

NOTE:
 ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRONCH ON AN EASEMENT, OR BUFFER, THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENTS AND BUFFERS.

ALL SITE PLANS AND PERMIT CARDS ARE TO REMAIN ONSITE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.

GENERAL NOTES:

ALL SETBACKS SHOWN FROM CLOSEST POINT

ZONING: R-30
 FRONT 50'
 REAR: 40'
 SIDE: 12'

MIN: 30,000 SF
 MIN: 1,350 SF

LOT SIZE:
 HOUSE SIZE:

IMPERVIOUS AREA:

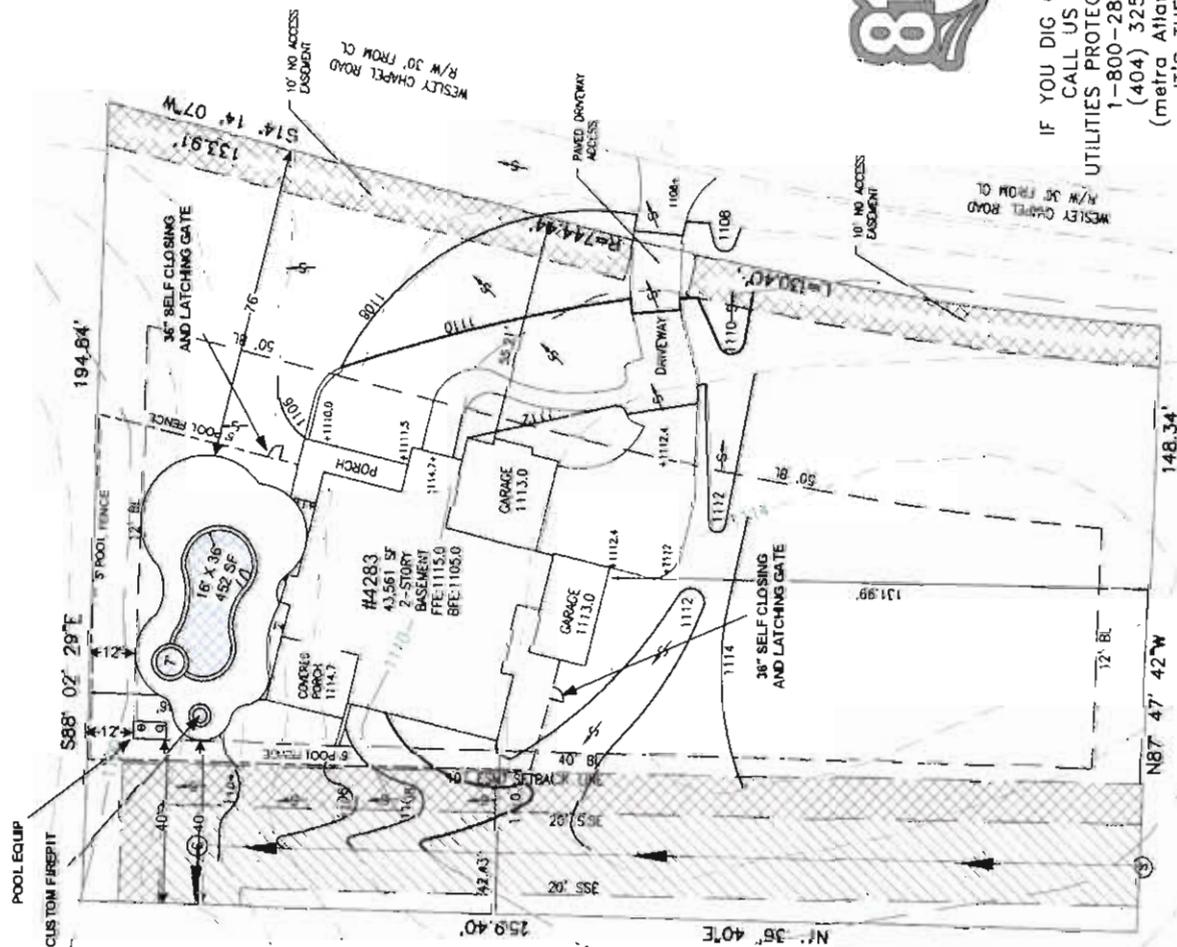
HOME/CARAGES:
 DRIVEWAY/SIDEWALKS:

TOTAL:
 LOT SIZE:
 IMPERVIOUS %:

4,247 SF
 2,220 SF
 6,467 SF
 1 ACRE (43,560 SF)
 14.84%

PROPOSED NEW IMPERVIOUS:
 POOL AND SPA (H2O): (490) NOT INCLUDED IN TOTAL
 STONE DECK AND COPING: 1551
 STONE FIREPIT: 23
 POOLEQUIPMENT PAD: 32
 TOTAL NEW: 1606 SF

EXIST + NEW = PROPOSED
 6467 + 1606 = 8073
 8073/43560 = .1853 OR 18.53%



811

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 UTILITIES PROTECTION CENTER
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 (404) 325-5000
 (metro Atlanta only)
 IT'S THE LAW



GRAPHIC SCALE



EPIC HOMES, LLC
 24-HOUR CONTACT
 JUDY HIPPS
 770-241-7719

VACRATSAS RESIDENCE

4283
 WESLEY CHAPEL RD
 LOT 1

CL 184, 187B District
 2ND Section
 COBB County, Georgia

V-32
 (2017)

THE ORIGINAL FOR THE H BEEN ALTERE CONDITIONS TO PROOF SWIMMING POOL

DATE: OCT 17, 2016
 FEB. 2, 2017

LOT 1

C1.01

APPLICANT: Starvos Vacratsas

PETITION No.: V-32

PHONE: 404-376-7187

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Jason M. Smith

PRESENT ZONING: R-30

PHONE: 404-992-4466

LAND LOT(S): 184

TITLEHOLDER: Stavros Vacratsas

DISTRICT: 16

PROPERTY LOCATION: On the western side of Wesley Chapel Road, south of Chapel Grove Drive (4283 Wesley Chapel Road).

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow an accessory structure/use (proposed 1,606 square foot pool, decking, firepit, and equipment) to the side of the principal building.

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

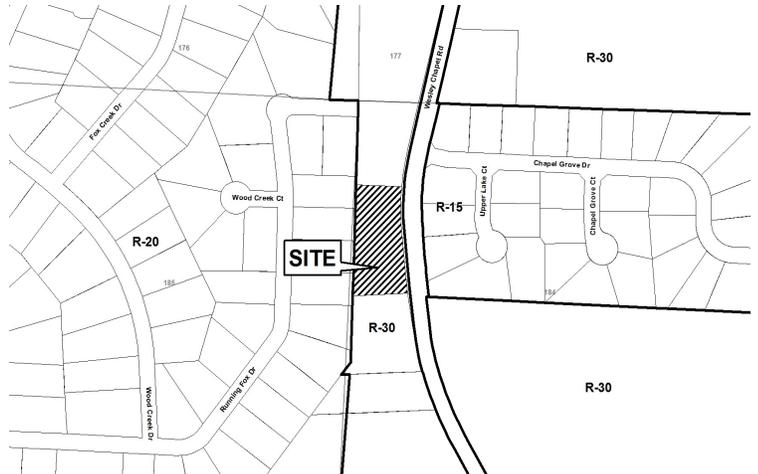
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Starvos Vacratsas _____

PETITION No.: V-32 _____

COMMENTS

TRAFFIC: Recommend driveway on Wesley Chapel Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts anticipated.

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 comments.

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.

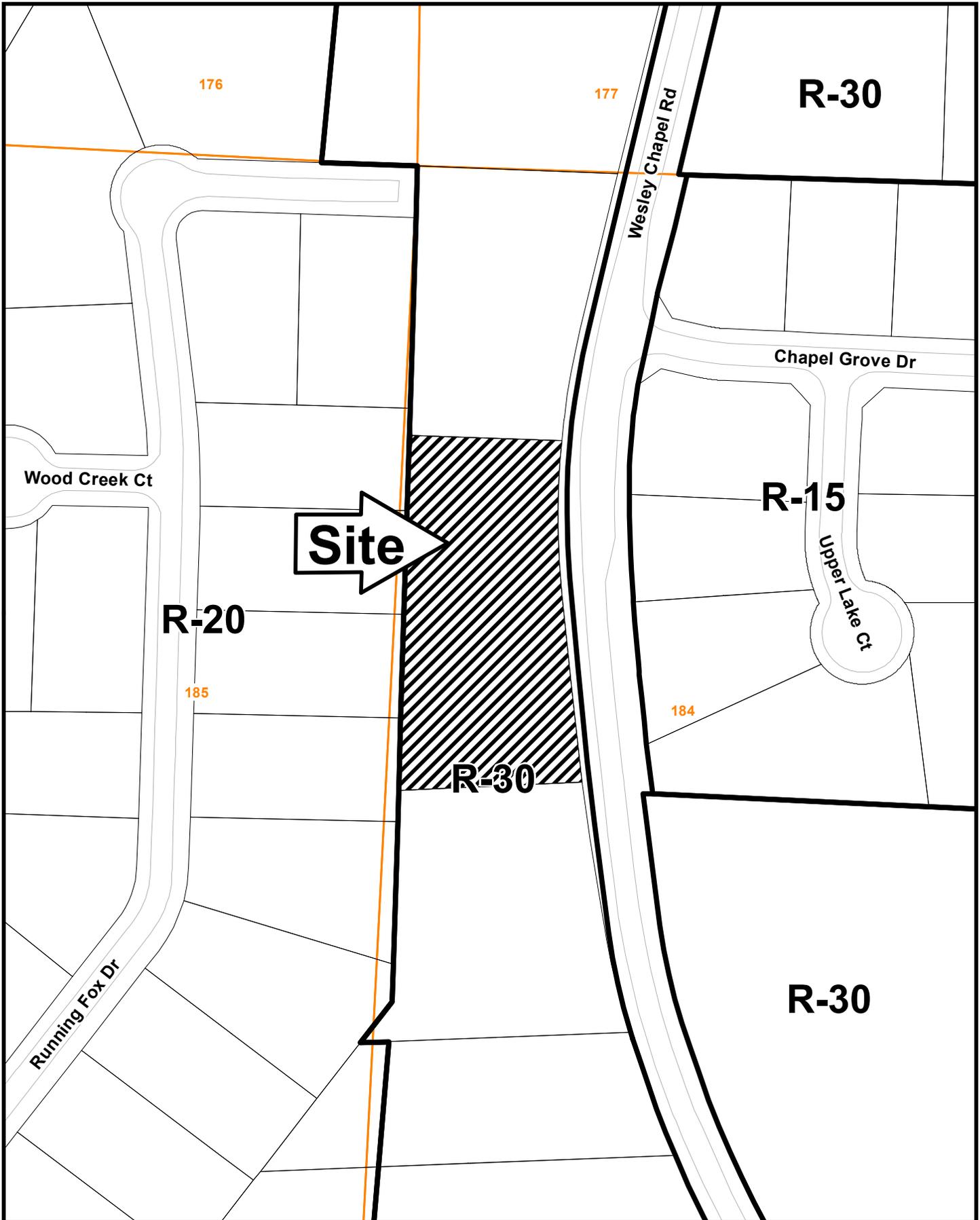
WATER: No conflict.

SEWER: No conflict. Requested variances do not violate sewer easement setback requirements

APPLICANT: Starvos Vacratsas **PETITION No.:** V-32

FIRE DEPARTMENT: No comments.

V-32-2017-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

FEB - 3 2017

(type or print clearly)

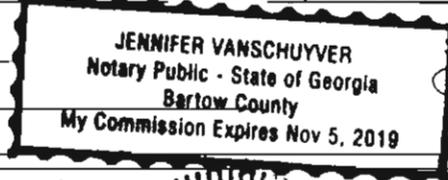
Application No. V-32
Hearing Date: 4-12-17

Applicant: Starvos Vaccratsas Phone # 404-376-7187 mail: jse5@hotmail.com

Jason M. Smith Address 3502 Sixes Road, Suite 108
(representative's name, printed) (street, city, state and zip code)

John Smith Phone # 404-992-4466 E-mail premierpools@yahoo.com
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jennifer Vanschuyver
Notary Public

Titleholder Starvos Vaccratsas Phone # 404-376-7187 E-mail jse5@hotmail.com

Signature Starvos Vaccratsas Address: 4283 Wesley Chapel Road
(attach additional signatures, if needed) (street, city, state and zip code) Marion, 30066

My commission expires: _____



Signed, sealed and delivered in presence of:
Michelle Akin
Notary Public

Present Zoning of Property R-30

Location 4283 Wesley Chapel Road, Marion, 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 16+1 Size of Tract 1.0 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 X

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:

Due to house placement and sewer line running through backyard, its impossible to build a pool in the backyard. Side yard is the only possible location.

List type of variance requested: Requesting pool to be able to be built on Right side of house