

**SITE PLAN FOR:**  
JOHN MERCHANT  
2920 HOYLE FARM DRIVE  
LOT 23 OF PACES FARM, UNIT 1  
LOCATED IN L.L. 125  
18th DISTRICT, THE SECTION  
COBB COUNTY, GA

PREPARED BY:	DRAMA BY: JAH
CHECKED BY:	DRAMA BY: JAH
DATE:	08/10/17
SCALE:	1" = 30'

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A THE SECOND SOCIAL, METEOROLOGY AND ELECTRONIC DISTANCE MEASURING (SINUS) INSTRUMENT WITH AN ACCURACY OF 1/100,000. AN ANGULAR ERROR OF 1" PER FOOT. THE PARALLEL WALL ADJUSTMENT IS THE COMPASS RULE. LINEAR PROPORTION IS 1" = 30'. ALL DIMENSIONS OF THIS PLAN ARE EXCEPTED.

**APPLICANT:** Ashleigh Merchant

**PETITION No.:** V-105

**PHONE:** 404-259-5736

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Ashleigh Merchant

**PRESENT ZONING:** R-20

**PHONE:** 404-259-5736

**LAND LOT(S):** 125

**TITLEHOLDER:** Ashleigh B. Merchant and John B. Merchant, III

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of Hoyle Farm Drive, west of Paces Farm Trail (2920 Hoyle Farm Road).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the maximum allowable impervious coverage from 35% to 40%.

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

**BOARD OF APPEALS DECISION**

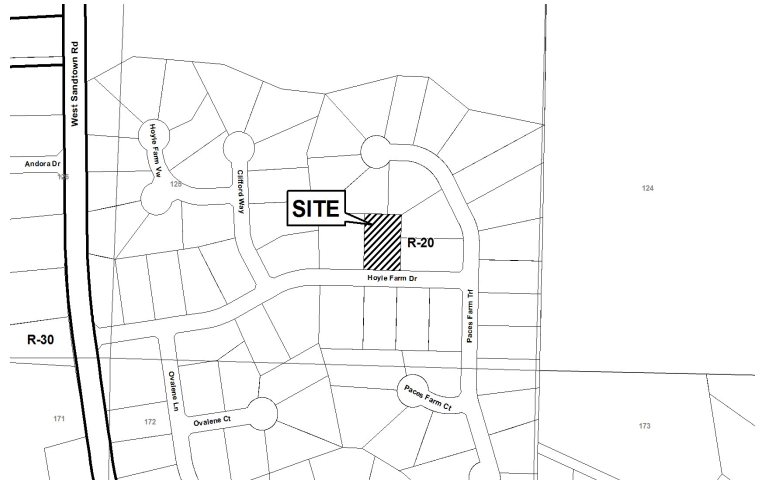
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Ashleigh Merchant

**PETITION No.:** V-105

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** No comments

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** Approval should be subject to installation of dry-well system to mitigate the impervious overage with a site plan to be approved by Stormwater Management Division. The size of the required dry-well could be reduced by utilizing pervious pavers for the pool deck.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

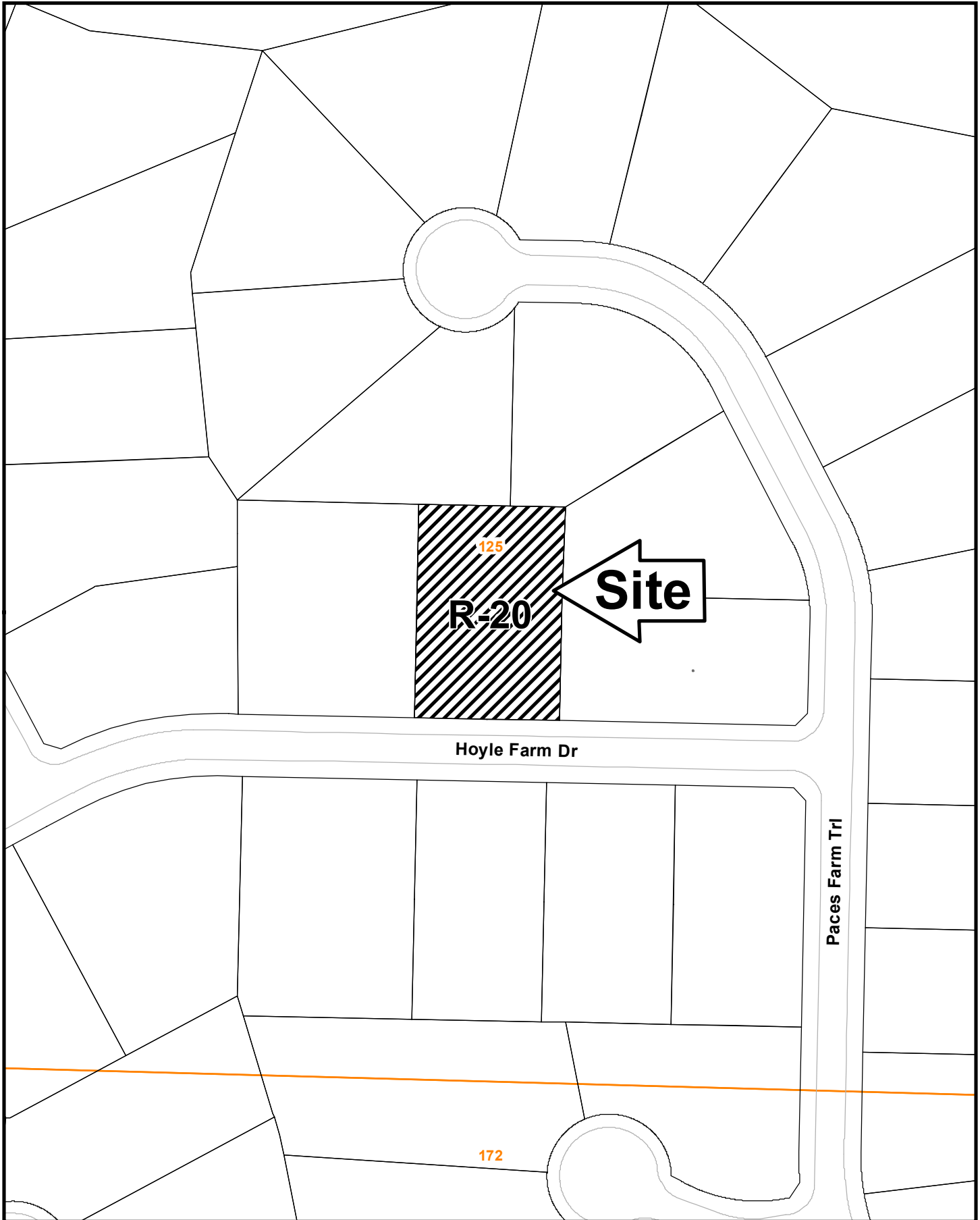
**SEWER:** No conflict. Porposed pool structure is adequte distance from sewer easement.

**APPLICANT:** Ashleigh Merchant      **PETITION No.:** V-105

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**FIRE DEPARTMENT:** No comments.

# V-105 2017-GIS



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-105  
Hearing Date: 10-11-17

Applicant

Phone # 404-259-5736 E-mail ashleigh@merchantlawfirm.pc.com

Ashleigh Merchant  
(representative's name, printed)

Address 2920 Hoyle Farm Drive  
Marietta, GA 30064

Phone # 404-259-5736 E-mail ashleigh@merchantlawfirm.pc.com

[Signature]  
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires:

December 05, 2020

Titleholder

Ashleigh Merchant

Phone # 404-259-5736 E-mail

Signature

(attach additional signatures, if needed)

Address: 2920 Hoyle Farm Drive  
Marietta, GA 30064

Signed, sealed and delivered in presence of

My commission expires:

December 05, 2020

Present Zoning of Property

R-20

Location

2920 Hoyle Farm Rd, Marietta, GA 30062

(street address, if applicable; nearest intersection, etc.)

Land Lot(s)

23

District

19th Paces Farm

Size of Tract

.46

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 Rectangle Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

Under current ordinance, lot coverage max is 35%. With the size of the house on the lot, they are already at 36%.

List type of variance requested: We are requesting a variance to allow for 39.41% to allow for a pool and small patio to be built. In order to minimize increase over 35%, we are removing existing front patio