

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: September 10, 2009**

**DUE DATE: August 7, 2009**

Distributed: July 10, 2009



*Cobb County...Expect the Best!*

V-66  
(2009)

AP 40843A

N

Magnetic

LL 316

LL 317

100.00'

L.L.L.

23

24

25

200.46'

CONC PATIO

200.23'

SPLIT LEVEL  
FRAME

3887

CONC.

50' R

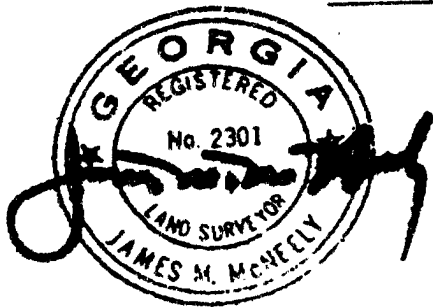
423.54' TO R/W OF  
MOUNTAIN HOLLOW DR.

IPF

100.00'

IPF

TIMBER HOLLOW WAY (50' R/W)



THIS PROPERTY (IS NOT) LOCATED  
IN A FEDERAL FLOOD AREA AS INDICATED  
BY FIA OFFICIAL FLOOD HAZARD MAPS.

NORTH GEORGIA  
ENGINEERS, INC.

1525-A HWY. 92 WEST • SUITE 205  
WOODSTOCK, GEORGIA 30188  
404-924-2012

SPECIAL PURPOSE SURVEY  
MORTGAGE LOAN FOR

JIMMY C. HUNTLEY &  
LINDA E. HUNTLEY

LOT 24 BLOCK A  
THE GLENS UNIT TWO  
PLAT BOOK 101 PAGE 19  
LAND LOT 317  
DISTRICT - 16 SECTION - 2  
COUNTY - COBB  
STATE - GEORGIA  
DATE - 2-13-86 SCALE - 1" = 40'

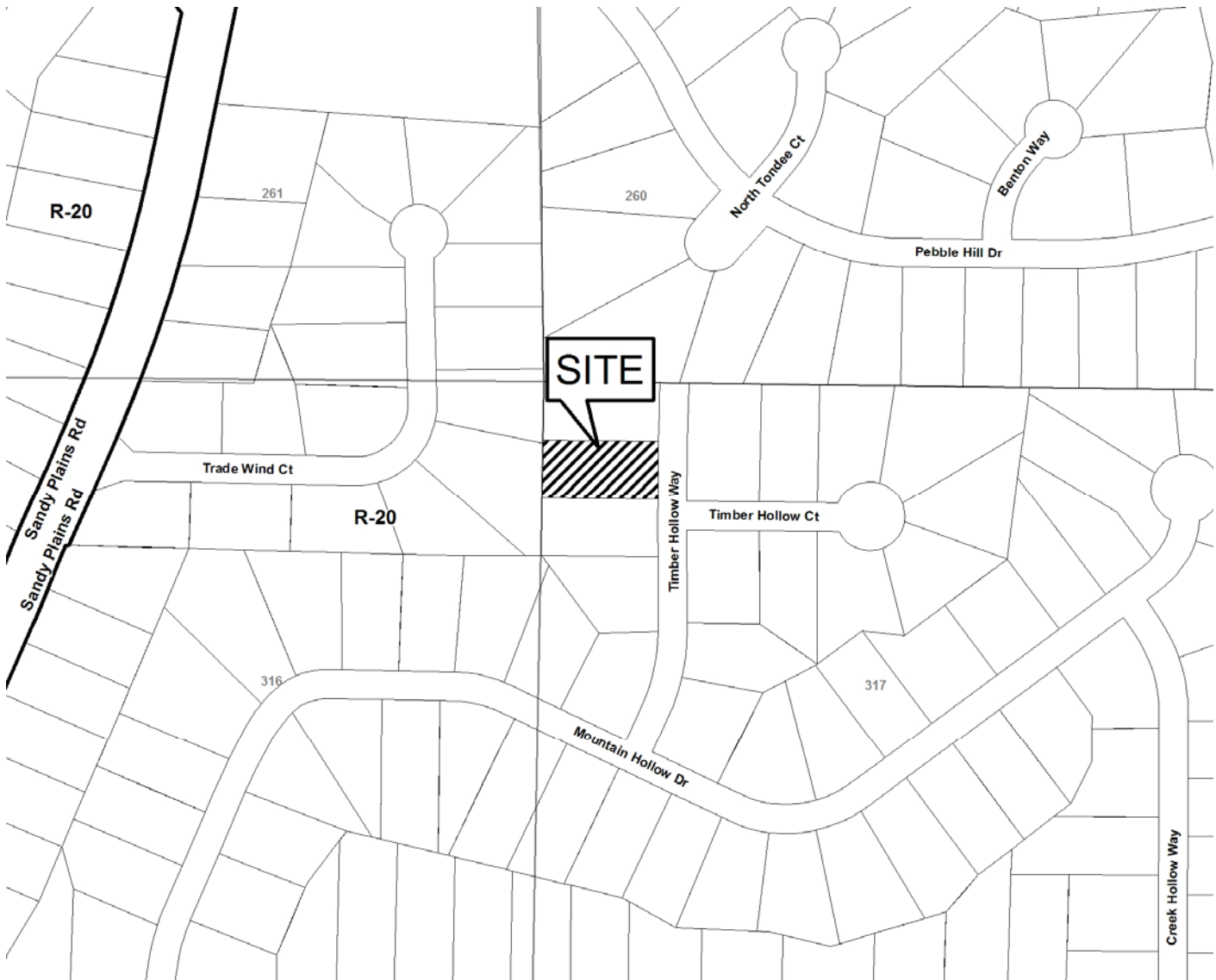
REVISIONS:

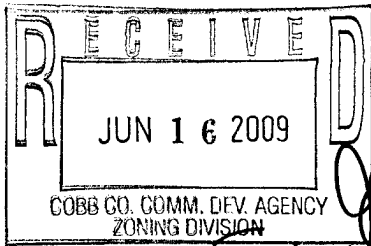
CC KT  
DRAWN BLC  
CHKD  
Job Number  
860193 A  
1002-S

GRAPHICS

<b>APPLICANT:</b>	<u>Salvator Vola</u>	<b>PETITION NO.:</b>	<u>V-66</u>
<b>PHONE:</b>	<u>770-693-0097</u>	<b>DATE OF HEARING:</b>	<u>09-10-09</u>
<b>REPRESENTATIVE:</b>	<u>same</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>same</u>	<b>LAND LOT(S):</b>	<u>317</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the west side of Timber Hollow Way, north of Mountain Hollow Drive (3887 Timber Hollow Way).</u>	<b>DISTRICT:</b>	<u>16</u>
		<b>SIZE OF TRACT:</b>	<u>.5</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow livestock on a lot with less than 2 acres.</u>	<b>COMMISSION DISTRICT:</b>	<u>3</u>

**COMMENTS**





# Application for Variance Cobb County

(type or print clearly)

Application No. V-166

Hearing Date: 9-10-09

Applicant Salvatore Volpe

Business Phone 770

Home Phone 693-0097

Address 3887 Timber Hollow way

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Business Phone 404

Cell Phone 667 3594

My commission expires: 10 February 2012

Notary Public

Titleholder GRACE VOLPE

Business Phone 770

Home Phone 693-0097

Signature Grace Volpe

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: 10 February 2012

Notary Public

Present Zoning of Property R-20

Location 3887 TIMBER HOLLOW WAY

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

Land Lot(s) D6 LL 317

District 16

Size of Tract .5 Acre(s)

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

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

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

For starters it is my Mother's wish My  
Mother is 80 yrs old & IN These days & Times  
Money is So Hard to come By. Please grant AN Old  
Lady's Wish &  
Shes had Chicken ALL Her Life, it Helps to  
Keep Her Active. They ARE IN A GREAT  
Structure & Cause NO HAZARD to Anyone

Grace Volpe

V-67  
(2009)

APPRO

*Joseph J. Dineen*  
COBB PUBLIC HEALTH  
CENTER FOR ENVIRONMENTAL

33

Any modification  
or addition  
plan must be  
thru this

1 STORY BRICK

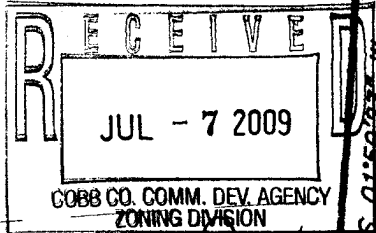
Septic Tank

proposed  
Garage  
32' wide  
46' long

2.20 AC.

96017

SP



4C.

T PLACE 50' R/W

CH=113.62'

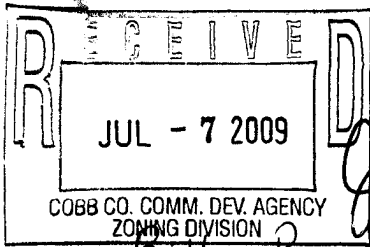
CH=210.00'  
S 83°05'29" W

<b>APPLICANT:</b> <u>Bill Page</u>	<b>PETITION NO.:</b> <u>V-67</u>
<b>PHONE:</b> <u>770-616-0274</u>	<b>DATE OF HEARING:</b> <u>09-10-09</u>
<b>REPRESENTATIVE:</b> <u>same</u>	<b>PRESENT ZONING:</b> <u>R-30</u>
<b>PHONE:</b> <u>same</u>	<b>LAND LOT(S):</b> <u>75</u>
<b>PROPERTY LOCATION:</b> <u>Located on the north and south sides of Bridgemont Place, west of Dallas Acworth Highway (5865 Bridgemont Place).</u>	<b>DISTRICT:</b> <u>20</u>
	<b>SIZE OF TRACT:</b> <u>2.2 acres</u>
	<b>COMMISSION DISTRICT:</b> <u>1</u>

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 800 square feet (proposed 1,472 square foot garage) from the required 100 feet to 12 feet adjacent to the western property line.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-67

Hearing Date: 9-10-09 (THURS.)

Applicant Bill Page

Business Phone 770-616-0274 Home Phone 770-917-9058

Bill Page  
(representative's name, printed)

Address 5865 Bridgmont Pl. Acworth, Ga 30101  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone 770-616-0274 Cell Phone 770-616-0274

NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
OCTOBER 20TH 2009

Signed, sealed and delivered in presence of:

Dein Page

Notary Public

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

Titleholder William Page

Business Phone 770-616-0274 Home Phone 770-917-9058

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

Address: 5865 Bridgmont Pl. Acworth, Ga. 30101  
(street, city, state and zip code)

NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES  
OCTOBER 20TH 2009

Signed, sealed and delivered in presence of:

Dein Page

Notary Public

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

Present Zoning of Property R-30

Location 5865 Bridgmont Pl. Acworth, Ga. 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 37 District 20 Th Size of Tract 2.20 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.

Lots 35 and 36 are owned By myself. Lot 36 connects to lot 34 where the garage will be next to.

List type of variance requested: 32' m.p. 36' x 46' 3 car garage setback variance

**Atlanta Engineering Services, Inc.**  
188 Thompson Rd.  
Alpharetta, Georgia 30009  
Phone: 678-987-9500  
Fax: 678-987-9505  
www.aesinc.com

**Prepared for:**  
Anita R. Bruss  
1640 Wildwood Road  
Marietta, Georgia  
Cobb County

**Grading and Drainage Plan**  
1640 Wildwood Road  
Barwood Hills Subdivision  
Land Lot 1138, 18th District  
Cobb County, Georgia

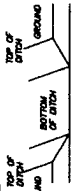
SHEET  
3 of 5

**DETAIL OF CURB & GUTTER AT DITCH**

SIDE VIEW:



FRONT VIEW:

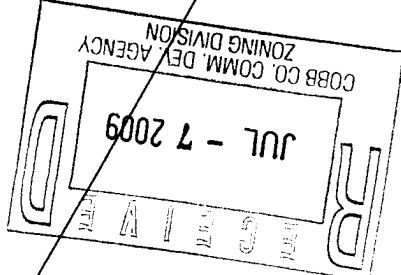


**NOTES TO CONTRACTOR:**

1. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DURING AND AFTER COMPLETION OF WORK.
2. ALL PERVIOUS DISTURBED AREA SHALL BE SOODED.
3. ANY DAMAGE TO CONCRETE CARPORT OR DRIVEWAY SHALL BE REPAIRED BY REMOVING THE CONCRETE AND REPLACING IT WITH NEW 6" THICK, 3000 PSI CONCRETE AS DIRECTED BY THE ENGINEER.
4. SEE SHEET 4 FOR DETAILS OF THE NEW CONCRETE RETAINING WALL.

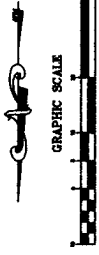
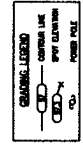
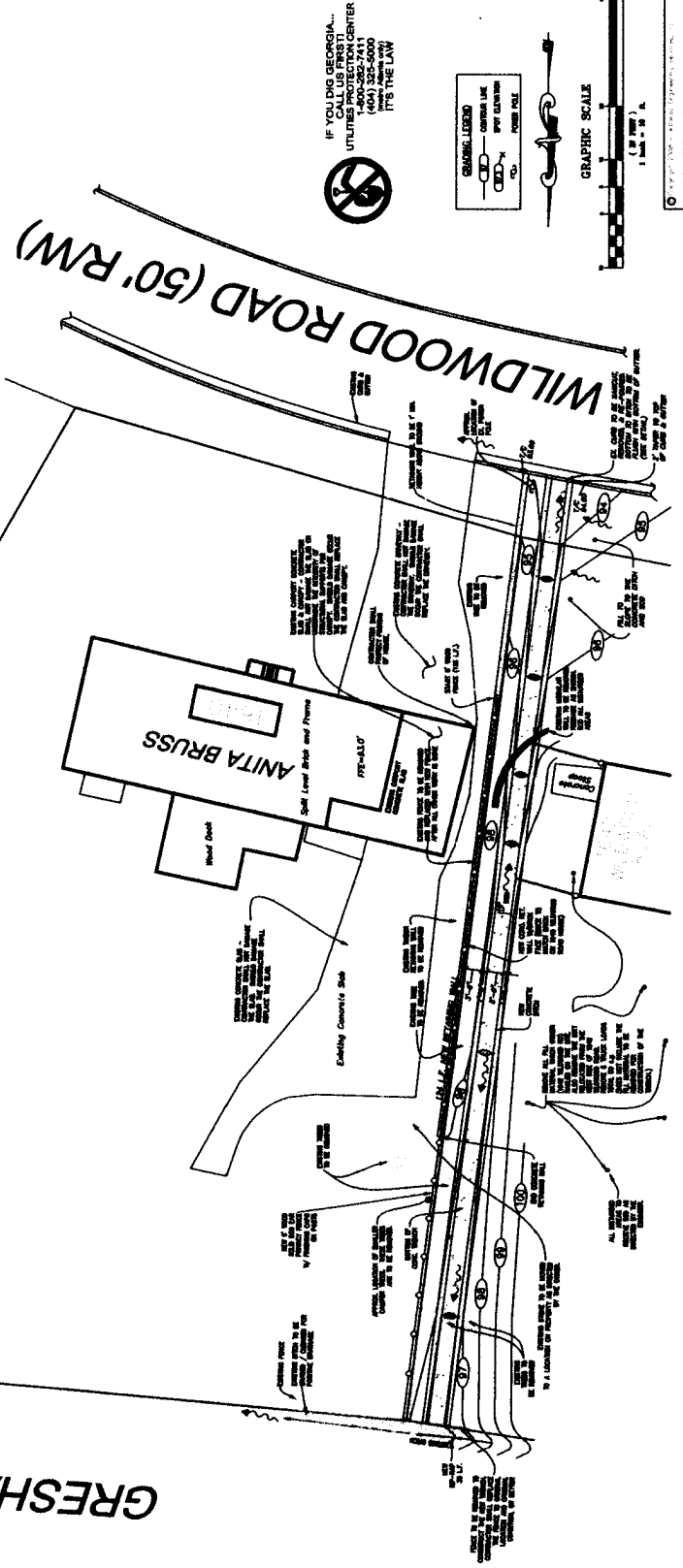
**LANDSCAPING NOTES:**

1. ALL DISTURBED AREAS SHALL RECEIVE SOO THAT MATCHES EXISTING TYPE OF SOO ON 1640 AND 1642 WILLOWWOOD RD.
2. LANDSCAPING SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE NEW RETAINING WALL ON THE PROPERTY LOCATED AT 1640 WILLOWWOOD RD. USING THE FOLLOWING MATERIALS:  
 - ALTERNATE PLANT TYPE & SPACE  
 - EXISTING ASPHALT (SIZE: 1 GALLON)  
 - 5" DIA. SANDSTONE (SIZE: 1 GALLON)  
 - ALONG RETAINING WALL FROM BACK  
 - EDGE OF CARPORT TO WILLOWWOOD ROAD  
 - ON CENTER, THESE WILDS SHALL BE  
 - LOCATED BEHIND THE ASPHALT AND  
 - CONCRETE WALL.  
 - ALONG RETAINING WALL FROM BACK  
 - EDGE OF CARPORT TO WILLOWWOOD ROAD  
 - WALL IN THE BACKYARD PLACE PURPLE  
 - WILDS AND SANDSTONE. THESE WILDS  
 - SHALL BE LOCATED BEHIND  
 - THE ASPHALT AND SANDSTONE.  
 - WILDS SHALL BE PLACED AROUND PLANT  
 - MATERIALS PRIOR TO INSTALLATION OF MALCH  
 - BEDS. SANDSTONE SHALL BE INSTALLED.  
 - THE ESTIMATED QUANTITY OF GRASS SOO REQUIRED  
 - IS 100 SQUARE FEET.



GRESHAM ROAD (40' RM)

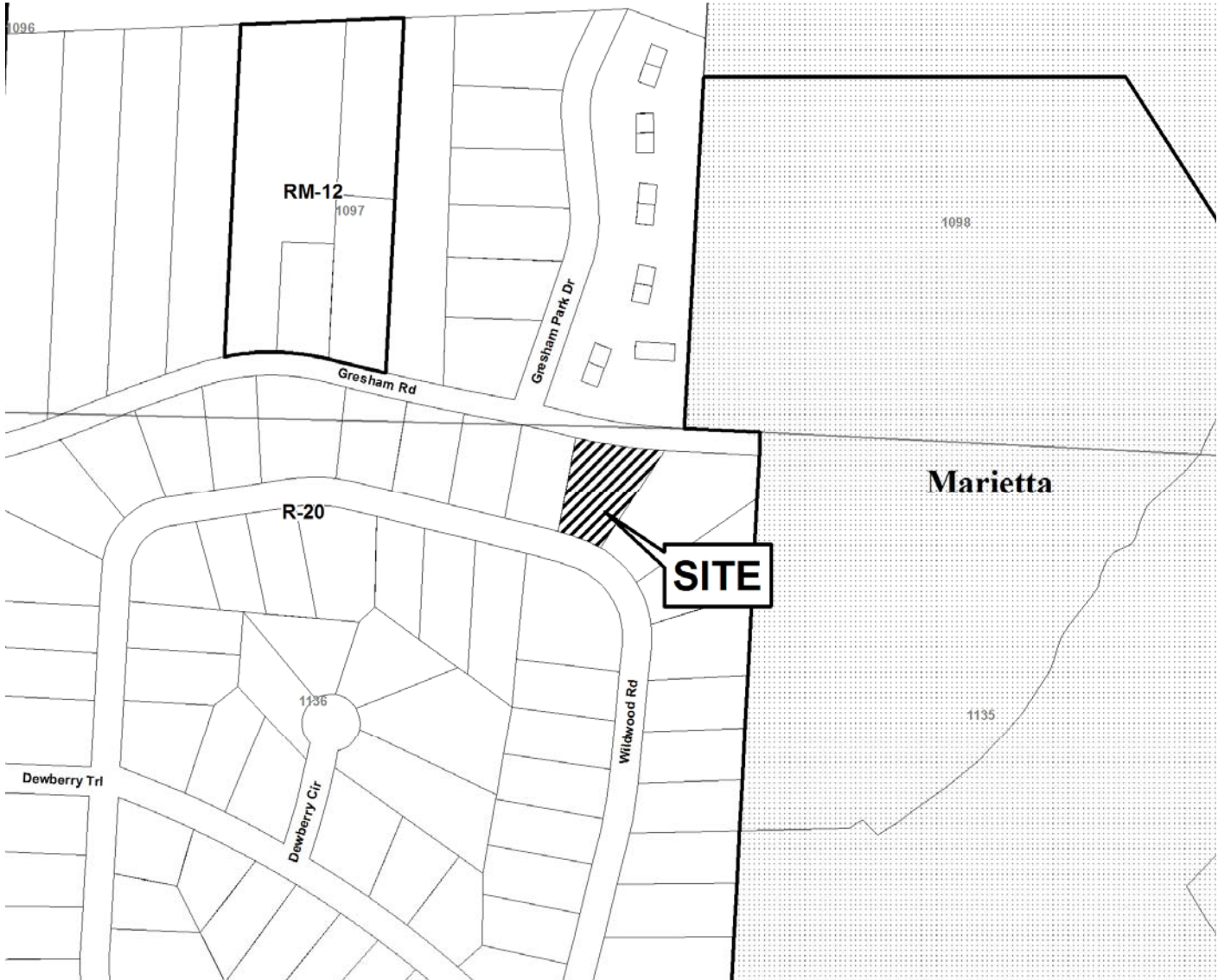
WILLOWWOOD ROAD (50' RM)

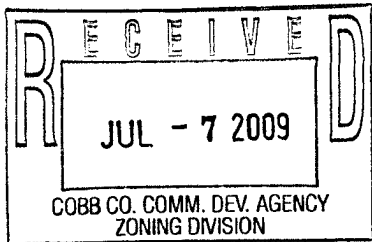


IF YOU DIG GEORGIA...  
CALL US FIRST  
UTILITY LOCATING CENTER  
1-800-382-7411  
(404) 323-5000  
IT'S THE LAW



<b>APPLICANT:</b>	<u>Anita Bruss</u>	<b>PETITION NO.:</b>	<u>V-68</u>
<b>PHONE:</b>	<u>770-380-8256</u>	<b>DATE OF HEARING:</b>	<u>09-10-09</u>
<b>REPRESENTATIVE:</b>	<u>Jared McKinnon</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-380-8256</u>	<b>LAND LOT(S):</b>	<u>1136</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the north side of Wildwood Road, south of Gresham Road (1640 Wildwood Road).</u>	<b>DISTRICT:</b>	<u>16</u>
		<b>SIZE OF TRACT:</b>	<u>.5</u>
		<b>COMMISSION DISTRICT:</b>	<u>2</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow a retaining wall over 6 feet in height to be within 10 feet of the property line.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-68

Hearing Date: 9-10-09 (THURS)

Applicant ANITA BRUSS

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

Home Phone 770-380-8256

JARED MCKINNON

(representative's name, printed)

Address 185 THOMPSON ST. ALPHARETTA, GA 30009

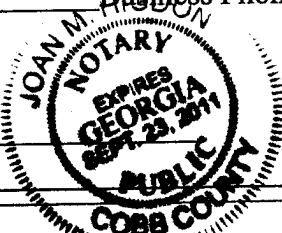
(street, city, state and zip code)

Jared McKinnon  
(representative's signature)

Business Phone 678-297-2565

Cell Phone 404-934-6790

My commission expires: 9/23/2011



Signed, sealed and delivered in presence of:

Joan M. Higdon  
Notary Public

Titleholder ANITA BRUSS

Signature Anita Bruss

(attach additional signatures, if needed)

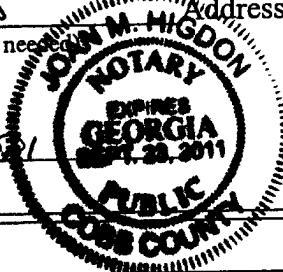
Business Phone \_\_\_\_\_

Home Phone 770-380-8256

Address: 1640 WILDWOOD ROAD MARIETTA, GA 30062

(street, city, state and zip code)

My commission expires: 9/23/2011



Signed, sealed and delivered in presence of:

Joan M. Higdon  
Notary Public

Present Zoning of Property R-20

Location 1640 WILDWOOD RD MARIETTA, GA 30062

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

Land Lot(s) 1136 District 16<sup>TH</sup> Size of Tract 0.503 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 0.503 Shape of Property IRREGULAR Topography of Property TRAPEZOIDAL Other \_\_\_\_\_

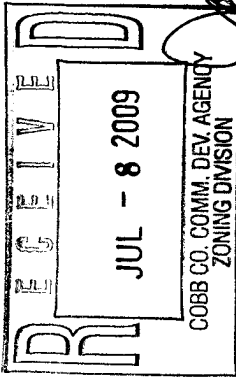
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE PROPERTY OWNER HAS BEEN FLOODED BY THE NEIGHBORING PROPERTY SINCE JULY 2007. DUE TO EXCESSIVE MOLD IN THE HOUSE, THE OWNER HAS NOT BEEN ABLE TO LIVE AT THE PROPERTY. THE COST OF RENT PLUS THE COST OF MAINTAINING THIS PROPERTY IS A BIG FINANCIAL STRAIN ON THE OWNER. EACH MONTH THAT THIS WALL IS DELAYED BEING FIXED COSTS THE OWNER ADDITIONAL MONEY IN RENT. THE INSURANCE CONTRACT DOES NOT ALLOW THE HOUSE TO BE REPAIRED UNTIL THE WALL/FENCE IS FIXED TO SOLVE THE FLOODING PROBLEM. ANY DELAYS IN ISSUING A PERMIT, CAUSING REDESIGN, WILL REQUIRE ADDITIONAL ENGINEERING FEES, ATTORNEY FEES TO MEDIATE WITH NEIGHBOR.  
List type of variance requested: WAIVE HEIGHT/SETBACK REQUIREMENT FOR THE REPLACEMENT OF THE EXISTING RETAINING WALL AND FENCE. THE EXISTING FENCE & WALL WAS DAMAGED BY EXCESSIVE STORMWATER RUNOFF BY THE NEIGHBOR'S ALTERATION TO YARD WILL FILL DIRT. THE PROPERTY OWNER IS IN A LAWSUIT WITH THE NEIGHBOR & THE COURT HAS ORDERED THAT THE WALL & FENCE BE REPLACED AS SHOWN ON THE ATTACHED PLANS.

Revised: December 6, 2005

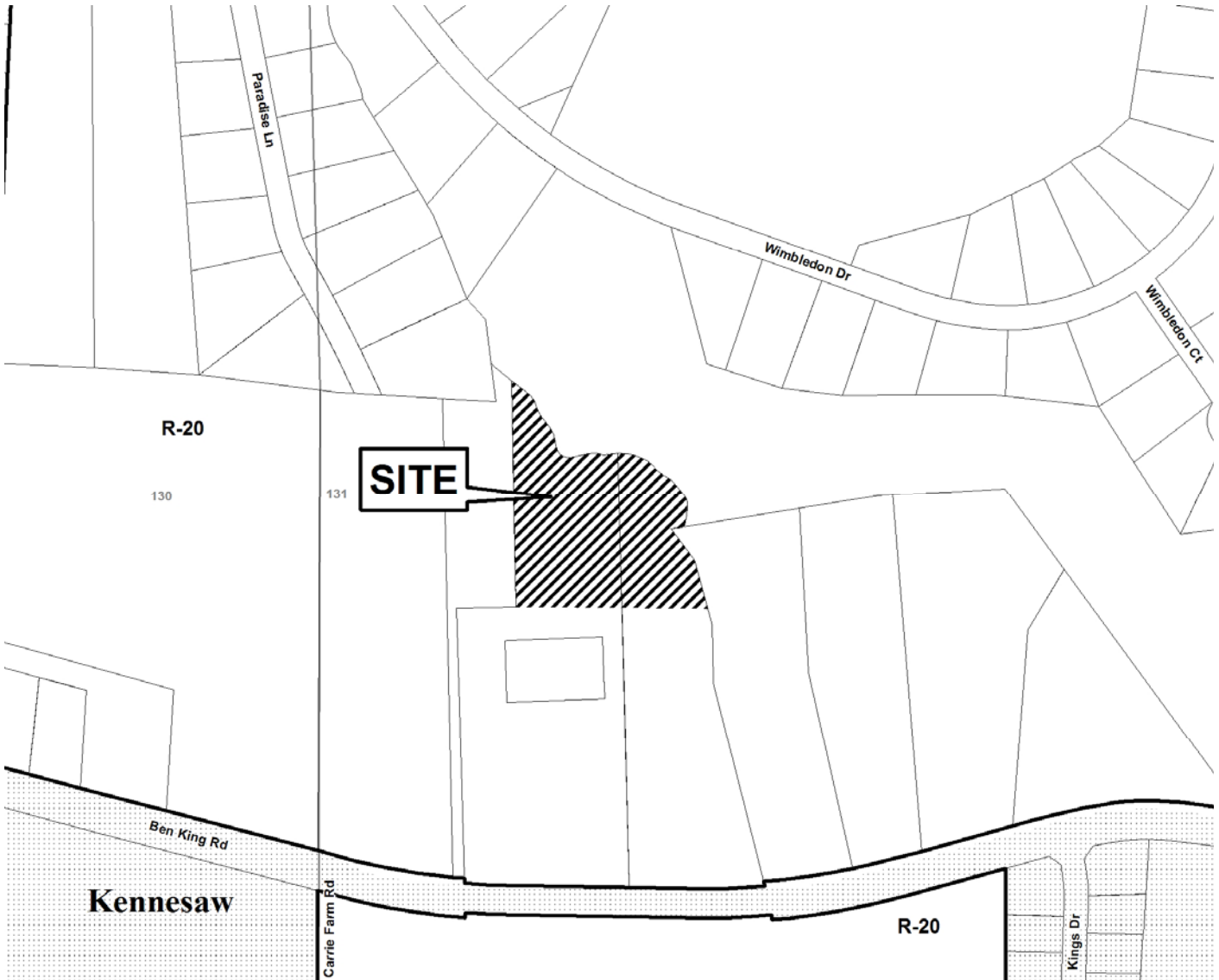
AND ADDITIONAL RENT/UTILITIES. ALSO, SITE CONSTRAINTS SUCH AS THE CAR PORT BEING NEAR THE PROPERTY LINE PREVENT THE SETBACK REQUIREMENT FROM BEING MET.

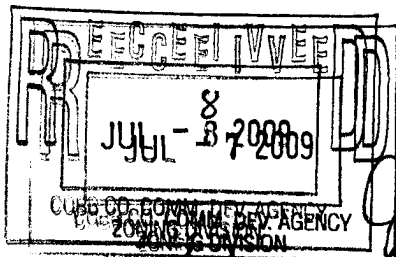
**V-69  
(2009)**



F:\08019\AEU EASEMENT 06-26-09.dwg

<b>APPLICANT:</b>	<u>Virginia A. Brown</u>	<b>PETITION NO.:</b>	<u>V-69</u>
<b>PHONE:</b>	<u>404-372-5605</u>	<b>DATE OF HEARING:</b>	<u>09-10-09</u>
<b>REPRESENTATIVE:</b>	<u>Tim S. Aycock</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-428-2873</u>	<b>LAND LOT(S):</b>	<u>131</u>
<b>PROPERTY LOCATION:</b>	<u>Located off of a private easement on the north side of Ben King Road.</u>	<b>DISTRICT:</b>	<u>20</u>
		<b>SIZE OF TRACT:</b>	<u>1.997 acres</u>
		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the public road frontage to allow one home off of a private easement for Lot 2.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-169

Hearing Date: 9-10-09 (THURS)

Applicant Virginia A. Brown <sup>cell</sup> Business Phone 404-373-5605 Home Phone 770-428-2873

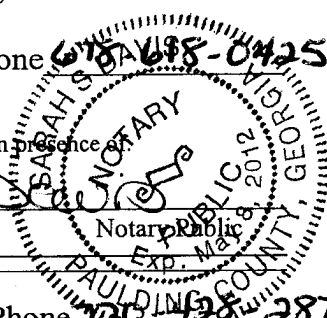
Tim S. Aycock Address 4410 Sylvia Dr. N.W. MHA. Ga. 30064  
(representative's name, printed) (street, city, state and zip code)

Tim S. Aycock Business Phone 770-425-4575 Cell Phone 678-688-0425  
(representative's signature)

My commission expires: May 8 2012

Signed, sealed and delivered in presence of

Sarah S. [Signature]



Titleholder Virginia A. Brown Business Phone 4-373-5605 Home Phone 770-428-2873

Signature Virginia A. Brown Address: 1540 Ben King Road Kenn. Ga. 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Douglas County, GA  
My Commission Expires May 5, 2013

My commission expires:   

Signed, sealed and delivered in presence of

[Signature]  
Notary Public

Present Zoning of Property K-20

Location 1540 Ben King Road, Kennesaw Ga. 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 131 District 20<sup>th</sup> Size of Tract 1.997 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.

It will limit access to a 1.997 acre Tract at the back of the property for future sale.

List type of variance requested: WAIVE THE PUBLIC ROAD FRONTAGE TO ALLOW ONE HOME OFF A PRIVATE EASEMENT.

V-70  
(2009)

AREA  
23,832 SQ. FT.  
0.55 ACRES

A=70.24'  
R=256.41'  
Δ=15°41'40"  
C LEN=70.02'  
BRG=N23°53'17"E

VINSON DRIVE  
50' R/W

PETE SHAW ROAD  
40' R/W

S88°00'41"E  
109.18'

26'  
BC TO BC

CONCRETE  
DRIVEWAY

CARPORT

EXISTING  
1 STORY  
BRICK HOUSE

CONCRETE  
PATIO

PART OF  
LOT 11  
HAMLET GREEN  
UNIT 2  
ZONED R-20

PART OF  
LOT 1  
HAMLET GREEN  
UNIT 1  
ZONED R-20

PART OF  
LOT 1  
HAMLET GREEN  
UNIT 1  
ZONED R-20

PROPOSED  
GARAGE  
± 1200 SQ FT

EXISTING 24" CPP

EXISTING SHED  
2.5' FROM  
PROPERTY LINE  
TO BE RELOCATED  
OUT OF  
DRAINAGE EASEMENT

LOT 2  
HAMLET GREEN  
UNIT 1  
ZONED R-20

LOT 12  
HAMLET GREEN  
UNIT 2  
ZONED R-20

LOT 3  
HAMLET GREEN  
UNIT 1  
ZONED R-20

THIS PLAT WAS CALCULATED FOR ERROR AND IS  
ACCURATE TO BETTER THAN 1: 100,000  
EQUIPMENT USED ON THIS PROJECT  
WAS A TRIMBLE 5600

JUL - 9 2009

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

1"=30'  
GRAPHIC SCALE  
0 30 60

3055 PETE SHAW ROAD  
MARIETTA, GA 30066



SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 130052  
PAGE 626, DATED 12-16-2009  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

REFERENCE PLAT:  
BOOK 53 PAGE 74  
BOOK 70 PAGE 199

ALL MATTERS OF TITLE ARE  
EXCEPTED.

PROPOSED GARAGE LOCATION FOR:

LARRY PACE

PART OF LOT 1, HAMLET GREEN S/D, U-1  
PART OF LOT 11, HAMLET GREEN S/D, U-2

LAND LOT- 261	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 7-7-09	SCALE 1"= 30'
REVISED-	B 59-09



**APPLICANT:** Larry E. Pace

**PETITION NO.:** V-70

**PHONE:** 770-977-2321

**DATE OF HEARING:** 09-10-09

**REPRESENTATIVE:** Larry E. Pace

**PRESENT ZONING:** R-20

**PHONE:** 770-977-2321

**LAND LOT(S):** 261

**PROPERTY LOCATION:** Located at the southeast

**DISTRICT:** 16

intersection of Pete Shaw Road and Vinson Drive

**SIZE OF TRACT:** 0.55 acres

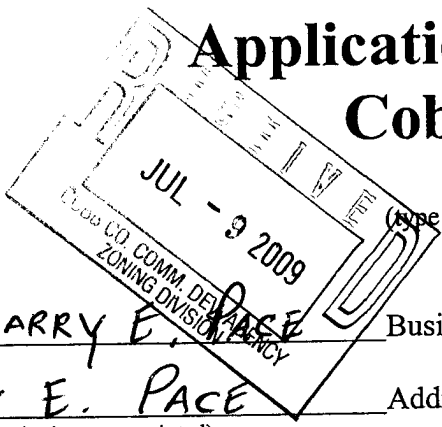
(3055 Pete Shaw Road)

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 2,400 square foot two-story detached garage) from the required 100 feet from any property line to 30 feet adjacent to the south property line, 45-feet adjacent to the west property line, and 21-feet adjacent to the east property line; 2) waive the front setback from 40-feet to 35-feet (existing).



# Application for Variance Cobb County



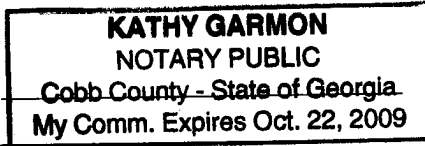
(Type or print clearly)

Application No. V-70  
Hearing Date: 9-10-09

Applicant LARRY E. PACE Business Phone \_\_\_\_\_ Home Phone 770-977-2321

LARRY E. PACE Address 3055 PETE SHAW RD.  
(representative's name, printed) (street, city, state and zip code) MARIETTA, GA 30066

Larry E. Pace Business Phone \_\_\_\_\_ Cell Phone 404-234-3876  
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires:

Titleholder LARRY E. & GWEN H. PACE Business Phone \_\_\_\_\_ Home Phone 770-977-2321

Signature Larry E. Pace Gwen H. Pace Address: 3055 PETE SHAW RD.  
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30066



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 6-16-2012

Present Zoning of Property R-20

Location 3055 PETE SHAW RD. VINSON DR.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 District 16<sup>TH</sup> Size of Tract .55 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.

SEE ATTACHMENT "A".

List type of variance requested: REDUCTION IN THE ACCESSORY BUILDING SETBACK REQUIREMENT OF ORDINANCE TO THE SETBACKS AS SHOWN ON PLAT



V-70  
2009

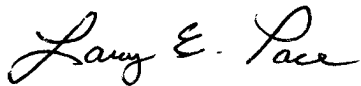
## Attachment "A"

### Zoning Variance For Larry Pace

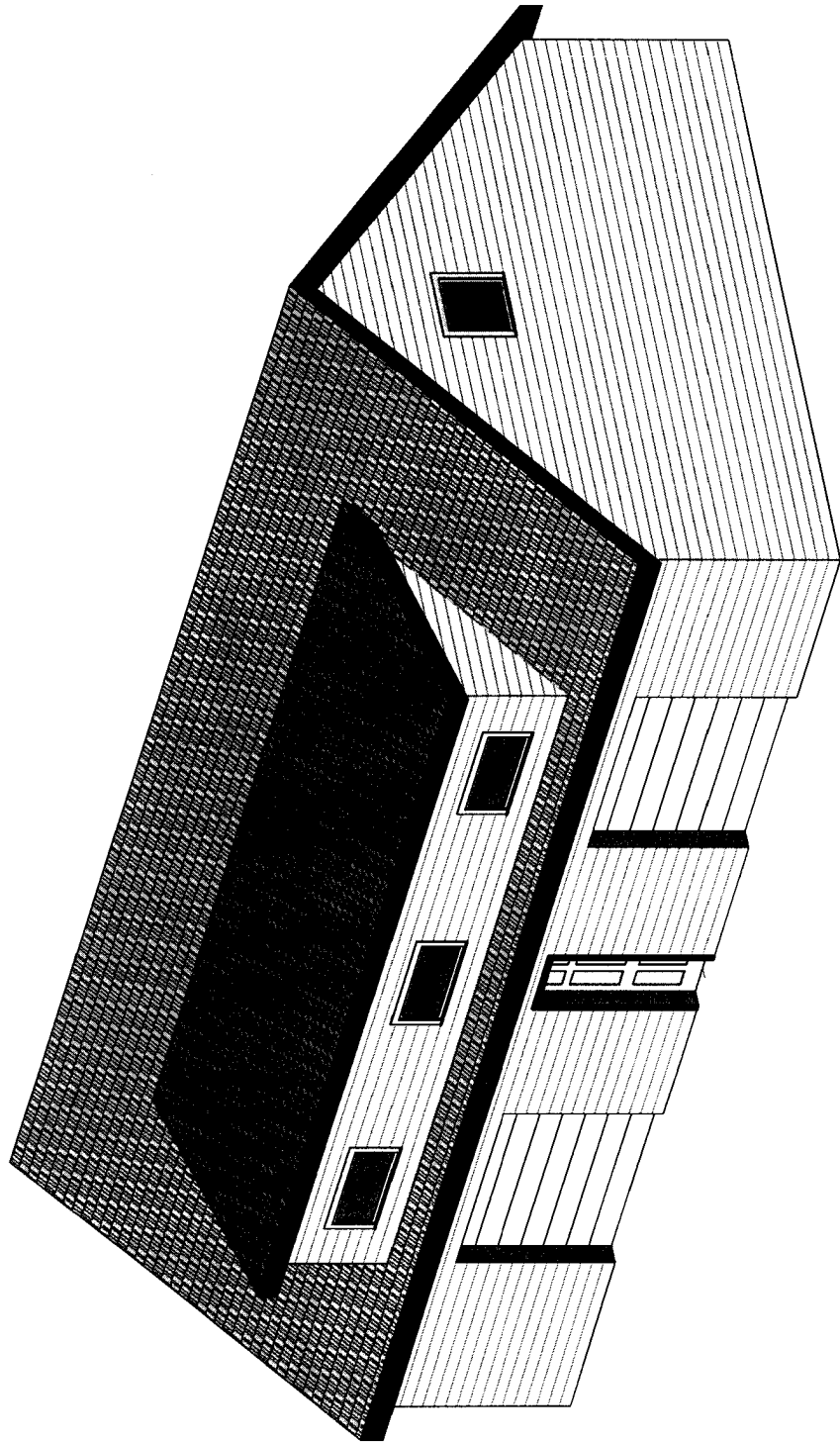
A hardship would be created if the normal terms of ordinance (650 sq.ft. bldg.) were followed by not allowing adequate sq. footage of the intended purpose of the proposed accessory building. The purpose of the accessory building is to house my two(2) small (16' length) fishing boats so that the boats are removed from my driveway on the end of my house and out of the elements. [ The costs for boat storage would be approximately \$165.00 per month.]

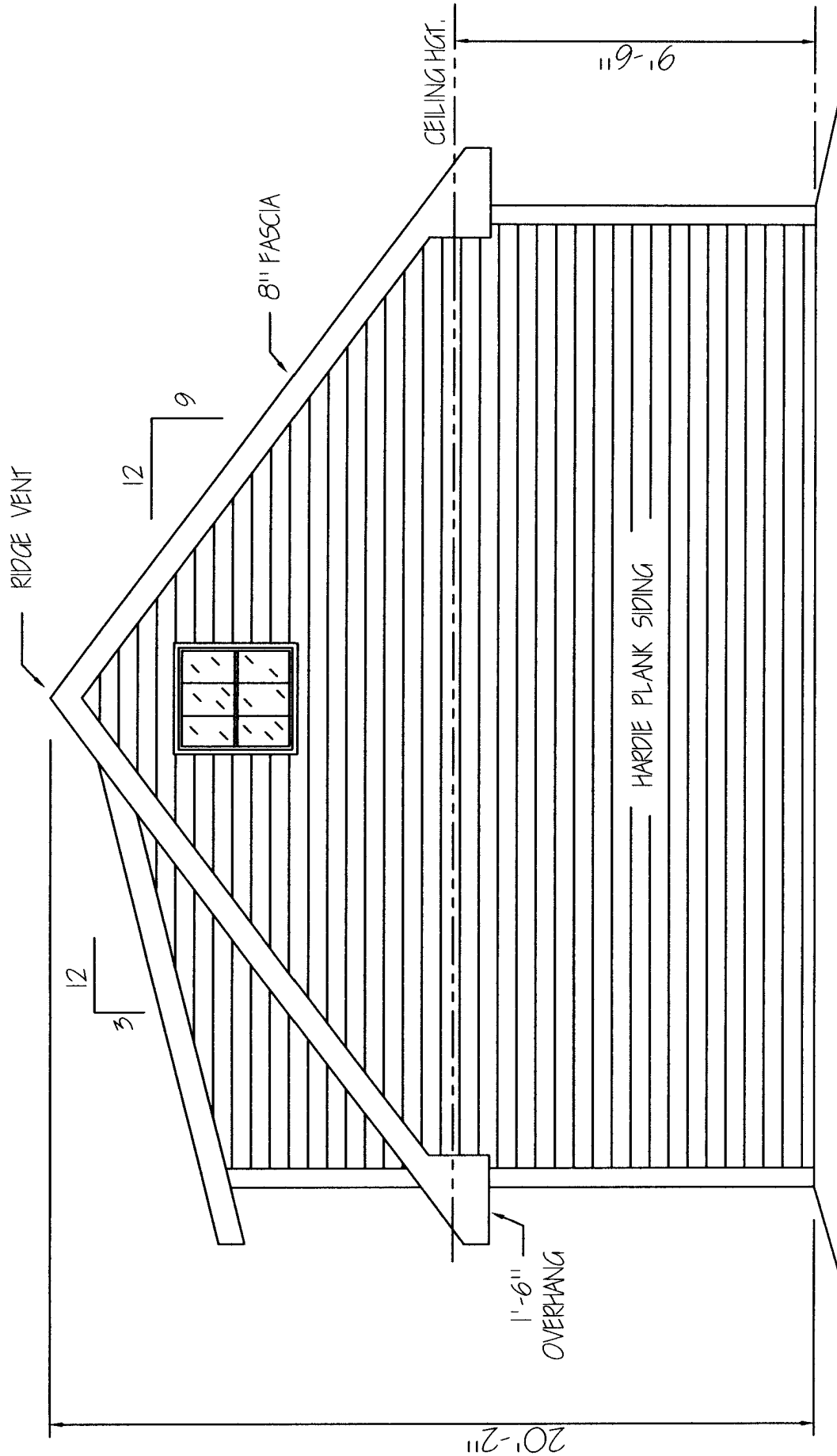
Also, I need additional storage space for personal items (Christmas decorations, seasonal items, family heirlooms, hand tools, fishing equipment, etc...). [ My house is one-level , 1800 sq.ft. ] Additional space is needed for a work area for small woodworking (that I do as a hobby) equipment (small table saw, bench drill press, 2 bench sanders, grinder and small lathe) . [ This would not be a business.] I plan on retiring in 2010 after 40 years of teaching(all in Cobb County) and I would like to have an area to continue my woodworking hobby.

Thanks for consideration of this zoning variance.



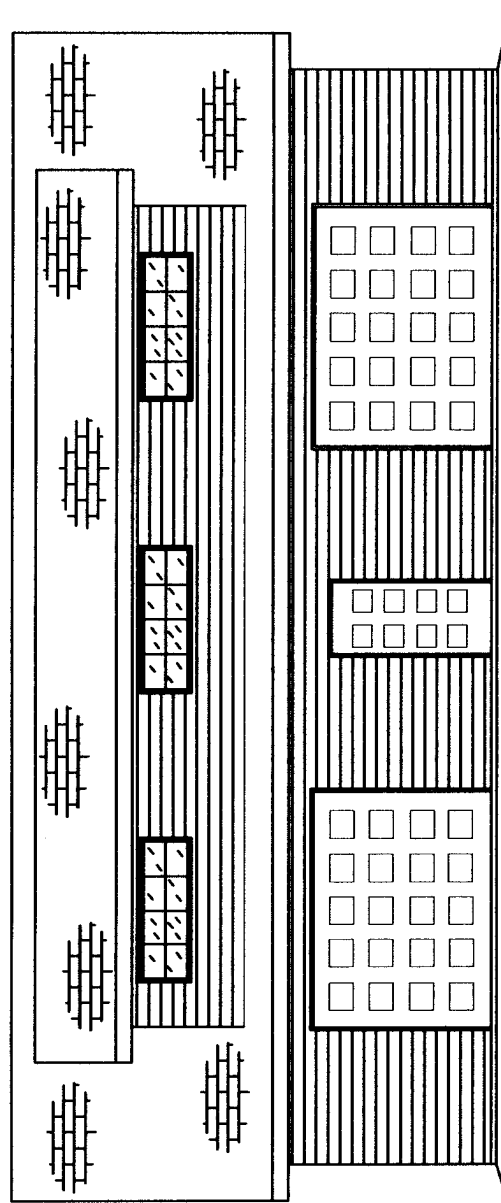
Larry E. Pace





# RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



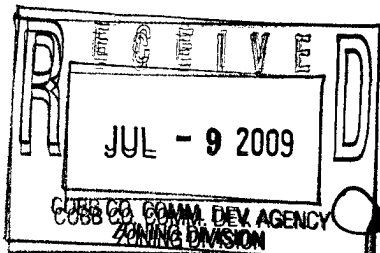
FRONT ELEVATION  
SCALE : 1/8" = 1'-0"



<b>APPLICANT:</b>	<u>Marilyn Eberhart</u>	<b>PETITION NO.:</b>	<u>V-71</u>
<b>PHONE:</b>	<u>770-819-0063</u>	<b>DATE OF HEARING:</b>	<u>09-10-09</u>
<b>REPRESENTATIVE:</b>	<u>Marilyn Eberhart</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-819-0063</u>	<b>LAND LOT(S):</b>	<u>246</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the west side of</u>	<b>DISTRICT:</b>	<u>17</u>
	<u>Gambrell Road, south of Nickajack Road</u>	<b>SIZE OF TRACT:</b>	<u>0.825 acres</u>
	<u>(4730 Gambrell Road)</u>	<b>COMMISSION DISTRICT:</b>	<u>4</u>

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 144 square-feet (existing 228 square-foot metal awning) from 10-feet to zero-feet adjacent to the north property line; 2) Allow an accessory structure to the side of the primary structure (existing metal awning south of the house); 3) Allow an accessory structure to the front and side of the primary structure (existing 650 square-foot out building).





# Application for Variance Cobb County

(type or print clearly)

Application No. V-71

Hearing Date: 9-10-09 (THURS)

Applicant MIRILYN EBERHART Business Phone \_\_\_\_\_ Home Phone 770-819-0063

(representative's name, printed)

Address 4730 GAMBRELL ROAD MABLETON GA 30126  
(street, city, state and zip code)

(representative's signature)

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

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

My commission expires: 19 JAN 2013

Signed, sealed and delivered in presence of:

DAVID L HUMAN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

Titleholder MIRILYN EBERHART Business Phone NONE Home Phone 770-819-0063

Signature Mirilyn Eberhart Address: 4730 GAMBRELL ROAD  
(attach additional signatures, if needed) (street, city, state and zip code) MABLETON, GA. 30126

Signed, sealed and delivered in presence of:

DAVID L HUMAN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

My commission expires: 19 JAN 2013

Present Zoning of Property RESIDENTIAL R 20

Location NICKATAK ROAD & GAMBRELL RD SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 246 District 17 Size of Tract 1.376 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.

LOT CANNOT BE SPLIT UNLESS ZONING VARIANCE IS GIVEN - CHANGING THE PROPERTY LINES WILL CAUSE ANY GRANDFATHERING TO BE LOST

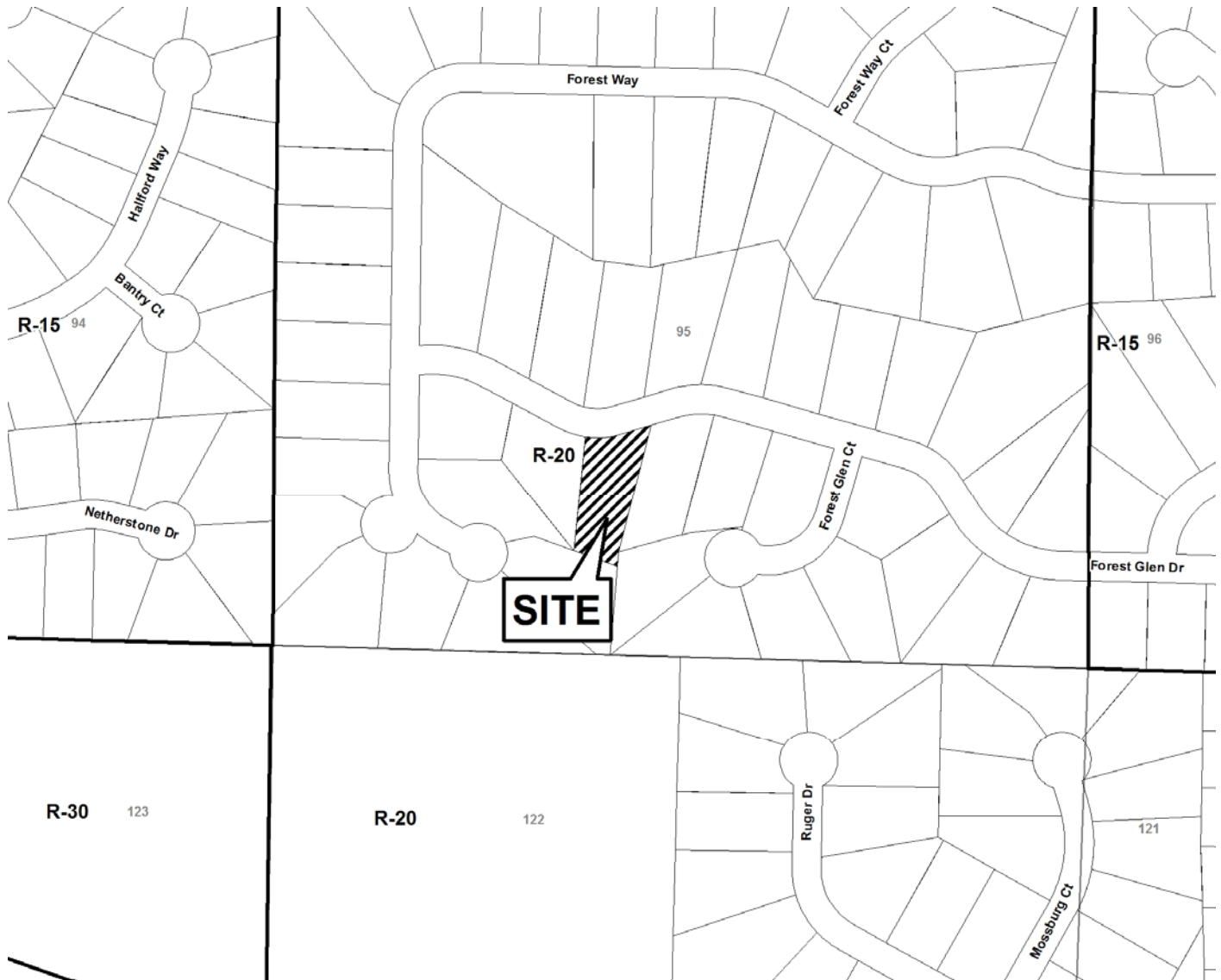
List type of variance requested: TWO METAL AWINGS AND OUTBUILDING  
NEED APPROVED ZONING VARIANCES

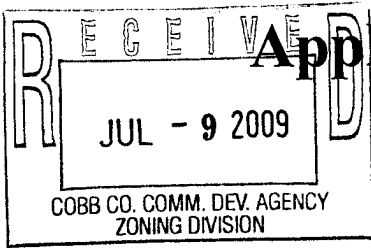
BL = BUILDING LINE  
CL = CENTERLINE  
C&G = CURB AND GUTTER  
CMP = CORRUGATED METAL PIPE  
D.E. = DRAINAGE EASEMENT  
IPFF = IRON PIN FOUND  
IPPS = IRON PIN SET  
PL = PROPERTY LINE  
R/W = RIGHT OF WAY  
S.F. = SQUARE FEET



<b>APPLICANT:</b>	<u>Thomas W. and Sharon A. Saxton</u>	<b>PETITION NO.:</b>	<u>V-72</u>
<b>PHONE:</b>	<u>770-924-3605</u>	<b>DATE OF HEARING:</b>	<u>09-10-09</u>
<b>REPRESENTATIVE:</b>	<u>Brad Cash</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>678-584-3901</u>	<b>LAND LOT(S):</b>	<u>95</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side</u>	<b>DISTRICT:</b>	<u>16</u>
	<u>Forest Glen Drive, east of Forest Way</u>	<b>SIZE OF TRACT:</b>	<u>0.4725 acres</u>
	<u>(2671 Forest Glen Way)</u>	<b>COMMISSION DISTRICT:</b>	<u>3</u>

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 720 square foot detached garage) from the required 100 feet from any property line to 70 feet adjacent to the south property line, 64-feet adjacent to the west property line, and 1-foot adjacent to the east property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-72

Hearing Date: 9-10-09

Applicant THOMAS W. SAXTON SHARON A. SAXTON Business Phone (770) 597-1052 Home Phone (770) 924-3605

BRAD CASIT

(representative's name, printed)

Address 3004 CREEKSIDE WAY, MARIETTA, GA 30066  
(street, city, state and zip code)

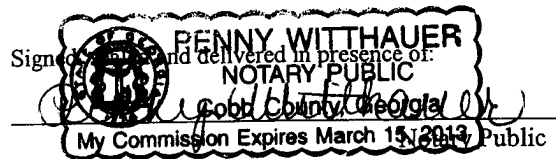
Brad Casit

(representative's signature)

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

Cell Phone 678 584 3901

My commission expires: 3-15-13

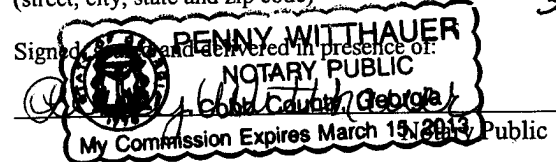


Titleholder THOMAS W. SAXTON SHARON A. SAXTON Business Phone (770) 597-1052 Home Phone (770) 924-3605

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

Address: 2671 Forest Glen Dr, Marietta GA 30066  
(street, city, state and zip code)

My commission expires: 3-15-13



Present Zoning of Property R-20

Location 2671 FOREST GLEN DR, MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 777 95 Jpp District 16 Size of Tract 0.4725 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 the property owners, Tom and Sharon Saxton, wish to build a garage on top of an existing foundation wall located at the end of our existing driveway. Construction of the garage within the existing building setback would be difficult due to a topographic hardship.

List type of variance requested: Waive setback.

V-73  
(2009)

Plotted By: Bill McKeel  
Drawing Name: S:\proj\COBB\1717\0073\BRANDY STATION\MOCKUP.DWG  
Plotting



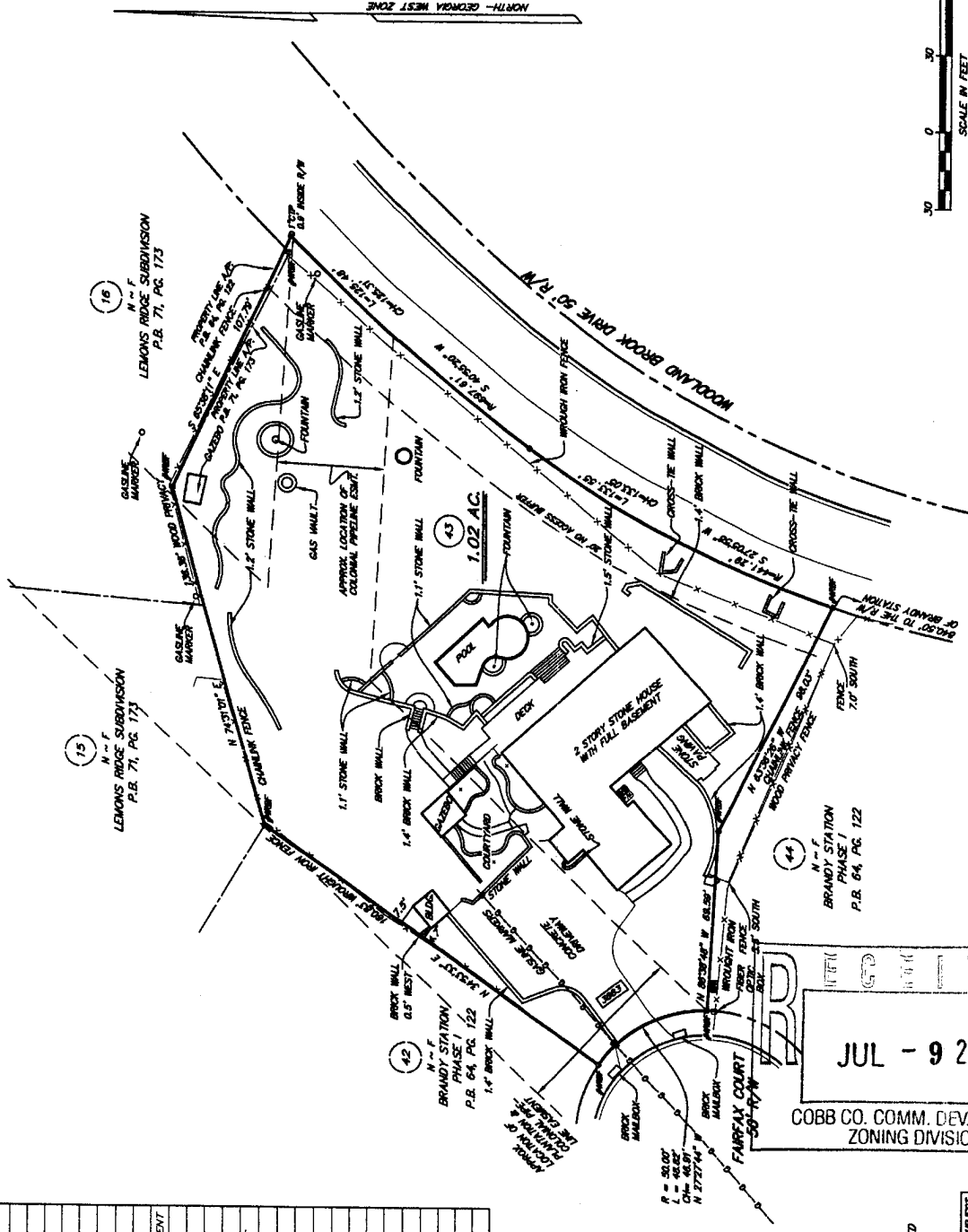
SURVEY FOR:

**MICHAEL W. McKEEL**  
BRANDY STATION, PHASE 1  
LOT 43 & A PORTION OF LOT 44

LOCATED IN L.L. 923  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

DATE	REVISIONS
02/22/09	1
07/09	2
07/09	3
07/09	4
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**Gaskins**  
ENGINEERING & SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1746 Powder Springs Rd.  
Marietta, Georgia 30064  
Phone: (770) 424-7168  
Fax: (770) 424-7193  
www.gaskins-survey.com



JUL - 9 2009

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LEGEND	
○	P.P. - POWER POLE
○	L.P. - LIGHT POLE
○	F.H. - FIRE HYDRANT
○	M.H. - SANITARY SEWER MANHOLE
○	M.M. - WATER METER
○	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.P. - CONCRETE TOP PIPE FOUND
○	O.T.P. - OPEN TOP PIPE FOUND
○	R/W MON. - RIGHT-OF-WAY MONUMENT
○	TYPE OF FENCE
○	J.B. - JUNCTION BOX
○	D.I. - DROP INLET / YARD INLET
○	C.B. - CATCH BASIN
○	R.C.P. - REINFORCED CONCRETE PIPE
○	C.M.P. - CORRUGATED METAL PIPE
○	F.F.E. - FINISHED FLOOR ELEVATION
○	W.V. - WATER VALVE
○	S.C.O. - SEWER CLEAN OUT
○	TELEPHONE MANHOLE
○	OVERHEAD POWER LINES
○	P.W. - HEADWALL
○	P.W.B. - POWERBOX
○	S.T. - STREET ADDRESS
○	W.W. - WATER LINE
○	U.G. - UNDERGROUND TELEPHONE LINE
○	U.G. - GAS LINE
○	U.G. - UNDERGROUND ELECTRICAL LINE

**SURVEYOR'S NOTES**

1.) THE LOCATIONS OF THE PLANTATION AND COLONIAL PIPELINE EASEMENTS SHOWN ARE BASED ON THE LOCATION SHOWN ON BRANDY STATION, PHASE 1, IN PLAT BOOK 64, PG. 122, AND ARE APPROXIMATE IN NATURE.

2.) THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEY PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THE LOCATION OF UTILITIES NOT OBSERVABLE IS DETERMINED BY PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DRAWING IS NOT TO BE USED FOR THE LOCATION OF UTILITIES UNLESS THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE SURVEY PROPERTY THAT THE UTILITIES ARE AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO FEMA (F.L.A.) MAP NO. 17000C0017, DATED DECEMBER 18, 2000.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL DISTOMETER AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/11,583; ANGULAR ERROR: 10" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPOUND RULE LINEAR PRECISION OF THIS PLAT: 1/100,767. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Michael W. McKool

**PETITION NO.:** V-73

**PHONE:** 770-434-1492

**DATE OF HEARING:** 09-10-09

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

**PRESENT ZONING:** R-30

**PHONE:** Garvis L. Sams, Jr. 770-422-7016

**LAND LOT(S):** 973

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

**DISTRICT:** 17

Woodland Brook Drive, and the northeasterly side of

**SIZE OF TRACT:** 1.02 acres

Fairfax Court. (3883 Fairfax Court)

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure under 144 square-feet (existing 110 square-foot utility building) from 5-feet to 4-feet; 2) allow two accessory structures to the side of the primary structure (existing utility building and gazebo).



# Application for Variance Cobb County

(type or print clearly)

Application No. V- 73  
Hearing Date: 09/10/09

Applicant Michael W. McKool Business Phone 404/351-7579 Home Phone 770/434-1492  
SAMS, LARKIN & HUFF, LLP  
Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100  
Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

By: Garvis L. Sams, Jr., Attorney for Applicant Phone 770/422-7016 Fax 770/426-6583  
(attach additional signatures, if needed)

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

Signed, sealed and delivered in presence of:

Julia B. McCarson  
Notary Public

Titleholder Michael W. McKool Business Phone 404/351-7579 Home Phone 770/434-1492  
Signature Michael W. McKool Address: 3883 Fairfax Court, Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Julia B. McCarson  
Notary Public

Present Zoning of Property R-40  
Location 3883 Fairfax Court  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 973 District 17th Size of Tract 1.02 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 XX Topography of Property XX 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 literal interpretation and/or enforcement of Zoning Ordinance provisions creates a hardship and would otherwise preclude the property owner's ability to maintain in its present positioning a gazebo which was constructed in 1981 and preclude the owner from maintaining an 81 square foot brick utility building (built in 2008).

List type of variance requested:

1. Waive the side yard setback from 5' to 4' 5" for purposes of maintaining an existing accessory structure on the subject property.
2. Waive the requirement that accessory structures be constructed to the rear of the primary structure with respect to an existing gazebo (built in 1981) and an existing 81 square foot utility building (built in 2008).