



Drawn By
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 troy@luxehomes.pro

Date Drawn 08/24/17
 Revisors

DAL, David & Janet
 4310 Summit Dr, Marietta GA 30068, Cobb County
 Indian Hills Country Club Subdivision,
 New Construction, S (678)
 Lot 37, Unit 9

Sheet Title
POOL SITE PLAN

Sheet Number
A-102

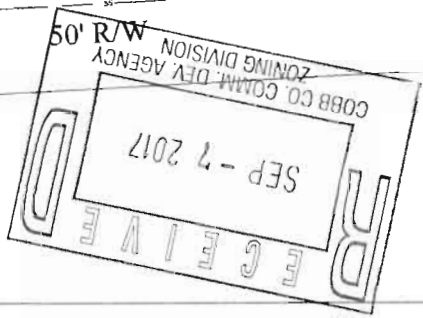
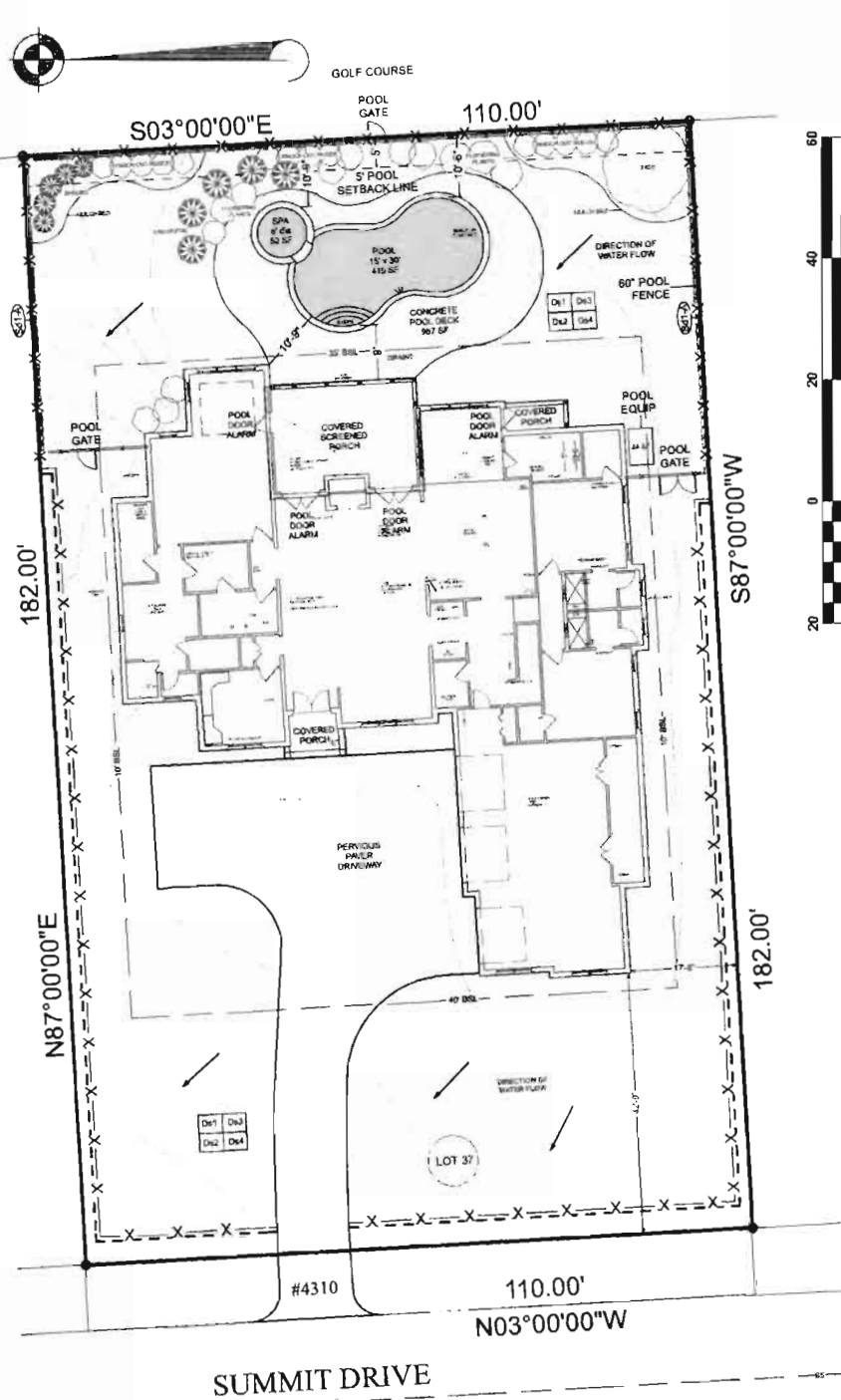
V-114
 (2017)

IMPERVIOUS SURFACES
 HOUSE, GARAGES & PORCHES 5,639 SF
 PERVIOUS PAVEMENT DRIVEWAY 2,280 SF x 60% = 1,368 SF
 POOL DECK & COPING 967 SF
 POOL EQUIPMENT PAD 24.5 SF
 TOTAL IMPERVIOUS 7,998 SF
 TOTAL LOT AREA 20,020 SF
 IMPERVIOUS SURFACES 39.95% of lot
 *(variance in process)

LAND DISTURBANCE
 LOT SIZE 20,020 SF 0.46 ACRES
 LIMITS OF DISTURBANCE (House & Pool) = ~19,130 SF
 TEMP MULCHING & PERMANENT SEEDING

SCOPE OF WORK
 - NEW IN-GROUND SHOTCRETE POOL, 15x30 FREE-FORM
 - CONCRETE POOL DECK
 - NEW ABOVE GROUND 8" DIA. SPA WITH SPILLWAY
 - POOL BARRIER FENCE PER CODE @ 5' HIGH
 - SURVEY BY SOLAR LAND SURVEYING CO. IS ATTACHED FOR REFERENCE
 - PREVIOUS HOME RECENTLY DEMOLISHED UNDER PERMIT# 2017-006239
 - BUILDING PERMIT FOR NEW HOME APPROVED, PERMIT# 2017-007184

ZONING = R-20
 40' FRONT SETBACK
 10' SIDE SETBACK
 35' REAR SETBACK
 35% MAX LOT COVERAGE



APPLICANT: Luxe Homes, Inc.

PETITION No.: V-114

PHONE: 470-222-5893

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Troy Spencer

PRESENT ZONING: R-20

PHONE: 678-910-6600

LAND LOT(S): 1043

TITLEHOLDER: David Dail and Janet Dail

DISTRICT: 16

PROPERTY LOCATION: On the east side of Summit Drive, south of Hillwood Drive (4310 Summit Drive).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface coverage from 35% to 40 %; and 2) allow the pool equipment to be to the side of the principal building.

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

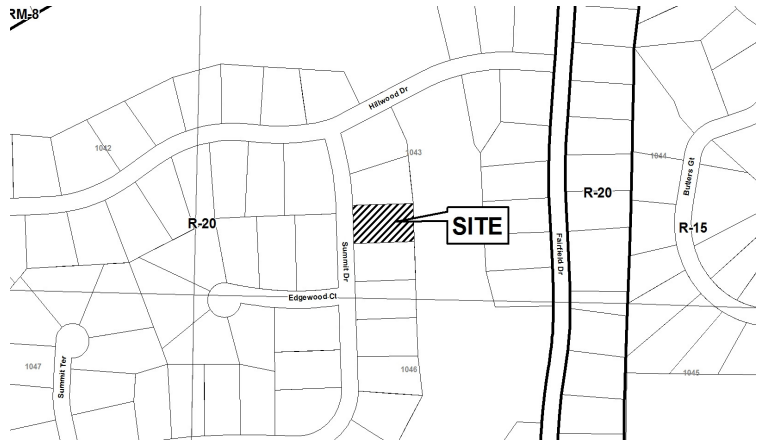
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Luxe Homes, Inc. **PETITION No.:** V-114

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Pool was on GIS maps in 2000.
Demo permit issued 7/6/17 2017-00639.
Building Permit issued new home (tear down and rebuild) 8/4/14. 2017-007184.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: Approval should be subject to installation of a 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. All roof drains and dry-well overflow must be discharged to the front yard.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

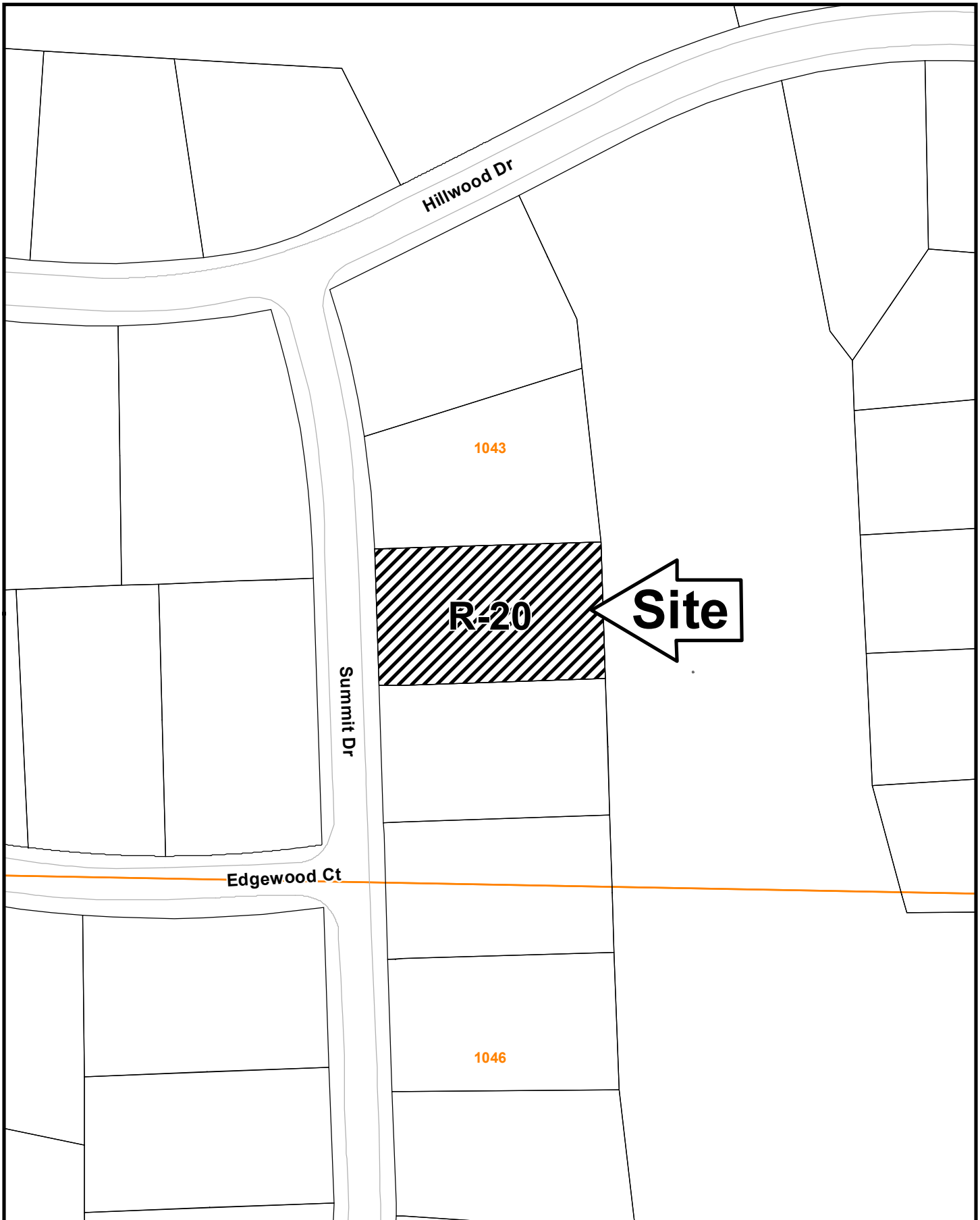
WATER: No conflict.

SEWER: No conflict.

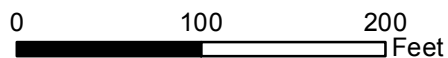
APPLICANT: Luxe Homes, Inc. **PETITION No.:** V-114



FIRE DEPARTMENT: No comments.

V-114 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)

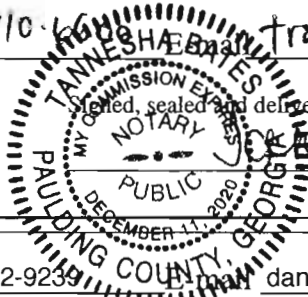
Application No. V-114
Hearing Date: 11-15-2017

Applicant LUXE Homes, Inc. Phone # 470-222-5893 E-mail
Troy Spencer Address 880 Marietta Hwy Ste 630-302 Roswell GA 30075



(representative's name, printed) (street, city, state and zip code)
Phone # 678-910-6688 Troy@LuxeHomes.pro

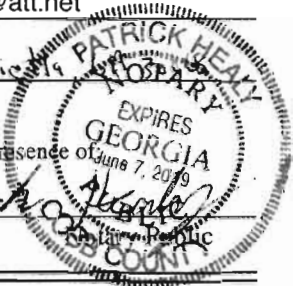
(representative's signature)



My commission expires: 12/11/2020
Signed, sealed and delivered in presence of: Tanesha Bates Notary Public

Titleholder David W Dail / Janet B Dail Phone # (678) 462-9239 dandjail@att.net

Signature [Signatures] Address: 4944 Banister Place, Marietta GA 30068



My commission expires: June 7th, 2019
Signed, sealed and delivered in presence of: Patrick Healy Notary Public

Present Zoning of Property R20

Location 4310 Summit Dr, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District 16th Size of Tract 0.46 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 0.46 Shape of Property Topography of Property Other

Does the property or this request need a second electrical meter? YES NO [checked]

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 size of the home with a pervious paver driveway is at the max. lot coverage. Even a pool without a pool deck would put us over the limit.

List type of variance requested: Increase of lot coverage percentage from 35% to 40%