PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: September 10, 2008

DUE DATE: August 8, 2008

Distributed: July 16, 2008

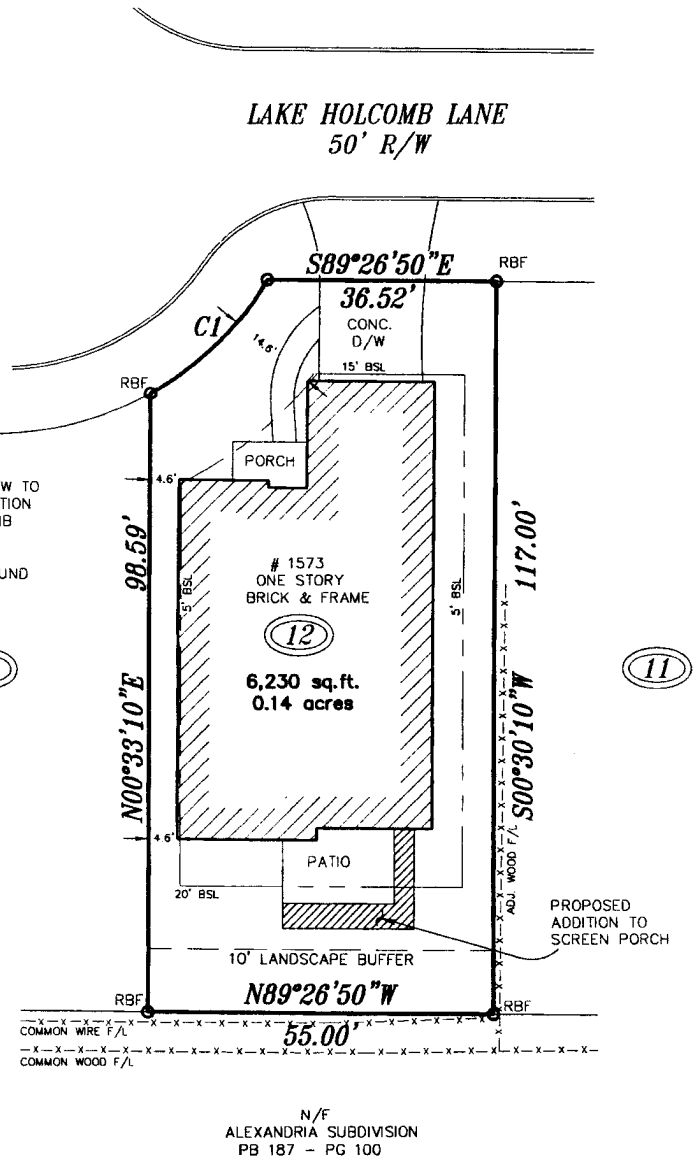
Cobb County...Expect the Best!

V-91
(2008)

LEGEND

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBF	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

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	26.32	50.00	N45°30'10"E	26.01



N/F
ALEXANDRIA SUBDIVISION
PB 187 - PG 100

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAT CERTIFICATION NOTICE

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

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 OF THE STATE OF GEORGIA

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 GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JOB NUMBER: 08-2321

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

RAYMOND & MARLENE CREPEAU

DATE 5/20/08
SCALE 1" = 20'

LAND LOT 848 16TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

LOT 12 BLOCK UNIT AREA OF LOT:

SUBDIVISION HOLCOMB LAKE VILLAGE

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 253 PAGE 9
DEED BOOK _____ PAGE _____

APPLICANT: Raymond Crepeau **PETITION NO.:** V-91

PHONE: 770-321-2217 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: same **PRESENT ZONING:** RA-5

PHONE: same **LAND LOT(S):** 848

PROPERTY LOCATION: Located on the south side of Lake Holcomb Lane, south of Holcomb Lake Road (1573 Lake Holcomb Lane). **DISTRICT:** 16

SIZE OF TRACT: .14 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback on lot 12 from the required 20 feet to 12 feet; 2) waive the side setback from 5-feet to 4.6-feet (existing); and 3) waive the front setback from 15-feet to 14-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-91
Hearing Date: 9-10-08

Applicant RAYMOND CREPEAU Business Phone 770-321-2217 Home Phone _____

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

Raymond Crepeau Business Phone 770-321-2217 Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: November 30, 2010 Amanda Reed
Notary Public

Titleholder RAYMOND CREPEAU Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

My commission expires: November 30, 2010 Amanda Reed
Notary Public

Present Zoning of Property RA-5

Location 1573 LAKE HOLCOMB LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 135 848 District 16 Size of Tract .14 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 CAN NOT BE OUTSIDE DUE TO THE ELEMENTS UNLESS WE HAVE A SCREENED IN PORCH

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 12 FROM REQUIRED 20FT TO 12FT

Revised: December 6, 2005

Application for Variance
Cobb County

(type or print clearly)

Application No. V-91
Hearing Date: 9-10-08

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 + MARLENE CREPEAU Business Phone 770-321-2217 Home Phone _____

Signature + Marlene Crepeau Address: 4573 LAKE HOLCOMB LN, MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: + November 30, 2010 + Fernanda Reali
Notary Public

FERNANDA REALI NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 30, 2010 COBB COUNTY GA

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.

_____

_____

_____

_____

_____

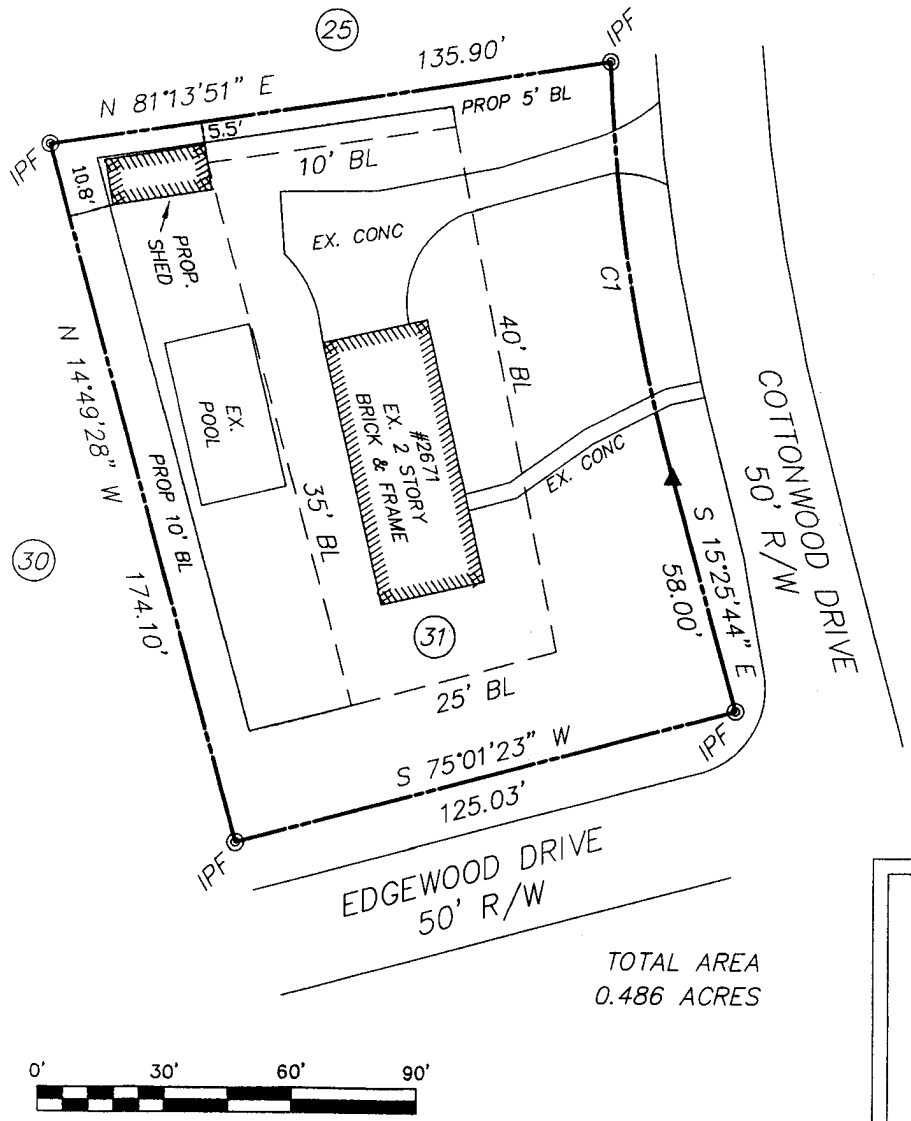
List type of variance requested: _____

_____

_____

_____

Revised: December 6, 2005



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.

5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.

6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS PUBLIC OR PRIVATE.

7. CURRENT COBB COUNTY ZONING IS R20

SITE ADDRESS:
2671 COTTONWOOD DRIVE
MARIETTA, GA 30066

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

GEORGIA REGISTERED LAND SURVEYOR No. 3033 JAMES H. RADER

JAMES H RADER GEORGIA RLS# 3033

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	438.39'	102.23'	102.00'	S 08°47'18" E

BOUNDARY SURVEY FOR:

ALLGAIER

LAND LOT 584 DISTRICT 16 SECTION 2 COBB COUNTY, GA	LOT 31 SECTION 3 PIEDMONT HILLS SUB. PLAT BK 26 PG 98

SCALE	DATE	PROJECT NO.
1" = 30'	06/10/08	20080610

LANDPRO
SURVEYING AND MAPPING, INC
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
404.386.2170 PHONE
www.landprosurveying.com

V-92
(2008)

APPLICANT: John Allgaier **PETITION NO.:** V-92

PHONE: 770-547-9276 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: same **PRESENT ZONING:** R-20

PHONE: same **LAND LOT(S):** 584

PROPERTY LOCATION: Located at the northwest intersection of Edgewood Drive and Cottonwood Drive (2671 Cottonwood Drive). **DISTRICT:** 16

SIZE OF TRACT: .486 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 288 square foot shed) from the required 35 feet to 5 feet on lot 31.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: **NO. OPPOSED_____PETITION NO._____SPOKESMAN_____**

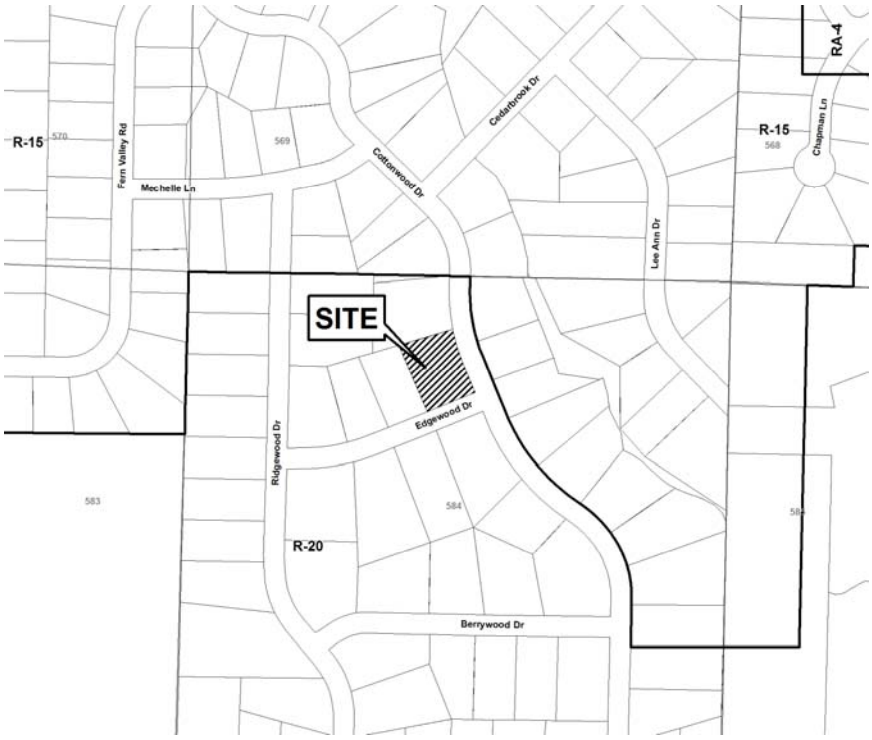
BOARD OF APPEALS DECISION

APPROVED_____MOTION BY_____

REJECTED_____SECONDED_____

HELD_____CARRIED_____

STIPULATIONS:_____



Application for Variance
Cobb County

(type or print clearly)

Application No. V-92
Hearing Date: 9-10-08

Applicant + John Allgaier Business Phone + 7705479276 Home Phone _____

_____ Address 2671 Cottonwood Dr Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

+ [signature] Business Phone 7705479276 Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: + Feb 13, 2012 + J. Scott Grogan
Notary Public

J SCOTT GROGAN Notary Public Forsyth County State of Georgia My Commission Expires Feb 13, 2012

Title holder Nancy A Williams Business Phone + 404 3382790 Home Phone _____

Signature + Nancy A. Williams Address: + 219 Morning Glory Rdg, Canton GA 30115
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: + Feb 13, 2012 + J. Scott Grogan
Notary Public

J SCOTT GROGAN Notary Public Forsyth County State of Georgia My Commission Expires Feb 13, 2012

Present Zoning of Property R-20

Location 2671 Cottonwood Dr, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 584 05 District 16 Size of Tract 0.486 Acre(s)

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

Size of Property 0.486 Shape of Property Rectangle Topography of Property Flat Rolling Other _____

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

+ Existing is a corner lot with swimming pool. The only area for a shed is right back corner. Proposed area is ideal for limited visability and landscaping. The existing 35' building set-back excludes this area. The new shed will be replacing an existing metal building that's rusty and houses pool filter system

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQFT FROM REQUIRED 35FT TO 5FT REAR

Revised: December 6, 2005

Application for Variance
Cobb County

(type or print clearly)

Application No. V-92
Hearing Date: 9-10-08

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 Jane C. Allgaier Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

My commission expires: 12/26/2010 Jackie Pankey
Notary Public

JACKIE PANKEY NOTARY PUBLIC COBB COUNTY, GA

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 _____

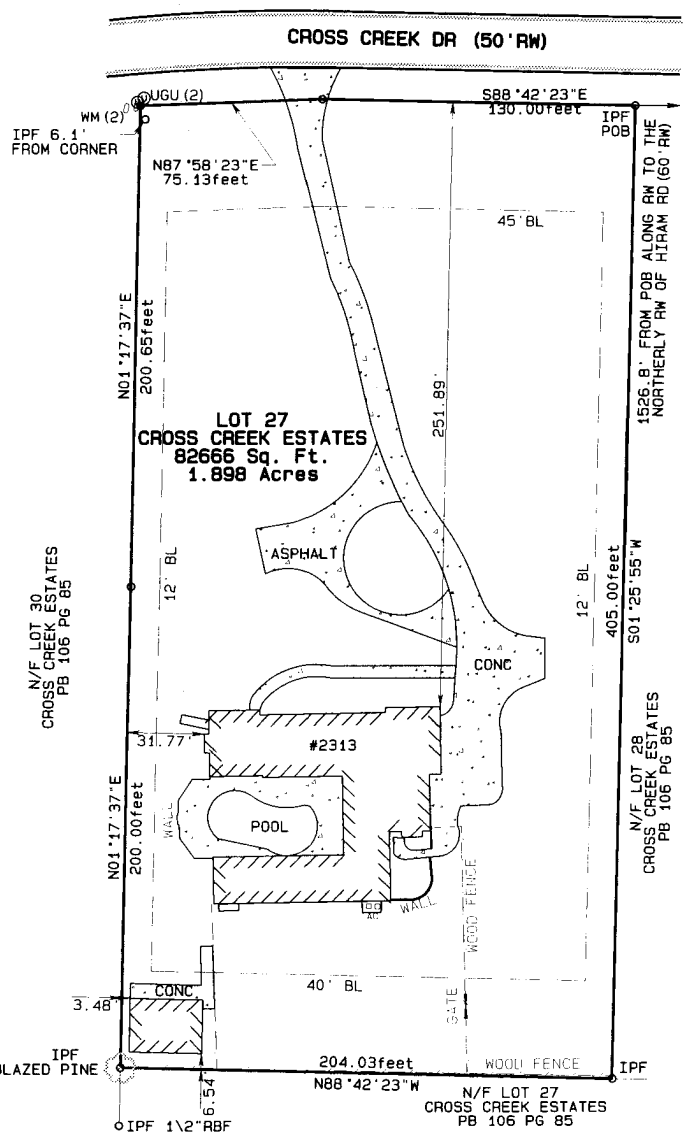
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

_____

List type of variance requested: _____

Revised: December 6, 2005

V-93
(2008)



LEGEND

BL	-	BUILING SET BACK LINE
BWF	-	BARBED WIRE FENCE
CLF	-	CHAIN LINK FENCE
CTP	-	CRIMP TOP PIPE
CMF	-	CONCRETE MONUMENT FOUND
DB, PG	-	DEED BOOK, PAGE
-E-	-	ELECTRIC LINE
FH	-	FIRE HYDRANT
GW	-	GUY WIRE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
N/F	-	NOW OR FORMERLY
OTP	-	OPEN TOP PIPE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
UP	-	UTILITY POLE
UGU	-	UNDERGROUND UTILITY
RB	-	REBAR
RW	-	RIGHT OF WAY
WF	-	WOOD FENCE
WM	-	WATER METER
WV	-	WATER VALVE

SYMBOLS

- FIRE HYDRANT
- UTILITY POLE
- MANHOLE
- WATER METER
- WATER VALVE
- UNDERGROUND UTILITY

GEORGIA REGISTERED No. 2956 LAND SURVEYOR BRIAN A CALDWELL

THIS PLAT IS FOR THE EXCLUSIVE USE OF CHRIS MAXWELL. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK

THE FIELD DATA DATED 6-27-2008 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISON OF ONE FOOT IN 17,423 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248,443 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

GRAPHIC SCALE
0' 50' 100'

NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FIRM PANEL 13067C0065F FLOOD INSURANCE RATE MAP FOR COBB COUNTY, GEORGIA UNINC AND INCORPORATED AREAS, COMMUNITY MAP 130052, EFFECTIVE DATE: 8/18/1992

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

REF: 1. CROSS CREEK ESTATES SUBDIVISION PLAT BY DOUGLAS MIDDLETON, RLS DATED 7-11-85 AND REVISED 2-28-1986, RECORDED IN COBB CO SUPERIOR COURT RECODS IN PB 106 PG 85

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN BLACK INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET	OF
1	1

DATE: 7-2-08
SCALE: 1"=50'
JOB#CROSSCREEK2313
DRAWN BY BAC

ASBUILT SURVEY FOR
CHRIS W MAXWELL
BEING
2313 CROSS CREEK DRIVE
POWDER SPRING, GA 30127
LOCATED IN
LANDLOT512
DISTRICT 19
COBB COUNTY, GEORGIA

Brian A. Caldwell
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 770-478-2679
Fax 1-866-476-4318

APPLICANT: Chris Maxwell **PETITION NO.:** V-93

PHONE: 678-758-8707 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: same **PRESENT ZONING:** R-30

PHONE: same **LAND LOT(S):** 512

PROPERTY LOCATION: Located on the south side of Cross Creek Drive, north of Hiram Road (2313 Cross Creek Drive). **DISTRICT:** 19

SIZE OF TRACT: 1.9 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (storage 660 square foot shed) from the required 100 feet to 3 feet adjacent to the western property line and 6 feet adjacent to the southern property line on lot 27.

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-93
Hearing Date: 9-10-08

Applicant Chris + Mercedes MAXWELL Business Phone 678 758 8708 Home Phone 678 402 1226

Chris MAXWELL Address 2313 Cross Creek Dr. S.W Powder Spring
(representative's name, printed) (street, city, state and zip code) 30127

678 759 8708

Business Phone - Same - Cell Phone ~~Same~~
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: July 7 2008 Notary Public

Titleholder Chris MAXWELL Business Phone 678 758 8708 Home Phone 678 402 1226

Signature Address: 2313 Cross Creek Dr S.W. PS 30127
(attach additional signatures, if needed) (street, city, state and zip code)
Same

Signed, sealed and delivered in presence of:

My commission expires: July 7 2008 Notary Public

Present Zoning of Property R-30

Location 2313 Cross Creek Dr. S.W. Powder Spring GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 512 (P) 17 District 19 Size of Tract 1.9 Acre(s)

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

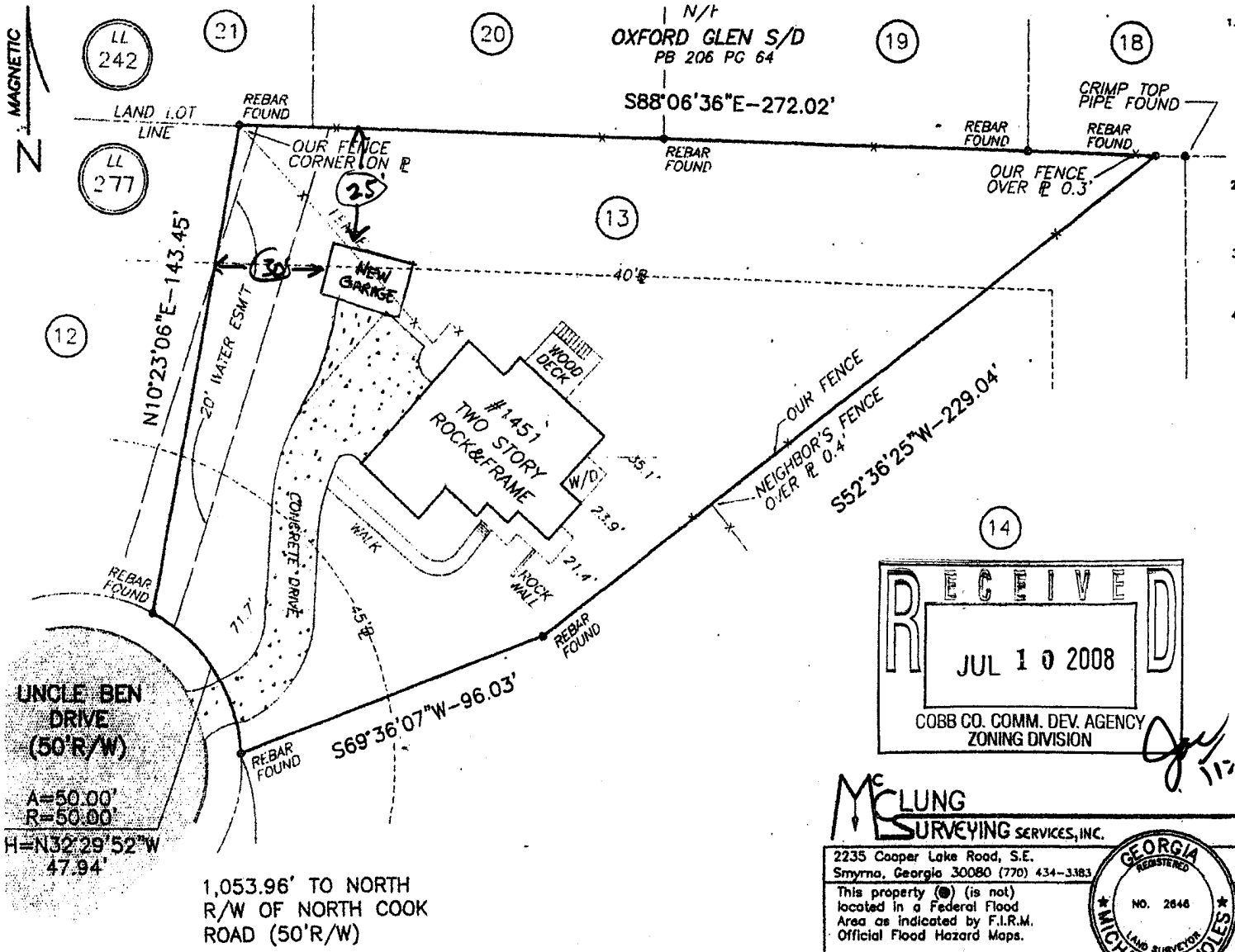
Size of Property _____ Shape of Property _____ Topography of Property _____ Other Home Location

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.

Relocating building would be costly and have A negetive impact on owners + Neighboring property esthetically. Buiding is Located about 200 Feet from any other neighboring buildings and has A natural tree buffer in place to hide view from neighbors.

List type of variance requested: Side And Rear Setback
WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQ FT (STORAGE SHED 660 SQFT) FROM REQUIRED 100FT TO 3FT ADJACENT TO THE WESTERN PROP LINE & 6FT ADJACENT TO THE SOUTHERN PROP LINE ON LOT 27

Revised: December 6, 2005



1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

   THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

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

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

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

LEGEND

● IPF	IRON PIN FOUND (1/2" REBAR) (UNLESS OTHERWISE NOTED)
○ IPS	IRON PIN SET (1/2" REBAR) (UNLESS NOTED OTHERWISE)
● CTF	CRIMP TOP FOUND
● OTF	OPEN TOP FOUND
S.S.E	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
D.E.	DRAINAGE EASEMENT
CB	CATCH BASIN
DI	DROP INLET
SMH	STORM MANHOLE
JB	JUNCTION BOX
HW	HEADWALL
U.E.	UTILITY EASEMENT
L.L.L.	LAND LOT LINE
▦	BUILDING LINE
ℙ	PROPERTY LINE
℄	CENTERLINE

V-94 (2008)

RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

11:30

1451 UNCLE BEN DRIVE
POWDER SPRINGS, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
2235 Cooper Lake Road, S.E.
Smyrna, Georgia 30080 (770) 434-3383

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

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

Michael R. Noles, Surveyor
Member SAMSOG

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Fences should not be placed using side dimensions from house.

PROPERTY OF
JIM LEWANDOWSKI
RHONDA LEWANDOWSKI

LOT 13
DYER FARM

LAND LOT 277
DISTRICT 19TH. SECTION 2ND
COUNTY COBB
GEORGIA

DATE: 6-2-04 SCALE: 1"=30'

PB 207 PG
DB PG
WNCW

TOTAL AREA= 0.689 ACRES
OR 30,034 SQ. FT.

DB: GL

JOB#2172

APPLICANT: James Lewandowski **PETITION NO.:** V-94

PHONE: 678-581-1267 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: same **PRESENT ZONING:** R-30

PHONE: same **LAND LOT(S):** 277

PROPERTY LOCATION: Located on the north side of Uncle Ben Drive, north of North Cook Road (1451 Uncle Ben Drive). **DISTRICT:** 19

SIZE OF TRACT: 0.689 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the setback for an accessory structure over 800 square feet (proposed 1,292 square foot detached garage) from 100 feet to 25 feet adjacent to the north property line, and 30 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

RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
11:30

(type or print clearly)

Application No. V-94
Hearing Date: 9-10-08

Applicant James Lewandowski Business Phone 404-435-1711 Home Phone 678-581-1267

RHONDA G LEWANDOWSKI / JAMES D LEWANDOWSKI Address 1451 Uncle Ben Dr Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

R G Lewandowski / J D Lewandowski Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: March 21, 2009 Beverly Ryll
Notary Public

BEVERLY A RYLL
MY COMMISSION EXPIRES March 21, 2009
NOTARY PUBLIC, DOUGLAS COUNTY, STATE OF GEORGIA

Titleholder JAMES D LEWANDOWSKI / RHONDA G LEWANDOWSKI Business Phone 404-435-1711 Home Phone 678-581-1267

Signature J D Lewandowski / R G Lewandowski Address: 1451 Uncle Ben Dr Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: March 21, 2009 Beverly Ryll
Notary Public

BEVERLY A RYLL
MY COMMISSION EXPIRES March 21, 2009
NOTARY PUBLIC, DOUGLAS COUNTY, STATE OF GEORGIA

Present Zoning of Property Residential R-30

Location 1451 Uncle Ben Dr Powder Springs GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 277 District 19th Size of Tract 0.689 Acre(s)

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

Size of Property .7 Acre Shape of Property TRIANGLE Topography of Property FLAT/Hills 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 be unable to build additional garage without changing the variance.
See Exhibit "A" for building

List type of variance requested: Reduce rear lot variance from 40ft to 30 ft. This change would be consistant with neighbor (1455 Uncle Ben) who reduced same variance.

Revised: December 6, 2005

COOLhouseplans.com

Front Rendering

Plan ID: CHP-26071

Order Code: C101

Call 1-800-482-0464

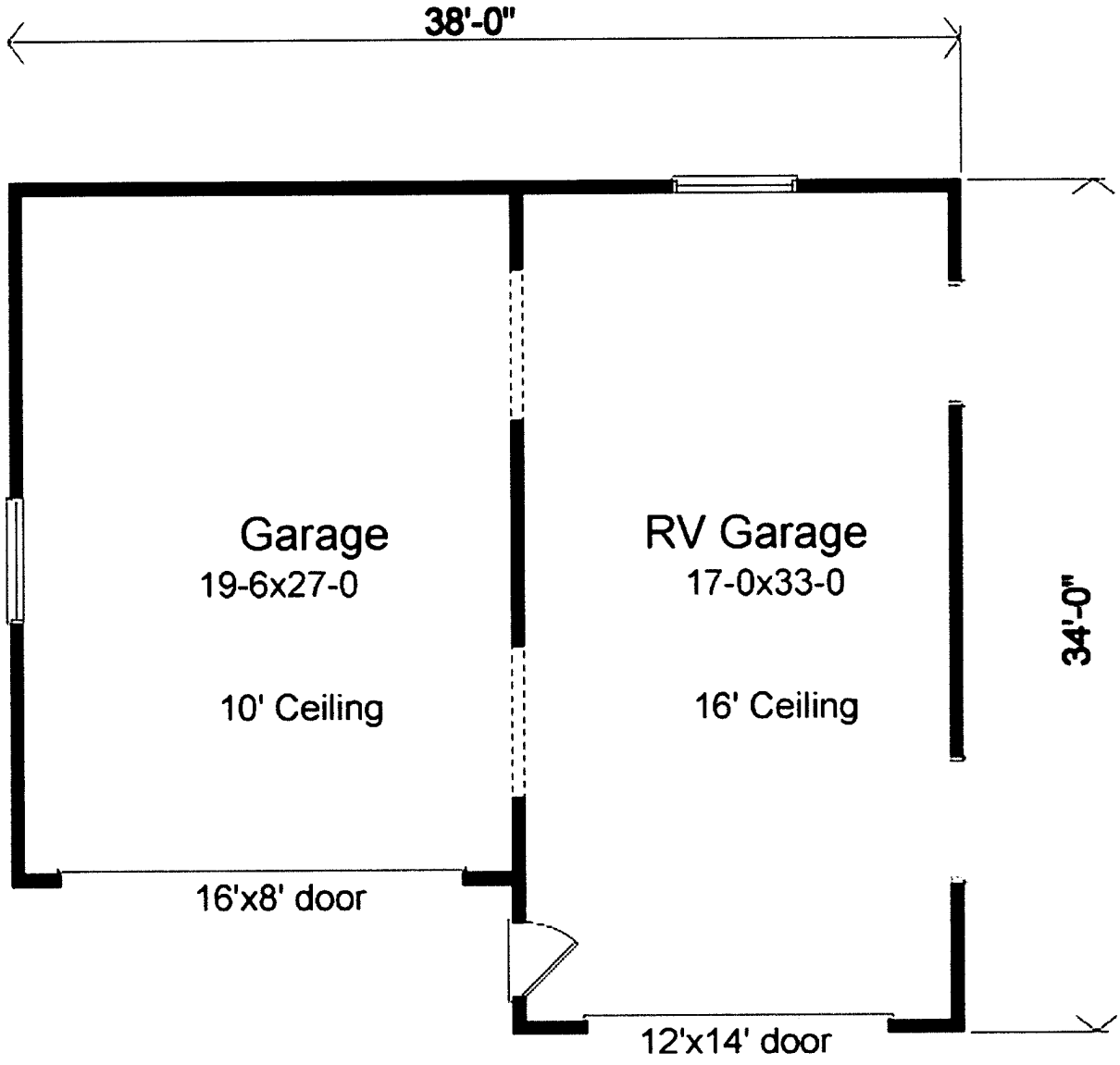
4125 Lafayette Center Drive, Suite 100 - Chantilly, VA 20151

COOLhouseplans.com

First Floor Plan

Plan ID: CHP-26071

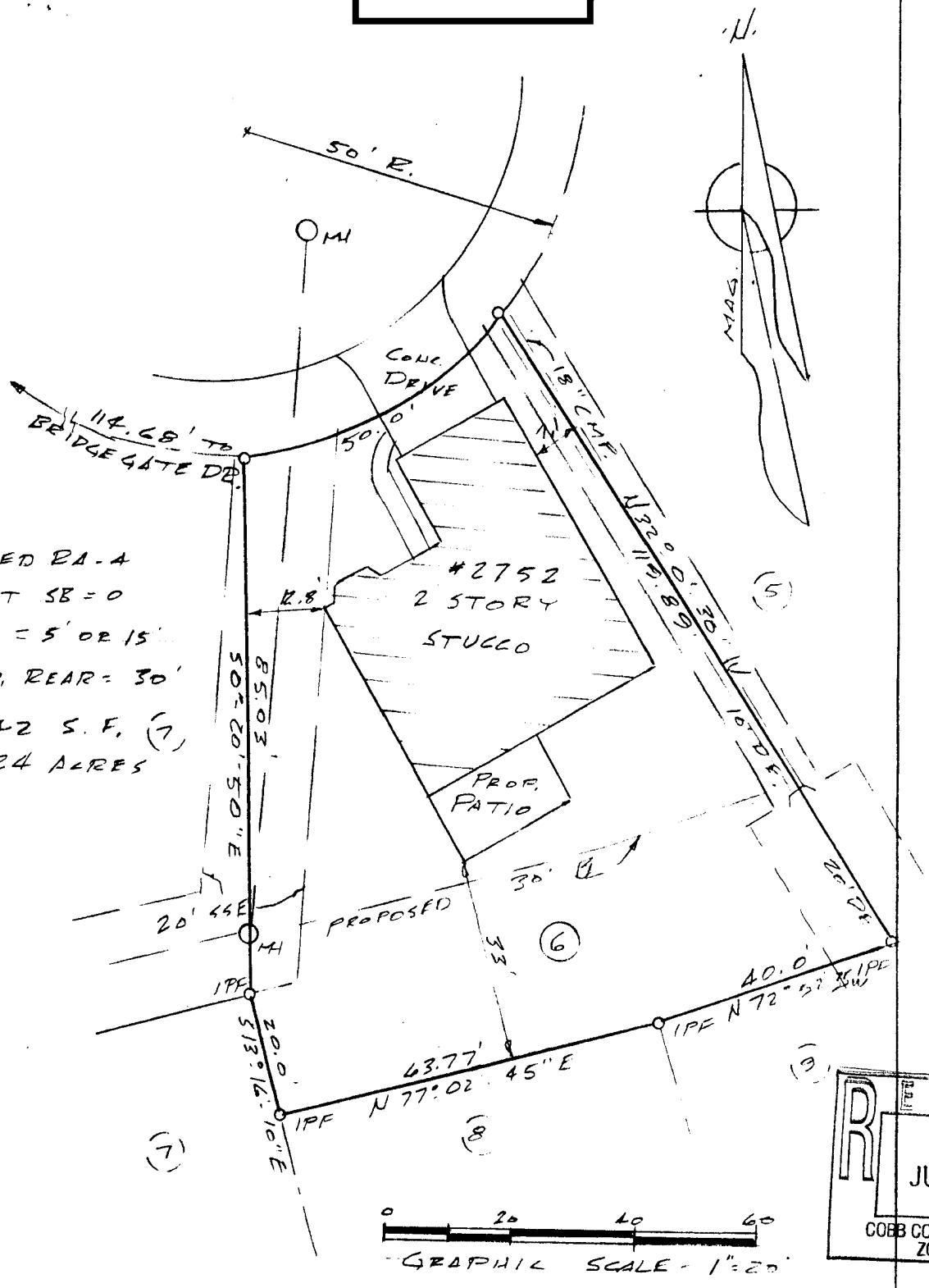
Order Code: C101



First Floor Plan

Call 1-800-482-0464
4125 Lafayette Center Drive, Suite 100 - Chantilly, VA 20151

V-95
(2008)



LOT 6, BRIDGE GATE - UNIT II
PHASE I - PLAT BOOK 150
PAGE 86

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

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

GEORGIA REGISTERED No. 2166 LAND SURVEYOR W. E. CLONTS

SURVEY FOR: MICHAEL D. ROGERS

LAND LOT	983	SCALE	1" = 20'
DISTRICT	16	DATE	JUNE [illegible]
SECTION	2ND	DRAWN BY	[illegible]
COUNTY	COBB	CHECKED BY	[illegible]
STATE	GEORGIA	JOB NO.	[illegible]

APPLICANT: Mike Rogers **PETITION NO.:** V-95

PHONE: 770-287-9113 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: same **PRESENT ZONING:** RA-4

PHONE: same **LAND LOT(S):** 984

PROPERTY LOCATION: Located on the south side of Bridgegate Trace, east of Bridgegate Drive (2752 Bridgegate Trace). **DISTRICT:** 16

SIZE OF TRACT: 0.24 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback on lot 6 from 40 feet to 33 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

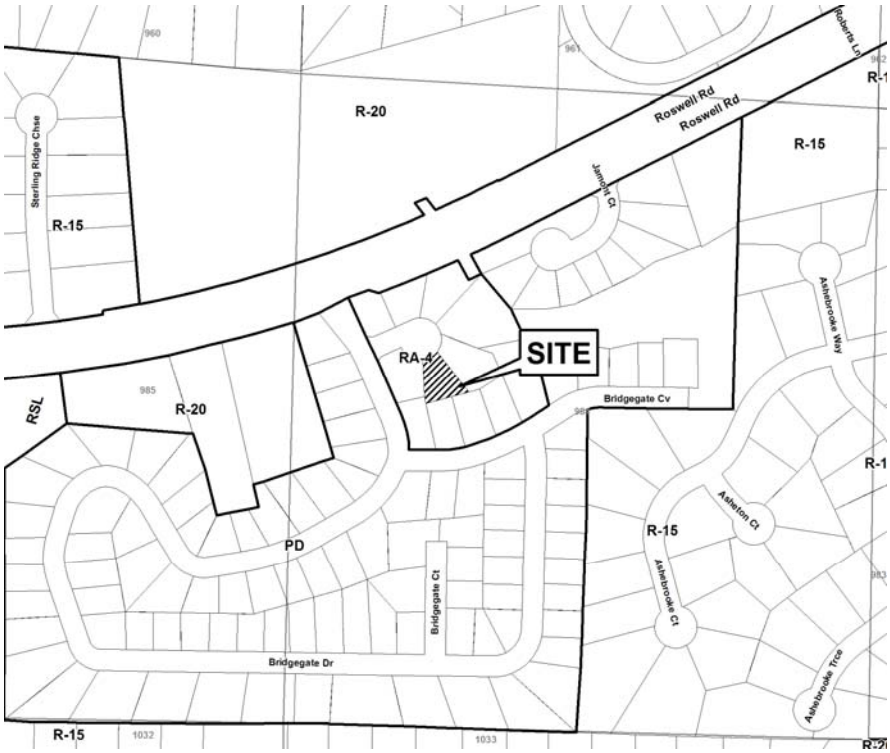
BOARD OF APPEALS DECISION

APPROVED_____**MOTION BY**_____

REJECTED_____**SECONDED**_____

HELD_____**CARRIED**_____

STIPULATIONS:_____



RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
12:20

Application for Variance
Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: 9-10-08

Applicant + Mike Rogers Business Phone 770-287-9113 Home Phone 770-287-9113

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

Mike Rogers Business Phone Cell Phone
(representative's signature)

My commission expires: + 3/11/12

MARK T. TRINGLE
NOTARY PUBLIC
Cobb County - State of Georgia
My Comm. Expires Mar. 11, 2012

Signed, sealed and delivered in presence of: 5/29/08
Notary Public

Titleholder + MICHAEL D. ROGERS Business Phone Home Phone

Signature + Michael D. Rogers Address:
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: + 3/11/12

MARK T. TRINGLE
NOTARY PUBLIC
Cobb County - State of Georgia
My Comm. Expires Mar. 11, 2012

Signed, sealed and delivered in presence of: 5/29/08
Notary Public

Present Zoning of Property RA-4

Location 2752 BRIDGEGATE TRACE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 984 (P) 105 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.

+ 4' short of required 40' distance - would make a very small room.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 6 FROM REQUIRED 40FT TO 33FT.

Revised: December 6, 2005

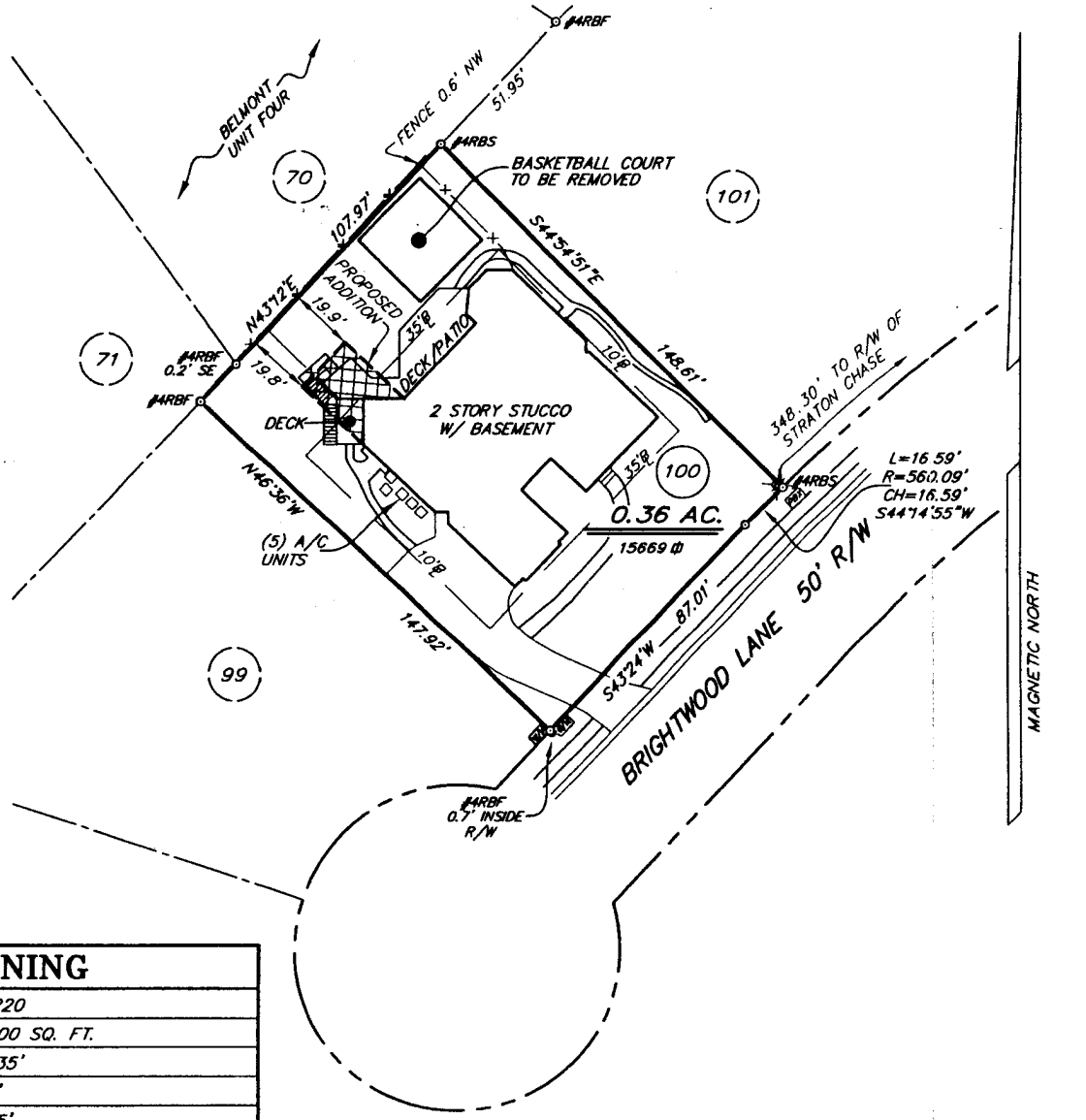
F.H.– FIRE HYDRANT	
M.H.– SANITARY SEWER MANHOLE	
W.M.– WATER METER	
G.M.– GAS METER	C.O.
RBS– REINFORCING BAR SET	
RBF– REINFORCING BAR FOUND	–E– UNDERGROUND ELECTRICAL LINE
CTF– CRIMP TOP PIPE FOUND	OVERHEAD POWER LINES
OTF– OPEN TOP PIPE FOUND	HW.–HEADWALL
R/W MON.– RIGHT-OF-WAY MONUMENT	PBX POWERBOX
–X– TYPE OF FENCE	–W–W– WATER LINE
J.B.– JUNCTION BOX	–T– UNDERGROUND TELEPHONE LINE
D.I.– DROP INLET / YARD INLET	–G– GAS LINE

V-96
(2008)

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 # 13067C0055F DATED AUGUST 18, 1992 .

THE PURPOSE OF THIS VARIANCE IS TO ALLOW FOR A PROPOSED 25' x 19' ADDITION TO BE BUILT ON TO THE HOUSE.



ZONING
PRESENT ZONING – R20
MIN. LOT SIZE = 20000 SQ. FT.
FRONT SETBACKS = 35'
SIDE SETBACKS = 10'
REAR SETBACKS = 35'
MAX. LOT COVERAGE = 35%
PROPOSED LOT COVERAGE = 47%
MAX. HEIGHT = 35'

40 0 40 80
SCALE IN FEET

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/10,000+ ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/169,366 . MATTERS OF TITLE ARE EXCEPTED.

DATE : 06-09-08	REVISIONS
SCALE : 1"=40'	07-11-08; COMMENTS
DRAWN BY : CM	
CHECKED BY : CAE	
FIELD BOOK : 429	

GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A. EVANS

VARIANCE PLAT FOR:

MICHAEL GELLER

LOT 100
BELMONT, UNIT THREE

LOCATED IN L.L. 994
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd Marietta, Georgia 30064
www.gscsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

Plotted By: Chad Washburn Drawing name: S:\Bnd\COBB\17\17_0994\B3LOT100\B3LOT100 VAR.dwg Plotted on: Jul 11, 2008 - 11:58am

APPLICANT: Robyn Ulman Geller **PETITION NO.:** V-96

PHONE: 770-337-0087 **DATE OF HEARING:** 09-10-08

REPRESENTATIVE: William W. Ewing, III **PRESENT ZONING:** R-20

PHONE: 770-842-5333 **LAND LOT(S):** 994

PROPERTY LOCATION: Located on the northwestern side of Brightwood Lane, west of Straton Chase (3045 Brightwood Lane). **DISTRICT:** 17

SIZE OF TRACT: 0.36 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from 35 feet to 17 feet; 2) Allow the impervious coverage to be 47 % in lieu of the maximum of 35%.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

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

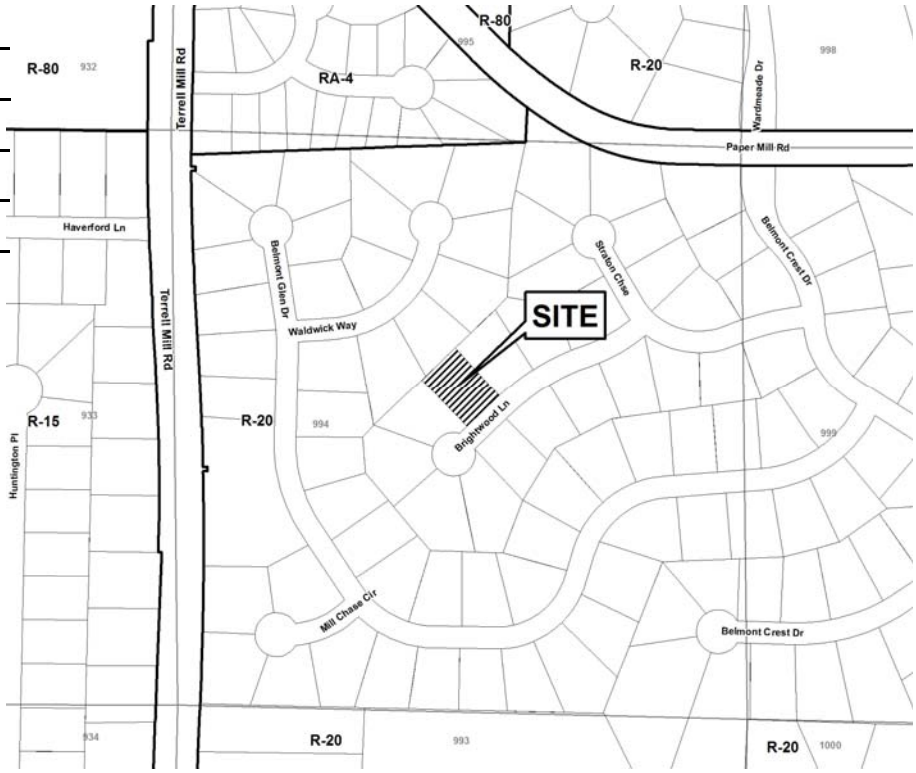
BOARD OF APPEALS DECISION

APPROVED_____**MOTION BY**_____

REJECTED_____**SECONDED**_____

HELD_____**CARRIED**_____

STIPULATIONS:_____



Application for Variance
Cobb County

(type or print clearly)

Application No. V-96
Hearing Date: 9-10-08

Applicant ROBYN ULMAN GELLER Business Phone _____ Home Phone _____

WILLIAM W EWING III Address 3227 SAGE DR. MARIETTA GA 30066
(representative's name, printed) (street, city, state and zip code)

William W Ewing III Business Phone _____ Cell Phone 770 842-5373
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 3-13-2010 Sharon Kadel
Notary Public

Titleholder Robyn Ulman Business Phone N/A Home Phone 770 337-0087

Signature Robyn Ulman Address: 3045 BRIGHTWOOD LANE MARIETTA GA 30
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3-13-2010 Sharon Kadel
Notary Public

Present Zoning of Property R-20 w/s

Location 3045 BRIGHTWOOD LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 994 District 17TH Size of Tract .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 _____

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.

NEEDING MORE SPACE OFF KITCHEN

List type of variance requested: REAR SET BACK TO 17'

Revised: December 6, 2005