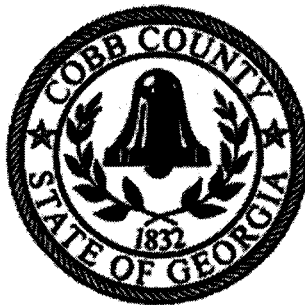


# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: June 11, 2008**

**DUE DATE: May 9, 2008**

Distributed: April 15, 2008



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

**LEGEND**

IPF IRON PIN FOUND  
 IPS IRON PIN SET (1/2" REBAR)  
 OTF OPEN TOP FOUND  
 CTF CRIMP TOP FOUND  
 RBF REBAR FOUND  
 ● JUNCTION BOX  
 ☆ LAND LOT LINE  
 ☆ LIGHT POLE  
 MH MANHOLE  
 P PROPERTY LINE  
 BC BACK OF CURB  
 B/L BUILDING LINE  
 EP EDGE OF PAVEMENT  
 CL CHAIN LINK  
 CL CENTERLINE  
 DE DRAINAGE EASEMENT  
 P DROP INLET  
 P PORCH  
 CP CAR PORT  
 PP POWER POLE  
 R/W RIGHT-OF-WAY  
 SE SANITARY SEWER EASEMENT  
 SSM SANITARY SEWER MANHOLE  
 U/E UTILITY EASEMENT  
 SMC SINGLE WING CATCHBASIN  
 DMC DOUBLE WING CATCHBASIN  
 HW HEADWALL

V-49  
(2008)

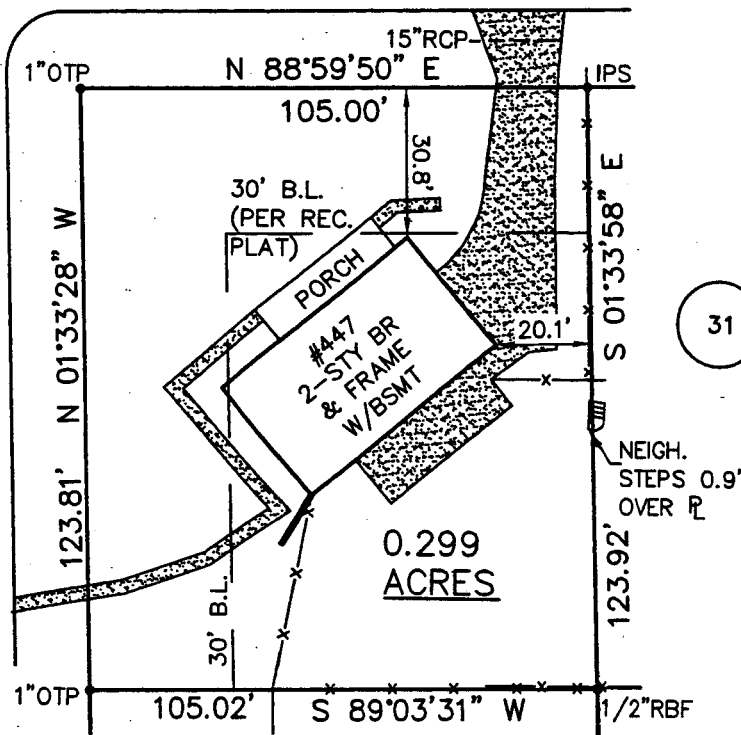
THIS PLAT IS PREPARED FOR  
CLOSURE OF DEPARTURES  
AND IS FOUND ACCURATE TO WITHIN ONE  
FOOT IN 161,496 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 10,000+ FEET AND AN ANGULAR  
ERROR OF 02" PER ANGLE POINT AND WAS  
ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO  
OBTAIN THE LINEAR AND ANGULAR  
MEASUREMENTS USED IN THE PREPARATION  
OF THIS PLAT.

48731

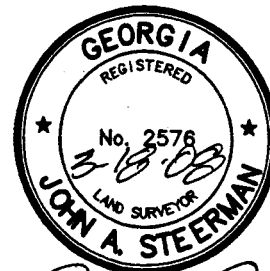
NOTE:  
FENCES SHOULD NOT BE PLACED  
USING SIDE DIMENSIONS FROM  
HOUSE OR STRUCTURE.

**FREYDALE ROAD 50' R/W****ROBIN LANE 50' R/W**

PROPERTY ADDRESS:  
447 ROBIN LANE

SURVEY FOR  
**ALGIERS GROUP**

LOT 1 BLOCK "B" UNIT TWO  
 SUBDIVISION: RED OAK PARK  
 LAND LOT 792 17th DIST. 2ND SECT.  
 COBB COUNTY, GEORGIA  
 SCALE: 1"=40' MARCH 18, 2008  
 REC. IN PLAT BOOK 13, PG.101



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 LAW.



**SCI Development Services**

ENGINEERS - SURVEYORS - LAND PLANNERS

2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039  
(770) 736-7666

FAX (770) 736-4623

MAIL@SURVEYCONCEPTS.NET

**APPLICANT:** Rabah Mouas **PETITION NO.:** V-49  
**PHONE:** 770-364-3935 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 792  
**PROPERTY LOCATION:** Located at the southeast **DISTRICT:** 17  
intersection of Freydale Road and Robin Lane **SIZE OF TRACT:** .3 acre  
(447 Robin Lane). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet on lot 1.

**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:**



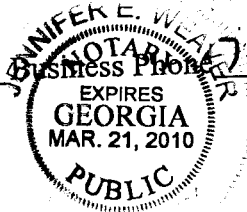
# Application for Variance Cobb County

(type or print clearly)

Application No. V-49

Hearing Date: 6-11-08

Applicant RABAH-MOUAS Business Phone 770-364-3935 Home Phone \_\_\_\_\_  
RABAH-MOUAS Address 2288 Freydale Rd Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Business Phone 770-780-8406 Cell Phone 770-364-3935  
(representative's signature)



Signed, sealed and delivered in presence of:

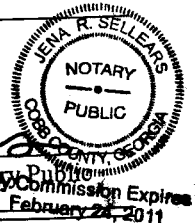
Jennifer E. Weaver  
Notary Public

My commission expires: 3-21-10

Titleholder RABAH-MOUAS Business Phone 770-364-3935 Home Phone \_\_\_\_\_  
Signature [Signature] Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Jana R. Sellers  
Notary Public  
Commission Expires February 24, 2011



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

Present Zoning of Property 447 Robin Lane Marietta GA 30067 R-20  
Location 2288 FREYDALE RD / ROBIN LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 792 District 17th Size of Tract .3 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.

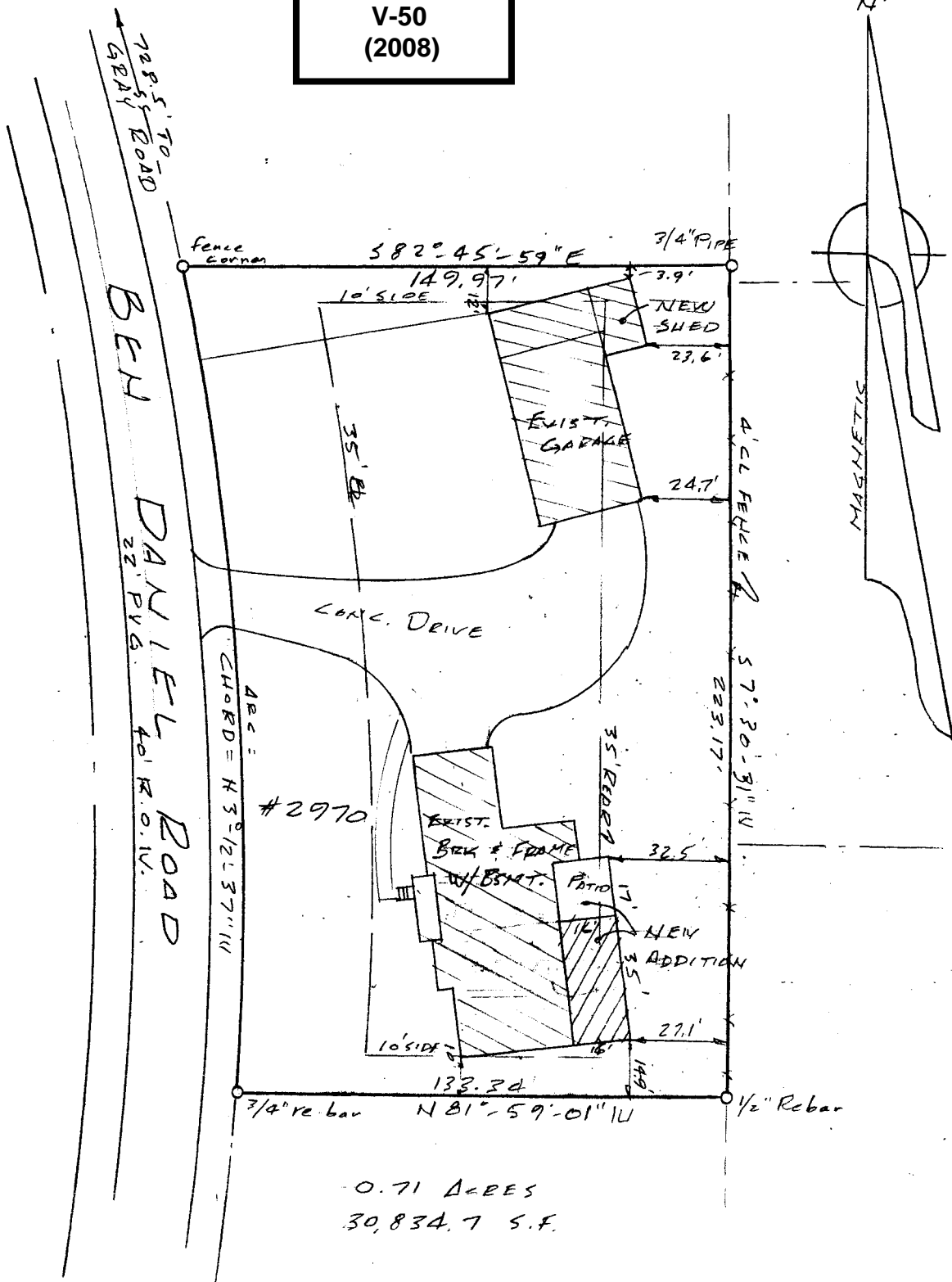
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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 made a mistake on front porch.

List type of variance requested: my front porch (left corner only is  
about 1-2 FT inside setback see survey)  
WAIVE THE FRONT SETBACK FROM REQUIRED  
35FT TO 30FT

V-50  
(2008)



REF - SURVEY BY FELPE ENGINEERS,  
INC. FOR SARA LEE, AUG. 21, 1976

**TRU-LINE SURVEYING INC.**

2070 ATTIC PARKWAY  
SUITE 505  
KENNESAW, GA. 30064  
PHONE (770) 919-8732  
FAX (770) 919-8731



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 LAW.

SURVEY FOR

ADELMO RABAHALE

LAND LOT:	234	SCALE:	1" = 30'
DISTRICT:	17 <sup>TH</sup>	DATE:	MARCH 21
SECTION:	15 <sup>TH</sup>	DRAWN BY:	
COUNTY:	CLATSOP		

**APPLICANT:** Adelmo Rabanales **PETITION NO.:** V-50  
**PHONE:** 770-480-4748 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 234  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 17  
Ben Daniel Road, south of Gray Road **SIZE OF TRACT:** .71 acre  
(2907 Ben Daniel Road). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 27 feet; and 2) Waive the setback for an accessory structure over 650 square feet (proposed 1,585 square foot garage) from the required 100 feet to 3 feet adjacent to the northern property line, 84 feet adjacent to the western property line and 23 feet adjacent to the eastern 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-50

Hearing Date: 6-11-08

Applicant + Business Phone 770 480 4748 Home Phone \_\_\_\_\_

Adelmo Rabanales Address 2907 Ben Daniel Rd  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 1 Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

J. Bowser  
Notary Public

Titleholder Adelmo Business Phone 770-480-4748 Home Phone 678 305 9393

Signature [Signature] Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

J. Bowser  
Notary Public

Present Zoning of Property R-20

Location 2907 BEN DANIEL ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 234 047 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.

Garage is complete, shed was added to the end, owner did not realize he built in set back, would like not to remove part of shed

List type of variance requested: change set-back

# Application for Variance Cobb County

(type or print clearly)

Application No. V-50

Hearing Date: 6-11-08

Applicant Adalia Rabanales Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

[Signature]

(representative's name, printed)

Address \_\_\_\_\_  
(street, city, state and zip code)

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

(representative's signature)

Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Adalia Rabanales Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature [Signature] Address: \_\_\_\_\_  
(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

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

Present Zoning of Property \_\_\_\_\_

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

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ Size of Tract \_\_\_\_\_ Acre(s) \_\_\_\_\_

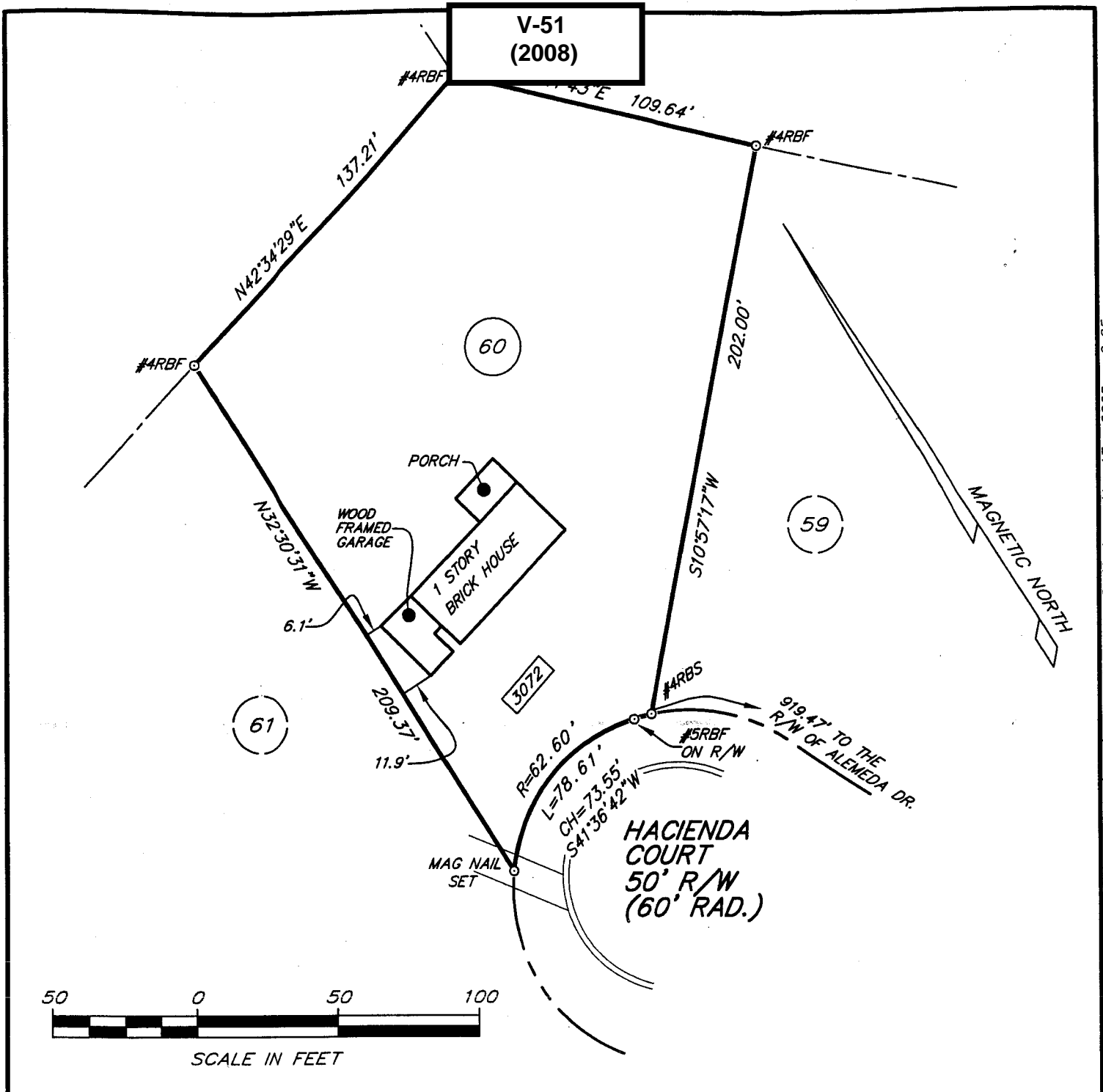
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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: \_\_\_\_\_





DATE : 3-12-08

REVISIONS

SCALE : 1" = 50'

DRAWN BY : MAN

CHECKED BY : CAE

FIELD BOOK : N/A

EXHIBIT FOR:

**3072 HACIENDA COURT**  
GARAGE LOCATION

LOCATED IN L.L. 518  
16th DISTRICT, 2nd SECTION  
CITY OF MARIETTA  
COBB COUNTY, GA.

# Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd  
Marietta, Georgia 30064

www.gssurvey.com

Phone: (770) 424-7168  
Fax: (770) 424-7593

Drawing name: S:\Bnd\COBB\16\16\_0518\rio montana\dwg\lot 60.dwg Plotted on: Mar 17, 2008 - 6:25am Plotted By: matt noel

**APPLICANT:** Mansour Imanian-Arabi **PETITION NO.:** V-51  
**PHONE:** 404-516-1044 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 518  
**PROPERTY LOCATION:** Located on the south side of **DISTRICT:** 16  
Hacienda Court, south of Alameda Drive **SIZE OF TRACT:** .66 acre  
(3072 Hacienda Court) **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 6 feet adjacent to the western  
property line on lot 60.

**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-51

Hearing Date: 6-11-08

Applicant Mansour Imanian Business Phone 404-516-1044 Home Phone \_\_\_\_\_

Address 3072 Hacienda Court Marietta, GA 30066  
(street, city, state and zip code)

(representative's name, printed)

(representative's signature)

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

Signed, sealed and delivered in presence of:

Notary Public

Titleholder \_\_\_\_\_

Signature \_\_\_\_\_

(attach additional signatures, if needed)

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

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 3072 HACIENDA COURT

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

Land Lot(s) 518 (P) 10 District 16 Size of Tract .66 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.

VARIANCE IS NEEDED TO FOLLOW ORDINANCE

List type of variance requested: Residential

WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO 6FT

**V-52  
(2008)**

**WAREHOUSE V**  
**587.840 S.F.**  
**FFE - 977.0**

114 PARKING SPACES TO BE REMOVED  
318 TOTAL PARKING SPACES REQUIRED  
338 PARKING SPACES PROVIDED

GEORGIA FLUSH DOOR SALES, INC.  
PARCEL 18-778-0-004  
BIDD BOOK 10868, PAGE 488

GEORGIA FLUSH DOOR SALES & F/P  
PARCEL 18-778-0-002  
DEED BOOK 8348, PAGE 132

**APPLICANT:** Opus South Corporation      **PETITION NO.:** V-52  
**PHONE:** 770-521-0045      **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** Eberly & Associates, Inc.      **PRESENT ZONING:** LI  
**PHONE:** 770-452-7849      **LAND LOT(S):** 685, 701  
**PROPERTY LOCATION:** Located at the northeast      **DISTRICT:** 18  
intersection of Hartman Industrial Court and Hartman      **SIZE OF TRACT:** 45 acres  
Industrial Way (7545 Hartman Industrial Way).      **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the number of parking spaces from the required 318 spaces to 225 spaces.

**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**         

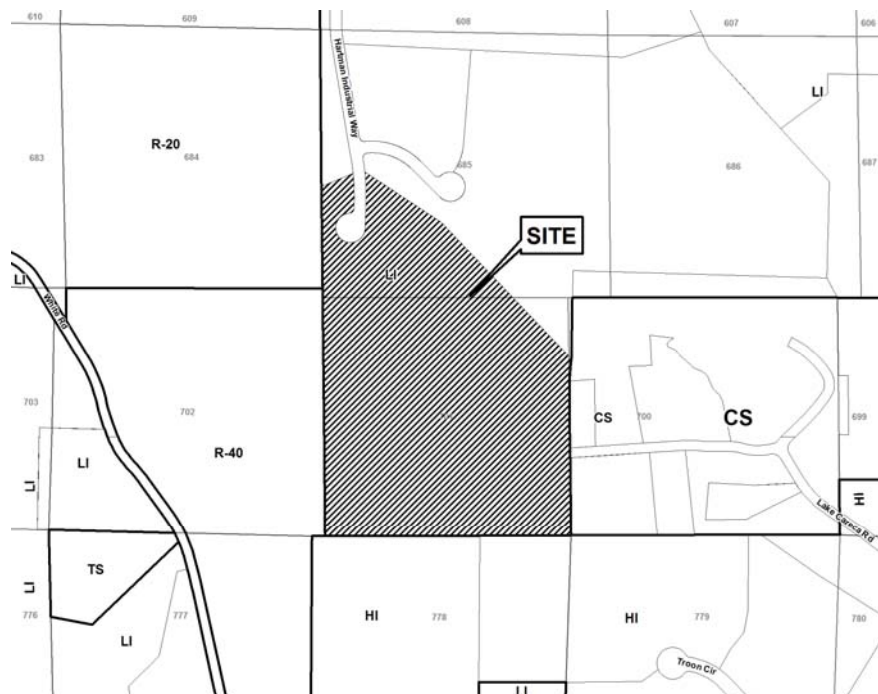
**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

**STIPULATIONS:**         



# Application for Variance Cobb County

(type or print clearly)

Application No. V-52

Hearing Date: 6-1-08

Applicant Opus South Corporation Business Phone 770-521-0045 Home Phone 770-521-0045

Eberly & Associates, Inc. Address 925 N Point Parkway, Suite 350B, Alpharetta, GA 30005  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-452-7849 Cell Phone \_\_\_\_\_  
(representative's signature)

My commission expires: 1/10/2010

Signed, sealed and delivered in presence of

Sherrie Campbell



Titleholder Opus South Corporation Business Phone 770-521-0045 Home Phone \_\_\_\_\_

Signature R. D. [Signature] Address: 4200 W. Cypress Street, #144, Tampa, Fla. 33607  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
SARA JOHNSON  
NOTARY PUBLIC  
FORSYTH COUNTY  
STATE OF GEORGIA  
My Commission Expires May 8, 2011

Signed, sealed and delivered in presence of:

Sara Johnson  
Notary Public

Present Zoning of Property LI

Location 7545 Hartman Industrial Way, SW, Austell, GA. 30168  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 685, 701 District 18th Size of Tract 45.0 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.

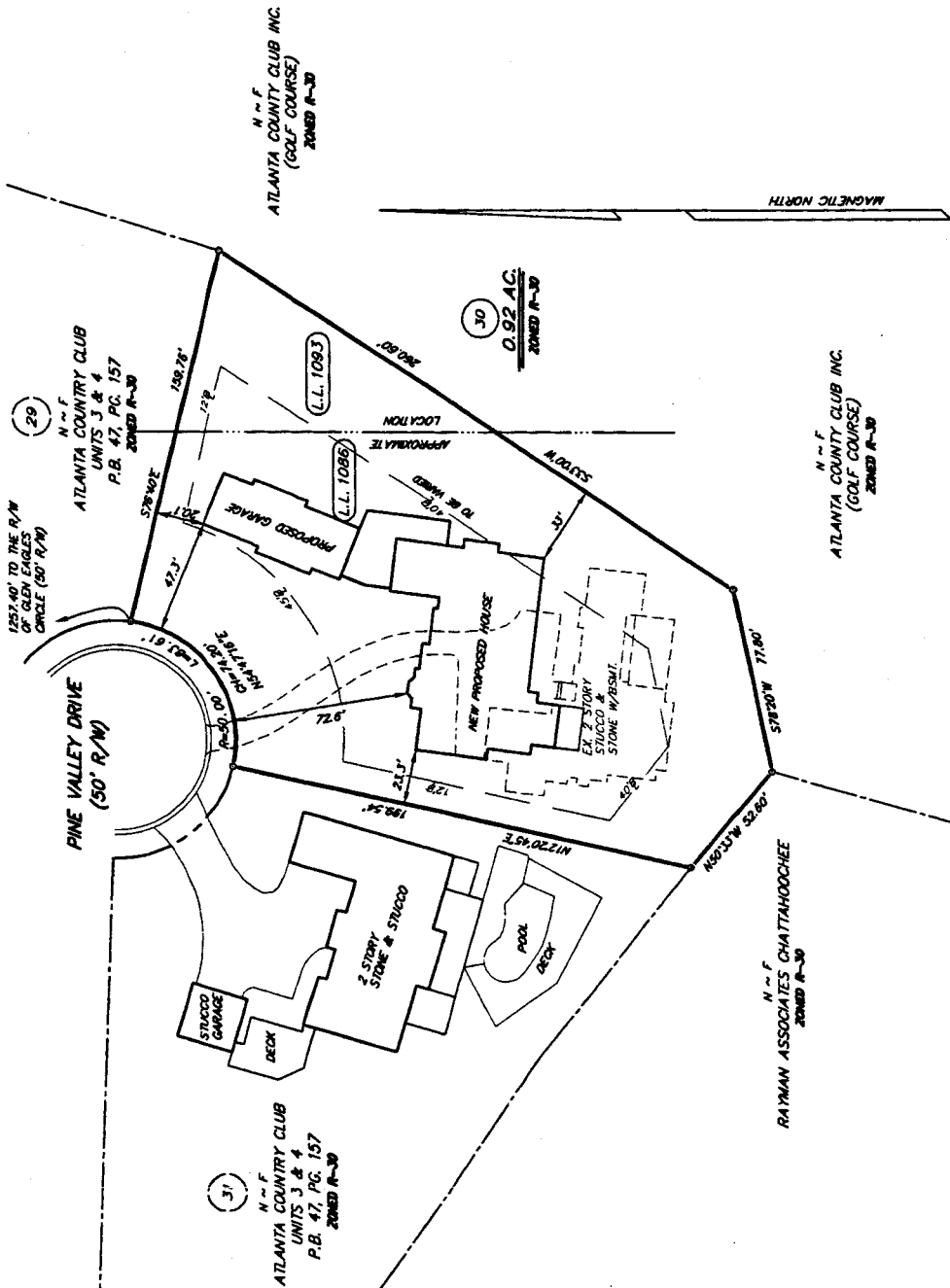
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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 hardship that would be created is 114 unused car parking spaces. This space can be used for landscaping or grassing; without the variance to the ordinance the space will have a large vacant parking area. This area is located on the south side of the building. This area will be left open for future parking if needed for future tenant.

List type of variance requested: Parking variance, to reduce the number of parking spaces on site.

WAIVE THE NUMBER OF PARKING SPACES  
FROM REQUIRED 318 SPACES TO 225 SPACES

V-53  
(2008)



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.

VARIANCE PLAT FOR:

JOHN LABARBERA  
ATLANTA COUNTRY CLUB  
UNIT 3 & 4  
LOT 30  
LOCATED IN L.L. 1086 & 1093  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**Gaskins**  
REGISTERED PROFESSIONAL SURVEYOR  
1246 Powder Springs Rd.  
Marietta, Georgia 30064  
Phone: (770) 424-7148  
Fax: (770) 424-7393  
www.gaskinsurvey.com

DATE: 4-2-08  
SCALE: 1"=40'  
DRAWN BY: MAN  
CHECKED BY: CAE  
FIELD BOOK: N/A

**SURVEYOR'S NOTES:**

- 1.) BOUNDARY INFO FROM LOT 30 TAKEN FROM A SURVEY FOR JOHN A. LABARBERA DATED JUNE 9, 2006, LAST REVISED JUNE 12, 2006, BY J. A. EVANS SURVEYING CO. INC. PLAT DOES NOT CLOSE. ERROR FORCED INTO ROAD FRONTAGE.
- 2.) PROPOSED HOUSE INFO AND LOCATION PROVIDED BY CLIENT.
- 3.) BOUNDARY INFO FROM LOT 31 TAKEN FROM SURVEY FOR JOHN A. LABARBERA & CATHY PATRICK LABARBERA DATED APRIL 14, 1983, BY CARTER LAND SURVEYING CO.



LEGEND	
—	POWER POLE
—	LIGHT POLE
—	WIRE HYDRANT
—	SANITARY SEWER MANHOLE
—	WATER METER
—	GAS METER
—	REINFORCING BAR SET
—	REINFORCING BAR FOUND
—	CRIMP TOP PIPE FOUND
—	OPEN TOP PIPE FOUND
—	RIGHT-OF-WAY MONUMENT
—	TYPE OF FENCE
—	WATER VALVE
—	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
—	HEADWALL
—	POWERBOX
—	SHEET ADDRESS
—	WATER LINE
—	UNDERGROUND TELEPHONE LINE
—	GAS LINE
—	UNDERGROUND ELECTRICAL LINE

TOTAL AREA = 0.92 ACRES  
PRESENT ZONING - R-30  
CURRENT SETBACKS: FRONT 65', SIDE 12', REAR 40'  
PURPOSE OF VARIANCE IS TO VARY REAR BUILDING LINE AS SHOWN  
LINE FLOOR AREA: 1,150 SQ. FT.  
MAXIMUM HEIGHT - 35'

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

LINEAR PRECISION OF THIS PLAT: 1/41,000,000. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** John LaBarbera **PETITION NO.:** V-53  
**PHONE:** 770-952-8151 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 1086, 1093  
**PROPERTY LOCATION:** Located on the south side of **DISTRICT:** 17  
Pine Valley Drive, south of Paper Mill Road **SIZE OF TRACT:** .92 acre  
(571 Pine Valley Road). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 30 from the required 40 feet to 33 feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

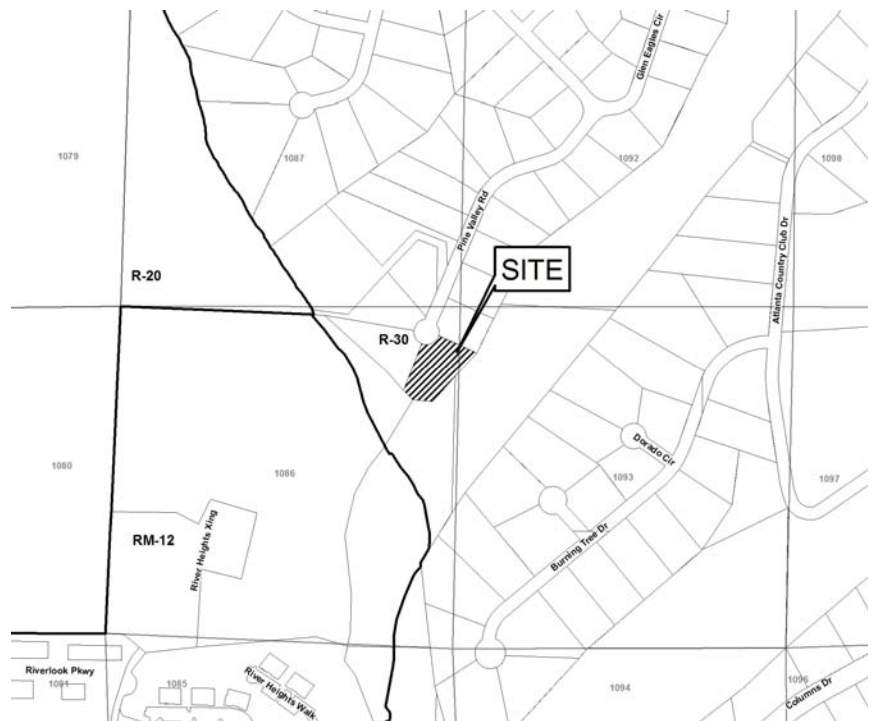
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-53

Hearing Date: 6-11-08

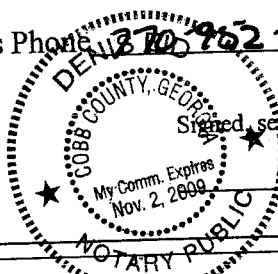
Applicant John LABARBERA Business Phone 770-952-8151 Home Phone 770-859-9723

John LABARBERA Address 581 PINE VALLEY Rd MARIETTA, 30067  
(representative's name, printed) (street, city, state and zip code)

John La Barbera  
(representative's signature)

Business Phone 770-952-8151 Cell Phone 770-318-7707

My commission expires: November 2009

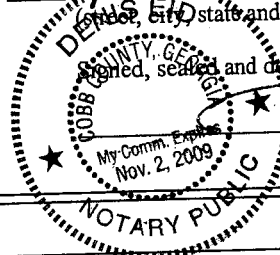


Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder John A. LABARBERA Business Phone 770-952-8151 Home Phone 770-318-7707

Signature John A. La Barbera Address: 581 PINE VALLEY Rd MARIETTA, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: November 2009

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-30

Location 581 PINE VALLEY Rd MARIETTA, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1086 & 1093 District 17th Size of Tract .92 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.

EXISTING HARDWOOD TREES ON BOUNDARY OF LOT 30 AND 31. THERE IS AN EXISTING 30" DIAMETER & 20" DIAMETER OAKS. MOVING THE HOUSE WILL ALLOW PLACEMENT OF HOUSE WITHOUT REMOVING THESE TREES.

List type of variance requested: CHANGE REAR BUILDING SETBACK TO 33'

V-54  
(2008)

TOTAL AREA= 0.271 ACRES  
OR 11,789 SQ. FT.

403 FLOYD DRIVE  
SMYRNA, GEORGIA

PROPERTY OF  
BEVERLY HUNT

LOT 13, BLOCK "C"  
COBB HEIGHTS SUBDIVISION

LAND LOTS 305 AND 306  
DISTRICT 17TH SECTION 2ND  
COUNTY COBB  
GEORGIA  
PLAT PREPARED: 3-26-08  
FIELD: 3-24-08 SCALE: 1"=30'



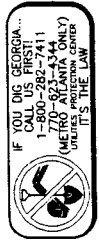
McLUNG  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property (is not)  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.

In my opinion this plat is a  
correct representation of the  
land plotted.

Fences should not be placed  
using side dimensions from house.



Date

Revision

No.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS AND FIELD SURVEY. LOCATIONS SHOWN HEREON ARE APPROXIMATE. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR INFORMATION REGARDING THE LOCATION OF UTILITIES AND FOR FIELD LOCATIONS.

AT&T  
GEORGIA POWER COMPANY  
ELECTRIC:  
WATER AND SEWER:  
GAS:  
ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG  
IN METRO ATLANTA  
THROUGHOUT GEORGIA 1-800-622-4344

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR CASUALTY'S ENCUMBRANCES, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLSURE AND IS FOUND TO BE AN ANGULAR WITHIN ONE FOOT IN 10,000+ FEET. FIELD MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PLAT NOT INTENDED FOR RECORDING.

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF  
PATRICIA JOHNN HUNT  
DEED BOOK 14189 PAGE 4349  
COBB COUNTY, GEORGIA RECORDS

LEGEND

- R/W DENOTES PROPERTY LINE  
X DENOTES CENTERLINE  
X DENOTES FENCE  
RCP DENOTES REINFORCED CONCRETE PIPE  
CMP DENOTES CORRUGATED METAL PIPE  
IP DENOTES IRON PIPE  
DM DENOTES DRAINAGE MANHOLE  
CW DENOTES CULVERT  
P DENOTES POWER LINE  
PM DENOTES POWER METER  
PB DENOTES POWER BOX  
TC DENOTES TELEPHONE BOX  
GM DENOTES GAS METER  
GW DENOTES GAS LINE MARKER  
WM DENOTES WATER METER  
WH DENOTES WATER VALVE  
FH DENOTES FIRE HYDRANT  
MW DENOTES MANHOLE  
UB DENOTES UTILITY BOX  
DI DENOTES DRAIN INLET  
SSMH DENOTES SANITARY SEWER LINE  
CO DENOTES CLEAN OUT

**APPLICANT:** Patricia J. Hunt **PETITION NO.:** V-54  
**PHONE:** 770-434-3354 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 305, 306  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 17  
Floyd Street, west of Hall Drive **SIZE OF TRACT:** .271 acre  
(403 Floyd Drive). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) Waive the side setback on lot 13 from the required 10 feet to 9.6 feet adjacent to the eastern property line; and 3) Waive the front setback from the required 35 feet to 34 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-54

Hearing Date: 6-11-08

Applicant Patricia J. Hunt Business Phone \_\_\_\_\_ Home Phone 776 434-3354

(representative's name, printed)

Address 403 Floyd St. W. Smyrna, Ga. 30082  
(street, city, state and zip code)

Patricia J. Hunt  
(representative's signature)

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

Cell Phone \_\_\_\_\_

Signed, sealed and delivered in presence of:

Sandra E. Hammarlund  
Notary Public

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

**JANUARY 21ST 2011**

Titleholder Patricia J. Hunt Business Phone \_\_\_\_\_ Home Phone 776 434-3354

Signature Patricia J. Hunt Address: 403 Floyd St. Smyrna, Ga. 30082  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Sandra E. Hammarlund  
Notary Public

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

**JANUARY 21ST 2011**

Present Zoning of Property R-20

Location 403 Floyd DR.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 306 P13 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.

My Husband is deceased I draw Social Security Disability  
My Son has been out of work nearly 1 year on Workmen Comp.  
my daughter in law draws Social Security For Bad Heart She is Living on one  
Artery They need to have a place to live to help them out. They owe thousands  
of dollars in Hospital and Doctor bills Please I need this addition For them to have a place  
to live

List type of variance requested: Waive required setback (side) From  
ten (10') to five (5') for proposed attached  
(enclosed breezeway) garage/addition. ADJACENT TO  
THE WESTERN PROPERTY LINE

V-55  
(2008)

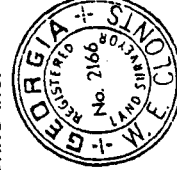
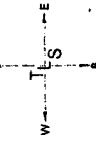
0.174 ACES 7574.5

REF - PLAT BOOK 246 P. 40

LOT 121, COVERED BRIDGE  
AT BARNES MILL U.I. P. 1/4

TRULINE SURVEYING INC.

2070 ATLANTIC PARKWAY  
SUITE 200  
KENNESAW, GA 30144  
PHONE (770) 919-8732  
FAX (770) 919-8731



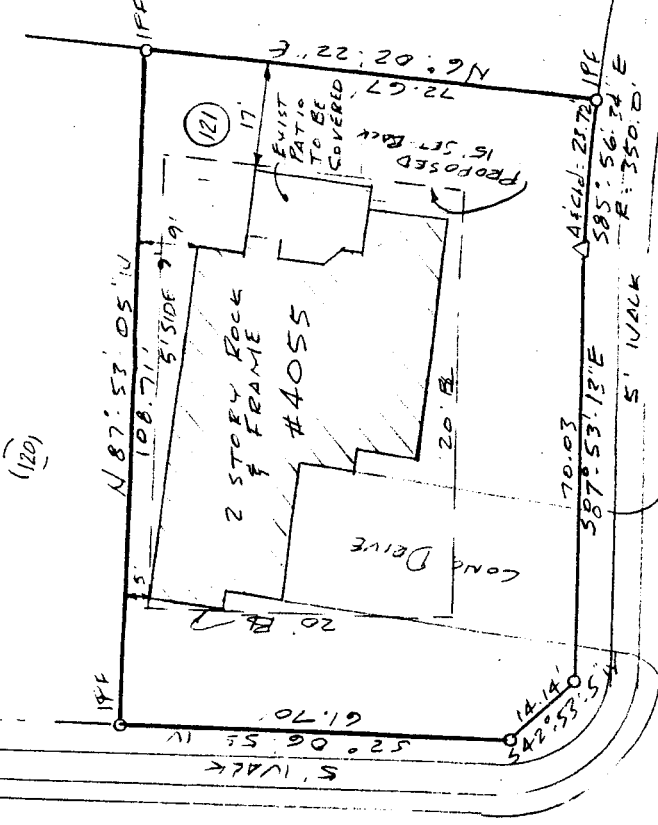
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND AND INTERESTS THEREIN AS THE SAME ARE  
RECORDED IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA  
AND MEET THE REQUIREMENTS OF LAM.

WELL

LAND LOT:	97	SCALE:	1" = 20'
DISTRICT:	17	DATE:	12-12-07
SECTION:	24	DRAWN BY:	WEL
COUNTY:	COF	CHECKED BY:	WEL
STATE:	GEORGIA	JOB NO.:	01-3859



SHOAL MILL ROAD  
50' P.O. 1/4 24' P.V.



HILLHOUSE ROAD  
50' P.O. 1/4 24' P.V.

**APPLICANT:** Edward W. Kelly      **PETITION NO.:** V-55  
**PHONE:** 678-398-7724      **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same      **PRESENT ZONING:** PVC  
**PHONE:** same      **LAND LOT(S):** 98  
**PROPERTY LOCATION:** Located at the northeast      **DISTRICT:** 17  
intersection of Hill House Road and Shoal Mill Road      **SIZE OF TRACT:** .174 acre  
(4055 Hill House Road).      **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the rear setback on lot 121 from the required 20 feet to 14 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-55

Hearing Date: 6-11-08

Applicant EDWARD W. KELLY Business Phone NA Home Phone 678 398-7724

NA Address 4055 HILL HOUSE RD SMYRNA GA 30082  
(representative's name, printed) (street, city, state and zip code)

Edward W. Kelly Business Phone NA Cell Phone 804 431-8191  
(representative's signature)

My commission expires: 1/03/09

Signed, sealed and delivered in presence of:

Edward W. Kelly Notary Public

Titleholder Edward W. Kelly Business Phone NA Home Phone 678-398-7724

Signature EDWARD W KELLY Address: 4055 HILL HOUSE RD SMYRNA GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30082

Gertrude J. Kelly

My commission expires: 1/03/09

Signed, sealed and delivered in presence of:

Edward W. Kelly Notary Public

Present Zoning of Property PVC

Location 4055 HILL HOUSE ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 98 (D) 4 District 17<sup>th</sup> Size of Tract 0.174 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 0.174 Shape of Property ☐ Topography of Property FLAT 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 ALLERGY TO BEE'S WE REQUIRE BOARDS

APPROVAL FOR A SCREEN ROOM

GLASS. SUN ROOM

SUN ROOM will be located over present concrete patio pad.

List type of variance requested: REDUCE REAR SETBACK FROM 20 FT TO  
14 FT. ON LOT 121

42647



<b>APPLICANT:</b> <u>Charles Watola</u>	<b>PETITION NO.:</b> <u>V-56</u>
<b>PHONE:</b> <u>770-419-2077</u>	<b>DATE OF HEARING:</b> <u>06-11-08</u>
<b>REPRESENTATIVE:</b> <u>same</u>	<b>PRESENT ZONING:</b> <u>R-20</u>
<b>PHONE:</b> <u>same</u>	<b>LAND LOT(S):</b> <u>418</u>
<b>PROPERTY LOCATION:</b> <u>Located at the northwest intersection of Worley Drive and Key Street (3313 Key Street).</u>	<b>DISTRICT:</b> <u>16</u>
	<b>SIZE OF TRACT:</b> <u>.7 acre</u>
	<b>COMMISSION DISTRICT:</b> <u>3</u>

**TYPE OF VARIANCE:** 1) Allow an accessory structure on lot 29 to the side of the primary structure; 2) Allow an accessory structure closer to the side street than the primary structure; and 3) Waive the rear setback from the required 35 feet to 8 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-56

Hearing Date: 6-11-08

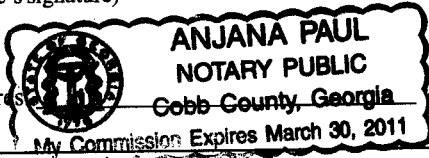
Applicant Charles Watola Business Phone 770-419-2077 Home Phone 770-971-3893

Address 3313 Key Street, Marietta, Ga. 30066  
(street, city, state and zip code)

(representative's name, printed)  
Charles Watola  
(representative's signature)

Business Phone \_\_\_\_\_ Cell Phone 678-923-3893

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



Signed, sealed and delivered in presence of:

Anjana Paul  
3-28-08 Notary Public

Titleholder Charles Watola Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Charles Watola Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia  
My commission expires My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

J. Bosman  
Notary Public

Present Zoning of Property R-20 R-20

Location 3313 Key Street, Marietta, 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 418 P20 District 16 Size of Tract .70 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 X 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 topographical nature of the lot, steeply sloping back yard makes it prohibitive to place the accessory structure within the normal terms of the ordinance

List type of variance requested: Topographical Hardship

ALLOW AN ACCESSORY STRUCTURE TO SIDE OF PRIMARY STRUCTURE.

**V-57**  
**(2008)**



1. GND  
 2. 100K  
 3. 100K  
 4. 100K  
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 99. 100K  
 100. 100K

LOCATED IN:  
L.L. 1st  
20th DISTRICT  
CROSS COUNTY

[illegible]

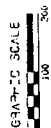
REPORT CONTINUED

It appears that the 100 men and 2000 horses in a  
line and livestock were seen in the "Grand" area of subdivision  
and the animals have been placed in "Grand" area and 10  
the area and the area is being used by the "Grand" area  
and the area is being used by the "Grand" area.

John M. Smith

RECEIVED IN Local Sheriff 1944

RECEIVED JAN 13 1962

[illegible]

ACCORDING TO MAP # 15067C00256,  
COMMUNITY # 150352 OF COBB COUNTY  
INSURANCE RATE MAPS, DATED 8-18-1992  
THIS ENTIRE PROPERTY LIES IN ZONE "A".

[illegible]

**APPLICANT:** L. Myron Cantrell **PETITION NO.:** V-57  
**PHONE:** 770-424-9700 **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 181  
**PROPERTY LOCATION:** Located off of a private **DISTRICT:** 20  
easement on the south side of Valley Hill Road. **SIZE OF TRACT:** 7.47 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-57

Hearing Date: 6-11-08

Applicant L. Myron Cantrell Business Phone 770-424-9700 Home Phone 770-426-9800

L Myron Cantrell  
(representative's name, printed)

Address 3659 Valley Hill Rd Kenn, Ga. 30152  
(street, city, state and zip code)

L Myron Cantrell  
(representative's signature)

Business Phone 770-424-9700 Cell Phone 770-426-9800

Signed, sealed and delivered in presence of:

My commission expires: 1/9/2010

Shepp K Gardner  
Notary Public

Titleholder L Myron Cantrell Business Phone 770-424-9700 Home Phone 770-426-9800

Signature L Myron Cantrell  
(attach additional signatures, if needed)

Address: 3659 Valley Hill Rd Kenn, Ga. 30152  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 1/9/2010

Shepp K Gardner  
Notary Public

Present Zoning of Property R-30

Location 3659 Valley Hill Rd - Valley Hill Rd + Mack Dobbs Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 181 District 20 Size of Tract 7.47 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.

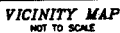
Size of Property 7.46 Acres Shape of Property [Sketch] Topography of Property Rolling Other \_\_\_\_\_

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.

LACK OF ROAD FRONTAGE FOR TRACT DIVISION  
FOR FAMILY MEMBER

List type of variance requested: TO ALLOW ACCESS EASEMENT IN LIEU  
OF REQUIRED 75 FEET OF ROAD FRONTAGE  
WAIVE THE PUBLIC ROAD FRONTAGE TO ALLOW  
1 HOME OFF A PRIVATE EASEMENT

**V-58  
(2008)**



PAPER MILL ROAD

GOBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

APR 1 0 2008

P. JIMMY GILBERT, JR.  
AND RHONDA M. GILBERT

AND LOTS 73 &amp; 74 1ST DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

### LEGEND

- |        |     |      |                            |
|--------|-----|------|----------------------------|
| 0      | BYE | 8000 | PIR FOUND                  |
| 1      | OFF | 8001 | OPEN TOP PIPE FOUND        |
| 2      | OT  | 8002 | CORRUPTED TOP PIPE FOUND   |
| 3      | DB  | 8003 | DOWN BOOK & PAGE           |
| 4      | DB  | 8004 | FLIP BOOK & PAGE           |
| 5      | PP  | 8005 | POWER POLE                 |
| 6      | LP  | 8006 | LIGHT POLE                 |
| 7      | DB  | 8007 | ELECTRIC BOX               |
| 8      | EM  | 8008 | ELECTRIC METER             |
| 9      | MB  | 8009 | MAR. BOX                   |
| -      | X   | 8010 | FENCE LINE                 |
| -      | S   | 8011 | SANITARY SEWER LINE        |
| -      | B   | 8012 | BROWNS LINE NOT TO SCALE   |
| -      | MM  | 8013 | MANHOLE                    |
| -      | CLF | 8014 | CHAIN LINK FENCE           |
| 24"CAN |     | 24   | 24 INCH WIDE CURB & GUTTER |
| 6"WC   |     | 6    | 6 INCH WIDE HEADS CURBS    |

**TREE LEGEND**

- ☐ LULU LAYLAND CYPRESS TREE 4" (DIAMETER)
- ORN11" ORNAMENTAL TREE 11" (DIAMETER)
- ORN10" CRABE MYRTLE 10" (DIAMETER)

### UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM MOBILE FIELD EVIDENCE INFORMATION ONLY. THE UNDERGROUND SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION. ADDITIONAL BURIED UTILITY LINES AND/OR STRUCTURES MAYBE DISCOVERED. NO EXAMINATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITY LINES AND/OR STRUCTURES.

### PLAT REFERENCES

- 1) "SURVEY FOR P. JIMMY GILBERT & RHONDA M. GILBERT"  
PREPARED BY SURVEY CONCEPTS, INC. DATED 9/22/89, RECORDED IN  
DEED BOOK 1838, PAGE 481, COBB COUNTY, GEORGIA RECORDS.
- 2) "TRAIL PLAT OF COLUMBIA GAZE" PREPARED BY RASHLING AND  
RASHLING LAND SURVEYORS, DATED 4/1/83, RECORDED IN PLAT  
BOOK 18, PAGE 57, COBB COUNTY, GEORGIA RECORDS.

N/F  
P. JIMMY GILBERT, JR.  
AND RHONDA M. GILBERT  
DB 13555 PG 4747

N/F  
LUTHERAN CHURCH OF THE RESURRECTION  
DB 2087 PG 188

• 8 concrete block wall  
w/ 12" block columns  
approx. 20' apart.  
• concrete footer  
wall to have stycco  
on both sides.

GATESIDE LANE

### GENERAL NOTES

- [illegible]

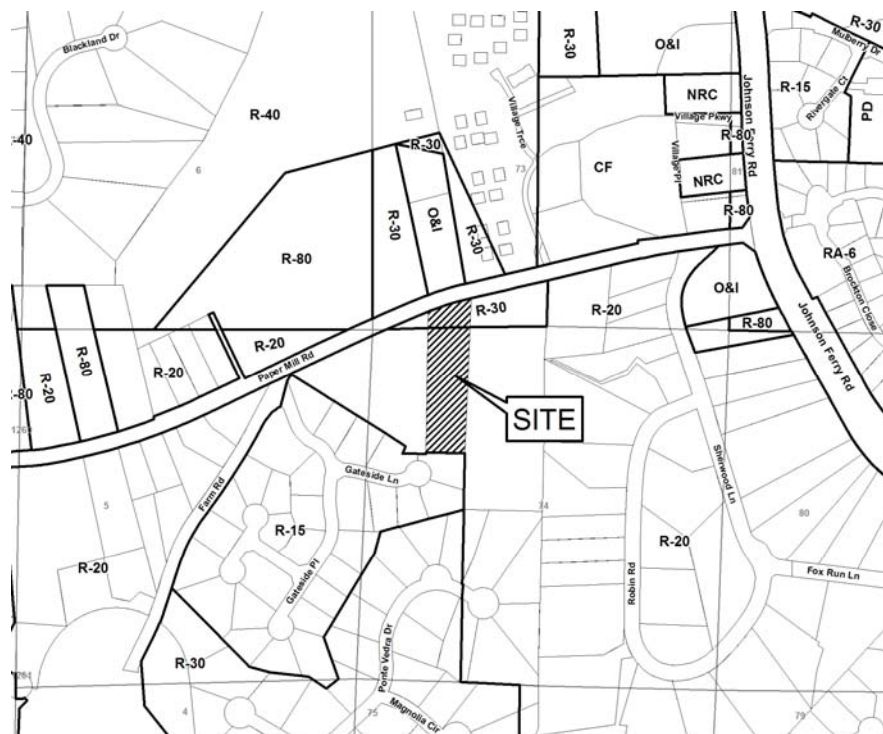
### CERTIFICATION

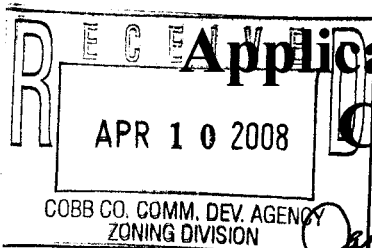
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON 302 TOTAL STATION WITH AN ANGULAR ERROR OF 1 SECOND PER STATION. THE TRANSIRE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,740 FEET.

SCALE:	1" = 30'
DATE:	5/23/07
JOB NUMBER:	27036
FILE NUMBER:	27036
PLOTTED:	5/23/07

EXHIBIT  
PLAT

1.05





# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-58  
Hearing Date: 6-11-08

Applicant Rhonda Gilbert Business Phone 770-671-1533 Home Phone 770-541-1508

Richard W. Calhoun Address 49 ATLANTA ST. Marietta, Ga.  
(representative's name, printed) (street, city, state and zip code) 30060

Richard W. Calhoun Business Phone 770-605-3511 Cell Phone 770-605-3511  
(representative's signature)

My commission expires: August 21, 2010  
Signed, sealed and delivered in presence of: Patsy G. Cox  
Notary Public

Titleholder P. Jimmy & Rhonda Gilbert Business Phone 770-671-1533 Home Phone 770-541-1508  
Signature P. J. Gilbert Address 41682 Paper Mill Road Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: August 21, 2010  
Signed, sealed and delivered in presence of: Patsy G. Cox  
Notary Public

Present Zoning of Property Residential R-20, R-30

Location 41682 Paper Mill Road Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 73 & 74 District P10 Size of Tract 1.9 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.

Shape & Topography of Subject property require a height greater than code requirements in order to provide adequate privacy.

List type of variance requested: Height Variance from 6 and 8 foot  
maximums to 8 and 12 feet in various locations





**APPLICANT:** Persaud Enterprises, Inc.      **PETITION NO.:** V-59  
**PHONE:** 678-398-2296      **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** John H. Moore      **PRESENT ZONING:** OI  
**PHONE:** 770-429-1499      **LAND LOT(S):** 857  
**PROPERTY LOCATION:** Located on the east side of      **DISTRICT:** 19  
Mulkey Road, north of Medical Park Drive      **SIZE OF TRACT:** 1.278 acres  
(1668 Mulkey Road).      **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 15 feet to 12.9 feet adjacent to the eastern property line; and 2) Waive the rear setback from the required 30 feet to 23.2.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

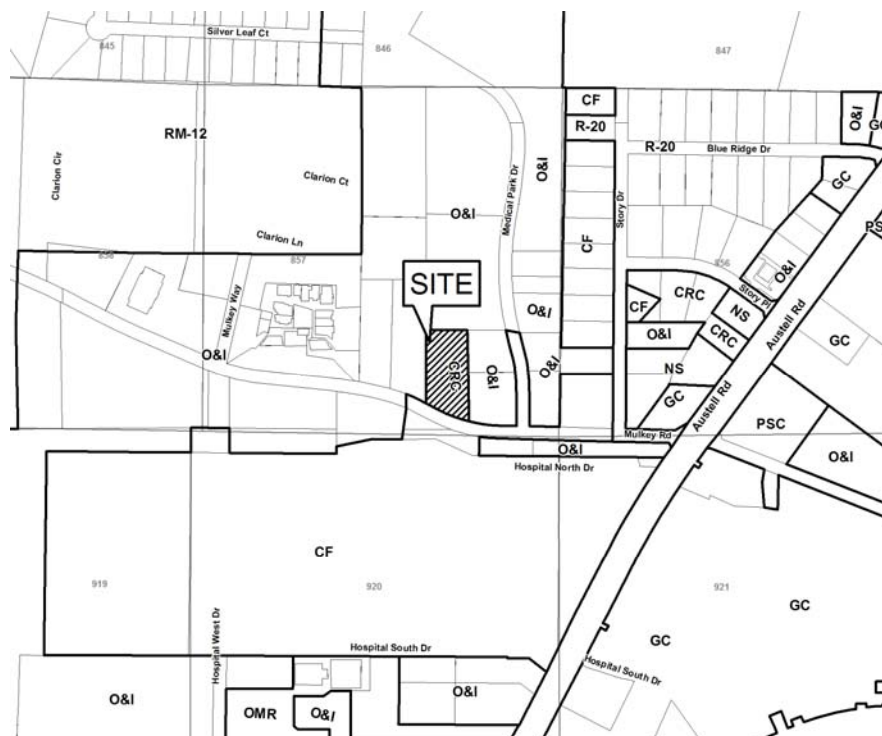
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V- 59 (2008)  
Hearing Date: 06/11/2008

Applicant Persaud Enterprises, Inc. Business Phone (678) 398-2296 Home Phone Not Applicable  
Moore Ingram Johnson & Steele, LLP  
John H. Moore Address 192 Anderson Street, Marietta, GA 30060

(representative's name, printed)

(street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (404) 313-5664  
(representative's signature) John H. Moore  
Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2011

Carolyn E. Cook  
Notary Public

Titleholder Persaud Enterprises, Inc. Business Phone (678) 398-2296 Home Phone Not Applicable

Signature BY: [Signature] Address: Suite C  
(attach additional signatures, if needed) 6130 Prestley Mill Road, Douglasville,  
Neil A. Persaud (street, city, state and zip code) GA 30134  
President

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2011

Carolyn E. Cook  
Notary Public

Present Zoning of Property 01

Location 1668 Mulkey Road

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

Land Lot(s) 857 (P) District 19th Size of Tract 1.278 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.

See Attached Exhibit "A"

List type of variance requested: (1) Waiver of required minimum side setback from fifteen (15) feet to 12.9 feet; (2) Waiver of required minimum rear setback from thirty (30) feet to 23.2 feet. (See § 134-215(4)(d))

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 59 (2008)  
Hearing Date: June 11, 2008

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Owner: Persaud Enterprises, Inc.**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the required minimum side setback, pursuant to the Office and Institutional ("OI") zoning classification, from fifteen (15) feet to 12.9 feet, and waiver of the required rear setback from thirty (30) feet to 23.2 feet, as more particularly shown and reflected on the ALTA/ACSM Land Title Survey submitted with the Application for Variance. This request is necessitated, in part, due to the size and location of the Subject Property, and the fact that the medical facility was constructed a number of years ago. Without the granting of the requested variances, no renovation or upgrades of the existing medical facility can occur.

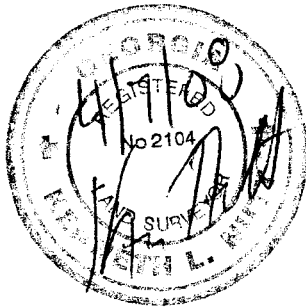
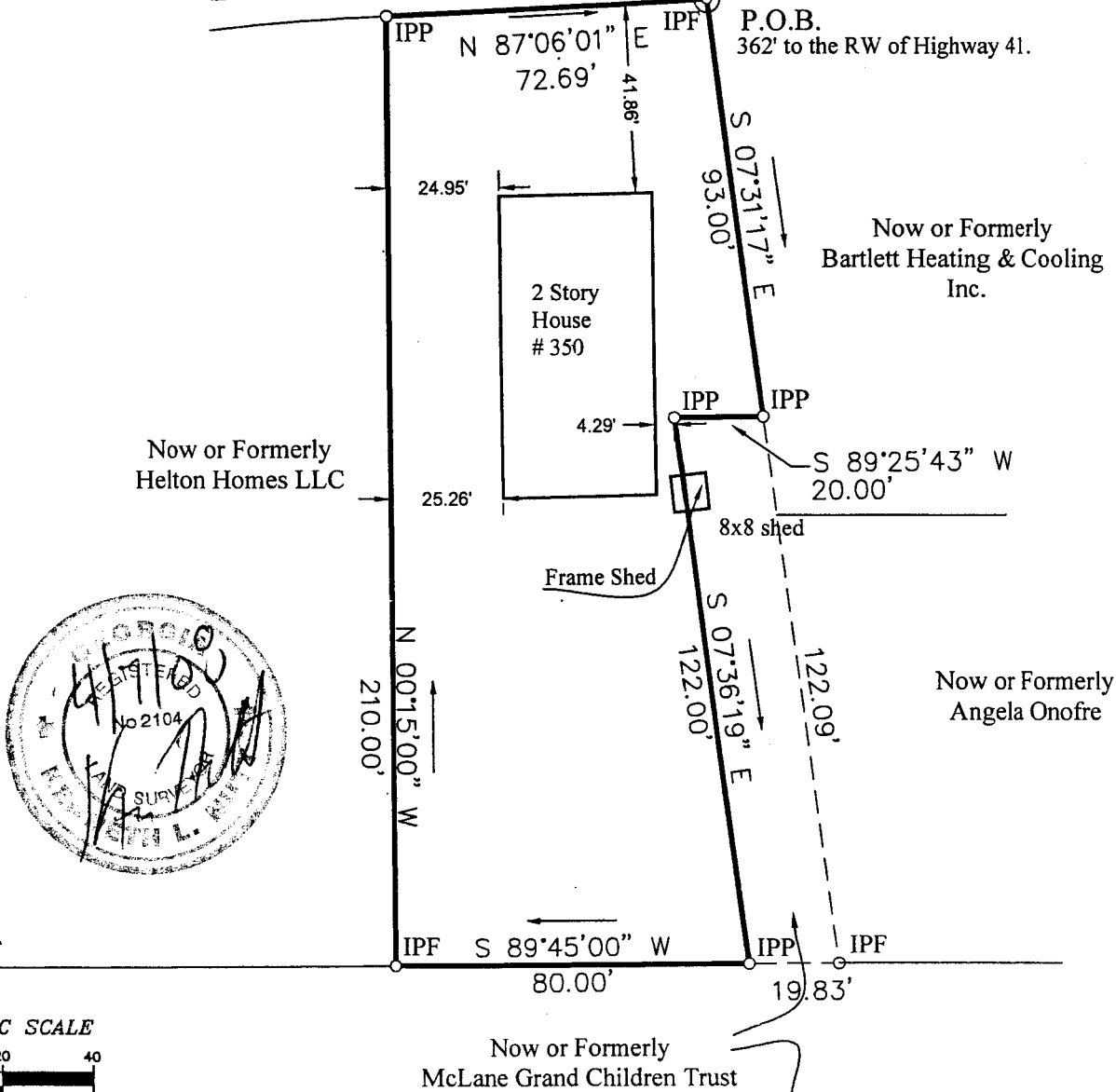
# LEGEND

- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning

V-60  
(2008)

Tract Area  
15,863 Square Feet  
0.36 Acres

Oakridge Dr (30' RW)



## GRAPHIC SCALE



SCALE: 1" = 40'

Job #: 004208

- 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 03 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 276,027 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 130052 0050F, dated 08/18/1992, this property is not located in an area having special flood hazards.

## Boundary Survey for Patria Jumelles

350 Oakridge Drive  
R.J. Carruth S.D., part of lot 56  
Land Lot 293, 17th District, 2nd Sect.  
Cobb County, Georgia



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

Party Chief: MS  
Date Surveyed: 04/02/08  
Date Drawn: 04/02/08

Computed by: MS  
Drawn by: JMC  
Checked by: KLN

## REFERENCES

Plat Bk: 6 Pg. 128  
Deed Bk. 14528 Pg. 2452

**APPLICANT:** Patria Jumelles and Jose Almonte      **PETITION NO.:** V-60  
**PHONE:** 678-374-6559      **DATE OF HEARING:** 06-11-08  
**REPRESENTATIVE:** same      **PRESENT ZONING:** R-20  
**PHONE:** same      **LAND LOT(S):** 293  
**PROPERTY LOCATION:** Located on the south side of      **DISTRICT:** 17  
Oakridge Drive, west of Highway 41      **SIZE OF TRACT:** .4 acre  
(350 Oakridge Drive).      **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the side setback on parcel 25 from the required 10 feet to 4 feet adjacent to the eastern property line; 2) Waive the setback for an accessory structure (shed) from the required 5 feet to zero feet; and 3) Allow an accessory structure (shed) 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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



# Application for Variance Cobb County

(type or print clearly)

Application No. V-60

Hearing Date: 6-11-08

Applicant PATRIA JUMELLES & JOSE RAYMOND ALMONTE Business Phone 678-374-6559 Home Phone \_\_\_\_\_

Signature P. J. PATIRA JUMELLE Address 350 OAKRIDGE DRIVE, MARIETTA GA 30060  
(representative's name, printed) (street, city, state and zip code)

Signature Jose R Almonte 4-9-08 Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:  
EILEEN SOHN  
Notary Public  
Cobb County, Georgia  
My Commission Expires November 6, 2010  
Notary Public

My commission expires: 11/06/2010

Titleholder PATRIA JUMELLES & JOSE RAYMOND ALMONTE Business Phone 678-374-6559 Home Phone \_\_\_\_\_

Signature \_\_\_\_\_ Address: 350 OAKRIDGE DR, MARIETTA GA 30060  
(attach additional signatures if needed) (street, city, state and zip code)

Signature Jose R Almonte 4-9-2008 Notary Public  
Cobb County, Georgia  
Signed, sealed and delivered in presence of:  
Eileen Sohn  
Notary Public  
My commission expires: 11/06/2010 My Commission Expires November 6, 2010  
Notary Public

Present Zoning of Property R 20

Location 350 OAKRIDGE DR SE, MARIETTA GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 253 (P) 25 District 217 Size of Tract ~.4 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 ~.4 AC Shape of Property [Diagram] Topography of Property LEVEL 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.

HOUSE ADDITION! BUILT PERSONS WOULD BE DISPLACED  
IT WAS UNKNOWN THAT A DRIVEWAY THAT CONNECTS TO  
NOTHING WAS ON A PLAT RECTANGLE LOT WENT  
ALONG SIDE BACK OF HOUSE. LARGE INVESTMENT  
WOULD BE LOST

List type of variance requested: SIDE SETBACK WAIVED DUE TO NOT  
USED DRIVEWAY CONNECTING TO NOTHING. COEN ADDITION  
ALREADY BUILT.

# Application for Variance

## Cobb County

(type or print clearly)

Application No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Applicant \_\_\_\_\_ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

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

\_\_\_\_\_ Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder \*PATRIA JUNE 11/12 Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature \*PATRIA JUNE 11/12 Address: \*350 Oakridge Dr SE  
(attach additional signatures, if needed) (street, city, state and zip code) Maricetta GA 30068

Signed, sealed and delivered in presence of:

Lisa G. Campbell  
Notary Public

My commission expires: \*21 Dec 2010

Present Zoning of Property \_\_\_\_\_

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

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ 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: \_\_\_\_\_