

UNDERGROUND UTILITY DRAWING

THESE DRAWINGS OF THE SUBDIVISION ARE BASED ON THE INFORMATION FURNISHED TO THE SURVEYOR BY THE OWNER AND HIS REPRESENTATIVES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION FURNISHED IS IN SUBSTANTIAL ACCORD WITH THE ACTUAL CONDITIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO HIM BY THE OWNER OR HIS REPRESENTATIVES.

PLAT CERTIFICATION NOTICE

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION FURNISHED IS IN SUBSTANTIAL ACCORD WITH THE ACTUAL CONDITIONS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED TO HIM BY THE OWNER OR HIS REPRESENTATIVES.

POOL EQUIP

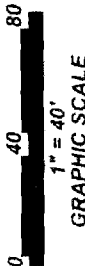
STONE PATIO, WALL AND GRAVEL PATH TO BE REMOVED (333 SQ FT TOTAL REMOVED IMPERVIOUS)

CONCRETE POOL DECK 800 SQ FT

V-118 (2013)

PROPOSED POOL 20' X 35' 684 SQ FT

N



IMPERVIOUS COVERAGE:  
TOTAL LOT - 0.284 ACRES OR 12380 SQ FT

EXISTING COVERAGE:  
REMOVING STONE PATIO STEPS PATH 4806 SQ FT OR 39.6%  
REMOVING POOL COPING 704 SQ FT  
PROPOSED POOL DECK 800 SQ FT  
PROPOSED POOL EQ. 24 SQ FT  
TOTAL 5501 SQ FT OR 44.43%

Curve Radius Arc Chord Chord Bearing  
1819.73 66.65 68.94 N00°30'31"E

SITE REFERENCES:  
1) DEED BOOK 14704 PAGE 1386  
2) DEED BOOK 12005 PAGE 371  
3) PLAT BOOK 175 PAGE 6  
4) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE COBB COUNTY WEB SITE

LOT AREA 0.284 ACRES ±  
12,380 SQ. FT. ±

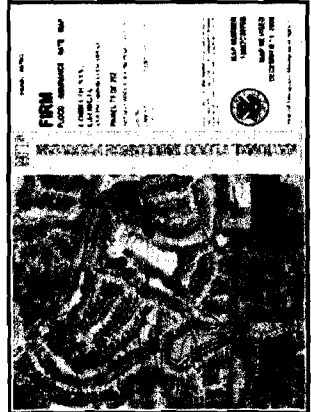
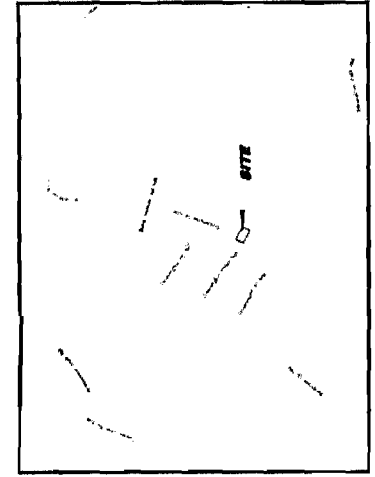
IMPERVIOUS AREA 4808 SQ. FT. OR 39.8% OF LOT

EXISTING IMPERVIOUS MODIFICATIONS  
- 132 SQ FT - REMOVE REAR STONE PATIO STEPS AND WALL  
- 201 SQ FT - REMOVE GRAVEL WALKS  
TOTAL IMPERVIOUS AFTER REMOVAL 4373 SQ FT OR 38.9%

**LEGEND**

- REBAR FOUND OR SET (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

AUG - 8 2013  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



THE SURVEY OF THIS PARCEL IS A SPECIAL FLOOD HAZARD AREA SURVEY PER FLOOD HAZARD RATE MAP NUMBER 1982-COBB-PANEL 16 OF 26 COVERING COBB COUNTY, GEORGIA DATED DECEMBER 16, 2006

DISTANCES AND HORIZONTAL GROUND DISTANCES.  
THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (0.3048 METERS).

ELECTRONIC DISTANCE METER READINGS DIRECTLY TO 0.01 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 14,746 FEET.

THE PLAT IS BASED ON THE NATIONAL GRID SYSTEM AND IS ACCURATE WITHIN 1 FOOT IN 111,666 FEET.

BY MY ORDER, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN THE STATE OF GEORGIA AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 46-02, AUTHORITY O.C.G.A. 46-02-15(4); 41-04-15(4); 41-10-15(4); 41-14-15(4)

MATTERS OF TITLE ARE EXCEPTED  
C. COPYRIGHT AARROW SURVEYING 2013

**AARROW SURVEYING**  
LICENSE NO. LSP000595  
2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

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

BOUNDARY/SUBDIVISION SURVEY FOR:  
**JOHN ALDER & SARAH ALDER**  
LOCATED AT:  
#5731 BROOKSTONE DRIVE  
LAND LOT 230 OF THE 20TH DISTRICT  
COBB COUNTY, GEORGIA

REVISED FOR VARIANCE  
AUG 7, 2013

JOHN ALDER (LSP) 14887  
SARAH ALDER (LSP) 14888  
DATE OF SURVEY: DECEMBER 8, 2012  
DRAWN BY: AARROW SURVEYING  
BY: J. ALDER, S. ALDER  
STATE OF GEORGIA  
CANNON

**APPLICANT:** Sarah and John Alder  
**PHONE:** 770-833-9347  
**REPRESENTATIVE:** Bruce Todd  
**PHONE:** 770-833-9347  
**TITLEHOLDER:** John Alder and Sarah Alder  
**PROPERTY LOCATION:** On the east side of Brookstone Drive, at the eastern terminus of Downington Place (5731 Brookstone Drive).

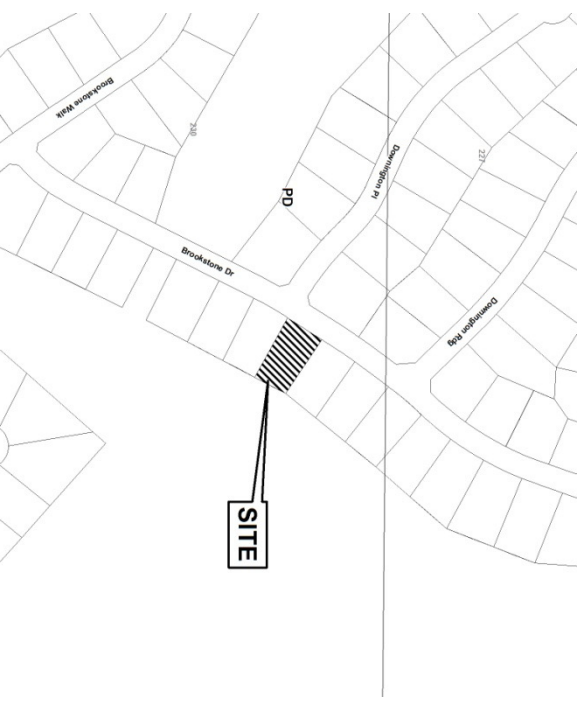
**PETITION No.:** V-118  
**DATE OF HEARING:** 10-09-13  
**PRESENT ZONING:** PD  
**LAND LOT(S):** 230  
**DISTRICT:** 20  
**SIZE OF TRACT:** 0.28 acre  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 44.43%.

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

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Sarah and John Alder

**PETITION No.:**

V-118

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**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 proposed additions will exceed the 35% allowable impervious area for this parcel by 1,168 square feet. The existing conditions currently exceed the allowable by 573 square feet. Use of pervious pavers for the pool decking would help to reduce the coverage to 41.8%.

**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.

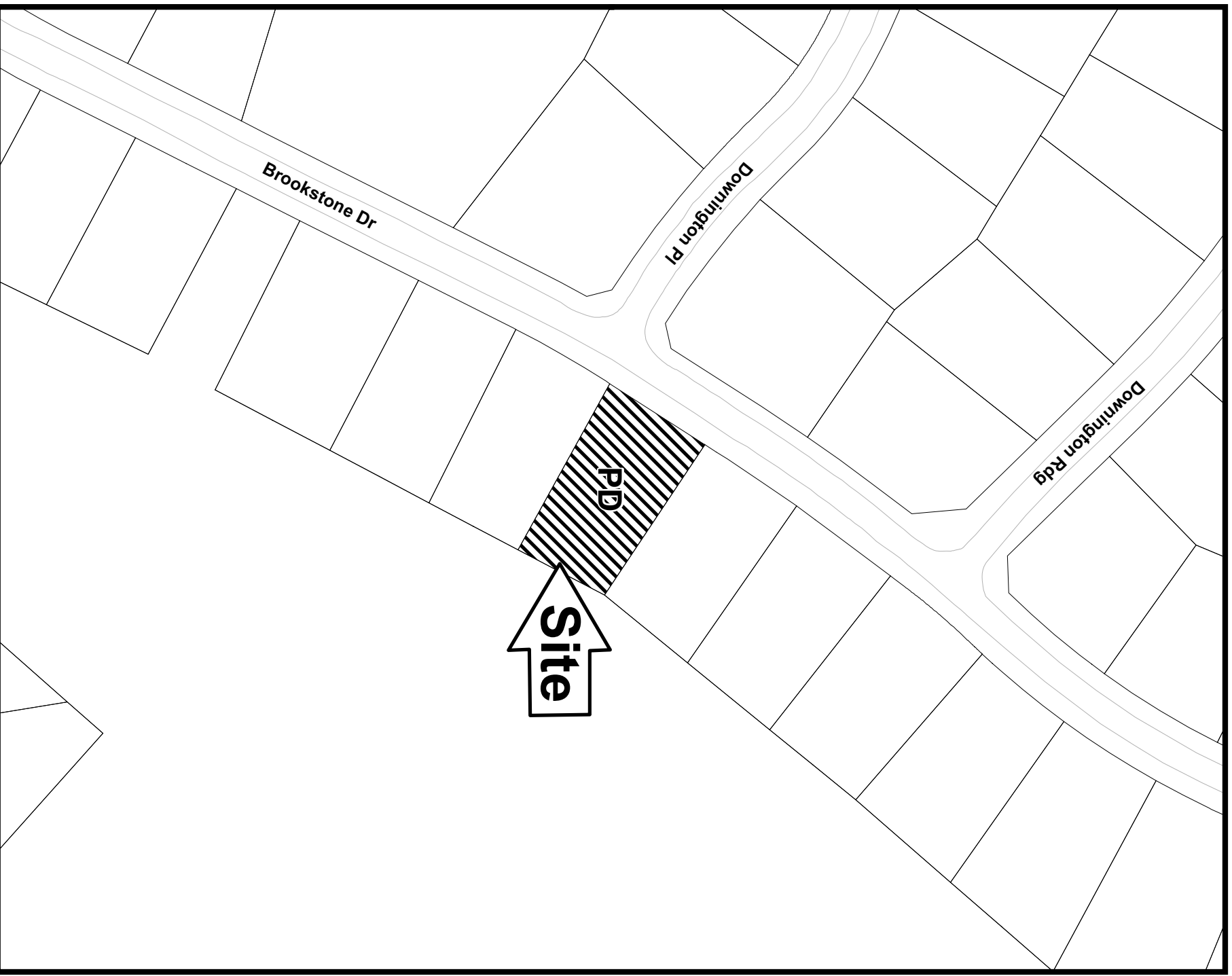
**APPLICANT:** Sarah and John Alder

**PETITION No.:**

V-118

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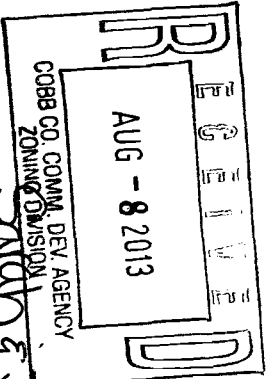
**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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

Application No. V-114  
Hearing Date: 10-9-13

Applicant Attentis Pools & Spas (type or print clearly)  
John & John Alder

Address 102 Shiloh Ridge Trail Phone # 770-833-9342 E-mail bruce@attentispools.com

Representative's name, printed: Bruce Judd (street, city, state and zip code)

Signature: [Signature] (representative's signature)

My commission expires: 3/8/2016



Notary Public: [Signature]

Titleholder: John Alder Phone # 770-833-9342 E-mail [Signature]

Signature: [Signature] (Attach additional signatures, if needed)

My commission expires: 3/8/2016 Notary Public: [Signature]

Present Zoning of Property: PD

Location: 5131 Brookstone Drive (street address, if applicable; nearest intersection, etc.)

Land Lot(s): 230 District: 20 Size of Tract: .284 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

When the homeowner purchased the property, they intended to install a swimming pool for their children. They were not aware of the 35% maximum lot coverage due to recent moving to the County. They are requesting the maximum lot coverage to be increased to 44.43% to allow for a small swimming pool.

List type of variance requested: Request to increase maximum lot coverage from 35% to 44.43%.