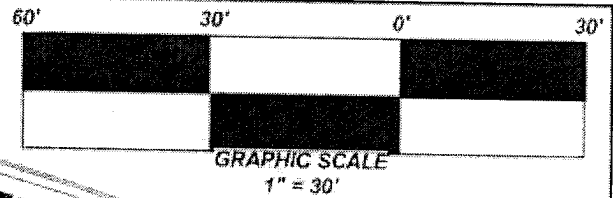
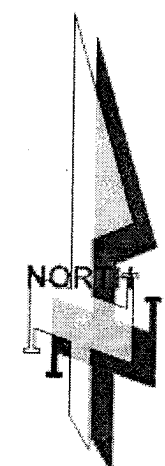
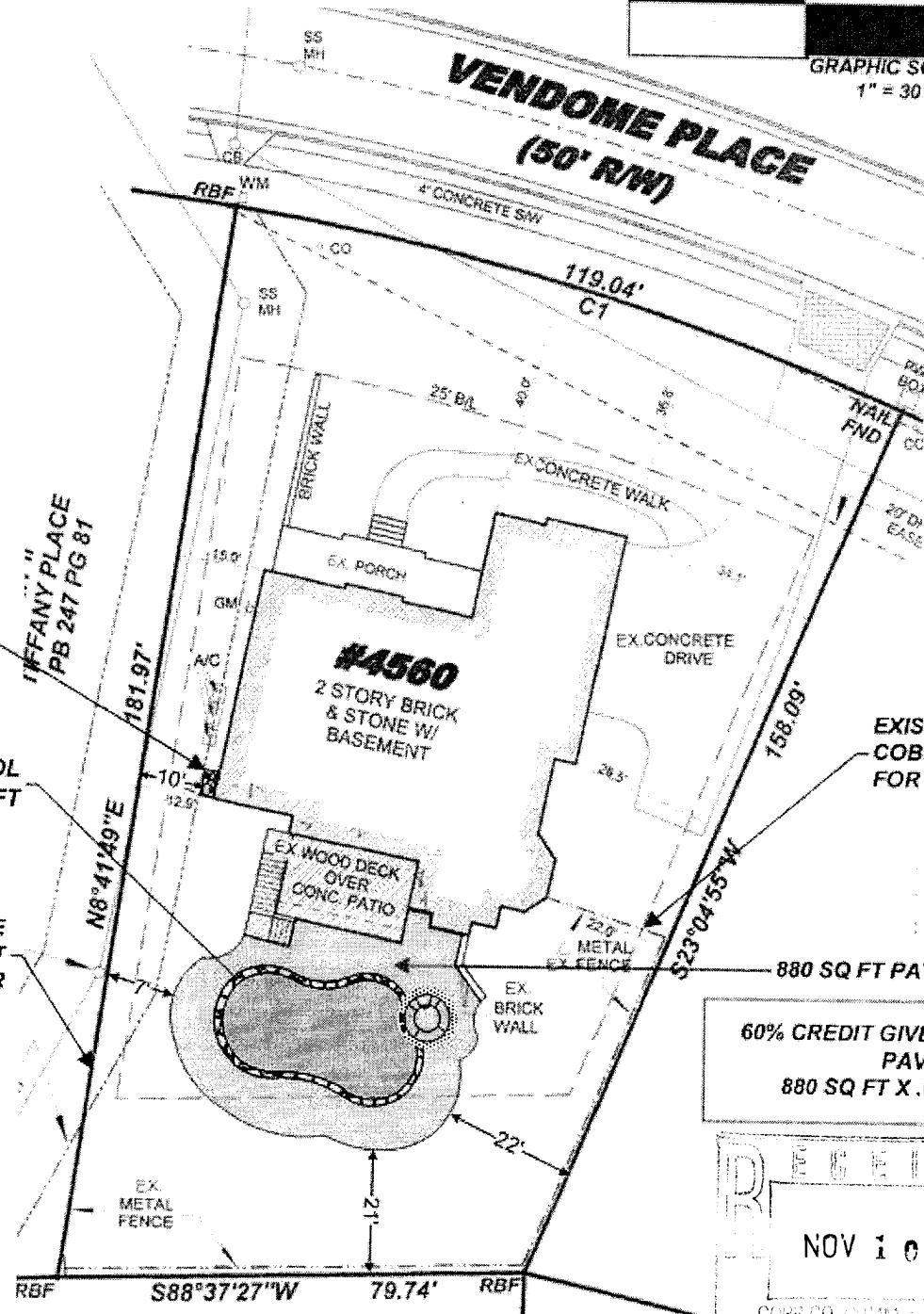


V-4  
(2012)



**BARRIER NOTE:**  
DOORS WITH DIRECT ACCESS TO POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND / OR ITS SCREEN IF PRESENT, ARE OPENED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, SECTION 3109.4.1.8(1)

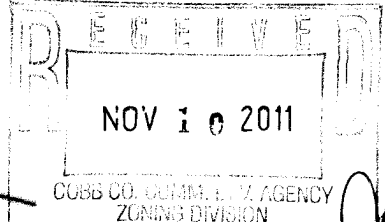


PROPOSED EQ  
PROPOSED POOL  
20' X 34' 512 SQ FT

EXISTING METAL FENCE  
COBB CO. COMPLIANT  
FOR POOL BARRIER

EXISTING METAL FENCE  
COBB CO. COMPLIANT  
FOR POOL BARRIER

60% CREDIT GIVEN FOR PERVIOUS  
PAVERS:  
880 SQ FT X .60 = 528 SQ FT



**IMPERVIOUS  
CALCS**

LOT: 18 0.385 ACRES	16750 SQ FT
EXISTING IMPERVIOUS :	5570 SQ FT
PROPOSED PERVIOUS PAVER DECK:	528 SQ FT
PROPOSED COPING:	90 SQ FT
<b>TOTAL PROPOSED IMPERVIOUS</b>	<b>6188 SQ FT OR 36.94%</b>

<b>TOTAL LOT:</b>	16750 SQ FT
<b>ALLOWED IMPERVIOUS:</b>	35%: 5862 SQ FT
<b>PROPOSED IMPERVIOUS:</b>	6188 SQ FT
<b>ALLOWABLE EXCEEDED BY:</b>	326 SQ FT OR 1.94%

<p><b>HOMEOWNER:</b> LARRY MATSUMOTO 4560 VENDOME PLACE ROSWELL GA 30075</p>	<p><b>LOCATED IN:</b> LL: 29 DIST: 1<sup>ST</sup> SECT: 2<sup>ND</sup> LOT: 18 TIFFANY PLACE COBB CO GEORGIA</p>	<p><b>PROJECT INFO:</b> SWIMMING POOL 20' X 34' 512 SQ FT 880 SQ FT PERVIOUS PAVERS 90 SQ FT COPING</p>	<p><b>ATLAS POOLS</b> 6100 PEACHTREE IND BLVD DORAVILLE GA 30361 MARK SPIEZIO 770-451-3700</p>
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**APPLICANT:** Susan Matsumoto **PETITION NO.:** V-4  
**PHONE:** 770-645-6031 **DATE OF HEARING:** 01-11-12  
**REPRESENTATIVE:** Spencer Doss **PRESENT ZONING:** R-15  
**PHONE:** 770-318-8062  
**TITLEHOLDER:** Larry C. Matsumoto **LAND LOT(S):** 29  
**PROPERTY LOCATION:** On the south side **DISTRICT:** 1  
Vendome Place, west of Monceau Way **SIZE OF TRACT:** 0.385 acre  
(4560 Vendome Place). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the impervious surface from the maximum allowable of 35% to 36.94%.

**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** The final inspection was rejected on permit 2011-003877 as inspector requested impervious calculations prior to passing the final inspection. If the variance is approved, final inspections can be requested.

**SITE PLAN REVIEW:** Any improvements associated with the pool installation must be located at least 2 feet away from the edge of the sanitary sewer easement.

**STORMWATER MANAGEMENT:** This pool is already installed. The pool contractor must verify that the pavers used for the pool deck meet the County's requirement for pervious pavers and were installed per the manufacturer's specifications. It is possible for this parcel to meet the 35% coverage limit without a variance by removing the driveway extension and replacing the front walkway with stepping stones.

**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:** The "proposed EQ", as shown on drawing, violates the 2 foot sanitary sewer easement side setback requirement per County Code 122-123. Brick Paver Pool Deck must be at least 2 feet from edge of sanitary sewer easement.

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

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



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# **Cobb County Fire and Emergency Services**

## Fire Marshal Comments

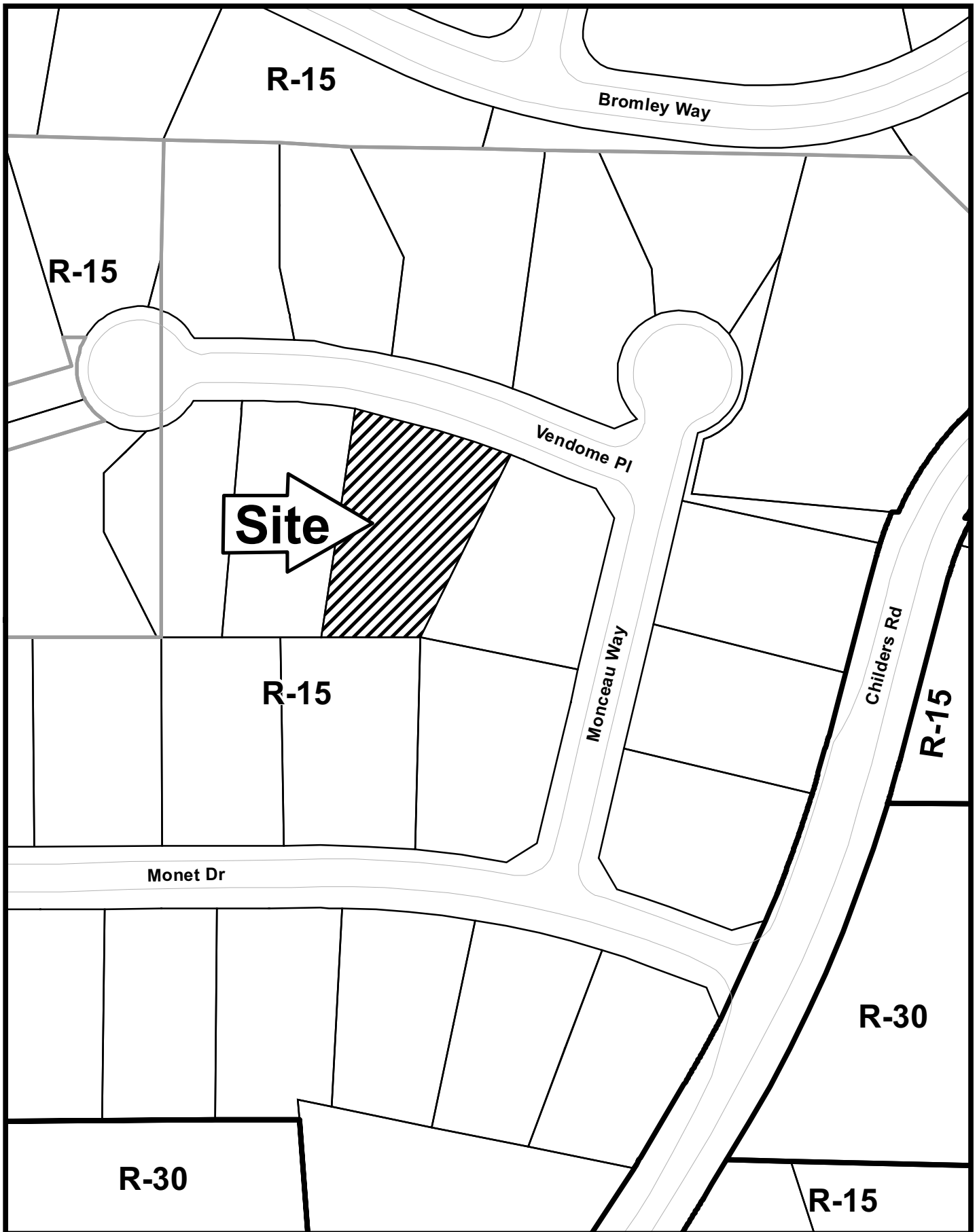
Applicant Name: **Susan Matsumoto**

Petition Number: V-4

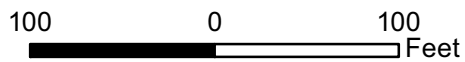
Date: 1/3/2012



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.

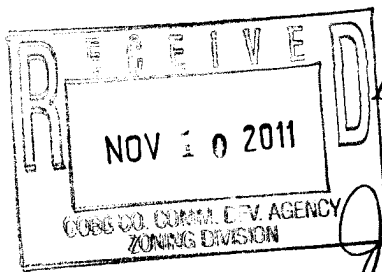
# V-4



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

(type or print clearly)

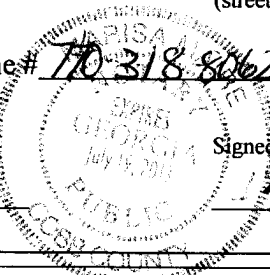
Application No. V-4  
Hearing Date: 1-11-12

Applicant Susan Matsumoto Phone # (770) 645-6031 E-mail Sjmats10@aol.com

Spencer Doss Address 6100 Peachtree Indust Blvd Doraville Ga  
(representative's name, printed) (street, city, state and zip code) 30360

Spencer Doss Phone # 770-318-8062 E-mail Spencer@atlaspools.com  
(representative's signature)

My commission expires: July 19, 2013

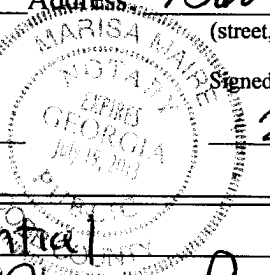


Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Susan Matsumoto Phone # (770) 645-6031 E-mail Sjmats10@aol.com

Signature Susan Matsumoto Address: 4560 Vendome Place, Roswell, Ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: July 19, 2013



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property Residential R-15

Location 4560 Vendome Place Roswell, Ga 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 29 District 1ST Size of Tract 0.385 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  Impervious 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 decking provides accessibility to the outer periphery of the pool. It also allows additional drainage with the use of the pervious pavers, which greatly reduces the runoff and helps prevent flooding. Water is absorbed directly into the under ground water table.

1st type of variance requested: Variance to allow additional pervious area.