

NORTH

NOTES
 1) THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF RECORD
 2) MAXIMUM LOT COVERAGE IS 35% OR 6128 SQ FT

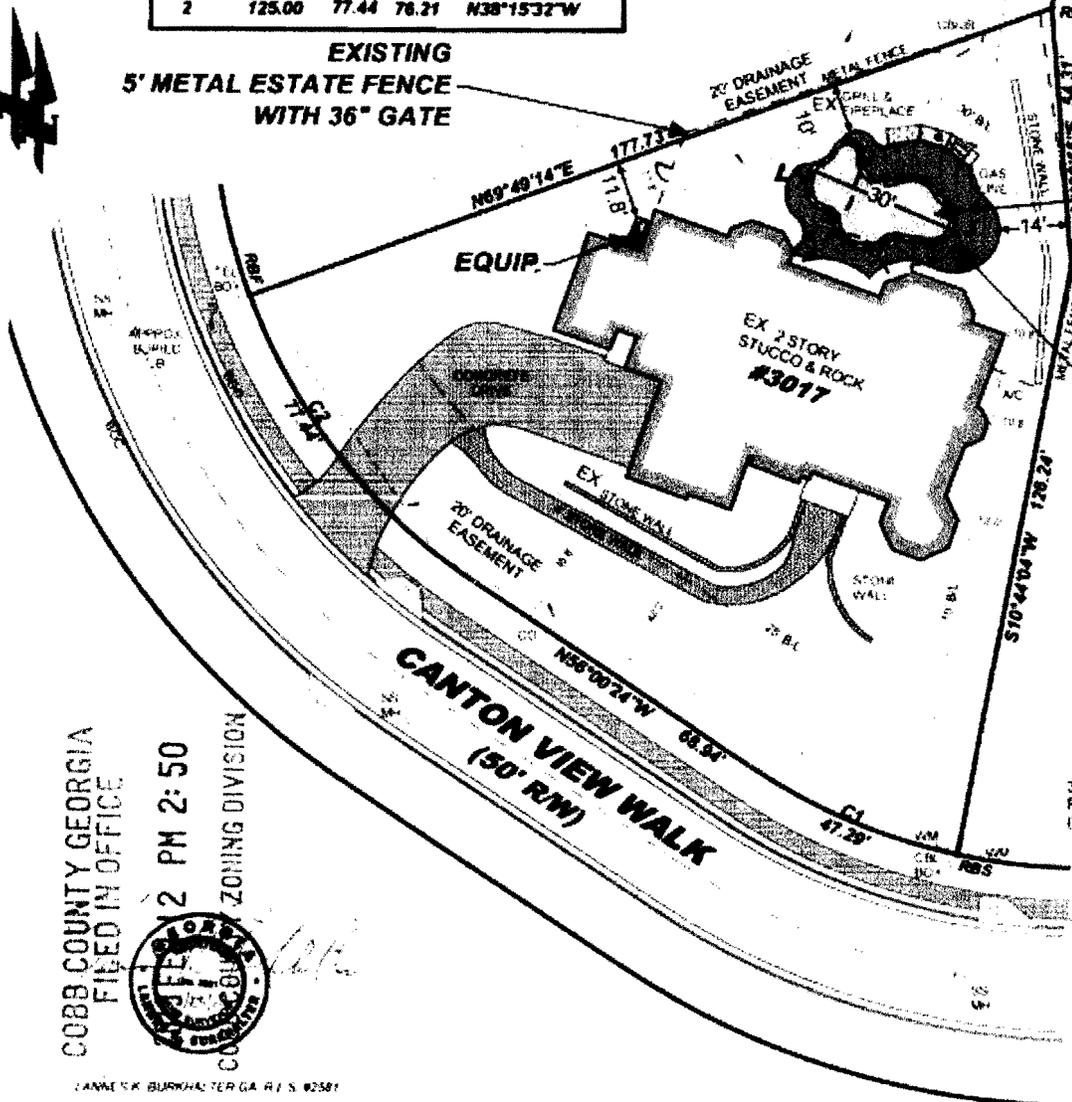
V-38 (2013)
 12

MAP: C. POWERS & GINA M. POWERS
 DB 14615 PG 3449
 TAX ID: 15098200540
 ZONE: R-15

CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	125.00	47.29	47.01	N66°50'59"W
2	125.00	77.44	76.21	N38°15'32"W

EXISTING 5' METAL ESTATE FENCE WITH 36" GATE



LOT 15
 JEFFREY H. APONTE & JUSTIA H. APONTE
 DB 14206 PG 4000
 TAX ID: 15098200570
 ZONE: R-15

PROPOSED POOL
 20' X 30' 331 SQ FT

OUTLINE OF EXISTING BRICK PATIO TO BE REMOVED

LOT 14
 NG JIANG & YU LAN HUA
 DB 14700 PG 3100
 TAX ID: 15098200540
 ZONE: R-15

305.96' ALONG RAW TO THE R/W OF LOWER ROSWELL RD (50' FROM CENTERLINE)

COBB COUNTY GEORGIA
 FILED IN OFFICE
 FEB 12 PM 2:50
 ZONING DIVISION



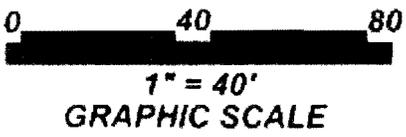
JANET K. BURKHALTER GA. R/S #2581

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF LAW.

MATTERS OF TITLE ARE EXCEPTED
 © COPYRIGHT AARROW SURVEYING 2013

LOT 13 AREA
 0.402 ACRES
 17508 SQ. FT.

LOT 13 EXISTING IMPERVIOUS AREA
 6587 SQ FT OR
 37.6% OF LOT



IMPERVIOUS COVERAGE:
 TOTAL LOT: 0.402 ACRES OR 17508 SQ FT
 EXISTING COVERAGE: 6587 SQ FT OR 37.6%
 REMOVING BRICK PATIO: (610) SQ FT
 PROPOSED POOL COPING: 89 SQ FT
 PROPOSED POOL DECK: 550 SQ FT
 PROPOSED POOL EQ: 18 SQ FT
 TOTAL: 6643 SQ FT OR 37.94 %

FEBRUARY 11, 2013

CONTRACTOR:
 ATLANTIS POOLS AND SPAS
 102 SHILOH RIDGE TRAIL
 CANTON GA 30115

LOCATED IN:
 LAND LOT: 982
 SECT: 16TH SECT: 2ND
 LOT: 13
 CANTON GLEN
 COBB CO. GA

HOMEOWNER:
 JEROME BOHACEK
 3017 CANTON VIEW WALK
 MARIETTA GA 30068
 770-315-3281

APPLICANT: Atlantis Pools

PETITION No.: V-38

PHONE: 770-833-9347

DATE OF HEARING: 04-10-13

REPRESENTATIVE: Bruce Todd

PRESENT ZONING: R-15

PHONE: 770-833-9347

LAND LOT(S): 982

TITLEHOLDER: Jerome A. and Cecile M. Bohacek

DISTRICT: 16

PROPERTY LOCATION: On the north side of
Canton View Walk, west of Old Canton Road
(3017 Canton View Walk).

SIZE OF TRACT: 0.40 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 37.94%; and 2) allow the pool equipment to the side of the principal building.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Atlantis Pools

PETITION No.: V-38

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

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 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 existing parcel already exceeds the impervious coverage limit by 459 square feet. The proposed pool addition will increase this slightly by 56 square feet to 37.9%. If pervious pavers are used for the pool surround (550 square feet), then the total site coverage would be reduced to 36.6 %.

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.

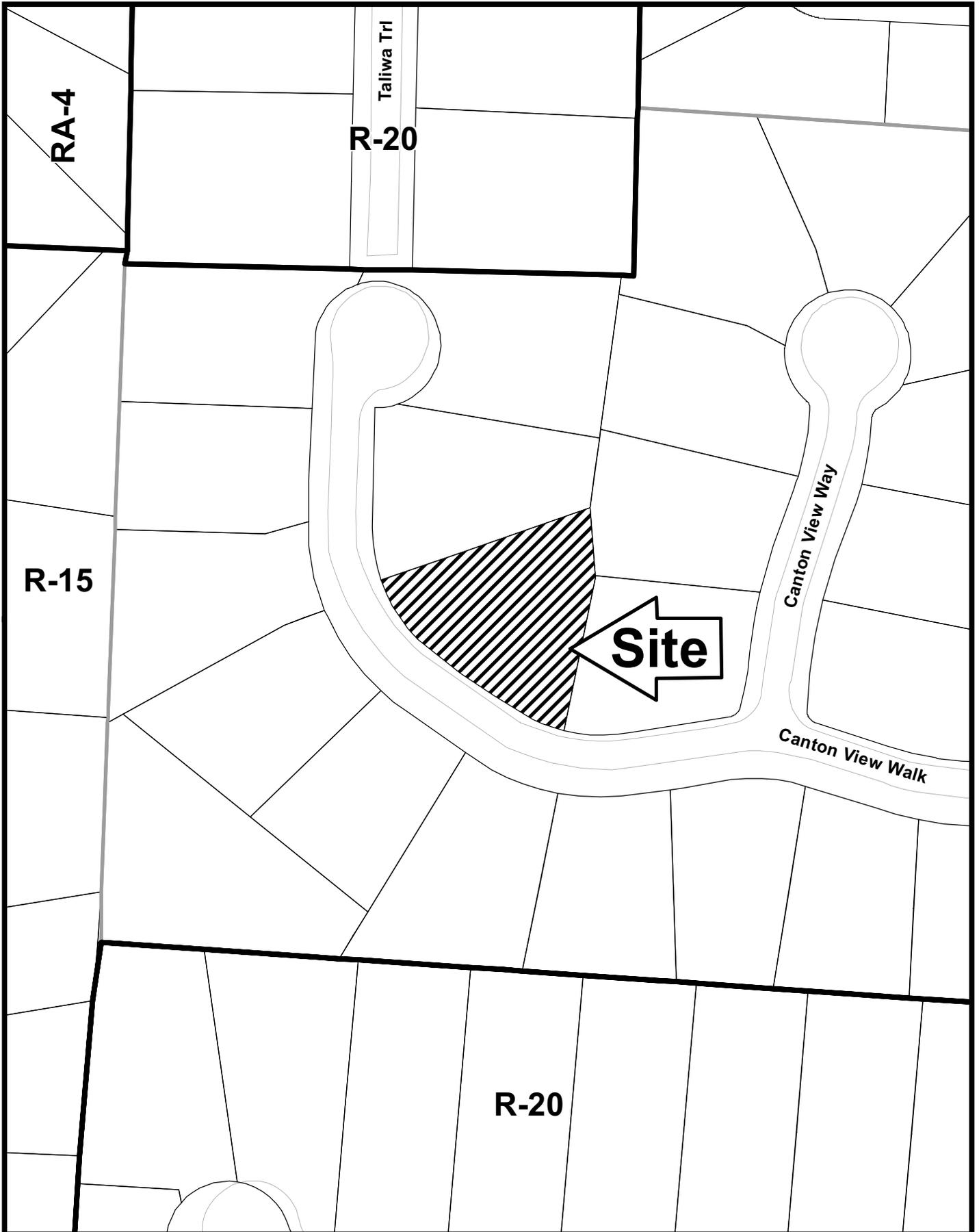
WATER: No conflict.

SEWER: No conflict.

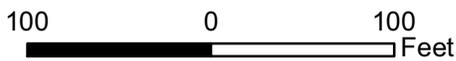
APPLICANT: Atlantis Pools **PETITION No.:** V-38

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-38



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



-  City Boundary
-  Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 FEB 12 PM 2:49

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-39

Hearing Date: 4/10/13

Applicant Bruce Todd

Phone # 770-833-9347 E-mail _____

Bruce Todd
(representative's name, printed)

Address 102 Shiloh Ridge Trail Canton, GA
(street, city, state and zip code) 30115

Bruce Todd
(representative's signature)

Phone # 770-833-9347 E-mail Kelly@atlantis-pools.com

Signed, sealed and delivered in presence of:

My commission expires: 8/2016

Michelle
Notary Public

Titleholder Cecilia

Phone # 770/575-4643 E-mail JERRYBI@BELLSOUTH.NET

Cecilia
(applicant's signature, if needed)

Address: 3017 CANTON VIEW WALK, MARIETTA, GA
(street, city, state and zip code) 30068

My commission expires: 8/2016

Michelle
Notary Public

Present Zoning of Property A-15

Location 3017 Canton View Walk Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 902 District 16 Size of Tract .402 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.

Without relief from the maximum lot coverage of 35%, we will not be able to enjoy a modest size pool in our backyard.

List type of variance requested: _____

Request to exceed maximum lot coverage by 2.94%, making lot coverage 37.94%