

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 9, 2008**

**DUE DATE: March 14, 2008**

Distributed: February 21, 2008



***Cobb County...Expect the Best!***

REFERENCE NOTE:

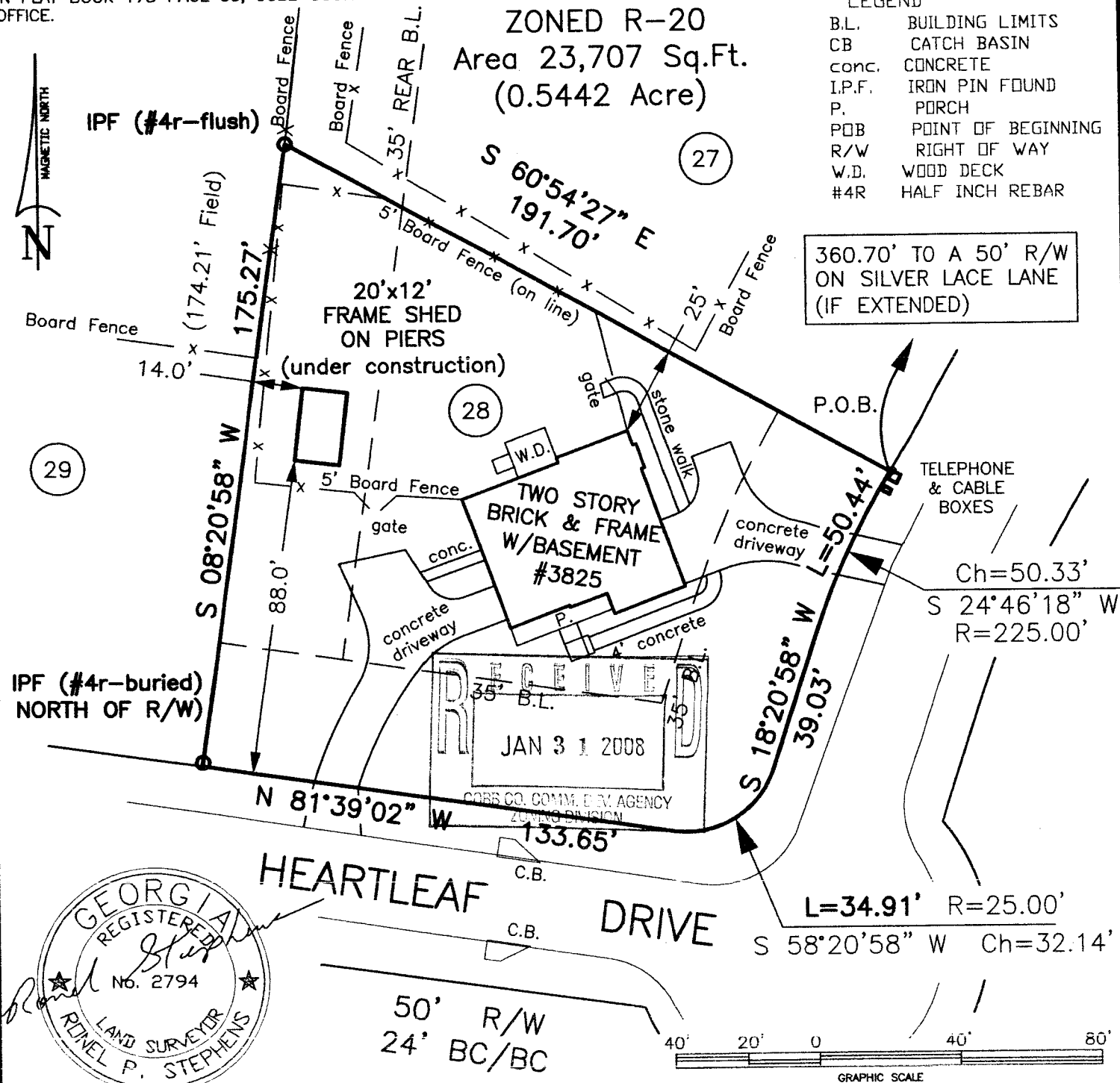
1. REFERENCE A FINAL PLAT OF PICKETTS GLEN - V-22 REPAIRED  
BY BRASWELL ENGINEERING, INC., DATED OCT. 3, 1980 RECORDED  
IN PLAT BOOK 175 PAGE 35, COBB COUNTY CLERK OF SUPERIOR COURT  
OFFICE.

REV DATE DESCRIPTION

LEGEND

B.L. BUILDING LIMITS  
CB CATCH BASIN  
conc. CONCRETE  
I.P.F. IRON PIN FOUND  
P. PORCH  
POB POINT OF BEGINNING  
R/W RIGHT OF WAY  
W.D. WOOD DECK  
#4R HALF INCH REBAR

ZONED R-20  
Area 23,707 Sq.Ft.  
(0.5442 Acre)



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD  
HAZARD AREA AS INDICATED BY F.I.R.M. FLOOD HAZARD MAPS.  
COMMUNITY PANEL NO. 13067C 0005F, DATED 08-18-92  
(ZONE X)

EQUIPMENT UTILIZED: ANGULAR & LINEAR: NIKON D-50

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE FOOT IN open FEET AND AN  
ANGULAR ERROR OF n/a PER ANGLE POINT AND WAS  
ADJUSTED USING none METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO  
BE ACCURATE WITHIN ONE FOOT IN 194,400 FEET.

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC  
SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

Ronel P. Stephens, Georgia Registered Land Surveyor No. 2794

SURVEY FOR:

TOM & BONNIE SMITH

BEING:

LOT 28  
PICKETTS GLEN - UNIT II  
PLAT BOOK 175 PAGE 35

LOCATED IN: LAND LOT: 78  
DISTRICT: 20th  
COUNTY: COBB

CITY:  
SECTION: 2nd  
STATE: GEORGIA

REV  
0

SCALE: 1"=40'

SURVEY  
DATE: 01-26-08

DRAWING  
DATE: 01-28-08

DWG NO. 08-0154-55A

TRI-CROWN  
LAND SURVEYING COMPANY

P. O. BOX 2537 770-966-5382  
ACWORTH, GA 30102

**APPLICANT:** Bonnie Smith **PETITION NO.:** V-22  
**PHONE:** 678-574-8262 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 78  
**PROPERTY LOCATION:** Located at the northwest **DISTRICT:** 20  
intersection of Heartleaf Drive, west of Dallas Acworth **SIZE OF TRACT:** .54 acre  
Highway (3825 Heartleaf Drive). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 144 square feet from the required 35  
feet to 14 feet from the rear property line on lot 28.

## **COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED **PETITION NO.**  **SPOKESMAN**

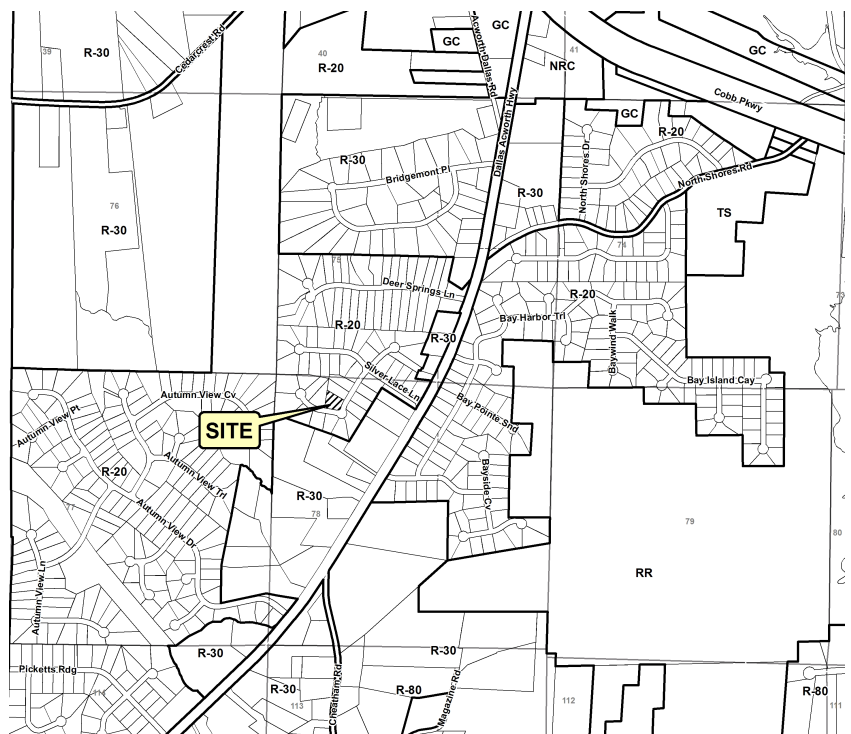
## **BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-22

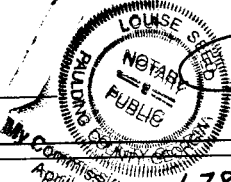
Hearing Date: 4-9-08

Applicant BONNIE SMITH Business Phone 678-574-8262 Home Phone \_\_\_\_\_

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Bonnie Smith Business Phone 678-574-8262 Cell Phone \_\_\_\_\_  
(representative's signature)

My commission expires: L



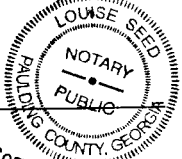
Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder BONNIE SMITH Business Phone 678-574-8262 Home Phone 678-574-8262

Signature Bonnie Smith Address: 1700 57th Street  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: L



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 3825 HEARTLEAF DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 78 @ 101 District 20 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.

THE ONLY LAND WITHIN SETBACKS WHICH IS AVAILABLE FOR BUILDING ON IS THE SEPTIC DRAIN FIELD, SO ANY SHED WOULD HAVE TO BE WITHIN SETBACKS.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT FROM REQUIRED 35 FT FROM REAR TO 14 FT

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: R-20  
 FRONT SETBACK: 75'  
 REAR SETBACK: 35'  
 SIDE SETBACK: 10'

TOTAL AREA: 21,963 FT SQ, 0.50 AC  
 CALCULATED PLAT CLOSURE: 1:81,177

FIELD DATA:  
 TRAVERSE PRECISION: 1": 27,975  
 2 SECONDS PER ANGLE

EQUIPMENT:  
 TOPCON GPT 3005 TOTAL STATION

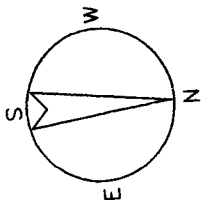
POB:  
 1303' TO THE CENTERLINE OF BURNT  
 HICKORY ROAD

# 2780 BOB COX ROAD LAWRENCE RESIDENCE

COBB COUNTY, GEORGIA  
 LAND LOT 292 DIST 20 SECTION 2  
 DATE: SEPTEMBER 27, 2007

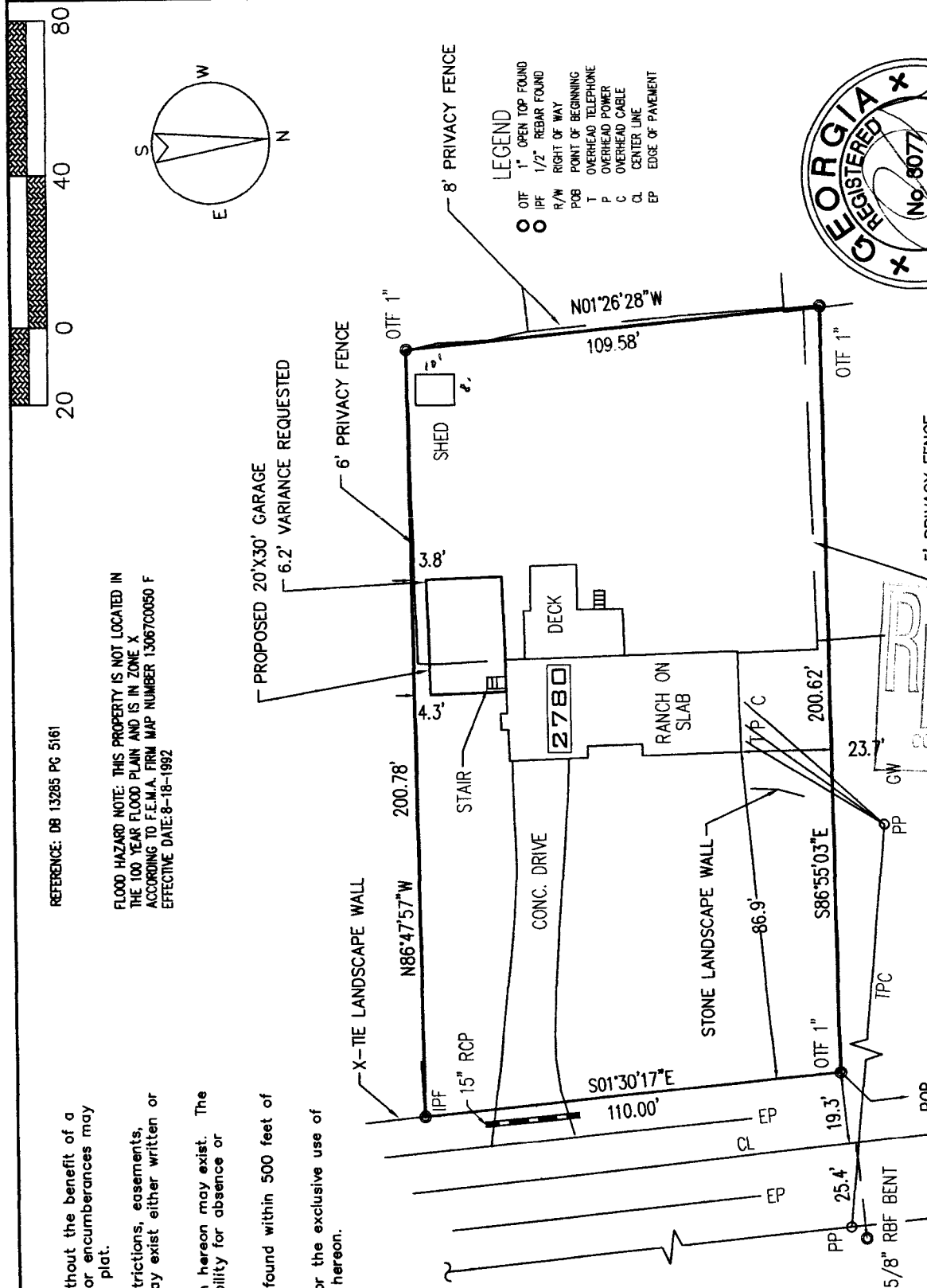
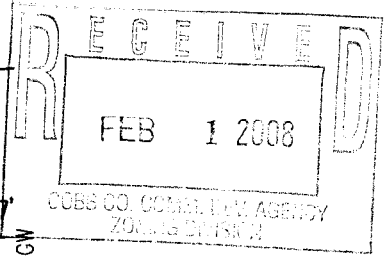
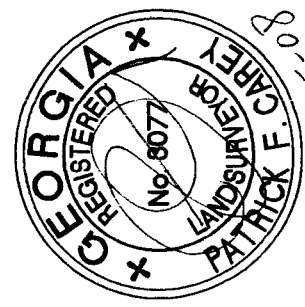
REFERENCE: DB 13285 PG 5161

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. FIRM MAP NUMBER 13067C0050 F EFFECTIVE DATE: 8-18-1992



LEGEND

- OTF 1" OPEN TOP FOUND
- IPF 1/2" REBAR FOUND
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- T OVERHEAD TELEPHONE
- P OVERHEAD POWER
- C OVERHEAD CABLE
- CL CENTER LINE
- EP EDGE OF PAVEMENT



**APPLICANT:** Ryan and Stacy Lawrence  
**PHONE:** 678-449-8890  
**REPRESENTATIVE:** same  
**PHONE:** same  
**PROPERTY LOCATION:** Located on the west side of  
Bob Cox Road, south of Burnt Hickory Road  
(2780 Bob Cox Road).  
**PETITION NO.:** V-23  
**DATE OF HEARING:** 04-09-08  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 292  
**DISTRICT:** 20  
**SIZE OF TRACT:** .5 acre  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 3 feet adjacent to the southern property line on lot 67; and 2) waive the setback for an accessory structure under 144 square feet (existing 80 square foot shed) from the required 5 feet to 2 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-23

Hearing Date: 4-9-08

Applicant RYAN & Stacy LAWRENCE Business Phone 678-449-8890 Home Phone 770-919-2843

Ryan Lawrence, Stacy Lawrence Address 2780 Bob Cox Rd NW, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 678-449-8890 Cell Phone 678-449-8890  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: See Attached

Notary Public

Titleholder Stacy Lawrence Business Phone 770-425-4609 Home Phone 770-919-2843

Signature [Signature] Address 2780 Bob Cox Rd NW, Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/30/09

Notary Public

Present [Signature] Notary Public, Cobb County, Georgia  
My Commission Expires March 30, 2009

Location 2780 Bob Cox Rd NW, Marietta, GA 30064 Bent Hickory & Bob Cox Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 292 District 20th Size of Tract .50 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.

Driveway located on property for best accessible point to Future garage and do not want to remove trees in back or side of house for a alternate location of Future garage

List type of variance requested: WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO 3FT ADJACENT TO THE SOUTHERN PROP LINE

# Application for Variance

## Cobb County

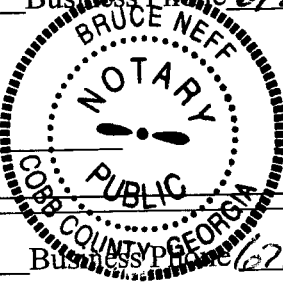
(type or print clearly)

Application No. \_\_\_\_\_  
Hearing Date: 4-9-08

Applicant Ryan Lawrence Business Phone 678-449-8890 Home Phone 770-919-2843  
Ryan Lawrence Address 2780 Bob Cor Rd NW, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

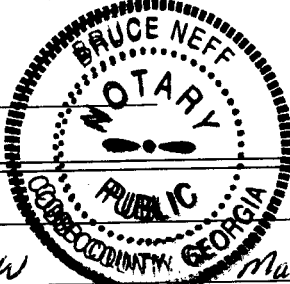
[Signature] Business Phone 678-449-8890 Cell Phone 678-449-8890  
(representative's signature)

My commission expires: 3/30/09 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Slaves Titleholder Ryan Lawrence Business Phone 678-449-8890 Home Phone 770-919-2843  
Signature [Signature] Address: 2780 Bob Cor Rd NW, Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/30/09 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



BRUCE NEFF  
Notary Public, Cobb County, Georgia  
My Commission Expires March 30, 2009  
Location 2780 Bob Cor Rd NW R20 Marietta, GA 30064 Burnt Hickory & Bob Cor Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 292 067 District 20TH Size of Tract .50 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.

Driveway located on property for best accessible point to garage and do not want to remove trees in back for alternate location of garage

List type of variance requested: \_\_\_\_\_

2013 NORTH-GEORGIA WEST ZONE



SCALE IN FEET

VARIANCE PLAT FOR:

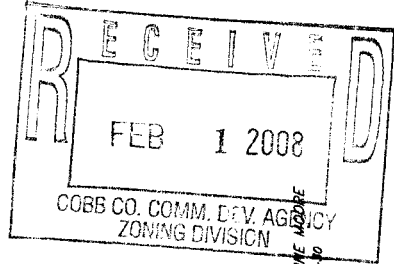
HAROLD GOODWIN

LOCATED IN L.L. 271  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1206 Powder Springs Rd. Phone: (770) 424-1408  
Marietta, Georgia 30066 Fax: (770) 424-1408

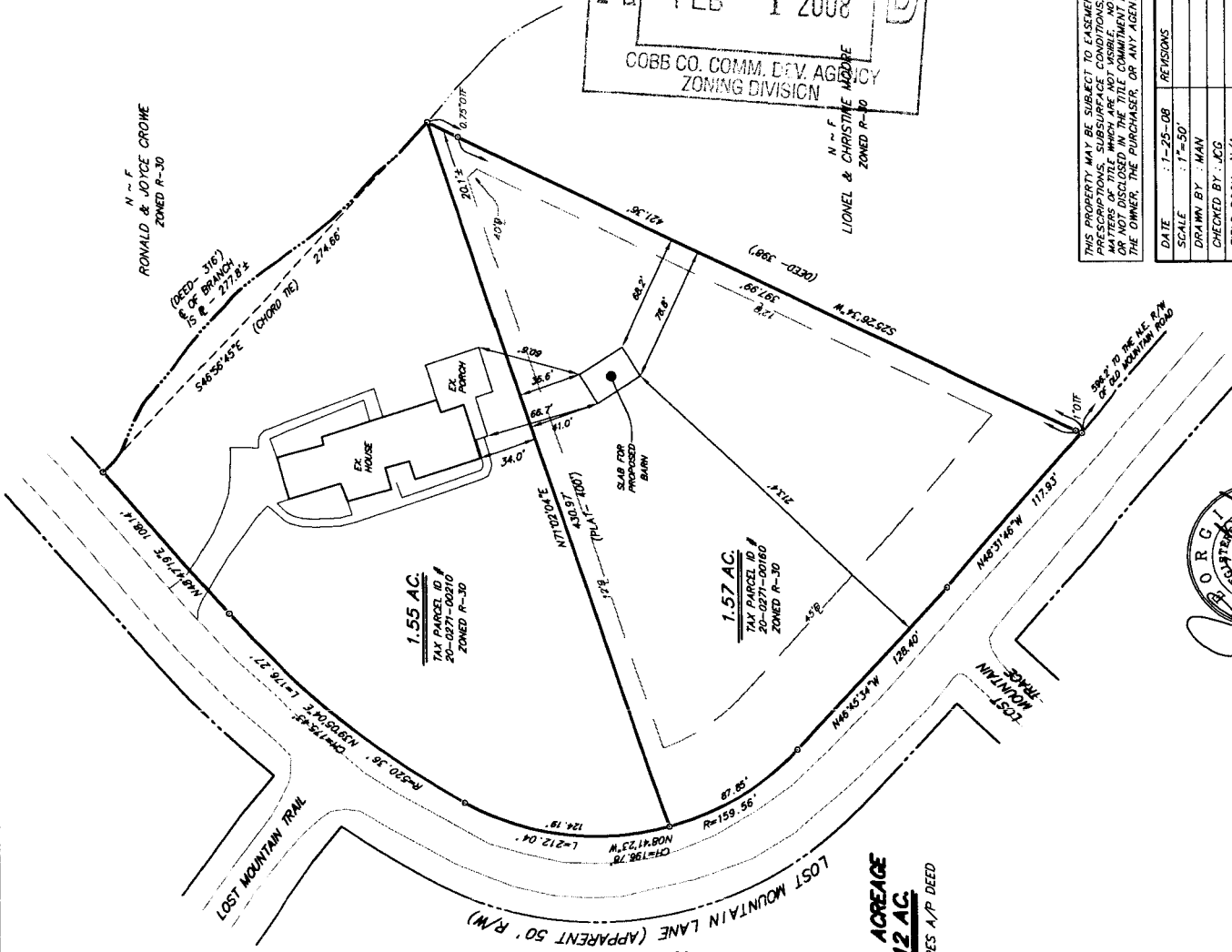
DATE	11-25-08	REVISIONS
SCALE	1"=50'	
DRAWN BY	MAN	
CHECKED BY	JCG	
FIELD BOOK	N/A	

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

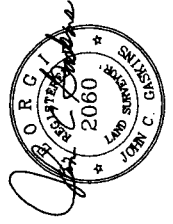


LIONEL & CHRISTINE MOORE  
N ~ F  
ZONED R-30

RONALD & JOYCE CROWE  
N ~ F  
ZONED R-30



**TOTAL ACREAGE**  
**3.12 AC.**  
3.06 ACRES A/P DEED



LEGEND	
C	POWER POLE
X	1" = 10' LIGHT POLE
⊕	1" = 10' FIRE HYDRANT
⊙	1" = 10' SANITARY SEWER MANHOLE
⊙	1" = 10' WATER METER
⊙	1" = 10' GAS METER
⊙	1" = 10' REINFORCING BAR SET
⊙	1" = 10' REINFORCING BAR FOUND
⊙	1" = 10' CRIMP TOP PIPE FOUND
⊙	1" = 10' OPEN TOP PIPE FOUND
⊙	1" = 10' RIGHT-OF-WAY MONUMENT
⊙	1" = 10' TIME OF FENCE
⊙	1" = 10' DIRECTION BOY
⊙	1" = 10' DROP INLET / YARD NULL
⊙	1" = 10' CATCH BASIN
⊙	1" = 10' REINFORCED CONCRETE PIPE
⊙	1" = 10' CORRUGATED METAL PIPE
⊙	1" = 10' FINISHED FLOOR ELEVATION
•	WV - WATER VALVE
⊙	TELEPHONE MANHOLE
⊙	ORIENTED POWER LINES
⊙	HR - HEADWALL
⊙	POWERBOX
⊙	STREET ADDRESS
⊙	WATER LINE
⊙	UNDERGROUND TELEPHONE LINE
⊙	UNDERGROUND ELECTRICAL LINE

**SURVEY REFERENCES:**  
(USED TO COMPLETE VARIANCE PLAT)  
1) P.B. 58, PG. 58  
2) P.B. 49, PG. 170  
3) D.B. 1783, PG. 751-752

**PARCEL INFO:**

CURRENT ZONING: R-30  
FRONT SETBACK: 45'  
SIDE SETBACK: 12'  
REAR SETBACK: 10'  
REAR LOT SIZE: 10,000 S.F.  
MINIMUM HOUSE: 1,350 S.F.  
MINIMUM LOT WIDTH: 75'

**VARIANCE NOTES:**

1.) THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE CONSTRUCTION OF A BARN AT THE PROPOSED LOCATION SHOWN ON SURVEY.

THIS COMPILED PLAT WAS NOT BASED ON AN ACTUAL FIELD RUN SURVEY. THE BARN WAS TAKEN FROM PLATS AND DEEDS OF RECORD.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS LINES, WATER LINES, SEWER LINES, ETC.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_ ACCORDING TO FEMA (F.I.A.) COMMUNITY NUMBER \_\_\_\_ DATED AUGUST 18, 1992.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT: 1/500,721. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Hal Goodwin **PETITION NO.:** V-24  
**PHONE:** 770-422-3171 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 271  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 20  
Lost Mountain Lane, north of Old Mountain Road **SIZE OF TRACT:** 1.57 acres  
(722 Lost Mountain Lane). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Allow an accessory structure on a lot without a principal structure.

**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-24

Hearing Date: 4-9-08

Applicant HAL GOODWIN Business Phone \_\_\_\_\_ Home Phone 770-422-3171

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Hal Goodwin Business Phone \_\_\_\_\_ Cell Phone 404-396-1996  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires

Titleholder HAL GOODWIN Business Phone \_\_\_\_\_ Home Phone 770-422-3171

Signature Hal Goodwin Address: 722 LOST MOUNTAIN LANE  
(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, Cobb County, Georgia  
My Commission Expires

Present Zoning of Property R-30

Location 722 LOST MOUNTAIN LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 271 P21 District 20 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.

+ SEE ATTACHMENT. (Exhibit A)

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE  
ON A LOT WITHOUT A PRINCIPAL STRUCTURE.

**Application for Variance  
Cobb County**

The placement of the proposed barn would locate it not behind my house but to the right side approximately even with the front door entrance wall, 75' from the house and 47 ' from the dividing line of the two lots and 78' 8" from the lot boundary to the East. This request for a variance is to allow construction of this small barn at this site to the side of my house.

This small barn, 20' x 30', is to replace a small deteriorating structure, 6' x 10', with an adjacent dog run slab of 10' x 17' that was built in Aug. 1980. The barn will be built over and in addition to the remaining slab which would otherwise have to be removed. It will also be in line with an existing horse fence and will have a stall and dog kennel opening into the fenced lot. Placement otherwise would not allow access by animals from the lot into the barn.

Placement directly behind or to the side and behind the house would place the barn in a low lying area that floods in excessively heavy rains and would be far from the fenced lot. The only other behind the house area would put the barn very close to the adjoining property away from the fenced area and would cause the destruction of a long (29 yr) established raised bed garden and garden pond.

Hal Goodwin  
1/31/2008



**APPLICANT:** Tobin Properties, Inc. **PETITION NO.:** V-25  
**PHONE:** 770-509-7138 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** Michael J. Tobin **PRESENT ZONING:** R-15  
**PHONE:** 770-509-7138 **LAND LOT(S):** 963  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 16  
Brown Point Place, west of Old Canton Road **SIZE OF TRACT:** .3463 acre  
(3055 Brown Point Place). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the road frontage from the required 50 feet to 35 feet on lot 4.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED **PETITION NO.**  **SPOKESMAN**

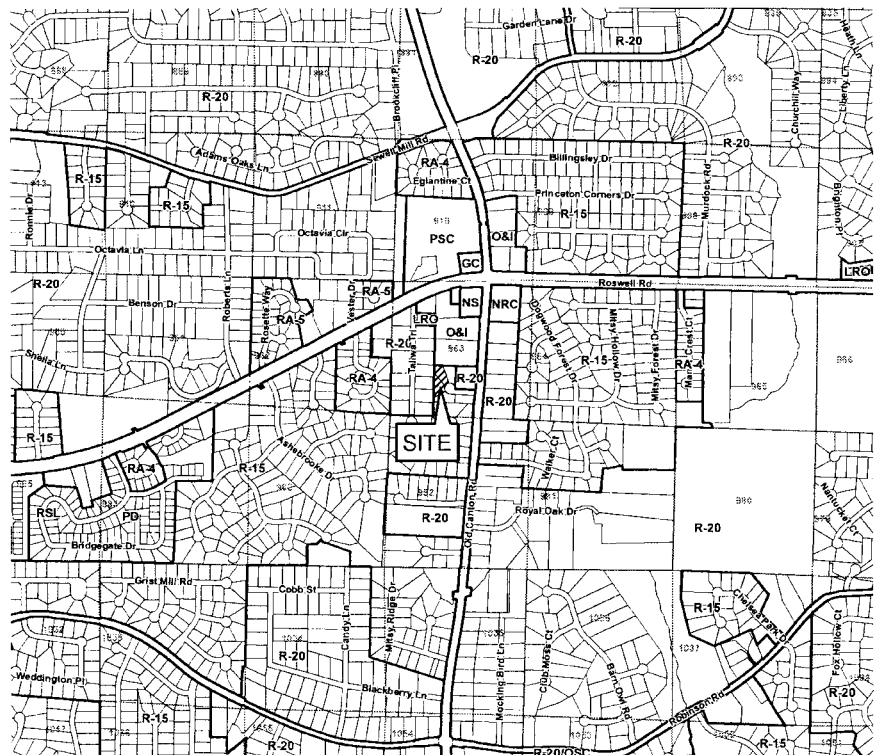
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance Cobb County

(type or print clearly)

Application No. V-25

Hearing Date: 4-9-08

Applicant Town Properties Inc. Business Phone 770/509-7138 Home Phone 770/509-0460

MICHAEL J. TORIN - PRESIDENT Address 4772 CROOKWAY, MARIETTA, GA. 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770/509-7138 Cell Phone 770/598-3725  
(representative's signature)

Signed, sealed and delivered in presence of:

Arlene Q. D'Aguiro  
Notary Public

My commission expires: 3/6/11

Titleholder Town Properties Inc Business Phone 770-294-4714 Home Phone 770-591-3330

Signature [Signature] CFO Address: 2680 Jamerson Road Marietta  
(attach additional signatures, if needed) (street, city, state and zip code) 30066

Signed, sealed and delivered in presence of:

Arlene Q. D'Aguiro  
Notary Public

My commission expires: 3/6/11

Present Zoning of Property R-15 Case # Z-50

Location 3055 Brown Point Place Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 963 District 16 Size of Tract .3463 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.

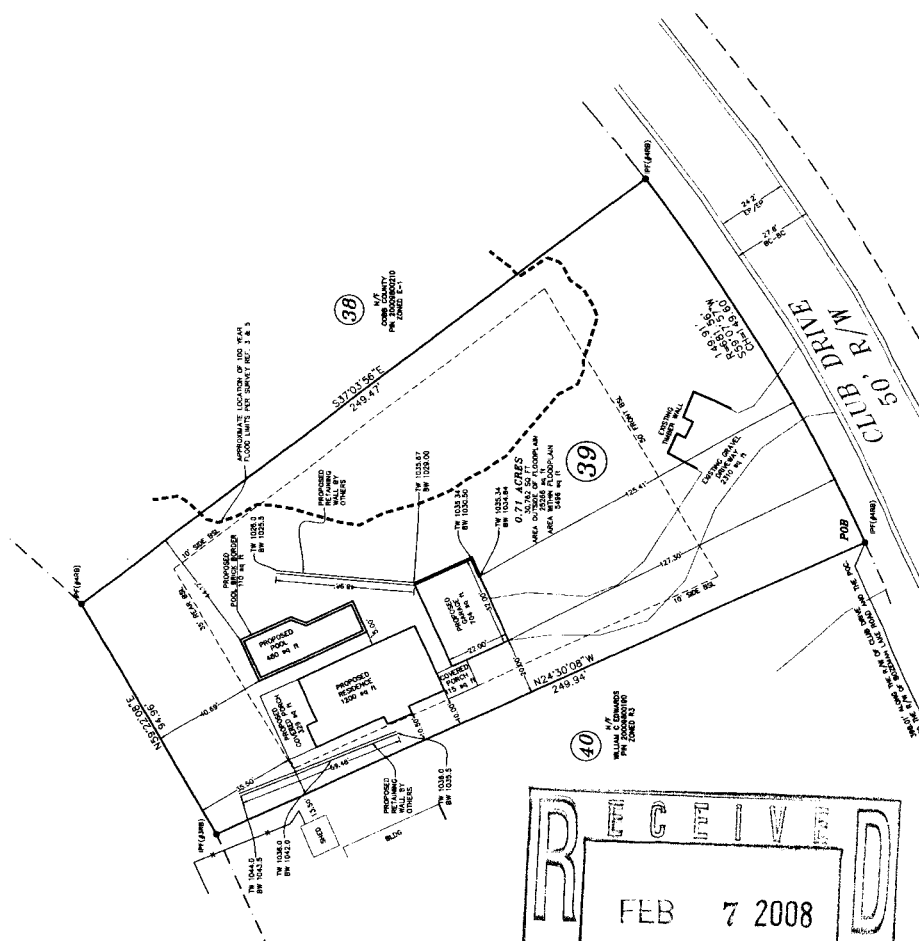
Size of Property \_\_\_\_\_ Shape of Property ☒ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

Unable to access the garage bays with driveway using former property lines due to location of transformer and light pole at right front corner of lot right-of-way.

List type of variance requested: WAVE THE ROAD FRONTAGE FROM REQUIRED 50FT TO 35FT ON LOT 4

DATE: 01/10/2018



RECEIVED  
FEB 7 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

[illegible]

**RECORDED:**  
1. DB 14484 PG. 1000  
2. PG 21 PG. 144-147  
3. PG 250 PG. 13  
4. DB 2344 PG. 3223

**NON-RECORDED:**  
5. CONSTRUCTION PLANS BY:  
INMAD ENGINEERING  
280 HERITAGE WALK SUITE A  
WOODSTOCK, GA 30188  
878-445-9488  
MICHAEL P. HENDERSON  
GA. REGISTERED PE # 028451

PROPOSED: (BASED ON FOOT PRINT ONLY)		4003 sq ft OR 10% OF BUILDABLE AREA
COATED PORCH 1:	328 sq ft	
COATED PORCH 2:	115 sq ft	
RESIDENCE:	1300 sq ft	
POOL DECK:	110 sq ft	
POOL:	56 sq ft	
REMAINING WALL 1:	56 sq ft	
REMAINING WALL 2:	56 sq ft	
<b>TOTAL:</b>	<b>2035 sq ft</b>	

[illegible]

**PETITION NO.:** V-26

**DATE OF HEARING:** 04-09-08

**PRESENT ZONING:** R-20

**LAND LOT(S):** 98

DISTRICT: 20

**SIZE OF TRACT:** .71 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (proposed swimming pool) to the side of the primary structure.

## COMMENTS

**TRAFFIC:**

### DEVELOPMENT & INSPECTIONS:

## STORMWATER MANAGEMENT:

### HISTORIC PRESERVATION:

### CEMETERY PRESERVATION:

## WATER:

**SEWER:**

OPPOSITION: NO. OPPOSED	PETITION NO.	SPOKESMAN
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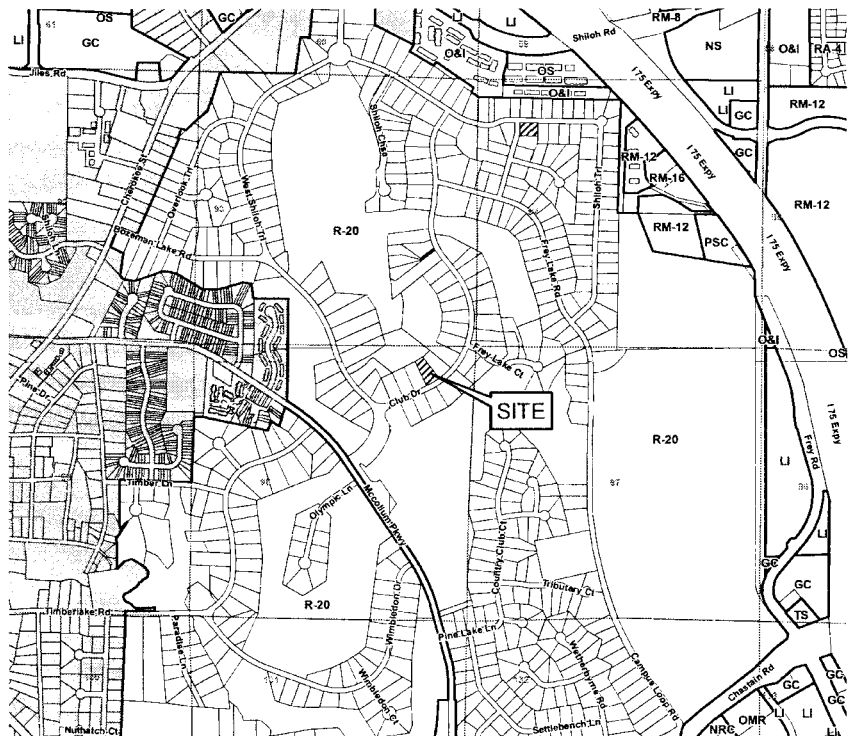
## BOARD OF APPEALS DECISION

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

REJECTED                      SECONDED

HELD	CARRIED
------	---------

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



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-26

Hearing Date: 4-9-08

Applicant RON RUTER Business Phone 41242-7270 Home Phone \_\_\_\_\_  
MARK STEEVES Address 6475 JIMMY CARTER BLVD NORCROSS 30071  
(representative's name, printed) (street, city, state and zip code)

Mark Steeves Business Phone 770-263-1440 Cell Phone 770-352-4937  
(representative's signature)

My commission expires: 3/4/2008 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder Ronald Ruter Business Phone 41242-7270 Home Phone \_\_\_\_\_  
X Signature Ronald Ruter Address: 3549 Club Dr. Kennesaw 30144  
(street, city, state and zip code)

My commission expires: 4/2008 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-20  
Location 3549 CLUB DRIVE KENNESAW 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 98 (P) 20 District 20 Size of Tract .71 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.

DUE TO EXTREME CHANGE IN TOPOGRAPHY THE ONLY FEASIBLE  
LOCATION FOR THE POOL IS TO THE SIDE OF THE HOUSE IN THE  
LOCATION SHOWN ON THE BOUNDARY SURVEY

List type of variance requested: SIDE YARD POOL ALLOW AN ACCESSORY  
STRUCTURE (PROPOSED SWIMMING POOL) TO THE SIDE OF  
THE PRIMARY STRUCTURE

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-26

Hearing Date: 4-9-08

Applicant Kathy Ruiten Business Phone 912-427-7270 Home Phone 7-429-1788

Mark Steeves Address 16475 Jimmy Carter Blvd  
(representative's name, printed) (street, city, state and zip code)

Mark Steeves Business Phone 770-63-6440 Cell Phone 770-52-4937  
(representative's signature)

My commission expires: 3/11/2008  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Kathy Ruiten Business Phone 912-427-7270 Home Phone \_\_\_\_\_

Signature [Signature] Address: 3549 Club Dr Kennesaw  
(attach additional signatures, if needed) (street, city, state and zip code) 30144

My commission expires: 3/14/2008  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property R-20

Location 3549 Club Dr Kennesaw Ga 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P 20 98 District 2nd Size of Tract .71 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: side yard



**APPLICANT:** Bruce C. Schufrieder and Belinda L. Schufrieder

**PHONE:** 770-263-6440

**REPRESENTATIVE:** Mark Steeves

**PHONE:** 770-263-6440

**PROPERTY LOCATION:** Located on the north side of

Oak Chase Drive, south of Shallowford Road

(3099 Oak Chase Drive).

**PETITION NO.:** V-27

**DATE OF HEARING:** 04-09-08

**PRESENT ZONING:** R-20

**LAND LOT(S):** 172

**DISTRICT:** 1

**SIZE OF TRACT:** .81 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 1; 2) reduce the front setback on lot 1 from 32 feet (as previously approved from V-12 of 1996) to 31 feet; and 3) reduce the side setback on lot 1 from 9 feet (as previously approved from V-12 of 1996) to 8 feet.

### 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** \_\_\_\_\_

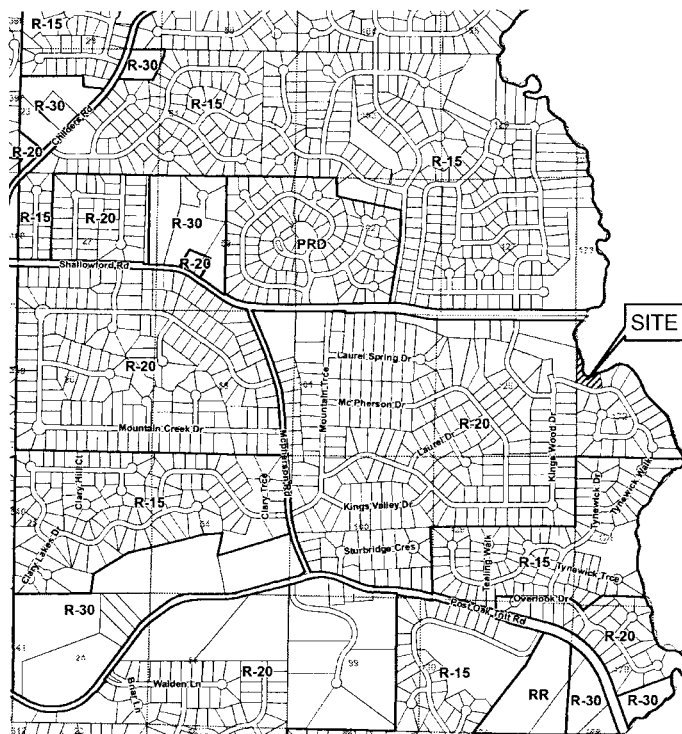
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. U-27

Hearing Date: 4-9-08

Applicant BRUCE SCHUFREIDER Business Phone \_\_\_\_\_ Home Phone 779-8222

Mark Steeves  
(representative's name, printed)

Address 6475 Jimmy Carter Blvd. Norcross 30071  
(street, city, state and zip code)

Mark Steeves  
(representative's signature)

Business Phone 770-263-6440 Cell Phone 770-352-4937

My commission expires: 3/1/2008

Signed, sealed and delivered in presence of:

Michelle Akin  
Notary Public

✕ Titleholder BRUCE SCHUFREIDER Business Phone \_\_\_\_\_ Home Phone 779-8222

✕ Signature Bruce Schufreider Address: 3099 Oak Chase Dr Roswell 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Michelle Akin  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-20

Location 3099 OAK CHASE DRIVE, ROSWELL GA 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 District 1ST Size of Tract .81 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 1.81 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.

DUE TO SANITARY SEWER EASEMENT ONLY FEASIBLE  
LOCATION IS AS SHOWN ON SITE PLAN.

List type of variance requested: POOL IN SIDE YARD

# Application for Variance Cobb County

(type or print clearly)

Application No. V-27

Hearing Date: 4-9-08

Applicant BELINDA SCHUFREIDER Business Phone —

Home Phone 770-993-8222

Mark STEEVES  
(representative's name, printed)

Address 6475 Jimmy Carter Blvd  
(street, city, state and zip code)

Mark Steeves  
(representative's signature)

Business Phone 770-614-6140 Cell Phone 770-352-4937

My commission expires: 3/4/2008

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder BELINDA SCHUFREIDER Business Phone —

Home Phone 770-993-8000

Signature [Signature]  
(attach additional signatures, if needed)

Address: 3099 Oak Chase Dr Roswell  
(street, city, state and zip code) 30075

My commission expires: 3/4/2008

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property —

Location 3099 OAK CHASE DRIVE ROSWELL GA 30075  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 172 P3 District 12 Size of Tract .81 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 0.81 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: Pool in Side yard.

# Application for Variance Cobb County

V-12/1996

1 of 3

(type or print clearly)

Application No. V-12

Hearing Date: 2-14-96

Applicant D.W. Millen & Assoc., Inc. Day Phone 442-9912 Home Phone 237-3489  
Don. W. Millen Address 1400 Epping Forest Drive, Atlanta, GA 30319  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Day Phone 442-9912  
(representative's signature)

My commission expires: 3/13/98

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

Titleholder D.W. Millen & Assoc., Inc. Day Phone 442-9912 Home Phone 237-3489  
Signature [Signature] Address 1080 Upper Hembree Road, Roswell, GA 30076  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/13/98

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

Present Zoning of Property \_\_\_\_\_  
Location 3099 Oak Chase Drive  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 172 District 1 Size of Tract .81 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 x Topography of property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 3-28-9.12A 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 house is slightly in violation of the front and right side lines. The building area on the lot is very small and the builder/foundation subcontractor made a small error. The house is on a curve and basically does not adversely affect anyone.

List type of variance requested: Side line variance from 10' to 9.5'.  
Front line variance from 35' to 32'3"

PAGE 2 OF 2

APPLICATION NO. V-12

ORIGINAL DATE OF APPLICATION: 2/96

APPLICANTS NAME: D.W. MILLEN & ASSOC., INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY  
BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF  
ZONING APPEALS ON FEBRUARY 14, 1996

V-12            D. W. MILLEN & ASSOC., INC. requests a variance  
to: (1) waive the side (eastern) setback from  
required 10 feet to 9 feet; (2) waive the front  
setback from required 35 feet to 32 feet in Land  
Lot 172 of the 1st District. 0.81 acre. Located  
on the north side of Oak Chase Drive, east of  
Kingswood Drive, (3099 Oak Chase Drive).

BZA DECISION OF 2-14-96 The Board of Zoning Appeals, as part of  
the Consent Agenda, approved application subject to: 1)  
Stormwater Management comment which states the owner/applicant  
is to verify that house is in compliance with the Cobb County  
Flood Damage Prevention Ordinance; 2) Sewer Division comment  
which states that no permanent structures are to be constructed  
within ten (10) feet of the edge of a permanent water or  
sanitary easement on front or rear setbacks, or within two (2)  
feet on side setbacks (ref. Cobb County Code, Section 3-26-53).  
Motion by Homan, second by Paetau, carried 4-0.

When I looked up, and there before me was a man with a measuring line in his hand! - Zeph. 2:1

NOTES:

EQUIPMENT USED: TOPCON GTS-3B, CMT MC V  
BEARINGS SHOWN ARE COMPUTED FROM ANGLES TURNED  
THIS SURVEY IS SUBJECT TO ANY AND ALL  
EASEMENTS, R/W'S, ETC., OF RECORD OR  
NOT OF RECORD, ABOVE OR BELOW GROUND.  
ALL MATTERS OF TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE  
USE OF THE PERSON, PERSONS OR ENTITY  
NAMED HEREON, SAID CERTIFICATION DOES  
NOT EXTEND TO ANY UNNAMED PERSON WITHOUT  
AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT  
ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE  
BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE  
SAME DOES NOT AND IS NOT INTENDED TO CONSTI-  
TUTE A TITLE SEARCH OR TITLE OPINION.

REFERENCE PLAT RECORDED IN PLAT BOOK 120 PAGE 16

A PORTION OF THIS PROPERTY LIES WITHIN A  
SPECIAL FLOOD HAZARD AREA, HOWEVER,  
IMPROVEMENTS ARE LOCATED OUT OF AND  
NOT IN THE FLOOD PLAIN AS EFFECTIVE DATE 1-3-79  
FOLDER # 130032-00508

LEGEND:

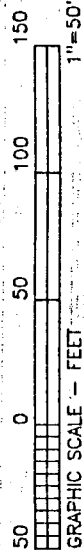
- IRON PIN FOUND
- IRON PIN PLACED (24 RE-94R)
- △ COMPUTED POINT
- UTILITY POLE
- UTILITY LINE
- CTP CRIMP TOP PIPE
- WATER METER
- ⊙ GAS METER
- ⊙ WELL
- ⊠ CONCRETE MONUMENT
- R PROPERTY LINE
- B BUILDING LINE
- C CENTER LINE
- R/W RIGHT-OF-WAY
- LLL LAND LOT LINE
- LLC LAND LOT CORNER
- X — FENCE
- NOT TO SCALE
- CREEK OR BRANCH
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- SMK SIDEWALK

PLAT \*\*\* FOR

Millen & Assoc., Inc.

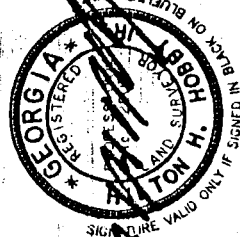
Lot 1

Oak Chase Subdivision  
Located in Land Lot 172  
1st District \*\*\* 2nd Section  
Cobb County, Georgia  
August 31, 1995  
JOB 95583 \* SF 95583 \* CF 95358



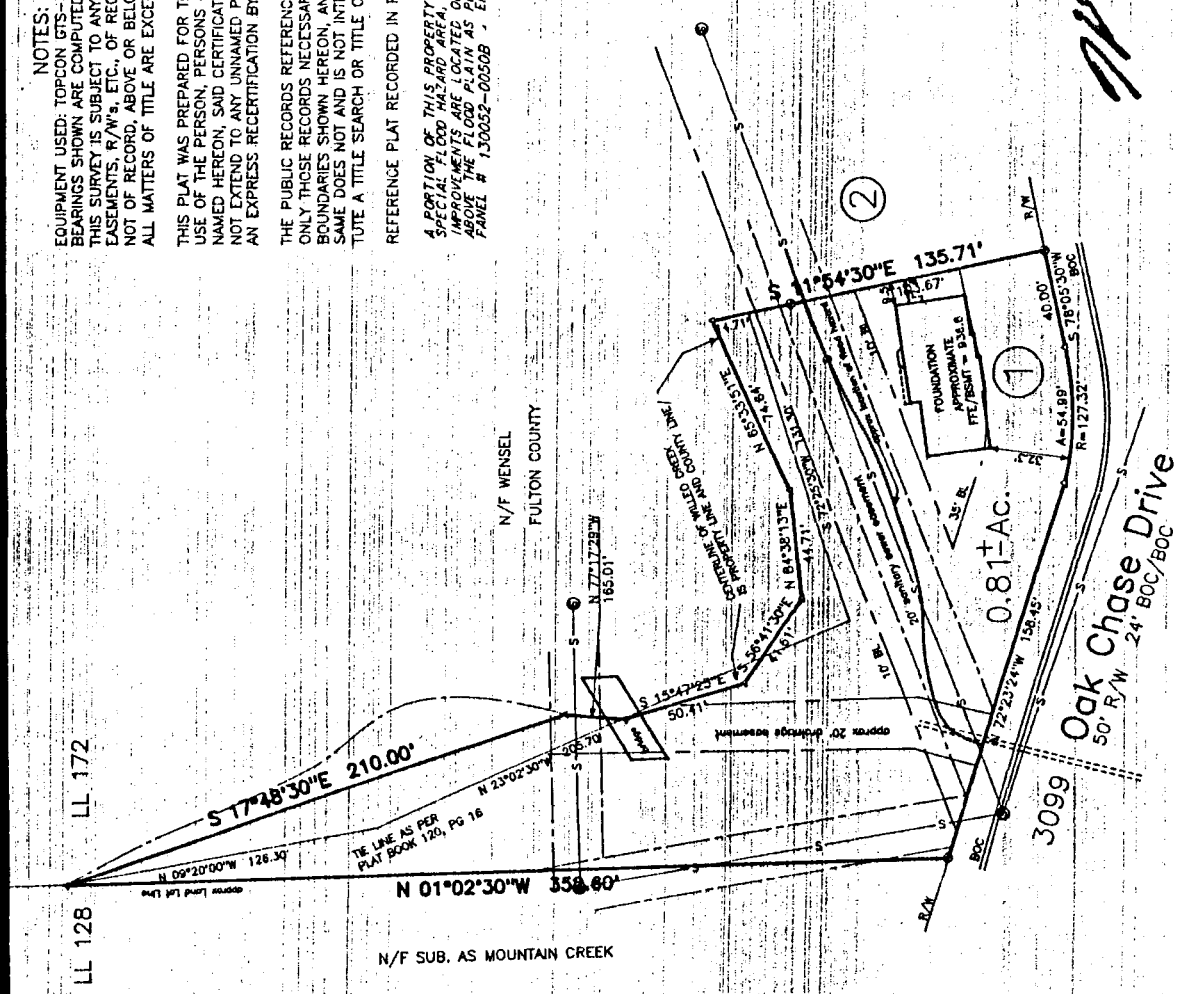
STIPALACHIAN  
SURVEY CO.

889-4691  
P.O. Box 1648  
Cumming, GA  
30128



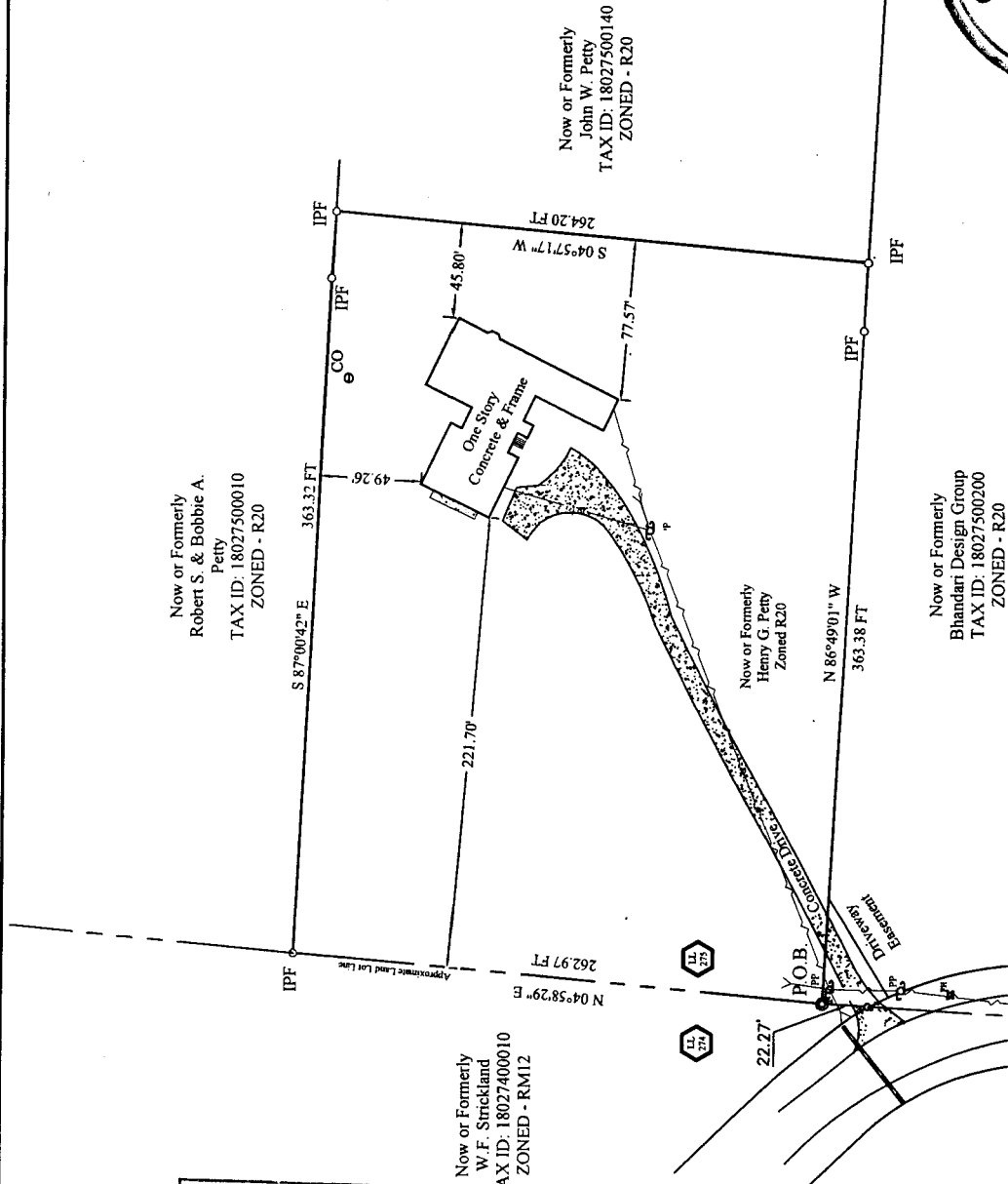
Guard is for who mours his neighbor's boundary mark, and all the people shall say, "Amen". Brail. 27:17

B 12-172.1





- [illegible]



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
FEB 12 2008

**ZONING VARIANCE PLAT FOR:**  
**Juanita Petty**

**6379 Ivey Road  
Land Lot 275, 18th District, 2nd Sect  
Cobb County, Georgia  
TAX ID 1802700020  
ZONING R-20**

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_


Area = 2.2 Acres (95,884 Sq.Ft.)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure be in.

Computed by: RSN  
Drawn by: RSN

Checked by: KLN  
Party Chief: CP  
Date Surveyed: 10-19-07  
Date Drawn: 10-20-07

**GRAPHIC SCALE**



**SCALE: 1"=60'**

- All iron pins are 1/2" Rebar, unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1" foot in 25,000 feet and an angular error of 0.3 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 300,204 feet.
- The plat subject to all easements public and private.

**Perimeter Surveying & Development Co.**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768



**APPLICANT:** Mindy L. Hall **PETITION NO.:** V-28  
**PHONE:** 678-984-6408 **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 275  
**PROPERTY LOCATION:** Located off of a private **DISTRICT:** 18  
easement on the east side of Ivey Road **SIZE OF TRACT:** 2.2 acres  
(6379 Ivey Road). **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the public road frontage to allow one home off of a private easement.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED **PETITION NO.**  **SPOKESMAN**

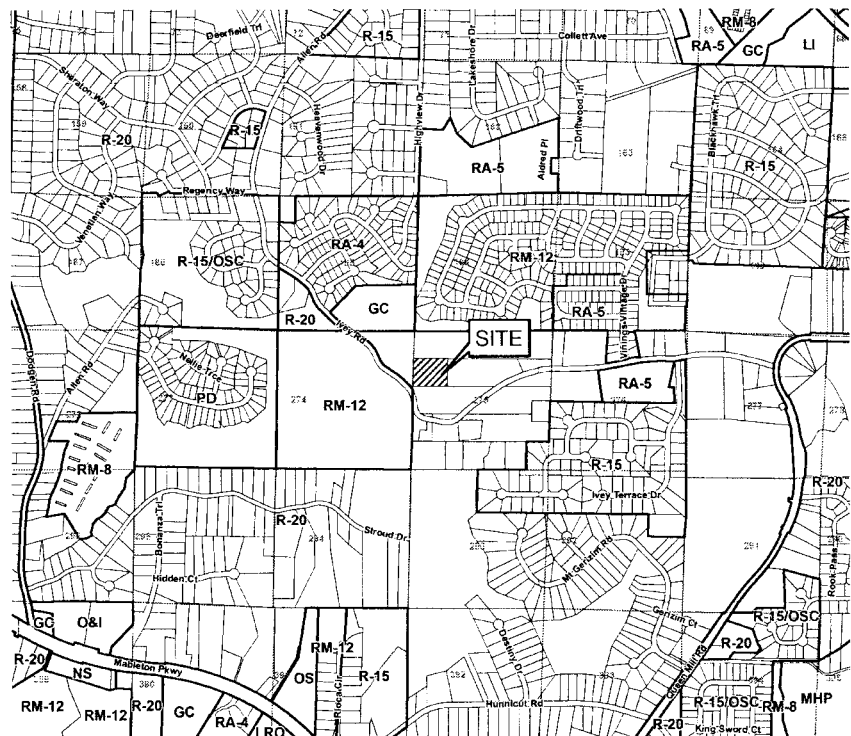
**BOARD OF APPEALS DECISION**

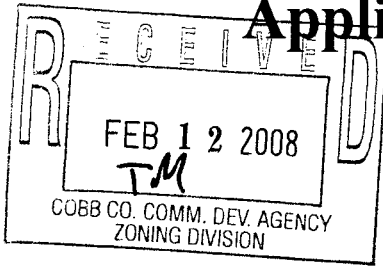
**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**





# Application for Variance Cobb County

(type or print clearly)

Application No. V-28

Hearing Date: 4-9-08

Applicant Mindy L. Hall

Business Phone 678-984-6408

Home Phone 770-745-087

Mindy L. Hall  
(representative's name, printed)

Address 6257 Vinings Vintage Dr Mableton GA 30126  
(street, city, state and zip code)

M L Hall  
(representative's signature)

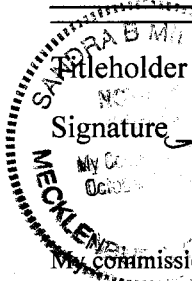
Business Phone 678-984-6408

Cell Phone 813-220-5941

My commission expires: Oct 4<sup>th</sup> 2010

Signed, sealed and delivered in presence of:

Freddie Gaudin  
Notary Public



Fileholder Sylvia Peters

Business Phone 704-916-3331

Home Phone 704-392-8655

Signature Sylvia Peters  
(attach additional signatures, if needed)

Address: 3754 Glenlea Commons DR

Charlotte NC 28216  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Sandra B. Miller  
Notary Public

Present Zoning of Property R-20

Location 6379 Juey Rd

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

Land Lot(s) 275

District 18th

Size of Tract 2.2

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 Location of property

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 am requesting to waive the 75 ft Road frontage Requirement and allow the existing 25 ft driveway for residential building approval

List type of variance requested: Access Easement for residential building

# Application for Variance

## Cobb County

(type or print clearly)

Application No. U-28

Hearing Date: 4-9-08

Applicant Mindy L. Hall Business Phone 678 984 6408 Home Phone 770 745 0187

Mindy L. Hall  
(representative's name, printed)

Address Mableton GA 30126  
4259 Vinings Village Dr  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone 678 984 6408 Cell Phone 813 220 5961

My commission expires: Oct 4<sup>th</sup>, 2010.

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Douglas L. Jenkins Business Phone 678-362-8413 Home Phone 770-9481189

Signature [Signature]  
(attach additional signatures, if needed)

Address: 6379 Hwy Rd, Mableton, GA 30126  
(street, city, state and zip code)

POA for Douglas L. Jenkins II

Signed, sealed and delivered in presence of:

My commission expires: 03-01-08

[Signature]

Notary Public

Present Zoning of Property R-20

Location 16379 Ivey Rd Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 275 District 1840 Size of Tract 2.2 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 Location of Property

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 am requesting to waive the 75' ft Rd frontage Requirement  
and allow the existing 35' driveway for residential building  
approval

List type of variance requested: Access easement for residential building

**ZONING (R-30)**

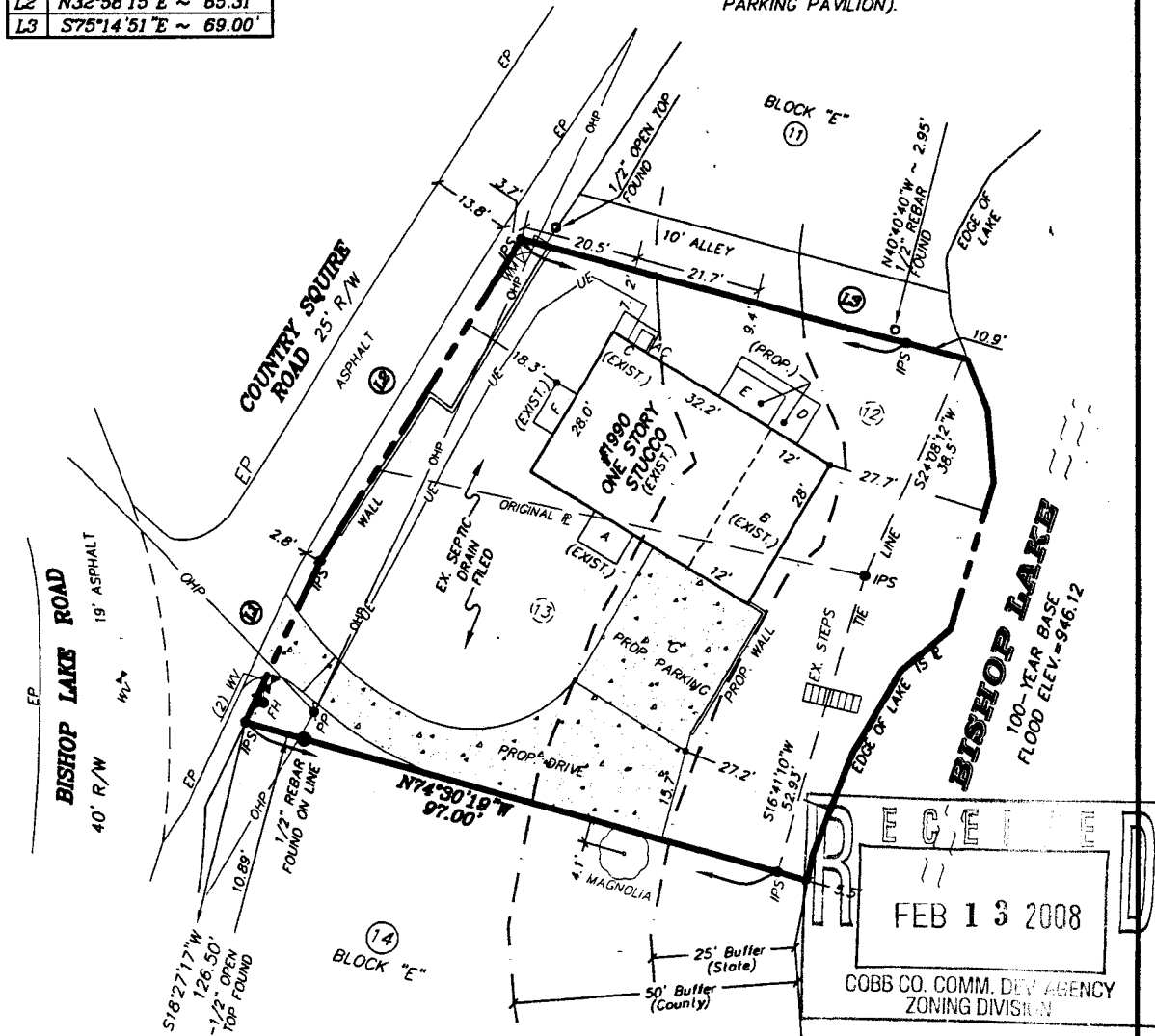
FRONT: 45'  
SIDE: 12'  
REAR: 40'  
34% TOTAL IMPERVIOUS SURFACES  
(EXISTING & PROPOSED).

**CALL TABLE**

L1	N26°07'33"E ~ 30.60'
L2	N32°58'15"E ~ 65.31'
L3	S75°14'51"E ~ 69.00'

**TABLE OF IMPROVEMENTS**

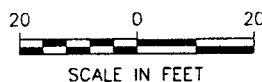
- A: EXIST. 4x8 COVERED FRONT STOOP  
B: EXIST. ENCLOSE EXISTING DECK  
C: EXIST. 4x7 CANTILEVERED BAY WINDOW  
D: PROP. 8x16 LOWER DECK  
E: PROP. 6x10 UPPER DECK  
F: EXIST. 4x8 HC ACCESS DOOR WITH WOOD AWNING.  
G: PROP. PARKING PAD & DRIVE (FUTURE PARKING PAVILION).



FIELD CLOSURE: OPEN  
ANG. ERROR: -----  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: TOPCON GTS-303  
W/ MCV DATA COLLECTOR  
PLAT CLOSURE: > 1/35642

AREA TO THE LINE=0.187 ACRES  
OR 8144 SQ. FT.  
AREA TIE LINE TO LAKE=0.022 ACRES  
OR 959 SQ. FT.  
TOTAL AREA=0.209 ACRES  
OR 9103 SQ. FT.

A PORTION OF THIS PROPERTY IS  
WITHIN A 100 YEAR FLOOD HAZARD  
AREA ACCORDING TO THE FEMA/FIRM  
OF COBB COUNTY, GEORGIA  
PANEL NO. 13067 0040F  
DATED: AUGUST 18, 1992.  
1st FLOOR ELEV=966.32  
BASEMENT ELEV.=957.61



SCALE IN FEET

IN MY OPINION THIS PLAT IS A CORRECT  
REPRESENTATION OF THE LAND PLATTED  
AND HAS BEEN PREPARED IN CONFORMITY  
WITH THE MINIMUM STANDARDS AND  
REQUIREMENTS OF THE LAW.

VARIANCE DRAWING FOR:

**FAYE PERMENTER**

1990 COUNTRY SQUIRE ROAD

PB 6 PG 23 DB 14511 PG 4816

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT  
OF A CURRENT TITLE COMMITMENT. THIS PROPERTY  
MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS,  
SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE  
WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

**SURVEYS PLUS, INC.**

3545 SOUTH COBB DR., S.E.  
SMYRNA, GEORGIA 30080  
PHONE: (770) 444-9736  
FAX: (770) 444-9730



JOB NO. 4191  
DRAWN BY: SC  
CHECKED BY: DP  
DATE 9/04/07  
SCALE 1"=20'  
FIELD DATE 8/10/07

REVISIONS  
ADDED PROPOSED ADDITIONS & DR 2/04/08  
ADDED COUNTY COMMENTS 2/11/08  
ADDED COUNTY COMMENTS 2/13/08

LOCATED IN  
LAND LOTS 756  
18th DISTRICT  
3rd SECTION  
COBB COUNTY,  
CITY OF  
GEORGIA

**APPLICANT:** Larry Michael Permenter and Teresa

**PETITION NO.:** V-29

**PHONE:** Faye Permenter 864-704-5696

**DATE OF HEARING:** 04-09-08

**REPRESENTATIVE:** same

**PRESENT ZONING:** R-30

**PHONE:** same

**LAND LOT(S):** 756

**PROPERTY LOCATION:** Located on the east side of

DISTRICT: 16

Country Squire Road, east of Bishop Lake Road

**SIZE OF TRACT:** .209 acre

(1990 Country Squire Road).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback on lot 12 from the required 45 feet to 18 feet; 2) waive the side setback from the required 12 feet to 7 feet adjacent to the northern property line; 3) waive the rear setback on lot 12 from the required 40 feet to 27 feet; 4) waive the side setback on lot 12 to zero feet adjacent to the southern property line; 5) waive the side setback on lot 13 from the required 12 feet to zero feet adjacent to the northern property line; 6) waive the rear setback on lot 13 from the required 40 feet to 27 feet.

## COMMENTS

**TRAFFIC:**

## DEVELOPMENT & INSPECTIONS:

## STORMWATER MANAGEMENT:

## HISTORIC PRESERVATION:

## CEMETERY PRESERVATION:

**WATER:**

**SEWER:**

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

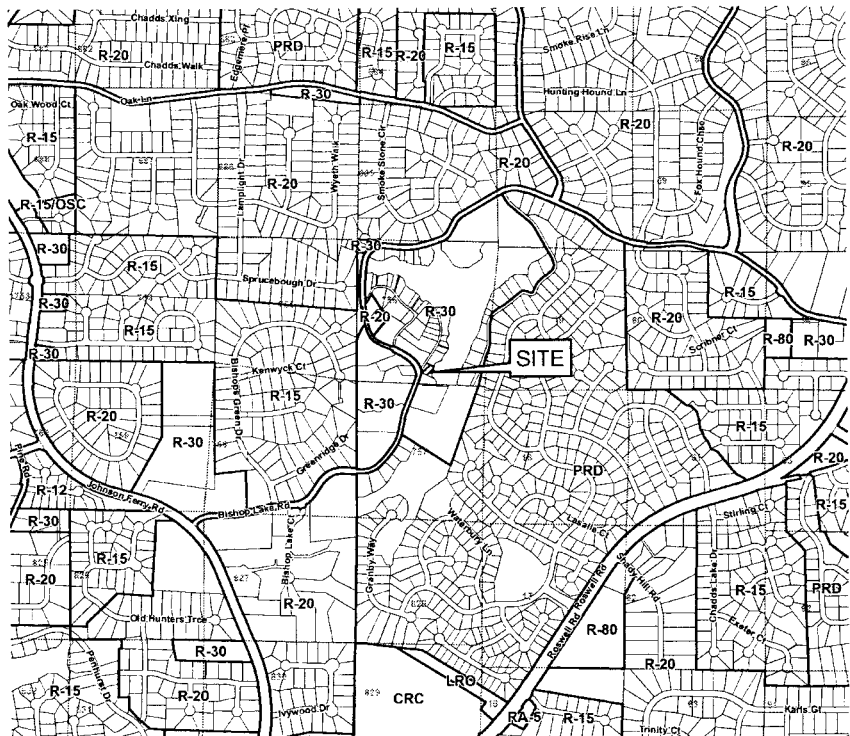
## **BOARD OF APPEALS DECISION**

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

REJECTED                      SECONDED

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

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



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-29

Hearing Date: 4-9-08

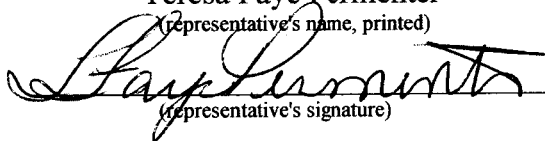
Applicant Larry Michael Permenter &  
Teresa Faye Permenter

Business Phone (864)704-5696

Home Phone (864)704-5696

Teresa Faye Permenter  
(representative's name, printed)

Address (Temporary) 348 W Oaks Trail, Woodstock, GA 30188  
(street, city, state and zip code)

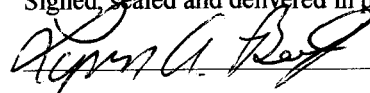
  
(representative's signature)

Business Phone (864)704-5696

Cell Phone (864)704-5696

Signed, sealed and delivered in presence of:

My commission expires: 05/08/2008



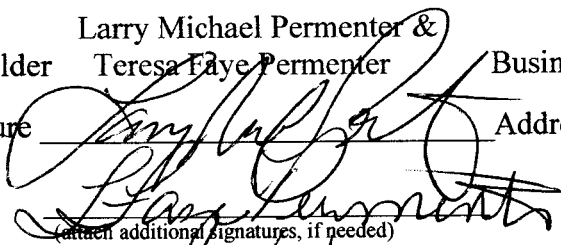
Notary Public

Titleholder Larry Michael Permenter &  
Teresa Faye Permenter

Business Phone (864)704-5696

Home Phone (864)704-5696

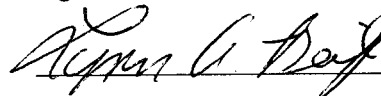
Signature

  
(attach additional signatures, if needed)

Address: (Temporary) 348 W Oaks Trail, Woodstock, GA 30188  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 05/08/2008



Notary Public

Present Zoning of Property R-30

Location 1990 Country Squire Road, Marietta, Georgia 30062 (Bishop Lake Community)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756

District 16th

Size of Tract .209 (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 ☒

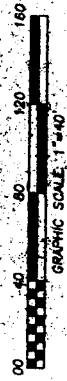
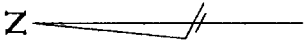
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

**Current Setbacks can not be met due to:** (1) Residence does not face street-affects side/rear/front setbacks. (2) Working with existing structure built & abandoned in 1993 - Cobb County had started "abatement" proceedings when we purchased in July '07. (3) Septic System (New High Capacity Fill Lines & ATU) approved & installed utilizes large portion of property. (4) Size, Shape & Topography does not allow standard setbacks. (5) Small lots in Community developed in 1930's. (6) Existing structure built under different setbacks of the time. (7) Residence interior/exterior adapted for future handicap use (H/C Side Door, Bath & Bedroom and Kitchen required movement of some walls) extra space for H/C took up approximately 50% of existing kitchen, enclosed deck to extend kitchen to reasonable standards. (8) Due to Fire Hydrant on property (not in road right of way) & Septic Field, Parking Pad location was limited to one option - as shown on survey. (9) Front porch extended to cover new stoop and stairs-stairs never constructed. (10) Location of new barbecue deck placed in only area available (keep new footings as far from Lake buffer as possible).

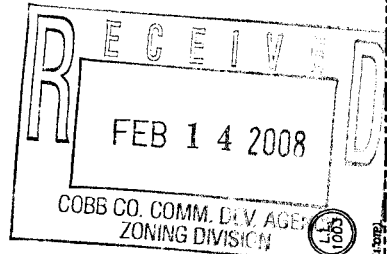
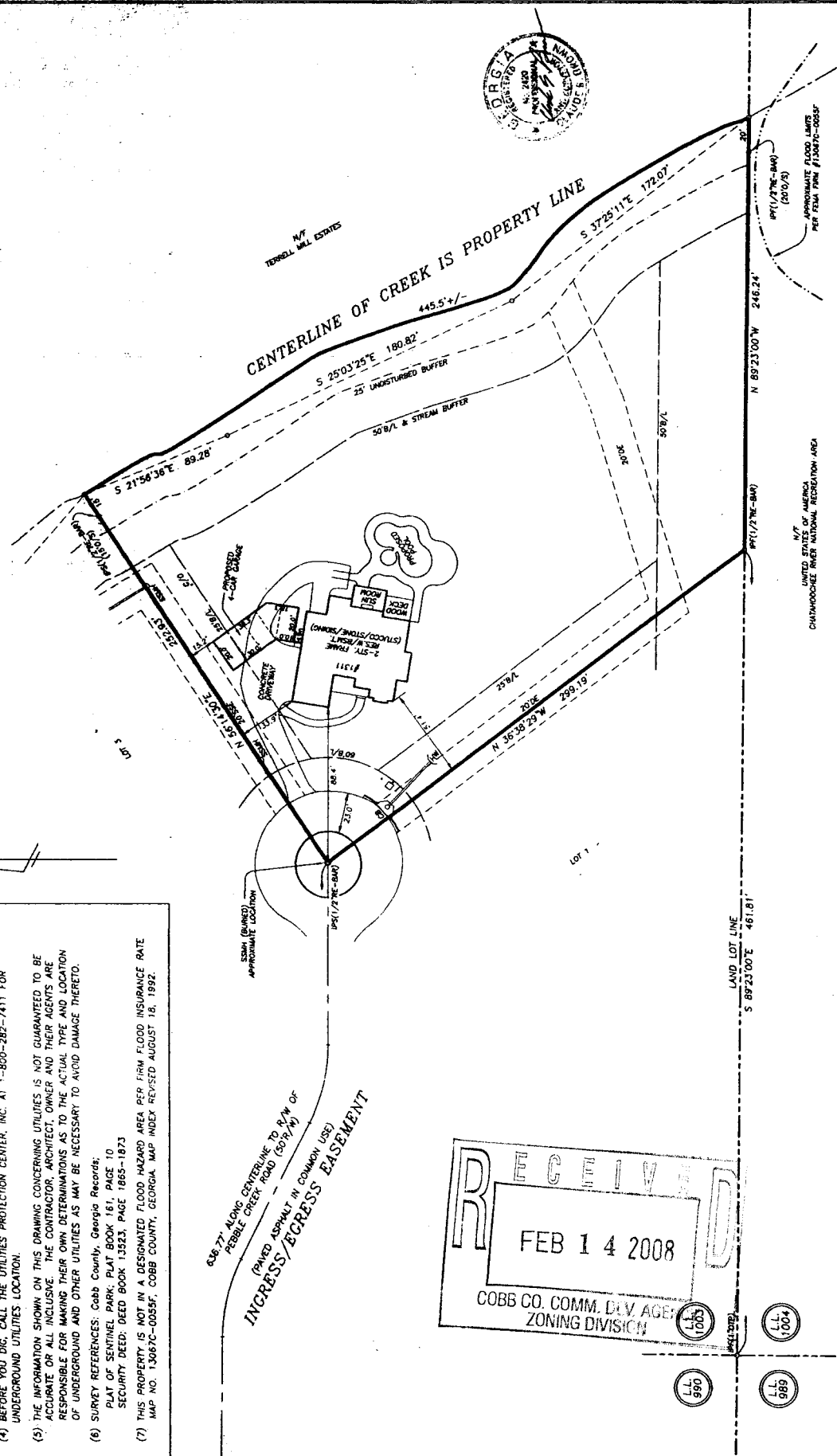
List type of variance requested: Reduce 40' Rear Setback to 25' (from Lake's edge)  
Reduce 12' Side Setback to 7' (along Community Alley)  
Reduce 45' Front Setback to 18' (along Country Squire Road)  
Reduce 12' Side Setback to 0' (along shared Property Line of two Lots)

GENERAL NOTES

- (1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON AP-LIA ROBOTIC TOTAL STATION.
- (3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 192,829 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
- (6) SURVEY REFERENCES: Cobb County, Georgia Records;  
PLAT OF SENTINEL PARK; PLAT BOOK 161, PAGE 10;  
SECURITY DEED; DEED BOOK 13523, PAGE 1855-1873
- (7) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NO. 13067C-0055F, COBB COUNTY, GEORGIA. MAP INDEX REVISED AUGUST 18, 1992.



**AREA OF TRACT:**  
83,116 Square Feet  
1.91 Acres



DRAWN BY: J. SHEPHERD		REGISTERED LAND SURVEYORS, INC.		SURVEY PLAT		LOT 2, SENTINEL PARK	
CHECKED BY: G. BROWN		580 West Crossville Road Suite 204 Roswell, Georgia 30075 (770) 298-7676		Prepared for <b>KEN HORVAT</b> Land Lot 1003 of the 17th District, 2nd Section Cobb County, Georgia		SHEET NO.	
DATE: 01-02-2008						S-1	
SCALE: 1"=40'						OF 1 SHEET	
JOB NO.: 2276							

APPLICANT: Joel and Pam Lackey PETITION NO.: V-30  
PHONE: 404-629-9595 DATE OF HEARING: 04-09-08  
REPRESENTATIVE: Scott W. Peters PRESENT ZONING: R-80  
PHONE: 404-681-3450 LAND LOT(S): 1003  
PROPERTY LOCATION: Located off of a private DISTRICT: 17  
easement on the west side of Timberland Drive SIZE OF TRACT: 1.91 acres  
(1311 Pebble Creek Road). COMMISSION DISTRICT: 2  
TYPE OF VARIANCE: Waive the side setback from the required 25 feet to 15 feet adjacent to the northern  
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 \_\_\_\_\_**

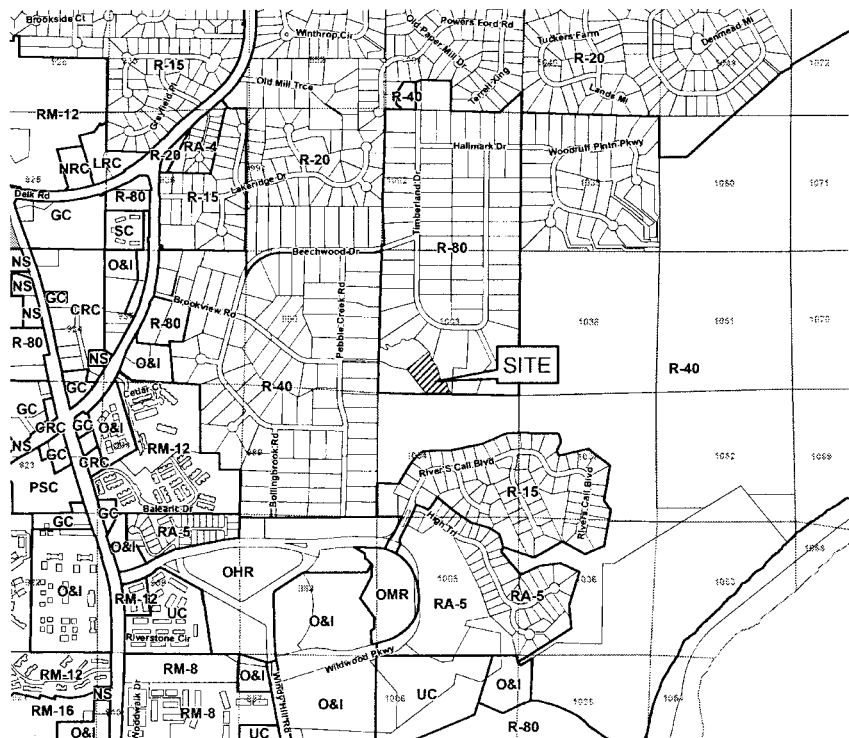
**HELD \_\_\_\_\_ CARRIED \_\_\_\_\_**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

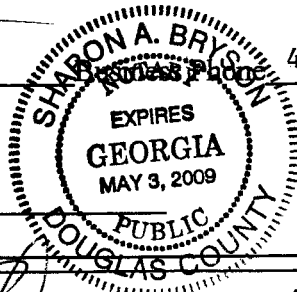
Application No. V-30

Hearing Date: 4-9-08

Applicant Joel and Pam Lackey Business Phone 404-629-9595 Home Phone 770-955-0117

Scott W. Peters Address 1100 Peachtree St., Ste., 800, Atlanta, GA 30309  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)



Business Phone 404-681-3450 Cell Phone 404-217-1620

Signed, sealed and delivered in presence of:

Sharon A. Bryson

Notary Public

My commission expires: \_\_\_\_\_

Titleholder Joel and Pam Lackey Business Phone 404-629-9595 Home Phone 770-955-0117

Signature Pam Lackey Address: 1311 Pebble Creek Road, Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Sharon A. Bryson

Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-30

Location 1311 Pebble Creek Road, Marietta, Georgia  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1003 District 17th Size of Tract 1.91 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.

Please see attached Letter of Intent

List type of variance requested: Side yard setback reduction from 25 feet to 10 feet to allow for the construction of a detached garage.

LAW OFFICES  
SCHREEDER, WHEELER & FLINT, LLP  
1100 PEACHTREE STREET, NE  
SUITE 800  
ATLANTA, GEORGIA 30309-4516

(404) 681-3450  
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: [speters@swflfp.com](mailto:speters@swflfp.com)  
Direct Dial: (404) 954-9836

February 13, 2008

VIA HAND DELIVERY

Cobb County Community Development  
Zoning Division  
191 Lawrence Street  
Marietta, Georgia 30060

RE: Variance Request – Side Yard Setback Reduction  
Joel and Pam Lackey – 1311 Pebble Creek Road, Marietta, Georgia

Dear Ladies and Gentlemen:

I represent Mr. Joel and Mrs. Pam Lackey in regard to their request for a variance to reduce the side yard set-back along their northern property line from 25' to 15'. This request is for the purpose of allowing for the construction of a detached garage adjacent to the existing residence. The property is one of three houses located along a private street. The other two residents of this street have approved of this request.

The property is located at the end of the cul de sac of Pebble Creek Road. Although generally rectangular in shape, the property intersects the private drive at its corner, resulting in minimal road frontage. In addition, the property slopes rather dramatically from front to back as you move away from the house site. A creek is located along the rear of the property. The shape and topography of the property provide a challenge to allow for the proposed improvements in a manner which is consistent with the character of both the Lackey's and the neighboring houses if the existing side yard set back requirement can not be reduced.

Mr. and Mrs. Lackey desire to construct a detached garage to provide for additional storage for both automobiles and household goods. The existing driveway is located on the northern side of the house, and the proposed garage would utilize such existing drive. The garage will be constructed in a manner consistent with the exiting home.

LAW OFFICES  
SCHREEDER, WHEELER & FLINT, LLP

Page 2  
February 13, 2008

Although the Lackey's home is zoned R-80, the surrounding subdivision is zoned R-40, which would allow for the requested 15' minimum side yard set-back. The Lackey's have attempted several configurations to allow for the construction of a similar garage within the existing set-back, but the topography and shape of the property have prevented such construction. Both neighboring property owners have reviewed the Lackey's plans and have consented thereto. Photographs of the Lackey's home, as well as the neighboring residences, are included for your convenience.

We therefore respectfully request that Cobb County grant the required variance to reduce the side yard building set back along the northern property line to 15'. Thank you for your consideration in this regard.

Sincerely,



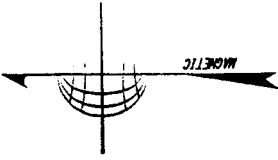
Scott W. Peters

SWP/jj

BOUNDARY SURVEY  
FOR  
DORIS FOWLER  
LOCATED IN LAND LOT 5  
19TH DISTRICT AND SECTION  
COBB COUNTY, GEORGIA

A circular stamp with a thick border. Inside, the text 'SHEET NO.' is at the top, '1 / 1' is in the center, and 'JAN 17 1900' is at the bottom.

**TerraMark**  
Professional Land Surveying  
1596 Balf Farry Road  
Marietta, Georgia 30066  
Phone No. (770) 421-1827  
Fax No. (770) 421-0652



**REFERENCE MATERIAL**

1. BOUNDARY SURVEY  
FOR LOIS M. BAILEY  
PREPARED BY BUFORD H. MORRIS  
DATED JANUARY 20, 1994

NOTE: SURVEY TRACT "B" PREPARED  
WITHOUT BENEFIT OF FIELD DATA.  
PROPERTY SUBMITTED ON PAPER  
USING SURVEY REFERENCED ABOVE.

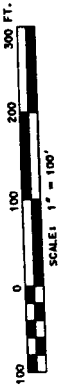
CLOSURE

**CLOSURE STATEMENT:**  
TRACT "D" HAS BEEN  
FOR CLOSURE AND IS  
284.374 FEET.

# SURVEYORS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).

*[Signature]*  
JOHN C. BLOUNT, NLS  
REGISTERED NUMBER: 2087



## LEGEND

[illegible]

FEB 14 2008

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

BRINKLEY ROAD  
(50' R/W)

**APPLICANT:** Doris Fowler  
**PHONE:** 770-427-2219  
**REPRESENTATIVE:** Sharon Hightower  
**PHONE:** 770-425-9996  
**PROPERTY LOCATION:** Located off of a private easement on the east side of Brinkley Road, south of Cook Road  
**PETITION NO.:** V-31  
**DATE OF HEARING:** 04-09-08  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 5  
**DISTRICT:** 19  
**SIZE OF TRACT:** 2 acres  
**COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the public road frontage to allow one home off of a private easement.

**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-31

Hearing Date: 4-9-08

Applicant Doris Fowler

Business Phone \_\_\_\_\_

Home Phone 7-427-2219

Sharon Hightower

(representative's name, printed)

Address \_\_\_\_\_

Brinkley Road P.S. Ga 30127  
(street, city, state and zip code)

Business Phone 770-425-9996

Cell Phone 678-860-8912

(representative's signature)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder \_\_\_\_\_

Business Phone \_\_\_\_\_

Home Phone \_\_\_\_\_

Signature \_\_\_\_\_

(attach additional signatures, if needed)

Address: \_\_\_\_\_

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property R-30

Location \_\_\_\_\_

Brinkley Road P.S. Ga 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0182 5

District 1919

Size of Tract 2

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 \_\_\_\_\_

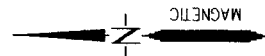
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

So we can sell 2 acres to buyer in back

List type of variance requested:

WAIVE THE PUBLIC ROAD FRONTAGE  
TO ALLOW A HOME OFF A PRIVATE EASEMENT

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0065 F COMMUNITY #130052 DATED: AUG. 18, 1992



LL 381  
APPROX. LAND LOT LINE

LL 382  
APPROX. LAND LOT LINE

~N/F~  
MASON VARNER  
PB. 13616, PG. 4726  
ZONED: R-30

~N/F~  
CLINTON F. GRUMWELL  
& SUSAN C. GRUMWELL  
DB. 6148, PG. 155  
ZONED: R-30

**RECEIVED**  
FEB 14 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

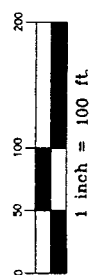
~N/F~  
DEONHURST S/D  
PB. 120, PG. 83  
ZONED: R-30

~N/F~  
MICHAEL PRICE  
JOSHUA WHINE

TOTAL AREA  
142,411 sq. ft.  
3.27 acres

VARIANCE PLAT FOR:  
**WILLIAM M. SPARKS, JR.**

LOCATED IN LAND LOT 382  
IN THE 19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 100' DATE: FEBRUARY 11, 2008



**NOTE:**  
THE VARIANCE REQUEST IS TO WAIVE THE MINIMUM OFF A FRONTAGE REQUIREMENTS TO ALLOW THREE TRACTS OFF A PROPOSED 20' ACCESS EASEMENT THROUGH LOTS 19 AND 20 OF THE TRINITY VILLAGE COMMUNITY. THERE ARE NO HOMES CURRENTLY BUILT OR LOCATED ON THESE LOTS. THE DEVELOPER OF TRINITY VILLAGE IS ALSO THE LISTED APPLICANT FOR THIS VARIANCE.

100 YR FLOOD LIMITS  
INTERPOLATED FROM STUDY  
BY KREWSON WICKERY ENGINEERS  
DATED 3-1-05 FOR TRINITY VILLAGE  
RETIREMENT COMMUNITY

~N/F~  
SALLE ANN DAVENPORT  
ZONED: R-30

S 84°38'32" E 657.21'

N 05°22'04" E 216.03'

1  
43,616 sq. ft.  
1.00 acres  
~N/F~  
WILLIAM M. SPARKS JR.  
ZONED: R-30

2  
43,571 sq. ft.  
1.00 acres  
~N/F~  
WILLIAM M. SPARKS JR.  
ZONED: R-30

3  
55,205 sq. ft.  
1.27 acres  
~N/F~  
MICHAEL T. PARTAIN  
& CYNTHIA R. PARTAIN  
PB. 180, PG. 40  
ZONED: R-30

TOTAL AREA WITHIN 100 YEAR  
FLOOD PLAIN ZONE "A"  
0.71 ACRES

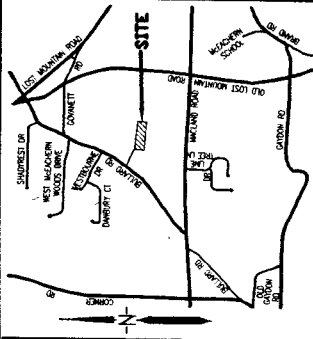
~N/F~  
MICHAEL T. PARTAIN  
& CYNTHIA R. PARTAIN  
PB. 180, PG. 40  
ZONED: R-30

~N/F~  
TRINITY VILLAGE RETIREMENT COMMUNITY  
ZONED: RSL (PB 286, PG. 42-44)

~N/F~  
TRINITY VILLAGE RETIREMENT COMMUNITY  
UNIT II  
ZONED: RSL

LIVING SPRINGS CIRCLE - 40' R/W

UNDISTURBED COBB COUNTY  
CREEK BUFFER 50' FROM TO OF BANK



LOCATION MAP SCALE - 1" = 2000'

REFERENCE DEEDS:

MASON VARNER  
DB. 14155, PG. 916

WILLIAM M. SPARKS  
DB. 14399, PG. 576

REFERENCE PLATS:

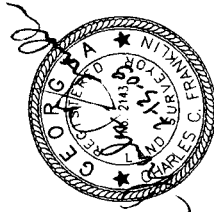
MASON VARNER  
PB. 219, PG. 75

MICHAEL THOMAS PARTAIN  
& CYNTHIA R. PARTAIN  
PB. 180, PG. 40

REFERENCE 20' SSE:

COBB COUNTY WATER SYSTEM  
PB. 5585, PG. 495

**V-32**



Centerline Surveying Systems, Inc.  
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399

107042-25

**APPLICANT:** North Star Investors  
**PHONE:** 404-474-7943  
**REPRESENTATIVE:** William Sparks  
**PHONE:** 404-474-7943  
**PROPERTY LOCATION:** Located off of a private easement on the north side of Living Springs Circle (1851 Bullard Road).  
**PETITION NO.:** V-32  
**DATE OF HEARING:** 04-09-08  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 382  
**DISTRICT:** 19  
**SIZE OF TRACT:** 3.27 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow three homes off of a private easement; 2) waive the width of aforementioned easement from the required 25 feet to 20 feet; 3) waive the minimum lot size for a lot off a private easement from 80,000 square-feet to 43,616 square-feet for lot 1; 4) waive the minimum lot size for a lot off a private easement from 80,000 square-feet to 43,571 square-feet for lot 2; 5) waive the minimum lot size for a lot off a private easement from 80,000 square-feet to 55,205 square-feet for lot 3;

### COMMENTS

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

### BOARD OF APPEALS DECISION

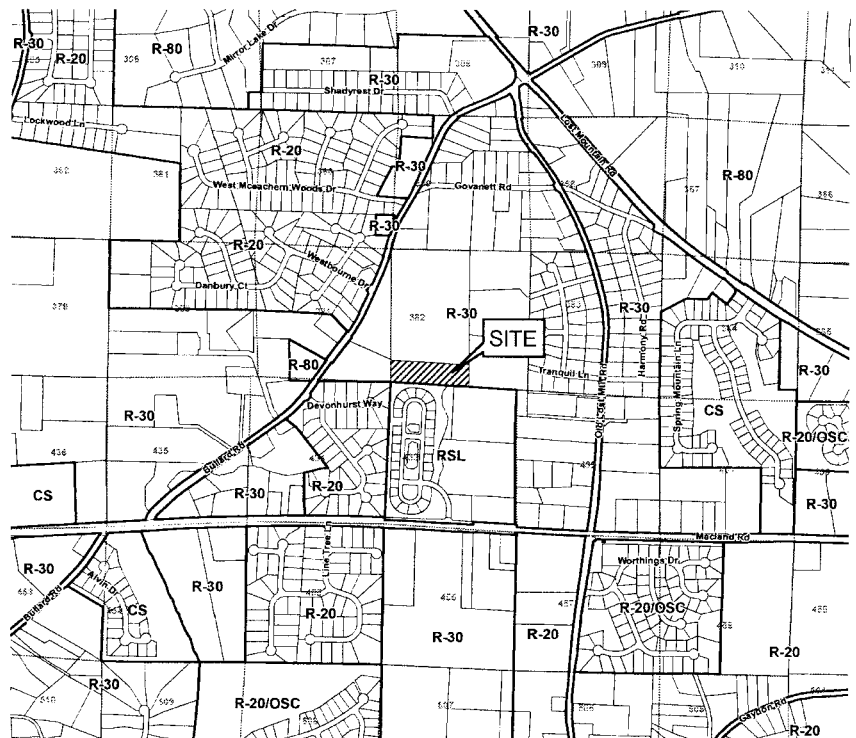
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



# Application for Variance

## Cobb County

(type or print clearly)

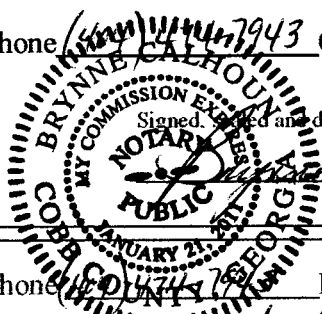
Application No. V-32

Hearing Date: 4-9-08

Applicant NORTH STAR INVESTORS Business Phone (404) 474-7943 Home Phone \_\_\_\_\_  
William Sparks Address 5200 Dallas Hwy. Ste. 200-143 Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (404) 474-7943 Cell Phone (770) 294-1066  
(representative's signature)

My commission expires: 01/21/2011

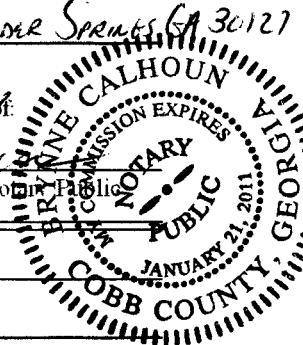


[Signature]  
Notary Public

Titleholder NORTH STAR INVESTORS Business Phone (404) 474-7943 Home Phone \_\_\_\_\_  
Signature [Signature] Address: 5200 Dallas Hwy. Ste. 200-143 Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)  
WILLIAM SPARKS

My commission expires: 01/21/2011

[Signature]  
Notary Public



Present Zoning of Property R-30  
Location 1851 BULLARD ROAD PARCEL ID 19038200030  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 382 District 19 Size of Tract 3.27 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

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.

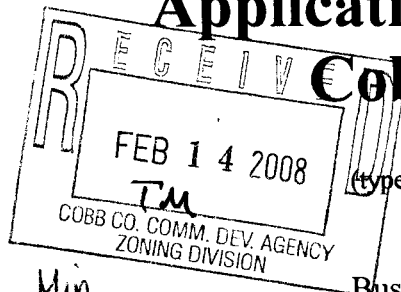
PROPERTY IS LAND LOCKED AND LACKS SUITABLE ACCESS TO ROAD

List type of variance requested: WAIVE THE MINIMUM ROAD FRONTAGE REQUIREMENTS TO ALLOW THREE TRACTS OFF A PROPOSED 20' ACCESS EASEMENT THROUGH LOTS 19 AND 26 OF THE TRINITY VILLAGE COMMUNITY. THERE ARE NO HOMES CURRENTLY BUILT OR LOCATED ON THESE LOTS. THE DEVELOPER OF TRINITY VILLAGE IS ALSO THE LISTED APPLICANT FOR THIS VARIANCE.

C	D
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# Application for Variance Cobb County



(type or print clearly)

Application No. V-33

Hearing Date: 4-9-08

Applicant Joo Min

Business Phone 770-495-7171 Home Phone 404-934-8289

Joo Min

(representative's name, printed)

Address 1103 Piedmont Rd. Marietta GA 30066

(street, city, state and zip code)

(representative's signature)

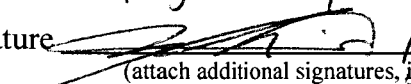

Business Phone 770-495-7171 Cell Phone 404-934-8289

Signed, sealed and delivered in presence of:

My commission expires: July-12-2009

Notary Public

Titleholder Kyung H. Min / Joo Min Business Phone 770-495-7171 Home Phone 404-934-8289

Signature  /  Address: 1103 Piedmont Rd. Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July-12-2009

Notary Public

Present Zoning of Property R-20

Location \_\_\_\_\_

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

Land Lot(s) 517, 518 District 16 Size of Tract 7.97 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 \_\_\_\_\_

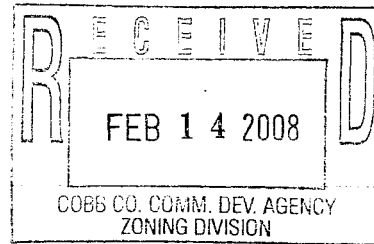
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The property was two lots when I made the purchase. I combined the lots into one after the purchase but felt it was a mistake and would like to split it into two lots again. The house behind the main house does not meet the current set back requirement of 35 feet. However, the house was built in 1964. In order for my friend to reside in the home, we need to split the lots

List type of variance requested: in two and that cannot be done without applying for the application for variance

continued on next page

V-33  
2008



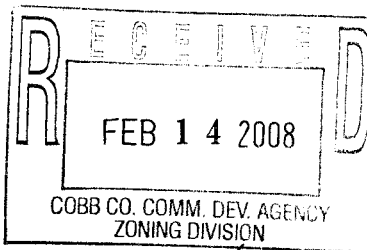
(cmt.)

Also on Track 1, need variance for the deck, pool and the pool house being front of the house, and also the pool and the pool house being too close to rear setback.

On Track 2, the shed behind the 2nd house is being side of that house, and being too close to rear setback. For these reason, need variance for it as well.



**V-34**



<p><b>Owner</b></p> <p>Spokane Emergency 1000 Old Pacific Spokane Road Spokane, WA 99203 Contact: Mary Lee</p>	<p><b>Developer</b></p> <p>Spokane Public &amp; Independent, Inc. 1000 Old Pacific Spokane Road Spokane, WA 99203 Contact: Bill Greenberger</p>	<p><b>ENGINEER</b></p> <p>WEST GARDEN ARCHITECTS 700 UNIVERSITY BLVD VANCOUVER, BC V6T 1C6 CONTACT: MR. LARRY KERR MR. TERRY WILSON</p>
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24 HR. EMERGENCY CONTACT: CEDRICK DRAYTON (404) 798-1372

SHEET

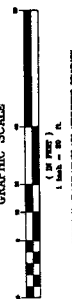
15

**EAST GEORGIA SURVEYORS, INC.**  
ENGINEERS PLANNERS SURVEYORS  
731 Sandtown Road  
Marletta, Georgia 30008  
(770) 428 - 2122  
FAX (770) 422 - 9178



NY 113346

GRAPHIC SCALE



CURIOUS IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY

THIS PROPERTY IS NOT LOCATED IN A FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN SEVEN FEET AND AN ACCURACY ORDER OF 2.5 PER HOLE POINT SURVEY. THIS PLAN WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO ONE FEET.

THE FOLLOWING INFORMATION IS BASED UPON THE DATA SUBMITTED BY THE PRODUCER:

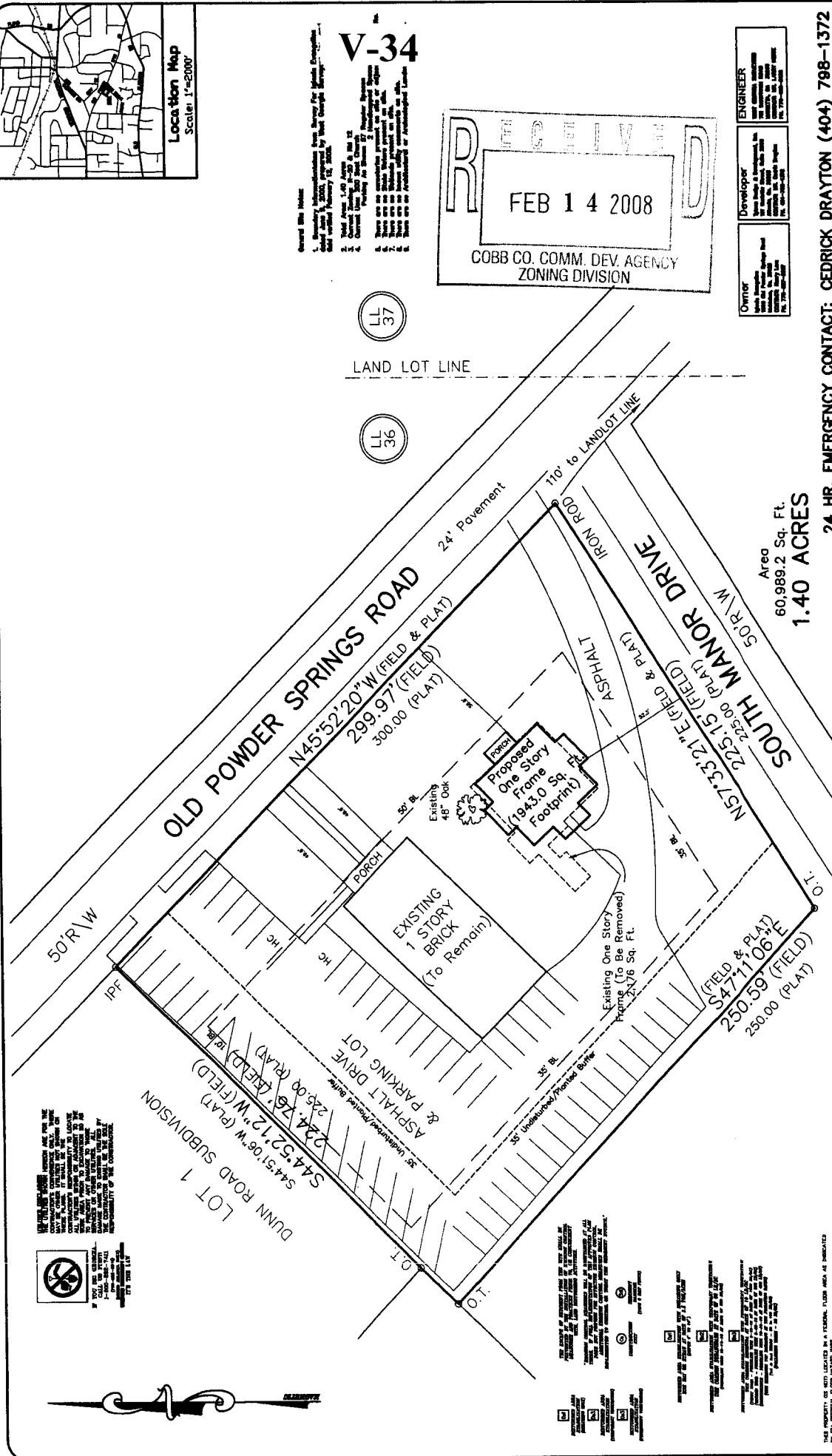
PRODUCER UTILIZED ANALOG INSTRUMENTATION.

ALL MEASUREMENTS OTHERWISE SHOWN THEREON ARE NATIONAL GEODETIC SURVEY MEASUREMENTS WITHIN 300' OF THIS PROPERTY.

ALL WATERS PERTAINING TO TITLE ARE EXCLUDED.

THIS PLAN IS BASED UPON THE DATA SUBMITTED BY THE PRODUCER.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



**APPLICANT:** Iglesia Evangelica De El Princippe      **PETITION NO.:** V-34  
**PHONE:** De Paz, Inc. 770-527-3607      **DATE OF HEARING:** 04-09-08  
**REPRESENTATIVE:** Cedric Drayton      **PRESENT ZONING:** R-20 & RM-12  
**PHONE:** 770-760-9483      **LAND LOT(S):** 36  
**PROPERTY LOCATION:** Located on the southwest      **DISTRICT:** 18  
side of Old Powder Springs Road and South Manor      **SIZE OF TRACT:** 1.4 acres  
Drive (1090 Old Powder Springs Road).      **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the lot size from the required minimum of 5 acres to 1.4 acres; 2) waive the landscape screening buffer from the required 35 feet to zero feet on all sides; and 3) allow a church to access a minor collector road in lieu of accessing a major collector road or arterial road.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

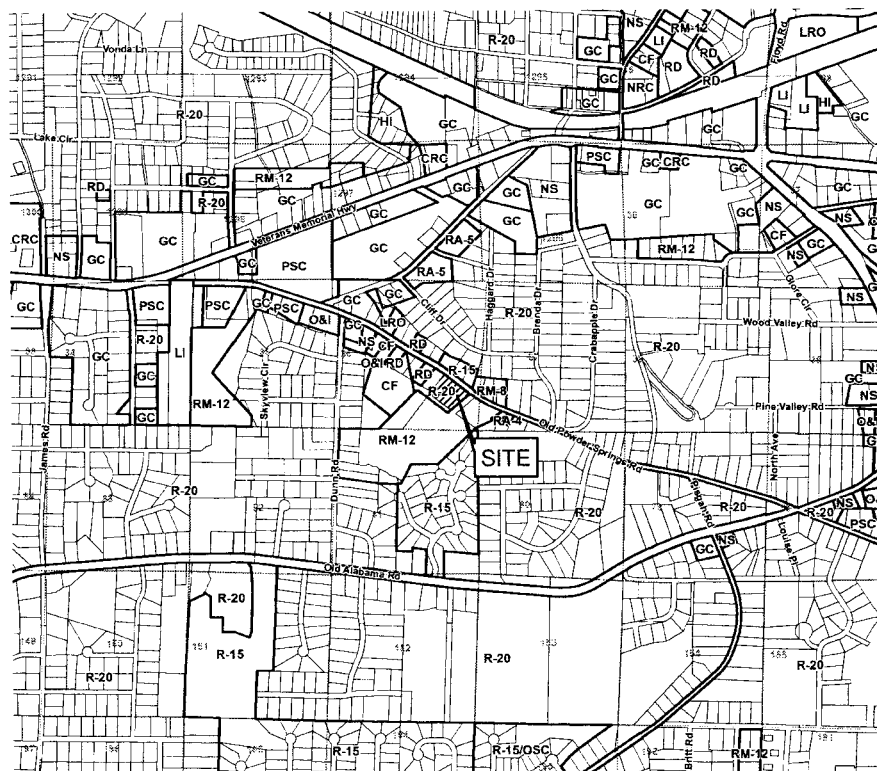
**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



# Application for Variance

## Cobb County

**Iglesia Evangelica  
De El Princippe De**

(type or print clearly)

Application No. V-34

Hearing Date: 4-9-08

Applicant Paz, Inc. Business Phone 770 527-3607 Home Phone \_\_\_\_\_

Cedric Drayton Address 101 Marietta St, Ste 2600, Atl. Ga 30303  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Business Phone 770 760-9483 Cell Phone 404 798-1372

My commission expires: \_\_\_\_\_

My Commission Expires  
January 21, 2011

Signed, sealed and delivered in presence of:

Notary Public

Rep. Titleholder Iglesia Evangelica Business Phone 770 527-3607 Home Phone \_\_\_\_\_  
Signature \_\_\_\_\_ Address: 1090 Old Powder Spring Rd., Mableton  
(attach additional signatures, if needed) (street, city, state and zip code) Ga. 30126

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property RM12 and R20  
My Commission Expires  
January 21, 2011

Location 1090 Old Powder Spring Rd. Mableton, Ga 30126

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

Land Lot(s) 36 District 18th Size of Tract 1.40 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 1.4 ac 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.

The Church could not adequately service their community needs with the Church building housing all functions. This greatly limits the children activities to occur at the same time adults are worshipping.

List type of variance requested: \_\_\_\_\_

Reduction in Lot Size from the required 5 acre minimum to 1.4 acre existing Lot Size. WAIVE 35FT LANDSCAPE BUFFER