

PRELIMINARY VARIANCE ANALYSIS

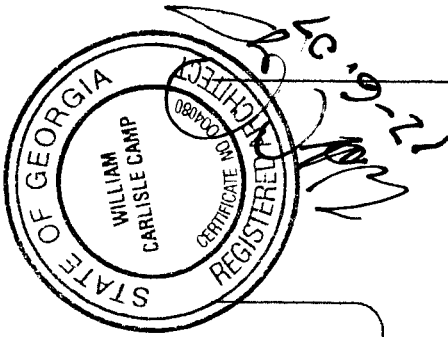
HEARING DATE: February 13, 2008

DUE DATE: January 17, 2008

Distributed: January 2, 2008



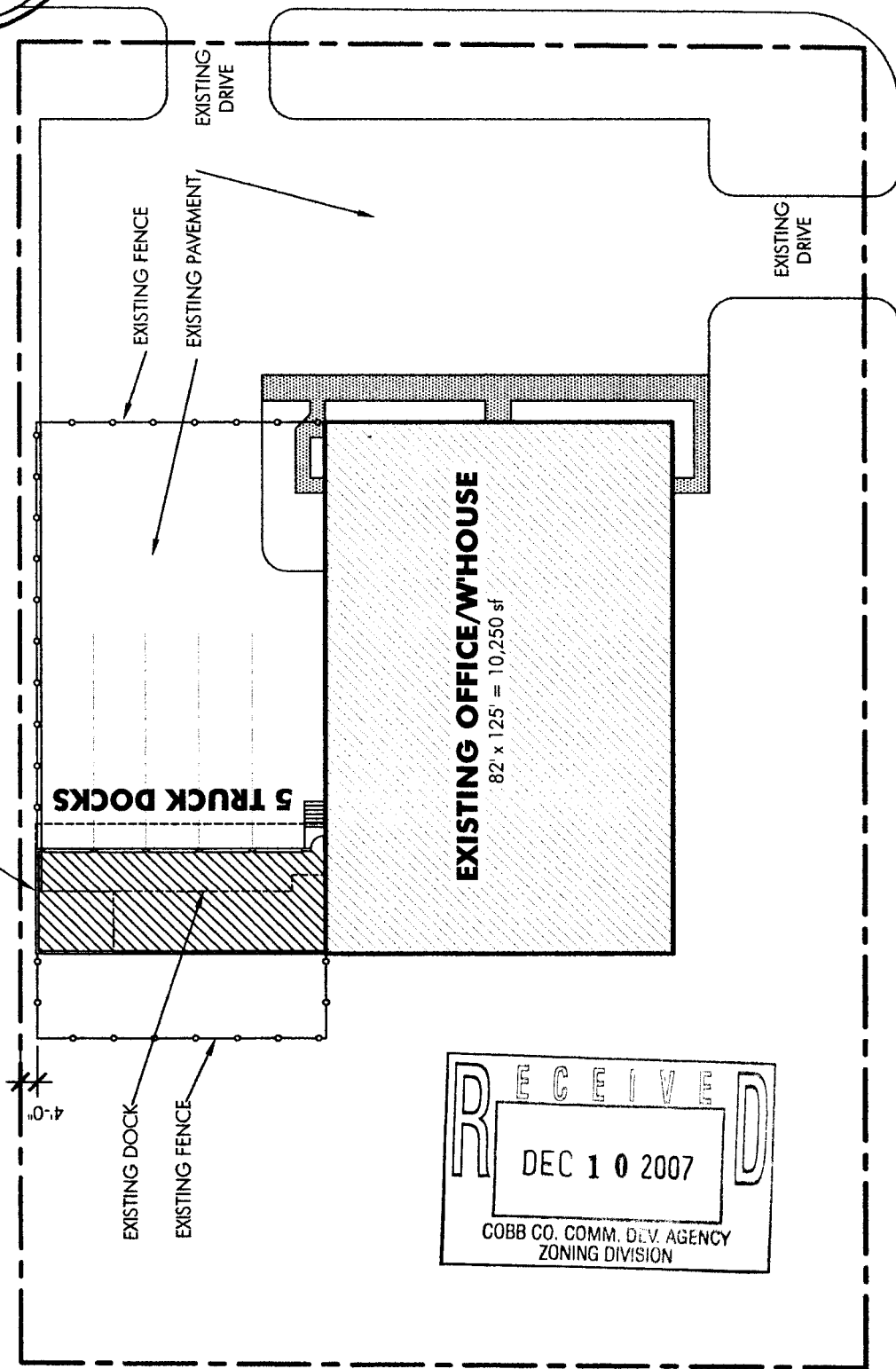
Cobb County...Expect the Best!



PROPOSED TRUCK DOCK
68' x 25' = 1700 SF

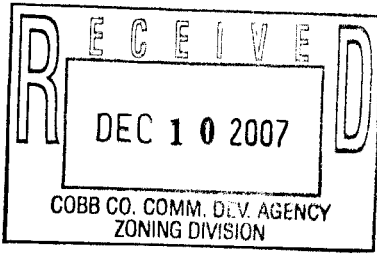
5 TRUCK DOCKS

EXISTING OFFICE/WHOUSE
82' x 125' = 10,250 sf



OAK RIDGE PARKWAY

OAK RIDGE ROAD



PROPOSED SITE PLAN

1" = 40'-0"



APPLICANT: Entertainment Design
PHONE: 678-945-2400
REPRESENTATIVE: Gary Tilt
PHONE: 678-945-2365
PROPERTY LOCATION: Located at the northwest intersection of Oak Ridge Road & Oak Ridge Parkway (7105 Oak Ridge Parkway).
TYPE OF VARIANCE: Waive the side setback from required 10 feet to 4 feet adjacent to the northern property line.

PETITION NO.: V-7
DATE OF HEARING: 2-13-08
PRESENT ZONING: GC
LAND LOT(S): 483
DISTRICT: 18
SIZE OF TRACT: 1.42 acres
COMMISSION DISTRICT: 4

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

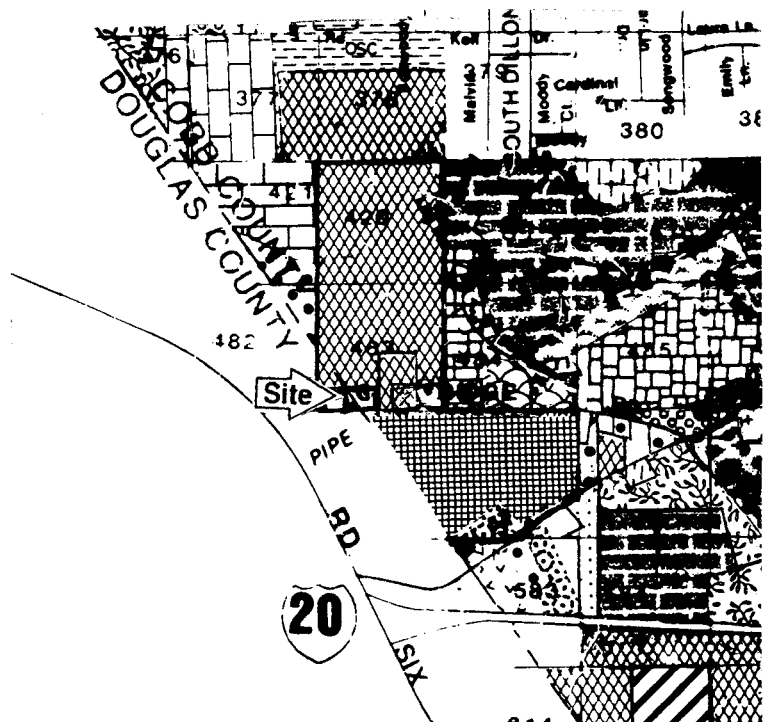
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-7

Hearing Date: 2-13-08

Applicant ENTERTAINMENT DESIGN GROUP, INC. Business Phone 678.945.2400 Home Phone NA

GARY TILT (representative's name, printed) Address 7115 OAKRIDGE PKWY, AUSTELL, GA 30168 (street, city, state and zip code)

[Signature] (representative's signature) Business Phone 678.945.2365 Cell Phone 404.427.5883

Holly Robbins

Notary Public, Douglas County, Georgia

Signed, sealed and delivered in presence of:

My commission expires: Commission Expires on February 12, 2010

[Signature]

Notary Public

Titleholder DAK RESOURCES LLC Business Phone (770) 953-9335 Home Phone (770) 953-9335

Signature Daniel A. Kopaek (attach additional signatures, if needed) Address: 7105 OAKRIDGE PKWY AUSTELL GA 30168 (street, city, state and zip code)

My commission expires: 9/3/10



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property GC

Location 7105 OAKRIDGE PARKWAY, AUSTELL, GA 30168 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 483 P3 District 18 Size of Tract 1.42 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 X Shape of Property X Topography of Property _____ Other _____

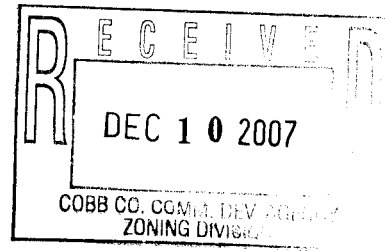
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

PLEASE SEE ATTACHED. (EXHIBIT A)

List type of variance requested: SIDE SETBACK WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO 4FT ADJACENT TO THE NORTHERN PROP. LINE.

This property is very conducive to the growth and expansion of Entertainment Design Group, Inc., whose primary facility is located directly to the north of the subject property. The hardship created by following the normal terms of the ordinance would prevent EDG from installing the necessary loading docks. The setback incursion occurs along the common property line between EDG's existing and new facilities.

Additionally, EDG would like to have the project completed by March 1 in order to move the company Audio Visual operations to the new building during the slowest time of year. To delay this move will cause significant disruption to the business operation. Any assistance in expediting this variance application to enable our move during this time window will be greatly appreciated.



SHALLOWFORD ROAD

(VARIABLE RIGHT-OF-WAY)

COBB COUNTY DEPARTMENT OF TRANSPORTATION
PROJECT NO. 7220

V-8

POC
543.09' TO THE S.W. MITRED
INTERSECTION OF SHALLOWFORD ROAD &
JOHNSON FERRY ROAD
(PER DOT PLANS-NO MONUMENT FOUND)

S87°16'36"E
15.01'

S88°02'48"E
104.17'

S87°16'36"E
90.74'

POC
452.35' TO THE S.W. MITRED
INTERSECTION OF SHALLOWFORD RD
JOHNSON FERRY ROAD
(PER DOT PLANS-NO MONUMENT F

N87°16'36"W
15.01'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
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S90°00'00"E
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S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
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S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

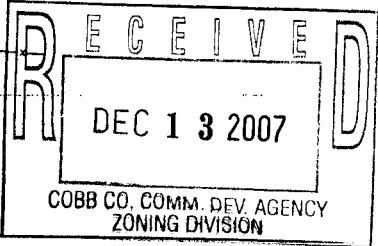
S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'

S00°23'32"W
126.88'

S90°00'00"E
56.07'



20x28 = 560
1 STORY
56FT

TRACT 1
43,560 sq. ft.
1.000 acres

TRACT 2
71,373 sq. ft.
1.638 acres

4620 SHALLOWFORD ROAD
MARIETTA, GA 30062



10-240

APPLICANT: Sara M. Sweeney **PETITION NO.:** V-8
PHONE: 770-998-8599 **DATE OF HEARING:** 02-13-08
REPRESENTATIVE: same **PRESENT ZONING:** LRO
PHONE: same **LAND LOT(S):** 467, 470
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Shallowford Road, west of Johnson Ferry Road **SIZE OF TRACT:** 1.38 acres
(4260 Shallowford Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1. Waive the landscape screening buffer from the required 20 feet to zero feet adjacent to the east property line (for the existing parking lot and proposed garage); 2. waive the building setback from 15-feet to 4-feet adjacent to the east property line (for the proposed garage); and 3. waive the building setback from 15-feet to 13-feet adjacent to the west property line (for existing office building).

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

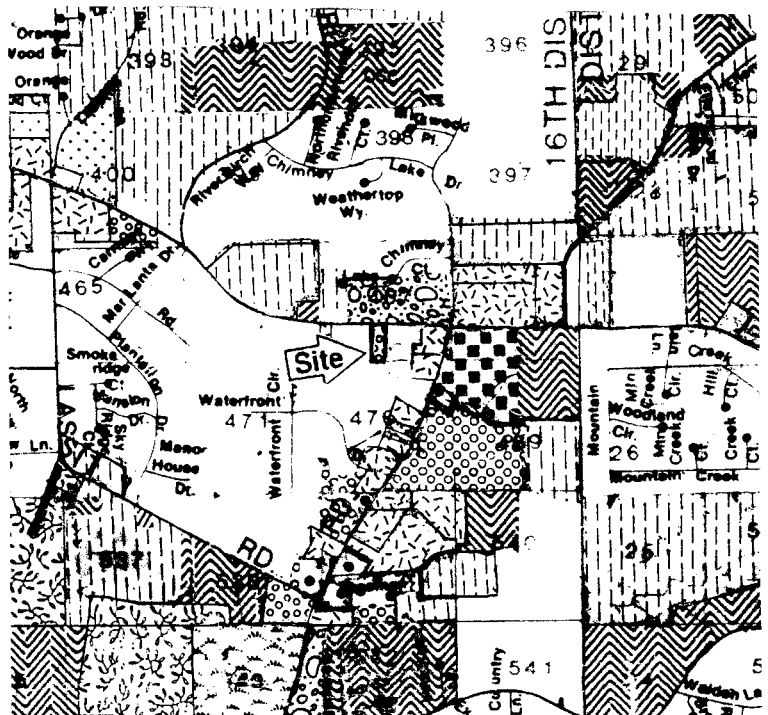
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-8
Hearing Date: 2-13-08

Applicant SARA M. SWEENEY Business Phone 770-998-8599 Home Phone _____

SARA M. SWEENEY Address 4260 Shallowford Rd., MARIETTA, GA. 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-998-8599 Cell Phone _____
(representative's signature)

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

My commission expires: Notary Public, Paulding County, Georgia
My Commission Expires Feb 27, 2010

Titleholder SARA M. SWEENEY Business Phone 770-998-8599 Home Phone _____

Signature [Signature] Address: 4260 Shallowford Rd. MARIETTA, GA. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: Notary Public, Paulding County, Georgia
My Commission Expires Feb 27, 2010

Present Zoning of Property LRO

Location 4260 SHALLOWFORD ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 467, 470 District 16 Size of Tract 1.38 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 _____

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.

I need building for storing of medical files required for 10 years, to increase parking for self and employees to allow increased parking for patients.

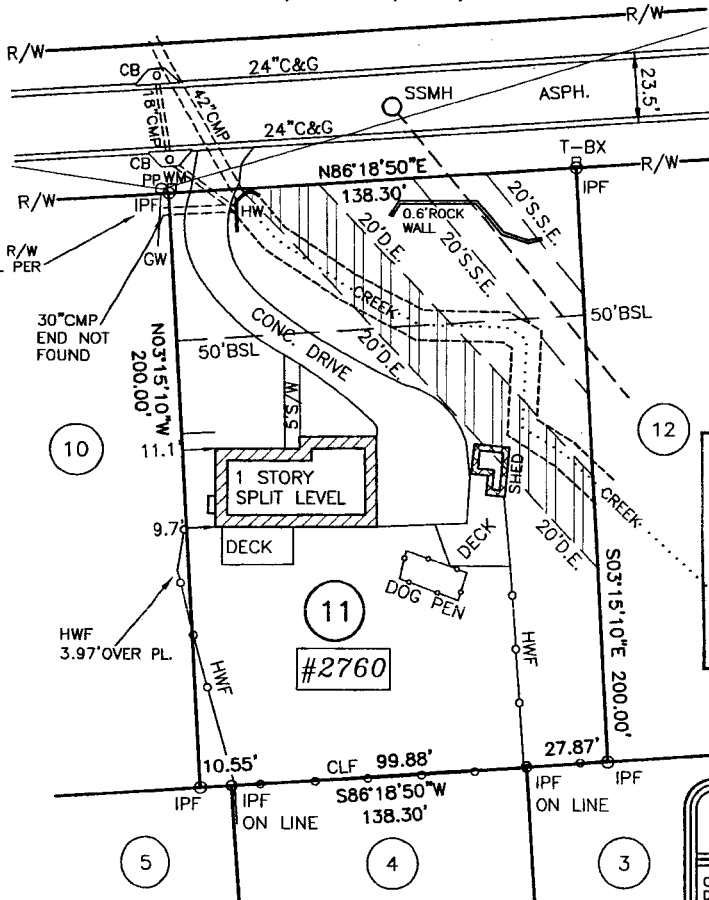
List type of variance requested: WAIVE THE REQUIRED 10 FT LANDSCAPE SCREENING BUFFER TO 4 FEET.

V-9 HOLLY RIDGE CIRCLE (50'R/W)

SITE AREA

0.63 Acres
27,659 Sq.Ft.

P.O.B.
330' ALONG R/W TO R/W
OF DEERWOOD TRAIL PER
PB 58, PG 92.



RECEIVED
DEC 19 2007
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
WARNING: DETENTION EASEMENT
LOCATED PER FINAL SUBDIVISION
PLAT FOR HOLLY RIDGE UNIT II
RECORDED IN PB 58, PG 82.

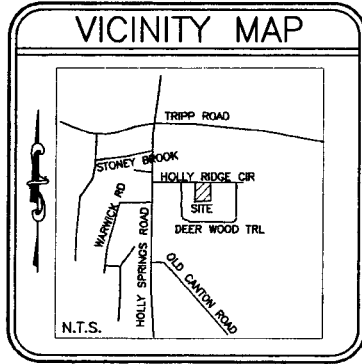
THIS PROPERTY DOES NOT LIE WITHIN
A 100-YR FLOOD HAZARD AREA AS
PER PANEL NO. 13067C0035 F
DATED AUGUST 18, 1992

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND
PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM
REQUIREMENTS AND REQUIREMENTS OF THE LAW.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL.
THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF
PROLINE SURVEYING, INC. AND SHALL NOT BE
REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE
USED WITHOUT WRITTEN PERMISSION OF THE OWNER.
NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED
TO ANY UNPAID THIRD PARTY.

NOTES:
ALL IRON PINS LABELED AS SET OR FOUND
(IPS or IPF), ARE 1/2" REBAR RODS,
UNLESS OTHERWISE INDICATED.
THIS SITE IS NOT LOCATED WITHIN 500 FEET OF
A NATIONAL GEODETIC SURVEY MONUMENT.
FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH NIKON 2 SECOND TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 17,502 FEET
AND AN ANGULAR ERROR OF 01 SECONDS
PER ANGLE POINT AND WAS ADJUSTED BY
LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURES AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 300,000 FEET.
THIS PLAT IS SUBJECT TO ALL EASEMENTS
AND RIGHT-OF-WAYS PRIVATE AND PUBLIC,
UNDERGROUND UTILITIES AND / OR STRUCTURES,
IF ANY, MAY NOT BE SHOWN
ALL MATTERS OF TITLE ARE EXPECTED
SCALE : 1" = 40'



LEGEND

CL	CENTERLINE
D.E.	DETENTION EASEMENT
GW	GUY WIRE
C&G	CURB AND GUTTER
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CONC.	CONCRETE
S.S.E.	SANITARY SEWER EASEMENT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
T-BX	TELEPHONE BOX
HWF	HOG WIRE FENCE
CLF	CAHIN LINK FENCE
S/W	SIDEWALK
FH	FIRE HYDRANT
JB	JUNCTION BOX
HW	HEADWALL
LP	LIGHT POLE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
---	OVERHEAD POWER LINE

WARNING: THIS PLAT OF SURVEY MAKES NO WARRANTY OR
GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY
TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO
DISCOVERED THE EXISTENCE OF ANY EASEMENTS.

NOTE:
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE,
CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES
AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF
THE ACCURACY OF THIS INFORMATION AND IT SHALL BE
CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE
LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND
STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES
AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE
OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS
CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT
THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF
SUFFICIENCY OF THIS INFORMATION.

THIS DRAWING HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON, PERSONS, OR
ENTITY NAMED HEREON AND MAY NOT BE USED BY
ANY OTHERS, WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF THIS FIRM. THIS DRAWING IS
PREPARED FROM VISIBLE AND DISCOVERABLE
SURFACE FEATURES, INFORMATION AND/OR
DOCUMENTS FURNISHED BY THE CLIENT OR THEIR
REPRESENTATIVE AND/OR AGENT.

DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO
THE BEARINGS AND DISTANCES RECOMMENDED ON THE DEED
AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS
INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE
ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC
MEASURING DEVICES, MORE PRECISE ANGULAR
MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING
TECHNIQUES USING "GPS" AND "GLOHASS" SATELLITE
CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS
ARE CORRECTED TO THE GEORGIA WEST STATE PLAIN
COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH
AS OPPOSED TO "MAGNETIC" NORTH.

SURVEY FOR:
ROBERT PATE
PROLINE SURVEYING, INC.
6679 HICKORY FLAT HIGHWAY - CANTON, GEORGIA 30115
770-345-0082

LAND LOT: 673	SURVEYED: 11/29/2007
DISTRICT: 16th Sec 2	DRAWN: 11/30/07 BY: DS
COUNTY: COBB	SCALE: 1"=40'
LOT 11 - BLOCK C	
2760 HOLLY RIDGE CIRCLE	
SUBDIVISION: HOLLY RIDGE - UNIT TWO	
PB 58, PG 82	PL2007-196



APPLICANT: Robert S. Pate **PETITION NO.:** V-9
PHONE: 404-362-9390 **DATE OF HEARING:** 02-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 673
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Holly Ridge Circle, east of Holly Springs Road **SIZE OF TRACT:** .63 acre
(2760 Holly Ridge Circle). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1. Allow an accessory structure to the side of the primary structure (existing); and
2. waive the side setback adjacent to the west property line from 10-feet to 9.7-feet (existing).

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

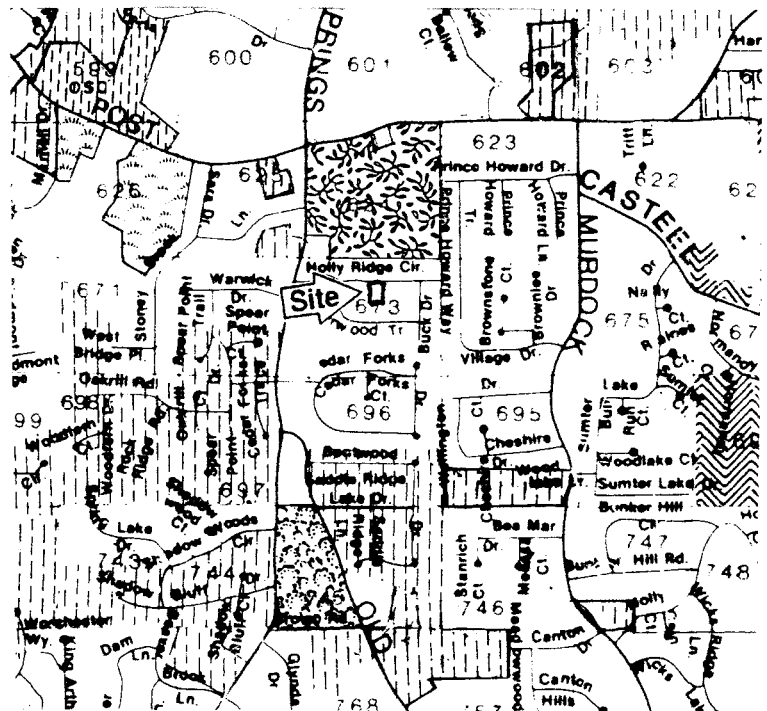
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-9

Hearing Date: 2-13-08

Applicant ROBERT S. PATE Business Phone 404-362-9390 Home Phone 770-579-0234

ROBERT S. PATE Address 2760 Holly Ridge Circle Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

Business Phone 404-362-9390 Cell Phone 678-887-8332

(representative's signature)

Christine Shrake

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2009

Jenny Ward

Notary Public

Titleholder ROBERT S. PATE Business Phone 404-362-9390 Home Phone 770-579-0234

Signature CHRISTINE A. SHRAKE Address: 2760 Holly Ridge Circle Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2009

Jenny Ward

Notary Public

Present Zoning of Property 16067300400 R-20

Location 2760 Holly Ridge Circle MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 673 District 16th Size of Tract .63 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 .63 Sq Acres Shape of Property Rectangle Topography of Property Woods Other Hilly

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 ACCESSORY STRUCTURE HAS BEEN ON THE PROPERTY FOR 3 1/2 YEARS. THE HOUSE HAS NO GARAGE AND THE ACCESSORY STRUCTURE IS FULL OF MISCELLANEOUS STUFF THAT NORMALLY GOES IN THE GARAGE. THE HARDSHIP THAT THIS WOULD CREATE IS THAT I WOULD HAVE TO GO AND RENT A STORAGE SPACE TO PUT ALL MY BELONGINGS IN AND PAY RENT TO STORE IT.

List type of variance requested: VARIANCE REQUESTED IS FOR THE ACCESSORY STRUCTURE TO REMAIN ON SIDE OF HOUSE.

APPLICANT: Donald Lucci **PETITION NO.:** V-10
PHONE: 404-886-4030 **DATE OF HEARING:** 02-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1088,1089,1091
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 17
Pine Valley Drive, south of Cherry Hill Drive **SIZE OF TRACT:** .653 acre
(271 Pine Valley). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed generator) to the side of the primary structure; and 2) allow a retaining wall to be 11 feet high and 5 feet from the property line and also to have a tier length of less than 5 feet adjacent to the south property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

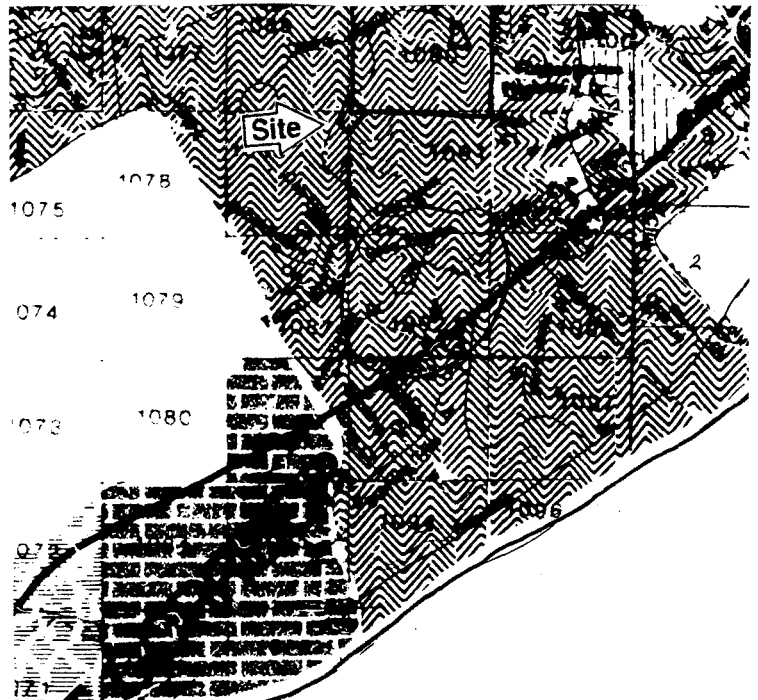
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

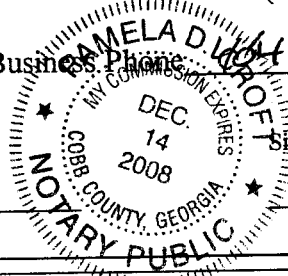
Application No. V-10
Hearing Date: 2-13-08

Applicant [Signature] Business Phone 404-886-4030 Home Phone _____

Donald Lucchi Address 5402 West Bank Pk Marietta Ga 30068
(representative's name, printed) (street, city, state and zip code)

Donald Lucchi Business Phone 404-886-4030 Cell Phone _____
(representative's signature)

My commission expires: 12-14-2008

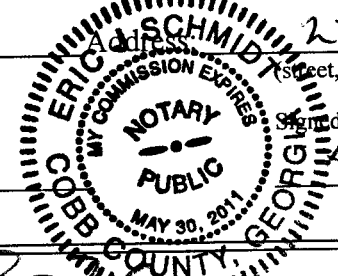


Signed, sealed and delivered in presence of:
Pamela D. Craft
Notary Public

Titleholder Julie Hertz Business Phone 770-650-3439 Home Phone 770-952-0087

Signature Julie Hertz Address 271 Pine Valley Rd.
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/30/2011



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

Present Zoning of Property R-2

Location 271 PINE VALLEY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 46 176 District 17 Size of Tract _____ 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 _____

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.

As by code if walls were to code garage would not be able to access garage, or walk around side of house

List type of variance requested: were the walls come together

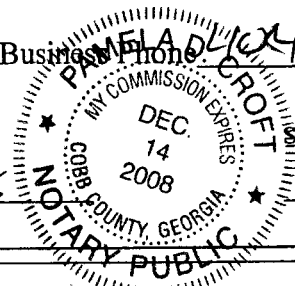
2 ft apart to 5 ft apart total height coming together
6' 4"

Application for Variance Cobb County

(type or print clearly)

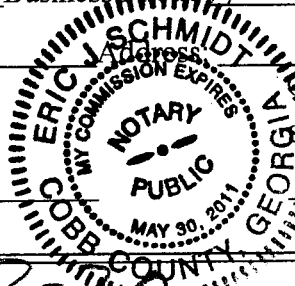
Application No. V-10
Hearing Date: 2-13-08

Applicant Donald Lucci Business Phone 404-886-4030 Home Phone _____
Donald Lucci Address 5 _____
(representative's name, printed) (street, city, state and zip code)
Donald Lucci Business Phone 404-886-4030 Cell Phone _____
(representative's signature)



My commission expires: 12-14-2008 Signed, sealed and delivered in presence of: Pamela N. Croft
 _____ Notary Public

Titleholder J.W. Herlitz Business Phone 770-656-3488 Home Phone _____
 Signature J.W. Herlitz Address 271 PINE VALLEY RD _____
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 5/30/2011 Signed, sealed and delivered in presence of: _____
 _____ Notary Public

Present Zoning of Property _____
 Location 271 PINE VALLEY _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 46 176 District 17 Size of Tract _____ 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 _____

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.

List type of variance requested: ALLOW A RETAINING WALL TO BE 11FT HIGH AND SET FROM PROP. LINE. ALSO LESS THAN 10FT (2FT EXISTING) BETWEEN THE 2 WALLS. ALLOW AN ACCESSORY STRUCTURE TO SIDE OF HOUSE (PROPOSED GENERATOR).

APPLICANT: Ricardo Fuentes **PETITION NO.:** V-11
PHONE: 404-386-5483 **DATE OF HEARING:** 02-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 192
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 18
Denny Lane, south of Boggs Road **SIZE OF TRACT:** .45 acre
(6246 Denny Lane). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 144 square feet (proposed pool house @ 540 square feet) from required 10 feet to 8 feet adjacent to the northern property line; and the rear setback from required 35 feet to 30 feet on lot 18.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-11

Hearing Date: 2-13-08

Applicant Ricardo Fuentes Business Phone (404) 386-5483 Home Phone _____

Address 6246 DENNY LANE MABLETON GA 30126
(street, city, state and zip code)

(representative's name, printed)

Ricardo Fuentes Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

J. Yawer

Notary Public

My commission expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 1, 2011

Titleholder Ricardo Fuentes Business Phone _____ Home Phone _____

Signature Ricardo Fuentes Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Yawer

Notary Public

My commission expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 1, 2011

Present Zoning of Property R-20

Location 6246 DENNY LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 192 District 18 Size of Tract .45 AC 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 _____

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.

I F BUILD THIS POOL HOUSE BECAUSE I HAVE FRIEND THAT COME OVER TO THE HOUSE TO VISIT AND SWIM. AND TO KEEP PEOPLE OUT OF THE HOUSE

List type of variance requested: _____

SETBACK FOR ACCESSORY STRUCTURE.