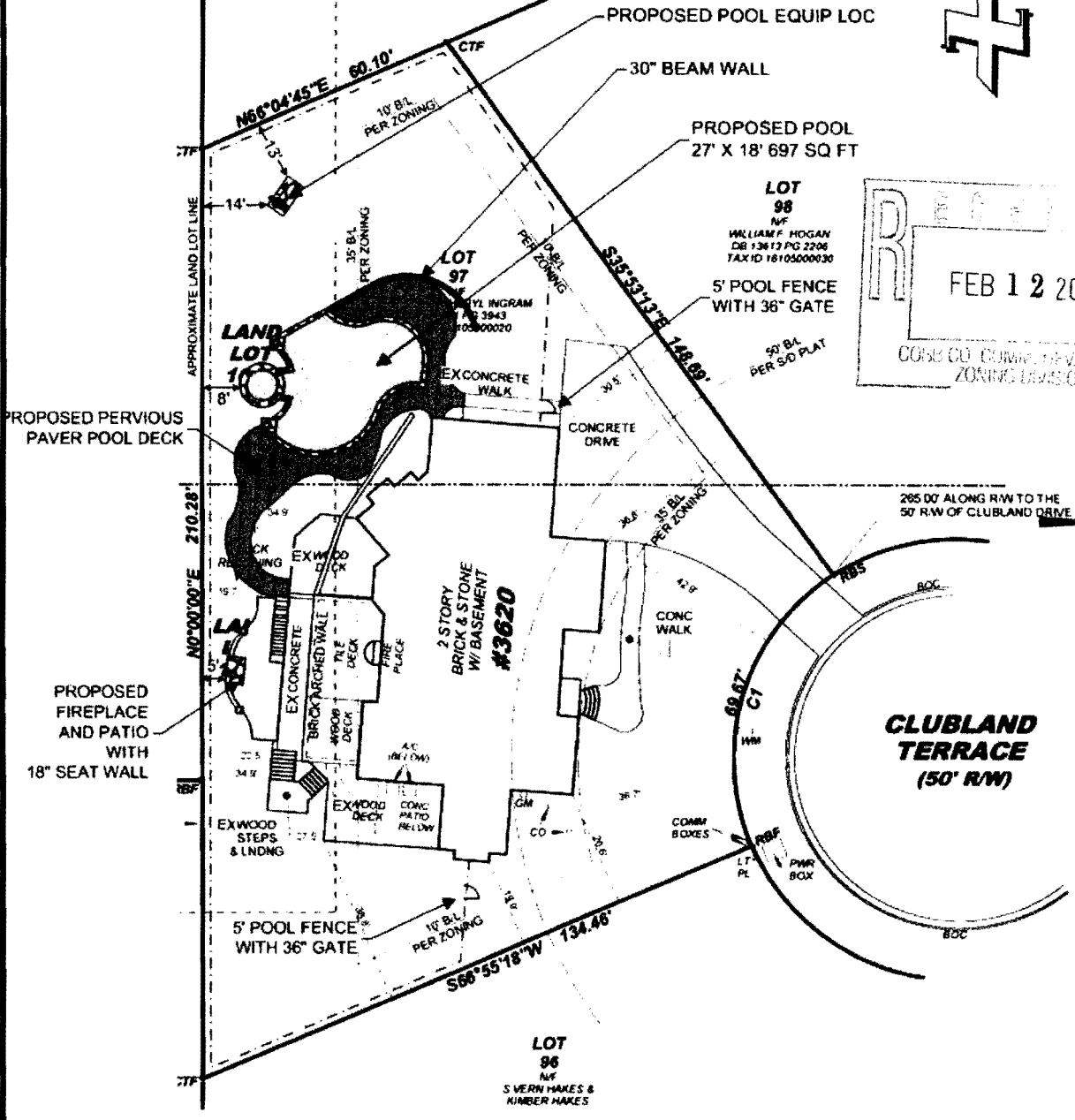
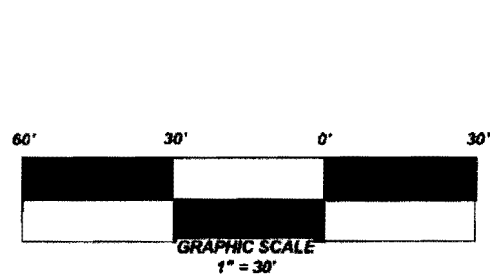


V-53  
(2015)



**RECEIVED**  
FEB 12 2015  
COBB COUNTY PLANNING AGENCY  
ZONING DEPARTMENT



TOTAL LOT: 0.51 ACRES OR 22118 SQ FT  
 LOT COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS:	7497 SQ FT
PROPOSED POOL AND SPA COPING:	150 SQ FT
PROPOSED WALLS:	90 SQ FT
PROPOSED PAVER POOL DECK: 847 @ 60%:	508 SQ FT
PROPOSED POOL EQUIP:	40 SQ FT
PROPOSED BRICK STEPS:	60 SQ FT
PROPOSED FP AND PATIO:	303 SQ FT
<b>TOTAL PROPOSED LOT COVERAGE:</b>	<b>8648 SQ FT 39.09%</b>

<p><b>POOL PLAN FOR:</b>  <b>JACK INGRAM</b>  <b>3620 CLUBLAND TERRACE</b>  <b>MARIETTA GA 30068</b></p>	<p><b>LOCATED IN:</b>  <b>LL: 105 AND 111</b>  <b>16TH DIST</b>  <b>PARCEL ID: 20010300370</b>  <b>COBB CO</b>  <b>GEORGIA</b></p>	<p><b>SWIMMING POOL</b>  <b>CONTRACTOR:</b>  <b>HILLTOP POOLS</b>  <b>9133 SOUTH MAIN ST</b>  <b>JONESBORO GA 30236</b>  <b>770-471-3889</b></p>
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**APPLICANT:** Jack and Cheryl Ingram

**PETITION No.:** V-53

**PHONE:** 770-485-4768

**DATE OF HEARING:** 04-01-2015

**REPRESENTATIVE:** Cheryl Ingram

**PRESENT ZONING:** R-20

**PHONE:** 404-536-2797

**LAND LOT(S):** 1050, 1111

**TITLEHOLDER:** Jack Ingram and Cheryl Ingram

**DISTRICT:** 16

**PROPERTY LOCATION:** At the western terminus of Clubland Terrace, west of Clubland Drive (3620 Clubland Terrace).

**SIZE OF TRACT:** 0.51 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum impervious surface from the required 35% to 39.09%; and 2) allow an accessory structure (proposed pool) to the side of the principal structure.

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

**BOARD OF APPEALS DECISION**

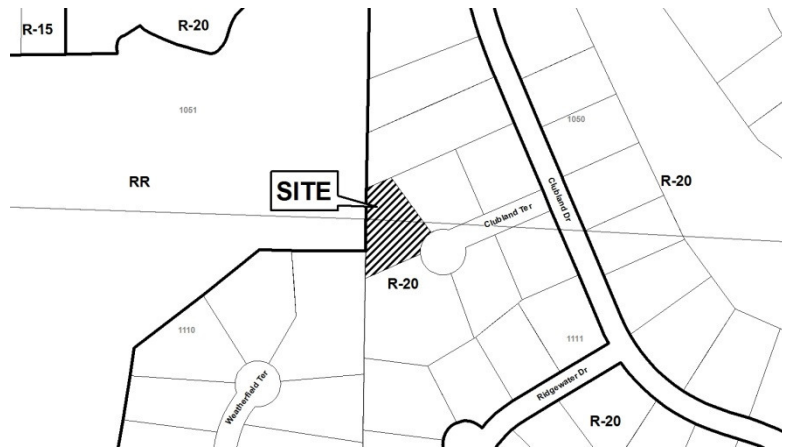
**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Jack and Cheryl Ingram      **PETITION No.:** V-53

\*\*\*\*\*

**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:** The proposed patio should utilize pervious pavers as well.

**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.

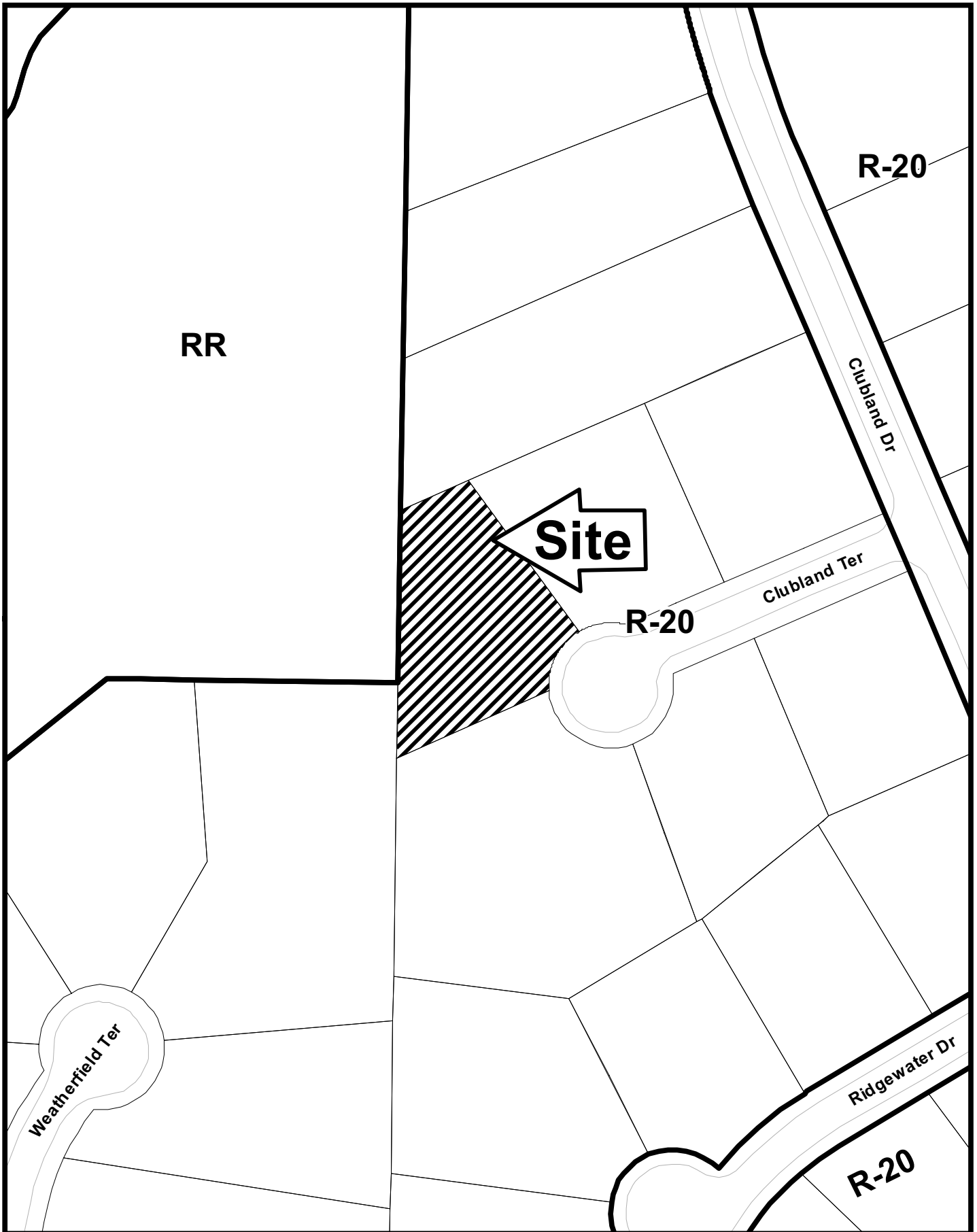
**SEWER:** No conflict.

**APPLICANT:** Jack and Cheryl Ingram      **PETITION No.:** V-53

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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.

# V-53

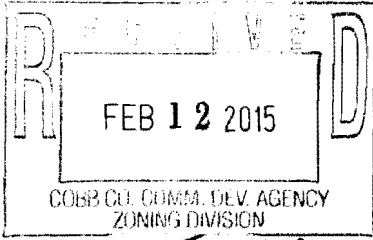


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

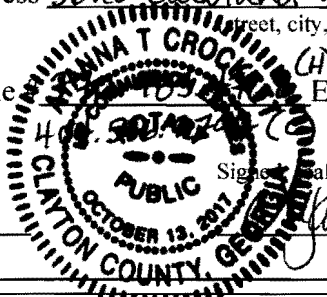
(type or print clearly)

Application No. V-53  
Hearing Date: 4-1-15

Applicant Jack & Cheryl Ingram Phone # 770.485.4768 E-mail jtingram@kpmg.com  
cheryl.ingram@turner.com

Cheryl Ingram Address 3620 Clubland Terr, Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

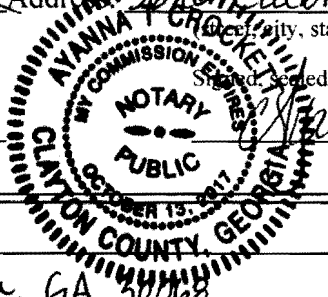
Cheryl Ing Phone # 770.485.4768 E-mail cheryl.ingram@turner.com  
(representative's signature)



My commission expires: October 13, 2017 Signed, sealed and delivered in presence of:  
Hannah T. Crockett Notary Public

Titleholder Jack and Cheryl Ingram Phone # 770.485.4768 E-mail jtingram@kpmg.com  
cheryl.ingram@turner.com

Signature Cheryl Ing Address 3620 Clubland Terr, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: October 13, 2017 Signed, sealed and delivered in presence of:  
Hannah T. Crockett Notary Public

Present Zoning of Property \_\_\_\_\_

Location 3620 Clubland Terr, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1050 District 16th Size of Tract .508 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).

Please see attached letter.

List type of variance requested: Requesting for impervious covered area to be increased  
by 4.09% to 39.09%

V-53  
(2015)  
Exhibit

The purpose of this letter is to provide information to the county to support our request 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 39.09% to build an in-ground swimming pool. The property is owned by Jack and Cheryl Ingram at 3620 Clubland Terrace, Marietta, GA 30068. Please see an itemized list of issues detailed below to support our request.

1. We would like to install a pool and spa for health and an exercise source for our family, including providing for therapy treatment for Cheryl's knee issues.
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.
5. We believe installing a residential pool and spa will allow our home to maintain the property value of our home. Other homes in our neighborhood, including one of the homes contiguous to ours, have swimming pools. As such, we also feel the inability to install a residential swimming pool for this home could put this home at a disadvantage to comparable homes in the 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 back yard 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 Jack and Cheryl Ingram of an undue and unnecessary hardship.

We thank you in advance for your careful consideration.

