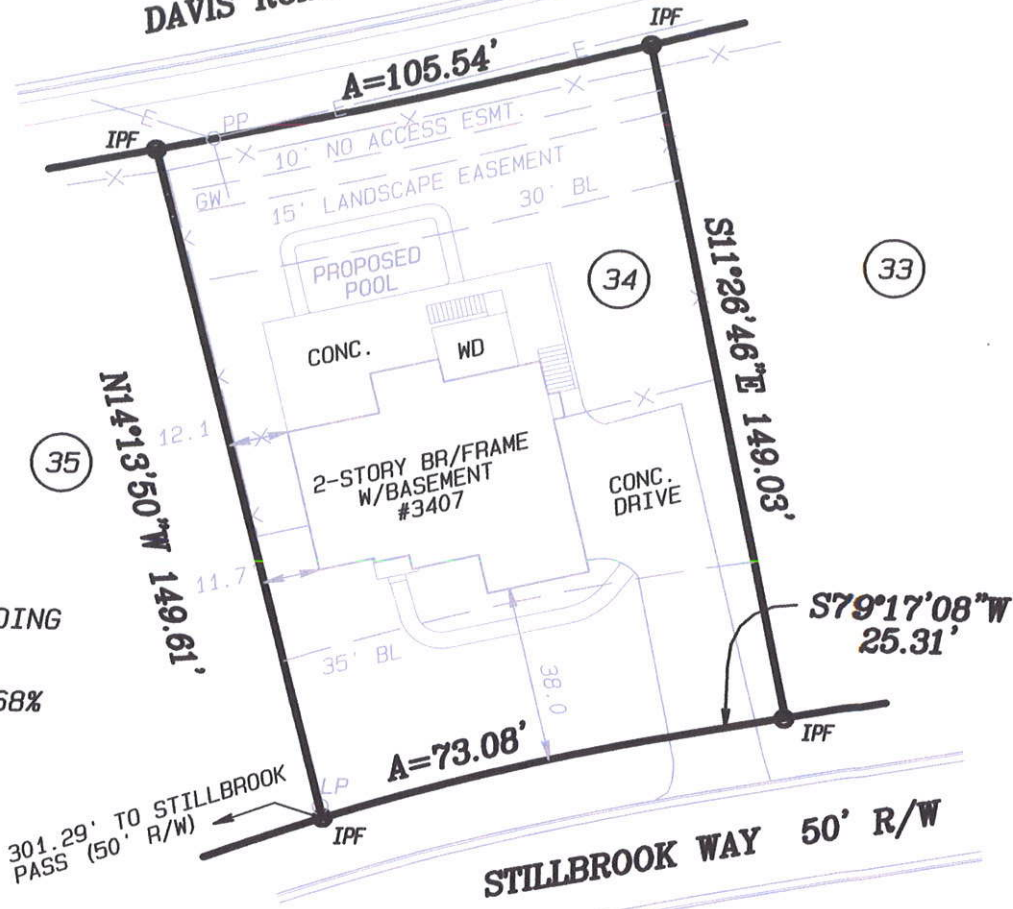


V-45 (2012)

DAVIS ROAD R/W VARIES



LOT AREA=15038 S.F.

IMPERVIOUS AREA (INCLUDING POOL DECK)=5516 S.F.

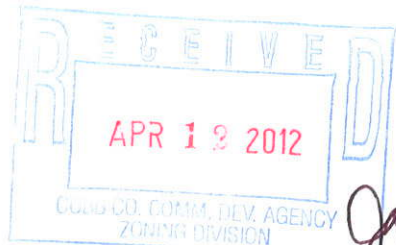
PERCENT IMPERVIOUS=36.68%

SURVEY REFERENCES:

1. PLAT OF GLENMOOR SUBDIVISION
RECORDED IN PLAT BOOK 159, PAGE 37.

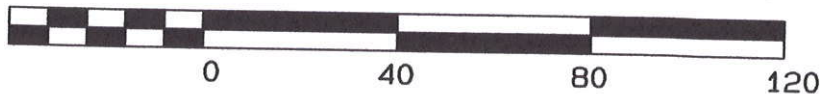
SURVEY NOTES:

3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY: 06-06-12
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0064G, DATED 12-16-08, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



GRAPHIC SCALE

1"=40'



BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING,
LAND PLANNING,
SUBDIVISION & COMMERCIAL
SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242



03-06-12

PROPOSED POOL LOCATION
LOT #34, GLENMOOR SUBDIVISION

LOCATED IN: LAND LOT 461
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
SCALE: 1" = 40 FT.
DATE: 03-06-12
PREPARED FOR:

GEORGE ESPER

APPLICANT: Atlas Pools

PETITION No.: V-45

PHONE: 770-451-3700

DATE OF HEARING: 06-13-12

REPRESENTATIVE: John Gulya

PRESENT ZONING: R-15

PHONE: 404-375-6840

LAND LOT(S): 461

TITLEHOLDER: Joseph Esper

DISTRICT: 16

PROPERTY LOCATION: On the north side of Stillbrook Way immediately south of Davis Road (3407 Stillbrook Way).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 36.68%.

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

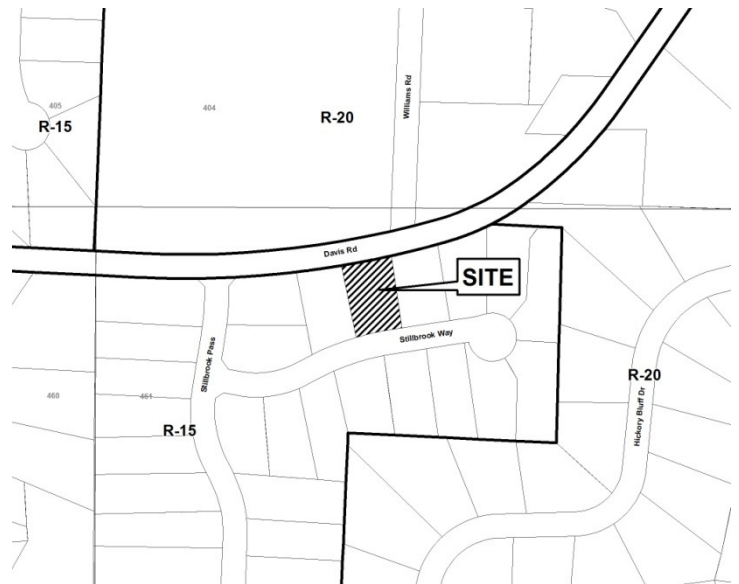
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Atlas Pools

PETITION No.: V-45

COMMENTS

TRAFFIC: Recommend any temporary construction access to be reviewed by Cobb County DOT.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: The proposed pool deck should be constructed of pervious pavers to limit the impact of the pool addition.

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 comment.

CEMETERY PRESERVATION: No comment.

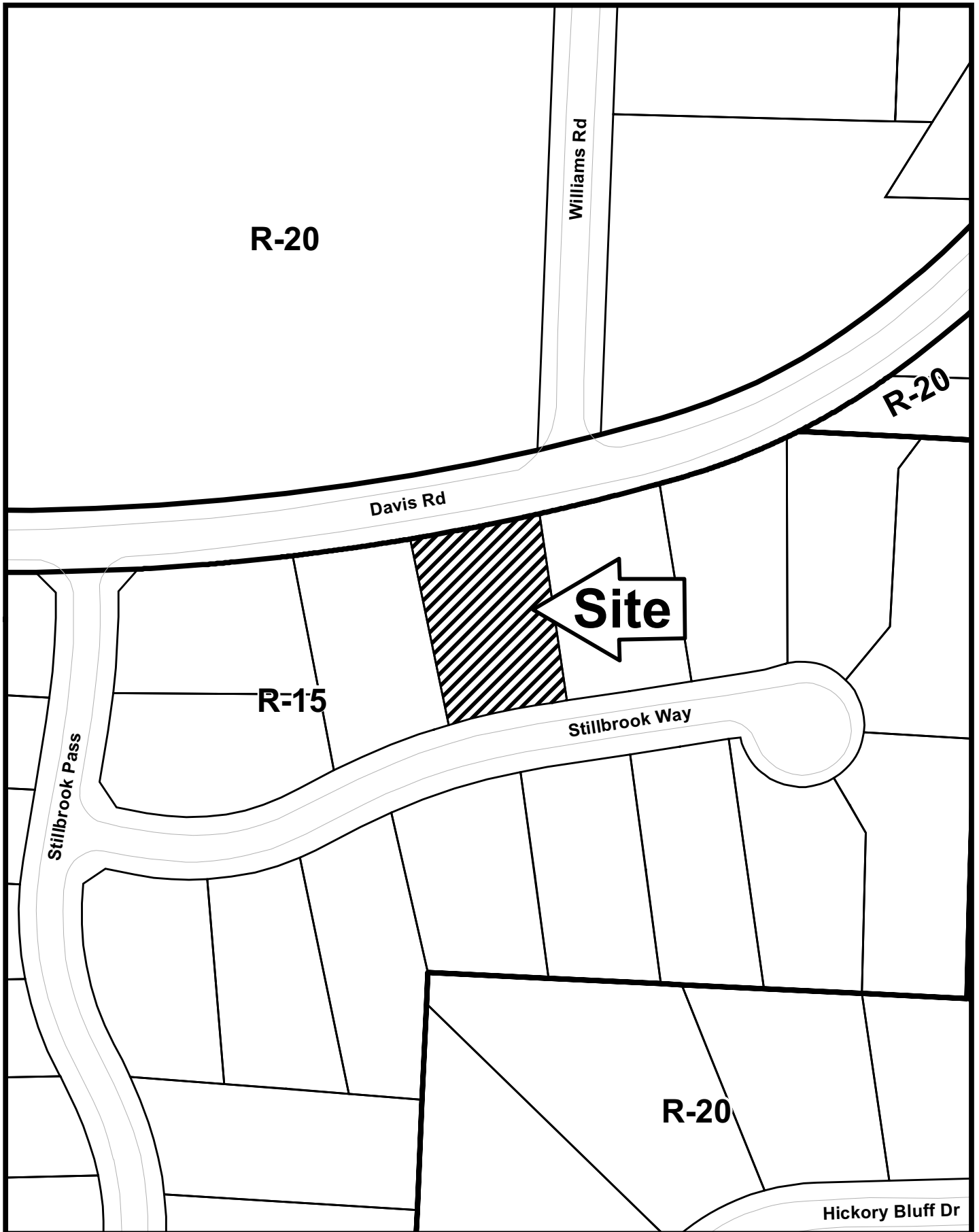
WATER: No conflict.

SEWER: No conflict.

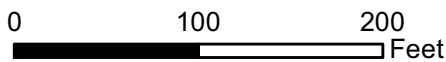
APPLICANT: Atlas Pools **PETITION No.:** V-45



FIRE DEPARTMENT: 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-45



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

JG
1:50

(type or print clearly)

Application No. V-45
Hearing Date: 6-13-12

Applicant Atlas Pools Phone # 77451-3700 E-mail ggulya@atlaspools.com
JOHN Gulya Address 6100 Peachtree Trd Blvd Atlanta 30360
(representative's name, printed) (street, city, state and zip code)

John Gulya Phone # 41375-6840 E-mail ggulya@atlaspools.com
(representative's signature)

**MY COMMISSION
EXPIRES
NOVEMBER 9, 2015**

My commission expires: _____

Signed, sealed and delivered in presence of:
Jacqueline Nicole Shipman
Notary Public

Titleholder Col Eger Phone # (770) 652-6069 E-mail _____
Signature [Signature] Address: 3407 Stillbrook Way Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

**MY COMMISSION
EXPIRES
NOVEMBER 9, 2015**

My commission expires: X

Signed, sealed and delivered in presence of:
Jacqueline Nicole Shipman
Notary Public

Present Zoning of Property R-15
Location 3407 Stillbrook Way Marietta, Ga 30062
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 461 District 16th Size of Tract .34 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 15,038 Shape of Property Rectangle Topography of Property Flat 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 normal terms would not allow us to put in a swimming pool. We are doing minimum area so not to be overly greedy. We will be at 36.68%.

List type of variance requested: Would like to increase the area of impervious to allow the addition of a swimming pool