

PRELIMINARY VARIANCE ANALYSIS

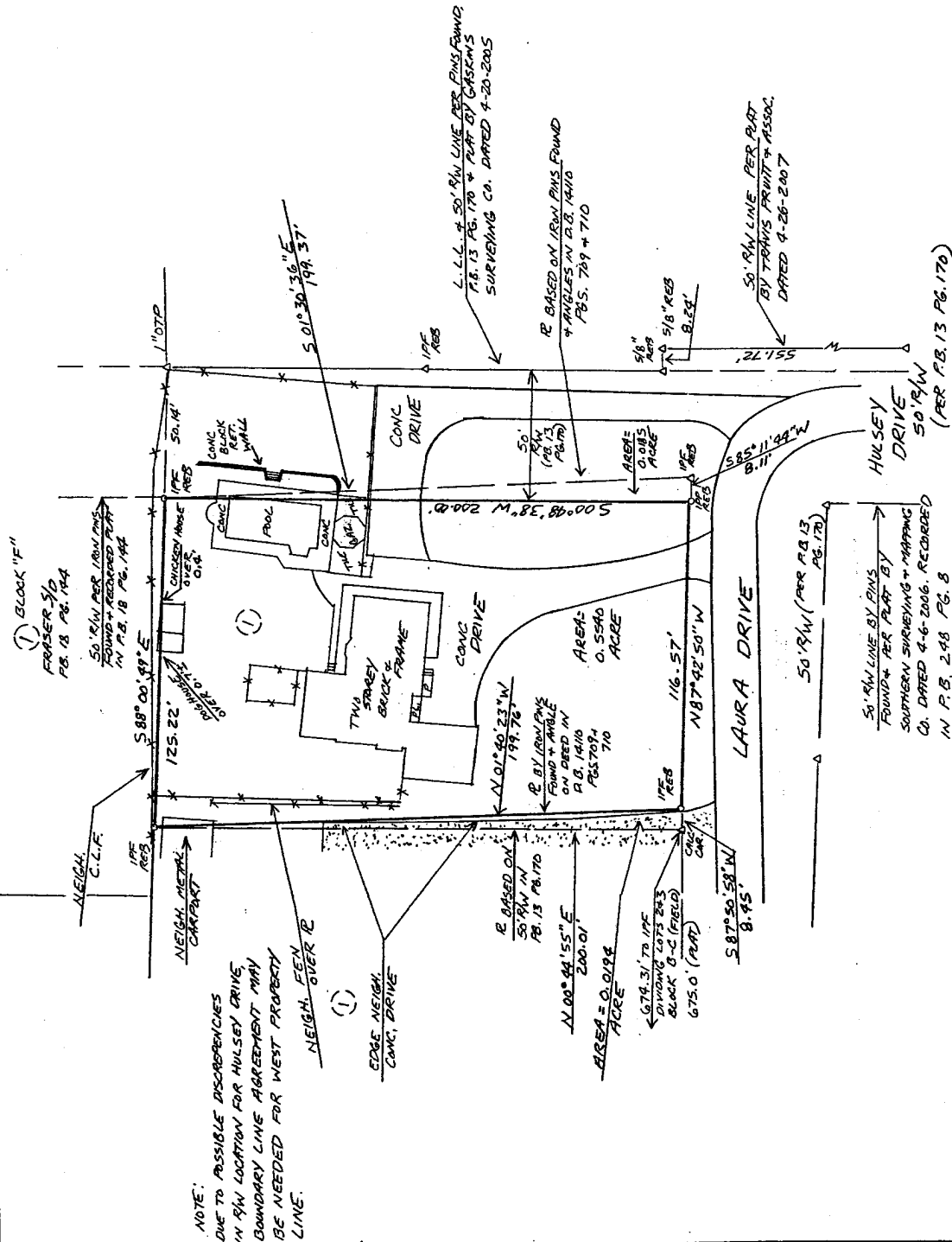
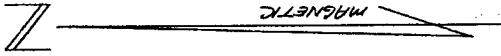
HEARING DATE: June 10, 2009

DUE DATE: May 8, 2009

Distributed: April 17, 2009



Cobb County... Expect the Best!



REF:
 C.B. 1410 PG. 709+710
 P.B. 248 PG. 8
 P.B. 18 PG. 184

#731 LAURA DRIVE



PLAT NO. 13067C000443
 LOCATION C0513
 DATE 11/11/11
 I HAVE THIS PLAT, EXAMINED THE ORIGINAL RECORDS AND FOUND THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1907.

SURVEY FOR:
 ATRIAN PABLO

LOT 1	BL. 18-A UNIT	REVISIONS
LOT 2	LUCY AUBREY	
LAND LOT 2.0		
DISTRICT 16	SECTION 2ND	
PLAT BOOK 3	PAGE 170	
DATE: 1-17-07	SCALE: 1" = 30'	

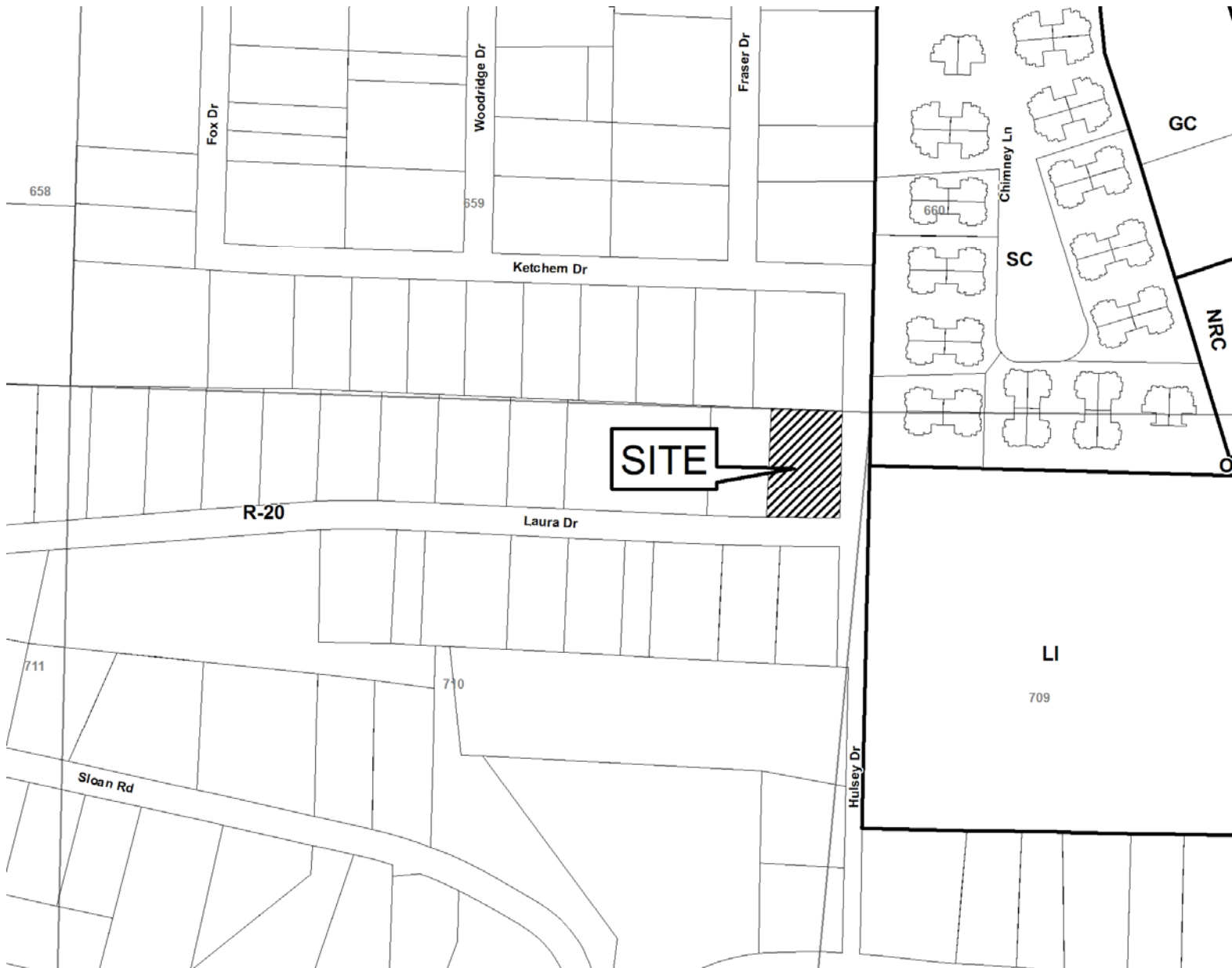
JA EVANS
 SURVEYING CO., INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-443-0000

NOTE:
 DUE TO POSSIBLE DISCREPANCIES
 IN R/W LOCATION FOR HULSEY DRIVE
 BOUNDARY LINE AGREEMENT MAY
 BE NEEDED FOR WEST PROPERTY
 LINE.

DND

APPLICANT: Pablo Atrian **PETITION NO.:** V-44
PHONE: 770-294-3897 **DATE OF HEARING:** 06-10-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 710
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Laura Drive and Hulsey Drive **SIZE OF TRACT:** .55 acre
(731 Hulsey Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to zero feet adjacent to the eastern property line (to allow existing swimming pool to remain); and 2) waive the rear setback from the required 35 feet to zero feet (to allow existing chicken house/dog house to remain) on lot 1.



Application for Variance Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 6-10-09

Applicant Pablo Atrian Business Phone _____ Home Phone 770 294 3897

Pablo Atrian Address 731 Laura Dr SE Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

x Pablo Atrian Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jan-12-13

Edith Meza
Notary Public

Titleholder Silviano R. Garcia Business Phone _____ Home Phone 770 289-5319

Signature Silviano Garcia Address: 731 Laura Dr. SE Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Jan-12-13

Edith Meza
Notary Public

Present Zoning of Property Residential 12-20

Location 731 Laura Dr SE Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 710 District 16th 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 _____

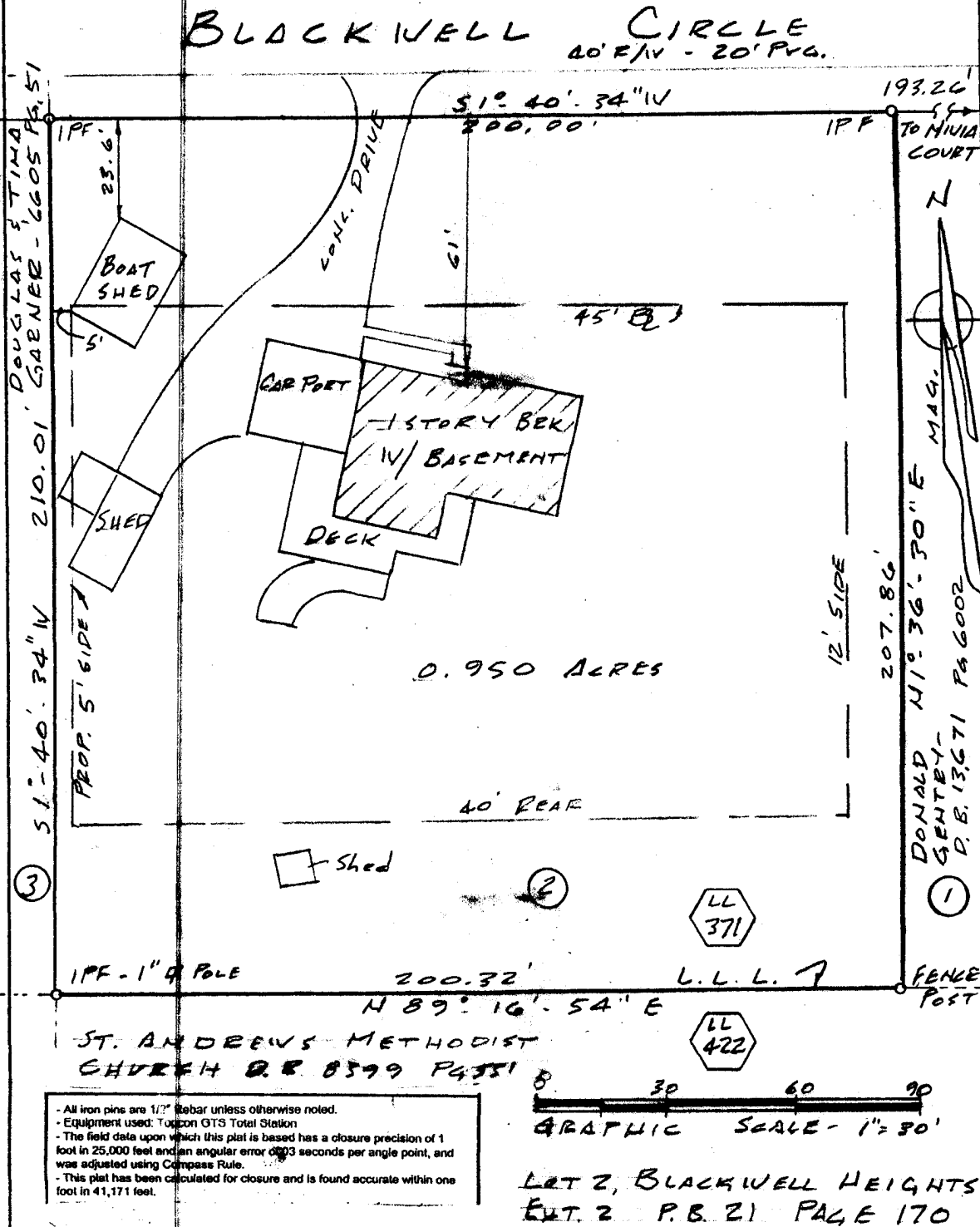
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Variance need because -
Structures Already there.

List type of variance requested: WAIVE THE SIDE SETBACK FROM
REQUIRE 10FT TO ZERO FEET
WAIVE REAR SETBACK FROM REQUIRED 35FT
TO ZERO FT.

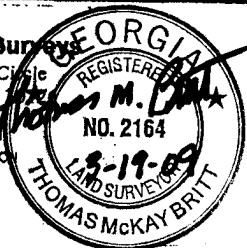
**V-45
(2009)**

D.I.=DROP INLET	CONC.=CONCRETE
IPF=IRON PIN FOUND	MON.=MONUMENT
IPP=IRON PIN PLACED	LP=LIGHT POLE
CNF=CONC. MONU. FOUND	W.M.=WATER METER
H.W.=HEADWALL	W.V.=WATER VALVE
G.W.=GUY WIRE	G.V.=GAS VALVE
W.H.=WHIMPLE	CMP=CORRUGATED METAL PIPE
C.B.=CATCH BASIN	RCP=REINFORCED CONC. PIPE



LET 2, BLACKWELL HEIGHTS
EXT. 2 P.B. 21 PAGE 170

T. M. Britt Survey
4517 Kinvarra Circle
Mabelton, Ga. 30702
404-519-9579



SURVEY FOR-

JEAN EVANS

LAND LOT: 371	SCALE: 1" = 30'
DISTRICT: 16TH	DATE: MARCH 18, 09
SECTION: 2ND	DRAWN BY: DL
COUNTY: COBB	CHECKED BY: TMB
STATE: GEORGIA	JOB NO.: 01-3858

APPLICANT: Thelma J. Evans

PETITION NO.: V-45

PHONE: 678-764-3993

DATE OF HEARING: 06-10-09

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 371

PROPERTY LOCATION: Located on the south side of

DISTRICT: 16

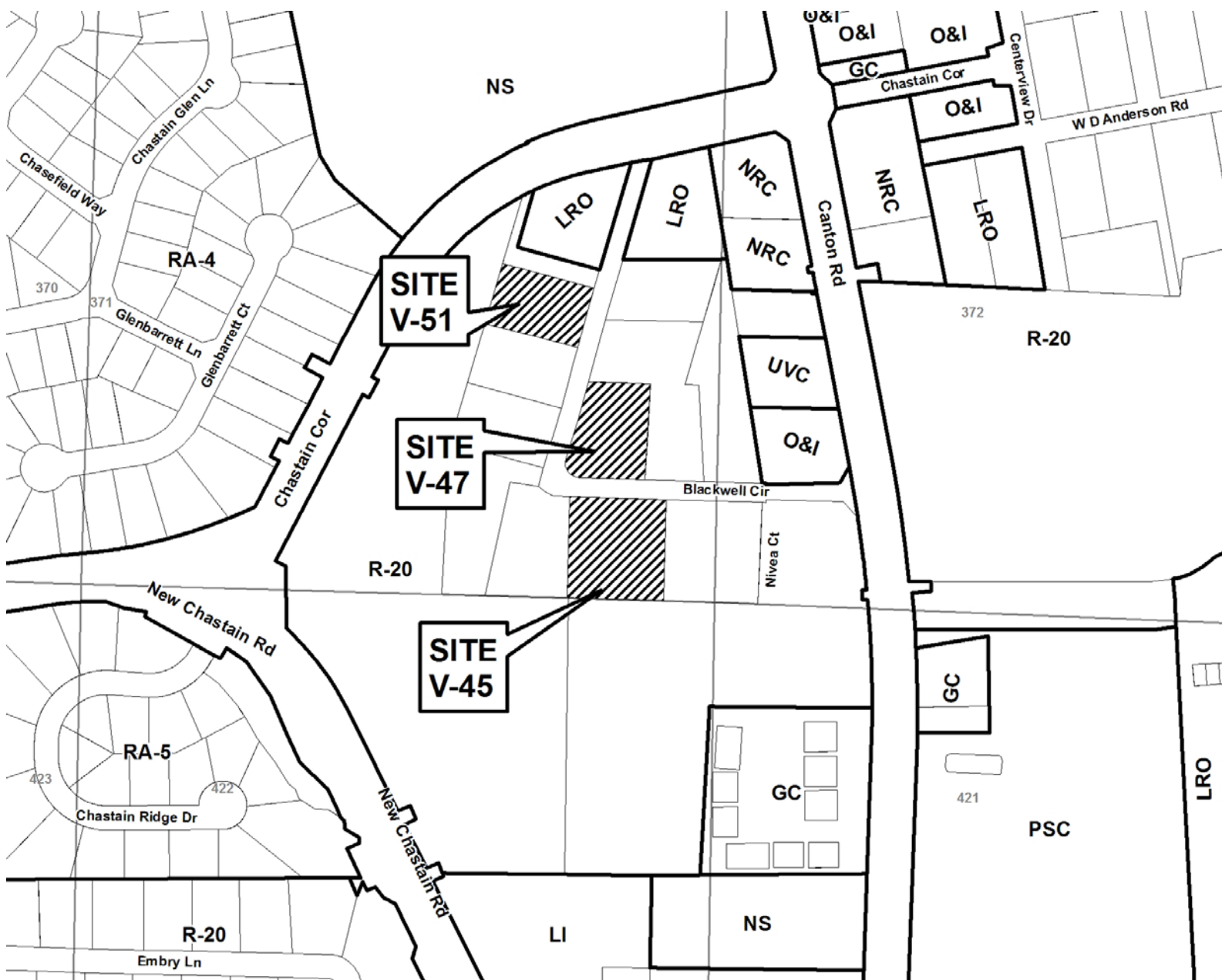
Blackwell Circle, west of Canton Road

SIZE OF TRACT: .95 acre

(732 Blackwell Circle).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing boat shed) to the front of the primary structure; 2) waive the front setback for an accessory structure (boat shed) over 144 square feet from the required 35 feet to 23 feet; 3) waive the side setback for an accessory structure (boat shed) over 144 square feet from the required 10 feet to 5 feet. And 4) waive the side setback for an accessory structure (existing shed) over 144 square feet from the required 10 feet to zero feet adjacent to the western property line on lot 2.



Application for Variance Cobb County

(type or print clearly)

Application No. V-45

Hearing Date: 6-10-09

Applicant Thelma J. Evans Business Phone _____ Home Phone (770) 926-7224

Thelma J. Evans Address 732 Blackwell Cir
(representative's name, printed) (street, city, state and zip code)

Thelma J. Evans Business Phone _____ Cell Phone 678-764-3993
(representative's signature)

Signed, sealed and delivered in presence of:

J. Muen

Notary Public

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

Titleholder Thelma J. Evans Business Phone _____ Home Phone _____

Signature Thelma J. Evans Address: 732 Blackwell Cir Mtn 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Muen

Notary Public

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

Present Zoning of Property R-20

Location 732 Blackwell Cir
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0371 (P) 17 District 16 Size of Tract _____ Acre(s)

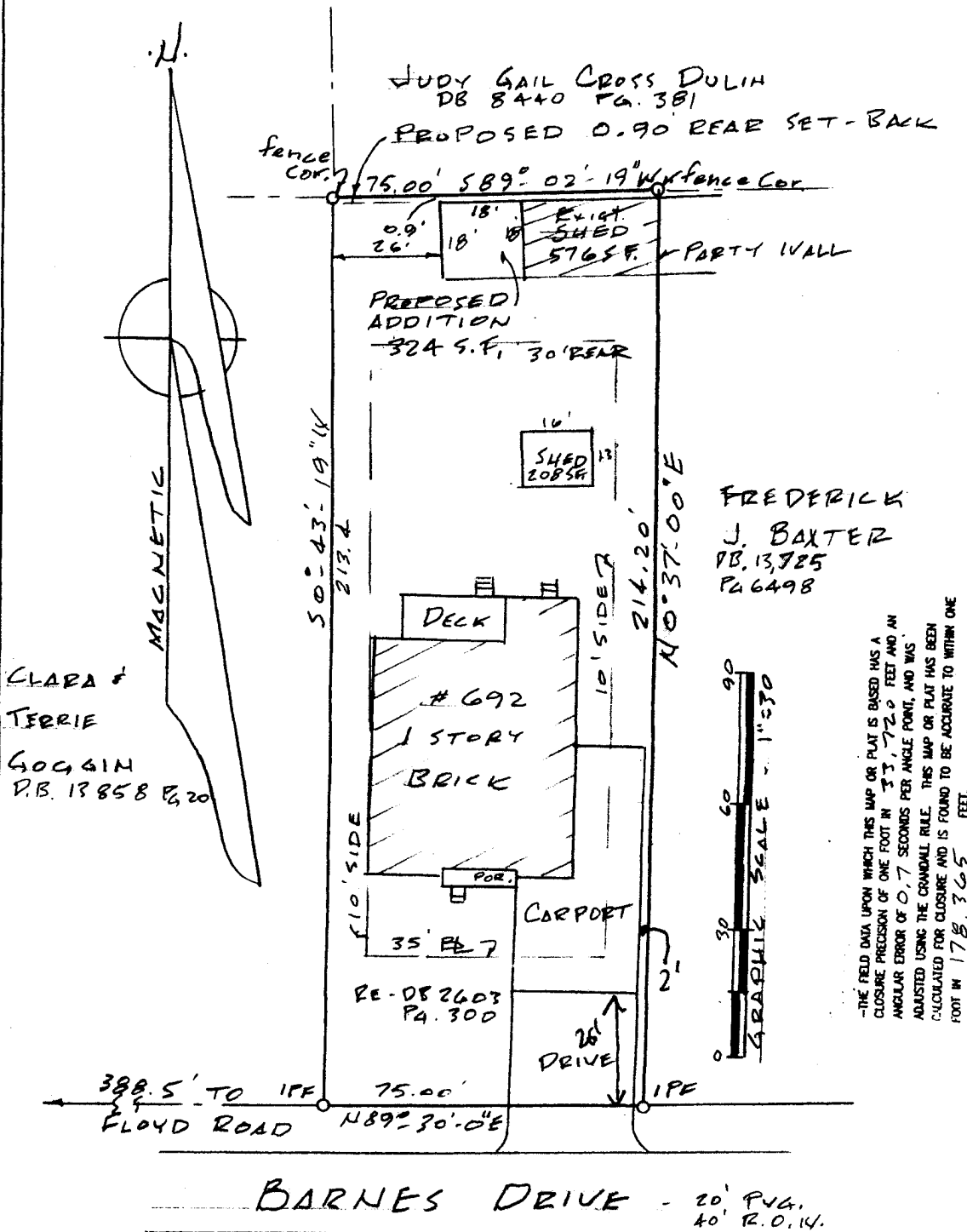
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

I need my variance to store my car & vehicle

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO FRONT OF PRIMARY 2) WAIVE SETBACK FOR ACCESSORY STRUCTURES



LOT 4, IV C. BARNES PROPERTY
PLAT 5006 15 PAGE 11

<p>T. M. Britt Surveys 4517 Kinvarra Circle Mabelton, Ga. 30126 404-519-9579</p> <p>NO. 2164 3-4-09 THOMAS MCKAY BRITT</p>		<p>SURVEY FOR - FRANCES MARIE WALKER</p>	
LAND LOT: 40	SCALE: 1" = 30'	DISTRICT: 17TH	DATE: MARCH 5, 2009
SECTION: 2ND	DRAWN BY: DL	COUNTY: COBB	CHECKED BY: T.M.B.
STATE: GEORGIA	JOB NO.: 01-3855		

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.

APPLICANT: Frances Marie Walker

PETITION NO.: V-46

PHONE: 404-202-8398

DATE OF HEARING: 06-10-09

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 40

PROPERTY LOCATION: Located on the north side of Barnes Drive, east of Floyd Road

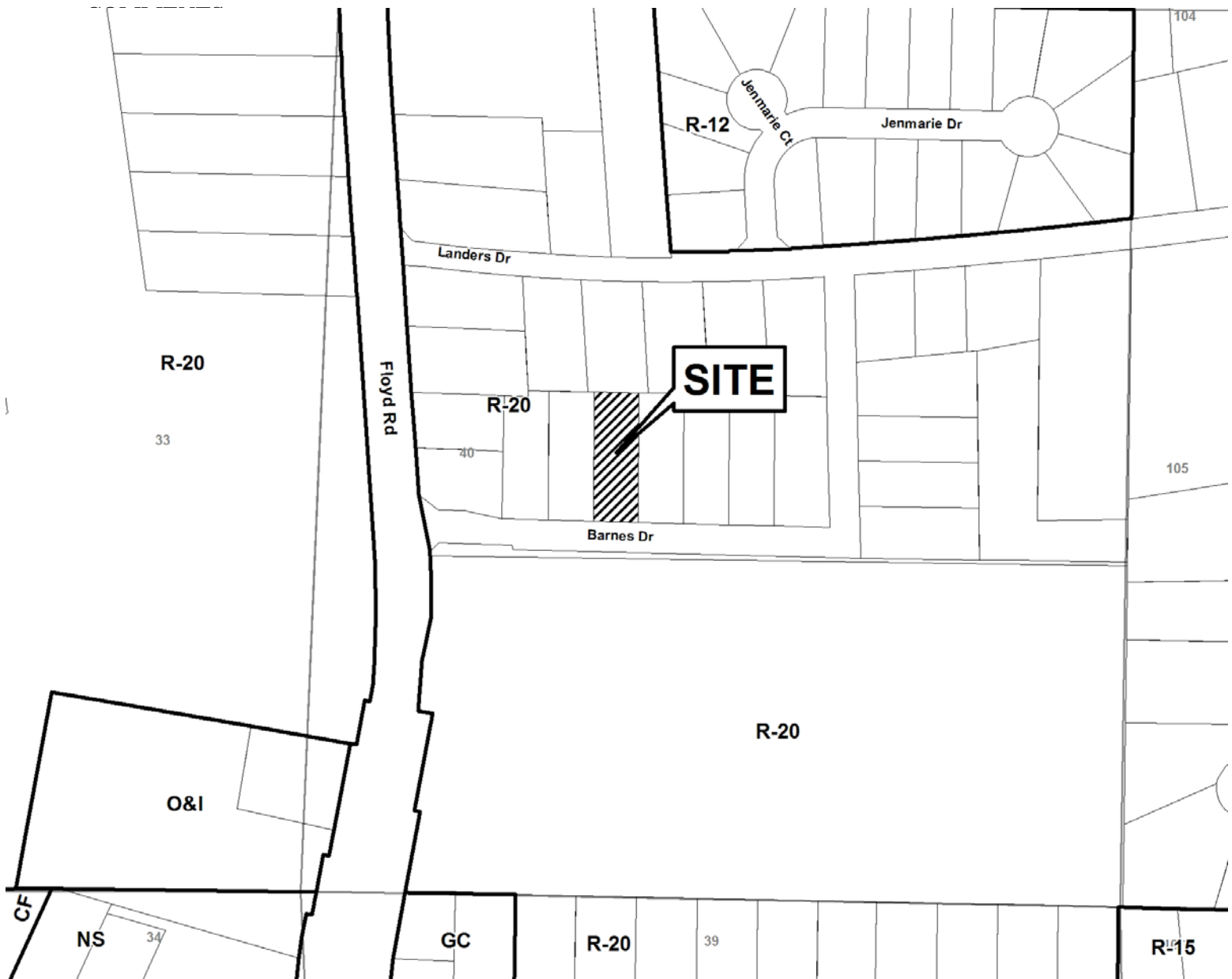
DISTRICT: 17

(692 Barnes Drive).

SIZE OF TRACT: .36 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 900 square foot garage) from the required 100 feet to zero feet adjacent to the northern property line, 26 feet from the western property line and zero feet from the eastern property line on lot 4; 2) waive front setback from the required 35 feet to 26 feet; and 3) waive the side setback adjacent to the eastern property line from the required 10 feet to 2 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-46

Hearing Date: 6-10-09

Applicant Frances Marie Walker Business Phone 1 Home Phone _____

Frances Marie Walker Address 692 Barnes Drive Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

Frances Marie Walker Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

L. J. Young

Notary Public

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

Titleholder Frances Marie Walker Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

L. J. Young

Notary Public

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

Present Zoning of Property R-20

Location 692 BARNES DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P24 40 District 17 Size of Tract 0.36 Acre(s)

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

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

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

I need this shed to park my boats under.

List type of variance requested: ACCESSORY STRUCTURE OVER
650 SQ FT.

V-47
(2009)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 36,000+ FEET, AN ANGULAR ERROR OF .3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO
R/W
P/R
P/R

IS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY INMATED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECOGNITION BY THE SURVEYOR HAVING SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2008 FRONTLINE SURVEYING AND MAPPING, INC.

LEGEND:

IPS	IRON PIN SET	BM	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	Z	OVERHEAD UTILITY LINE(S)
CT	GRIP TOP PIN	SSM	SANITARY SEWER MAN HOLE
RB	REINFORCING BAR	DMCB	DRAINAGE CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	HW	HEAD WALL
LLC	CONCRETE	CMF	CORRUGATED METAL PIPE
PP	POWER POLE	CPP	CORRUGATED PLASTIC PIPE
LP	LAMP POLE	RCP	REINFORCED CONCRETE PIPE
PC	SANITARY SEWER	SSE	SANITARY SEWER EASEMENT
SS	FENCE CORNER	PH	PIPE HYDRANT
FC	FENCE	DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PRO	PROPOSED	WM	WATER METER
ROD	AR-CONDITIONER	CO	SANITARY SEWER CLEANOUT
NTS	NOT TO SCALE	P/B	POINT OF BEGINNING
		SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

BOUNDARY SURVEY FOR:

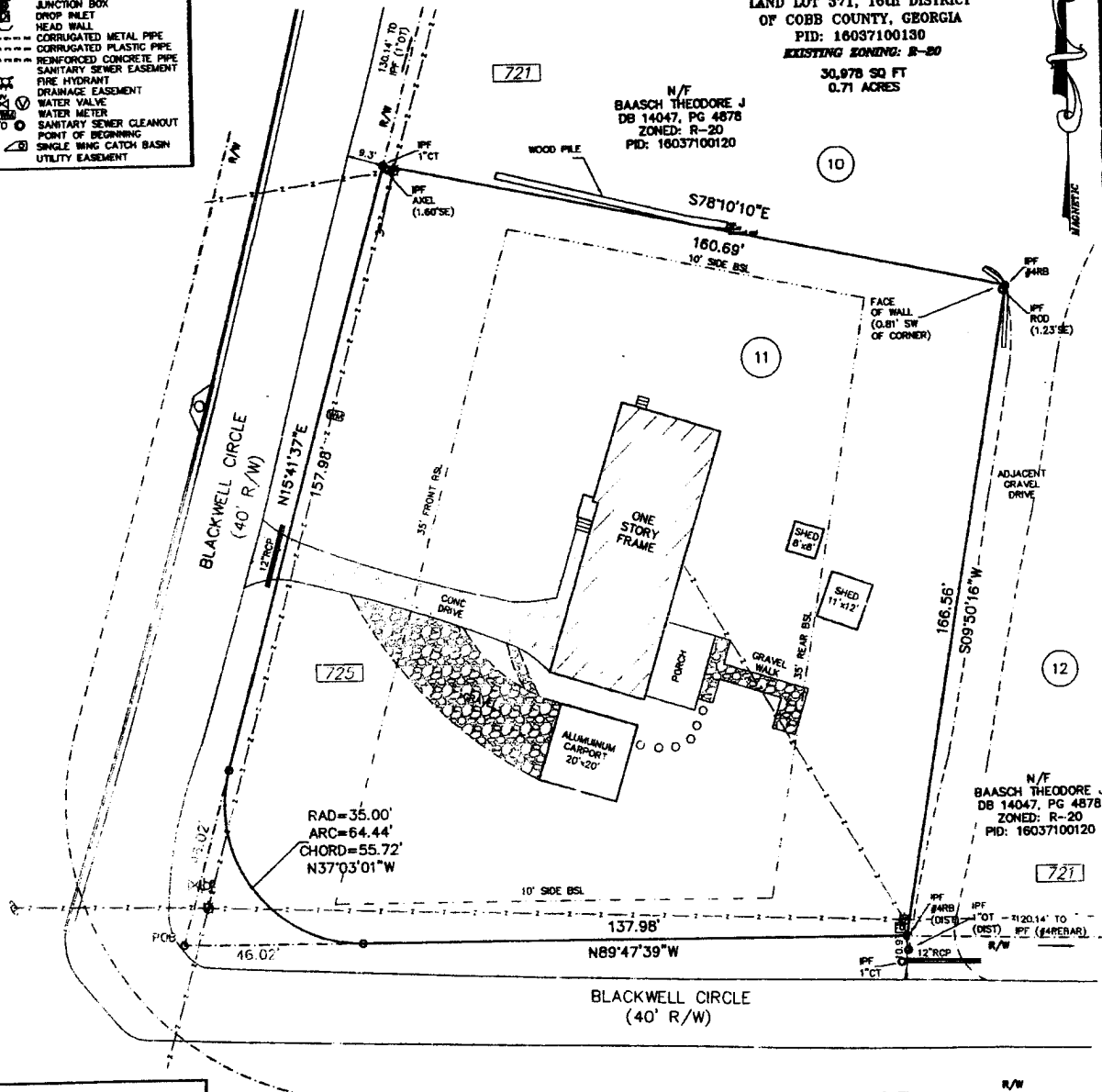
MARY SPEARS

725 BLACKWELL CIRCLE, NE
LAND LOT 371, 16th DISTRICT
OF COBB COUNTY, GEORGIA
PID: 16037100130

EXISTING ZONING: R-20

30,978 SQ FT
0.71 ACRES

N/F
BAASCH THEODORE J
DB 14047, PG 4878
ZONED: R-20
PID: 16037100120



GENERAL NOTES:

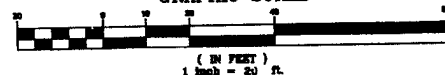
1. INFORMATION REGARDING THE F-PUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

COBB COUNTY ZONING PER:
<http://cander.cobbcountyga.gov/maps/02.pdf>

CURRENT ZONING:
R-20

FRONT SETBACK= 35'
SIDE SETBACK= 10'
MAJOR SIDE SETBACK= N/A
REAR SETBACK= 35'

GRAPHIC SCALE



3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

www.frontlinesurveying.com

BOUNDARY SURVEY FOR:

MARY SPEARS

DATE 03/20/09

SCALE 1" = 20'

LAND LOT 371

16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 11, PART OF 12 BLOCK UNIT

REVISION BY: DATE:

SUBDIVISION BLACKWELL HEIGHTS PHASE EXTENSION 2

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13067C0042G EFFECTIVE DATE: 12-16-08



JOB # 43559

APPLICANT: <u>Mary R. Spears</u>	PETITION NO.: <u>V-47</u>
PHONE: <u>770-928-0848</u>	DATE OF HEARING: <u>06-10-09</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>371</u>
PROPERTY LOCATION: <u>Located on the northeast</u>	DISTRICT: <u>16</u>
<u>side of Blackwell Circle, west of Canton Road</u>	SIZE OF TRACT: <u>.71 acre</u>
<u>(725 Blackwell Circle).</u>	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (existing carport) to the side of the primary structure; 2) allow an accessory structure closer to the side street than the primary structure; and 3) allow parking of vehicles on a non-hardened surface.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-47

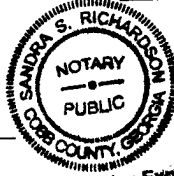
Hearing Date: 6-10-09

Applicant MARY R. SPEARS Business Phone NONE Home Phone 770-928-0848
Mary R. Spears Address 725 Blackwell Circle, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

Business Phone 1 Cell Phone _____

(representative's signature)

My commission expires: June 9, 2010



Signed, sealed and delivered in presence of:

Sandra S. Richardson
Notary Public

My Commission Expires
June 9, 2010

Titleholder MARY R. SPEARS Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

J. Young
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2011

Present Zoning of Property R-20

Location 725 BLACKWELL CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P)13 371 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.

* This Variance is needed in order to park my car because I have no where else to park them.

List type of variance requested: 1) ALLOW AN ACCESSORY STRUCTURE (EXISTING CARPORT) TO THE SIDE OF THE PRIMARY STRUCTURE
2) ALLOW THE PARKING OF VEHICLES ON A NON HARDENED SURFACE

NOTES

REFERENCE MATERIAL

1. QUIT-CLAIM DEED IN FAVOR OF
JOSHUA K. HARRELL AND SHERRY A. HARRELL
DEED BOOK 14179 PAGE 3062
COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.616± ACRES
OR 26,847± SQ. FT.

3790 RUSSELL STREET
SMYRNA, GEORGIA

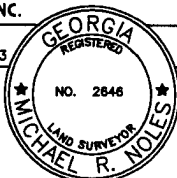


4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

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

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

Fences should not be placed using side dimensions from house.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#226967

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

PROPERTY OF
JOSHUA K. HARRELL
SHERYL A. HARRELL

LOT 2
RUSSELL HEIGHTS SUBDIVISION

LAND LOT 49
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 4-2-09
FIELD: 4-1-09 SCALE: 1"=30'

PB	48
PG	72

APPLICANT: Joshua K. Harrell

PETITION NO.: V-48

PHONE: 770-928-0848

DATE OF HEARING: 06-10-09

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 49

PROPERTY LOCATION: Located on the west side of

DISTRICT: 17

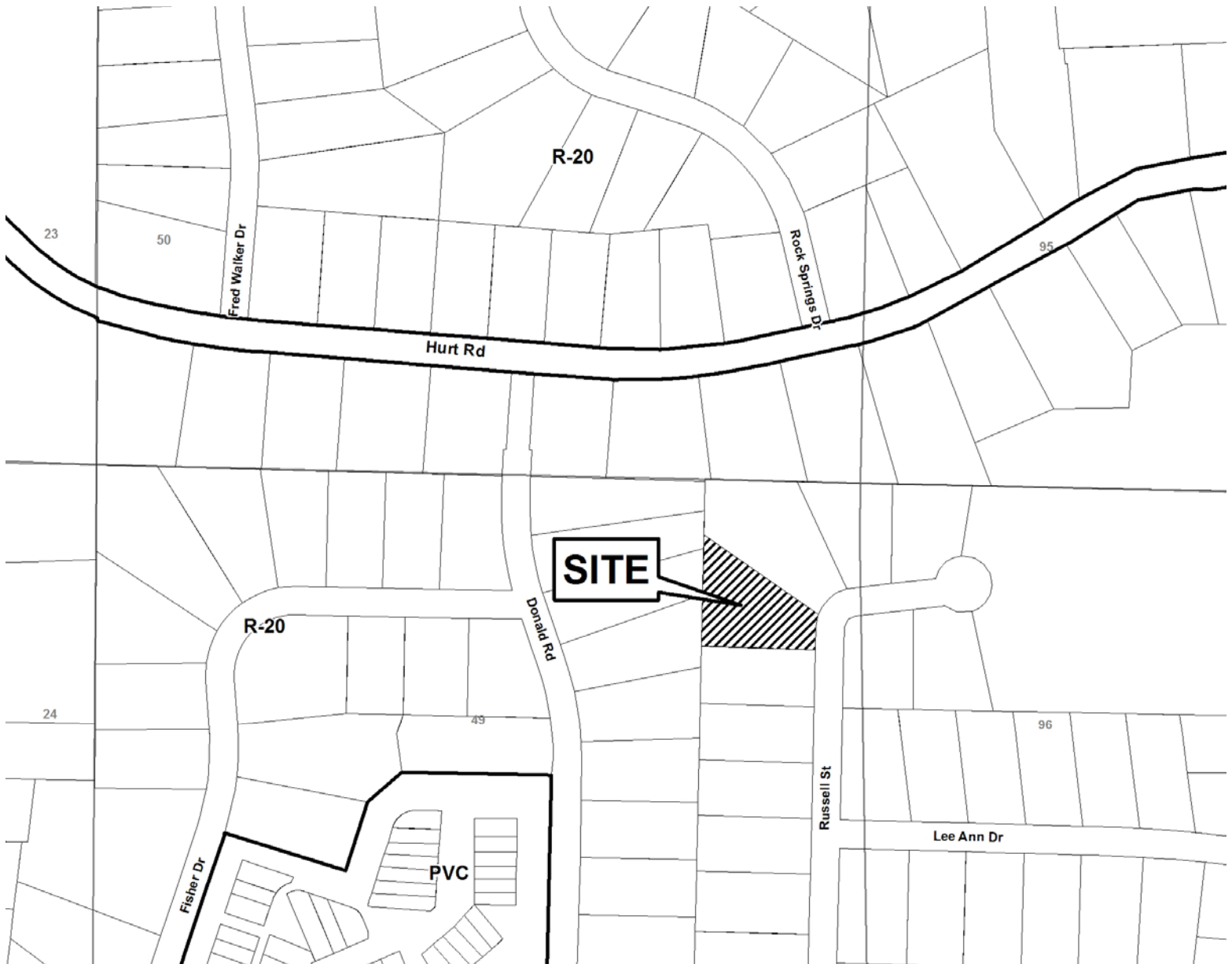
Russell Street, north of Donna Drive

SIZE OF TRACT: .61 acre

(3790 Russell Street).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (proposed 720 square foot garage) from the required 100 feet to 10 feet adjacent to the northern property line and 11 feet adjacent to the western property line on lot 2; and 2) waive the required amount of public road frontage from 75 feet to 62 feet (existing).



Application for Variance

Cobb County

(type or print clearly)

Application No. V-418

Hearing Date: 6-10-09

Applicant Joshua K. Harrell Business Phone (404) 261-9575 Home Phone (404) 895-2601

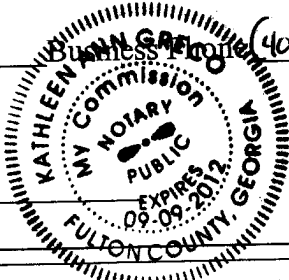
Joshua K. Harrell
(representative's name, printed)

Address 3790 Russell St, SW, Smyrna, GA 30082
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone (404) 261-9575 Cell Phone (404) 895-2601

My commission expires: 9/9/12



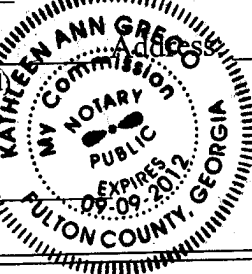
Signed, sealed and delivered in presence of:

Kathleen Ann Greco

Notary Public

Titleholder Joshua K. Harrell Business Phone (404) 261-9575 Home Phone (404) 895-2601

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



Address 3790 Russell St, SW, Smyrna, GA 30082
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Kathleen Ann Greco

Notary Public

My commission expires: 9/9/12

Present Zoning of Property R-20

Location 3790 Russell St, SW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 49 District 17 Size of Tract 0.67 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 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.

Desire to utilize existing slab in order to cost-effectively
make improvements to said property.

List type of variance requested: Waive rear setback for an accessory structure
over 650 square feet (proposed 720 square feet detached garage) from
the required 100 feet to 10 feet, while observing all other manner
of applicable codes.

LEGEND

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

244.97' ALONG R/W TO R/W
OF JOHNSON FERRY ROAD
(NO MONUMENT FOUND)

NOTE:
SUBJECT PROPERTY ZONED R-15.

LOT 54
15,004 sq.ft.
0.34 acres

GRAPHIC SCALE



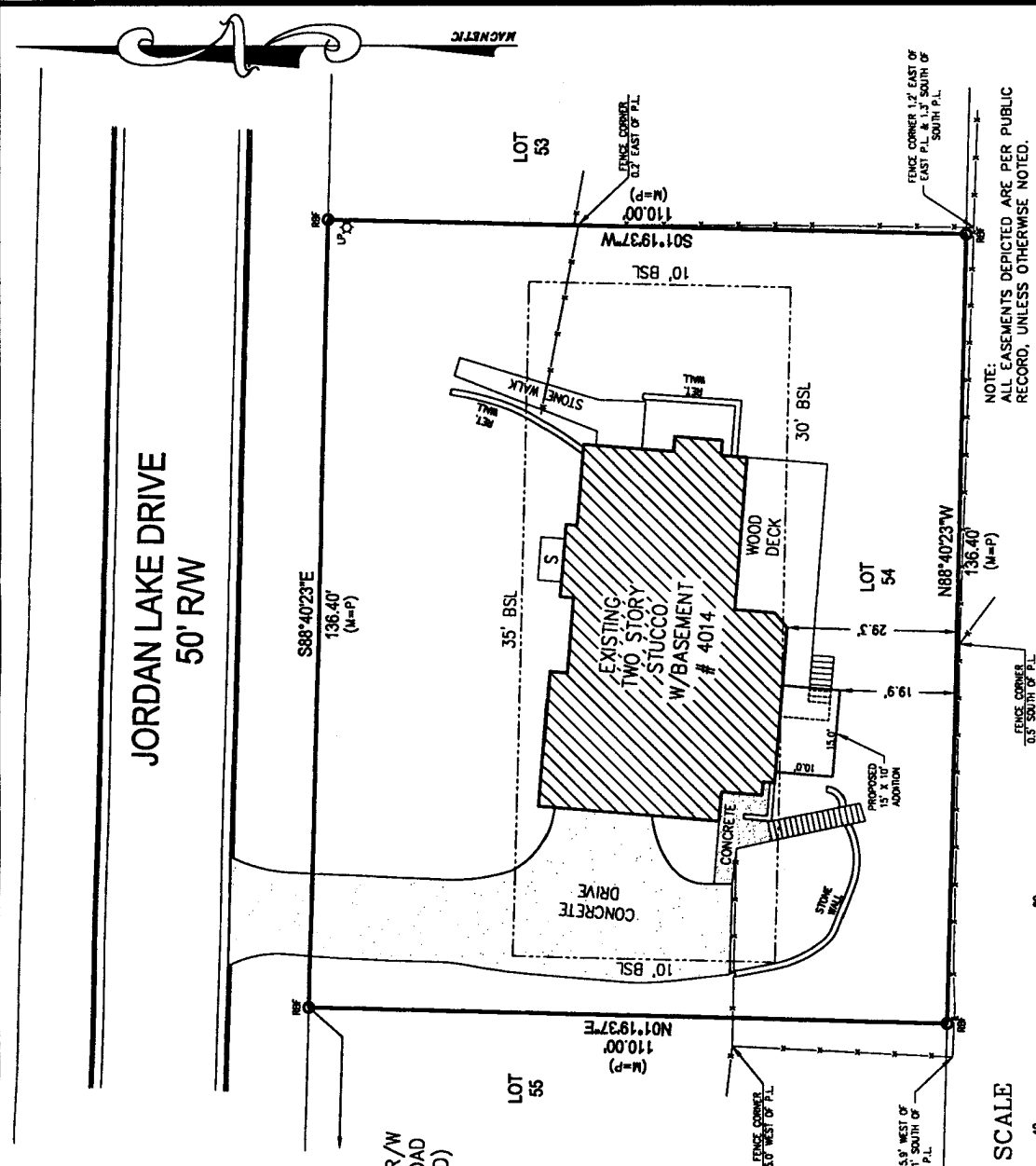
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT. THIS PLAT WAS PREPARED USING THE CLOSEST AVAILABLE ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION BEING ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

PLAT CERTIFICATION NOTICE

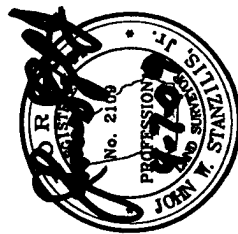
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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

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

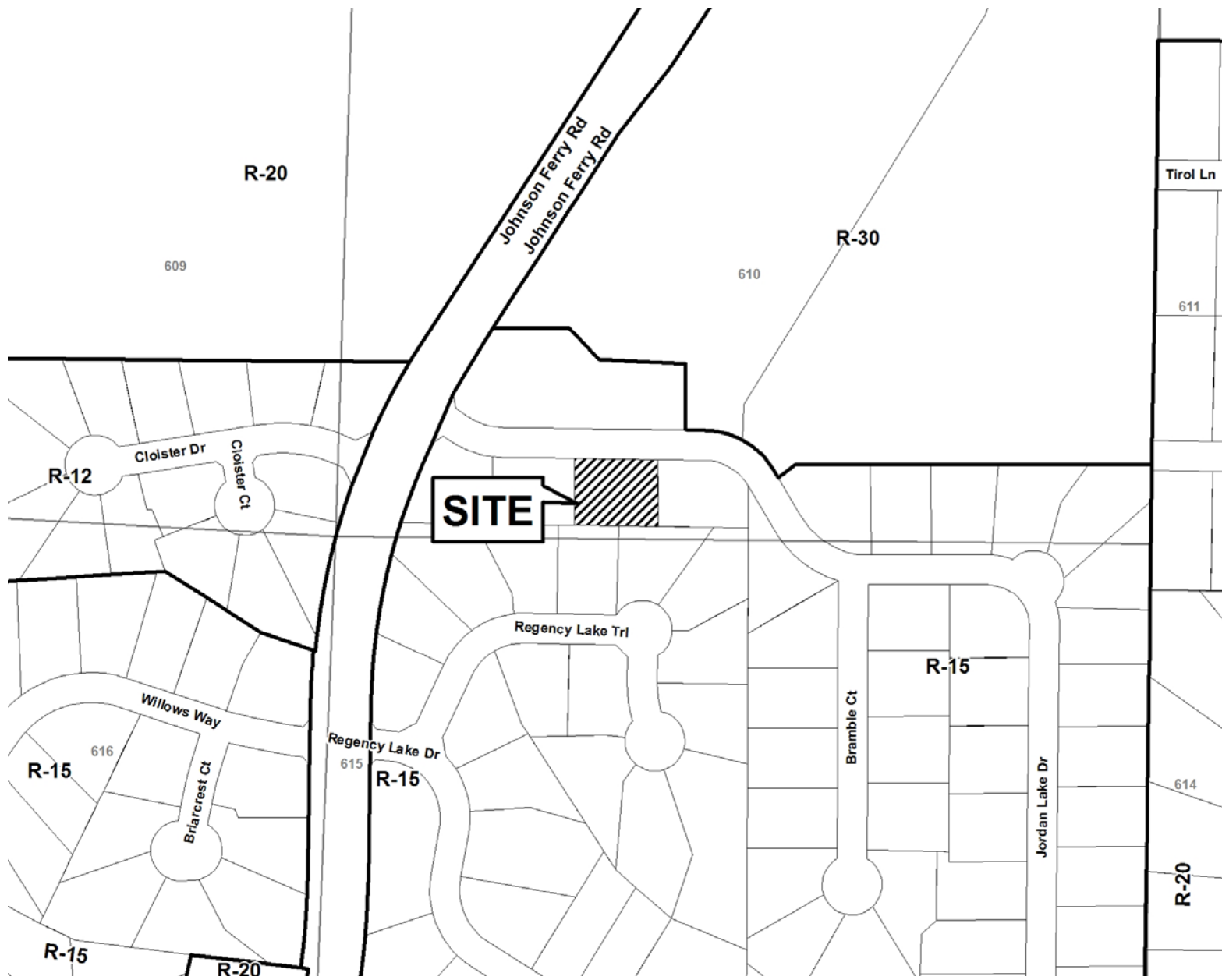


ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: RAHIM DAVOUPPOUR		OWNER / PURCHASER RAHIM DAVOUPPOUR		DATE 04-07-2009	
IN FIELD: 04-07-2009		SCALE 1" = 20'		COBB COUNTY, GEORGIA	
LAND LOT 610		16th DISTRICT		2nd SECTION	
LOT 54		BLOCK --		UNIT II	
SUBDIVISION WALDEN		AREA OF LOT: 15,004 sq.ft.			
ALL MATTERS PERTAINING TO THIS PLAT					
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052					
PLAT BOOK 115 PAGE 80		DEED BOOK -- PAGE --		PLOTTED BY:	



JOB NUMBER: 09-838

APPLICANT:	<u>Rahim and Mari Davoudpour</u>	PETITION NO.:	<u>V-49</u>
PHONE:	<u>770-973-9370</u>	DATE OF HEARING:	<u>06-10-09</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>610</u>
PROPERTY LOCATION:	<u>Located on the south side of</u>	DISTRICT:	<u>16</u>
<u>Jordan Lake Drive, east of Johnson Ferry</u>		SIZE OF TRACT:	<u>.33 acre</u>
<u>(4014 Jordan Lake Drive).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 30 feet to 19 feet on lot 54.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-49

Hearing Date: 6-10-09

Applicant Rahim E. HARI DAVOUDPOUR Business Phone Home Phone 770-973-9370

Rahim Davoudpour
(representative's name, printed)

Address 4014 Jordan Lake Dr. Marietta, GA 30062
(street, city, state and zip code)

Rahim Davoudpour
(representative's signature)

Business Phone Cell Phone 770-402-0809

Signed, sealed and delivered in presence of:

My commission expires: Oct 15, 2011

J. HANNA
Notary Public

Titleholder Rahim E. HARI DAVOUDPOUR Business Phone Home Phone 770-973-9370

Signature Rahim Davoudpour Address: 4014 Jordan Lake Dr. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Oct 15, 2011

J. HANNA
Notary Public

Present Zoning of Property R15

Location 4014 Jordan Lake Dr. Off of Johnson Ferry Rd .1 mile to Post Oak Trill
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 610 District 16 Size of Tract 1/3 Acre(s)

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

Size of Property 136'W 110'D Shape of Property Rectangle Topography of Property Gentle Slope 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 need to extend our setting area on the First Floor (Not basement or 2nd Floor) where we can watch our grand children while their parents are at work. This extension will provide room for the kids to play and can be watched from the kitchen penetrates through the 30' rear building set back. However it is our only functional choice.

List type of variance requested: Reduce rear building line from 30' to 20ft.
Walden Sub Division Homeowners Association Approval to Proposed Addition is attached.

See Exhibit "A"

V-49-2009
Exhibit "A"LAKE WALDEN HOMEOWNERS'
ARCHITECTURAL CONTROL COMMITTEE
IMPROVEMENT PLAN SUBMITTAL FORM

To Homeowner: Complete the top section only with attachment of detailed description, drawings, and pallet chips of requested improvement. Return all copies of the form to the Architectural Control Committee.

Name: RAHIM DAVIDDPOUR Submittal date: 03/28/09
 Address: 4014 JORDAN LAKE DR Best contact time: ANY
 Phone: 770-973-9370
 Describe the proposed improvement: EXTENDING LIVING AREA IN THE BACK OF THE HOUSE BY 10' OR 12' (SEE ATTACHED)

If painting, provide existing colors of siding Ø, garage door Ø, trim Ø, and shutters Ø.

Provide proposed colors with samples, brand, color name, and color number.

Proposed	Brand	Color name	Color Number
Siding			
Garage door			
Trim			
Shutters			
Entry Door			

Trim includes windows, fascia, and soffits. The garage door will either match the trim or the siding depending upon overall appearance.

If reroofing, provide existing roofing material and color. Describe proposed roofing material and color and attach sample. Ø

To ACC member: In accordance with Article III of the Declaration of Covenants, Conditions, Restrictions and Easements, you are authorized to represent the ACC in the matter of the above request. Within 30 days of the submittal date you should: 1) investigate the submittal; 2) meet with the homeowner if needed; 3) negotiate a compromise if necessary with the changes noted; 4) render a decision in the best interest of the community and in accordance with the Design Standards; 5) complete this form; 6) obtain the acknowledgement of the homeowner by signature if the proposed improvement is not approved as submitted; and 7) distribute the copies of the forms. Original to ACC chairperson and copy to homeowner. Should you be unable to render a decision or solution with the homeowner, contact the ACC chairperson and return the form with notes of concern in the space below.

 To: RAHIM DAVIDDPOUR (Homeowner)

Your request for improvement is: ☒ approved as submitted ☐ approved with the following stipulations: _____

☐ Disapproved ☐ To be resubmitted Reason for disapproval/resubmittal: _____

When the request is approved, the improvements must be completed within 30 days after inception of the project unless noted otherwise.

By: Catherine Nessel (ACC member) Date: 3/31/2009
 (ACC member) Date: _____

Accepted by: _____ (Homeowner) Date: _____

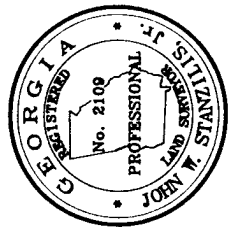
V-50
(2009)

PLAT PREPARED FOR:

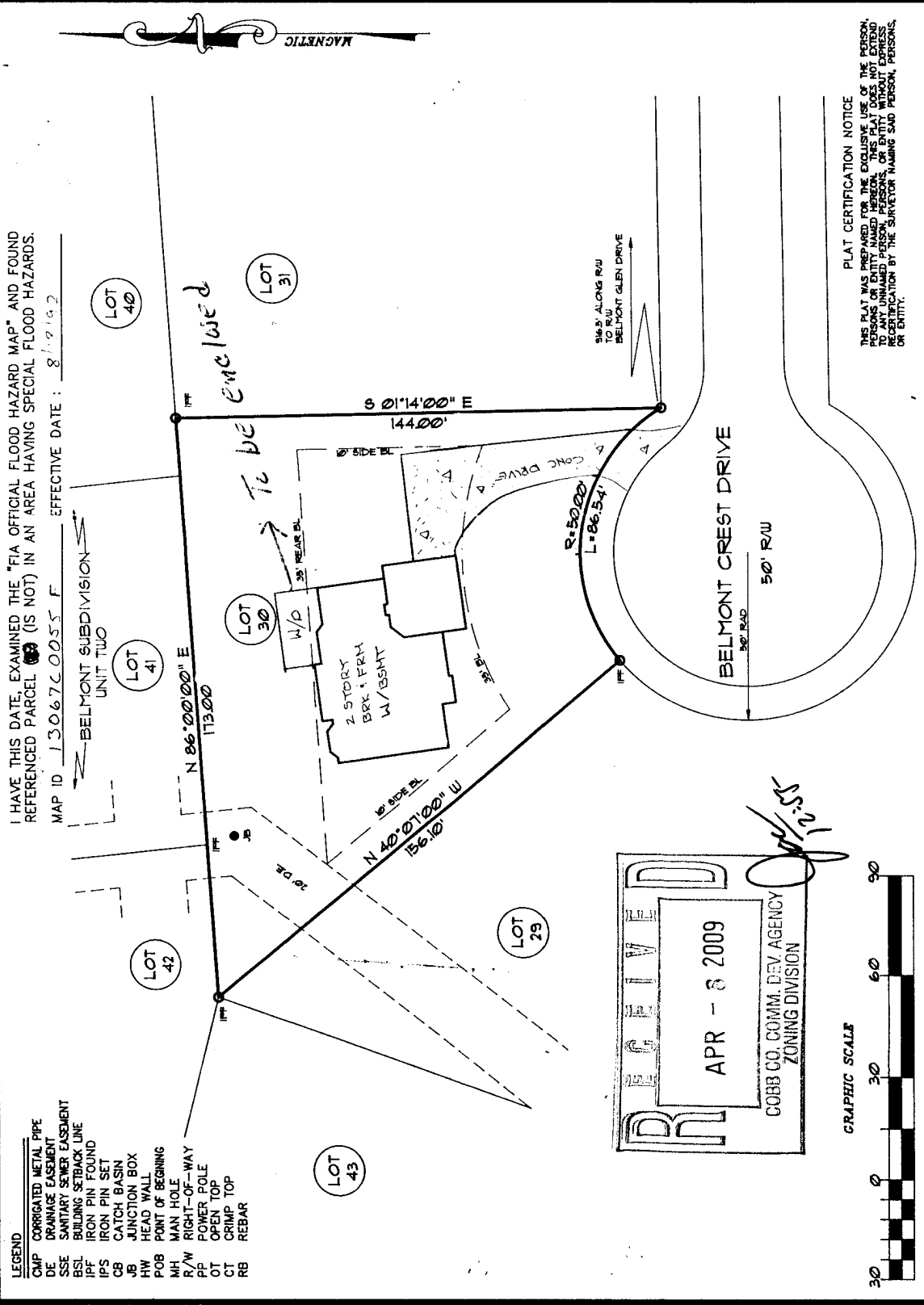
SOLAR LAND SURVEYING COMPANY
ATLANTA, GEORGIA 31139-0993
(404) 933-9711

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

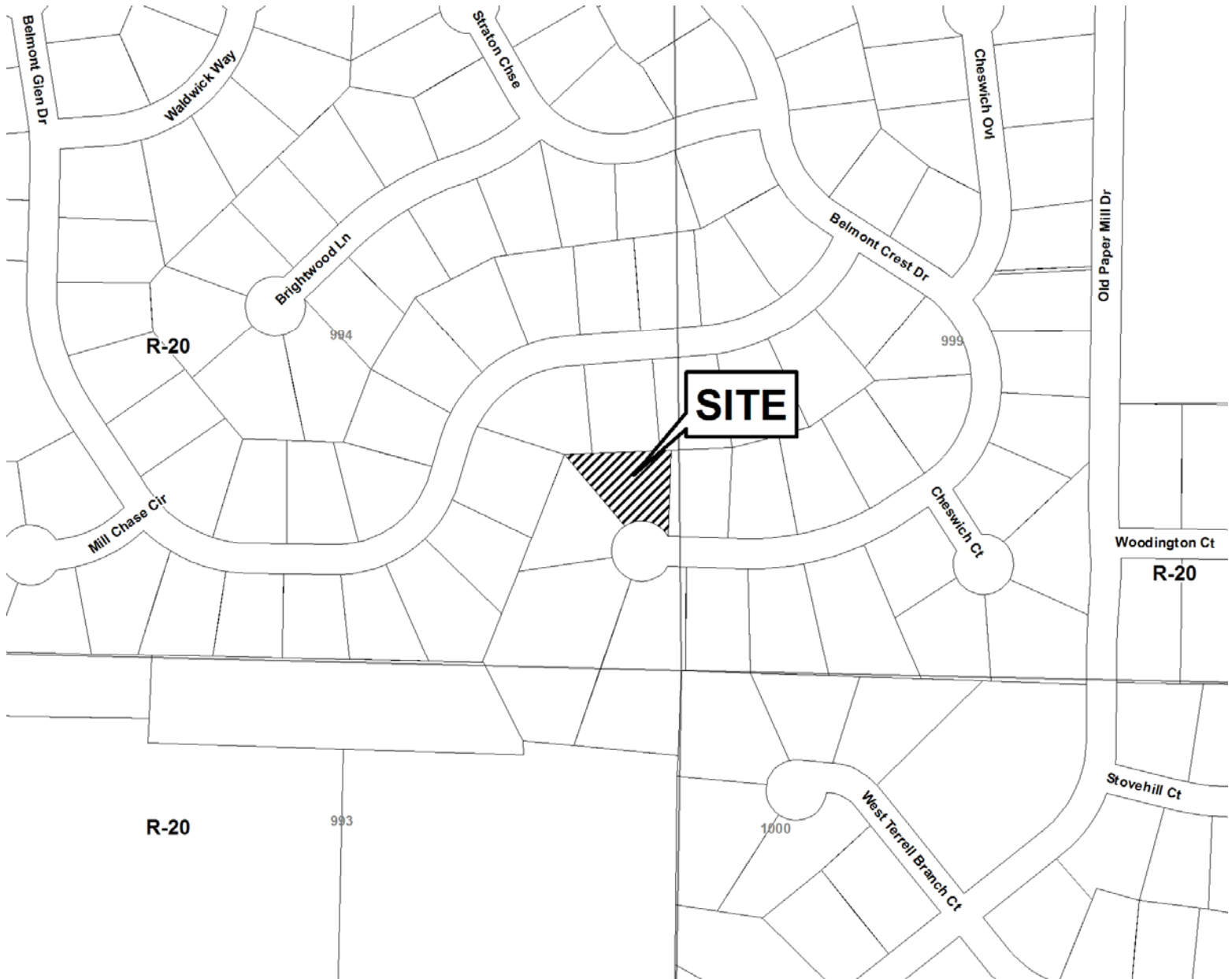
OWNER / PURCHASER EDWARD F. REILLY LUCILLE D. REILLY	SCALE 1" = 30'	DATE 4/25/94 REV: 9-2-9-94
LAND LOT 994 17TH DISTRICT 2ND SECTION COBB COUNTY, GEORGIA	LOT 30 BLOCK AREA OF LOT: 15,368 SQ. FT.	SUBDIVISION BELMONT

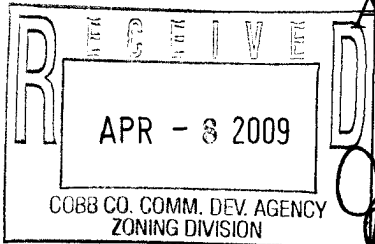


JOB NUMBER: 94-0912



APPLICANT:	<u>Lucille Reilly</u>	PETITION NO.:	<u>V-50</u>
PHONE:	<u>770-953-8865</u>	DATE OF HEARING:	<u>06-10-09</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>994</u>
PROPERTY LOCATION:	<u>Located on the north side of Belmont Crest Drive, east of Terrell Mill Road (634 Belmont Crest Drive).</u>	DISTRICT:	<u>17</u>
		SIZE OF TRACT:	<u>.35 acre</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 35 feet to 25 feet on lot 30.</u>	COMMISSION DISTRICT:	<u>2</u>





Application for Variance Cobb County

(type or print clearly)

Application No. V-50

Hearing Date: 6-18-09

Applicant LUCILLE REILLY Business Phone _____ Home Phone 770-953-8865

Address _____

(representative's name, printed)

(street, city, state and zip code)

Lucille D. Reilly
(representative's signature)

Business Phone _____

Cell Phone _____

Signed, sealed and delivered in presence of:

James A. Campbell
Notary Public

My commission expires: _____

My Commission Expires
October 31, 2011

Titleholder LUCILLE REILLY Business Phone _____ Home Phone 770-953-8865

Signature Lucille D. Reilly Address: 634 BELMONT CREST DR MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

James A. Campbell
Notary Public

My commission expires: _____

My Commission Expires
October 31, 2011

Present Zoning of Property B-20

Location 634 BELMONT CREST DR MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 994 District 17 Size of Tract 15,368 sq ft Acres(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 ☒

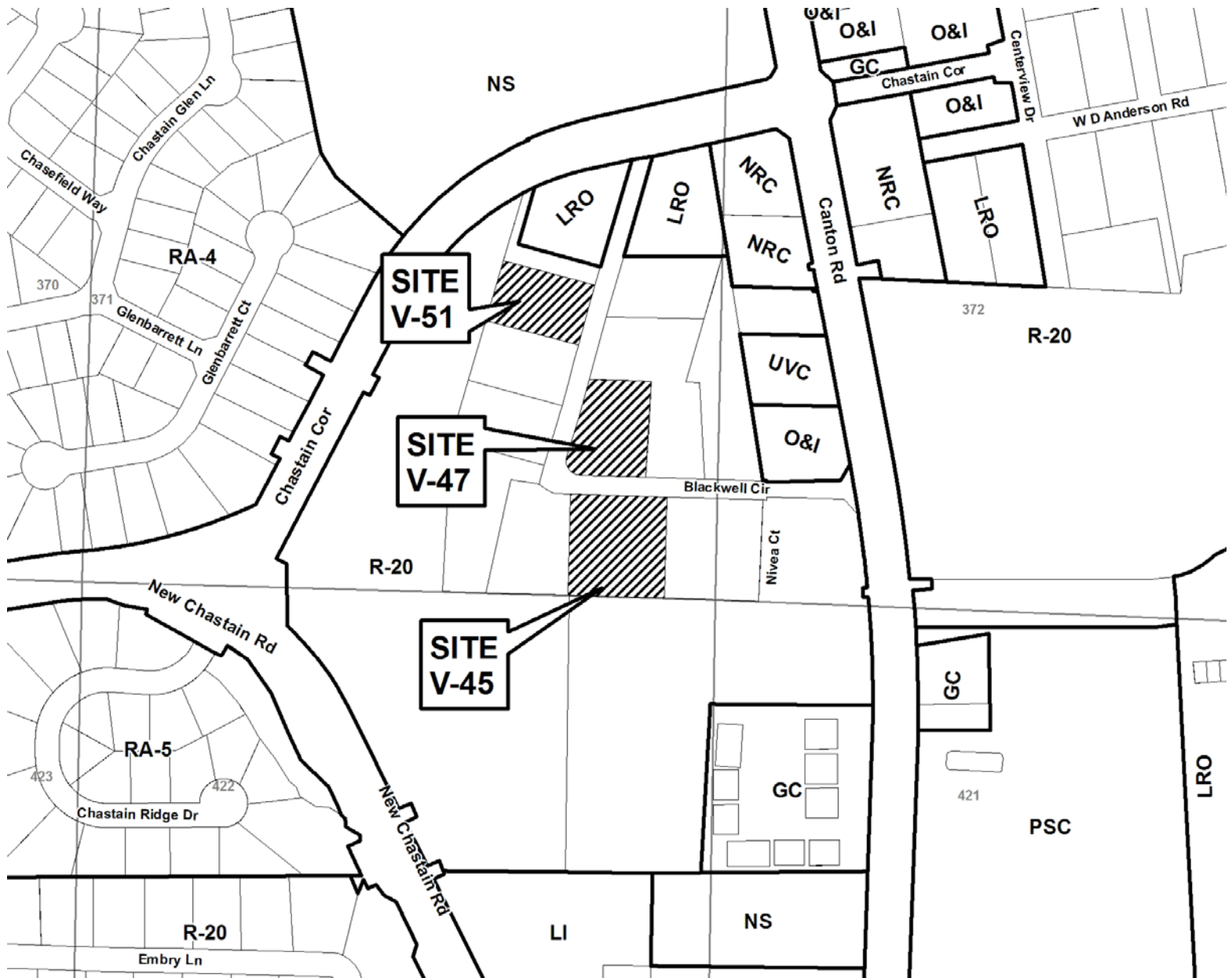
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

- Existing Deck to be enclosed with Roof and Screens
- Existing Deck is located over setback line

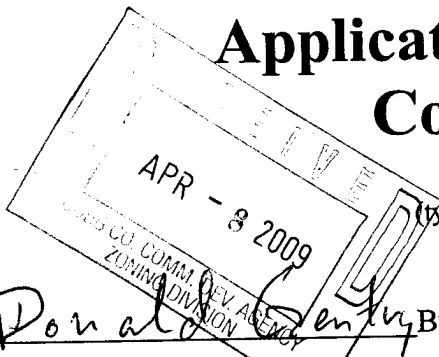
List type of variance requested: Waive the rear setback from the required 35' to 25'

APPLICANT: <u>Donald Gentry</u>	PETITION NO.: <u>V-51</u>
PHONE: <u>770-926-3463</u>	DATE OF HEARING: <u>06-10-09</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>371</u>
PROPERTY LOCATION: <u>Located on the west side of Blackwell Circle, southeasterly of New Chastain Road (720 Blackwell Circle).</u>	DISTRICT: <u>16</u>
	SIZE OF TRACT: <u>.59 acre</u>
	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (existing) to the front of the primary structure; and 2) waive the front setback for said structure from the required 35 feet to 26 feet and the side setback from the required 10 feet to zero feet on lot 6.



Application for Variance Cobb County



(Type or print clearly)

Application No. V-51
Hearing Date: 6-10-09

Applicant Donald Gentry Business Phone _____ Home Phone 7-926-3463

Donald Gentry Address 720 Blackwell Circle
(representative's name, printed) (street, city, state and zip code)

Donald Gentry Business Phone 7-926-3463 Cell Phone _____
(representative's signature)



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____
My Commission Expires October 31, 2011

Titleholder Donald Gentry Business Phone _____ Home Phone _____

Signature Donald Gentry Address: 720 Blackwell Circle
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____

My Commission Expires October 31, 2011

Present Zoning of Property R-20

Location 720 BLACKWELL CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P6 371 District 16 Size of Tract 0.59 Acre(s)

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

Size of Property 0.59 Shape of Property # Topography of Property Slope 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 Carport has been here for years the builder stated that the carport was permitted, which may or may not be true

List type of variance requested: Variance to change side to 0.6' from 1' to 2.6' And to allow accessory structure in front of principal structure

V-52
(2009)

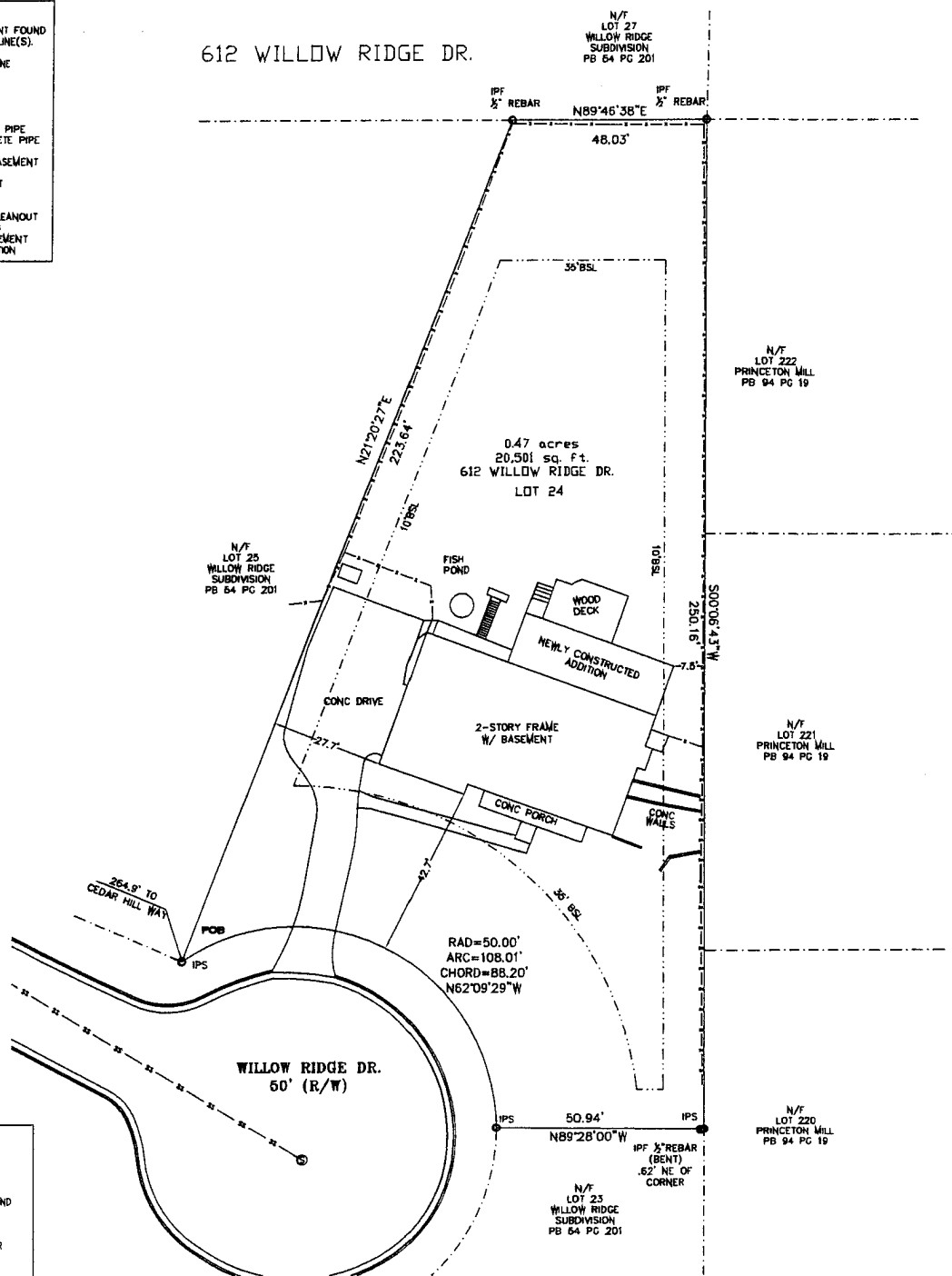
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2008 FRONTLINE SURVEYING AND MAPPING, INC. E.D. ***

LEGEND:

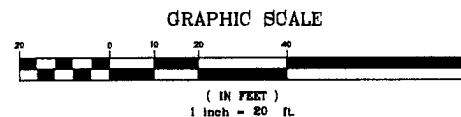
IPF	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	SMH	SEWER MAN HOLE
OT	OPEN TOP PIN	MHT	MAN HOLE TELEPHONE
CT	CRIMP TOP PIN	CB	CATCH BASIN
RB	REINFORCING BAR	JB	JUNCTION BOX
CL	CENTERLINE	DI	DROP INLET
R/W	RIGHT-OF-WAY	LL	LAND LOT LINE
LL	LAND LOT	HW	HEAD WALL
L	LINE	CMF	CORRUGATED METAL PIPE
R	RADIUS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	CD	CROSS DRAIN
C	CURVE	SSE	SANITARY SEWER EASEMENT
PP	POWER POLE	FS	FIRE HYDRANT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	WV	WATER VALVE
GM	GAS METER	WM	WATER METER
LP	LAMP POLE	CO	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER	POB	POINT OF BEGINNING
N&C	NAIL & CAP	POC	POINT OF COMMENCEMENT
FC	FENCE CORNER	PI	POINT OF INTERSECTION
F	FENCE		

612 WILLOW RIDGE DR.



GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



3595 Canton Road
A-9, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805

BOUNDARY SURVEY FOR:

ELROY SUTHERLAND

DATE 03/30/09

SCALE 1" = 20'

LAND LOT 1057

16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 24

BLOCK

UNIT

SUBDIVISION WILLOW RIDGE SUBDIVISION

PHASE

PG 84 PG 201

PM, CADJ9

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP"

AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL

(IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS ZONE

MAP ID 13067C0128G

EFFECTIVE DATE: 12/16/08



JOB # 43584

Z:\dwg 2009\43584.dwg Layer: 1/19/2009 1:19:33

APPLICANT: Elroy Sutherland

PHONE: 770-578-7733

REPRESENTATIVE: same

PHONE: same

PROPERTY LOCATION: Located on the north side of Willow Ridge Drive, east of Cedar Hill Way

(612 Willow Ridge Drive).

PETITION NO.: V-52

DATE OF HEARING: 06-10-09

PRESENT ZONING: R-20

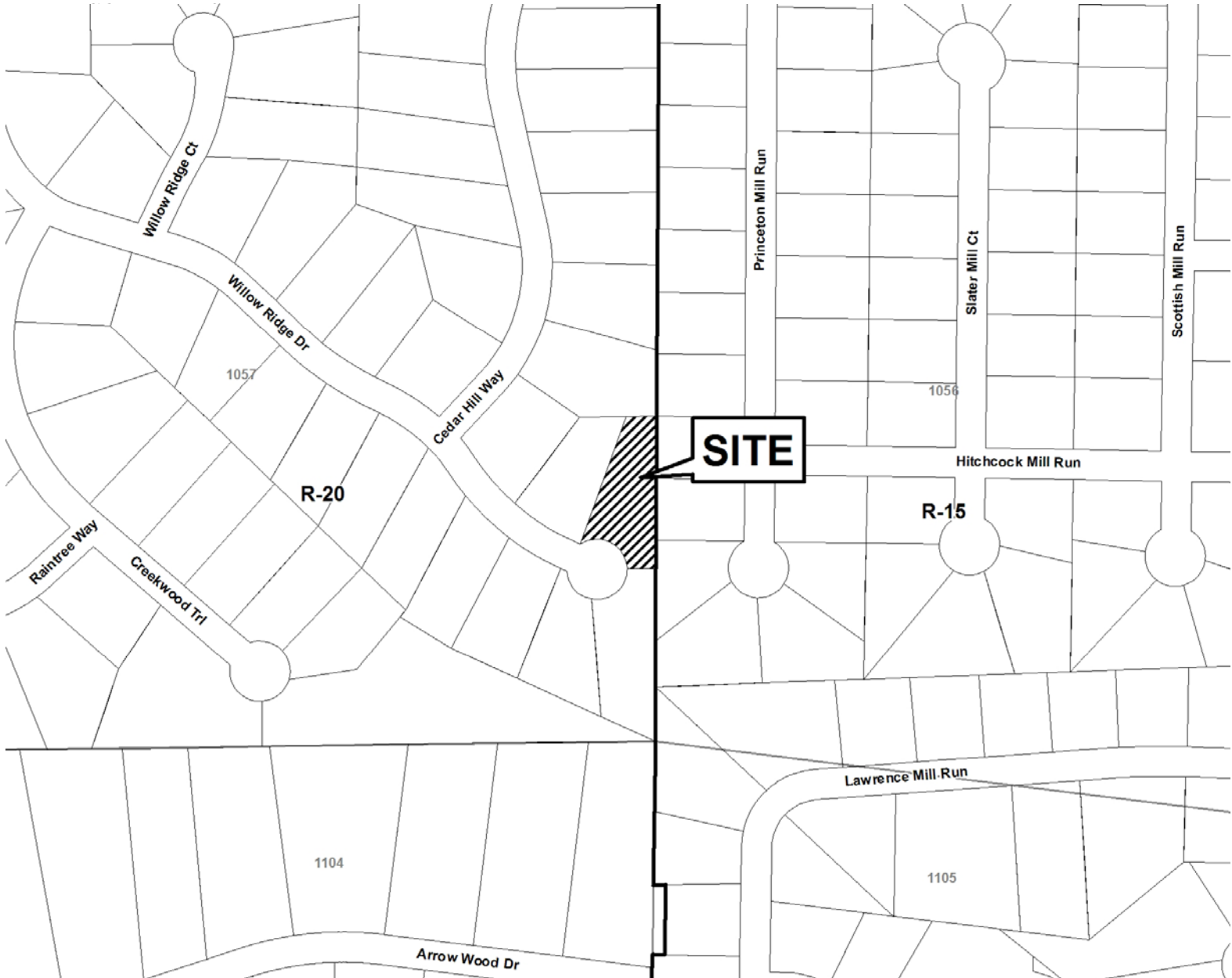
LAND LOT(S): 1057

DISTRICT: 16

SIZE OF TRACT: .47 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback adjacent to the eastern property line from the required 10 feet to 7 feet on lot 24.



Application for Variance Cobb County

(type or print clearly)

Application No. V-52

Hearing Date: 6-10-09

Applicant ELROY SUTHERLAND Business Phone _____ Home Phone 770-518-7733

ELROY SUTHERLAND Address 612 WILLOW RIDGE DRIVE MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

E. Sutherland Business Phone _____ Cell Phone 678-362-0270
(representative's signature)

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

My commission expires: _____

Signed, sealed and delivered in presence of:

J. Gorman

Notary Public

Titleholder ELROY SUTHERLAND Business Phone _____ Home Phone 770-518-7733

Signature E. Sutherland Address: 612 WILLOW RIDGE DRIVE MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: _____

Signed, sealed and delivered in presence of:

J. Gorman

Notary Public

Present Zoning of Property R20 R-20

Location 612 WILLOW RIDGE DRIVE MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1051 District 110 Size of Tract 0.47 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 ADDITION WAS CONSTRUCTED OVER AN EXISTING DECK WHICH WAS ASSUMED TO BE WITHIN THE SETBACK. TO REMOVE THE SMALL PORTION OF THE ADDITION WOULD BE LOST PROHIBITIVE.

List type of variance requested: WAIVE THE SIDE SETBACK FROM 10FT TO 7FT



TRACT AREA = 5.943 ACRES (258,877.08 S.F.)

Curve #	Station	Size	Chord Bearing	Chord Distance
C1	1445.31	113.87	S30°00'51"W	113.87
C2	31.82	34.17	S89°12'52"W	35.31
C3	137.17	46.08	S21°54'01"W	58.59
C4	197.07	48.82	S11°13'40"W	134.48
C5	144.64	136.09	S27°28'00"W	150.02



GENERAL NOTES:

- OWNER
OLIVE SPRINGS BAPTIST CHURCH
1528 AUSTELL ROAD
MARIETTA, GEORGIA 30008
(770) 427-5519
CONTACT: MATTHEW HELTON
- PROPERTY ZONED R-20 TO REMAIN
- TRACT AREA = 5.943 ACRES (258,877.08 S.F.)
- NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS INVENTORY MAPS
- EXISTING SANCTUARY IS 500 SEATS AND THE EXISTING PARKING IS 175 PARKING SPACES.

VARIANCES REQUEST:

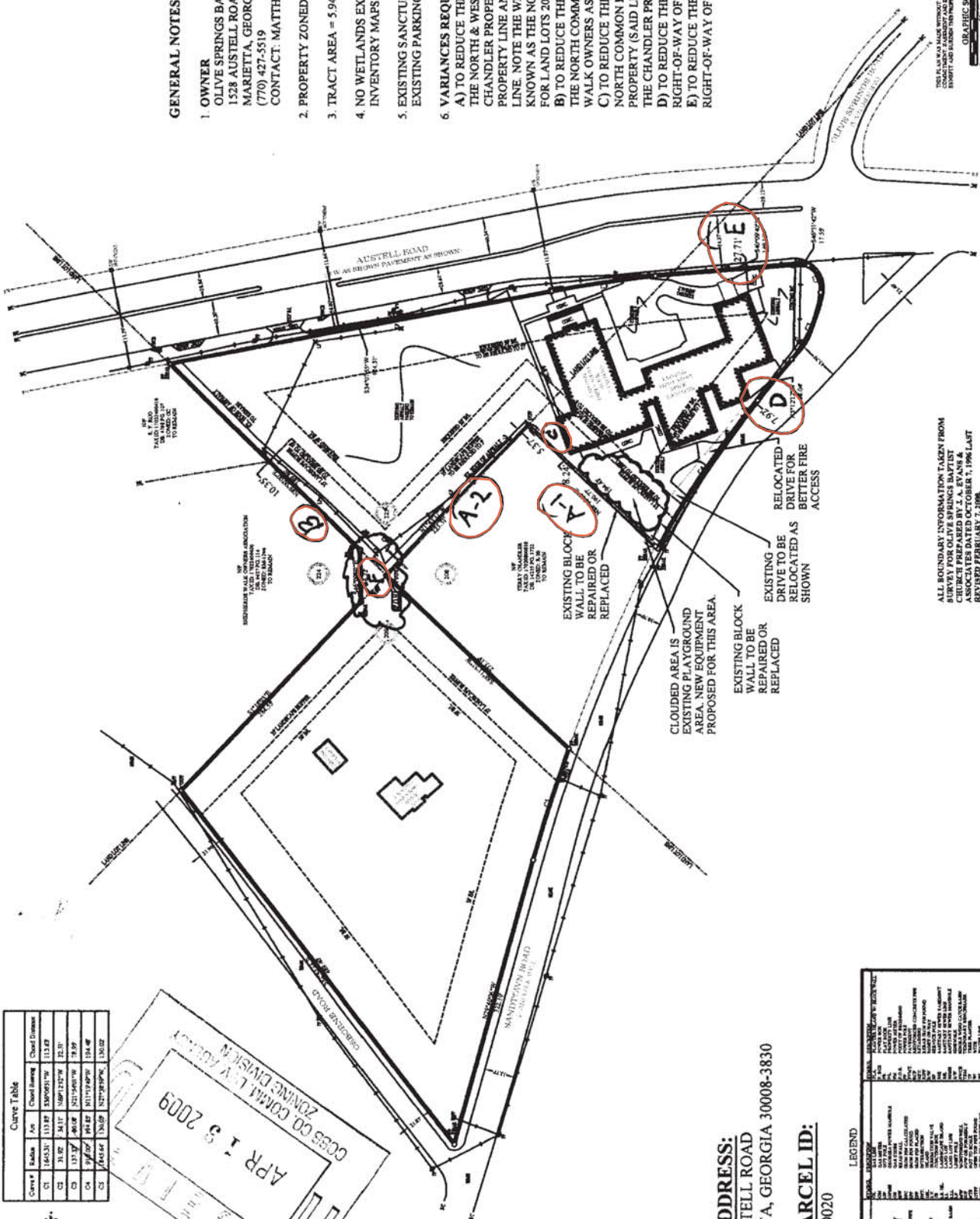
- TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER ON THE NORTH & WEST PROPERTY LINES COMMON WITH THE CHANDLER PROPERTY TO ZERO ON THE NORTH COMMON PROPERTY LINE AND 5' ON THE WEST COMMON PROPERTY LINE. NOTE THE WEST COMMON PROPERTY LINE IS ALSO KNOWN AS THE NORTH-SOUTH COMMON LAND LOT LINE FOR LAND LOTS 208 & 225.
- TO REDUCE THE REQUIRED 35' LANDSCAPE BUFFER ON THE NORTH COMMON PROPERTY LINE WITH THE SHEPHERDS WALK OWNERS ASSOCIATION TO 10'.
- TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE NORTH COMMON PROPERTY LINE WITH THE CHANDLER PROPERTY (SAID LINE BEING THE SOUTH PROPERTY LINE OF THE CHANDLER PROPERTY), TO 8'.
- TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE RIGHT-OF-WAY OF SANDTOWN ROAD TO 7'.
- TO REDUCE THE REQUIRED 50' BUILDING LINE ALONG THE RIGHT-OF-WAY OF AUSTELL ROAD TO 27'.

SITE ADDRESS:
1528 AUSTELL ROAD
MARIETTA, GEORGIA 30008-3830

TAX PARCEL ID:
#17020800020

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	PROPERTY LINE
(Dashed line)	EXISTING DRIVE
(Dotted line)	PROPOSED DRIVE
(Thick solid line)	EXISTING DRIVE
(Thin solid line)	PROPOSED DRIVE
(Double line)	EXISTING DRIVE
(Single line)	PROPOSED DRIVE
(Thick dashed line)	EXISTING DRIVE
(Thin dashed line)	PROPOSED DRIVE
(Thick dotted line)	EXISTING DRIVE
(Thin dotted line)	PROPOSED DRIVE
(Thick solid line with dots)	EXISTING DRIVE
(Thin solid line with dots)	PROPOSED DRIVE
(Thick dashed line with dots)	EXISTING DRIVE
(Thin dashed line with dots)	PROPOSED DRIVE
(Thick dotted line with dots)	EXISTING DRIVE
(Thin dotted line with dots)	PROPOSED DRIVE
(Thick solid line with dots)	EXISTING DRIVE
(Thin solid line with dots)	PROPOSED DRIVE
(Thick dashed line with dots)	EXISTING DRIVE
(Thin dashed line with dots)	PROPOSED DRIVE
(Thick dotted line with dots)	EXISTING DRIVE
(Thin dotted line with dots)	PROPOSED DRIVE



ALL BOUNDARY INFORMATION TAKEN FROM
RECORD MAPS AND FIELD SURVEY
CONDUCTED BY J. A. EVANS
ASSOCIATES DATED OCTOBER 7, 1996 LAST
REVISED FEBRUARY 7, 2006.

OLIVE SPRINGS BAPTIST CHURCH

LAND LOTS 208, 209, 224 & 225
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 04/13/2009
BY: [Signature]
CHECKED: [Signature]
SCALE: 1" = 30'

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
ONE AUSTELL RD., SUITE 100, ATLANTA, GEORGIA 30329
PH: (404) 451-5275, FAX: (404) 451-5461
E: [Email]
C: [Phone]

APPLICANT: Olive Springs Baptist Church

PHONE: 770-429-5519

REPRESENTATIVE: Clay C. Brown

PHONE: 770-429-5519

PROPERTY LOCATION: Located at the northwest intersection of Austell Road and Sandtown Road and at the southeasterly intersection of Sandtown Road and Osborne Road (1528 Austell Road).

PETITION NO.: V-53

DATE OF HEARING: 06-10-09

PRESENT ZONING: R-20, RM-12

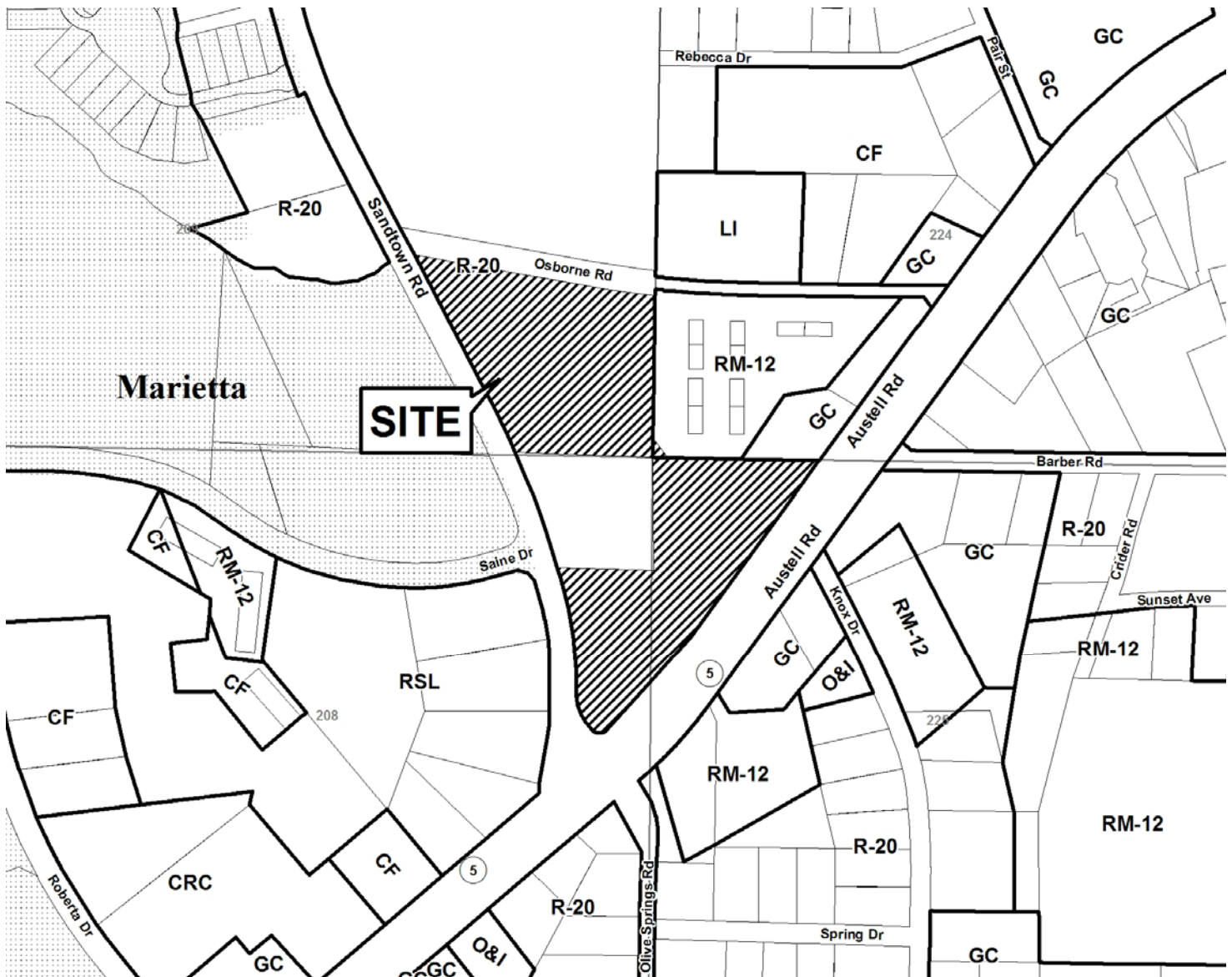
LAND LOT(S): 208, 209, 224, 225

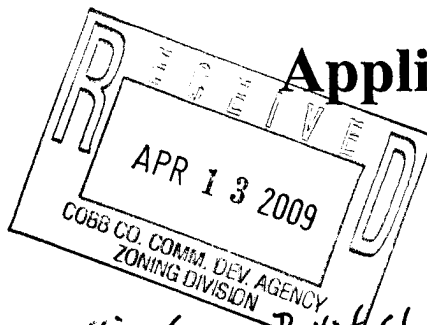
DISTRICT: 17

SIZE OF TRACT: 5.9 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the landscape screening buffer from the required 35 feet to zero feet on the north property line common with the Chandler property (shown as Variance A-1 on the site plan); 2) waive the landscape screening buffer from the required 35 feet to 5 feet on the west property line common with the Chandler property (shown as Variance A-2 on the site plan); 3) waive the required 35 foot landscape screening buffer on the north common property line with the Shepherds Walk Owners Association to 10 feet (shown as Variance B on the site plan); 4) waive the building setback from the required 50 feet to 8 feet along the north common property line with the Chandler property (shown as Variance C on the site plan); 5) waive the building setback from the required 50 feet to 7 feet adjacent to the right-of-way of Sandtown Road (shown as Variance D on the site plan); 6) waive the setback from the required 50 feet to 27 feet adjacent to Austell Road (shown as Variance E on the site plan); and 7) waive the 35 foot screening buffer from the required 35 feet to zero feet in the area between the Chandler property and the Shepherds Walk Owners Association property (shown as Variance F on the site plan).





Application for Variance Cobb County

(type or print clearly)

Application No. V-53
Hearing Date: 6-12-09

Applicant Olive Springs Baptist Church Business Phone (770) 427-5519 Home Phone 770-429-5564
Clay C. Brown Address 1889 Dovonshire Road, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30064

[Signature] Business Phone 770-427-5519 Cell Phone 404-358-4866
(representative's signature)

Signed, sealed and delivered in presence of:

Sallie A. Johnson
Notary Public

My commission expires: July 17, 2011

Titleholder Olive Springs Baptist Church, Inc. Business Phone 770-427-5519 Home Phone _____

Signature [Signature] Address: 1889 Dovonshire Road, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30064

Signed, sealed and delivered in presence of:

Sallie A. Johnson
Notary Public

My commission expires: July 17, 2011

Present Zoning of Property R-20

Location 1528 AUSTELL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 208, 209, 224, 225 District 17 Size of Tract 5.9 Acre(s)

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

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

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 structures needing repair or replacement as shown on the variance plan provided

List type of variance requested: See plan for variances A through E.