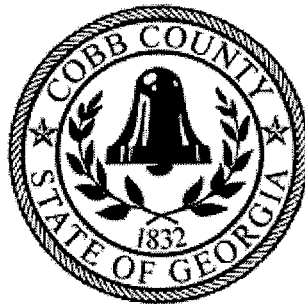


PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: January 14, 2009

DUE DATE: December 12, 2008

Distributed: November 19, 2008



Cobb County... Expect the Best!

V-1
(2009)

GENERAL INFORMATION

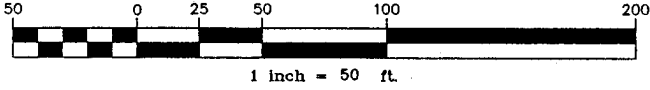
FIELD TRAVERSE PRECISION:	1:61,402'
ANGLE ADJUSTMENT:	0" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1:925,861'
EQUIPMENT:	SOKKIA SET 2-100
DATE OF FIELD WORK:	MAY 02, 2008

MANAGEMENT SYSTEM
BY COBB COUNTY
BOARD OF HEALTH UPON COMPLIANCE WITH
THE RULES AND REGULATIONS FOR ON-SITE
SEWAGE MANAGEMENT SYSTEMS.

BUILDING SETBACKS
FRONT- 50 FEET
SIDE- 12 FEET
REAR- 40 FEET

LOCAL BENCHMARK USED
BM190439-1
N- 1420363.6280
E- 2129878.1361
ELEV- 954.08

GRAPHIC SCALE



* AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 58-86(3) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3') FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

1/2" RR (F)
2" OTP

LEGEND

---	IP S	---	IRON PILE SET
---	RR	---	REINFORCING ROD
---	OTP	---	OPEN TOP PIPE
---	CTP	---	CRIMP TOP PIPE
---	CM	---	CONCRETE MONUMENT
(F)	(F)	---	FOUND
(D)	(D)	---	DISTURBED
P.O.C.	P.O.C.	---	POINT OF COMMENCEMENT
P.O.B.	P.O.B.	---	POINT OF BEGINNING
---	LLL	---	LAND LCT LINE
---	R/W	---	RIGHT-OF-WAY
---	-W-	---	WATER MAIN
---	B L	---	BUILDING LINE
---	-EP-	---	EDGE OF PAVEMENT
---	-SS-	---	SANITARY SEWER
---	P L	---	PROPERTY LINE
---	-CL-	---	CENTERLINE
---	CLF	---	CHAIN LINK FENCE
---	BWF	---	BARBED WIRE FENCE
---	PP	---	POWER POLE
---	GW	---	GUY WIRE
---	FH	---	FIRE HYDRANT
---	WM	---	WATER METER
---	GV	---	GATE VALVE
---	EL	---	ELEVATION
---	D E	---	DRAINAGE EASEMENT
---	B M	---	BENCH MARK

BASED ON THE 35 MPH POSTED SPEED LIMIT THE PROPOSED DRIVEWAY LOCATION MEETS THE MINIMUM REQUIREMENTS FOR INTERSECTION AND STOPPING SIGHT DISTANCE.

N/F
MELDRUM

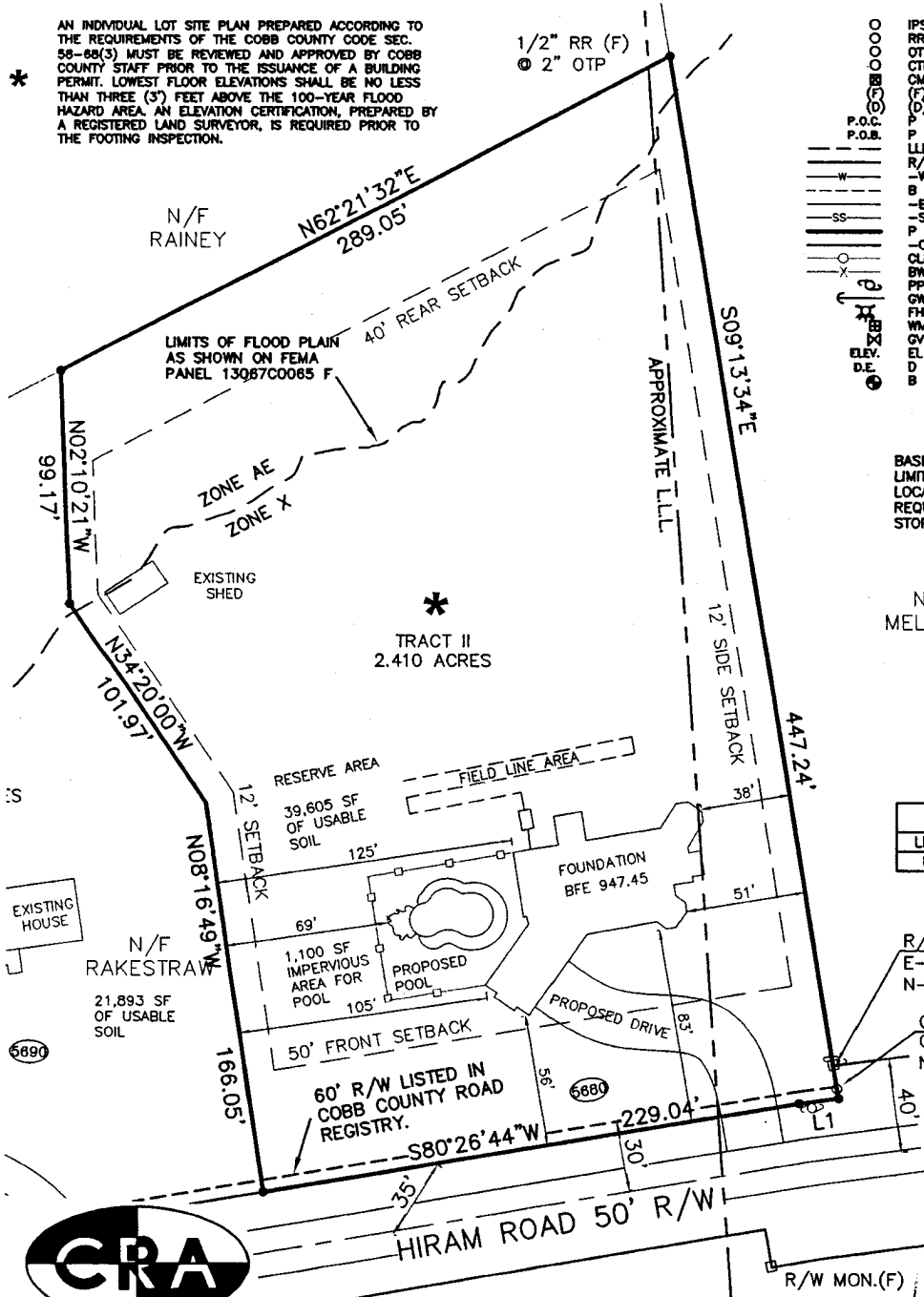
A 10' NO ACCESS EASEMENT WILL BE RESERVED ALONG HIRAM ROAD EXCEPT A SECTION TO INSTALL ONE DRIVE ENTERING TRACT II.

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.87	S82°19'09"W

R/W MON.(F)
E- 0.09'
N- 14.26'

CTP (F)
ON LINE
N- 4.05'

CURRENT ZONING R-30



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

SITE PLAN FOR
CHARLES T. RAKESTRAW

PROJECT NO. 08-031 DRAWN BY: W.C.R.3
PLOT FILE # POOL PLAN APPROVED BY: W.C.R.
DATE: 10-22-08

LOCATED IN LAND LOT(S)-523 & 524
10TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

APPLICANT: Charles T. Rakestraw **PETITION NO.:** V-1
PHONE: 770-943-4609 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: 770-313-7545 **LAND LOT(S):** 523, 524
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 19
Hiram Road, east side of Moon Road **SIZE OF TRACT:** 2.4 acres
(5680 Hiram Road). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Allow an accessory structure (proposed swimming pool) to the side of the primary structure.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

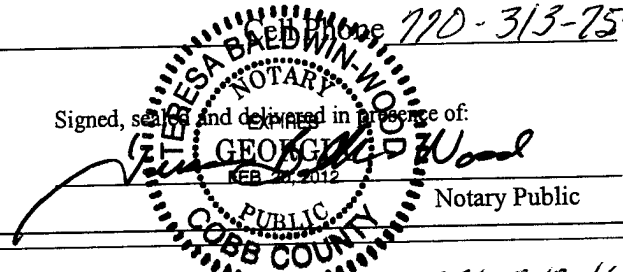
Application No. 1
Hearing Date: 1-14-09

Applicant CHARLES RAKESTRAW Business Phone _____ Home Phone 770-943-4609
Address 5680 Hiram Rd Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

Charles Rakestraw Business Phone _____ Home Phone 770-313-7545
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2/20/2012

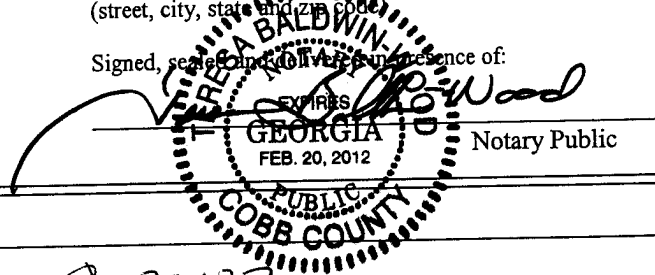


Titleholder CHARLES RAKESTRAW Business Phone _____ Home Phone 770-943-4609

Signature Charles Rakestraw Address: 5680 Hiram Rd 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: 2/20/2012



Present Zoning of Property R30

Location 5680 Hiram Rd Powder Springs, GA 30127
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 523 District 19 Size of Tract 2.4 Acre(s)

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

Size of Property 2.4 ACRES Shape of Property SQUARE Topography of Property Sloping Other _____

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

septic line behind house NO ROOM FOR POOL, ALSO wife has had knee surgery and can not climb stairs,

List type of variance requested: POOL VARIANCE

ALLOW AN ACCESSORY STRUCTURE (PROPOSED SWIMMING POOL) TO THE SIDE OF THE PRIMARY STRUCTURE

REV	DATE	DESCRIPTION
1	08/08/08	added existing septic tank

- ZONING NOTES:**
- NO DISTRICT LINES.
 - ADJOINING STREET RIGHT-OF-WAY: UNCHANGED.
 - NO BUFFER AREAS.
 - NO PARKING SPACES DELINEATED.
 - NO LAKES OR STREAMS.
 - UTILITY EASEMENT: ALONG UNDERGROUND ELEC.
 - NO 100 YEAR FLOOD PLAIN OR ACREAGE.
 - NO CEMETERIES.
 - NO WETLANDS.
 - NO ACCESS POINT: ACWORTH DUE WEST RD.
 - NO STREAM BUFFERS.
- LEGEND**
- CC CALCULATED CORNER
 - CONC. CONCRETE
 - I.P.F. IRON PIN FOUND
 - L.L. LAND LOT
 - N/F NOW OR FORMERLY
 - DHE OVERHEAD ELECTRIC
 - PL PROPERTY LINE
 - P PORCH
 - POB POINT OF BEGINNING
 - SP SCREEN PORCH
 - WD WOOD DECK

- REFERENCE NOTES:**
- REFERENCE A QUIT CLAIM DEED FROM PAULA M. BRADDO PAULA M. STILLWELL AND WILLIAM A. STILLWELL DATED FEBRUARY 23, 1996 AND RECORDED IN DEED BOOK 9469 PA 358, COBB COUNTY RECORDS.
 - REFERENCE A PLAT OF SURVEY FOR TOMMIE CABLE BY SOUTHERN SURVEYING & MAPPING COMPANY, INC., DATED MARCH 1973, RECORDED IN PLAT BOOK 58, PAGE 118 COBB COUNTY RECORDS.
 - REFERENCE A PLAT OF SURVEY FOR LEROY AND RAMONA BASSETT BY GASKINS & BAKER LAND SURVEYORS, DATED 3-12-92, NOT RECORDED.

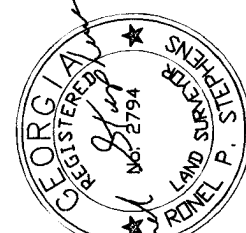
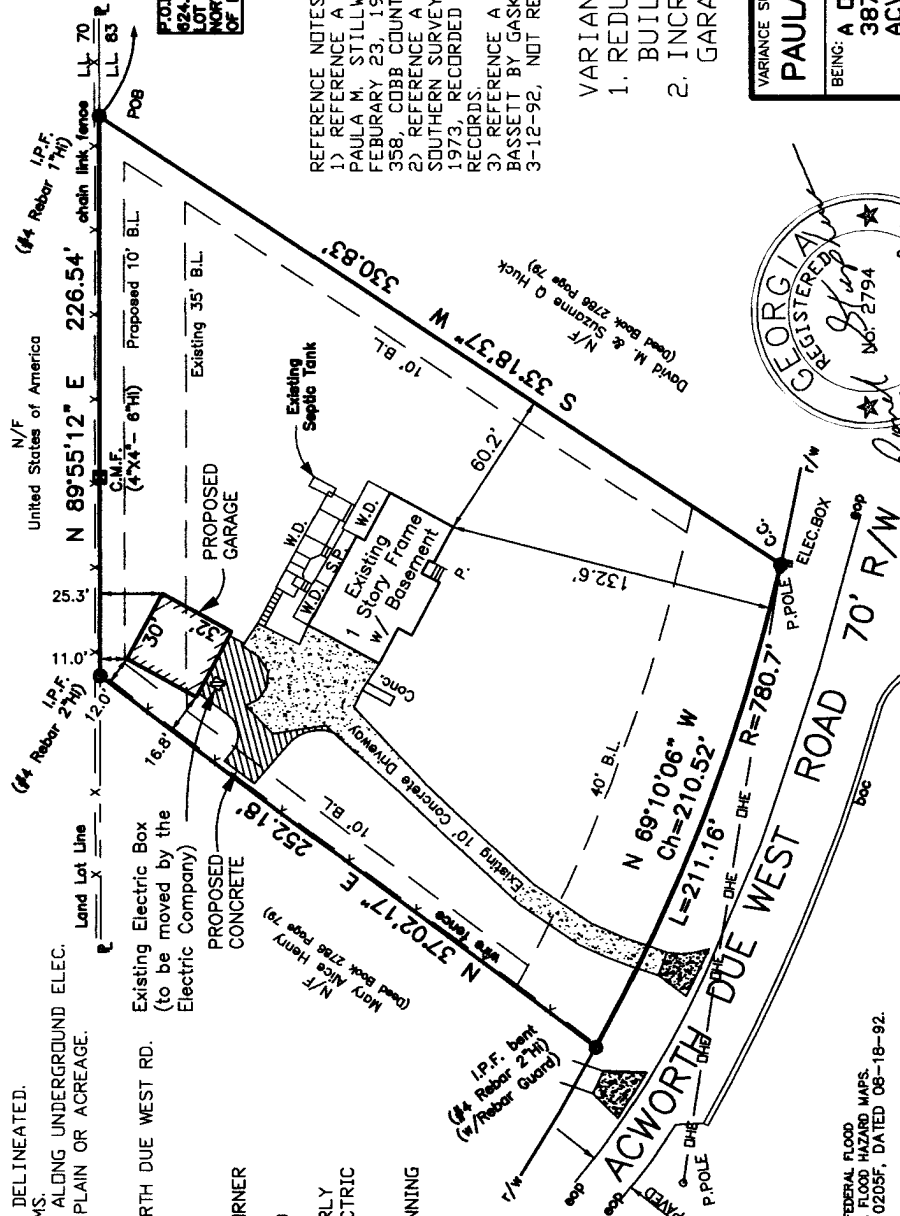
- VARIANCE REQUESTED:**
- REDUCE THE REQUIRED REAR BUILDING LINE FROM 35' TO 10'
 - INCREASE ALLOWABLE SIZE OF GARAGE FROM 600 TO 960 Sq. Ft.

VARIANCE SURVEY FOR:

PAULA M. & WILLIAM A. STILLWELL
 BEING: A ONE STORY FRAME RESIDENCE V/BASEMENT
 3870 ACWORTH DUE WEST RD
 ACWORTH, GA. 30101

LOCATED IN:	LAND LOT: 83	SECTION:	2nd
	DISTRICT: 20th	STATE:	GEORGIA
	COUNTY: COBB	DWG NO.	08-0163-63A
SCALE:	1"=60'	DRAWING DATE:	09-02-08
		DATE:	09-08-08

TRI-CROWN P. O. BOX 2537 770-966-5382
LAND SURVEYING COMPANY ACWORTH, GA 30102



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY FIRM FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13067C 0205F, DATED 08-18-92.

EQUIPMENT UTILIZED: ANGULAR & LINEAR: NIKON D-50
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR ERROR OF 1/4" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 248800 FEET.

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETTIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

Ronel P. Stephens, Georgia Registered Land Surveyor No. 2794

Zoned: R-20
 Area 57780 Sq.Ft.
 (1.3264 Acres)

APPLICANT: William A. Stillwell and Paula M. Stillwell **PETITION NO.:** V-2
PHONE: 404-992-1940 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 83
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 20
Acworth Due West Road, north of Cobb Parkway **SIZE OF TRACT:** 1.33 acres
(3870 Acworth Due West Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 960 square foot garage) from the required 100 feet to 11 feet adjacent to the northern property line and 12 feet adjacent to 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. 2
Hearing Date: 1-14-09

Applicant WILLIAM STILLNER Business Phone 404-992-1946 Home Phone 770-917-0303

WILLIAM STILLNER Address 3870 ACWORTH D.W. RD ACWORTH GA 30101
(representative's name, printed) (street, city, state and zip code)

3870 ACWORTH D.W. RD #01 Business Phone 404-992-1946 Cell Phone 7-917-0303
(representative's signature)

Signed, sealed and delivered in presence of:

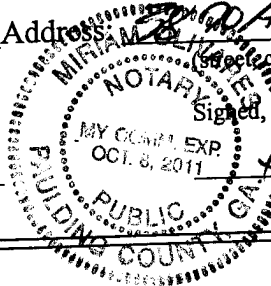
My commission expires: Oct 8, 2011

[Signature]
Notary Public

Titleholder WILLIAM STILLNER Business Phone 404-992-1946 Home Phone 770-917-0303

Signature [Signature] Address 3870 ACWORTH D.W. RD ACWORTH GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Oct 8, 2011



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property _____

Location 3870 ACWORTH DUE WEST ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 83 @ 1 District 20 Size of Tract 1.33 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.

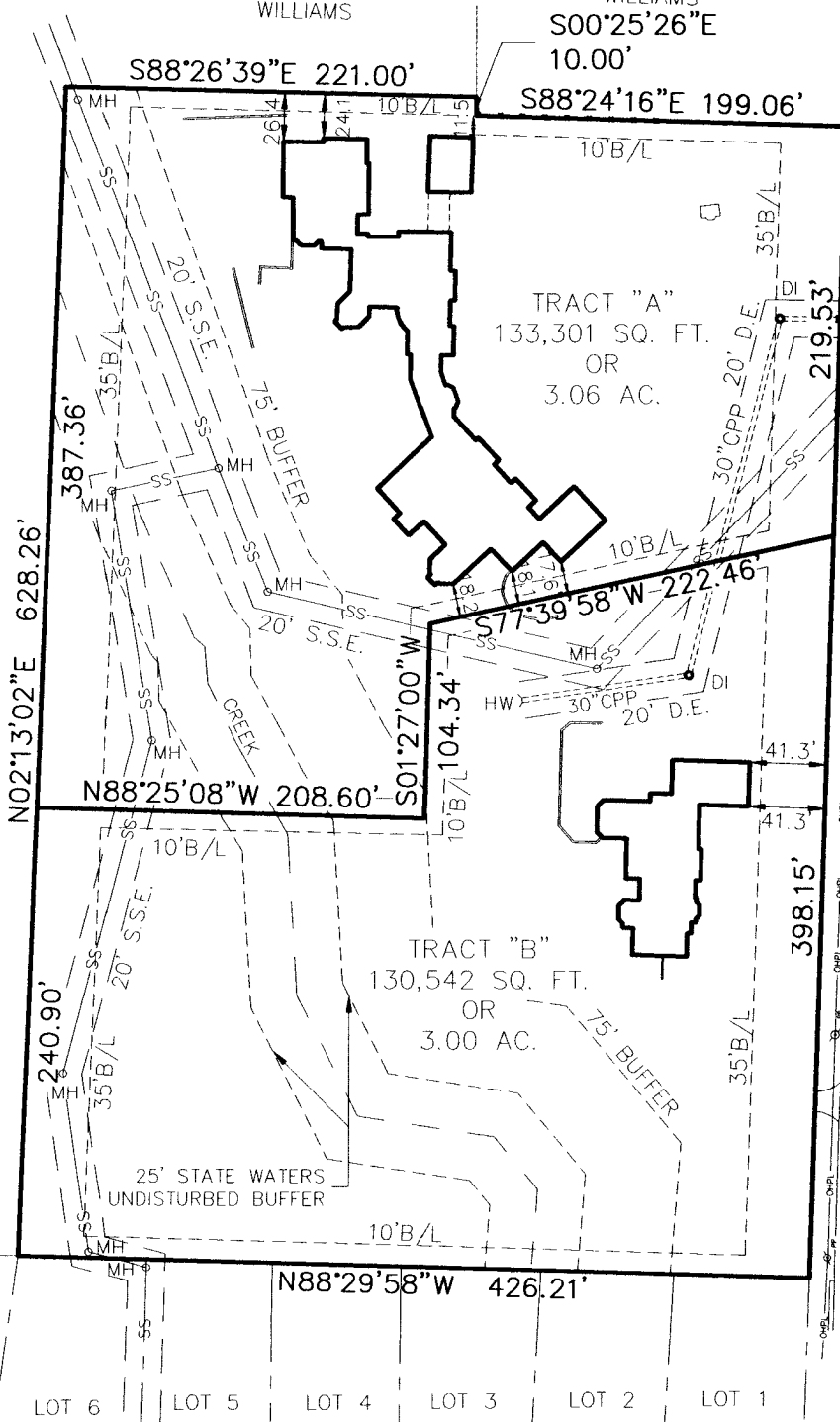
NO PLACEMENT IS NECESSARY SO AS NOT TO OBSTRUCT NEIGHBORS VIEW.

List type of variance requested: Waive the setback for an accessory structure over 650 SQ FT.

N/F
LEON ROBERTS
&
MICHAEL WAYNE
WILLIAMS

**V-3
(2009)**

NINA G. WAKEFIELD
DEED BOOK 1475,
PAGE 72



WEST LANE DRIVE (40' R/W)

HILLS LANE DRIVE
(40' R/W)



NOTE:
STRUCTURES SHOWN ARE 2
STORY BRICK WITH BASEMENTS
UNDER CONSTRUCTION.

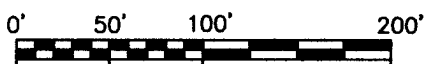
NOTES:
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED WAS OBTAINED
USING A GPT-3005W TOTAL
STATION, AND HAS A LINEAR
PRECISION RATIO OF ONE FOOT IN
>10,000 FEET AND AN ANGULAR
ERROR OF 02 SECONDS PER ANGLE
AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR
MATHEMATICAL ACCURACY AND
CLOSES WITHIN ONE FOOT IN
266,101 FEET.

BEARINGS SHOWN ARE CALCULATED
FROM ANGLES TURNED BASED ON
A SINGLE MAGNETIC OBSERVATION.

THIS PROPERTY IS NOT IN A FLOOD
HAZARD ZONE.

BOUNDARY INFORMATION SHOWN
HEREON WAS PROVIDE BY THE
DEVELOPER, CHRISTIAN BROWN.



PACES FERRY PARK
SUBDIVISION

**FOUNDATION LOCATION
AFFINITY FINE HOMES
FOR THE
MANOCHA FAMILY**

UPDATED: 08/28/08



R.F.M. Consulting, LLC
707 WHITLOCK AVENUE
BLDG. A-57
MARIETTA, GA 30064
PHONE (770) 757-3877
FAX (770) 489-8466

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE GEORGIA STANDARD AND
REQUIREMENTS OF LAW.

R. Zuk Medas

LAND LOT:	744	SCALE:	1" = 100'
DISTRICT:	17th	DATE:	03/18/08
SECTION:		DRAWN BY:	MP
COUNTY:	COBB	CHECKED BY:	
STATE:	GEORGIA	JOB NO:	

APPLICANT: Affinity Fine Homes **PETITION NO.:** V-3
PHONE: 404-451-8900 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Chris Fortune **PRESENT ZONING:** R-20
PHONE: 404-259-2680 **LAND LOT(S):** 744
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
West Lane Drive, west of Hills Lane Drive **SIZE OF TRACT:** 6.056 acres
(3844 West Lane Road). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the height of a retaining wall on tracts A and B from a maximum height of 6 feet to 9 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. 3

Hearing Date: 1-14-09

Applicant Affinity Fine Homes Business Phone 4044518900 Home Phone 4042592680

Chris Fortune Address 4480 South Cobb Drive Ste H- No. 250
(representative's name, printed) (street, city, state and zip code) Smyrna, GA 30080

Chris Fortune Business Phone 4042592680 Cell Phone 4042592680
(representative's signature)

TASHAUNA M GAYLE
Notary Public
Cobb County, Georgia

Signed, sealed and delivered in presence of:

Tashauna M. Gayle
Notary Public

My commission expires: My Commission Expires October 30, 2010

Titleholder SWARAN L. MANOCHA Business Phone 770-319-0077 Home Phone _____

Signature Swaran L. Manocha Address: 3920 GLENHURST DR.
(attach additional signatures if needed) (street, city, state and zip code) Smyrna GA 30080

TASHAUNA M GAYLE
Notary Public
Cobb County, Georgia

Signed, sealed and delivered in presence of:

Tashauna M. Gayle
Notary Public

My commission expires: My Commission Expires October 30, 2010

Present Zoning of Property Residential R-20

Location 3844 West Lane Road Smyrna GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17th Size of Tract 6.056 Acre(s)

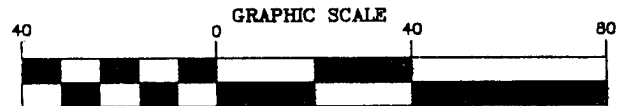
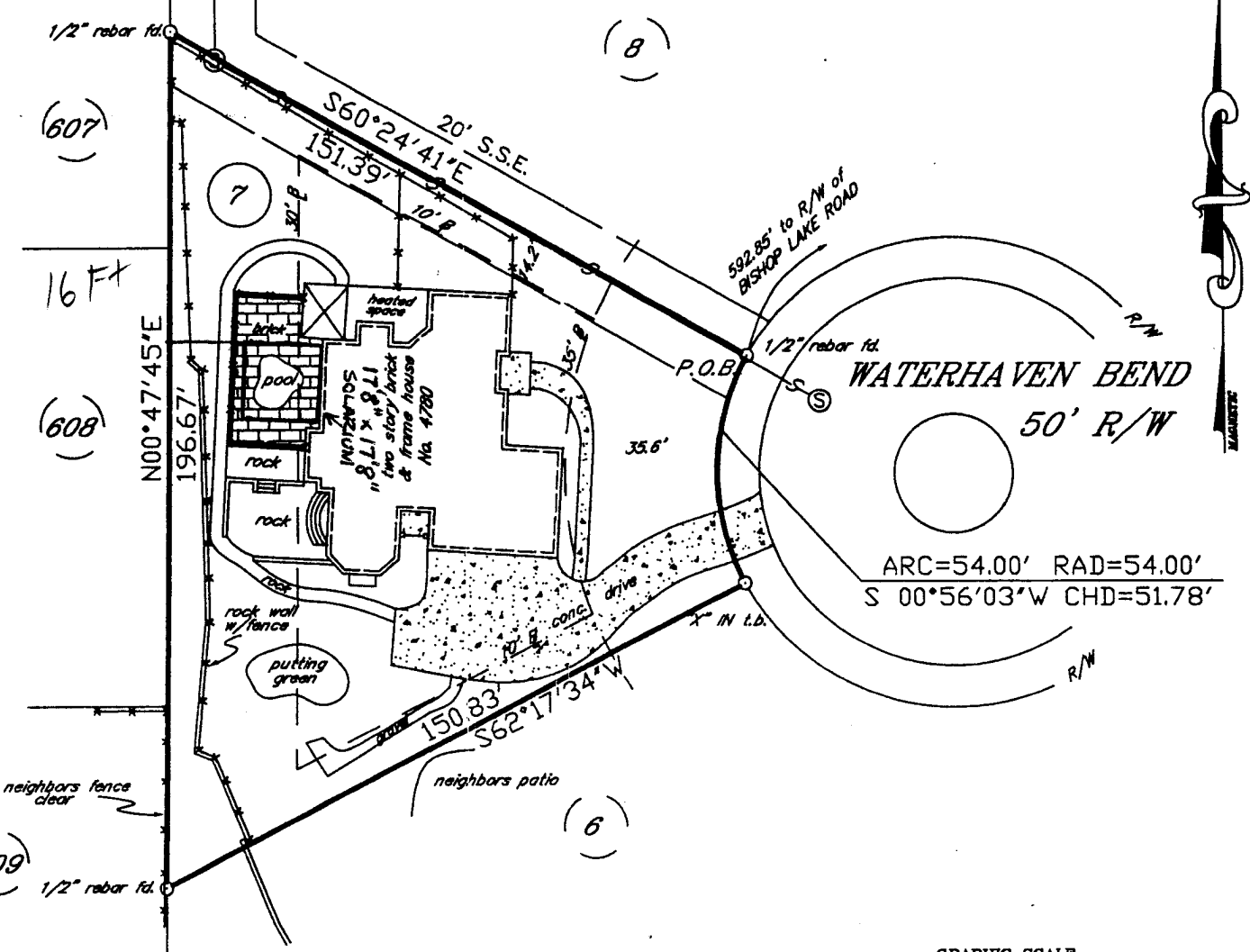
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

Without retaining wall, we would not be able to
use put a driveway to garage

List type of variance requested: WAIVE THE HEIGHT OF A
RETAINING WALL ON TRACTS A+B
FROM A MAXIMUM HEIGHT OF 6FT TO 9FT.



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION, BY GRAPHIC PLOTTING ONLY, THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

ABOVE GROUND SURVEY FOR :

**MAUREEN A. O'SHEA & ROLF
G. KATZENSTEIN**



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 03" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED FOR ANGULAR AND LINEAR MEASUREMENT - TOPCON GTS 303.

LOCATION AND DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

LAND LOT(S) 60

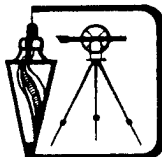
1st DISTRICT 2nd SECTION

COBB COUNTY THE RIDGE AT EASTHAMPTON SUBDIVISION-PHASE ---

LOT 7 BLOCK --- UNIT --- SECTION --- PLAT BOOK 182 PAGE 3

SCALE: 1"= 40'

DATE FEB. 24, 2004



Pearson & Associates, Inc.

LAND SURVEYING-ENGINEERING-SITE PLANNING
DEVELOPMENT-CONSTRUCTION LAYOUT
530A FOREST PARKWAY
FOREST PARK, GA 30297
(404)366-7715 (404)366-0813 (FAX)
E-Mail pearsonsurvey@mindspring.com

WILLIAM W. DeLOACH
REGISTERED LAND SURVEYOR
J.D.N.

DRAWN BY

APPLICANT: Maureen A. O'Shea **PETITION NO.:** V-4
PHONE: 770-552-0822 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Bill Ervin **PRESENT ZONING:** R-15
PHONE: 770-980-1213 **LAND LOT(S):** 60
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 1
Waterhaven Bend, west of Bishop Lake Road **SIZE OF TRACT:** .37 acre
(4780 Waterhaven Bend). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the rear setback on lot 7 from the required 30 feet to 16 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. 4

Hearing Date: 1-14-09

Applicant Maureen A. O'Shea Business Phone _____ Home Phone 770-552-0822

Bill Errin / P.O. Enclosures Inc. Address 1978 DeK Industrial Blvd, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30067

[Signature] Business Phone 770-980-1213 Cell Phone 404-925-0096
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____
NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 29, 2009

Titleholder MAUREEN A. O'SHEA Business Phone _____ Home Phone 770-552-0822

Signature [Signature] Address: 4780 WATERHAVEN BEND
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30062

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: April 30, 2012

Present Zoning of Property R-15

Location 4780 WATERHAVEN BEND, MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 60 (P) 71 District 1 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.

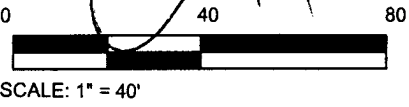
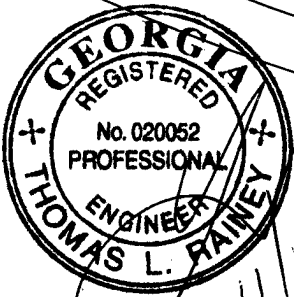
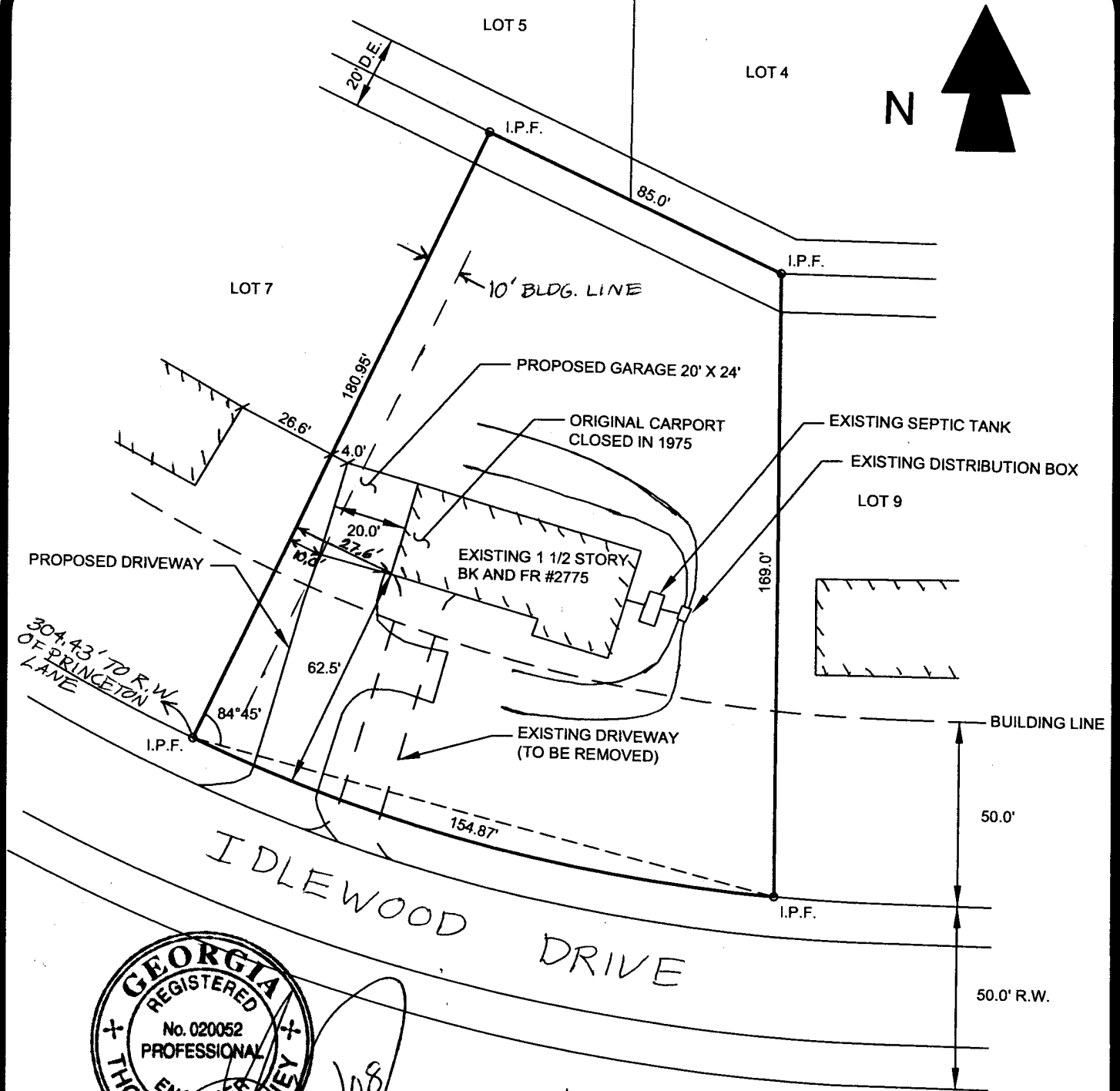
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

Enclosure for Pool area, desire to use in the winter time, to keep area clean and added safety.

List type of variance requested: Set back Variance from build line
WAVE THE REAR SETBACK FROM REQUIRED
30FT TO 16 FT. IN LOT 7

V-5
(2009)



LOTS 8 BLOCK B UNIT ONE
MOUNTAIN VIEW SUBDIVISION
COBB COUNTY, GA
LAND LOT 480, 16th DISTRICT, 2nd Sec.
THE INTENDED USE IS SINGLE FAMILY RESIDENTIAL.
NO PART OF THE PROPERTY IS LOCATED WITH A FLOODPLAIN
SURVEY LAYOUT TAKEN FROM SURVEY BY
SAM G. EVANS, JR. DATED JAN. 14, 1971

DESIGNED BY	LGP
DATE	12/12/08
SCALE	NOT TO SCALE
PROJECT NO.	Z82821
SHEET	C1
OF 1 SHEETS	

SITE PLAN

2775 IDLEWOOD DRIVE

MARIETTA, GEORGIA

THOMAS RAINEY
1427 WALCUTTS WAY, MARIETTA GA 30064
TEL: (770) 378-5012

CLIENT

SOIL REINFORCEMENT DESIGN, INC.
437 CREEKSTONE RIDGE, WOODSTOCK, GEORGIA 30188
TEL: (678) 445-4022 FAX: (678) 445-4023
E-MAIL: ENGINEERING@SOILREINFORCEMENT.COM

APPLICANT: Thomas L. Rainey **PETITION NO.:** V-5
PHONE: 770-378-5012 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 480
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 16
Idlewood Drive, east of Princeton Lane **SIZE OF TRACT:** .5 acre
(2775 Idlewood Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the side setback on lot 8 from the required 10 feet to 4 feet 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. 5
Hearing Date: 1-14-09

Applicant Thomas L. Rainey Business Phone 770 378 5012 Home Phone 770 420 1074
Thomas L. Rainey Address 1427 Walcot's Way Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 378 5012 Cell Phone 770 378 5012
(representative's signature)

My commission expires: June 7, 2012
Notary Public, sealed and delivered in presence of: Brooke Church
Notary Public

Titleholder Thomas L. Rainey Business Phone 770 378 5012 Home Phone 770 420 1074
Signature [Signature] Address: 1427 Walcot's Way Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 7, 2012
Notary Public, sealed and delivered in presence of: Brooke Church
Notary Public

Present Zoning of Property R-20

Location 2775 IDLEWOOD DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 480 District 16 Size of Tract 0.5 +/- 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.

EXISTING HOME HAS NO GARAGE OR CARPORT. OWNER DESIRES TO ADD GARAGE TO BE LIKE-KIND WITH ADJACENT HOMES AND IN KEEPING WITH NEIGHBORHOOD. GARAGE IN FRONT OF HOUSE WOULD CROSS BLDG. LINE AND BE UNCHARACTERISTICLY CLOSE TO ROAD IN RELATION TO NEIGHBORING HOMES. GARAGE ON RIGHT SIDE OR REAR OF HOME INTERFERES WITH EXISTING SEPTIC SYSTEM. LEFT SIDE OF HOUSE LOCATION FOR GARAGE IS BEST CHOICE BUT CROSSES ASSUMED 10 FEET SIDE LOTLINE. VARIANCE REQUESTED TO ALLOW RIGHT REAR CORNER OF PROPOSED GARAGE TO CROSS INTO 10' SIDE LOT LINE.

List type of variance requested: _____

V-6
(2009)

SURVEY FOR
DUE WEST GROUP, LLC
LOCATED IN LAND LOT 70
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

OCTOBER 29, 2008

REFERENCE PLAT:
SURVEY FOR VIRGIL E. CHEATHAM, JR., BY GEORGE WILLIS
CRUSSELLE, DATED 7-22-96.

4807 S. MAIN STREET
ACWORTH, GA. 30101
770-529-8940

INTERSECTION AND SITE DISTANCE
REQUIREMENTS ARE MET WITHIN THE DESIGN LAYOUT OF
THIS PLAN.

DATUM FROM GPS
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
ZONING: R-15
SETBACK LINES: 35' ON FRONT
30' ON REAR
10' ON EACH SIDE

IT IS THE OWNERS RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST
MANAGEMENT PRACTICES (BMPs) FOR EROSION CONTROL UPON COMMENCEMENT OF
ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO
INSPECTION BY COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE
COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT
WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE
FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL
ISSUING AUTHORITY (COBB COUNTY).

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY
AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE
THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL
OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS
PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON CONFORMING
CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE
SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON
AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR
ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT,
AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO
SELL AND CONVEY LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND
MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE _____ PRINTED NAME _____ DATE _____

- MINIMUM HOUSE SIZE: 1,150 SQ. FT.
- DRIVEWAY MUST HAVE A MINIMUM 12' DRIVING SURFACE WITH
- MINIMUM 25' INSIDE TURNING RADIUS.
- FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 70' FROM
- CENTER OF DRIVE (14' CLEAR WIDTH) AND 13.5' VERTICAL
- CLEARANCE.
- MAXIMUM GRADE SHALL NOT EXCEED 18%.
- DRIVEWAY MUST EXTEND WITHIN 150' OF THE MOST REMOTE
- PORTION OF THE STRUCTURE.
- DRIVEWAY IS LIMITED TO 1000' MAXIMUM FROM ROADWAY
- UNLESS AN APPROVED TURN-AROUND IS PROVIDED.
- DRIVEWAY MUST SUPPORT 25 TONS (50,000 LBS.).
- PROVIDE EMERGENCY ACCESS TO ALL GATES SECURING FIRE
- DEPT ACCESS WITH A MINIMUM 120' CLEAR WIDTH.
- HYDRANT WITHIN 500' OF REMOTE STRUCTURE, MINIMUM 6" MAIN
- (REQUIRED FLOW: 1000 GPM @ 20 PSI)
- FIRE FLOW TEST FROM CLOSEST EXISTING HYDRANT (REQUIRED
- FLOW: 1000 GPM @ 20 PSI)



L1	S 25°40'47" E	41.16'
L2	S 36°46'10" W	39.48'
L3	N 25°40'47" W	75.00'

FRONT SETBACK - 30'
SIDE SETBACK - 10'
REAR SETBACK - 30'
-AN ON-SITE SEWAGE MANAGEMENT SYSTEM WILL BE ISSUED BY
COBB COUNTY BOARD OF HEALTH UPON COMPLIANCE WITH THE
RULES AND REGULATIONS FOR ON-SITE SEWER MANAGEMENT
SYSTEMS.

COBB COUNTY BOARD OF HEALTH CERTIFICATION

THIS PLAT HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE
SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED
EXCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.

DATED THIS _____ DAY OF _____ 20__

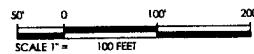
ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR COBB PUBLIC HEALTH

THIS PLAT, HAVING BEEN SUBMITTED
TO COBB COUNTY AND HAVING BEEN
FOUND TO COMPLY WITH THE COBB
COUNTY DEVELOPMENT STANDARDS
AND THE COBB COUNTY ZONING
ORDINANCE, IS APPROVED FOR RECORDING.

DATE: COBB COUNTY WATER SYSTEM

DATE: ZONING DIVISION

DATE: DEVELOPMENT & INSPECTIONS DIVISION



PLAT FILED IN OFFICE _____ RECORDED IN PLAT BOOK _____
PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT DATE: _____

- LEGEND**
- 1) I.P.F. - IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED.)
 - 2) I.P.P. - IRON PIN PLACED
 - 3) CONC. - CONCRETE
 - 4) R. - RADIUS
 - 5) A. - ARC DISTANCE
 - 6) L.L. - LAND LOT
 - 7) F.H. - FIRE HYDRANT
 - 8) P.P. - POWER POLE
 - 9) P.O.B. - POINT OF BEGINNING
 - 10) P. - PROPERTY LINE
 - 11) C. - CENTER LINE
 - 12) --- LAND LOT LINE
 - 13) --- POWER LINE
 - 14) --- FENCE
 - 15) RW - RETAINING WALL

GENERAL NOTES:

- 1) UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, ARE NOT SHOWN.
- 2) ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- 3) ALL DISTANCES ON PLAT ARE GROUND DISTANCES

F.L.A. OFFICIAL FLOOD HAZARD MAP
COMMUNITY NO. 130052, PAGE 5 F.
DATED: 8-18-92 SHOWS THIS PROPERTY
NOT TO BE IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

K Surveys, Inc.
247 WINTERBURY DRIVE
CANTON, GA. 30114
770-974-4238
DRAWN BY: GDM JOB: 8408-2



I HEREBY CERTIFY THAT MINIMUM INTERSECTION AND STOPPING SITE
DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN
AND LAYOUT OF THESE PLANS.
SIGNATURE: _____ PRINTED NAME: _____ DATE: _____

I HEREBY CERTIFY THAT THE PLANS SHOWN AND
DESCRIBED HEREON IS A TRUE AND CORRECT
SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION, THE MONUMENTS HAVE BEEN
PLACED AS SHOWN HEREON, AND IS TO THE
ACCURACY AND SPECIFICATIONS REQUIRED BY COBB
COUNTY DEVELOPMENT STANDARDS
SIGNATURE: _____ PRINTED NAME: _____ DATE: _____

APPLICANT: Due West Group, LLC **PETITION NO.:** V-6
PHONE: 770-974-6911 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Anthony E. Cheatham **PRESENT ZONING:** R-15
PHONE: 770-974-6911 **LAND LOT(S):** 70
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 20
Acworth Due West Road, north of Bridlecreek Drive **SIZE OF TRACT:** .25 acre
(4060 Acworth Due West). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the front setback on Tract 3 from the required 40 feet to 28 feet; 2) allow an accessory structure (existing shed #2) to the front of the primary structure on Tract 2; and 3) waive the setback for an accessory structure over 650 square feet (existing 750 square foot shed #2) from the required 100 feet to 17 feet adjacent to the southwestern property line on Tract 2.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

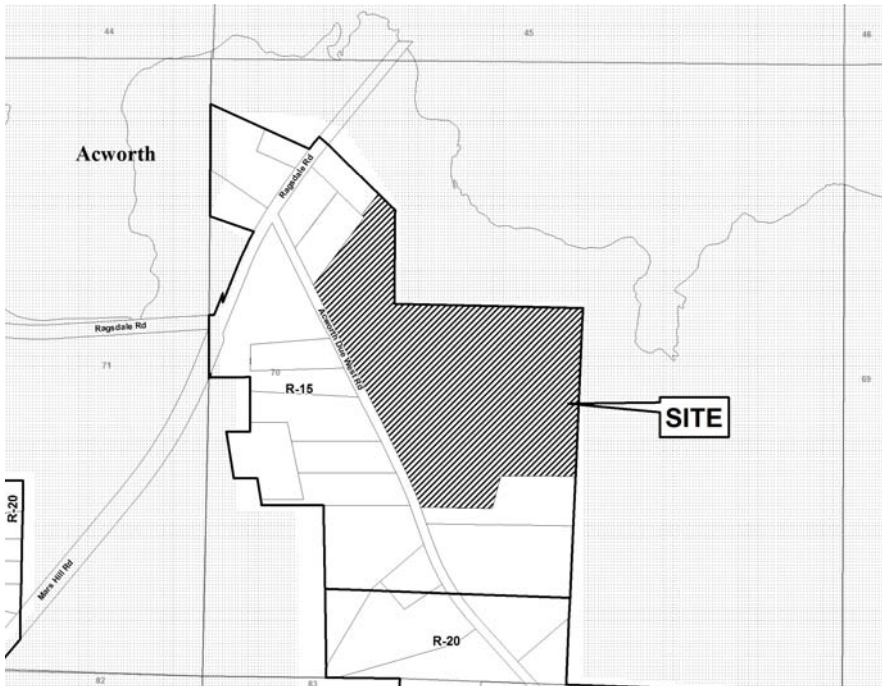
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-6
Hearing Date: 1-14-9

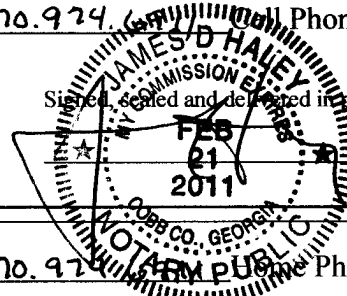
Applicant Due West Group, LLC Business Phone 770.974.6911 Home Phone 770.851.2149

Anthony E. Cheatham Address 4807 S. Main St. Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Anthony E. Cheatham Business Phone 770.974.6911 Home Phone 770.851.2149
(representative's signature)

My commission expires: 2/21/2011

Signed, sealed and delivered in presence of:



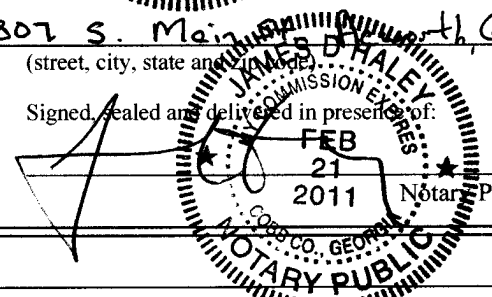
Notary Public

Titleholder Due West Group, LLC Business Phone 770.974.6911 Home Phone 770.851.2149

Signature Anthony E. Cheatham Address: 4807 S. Main St. Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/21/2011

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-15

Location 4060 Acworth-Due West Rd. Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 70 District 20 Size of Tract .25 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

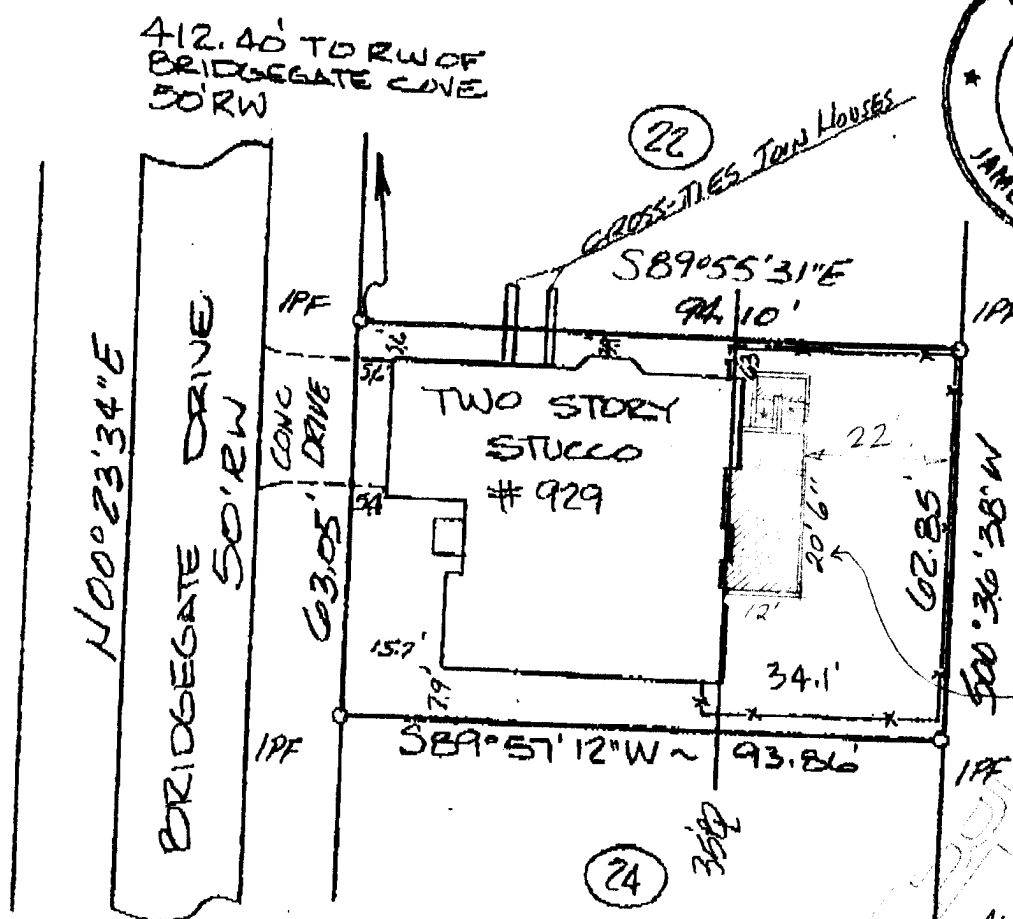
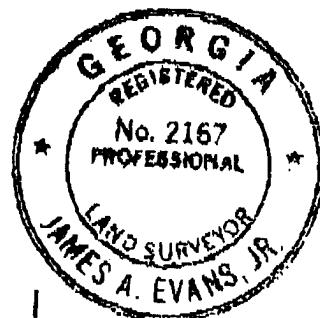
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

This tract is being split from a larger tract. The front porch of the existing house (constructed 1942) sits within the front setback. Variance is required by Community Development in order to split the lot.

List type of variance requested: Variance from front setback requirement of Code Section 134-198 WAIVE THE FRONT SETBACK FROM REQUIRED 40FT TO 20FT

V-7
(2009)

AREA: 0.136 ACRES



Proposed
SCREEN PORCH
ON TOP OF
EXISTING DECK
20'6" X 12'



I HAVE THIS DATE, EXAMINED THE
FIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (NOT)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

PANEL NO. 13067 C005SF
LOCATION C02B
ZONE X

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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

James A. Evans, Jr.

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR:
GARY L. CONRAD &
LINDA D. CONRAD

LOT 23 BLK. UNIT	REVISIONS
BRIDGEGATE	
LAND LOT 984	
DISTRICT 16 TH SECTION 2ND	CC W/G
C02B COUNTY, GEORGIA	DRWN J.A.
PLAT BOOK 126 PAGE 25	CHKD CHAD
DATE: 12-9-94 SCALE: 1" = 30'	JOB #
	393294

APPLICANT: Gary Conrad **PETITION NO.:** V-7
PHONE: 770-579-8753 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Steve Sharp **PRESENT ZONING:** PD
PHONE: 770-608-3933 **LAND LOT(S):** 984
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Bridgegate Drive, south of Bridgegate Cove **SIZE OF TRACT:** .136 acre
(929 Bridgegate Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback on lot 23 from the required 35 feet to 22 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

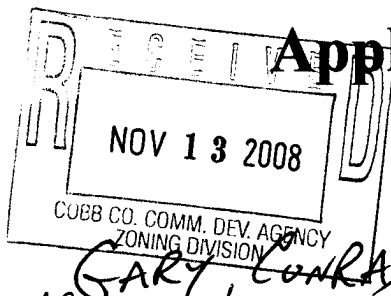
APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:





Application for Variance Cobb County

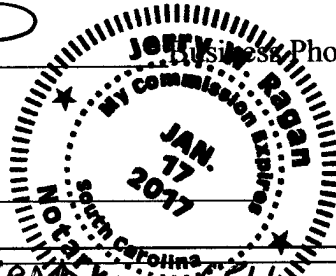
(type or print clearly)

Application No. V-7
Hearing Date: 1-14-09 (TENTATIVE)
770-579-8753

Applicant GARY L. CONRAD Business Phone 770-579-8753 Home Phone 678-296-0588
ARCHADECK/STEVE SHARP

STEVE SHARP Address 102 NORTH 85 PARKWAY FAYETTEVILLE 30214
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone 770 608 3933 Cell Phone 678 296 0588
(representative's signature)

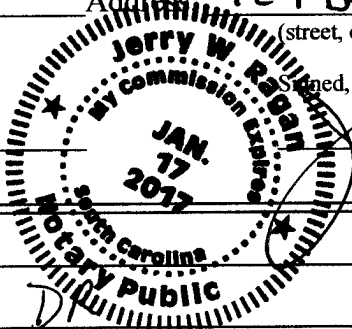


Signed, sealed and delivered in presence of:
[Signature] Notary Public

My commission expires: _____

Titleholder GARY L. CONRAD Business Phone 678-763-0279 Home Phone 770-579-8753
KINDA D. CONRAD

Signature [Signature] Address 929 BRIDGEGATE DR NE, MARIETTA GA 30068
(Attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: _____

Present Zoning of Property PD

Location 929 BRIDGEGATE DR
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 984 P 30 District 16 Size of Tract 0.136 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 94'x63' Shape of Property RECTANGLE Topography of Property _____ Other _____

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

MY WIFE IS ALLERGIC AND SENSITIVE TO MOSQUITOS, WE JUST WANT TO BE ABLE TO USE THE BACKYARD. ~~WE WANT TO MAKE OUR EXISTING DECK INTO A SCREENED-IN PORCH SO WE CAN USE OUR BACKYARD~~ WE JUST WANT TO MAKE OUR EXISTING DECK INTO A SCREENED-IN PORCH SO WE CAN USE OUR BACKYARD

List type of variance requested: Waive rear setback

APPLICANT: Christopher Fair and Maria Fair **PETITION NO.:** V-8
PHONE: 678-477-3061 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1043
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
Westbury Park Trace, north of Paper Mill Road **SIZE OF TRACT:** .6921 acre
(460 Westbury Park Trace). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure (proposed 640 square foot pool cabana) on lot 4 from the required 40 feet to 18 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. U-8
Hearing Date: 7-14-09

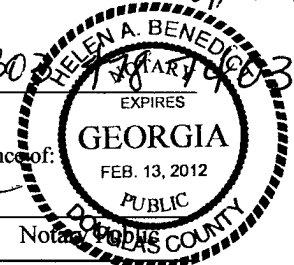
Applicant CHRIS & Maria Fair Business Phone 678 477 3061 Home Phone 770-952-4033

~~CHRIS FAIR~~ Maria Fair Address 460 Westbury Park Trace Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 678 477 3061 Cell Phone 303 778 1463
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]



My commission expires: 2/13/12

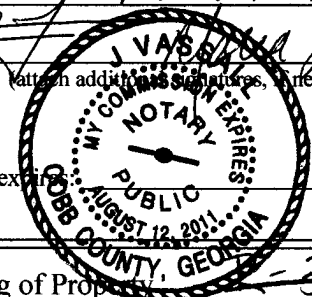
Titleholder ^{CHRIS FAIR} Maria Fair Business Phone 678 477 3061 Home Phone 770 952 4033

Signature [Signature] Address: 460 Westbury Park Trace Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: _____

Present Zoning of Property R-30 R-20

Location 460 Westbury Park Trace
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District P52 District 17 Size of Tract .0921 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.

In the event of non approval, we feel that we would not be able to construct an appropriate safety barrier for unintended usage of the pool. The intended structure will also assist in the reduction of "noise" to neighboring homes. Without this variance, we believe some neighbors might be inconvenienced. This is due to our restrictive site limitations.

List type of variance requested:
Encroachment upon rear setback for open area structure. WAIVE THE REAR SETBACK FROM REQUIRED 40 FT TO 10 FT.

See Exhibit "A" for cabana rendering.

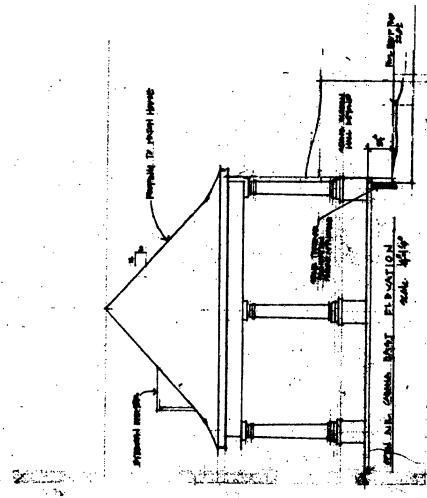
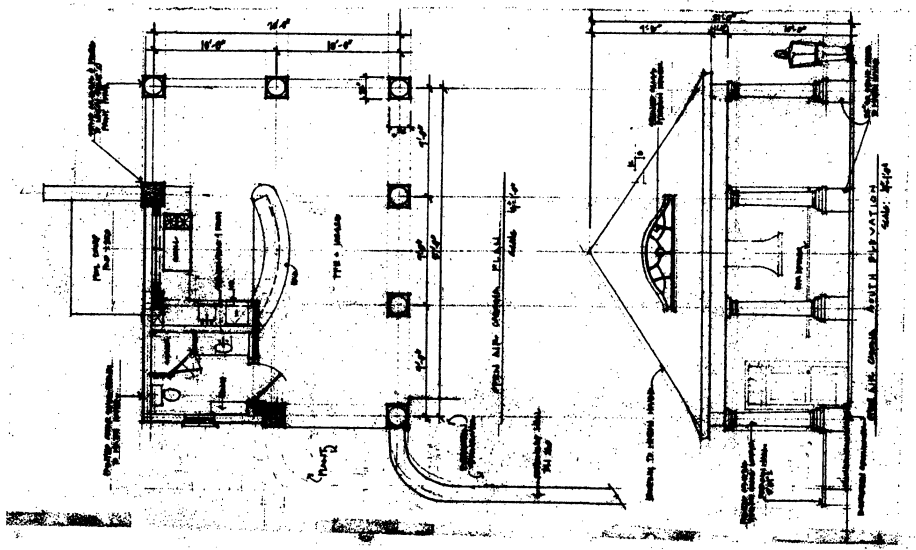
Exhibit "A"
V-8 (2009)
Pool Cabana
Rendering

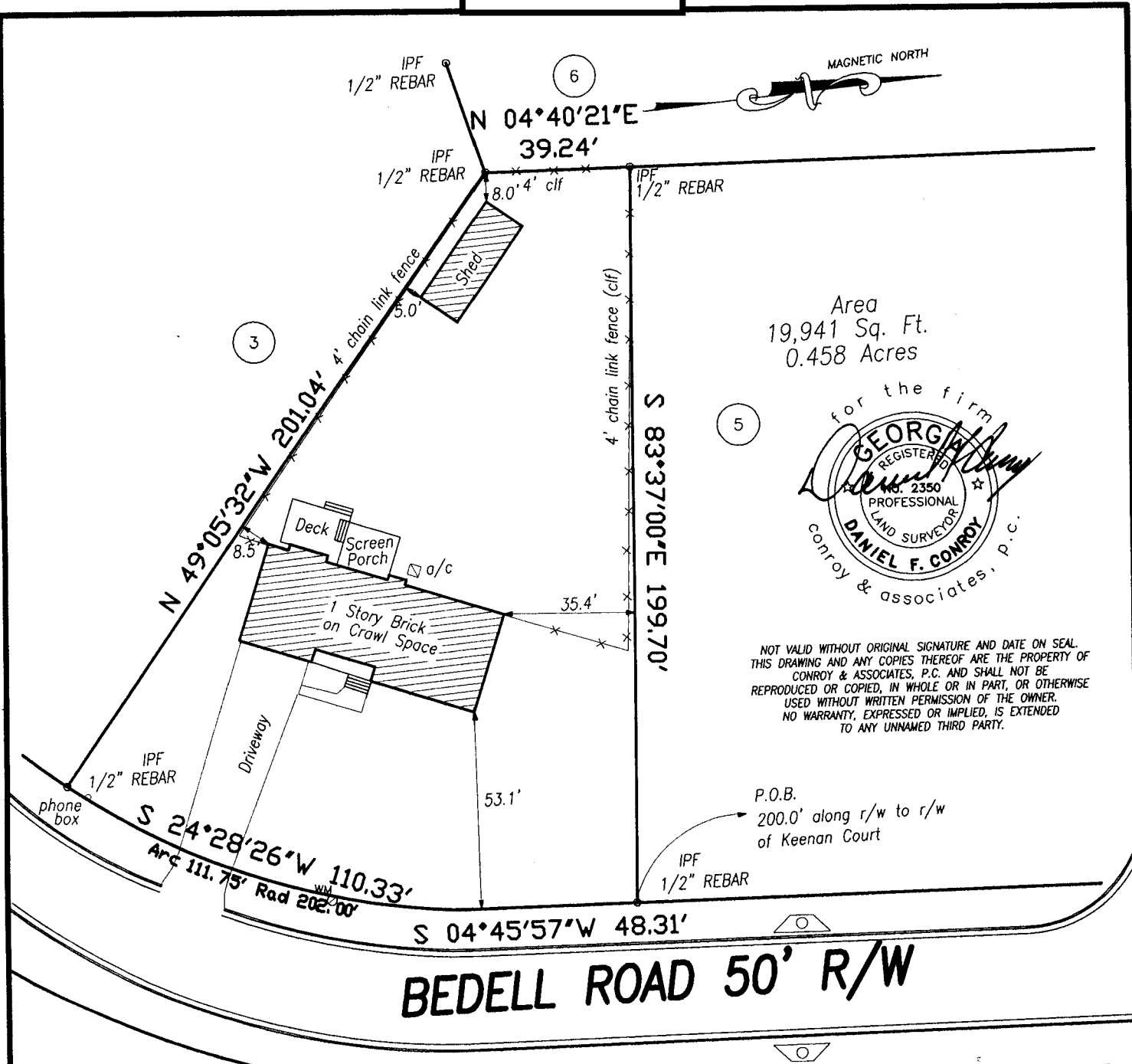
PRELIMINARY - OPEN AIR - CABANA
 NOT FOR CONSTRUCTION

FAIR RESIDENCE
 1000 Fair Lakes Road, Suite 200
 Fair Lakes, Georgia 30077
 Land Lot 1003, 17th District, 2nd Section, Cobb County

SHEET L-2 Nov. 19, 2009

Gardner Architects, Inc.
 1000 Fair Lakes Road, Suite 200
 Fair Lakes, Georgia 30077
 Phone: (770) 534-8888 Fax: (770) 577-6999
 Email: gardner@gardnerarchitects.com





NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,773 FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,335 FEET.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13121C0033E

SURVEY FOR:	
Debra Lynn Pruett	
SURVEYING SERVICES BY:	
conroy & associates, P.C.	
LAND LOT: 38	SURVEYED: 11-10-08
DISTRICT: 16	DRAWN: 11-10-08 BY: dc
COUNTY: Cobb	SCALE: 1"=40'
lot 4 block B	4550 ATWATER COURT
4895 Dedell Road	SUITE 203
Bernham Woods	BUFORD, GA 30518
Plat Book 52 Page 142	770.831.3301
	(FAX) 770.831.6284
	A162

APPLICANT: Debra Lynn Pruett **PETITION NO.:** V-9
PHONE: 770-432-8410 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 38
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 16
Bedell Road, east of Alabama Road **SIZE OF TRACT:** .458 acre
(4895 Bedell Road). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the side setback for the principal structure from the required 10 feet to 8 feet (existing); 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 5 feet adjacent to the southern property line, and the rear setback from the required 35 feet to 8 feet on lot 4.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

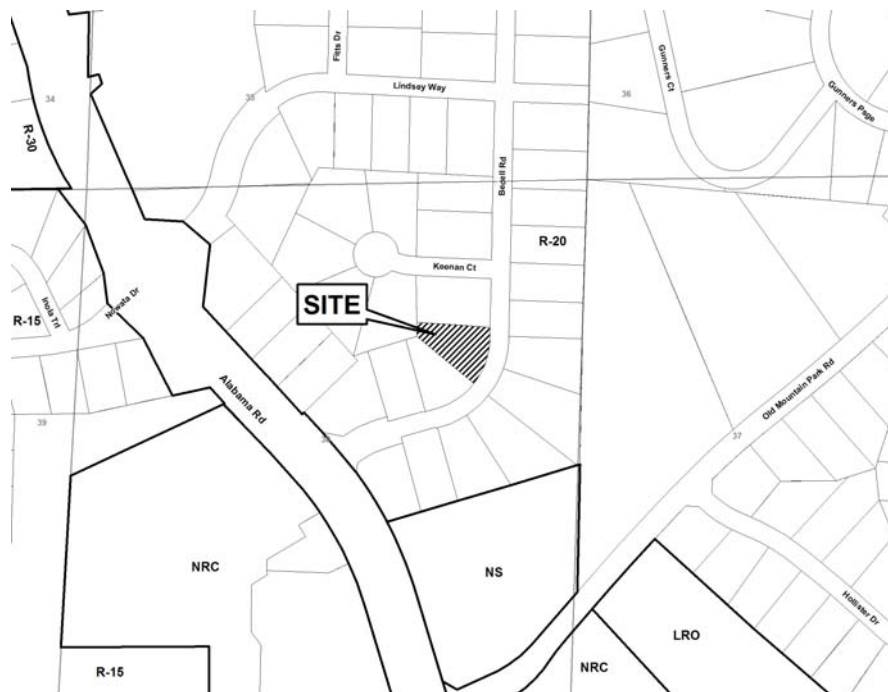
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

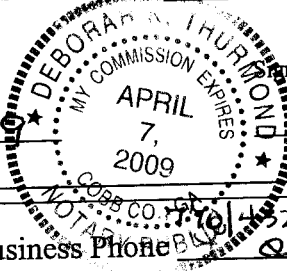
Application No. V-9
Hearing Date: 1-14-09

Applicant * DEBRA LYNN PRUETT Business Phone 770/432-8410 Home Phone 770/592-6486
Ext 100

Address 4895 BEDELL RD, ROSWELL GA 30075
(street, city, state and zip code)

Debra Lynn Pruett (Applicant)
(representative's signature) Business Phone 7/432-8410 Cell Phone 7/313-9390

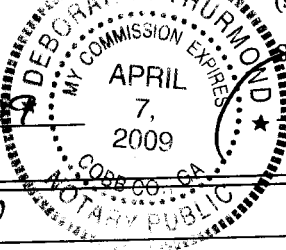
My commission expires: * April 7, 2009 *
Signed, sealed and delivered in presence of:
Debra K. Thurmond
Notary Public



Titleholder * DEBRA LYNN PRUETT Business Phone 770/432-8410 Home Phone 770/592-6486
Ext 100

Signature Debra Lynn Pruett Address: * 4895 BEDELL RD ROSWELL GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: * April 7, 2009 *
Signed, sealed and delivered in presence of:
Debra K. Thurmond
Notary Public



Present Zoning of Property R-20

Location 4895 BEDELL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 22 38 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 _____

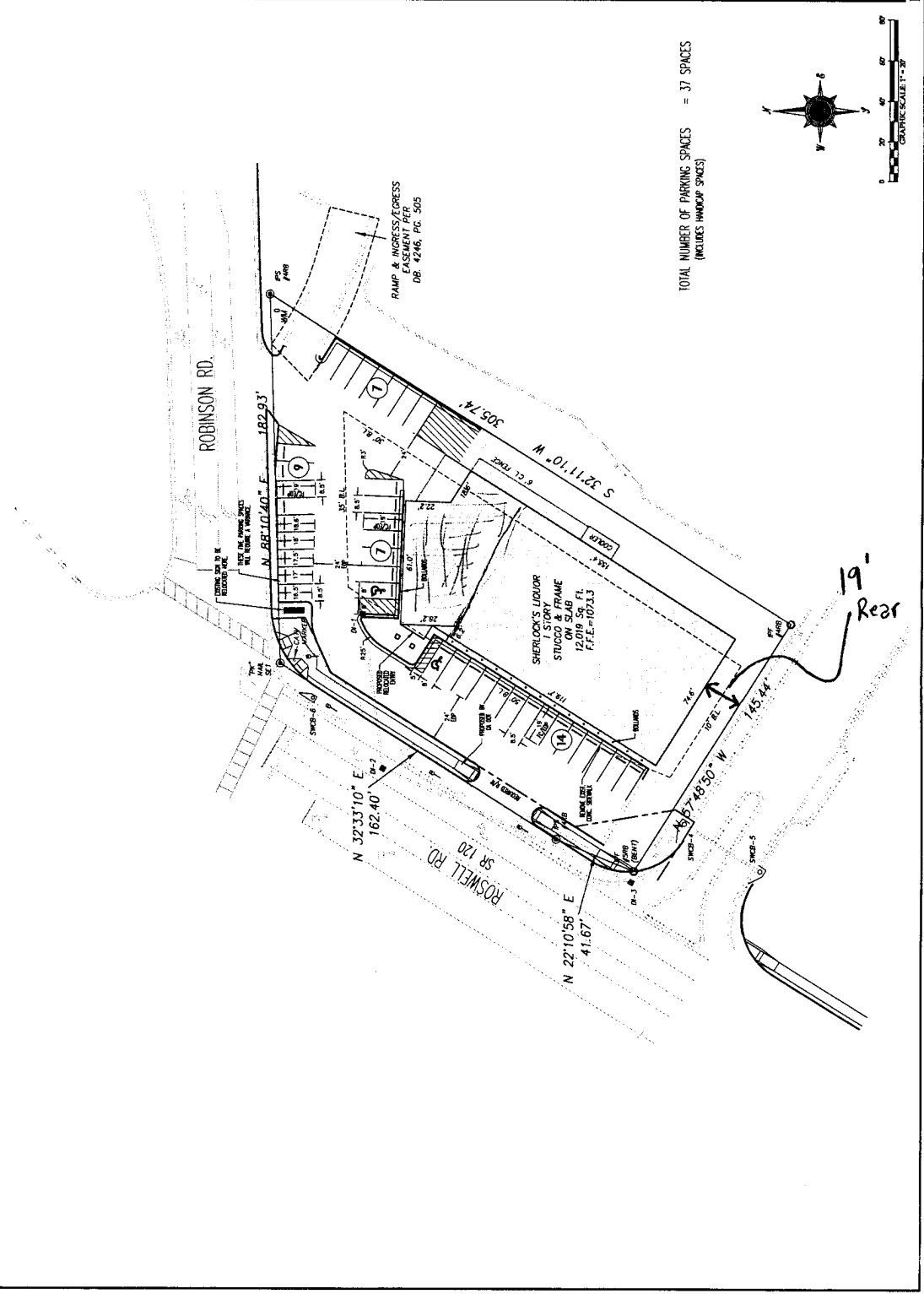
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

When purchased, my property had an existing 12' x 32' concrete pad, with a 12' x 22' storage shed already constructed. Over time, the supports of the existing shed became termite damaged. Because it would not change the existing footprint or require additional foundation, I began repairs and to extend the roof over the existing pad. Without the variance, I will not be able to complete the 120' sq ft extension of my storage shed.

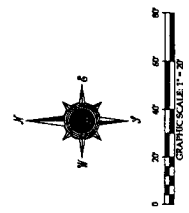
List type of variance requested:
SETBACK WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQ FT.

V-10
(2009)

	DOUGERAKIS CONSULTING ENGINEERS, INC. 1159 Pine Road, Suite 200, St. Louis, MO 63103 (314) 433-1100 www.dougerakis.com	EAST COBB SHERLOCKS'S, LLP 1000 W. LAMAR BLVD., SUITE 1000 - 1000 WEST - ST. LOUIS, MO 63103 (314) 433-1100 www.eastcobb.com	NO. 01	DATE 07/25/09
			SCALE 1" = 20'	DATE 07/25/09
Proposed Site Plan		EAST COBB SHERLOCKS'S, LLP		SHEET 1 OF 1 JOB NO. 0638



TOTAL NUMBER OF PARKING SPACES = 37 SPACES
(INCLUDES HANDICAP SPACES)



19' Rear

NOT FOR CONSTRUCTION

APPLICANT: East Cobb Building Partnership **PETITION NO.:** V-10
PHONE: 770-753-9800 **DATE OF HEARING:** 01-14-09
REPRESENTATIVE: Scott W. Peters **PRESENT ZONING:** GC
PHONE: 404-681-3450 **LAND LOT(S):** 1029
PROPERTY LOCATION: Located at the southeasterly **DISTRICT:** 16
intersection of Roswell Road and Robinson Road **SIZE OF TRACT:** .885
(2156 Roswell Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 19 feet (existing); 2) waive the floor area ratio from a maximum of .25 to .36; 3) waive the number of parking spaces from the required 60 spaces to 36; 4) waive the design standards for parking spaces to allow a depth of 16.5 feet from the required 19 feet; and 5) waive the setback for a sign from the centerline of a major collector road from 52 feet to 30 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-10

Hearing Date: 1-14-09

Applicant East Cobb Building Partnership Business Phone (770) 753-9800 Home Phone (404) 906-3105

Scott W. Peters

Address 1100 Peachtree Street, Suite 800, Atlanta, Georgia 30309

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Business Phone (404) 681-3450

Cell Phone _____

My commission expires: _____

Signed, sealed and delivered in presence of:

Jackie Johns

Notary Public

Titleholder Douglas Bryant, Jonathan Bryant, Suzanne Calbreath

Douglas Bryant, Jonathan Bryant, Suzanne Calbreath

Business Phone (404) 681-3450

Home Phone _____

Signature _____

(attach additional signatures, if needed)

Address: 1100 Peachtree Street, N.E., Suite 800, Atlanta, Georgia 30309

(street, city, state and zip code)

Scott W. Peters, as Attorney in Fact

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property General Commercial

Location 2156 Roswell Road; Marietta, Georgia 30062

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

Land Lot(s) 1029 District 16 Size of Tract 0.885 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 x Shape of Property x Topography of Property _____ Other x

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

See the attached Letter of Intent. (Exhibit "A") JM

List type of variance requested: 1) Article IV, Section 134-191: to reduce the minimum rear yard setback from 30' to 19'; 2) Article IV, Section 134-191: to reduce the minimum front yard setback from 40' to 5' in order to allow the relocation of an existing pole sign out of the right of way of Roswell Road; 3) Article IV, Section 134-227(13): to increase the maximum floor area ration from 0.25 to 0.36; 4) Article IV, Section 134-272(5)(d): to reduce the number of required parking spaces from 60 to 36; and 5) Article IV, Section 134-272(5)(a)(4): to reduce the required depth of parking spaces from 19' to 16.5'.

Revised: December 6, 2005

LAW OFFICES
SCHREEDER, WHEELER & FLINT, LLP
1100 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309-4516

(404) 681-3450
FACSIMILE: (404) 681-1046

Scott W. Peters

E-Mail: speters@swflp.com
Direct Dial: (404) 954-9836

November 13, 2008

Via Hand Delivery

Cobb County Community Development
Zoning Division
191 Lawrence Street
Marietta, Georgia 30060

Re: Application for variances for property located at 2156 Roswell Road

Dear Ladies and Gentlemen:

This firm represents Mr. Douglas Bryant, Mr. Jonathan Bryant, and Ms. Suzanne Calbreath (the "Owners") in regard to their requests for certain variances for the property located at 2156 Roswell Road, Tax Parcel Identification Number 16-1029-0-022-0 (the "Property"). The need for these variance has arisen as a result of the intended acquisition of a portion of the property by Cobb County and the Georgia Department of Transportation ("GDOT") in association with the widening of Roswell Road, along with certain associated improvements to the intersection of Roswell Road and Robinson Road. The Owners have reached a settlement with Cobb County and GDOT regarding the compensation to be paid for the acquisition of the necessary property, contingent upon the Owners obtaining the necessary variances to allow the existing business to continue operating at the property.

The Property currently consists of approximately 0.885 acres and is located at the southwestern intersection of Roswell Road and Robinson Road. The Property is improved with an existing single-story building containing +/- 12,019 square feet. The building is currently utilized by Sherlock's Liquor Store ("Sherlocks"), which has operated at the property for a number of years. Cobb County and GDOT requires 0.078 acres in fee simple and 0.116 acres in a permanent easement from the property. In addition, the acquisition will result in the elimination of the eastern driveway along Roswell Road, and will also modify the driveway on Robinson Road. Copies of the currently proposed Right-of-Way plans are included with this submittal. This is the last in a series of widenings of Roswell Road which have affected the property over the years.

The Owners request these variances to insure that the current business operating on the property may continue, and that it will be able to make modifications to the

LAW OFFICES
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November 13, 2008

building in the future to allow for better traffic flow and parking on the property. The modifications under consideration all include the reduction in the overall size of the building.

The Owners request the following specific variances for the Property:

- (1) Article IV, Section 134-191: to reduce the minimum rear yard setback from 30' to 19';
- (2) Article IV, Section 134-191: to reduce the minimum front yard setback from 40' to 5' in order to allow the relocation of an existing pole sign out of the right-of-way of Roswell Road;
- (3) Article IV, Section 134-227(13): to increase the maximum floor area ration from 0.25 to 0.36;
- (4) Article IV, Section 134-272(5)(d): to reduce the number of required parking spaces from 60 to 36; and
- (5) Article IV, Section 134-272(5)(a)(4): to reduce the required depth of parking spaces from 19' to 16.5'.

These variances are necessary because the acquisition of the additional right of way by Cobb County and GDOT will result in significant hardships to the Property. The proposed acquisition will significantly limit the operation of Sherlock's business on the Property by encroaching upon the existing parking area for the Property, which is already tight. This will have the effect of limiting traffic circulation and the parking area on the Property, necessitating a reduction to 36 parking spaces. Sherlocks is customarily frequented by short-term customer trips, reducing the need for parking. As a result, the Owners are confident that a total of 36 parking spaces, slightly reduced in depth, will provide more than adequate parking for its customer and employee needs.

Although the existing conditions at the property would properly be characterized as a legal non-conforming use, in the event the Owners or Sherlocks seek to modify the building to further alleviate the affects of the acquisition by Cobb County and GDOT, such legal status may be lost. In the event the Owners and Sherlocks were forced to remove the existing improvements, the damage to the property would be excessive and

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November 13, 2008

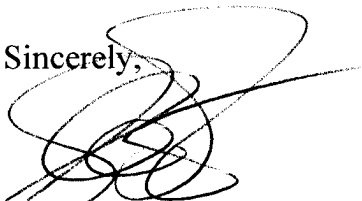
the negotiated settlement would be null and void, resulting in significant extra costs to acquire the right of way by Cobb County and GDOT.

Finally, the proposed transfer will force Sherlocks to relocate an existing pole sign out of the right-of-way of Roswell Road. After the transfer, Sherlocks will not be able to relocate the existing sign on the Property in compliance with the Zoning Ordinance due to the resulting size and shape of the Property. A variance will alleviate this hardship and allow the relocation of the existing signage. The construction of a monument sign in accordance with the current sign ordinance would further result in a destruction of necessary visibility at the intersection of Roswell Road and Robinson Road.

Each of these variances are necessary to allow Sherlocks to be able to remain in business at the location following the proposed acquisition of the right-of-way. The requested variances are the minimum necessary to alleviate the hardship created by the proposed transfer and to bring existing conditions of the Property into compliance with the Cobb County Zoning Ordinance. The Owners therefore respectfully requests that Cobb County Board of Zoning Appeals grant the requested variances so as to allow Cobb County and GDOT to acquire the necessary right of way from the property at the agreed compensation.

Thank you for your consideration in this regard.

Sincerely,



Scott W. Peters

SWP/prg

cc: Douglas Bryant
David H. Flint, Esq.

CLIENTS:5794:1:Letter of Intent.doc