

V-2  
(2018)

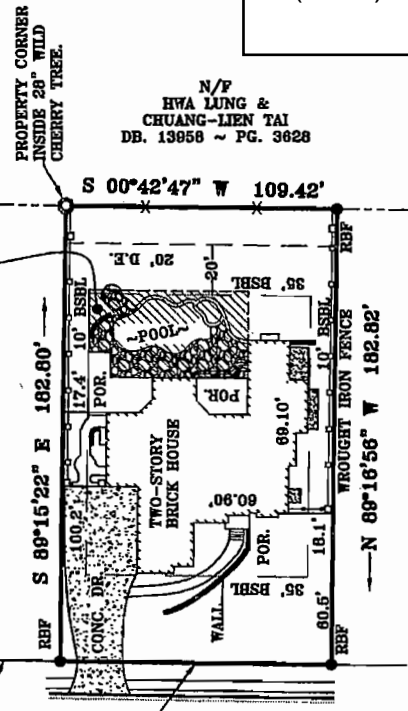


PROPOSED 36' X 60' POOL ENCLOSURE:  
ROCK POOL DECK: 868 SQ. FT.  
POOL AREA  
W/ FOUNTAIN: 874 SQ. FT.  
WALL AT POOL: 19 SQ. FT.  
POOL ENCLOSURE: 2,100 SQ. FT.  
NET ADDITIONAL COVERAGE: 339 SQ. FT.

N/E &  
RAJA S. &  
NAYENA L. GANGREDDY  
DB. 14830 ~ PG. 4936  
PB. 271 ~ PG. 19  
LOT 1

POB:  
141.64' ALONG R/W TO THE SOUTH  
R/W OF SEWELL MILL ROAD  
(VARIABLE PUBLIC R/W).

PROPERTY AREA:  
20,011 SQ. FT. OR  
0.459 ACRE

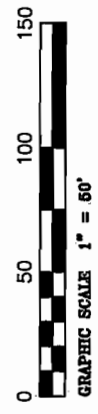


N 00°43'20" E  
109.50'

STONECROFT WAY  
(60' PUBLIC R/W)

RECEIVED  
NOV 13 2017  
COBB CO. COMM. DIVISION  
ZONING AGENCY

N/F  
THOMAS R. &  
KRISTEN F. LAUDE  
DB. 14533 ~ PG. 6149  
PB. 271 ~ PG. 19  
LOT 3



**LEGEND**

- = PROPERTY CORNER
- = ROCK POOL FOUND
- = 1/2" REAR SET
- = 1/2" REAR SET
- = PROPERTY LINE
- = LAND LOT LINE
- = POWER POLE
- = POWER LINE
- x- = FENCE LINE

**IMPERVIOUS SURFACE:**  
EXISTING HOUSE WITH BUILT IN CARPORT: 4,431 SQ. FT.  
EXISTING FRONT CONCRETE DRIVE & WALKWAY W/ BRICK WALL: 2,399 SQ. FT.  
EXISTING OUTER ROCK PATIO, WALKWAY, COVERED AREAS, STOOP(S), W/WALL(S): 2,213 SQ. FT.  
EXISTING POOL AREA W/ FOUNTAIN: 874 SQ. FT.  
TOTAL: 9,916 SQ. FT.  
LOT AREA: 20,011 SQ. FT.  
LOT COVERAGE: 49.55%  
LOT COVERAGE W/ PROPOSED POOL ENCLOSURE NET: 51.25%

**ZONING INFORMATION:**  
PROPERTY ZONED: R-20  
FRONT SETBACK: 35 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 35 FEET  
MAXIMUM LOT COVERAGE: 40%

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**GENERAL NOTES**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A GRAPHIC ZOOM 50 TOTAL STATION WAS USED FOR THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 688,757 FEET.

\*FEMA FLOOD HAZARD MAP\* 15007C0128H DATED DECEMBER 02, 2012, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS NAMED HEREON. THIS PLAT ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.

**SURVEYOR CERTIFICATION:**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum standards for property surveys in Georgia as set forth in the minimum requirements of the Georgia Code as amended by the Georgia Code Engineers and Land Surveyors, and as set forth in O.C.G.A. Section 15-6-67.

JOHNNY R. KNIGHT, JR., S.S., P.L.S. NO. 3383 DATE 09/26/2017

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	RK	09/26/2017	INITIAL ISSUE.

DATE OF PLAT: 09/26/2017  
DATE OF FIELD WORK: 09/20/2017

REF. PLAT: PB. 217 ~ PG. 18-19, COBB COUNTY, GEORGIA.

BOUNDARY SURVEY FOR

ZHEN XU

LOT 2, STONECROFT SUBDIVISION  
LOCATED IN LAND LOT 912,  
16TH, DISTRICT, 2ND, SECTION,  
COBB COUNTY, GEORGIA

J. R. KNIGHT LAND SURVEYING, LLC.  
1006 NORTH TENNESSEE ST.  
CARTERSVILLE, GEORGIA 30120  
PHONE: (770) 607-9687  
FAX: 1-844-760-9216  
EMAIL: rayksurveyor@gmail.com



**APPLICANT:** Xu Zhen

**PETITION No.:** V-2

**PHONE:** 678-414-6397

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Thomas Ingram

**PRESENT ZONING:** R-20

**PHONE:** 678-296-0276

**LAND LOT(S):** 912

**TITLEHOLDER:** Zhen Xu

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Stonecroft Way, south of Sewell Mill Road  
(1276 Stonecroft Way).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 32 feet; and 2) Increase the maximum allowable impervious surface from 35% to 52%.

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

**BOARD OF APPEALS DECISION**

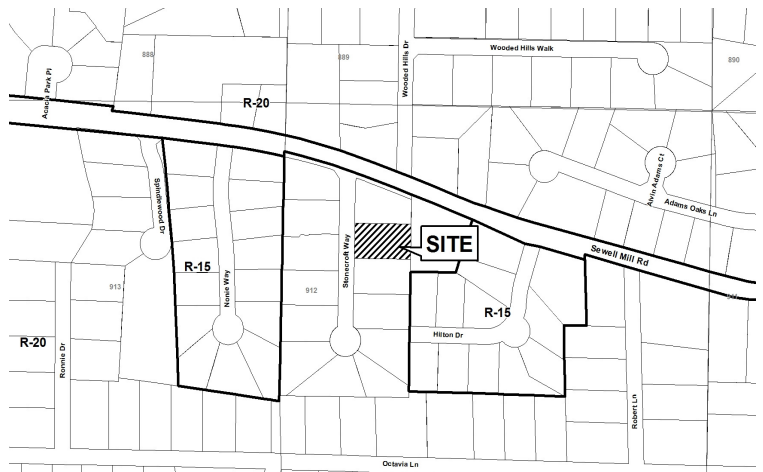
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Xu Zhen **PETITION No.:** V-2

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments.

**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 along with any approved setback reductions, 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:** The proposed improvements will exceed the allowable impervious coverage limit by 3,251 square feet. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

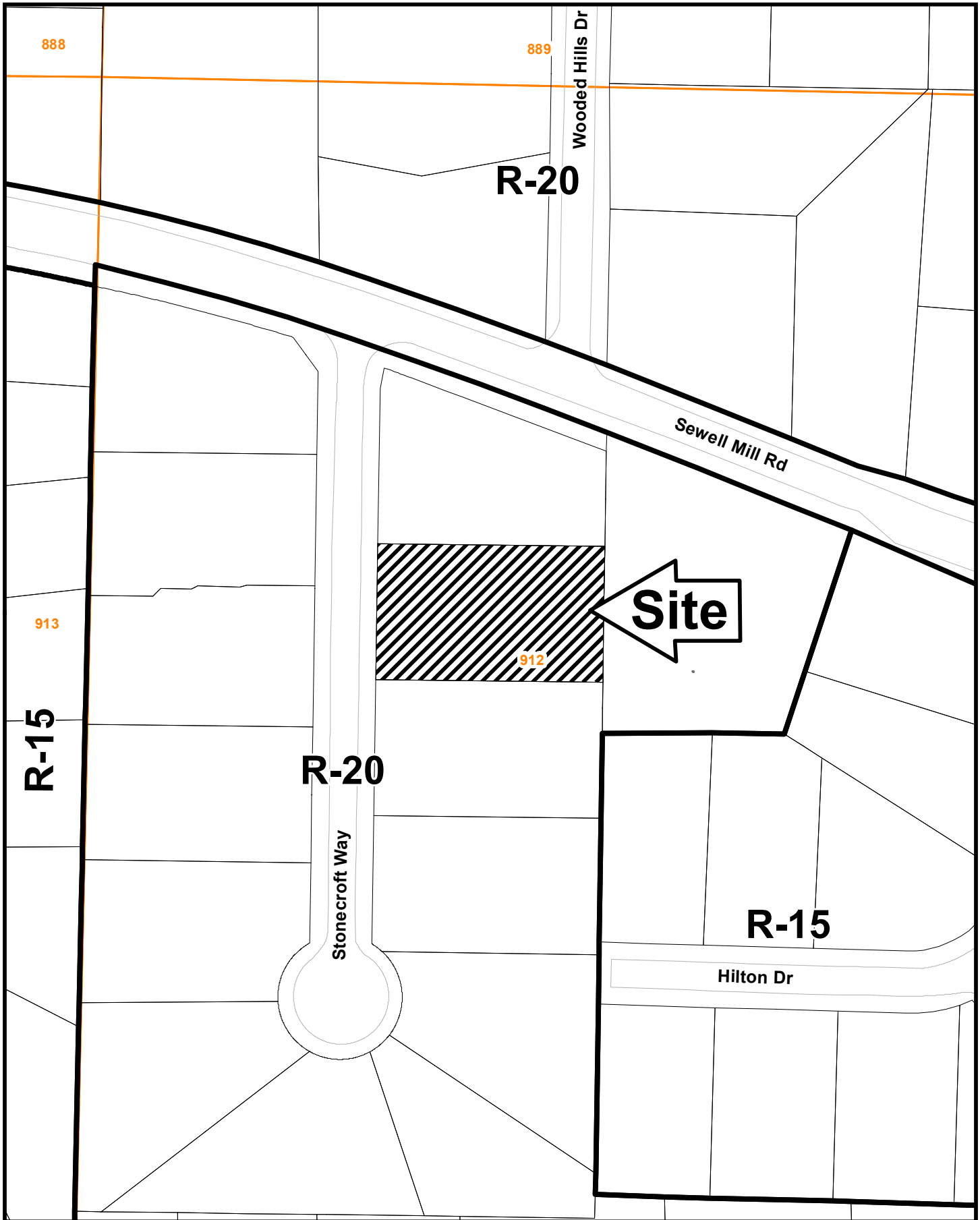
**SEWER:** No conflict.

**APPLICANT:** Xu Zhen **PETITION No.:** V-2

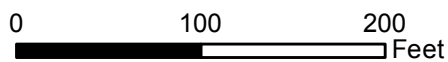
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**FIRE DEPARTMENT:** No comments.

# V-2 2018-GIS



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

**RECEIVED**  
**Cobb County**  
(type or print clearly)  
NOV 13 2017

Application No. V.2-18  
Hearing Date: 1-10-18

Applicant XU ZHEN COBB CO. COMM. DEV. AGENCY ZONING DIVISION Phone # 678-414-1397 mail \_\_\_\_\_

THOMAS INGRAM Address 2031 BAKER CT. KENNESAW, GA  
(representative's name, printed) (street, city, state and zip code) 30144

Thomas Ingram Phone # 678-296-0326 E-mail THOM@DCENCLOSURES  
(representative's signature) \_\_\_\_\_ .COM

Signed, sealed and delivered in presence of:  
Jamara G. Norte  
Notary Public  
TAMARA C. NORTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 04-05-2020  
BUILDING COUNTY, GEORGIA

My commission expires: 4-5-2020

Titleholder ZHEN XU Phone # 678446397 E-mail \_\_\_\_\_

Signature X Address: 1276 STONECROFT WAY, MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062

Signed, sealed and delivered in presence of:  
Jamara C. Norte  
Notary Public  
TAMARA C. NORTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 04-05-2020  
BUILDING COUNTY, GEORGIA

My commission expires: 4-5-2020

Present Zoning of Property R-20

Location 1276 STONECROFT WAY, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 912 District 16<sup>th</sup> Size of Tract 0.459 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:

CANNOT ENJOY THE REAR PATIO & POOL AREA WITHOUT BEING BOTHERED BY INSECTS & THE HEAT OF THE SUN.

List type of variance requested: REDUCE REAR SET BACK FROM 35' TO 32' AND INCREASE THE IMPERVIOUS FROM 41% TO 52% SO A ENCLOSURE CAN BE BUILT ON THE REAR PATIO AND SURROUNDING POOL AREA.