

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: December 10, 2008**

**DUE DATE: November 7, 2008**

Distributed: October 16, 2008



*Cobb County...Expect the Best!*

V-114  
(2008)

LEGEND

- |          |                            |   |                         |
|----------|----------------------------|---|-------------------------|
| ---x---x | FENCE                      | ⊙ | IRON PIN FOUND/SET      |
| — — —    | GAS LINE                   | ⊙ | COMPUTED POINT          |
| — — —    | WATER LINE                 | ⊙ | CRIMP TOP PIPE          |
| — — —    | UNDER GROUND POWER LINE    | ⊙ | OPEN TOP PIPE           |
| — — —    | AERIAL POWER LINE          | ⊙ | REINFORCING BAR         |
| — — —    | UNDER GROUND SOUTHERN BELL | ⊙ | IRON PIN SET - 1/2" RB  |
| — — —    | AERIAL SOUTHERN BELL       | ⊙ | IRON PIN FOUND          |
| — — —    | POWER POLE                 | ⊙ | EXISTING SPOT ELEVATION |
| — — —    | LIGHT POLE                 | ⊙ | PROPOSED SPOT ELEVATION |
| — — —    | GUY WIRE                   | ⊙ | TEMPORARY BENCHMARK     |
| — — —    | WATER VALVE                | ⊙ |                         |
| — — —    | WATER METER                | ⊙ |                         |
| — — —    | GAS VALVE                  | ⊙ |                         |
| ⊙        | GAS METER                  | ⊙ |                         |
| ⊙        | FIRE HYDRANT               | ⊙ |                         |
| ⊙        | CURB INLET                 | ⊙ |                         |
| ⊙        | HEADWALL                   | ⊙ |                         |
| ⊙        | SINGLE WING CATCH BASIN    | ⊙ |                         |
| ⊙        | DOUBLE WING CATCH BASIN    | ⊙ |                         |
| ⊙        | STORM SEWER MANHOLE        | ⊙ |                         |
| ⊙        | SANITARY SEWER MANHOLE     | ⊙ |                         |
| ⊙        | GEORGIA POWER MANHOLE      | ⊙ |                         |
| ⊙        | CORRUGATED METAL PIPE      | ⊙ |                         |
| ⊙        | REINFORCED CONCRETE PIPE   | ⊙ |                         |
| ⊙        | DUCTILE IRON PIPE          | ⊙ |                         |
| ⊙        | POLYVINYL CHLORIDE         | ⊙ |                         |

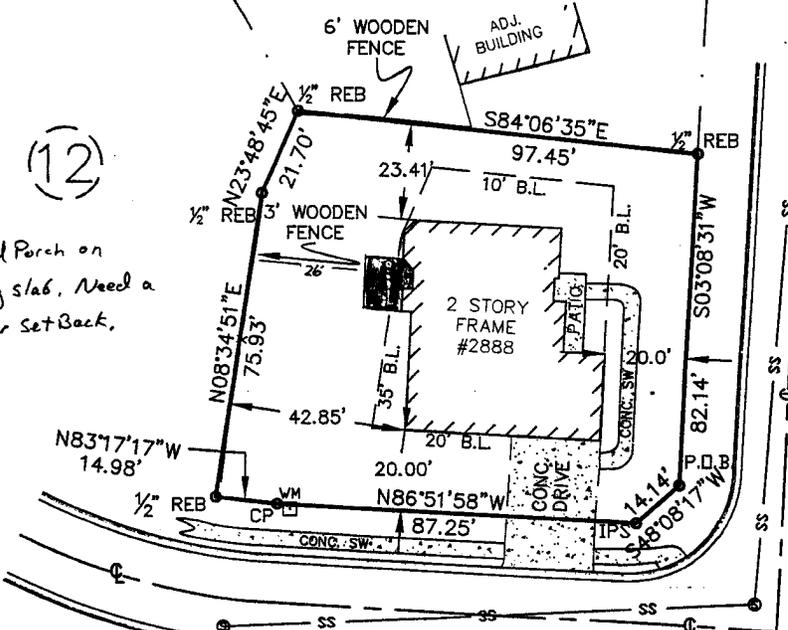
TOTAL AREA  
10,082 SF  
0.2314 AC

(13)

(10)

(12)

Build Porch on existing slab. Need a 26' Rear SetBack.



MONTVIEW DR.  
50' R/W

MONTVIEW WAY  
50' R/W

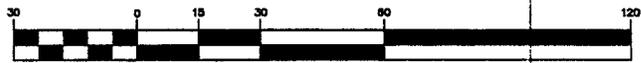
RECEIVED  
SEP 30 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

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.



GA R.L.S. NO. 2136  
\*NOT VALID UNLESS SIGNED IN BLUE INK

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

Z:\Dwg2008\Cobb\0809200\dwg\0809200.dwg 9/24/2008 2:47:10 PM EDT

SURVEY FOR: **Lisa Dillman**

2888 MT. VIEW DRIVE  
MARIETTA, GA US  
COBB COUNTY

SUBDIVISION: FLOWERY BRANCH LOT 11

REFERENCE: PB 213 PG 42  
DATE: 9/24/2008 SCALE: 1" = 30'  
JOB NO.: 08-09-200



**GRANT SHEPHERD & ASSOCIATES**  
SURVEYING • PLANNING

3751 VENTURE DR., SUITE 205  
GWINNETT PLACE BUSINESS PARK  
DULUTH, GA 30136  
OFFICE (770) 418-9823  
FAX (770) 418-9823  
EMAIL: gsasurveying@gsasurveying.com

**APPLICANT:** Lisa Dillman **PETITION NO.:** V-114  
**PHONE:** 404-572-3405 **DATE OF HEARING:** 12-10-08  
**REPRESENTATIVE:** Kurt Patterson **PRESENT ZONING:** R-15 OSC  
**PHONE:** 770-560-4090 **LAND LOT(S):** 17  
**PROPERTY LOCATION:** Located at the northwest **DISTRICT:** 17  
intersection of Montview Drive and Montview Way, **SIZE OF TRACT:** .2315 acre  
east of Hicks Road (2888 Montview Drive). **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the rear setback on lot 11 from the required 35 feet to 26 feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

**BOARD OF APPEALS DECISION**

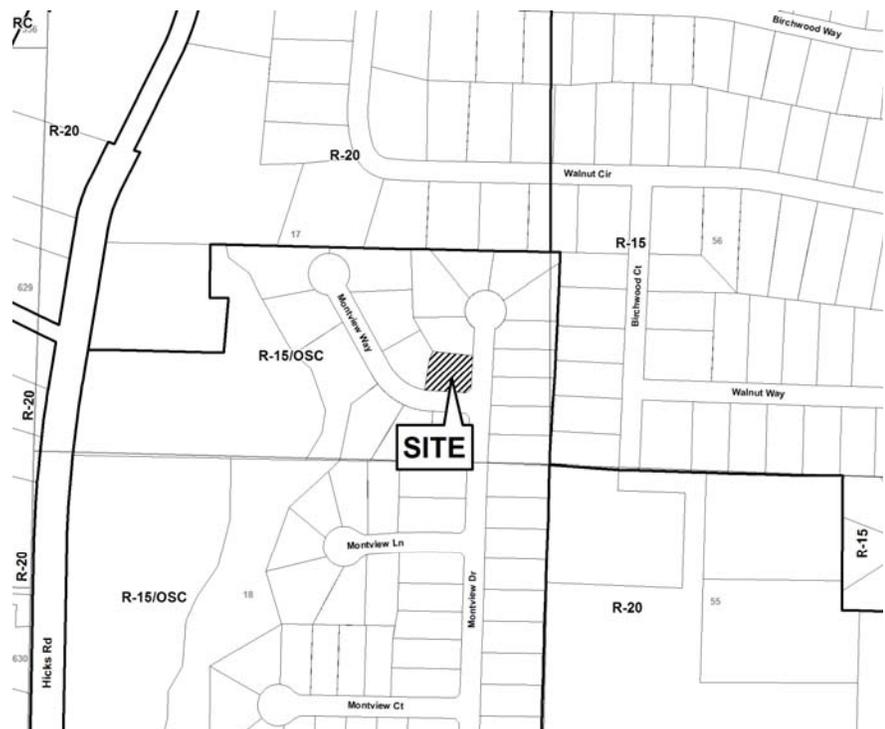
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

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

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

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

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



# Application for Variance Cobb County

(type or print clearly)

Application No. V-114  
Hearing Date: 12-10-08

Applicant LISA DILLMAN Business Phone (404) 572-3405 Home Phone (770) 438-8108

KURT PATTERSON Address 10930 Bell Rd, Duluth GA 30097  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (770) 560-4090 Cell Phone 337-7233  
(representative's signature)

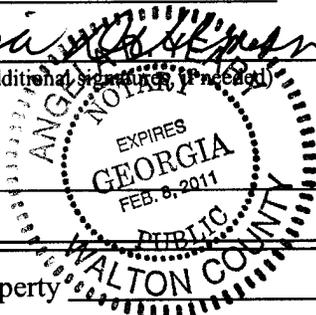


Signed, sealed and delivered in presence of [Signature] Notary Public

My commission expires: Aug 4, 2012

Titleholder LISA DILLMAN Business Phone (404) 572-3405 Home Phone (770) 438-8108

Signature [Signature] Address: 2888 Montview Drive, Marietta, GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: Angela D. Yearz Notary Public

My commission expires: 2-8-11

Present Zoning of Property OSC (R-15) Z-56 (6-18-02)

Location 2888 Montview Drive, Marietta, GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 (P) 48 District 17 Size of Tract, 2.315 Acre(s)

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

Size of Property 2.315 acres Shape of Property \_\_\_\_\_ Topography of Property  Other \_\_\_\_\_

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

**The topography in the backyard of this property results in no usable space at the rear of the house beyond 11 feet from the base of the house. Failure to improve upon this situation will be a detriment to the resale value and salability of the property.**

List type of variance requested: A variance is requested to allow for a screened porch to be built on the existing patio slab that was installed by the builder. The front wall of the screened porch would be only 8 feet from the chimney backwall, but would extend approximately four feet into the 35 foot setback. WAIVE THE REAR SETBACK  
Need to reduce rear setback line to 26' FROM 35FT TO 26FT

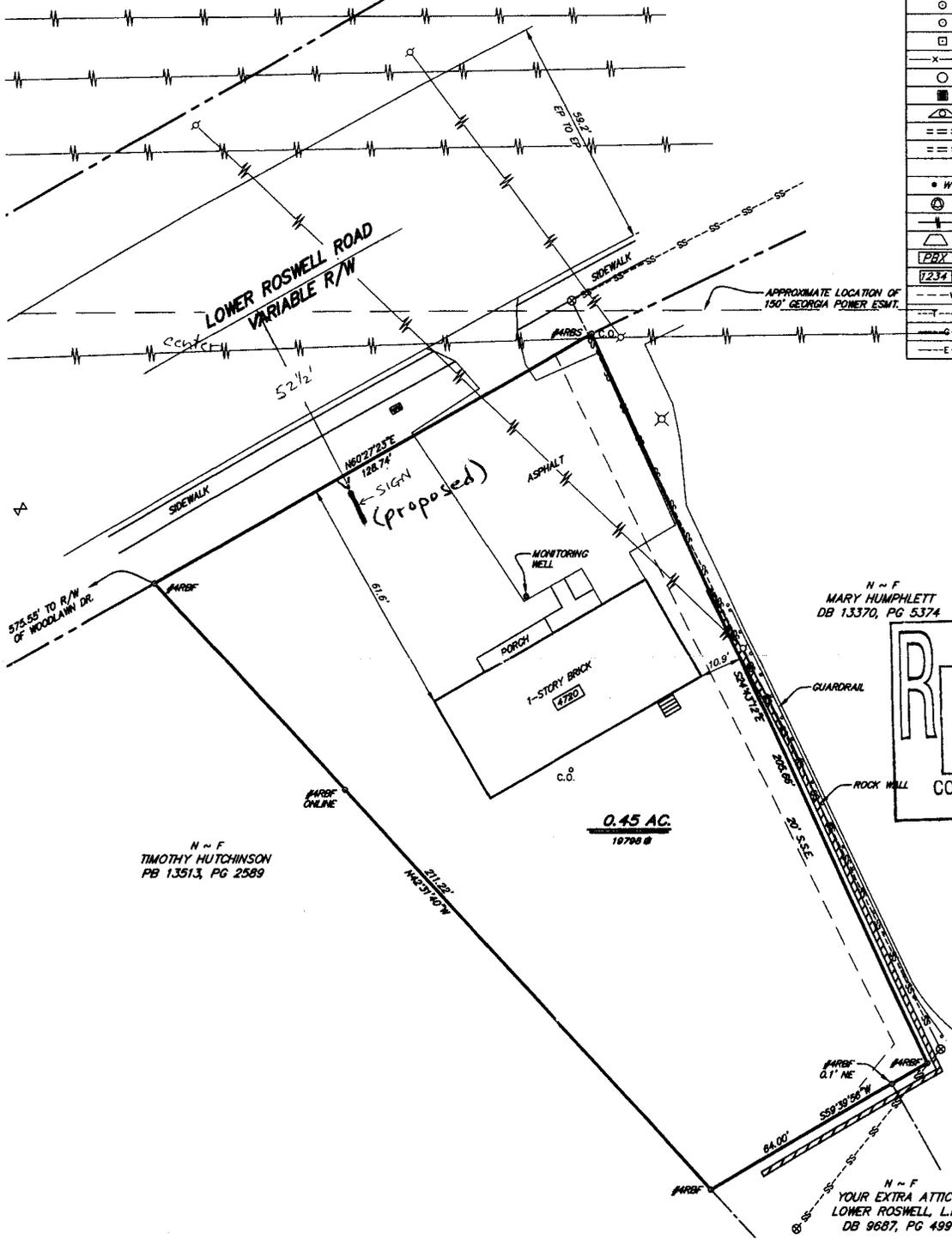
V-115  
(2008)

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

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

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
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - 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 PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	PBX - POWERBOX
	S.A. - STREET ADDRESS
	---W--- WATER LINE
	- - - U.T.L. - UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE



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OCT 8 2008  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_ ACCORDING TO FEMA (F.I.A.) COMMUNITY NUMBER # 130052 MAP NUMBER # 13067C0080 F DATED AUGUST 18, 1982 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/83,764; ANGULAR ERROR: 3" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/90,988. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 2/26/08	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: JS	
CHECKED BY	: CAE	
FIELD BOOK	: 563	

Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1264 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7193

SURVEY FOR:

RICHARD PERRY

LOCATED IN L.L. 69  
1st DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** A&M Dental Office, LLC.

**PETITION NO.:** V-115

**PHONE:** 770-973-8222

**DATE OF HEARING:** 12-10-08

**REPRESENTATIVE:** Michael S. Mansouri

**PRESENT ZONING:** NS

**PHONE:** 770-973-8222

**LAND LOT(S):** 69

**PROPERTY LOCATION:** Located on the south side of Lower Roswell Road, east of Woodlawn Drive (4720 Lower Roswell).

**DISTRICT:** 1

**SIZE OF TRACT:** .43 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 15 feet to 10 feet adjacent to the eastern property line (existing); and 2) waive the minimum lot size from the required 20,000 square feet to 19,798 square 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-115  
Hearing Date: 12-10-08

Applicant A&M Dental Office LLC Business Phone 770-973-8222 Home Phone 267-441-2565

Michael S. Mansour, DMD Address 47020 Lower Roswell Rd. Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-973-8222 Cell Phone 267-441-2565  
(representative's signature)

My commission expires: 10/29/2011  
KARL SWANSON NOTARY PUBLIC  
Cobb County, Georgia  
My Commission Expires October 29, 2011  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder A&M Dental Office LLC Business Phone 770-973-8222 Home Phone 267-441-2565

Signature [Signature] Address: 4720 Lower Roswell Rd. Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: [Signature]  
KARL SWANSON NOTARY PUBLIC  
Cobb County, Georgia  
My Commission Expires October 29, 2011  
Signed, sealed and delivered in presence of: [Signature]

Present Zoning of Property NS (Neighborhood Shopping District)  
Location 4720 Lower Roswell Rd. Marietta GA 30068 (Johnson Ferry Rd.)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 69 District 1st Size of Tract 0.43 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 hardships that the 60 foot set back would cause is: Visibility of sign would be severely restricted because of topography and the existing sign of an adjacent property.

List type of variance requested: Waive the required 60 foot set back for a monument sign to 50 feet.  
WAIVE THE SETBACK and Lot size.

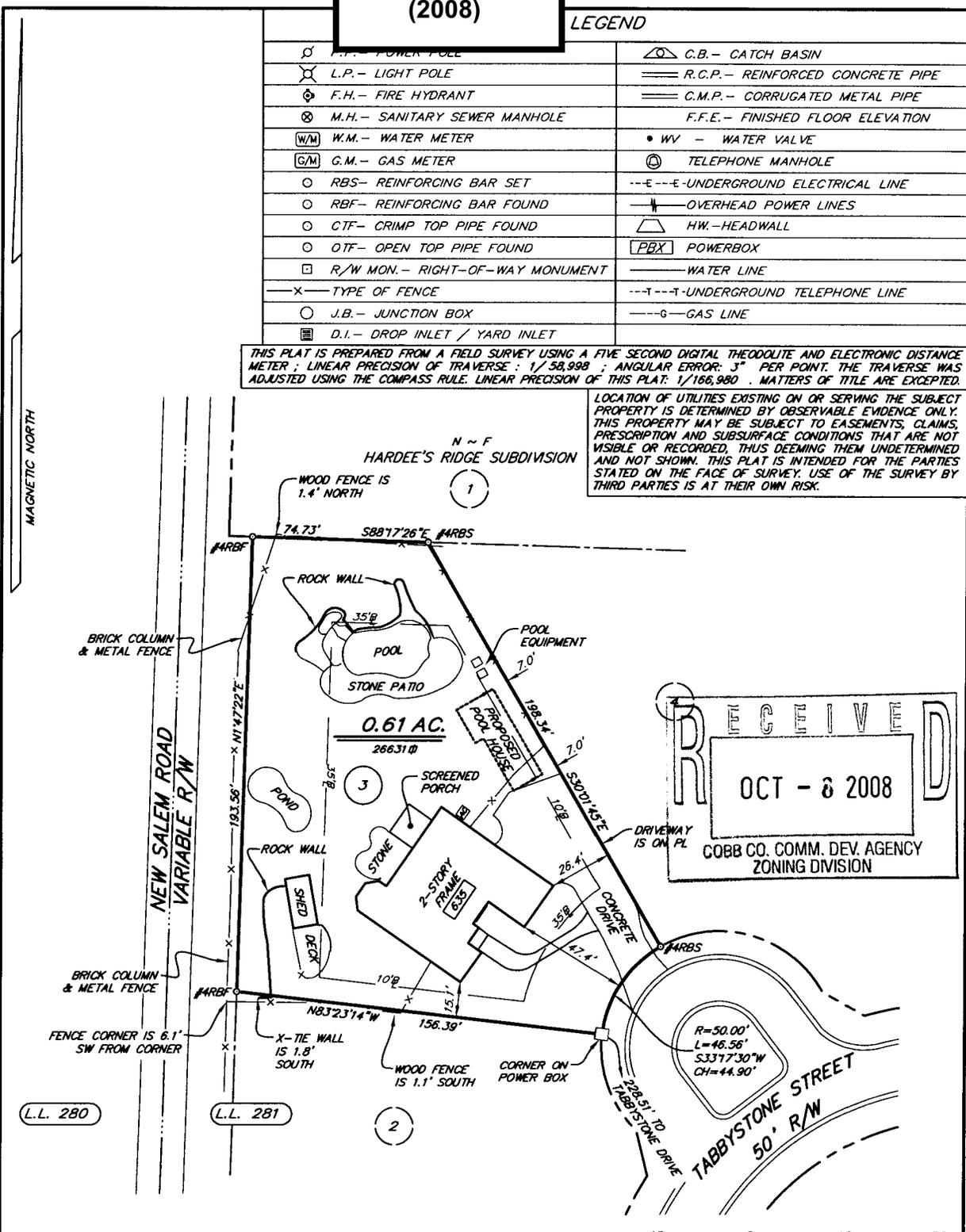
V-116  
(2008)

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	•	WV - WATER VALVE
⊗	G.M. - GAS METER	⊙	TELEPHONE MANHOLE
○	RBS - REINFORCING BAR SET	---	UNDERGROUND ELECTRICAL LINE
○	RFB - REINFORCING BAR FOUND	▬	OVERHEAD POWER LINES
○	CTF - CRIMP TOP PIPE FOUND	▬	HW - HEADWALL
○	OTF - OPEN TOP PIPE FOUND	▬	PBX - POWERBOX
□	R/W MON. - RIGHT-OF-WAY MONUMENT	---	WATER LINE
—X—	TYPE OF FENCE	---	UNDERGROUND TELEPHONE LINE
○	J.B. - JUNCTION BOX	---	GAS LINE
▬	D.I. - DROP INLET / YARD INLET		

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/58,998; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/166,980. MATTERS OF TITLE ARE EXCEPTED.

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



**R E C E I V E D**  
 OCT - 6 2008  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

L.L. 280

L.L. 281

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067C0030 F DATED AUGUST 18, 1992.



DATE : 5/8/08	REVISIONS
SCALE : 1"=40'	ADDED POOL HOUSE; 10/7/08
DRAWN BY : JS	
CHECKED BY : CAE	
FIELD BOOK : 371B	

VARIANCE PLAT FOR:

**LIZ LINTNER**

PARK AT LATIMER FARM  
UNIT 2 - LOT 3

LOCATED IN L.L. 281  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



Gaskins

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

Drawing name: J:\1112\LatimerFarm\Lot 3\LOT 3 - 635 TABBYSTONE.dwg  
 Plotted on: Oct 07, 2008 - 6:28am  
 Plotted By: Jeremy shrey

**APPLICANT:** Thomas & Elizabeth Lintner                      **PETITION NO.:** V-116  
**PHONE:** 770-771-5157    **DATE OF HEARING:** 12-10-08  
**REPRESENTATIVE:** same    **PRESENT ZONING:** R-20  
**PHONE:** same    **LAND LOT(S):** 281  
**PROPERTY LOCATION:** Located on the west side              **DISTRICT:** 20  
of Tabbystone Street and the east side of New Salem              **SIZE OF TRACT:** .61 acre  
Road (635 Tabbystone Street).    **COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed pool house) to the side of the primary structure; 2) waive the side setback for an accessory structure (aforementioned pool house) from the required 10 feet to 7 feet adjacent to the eastern property line on lot 3; and 3) waive the setback for an accessory structure (existing 200 square foot shed) from the required 35 feet to 17 feet adjacent to the western property line on lot 3.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

**BOARD OF APPEALS DECISION**

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. U-116  
Hearing Date: 12-10-08

Applicant Thomas B. & Elizabeth A. Lintner Business Phone 770-771-5151 Home Phone 678-355-0578

Thomas B. & Elizabeth A. Lintner Address 635 Tabbystone St. MktA GA 30064  
(representative's name, printed) (street, city, state and zip code)

Thomas B. Lintner / Elizabeth A. Lintner Business Phone 770-771-5151 Cell Phone 770-722-9222  
(representative's signature)

DENISE MICHELLE BURTON  
NOTARY PUBLIC  
PAULDING COUNTY  
STATE OF GEORGIA  
MY COMMISSION EXPIRES APRIL 14, 2012

My commission expires:

Signed, sealed and delivered in presence of:  
Denise Michelle Burton  
Notary Public

Titleholder Thomas B. & Elizabeth A. Lintner Business Phone 770-771-5151 Home Phone 678-355-0578

Signature Thomas B. Lintner / Elizabeth A. Lintner Address: 635 Tabbystone St. MktA GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

DENISE MICHELLE BURTON  
NOTARY PUBLIC  
PAULDING COUNTY  
STATE OF GEORGIA  
MY COMMISSION EXPIRES APRIL 14, 2012

My commission expires:

Signed, sealed and delivered in presence of:  
Denise Michelle Burton  
Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 635 Tabbystone Street  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P101 281 District 20 Size of Tract .5 Acre(s)

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

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

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

DUE TO EXISTING POOL LOCATION, WE ARE REQUESTING RELIEF OF SIDE BUILDING LINE REQUIREMENTS, FOR ADDITIONAL OF ACCESSORY POOL HOUSE AND GARAGE STRUCTURE.

List type of variance requested: 1) ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF THE PRIMARY STRUCTURE & WAIVE THE SIDE SETBACK FOR AN ACCESSORY STRUCTURE OVER 14' 5" FROM REQUIRED 10 FT TO 7 FT ADJACENT TO THE EASTERN PROP. LINE.

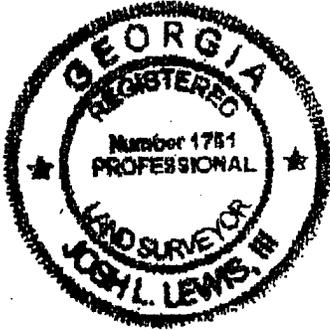
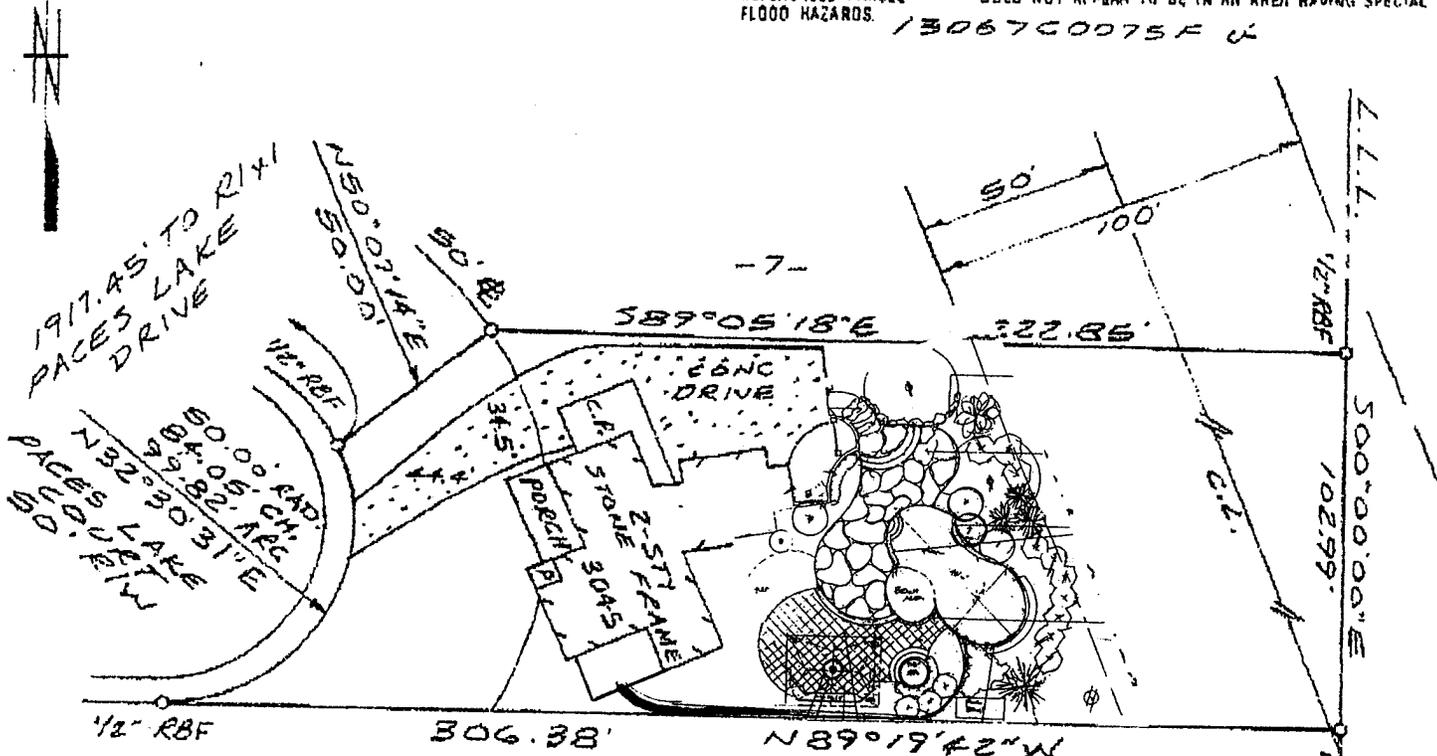
2127

LOT 8  
BLOCK F  
UNIT TWO  
SUB. PACES LAKE SUBDIVISION

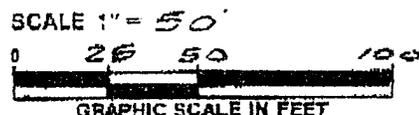
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. 130670075 F U

MAG. NORTH



JAMES C. ROBINSON  
LAND LOT 906 17TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA DATE: 12-12-03



This map or plat has been calculated for closure and is found to be accurate within one foot in 124,227 feet.

LEGEND

IPG	IRON PIN SET
EPF	IRON PIN FOUND
FC	FENCE COUNTER
JLX	FENCE
WDD	WOOD DECK
CONDC.	CONCRETE
R/W	RIGHT-OF-WAY
A	ARC
R	RADIUS
C	CHORD
PP	POWER POLE
SP	SERVICE POLE
LP	LAMP POLE
MH	MAN HOLE
SS	SANITARY SEWER
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
NW	HEAD WALL
CMP	CORROLATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SE	SEWER EASEMENT
DE	DRAINAGE EASEMENT
FV	FIRE HYDRANT
PL	PROPERTY LINE
P	PORCH
BL	BUILDING LINE

REFERENCE: P.B. 27 PG. 194  
EQUIPMENT USED: TOPCON TOTAL STATION

THIS MAP IS BASED ON AN OPEN TRAVERSE

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1751  
GEORGIA LAND SURVEYING CO., INC.

NO. 179706

M & J U.K.



# Application for Variance Cobb County

(type or print clearly)

Application No. V 117

Hearing Date: 12-10-08

Applicant James C. Robinson Business Phone 404-350-0106 Home Phone 404-550-1335

(representative's name, printed)

Address 3045 Paces Lake Court, Atlanta, GA  
(street, city, state and zip code) 30339

(representative's signature)

James Robinson

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

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

Theresa A. Martin  
Notary Public

Signed, sealed and delivered in presence of:

Theresa A. Martin

My commission expires: Gwinnett County, Georgia  
Commission Expires 02/19/2012

Notary Public

Titleholder James C. Robinson Business Phone 404-350-0106 Home Phone 404-550-1335

Signature James Robinson Address: 3045 Paces Lake Court, Atl, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30339

Theresa A. Martin  
Notary Public

Signed, sealed and delivered in presence of:

Theresa A. Martin

My commission expires: Gwinnett County, Georgia  
Commission Expires 02/19/2012

Notary Public

Present Zoning of Property R-30

Location 3045 Paces Lake Court, Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 906 @ 40 2d Section District 17TH Size of Tract .67 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) Large Georgia Power property line easement.

List type of variance requested: reduction of setback requirement to 5 feet on the south property line, which abuts a forest of dedicated "green space". A variance for the property to build to the 5 foot line was previously granted to this property on 7-12-2000.

Revised: December 6, 2005



**APPLICANT:** Episcopal Church of Peter & Paul      **PETITION NO.:** V-118  
**PHONE:** 404-527-4180      **DATE OF HEARING:** 12-10-08  
**REPRESENTATIVE:** L. Craig Dowdy      **PRESENT ZONING:** R-20  
**PHONE:** 404-527-4180      **LAND LOT(S):** 826, 827  
**PROPERTY LOCATION:** Located on the west side of Johnson Ferry and west of Bishop Lake Road (1795 Johnson Ferry Road).      **DISTRICT:** 16  
**SIZE OF TRACT:** 7.82 acres  
**COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Allow an electrical sign (i.e. reader board sign) on a lot zoned R-20.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

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

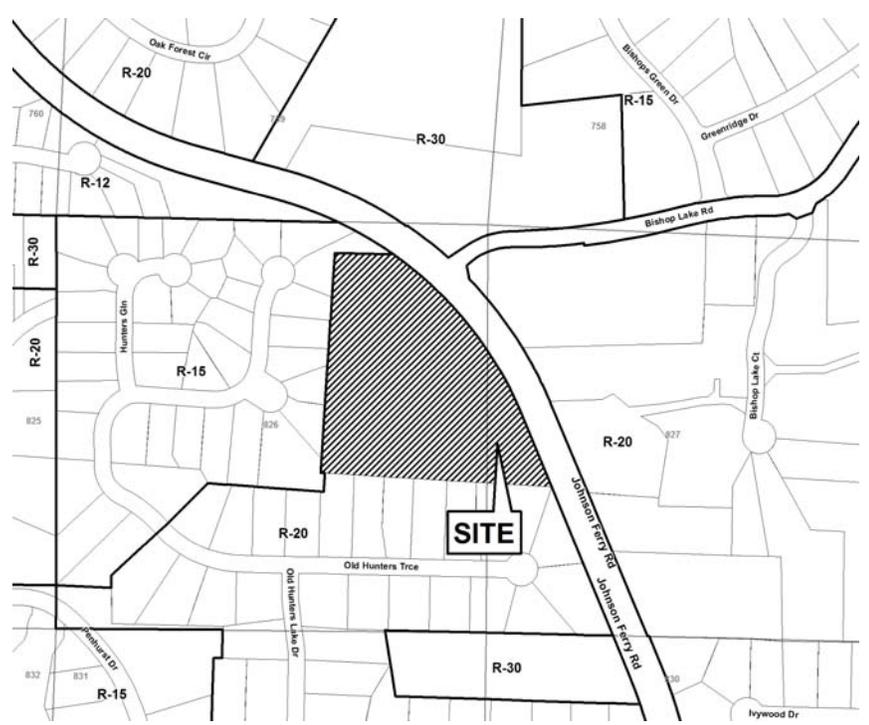
**BOARD OF APPEALS DECISION**

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

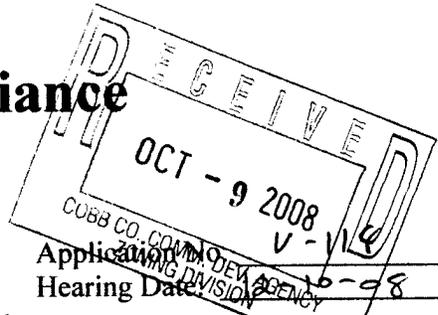
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

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



# Application for Variance Cobb County



(type or print clearly)

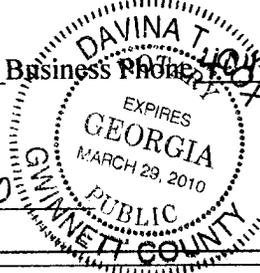
Application No. 16-08  
Hearing Date 10-9-08

Applicant THE EPISCOPAL CHURCH of ST. PETER & ST. PAUL, INC. Business Phone (770) 977-7473 Home Phone N/A

Representative: L. CRAIG DOWDY Address 1795 JOHNSON FERRY Rd., MARIETTA, GA  
(representative's name, printed) (street, city, state and zip code) 30062

[Signature]  
(representative's signature)

Business Phone 404-527-4180 Cell Phone 404-543-4180

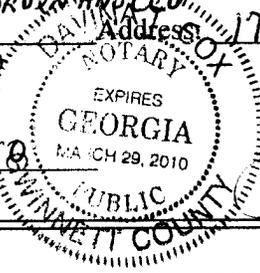


Signed, sealed and delivered in presence of: [Signature] Notary Public

My commission expires: March 29, 2010

Titleholder THE EPISCOPAL CHURCH OF ST. PETER & ST. PAUL, INC. Business Phone 770-977-7473 Home Phone N/A

Signature BY: CRAIG DOWDY, ITS SENIOR WARDEN AND CEO. Address 1795 JOHNSON FERRY Rd., MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062



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

My commission expires: March 29, 2010

Present Zoning of Property R-20

Location 1795 JOHNSON FERRY Rd., MARIETTA, GA. 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 826 & 827 District 16th Size of Tract 7.82 Acre(s)

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

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

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

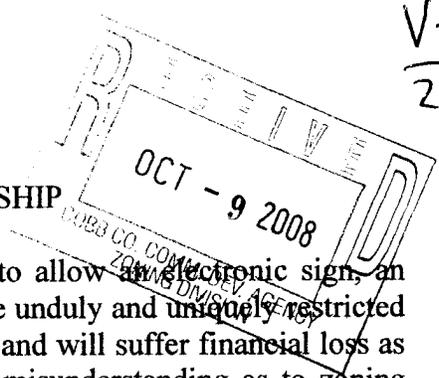
PLEASE SEE ATTACHED EXHIBIT "A"

List type of variance requested: PERMISSION FOR PLACEMENT OF AN ELECTRONIC SIGN.

See Exhibit "B" for sign rendering.  
JPP 10-9-08

V-118  
2008  
1 of 2

EXHIBIT "A"  
UNNECESSARY HARDSHIP



Should St. Peter & St. Paul not be granted a variance to allow an electronic sign, an unnecessary hardship would result as the church would be unduly and uniquely restricted in its communications with the community that it serves, and will suffer financial loss as the electronic sign has already been purchased under a misunderstanding as to zoning requirements. The hardship, which would be imposed, is unnecessary. Although the church is located in a residential area at 1795 Johnson Ferry Rd., the area surrounding the front of the church where the sign would be located is not residential in character, and a sign could not be viewed from any residence.

In September, 2007, St. Peter & St. Paul's conventional sign located in front of the church was destroyed by an out of control automobile. In considering a replacement sign, the church's vestry, which is the governing board of the church, realized the advantages of an electronic sign, which could be programmed to show messages, and decided to investigate the installation of such a sign. Churches increasingly use electronic signs. Two churches in the general area of St. Peter & St. Paul, Chattahoochee Baptist Church (375 Johnson Ferry Rd.) and St. Ann's Catholic Church (4905 Roswell Rd.), have electronic signs. Schools in the area also use electronic signs.

St. Peter & St. Paul is a very active church community, having multiple Sunday services, and services throughout the week, and in addition a pre-school, and many active ministries, including Habitat for Humanity, Stephen Ministry, ministries supporting MUST and other community outreach efforts. The church hosts AA and other meetings, and virtually every day and evening there is a gathering of some type held in the church's facilities, very often several meetings at the same time. Other events, such as an arts festival and a children's clothing consignment sale are held on an annual basis. Utilization of the facility is very high. An electronic sign would allow the church to communicate with the parish community, and the larger community about selected events in a way not possible with conventional signage. The church property is limited to a sign of sixty-four square feet. The church is not requesting a larger sign. A conventional sign, which cannot be programmed to show different messages, simply cannot accommodate information about the important church activities.

Prior to acquiring an electronic sign, a member of the vestry did inquire of the county whether additional zoning or permitting would be necessary, and understood that it would not be. This resulted from a good faith misunderstanding. The vestry member spoke of replacing our current sign, and did not know to make the distinction between replacing it with a conventional sign and replacing the destroyed sign with an electronic sign. Therefore, under the mistaken belief that a variance would not be required, the vestry purchased the electronic sign. Nine thousand dollars were available from the insurance settlement for the destroyed sign, but the electronic sign uninstalled cost twenty-nine thousand dollars. The sign is awaiting installation, and under the contract with the manufacturer cannot be returned for any refund. Should its use not be permitted, the

V-118  
2008  
OCT - 9 2008  
COMM. DEV. AGENCY  
ZONING DIVISION  
2 of 2

church will realize no benefit from the purchase and the expended funds will be simply lost.

St. Peter & St. Paul faces Johnson Ferry Road, a four-lane major arterial highway with a median. There is a traffic light at the church's main entrance. Directly across the street from St. Peter & St. Paul is another church, Mt. Zion Methodist. The closest residential home facing Johnson Ferry is one-half mile down the road south of St. Peter & St. Paul, and is not in view of the church. No residential home has a view of the front of the church where the sign will be placed. Therefore, the sign will impact no nearby residential property.

The proposed sign will be neighbor friendly, in that it will be low profile and trimmed in brick to have the traditional appearance in keeping with the façade of the church and many other structures in the area. The church does not contemplate having excessive changing and flashing messages. The placement of the sign will not impair entrance or egress from the church property, and given its size, design, and location, will not be any more of a distraction than any other type of sign.

St. Peter & St. Paul therefore respectfully requests that it be granted a variance for the proposed electronic sign.

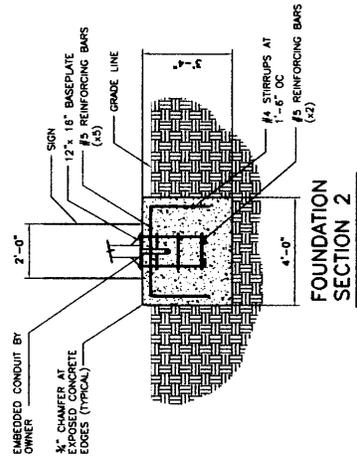
NO.	DESCRIPTION	DATE

**AJW DESIGNS, INC.**  
 5805 Fairmont Trace  
 Roswell, Georgia 30075

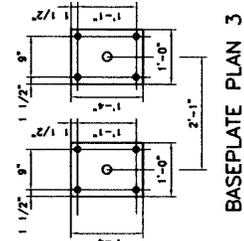
PROPOSED SIGN FOR THE:  
**EPISCOPAL CHURCH OF  
 ST. PETER & ST. PAUL**  
 1795 JOHANSON FERRY ROAD  
 MARNETTA, GEORGIA 30082

PROPOSED  
 SIGN

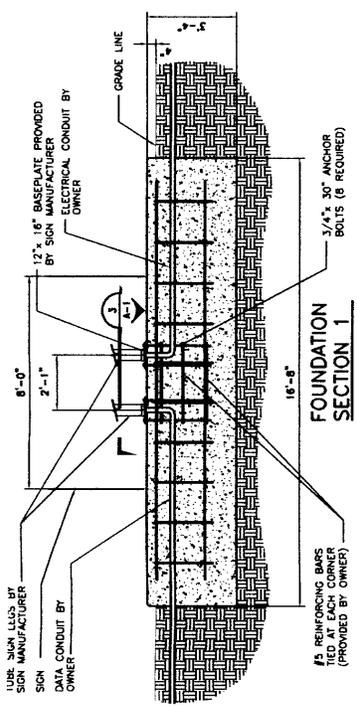
DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_



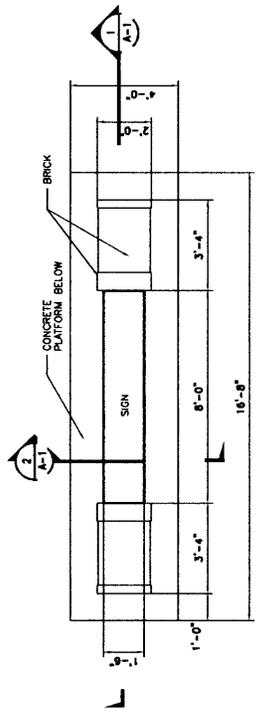
**FOUNDATION SECTION 2**



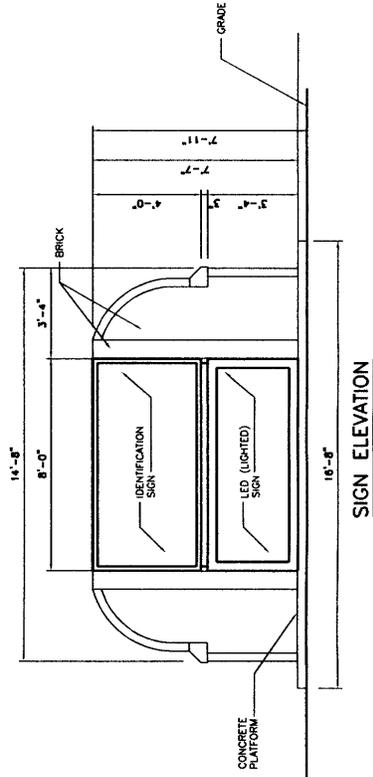
**BASEPLATE PLAN 3**



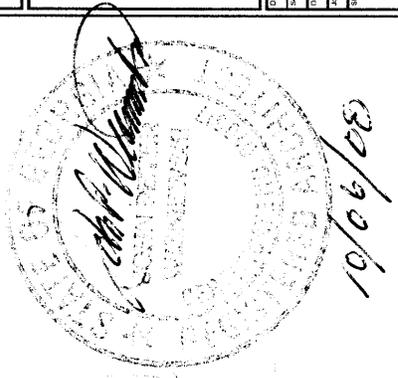
**FOUNDATION SECTION 1**



**SIGN PLAN**



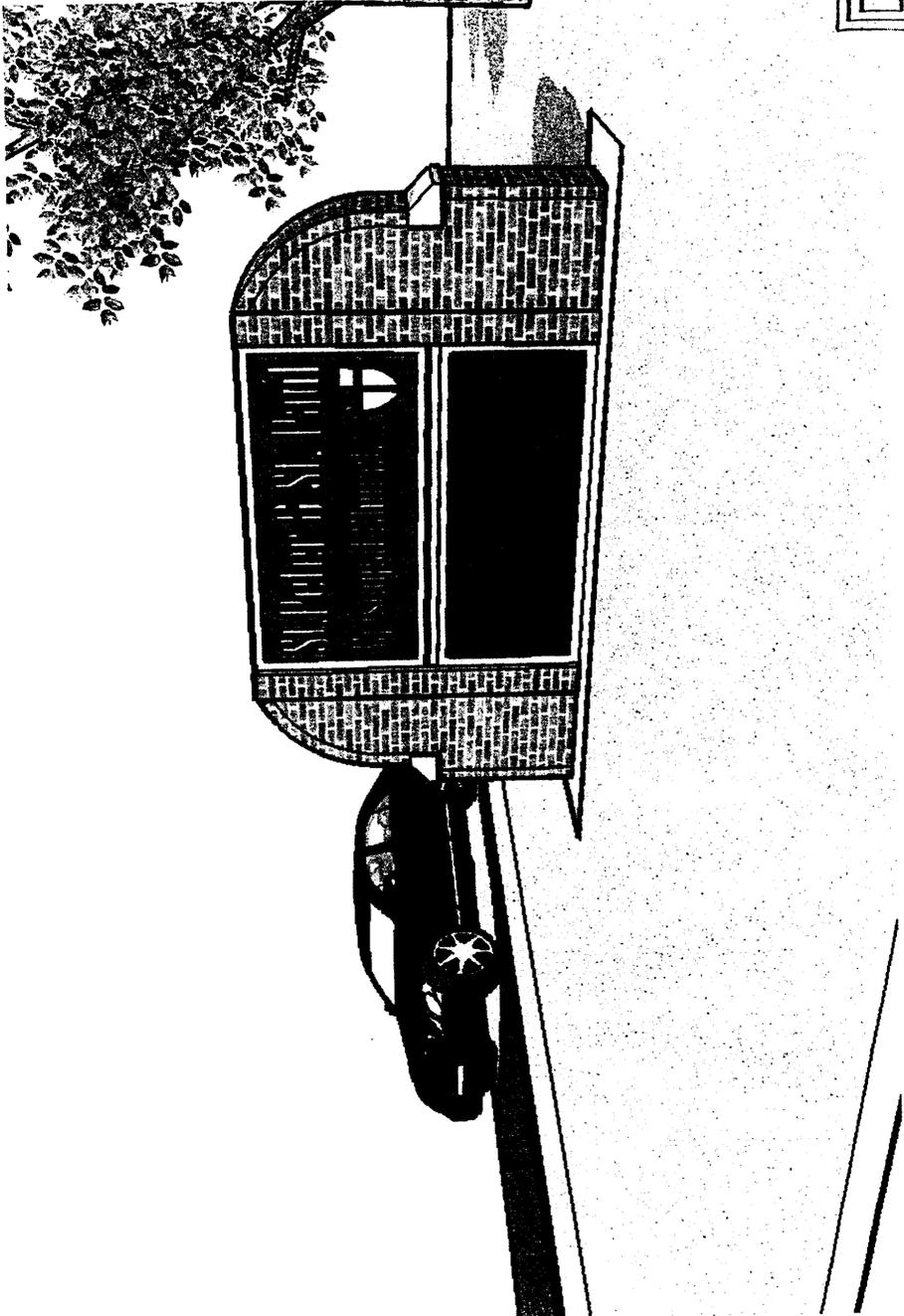
**SIGN ELEVATION**



03/19/01

**RECEIVED**  
 OCT - 9 2013  
 COBB CO. COMM. DEV. ZONING DIVISION

RECEIVED  
OCT - 9 2008  
COBB CO. COMM. DEV.  
ZONING DIVISION



PROPOSED SIGN

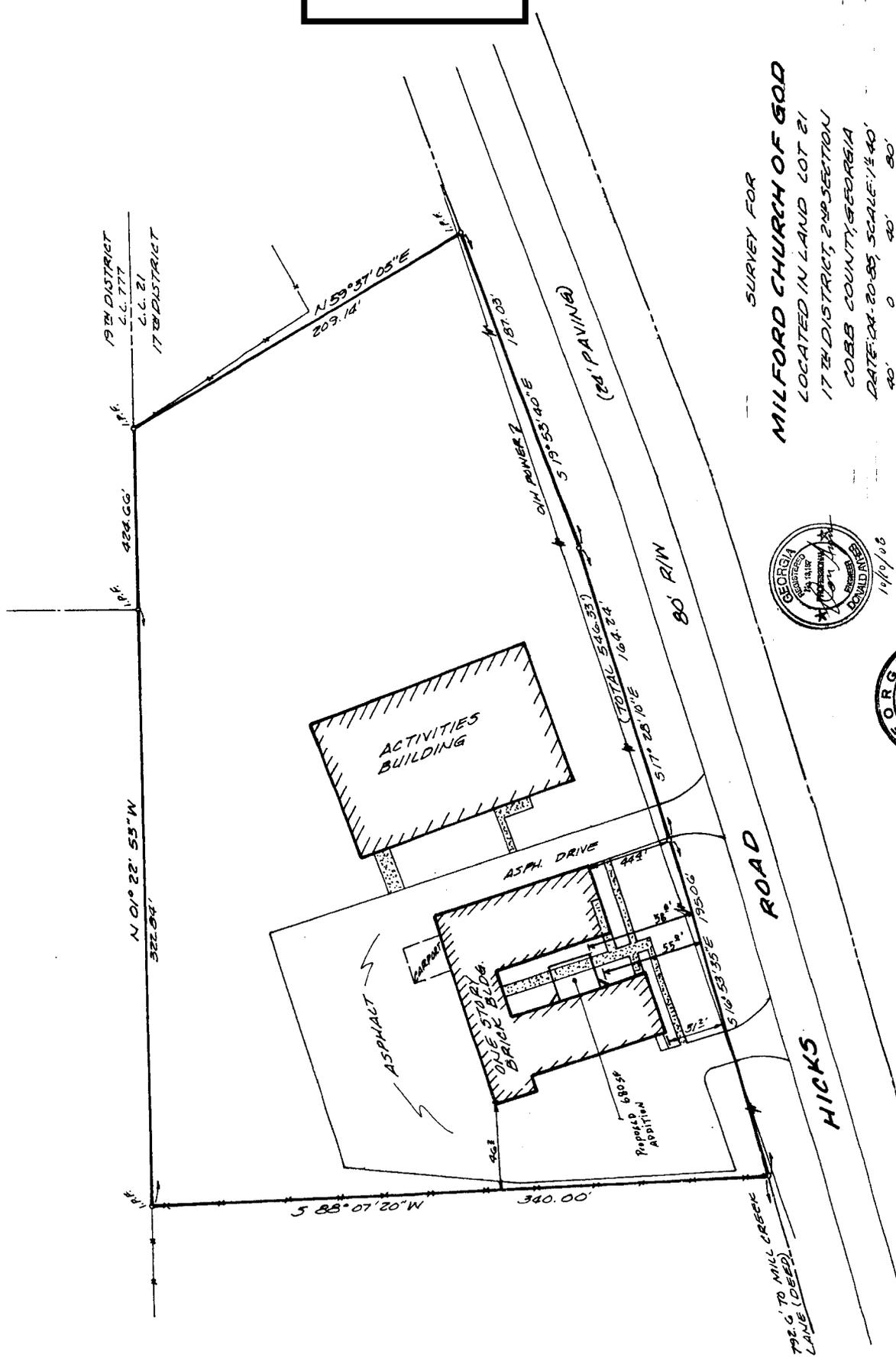
FOR

ST. PETER ST. PAUL EPISCOPAL CHURCH

V-119  
(2008)

NOTES:

1. ERROR OF CLASURE EXCEEDS 1/20,000.
2. EQUIPMENT USED = TOPCON GUPPY G.T.S. 10'D
3. ALL MATTER OF TITLE IS EXCLUDED.
4. REF. = D.B. 1157 P. 422
5. AREA = 2.98 ACRES



SURVEY FOR  
**MILFORD CHURCH OF GOD**  
LOCATED IN LAND LOT 21  
17<sup>TH</sup> DISTRICT, 2<sup>ND</sup> SECTION  
COBB COUNTY, GEORGIA  
DATE: D.B. 80-85, SCALE: 1/4" = 40'  
RAYMOND C. KNIGHT-LAND SURVEYOR  
2877 FAIRFIELD COURT  
MARIETTA, GEORGIA 30067  
PHONE: (404) 827-9835



Filed in Office 6-30-87  
Plat Book 115 Page 50  
Joy C. Stephenson, dtd  
10:30

REFERENCES: D.B. 1157/422  
AREA = 2.98 ACRES

**APPLICANT:** Life's Hope Baptist Church                      **PETITION NO.:** V-119  
**PHONE:** 770-434-4259    **DATE OF HEARING:** 12-10-08  
**REPRESENTATIVE:** Glen Nicotra                                **PRESENT ZONING:** R-20  
**PHONE:** 770-434-4259    **LAND LOT(S):** 21  
**PROPERTY LOCATION:** Located on the west side of      **DISTRICT:** 17  
Hicks Road, north of Stone Harbor Parkway                **SIZE OF TRACT:** 2.98 acres  
(3360 Hicks Road).    **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the lot size for a church from the required 5 acres to 2.98 acres (existing); 2) waive the front setback from the required 50 feet to 31 feet (existing); and 3) waive the side setback from the required 50 feet to 46 feet adjacent to the southern property line (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** \_\_\_\_\_

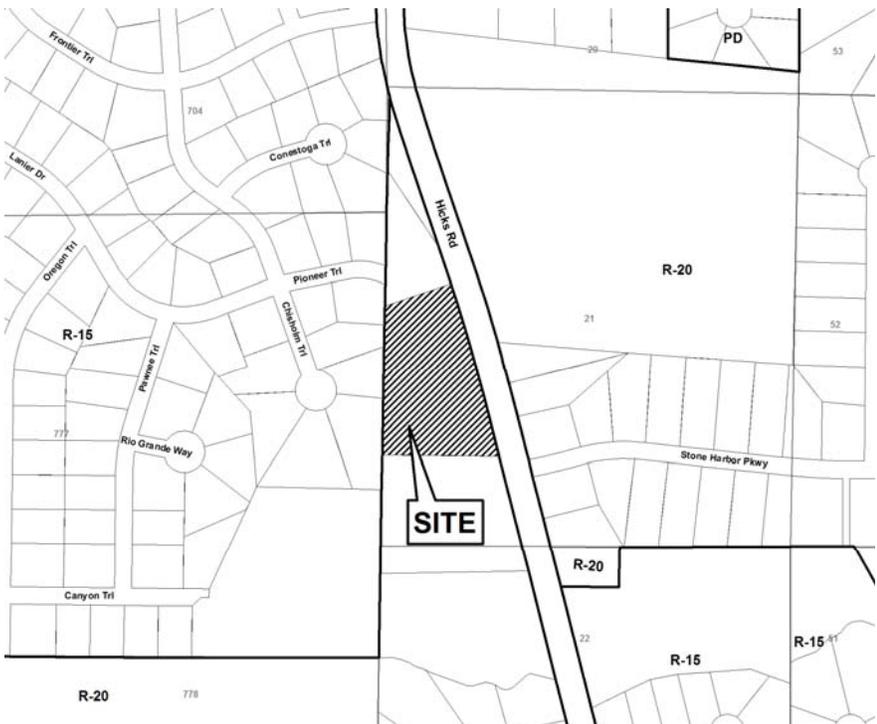
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

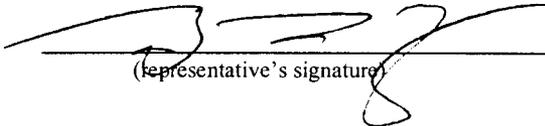
(type or print clearly)

Application No. V-119

Hearing Date: 12-10-08

Applicant LIFE'S HOPE BAPTIST CHURCH Business Phone 770.434.4259 Home Phone -

GLEN NICOTRA Address 5755 N POINT PKWY #90 ALPHARETTA GA  
(representative's name, printed) (street, city, state and zip code) 30022

 Business Phone 770.844.9356 Cell Phone 770.844.9356  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 8/2009

Kyle S. Moody  
Notary Public

Titleholder LIFE'S HOPE BAPTIST CHURCH Business Phone 770.434.4259 Home Phone -

Signature A. Bruce Hornum Jr. Address: 3360 HICKS RD MARIETTA GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 8/2009

Kyle S. Moody  
Notary Public

Present Zoning of Property R-20

Location 3360 HICKS RD MARIETTA, GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 21 District 17 Size of Tract 2.98 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 RECTANGULAR Topography of Property FLAT Other \_\_\_\_\_

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

NECESSARY FOR BUILDING PERMIT

List type of variance requested: LOT SIZE + SETBACKS