



LRS Surveying  
29 MAPLE RIDGE DR., STE 104  
CARTERSVILLE, GA. 30121  
Tel: (770) 235-5610  
email: lrs@lrsurveying.com  
LRS01008

Client:

DIANE BEARLES

No	Revision	Date
1		
2		

V-102  
(2016)

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Boundary Survey &  
Proposed Pool Plan  
5909 Dowlington Pl.  
Acworth, GA 30101

Lot 103 Block "N"  
Brookstone, POJ Unit D, PH III  
Tax Parcel  
20022701750

Land Lots 27 & 28  
20th District 2nd Section  
Cobb County, Georgia

Date:	6/4/16
Scale:	1" = 30'
Surveyed By:	A.R.B.
Drawn By:	L.R.S.
Checked By:	L.R.S.
Project No.:	15-015
DWG. No.:	15-015
FIG. No.:	1a

Sheet Number  
1 OF 1

**LINETYPES**

- SUBSET PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PROPOSED IMPROVEMENTS
- LAND LOT LINE
- - - EASEMENT - B/L

**ABBREVIATIONS**

- EB BED BOX
- PC FACE
- R/W RIGHT OF WAY
- B/L BUILDING LINE (SETBACK)
- P/L PROPERTY LINE
- PLT PLAT BOOK
- N/W NOW OR FORMERLY

**PROPERTY CORNER**

- R.S.
- R.F.
- R.S. SET
- R.F. FOUND

**SYMBOLS**

- SWL SETTER MARKER (SSM)
- ⊗ FIRE HYDRANT (FH)
- ⊗ WATER VALVE (WV)
- ⊗ ELECTRICAL BOX
- ⊗ WATER METER (WM)
- ⊗ GAS METER (GM)
- ⊗ TELEPHONE BOX (TELB)
- ⊗ AIR CONDITIONER PAD (AC)
- ⊗ LOT NUMBER



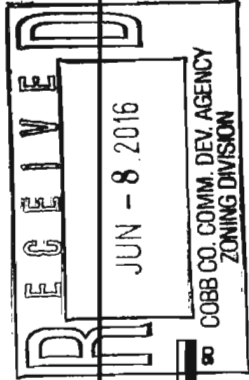
**AREA**

TOTAL AREA  
0.317 ACRES  
13,802 SQ. FT.

EXISTING IMPERVIOUS AREA 6835 SQ. FT.  
PROPOSED POOL IMPERVIOUS AREA 1019 SQ. FT.

**REFERENCE**

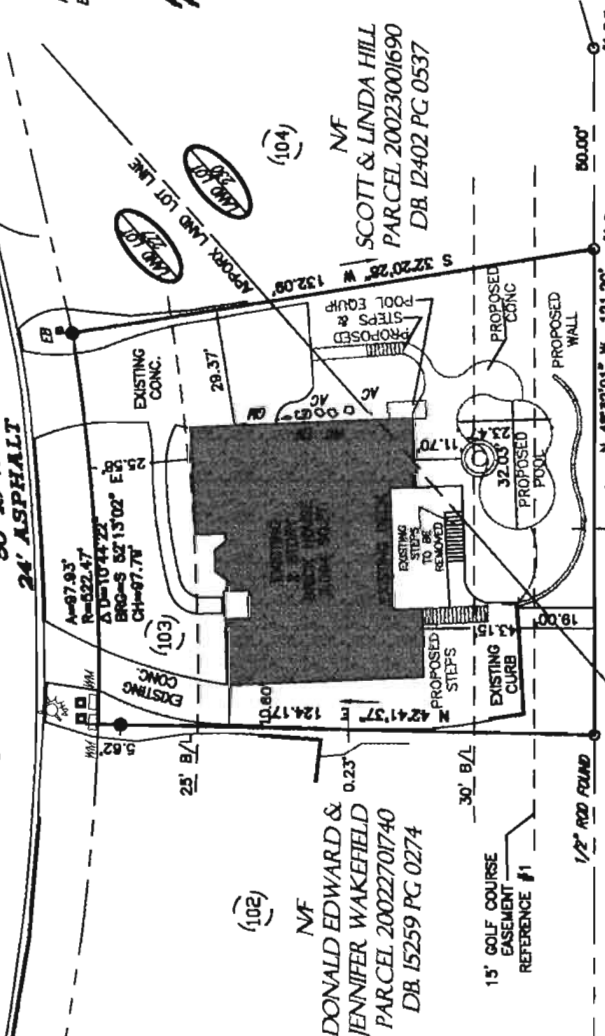
1. PLAT BOOK 170 PAGE 1.



GRAPHIC SCALE  
1" = 30'



**DOWNINGTON PLACE**  
90' R/W  
24' ASPHALT



**NOTES**

1. THE FIELD DATA COLLECTED 06/01/16 UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,504 FEET AND AN ANGULAR ERROR OF UNDER 05 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A CHOLSON CHS ROBOTIC TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 55,913 FEET.
3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, WHERE POSSIBLE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PERSONALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OF OTHERWISE KNOWN TO THE SURVEYOR, THEREFORE EXCEPTION IS MADE TO ANY SUCH ITEMS.
5. THE PURPOSE OF THIS SURVEY IS TO REFINE THE PROPERTY DESCRIBED IN DEED BOOK 15247 PAGE 1000 COBB COUNTY RECORDS AND TO SHOW THE LOCATION OF THE PROPOSED POOL.
6. FLOOD NOTE: Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at [www.fema.gov](http://www.fema.gov), and by graphic plotting only, this property is located in Zone "X" on Flood Insurance Rate Map Number 13087C00786, which bears an effective date of 08/29/2008 and is located in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

**APPLICANT:** Sean P. Searles and Diane M. Searles      **PETITION No.:** V-102  
**PHONE:** 404-797-3661      **DATE OF HEARING:** 8-10-2016  
**REPRESENTATIVE:** Diane M. Searles      **PRESENT ZONING:** PD  
**PHONE:** 404-218-9461      **LAND LOT(S):** 227, 230  
**TITLEHOLDER:** Sean P. Searles and Diane M. Searles      **DISTRICT:** 20  
**PROPERTY LOCATION:** On the south side of      **SIZE OF TRACT:** 0.32 acres  
Downington Place, west of Brookstone Drive      **COMMISSION DISTRICT:** 1  
(5909 Downington Place).  
**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 40% to 62%.

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

**BOARD OF APPEALS DECISION**

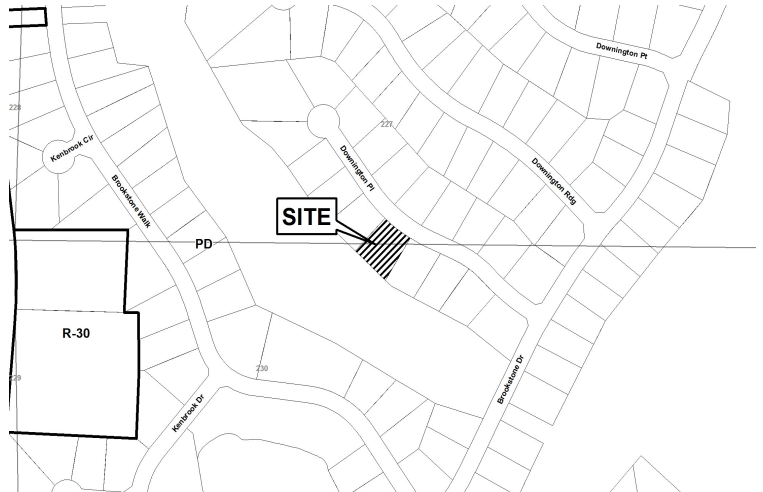
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



**APPLICANT:** Sean P. Searles and Diane  
M. Searles

**PETITION No.:** V-102

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment

**STORMWATER MANAGEMENT:** The impervious calculations provided on the proposed site plan include the pool/spa surface. Therefore, the actual impervious area requested is 7,895 sf (57.2%). This is still 3,064 sf over the allowable coverage. If the pervious pavers are utilized for the proposed pool deck and additional paving the total coverage would be 7,511 sf or 54.4%. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with site plan to be approved by Stormwater Management Division prior to permitting.

**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 for V-98 –V-113.

**DESIGN GUIDELINES:** Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

**CEMETERY PRESERVATION:** No comment

**WATER:** No conflict

**SEWER:** No conflict

**APPLICANT:** Sean P. Searles and Diane  
M. Searles

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**PETITION No.:** V-102

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**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.

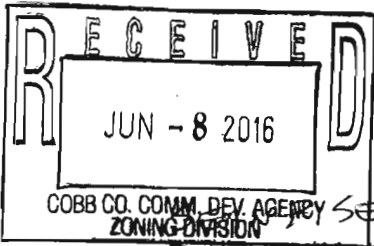
# V-102-2016 GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-102  
Hearing Date: 8-10-16

Applicant DIANE M. SEARLES Phone # 404-797-3661 E-mail SEAN.SEARLES@MWHGLOBAL.COM

Diane M. Searles Address 5909 Downington Pl, Acworth  
(representative's name, printed) (street, city, state and zip code)

Diane M. Searles Phone # 404-218-9461 E-mail dianesearles57@gmail  
(representative's signature)

My commission expires: 11/19/18

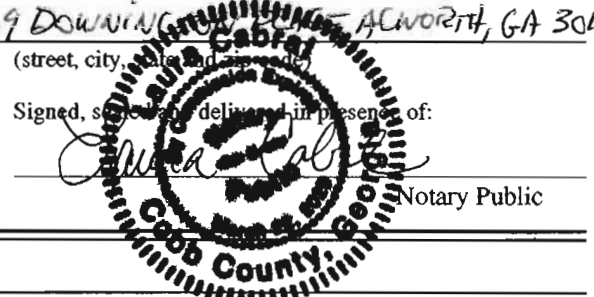


Signed, sealed and delivered in presence of:  
Kim Wakefield  
Notary Public

Titleholder SEAN P. SEARLES My Commission Expires November 19, 2018 E-mail SEAN.SEARLES@MWHGLOBAL.COM  
DIANE M. SEARLES Phone # 404-797-3661

Signature S.P. Searles / Diane M. Searles Address: 5909 DOWNINGTON PLACE ACWORTH, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 22, 2020



Signed, sealed and delivered in presence of:  
Laura Cabral  
Notary Public

Present Zoning of Property RESIDENTIAL

Location 5909 DOWNINGTON PLACE, ACWORTH, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 227 230 District 20th Size of Tract \_\_\_\_\_ 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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:

WITHOUT THE VARIANCE WE WOULD BE UNABLE TO COMPLETE PLANNED IMPROVEMENTS TO OUR PROPERTY THAT INCLUDE A POOL AND ENHANCED LANDSCAPE TREATMENTS.

List type of variance requested: IMPERVIOUS SURFACE LIMITATION  
OUR HOME WAS BUILT PRIOR TO THE EXISTING ORDINANCE. AT TIME OF CLOSING THE PROPERTY ALREADY EXCEEDED THE CURRENT LIMITATIONS. THE ADDITION OF THE POOL DECKING WILL ADD TO THE AMOUNT OF IMPERVIOUS SURFACE ON OUR PROPERTY. 50% TO 62%