



**APPLICANT:** Atlanta Pools **PETITION NO.:** V-90  
**PHONE:** 770-844-7665 **DATE OF HEARING:** 12-08-10  
**REPRESENTATIVE:** Michael Cochran **PRESENT ZONING:** R-15  
**PHONE:** 770-844-7665 **LAND LOT(S):** 29  
**PROPERTY LOCATION:** On the south side of **DISTRICT:** 1  
Vendome Place, north of Monet Drive **SIZE OF TRACT:** .3558 acre  
(4550 Vendome Place). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the lot coverage from a maximum of 35% to 44%.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** The proposed pool will bring the total impervious coverage to well over the 35% allowable impervious coverage limit. The rear of this parcel drains into and through the adjacent lots located to the rear at 4513 and 4517 Monet Drive. The use of pervious pavers for the proposed pool surround would help mitigate the increase in site runoff.

**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.

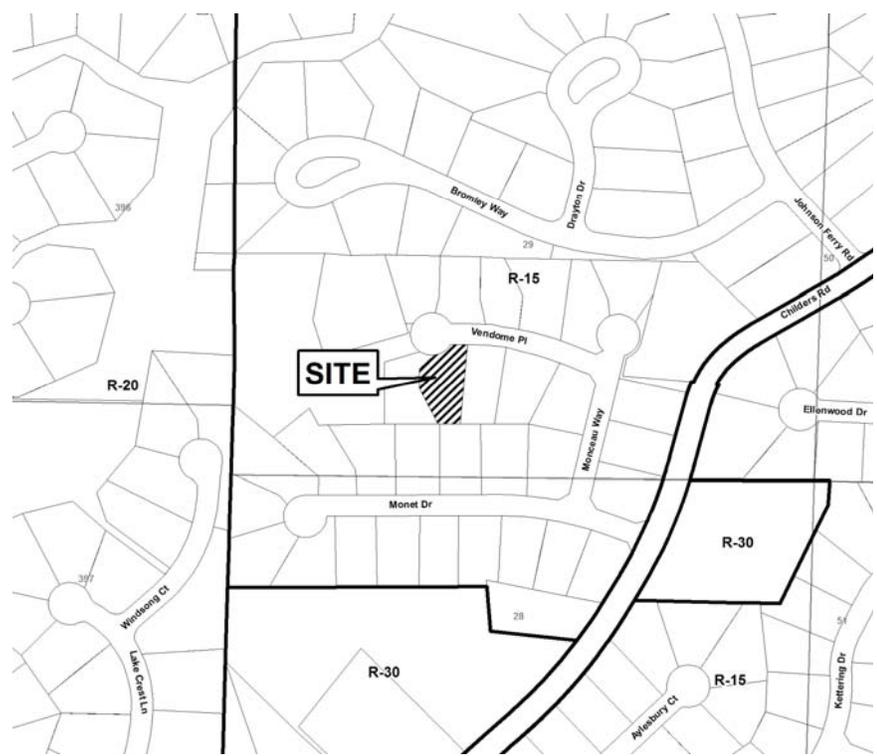
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

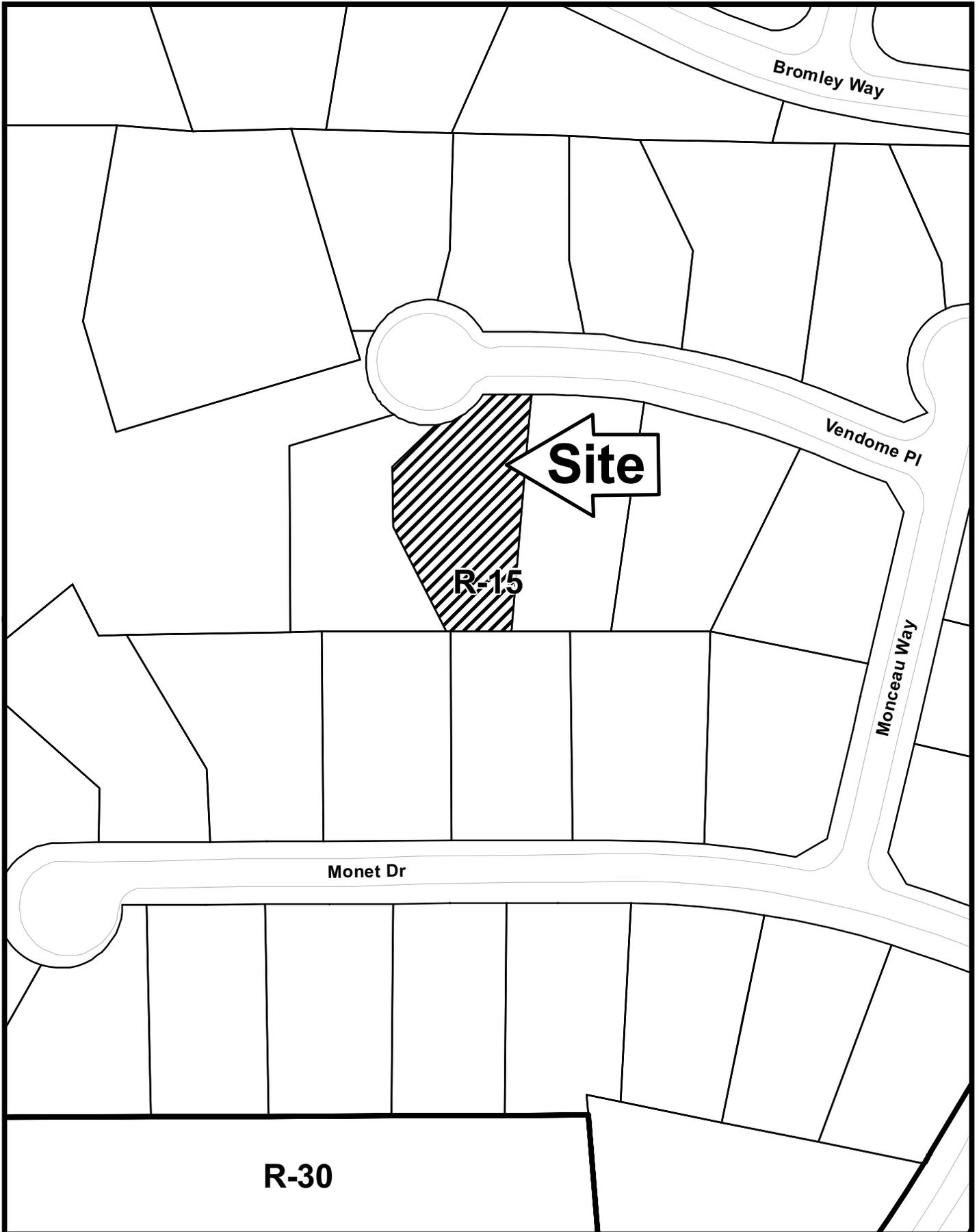
**SEWER:** No conflict.

**OPPOSITION:** NO. OPPOSED          PETITION NO.          SPOKESMAN         

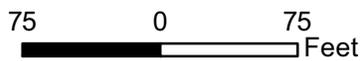
**BOARD OF APPEALS DECISION**  
**APPROVED**          **MOTION BY**           
**REJECTED**          **SECONDED**           
**HELD**          **CARRIED**           
**STIPULATIONS:**           
          
        



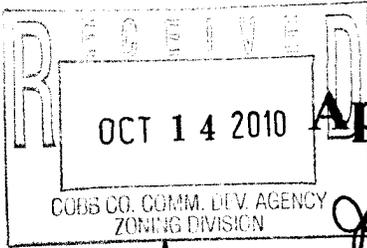
# V-90



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

*08-47*

(type or print clearly)

Application No. V-90  
Hearing Date: 12-8-10

Applicant Atlanta Pools/ Michael Cochran Business Phone 770-844-7665 Home Phone \_\_\_\_\_

Michael Cochran Address 2745 Antioch Rd Cumming GA 30041  
(representative's name, printed) (street, city, state and zip code)

Michael Cochran Business Phone 770-844-7665 Cell Phone \_\_\_\_\_  
(representative's signature)

My commission expires: 3/12/12

Signed, sealed and delivered in presence of:  
Michelle Akin Notary Public  
EXPIRES MARCH 4, 2012

Titleholder Gregr Morela Stephanie Morela Business Phone \_\_\_\_\_ Home Phone 770-444-7653

Signature [Signature] Address: 4550 Vendome Rd Roswell GA 30075  
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: 3/12/12

Signed, sealed and delivered in presence of:  
Michelle Akin Notary Public  
EXPIRES MARCH 4, 2012

Present Zoning of Property R-15

Location 4550 Vendome Place Roswell 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 29 District 1st Size of Tract .3558 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.

The right rear property cuts in to the lot rather than running straight back, thus creating a small lot. Without granting relief, the homeowners will not be able to enjoy recreation in their backyard.

List type of variance requested: To exceed the maximum lot coverage of 35% by 9% (44%) to build an inground swimming pool with pool decking