

V-78  
(2018)



**LEGEND**

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
O	DENOTES BACK OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
RCP	DENOTES FENCE
CMP	DENOTES REINFORCED CONCRETE PIPE
FP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES POWER POLE
GW	DENOTES LIGHT POLE
PM	DENOTES GUY WIRE
PD	DENOTES POWER LINE
A/C	DENOTES POWER METER
FB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
AC	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FW	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
DI	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROPP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
P.O.B.	DENOTES CLEAN OUT
P.O.C.	DENOTES POINT OF BEGINNING
	DENOTES POINT OF COMMENCEMENT

RECEIVED  
JUL 12 2018  
COBB COUNTY LAND DIVISION

**REFERENCE MATERIAL**  
1. WARRANTY DEED IN FAVOR OF CHERYL Z. AMPEL AND PHILLIP B. AMPEL DEED BOOK 14693 PAGE 5618 COBB COUNTY, GEORGIA RECORDS

**FLOOD NOTE**  
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.J.R.M. OFFICIAL FLOOD HAZARD MAPS.

**SURVEY NOTES**  
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,723 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

**IMPERVIOUS CALCULATIONS**

<b>EXISTING IMPERVIOUS SURFACE AREA</b>	
HOUSE	3,183± SQ.FT.
CONCRETE DRIVE	1,883± SQ.FT.
CONCRETE SIDEWALK	248± SQ.FT.
ROCK WALL	44± SQ.FT.
BRICK WALLS	29± SQ.FT.
ROCK COLUMNS	4± SQ.FT.
CONCRETE PAD	73± SQ.FT.
WOOD DECK	204± SQ.FT.
SCREEN PATIO	149± SQ.FT.
ROCK PORCH	111± SQ.FT.
X-TIE WALLS	67± SQ.FT.
TOTAL	6,105± SQ.FT. OR 40.7%
<b>PROPOSED IMPERVIOUS SURFACE AREA</b>	
PROPOSED POOL & SPA (H2O)	400± SQ.FT. (NOT COUNTED)
PROPOSED STONE COPING & WATERFALL	200± SQ.FT.
PROPOSED POOL DECK	578± SQ.FT.
PROPOSED POOL EQUIPMENT	32± SQ.FT.
TOTAL	6,846± SQ.FT. OR 45.6%

This original of this document was sealed and signed by Michael R. Notes L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Notes  
Georgia RLS #2646  
Member SAMSOC

**SURVEYOR'S CERTIFICATE**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

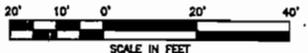
Michael R. Notes, Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE
1	ADDED PROPOSED POOL & DECK & PROPOSED IMPERVIOUS AREA	7-9-18

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mclungsurveying.com  
Certificate of Authorization #LSF000752

SURVEY FOR  
PHILLIP B. AMPEL  
CHERYL Z. AMPEL  
3149 HUDSON POND LANE  
MARIETTA, GEORGIA  
TOTAL AREA= 0.344± ACRES  
OR 15,001± SQ. FT.

LOT 2  
HUDSON POND SUBDIVISION  
LAND LOTS 458 & 459  
16TH DISTRICT 2ND SECTION  
COBB COUNTY  
GEORGIA  
PLAT PREPARED: 7-3-18  
FIELD: 6-30-18 SCALE: 1"=20'  
JOB#248134SN





**APPLICANT:** Cheryl Ampel and Phillip  
Ampel

**PETITION No.:** V-78

\*\*\*\*\*

**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 an approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The proposed improvements will exceed the allowable impervious coverage limit by 1,663 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 Divison prior to permitting. A hold harmless agreement will be required for the existing encroachment into the recorded 20' drainage easement.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

**SEWER:** No comments.

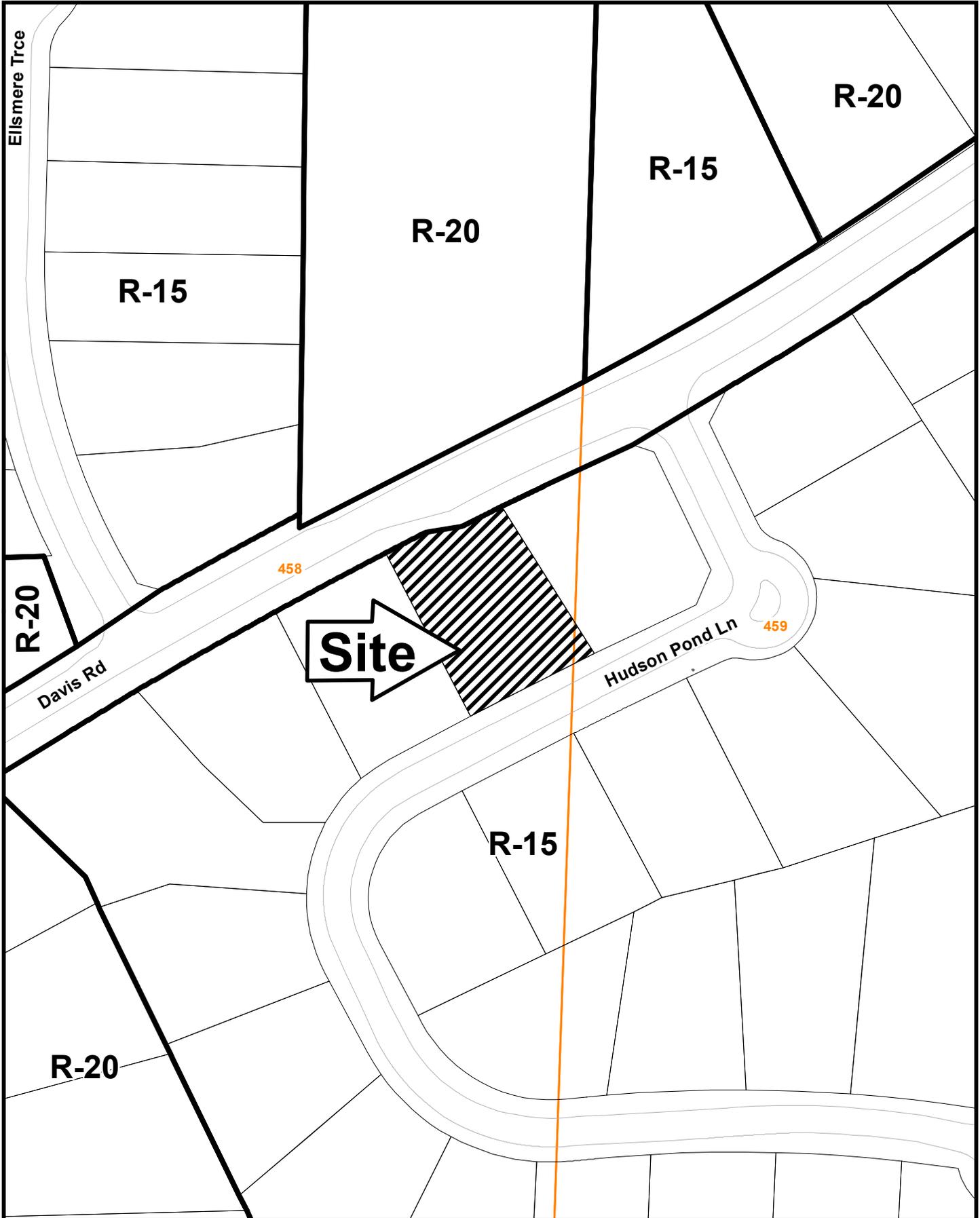
**APPLICANT:** Cheryl Ampel and Phillip  
Ampel

**PETITION No.:** V-78

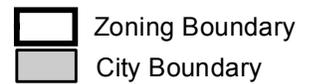
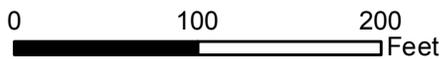
\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-78 2018-GIS



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

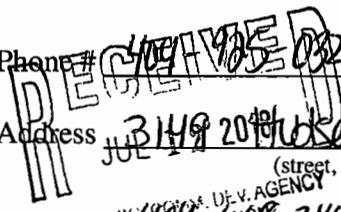


# Application for Variance Cobb County

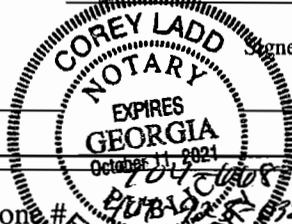
(type or print clearly)

Application No. V-78  
Hearing Date: 9-12-18

Applicant Cheryl + Phillip Ampel Phone # 404-785-0021 E-mail cheryl@atlantaaudio.com  
Cheryl Ampel Address 3149 Hudson Pond Ln. Marietta GA  
(representative's name, printed) (street, city, state and zip code) 30062  
Cheryl Ampel Phone # 770-608-3467 E-mail cheryl@atlantaaudio.com  
(representative's signature)

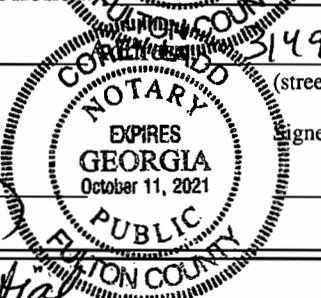


My commission expires: 10-11-2021



Signed, sealed and delivered in presence of:  
[Signature]  
 Notary Public

Titleholder Cheryl Ampel Phone # 770-608-3467 E-mail cheryl@atlantaaudio.com  
Phillip Ampel Phone # 404-785-0021 E-mail phillip@atlantaaudio.com  
 Signature [Signature] Address 3149 Hudson Pond Ln. Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062



My commission expires: 10-11-2021

Signed, sealed and delivered in presence of:  
[Signature]  
 Notary Public

Present Zoning of Property Residential  
 Location 3149 Hudson Pond Ln. Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 458 and 459 District 16<sup>th</sup>, 2<sup>nd</sup> section Size of Tract .34 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 \_\_\_\_\_

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

CURRENT ZONING RULES DO NOT GIVE US  
Ability to build pool - currently @ 40.7%

List type of variance requested: Lot Coverage  
increase to 45.6%