

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 13, 2008

DUE DATE: July 11, 2008

Distributed: June 18, 2008

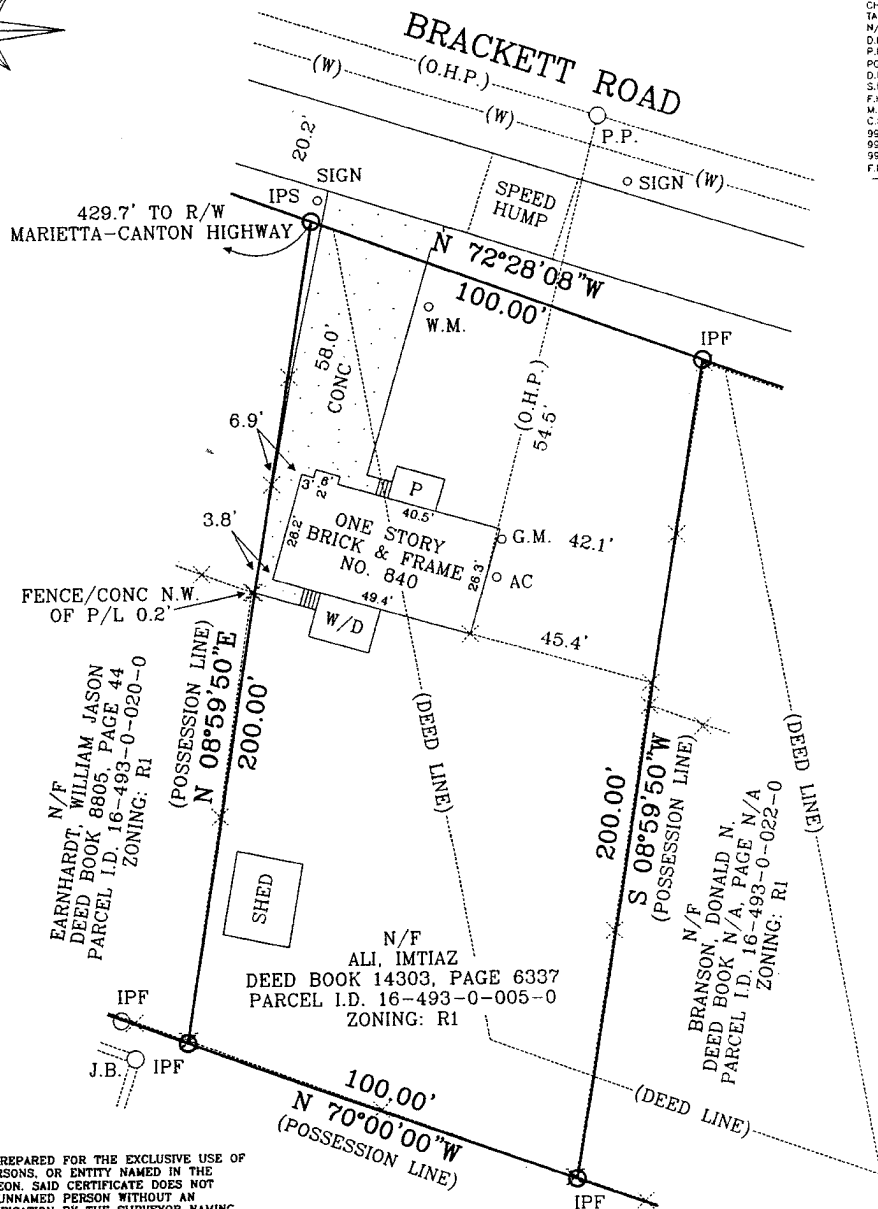
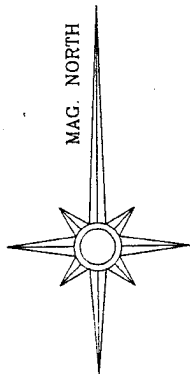


Cobb County...Expect the Best!

V-75
(2008)

LEGEND

- IPF. = IRON PIN FOUND
- IP.S. = IRON PIN SET
- R.B.F. = RE-BURN FOUND
- R.B.S. = RE-BURN SET
- O.T. = OPEN TOP
- C.T. = CRIMP TOP
- R/W. = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PLAGE
- D.E. = DRAINAGE EASEMENT
- S.E. = SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- 999.0 F. = EXISTING SPOT ELEVATION
- 999.0 F. = FINISHED SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- - - = SURFACE DRAINAGE FLOW



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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN ANGULAR ERROR OF - SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

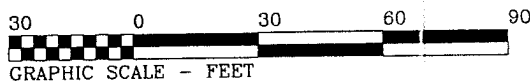
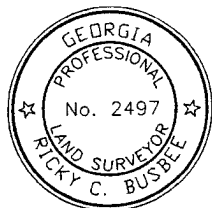
EQUIPMENT USED: TOPCON GTS 300

I HAVE THIS DATE EXAMINED THE "F.E.M.A. OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. COMMUNITY PANEL NO.: 13067C0035 F
ZONE: X
EFFECTIVE DATE: AUGUST 18, 1992

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

Ricky C. Busbee
RICKY C. BUSBEE, GA. R.L.S. NO. 2497

BUSBEE SURVEYING CO., INC.
3348 HIGHWAY 120
DULUTH, GA. 30096
PHONE: (770) 497-9866
FAX: (770) 497-9881



REZONING SURVEY FOR:

IMTIAZ ALI

AREA = 0.45 ACRE / 19,602 S.F.
DEED BOOK 14303, PAGE 6337
LAND LOT 493, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, STATE OF GEORGIA
DATE: FEBRUARY 12, 2008
SCALE: 1" = 30' JOB NO. 36968A/ALI

APPLICANT: Imtiaz Ali **PETITION NO.:** V-75
PHONE: 770-419-3344 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 493
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Brackett Road, east of Canton Road **SIZE OF TRACT:** .45 acre
(840 Brackett Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the lot size from the required 20,000 square feet to 19,602 square feet to allow applicant to apply for rezoning; 2) Waive the side setback adjacent to the west property line from 10-feet to 3-feet (existing); 3) waive the setback for an accessory structure (existing 320 square-foot shed) over 144 square-feet from 10-feet to 4-feet adjacent to the west property line, and from 35-feet to 27-feet adjacent to the south property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

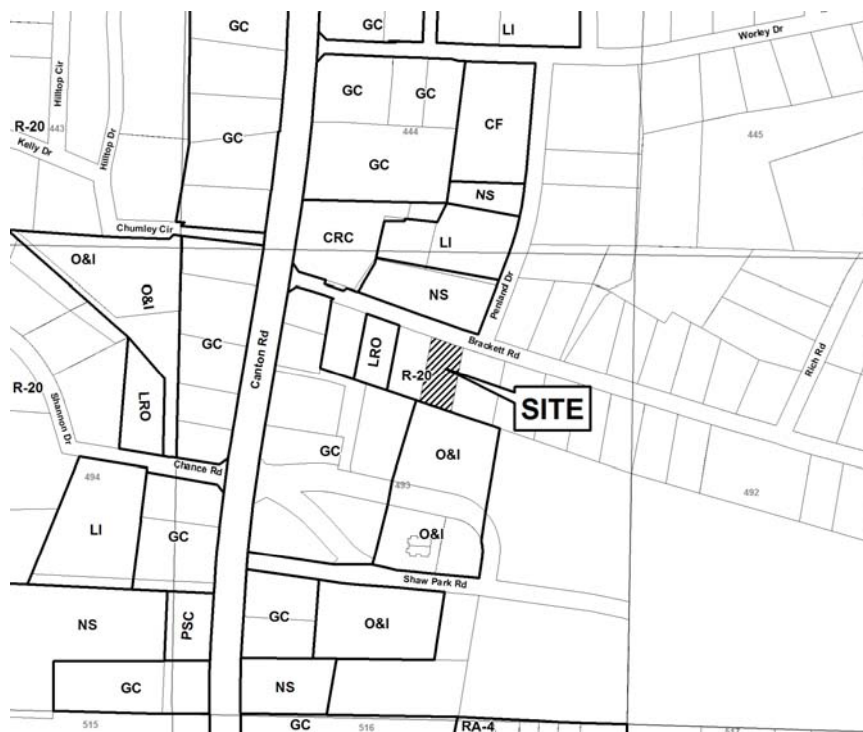
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-75

Hearing Date: 8-13-08

Applicant + IMTIAZ ALI Business Phone 770 419 3344 Home Phone 678 266 2208

IMTIAZ ALI
(representative's name, printed)

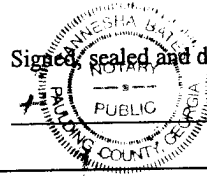
Address 11095 AZALEA CIR. Marietta GA 30062
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 770 419 3344 Cell Phone 678 266 2208

My commission expires: 2/19/2010

Signed, sealed and delivered in presence of:



Jannisha Bates
Notary Public

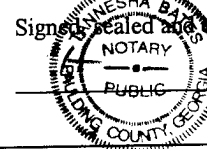
Titleholder IMTIAZ ALI Business Phone 770 419 3344 Home Phone 678 266 2208

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

Address: 11095 Azalea C - Marietta GA 30062
(street, city, state and zip code)

My commission expires: 2/19/2010

Signed, sealed and delivered in presence of:



Jannisha Bates
Notary Public

Present Zoning of Property R-20

Location 840 BRACKETT ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 493 @ 5 District 16 Size of Tract .45 Acre(s)

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

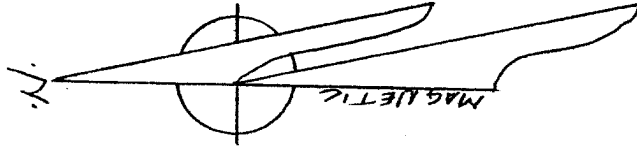
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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

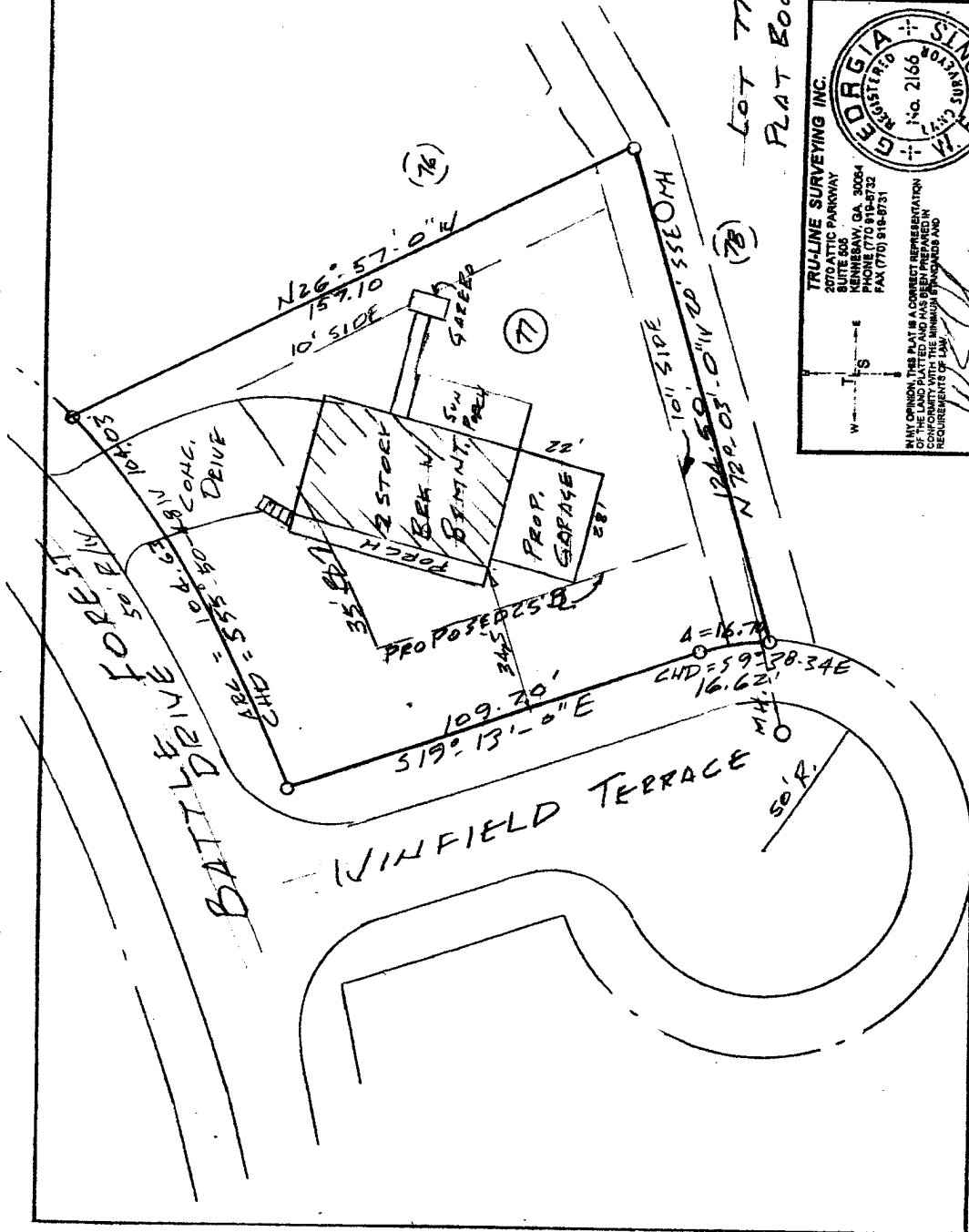
+ I need to apply for this rezoning ordinance in order to rezone from Residential to Commercial.

List type of variance requested: WAIVE THE LOT SIZE FROM REQUIRED 20,000 SQFT TO 19,602 SQFT TO ALLOW APPLICANT TO APPLY FOR REZONING.

V-76
(2008)



LOT 77, BATTLE FOREST
PLAT BOOK 127 PG. 54



TRUELINE SURVEYING INC.
2070 DARTMOUTH PARKWAY
SUITE 200
KENNESAW, GA 30144
PHONE (770) 919-2732
FAX (770) 919-2731

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 THE

GEORGIA SURVEYORS
No. 2166
REGISTERED

DATE: APRIL 14, 08
DRAWN BY: PL
CHECKED BY: NEC
STATE: GEORGIA
JOB NO.: 01-3858

APPLICANT: <u>Travis Dale</u>	PETITION NO.: <u>V-76</u>
PHONE: <u>770-423-1010</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-15</u>
PHONE: <u>same</u>	LAND LOT(S): <u>329</u>
PROPERTY LOCATION: <u>Located at the southeast intersection of Battle Forest Drive and Winfield Terrace (53 Winfield Terrace).</u>	DISTRICT: <u>20</u>
	SIZE OF TRACT: <u>.37 acre</u>
	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: Waive the front setback on lot 77 from the required 35 feet to 25 feet and the rear setback from the required 30 feet to 27 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

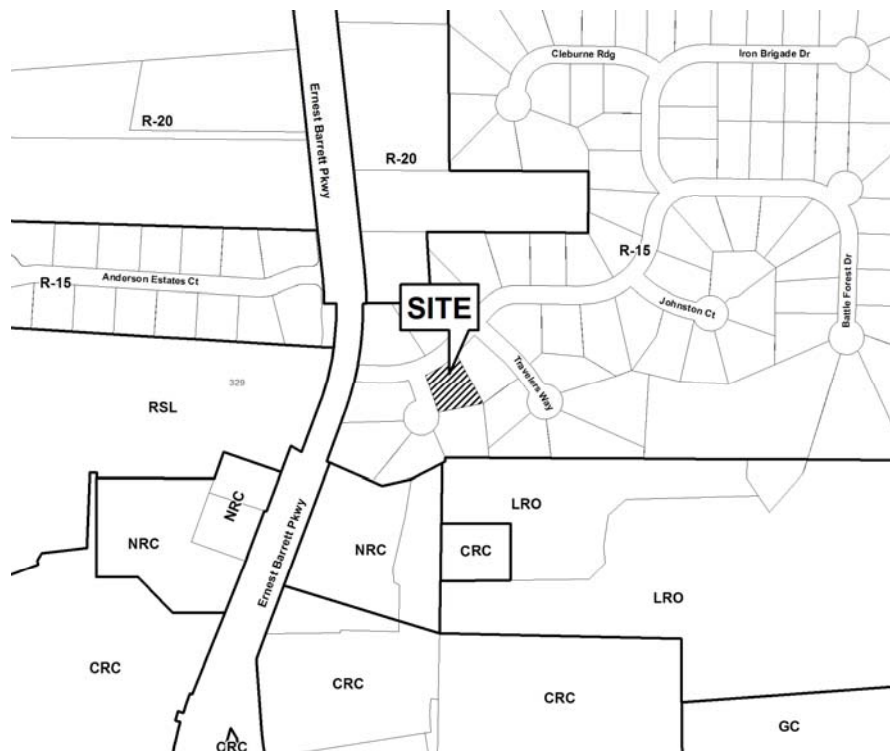
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-76

Hearing Date: 8-13-08

Applicant Travis Dale Business Phone _____ Home Phone 770-423-1010

Travis Dale
(representative's name, printed)

Address 53 WINFIELD TER.
(street, city, state and zip code)

Travis Dale
(representative's signature)

Business Phone _____

Cell Phone _____

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 Travis Dale Business Phone _____ Home Phone _____

Signature Travis Dale 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

[Signature]
Notary Public

Present Zoning of Property R-15

Location 53 WINFIELD TERRACE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 329 P 75 District 20 Size of Tract .37 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.

THIS GARAGE IS NEEDED SO WE DON'T HAVE TO CLIMB SO MANY STAIRS.

List type of variance requested: WAIVE THE FRONT SETBACK FROM REQUIRED 35FT TO 25FT AND THE REAR SETBACK FROM REQUIRED 30FT TO 27FT. ON LOT 77

Application for Variance Cobb County

V-76

(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 Melba Dale Business Phone _____ Home Phone _____

Signature Melba Dale 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. Munn
Notary Public

Present Zoning of Property _____

Location 53 WINFIELD TERRACE
(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: _____

0.62 ACRES



SURVEYING, INC.

PROPERTY OF
JOHN J. OWEN, III
JOENE G. OWEN

LOT 13, BLOCK "E"
LIVING HEIGHTS, SECTION 6
AND LOT 816
DISTRICT 17TH
COUNTY COBB
GEORGIA
DATE: 8-7-97 SCALE: 1" = 40'

OWEN
B PG 99

4136 West Atlanta Road
Smyrna, Georgia 30080

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 platted.

Fences should not be placed
4.00 side dimensions from house

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT WAS BEING CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING TOPCON TOTAL STATION.

BEARING SHOWN WERE COMPUTED FROM ANGLES
TURNED FROM A SINGLE MAGNETIC OBSERVATION

40 0 40 80 120

GRAPHIC SCALE - FEET

APPLICANT: Dr. John J. Owen, III **PETITION NO.:** V-77
PHONE: 770-438-6000 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 816
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 17
interesection of Crestview Drive and Ridgewood Drive **SIZE OF TRACT:** .62 acre
(3820 Ridgewood Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the height of a wall from the maximum allowable of 8 feet to 10 feet; 2) waive the rear setback for an accessory structure over 144 square-feet (existing 650 square-foot detached garage) from 35-feet to 5-feet adjacent to the west property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

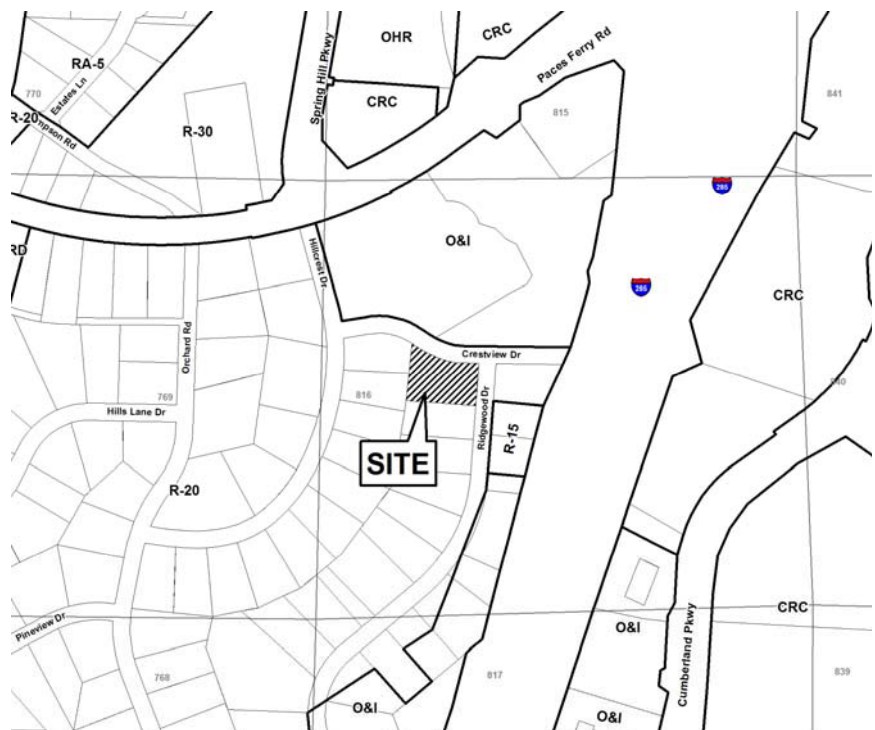
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

Application No. V-77

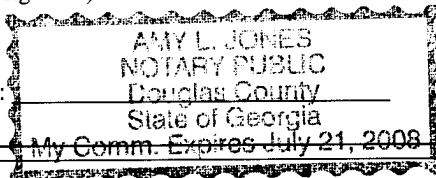
Hearing Date: 8-13-08

Applicant Dr John J. Owen III Business Phone 770 438 6004 Home Phone 770 438 6000

John J. Owen III Address 3820 Ridgewood Drive 30080
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 438 6000 Cell Phone _____
(representative's signature)

My commission expires: _____



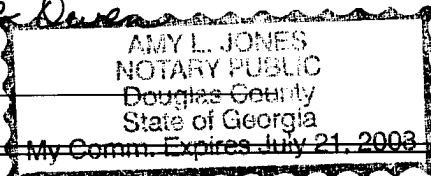
Signed, sealed and delivered in presence of:

Amy L. Jones
Notary Public

Titleholder John J. Owen III Business Phone 770 438 6000 Home Phone 770 438 6000

Signature John J. Owen Address: 3820 Ridgewood Drive Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

Amy L. Jones
Notary Public

Present Zoning of Property R-20

Location 3820 Ridgewood Drive Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0816 District 17 Size of Tract .62 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 masonry fence along a portion of the southern boundary was constructed 7 years ago conforming to what was believed to be the ordinance concerning height limits. Altering it now seems an unnecessary hardship.

List type of variance requested: Variance to allow existing masonry fence around a small portion of the south side of the lot to remain at its current height. WAIVE THE HEIGHT OF A WALL FROM THE MAXIMUM ALLOWABLE OF 8 FT TO 10 FT.

APPLICANT: David Black **PETITION NO.:** V-78
PHONE: 770-845-4170 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** GC
PHONE: same **LAND LOT(S):** 85
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 17
Austell Road, west of Lorene Drive **SIZE OF TRACT:** .75 acre
(2143 Austell Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the required parking standards; 2) allow an accessory structure to the side of the primary structure; and 3) waive the side setback for an accessory structure from the required 10 feet to 8 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-78

Hearing Date: 8-13-08

Applicant DAVID BLACK Business Phone ✓ Home Phone _____

SAME

Address _____

(street, city, state and zip code)

(representative's name, printed)

David Black

Business Phone ✓

Cell Phone _____

(representative's signature)

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: David Black

Titleholder DAVID BLACK Business Phone ✓ Home Phone _____

Signature David Black

Address: ✓

(street, city, state and zip code)

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

Present Zoning of Property GC

Location 2143 AUSTELL Rd.

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

Land Lot(s) (P) 15 85 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.

THIS VARIANCE IS NEEDED IN ORDER TO
OPERATE MY BUSINESS.

List type of variance requested: ① WAIVE THE REQUIRED PARKING
STANDARDS ② ALLOW AN ACCESSORY STRUCTURE
TO THE SIDE OF THE PRIMARY STRUCTURE
③ WAIVE THE SIDE SETBACK FOR AN ACCESSORY
STRUCTURE FROM REQUIRED 10 FT TO 8 FT

Application for Variance

Cobb County

V-78

(type or print clearly)

 Application No. _____
 Hearing Date: 8-13-08

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 James B Fuller Business Phone ✓ Home Phone _____

 Signature James B Fuller Address: ✓
 (attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Present Zoning of Property _____

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

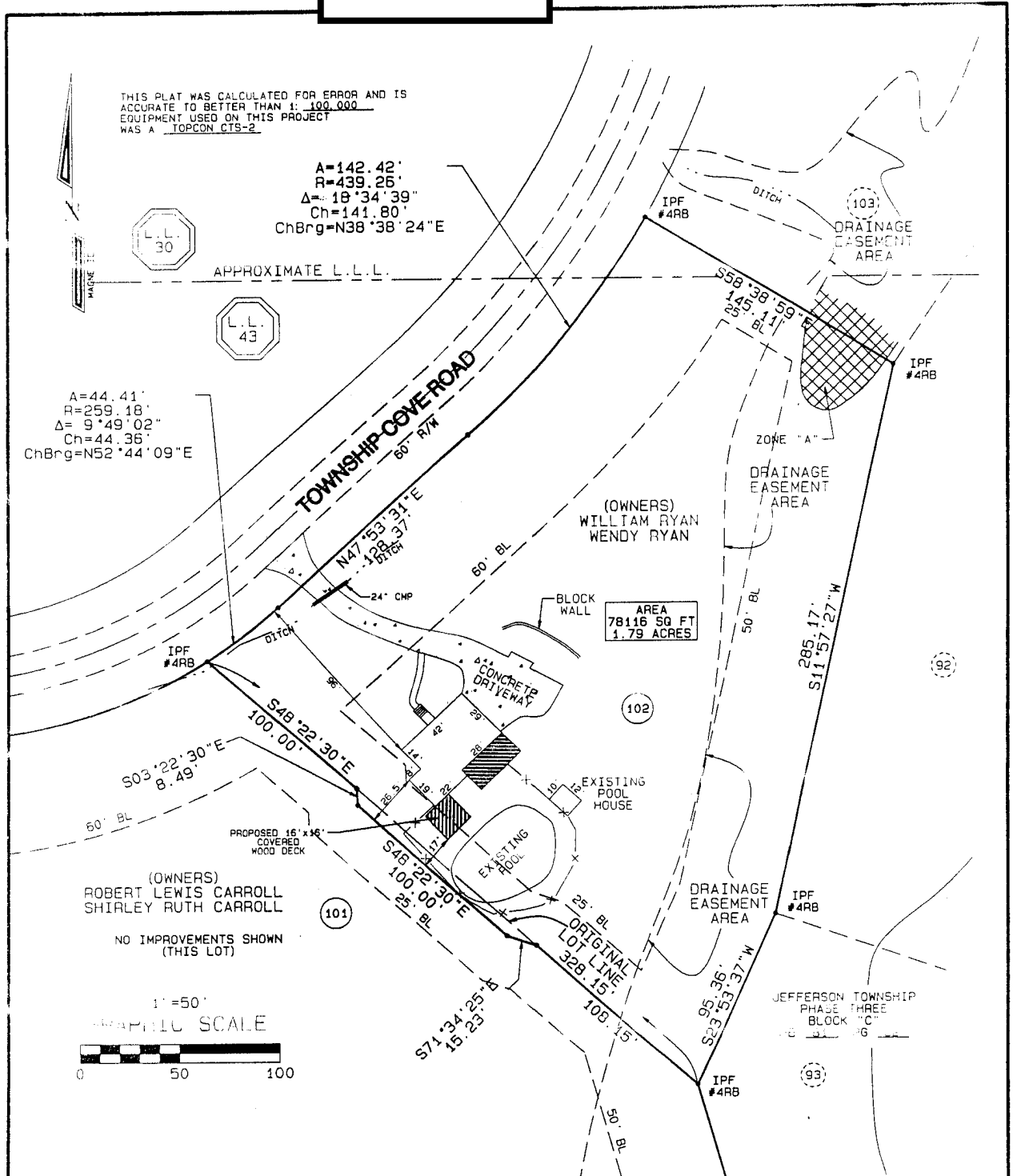
Land Lot(s) _____ District _____ Size of Tract _____ Acre(s)

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: _____



VARIANCE REQUEST:

TO REDUCE THE REQUIRED SIDE BUILDING LINE FROM 25' TO 17'
TO ALLOW FOR A COVERED WOOD DECK TO BE BUILT AS SHOWN.

4996 TOWNSHIP COVE ROAD
MARIETTA, GA 30066



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 15F, DATED 8-18-92
SHOWS THIS PROPERTY TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 82, PAGE 78

ALL MATTERS OF TITLE ARE
EXCEPTED.

VARIANCE PLAT FOR

WILLIAM D. & WENDY E. RYAN

SUBD. JEFFERSON TOWNSHIP

LOT- 102	BLOCK- C	PHASE - 4
LAND LOT- 30 & 43		
DISTRICT- 16	SECTION- 2	
COUNTY- COBB	STATE- GEORGIA	
DATE- 5-30-08	SCALE 1"=50'	
REVISED-	B 24-07-V	

APPLICANT: <u>William Ryan</u>	PETITION NO.: <u>V-79</u>
PHONE: <u>770-778-5580</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>Wendy Ryan</u>	PRESENT ZONING: <u>PD</u>
PHONE: <u>770-645-5580</u>	LAND LOT(S): <u>30, 43</u>
PROPERTY LOCATION: <u>Located on the southeasterly</u>	DISTRICT: <u>16</u>
<u>Township Cove Road, east of Jefferson Township</u>	SIZE OF TRACT: <u>1.79 acres</u>
<u>Parkway (4996 Township Cove Road).</u>	COMMISSION DISTRICT: <u>3</u>
TYPE OF VARIANCE: <u>Waive the side setback on lot 102 from the required 25 feet to 17 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-79
Hearing Date: 8-13-08

Applicant William Ryan Business Phone 770-778-5580 Home Phone 770-645-5580
WENDY E. RYAN Address 4996 Township Cove Rd, Marietta, GA, 30066
(representative's name, printed) (street, city, state and zip code)

+ Wendy E. Ryan Business Phone 770-645-5580 Cell Phone 7-366-8191
(representative's signature)

My commission expires: + 5/11/2009 Signed, sealed and delivered in presence of: + [Signature]
Notary Public

Titleholder William Ryan Business Phone 770 778 5580 Home Phone 770 645 5580
Signature [Signature] Address: 4996 Township Cove Rd, Marietta 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/10/2010 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property PD
Location 4996 Township Cove Road

(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 30 & 43 District P 21 Size of Tract 1.78 Acre(s)

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

Size of Property 1.78 acres Shape of Property Trapezoid Topography of Property Slight + grade 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.

Homeowner could not optimize use of buildable area
currently available to locate a screen porch.

List type of variance requested: side setback WAIVE THE SIDE
SETBACK ON LOT 102 FROM REQUIRED
25FT TO 17FT

Application for Variance Cobb County

V-79

(type or print clearly)

Application No. _____
Hearing Date: 8-13-08

Applicant WENDY E. RYAN Business Phone _____ Home Phone _____

WENDY E. RYAN Address _____
(representative's name, printed) (street, city, state and zip code)

Wendy E. Ryan Business Phone _____ Cell Phone _____
(representative's signature)

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

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder WENDY E. RYAN Business Phone _____ Home Phone _____

Signature Wendy E. Ryan Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property PD

Location 4996 Township Circle Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 30 & 43 District 16 Size of Tract 1.78 Acre(s)

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

Size of Property 1.78 Ac Shape of Property Trapezoid Topography of Property slight Grade Other _____

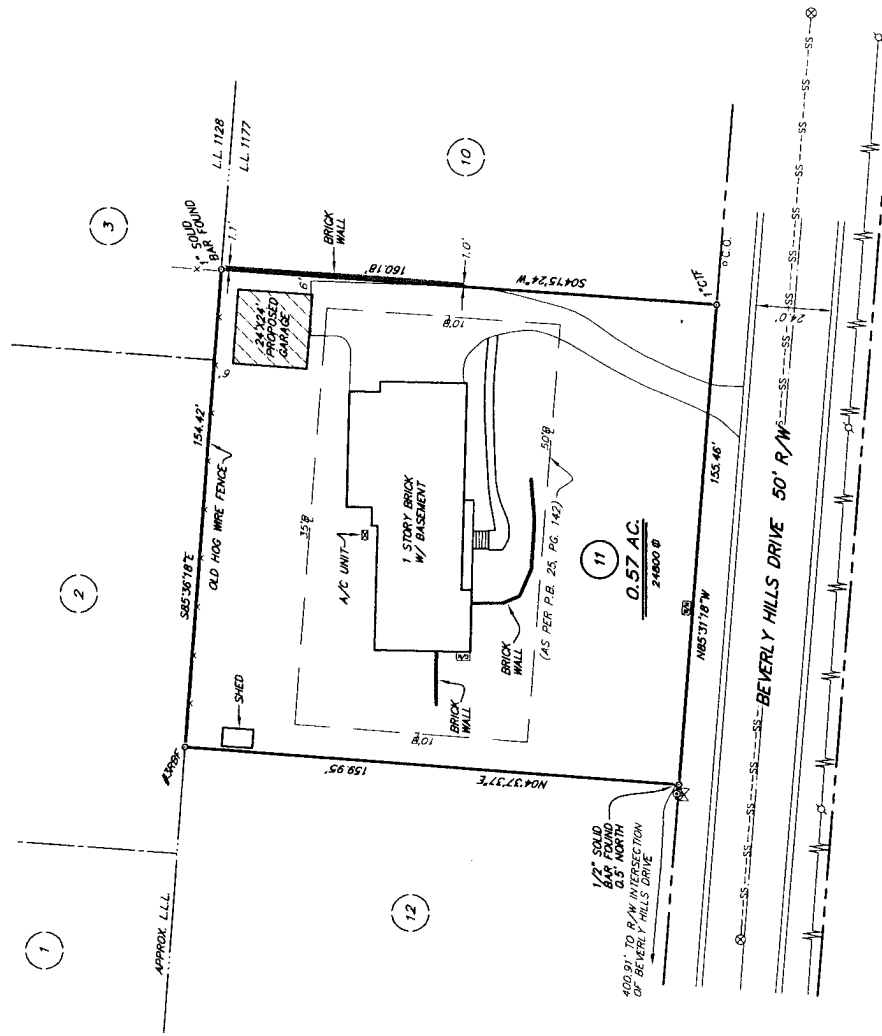
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

List type of variance requested: _____

ZONING

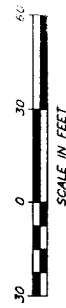
PRESENT ZONING - R20
MIN. LOT SIZE = 20000 SQ. FT.
FRONT SETBACKS = 35'
SIDE SETBACKS = 10'
REAR SETBACKS = 35'
MAX. LOT COVERAGE = 35%
MAX. HEIGHT = 35'

THE PURPOSE OF THIS VARIANCE IS
TO ALLOW FOR A PROPOSED GARAGE
TO BE BUILT WITHIN 6 FEET OF
PROPERTY LINE.



LEGEND

⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
⊗	R.B.S. - REINFORCING BAR SET
⊗	R.B.F. - REINFORCING BAR FOUND
⊗	C.T.F. - CRIMP TOP PIPE FOUND
⊗	O.T.F. - OPEN TOP PIPE FOUND
⊗	R/W MON. - RIGHT-OF-WAY MONUMENT
⊗	X - TYPE OF FENCE
⊗	J.B. - JUNCTION BOX
⊗	D.I. - DROP INLET / YARD INLET
⊗	C.B. - CATCH BASIN
⊗	R.C.P. - REINFORCED CONCRETE
⊗	C.M.P. - CORRUGATED METAL PIPE
⊗	F.F.E. - FINISHED FLOOR ELEVATION
⊗	W.V. - WATER VALVE
⊗	TELEPHONE MANHOLE
⊗	OVERHEAD POWER LINES
⊗	H.W. - HEADWALL
⊗	P.B.B. - POWERBOX
⊗	2334 - STREET ADDRESS
⊗	W - WATER LINE
⊗	U - UNDERGROUND TELEPHONE LINE
⊗	G - GAS LINE
⊗	E - UNDERGROUND ELECTRICAL LINE



VARIANCE PLAT FOR:

RANDY ENLOE

LOT 11, BLOCK "E"
BEVERLY HILLS ESTATES
UNIT THREE
LOCATED IN L.L. 1177
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1206 Powder Springs Rd. Phone (770) 424-7166
Marietta, Georgia 30066 Fax (770) 424-7591

DATE	05-29-08	REVISIONS
SCALE	1" = 30'	
DRAWN BY	CM	
CHECKED BY	CAE	
FIELD BOOK	569	



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 1300620003P, DATED AUGUST 18, 1992.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED. SHOWN HEREIN ARE THE RESULTS OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER, LINEAR PRECISION OF TRAVERSE: 1/28.478; ANGULAR ERROR: 4" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/28100. BATTERS OF TITLE ARE EXCEPTED.

APPLICANT: James R. Enloe **PETITION NO.:** V-80
PHONE: 770-499-8283 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1177
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 16
Beverly Hills Drive, east of Club Valley Drive **SIZE OF TRACT:** .57 acre
(2816 Beverly Hills Drive). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the minimum side setback for an accessory structure over 650 square feet (proposed 1,152 square foot garage) from the required 10 feet to 6 feet and the minimum rear setback from the required 35 feet to 6 feet on lot 11; 2) waive the setback for a shed (existing 60 square-foot shed) from 5-feet to 1-foot adjacent to the western property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

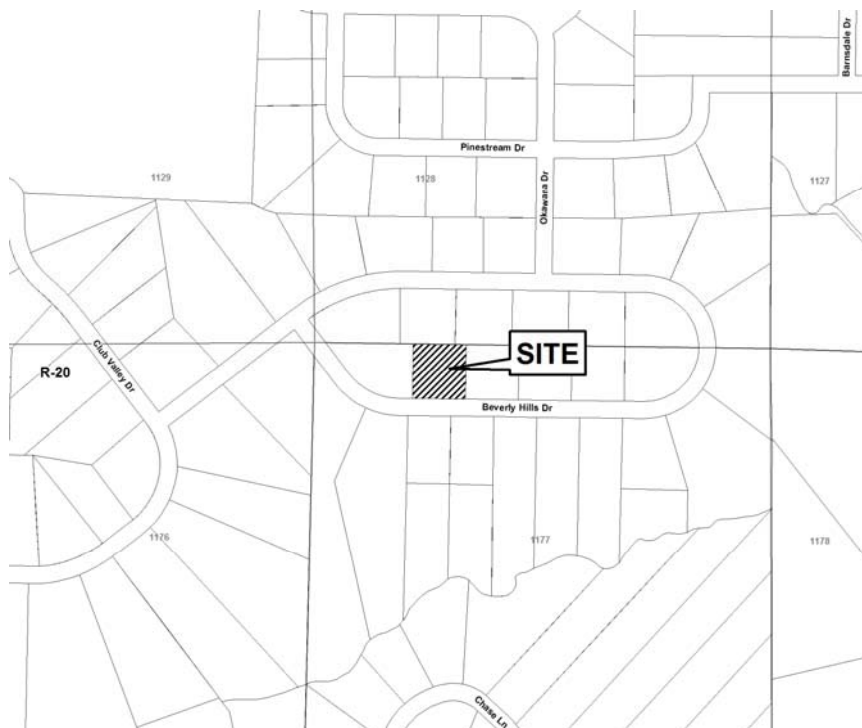
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

Application No. V-80

Hearing Date: 8-13-08

Applicant _____ Business Phone 7-499-8283 Home Phone 7-578-4491

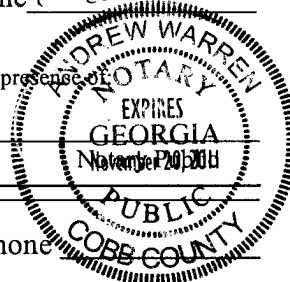
James R. Enloe Address 2816 Beverly Hills Dr Marietta
(representative's name, printed) (street, city, state and zip code) 30068

James R. Enloe Business Phone 7-499-8283 Cell Phone 4-626-9392
(representative's signature)

My commission expires: 11-20-2011

Signed, sealed and delivered in presence of

Chl Wae
5-7-2008



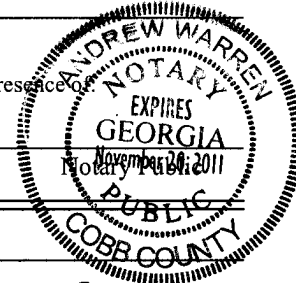
Titleholder _____ Business Phone _____ Home Phone _____

Signature James R. Enloe Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-20-2011

Signed, sealed and delivered in presence of

Chl Wae
5-7-2008



Present Zoning of Property R-20

Location 2816 Beverly Hills Dr. Marietta 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 3 1177 District 16 Size of Tract .57 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 garage is needed as a secure place to store property.

List type of variance requested: zoning requires 35' offset from back of property, wish to build garage with rear of structure 6' from back of property
WAIVE THE SIDE SETBACK FOR AN ACCESSORY STRUCTURE.

Application for Variance Cobb County

V-80

(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 *Teresa Enloe Business Phone _____ Home Phone _____

Signature *Teresa Enloe 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. Mann

Notary Public

Present Zoning of Property R-20

Location 2816 BEVERLY HILLS DRIVE

(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.

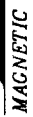
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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: _____

**V-81
(2008)**

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBFR	REBAR FOUND
IPP	IRON PIN PLACED
IPF	IRON PIN FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RB	REBAR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
POB	POINT OF BEGINNING
MH	MAN HOLE
R/W	RIGHT-OF-WAY
PP	POWER POLE
LL	LAND LOT
M	MEASURED
D	DEED
P	PLAT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



1 inch = 40 ft.

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

A circular professional seal for John W. Stanzilis, a Professional Engineer and Surveyor in the State of New York. The seal features the text "No. 2109", "PROFESSIONAL ENGINEER AND SURVEYOR", and "JOHN W. STANZILIS, S.E." around the perimeter. The seal is heavily marked with a large, dark, handwritten signature or scribble across the top and center.

DEED BOOK _____, PAGE _____

APPLICANT: Jennifer Mallet **PETITION NO.:** V-81
PHONE: 404-783-9326 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 418
PROPERTY LOCATION: Located at the southwest **DISTRICT:** 16
intersection of Windburn Drive and Key Street **SIZE OF TRACT:** .70 acre
(1306 Windburn Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow an accessory structure (children's treehouse) to be closer to the side street than the primary structure on lot 28; 2) allow an accessory structure (existing 80 square-foot shed) closer to the side street than 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. U-81
Hearing Date: 8-13-08

Applicant Jennifer Mallet Business Phone 404-783-9326 Home Phone (770) 973-6853
Jennifer Mallet Address 1306 Windburn Drive 30066
(representative's name, printed) (street, city, state and zip code)

Jennifer Mallet Business Phone 404-783-9326 Cell Phone 404-914-7616
(representative's signature)

Kelly Kordsmeier
Notary Public
Cobb County, Georgia
My Commission Expires
July 17, 2010

Signed, sealed and delivered in presence of:

My commission expires: _____

Kelly Kordsmeier
Notary Public

Titleholder Jennifer Mallet Business Phone 404-783-9326 Home Phone (770) 973-6853
Signature Jennifer Mallet Address: 1306 Windburn Dr 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Kelly Kordsmeier
Notary Public
Cobb County, Georgia
My Commission Expires
July 17, 2010

Signed, sealed and delivered in presence of:

My commission expires: _____

Kelly Kordsmeier
Notary Public

Present Zoning of Property 12-20

Location 1306 Windburn Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D19 418 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.

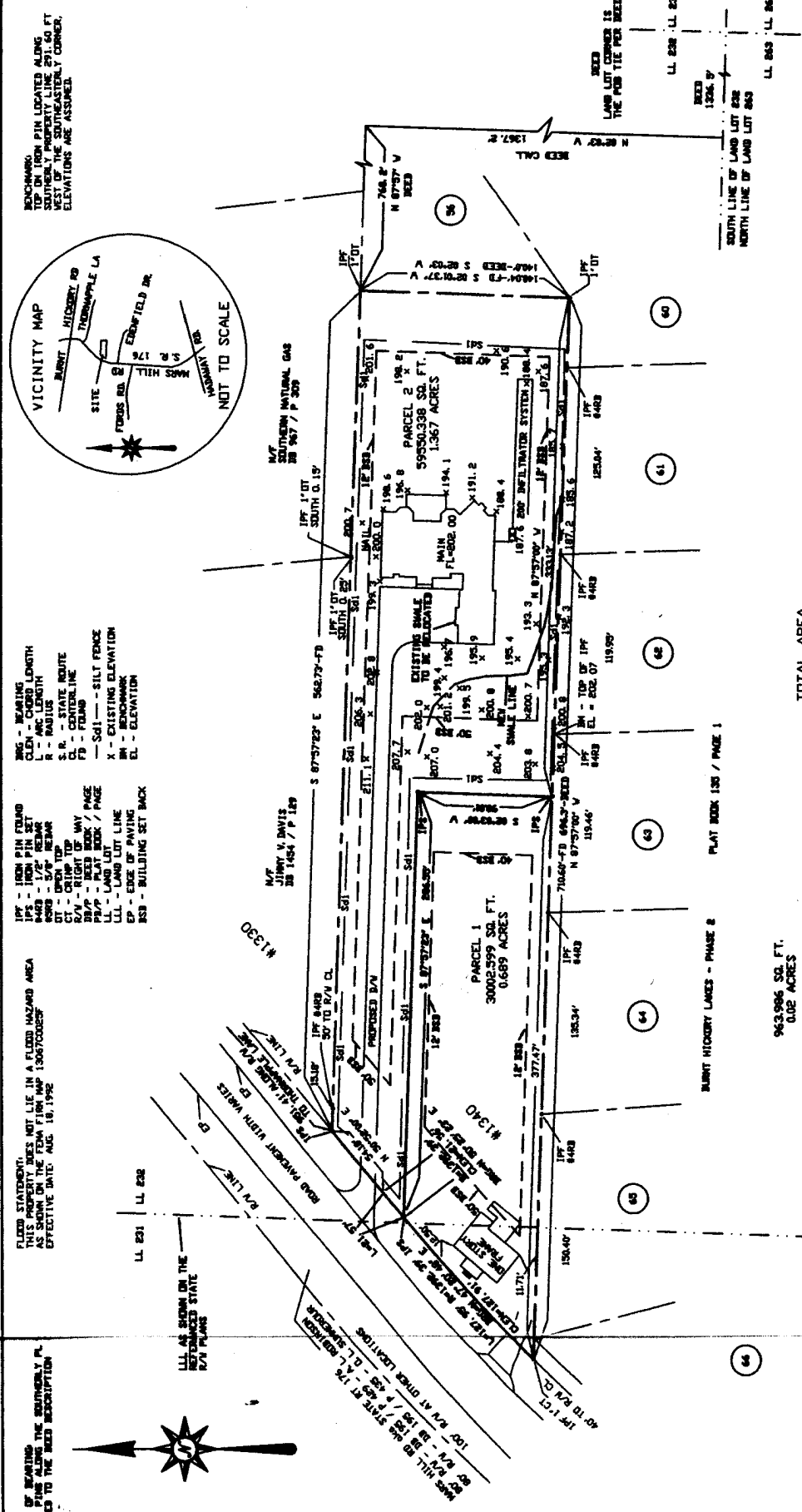
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

Childrens Tree house. We are located on corner lot
and asking if tree house can be located left side
of house in corner of fenced in back yard.
Not closer to house but to Street

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE
TO BE CLOSER TO THE SIDE STREET THAN
THE PRIMARY STRUCTURE ON LOT 28.

**V-82
(2008)**



THIS PLAT WAS PREPARED TO HAVE AN ADDRESS NUMBER ASSIGNED TO PARCEL 2, THE GIS DEPT. REQUIRES A PROPOSED HOUSE TO BE ON THE PLAT.

PLAT PREPARED FOR

DONALD M. HEARING
&
PAMELA S. HEARING

DB 14519 / P 1762
LAND LOTS 231 & 232
20th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA

SURVEY DATES: SEPT. 7-20, 2007
PLAT DATE: OCT. 10, 2007
SCALE: 1" = 50'

REVISIONS:
12-7-07 PER REQUEST BY ZONING DIVISION
1-INCLUDED BUILDING SETBACKS TO LOT 1
2-ADDED MINIMUM SQUARE FOOT NOTE TO PLAT
3-ADDED SQ. FT. OF EXISTING RESIDENCE ON LOT 1
4-PROPOSED HOUSE ON LOT 2 IS 0 FT SOUTH OF
THE NORTH 353 LINE

TOTAL AREA
89552.947 SQ. FT.
2.056 ACRES

THE MINIMUM HOUSE SIZE FOR LOT 2 IS 1,350 SQ. FT.
THE EXISTING RESIDENCE ON LOT 1 HAS 964 SQ. FT.

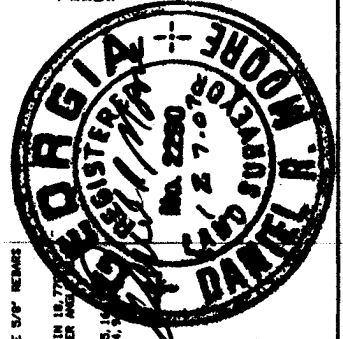
**UTILITIES NOTE:
BEFORE CONSTRUCTION CALL THE UTILITIES PROTECTION
CENTER, PHONE #770-623-4344**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF DONALD M. HEARING AND PAMELA S. HEARING. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, OR ENTITY WITHOUT A RECERTIFICATION BY THIS SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

**RECORDING NOTE
THIS PLAT DOES NOT CREATE A NEW SUBDIVISION, AS
FOLLOWING DIRECTIONS OF THE STATE ATTORNEY
GENERAL.**

I CERTIFY THAT THIS PLAN DOES NOT CREATE ANY NEW STREETS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER LINES OR SEPTIC TANKS.

YANCEY
Donald H. Moore
SURVEYOR



THIS PROPERTY IS ZONED: R 30
THIS PROPERTY IS SUBJECT TO ALL
RESTRICTIONS ON RECORD.
ALL MATTERS OF TITLE ARE EXCEPTED
ALL IRON PINS SET ARE 5/8" REINBAR

**SURVEYED BY:
DANIEL R. MOORE, R.L.S.
P.O. BOX 568
HIRAM, GA 30141**

**PHONE 6770-943-6594
GA SURVEY LIC #2290**

APPLICANT: Donald Hearing **PETITION NO.:** V-82
PHONE: 770-318-1109 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 231, 232
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 20
Mars Hill Road, south of Burnt Hickory Road. **SIZE OF TRACT:** 2.1 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback on parcel 1 from the required 50 feet to 5 feet and the side setback from the required 12 feet to 11 feet (existing).

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

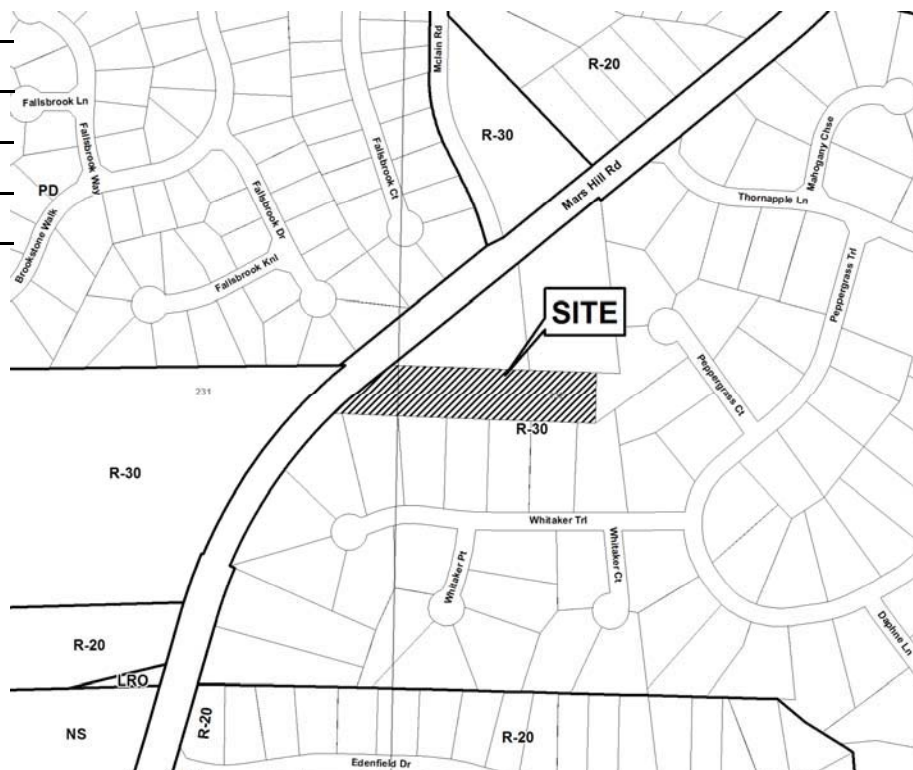
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

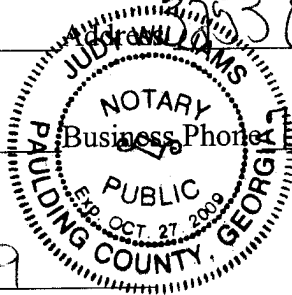
Application No. V-82

Hearing Date: 8-13-09

Applicant DONALD HEARING Business Phone 7-318-1109 Home Phone 7-459-0163

DONALD HEARING
(representative's name, printed)

Donald Hearing
(representative's signature)



3253 Old Van Wert Rd Villa Rica GA
(street, city, state and zip code) 30180

Business Phone 318-1109 Cell Phone 7-459-0163

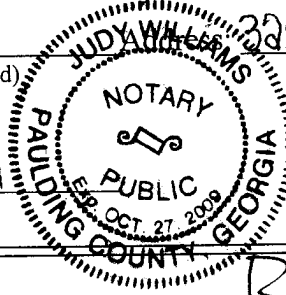
Signed, sealed and delivered in presence of:

Judy Williams
Notary Public

My commission expires: 10-22-09

Titleholder Donald Hearing Business Phone 7-318-1109 Home Phone 7-459-0163

Signature Donald Hearing
(attach additional signatures, if needed)



3253 Old Van Wert Rd Villa Rica GA
(street, city, state and zip code) 30180

Signed, sealed and delivered in presence of:

Judy Williams
Notary Public

My commission expires: 10-22-09

Present Zoning of Property R30 R-30

Location 1340 Mars Hill Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 231, 232 District 20 Size of Tract 2.1 AC Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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

Building personal home at the proposed address.

List type of variance requested: WAIVE THE FRONT SETBACK
ON PARCEL 1 FROM REQUIRED 50 FT
TO 5 FT AND THE SIDE SETBACK FROM
REQUIRED 12 FT TO 11 FT

Application for Variance Cobb County

V-82

(type or print clearly)

Application No. _____

Hearing Date: _____

Applicant Amela S Hearing

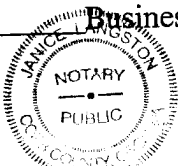
Business Phone 7-948-2487 Home Phone 7-459-0163

Amela S Hearing
(representative's name, printed)

Address 3253 Old Van Wert Rd Villa Rica 30180
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 7-948-2487 Cell Phone 7-318-1109



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____

My Commission Expires
January 21, 2011

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

Business Phone *170-9482487 Home Phone 7-459-0163

Address: * 3253 Old Van Wert Rd Villa Rica GA 30180
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: +

My Commission Expires
January 21, 2011

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: _____

LEGEND

⊕ P.P. - POWER POLE	△ C.B. - CATCH BASIN
⊗ L.P. - LIGHT POLE	≡ R.C.P. - REINFORCED CONCRETE PIPE
⊙ F.H. - FIRE HYDRANT	≡ C.M.P. - CORRUGATED METAL PIPE
⊗ M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
⊗ W.M. - WATER METER	⊗ WATER VALVE
⊗ G.M. - GAS METER	⊗ S.C.O. - SEWER CLEAN OUT
⊗ R.B.S. - REINFORCING BAR SET	⊗ TELEPHONE MANHOLE
⊗ R.B.F. - REINFORCING BAR FOUND	---E--- UNDERGROUND ELECTRICAL LINE
⊗ C.T.F. - CRIMP TOP PIPE FOUND	---P--- OVERHEAD POWER LINES
⊗ O.T.F. - OPEN TOP PIPE FOUND	△ HW - HEADWALL
⊗ R/W MON. - RIGHT-OF-WAY MONUMENT	⊗ POWERBOX
---X--- TYPE OF FENCE	---W--- WATER LINE
⊗ J.B. - JUNCTION BOX	---T--- UNDERGROUND TELEPHONE LINE
⊗ D.I. - DROP INLET / YARD INLET	---G--- GAS LINE

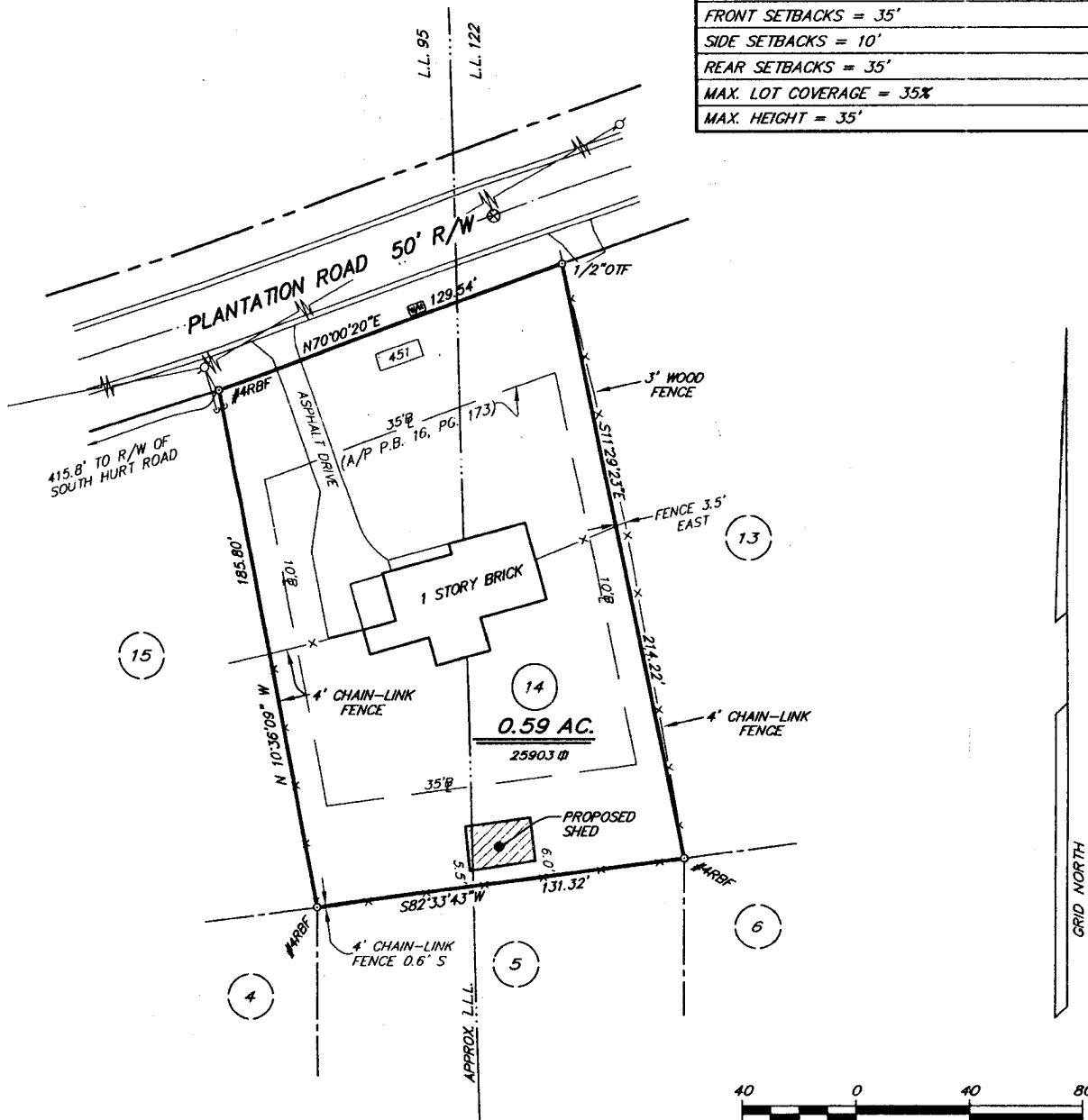
V-83
(2008)

UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY ARE DETERMINED BY OBSERVABLE EVIDENCE ONLY. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, AND SUBSURFACE CONDITIONS THAT ARE NOT 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.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067C0070F DATED AUGUST 18, 1992.

ZONING

PRESENT ZONING - R20
MIN. LOT SIZE = 20000 SQ. FT.
FRONT SETBACKS = 35'
SIDE SETBACKS = 10'
REAR SETBACKS = 35'
MAX. LOT COVERAGE = 35%
MAX. HEIGHT = 35'



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/17,729; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/110,466. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 06-05-08	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: CM	
CHECKED BY	: CAE	
FIELD BOOK	: 569	

SITE PLAN FOR:

PAUL KOTRONIS

LOT 14, BLOCK "B"
NICKAJACK HOMES SUBDIVISION

LOCATED IN L.L. 95 & 122
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

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

Plotted By: Chad Washburn Drawing name: S:\Bnd\COBB\1717_0085\WH S371 LOT 14\WH S371 LOT 14.dwg Plotted on: Jun 06, 2008 - 7:10am

APPLICANT: <u>Paul J. Kotronis</u>	PETITION NO.: <u>V-83</u>
PHONE: <u>770-384-0602</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>95, 122</u>
PROPERTY LOCATION: <u>Located on the south side of</u>	DISTRICT: <u>17</u>
<u>Plantation Road, east of South Hurt Road</u>	SIZE OF TRACT: <u>.59 acre</u>
<u>(451 Plantation Road).</u>	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 384 square foot shed) from the required 35 feet to 5 feet 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-83

Hearing Date: 8-13-08

Applicant PAUL J. KOTRONIS Business Phone 770) 384-0602 Home Phone 770) 435-6580

PAUL KOTRONIS
(representative's name, printed)

Address 451 Plantation Rd SW, Smyrna, GA. 30082
(street, city, state and zip code)

Paul Kotronis
(representative's signature)

Business Phone _____ Cell Phone _____

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

Titleholder PAUL KOTRONIS Business Phone 770) 384-0602 Home Phone 770) 435-6580

Signature Paul Kotronis Address: 451 Plantation Rd SW, Smyrna, GA, 30082
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

Present Zoning of Property R-20

Location 451 PLANTATION ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 95 @ 24 District 17 Size of Tract 0.59 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.

Size of backyard with 35' setback places shed too close to house.

In addition, location of septic line drain requires locating foundation within the 35' setback.

List type of variance requested: Variance to build within 35' rear setback.

WAVE THE SETBACK FOR AN ACCESSORY
OVER 146 SQ FT FROM REQUIRED 35 FT TO
5 FT.

Application for Variance Cobb County

(type or print clearly)

Application No. V-83

Hearing Date: 8-13-08

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 + Sarah G. Kotronis Business Phone X Home Phone _____

Signature + Sarah G. Kotronis Address: 451 PLANTATION
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature]
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.

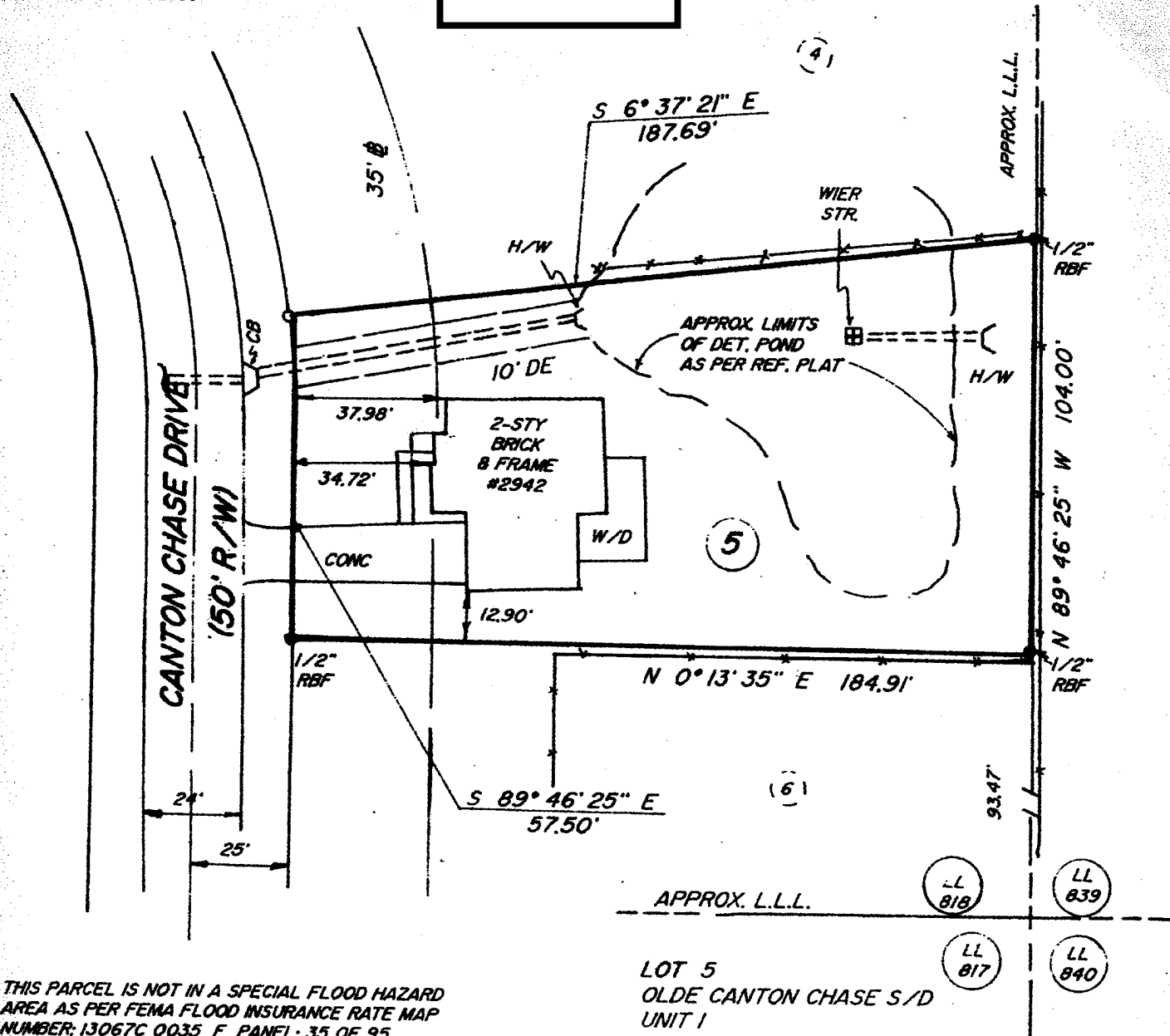
List type of variance requested: _____

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000 FEET. IRON PINS PLACED ARE 1/2" REBAR.

V-84
(2008)

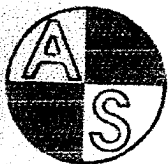
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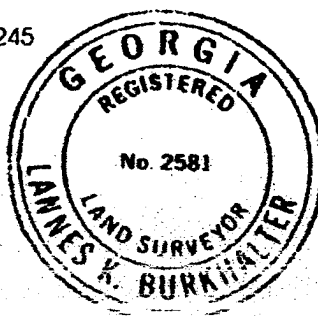


THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 13067C 0035 F PANEL: 35 OF 95 COBB COUNTY, GEORGIA DATED 8/18/1992

LOT 5
OLDE CANTON CHASE S/D
UNIT 1
PB 96 PG 19
AREA = 0.395 ACRES



Advance Survey, Inc.
610 Rebecca Street
Lawrenceville, GA 30245
Office: 995-0938
FAX: 995 8421



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

BARBARA L. FARRELL

LAND LOT:	818	SCALE:	1" = 40'
DISTRICT:	16th	DATE:	9/7/93
SECTION:	2nd	DRAWN BY:	DH
COUNTY:	COBB	CHECKED BY:	JF

03/00-12702

APPLICANT: <u>Barbara L. Farrell</u>	PETITION NO.: <u>V-84</u>
PHONE: <u>404-338-7304</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-15</u>
PHONE: <u>same</u>	LAND LOT(S): <u>818</u>
PROPERTY LOCATION: <u>Located on the south side of</u>	DISTRICT: <u>16</u>
<u>Canton Chase Drive, west of Old Canton Road</u>	SIZE OF TRACT: <u>.395 acre</u>
<u>(2942 Canton Chase Drive).</u>	COMMISSION DISTRICT: <u>3</u>
TYPE OF VARIANCE: <u>Waive the front setback on lot 5 from the required 35 feet to 30 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-84

Hearing Date: 8-13-08

Applicant BARBARA L. FARRELL Business Phone 404 338-7304 Home Phone 770 977 6800

(representative's name, printed)

Address 2942 CANTON CHASE DR, MARIETTA GA
(street, city, state and zip code) 30062

Barbara L. Farrell
(representative's signature)

Business Phone _____

Cell Phone _____

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

My commission expires: _____

Signed, sealed and delivered in presence of:

J. Mann
Notary Public

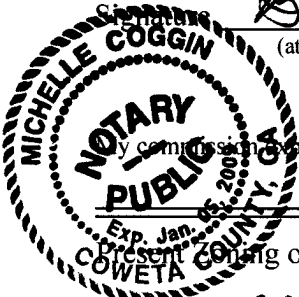
Titleholder BARBARA L. FARRELL Business Phone 404 338 7304 Home Phone 770 977 6800

Barbara L. Farrell
(attach additional signatures, if needed)

Address: 2942 CANTON CHASE DR.
(street, city, state and zip code) MARIETTA GA 30062

Signed, sealed and delivered in presence of:

Michelle Coggin
Notary Public



Presenting of Property

12-15

12-15

Location 2942 CANTON CHASE DR.

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

Land Lot(s) 53 District 16 Size of Tract .395 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 V

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.

SUBJECT PROPERTY IS BUILT WITH A SMALL ENTRANCE AREA ON THE BUILDING LINE. APPLICANT WISHES TO EXTEND ENTRANCE AREA 4 FEET FROM CURRENT LOCATION TO PERMIT BETTER ACCESS TO THE HOUSE AND TO PERMIT POTENTIAL HANDICAPPED ACCESS. Will ALSO be expanding 4-5" ALONG THE HOUSE LINE.
List type of variance requested:

WAIVE THE FRONT SETBACK ON LOT 5 FROM REQUIRED 35FT TO 30FT

COUNTRY: ITALY
 NAME: PIRELLA GOMMA E CAU
 ADDRESS: VIA S. MARTINO 14 P
 TELEPHONE: 200000000
 COUNTRY: ITALY
 NAME: PIRELLA GOMMA E CAU
 ADDRESS: VIA S. MARTINO 14 P
 TELEPHONE: 200000000

APPLICANT: Cam Coffee **PETITION NO.:** V-85
PHONE: 404-516-9565 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: Russell L. Adkins, Jr. **PRESENT ZONING:** HI
PHONE: 770-422-0045 **LAND LOT(S):** 158
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Winfred Drive, north of Shallowford Road **SIZE OF TRACT:** 3 acres
(4450 Winfred Drive). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the side setback from the required 20 feet to zero feet adjacent to the northern property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

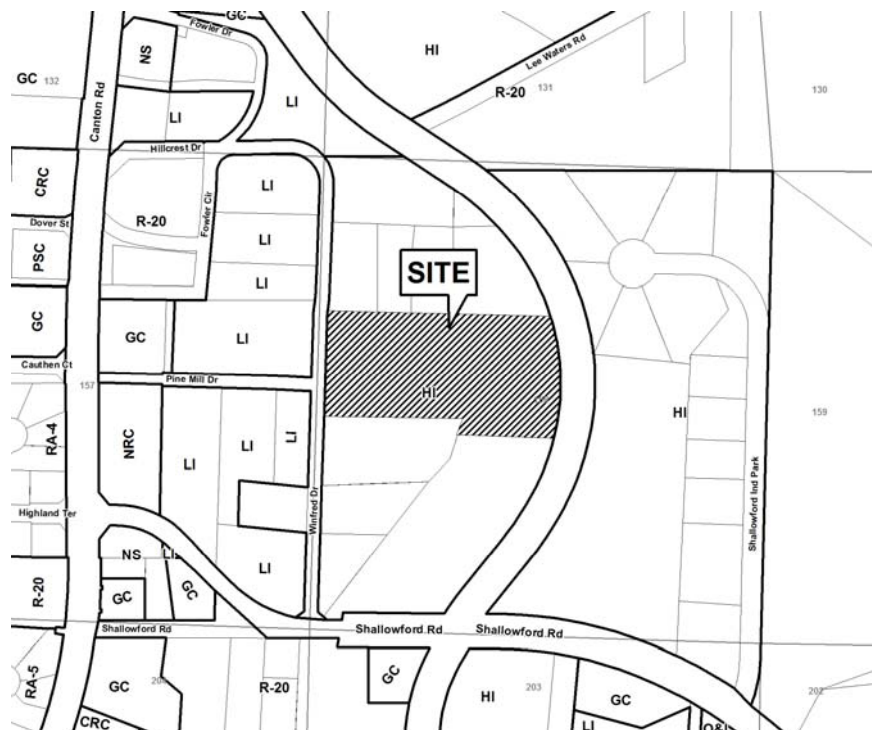
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-85

Hearing Date: 8-13-08

Applicant CAM Coffee Business Phone 770-516-9565 Home Phone 770-318-2616

X Russell L. Adkins, Jr. Address 2653 Canton Rd, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

X Russell L. Adkins, Jr. Business Phone 770 422-5455 Cell Phone 770-634-0054
(representative's signature)

Signed, sealed and delivered in presence of:

Pamela Y. Adkins Notary Public
Lumpkin County, GA

My commission expires: 3-11-2011

Titleholder CAM Coffee Business Phone 770-516-9565 Home Phone 770-826-3861

Signature [Signature] Address: 4450 Winfred Dr, Marietta, GA 30188
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

My commission expires: 3-11-2011

Signed, sealed and delivered in presence of:
Pamela Y. Adkins Notary Public
Lumpkin County, GA

Present Zoning of Property HI

Location 4450 Winfred Dr, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 07 District 16 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.

- 1) TO REPLACE VARIANCE #126 DATED 8/12/82
- 2) A GREAT DEAL OF MONEY HAS BEEN INVESTED IN THE BUILDING SINCE 2006.

List type of variance requested: ENCROUCHMENT TO PROPERTY, LIKE AND WAIVER OF SIDE SET BACK FROM 20' FOR EXISTING OPEN SHED BUILDING

V-86
(2008)

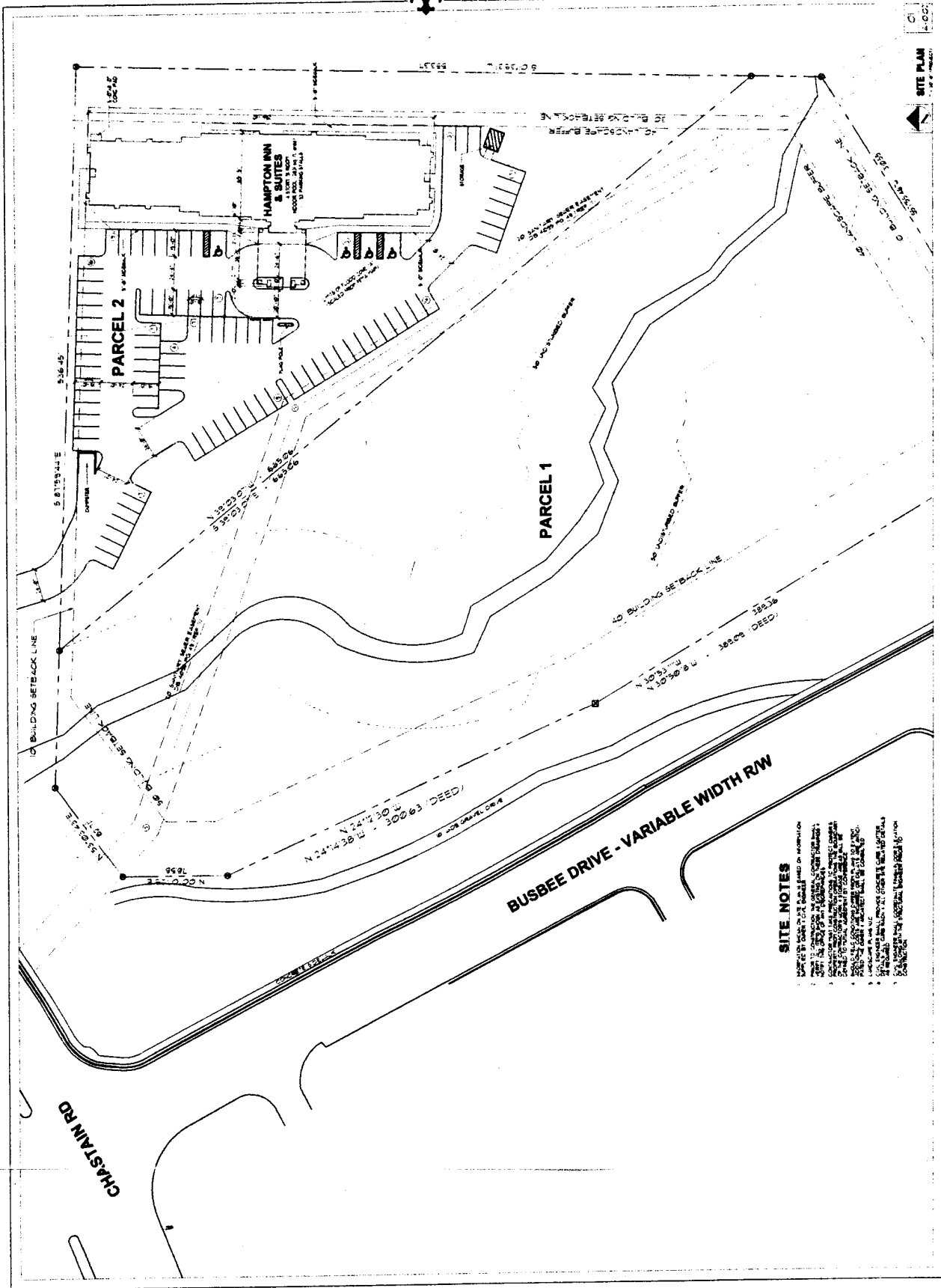
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KENNESAW, GEORGIA
For Kennesaw Properties, LLC
"Make it Hampton"

Hampton
SUITES

David I. Wallace & Associates, P.A.
662 Douglas Ave., Dunwoody, N 34033
www.dwaarchitects.com
P: 770.738.8000 F: 770.738.8001

A-002
DATE: 10/20/08
BY: DW
CHECKED BY: DW
SCALE: 1" = 100'
SHEET NUMBER



SITE NOTES

1. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
2. THE PROPOSED BUILDING SETBACKS AND REAR SETBACKS ARE SHOWN ON THE PLAN.
3. THE PROPOSED EASEMENTS ARE SHOWN ON THE PLAN.
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APPLICANT: Kasandas Properties Kennesaw, LLC **PETITION NO.:** V-86
PHONE: 678-592-0143 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: Parks F. Huff **PRESENT ZONING:** GC
PHONE: 770-422-0045 **LAND LOT(S):** 431, 432, 433, 434
PROPERTY LOCATION: Located at the southeast **DISTRICT:** 16
intersection of Busbee Drive and Chastain Road. **SIZE OF TRACT:** 7.2742 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the number of parking spaces from the required 114 spaces to 93 spaces;
2) Waive the requirement of public road frontage from 50-feet to zero-feet to allow commercial development off a
private easement.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

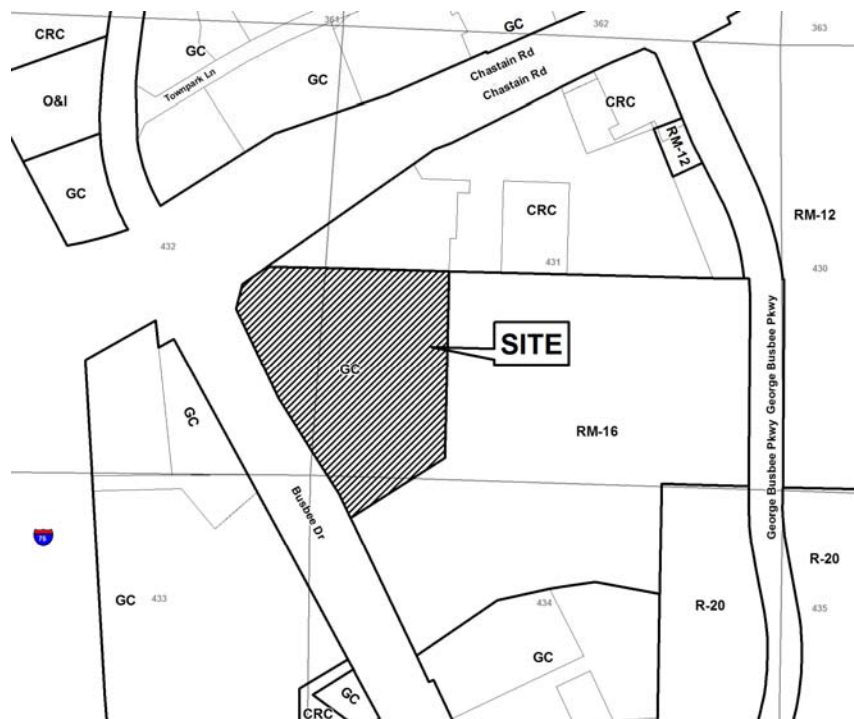
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

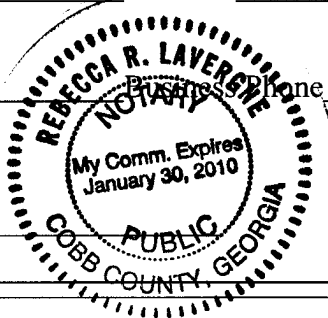
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Application No. V-86
Hearing Date: 8-13-08

Applicant Kasandas Properties Kennesaw, LLC Business Phone 678/592-0143 Home Phone 678/592-0143
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Parks F. Huff Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770/422-7016 Cell Phone 770/426-6583
(representative's signature)

My commission expires: _____



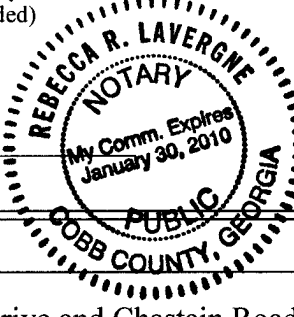
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Kasandas Properties Kennesaw, LLC Business Phone 678/592-0143 Home Phone 678/592-0143

Signature [Signature] Manager Address: 637 Cobb Parkway, Marietta, GA 30060
(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 GC

Location Southwest corner of Busbee Drive and Chastain Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 431, 432, 433 & 434 District 16 Size of Tract 7.2742 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property 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.

Because of the narrow shape and topography, parking lot space is limited making development of the property difficult.

List type of variance requested: Reduce the parking required in section 134-272 in the Cobb County Code from 114 spaces or 1.25 spaces per room to 93 spaces or 1 space per room.

APPLICANT: Gregory Clark **PETITION NO.:** V-87
PHONE: 678-677-1733 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1202, 1203
PROPERTY LOCATION: Located at the southeast **DISTRICT:** 16
intersection of Woodmere Drive and Weatherstone **SIZE OF TRACT:** .475 acre
Parkway (92 Weatherstone Parkway). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the side setback on lot 20 from the required 25 feet to 21 feet adjacent to the northern property line; 2) waive the rear setback from the required 35 feet to 24 feet.; and 3) waive the side setback for an accessory structure (existing 96 square foot shed) from 5 feet to 3.5 feet adjacent to the south property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

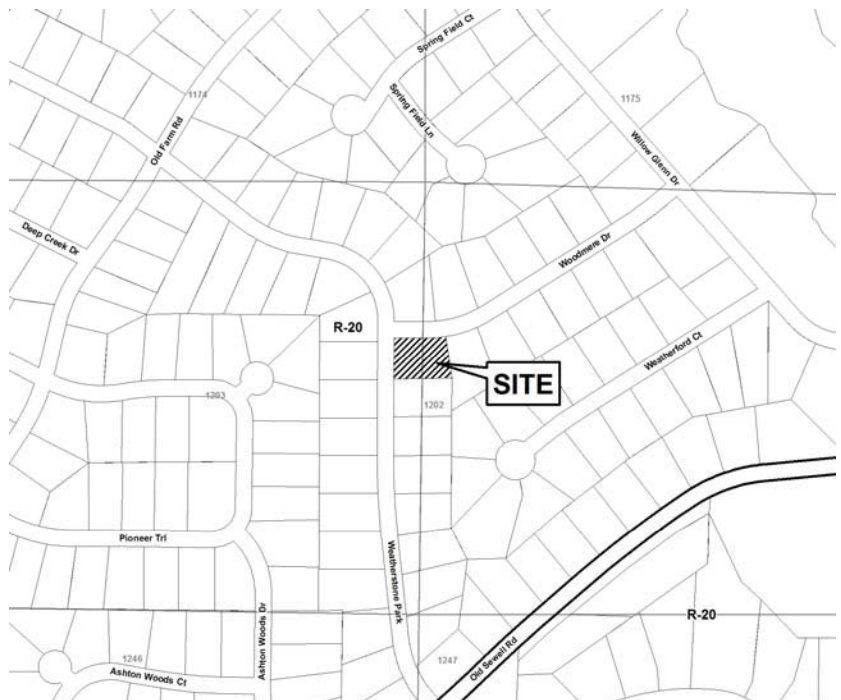
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

Application No. V-87

Hearing Date: 8-13-08

Applicant Gregory Clark Business Phone 678-677-1733 Home Phone 770-575-0376
Gregory Clark Address 92 Weatherstone Pkwy, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)
[Signature] Business Phone 404-923-8700 Cell Phone 678-677-1733
(representative's signature)

ANGELIA L. FELKER
NOTARY PUBLIC, COBB CO., GA
My commission expires: MY COMMISSION EXPIRES 8-3-08

Signed, sealed and delivered in presence of:

Angelia L. Felker
Notary Public

Titleholder Gregory N Clark Business Phone 404-923-8700 Home Phone 678-677-1733
Signature [Signature] Address: 92 Weatherstone Pkwy, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

ANGELIA L. FELKER
NOTARY PUBLIC, COBB CO., GA
My commission expires: MY COMMISSION EXPIRES 8-3-08

Signed, sealed and delivered in presence of:

Angelia L. Felker
Notary Public

Present Zoning of Property R-20

Location 92 Weatherstone Pkwy, Marietta
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1202 & 1203 District 16 Size of Tract .475 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 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.

OUR HOME IS BUILT ON A SLAB AND HAS NO ATTIC SPACE. MY WIFE HAS A MASTERS DEGREE IN ELEMENTARY EDUCATION AND WE WISH TO HOMESCHOOL OUR THREE KIDS THRU ELEMENTARY YEARS. WE NEED TO BUILD AN ADDITIONAL ATTACHED GARAGE SO WE CAN REMODEL THE EXISTING GARAGE TO PROVIDE A ROOM FOR HOMESCHOOLING. THE TOPOGRAPHY OF OUR LOT, LOCATION OF OUR DRIVEWAY, AND BEING ON A CORNER LOT REQUIRES WE POSITION THE GARAGE ADDITION IN A WAY THAT IT ENCRDACHES ON THE SETBACK

List type of variance requested:

WE ARE REQUESTING A VARIANCE TO THE 30FT SETBACK SO THAT WE MAY POSITION A NEW TWO CAR GARAGE APPROPRIATELY ON OUR PROPERTY. WAIVE THE SIDE SETBACK WAIVE THE REAR SETBACK.

APPLICANT: <u>Terry Clark</u>	PETITION NO.: <u>V-88</u>
PHONE: <u>404-699-0301</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>John Hreno</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>404-731-4007</u>	LAND LOT(S): <u>279</u>
PROPERTY LOCATION: <u>Located on the west side of</u>	DISTRICT: <u>20</u>
<u>Tarpley Place, west of Tarpley Road</u>	SIZE OF TRACT: <u>1.06 acres</u>
<u>(2802 Tarpley Place).</u>	COMMISSION DISTRICT: <u>1</u>
TYPE OF VARIANCE: <u>Waive the rear setback on lot 12 from the required 35 feet to 10 feet.</u>	

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

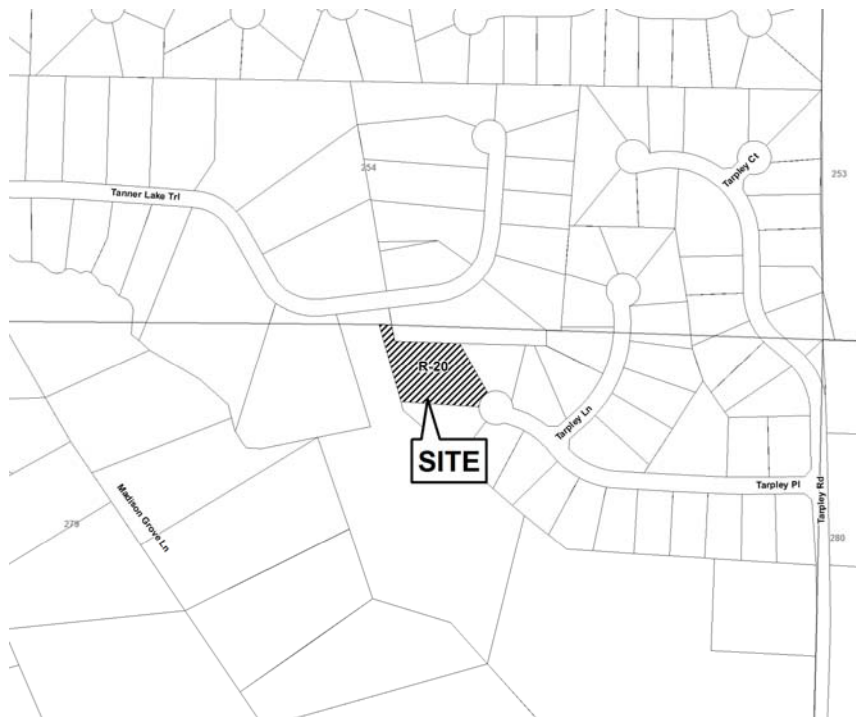
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

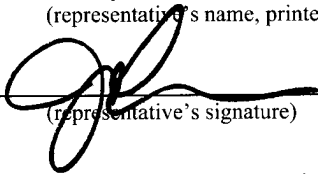
Application No. U-88
Hearing Date: 8-13-08

Applicant MR. TERRY CLARK Business Phone 404-699-0361 Home Phone 770-222-1469

JOHN HRENO

(representative's name, printed)

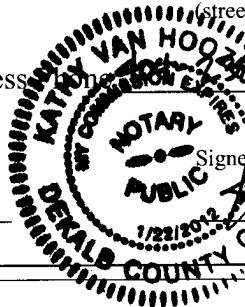
Address 416 EAST PACES FERRY RD, NE ATLANTA
(street, city, state and zip code) GA 30305



(representative's signature)

Business Phone 404-731-9595 Cell Phone 404-731-4007

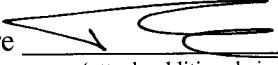
My commission expires: 1/22/2012



Signed, sealed and delivered in presence of:

Kathy Van Hoozen
Notary Public

Titleholder TERRY AND BECKY CLARK Business Phone _____ Home Phone _____

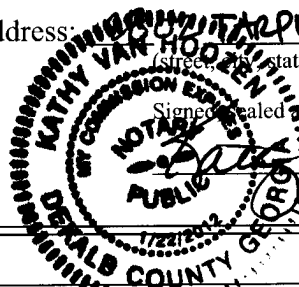
Signature 

(attach additional signatures, if needed)

Address: 2802 TARPLEY PLACE, MARIETTA, GA.

(street, city, state and zip code)

My commission expires: 1/22/2012



Signed, sealed and delivered in presence of:

Kathy Van Hoozen
Notary Public

Present Zoning of Property R-20

Location 2802 TARPLEY PLACE, MARIETTA, GA. (COBB COUNTY) 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #279 P73 District 20 Size of Tract 1.06 Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property ☒ Other _____

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

SEE ATTACHED DOCUMENT

List type of variance requested: - BUILDING SETBACK VARIANCE -
WISH TO REDUCE EXISTING 35 FT. SIDEYARD BUILDING SETBACK ALONG THE
NORTH SIDE OF PARCEL TO 10 FT. THIS WOULD MATCH THE EXISTING SIDEYARD
SETBACKS ALONG THE SOUTH AND EAST SIDES OF THE PARCEL.

Application for Variance Cobb County

(type or print clearly)

Application No. V-88

Hearing Date: 8-13-08

Applicant _____ Business Phone _____ Home Phone _____

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

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder + Rebecca Clark Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

My commission expires: + October 11, 2011

+ Megan E. Kreko
Notary Public

MEGAN E. KREKO

NOTARY PUBLIC

COBB COUNTY, GEORGIA

MY COMMISSION EXPIRES OCTOBER 11TH, 2011

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: _____

COBB COUNTY VARIANCE – HARDSHIPS

The property owners wish to construct a new (3) bay garage with additional room for storage on their property. This garage addition is intended to be constructed in conjunction with additional hardscape, swimming pool and site walls. Those proposed additions are represented on the proposed Site Plan and are intended to be permitted at the same time as the garage, once a Variance for the proposed garage has been granted.

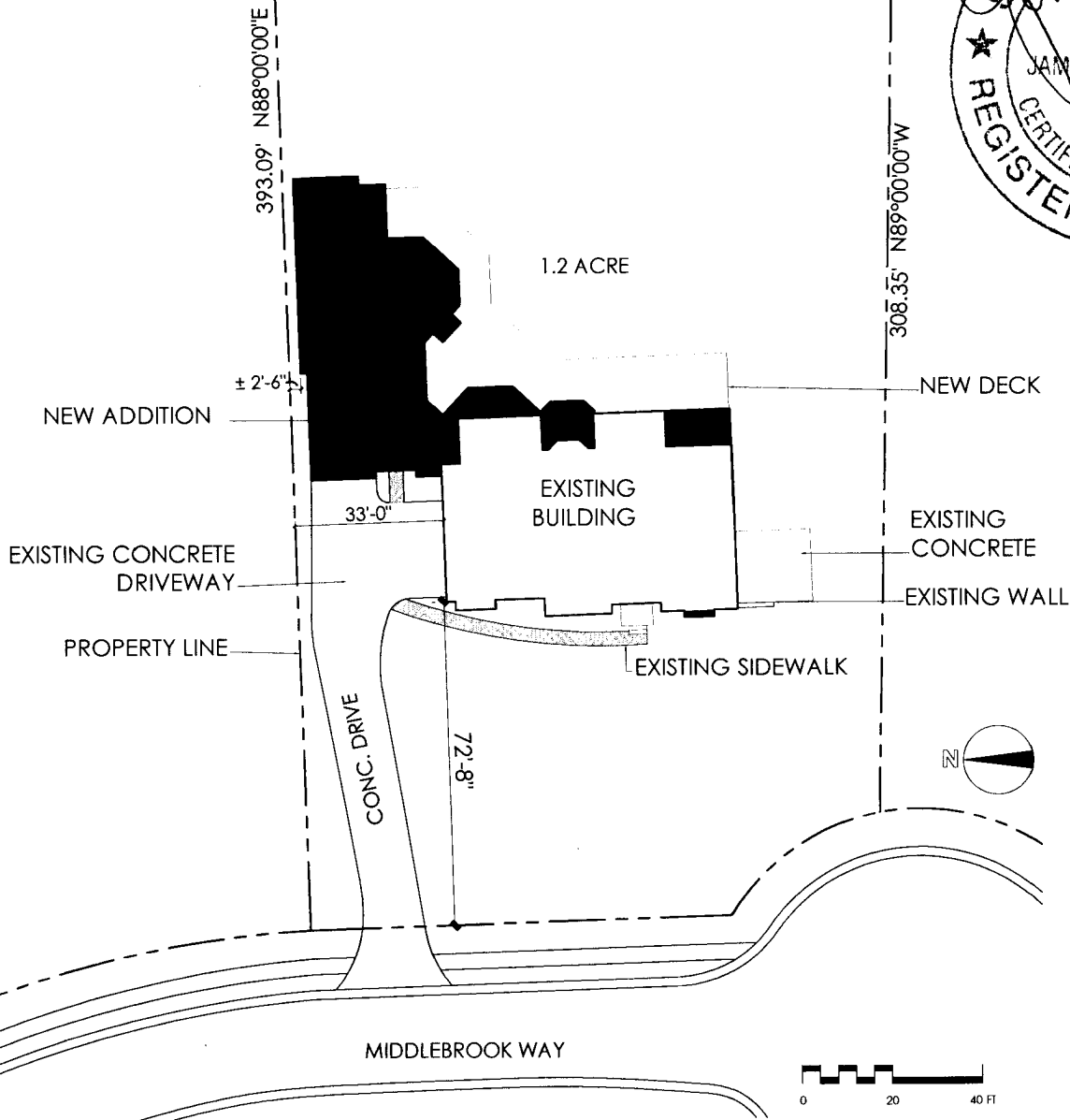
This proposed garage structure would be of less than 35 feet in total height and aesthetically in keeping with the existing garage and structure. If this garage was to be constructed in the most convenient location and within the existing building setback lines, which would be a natural extension of the existing garage, the following conditions would be created and contrary to current Cobb County Zoning Ordinances:

1. The maximum allowable impervious surface would exceed 35%. This is due to additional driveway required.
2. The maximum allowable building height of 35 feet would be exceeded. This is due to the garage design having a full-height storage area beneath a portion of the primary level.

V-89
(2008)

CROFT

& Associates PC
3104 Creekside Village Drive Suite 203
Kennesaw, Georgia 30144
770.529.7714 (p) 770.529.7716 (f)
www.croftandassociates.com



#	Date	Description

Reynolds Residence
Kennesaw, Georgia 30152

Architectural Site Plan

28112
ct Number

1.0

APPLICANT: J. R. Reynolds **PETITION NO.:** V-89
PHONE: 770-529-7714 **DATE OF HEARING:** 08-13-08
REPRESENTATIVE: Jim Croft **PRESENT ZONING:** R-40
PHONE: 770-529-7714 **LAND LOT(S):** 260
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 20
Middlebrook Way, south of Talleybrook Drive **SIZE OF TRACT:** 1.21 acres
(1046 Middlebrook Way). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the side setback on lot 15 from the required 15 feet to 2 feet adjacent to the
northern property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

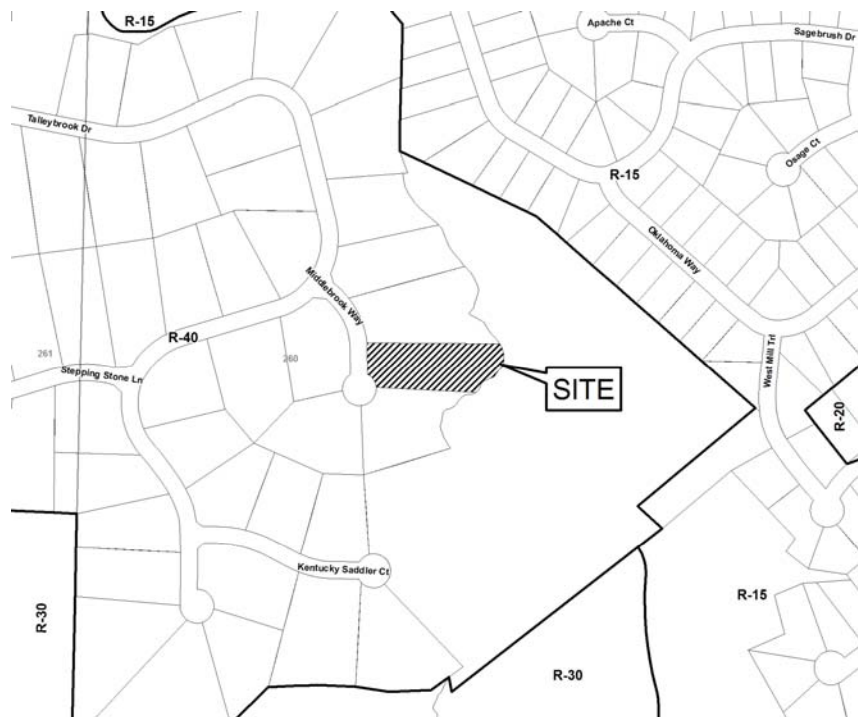
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

(type or print clearly)

Application No. V-89

Hearing Date: 8-13-08

Applicant J.R. REYNOLDS Business Phone 770.529-7714 Home Phone _____
Jim Croft Address 1048 MIDDLEBROOK WAY, KENNESAW
(representative's name, printed) (street, city, state and zip code) 30152

Jim Croft Business Phone 770.529-7714 Home Phone 678.361.5302
(representative's signature) Notary Public

My commission expires: 3/26/2012

Signed, sealed and delivered in presence of:
My Commission Expires Mar 26, 2012

Notary Public

Titleholder Craig Jo Reynolds Business Phone _____ Home Phone _____

Signature Craig Jo Reynolds Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: MARCH 26 2012

Signed, sealed and delivered in presence of:
My Commission Expires Mar 26, 2012

Notary Public

Present Zoning of Property R-40

Location 1048 MIDDLEBROOK WAY, KENNESAW, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 260 District 20th Size of Tract 1.21 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 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.

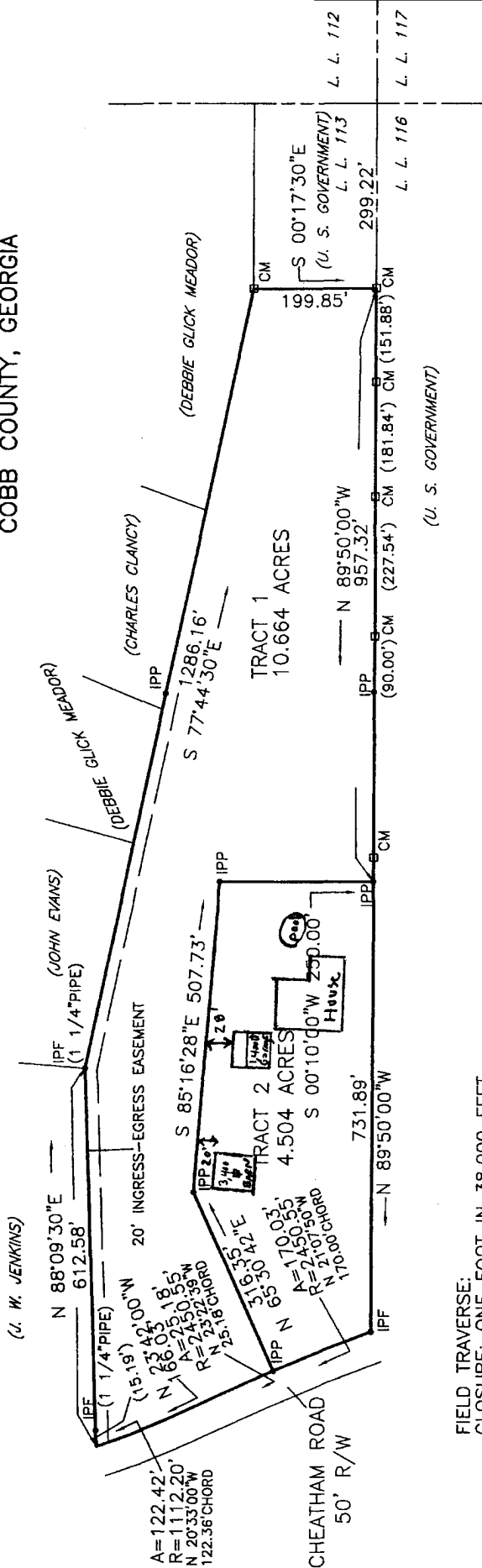
THIS PROPERTY IS RATHER NARROW FOR AN ESTATE SIZE HOME.
THE OWNERS DESIRE TO IMPROVE THE PROPERTY AND EXPAND
THE EXISTING HOME SIGNIFICANTLY. SINCE THERE IS A 30-40 FOOT
WIDE DRAINAGE DITCH IMMEDIATELY ADJACENT TO THE NORTH
PROPERTY LINE - THIS SIDE WAS THE MOST LOGICAL CHOICE FOR EXPANSION.

List type of variance requested: TO ENCROACH REQUIRED SIDE YARD

ON THE NORTH SIDE
WAVE THE SIDE SETBACK FROM
15 FT TO 2 FT

V-90
(2008)

SURVEY FOR
RICHARD GREAVES
PROPERTY IN LAND LOT 113
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA



FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 38,000 FEET
USING A LIETZ SET 3.
ANGULAR ERROR; 0'00'01" PER ANGLE
POINT USING A LIETZ SET 3
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457

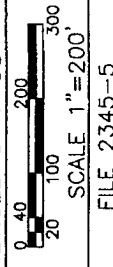
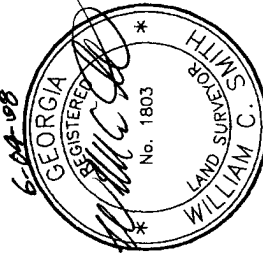
REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS	LP	LIGHT POLE
IPP	IRON PIN PLACED	-X-X-	FENCE		
IPF	IRON PIN FOUND		LAND LOT LINE		
CM	CONCRETE MARKER		CENTER LINE		
CH	CHORD		POWER LINE		
L OR A	LENGTH OF CURVE				
PP	POWER POLE				

2345.CRD 2345-5.DWG

NOTE: IRON PINS ARE (1/2" RE-BAR)
EXCEPT AS SHOWN.

PLAT CLOSURE;
ONE FOOT IN
94,000 FEET.
APRIL 8, 2008
REVISED 6-2-08
REVISED 6-4-08



APPLICANT: <u>Richard Greaves</u>	PETITION NO.: <u>V-90</u>
PHONE: <u>770-429-1118</u>	DATE OF HEARING: <u>08-13-08</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>same</u>	LAND LOT(S): <u>113</u>
PROPERTY LOCATION: <u>Located on the east side of</u>	DISTRICT: <u>20</u>
<u>Cheatham Road, south of Old Kemp Road</u>	SIZE OF TRACT: <u>4.504 acres</u>
<u>(3350 Cheatham Road).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Allow two accessory structures (existing 3,400 square-foot barn and 1,400 square-foot detached garage) to the front of the primary structure on tract 2; 2) waive the setback for an accessory structure over 800 square-feet (existing 3,400 square-foot barn) from 100-feet to 20-feet adjacent to the north property line on tract 2; 3) waive the setback for an accessory structure over 800 square-feet (existing 1,400 detached garage) from 100-feet to 28-feet adjacent to the north property line on tract 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-90

Hearing Date: 8-13-08

Applicant Richard Greaves Business Phone 770-429-1118 Home Phone 770-616-3664

Richard Greaves Address 3350 Cheatham rd Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

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

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Richard Greaves Business Phone _____ Home Phone _____

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

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-30

Location 3350 Cheatham rd Acworth 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 113 34 District 20 Size of Tract 15.2 Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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

VARIANCE IS NEEDED TO DO LOT SPLIT.

List type of variance requested: 1. Accessory structure Location, 2. setback along north property line for barn and detached garage (existing).