



**APPLICANT:** Donnon Builders Inc

**PETITION No.:** V-131

**PHONE:** 678-358-3072

**DATE OF HEARING:** 12-13-2017

**REPRESENTATIVE:** Al Donnon

**PRESENT ZONING:** R-20

**PHONE:** 678-358-3072

**LAND LOT(S):** 1046

**TITLEHOLDER:** Donnon Builders, Inc.

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Summit Drive, south of Hillwood Drive (4270 Summit Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from the required 35% to 41%.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** Demo Permit 2017-001463 2/21/17 Shows completed.  
Building Permit 2017-002494 3/22/17 Zoning compliance has passed and building rough Are passed.  
Retaining wall permit 2017-008324 9/13/17

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** If the proposed pool deck and driveway were constructed with pervious pavers, the impervious coverage variance would be reduced to 35.8%. Approval should be subject to installation of a dry-well system to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

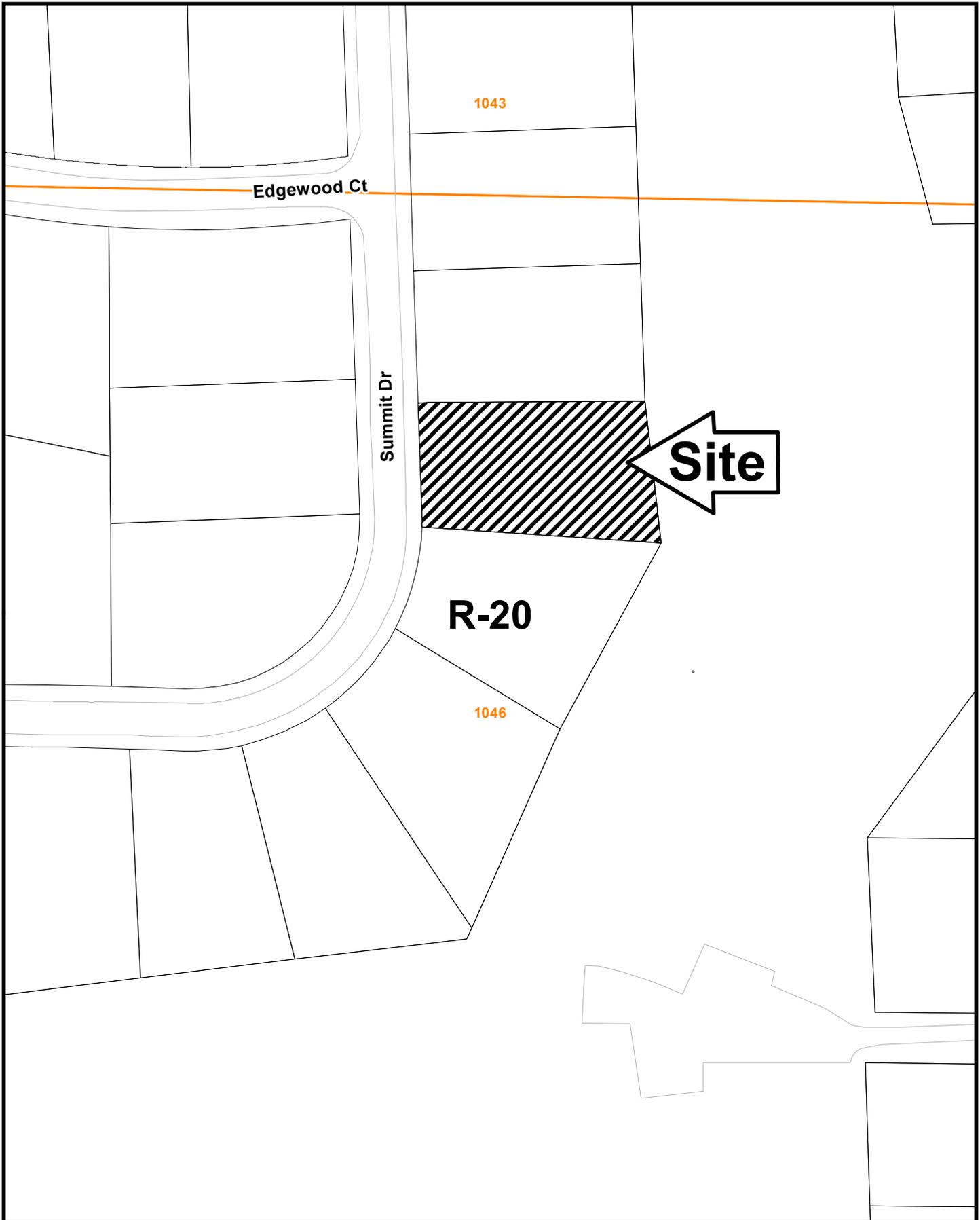
**SEWER:** No conflict.

**APPLICANT:** Donnon Builders Inc      **PETITION No.:** V-131

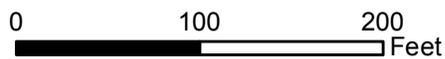
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**FIRE DEPARTMENT:** No comments.

# V-131 2017-GIS



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



-  City Boundary
-  Zoning Boundary

RECEIVED  
OCT 12 2017

# Application for Variance Cobb County

(type or print clearly)

Application No. V-131  
Hearing Date: 12-13-17

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant DONNON Builders Inc Phone # 678-358-3072 E-mail albertdonnon@gmail.com

Al Donnon Address 4490 Karls Gate Dr. Marietta Ga 30068  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-358-3072 E-mail albertdonnon@gmail.com  
(representative's signature)

My commission expires: 3/8/2020  
Notary Public

Titleholder DONNON Builders Inc Phone # 678-358-3072 E-mail albertdonnon@gmail.com

Signature [Signature] Address 4490 Karls Gate Drive Marietta Ga. 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/8/2020  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 4270 Summit Drive Marietta Ga. 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1046 District 16<sup>th</sup> Size of Tract .46 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).

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

List type of variance requested: Impervious - Needed to add Pool  
Current use 33.32% Request increase to 40.94%

**Martin, Terry L**

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**From:** Pederson, John  
**Sent:** Wednesday, November 22, 2017 8:56 AM  
**To:** Martin, Terry L; Kynard, Aja  
**Subject:** FW: 4270 Summit Drive Swimming Pool Variance

[For the Dec variance book.](#)

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**From:** Kelly Jennings [mailto:kelly@atlantispools.com]  
**Sent:** Tuesday, November 21, 2017 6:21 PM  
**To:** Albert Donnon <albertdonnon@gmail.com>; McDaniel, Bryant <Bryant.McDaniel@cobbcounty.org>  
**Cc:** Pederson, John <John.Pederson@cobbcounty.org>; Dave.breaden@cobbcounty.org  
**Subject:** Re: 4270 Summit Drive Swimming Pool Variance

The hardship on this property is:

Due to the elevations in the back yard the homeowner would not have a useable backyard space. The swimming pool creates a useable backyard for the homeowners to use the space. The elevation change is about 30' from the rear of the driveway to the back of the property.

Please let me know if you have any additional questions.

Sincerely,

Kelly Jennings  
770-833-9347

On Nov 20, 2017, at 4:20 PM, Albert Donnon <[albertdonnon@gmail.com](mailto:albertdonnon@gmail.com)> wrote:

Kelly

I am forwarding an e mail from Bryant McDaniels at Cobb County

Can you send him the info he has requested

Thanks

Al Donnon

----- Forwarded message -----

From: "McDaniel, Bryant" <[Bryant.McDaniel@cobbcounty.org](mailto:Bryant.McDaniel@cobbcounty.org)>

Date: Nov 20, 2017 4:06 PM

Subject: RE: 4270 Summit Drive Swimming Pool Variance

To: "Albert Donnon" <[albertdonnon@gmail.com](mailto:albertdonnon@gmail.com)>

Cc: "Pederson, John" <[John.Pederson@cobbcounty.org](mailto:John.Pederson@cobbcounty.org)>, "[Dave.breaden@cobbcounty.org](mailto:Dave.breaden@cobbcounty.org)" <[Dave.breaden@cobbcounty.org](mailto:Dave.breaden@cobbcounty.org)>

Al,

I wanted to make one other suggestion to you re: your variance request - and that is to be sure that you have described what hardship would be created by following the normal terms of the