

SWIMMING POOL CONTRACTOR:

HILLTOP POOLS

9133 SOUTH MAIN ST

JONESBORO GA 30236

770-471-3889

LOCATED IN:

(2015)

CT: 2ND
HALL

LL

PETER LIMERI
3263 ASHMORE HALL
MARIETTA GA 30062

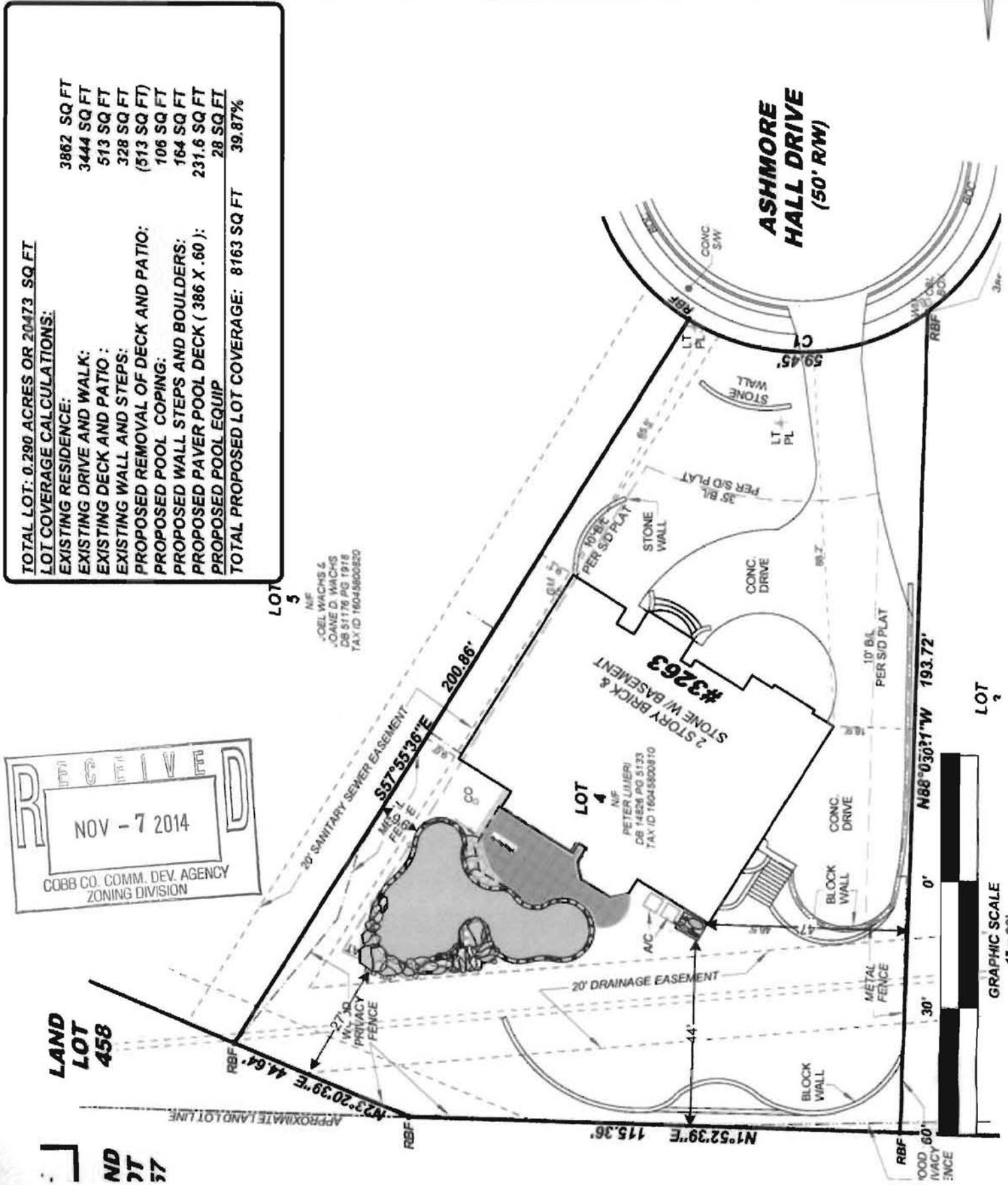
POOL PLAN FOR:

TOTAL LOT: 0.290 ACRES OR 20473 SQ FT
LOT COVERAGE CALCULATIONS:
 EXISTING RESIDENCE:
 EXISTING DRIVE AND WALK:
 EXISTING DECK AND PATIO:
 EXISTING WALL AND STEPS:
 PROPOSED REMOVAL OF DECK AND PATIO:
 PROPOSED POOL COPING:
 PROPOSED WALL STEPS AND BOULDERS:
 PROPOSED PAVER POOL DECK (386 X .60):
 PROPOSED POOL EQUIP
TOTAL PROPOSED LOT COVERAGE: 8163 SQ FT 39.87%



LAND LOT 458

ND 57



LOT 2

LOT 4

LOT 5

#3263
2 STORY BRICK & STONE W/ BASEMENT

PETER LIMERI
DB 148208 PG 5133
TAX ID 16045600810

JOEL WACHS &
JOANE D. WACHS
DB 51176 PG 1918
TAX ID 16045600820

ASHMORE HALL DRIVE (50' RW)

APPROXIMATE LAND LOT LINE

27.30' W/ 30' PRIVACY FENCE

20' SANITARY SEWER EASEMENT

20' DRAINAGE EASEMENT

BLOCK WALL

METAL FENCE

30'00' 60" IVORY FENCE

10' BIL PER SID PLAT

10' BIL PER SID PLAT

35' BIL PER SID PLAT

10' BIL PER SID PLAT

STONE WALL

STONE WALL

LT PL

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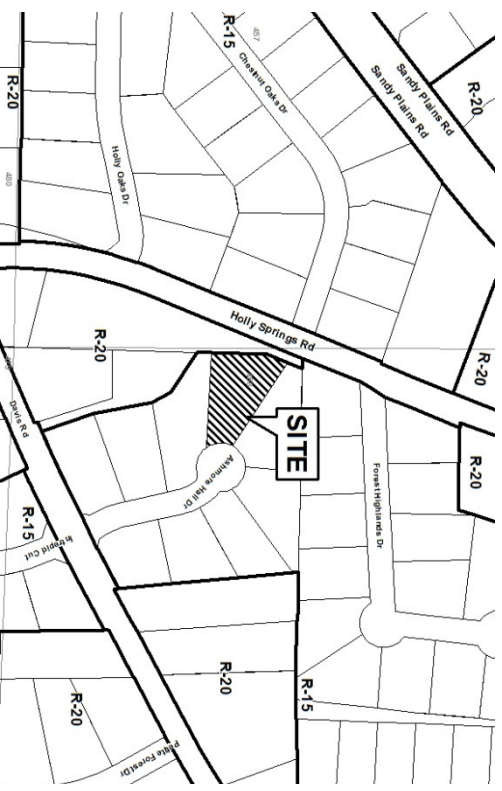
APPLICANT: Peter Limeri
PHONE: 770-317-0122
REPRESENTATIVE: Jennifer Limeri
PHONE: 404-394-9111
TITLEHOLDER: Peter Limeri
PROPERTY LOCATION: At the northern terminus of Ashmore Hall Drive, north of Davis Road (3263 Ashmore Hall Drive).
PETITION No.: V-9
DATE OF HEARING: 01-14-2015
PRESENT ZONING: R-15
LAND LOT(S): 458
DISTRICT: 16
SIZE OF TRACT: 0.47 acre
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum impenvious surface from the required 35% to 39.87%; 2) waive the side setback from the required 10 feet to 9 feet adjacent to the northern property line; 3) waive the setback from a sanitary sewer easement from the required 2 feet to 1 foot adjacent to the northern property line; and 4) waive the setback from a drainage easement from the required 10 feet to 1 foot adjacent to the western property line.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Peter Limeri

PETITION No.:

V-9

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 or 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: Proposed pool addition will result in only a 16 square foot increase over existing conditions. No significant stormwater management issues are anticipated. However, the existing landscape wall at the rear of the property extends approximately 10 feet into the recorded drainage easement. This encroachment must be removed or a hold harmless agreement provided.

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:

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

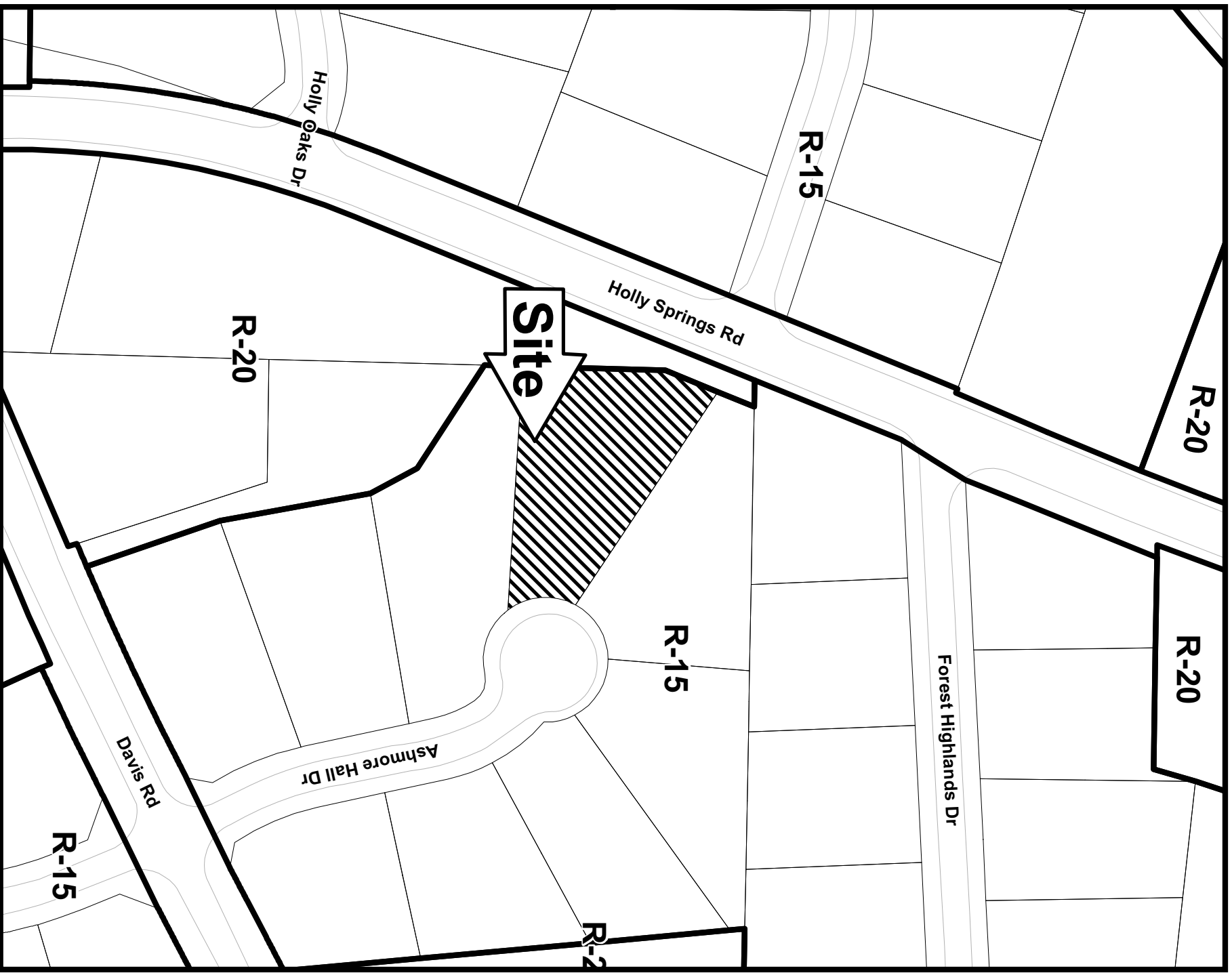
SEWER: CCWS is **opposed** to reduction of the sewer easement setback from 2 feet to 1 foot for proposed pool. Existing house and stone wall appear to violate County Code 122-123 easement and easement setback restrictions.

APPLICANT: Peter Limeri

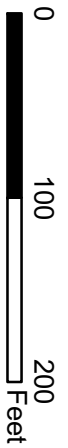
PETITION No.: V-9

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-9



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-9
Hearing Date: 1-14-15

Applicant Peter Limeri Phone # 770-317-0122 E-mail peterlimeri@yahoo.com

Jennifer Limeri Address 3263 Ashmore Hall Drive, Marietta GA 30062

(representative's name, printed) 404-394-9111 (street, city, state and zip code)

Jennifer Limeri Phone # 404-394-9111 E-mail jenniferqlimeri@gmail.com
(representative's signature)

My commission expires: January 10, 2017 Signed, sealed and delivered in presence of:
Notary Public Amy Jacobs



Titleholder Peter Limeri Phone # 770-317-0122 E-mail peterlimeri@yahoo.com

Signature [Signature] Address: 3263 Ashmore Hall Drive, Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2017 Signed, sealed and delivered in presence of:
Notary Public Amy Jacobs

Present Zoning of Property R-7B R-15

Location 3263 Ashmore Hall Drive (street address, if applicable)

Land Lot(s) 458 District _____ Size of Tract .47 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

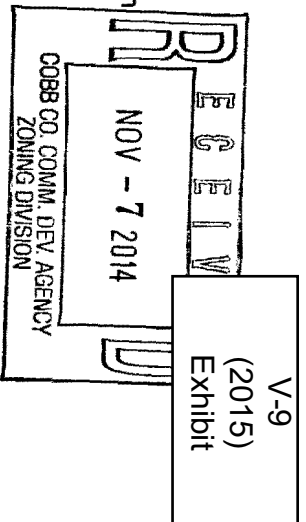
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).
see Backyard Chickens attached

List type of variance requested:

Increase impervious area by 1% 9 4.87-11 to 39.87-11

November 5, 2014

Cobb County Zoning Division
1150 Powder Springs Street
Suite 400
Marietta GA 30062



The purpose of this letter is to provide information to the county to support our request of relief from the required 35% maximum lot coverage. We value and support the intent of the lot coverage maximum. However, we would like permission to increase the lot coverage to 40% to build an in-ground swimming pool for our family of seven (our 5 children range in age from 6 months to 12 years old). The property is owned by Peter Limeri. Please see the itemized list of issues detailed below to support our request.

1. The home was purchased from a developer and was already over the allowable impervious lot coverage of 35%. A pool was always planned for the subject property.
2. We believe the environmental impact, if any, would be minor, and drainage improvements incorporated into our plan would actually improve storm water management. As a part of the construction, we plan to improve the conditions on the property by collecting storm water runoff.
3. We understand the requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning area.
4. There are no objections from neighbors relative to the installation of a pool on this property. Construction will actually bring the subject property closer to compliance with current zoning regulations.
5. We also feel the inability to install a residential swimming pool for this home would put this home at a disadvantage to the comparable homes, especially to the closest properties.
6. There is extreme traffic noise in our backyard due to our property being backed up to Holly Springs Road. The ability to install a residential pool, which would include several natural waterfall features, would drastically reduce or even eliminate the traffic noise. This would create a more enjoyable and inviting outdoor living space that would be comparable with the values of the homes in our neighborhood.

In consideration of the facts and data submitted, we respectfully request that you approve our variance as the most reasonable and prudent use of the property in question. By granting our request, you will enable us to enhance our backyard with a recreational area to be enjoyed by our family, while protecting the environment and the value of this property. Granting this variance will relieve us of an undue and unnecessary hardship.

Thank you in advance for your careful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Limeri".

Peter Limeri, Owner
3263 Ashmore Hall Drive
Marietta GA 30062