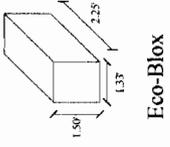


V-158  
(2015)



RECEIVED  
SEP 10 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

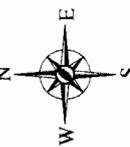
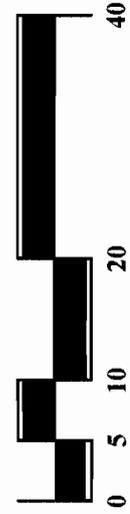


<b>Water Storage:</b>	
Existing House/Deck	4,500 sq ft
Existing Drive/Walk	2,330 sq ft
Proposed Hardscape Patio	453 sq ft (755x.6)
Proposed Pool(perVIOUS):	620 sq ft
Pool Banding:	115 sq ft
<b>Capacity Needed:</b>	1325 gal (177 cu. ft.)
<b>Capacity Supplied:</b>	(2,132 sq ft) x (.083) = 177 cu. ft.
(44) - Eco Blox	1386 gal (181 cu. ft.)
	185 cu. ft. > 177 cu. ft.

**Impervious Calculations:**

Existing House/Deck	4,500 sq ft
Existing Drive/Walk	2,330 sq ft
Proposed Hardscape Patio	453 sq ft (755x.6)
Proposed Pool(perVIOUS):	620 sq ft
Pool Banding:	115 sq ft
<b>Existing Total:</b>	6,830 sq ft
<b>Proposed Total:</b>	7,398 sq ft
Total Property	15,045 sq ft
Max 35% Imp.	5,266 sq ft
Amt. over max 35%:	2,132 sq ft.

# WHITE PINE LAND STUDIO, LLC



Landscaped / Hardscape Plan  
**Holder Residence**

prepared for:  
**The Holder Family**

August 11, 2015

404.406.1577 info@wpland.us

**APPLICANT:** Sherri S. Holder

**PETITION No.:** V-158

**PHONE:** 404-731-6236

**DATE OF HEARING:** 11-11-2015

**REPRESENTATIVE:** Belton T. Holder, III (Trey)

**PRESENT ZONING:** R-15

**PHONE:** 678-516-5912

**LAND LOT(S):** 604

**TITLEHOLDER:** Sherri S. Holder

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Paige Heights Court, east of Hembree Road (3304 Paige Heights Court).

**SIZE OF TRACT:** 0.35 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the maximum impervious surface from 35% to 50%.

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

**BOARD OF APPEALS DECISION**

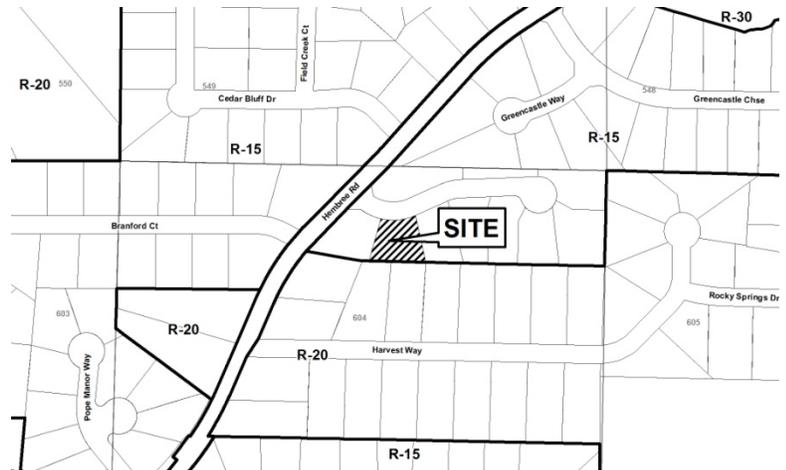
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Sherri S. Holder

**PETITION No.:** V-158

\*\*\*\*\*

**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:** This lot is already significantly over the 35% allowable impervious coverage for an R-15 parcel. The proposed improvements will increase the effective coverage to over 49%. If this variance is approved, a drywell infiltration system must be approved by the Stormwater Management Division and installed to mitigate the additional site runoff volume.

**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.

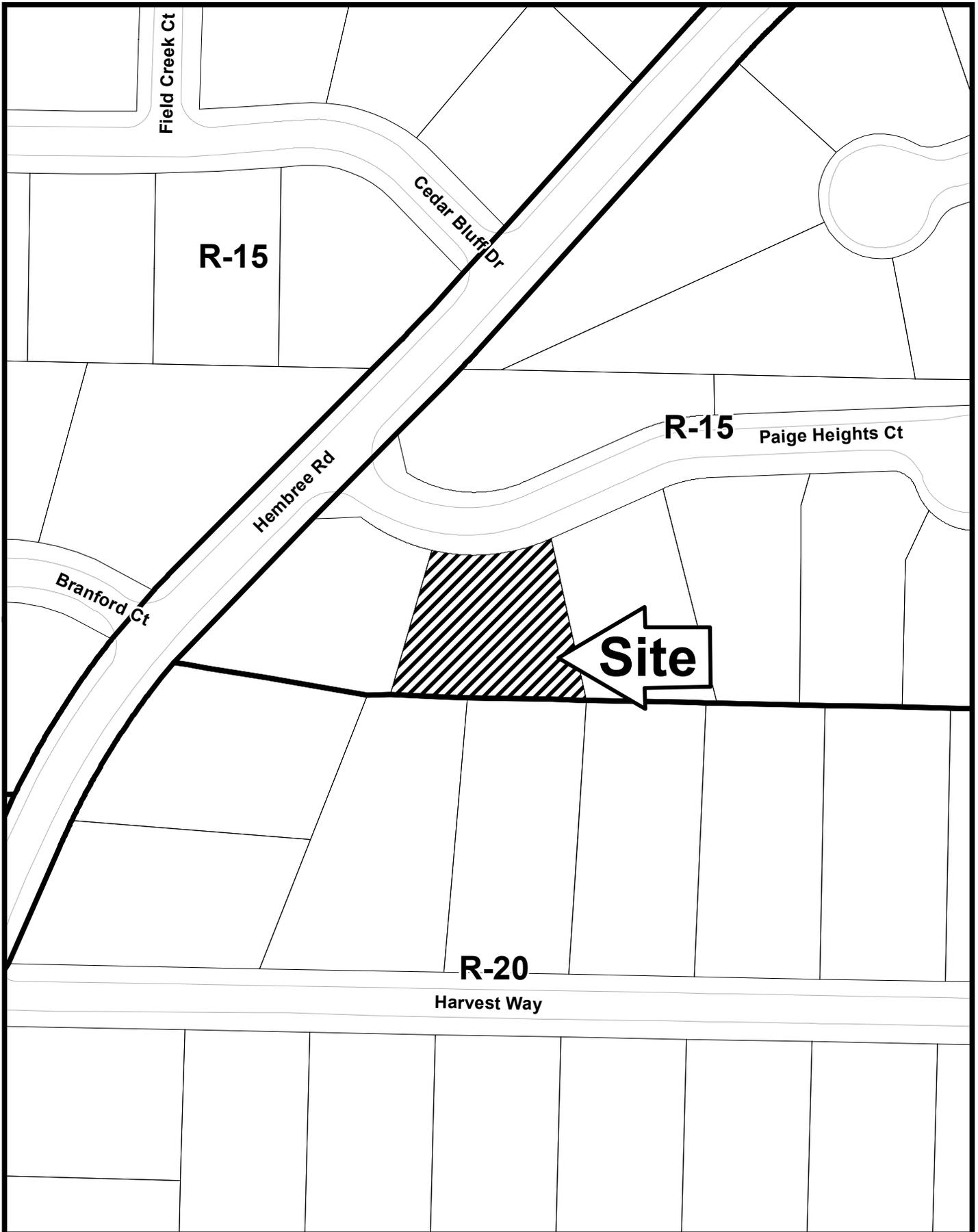
**CEMETERY PRESERVATION:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict

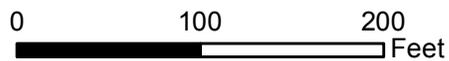
**SEWER:** No conflict

**FIRE DEPARTMENT:** NO COMMENTS: 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.

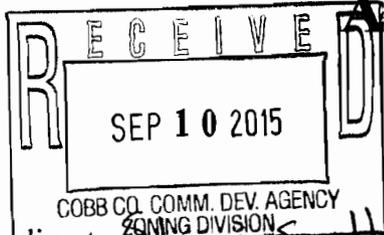
# V-158



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)

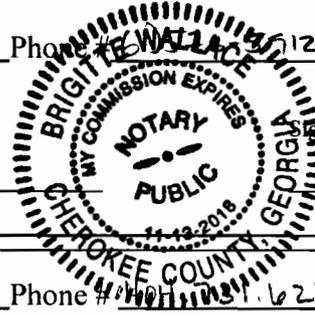
Application No. V-158  
Hearing Date: 11-11-15

Applicant Sherris Holder Phone # 404.731.6236 E-mail tsbt holder@gmail.com

Belton T. Holder III (Trey) Address 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(representative's name, printed) (street, city, state and zip code)

B. T. Holder III Phone # 404.731.6236 E-mail Trey.Holder@thqcpa.net  
(representative's signature)

My commission expires: 11/13/2018

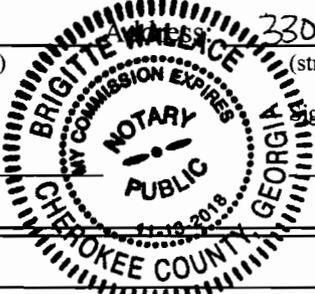


Signed, sealed and delivered in presence of:  
Brigitte Wallace  
Notary Public

Titleholder Sherris S. Holder Phone # 404.731.6236 E-mail tsbt holder@gmail.com

Signature Sherris S. Holder Address 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/13/2018



Signed, sealed and delivered in presence of:  
Brigitte Wallace  
Notary Public

Present Zoning of Property R-15

Location 3304 PAIGE HEIGHTS CT, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 604 District 16 Size of Tract .3454 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).

As homeowners wishing to improve our property we are constrained by the impervious limits imposed by the size of the lot. We have our plans with David Braeden at Cobb County Storm Water.

List type of variance requested: exceeding the impervious limits