

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: July 9, 2008**

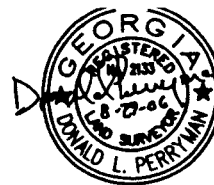
**DUE DATE: June 6, 2008**

Distributed: May 16, 2008



*Cobb County...Expect the Best!*

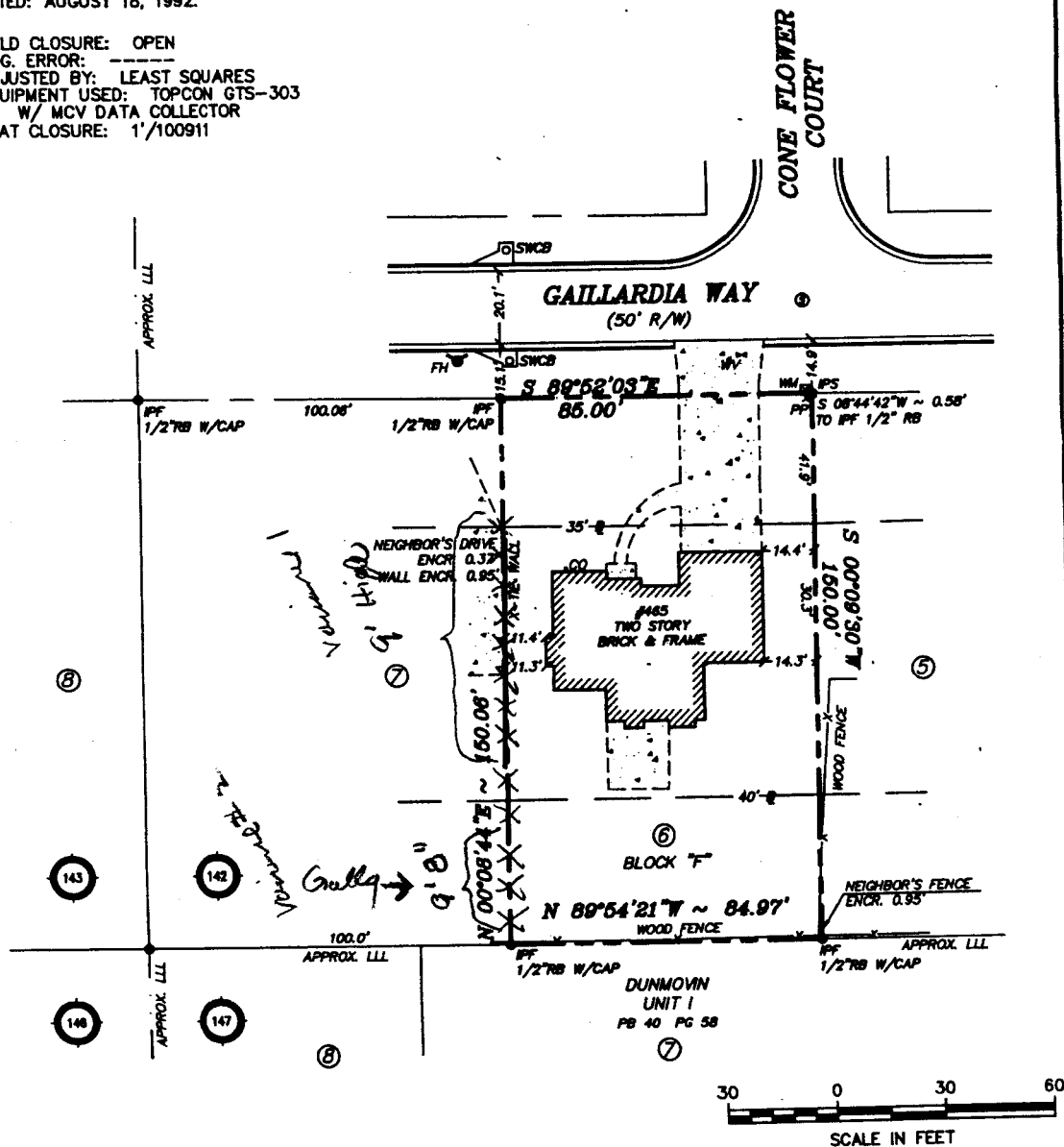
**V-61  
(2008)**



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.

THIS UNIT IS NOT WITHIN A  
100 YEAR FLOOD HAZARD AREA  
ACCORDING TO THE FEMA/FIRM OF  
COBB COUNTY, GEORGIA  
PANEL NO. 13067 0010F  
DATED: AUGUST 18, 1992.

FIELD CLOSURE: OPEN  
ANG. ERROR: -----  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: TOPCON GTS-303  
W/ MCV DATA COLLECTOR  
PLAT CLOSURE: 1'/100911



**BOUNDARY SURVEY FOR:**

**KATHIE A. ADUDDLELL & EDWIN I. ADUDDLELL, Jr.**

KATHIE A. ABUDELL  
485 GALLARDIA WAY  
LOT 6, BLOCK F, UNIT VII, CHESTNUT HILL S/D

[illegible]

**#407**

RECEIVED  
APR 28 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

<b>APPLICANT:</b> <u>Edwin I. Aduddell</u>	<b>PETITION NO.:</b> <u>V-61</u>
<b>PHONE:</b> <u>361-485-6131</u>	<b>DATE OF HEARING:</b> <u>07-09-08</u>
<b>REPRESENTATIVE:</b> <u>same</u>	<b>PRESENT ZONING:</b> <u>R-15</u>
<b>PHONE:</b> <u>same</u>	<b>LAND LOT(S):</b> <u>142</u>
<b>PROPERTY LOCATION:</b> <u>Located on the south side of</u>	<b>DISTRICT:</b> <u>16</u>
<u>Gaillardia Way, west of Bells Ferry Road</u>	<b>SIZE OF TRACT:</b> <u>.29 acre</u>
<u>(465 Gaillardia Way).</u>	<b>COMMISSION DISTRICT:</b> <u>3</u>
<b>TYPE OF VARIANCE:</b> <u>Waive the height of a fence to 9 feet from the maximum allowable of 8 feet on lot 6.</u>	

**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**

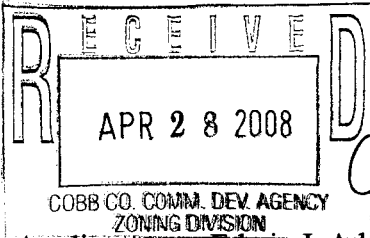
**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance Cobb County



(type or print clearly)

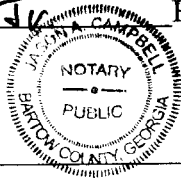
Application No. V-61

Hearing Date: 7-9-08

Applicant Edwin I. Aduddell, Jr. Business Phone (361) 485-6131 Home Phone (361) 550-4874

Edwin I. Aduddell, Jr. Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Edwin I. Aduddell, Jr. Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)



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

My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:

Jason D. Campbell  
Notary Public

Titleholder Edwin I. Aduddell, Jr. Business Phone (361) 485-6131 Home Phone (361) 550-4874

Signature Edwin I. Aduddell, Jr. Address: 1701 Victoria Station Drive #216, Victoria, Texas 77901  
(attach additional signatures, if needed) (street, city, state and zip code)

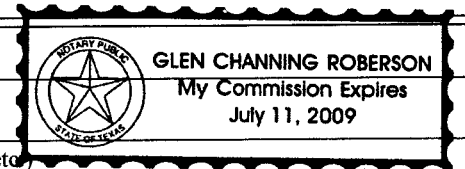
Signed, sealed and delivered in presence of:

Allen Channing Roberson  
Notary Public

My commission expires: July 11, 2009

Present Zoning of Property R-15

Location 465 Gaillardia Way NW, Acworth, GA  
(street address, if applicable; nearest intersection, etc)



Land Lot(s) 142 District 16 Size of Tract 85'x150' Acre(s) 12,750 S.F.

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.

No Hardship  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: Sheet attached

# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-61

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 Kathie A. Aduddell Business Phone 770-423-6939 Home Phone 678-494-1667

Signature Kathie A. Aduddell Address: 465 Gaillardia Way NW Acworth, GA 30102  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October 21, 2011

Veri A. Carringer  
Notary Public

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: \_\_\_\_\_

Edwin I. Aduddell, Jr. and Kathie Aduddell  
for residence at 465 Gaillardia Way NW, Acworth, GA 30102

### Variance in Fence Height

Neighbor's lot at 467 Gaillardia Way is higher than our lot at 465 Gaillardia Way. We have a fence along the property line side which needs to be 9' because it is adjacent to a 35" retaining wall. See pictures.

### Hardship:

1<sup>st</sup> variance of our fence is due to neighbor's 35" retaining wall and raised driveway that is adjacent to our master bedroom. The raised driveway is used for play and as a parking lot for up to 2 vehicles with auto noise/pollution. Projectiles such as golf balls, tennis balls, rocks, baseballs as well as basketballs strike our walls and air units and other areas of our lot. An effective barrier would be a 6' privacy fence from the neighbor's lot. An 8' fence only gives only a 5' effective fence (i.e., 8'-35"). This does not provide privacy like 6' would and hurts property value. A 9' would better protect our yard, exterior walls and lot, as well as, improve the property value of the lot. See Pictures. See Type of Variance below.

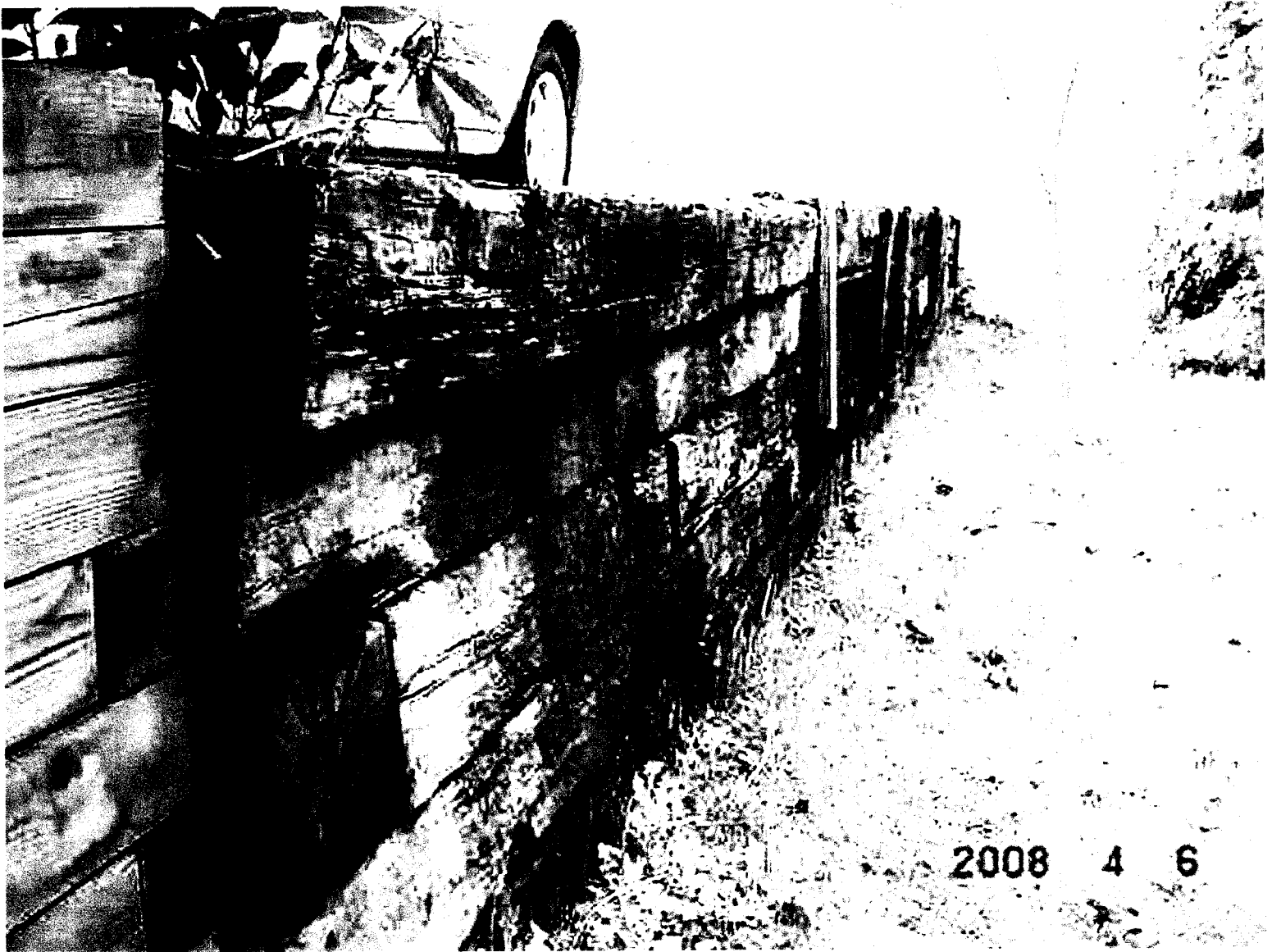
2<sup>nd</sup> variance of our fence is due to a gulley area filled in on the neighbor's lot which contains a playground with an elevated (or two story) playhouse, and other miscellaneous items; this fence will provide privacy and blocks view of the tall playhouse from our lot. This improves property value of our lot. See Pictures. See Type of Variance below.

### Type of Variance:

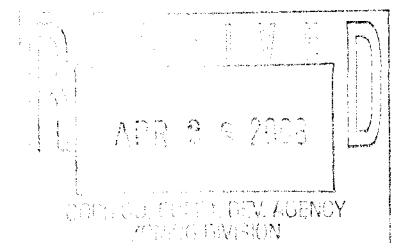
1<sup>st</sup> request for variance is for a 9' fence built on our grade along the neighbor's retaining wall and driveway. Neighbor's raised land has less slope than the slope of our land and requires the fence to go from 8' to 9' gradually over approximately 37' to achieve an effective level of 6' above neighbor's adjacent wall and drive. Only 6' of the fence is visible because retaining wall hides 35" of the fence bottom. This becomes an effective 6' privacy fence for our master bedroom and exterior walls. This is a variance of 1' above the 8'. See Pictures.

2<sup>nd</sup> Request for variance is for our gulley area which is filled in on the neighbor's lot. For approximately 22' length from rear of property through the gulley the fence slopes down from 8' at the sub-division fence to 9' at the bottom of gulley and then slopes back to a 8' fence. This is a variance of 1' above the 8'. See Pictures.

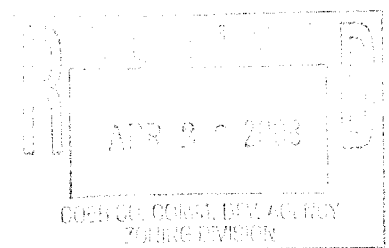
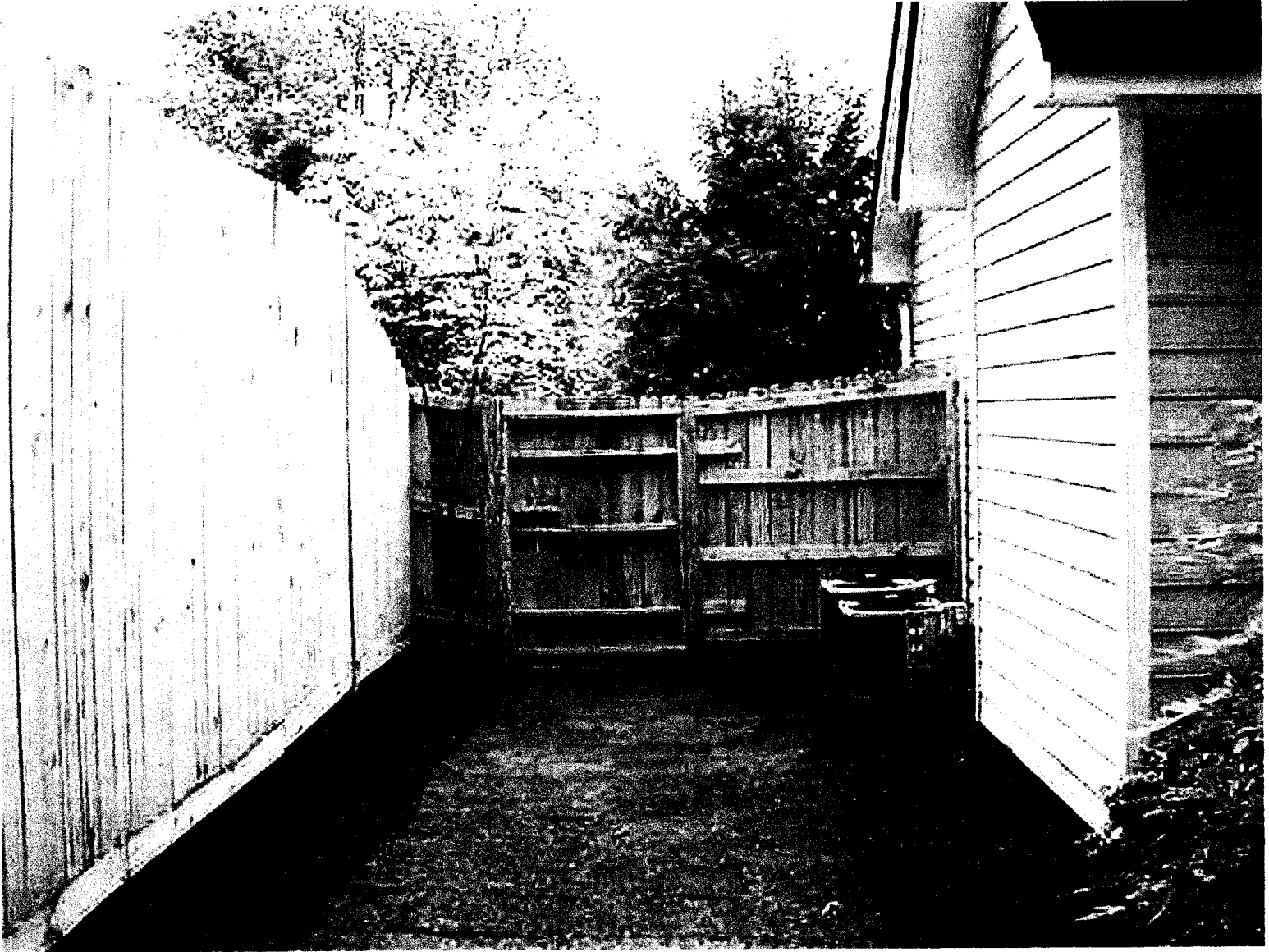
V-61/2008  
View of property line  
before fence.



2008 4 6

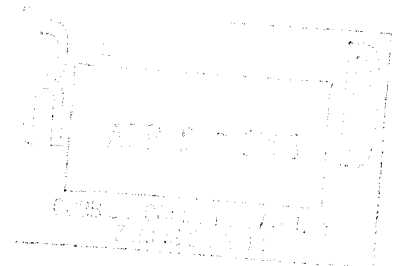


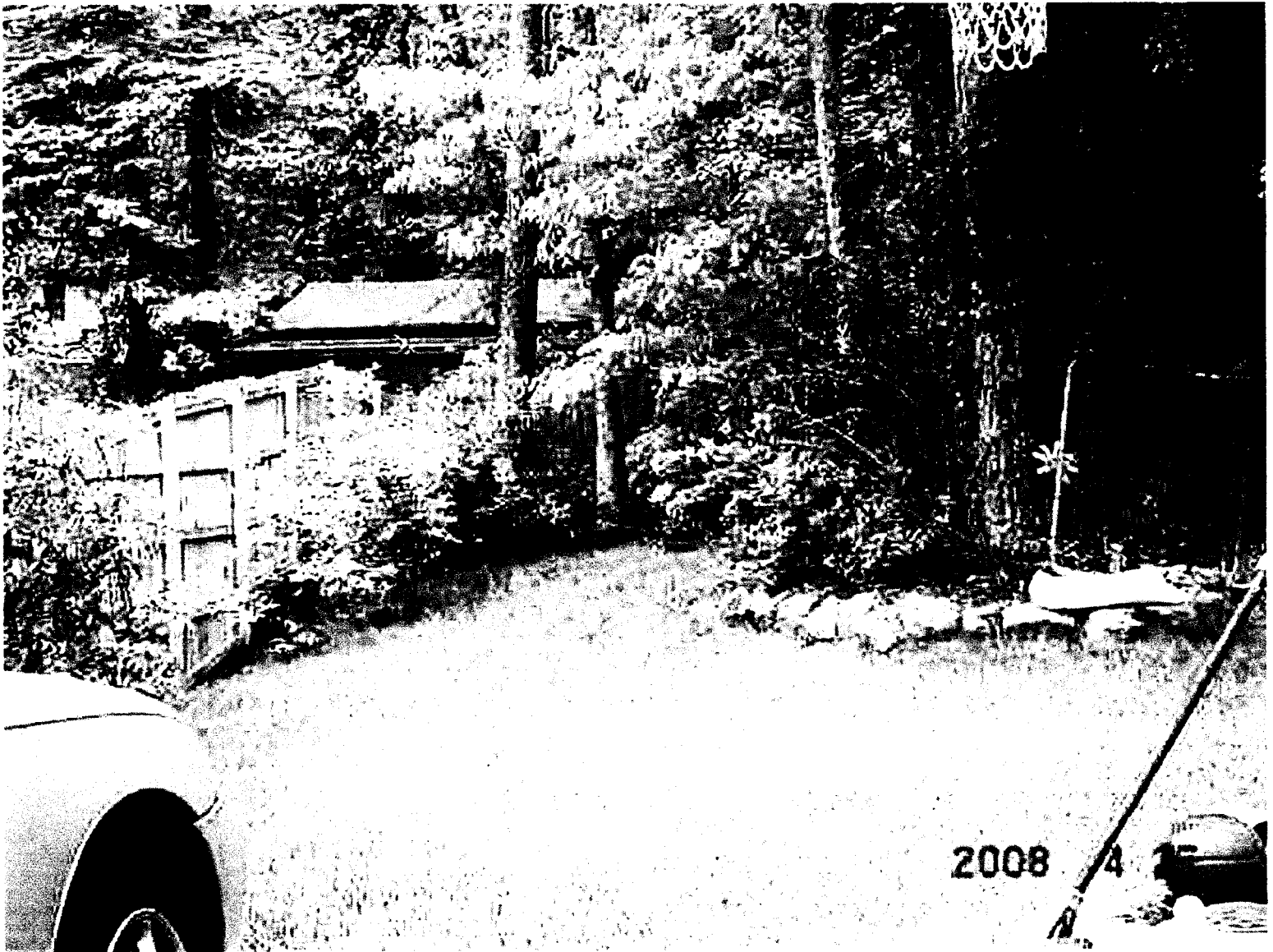
V-61/2008  
View of property line  
after fence.





V-61/2008  
View of property line  
after fence looking  
towards backyard.





2008 4 2

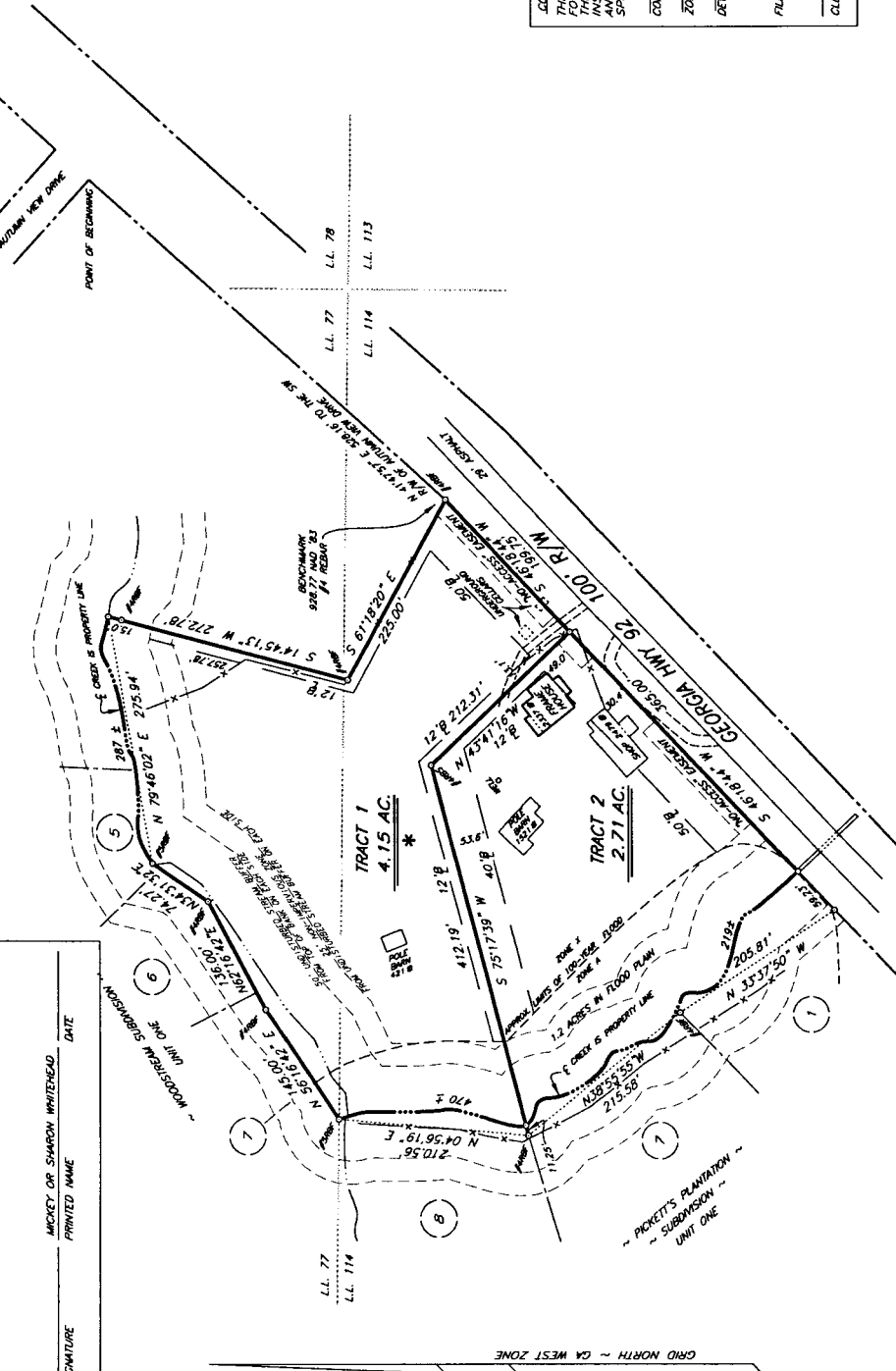
V-62  
(2008)

**OWNER'S ACKNOWLEDGMENT**  
I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, KNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE FACTS OF THIS SURVEY, AND THAT THE SAME IS TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE: DANIEL I. BAKER  
PRINTED NAME: DANIEL I. BAKER  
DATE: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**  
I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, KNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE FACTS OF THIS SURVEY, AND THAT THE SAME IS TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: MICKEY OR SHARON WHITEHEAD  
DATE: \_\_\_\_\_



ZONING: R-10  
FRONT SETBACK: 50'  
REAR SETBACK: 40'  
SIDE SETBACK: 12'



THE NO-ACCESS EASEMENT ALONG THE FRONTAGE IS OUTSIDE EXISTING DRIVEWAYS. NO ADDITIONAL DRIVEWAYS TO BE PERMITTED. SR 92 IS A PROPOSED FRONTAGE AND COULD AFFECT THIS PROPERTY. ACCESS WILL BE CONVERTED TO RIGHT-OF-WAY AT THAT TIME. A GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) PERMIT IS REQUIRED. APPROVAL OF WORK WITHIN OR ADJACENT TO DOT RIGHT-OF-WAY IS DEFERRED TO DOT. CHAMBERLAIN OFFICE, CELINA WILLIAMS, 770-986-1771.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT. LINEAR PRECISION OF TRAVERSE: 1/10,000; ANGULAR PRECISION: 19" 46". THE PLATSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/308,000. MATTERS OF TITLE ARE EXCEPTED.

DATE: 6-11-99  
SCALE: 1" = 100'  
DRAWN BY: JMW  
CHECKED BY: BLF  
2583/GNEJ36/GRAVES7

LOT SPLIT FOR:

MICKEY WHITEHEAD  
SHARON WHITEHEAD

DANIEL BAKER, PC  
SURVEYORS/ENGINEERS  
Post Office Box 2047  
CARTERSVILLE, GEORGIA 30120  
(770) 382-6889

LOCATED IN L.L. 77 & 114  
20th DIST., 2nd SEC.,  
COBB COUNTY, GA.

<b>APPLICANT:</b> <u>Mickey and Sharon Whitehead</u>	<b>PETITION NO.:</b> <u>V-62</u>
<b>PHONE:</b> <u>770-605-7238</u>	<b>DATE OF HEARING:</b> <u>07-09-08</u>
<b>REPRESENTATIVE:</b> <u>same</u>	<b>PRESENT ZONING:</b> <u>R-30</u>
<b>PHONE:</b> <u>same</u>	<b>LAND LOT(S):</b> <u>77, 114</u>
<b>PROPERTY LOCATION:</b> <u>Located on the west side of Georgia Highway 92, west of Autumn View Drive (3565 Acworth Dallas Highway).</u>	<b>DISTRICT:</b> <u>20</u>
	<b>SIZE OF TRACT:</b> <u>6.86 acres</u>
	<b>COMMISSION DISTRICT:</b> <u>1</u>

**TYPE OF VARIANCE:** 1) Allow an accessory structure on a lot without a primary structure on tract 1; 2) allow an accessory structure to the front of the primary structure on tract 2; 3) waive the setback for an existing accessory structure over 800 square feet (existing 2,479 square foot structure) from the required 100 feet to 15 feet adjacent to the front property line and 80 feet adjacent to the eastern property line on tract 2; 4) waive the setback for an accessory structure over 800 square feet (existing 1,521 square foot pole barn) from the required 100 feet to 50 feet adjacent to the northern property line; and 5) waive the front setback for the house on tract 2 from 50 feet to 40 feet (existing).

## **COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

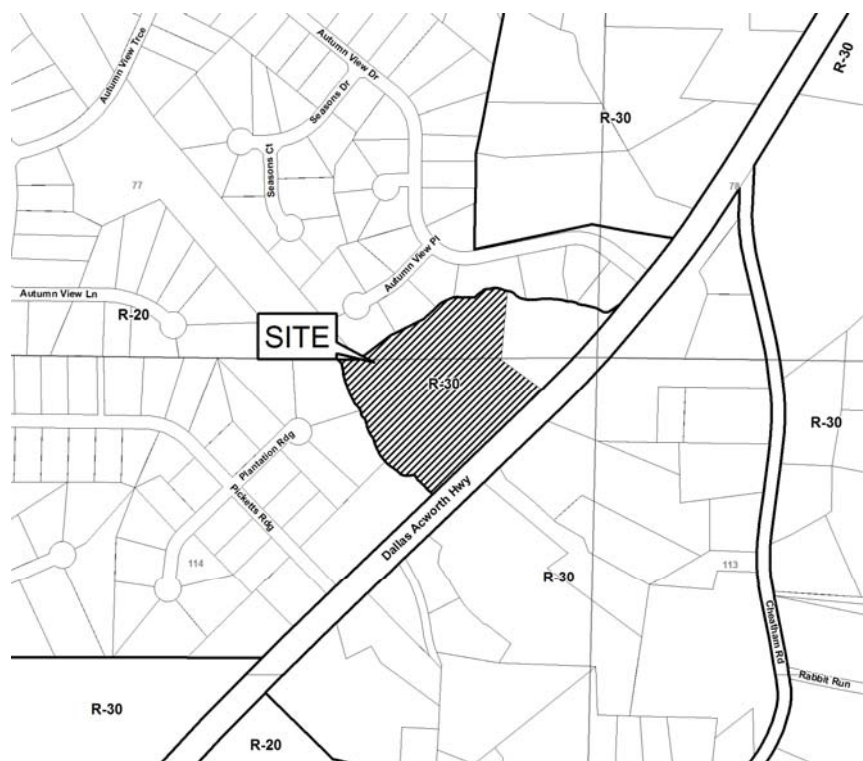
## **BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance Cobb County

Application No. V-62

Hearing Date: 7-9-08

(type or print clearly)

Applicant Mickey Whitehead  
Sharon Whitehead

Business Phone 770-605-7238 Home Phone 770-977-4677

Sharon Whitehead  
(representative's name, printed)

Address 2798 Georgian Terrace Marietta  
(street, city, state and zip code) GA 30068

Sharon Whitehead  
(representative's signature)

Business Phone 770-627-4098 Cell Phone \_\_\_\_\_

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: 01/24/2010

Frances M Spain  
Notary Public



Titleholder Mickey Whitehead  
Sharon Whitehead

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

Signature Sharon Whitehead  
(attach additional signatures, if needed)

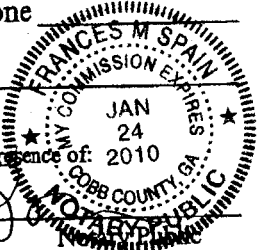
Address: \_\_\_\_\_  
(street, city, state and zip code)

Mickey Whitehead

My commission expires: 01/24/2010

Signed, sealed and delivered in presence of \_\_\_\_\_

Frances M Spain  
Notary Public



Present Zoning of Property R-30

Location 3565 Dallas Acworth Hwy., Acworth Ga. 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 77, 114 District 20 Size of Tract 6.86 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 2.70 Shape of Property rectangle Topography of Property level / Sloping 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 am unable to sell the property without the variance under the sales contract terms. The variance is necessary to sell the property with the existing structures; I am only splitting the property once into Tract 1 of 4.15 acres and 2.71 acre Tract 2 with house, garage and barn.

List type of variance requested: Zoning

V-63  
(2008)



PAINE'S ROAD  
80' R.O.W.  
WALK

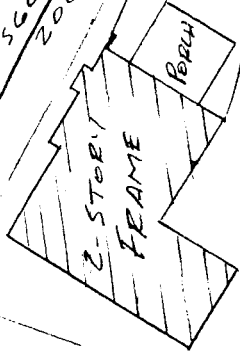
SANDY

(9)

520' 45" 49" E  
200.36

ADULT DRIVE

#3859



(10)

10' SIDE  
& BRANCH - R

GABLE  
DAKS

35' REAR

39' 4' 1"  
N 69° 35' 35" W

LOT 10, HAMLET  
GREEN UNIT 1

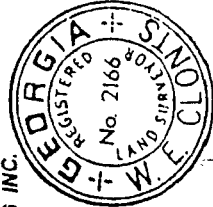
119° 36' 07" W  
99.21

SURVEY FOR -  
VLADIMIR KOVALYUK

LAND LOT:	316	SCALE:	1" = 30'
DISTRICT:	16TH	DATE:	APRIL 14, 08
SECTION:	2ND	DRAWN BY:	TL
COUNTY:	COBB	CHECKED BY:	WEC
STATE:	GEORGIA	JOB NO.:	01-3859

TRULINE SURVEYING INC.

2070 ATTIC PARKWAY  
SUITE 505  
KENNESAW, GA. 30144  
PHONE (770) 919-8732  
FAX (770) 919-8731



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

WEC

**APPLICANT:** Vladimir Kovalyuk **PETITION NO.:** V-63  
**PHONE:** 678-591-0160 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 316  
**PROPERTY LOCATION:** Located on the west side of **DISTRICT:** 16  
Sandy Plains Road, south of Trade Wind Court **SIZE OF TRACT:** .5 acre  
(3859 Sandy Plains Road). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Allow an accessory structure (proposed gazebo) to the front of the primary structure on lot 10.

**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-63

Hearing Date: 7-9-08

Applicant VLADIMIR KOVALYUK Business Phone (678) 591-0160 Home Phone \_\_\_\_\_  
(representative's name, printed) Address 5859 SANDY PLAINS RD Marietta, GA 30066  
(street, city, state and zip code)

[Signature] Business Phone (678) 591-0160 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

[Signature]  
Notary Public

Titleholder VLADIMIR KOVALYUK Business Phone (678) 591-0160 Home Phone \_\_\_\_\_

Signature [Signature] Address: 5859 SANDY PLAINS 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: \_\_\_\_\_  
Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 3859 SANDY PLAINS ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 316 @ 10 District 16 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.

\* none the backyard is too small

List type of variance requested: to be allowed to have gazebo in the front of the house  
GAZEBO 100 SQ FT



**GENERAL NOTES~**

ANG. ERROR: 11" PER TURN  
FIELD PRECISION: 1 IN 24,882  
COMPASS RULE ADJUSTMENT  
EQUIPMENT: TOPCON GTS-303  
PLAT PRECISION: 1 IN 418,600

ALL MATTERS OF TITLE ARE  
EXCEPTED.

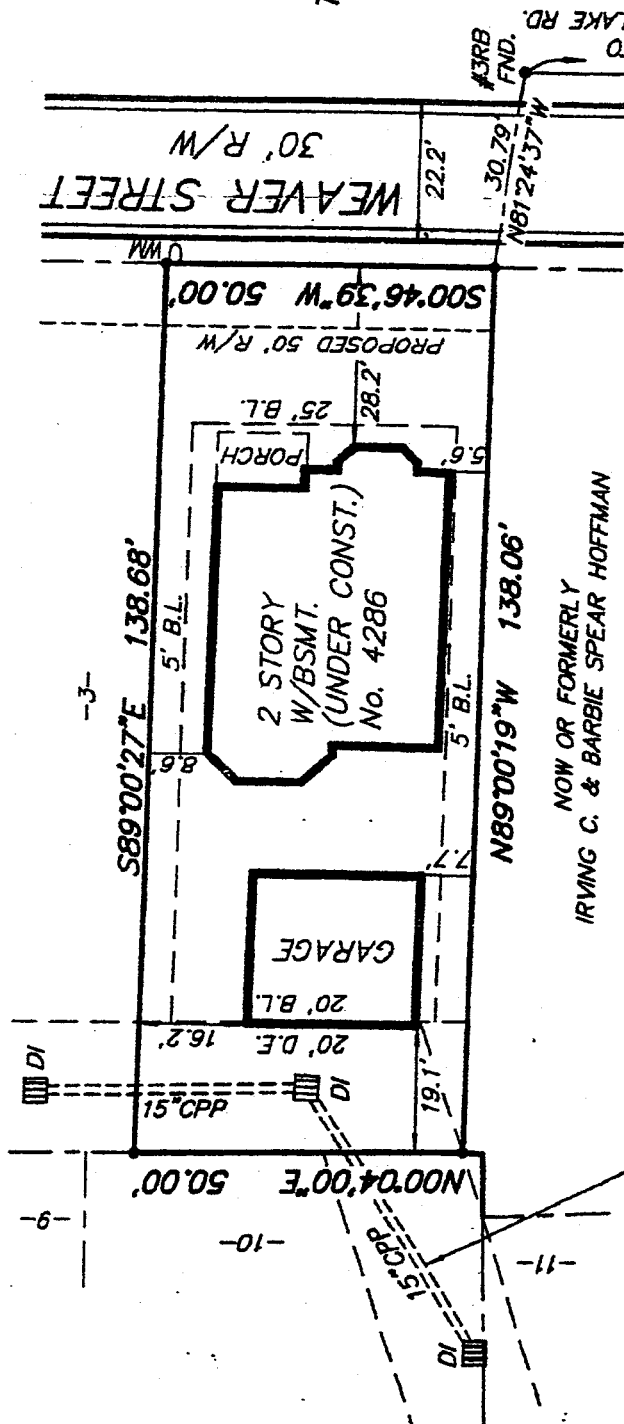
ALL I.P.'s ARE 1/4" REBARS.

THIS SURVEY WAS PREPARED  
WITHOUT THE BENEFIT OF A  
TITLE SEARCH. THERE MAY BE  
EASEMENTS OR OTHER  
ENCUMBRANCES NOT SHOWN.

**TOTAL AREA= 6,918 SQ. FT.  
0.159 ACRE**

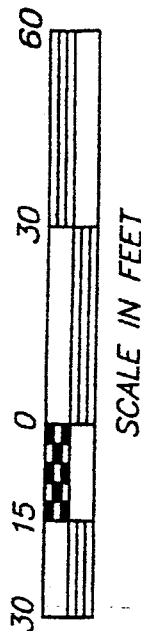
**V-64  
(2008)**

GRID NORTH (GA. WEST ZONE)



NOW OR FORMERLY  
IRVING C. & BARBIE SPEAR HOFFMAN

NOTE: PIPE NOT  
CENTERED IN ESMT.



ACCORDING TO THE CURRENT "F.I.A. OFFICIAL  
FLOOD HAZARD MAP", COMMUNITY PANEL NO.  
13067C 0075 F DATED AUGUST 18, 1992,  
THIS PROPERTY IS NOT IN AN AREA HAVING  
SPECIAL FLOOD HAZARDS.

**FOUNDATION LOCATION SURVEY OF**

LOT 2 BLOCK --

**WEAVER STREET AT MANER STREET**

L.I. 694, 17th DISTRICT 2nd SECTION

COBB COUNTY, GEORGIA

DATE: 4-2-08 SCALE: 1"= 30'

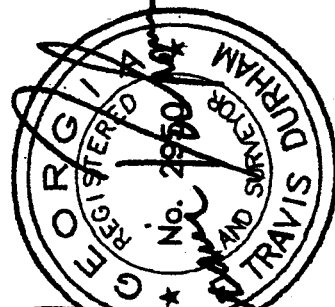
KEYSTONE CONSTRUCTION  
MADE FOR AND DESIGN



**BARTON SURVEYING**

**INC.**

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810



**APPLICANT:** Keystone Construction and Design      **PETITION NO.:** V-64  
**PHONE:** 404-783-3566      **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** Sunny and Carla Lee      **PRESENT ZONING:** RA-5  
**PHONE:** 404-783-3566      **LAND LOT(S):** 694  
**PROPERTY LOCATION:** Located on the west side of      **DISTRICT:** 17  
Weaver Street, north of Cooper Lake Road      **SIZE OF TRACT:** .159 acre  
(4286 Weaver Street).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from the required 20 feet to 19 feet on lot 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-64

Hearing Date: 7-9-08

Applicant KEYSTONE CONSTRUCTION  
AND DESIGN

Business Phone 404-783-3566 Home Phone \_\_\_\_\_

SUNNY LEE + CARLA LEE Address 595 PIEDMONT AVE #320-124  
(representative's name, printed) (street, city, state and zip code)

Carla Q. Lee CARLA Q. LEE  
(representative's signature)

SUNNY LEE Business Phone 404-783-3566 Cell Phone \_\_\_\_\_



Signed, sealed and delivered in presence of:

Judy M. Seagraves  
Notary Public

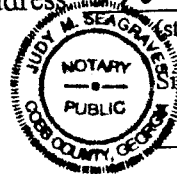
My commission expires: March 5, 2011

My Commission Expires  
March 5, 2011

Titleholder KEYSTONE CONSTRUCTION  
AND DESIGN Business Phone 404-783-3566 Home Phone \_\_\_\_\_

Signature Carla Q. Lee CARLA Q. LEE Address: 595 PIEDMONT AVE #320-124  
(attach additional signatures, if needed) (street, city, state and zip code)

SUNNY LEE



Signed, sealed and delivered in presence of:

Judy M. Seagraves  
Notary Public

My commission expires: March 5, 2011

My Commission Expires  
March 5, 2011

Present Zoning of Property RA-5

Location 4286 WEAVER ST, SMYRNA, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17 Size of Tract 0.159 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.

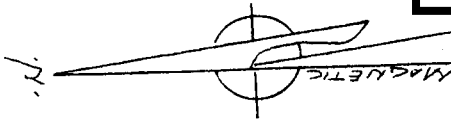
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

WE WOULD NEED TO TEAR DOWN FINISHED GARAGE, CUT SLAB  
10.8 INCHES, REPAIR FOOTERS - RELOCATED/REPAIR FOOTERS, CUT  
REBAR, RELAY FOUNDATION BLOCK, REFRAME GARAGE, AND  
RE-ROOF GARAGE.

List type of variance requested: ADJUSTMENT OF REAR SETBACK 1 FOOT.  
WAVE THE REAR SETBACK FROM REQUIRED  
20 FT TO 19 FT

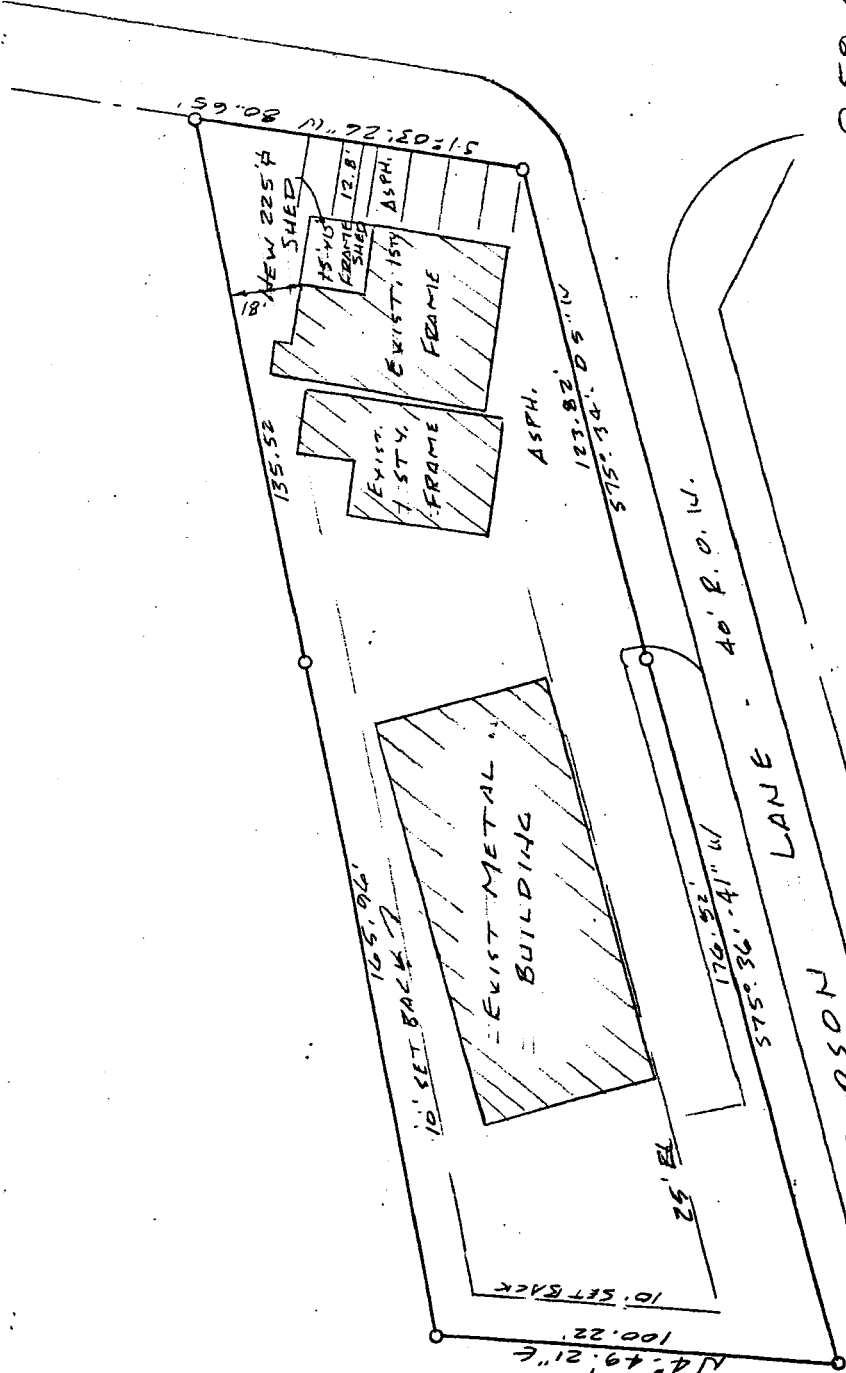
V-65  
(2008)



ATLANTA ROAD

0.59 ACRES

3548 ATLANTA ROAD



I HAVE THIS DATE, EXAMINED THE  
TAX OFFICIAL FLOOD HAZARD MAP  
AND FOUND THAT THE SUBJECT LOT IS NOT  
IN AN AREA HAVING SPECIAL FLOOD HAZARD  
PER 13067.6 AUG. 18, 1982.

BOUNDARY DATA FROM  
SURVEY BY PERRY M'CLUNG  
DATED 4/23/89 - VERIFIED BY US

JEFF KENDRICK  
770. 431. 1611  
9678-910-1223

TRUE-LINE SURVEYING INC.

2010 ATLANTIC PARKWAY  
SUITE 505  
KENNESAW, GA. 30144  
PHONE (770) 919-8732  
FAX (770) 919-8731



OPINION, THIS PLAT IS A CORRECT REPRESENTATION  
OF THE LAND PLATTED HEREON, IN ACCORDANCE WITH  
THE STANDARDS AND PRECEPTS OF LAW.

DRAWING FOR  
COMMERCIAL SIGNS

LAND LOT: 699	SCALE: 1" = 30'
DISTRICT: 17TH	DATE: MARCH 08
SECTION: 2ND	DRAWN BY: PL
COUNTY: COB	CHECKED BY: KES
STATE: GEORGIA	JOB NO.: 01-3558

**APPLICANT:** Jeff Kendrick **PETITION NO.:** V-65  
**PHONE:** 770-431-0809 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** GC  
**PHONE:** same **LAND LOT(S):** 699  
**PROPERTY LOCATION:** Located at the northwest **DISTRICT:** 17  
intersection of Atlanta Road and Carson Lane **SIZE OF TRACT:** .68 acre  
(3548 Atlanta Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 12 feet; 2) waive the side setback from the required 10 feet to 6 feet adjacent to the north property line (existing); and 3) waive the major side setback from the required 25 feet to 20 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-65

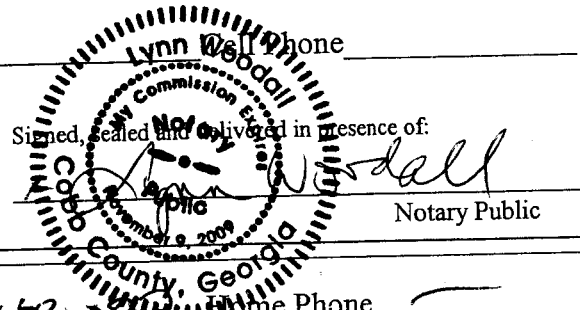
Hearing Date: 7-9-08

Applicant + Jeff Kendrick Business Phone 770 431 0809 Home Phone \_\_\_\_\_

Jeff Kendrick Address 3548 ATLANTA Rd Smy, GA 30080  
(representative's name, printed) (street, city, state and zip code)

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

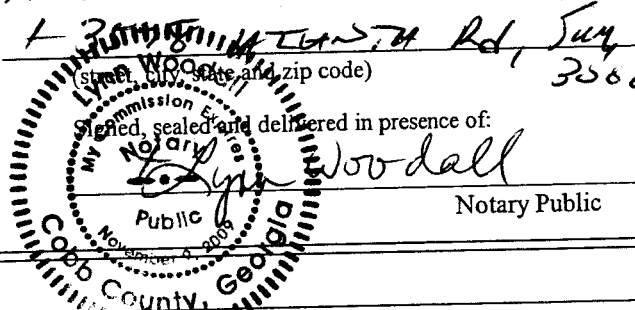
My commission expires: + 11/9/09



Titleholder + Jeff Kendrick Business Phone 770 431 0809 Home Phone \_\_\_\_\_

Signature + [Signature] Address: 3548 ATLANTA Rd, Smy GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: + 11/9/09



Present Zoning of Property GC

Location 3548 ATLANTA ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 699 District 17 Size of Tract .68 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.

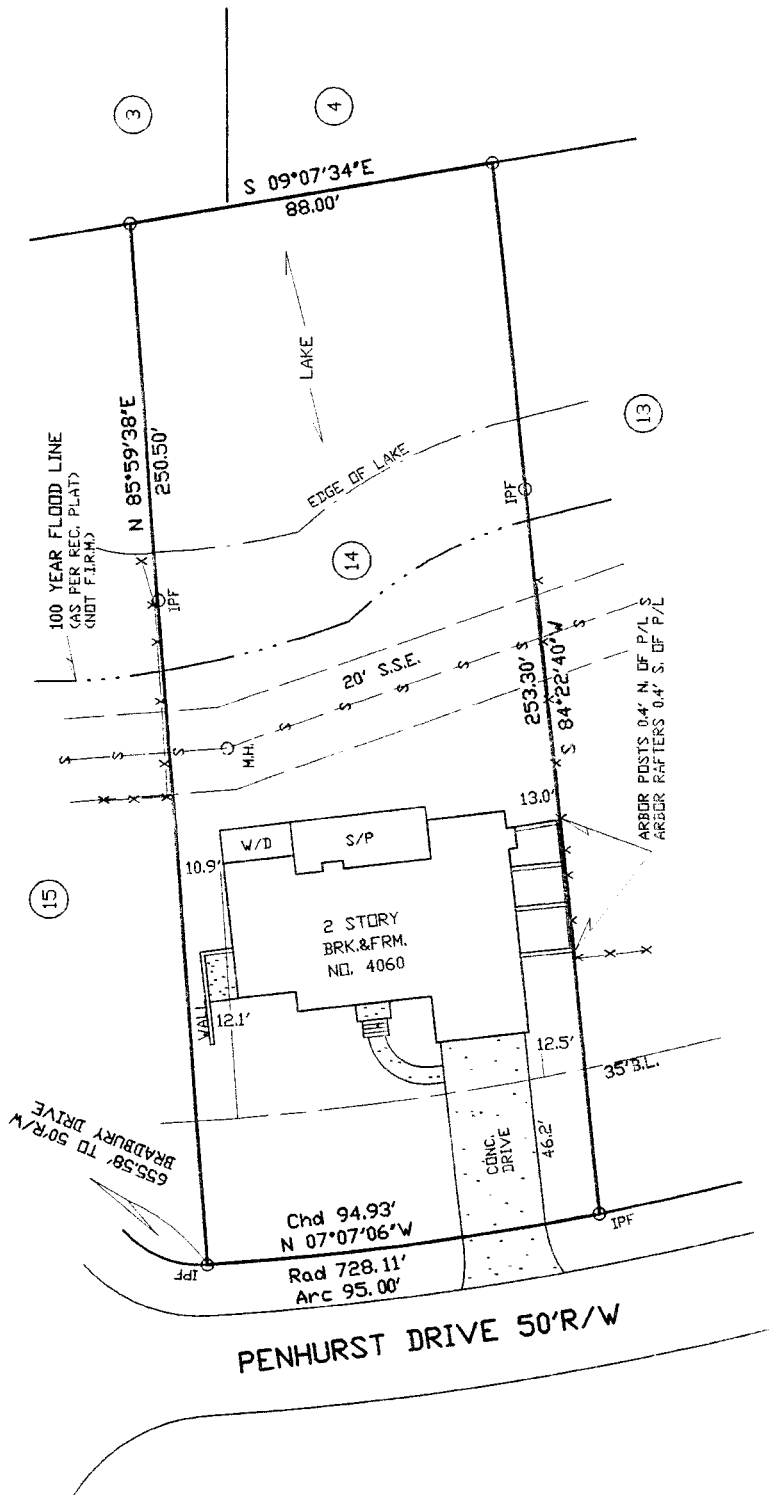
+ Shed is built, Jeff did not get a permit did not know he needed one. Shed is 12.8ft from R/W, same as existing building which was built in the sixties

List type of variance requested: WAIVE THE FRONT SETBACK FROM REQUIRED 50FT TO 12FT

**V-66  
(2008)**

GRAPHIC SCALE - FEET

AREA= 23,095 SQ.FT. / 0.5302 ACRE



SURVEY BY:  
BUSSEE SURVEYING COMPANY, INC.  
3348 HIGHWAY 120  
DULUTH, GEORGIA 30036  
PH. 1 (770) 497-9866 FAX: 770-497-9861

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREIN. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. THIS PLAT IS NOT VALID UNLESS THE ORIGINAL SIGNATURE OF THE REGISTRANT AND THE REGISTRANT'S SEAL.

PENHURST DRIVE 50'R/W

SURVEY FOR:  
DAVID A. LONDON  
VIRGINIA H. LONDON  
LOT 14 BLOCK 'C' UNIT 1-B  
PENHURST SUBD.  
PLAT BOOK 87, PAGE 47  
LAND LOT 831 16th DISTRICT 2nd SECTION  
COBB COUNTY, GEORGIA  
CDBB FV 15-30' DATE: APRIL 3rd, 2008

IN MY OPINION, THIS PLAY IS A CORRECT REPRESENTATION OF THE FACTS AND IS WELL PREPARED TO BE COMPARED WITH THE DESIGN THROUGH THE SUBCOMMITTEE OF LAY.

ERICK C. MARRIS, GEORGIA P.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAY OF MAP IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 50,000 FEET, AND AN ANGULAR ERROR OF 87 SECONDS PER ANGLE, AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. THE DISTANCE CALCULATED FOR CLOSURE WAS 15 FEET AND THE DISTANCE TO BE ACCURATE WITHIN ONE PART IN 50,000 FEET.

**APPLICANT:** David London **PETITION NO.:** V-66  
**PHONE:** 770-354-8904 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 831  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 16  
Penhurst Drive, south of Bradbury Drive **SIZE OF TRACT:** .53 acre  
(4060 Penhurst Drive). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to zero feet adjacent to the southern  
property line on lot 14.

**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-66

Hearing Date: 7-9-08

Applicant ~~VIRGINIA H. LONDON~~  
DAVID A. LONDON

Business Phone 770-354-8904 Home Phone 770-971-5400

Address 4060 PENHURST DR

(representative's name, printed)

(street, city, state and zip code)

David A. London  
(representative's signature)

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

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

Signed, sealed and delivered in presence of:

J. Yarnum

Notary Public

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

Titleholder VIRGINIA H. LONDON  
DAVID A. LONDON

Business Phone 770-354-8904 Home Phone 770-971-5400

Signature David A. London  
Virginia H. London  
(attach additional signatures, if needed)

Address: 4060 PENHURST DR., MARIETTA, GA  
30062  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Hanna J. Schenck

Notary Public

My commission expires: March 2

Present Zoning of Property R-1

Location 4060 PENHURST DR., MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 831 P42 District 16<sup>th</sup> Size of Tract 23,095 SQ. FT.  
0.5302 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 \_\_\_\_\_

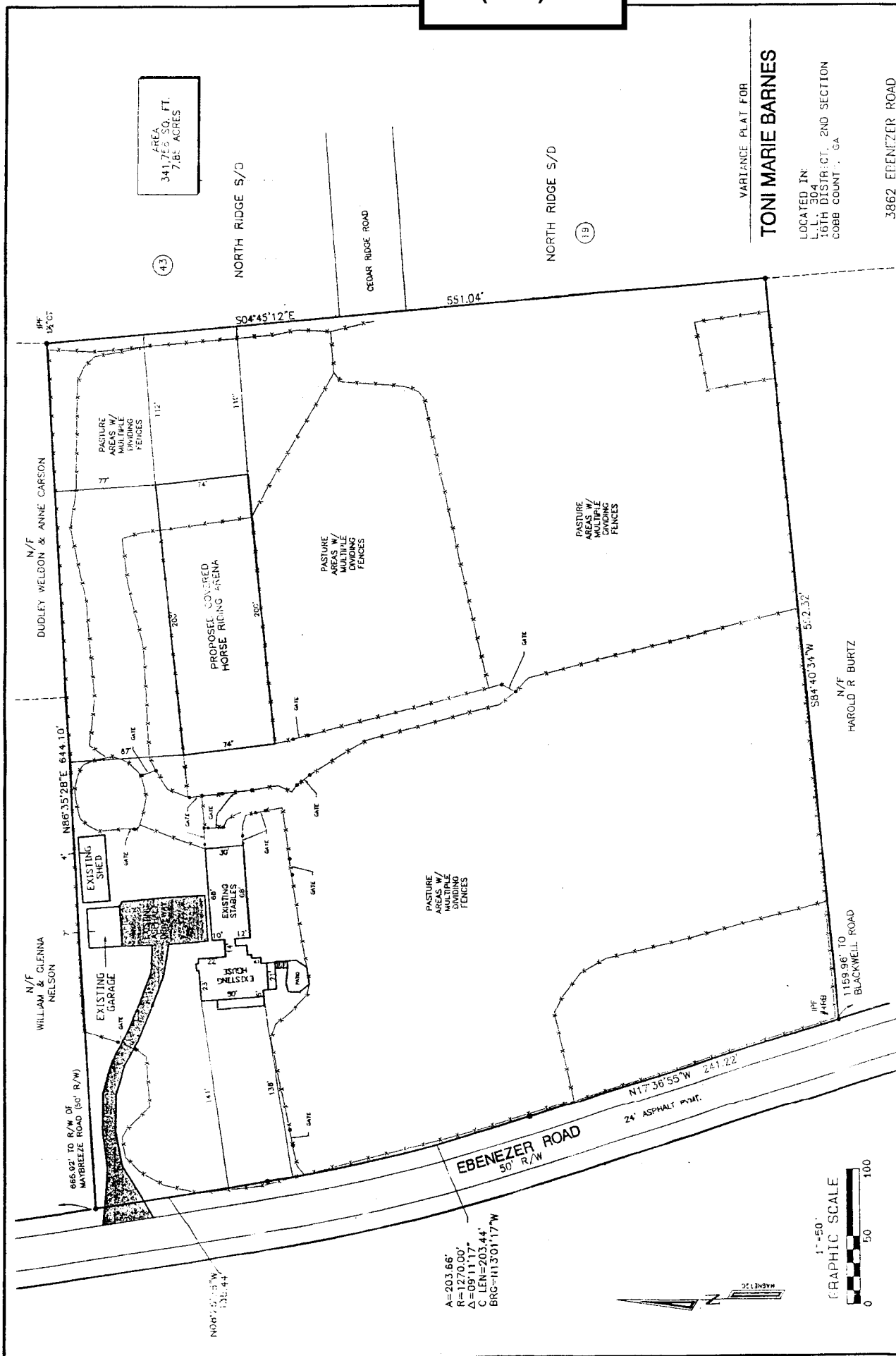
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

A BEAUTIFUL WOODEN ARBOR THAT HAS BEEN CONSTRUCTED  
WOULD HAVE TO BE REMOVED. THE ARBOR DESIGN  
AND PLACEMENT WAS APPROVED BY THE SUB-DIVISION HOMEOWNER  
ARCHITECTURAL REVIEW COMMITTEE. AS HOMEOWNERS WE ASSUMED  
IT COULD BE BUILT UP TO THE PROPERTY LINE. WE MADE AN HONEST MISTAKE.

List type of variance requested: WAIVE THE SIDE SETBACK  
FROM REQUIRED 10 FT TO ZERO FEET  
ADJACENT TO THE SOUTHERN PROP. LINE.  
ON LOT 14



**V-67  
(2008)**



VARIANCE PLAT FOR  
TONI MARIE BARNES

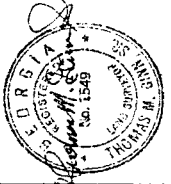
LOCATED IN:  
L.L. 304  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GA

3862 EDENETZER ROAD  
MARIETTA, GA 30066

SOUTHERN SURVEYING &  
MAPPING COMPANY, INC.

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30065  
PHONE: (770) 926-7759

DATE: 4-9-08	SCALE: 1"=50'	C 43-08
--------------	---------------	---------



VARIANCE REQUEST:  
TO REDUCE THE MINIMUM REQUIRED SETBACK ALONG  
THE NORTH BOUNDARY LINE TO 77 FEET TO ALLOW  
THE CONSTRUCTION OF A COVERED STRUCTURE FOR  
A HORSE RIDING ARENA.

THIS PLAN WAS CALCULATED FOR ERROR AND IS  
ACCURATE TO BETTER THAN 1: 100,000  
EQUIPMENT USED ON THIS PROJECT  
WAS A 100001 015-30

<b>APPLICANT:</b> <u>Toni Marie DeNome Barnes</u>	<b>PETITION NO.:</b> <u>V-67</u>
<b>PHONE:</b> <u>770-926-1866</u>	<b>DATE OF HEARING:</b> <u>07-09-08</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>304</u>
<b>PROPERTY LOCATION:</b> <u>Located on the east side of</u>	<b>DISTRICT:</b> <u>16</u>
<u>Ebenezer Road, south of Maybreeze Road and at the</u>	<b>SIZE OF TRACT:</b> <u>7.85 acres</u>
<u>western terminus of Cedar Ridge Road</u>	<b>COMMISSION DISTRICT:</b> <u>3</u>
<u>(3862 Ebenezer Road).</u>	

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 14,800 square foot covered riding arena) from the required 100 feet to 77 feet adjacent to the northern property line; 2) waive the setback for a fence to maintain livestock from 10 feet to zero feet adjacent to all property lines (existing); 3) waive the setback for an accessory structure over 650 square feet (existing 750 square foot detached garage) from 100 feet to 6 feet adjacent to the north property line; and 4) waive the setback for an accessory structure over 650 square feet (existing 1,000 square foot shed) from 100 feet to 3 feet adjacent to the north property line;

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

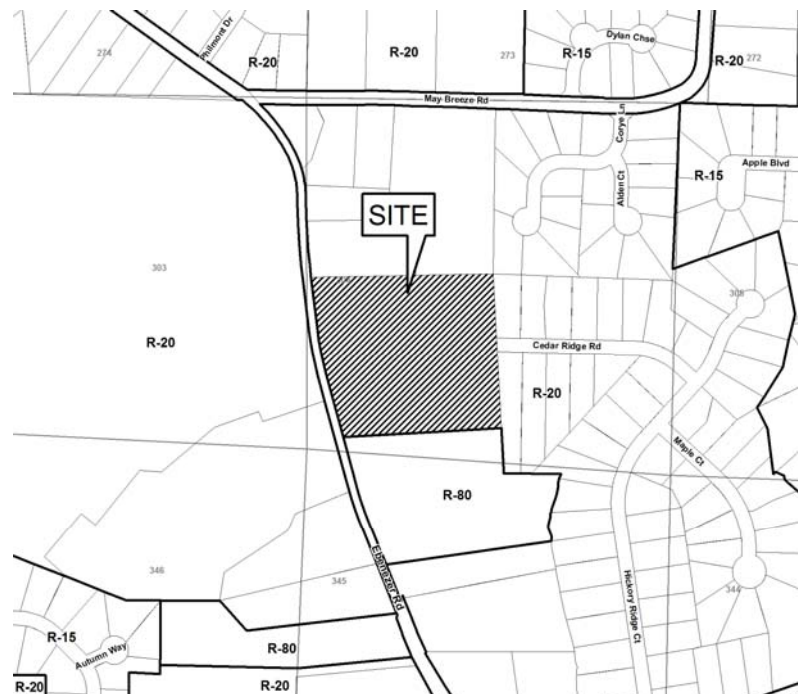
**BOARD OF APPEALS DECISION**

**APPROVED**  **MOTION BY**

**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-67

Hearing Date: 7-9-08

Applicant Toni Marie DeNoma Barnes Business Phone 770 926 1866 Home Phone SAME  
Address 3862 Ebenezer Rd Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

Toni Marie Barnes Business Phone ✓ Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

J. Yanner Notary Public

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

Titleholder Toni Marie Barnes Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_  
Signature Toni Marie Barnes Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Yanner Notary Public

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

Present Zoning of Property R-20  
Location 3862 EBENEZER ROAD  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 304 @ 45 District 16 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 existing Ring is in great shape with excellent drainage. The existing Ring fits the property and is asset to the value of property. My neighbors Both Bucky & Glenna Nelson and Dudley & Anne Wedder approve

List type of variance requested: Cover For existing Riding Ring

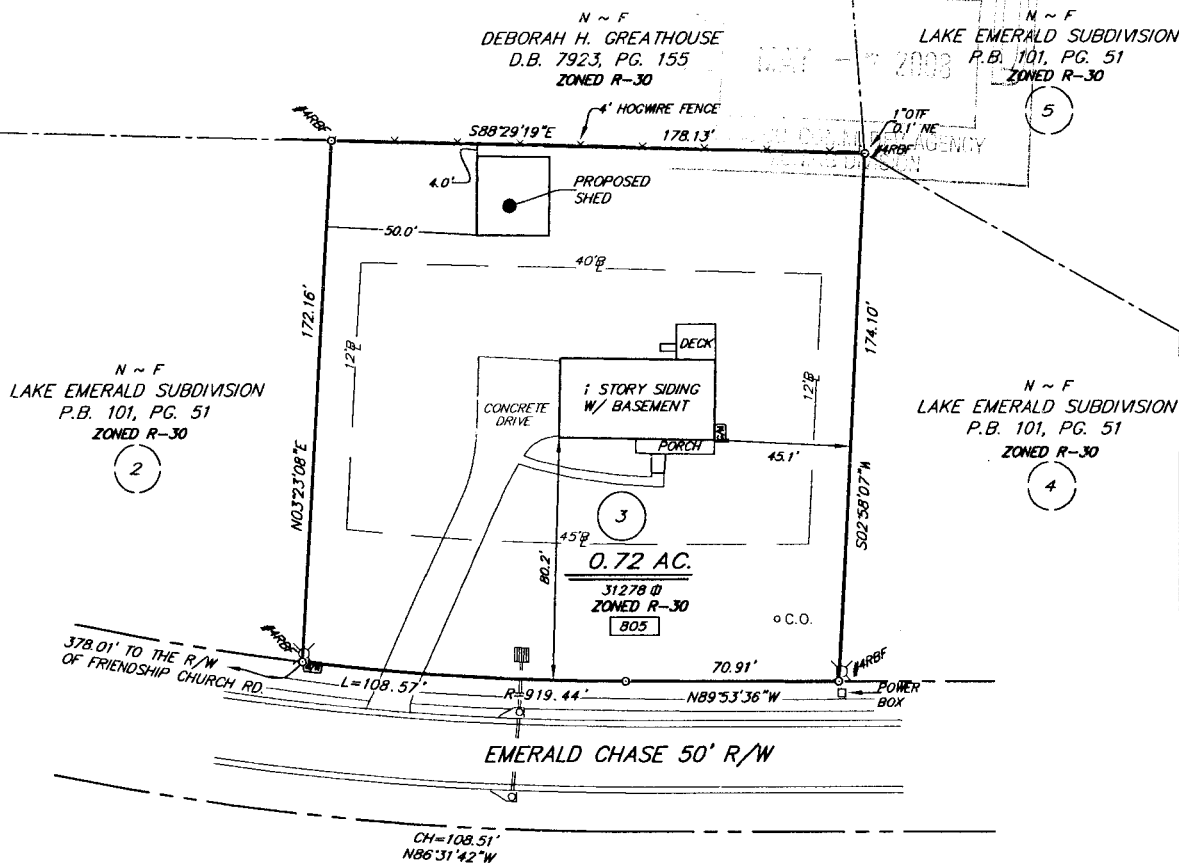
V-68  
(2008)

# LEGEND

	L.P. - LIGHT POLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.F. - REINFORCING BAR FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	TYPE OF FENCE
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

TOTAL AREA = 0.72 ACRES  
PRESENT ZONING - R-30  
CURRENT SETBACKS: FRONT 45', SIDE 12', REAR 40'  
PURPOSE OF VARIANCE IS TO VARY REAR BUILDING LINE FOR SHED.  
MIN. FLOOR AREA - 1,350 S.F.  
MAXIMUM COVERAGE - 25%  
MAXIMUM HEIGHT - 35'



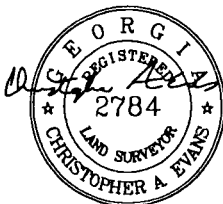
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/15,028; ANGULAR ERROR: 12" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/216,624. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 4-28-08	REVISIONS	
SCALE	: 1" = 40'		
DRAWN BY	: MAN		
CHECKED BY	: CAE		
FIELD BOOK	: 479		

VARIANCE PLAT FOR:

**TERRY BANKS**  
LAKE EMERALD SUBDIVISION  
LOT #3

LOCATED IN L.L. 128  
19th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd  
Marietta, Georgia 30064  
www.gascsurvey.com  
Phone: (770) 424-7168  
Fax: (770) 424-7593

Plotted on: May 03, 2008 - 10:30am

Drawing name: S:\land\COBB\19\19\_0128\BANKS\BANKS BND.dwg

Plotted By: matt neill

<b>APPLICANT:</b> <u>Terry W. Banks</u>	<b>PETITION NO.:</b> <u>V-68</u>
<b>PHONE:</b> <u>404-226-9874</u>	<b>DATE OF HEARING:</b> <u>07-09-08</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>128</u>
<b>PROPERTY LOCATION:</b> <u>Located on the north side of</u>	<b>DISTRICT:</b> <u>19</u>
<u>Emerald Chase, east of Friendship Church Road</u>	<b>SIZE OF TRACT:</b> <u>.69 acre</u>
<u>(805 Emerald Chase).</u>	<b>COMMISSION DISTRICT:</b> <u>1</u>
<b>TYPE OF VARIANCE:</b> <u>Waive the rear setback for an accessory structure over 144 square feet from the required 35 feet to 4 feet on lot 3.</u>	

**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-68

Hearing Date: 7-9-08

Cell-404.226.9874

Applicant Terry W. Banks Business Phone 7 Home Phone 770. 429. 8261  
Address 805 Emerald Chase Powder Springs  
(representative's name, printed) (street, city, state and zip code) Georgia 30129

(representative's name, printed)

(street, city, state and zip code)

(representative's signature) Terry W. Banks

Business Phone 404.226.9874 Cell Phone 404.226.9874

Signed, sealed and delivered in presence of:

Sharon Levi Evans  
Notary Public

My commission expires: My Commission Expires April 10, 2010

Titleholder Terry W. Banks Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Terry W. Banks Address: \_\_\_\_\_  
(attach additional signatures if applicable) (street, city, state and zip code)

SHARON LEVI EVANS  
NOTARY PUBLIC  
DOUGLAS COUNTY  
STATE OF GEORGIA

Signed, sealed and delivered in presence of:

Sharon Levi Evans  
Notary Public

My commission expires: My Commission Expires April 10, 2010

Present Zoning of Property R-30

Location 805 EMERALD CHASE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 128 4 District 19 Size of Tract .69 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 intend to build a New England style "Barn-Garage" about 4 Ft. From BACK property line - This way I can save the integrity of my nice Backyard - If not I will lose almost all of Back yard.

List type of variance requested: To Build above structure 4 Ft. From BACK property line (no houses in back - just a small enclosed pasture) - very small pasture -

See Attached Exhibit "A"

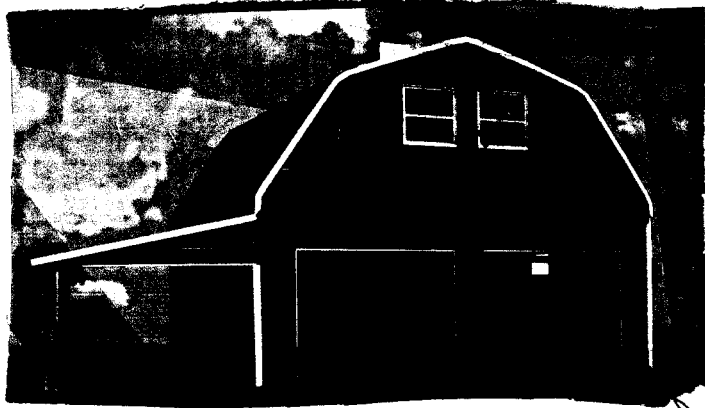


Exhibit A

This structure is for STORAGE only - No animals will be kept in this structure at all. I have out-grown my House & I must have structure to re-model and renovate Basement and House.

Picture is included of similar Barn/Garage - Forest It is a beautiful insulated steel Building - Forest GREEN Trimmed in ivory white - plus a housed "Artful" weather vane on the roof. This is not a "shabby" structure but will enhance the property value of my house plus make the neighborhood more beautiful.

To renovate my house and make more room I must have this Barn/Garage to store items. There will be hot running water in it and electricity. I am going to install security lights outside. Then Landscape (Beautiful) From the Front of Barn down to my present driveway.



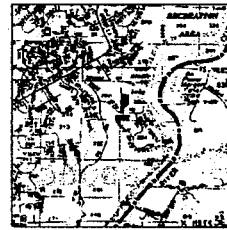
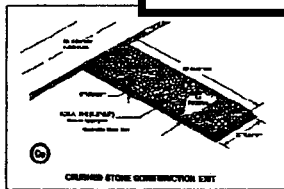
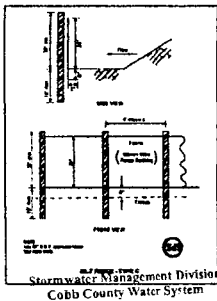
Building  
will be  
green + white  
not red.

I am going to build myself since I am now retired from Fulton-DeKalb County.

Building size approx 24' x 26' ± 4 in (steel reinforced) concrete pad. CEMENT is 4000 psi - Nothing cheap. All my neighbors have agreed to the building. I may use fiber reinforced ~~steel~~ cement if it is better.

624 sqft

**V-69  
(2008)**

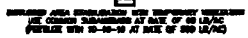


LOCATION MAP  
SCALE: 1"=2000'

12/13 11-9-07  
Signature Date  
E+SC Ste approved for  
review by ARE

1. The area of outbreak from the site shall be protected by the installation of screens and sufficient number of personnel to prevent unauthorized access to the screens and grounds prior to, or concurrent with, testing of the screens.
2. Screens and sufficient control measures will be maintained at all times. If at implementation of the approval plan does not provide for sufficient screens and control measures, the screening and control measures shall be implemented to control or limit the radiant source.
3. Historical areas left idle 14 days shall be stabilized with vegetation; disturbed areas left 30 days shall be stabilized with permanent vegetation.
4. All fence shall be Type "C" and meet the requirements of the American Society of Civil Engineers, of the Georgia Department of Transportation, and other appropriate organizations, 2000 edition, and be well maintained.
5. Infrastructure: screens control measures shall be inspected at least weekly, and after each rain. Signs shall be inspected at least weekly.
6. Additional screens and sufficient control measures will be installed if deemed necessary by onsite inspection.
7. No waters of the state are present within 200 feet of the project site.

1. The graded slope shall exceed 2%.
2. Buffer is to provide 3K slope away from the proposed house for drainage purposes.



**Tract 1:**  
51,547.5 Sq. Ft.  
1.183 ACRES

**Tract 2:**  
40,640.5 Sq. Ft.  
0.933 ACRES

**AREA USAGE (SQ. FT.)**

Lot	Category	Total Area	Disturbed	%	Impermeable	%
1	E	51,548	12,124	23.5%	6,842	13.3%
2	E	40,641	13,589	33.4%	6,996	17.1%
<b>TOTAL</b>		<b>92,189</b>	<b>25,712</b>	<b>27.8%</b>	<b>13,838</b>	<b>15.0%</b>

**IMPERVIOUS AREA SUMS**

**LOT 1 IMPERVIOUS AREA:**  
6,842 Sq. Ft. (13.3%)

3,427 Sq. Ft. (Grass/Crutch)  
400 Sq. Ft. (Pool)  
2,245 Sq. Ft. (Shedding)  
6,892 Sq. Ft.

**LOT 2 IMPERVIOUS AREA:**  
6,996 Sq. Ft. (17.1%)

2,533 Sq. Ft. (Grass/Crutch)  
1,480 Sq. Ft. (Driveway/Pool)  
2,983 Sq. Ft. (Shedding/Driveway)  
6,996 Sq. Ft.

**NOTE:**  
LOT 2 DISTURBED AND IMPERVIOUS AREAS EXCEEDED THE RESPECTIVE 30% AND 10% LIMITS WHEN THE LOT IS CONSIDERED AS A SEPARATE ENTITY. HOWEVER, THE SHARED BOUNDARY THAT COVERS LOT 2 SERVICES LOT 1, AND SHOULD BE CONSIDERED AS AN IMPERVIOUS AREA THAT AFFECTS THE PROPOSED SUBDIVISION AS A WHOLE. THE TOTAL DISTURBED AND IMPERVIOUS AREAS OF THE PROPOSED SUBDIVISION ARE WITHIN THE 30% AND 10% LIMITS.

**GRAPHIC SCALE**

0 10 20 30 40 50 60 70 80 90 100

AREA USAGE (SQ. FT.) DISTURBED AND IMPROVED					
Lot	Category	Total Area	Rehabbed	%	Improvement %
1	E	51,546	12,124	23.5%	6.842
2	E	40,941	13,589	33.4%	6.895
TOTAL		92,188	25,712	27.8%	13.859

RUNNED AND IMPERFORATE AREAS EXCEED  
STYRE 30% AND 15% LIMITS WHEN THE LO  
SIDED AS A SEPARATE ENTRY. HOWEVER  
TO HAVE THAT CHANGES LEFT 2 SERVICES  
D SHOULD BE CONSIDERED AS AN  
ENT THAT AFFECTS THE PROPOSED  
N AS A WHOLE. THE TOTAL DISTURBED  
BROWS AREAS OF THE PROPOSED  
N ARE WITHIN THE 30% AND 15% LIMITS.

**LOT 1 IMPROVING AREA:**  
6,092 Sq. Ft. (13,300)

3,047 Sq. Ft. (House/Deck)  
804 Sq. Ft. (Pool)  
+ 2,841 Sq. Ft. (Driveway)  
6,092 Sq. Ft.

**LOT 2 IMPROVING AREA:**  
6,000 Sq. Ft. (17,112)

2,633 Sq. Ft. (House/Deck)  
1,406 Sq. Ft. (Driv./Walk)  
+ 1,961 Sq. Ft. (Storage/Unimproved)  
6,000 Sq. Ft.

( IN FEET )

**LEGEND**

○ SPY	IRON PIN FELD
○ SPY	IRON PIN SET
■ CB	GRATE CATCH BASIN
■ JB	GRATE JUNCTION BOX
R/W	ROAD-OF-WAY
HC	BACK OF CURB
BL	BUILDING LINE
SE	SEWAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
N/F	NOW OR FORMERLY
—TFF—	TRAIL PROTECTION FENCE



**WEST GEORGIA SURVEYORS, INC.**  
 DIVERSIFIED PLANNING SERVICES  
 731 Sanderson Road  
 Marietta, Georgia 30008  
 (770) 428-2122  
 FAX: (770) 422-9178  
 OFFICE: LARRY HENSE 770-428-2122  
 GEORGE ANDERSON 770-428-9178  
 HENSE IS THE ONLY FIDUCIARY AND TRUSTS ADMINISTERED  
 BY HIM AND HIS FIDUCIARY GROUP, INC., 200 N. 2ND ST.

DEED BOOK: 8777	PAGE: 0891	RECORDED - OCT 24, 2007
LAND LOTS: 280		
DISTRICT: 1st	SECTION: 2nd	CG: L13
COUNTY: COCONO		TYPE: M33
STATE: ARIZONA		CHRG: L13
DATE: MAR 2, 2007	SCALE: 1" = 30'	JOB: 08-000

**APPLICANT:** Ron M. Snyder **PETITION NO.:** V-69  
**PHONE:** 770-434-7083 **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 280  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 1  
Aven Road, west of North River Forest Drive **SIZE OF TRACT:** 2.11 acres  
(5601 Aven Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow one home off of a private easement; 2) waive the lot size on tract 1 from the required 80,000 square feet to 51,546 square feet; 3) waive the width of an easement from the required 25 feet to 20 feet; and 4) waive the public road frontage at the front setback on tract 2 from the required 75 feet to 25 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-69Hearing Date 5-28-08

Applicant RON + MARIANNE SNYDER Business Phone 770 434-7083 Home Phone 770 594-8185  
RON M. SNYDER Address 5601 AVENUE RD MARIETTA GA 30068  
 (representative's name, printed) (street, city, state and zip code)

Ron M Snyder Business Phone 770 434-7083 Cell Phone 770 265-5002  
 (representative's signature)

Marianne Snyder  
 My commission expires: July 2, 2011

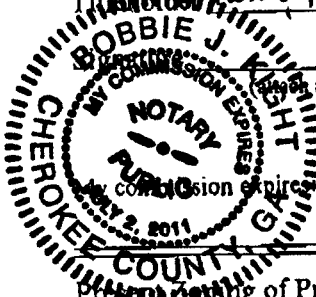
Signed, sealed and delivered in presence of:

Bobbie J. Keight  
 Notary Public

TITLE: RON + MARIANNE SNYDER Business Phone 770 434-7083 Home Phone 770 594-8185  
Marianne Snyder Address: 5601 AVENUE RD MARIETTA GA 30068  
 (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Bobbie J. Keight  
 Notary Public



Present Address of Property 12-20

Location 5601 AVENUE RD MARIETTA GA 30068  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 280 D9 District 1E Size of Tract 2.116 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 existing road frontage, need to utilize existing easement for driveway

List type of variance requested: #1 ALLOW ONE HOUSE OFF A PRIVATE EASEMENT

#2 Reduce the lot size from 80K to 51,547

#3 Reduce the EASEMENT width from 25' to 20'

TRACT #2 Reduce PUBLIC ROAD FRONTAGE from 75' to 25'

V-70  
(2008)

new/proposed

DG

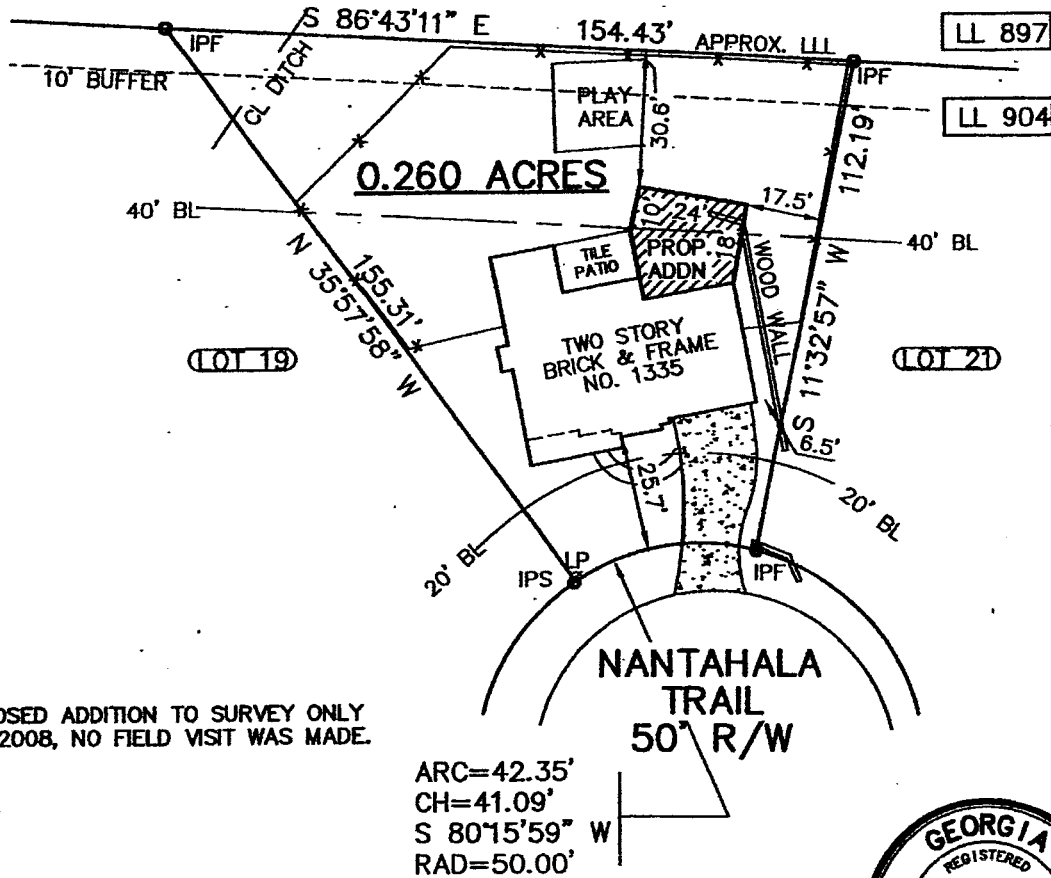
**LEGEND**

IPF IRON PIN FOUND  
(1/2" REBAR)  
IPS IRON PIN SET  
(1/2" REBAR)  
OTF OPEN TOP FOUND  
CTF CRIMP TOP FOUND  
RBF REBAR FOUND  
P PROPERTY LINE  
BC BACK OF CURB  
B/L BUILDING LINE  
CL CHAIN LINK  
C CENTERLINE  
R/W RIGHT-OF-WAY

THIS SURVEY HAS BEEN CALCULATED FOR  
CLOSURE BY LATITUDES AND DEPARTURES  
AND FOUND ACCURATE TO WITHIN ONE FOOT  
IN 185,104 FEET.

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

49018

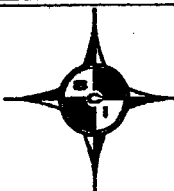


ADDED PROPOSED ADDITION TO SURVEY ONLY  
ON MAY 6, 2008, NO FIELD VISIT WAS MADE.

SURVEY FOR  
**THOMAS L. MINICK**  
LOT 20 BLOCK "A"  
SUBDIVISION: INDIAN RIDGE  
LAND LOT 904 16th DIST. 2nd SECT.  
COBB COUNTY, GEORGIA  
SCALE: 1"=40' MAY 8, 2003  
REC. IN PLAT BOOK 161, PG. 60-61



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



**SCI Development Services**

ENGINEERS - SURVEYORS - LAND PLANNERS

2330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039  
(770) 736-7668 FAX (770) 736-4623  
MAIL@SURVEYCONCEPTS.NET

**APPLICANT:** Thomas & Gloria Minick      **PETITION NO.:** V-70  
**PHONE:** 678-596-1954      **DATE OF HEARING:** 07-09-08  
**REPRESENTATIVE:** same      **PRESENT ZONING:** RA-4  
**PHONE:** same      **LAND LOT(S):** 904  
**PROPERTY LOCATION:** Located on the north side of      **DISTRICT:** 16  
Nantahala Trail, north of Roswell Road      **SIZE OF TRACT:** .26 acre  
(1335 Nantahala Trail).      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 20 from the required 40 feet to 30 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)

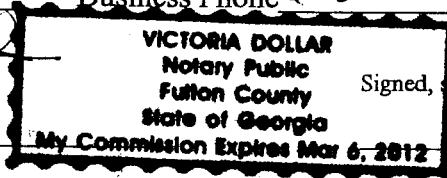
Application No. V-70

Hearing Date: 7-9-08

Applicant owner Thomas & Gloria Minick Business Phone 678-596-1954 Home Phone 770-578-1316  
Gloria Minick Address 1335 Nantahala Trl, Marietta  
(representative's name, printed) (street, city, state and zip code) 30062

Business Phone 678-596-1954 Cell Phone 678-596-6014

Gloria Minick  
(representative's signature)



Signed, sealed and delivered in presence of:

Victoria Dollar

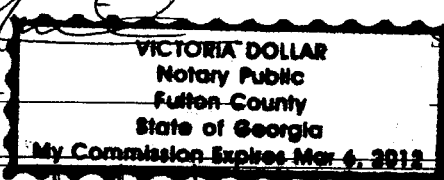
Notary Public

My commission expires: 3/6/2012

Titleholder Thomas & Gloria Minick Business Phone 678-596-1954 Home Phone 770-578-1316

Signature Gloria Minick Address: 1335 Nantahala Trl Marietta  
(attach additional signatures, if needed) (street, city, state and zip code) GA 30062

My commission expires: 3/6/2012



Signed, sealed and delivered in presence of:

Victoria Dollar

Notary Public

Present Zoning of Property Residential

RA-4

Location 1335 Nantahala Trail

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

Land Lot(s) 904 District P30 Size of Tract .260 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.

We are adopting 3 children from Cartersville, Ga through the dept of family & children services. Also my mother who has had several TIA stroke & a heart attack stays with us 1/3 to 1/2 of the year. We want to add another bedroom & bath for her & some living space.

List type of variance requested:

addition to back of house  
WAIVE THE REAR SETBACK ON LOT 20  
FROM REQUIRED 40FT TO 30FT

LEGEND	SYMBOL	DESCRIPTION
1	---	BOUNDARY LINE
2	---	ADJACENT PROPERTY
3	---	ADJACENT ROAD
4	---	ADJACENT RAILROAD
5	---	ADJACENT AIRPORT
6	---	ADJACENT WATERWAY
7	---	ADJACENT PARK
8	---	ADJACENT SCHOOL
9	---	ADJACENT CHURCH
10	---	ADJACENT HOSPITAL
11	---	ADJACENT GOVERNMENT BUILDING
12	---	ADJACENT INDUSTRIAL BUILDING
13	---	ADJACENT RESIDENTIAL BUILDING
14	---	ADJACENT COMMERCIAL BUILDING
15	---	ADJACENT PUBLIC UTILITY
16	---	ADJACENT PRIVATE UTILITY
17	---	ADJACENT FENCE
18	---	ADJACENT GROUND COVER
19	---	ADJACENT TOPOGRAPHY
20	---	ADJACENT ELEVATION
21	---	ADJACENT DRAINAGE
22	---	ADJACENT ROADWAY
23	---	ADJACENT RAILROAD
24	---	ADJACENT AIRPORT
25	---	ADJACENT WATERWAY
26	---	ADJACENT PARK
27	---	ADJACENT SCHOOL
28	---	ADJACENT CHURCH
29	---	ADJACENT HOSPITAL
30	---	ADJACENT GOVERNMENT BUILDING
31	---	ADJACENT INDUSTRIAL BUILDING
32	---	ADJACENT RESIDENTIAL BUILDING
33	---	ADJACENT COMMERCIAL BUILDING
34	---	ADJACENT PUBLIC UTILITY
35	---	ADJACENT PRIVATE UTILITY
36	---	ADJACENT FENCE
37	---	ADJACENT GROUND COVER
38	---	ADJACENT TOPOGRAPHY
39	---	ADJACENT ELEVATION
40	---	ADJACENT DRAINAGE
41	---	ADJACENT ROADWAY
42	---	ADJACENT RAILROAD
43	---	ADJACENT AIRPORT
44	---	ADJACENT WATERWAY
45	---	ADJACENT PARK
46	---	ADJACENT SCHOOL
47	---	ADJACENT CHURCH
48	---	ADJACENT HOSPITAL
49	---	ADJACENT GOVERNMENT BUILDING
50	---	ADJACENT INDUSTRIAL BUILDING
51	---	ADJACENT RESIDENTIAL BUILDING
52	---	ADJACENT COMMERCIAL BUILDING
53	---	ADJACENT PUBLIC UTILITY
54	---	ADJACENT PRIVATE UTILITY
55	---	ADJACENT FENCE
56	---	ADJACENT GROUND COVER
57	---	ADJACENT TOPOGRAPHY
58	---	ADJACENT ELEVATION
59	---	ADJACENT DRAINAGE
60	---	ADJACENT ROADWAY
61	---	ADJACENT RAILROAD
62	---	ADJACENT AIRPORT
63	---	ADJACENT WATERWAY
64	---	ADJACENT PARK
65	---	ADJACENT SCHOOL
66	---	ADJACENT CHURCH
67	---	ADJACENT HOSPITAL
68	---	ADJACENT GOVERNMENT BUILDING
69	---	ADJACENT INDUSTRIAL BUILDING
70	---	ADJACENT RESIDENTIAL BUILDING
71	---	ADJACENT COMMERCIAL BUILDING
72	---	ADJACENT PUBLIC UTILITY
73	---	ADJACENT PRIVATE UTILITY
74	---	ADJACENT FENCE
75	---	ADJACENT GROUND COVER
76	---	ADJACENT TOPOGRAPHY
77	---	ADJACENT ELEVATION
78	---	ADJACENT DRAINAGE
79	---	ADJACENT ROADWAY
80	---	ADJACENT RAILROAD
81	---	ADJACENT AIRPORT
82	---	ADJACENT WATERWAY
83	---	ADJACENT PARK
84	---	ADJACENT SCHOOL
85	---	ADJACENT CHURCH
86	---	ADJACENT HOSPITAL
87	---	ADJACENT GOVERNMENT BUILDING
88	---	ADJACENT INDUSTRIAL BUILDING
89	---	ADJACENT RESIDENTIAL BUILDING
90	---	ADJACENT COMMERCIAL BUILDING
91	---	ADJACENT PUBLIC UTILITY
92	---	ADJACENT PRIVATE UTILITY
93	---	ADJACENT FENCE
94	---	ADJACENT GROUND COVER
95	---	ADJACENT TOPOGRAPHY
96	---	ADJACENT ELEVATION
97	---	ADJACENT DRAINAGE
98	---	ADJACENT ROADWAY
99	---	ADJACENT RAILROAD
100	---	ADJACENT AIRPORT

# REFERENCES:

1. PLAT OF SURVEY FOR THE CITY OF SAN JOSE, CALIFORNIA, IN THE SOUTH EAST QUARTER OF SECTION 10, T4S, R1E, S4E, SAN JOSE, CALIFORNIA, PLAT NO. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726,



<b>APPLICANT:</b> <u>Elyse Glaser</u>	<b>PETITION NO.:</b> <u>V-71</u>
<b>PHONE:</b> <u>770-874-2312</u>	<b>DATE OF HEARING:</b> <u>07-09-08</u>
<b>REPRESENTATIVE:</b> <u>same</u>	<b>PRESENT ZONING:</b> <u>R-30</u>
<b>PHONE:</b> <u>same</u>	<b>LAND LOT(S):</b> <u>690</u>
<b>PROPERTY LOCATION:</b> <u>Located on the north side of</u>	<b>DISTRICT:</b> <u>16</u>
<u>Blakeford Club Drive, east of Bill Murdock Road</u>	<b>SIZE OF TRACT:</b> <u>1.1 acres</u>
<u>(3633 Blakeford Club Drive).</u>	<b>COMMISSION DISTRICT:</b> <u>3</u>
<b>TYPE OF VARIANCE:</b> <u>Waive the rear setback on parcel 17 from the required 40 feet to 26 feet.</u>	

**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-71

Hearing Date: 7-9-08

Applicant Elyse Glaser Business Phone 770-874-2312 Home Phone 770-977-3079

Elyse Glaser 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:

J. Mann

Notary Public

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

Titleholder Elyse Glaser Business Phone 770 874 2312  
Klaus Guenther Business Phone 770 425-3339 Home Phone 770 977-3079

Signature Elyse Glaser Address: \_\_\_\_\_  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Christine Ann Chapman

Notary Public

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

Present OWNER Property R-30  
Location 3633 BLAKEFORD CLUB DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690 P17 District 16 Size of Tract 1.1 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.

\* We need an additional garage to store and protect our lawn mower and car for protection from the elements. It also facilitates off street parking as required by our subdivision. We are also concerned about security of our vehicles as there have been a number of breakins.

List type of variance requested:

WAIVE THE REAR SETBACK ON PARCEL 17 FROM REQUIRED 40FT TO 26FT

**COUNTY COUNTY  
DEVELOPMENT CERTIFICATION**

is just, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards and is approved for recording.

## GENERAL NOTES

[illegible]

LINE TABLE		
REVISION	REVISION	DATE
1	1	1/1/80
2	2	2/1/80
3	3	3/1/80
4	4	4/1/80
5	5	5/1/80
6	6	6/1/80
7	7	7/1/80
8	8	8/1/80
9	9	9/1/80
10	10	10/1/80
11	11	11/1/80
12	12	12/1/80
13	13	13/1/80
14	14	14/1/80
15	15	15/1/80
16	16	16/1/80
17	17	17/1/80
18	18	18/1/80
19	19	19/1/80
20	20	20/1/80
21	21	21/1/80
22	22	22/1/80
23	23	23/1/80
24	24	24/1/80
25	25	25/1/80
26	26	26/1/80
27	27	27/1/80
28	28	28/1/80
29	29	29/1/80
30	30	30/1/80
31	31	31/1/80
32	32	32/1/80
33	33	33/1/80
34	34	34/1/80
35	35	35/1/80
36	36	36/1/80
37	37	37/1/80
38	38	38/1/80
39	39	39/1/80
40	40	40/1/80
41	41	41/1/80
42	42	42/1/80
43	43	43/1/80
44	44	44/1/80
45	45	45/1/80
46	46	46/1/80
47	47	47/1/80
48	48	48/1/80
49	49	49/1/80
50	50	50/1/80
51	51	51/1/80
52	52	52/1/80
53	53	53/1/80
54	54	54/1/80
55	55	55/1/80
56	56	56/1/80
57	57	57/1/80
58	58	58/1/80
59	59	59/1/80
60	60	60/1/80
61	61	61/1/80
62	62	62/1/80
63	63	63/1/80
64	64	64/1/80
65	65	65/1/80
66	66	66/1/80
67	67	67/1/80
68	68	68/1/80
69	69	69/1/80
70	70	70/1/80
71	71	71/1/80
72	72	72/1/80
73	73	73/1/80
74	74	74/1/80
75	75	75/1/80
76	76	76/1/80
77	77	77/1/80
78	78	78/1/80
79	79	79/1/80
80	80	80/1/80
81	81	81/1/80
82	82	82/1/80
83	83	83/1/80
84	84	84/1/80
85	85	85/1/80
86	86	86/1/80
87	87	87/1/80
88	88	88/1/80
89	89	89/1/80
90	90	90/1/80
91	91	91/1/80
92	92	92/1/80
93	93	93/1/80
94	94	94/1/80
95	95	95/1/80
96	96	96/1/80
97	97	97/1/80
98	98	98/1/80
99	99	99/1/80
100	100	100/1/80

## **OWNER'S ACKNOWLEDGMENT**

1. *Intervening activity* on the part of the student, as the student, in the role of a participant, in the process of the development of the concept of the subject of the study. The student is not a passive recipient of information, but an active participant in the process of learning. The student is not a passive recipient of information, but an active participant in the process of learning. The student is not a passive recipient of information, but an active participant in the process of learning.

**OWNER CONTACT**

Mr. Joseph Dean  
Target Corporation  
1000 Alhambra Mall  
774-12/  
Minneapolis, MN 55403

## SEA TABLE

NO. 253	SQUARE FEET	ZONE
8,500	387, 024	OC
9,777	382, 348	OC

**MERCHANTS FESTIVAL SHOPPING CENTER**

**FOR  
MERCHANT'S FESTIVAL, LLC**

**GeoSurvey, Ltd.**

**Land Surveying & Mapping**  
www.gscsurvey.com  
1170 Atlanta Industrial Drive  
Marietta, Georgia 30068  
Phone: (770) 795-9800  
Fax: (770) 795-6880

CLERK, COOK COUNTY SUPERIOR COURT DATE \_\_\_\_\_

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT FILED IN OFFICE \_\_\_\_\_, RECORDED IN \_\_\_\_\_

\_\_\_\_\_, Recording Clerk  
and Surveor / 24617

TOTAL SPACES REQD FOR TARGET = 502  
TOTAL SPACES PROVIDED FOR TARGET = 573  
REMAINING RETAIL = 60,766  
SPACES REQD AT \$ PER 1,000 S.F. = 304  
TOTAL SPACES PROVIDED FOR RETAIL = 322

**IF YOU ARE**

**BEING ACCUSED OF A CRIME**

**CALL US FIRST!**

**1-800-582-7411**

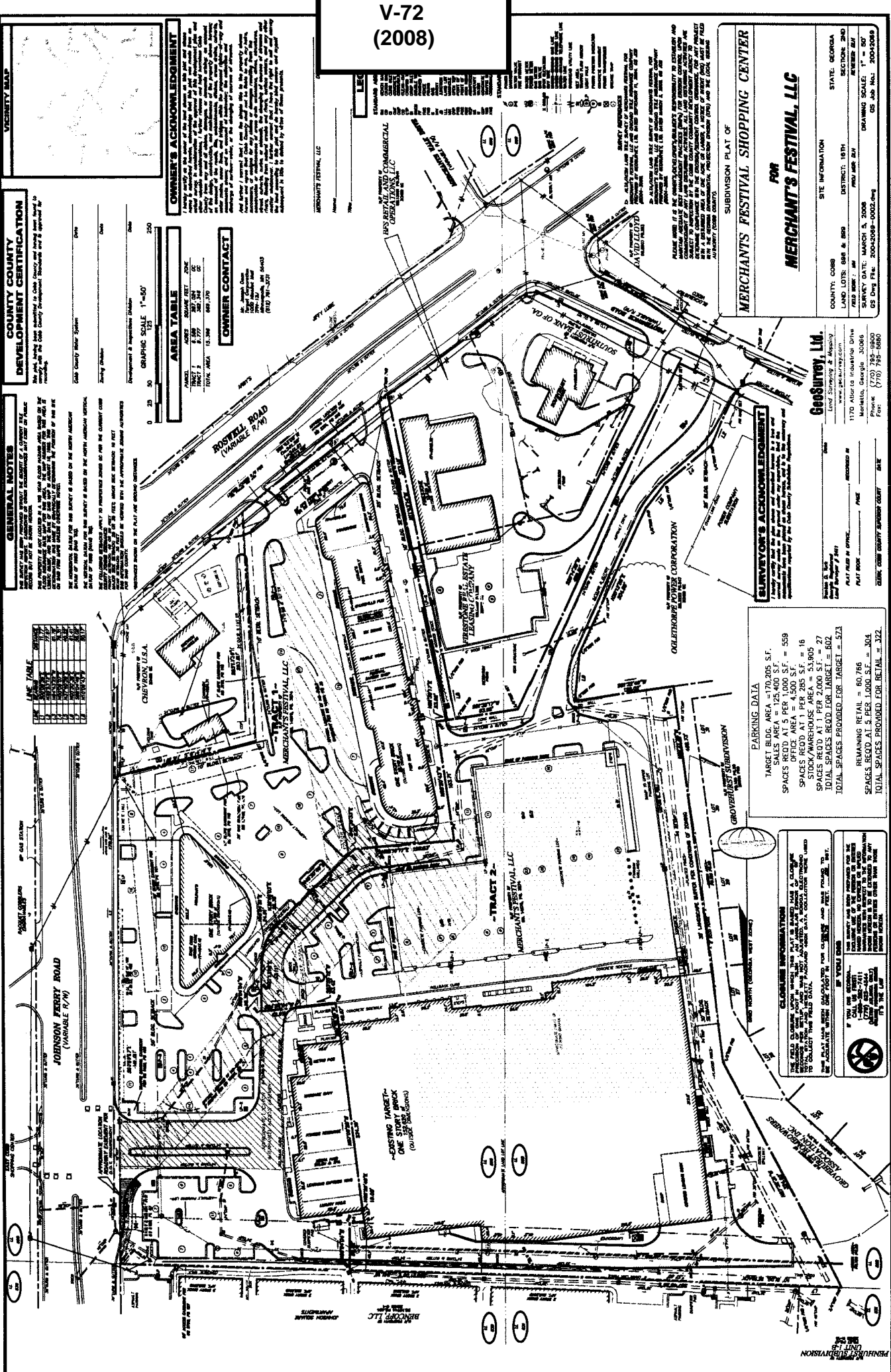
**(770) 535-6646**

**CRIMINAL DEFENSE**

**IT'S THE LAW**

**THE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS NAMED HEREIN. NO COPIES OR REPHRASES SHOULD BE MADE. THIS INFORMATION IS NOT TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE NAMED HEREIN.**

**V-72**  
**(2008)**



<b>APPLICANT:</b> <u>Target Corporation</u>	<b>PETITION NO.:</b> <u>V-72</u>
<b>PHONE:</b> <u>612-761-3731</u>	<b>DATE OF HEARING:</b> <u>07-09-08</u>
<b>REPRESENTATIVE:</b> <u>Scott Nelson</u>	<b>PRESENT ZONING:</b> <u>GC</u>
<b>PHONE:</b> <u>612-761-3731</u>	<b>LAND LOT(S):</b> <u>898, 899</u>
<b>PROPERTY LOCATION:</b> <u>Located on the north side of Providence Road, northwesterly of Roswell Road (1401 Johnson Ferry).</u>	<b>DISTRICT:</b> <u>16</u>
	<b>SIZE OF TRACT:</b> <u>15.36 acres</u>
	<b>COMMISSION DISTRICT:</b> <u>3</u>

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to zero feet; and 2) waive the number of parking spaces from the required 602 spaces to 573 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**       

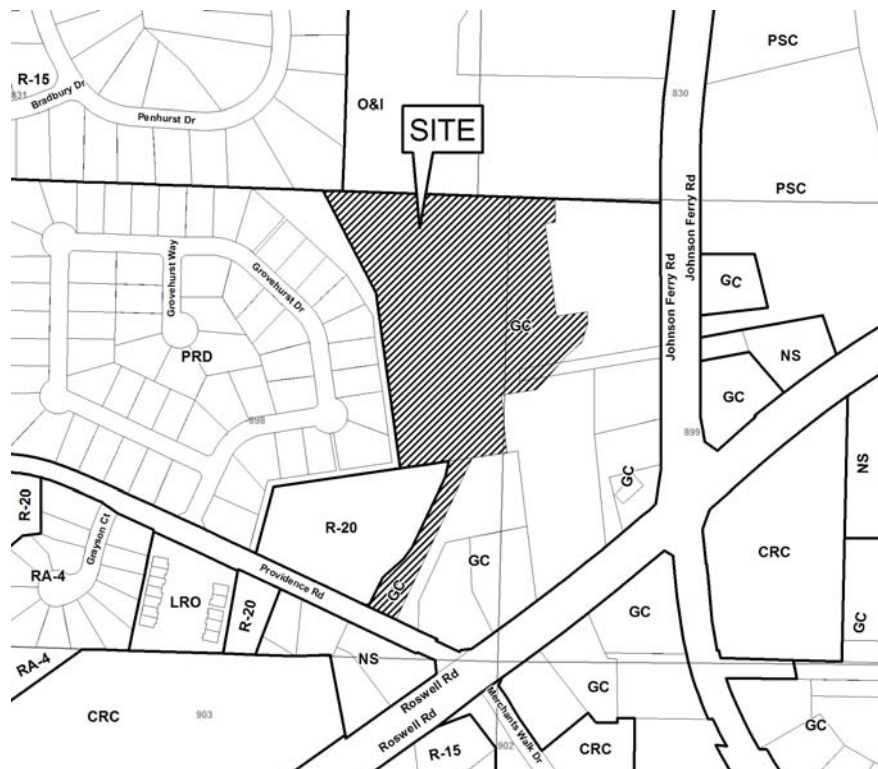
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



# Application for Variance Cobb County

(type or print clearly)

Application No. V-72

Hearing Date: 7-9-08

Applicant Target Corporation Business Phone (612)761-3731 Home Phone \_\_\_\_\_

Scott Nelson  
(representative's name, printed)

Address 1000 Nicollet Mall, TPN-12J, Minneapolis, MN 55403  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone (612)761-3731 Cell Phone \_\_\_\_\_

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



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Target Corporation Business Phone (612)761-3731 Home Phone \_\_\_\_\_

Signature [Signature] Address: 1000 Nicollet Mall, TPN-12J, Minneapolis, MN 55403  
(attach additional signatures, if needed) (street, city, state and zip code)

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



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property General Commercial

Location 1401 Johnson Ferry Road, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 898 & 899 District 16th Size of Tract 15.36 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.

Without variance the property cannot be subdivided into two lots. Target wants to own it's building and sell the rest of the center.

List type of variance requested: "Zero" setback between Target Building and adjacent shops building. WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO ZERO

Parking variance for Target tract. Required 602 spaces, but 573 spaces provided.  
Need variance for the reduction of 29 spaces.



<b>APPLICANT:</b> <u>Lee P. Gall</u>	<b>PETITION NO.:</b> <u>V-73</u>
<b>PHONE:</b> <u>404-676-4360</u>	<b>DATE OF HEARING:</b> <u>07-09-08</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>1112</u>
<b>PROPERTY LOCATION:</b> <u>Located at the northeastern intersection of Clubland Trail and Clubland Drive (3815 Clubland Trail).</u>	<b>DISTRICT:</b> <u>16</u>
	<b>SIZE OF TRACT:</b> <u>.64 acre</u>
	<b>COMMISSION DISTRICT:</b> <u>2</u>
<b>TYPE OF VARIANCE:</b> <u>Waive the front setback on lot 5 from the required 35 feet to 31 feet.</u>	

**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-73

Hearing Date: 7-9-08

Applicant Lee P. Gall

Business Phone (404) 676-4360

Home Phone (770) 578-0379

Address 3815 Clubland Trail, Marietta, GA 30068

(street, city, state and zip code)

(representative's name, printed)

Business Phone

Cell Phone (404) 405-9589

My commission expires 5/6/2008

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Lee P. Gall

Business Phone (404) 676-4360

Home Phone (770) 578-0379

Signature Lee P. Gall

Address: 3815 Clubland Trail, Marietta, GA 30068

(street, city, state and zip code)

My commission expires 5-6-2008

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 3815 Clubland Trail, Marietta, GA 30068

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

Land Lot(s) 1112 @ 6 District 16 Size of Tract .64 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 .64 Acres 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 Addition would be undersized to accommodate owner's existing vehicle (full size SUV). Topography of lot will not allow placement of garage addition in an alternate location.

List type of variance requested: Allow one corner of the proposed garage addition to extend a short distance past the 35' setback line.  
WAVE THE FRONT SETBACK ON LOT 5  
FROM REQUIRED 35 FT TO 31 FT



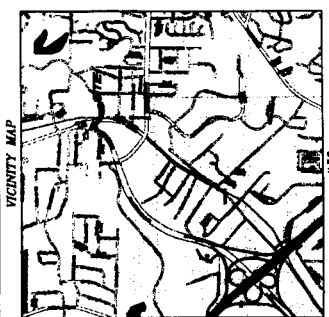
**SURVEYS PLUS, INC.**  
 1565 SOUTH COBB DR., S.E.  
 SMYRNA, GEORGIA 30080  
 PHONE: (770) 444-9238  
 FAX: (770) 444-9239

LOCATED IN  
 20th DISTRICT  
 COBB COUNTY,  
 GA

**V-74  
 (8008)**

REVISIONS  
 DATE  
 JOB NO. 4261  
 DRAWN BY: JTB  
 CHECKED BY: DLP  
 DATE 5-15-08  
 SCALE 1"=30'  
 FIELD DATE 5-15-08

**MARY G. DOBBS**  
 LOT 6 SYLVAN HILLS SUBDIVISION  
 BOUNDARY SURVEY  
 880 SYLVAN PARK DRIVE  
 LAWRETTA, GEORGIA

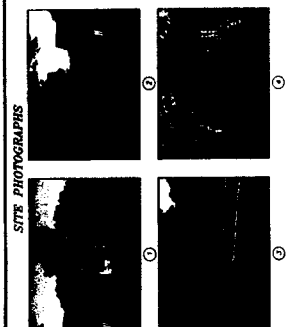
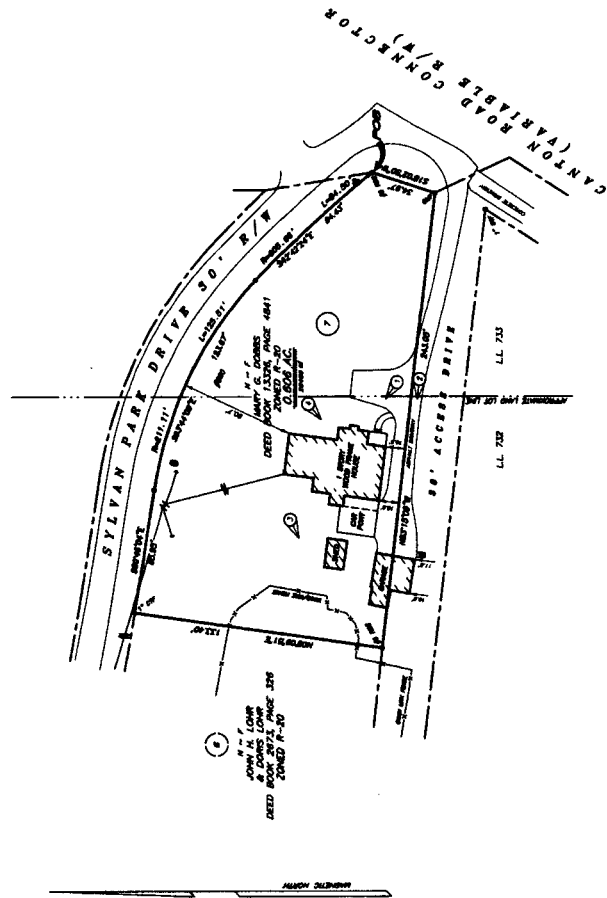


**GENERAL NOTES**

- THE SURVEY WAS MADE FROM THE SURVEY OF A CORNER AND THE ADJACENT PROPERTY. THE SURVEY WAS MADE FROM THE SURVEY OF A CORNER AND THE ADJACENT PROPERTY. THE SURVEY WAS MADE FROM THE SURVEY OF A CORNER AND THE ADJACENT PROPERTY.
- THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY.
- THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY.
- THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY.
- THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY. THE PROPERTY IS NOT LARGER IN AREA THAN THE ADJACENT PROPERTY.

**LEGAL DESCRIPTION**

Property 1st Subdivision  
 Mary G. Dobbs, et al. vs. The State of Georgia, et al.  
 The property is located in the 20th District of Cobb County, Georgia, and is bounded by the following: North by the 30-foot right-of-way of Sylvan Park Drive; East by the 30-foot right-of-way of Canton Road; South by the 30-foot right-of-way of Sylvan Park Drive; and West by the 30-foot right-of-way of Canton Road.



**PROPERTY DATA**

Item	Description
1	Property 1st Subdivision
2	Property 2nd Subdivision
3	Property 3rd Subdivision
4	Property 4th Subdivision
5	Property 5th Subdivision
6	Property 6th Subdivision
7	Property 7th Subdivision
8	Property 8th Subdivision
9	Property 9th Subdivision
10	Property 10th Subdivision

**Know what's below.  
 Call before you dig.**

**PETITION NO.:** V-74

**DATE OF HEARING:** 07-09-08

**PRESENT ZONING:** R-20

**LAND LOT(S):** 732, 733

**DISTRICT:** 16

**SIZE OF TRACT:** .606 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback on lot 7 for the primary structure from the required 35 feet to 10-feet (existing); 2) waive the rear setback for an accessory structure (existing 478 square-foot detached garage) from 35-feet to zero-feet; and 3) waive the rear setback for an accessory structure (existing 150 square-foot shed) from 35-feet to 25-feet.

## COMMENTS

**TRAFFIC:**

## DEVELOPMENT & INSPECTIONS:

## STORMWATER MANAGEMENT:

### HISTORIC PRESERVATION:

## CEMETERY PRESERVATION:

**WATER:**

**SEWER:**

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

## BOARD OF APPEALS DECISION

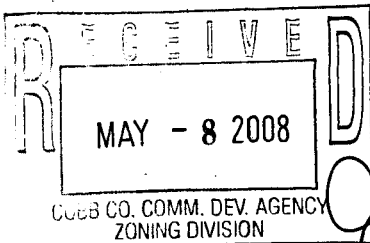
**APPROVED**\_\_\_\_\_ **MOTION BY**\_\_\_\_\_

REJECTED                      SECONDED

<b>HELD</b>	<b>CARRIED</b>
-------------	----------------

**STIPULATIONS:**





# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-74

Hearing Date: 7-9-08

Applicant Mary G. Dobbs  
Susan D. Butler

Business Phone 770 528 2318 Home Phone 770 428 1929

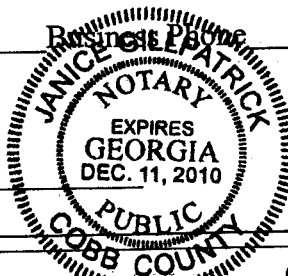
Susan D. Butler  
(representative's name, printed)

Address 880 Sylvan Park Dr., Marietta, GA 30066  
(street, city, state and zip code)

Susan D. Butler  
(representative's signature)

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

My commission expires: 12-11-2010



Signed, sealed and delivered in presence of:

Janice Gilpatrick  
Notary Public

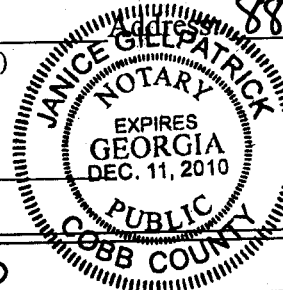
Titleholder Mary G. Dobbs

Business Phone N/A Home Phone 770 428 1929

Signature Mary G. Dobbs  
(attach additional signatures, if needed)

Address 880 Sylvan Park Dr., Marietta, GA 30066  
(street, city, state and zip code)

My commission expires: 12-11-2010



Signed, sealed and delivered in presence of:

Janice Gilpatrick  
Notary Public

Present Zoning of Property R-20

Location 880 Sylvan Park Dr., Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 732 & 733 District 16 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 \_\_\_\_\_ 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.

Purchased in 1946, our family has lived in this house for 62 years. My Mom, Mary Dobbs, will be 81 years young this August and she still lives there, along with me and my son. I will be getting married in August and we want to continue to live at my Mom's, only we need a little more room.

List type of variance requested: Variance on rear property line. Somewhat complicated situation regarding "access road" - county right-of-way between our property and neighbor's property - 890 Sylvan Park Drive.

We would like to enclosed the existing Carport which is attached to the house and add a bath. But that's later....

When I called to find out about permitting this work, that's when I found out about having to apply for a Variance.

I was told I would need a current survey done, so I called and spoke to Joe Baker, Surveys Plus. Mr. Baker looked at all the information regarding the property and his final words mentioned a "can of worms."

Due to the county's access road / right of way, the GPS photos show our driveway in the right of way space - which is incorrect.

He stated that he would have to go visit the property site to see what a survey would involve.

Although I have no survey to present with this application, the County Surveyor's personnel are working on this, and they may be in touch with your office about it.

I ask that this application be accepted with a current survey performed by the County Surveyor to soon follow.

Mr. Baker was in Macon this morning, but said he would go by our house and see what would be needed to complete a survey.

We are asking this variance application be accepted contingent <sup>on</sup> with notification from Mr. Baker that these conditions are true.

P.S.

The reason that we want to continue to live at my Mom's is because financially, she needs our help and we need her. Being on Social Security, ends just don't meet. For me and Sam, my son, we can live with her, take care of the house + yard and take care of my Mom. 2006, she fell and broke her left hip - full hip replacement surgery. 2007 - 3 surgeries in 15 days for an abdominal aortic aneurysm. She is very independent, but we all feel better and live easier knowing that there is always someone close, in case of any emergency.

Thank you for your assistance and consideration in this matter.

Susan Butler