



RECEIVED
 NOV - 9 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

V-4
 (2017)

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

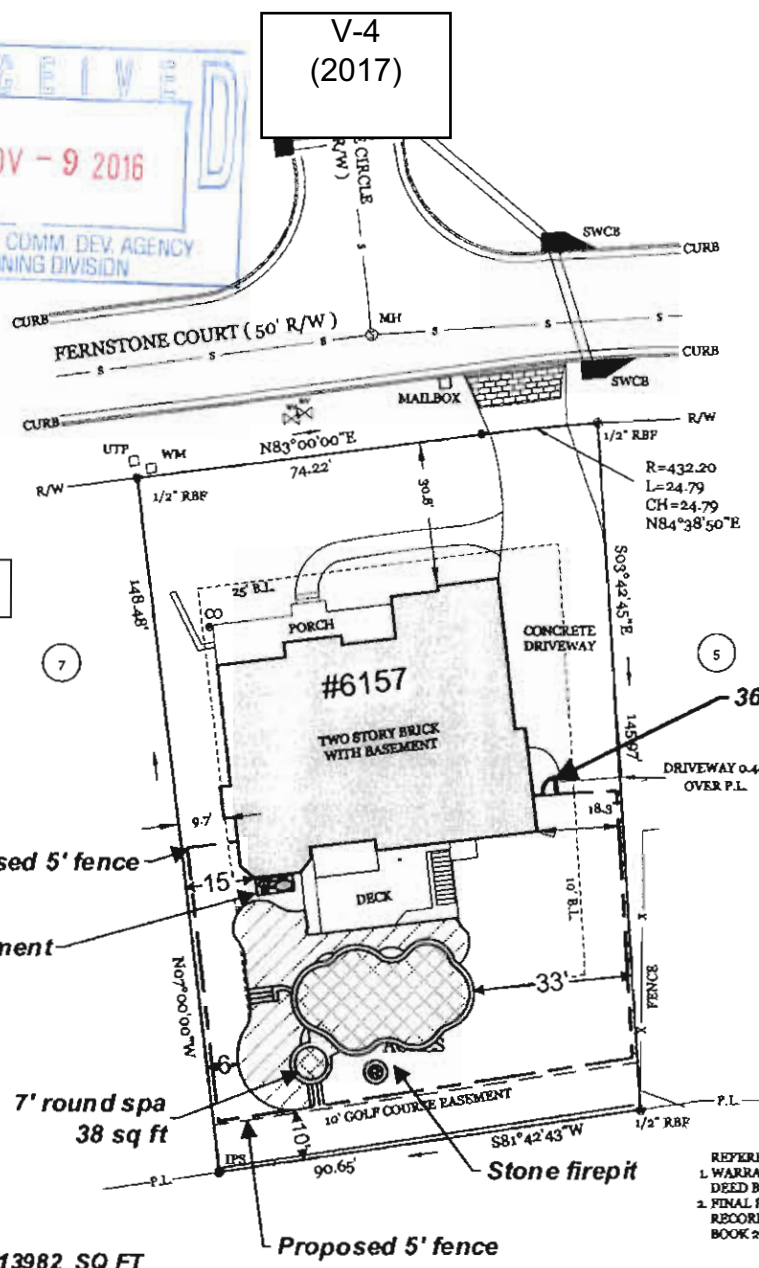
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,367 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 57,403 FEET AND CONTAINS 0.321 ACRES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.L.M. PANEL NO. 13065C0076G DATED DECEMBER 6, 2008.

TOTAL IMPERVIOUS SURFACE
5742 SQ. FT.



- REFERENCES:
1. WARRANTY DEED FOR RALPH & DIANE SOHL RECORDED IN DEED BOOK 13795, PAGE 4664 COBB COUNTY RECORDS.
 2. FINAL PLAT FOR UNIT XVII, BROOKSTONE SUBDIVISION, PD 1 RECORDED IN PLAT BOOK 202, PAGE 74 AND REVISED IN PLAT BOOK 209, PAGE 43 COBB COUNTY RECORDS.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

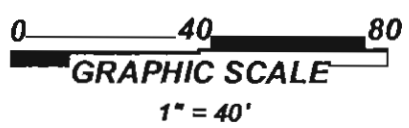
BRIAN R. SUTHERLAND, R.L.S.

TOTAL LOT: 0.321 ACRES OR 13982 SQ FT

LOT COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS:	5742 SQ FT	
PROP POOL AND SPA (H2O):	(624) SQ FT	NOT INC
PROP STONE COPING:	142 SQ FT	IN TOTAL
PROPOSED STONE FIREPIT :	21 SQ FT	
PROPOSED POOL DECK:	700 SQ FT	
PROP POOL EQUIP:	32 SQ FT	
PROPOSED COVERAGE:	6637 SQ FT OR 47.46%	

The original survey by Georgia Premier Land has been altered to show proposed pool. Existing impervious calculation performed by surveyor



GEORGIA PREMIER LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING
 3090 HAMILTONMILL ROAD
 BOPARD, GEORGIA 30514
 (770) 446-2904 FAX (770) 446-2905
 LAND SURVEYING FROM COA #1177



No.	By	Date	Revision

SURVEY FOR:			
RALPH SOHL & DIANE SOHL			
6157 FERNSTONE COURT			
Date: 08-26-2016	Land Lot: 228	District: 20th	Sheet No.
Section: 2nd	County: COBB, GEORGIA	Scale:	1 of 1
Project: 16296	Drawn By: AS		

ACAD FILE: 16116296\6157FernstoneCourt\296FNL.DWG

APPLICANT: Kelly Jennings

PETITION No.: V-4

PHONE: 770-833-9347

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: Kelly Jennings

PRESENT ZONING: PD

PHONE: 770-833-9347

LAND LOT(S): 228

TITLEHOLDER: Ralph Sohl and Diane Sohl

DISTRICT: 20

PROPERTY LOCATION: On the south side of Fernstone Court, west of Fernstone Drive (6157 Fernstone Court).

SIZE OF TRACT: 0.32 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the western property line; and 2) increase the maximum allowable impervious surface from 40% to 48%.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

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 along with any approved setback reductions, 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 improvements will exceed the allowable impervious coverage limit by 1,044 square feet. Approval should be subject to installation of dry-well(s) to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division prior to permitting.

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 for V-1 – V-11.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict

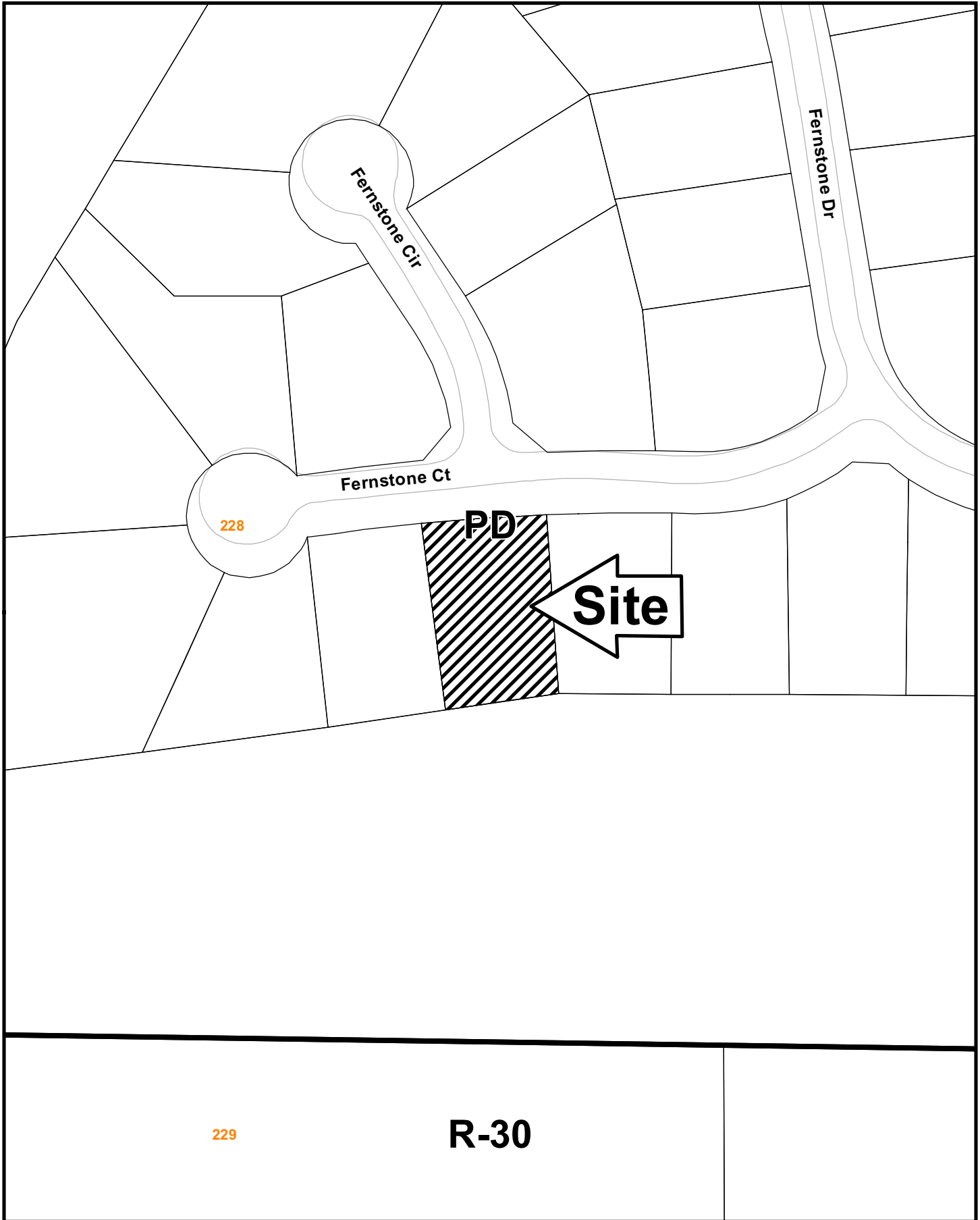
SEWER: No conflict

APPLICANT: Kelly Jennings

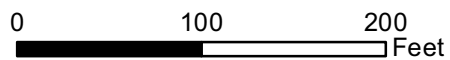
PETITION No.: V-4

FIRE DEPARTMENT: NO COMMENTS: 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-4-2017 GIS



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-4
Hearing Date: 1-11-17

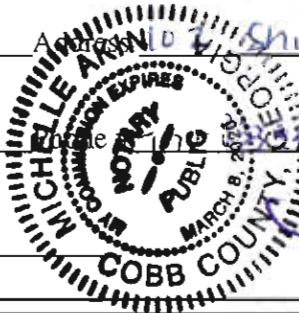
Applicant Kelly Jennings Phone # 770-833-9347 E-mail _____

Kelly Jennings
(representative's name, printed)

Address: Shiloh Ridge Trail Canton GA 30115
(street, city, state and zip code)

Kelly Jennings
(representative's signature)

Phone # 770-833-9347 E-mail Kelly@atlantispoolsga.com



Signed, sealed and delivered in presence of

Michelle Aron
Notary Public

My commission expires: _____

Titleholder Ralph & Diane Sohl Phone # (770) 41-3630 E-mail sohlmates2@comcast.net

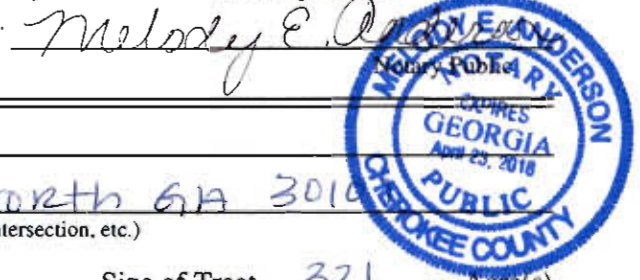
Signature [Signature]
(attach additional signatures, if needed)

Address: 6157 Fernstone Ct Acworth GA
(street, city, state and zip code)

Diane Sohl

Signed, sealed and delivered in presence of:

My commission expires: April 23, 2018



Present Zoning of Property PD

Location 6157 Fernstone Court Acworth GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20th Size of Tract .321 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 57,403' Shape of Property Rectangle Topography of Property Flat Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

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:

The home on this property uses all of the impervious space. The homeowner purchased this property always w/ the intent to install a swimming pool. We are only asking the minimum required to install a pool.

List type of variance requested: We are requesting to increase the max allotment of impervious space.