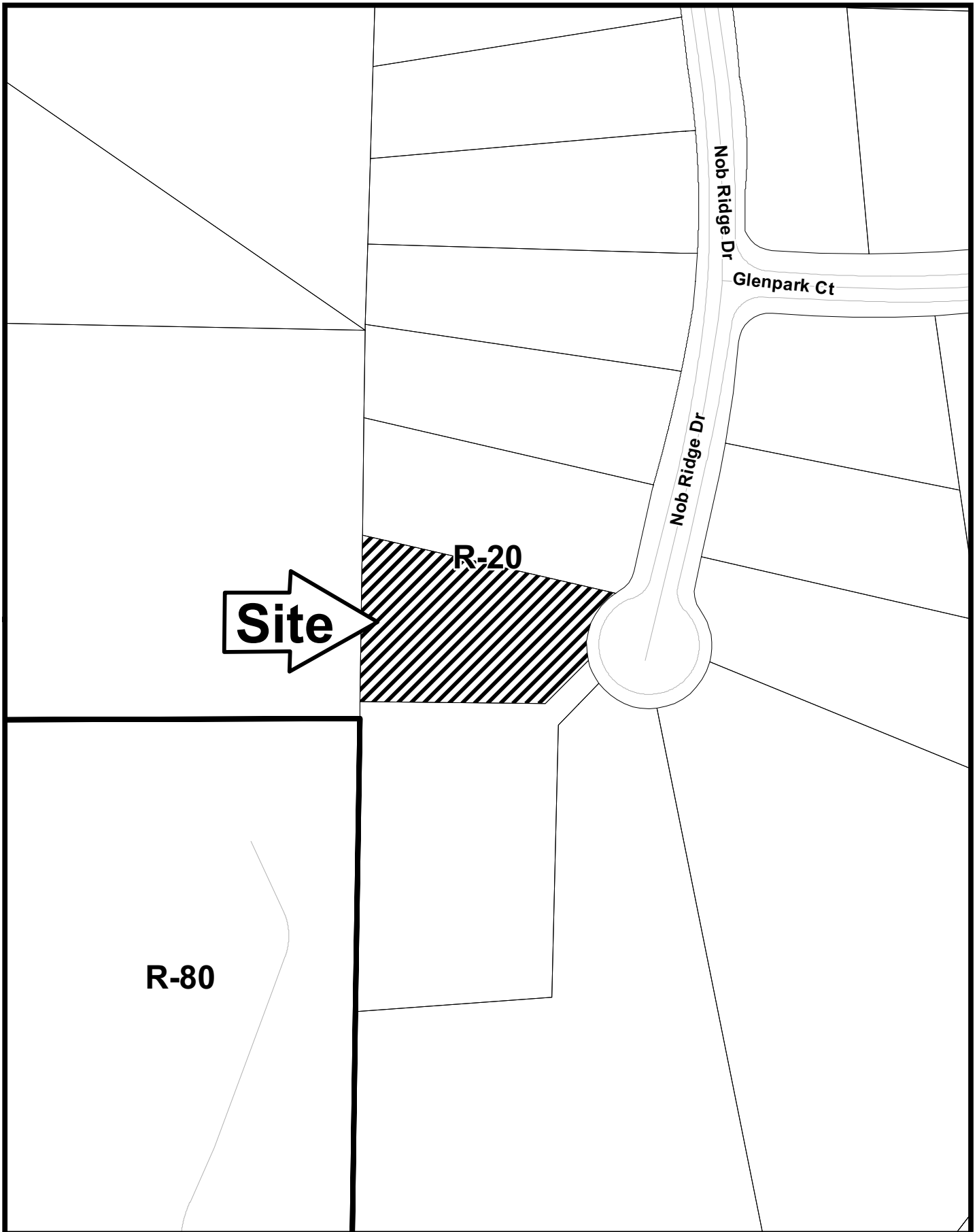
SEWER: Existing 576 foot, 2 car garage is inside the platted sanitary sewer easement, in violation of Code Section 122-123. The property owner can either move the garage or sign a Hold Harmless Agreement with the County.

APPLICANT: Douglas M. and Lisa J.
Jacobs

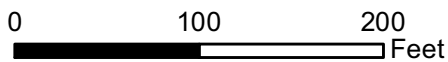
PETITION No.: V-113

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.

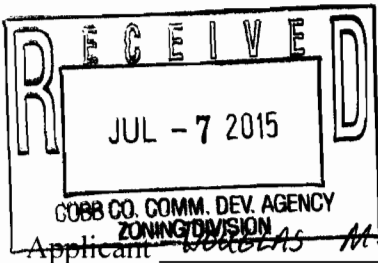
V-113



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-113
Hearing Date: 9-11-15

Applicant DOUGLAS M. JACOBS Phone # 770-425-0802 E-mail douglasmjacobs@aim.com

DOUGLAS M. JACOBS Address 844 Nob Ridge Drive, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-425-0802 E-mail douglasmjacobs@aim
(representative's signature)



Signed, sealed and delivered in presence of:
Jeannie Klinetob
Notary Public

My commission expires: September 25, 2015

Titleholder DOUGLAS M. JACOBS Phone # 770-425-0802 E-mail douglasmjacobs@aim.com

Signature [Signature] Address: 844 Nob Ridge Drive, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Jeannie Klinetob
Notary Public

My commission expires: September 25, 2015

Present Zoning of Property R20

Location 844 NOB RIDGE DRIVE, MARIETTA, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 District 19 Size of Tract .464 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 _____

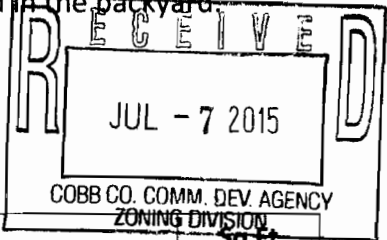
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

* PLEASE see attached "Reason for Hardship" page included.

List type of variance requested: Pervious & Impervious Surface

As our lot size is less than 1/2 acre, it is unfortunately restricting us from building the designed, free form pool (shown on the accompanying site plan), as doing so would result in slightly exceeding the maximum percentage of impervious surface allocated for our property. Currently our wooden deck/screened porch (approximately 794 sq ft) is included in our existing impervious surface, but since we recognize the importance of maintaining as much pervious surface as possible, we propose removing the existing concrete patio located under the deck/screened porch and replacing it with pavers. Additionally, as part of the overall design/proposal we will do the following:

1. Remove an existing stack-stone wall located in the backyard.
2. Remove an existing concrete slab used as a turnaround, also located in the backyard.
3. Replace the existing concrete front walkway with pavers.
4. Utilize pavers around the pool instead of concrete decking.



Below is a summary of our proposed impervious surface:

Impervious Surface Coverage:	Sq Ft
Existing Impervious Surface per Survey	7,685
Remove Existing Stone Walls	(100)
Remove Existing Turnaround	(115)
Remove Existing Front Walkway	(230)
Proposed Pervious Paver Front Walkway (230 @ 60%)	138
Proposed Coping Wall & Steps	172
Proposed Pervious Pool Deck (853 @ 60%)	512
Proposed Pool Equipment	0
Total Proposed Impervious - Sq Ft	8,062
Total Proposed Impervious - % (calculation = 8,062 sq ft/20,196 sq ft)	39.92%
Total Delta - Existing Impervious Sq Ft (7,685) vs. Proposed Impervious Sq Ft (8,062)	377
<u>Deck/Concrete Patio for additional consideration:</u>	
Exclude Existing Deck from Existing Impervious Surface (keep Screened Porch - 162 sq ft)	(632)
Proposed conversion of Concrete Patio under deck to Pavers (794 @ 60%)	476
Total Proposed Impervious - Sq Ft	7,906
Total Proposed Impervious - % (calculation = 7,906 sq ft/20,196 sq ft)	39.15%
Total Delta - Existing Impervious Sq Ft (7,685) vs. Proposed Impervious Sq Ft (7,906)	221
<i>Note: Total Lot = .464 Acres or 20,196 Sq Ft</i>	

In conclusion, we are respectfully requesting a variance allowance of 377 square feet (Proposed Impervious of 8,062 sq ft less Existing Impervious of 7,685 sq ft) so we can build the pool and associated pool decking shown on the accompanying site plan. The resulting pool will allow for many additional hours of family recreation as well as improve the value of our property.

Thank you in advance for your consideration of this matter.