

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: July 8, 2009**

**DUE DATE: June 5, 2009**

Distributed: May 21, 2009



*Cobb County...Expect the Best!*



**APPLICANT:** John A. Ascitutto

**PETITION NO.:** V-54

**PHONE:** 404-427-3746

**DATE OF HEARING:** 07-08-09

**REPRESENTATIVE:** John A. Ascitutto

**PRESENT ZONING:** R-30

**PHONE:** 404-427-3746

**LAND LOT(S):** 81

**PROPERTY LOCATION:** Located on the north side of

**DISTRICT:** 20

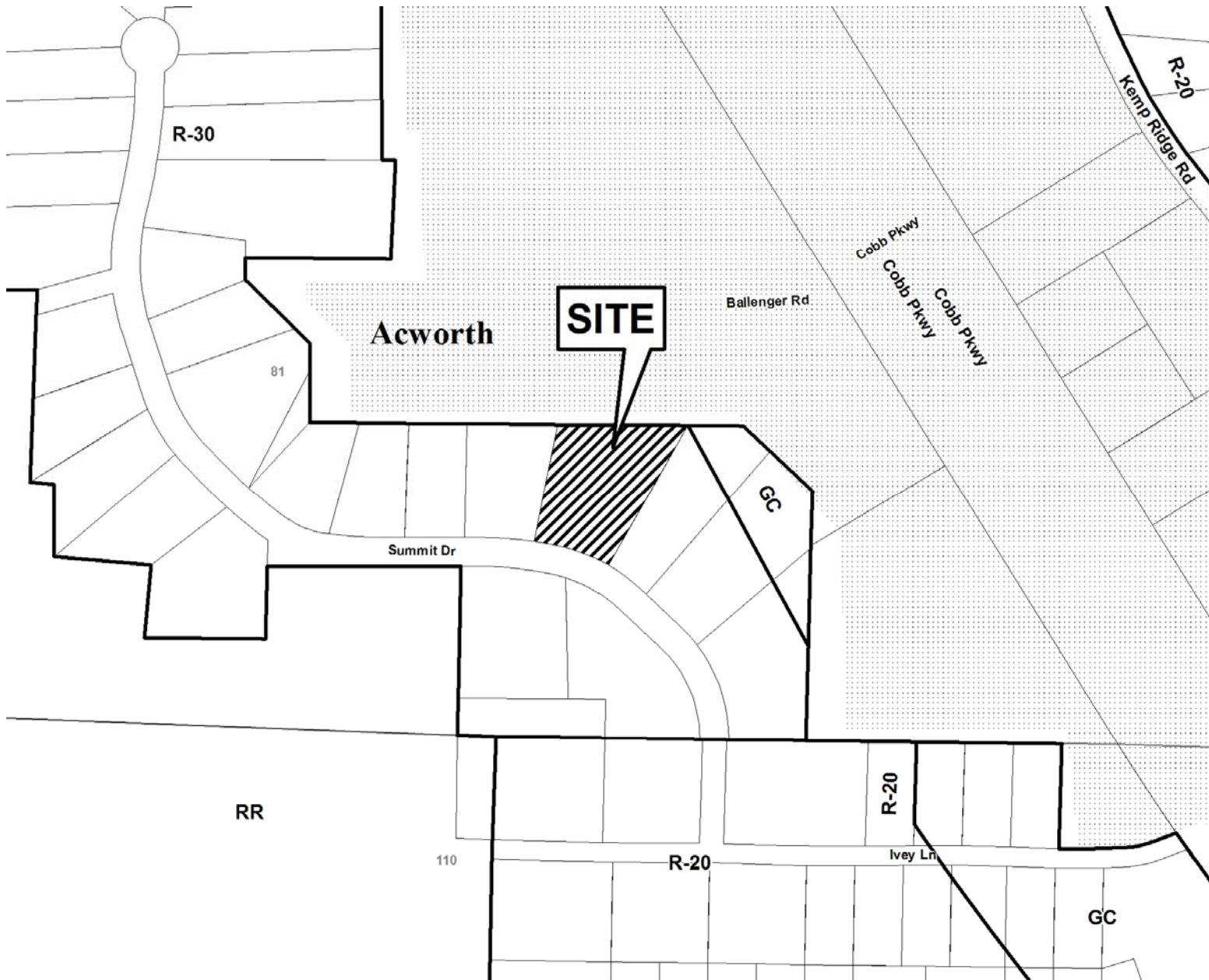
Summit Drive, north of Ivey Lane

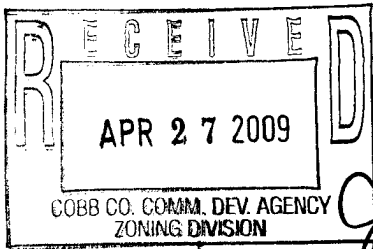
**SIZE OF TRACT:** 1.304 acres

(3648 Summit Drive).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (existing 8' x 12' shed) to the front of the primary structure.





# Application for Variance Cobb County

(type or print clearly)

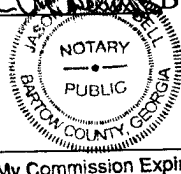
Application No. V-54

Hearing Date: 7-8-09

Applicant John A Ascutto Business Phone 404 427 3746 Home Phone 678 574 5855

~~Caprice Ascutto~~ John A Ascutto Address 3648 Summit Dr Acworth, Ga 30101  
(representative's name, printed) (street, city, state and zip code)

~~Caprice Ascutto~~ Business Phone 770 917-8526 Cell Phone \_\_\_\_\_  
(representative's signature)



My commission expires: \_\_\_\_\_

My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:

Jason D. Campbell  
Notary Public

Titleholder John A Ascutto Business Phone 404 427 3746 Home Phone 678 574 5855

Signature [Signature] Address: 3648 Summit Dr Acworth GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: \_\_\_\_\_

My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:

Jason D. Campbell  
Notary Public

Present Zoning of Property R-30

Location 3648 SUMMIT DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P-34 81 District 20 Size of Tract 1.3 AC 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.

On one side of the yard we have a pool that the shed will not fit between our house and the pool. On the other side there is such an incline that there is no way to get it in the back yard.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE (EXISTING SHED) TO THE FRONT OF THE PRIMARY STRUCTURE

V-55  
(2009)

**LEGEND**

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- ⊗ FH = Fire Hydrant
- ⊙ PP = Power Pole
- IPF = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- ⊙ LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- C/L = Centerline
- = Chain Link Fence
- ⊙ SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- = Power Line

APR 30 2009

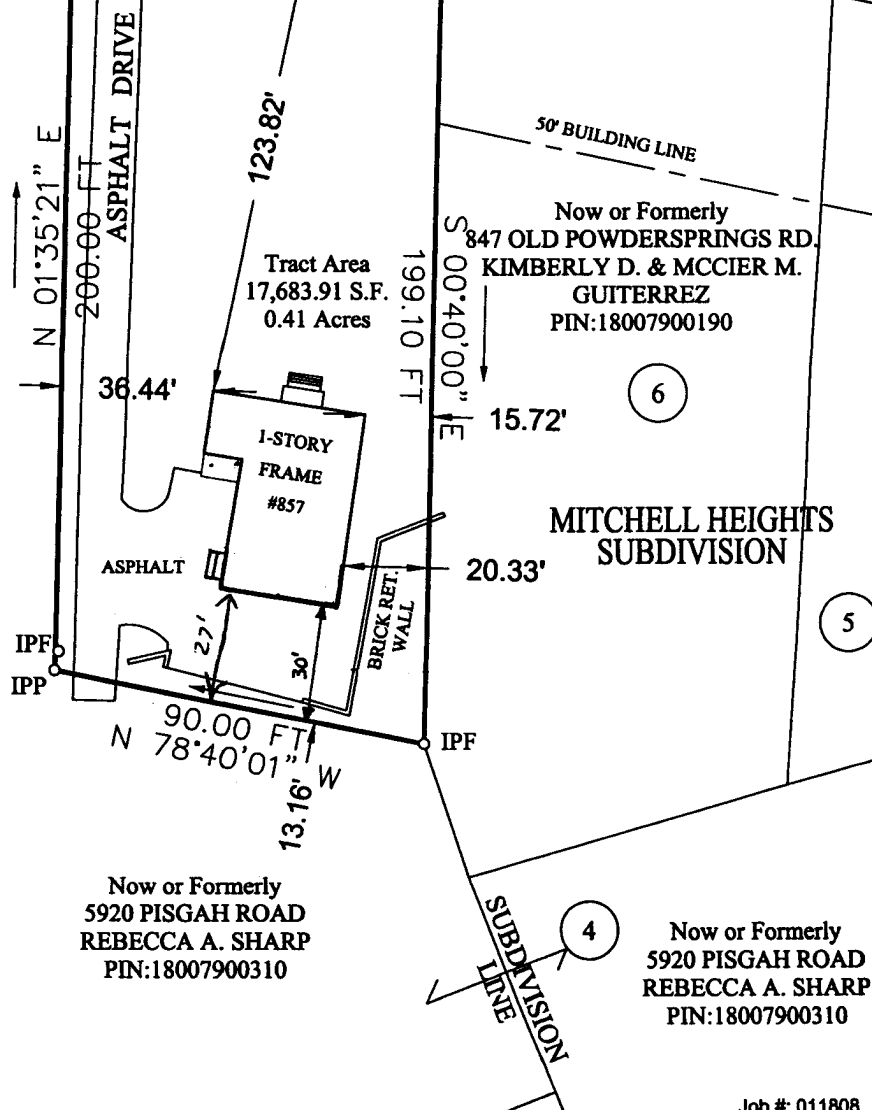
PLANNING DIVISION

WHISPERING  
PINES  
ROAD

OLD POWDERSPRINGS ROAD 50' R/W

Sidewalk

IPP  
S 78°03'00" E  
90.00 FT  
POB  
183.0' along the R/W of Old Powder Springs Road to the intersection of Pisgah Road (50'R/W)



Job #: 011808

All iron pins are 1/2" Rebar unless otherwise noted.  
Equipment used: Topcon GTS Total Station  
The field data upon which this plat is based has a closure precision of 1  
oot in 25,000 feet and an angular error of 03 seconds per angle point, and  
was adjusted using Compass Rule.  
This plat has been calculated for closure and is found accurate within one  
oot in 215,486 feet.  
This plat subject to all easements public and private.



**Perimeter Surveying Co., Inc**

1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-786

Boundary Survey for:

**JAIME CAMARENA**

857 OLD POWDERSPRINGS ROAD  
Land Lot 79, 18th District  
MABLETON, 30126  
Cobb County, Georgia  
PIN: 18007900180

Plat Book:  
Deed Book:

Page:  
Page:

This plat may be based on a recorded plat from iron pins referenced on  
said plat for closure tie in.

According to F.I.R.M. Community Panel # 13067C0212G, dated  
December 16, 2008 this property is not located in an area having special  
flood hazards.

Computed by: RSNutt  
Drawn by: RSNutt  
Checked by: KLNutt

Party Chief: KLNutt  
Date Surveyed: 11/25/2008  
Date Drawn: 12/02/2008

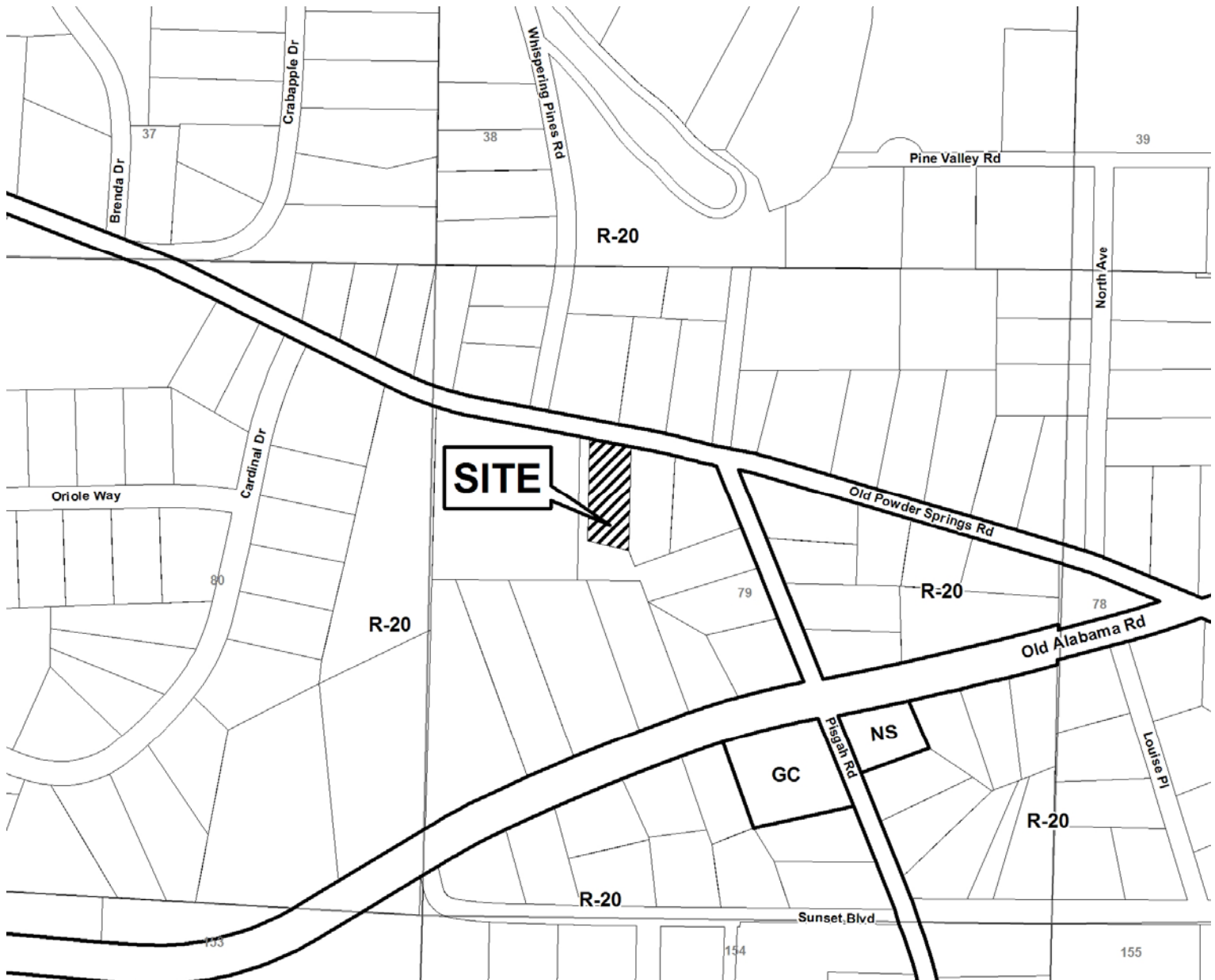
**GRAPHIC SCALE**



SCALE: 1"=30'

12/11/2008 12:38:27 PM J. L. Nutt, L.S.

<b>APPLICANT:</b>	<u>Jaime Camarena</u>	<b>PETITION NO.:</b>	<u>V-55</u>
<b>PHONE:</b>	<u>770-616-5328</u>	<b>DATE OF HEARING:</b>	<u>07-08-09</u>
<b>REPRESENTATIVE:</b>	<u>Jaime Camarena</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-616-5328</u>	<b>LAND LOT(S):</b>	<u>79</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side</u>	<b>DISTRICT:</b>	<u>18</u>
	<u>of Old Powder Springs Road, west of Pisgah Road</u>	<b>SIZE OF TRACT:</b>	<u>0.41 acres</u>
	<u>(857 Old Powder Springs Road)</u>	<b>COMMISSION DISTRICT:</b>	<u>4</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback from 35 feet to 27 feet (existing).</u>		



# Application for Variance Cobb County

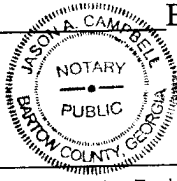
RECEIVED  
APR 30 2009  
COB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
V-55  
Application No. \_\_\_\_\_  
Hearing Date: 7-8-09

(type or print clearly)

Applicant JAIME CAMARENA Business Phone (770) 616-5328 Home Phone \_\_\_\_\_

JAIME CAMARENA Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Jaime Camarena Business Phone (770) 616-5328 Cell Phone \_\_\_\_\_  
(representative's signature)

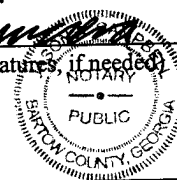


My commission expires: 1  
My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:  
Jason D. Campbell  
Notary Public

Titleholder JAIME CAMARENA Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Jaime Camarena Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 1  
My Commission Expires  
October 31, 2011

Signed, sealed and delivered in presence of:  
Jason D. Campbell  
Notary Public

Present Zoning of Property R-20

Location 857 Old Peach Springs Rd., Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 79 District 1 18 Size of Tract 1 .41 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 \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

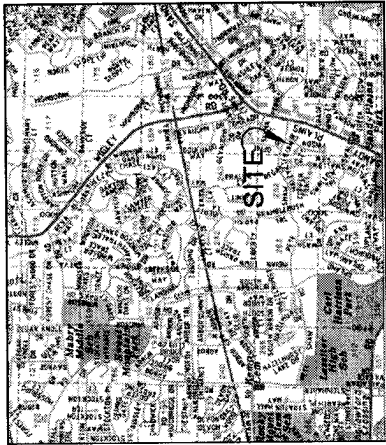
1 The structure in question was grandfathered in. IT has been rebuilt new.  
Within the same measurements toward the back property line.

List type of variance requested: WAIVE THE REAR SETBACK FROM  
REQUIRED 35 FT TO 27 FT

ZONING INFORMATION SHOWN HEREON IS BASED ON CURRENT TAX RECORDS AND IS SHOWN FOR INFORMATION ONLY. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.

ZONING CHART	
CURRENT-PID	ZONED
16026100270	R-20

R20 (REQUIREMENTS)	
MIN. LOT AREA	FRONT SETBACK
20,000 S.F.	35'
REAR SETBACK	SIDE SETBACK
35'	10'



**LOCATION MAP**  
COURTESY OF AERO ATLAS CO. MAP

**V-56  
(2009)**

TYPE OF DRAWING: **BOUNDARY SURVEY**  
PREPARED FOR: **JOE TILLMAN**

LOCATED IN: **Land 16th Cobb County HAMLET GREEN**

SUBDIVISION: **3051 VINSON DRIVE**  
UNIT: **MARIETTA GA 30066**  
LOT: **30066**

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2009-04-003-TILLMAN.dwg

**LUTZ LAND SURVEYING INC.**

3925 ROUGH CREEK DR.  
WICKS STUCKY GA  
30189-4188  
TEL: 678-773-9767  
EMAIL: [J.Lutz@LutzLandSurveying.com](mailto:J.Lutz@LutzLandSurveying.com)

3051 VINSON DRIVE  
MARIETTA GA 30066

**3037**  
PID: 16026100250  
DB: 13801 PG 5003  
ROGERS JACQUELINE  
ZONED R-20

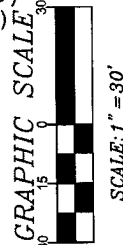
**3037**  
PID: 16026100250  
DB: 13801 PG 5003  
ROGERS JACQUELINE  
ZONED R-20

**25**  
Shed

**3041**  
PID: 16026100260  
DB: 14246 PG 0277  
GINGRAS FRANCES M  
ZONED R-20

**3041**  
PID: 16026100260  
DB: 14246 PG 0277  
GINGRAS FRANCES M  
ZONED R-20

**26**



RECORD-PLATS	
PLAT BOOK 58	PAGE 110
PLAT BOOK 73	PAGE 152

TEXT	DESCRIPTION	LINE TYPE	SYMBOL
CL	CENTERLINE	---	CL
CCL	CREEK-CENTERLINE	---	CCL
CP	CALCULATED POINT	•	CP
CTP	CRIMP TOP PIPE	—○—	CTP
DB	DEED BOOK	---	DB
ELEC.	ELECTRIC LINE	---	E
FLK	FENCE-CHAIN-LINK	---	FLK
FLK	FENCE-WOOD	---	FLK
FH	FIRE HYDRANT	—○—	FH
IPF	IRON PIN FOUND	—○—	IPF
IPS	IRON PIN SET	—○—	IPS
IM-	MEASURED CALL	---	IM-
INF	NOW OR FORMALLY	---	INF
PB	PLAT BOOK	---	PB
PG	PAGE	---	PG
P	PROPERTY LINE	---	P
POB	POINT OF BEGINNING	---	POB
POC	POINT OF COMMENCEMENT	---	POC
PP	POWER POLE	---	PP
(R-)	RECORD CALL	---	(R-)
RW	RIGHT OF WAY	---	RW
HATCHING			
	GRAVEL	---	GRAVEL
	CONCRETE	---	CONCRETE
	BUILDING	---	BUILDING

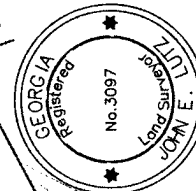
**UTILITIES**  
UNDERGROUND UTILITIES OR STRUCTURES IF ANY MAY NOT BE SHOWN

**EASEMENTS & RIGHT OF WAYS**  
THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY (PRIVATE AND PUBLIC)

**TITLE**  
ALL MATTERS OF TITLE ARE EXCEPTED. IT IS RECOMMENDED THAT AN ATTORNEY BE CONSULTED FOR ALL MATTERS OF TITLE.

**STREAMS, BODIES OF WATER, & WETLANDS**  
ALL STREAMS, SPRINGS, BODIES OF WATER, AND WETLANDS, IF ANY, MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE EXPERTS AND GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

**GEORGIA TECHNICAL STANDARDS**  
-THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENTAGE OF 1:14,701 AND AN ANGULAR ERROR OF 00'00"02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE  
-THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1:216,192+  
-TYPE OF EQUIPMENT: TOPCON GTS 303  
-FIELD SURVEY COMPLETED: 04/29/2009  
-FIELD BOOK: 2009-01 PAGE 2  
[AREA = 0.48 ACRES 20,800 S.F.]



APR 30 2009  
PLANNING DIVISION

Impervious = 29%  
(62384)

**APPLICANT:** Joe F. Tillman, Sr.

**PETITION NO.:** V-56

**PHONE:** 770-971-5676

**DATE OF HEARING:** 07-08-09

**REPRESENTATIVE:** Grace Tillman

**PRESENT ZONING:** R-20

**PHONE:** 404-365-6565

**LAND LOT(S):** 261

**PROPERTY LOCATION:** Located on the north side of  
Vinson Drive, west of Pete Shaw Road

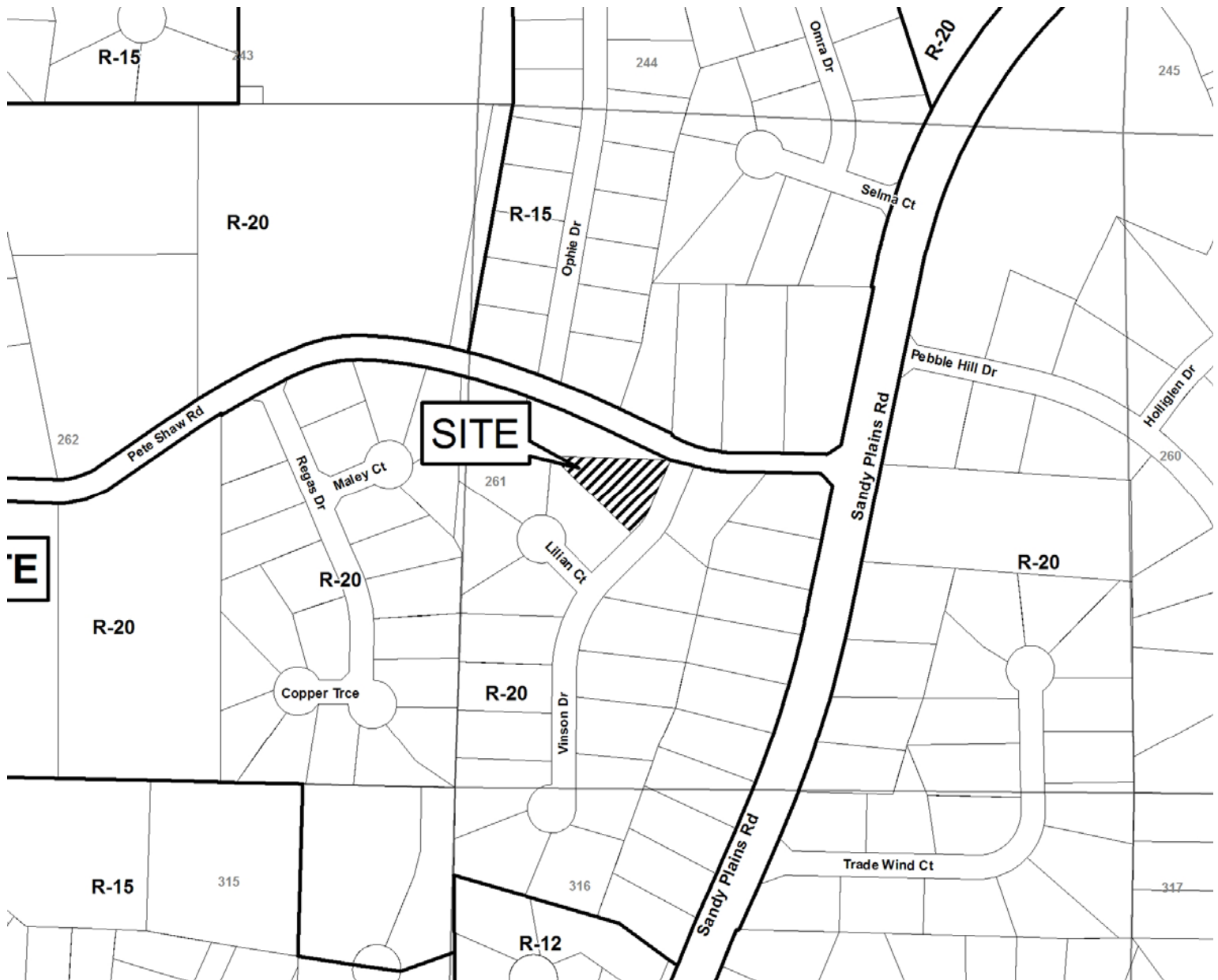
**DISTRICT:** 16

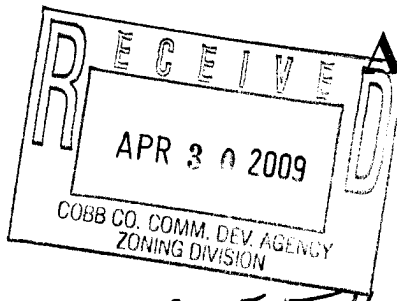
(3051 Vinson Drive)

**SIZE OF TRACT:** .48 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the side setback for an accessory structure (existing 640 square feet RV carport) from 10 feet to zero feet adjacent to the eastern property line; 2) allow an accessory structure to the side of the primary structure for the RV carport; 3) waive the rear setback for an accessory structure over 144 square feet (existing 200 square foot shed) from 35 feet to 19 feet; and 4) waive the side setback for an accessory structure (existing 200 square foot shed) from 10 feet to zero feet adjacent to the western property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-56

Hearing Date: 7-8-09

Applicant Joe F. Tillman, Sr. Business Phone N/A Home Phone 770-971-5676

Grace Tillman  
(representative's name, printed)

Address 3051 Vinson Dr. Marietta, GA 30066  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Phone 404-365-6565 Cell Phone 770-527-9072

My commission expires: 11-11-2011

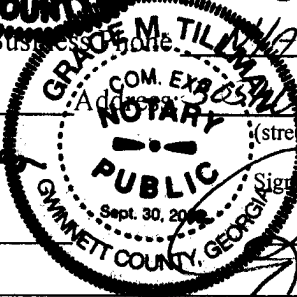


Signed, sealed and delivered in presence of:

Josephine M. Cole  
Notary Public

Titleholder Joe & Shirley Tillman Business Phone N/A Home Phone 770-971-5676

Signature Joe F. Tillman, Sr.  
(attach additional signatures, if needed)



Address 3051 Vinson Dr. Marietta, GA 30066  
(street, city, state and zip code)

My commission expires: 9/30/02

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property R-20

Location 3051 Vinson Dr. Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 District 16th Size of Tract .48 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.

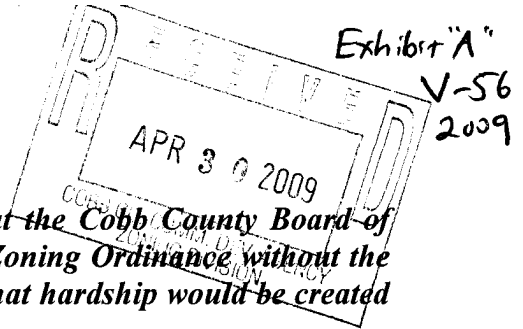
Size of Property \_\_\_\_\_ Shape of Property pie Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

See attached sheet (Exhibit A)

List type of variance requested: Waiver for accessory structures (RV carport) to be at least 5 ft. from the side property line and to be located completely behind my house.

*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 the following the normal terms of the ordinance.*



Prior to the start of this project (pouring the driveway and erecting the carport), I contacted the Cobb County Zoning Office as well as the Building Inspections Office. I was told by both that due to the nature of this project I did not need a building inspection permit. I purchased a pre-fabricated carport for my RV which was installed on site by the selling company. At no time was I advised that there would be any setback requirements.

My lot is a "pie" shape with a narrow section of my neighbors' property lying between my property and the street to the right of my home (Pete Shaw Road). This section of my neighbors' property is a wedge area approximately 35 feet wide and is unsuitable to build or erect any structure upon. The front portion of the carport lies seven feet from the property line in accordance with the current zoning requirement. Due to the length of the carport and the shape of my lot, the back corner closest to the property line sits six inches from the line. The front edge of the carport is also angled with most being behind the home as required by current zoning requirements. Only the left corner of the carport does not fall entirely behind the home by a distance of less than two feet at most.

Relocating the carport will be very expensive and render most of my remaining backyard unusable. The carport is in essence an aluminum roof or canopy supported by downward steel "legs". The structure does not have any sides or walls. Moving the carport potentially will damage the integrity of the roof and support posts causing the structure to leak. Furthermore, to comply with the ordinance would require moving the carport to a location much closer to my neighbor's house, which they would prefer not happen.

Due to the pie shape of my lot, the current location was the least intrusive way for both myself and my neighbors to fit the nearly 40x16 carport for my RV on to the property. To achieve the 5ft. set back from the property sideline for the rear of the carport would require locating the carport at a 45 degree angle to the driveway. The RV has a 13 foot tail swing and would necessitate driving 10 feet over the property line to make the turn. (Which is impossible due to the location of a fence on the property line.) The other possible alternative would be to install a straight driveway off of Vinson Drive, which would need to be built up and graded to reduce the 45 degree slope. The location of the carport would be pushed further back into the yard and closer to my neighbors' homes.

I have discussed this situation and the current location of the carport with all of my neighbors and none have raised any objections.

V-57  
(2009)

PLAT TO ACCOMPANY VARIANCE APPLICATION FOR

**JEAN SANTOS**

LOCATED IN LAND LOT 721, 17TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 64, FREYWOOD ESTATES

AREA = 17,605 SQ. FT.

NOTES:  
THIS PLAT IS BASED ON A PREVIOUS SURVEY PLAT  
FOR JEAN SANTOS PREPARED BY CRUSSELLE  
RAKESTRAW & ASSOCIATES DATED OCT. 9, 1991.

NO NEW FIELD WORK HAS BEEN PERFORMED AT  
THIS TIME

NO CEMETERIES OR WETLANDS EXIST ON THIS PROPERTY.

REFERENCE SUBDIVISION PLAT:  
PLAT OF FREYWOOD ESTATES PREPARED BY J. P. PHILLIPS  
DATED AUG. 24, 1983

**FLOOD STATEMENT**

I HAVE THIS DATE EXAMINED THE FLOOD  
INSURANCE RATE MAPS, COMMUNITY  
PANEL NO.: 13067C0055 F  
EFFECTIVE DATE: AUGUST 18, 1992  
THE MAP GRAPHICALLY DEPICTS THE SUB-  
PROPERTY TO LIE IN ZONE: "X"  
THE CHARACTERISTIC OF THIS ZONE IS  
AN AREA ABOVE THE 100  
YEAR FLOOD PLAIN.

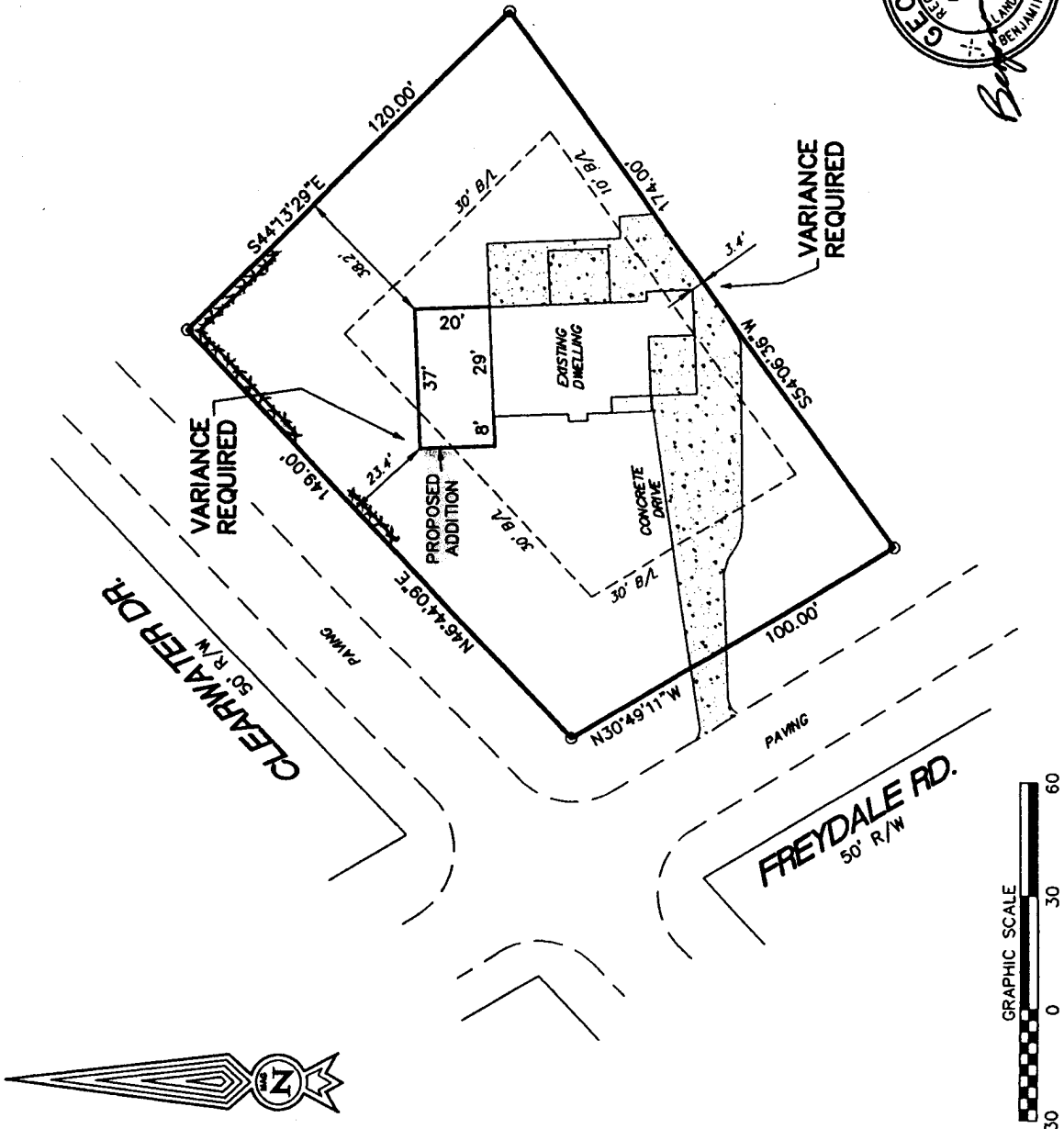
DATE	DESCRIPTION

THE **CRUSSELLE**  
**COMPANY, INC.**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 943-5903  
E-MAIL: GCRUSSELL@MINDSPRING.COM  
PROJ. NO. CO4619 FILE: CO4619  
FIELD SURVEY DATE: N/A  
PLAT DATE: 9-13-00 SCALE: 1"=30'



*Benjamin W. Cruselle*  
REGISTERED  
GEORGIA  
No. 2841  
LAND SURVEYOR  
BENJAMIN W. CRUSSELLE

9-14-00



**APPLICANT:** Jean Michaels **PETITION NO.:** V-57  
**PHONE:** 770-973-3702 **DATE OF HEARING:** 07-08-09  
**REPRESENTATIVE:** Jean Michaels **PRESENT ZONING:** R-20  
**PHONE:** 770-973-3702 **LAND LOT(S):** 721  
**PROPERTY LOCATION:** Located at the southeasterly **DISTRICT:** 17  
intersection of Freydale Road and Clearwater Drive **SIZE OF TRACT:** 0.40 acres  
(2181 Freydale Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the major side setback from 25-feet to 23-feet for lot 64; 2) waive the side set back adjacent to the southerly property line from 10-feet to 3-feet; 3) waive the maximum height of a wall adjacent to a public road from a maximum of 6-feet to 9-feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-57

Hearing Date: 7-8-09

Applicant JEAN MICHAELS Business Phone / Home Phone 770-973-3702

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Jean L. Michaels Business Phone / Cell Phone \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

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

J. Bower  
Notary Public

Titleholder JEAN MICHAELS Business Phone / Home Phone 770-973-3702

Signature Jean L. Michaels Address: 2181 FREYDALE ROAD  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

J. Bower  
Notary Public

Present Zoning of Property R-20

Location 2181 FREYDALE ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P77 721 District 17 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 \_\_\_\_\_

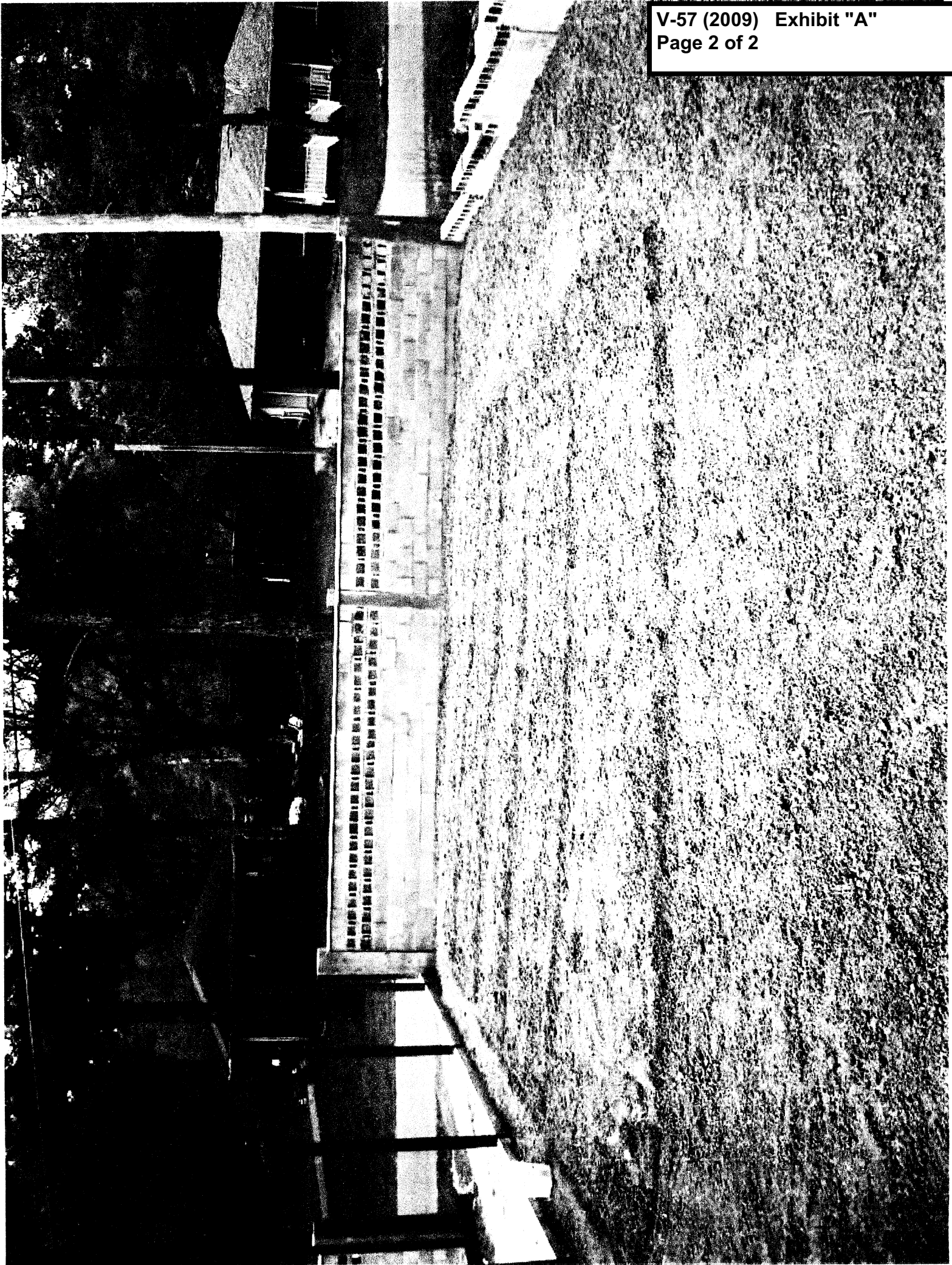
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

A RETAINING WALL IS NEEDED FOR A LEVEL GARDEN.

List type of variance requested: WAIVE THE HEIGHT OF A RETAINING WALL FROM THE MAXIMUM ALLOWABLE OF 6FT TO 9FT

NOTE: See Exhibit "A" for pictures.

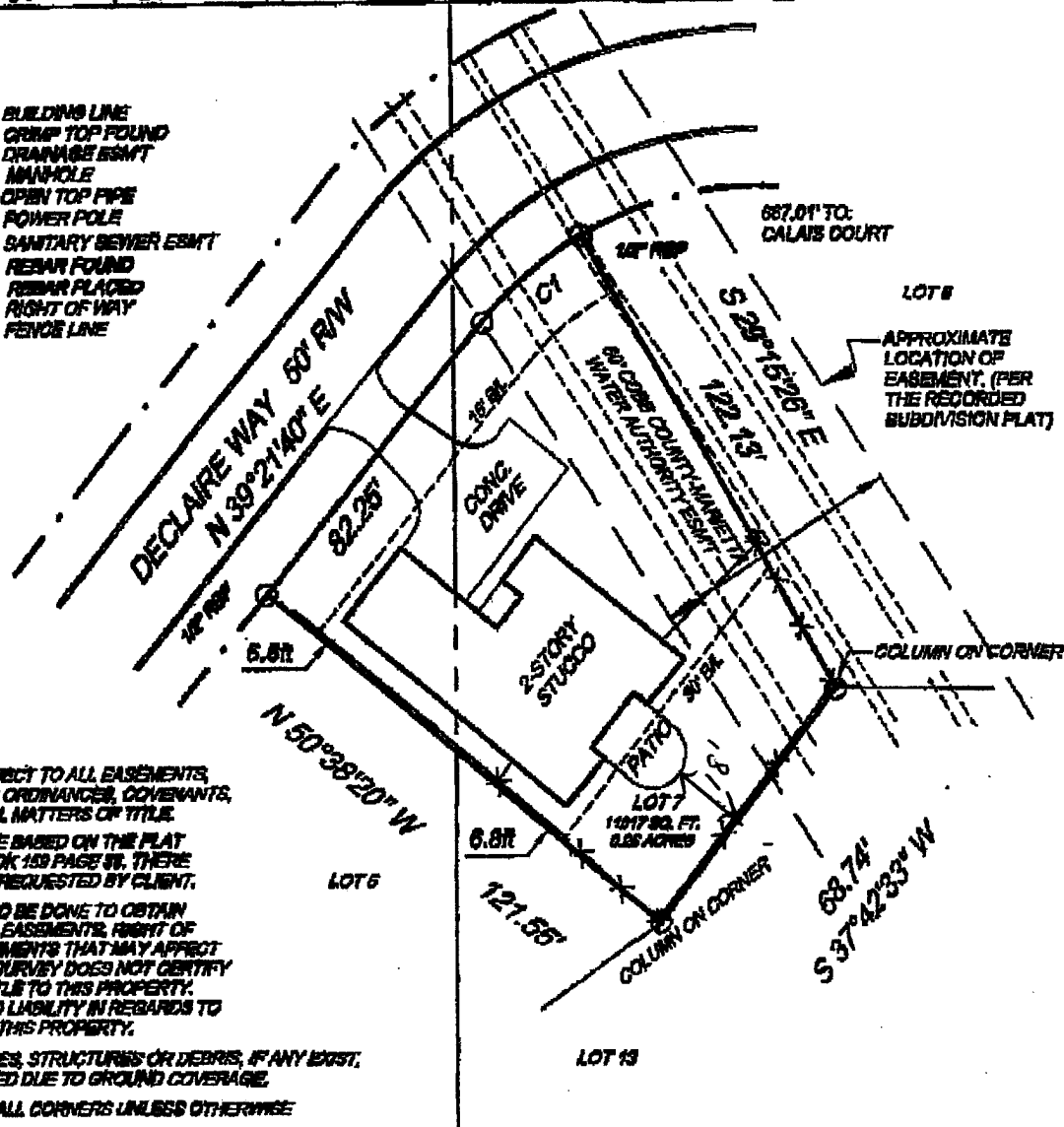




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT
C1	88.00'	31.72'	31.53'	16.05'

## LEGEND:

BL. BUILDING LINE  
 CTF. CRIMP TOP FOUND  
 D.E. DRAINAGE ESMT  
 M.H. MANHOLE  
 O.T.P. OPEN TOP PIPE  
 P.P. POWER POLE  
 S.S.E. SANITARY SEWER ESMT  
 R.F. REBAR FOUND  
 R.P. REBAR PLACED  
 R.W. RIGHT OF WAY  
 F.F. FENCE LINE

MAGNETIC  
N

## NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THIS SURVEY WAS DONE BASED ON THE PLAT RECORDED IN PLAT BOOK 189 PAGE 86. THERE WAS NO TITLE SEARCH REQUESTED BY CLIENT.

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

12\"/>

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE.

GRAPHIC SCALE - SCALE: 1\"/>

EQUIPMENT - NIKON DTM 302

SURVEY PREPARED FOR:  
**STACEY BLACK**

355 DECLAIRE WAY  
 LOT NUMBER 7 OF:  
 LAFAYETTE SQUARE SUBDIVISION  
 LAND LOTS 8 & 71  
 DISTRICT 1ST - SECTION 2ND  
 COBB COUNTY, GEORGIA  
 DATE: 08-25-07

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:  
**FOSTER SURVEYING, INC.**  
 SURVEYING - LAND PLANNING  
 1007 WEATHERSTONE PKWY SUITE 130  
 WOODSTOCK, GEORGIA 30188  
 770-582-4145 FAX 770-582-2472

THIS PROPERTY IS NOT IN A 100 YEAR  
 FLOOD AREA AS INDICATED PER THE  
 RECORDED SUBDIVISION PLAT.  
 PLAT BOOK 189 PAGE 86.  
 DRAWING# 07-P0246 JOB# 07-0249



G. THOMAS FOSTER, JR.  
R.L.S. #2695

**APPLICANT:** Daniel T. Runnion and Fay M. Runnion

**PHONE:** 770-422-1776

**REPRESENTATIVE:** Fay and Dan Runnion

**PHONE:** 770-422-1776

**PROPERTY LOCATION:** Located on the east side of

Declaire Way, north of Marseilles Place

(355 Declaire Way)

**TYPE OF VARIANCE:** Waive the rear setback from required 30 feet to 18 feet on lot 7.

**PETITION NO.:** V-58

**DATE OF HEARING:** 07-08-09

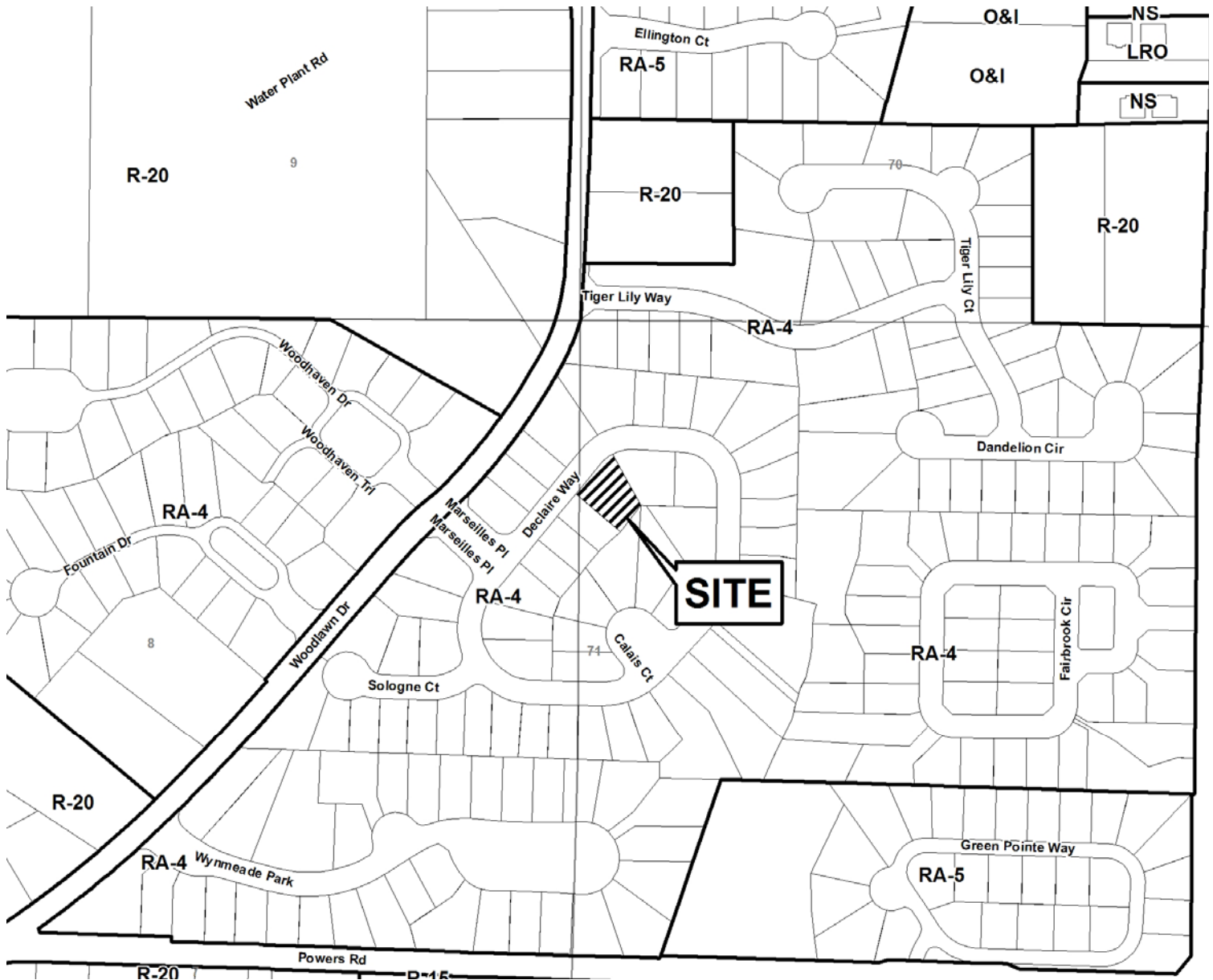
**PRESENT ZONING:** RA-4

**LAND LOT(S):** 8, 71

**DISTRICT:** 1

**SIZE OF TRACT:** 0.25 acres

**COMMISSION DISTRICT:** 2



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-58

Hearing Date: 7-8-09

Applicant Fay and Dan Runnion Business Phone 770-422-1776 Home Phone \_\_\_\_\_

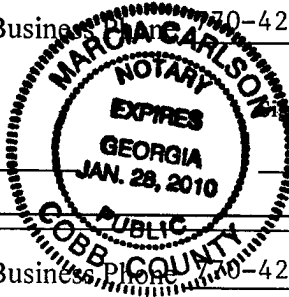
Fay and Dan Runnion Address 355 Declaire Way, Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Fay M. Runnion  
(representative's signature)

Business Phone 770-422-1776

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

My commission expires: Jan. 28, 2010



Signed, sealed and delivered in presence of:

Marcia Carlson

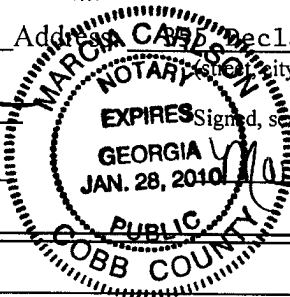
Notary Public

Titleholder Fay and Dan Runnion Business Phone 770-422-1776 Home Phone \_\_\_\_\_

Signature Fay M. Runnion Address 355 Declaire Way, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Daniel T. Runnion

My commission expires: Jan. 28, 2010



Signed, sealed and delivered in presence of:

Marcia Carlson

Notary Public

Present Zoning of Property RA-4 w/s

Location 355 Declaire Way, Marietta, GA 30062

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

Land Lot(s) 8 and 71 District 1st 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.

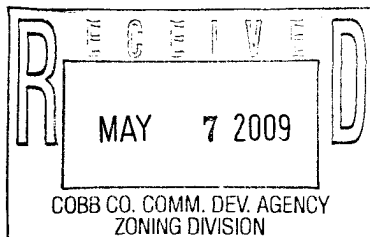
Size of Property X Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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.

Owners wish to construct a roof over an existing ± 175 square foot patio attached to the back of their home. A variance from the existing 30 foot setback, to an 18 foot setback is necessary, due in part to the presence of a Water Authority easement which has reduced the buildable area of the lot.

List type of variance requested: Rear setback variance from 30 feet to 18 feet.

**NOTE: See Exhibit "A" for Neighborhood ACC approval.**



**LAFAYETTE SQUARE HOMEOWNERS ASSOCIATION  
PROPOSAL FORM TO THE ARCHITECTURAL  
CONTROL COMMITTEE**

TO: ACC  
BOB SALMON  
304 Declaire Way  
Marietta, Georgia 30067

FROM: DAN RUNNION  
355 DECLAIRE WY  
MARIETTA, GA 30067

SUBJECT: Request for Approval

DATE: MAY 3, 2009

Description of paint color changes, structural or major landscape modification, new additions to any existing structure/appearance of the home site, especially any changes that are visible from the street or other homeowners. (Reference covenants in the bylaws.)

ADDING PERMANENT ROOF TO EXISTING PATIO  
(BACK OF THE HOUSE). RAISED SEAM METAL ROOF  
CONSISTENT WITH NEIGHBORHOOD ARCHITECTURE.

Contractor's Name & Address: \_\_\_\_\_

Building Permit No.: \_\_\_\_\_ Date: \_\_\_\_\_

Architectural Drawing and/or Specifications: (See attachment from contractor.) \_\_\_\_\_

Additional Comments: \_\_\_\_\_

**Procedures:**

Requests will be acted upon within fourteen days after receipt of the above-referenced form with complete information by the Architectural Control Committee. This action will be in the form of a written recommendation to the homeowners' association board.

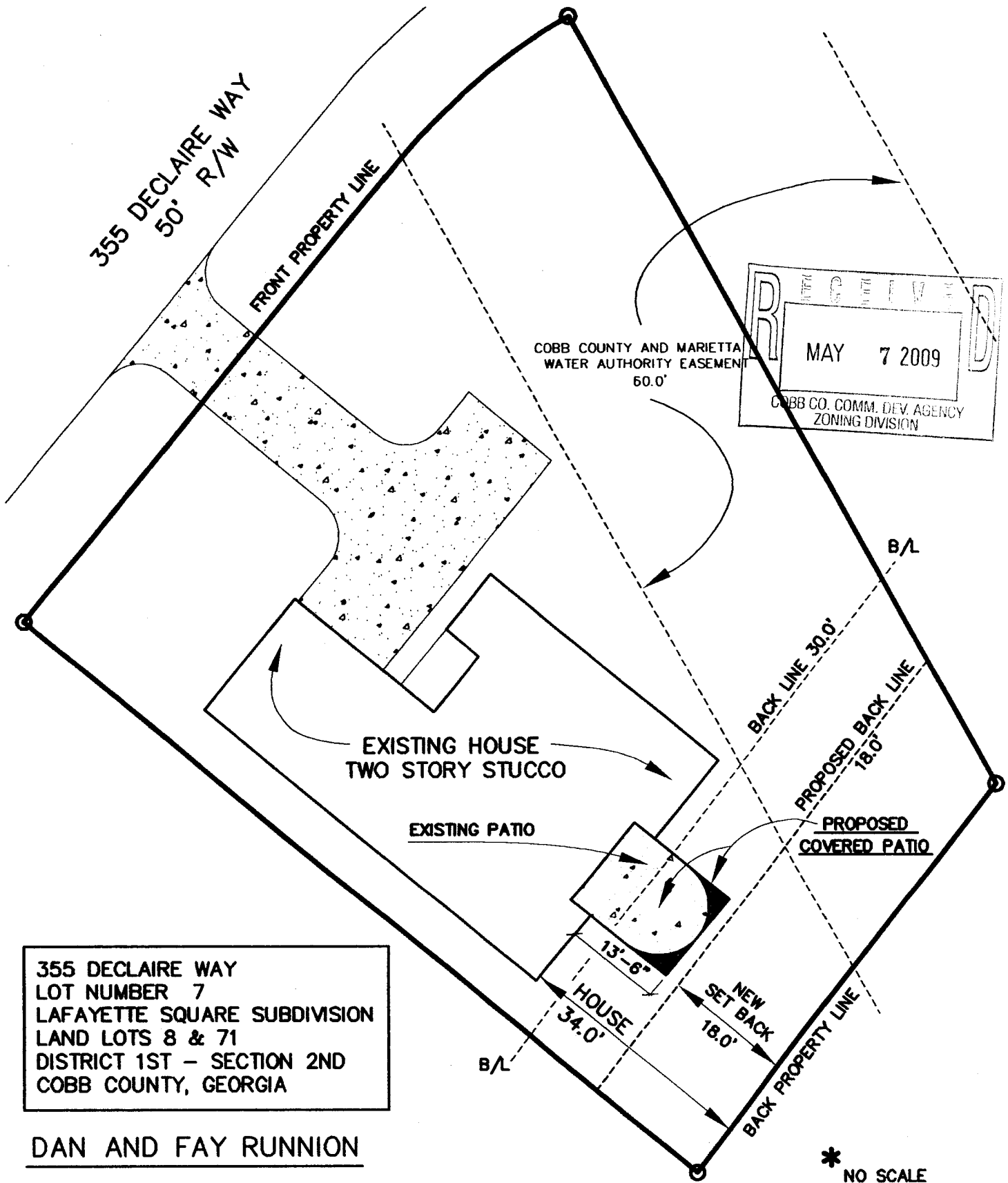
The homeowners' association board has to advise the homeowner within seven days of their decision on the request, after receipt of recommendation from the ACC.

ACC Recommendation: Approved ☒ Denied ☐ Date MAY 3, 2009

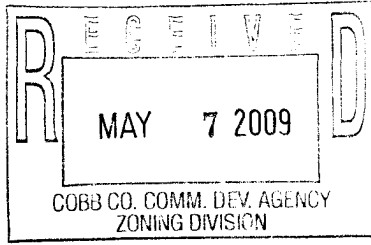
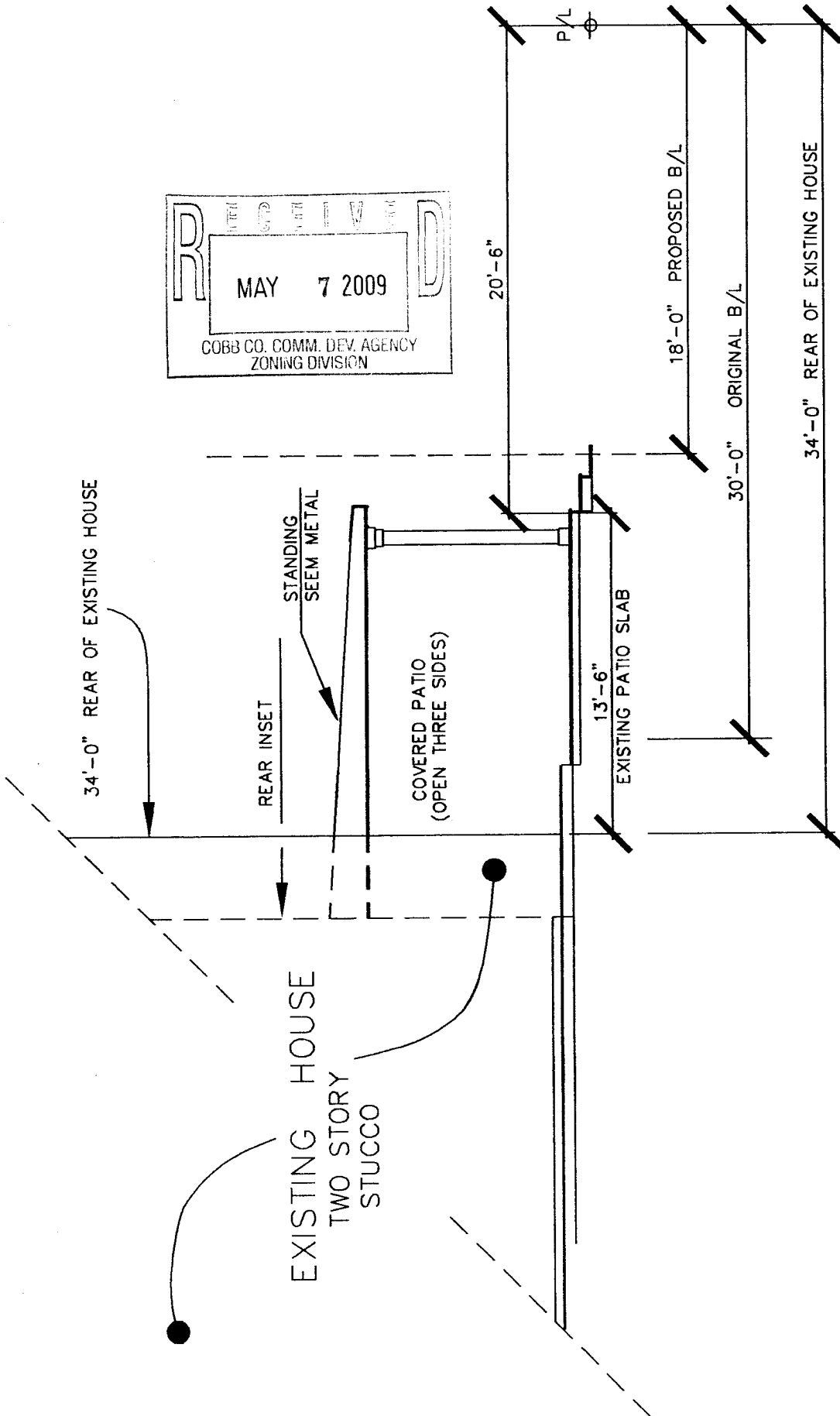
Comments \_\_\_\_\_

Architectural Control Committee  
Lafayette Square Homeowners Association

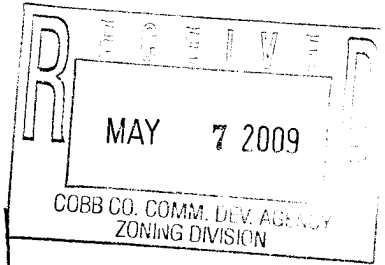
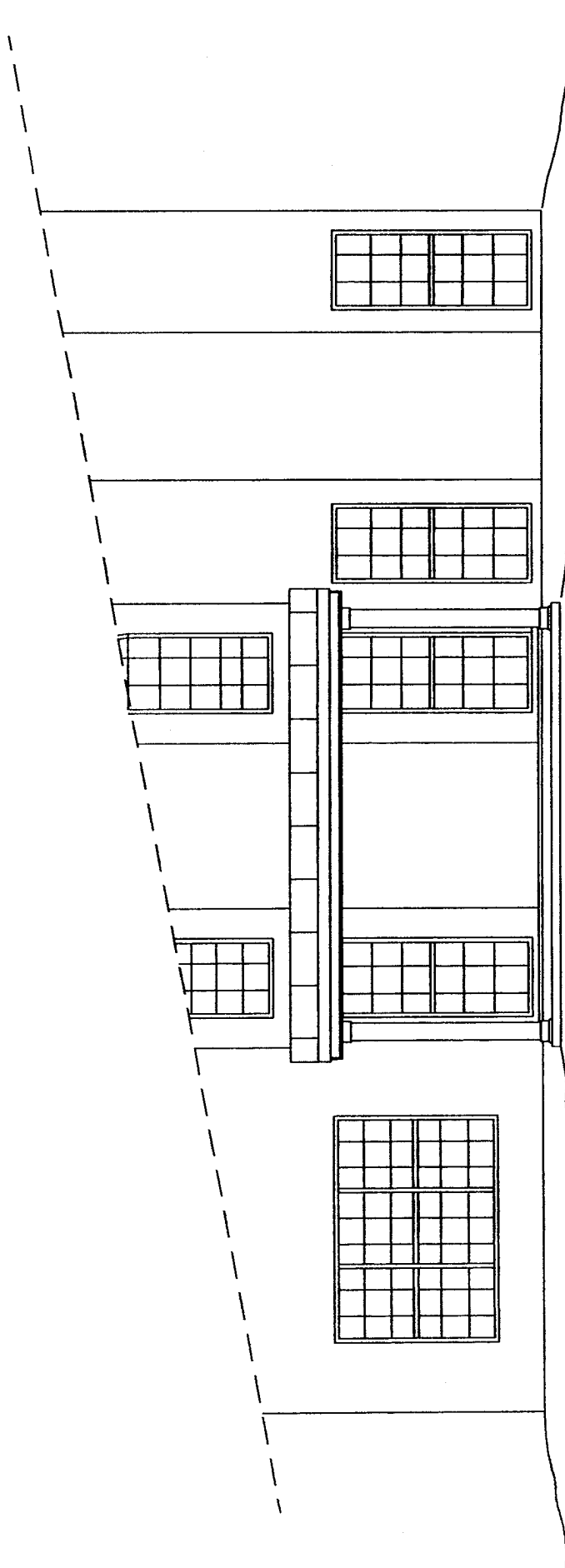
Michael Polz



A



SIDE ELEVATION



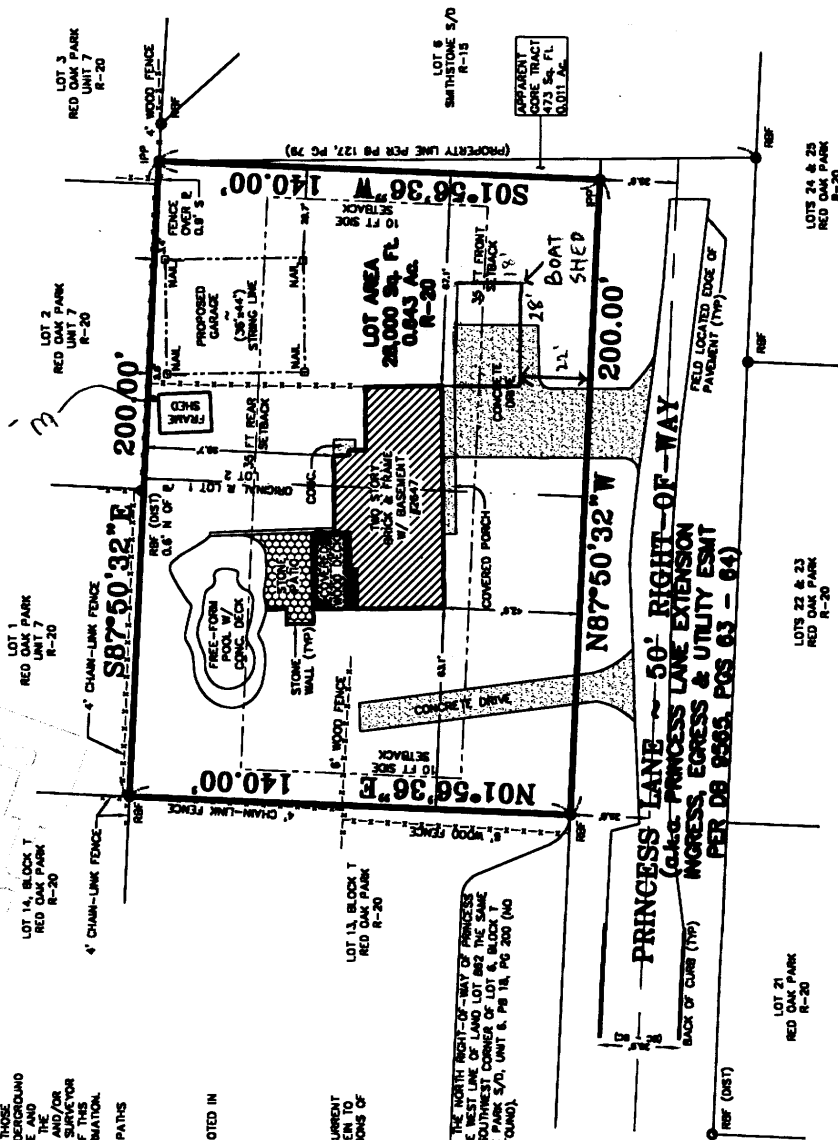
REAR ELEVATION

## FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13087001286 - EFFECTIVE DATE OF DECEMBER 16, 2008. ZONE "X" AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN".

## GENERAL NOTES

1. INFORMATION REGARDING THE DEPUTED PRESENCE, SIZE, CHARACTER, LOCATION 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 PERSONS TO WHOM THIS INFORMATION IS FURNISHED. THE EXISTENCE OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE THE RESULT OF UNDERGROUND RECORDS, FIELD SURVEY, OR OTHER SOURCES. THE INFORMATION IS FURNISHED TO THE OWNER, HIS EMPLOYEE, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF THE ACCURACY OF THIS INFORMATION. THE 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 DECEPTEO.
4. NO MISBLE EVIDENCE OF A CEMETERY FOUND
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 127 - PAGE 78.
6. SUBJECT PROPERTY CURRENTLY ZONED "R-30"
- BUILDING SETBACKS:  
FRONT: 35 FT  
SIDE: 10 FT  
REAR: 35 FT
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT RECORDING PLAT. THEREFORE, EXCEPTION IS MADE HEREIN TO ANY ASSUMPTIONS, REASONINGS, FACTORS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.



**GRAPHIC SCALE:**

( IN FEET )

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE, AND A DISTANCE ERROR OF 1 FOOT IN 10,000+ FEET. THE TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION REQUIRED TO PREPARE THIS PLAT. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION REQUIRED TO PREPARE THIS PLAT. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION REQUIRED TO PREPARE THIS PLAT. NO STATE PLANE CORRECTIONS WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE CORRECTIONS WERE USED IN THE PREPARATION OF THIS PLAT.

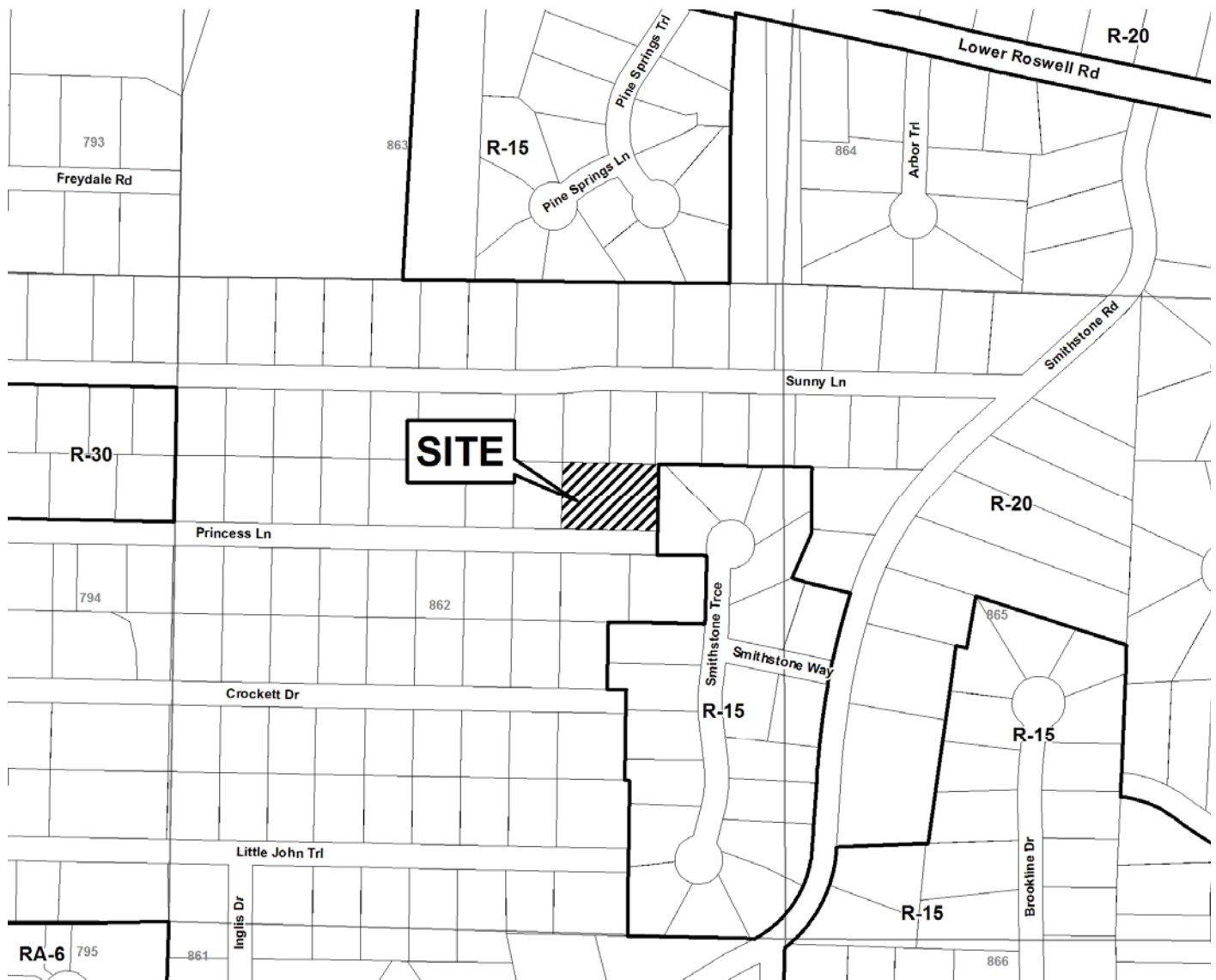
MAX IMPERVIOUS = 9,800 cfs  
shown IMPERVIOUS = 8,037 cfs

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

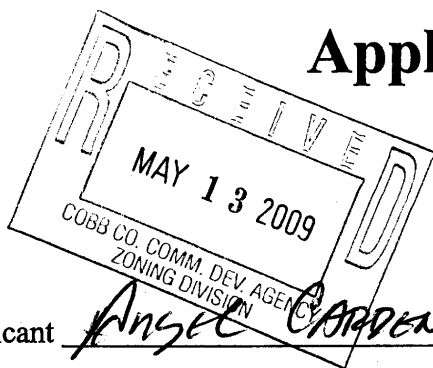
ABOVE THE GROUND SURVEY PREPARED FOR: <b>ANGEL E. CARDENAS</b>		DATE: APRIL 28, 2009 SCALE: 1" = 30'		COBB COUNTY, GEORGIA 17th DISTRICT 2nd SECTION UNIT 8		LAND LOT 862 LOT 1 & 2 SUBDIVISION RED OAK PARK		APPROVED: _____ PLATTER: RLM SURVEY: TP/GK DRAFT: RLM SHEET: _____ OF _____		DEED BOOK 9565, PAGE 63-64 PLAT BOOK 18, PAGE 200			09-1054
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 / FAX (770) 794-9052		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECUPERATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		V-59 (2009)		PLAT BOOK 18, PAGE 200 DEED BOOK 9565, PAGE 63-64					

<b>APPLICANT:</b> <u>Angel E. Cardenas</u>	<b>PETITION NO.:</b> <u>V-59</u>
<b>PHONE:</b> <u>770-318-7042</u>	<b>DATE OF HEARING:</b> <u>07-08-09</u>
<b>REPRESENTATIVE:</b> <u>Angel E. Cardenas</u>	<b>PRESENT ZONING:</b> <u>R-20</u>
<b>PHONE:</b> <u>770-318-7042</u>	<b>LAND LOT(S):</b> <u>862</u>
<b>PROPERTY LOCATION:</b> <u>Located on the north side of</u>	<b>DISTRICT:</b> <u>17</u>
<u>Princess Lane, east of Little Road</u>	<b>SIZE OF TRACT:</b> <u>0.643 acres</u>
<u>(2647 Princess Lane)</u>	<b>COMMISSION DISTRICT:</b> <u>2</u>

**TYPE OF VARIANCE:** 1) Allow an accessory structure to the front of the primary structure (existing 504 square foot boat shed); 2) waive the front setback for an accessory structure over 144 square feet (existing 504 square foot boat shed) from 35 feet to 22 feet; 3) waiver the rear setback for an accessory structure over 144 square feet (existing 192 square foot frame shed) from 35 feet to 3 feet; 4) waive the setback for an accessory structure over 650 square feet (proposed 1,584 square foot detached garage) from 100 feet to 3 feet adjacent to the north property line, and to 29 feet adjacent to the east property line.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-59  
Hearing Date: 7-8-09

Applicant Angel E Cardenas Business Phone 770-318-7042 Home Phone \_\_\_\_\_

Angel E Cardenas Address 2647 Princess Ln Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Business Phone 770-318-7042 Cell Phone 770-318-7042

TERESA J WALLING  
Notary Public  
Lumpkin County  
State of Georgia

Signed, sealed and delivered in presence of:

My commission expires: Jan 12 2013

My Commission Expires Jan 1, 2013

Teresa J Walling  
Notary Public

Titleholder Lilliam Cardenas Business Phone 678-770-2972 Home Phone \_\_\_\_\_

Signature Lilliam Cardenas Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

TERESA J WALLING  
Notary Public  
Lumpkin County  
State of Georgia

Signed, sealed and delivered in presence of:

My commission expires: Jan 1 2013

My Commission Expires Jan 1, 2013

Teresa J Walling  
Notary Public

Present Zoning of Property R-20

Location 2647 PRINCESS LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D73 862 District 17 Size of Tract .64 Acre(s)

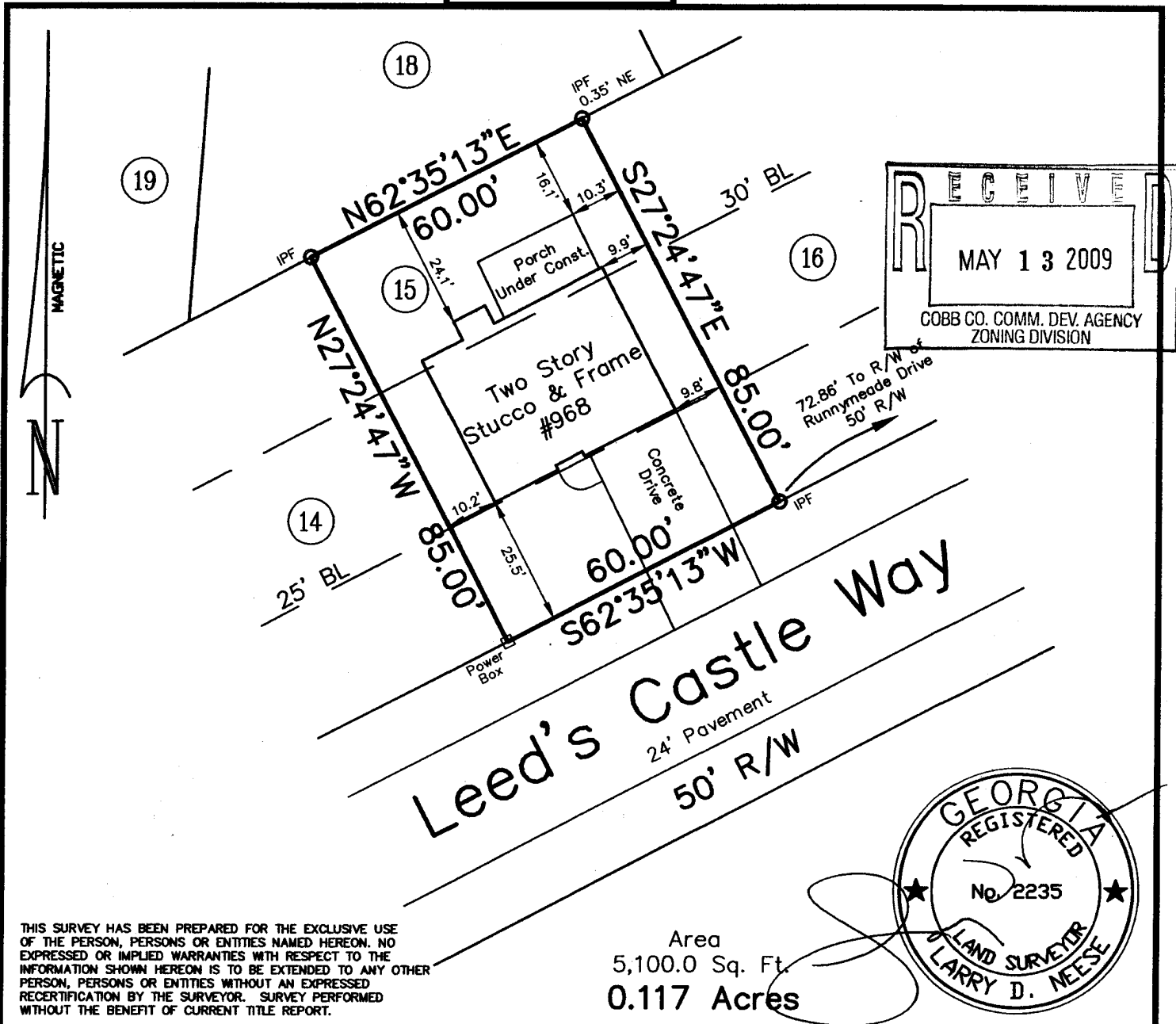
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

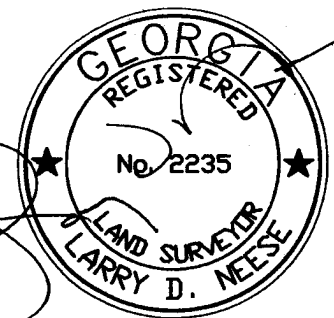
For propose dwelling we need a variance to allow its construction. To construct a one-story detached garage behind the house.

List type of variance requested: 1. Waive setbacks for accessory structures; 2. Allow boat shed to the front of the house



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

Area  
5,100.0 Sq. Ft.  
0.117 Acres



THIS PROPERTY (IS/IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C 0042G, DATED 12-16-08

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 2 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.

EQUIPMENT UTILIZED: ANGULAR SokkdaSet60R LINEAR SokkdaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

John Glover

LOT 15	BLOCK
Saxon Meadow Subdivision	
PLAT BOOK 115	PAGE 8
LAND LOT 420	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE April 20, 2009	REVISED
SCALE: 1= 40	JOB NO. 09-0031

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

Maximum Impervious = 4% or 2,040  $\phi$   
Impervious shown = 47% or 2,400  $\phi$

**APPLICANT:** John T. Glover

**PETITION NO.:** V-60

**PHONE:** 678-232-2156

**DATE OF HEARING:** 07-08-09

**REPRESENTATIVE:** John T. Glover

**PRESENT ZONING:** RA-4

**PHONE:** 678-232-2156

**LAND LOT(S):** 420

**PROPERTY LOCATION:** Located on the north side of

**DISTRICT:** 16

Leeds Castle Way, west of Runnymede Drive

**SIZE OF TRACT:** 0.117 acres

(968 Leeds Castle Way)

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback on lot 15 from required 30 feet to 16 feet; 2) waive the maximum allowable impervious surface from 40% to 47%.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-60

Hearing Date: 7-8-09

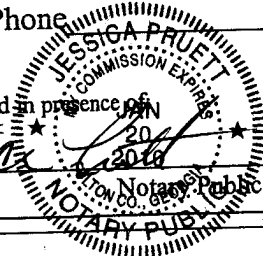
Applicant John T Glover Business Phone 678-232-2156 Home Phone same

John T Glover Address 968 Leeds Castle Way, Marietta, GA, 30066  
(representative's name, printed) (street, city, state and zip code)

John T Glover Business Phone    Cell Phone     
(representative's signature)

My commission expires: January 20, 2010

Signed, sealed and delivered in presence of



Titleholder John T Glover Business Phone    Home Phone   

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

Signed, sealed and delivered in presence of



My commission expires: January 20, 2010

Present Zoning of Property RA-4

Location 968 LEEDS CASTLE WAY  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P)107 420 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.

We are adding a screen porch to our home primarily to increase the value and make it competitive with other homes in the subdivision. Several homes in our neighborhood have a deck or covered porch on the back so not having this puts us at a disadvantage when we sell. This will also add some great living space to our home for the summer, spring, and fall months.

List type of variance requested: 1. Waive setback + impervious limit.

V-61  
(2009)

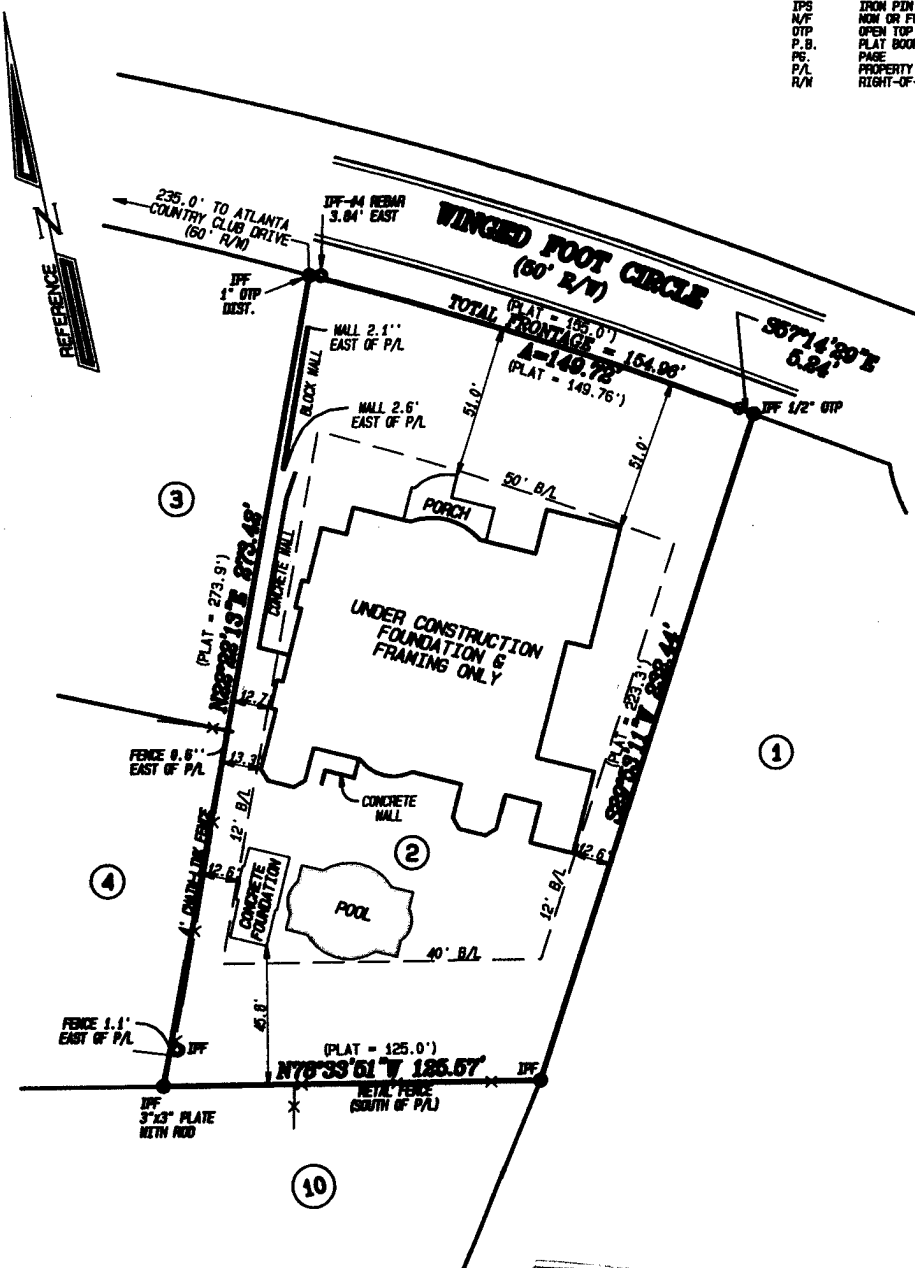
ABBREVIATION LEGEND

B/L CONC  
IPF IRON PIN FOUND  
IPS IRON PIN SET  
N/F NOW OR FORMERLY  
OTP OPEN TOP PIPE  
P.B. PLAT BOOK  
P/L PAGE  
P/L PROPERTY LINE  
R/W RIGHT-OF-WAY

FOUNDATION SURVEY  
LOT 2, BLOCK "D"  
THE COLUMNS, UNIT TWO

LOCATED IN:  
LAND LOT 1100  
17TH DISTRICT  
COBB COUNTY, GEORGIA  
DATE: AUGUST 18, 2008  
PREPARED FOR:

5765



REASON FOR  
DATE PURPOSE



AUGUST 18, 2008

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
1111 SOUTH MARIETTA PKWY., STE. A  
MARIETTA, GEORGIA 30060  
678-483-0242

DRAWN BY  
SAH  
CHECKED BY  
RBB  
DRAWING SCALE  
1" = 40'  
FILE NUMBER  
5765.PRO  
JOB NUMBER  
5765

SURVEY NOTES:

1. DATE OF SURVEY: AUGUST 14, 2008
2. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP FOR THIS PROPERTY, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
3. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. REFERENCE: PLAT BOOK 55 PAGE 9

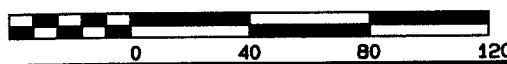
RECEIVED  
MAY 13 2009

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

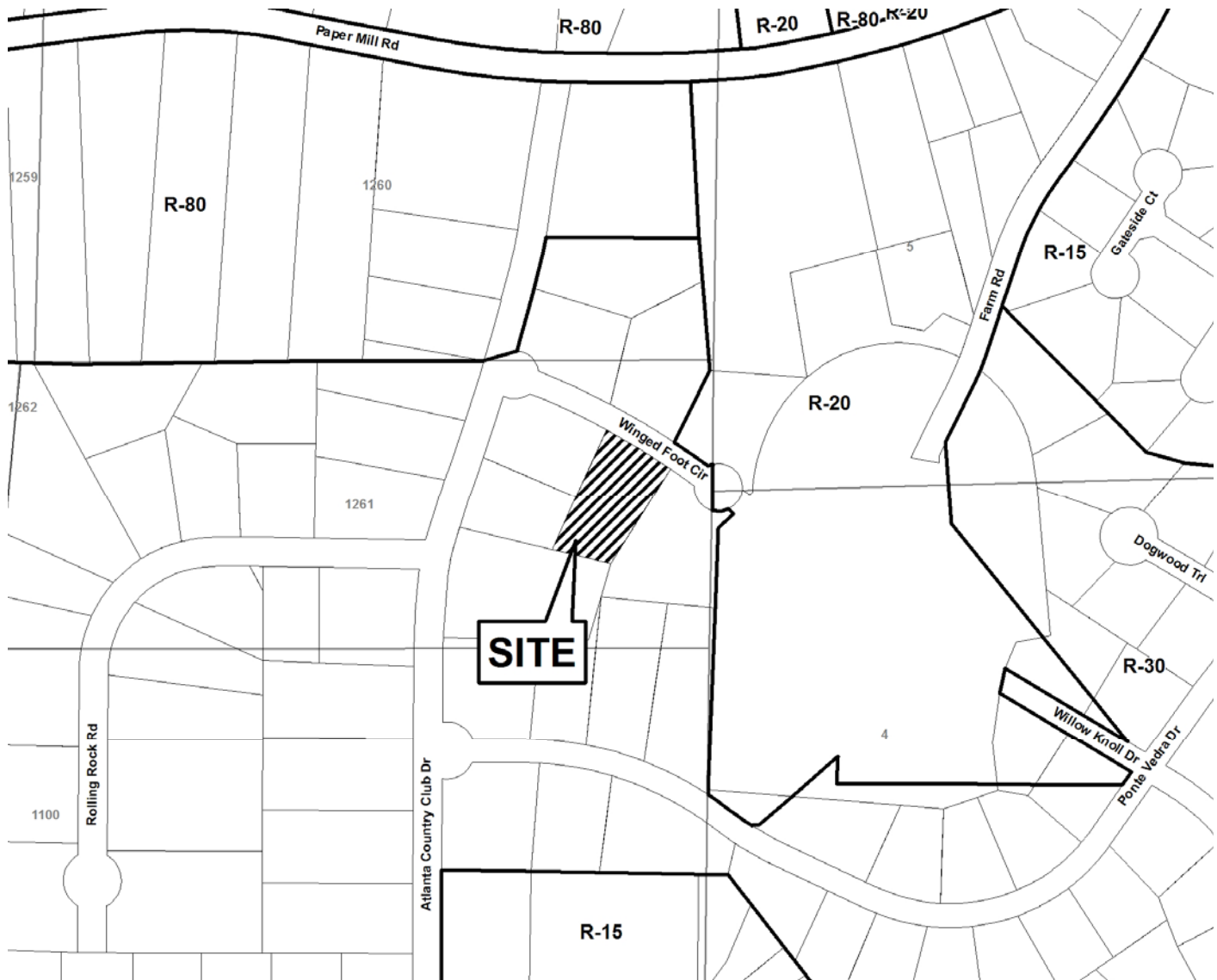
IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

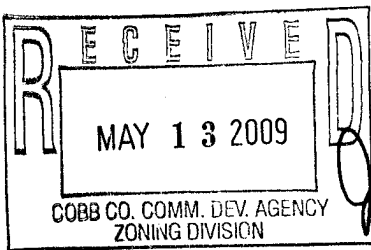
GRAPHIC SCALE

1" = 40'



<b>APPLICANT:</b>	<u>Eyal Postelnik</u>	<b>PETITION NO.:</b>	<u>V-61</u>
<b>PHONE:</b>	<u>404-431-3430</u>	<b>DATE OF HEARING:</b>	<u>07-08-09</u>
<b>REPRESENTATIVE:</b>	<u>Warren Sirzyk</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>404-867-9008</u>	<b>LAND LOT(S):</b>	<u>1100</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side of Winged Foot Circle, east of Atlanta Country Club Drive (4486 Winged Foot Circle)</u>	<b>DISTRICT:</b>	<u>17</u>
		<b>SIZE OF TRACT:</b>	<u>0.805 acres</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the maximum impervious surface from required 35% to 38.5%.</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>





# Application for Variance Cobb County

(type or print clearly)

Application No. V-61  
Hearing Date: 07-08-09

Applicant Eyal Postelnik Business Phone 404-431-3430 Home Phone \_\_\_\_\_

WARREN SIRZYK Address 1291 Waterford Green Trail, Marietta  
(representative's name, printed) (street, city, state and zip code) 3006

Warren Sirzyk Business Phone 770-662-7025 Cell Phone 404-867-9008  
(representative's name, printed)

My commission expires \_\_\_\_\_ Signed, sealed and delivered in presence of:  
Wally W. Climer Notary Public

Titleholder Eyal Postelnik Business Phone 404-431-3430 Home Phone \_\_\_\_\_

Signature \_\_\_\_\_ Address 4966 College Terrace Dr, Atlanta GA  
(Attach additional signatures, if needed) (street, city, state and zip code) 30338

My commission expires: August 01, 2010 Signed, sealed and delivered in presence of:  
Matalina Priscilla Jordan Notary Public  
Fulton County, State of Georgia  
My Commission Expires Aug 17, 2010

Present Zoning of Property R30

Location 4486 Winged Foot Circle  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1261 District 16-2nd Section Size of Tract .805 A 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 1261 Shape of Property Rectangular Topography of Property Slope Uphill Flat Other \_\_\_\_\_

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

The site has an underground water storage vault to retain water ON SITE (NO  
credit allowed) plus we propose to utilize a fully permeable paver  
surface (subterra paver from Belgard) and should be allowed a  
minimum 40% reduction for these items. Without these reductions  
impervious surface will go from 34.78 to 38.93%. Owner does not want  
a grass driveway or 'TURFSTONE'.

List type of variance requested: Variance to Increase Impervious Surface  
from 35% to 38.5% (allowing for pervious paver driveway  
surface). Acceptance of Subterra Pavers @ 40% reduction  
will reduce ratio to 34.78. (House demolished had  
impervious ratio of over 40%)

Revised: December 6, 2005

NOTE: See Exhibit "A" for  
impervious calculations

**POSTELNIK IMPERVIOUS  
CALCULATIONS  
4486 WINGED FOOT CIRCLE**

Area Name	area SF
Lot	35,087.00
House	8,789.00
Pool house	388.00
Pool Deck	858.00
<b>Total used</b>	<b>10,035.00</b>
	<b>28.60%</b>

Impervious	Full	with 0%	with 40%	
Garage front	2,252.00	2,252.00	1,351.20	3.85%
drive way	700.00	700.00	420.00	1.20%
Grill	36.00	36.00	36.00	0.10%
Door way 1	27.30	27.30	16.38	0.05%
Door way 2	27.30	27.30	16.38	0.05%
Door way 3	27.30	27.30	16.38	0.05%
Walk way	202.00	202.00	121.20	0.35%
back stairs	160.00	160.00	160.00	0.46%
Pool Eq. pad	30.00	30.00	30.00	0.09%
<b>Impervious</b>	<b>3,461.90</b>	<b>3,461.90</b>	<b>2,167.54</b>	<b>6.18%</b>
	<b>Total</b>		<b>Total</b>	<b>34.78%</b>

