

DATE: 02/17/2017

EPIC
HOMES,
LLC
10000 WOODBURN LANE
SUITE 100
ATLANTA, GA 30328

24-HOUR CONTACT
JOEY HIPP
770-231-7719

VACRATSAS
RESIDENCE

4283
WESLEY CHAPEL RD
LOT 1

CL 184, 187B District
2ND Section
COBB County, Georgia
Permitted Project No. 11000

V-32
(2017)

THE ORIGINAL
FOR THE H
BEEN ALTER
CONDITIONS
TO PRO
SWIMMING POOL

DATE: OCT 17, 2016

FEB. 2, 2017

LOT 1

C1.01

NOTE:
ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS
HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRONCH ON AN EASEMENT,
OR BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY
OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF
EASEMENTS AND BUFFERS.

ALL SITE PLANS AND PERMIT CARDS ARE TO REMAIN ONSITE UNTIL A CERTIFICATE
OF OCCUPANCY HAS BEEN OBTAINED.

GENERAL NOTES:

ALL SETBACKS SHOWN FROM CLOSEST POINT

ZONING: R-30
BUILDING SETBACKS:
FRONT 50'
REAR 40'
SIDE 12'

LOT SIZE: 1.00 AC
HOUSE SIZE: 1,350 SF

IMPERVIOUS AREA:

HOME/CARAGES: 4,247 SF
DRIVEWAY/SIDEWALKS: 2,220 SF

TOTAL: 6,467 SF

LOT SIZE: 1 ACRE (43,560 SF)
IMPERVIOUS %: 14.84%

PROPOSED NEW IMPERVIOUS:

POOL AND SPA (H2O): (490) NOT INCLUDED IN TOTAL

STONE DECK AND COPING: 1551

STONE FIREPIT: 23

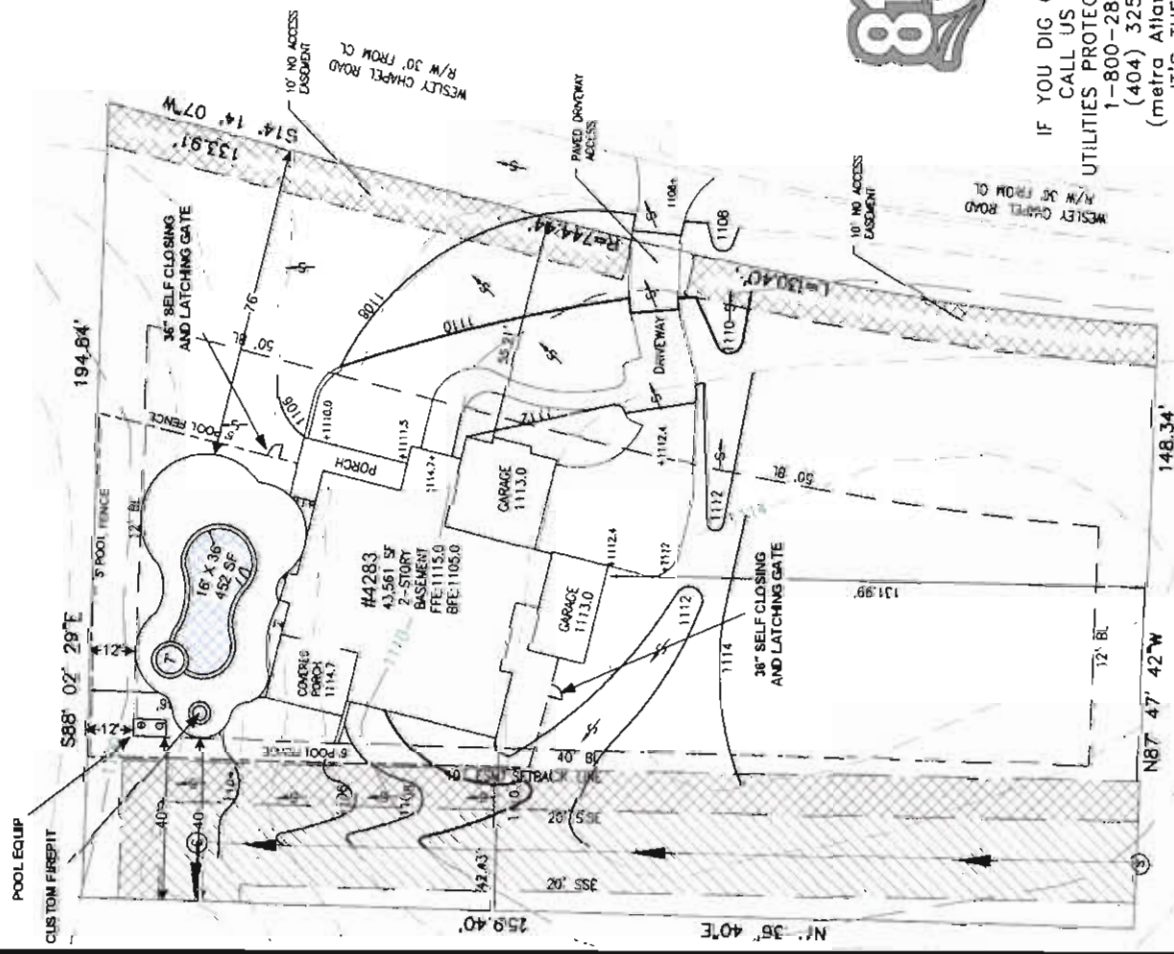
POOL EQUIPMENT PAD: 32

TOTAL NEW: 1606 SF

EXIST + NEW = PROPOSED

6467 + 1606 = 8073

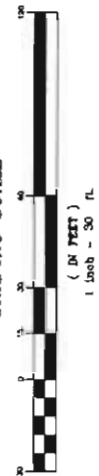
8073/43560 = .1853 OR 18.53%



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(404) 325-5000
(metro Atlanta only)
IT'S THE LAW



GRAPHIC SCALE



APPLICANT: Starvos Vacratsas

PHONE: 404-376-7187

REPRESENTATIVE: Jason M. Smith

PHONE: 404-992-4466

TITLEHOLDER: Stavros Vacratsas

PROPERTY LOCATION: On the western side of
Wesley Chapel Road, south of Chapel Grove Drive
(4283 Wesley Chapel Road).

PETITION No.: V-32

DATE OF HEARING: 4-12-2017

PRESENT ZONING: R-30

LAND LOT(S): 184

DISTRICT: 16

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow an accessory structure/use (proposed 1,606 square foot pool, decking, firepit, and equipment) to the side of the principal building.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

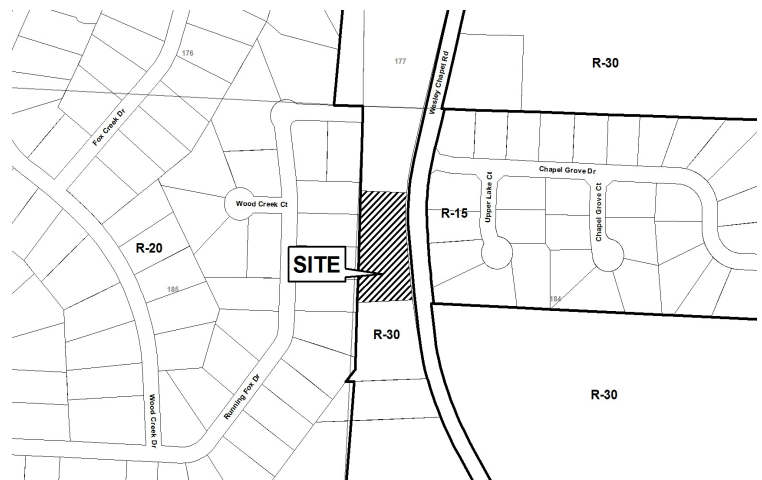
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend driveway on Wesley Chapel Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No adverse stormwater impacts anticipated.

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 comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

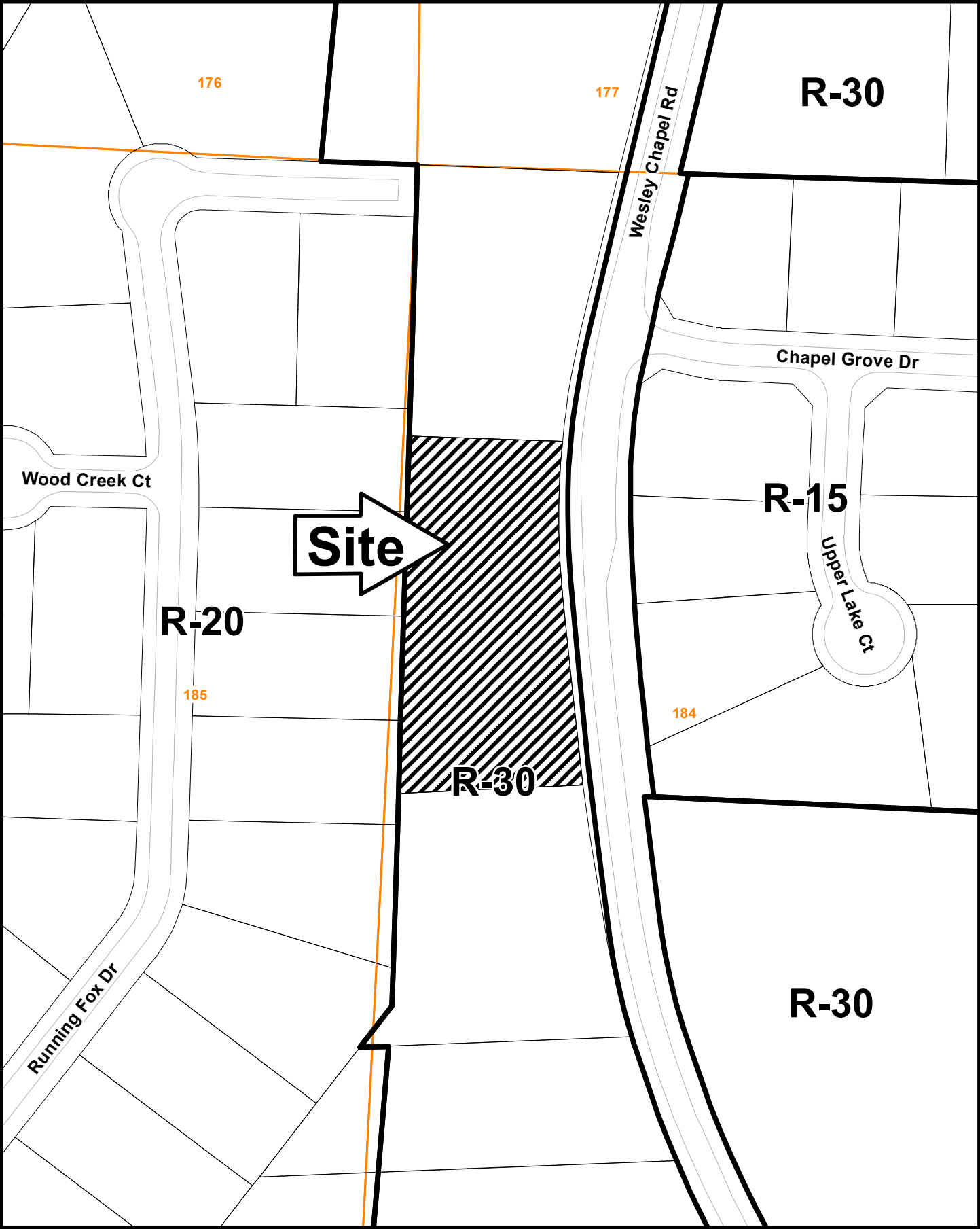
WATER: No conflict.

SEWER: No conflict. Requested variances do not violate sewer easement setback requirements

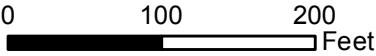
APPLICANT: Starvos Vacratsas **PETITION No.:** V-32



FIRE DEPARTMENT: No comments.

V-32-2017-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)

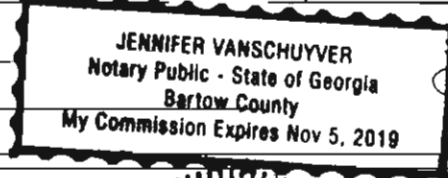
Application No. V-32
Hearing Date: 4-12-17

Applicant: Starvos Vacratsas Phone # 404-374-7187 mail: jse5@hotmail.com

Jason M. Smith Address 3502 Sixes Road, Suite 108
(representative's name, printed) (street, city, state and zip code)

John Smith Phone # 404-992-4466 E-mail premierpools@yahoo.com
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:

Jason M. Smith Notary Public

Titleholder Starvos Vacratsas Phone # 404-374-7187 E-mail jse5@hotmail.com

Signature Starvos Vacratsas Address: 4283 Wesley Chapel Road
(attach additional signatures, if needed) (street, city, state and zip code) Marina, 30066

My commission expires: _____



Signed, sealed and delivered in presence of:

Michelle Akin Notary Public

Present Zoning of Property R-30

Location 4283 Wesley Chapel Road, Marina, 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 16th Size of Tract 1.0 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 X

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:

Due to house placement and sewer line running through backyard, its impossible to build a pool in the backyard. Side yard is the only possible location.

List type of variance requested: Requesting pool to be able to be built on Right side of house