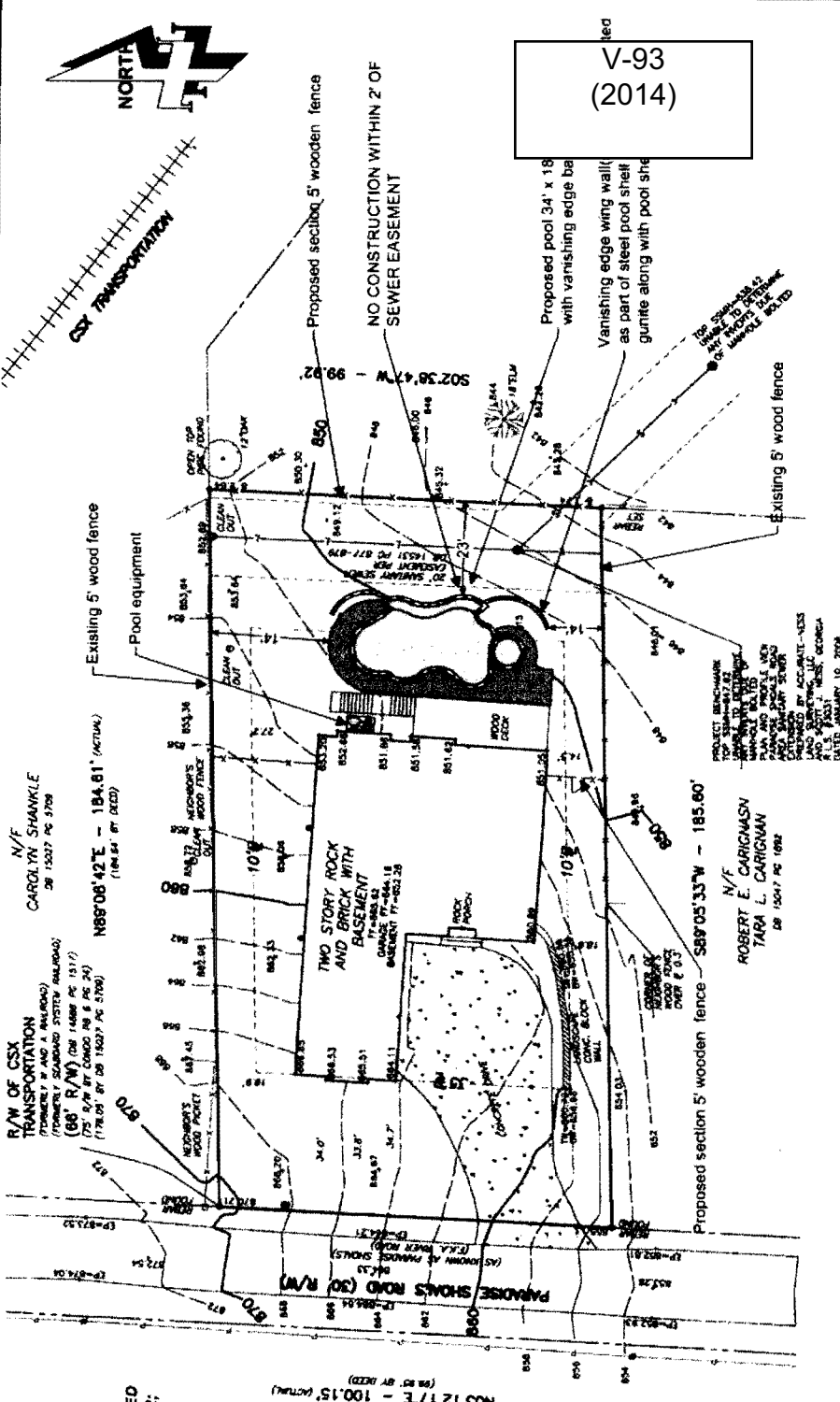




V-93
(2014)



THE AS-BUILT SURVEY PREPARED BY MCLUNG SURVEYORS HAS BEEN ALTERED TO SHOW CONDITIONS RELATED TO PROPOSED SWIMMING POOL. EXISTING LOT COVERAGE CALCULATION COURTESY OF MCLUNG SURVEYORS. PROPOSED LOT COVERAGE PROVIDED BY SWIMMING POOL CONTRACTOR:

RECEIVED
AUG 12 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PROPERTY SUBJECT TO THE FOLLOWING

- 1. CURRENT ZONING PER COBB COUNTY, GEORGIA, R-30
- 2. MAXIMUM LOT AREA: 24,000 SQ. FT.
- 3. MAXIMUM LOT COVER: 15 PERCENT
- 4. MAXIMUM FRONT YARD SETBACK: 10 FEET
- 5. MAXIMUM SIDE YARD SETBACK: 10 FEET
- 6. MAXIMUM REAR YARD SETBACK: 10 FEET
- 7. MAXIMUM COVERAGE: 30 PERCENT
- 8. MAXIMUM HEIGHT: 35 FEET

REFERENCE MATERIAL

- 1. DETAILED DEED IN FAVOR OF EQUITY TRUST COMPANY AND PHOENIX L. DOWELL, COBB COUNTY, GEORGIA, RECORD

SURVEY NOTES

- 1. SURVEY BEARS SWIMMING POOL AND PROPOSED SWIMMING POOL CONTRACTOR'S SURVEY. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORD LOCATIONS OF RECORD LOCATIONS. UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED AND SURVEYORS WILL BE RESPONSIBLE FOR IDENTIFYING AND MARKING BURIED UTILITIES. RECORD LOCATIONS ARE SHOWN. PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



- 2. SURVEYOR HAS MADE AN INVESTIGATION OF RECORDS AND RECORDS TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON. THE LOCATION OF ANY OTHER UTILITIES THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

- 3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS EMPLOYEES. IT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR SURVEYOR HAVING SUCH PERSON, PERSONS OR ENTITY.

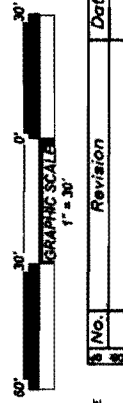
- 4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSE REVISION OF ONE FOOT IN 10,000 FEET, AND ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE CURVED CENTERLINE OF THE CURVE. THE PLAN HAS BEEN CALCULATED FOR CLEARANCE AND IS TO BE USED AS A GUIDE ONLY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE TOTAL STATION.

- 5. SURVEYS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

- 6. CONTAINING WITHIN - 3 FEET.
- 7. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- 8. THIS PLAN NOT PREPARED FOR RECORDING.

TOTAL LOT: 0.421 ACRES
DISTURBED: .018 ACRES

TOTAL LOT: 0.4241 ACRES OR 18478.50 SQ. FT.
IMPERVIOUS SURFACE COVERAGE: 6678 SQ. FT. OR 36.22%
EXISTING IMPERVIOUS: 134 SQ. FT.
PROPOSED POOL AND SPA COPING: 500 SQ. FT.
PROPOSED WING DECK: 34 SQ. FT.
PROPOSED WING WALLS: 28 SQ. FT.
TOTAL PROPOSED IMPERVIOUS: 7366 SQ. FT. OR 39.92%
TOTAL ALLOWED 35%



SWIMMING POOL CONTRACTOR:
GEORGIA CLASSIC POOLS
5075 OLD HIGHWAY 5
CANTON GEORGIA 30115
VANCE DOVER
404-606-2737

TOTAL AREA= 0.424± ACRES
OR 18,478± SQ. FT.
4548 PARADISE SHOALS ROAD
SMYRNA, GEORGIA

Roussel Residence
LAND LOT B33
DISTRICT 1774
SECTION 2ND
COBB COUNTY
GEORGIA
PLAT PREPARED: 8-11-14
SCALE: 1"=20'
FIELD: 8-5-14

- LEGEND
- 1. DENOTES PROPERTY LINE
 - 2. DENOTES EXISTING CONCRETE
 - 3. DENOTES EXISTING CURB
 - 4. DENOTES EXISTING DRIVE
 - 5. DENOTES EXISTING SIDEWALK
 - 6. DENOTES EXISTING TOP OF WALL
 - 7. DENOTES EXISTING BOTTOM OF WALL
 - 8. DENOTES EXISTING CONCRETE
 - 9. DENOTES EXISTING METAL PIPE
 - 10. DENOTES EXISTING LIGHT PIPE
 - 11. DENOTES EXISTING CONCRETE
 - 12. DENOTES EXISTING POWER WITH
 - 13. DENOTES EXISTING POWER BOX
 - 14. DENOTES EXISTING TELEPHONE BOX
 - 15. DENOTES EXISTING GAS METER
 - 16. DENOTES EXISTING GAS LINE
 - 17. DENOTES EXISTING GAS LINE
 - 18. DENOTES EXISTING WATER METER
 - 19. DENOTES EXISTING WATER MAIN
 - 20. DENOTES EXISTING MOUNDING WELL
 - 21. DENOTES EXISTING FIRE HYDRANT
 - 22. DENOTES EXISTING JUNCTION BOX
 - 23. DENOTES EXISTING DEEP WELLS
 - 24. DENOTES EXISTING SEWER MAIN
 - 25. DENOTES EXISTING SEWER MANHOLE
 - 26. DENOTES EXISTING SEWER

APPLICANT: David Kemp and Chad Roussel **PETITION No.:** V-93
PHONE: 404-906-4176 **DATE OF HEARING:** 10-01-2014
REPRESENTATIVE: Vance Dover **PRESENT ZONING:** R-20
PHONE: 404-606-2737 **LAND LOT(S):** 835
TITLEHOLDER: David Kemp and Chad J. Roussel **DISTRICT:** 17
PROPERTY LOCATION: On the east side of **SIZE OF TRACT:** 0.42 acre
Paradise Shoals Road, south of Heavenly Trail **COMMISSION DISTRICT:** 2
(4549 Paradise Shoals Road).

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 33 feet; 2) increase the maximum allowable impervious surface from 35% to 39.99%; and 3) waive the minimum lot size from the required 20,000 square feet to 18,476 square feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: David Kemp and Chad
Russell

PETITION No.: V-93

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: This lot and the two lots on either side of it were subdivided without a Cobb County approved plat; therefore, a plat should be recorded for the three lots in question regardless of the outcome of this variance case. If this variance request is approved, a subdivision plat must be recorded for the lot in question prior to the issuance of the pool letter of completion showing all improvements on the lot and referencing the variance case. 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: If approved a drywell system should be provided to mitigate impervious variance increase.

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.

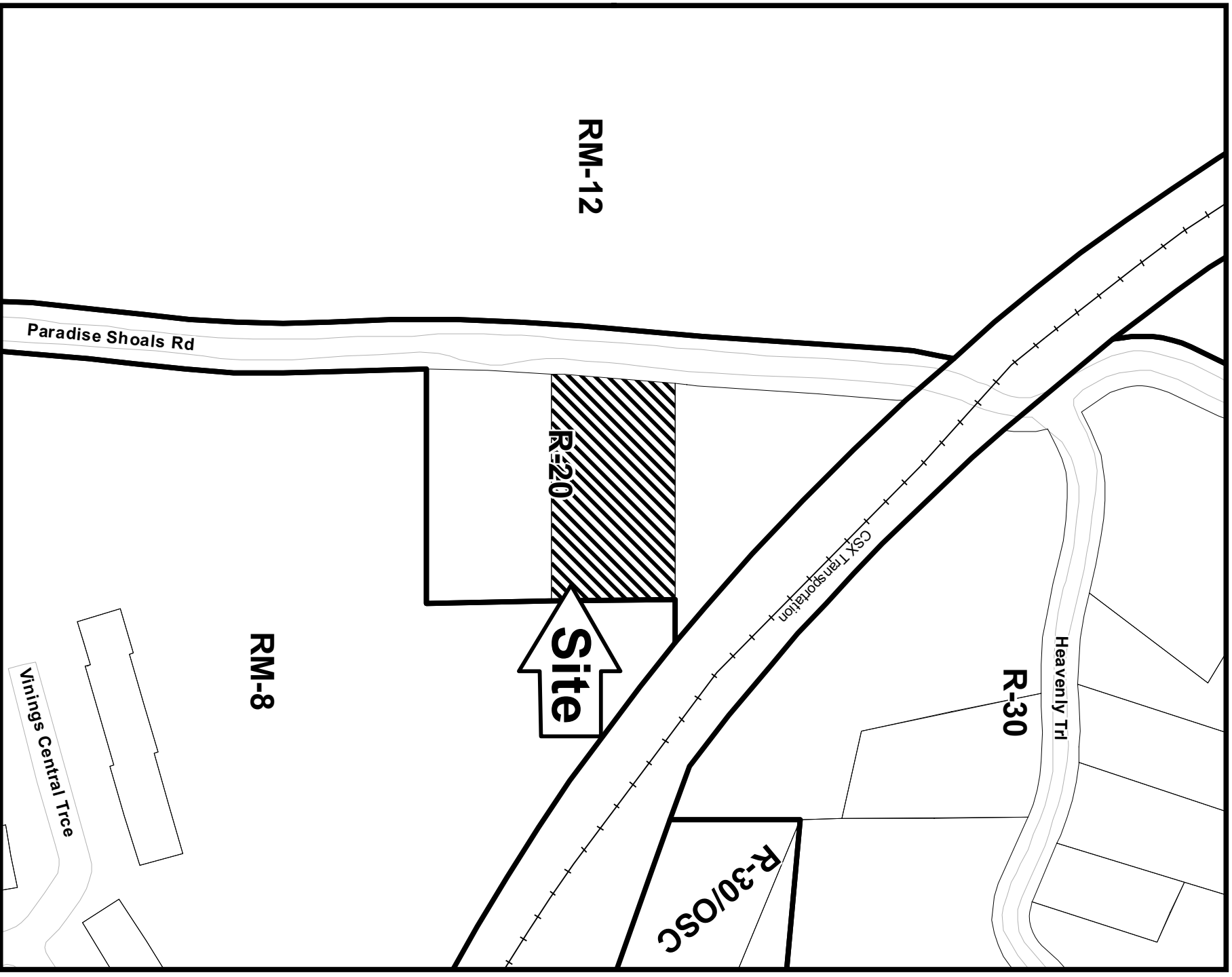
SEWER: No conflict. Hold Harmless for pool near sewer easement has been recorded.

APPLICANT: David Kemp and Chad
Russell

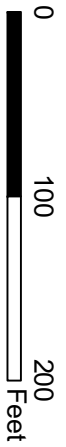
PETITION No.: V-93

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.

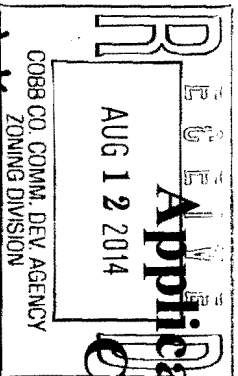
V-93



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



City Boundary
Zoning Boundary



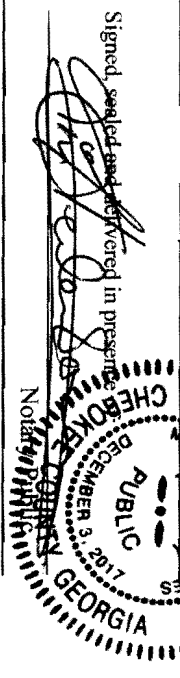
Application for Variance Cobb County

(type or print clearly)
Application No. V-93
Hearing Date: 12-1-14

Applicant David Kemp Chad Russell Phone # 404 906 4176 E-mail dkempdds@bellsouth.net

VANCE DOVER Address 131 SAVANNAH ESTATES DR, CANTONMENT, GA 30115
(representative's name, printed) (Street, city, state and zip code)
[Signature] Phone # 404-606-2737 E-mail VANCE@ETG-61616.COM
(representative's signature)

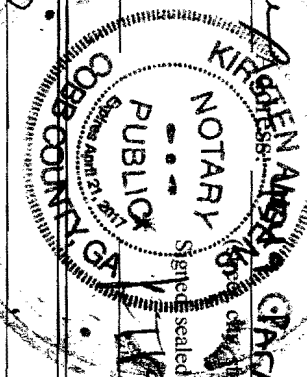
My commission expires: 12-3-17



Titleholder David Kemp Chad Russell phone # 904-906-4176 E-mail dkemp@bellsouth.net

Signature [Signature] Chad Russell Paradise Shorts Rd Smyrna 30080
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

My commission expires: 4-21-17
[Signature]
Notary Public



Present Zoning of Property A-10
Location 4549 Paradise Shorts Rd Smyrna GA 30080
Land Lot(s) 835 District 17 Size of Tract 0.424 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 X 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).

Without a variance, building a swimming pool would not be possible

List type of variance requested: lot coverage increase up to 39.99%.