

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 11, 2009

DUE DATE: February 6, 2009

Distributed: January 15, 2009



Cobb County... Expect the Best!

VICINITY MAP



**V-17
(2009)**

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURVE SURVEY REPORT OR ASSUMPTION OF OTHER ENCUMBRANCES MAY BE SHOWN HEREON.
 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THIS AREA. THIS MAP IS THE PROPERTY OF THE FEDERAL GOVERNMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
 THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON MAGNETIC NORTH. THE SITE IS ZONED R-20 PER COBB COUNTY ZONING DEPARTMENT RECORDS. THE MINIMUM YARD SETBACKS ARE:
 FRONT - 35 FEET (LOCAL)
 REAR - 35 FEET.
 PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND APPROVED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
SURVEY REFERENCES
 1> SUBDIVISION PLAT OF UNIT ONE, RED OAK PARK, PREPARED BY G.R. ROBERTS, DATED JUNE 4, 1954, RECORDED IN PLAT BOOK 12, PAGE 5.
 2> SUBDIVISION PLAT OF RED OAK PARK PREPARED BY J.P. PHILLIPS DATED AUGUST 1953, RECORDED IN PLAT BOOK 13, PAGE 120.
 3> WOODGLEN SUBDIVISION PLAT PREPARED BY WATTS & BROWNING, ENGINEERS DATED JULY 2, 1973, RECORDED IN PLAT BOOK 69, PAGE 75.

GRAPHIC SCALE 1"=20'



BOUNDARY SURVEY OF

488 Robin Lane

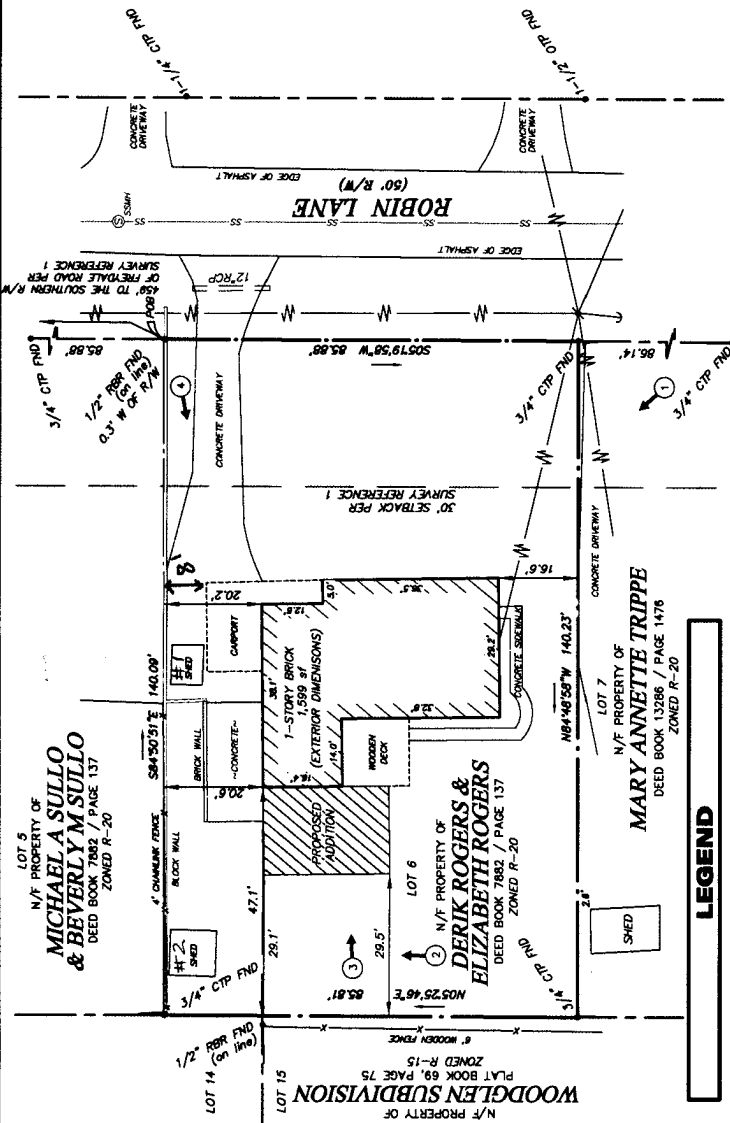
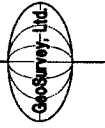
FOR

**DERIK D. ROGERS
ELIZABETH ROGERS**

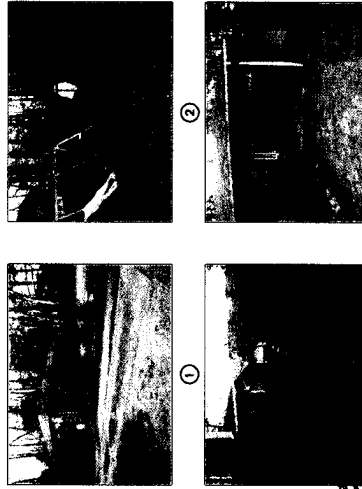
SITE INFORMATION

COUNTY: COBB	STATE: GEORGIA
LAND LOT: 791	SECTION: 2nd
FIELD WORK: TB	PROJ MGR: DLH
SURVEY DATE: DECEMBER 22, 2008	DRAWING SCALE: 1" = 20'
GS Dwg File: 20083686.dwg	GS Job No.: 20083686

NORTH (MAGNETIC NORTH)



SITE PHOTOGRAPHS



GeoSurvey, Ltd.
 REGISTERED PROFESSIONAL SURVEYOR
 No. 18642
 DAVID HESLER
 STATE OF GEORGIA
 LAND SURVEYING & MAPPING
 1170 Atlanta Industrial Drive
 Marietta, Georgia 30066
 Phone: (770) 795-9900
 Fax: (770) 795-8880

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OH SPOT ELEVATION
CI CAST IRON	W WATER SPOUT
CMP CORRUGATED METAL PIPE	WP POWER POLE
CTF CONCRETE TYPED FOUNDATION	WU GUT WIRE
CTP CONCRETE TOP PIPE	LP LIGHT POLE
DI DROP INLET	PM POWER METER
EM ELECTRIC METER	GV GAS VALVE
FN FOUNDATION	WV WATER VALVE
GM GAS METER	WM WATER METER
GN GAS MAIN	PH FIRE HYDRANT
GV GAS VALVE	PD PHONE PEDestal
IB INVERTED	SC SEWER CLEAN OUT
JB JUNCTION BOX	GR GRASS TRAP
MH MANHOLE	UG UNDERGROUND GAS LINE
OP OPEN TOP PIPE	UT UNDERGROUND TELEPHONE LINE
PM POWER METER	UW UNDERGROUND WATER LINE
PCC PLASTIC DRAIN PIPE	WA WET AREA
POB POINT OF BEGINNING	PI PHOTO POSITION INDICATOR
POC POINT OF COMMENCING	
RBR IRON REINFORCING BAR	
SS SANITARY SEWER	
TP TELEPHONE PEDestal	
TV CABLE TV PEDestal	

PLEASE NOTE
 INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON FOR GEORGIA WAS THE RESPONSIBILITY OF ANY AND ALL PARTIES OCCUPYING OR ACTIVELY OCCUPYING THE LOCATION OF THESE UNDERGROUND UTILITIES AND STRUCTURES. AVAILABLE RECORDS, PLANS, AND PLATS ARE MADE AS TO THE ACCURACY OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON FOR GEORGIA. THE COMMANDARY OF ANY AND ALL PARTIES OCCUPYING OR ACTIVELY OCCUPYING THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 154811 AN ANGULAR ERROR OF 01 SECONDS PER SETUP, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT IS BASED ON THE TDS RANGER DATA COLLECTION AND TO SURE RANGER DATA COLLECTION WERE USED TO COLLECT THIS FIELD DATA.

CLOSURE INFORMATION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,358 FEET. 3011, INTI.

IF YOU DIG

IF YOU DIG GEORGIA...
 USE THE 800 NUMBER
 1-800-872-6811
 (770) 623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

1> 1/05/09 Added proposed addition.

APPLICANT: Derik Rogers PETITION NO.: V-17
PHONE: 678-990-5656 DATE OF HEARING: 03-11-09
REPRESENTATIVE: same PRESENT ZONING: R-20
PHONE: same LAND LOT(S): 791
PROPERTY LOCATION: Located on the west side DISTRICT: 17
of Robin Lane, south of Freydale Road SIZE OF TRACT: .276 acre
(488 Robin Lane). COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback on lot 6 from the required 35 feet to 29 feet; 2) waive the side setback adjacent to the north property line from 10 feet to 8 feet (for an existing carport); 3) waive the side setback for an accessory structure (existing sheds 1 and 2) from 5 feet to 1 foot; and 4) allow an accessory structure to the side of the primary structure for shed 1.

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-17

Hearing Date: 3-11-09

Applicant DERIK ROGERS Business Phone 678 990 5656 Home Phone 404 444 9355

DERIK ROGERS Address 488 ROBIN LANE, MARIETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone SAME AS ABOVE Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of Georgette Taylor

Georgette Taylor Notary Public
Notary Public
STON COUNTY, GEORGIA

My commission expires: June 15, 2010

Titleholder DERIK ROGERS / ELIZABETH ROGERS Business Phone 678 990 5656 Home Phone 404 444 9355

Signature [Signature] Address: 488 ROBIN LANE, MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of Georgette Taylor

Georgette Taylor Notary Public
Notary Public
STON COUNTY, GEORGIA

My commission expires: June 15, 2010

Present Zoning of Property R-20 R-20

Location 488 ROBIN LANE, MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 791 @ 106 District 17TH DIST / 2ND SECT Size of Tract 0.276 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.

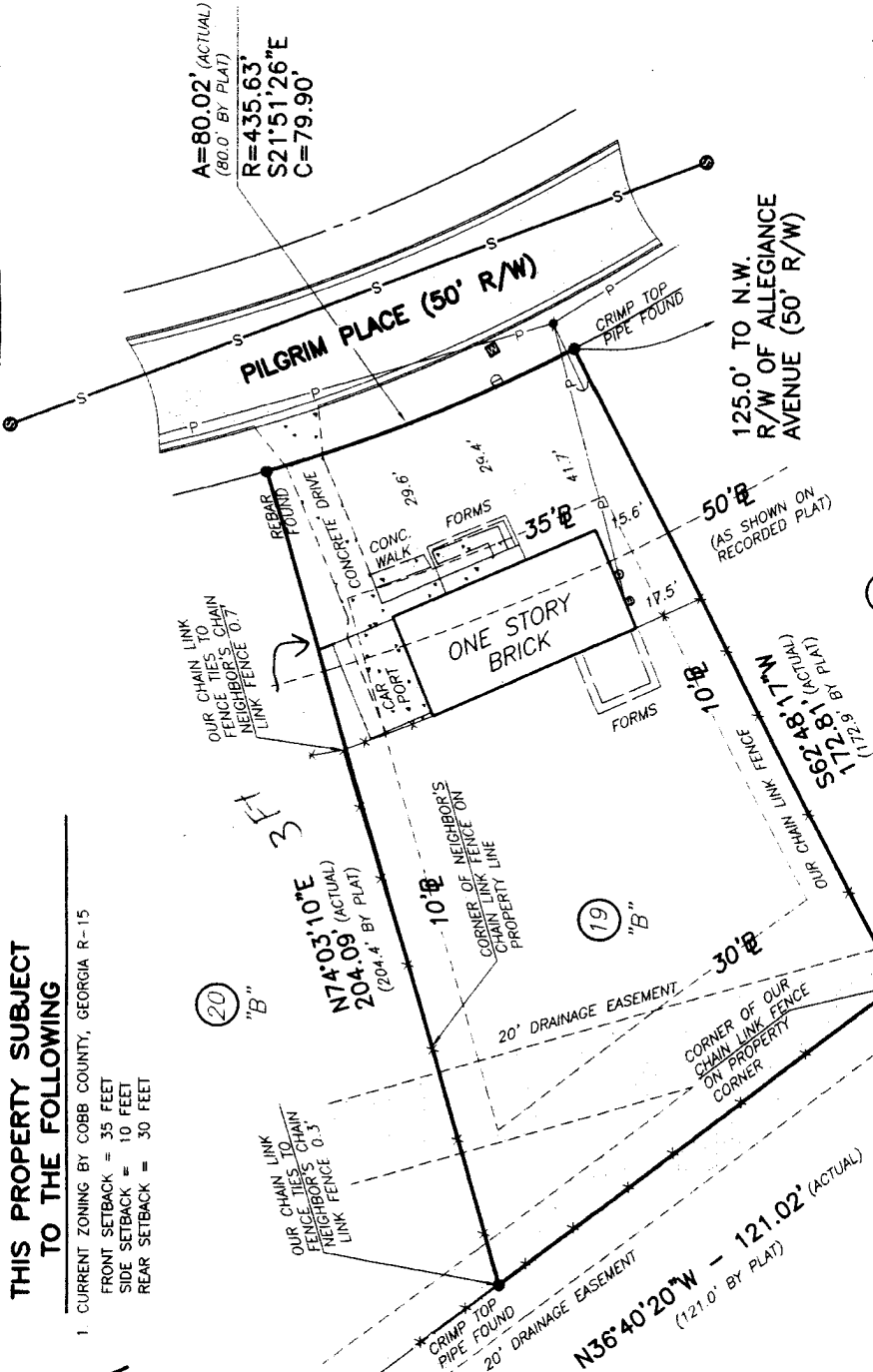
ADDITIONAL ROOM NEEDED TO PROVIDE SPACE TO CARE FOR AGING FATHER / STROKE VICTIM.

List type of variance requested: ENCROACHMENT INTO REAR SETBACK (5'-11" ±)

WAIVE THE REAR SETBACK ON LOT 6 FROM REQUIRED 35FT TO 29FT

THIS PROPERTY SUBJECT TO THE FOLLOWING

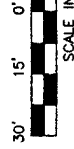
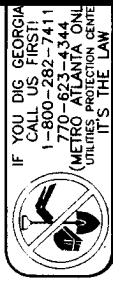
- CURRENT ZONING BY COBB COUNTY, GEORGIA R-15
FRONT SETBACK = 35 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 30 FEET



SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
- THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PLAT NOT INTENDED FOR RECORDING.

V-18 (2009)



TOTAL AREA= 0.421 ACRES OR 18,326 SQ. FT.

4118 PILGRIM PLACE AUSTELL, GEORGIA

PROPERTY OF ZIAD FARAJ

LOT 19, BLOCK "B", UNIT FOUR HERITAGE HILLS

LAND LOT 929 DISTRICT 19TH COUNTY COBB GEORGIA

SECTION 2ND PLAT PREPARED 12-30-08 FIELD: 12-30-08 SCALE: 1"=30'

Eston Pendley (Georgia) RLS #945 Member SAMSOC JOB#2226708

PENDLEY SURVEYING

4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (404)-788-7520

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

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

Fences should not be placed using side dimensions from house.

REFERENCE MATERIAL

- SPECIAL WARRANTY DEED IN FAVOR OF ZIAD FARAJ DEED BOOK 14641 PAGE 5106-5108 COBB COUNTY, GEORGIA RECORDS

No.	Revision	Date

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

APPLICANT: Ziad Faraj **PETITION NO.:** V-18
PHONE: 770-444-3020 **DATE OF HEARING:** 03-11-09
REPRESENTATIVE: same **PRESENT ZONING:** R-15
PHONE: same **LAND LOT(S):** 929
PROPERTY LOCATION: Located on the west side **DISTRICT:** 19
of Pilgrim Place, east of Brookwood Drive **SIZE OF TRACT:** .421 acre
(4118 Pilgrim Place). **COMMISSION DISTRICT:** 4

TYPE OF VARIANCE: 1) Waive the front setback on lot 19 from the required 35 feet to 29 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet to 3 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)

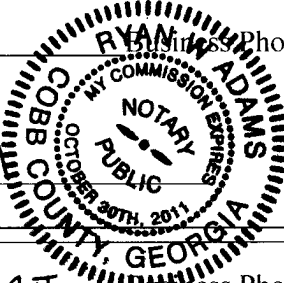
Application No. V-18
Hearing Date: 3-11-09

Applicant ZIAD FARAJ Business Phone — Home Phone 770-444-3020

ZIAD FARAJ Address 4118 Pilgrim place, Austell, 30106
(representative's name, printed) (street, city, state and zip code)

* Ziad Faraj, Phone — Cell Phone —
(representative's signature)

My commission expires: 10-30-2011

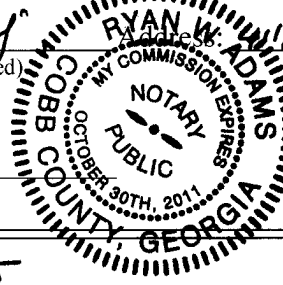


Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder ZIAD FARAJ Business Phone — Home Phone 770-444-3020

Signature * Ziad Faraj Address 4118 Pilgrim place, Austell, GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10-30-2011



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

Present Zoning of Property R 15

Location 4118 Pilgrim place, Austell GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P(56) 929 District 19 Size of Tract 0.421 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 18,326 sq ft Shape of Property Rectangular Topography of Property — Other —

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

- * We would like to enclose the existing carport into a garage unit using the current footing which was built in 1966. To do so, the side setback will have to be modified from 10' to 4'.
- * We would like to be granted a waiver to move the frontage setback from 35' to 29' in order to build a covered entry way.

List type of variance requested: WAIVE THE FRONT SETBACK ON LOT 19 FROM REQUIRED 35 FT TO 29 FT
WAIVE SIDE SETBACK FROM REQUIRED 10 FT TO 3 FT.

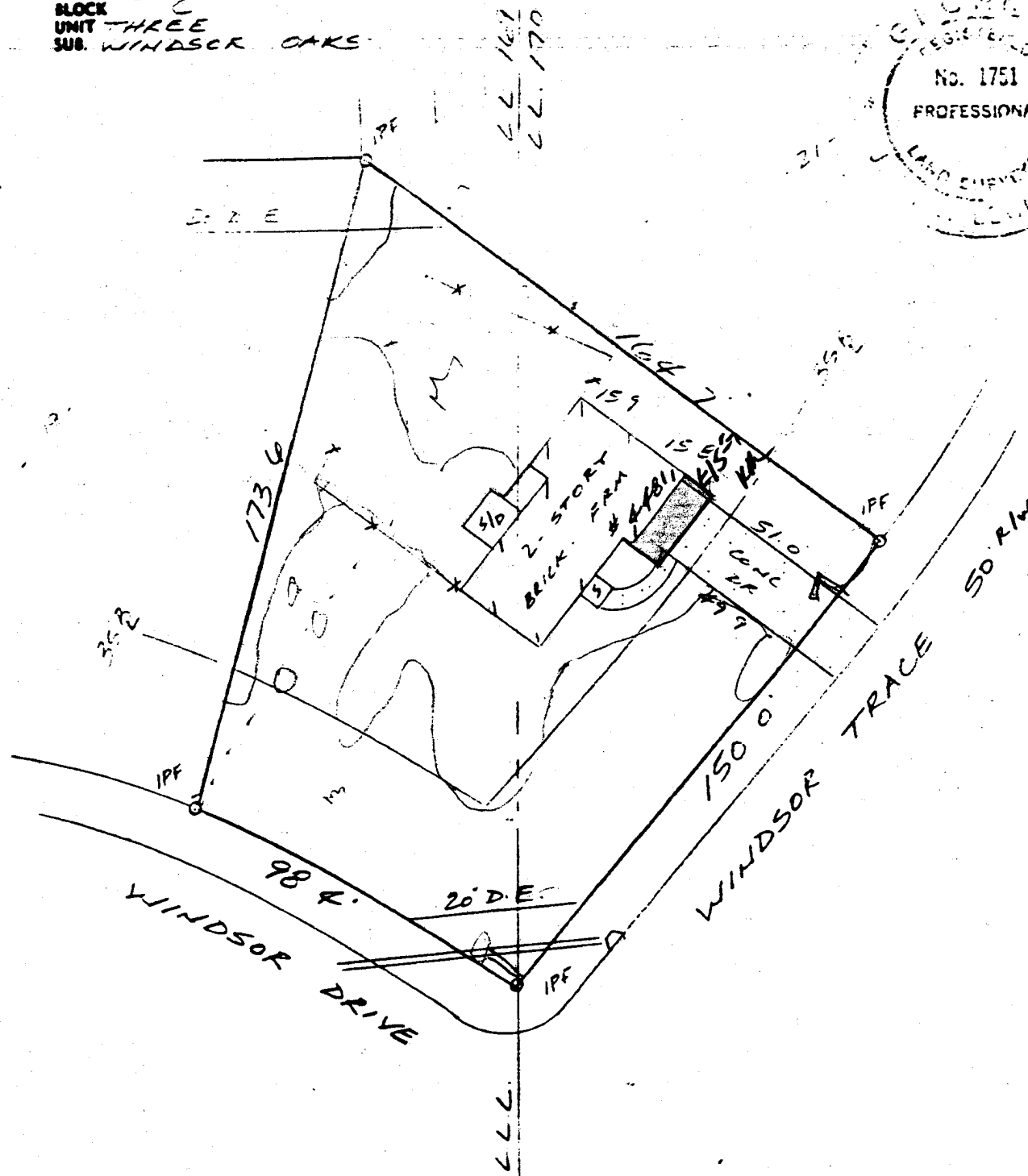
V-19
(2009)

49149

LOT 200
BLOCK THREE
UNIT THREE
SUB. WINDSOR OAKS



MAG. NORTH



PROPERTY OF **BRIAN D. STONE**
AMY E. STONE

LAND LOT 169 & 170 16TH DISTRICT 2ND SECT
1688 COUNTY GEORGIA

SCALE 1" = 40 DATE: 3-28-89
REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT

Paul L. Lewis III

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

NO. 90346

Application for Variance Cobb County

KEVIN KREMER

(type or print clearly)

Application No. V-19

Hearing Date: 3-11-09

Sue ATTACHED.

Applicant BRIAN D. STONE

Business Phone 770-619-2191

Home Phone 770-926-6051

Address 4481 WINDSOR TRACE, MARIETTA, GA
(street, city, state and zip code) 30066

(representative's name, printed)

Business Phone _____

Cell Phone 678-395-1230

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder BRIAN D. STONE + Amy E. STONE

Business Phone 678-395-1230

Home Phone 770-926-6051

Signature Brian D. Stone Amy E. Stone
(attach additional signatures, if needed)

Address: 4481 WINDSOR TRACE, MARIETTA, GA 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Virginia M Kremer

Notary Public

My commission expires: _____

**My Commission Expires
April 19, 2010
Cobb County, Georgia**

Present Zoning of Property _____

R-15

Location _____

4481 WINDSOR TRACE

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

Land Lot(s) _____

169 / 170 (P) 56

District _____

16th

Size of Tract _____

0.47 B

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 2,650 sq ft ~~0.47 A~~

Shape of Property TRAPEZOID

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.

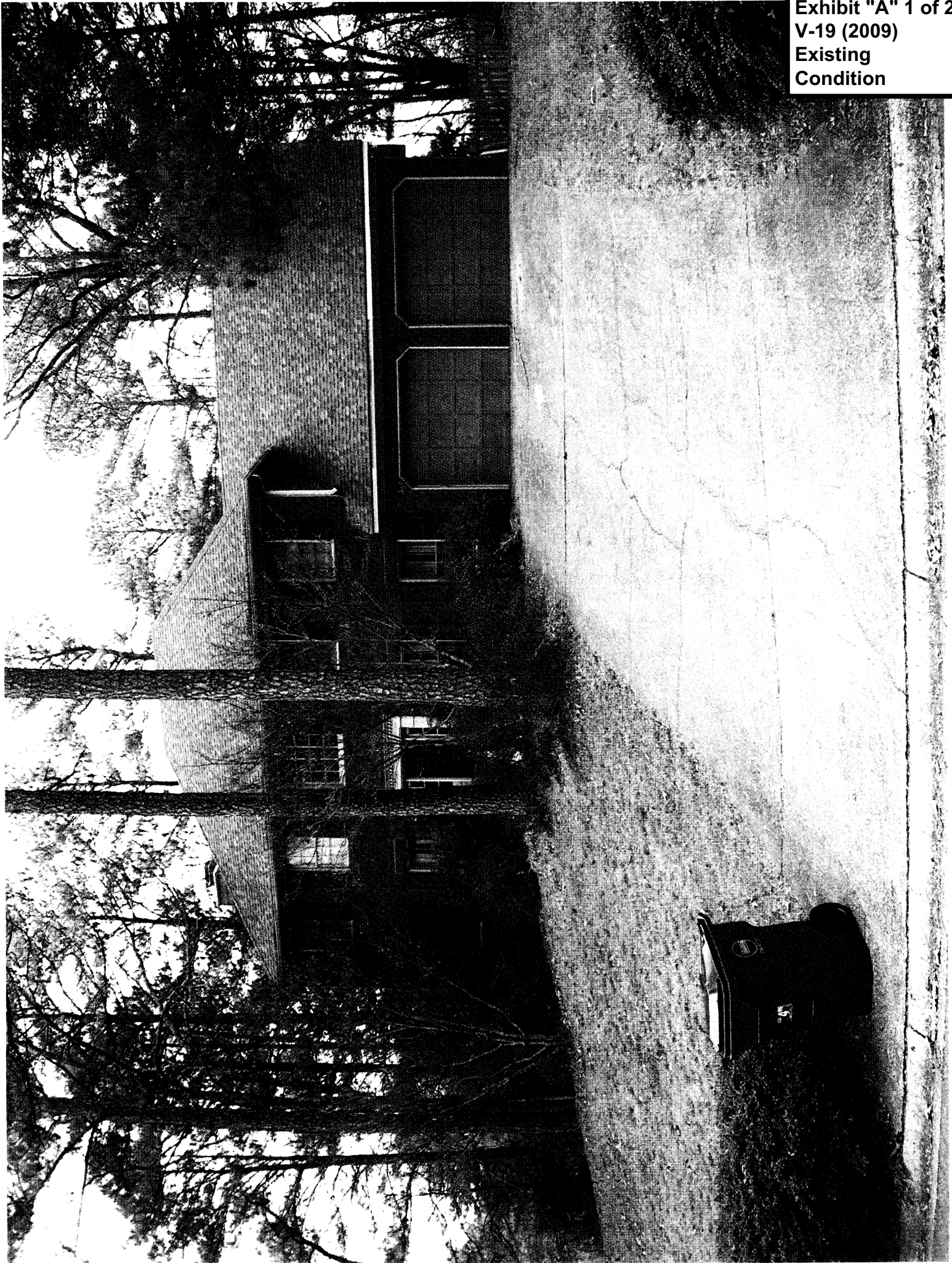
Home is built on a corner lot. It sits on the corner of Windsor Trace and Windsor Drive. Setbacks and placement of the home are consistent with WINDSOR TRACE being the front of the property. Additionally the address is Windsor Trace. However, code defines the front of a corner lot as the shortest street frontage. This makes the Windsor Drive side of my home the front - which makes the existing side of my home the back. Existing home is built for 15' setback from side the side - which puts about 1/2 the home ~~center~~ over

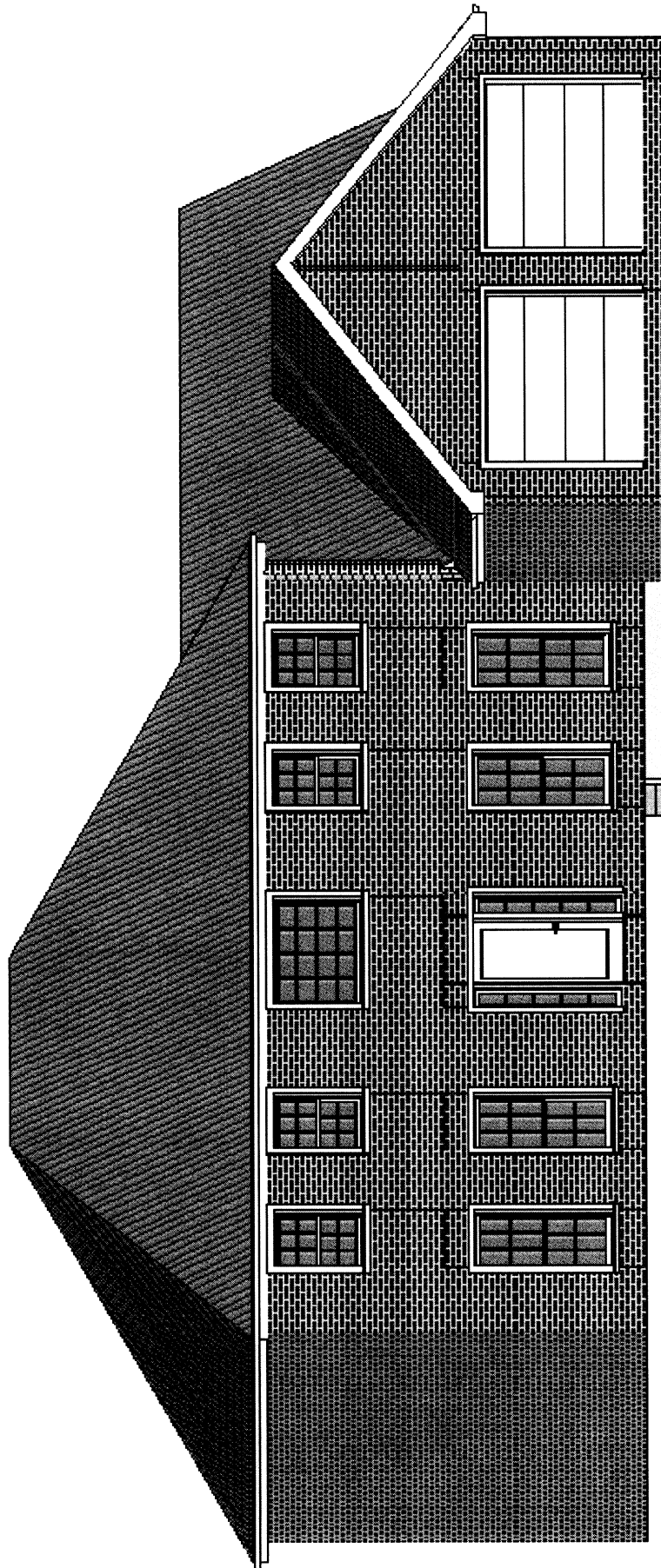
List type of variance requested:

Waive the required 35' setback from back property line.

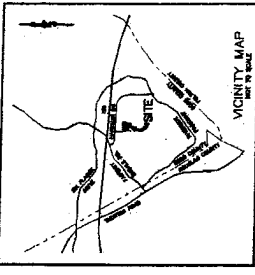
REQUEST variance of setback of back property line to allow extension of garage over existing driveway ~ 8 feet.

Exhibit "A" 1 of 2
V-19 (2009)
Existing
Condition

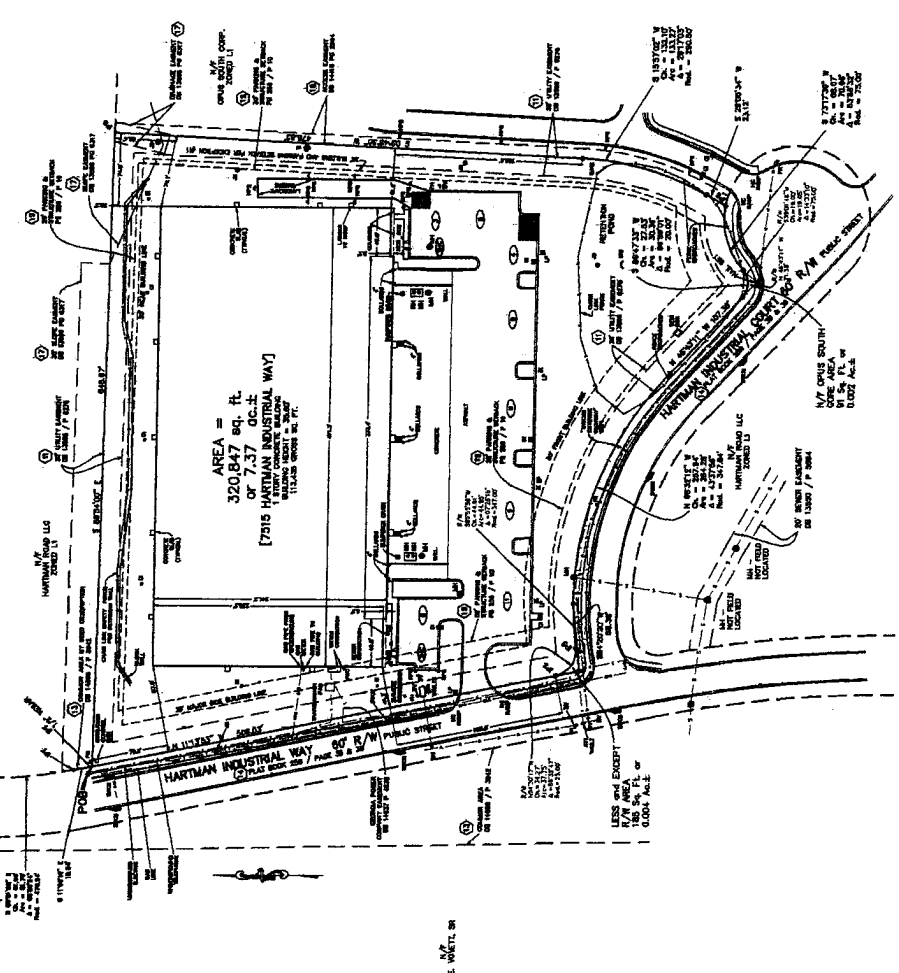




V-20
(2009)



LEGAL DESCRIPTION
That block or parcel of land lying to and being part of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, which is more particularly described as follows to-wit: ...



- PLATTED** 11. First American Title Insurance Company, Policy No. 1-10000-01, dated August 12, 2009.
- BLANKET** 12. Blanket Lien of First American Title Insurance Company, dated August 12, 2009, covering all of the above-described property.
- PLATTED** 13. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- DOES NOT EXIST** 14. Any and all easements, rights, claims or interests in or to the above-described property which are not shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 15. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 16. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 17. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 18. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 19. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.
- PLATTED** 20. Survey of Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia, as shown on the plat recorded in 1962, Book 204, Page 26, attached hereto.

TO SMALL LOTS
The area shown on this plat is to be divided into small lots of approximately 1/4 acre each, and the plat for the same is to be filed for record in the public records of Cass County, Georgia, as soon as the same is ready to be filed.



TO SMALL LOTS
The area shown on this plat is to be divided into small lots of approximately 1/4 acre each, and the plat for the same is to be filed for record in the public records of Cass County, Georgia, as soon as the same is ready to be filed.

FLOOR SPACE AREA AND LOT USE
ALL UTILITIES ARE AVAILABLE TO THE PROPERTY AND THERE IS NO RESTRICTION ON THE USE OF THE PROPERTY FOR INDUSTRIAL PURPOSES.

ALTA/ACSM LAND TITLE SURVEY
7315 HARTMAN IV Industrial Way
Opus Real Estate Corporation, LLC
Opus Real Estate Corporation, LLC
Bank of America, N.A.
First American Title Insurance Company
Land Lot 14 of Block 1 of the 11th District, 1st Section, Cass County, Georgia.

LEGEND

1	1/4 CRUIS SOUTH CORNER AREA
2	1/4 CRUIS SOUTH CORNER AREA
3	1/4 CRUIS SOUTH CORNER AREA
4	1/4 CRUIS SOUTH CORNER AREA
5	1/4 CRUIS SOUTH CORNER AREA
6	1/4 CRUIS SOUTH CORNER AREA
7	1/4 CRUIS SOUTH CORNER AREA
8	1/4 CRUIS SOUTH CORNER AREA
9	1/4 CRUIS SOUTH CORNER AREA
10	1/4 CRUIS SOUTH CORNER AREA
11	1/4 CRUIS SOUTH CORNER AREA
12	1/4 CRUIS SOUTH CORNER AREA
13	1/4 CRUIS SOUTH CORNER AREA
14	1/4 CRUIS SOUTH CORNER AREA
15	1/4 CRUIS SOUTH CORNER AREA
16	1/4 CRUIS SOUTH CORNER AREA
17	1/4 CRUIS SOUTH CORNER AREA
18	1/4 CRUIS SOUTH CORNER AREA
19	1/4 CRUIS SOUTH CORNER AREA
20	1/4 CRUIS SOUTH CORNER AREA
21	1/4 CRUIS SOUTH CORNER AREA
22	1/4 CRUIS SOUTH CORNER AREA
23	1/4 CRUIS SOUTH CORNER AREA
24	1/4 CRUIS SOUTH CORNER AREA
25	1/4 CRUIS SOUTH CORNER AREA
26	1/4 CRUIS SOUTH CORNER AREA
27	1/4 CRUIS SOUTH CORNER AREA
28	1/4 CRUIS SOUTH CORNER AREA
29	1/4 CRUIS SOUTH CORNER AREA
30	1/4 CRUIS SOUTH CORNER AREA
31	1/4 CRUIS SOUTH CORNER AREA
32	1/4 CRUIS SOUTH CORNER AREA
33	1/4 CRUIS SOUTH CORNER AREA
34	1/4 CRUIS SOUTH CORNER AREA
35	1/4 CRUIS SOUTH CORNER AREA
36	1/4 CRUIS SOUTH CORNER AREA
37	1/4 CRUIS SOUTH CORNER AREA
38	1/4 CRUIS SOUTH CORNER AREA
39	1/4 CRUIS SOUTH CORNER AREA
40	1/4 CRUIS SOUTH CORNER AREA
41	1/4 CRUIS SOUTH CORNER AREA
42	1/4 CRUIS SOUTH CORNER AREA
43	1/4 CRUIS SOUTH CORNER AREA
44	1/4 CRUIS SOUTH CORNER AREA
45	1/4 CRUIS SOUTH CORNER AREA
46	1/4 CRUIS SOUTH CORNER AREA
47	1/4 CRUIS SOUTH CORNER AREA
48	1/4 CRUIS SOUTH CORNER AREA
49	1/4 CRUIS SOUTH CORNER AREA
50	1/4 CRUIS SOUTH CORNER AREA



APPLICANT: Opus Real Estate **PETITION NO.:** V-20
PHONE: 770-490-9799 **DATE OF HEARING:** 03-11-09
REPRESENTATIVE: James L. Courson, III **PRESENT ZONING:** LI
PHONE: 952-656-4444 **LAND LOT(S):** 685
PROPERTY LOCATION: Located at the northeast **DISTRICT:** 18
intersection of Hartman Industrial Way and Hartman **SIZE OF TRACT:** 7.37 acres
Industrial Court (7515 Hartman Industrial Way). **COMMISSION DISTRICT:** 4
TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 41.3 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:



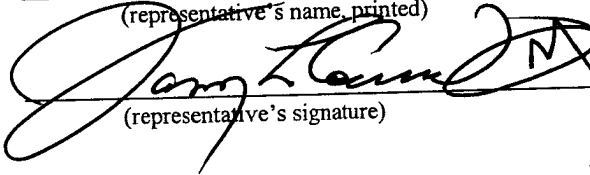
Application for Variance Cobb County

(type or print clearly)

Application No. V-20
Hearing Date: 03/11/09

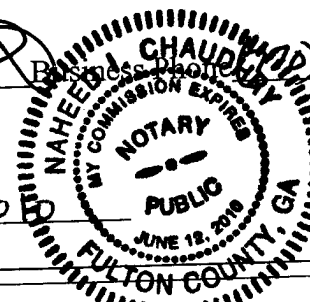
Applicant OPUS REAL ESTATE GA VIII #445, LLC Business Phone 952-656-4444 Home Phone _____

JAMES L. COURSON, III Address 625 Hembree Pkwy, Ste B Roswell 30076
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

Business Phone (770) 343-8800 Cell Phone (770) 490-9799

My commission expires: June 12, 2010

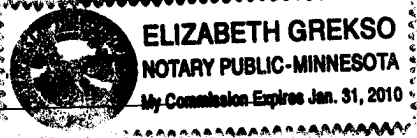


Signed, sealed and delivered in presence of:
David D. Chaudoir
Notary Public

Titleholder OPUS REAL ESTATE GA VIII #445, LLC Business Phone 952 656 4444 Home Phone _____

Signature: WADE LAU Address: 10350 GREEN ROAD WEST MINNETONKA MN 55343
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/31/10



Signed, sealed and delivered in presence of:
Elizabeth Grekso
Notary Public

Present Zoning of Property LI Light Industrial

Location 7515 Hartman Industrial Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 685 District 18/2 Size of Tract 7.37 Acre(s)

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

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

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

The building location would be in violation of the required front building setback.

List type of variance requested: Variance to reduce the front building setback along the Hartman Industrial Way right-of-way from 50 feet to 41.3 feet