

COBB COUNTY GEORGIA
FILED IN OFFICE

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL 2:54

PLAT CERTIFICATION NOTICE #17
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR'S PROFESSIONAL SERVICES. THE PLAT DOES NOT EXPRESSLY REPRESENT OR WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S PROFESSIONAL LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S PROFESSIONAL LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN.

STATE WATERWAYS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO THE LOCATION OF ANY WATERWAYS OR OTHER FEATURES WHICH MAY BE LOCATED ON OR UNDER THE SURVEYED LAND. THE SURVEYOR'S PROFESSIONAL LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN.

ACCORDING TO THE SUBMISSION PLAT RECORDS THIS SITE IS ZONED R-2B.

UNDERGROUND UTILITY DISCLAIMER

The surveyor has not located any underground utilities. The surveyor is not responsible for the location or depth of any underground utilities. The surveyor's professional liability is limited to the information contained herein.

LOT AREA
0.488 ACRES +/-
20009 SQ. FT. +/-

IMPERVIOUS AREA
7784 SQ. FT. OR
38.8% OF LOT

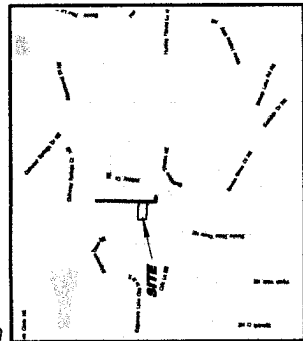
PROPOSED COVERING AREA IS 80.00 SQ. FT. TO THE IMPERVIOUS LOT COVERING AREA. THIS IS 3.3% OF THE TOTAL LOT AREA. THE PROPOSED COVERING AREA IS 80.00 SQ. FT. OR 3.3% OF LOT.

SUBJECT LOTS
LOT 4
MARLTON PARK SUBDIVISION
PLAT BOOK 288 PAGES 43-44
TAX ID 1000000770

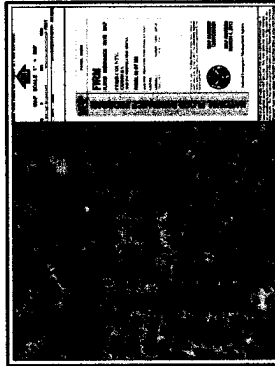
SITE REFERENCES:
1) DEED BOOK 14609 PAGE #609
2) DEED BOOK 14708 PAGE 1643
3) DEED BOOK 14708 PAGE 1643
4) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE COBB COUNTY WEB SITE.

LEGEND

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



LOCATION MAP
NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA RECORDS. THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA RECORDS. THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA RECORDS.

DETAILS ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (0.3048 METERS).

EQUIPMENT USED:

THEODOLITE MEASUREMENTS DIRECTLY TO 0.2 SECONDS.

THEODOLITE DISTANCE MEASUREMENTS DIRECTLY TO 0.01 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 118,774 FEET.

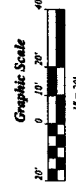
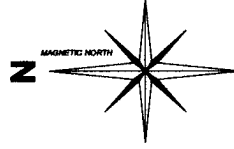
THE VERTICAL CLOSURE IS 1 FOOT IN 214,134 FEET.

BY LATITUDE AND BEARING AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 214,134 FEET.

LAWRENCE SURVEYING CO., L.L.C. 8037
IN SET OPTION, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEYED AREA. THE SURVEYOR'S PROFESSIONAL LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S PROFESSIONAL LIABILITY IS LIMITED TO THE INFORMATION CONTAINED HEREIN.

MATTERS OF TITLE ARE EXCEPTED

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REVISIONS:

SHEET 01 OF 01

AARROW SURVEYING
LICENSE NO. LSF000595

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

BOUNDARY/SUBDIVISION SURVEY FOR:
JOEL BRESS & ELAINE BRESS
LOCATED AT:

#2273 MARLTON PARK DRIVE
LAND LOT 684 OF THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

| | |
|-------------------------|----------------|
| KPCO/NCFS (201124) | MECE/MPJ (785) |
| TDBF (20131) | EJUB/DJZ (771) |
| ESBK/OCZ (L.C.) | TFDU/POJ (302) |
| CDJ/LCQ/L.C. | DPVQJ/IDPC |
| DLF/FCZ (L.C.) | TJBF/FPF (818) |
| 8559PX/KMP/BJF (140225) | |

APPLICANT: Atlas Pools

PETITION No.: V-49

PHONE: 770-451-3700

DATE OF HEARING: 06-11-14

REPRESENTATIVE: John Gulya

PRESENT ZONING: R-20

PHONE: 770-451-3700

LAND LOT(S): 684

TITLEHOLDER: Joel and Elaine Bress

DISTRICT: 16

PROPERTY LOCATION: On the west side of Marston Park Drive, north of Oak Lane (2273 Marston Park Drive).

SIZE OF TRACT: 0.459 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 40%.

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

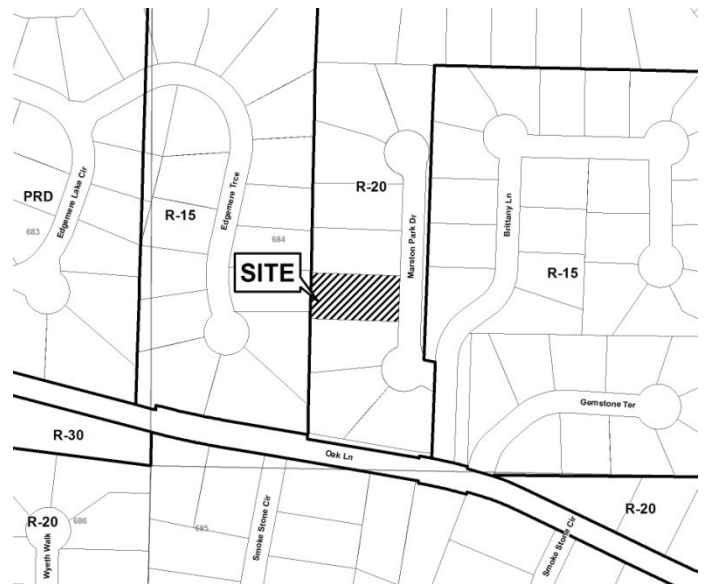
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Atlas Pools **PETITION No.:** V-49

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: With the removal of the existing fountain, the proposed pool will not result in a significant increase in impervious coverage. However, this parcel is significantly over the 35% impervious coverage limit due primarily to the looped driveway.

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.

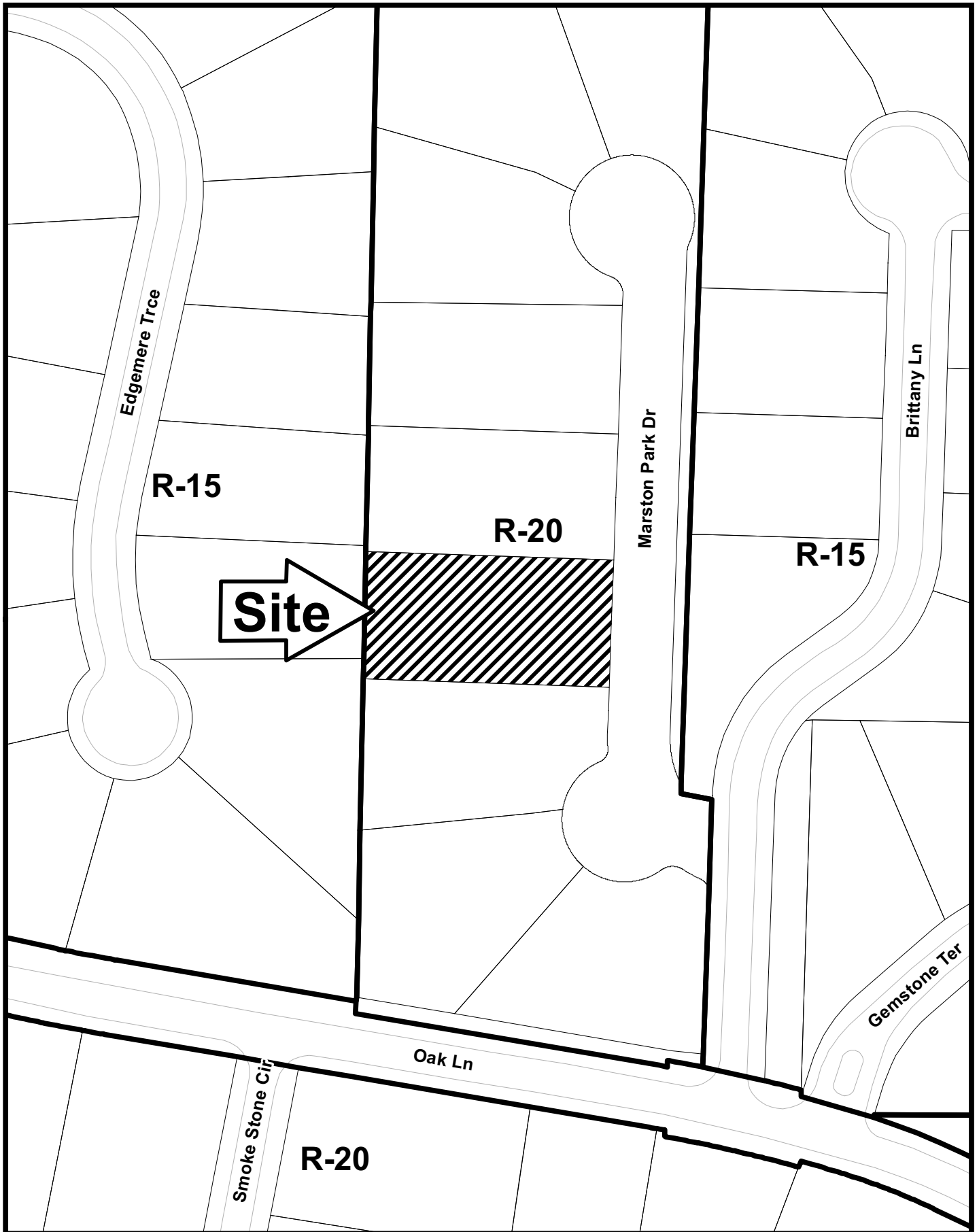
WATER: No conflict.

SEWER: No conflict.

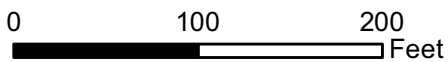
APPLICANT: Atlas Pools **PETITION No.:** V-49



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-49



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 114
Application for Variance

2014 APR 10 PM 2:54 **Cobb County**

COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-49
Hearing Date: 6-11-14

Applicant Atlas Pools Phone # (770) 451-3700 E-mail john.gulya@atlaspools.com
John Gulya Address 6100 Peachtree Trl Blvd Atlanta, 30360
(representative's name, printed) (street, city, state and zip code)

John Gulya Phone # (404) 375-6840 E-mail john.gulya@atlaspools.com
(representative's signature)

My commission expires: 10.13.2014

ANNIRATE CLARKE
Notary Public
Signed, sealed and delivered in presence of:
Cobb County
State of Georgia
My Commission Expires Oct 13, 2014
Notary Public

Titleholder X JOEL BRESS Phone # 770 485 5748 E-mail joel.bress@gmail.com
X ELAINE BRESS Address 2273 Marston Park Drive Marietta GA 30062
Signature Joel Bress (attach additional signatures, if needed)

My commission expires: 10.13.2014

ANNIRATE CLARKE
Notary Public
Signed, sealed and delivered in presence of:
Cobb County
State of Georgia
My Commission Expires Oct 13, 2014
Notary Public

Present Zoning of Property Residential

Location 2273 Marston Park Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 684 District 16th Size of Tract 0.45 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.

by not receiving variance pool would not be installed

List type of variance requested: asking to have 40% lot coverage
(39.0)