

SITE PLAN PREPARED FOR GREG & LAURA SULLIVAN

LEGEND

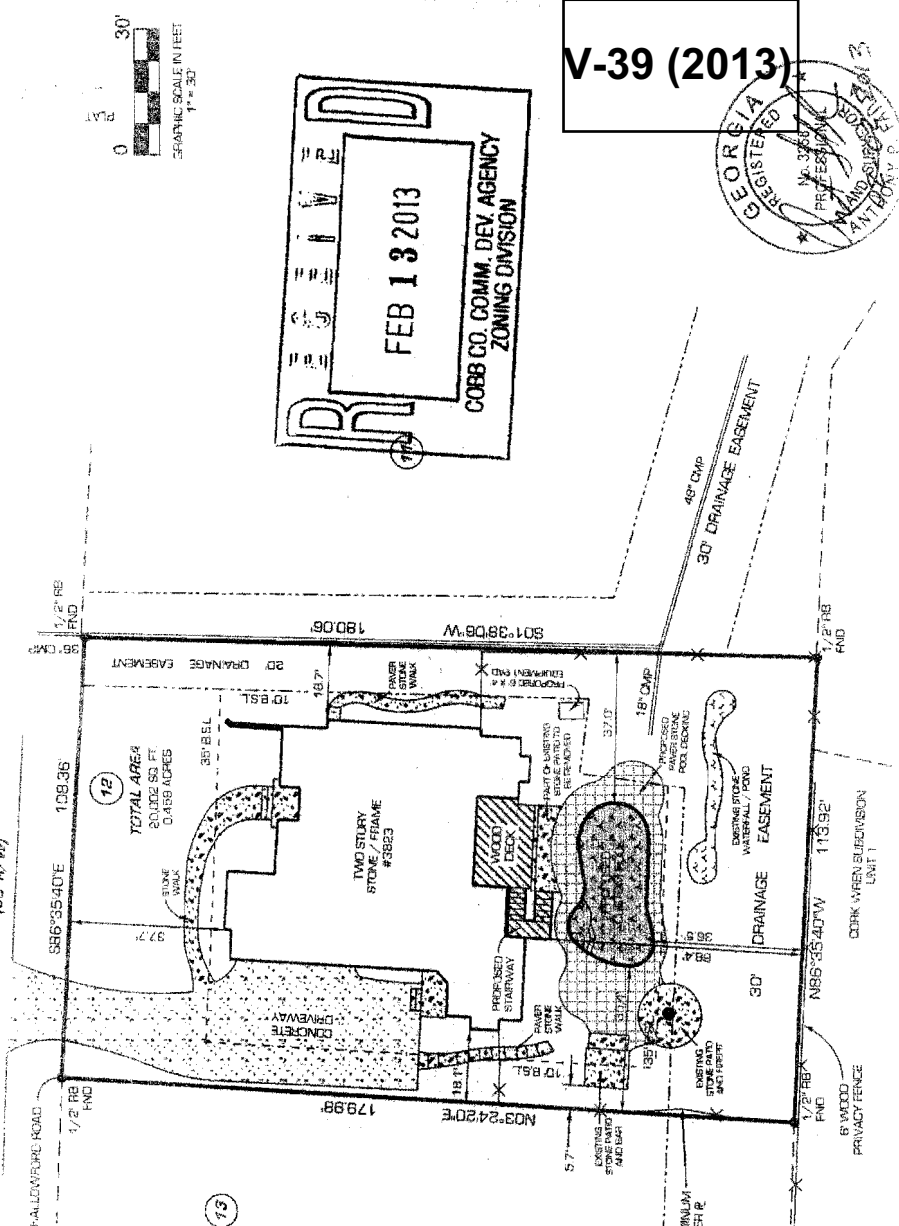
- Iron Pin Found
- R/W Right-of-Way
- B.S.L. Building Setback Line
- D.E. Driveway Easement
- RB Rear
- CMP Corrugated Metal Pipe
- Concrete
- Stone
- Wood Decking

IMPERVIOUS AREA CHART - LOT 12	SQ. FT.	% OF TOTAL AREA
TOTAL AREA	20,002.00	100.00%
ALLOWABLE IMPERVIOUS SURFACE	7,000.70	35.00%
EXISTING IMPERVIOUS AREA	7,205.00	36.02%
REMOVE PART OF STONE PATIO	-203.00	-1.01%
PROPOSED IMPERVIOUS AREA	515.40	2.58%
889 SQ. FT. OF PAVER STONE POOL DECK (40% DISCOUNT)	104.00	0.52%
COPING AROUND POOL	24.00	0.12%
POOL EQUIPMENT PAD	98.00	0.49%
PROPOSED WOOD STAIRWAY	7,743.40	38.71%
TOTAL IMPERVIOUS AREA		

EXISTING IMPERVIOUS AREA	SQ. FT.
CONCRETE DRIVEWAY	2,020
HOUSE	3,715
WOOD DECK	294
PAVER STONE WALKS (40% DISCOUNT)	130
STONE PORCHES / PATIOS / WALKS	1,046
TOTAL	7,205

LEGISLATIVE DISTRICT 08
 COUNTY 001
 SECTION 001
 COUNTY 001
 PROPERTY ADDRESS
 3800 ROCKHAVEN CT
 MARSHALLS CREEK
 COUNTY 001
 DISTRICT 08
 SURVEY # 13-1117
 SITE PLAN PREPARED BY
 ACCURATE SURVEYING AND
 CONSULTING, INC.
 1000 W. 10TH ST. SUITE 100
 OKLAHOMA CITY, OK 73106
 TEL: 405.763.1111
 FAX: 405.763.1112
 WWW.ACCURATEOKLAHOMA.COM

ROCKHAVEN COURT
 (50' R/W)



FEB 13 2013
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

V-39 (2013)



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT ALL MEASUREMENTS WERE TAKEN ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEY IS CORRECT AND ACCURATE AND I AM NOT PROVIDING ANY OTHER INFORMATION.

ACCURATE SURVEYING AND CONSULTING, INC.
 SURVEYING AND CONSULTING
 1000 W. 10TH ST. SUITE 100
 OKLAHOMA CITY, OK 73106
 TEL: 405.763.1111
 FAX: 405.763.1112
 WWW.ACCURATEOKLAHOMA.COM

APPLICANT: Jim Armes **PETITION No.:** V-39
PHONE: 678-522-3827 **DATE OF HEARING:** 04-10-13
REPRESENTATIVE: Jim Armes **PRESENT ZONING:** R-20
PHONE: 678-522-3827 **LAND LOT(S):** 309
TITLEHOLDER: Gregory Jon Sullivan and Laura Aileen Sullivan **DISTRICT:** 16
PROPERTY LOCATION: On the south side of Rockhaven Court, south of Shallowford Road (3823 Rockhaven Court). **SIZE OF TRACT:** 0.46 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the maximum allowable impervious surface from 35% to 38.71%.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Jim Armes

PETITION No.:

V-39

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 letter of completion 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 proposed pool is located outside the recorded drainage easement on this parcel. However, there are existing stone landscape features that do encroach into the recorded easement. The owner must provide a hold harmless agreement for the existing encroachments into the platted drainage easement. All drainage from the roof downspouts and pool deck must be directly connected to the existing drop inlet near the eastern property line. A landscape berm must be created along the southern property line to direct all lot runoff to the existing drop inlet.

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: Jim Armes

PETITION No.: V-39

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-39

R-20

Shallowford Rd

Rockhaven Ct

Site

R-20

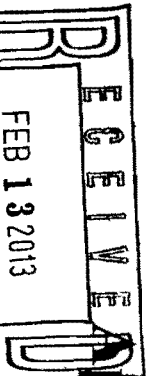
R-15

Wenlok Trl

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

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-39

Hearing Date: 4/10/13

Applicant Jim Frances Phone # 678.441.9108 E-mail gregandlaurasully@gmail.com

Laura Sullivan - Jim Frances address 3823 Rock Haven Ct, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

Laura Sullivan (representative's signature)
MICHELLE PROBERT, Notary Public, My Commission Expires 03/15/2013
3823 Rock Haven Ct, Marietta, GA 30066 E-mail gregandlaurasully@gmail.com

My commission expires: 03/15/2013
Signed, sealed and delivered in presence of:
[Signature] Notary Public

Titleholder Laura Sullivan Phone # 678.441.9108 E-mail gregandlaurasully@gmail.com

Signature Laura Sullivan (attach additional signatures, if needed)
3823 Rock Haven Ct, Marietta, GA 30066 (street, city, state and zip code)

My commission expires: 03/13/2015
[Signature] Notary Public

Present Zoning of Property R-20

Location 3823 Rock Haven Ct, Marietta 30066 off Shallowford + Backwell
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 309 District 16th Size of Tract .459 Acre(s)
STONE HURST

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 requested lot coverage is the minimum to allow the proposed pool decking to meet the existing stone fire pit + bar areas. This will negate any potential gaps or low areas in the yard that currently collect storm water and have very poor drainage.
List type of variance requested: Increase Impervious area to 40%