

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 9, 2009

DUE DATE: November 6, 2009

Distributed: October 14, 2009



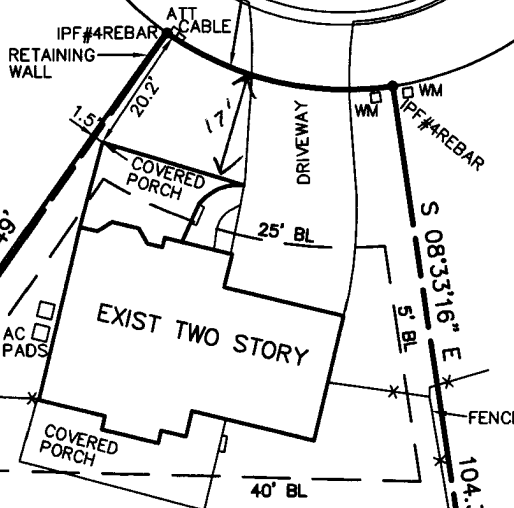
Cobb County...Expect the Best!

V-88
(2009)

HILL LANE

SSMH

R = 50.00'
L = 38.00'
CH = 37.09'
S 76°46'38" E



32

30

17

18

19

20

21

22

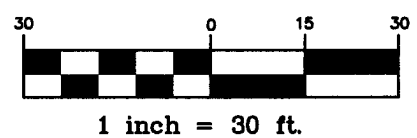
280.9 FT EAST ALONG THE SOUTH LINE OF LAND LOT 404 TO THE SOUTHEAST CORNER OF LAND LOT 404.

TECHNICAL DATA:
FIELD CLOSURE: 1/10,000+
PLAT CLOSURE: 1/100,000+
ANGULAR ERROR: 2\"/>

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 GEORGIA PLAT ACT.

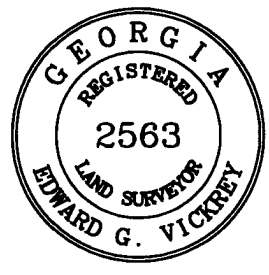
NOTES:

- 1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP 13067C0113G DATED 12/16/2008.
- 2 - REFERENCE PLAT PB 140 PAGE 42.



BOUNDARY SURVEY FOR:
FERNANDO LOPEZ & MARIA LOPEZ
1396 CHAPEL HILL LANE
TOTAL AREA 8750 SF / 0.201 ACRES

LOCATED IN
LAND LOT(S): 404
DISTRICT: 19th
SECTION:
COUNTY: COBB
CITY:
STATE: GEORGIA



LAND SYSTEMS

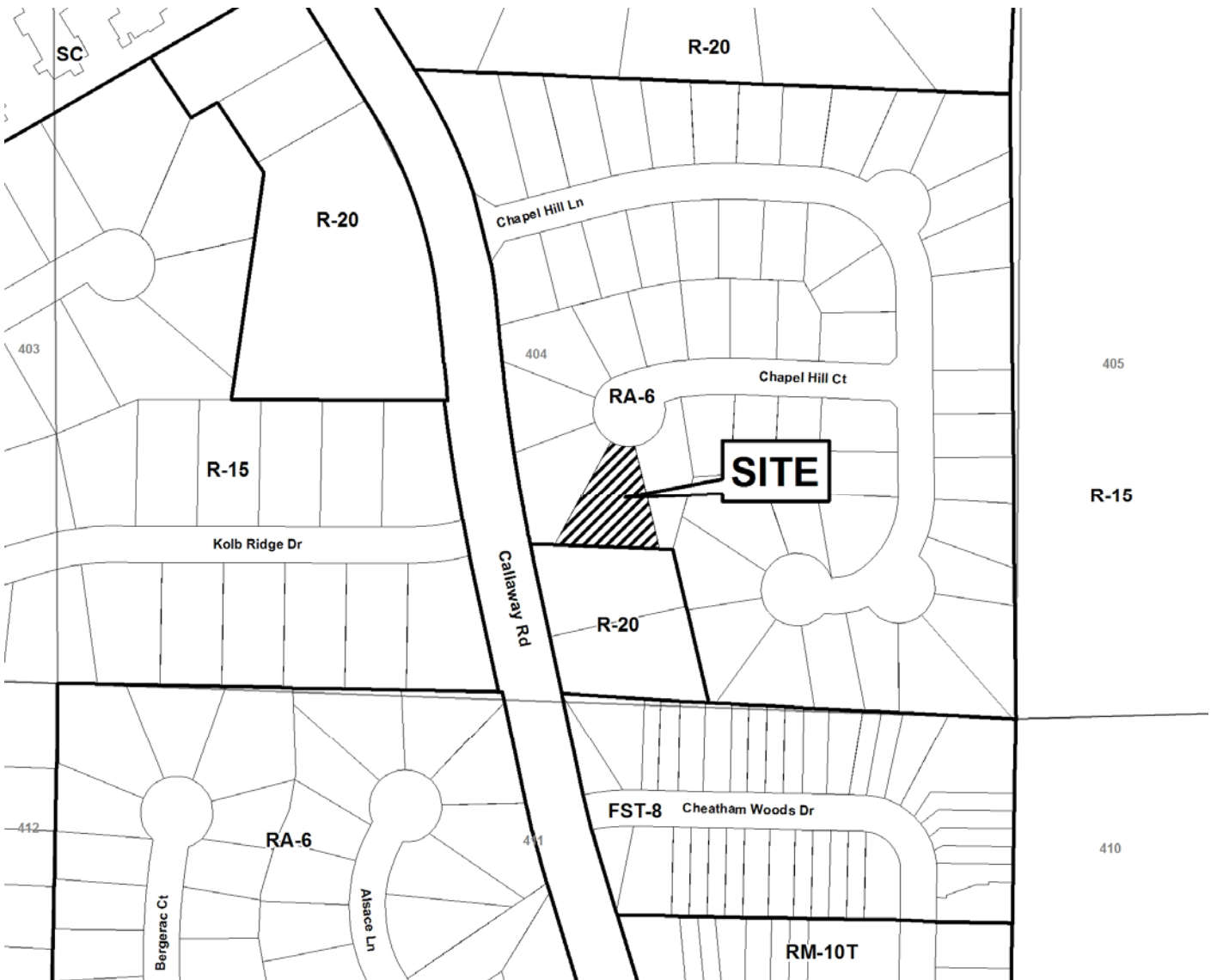
LAND SURVEYORS

1337 Canton Road
Suite H1
Marietta Georgia 30066
(404) 285-2563 Fax (770) 445-7405

JOB NO.	2009-70	SUBDIVISION:	LOT 31 CHEATHAM RIDGE S/D
DRAWN BY	EV	REVISIONS	DATE
CHECKED BY	JEV		
DATE	09/24/09		
SCALE	1"=30'		
FIELD DATE	09/23/09		

APPLICANT:	<u>Nancy Lopez</u>	PETITION NO.:	<u>V-88</u>
PHONE:	<u>678-499-8619</u>	DATE OF HEARING:	<u>12-09-09</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>RA-6</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>404</u>
PROPERTY LOCATION:	<u>Located on the south side</u>	DISTRICT:	<u>19</u>
<u>of Chapel Hill Lane, east of Callaway Road</u>		SIZE OF TRACT:	<u>.2 acre</u>
<u>(1396 Chapel Hill Lane).</u>		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: 1. Waive the rear setback on lot 31 from the required 40 feet to 30 feet; 2) waive the front setback from the required 25 feet to 17 feet; 3) waive the side setback adjacent to the west property line from the required 5 feet to 1.5 feet; and 4) waive the setback for an accessory structure (existing 120 square foot storage building) from the required 5 feet to 2 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-88

Hearing Date: 12-9-09

Applicant Nancy Lopez Business Phone ✓ Home Phone ✓

Nancy Lopez
(representative's name, printed)

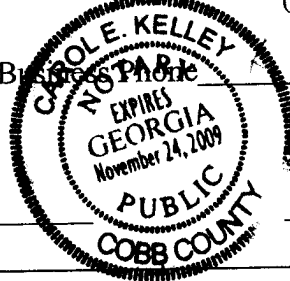
Address 1396 Chapel Hill Ln. 30008 Marietta, Ga.
(street, city, state and zip code)

Nancy Lopez
(representative's signature)

Business Phone ✓

Cell Phone 678-499-8619

My commission expires: 11/24/2009

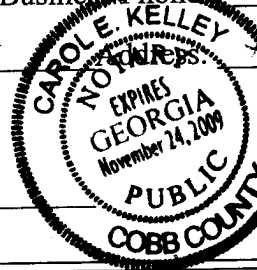


Signed, sealed and delivered in presence of:

Carol E. Kelley
Notary Public

Titleholder FERNANDO LOPEZ Business Phone (770) 899-1733 Home Phone ✓

Signature FLO
(attach additional signatures, if needed)



1396 Chapel Hill Ln. Marietta, Ga. 30008
(street, city, state and zip code)

My commission expires: 11/24/2009

Signed, sealed and delivered in presence of:

Carol E. Kelley
Notary Public

Present Zoning of Property RA-6

Location 1396 CHAPEL HILL LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) @65 404 District 19 Size of Tract 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 _____

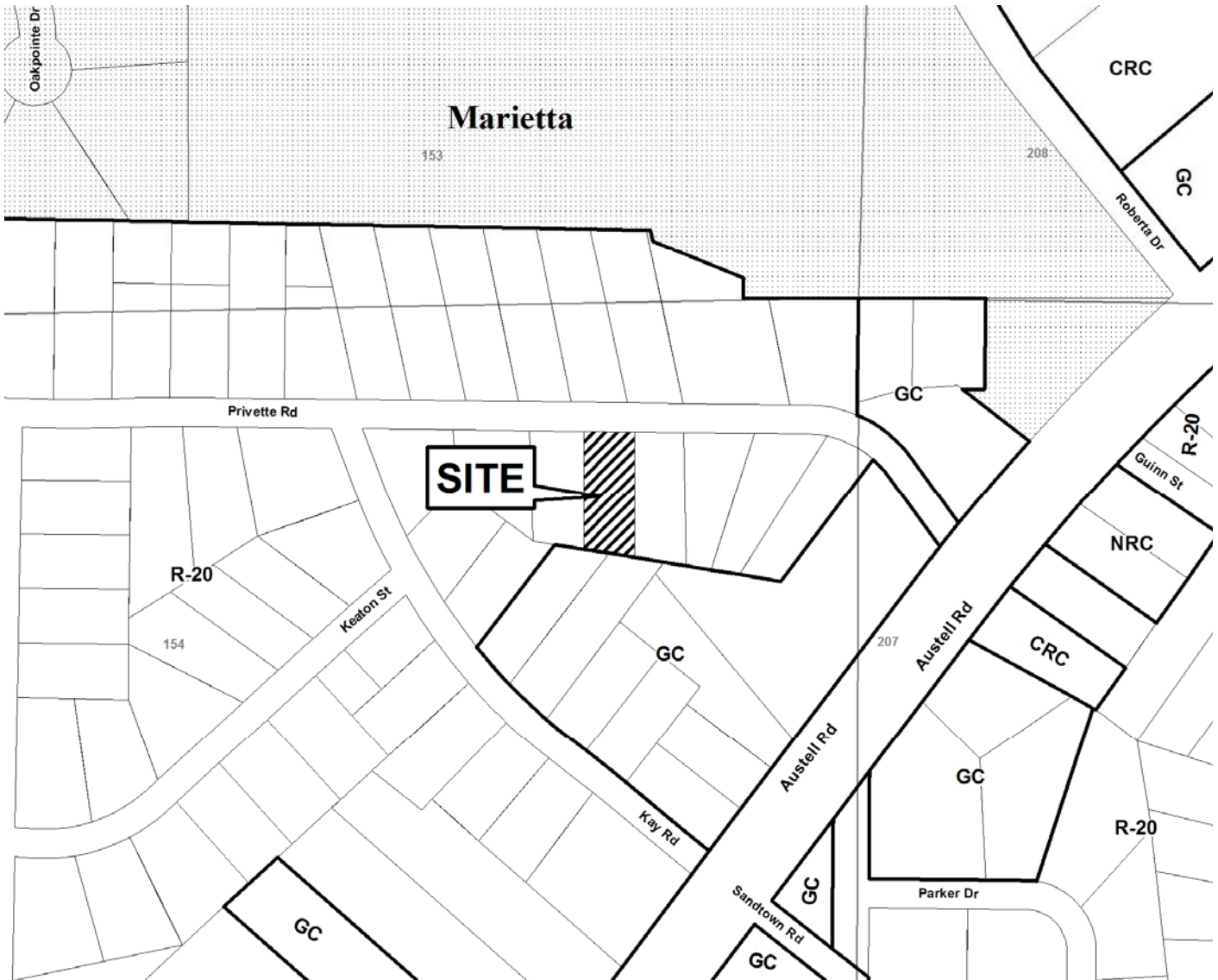
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

✓ variance needed for a covered porch

List type of variance requested: WAIVE THE REAR SETBACK
ON LOT 31 FROM REQUIRED 10 FT TO 30 FT

APPLICANT: Bolivar Hernandez **PETITION NO.:** V-89
PHONE: 770-885-2689 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 154
PROPERTY LOCATION: Located on the south side **DISTRICT:** 17
of Privette Road, west of Austell Road **SIZE OF TRACT:** .268 acre
(187 Privette Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 22 feet; 2) waive the side setback adjacent to the western property line from the required 10 feet to 9 feet on lot 17.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-89

Hearing Date: 12-9-09

Applicant 1 Bolivar Hernandez Business Phone (770) 885-2689 Home Phone (770) 432-9627

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

[Signature] Business Phone 1 Cell Phone _____
(representative's signature)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires February 2, 2011
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder 1 Bolivar Hernandez Business Phone (770) 885-2689 Home Phone (770) 432-9627

Signature [Signature] Address: 4295 Hick Rd.
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: [Signature]
Notary Public, Cobb County, Georgia
My Commission Expires June 21, 2010
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 187 PRIVETTE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P48 154 District 17 Size of Tract 268^{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.

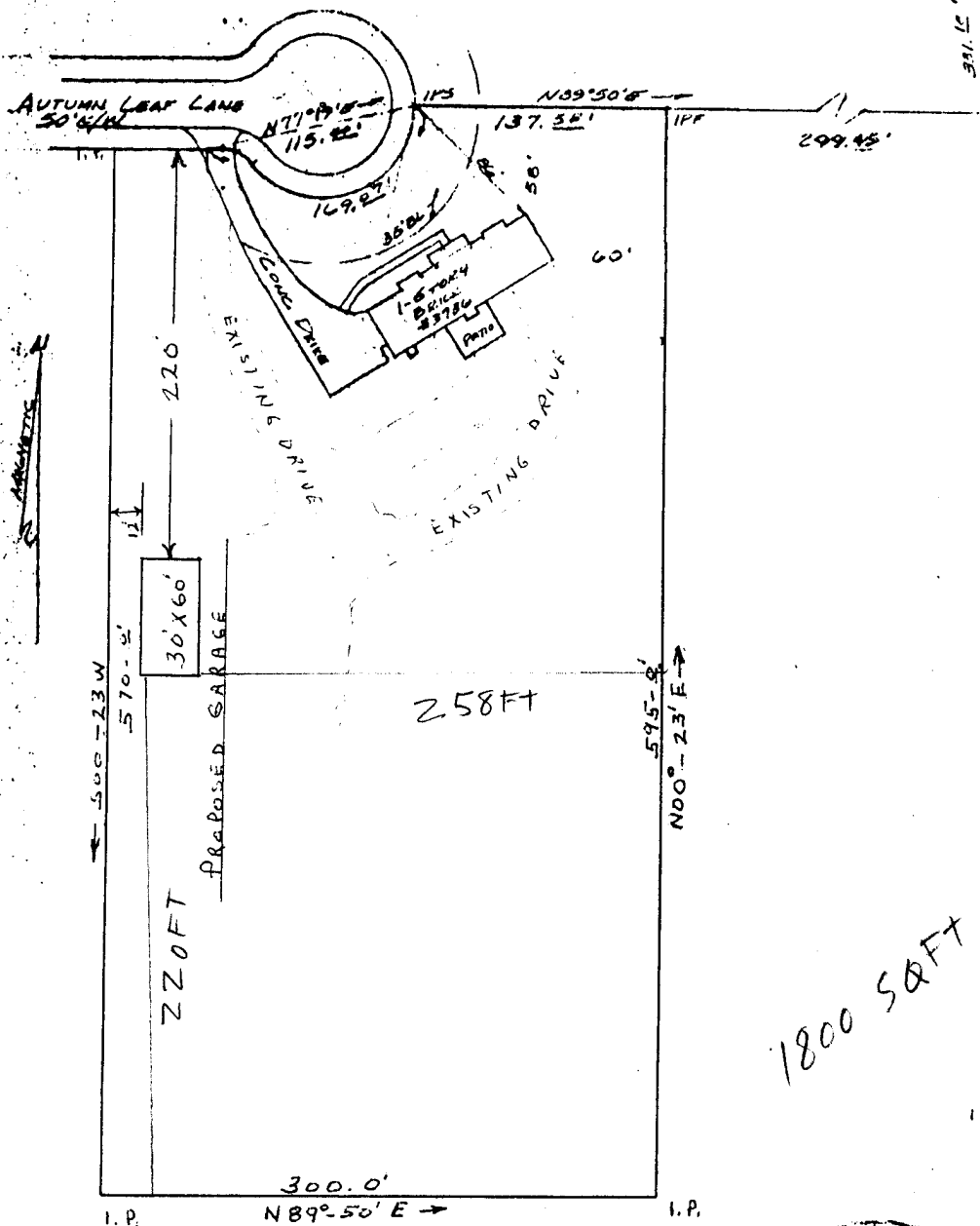
Since I already built it I would lose a lot of money and time and I really need to finish this house so that I can occupy it as soon as possible.

List type of variance requested: Please allow us to keep the front porch.

WAIVE THE FRONT SETBACK ON LOT 17 FROM REQUIRED 35 FT TO 22 FT; WAIVE SIDE SETBACK FROM 10 FT TO 9 FT

V-90
(2009)

LL 346 LL 345
LL 375 LL 376



1800 SQFT



I have, this date examined the FIA official flood hazard map and have determined that this property IS NOT in an area having special flood hazards.

Ref: Plat book 67 p. 98.

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.

William M. HLRNDON, JR.

BI-JO and ASSOCIATES

MARIETTA, GEORGIA 971-5079

PART OF LOT 2 BLOCK _____
AUTUMN RIDGE SUB-DIVISION, SECTION "D"
LL 375, 16th DISTRICT 2ND SECTION
G000 COUNTY, GEORGIA
DATE 10/31/77 SCALE 1" = 80'
MADE FOR LOYAL F. HARRIS

APPLICANT: Loyal F. Harris

PETITION NO.: V-90

PHONE: 404-569-4890

DATE OF HEARING: 12-09-09

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 375

PROPERTY LOCATION: Located on the south side
of Autumn Leaves Lane, south of Blackwell Road

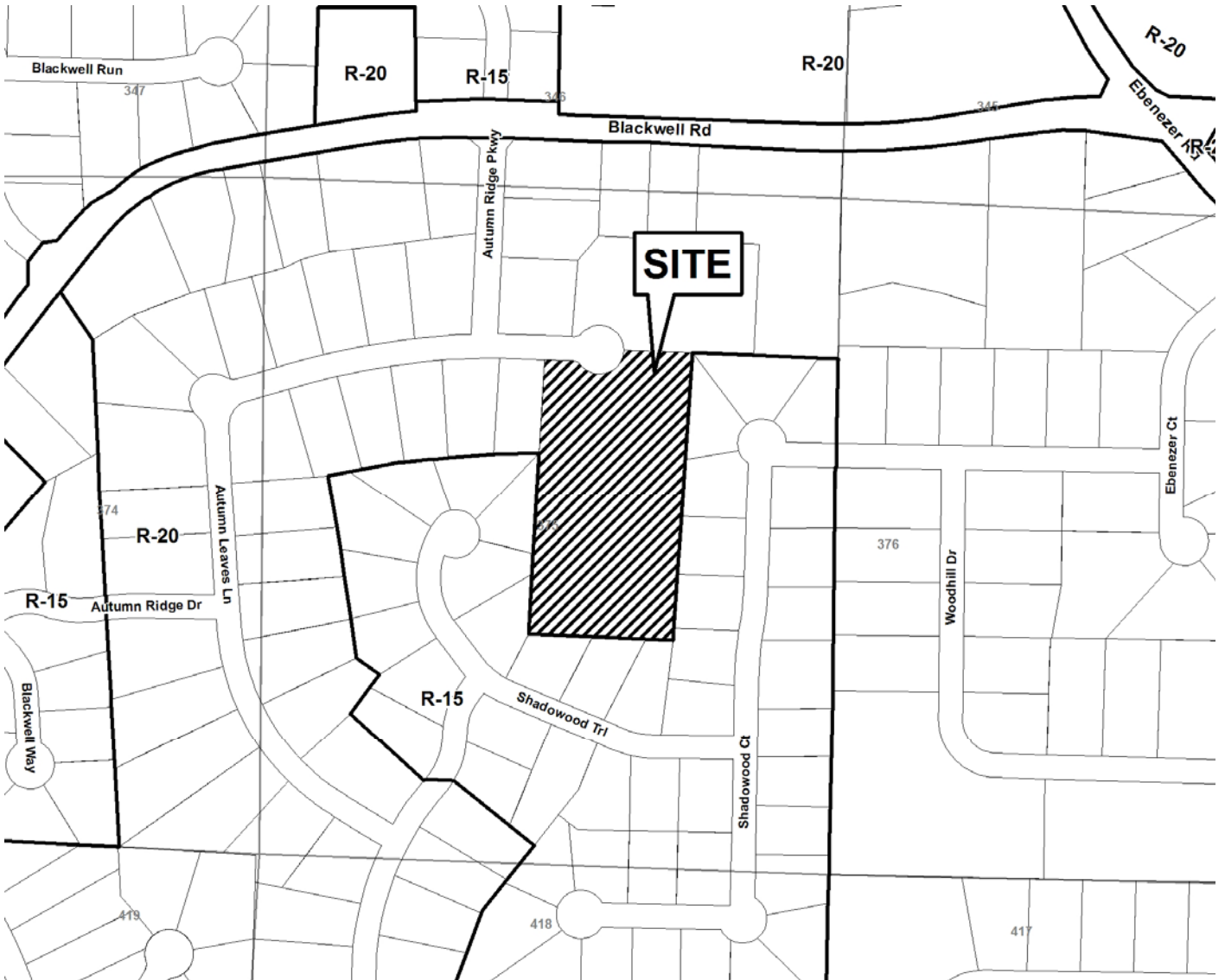
DISTRICT: 16

(3736 Autumn Leaves).

SIZE OF TRACT: 4 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 1,800 square foot garage) from the required 100 feet to 12 feet from the western property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-90

Hearing Date: 12-9-09

Applicant Loyal F. Harris Business Phone 404-569-4890 Home Phone 770-971-8840

Loyal F. Harris Address 3736 Autumn Leaves Ln. Marietta GA
(representative's name, printed) (street, city, state and zip code) 30066

Loyal F. Harris Business Phone _____ Cell Phone _____
(representative's signature)

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

Signed, sealed and delivered in presence of:

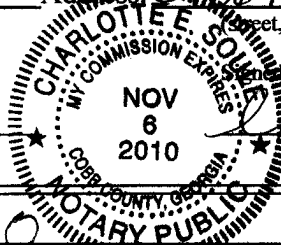
J. Munn

Notary Public

Titleholder Loyal F. Harris Business Phone 404-569-4890 Home Phone 770-971-8840

Signature Loyal F. Harris Address 3736 Autumn Leaves Ln Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 11/6/2010



Signed, sealed and delivered in presence of:

Charlotte E. Dorrell

Notary Public

Present Zoning of Property R-20

Location 3736 Autumn leaves Ln. Marietta 30066 (Blackwell Rd & Autumn Ridge Pkwy)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 375 (P)25 District 16th Size of Tract 4 Acre(s)

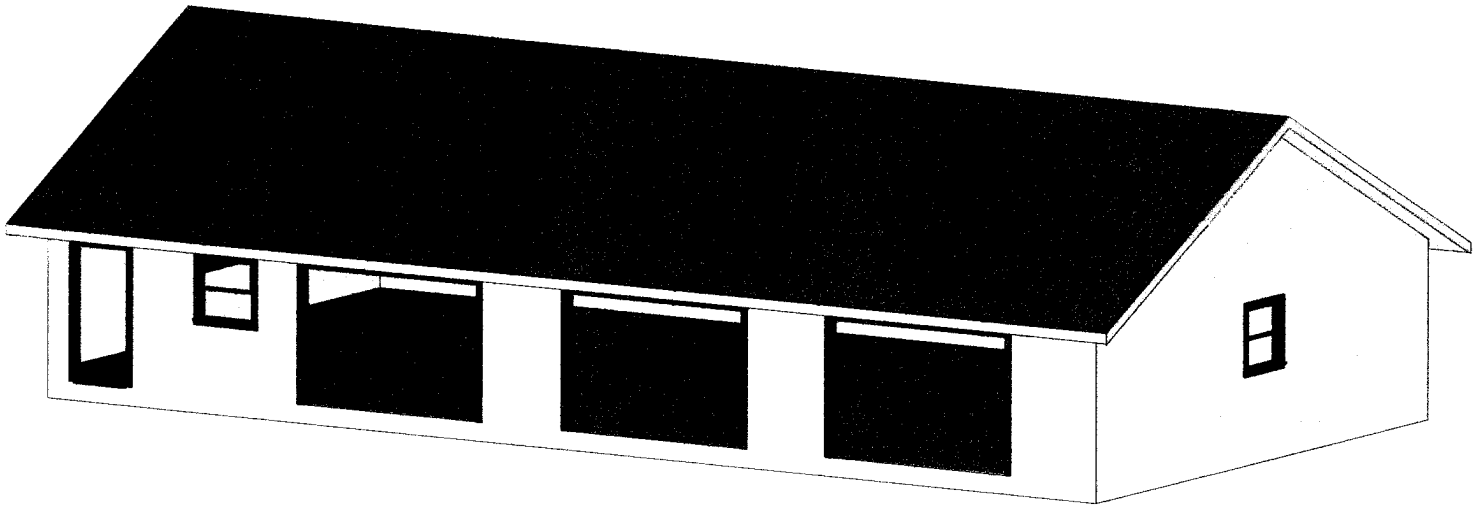
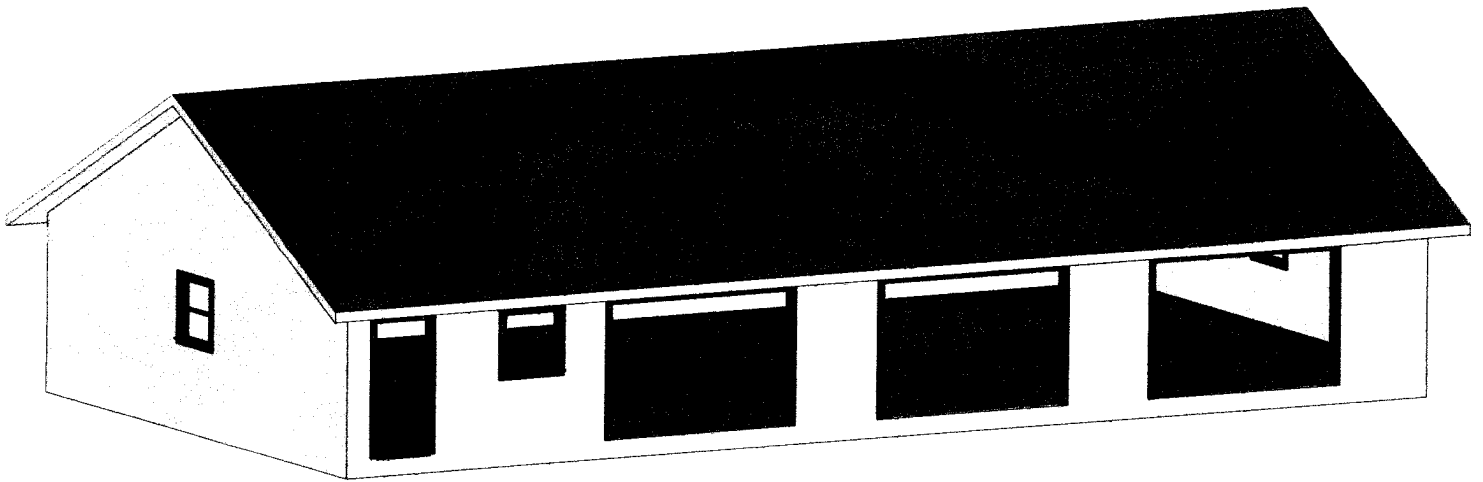
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 4 acres Shape of Property Rect. 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.

To store classic cars, boat & tractor, motorcycle

List type of variance requested: setback to 12' from property line.
ALLOW AN ACCESSORY STRUCTURE TO BE BUILT



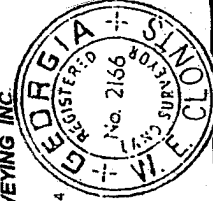
V-91
(2009)

Lot 18, AIRCRAFT
HOMES, INC.
Flat Book 49, Pg. 182

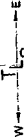
SURVEY FOR

FONTUS LAGUERRE

LAND LOT: 351	SCALE: 1" = 20'
DISTRICT: 17TH	DATE: 02-15-09
SECTION: 24E	DRAWN BY: DL
COUNTY: COBB	CHECKED BY:
STATE: GEORGIA	JOB NO: 01-3858



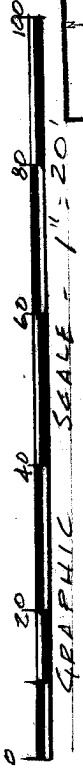
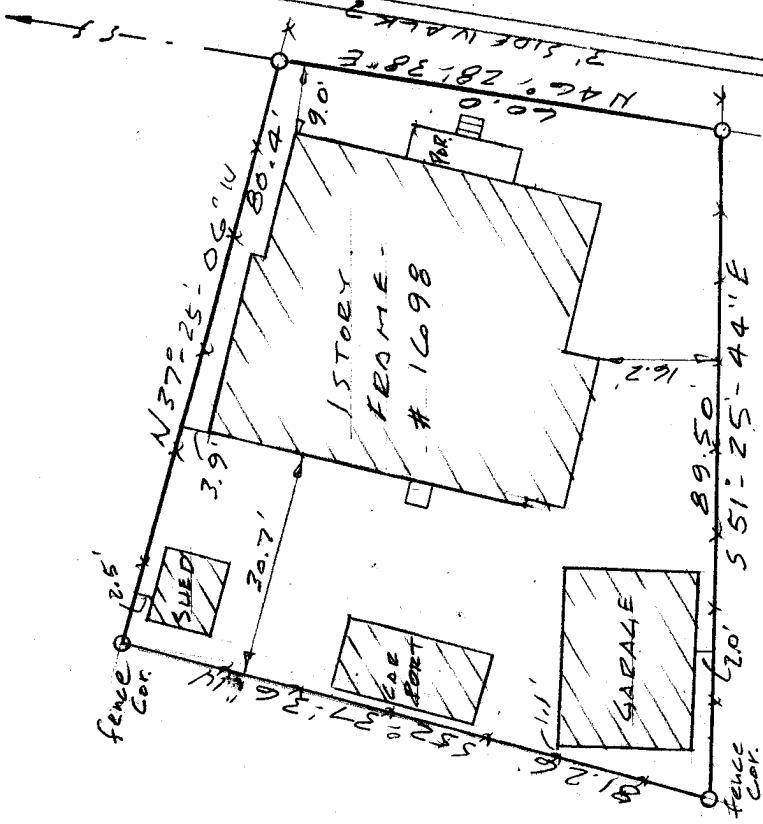
TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA 30144
PHONE (770) 919-8732
FAX (770) 919-8731



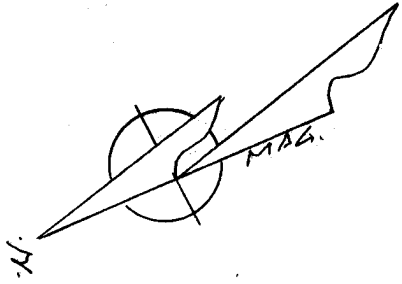
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
COMPLIANCE WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

WEL

AIRCRAFT DRIVE N
27' BUILDING - 50' E.O.W.



GRAPHIC SCALE - 1" = 20'



0.14 Acres

5,923.48 Sq. Ft.

I HAVE THIS DATE, EXAMINED THE
"TIA OFFICIAL FLOOD HAZARD MAP"
AND FOUND REFERENCED LOT (15/167)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PER: 13067 C-01169
12/16/08

APPLICANT:	Fontus LaGuerre	PETITION NO.:	V-91
PHONE:	404-671-5036	DATE OF HEARING:	12-09-09
REPRESENTATIVE:	same	PRESENT ZONING:	R-20
PHONE:	same	LAND LOT(S):	351
PROPERTY LOCATION:	Located on the north side of Aircraft Drive, west of Atlanta Road (1698 Aircraft Drive).	DISTRICT:	17
		SIZE OF TRACT:	.14 acre
		COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 30 feet; 2) waive the rear setback for an accessory structure over 144 square feet (existing 432 square foot garage) from the required 35 feet to 1 foot and the side setback adjacent to the eastern property line from the required 10 feet to 2 feet; 3) waive the rear setback for an accessory structure over 144 square (existing 200 square feet carport) from the required 35 feet to 1 foot; 4) waive the side setback for an accessory structure (existing 90 square foot shed) from the required 5 feet to 2 feet adjacent to the western property line; 5) waive the front setback from the required 35 feet to 5 feet (existing); 6) waive the side setback for the house adjacent to the north property from the required 10 feet to 3 feet (existing); and 7) waive the maximum allowable impervious surface from the required 35% to 44%.



Application for Variance Cobb County

(type or print clearly)

Application No. V-911

Hearing Date: 12-9-14

Applicant FONTUS LAGUERRE Business Phone 404-671-5038 Home Phone _____

Address 502 TAYLOR PT. WALK

(street, city, state and zip code)

(representative's name, printed)

Fontus Laguerre
(representative's signature)

Business Phone _____

Cell Phone _____

Signed, sealed and delivered in presence of:

J. Bosman

Notary Public

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

Titleholder FONTUS LAGUERRE Business Phone _____ Home Phone _____

Signature Fontus Laguerre Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

J. Bosman

Notary Public

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

Present Zoning of Property R-20

Location 1698 AIRCRAFT DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D51 351 District 17 Size of Tract .14 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.

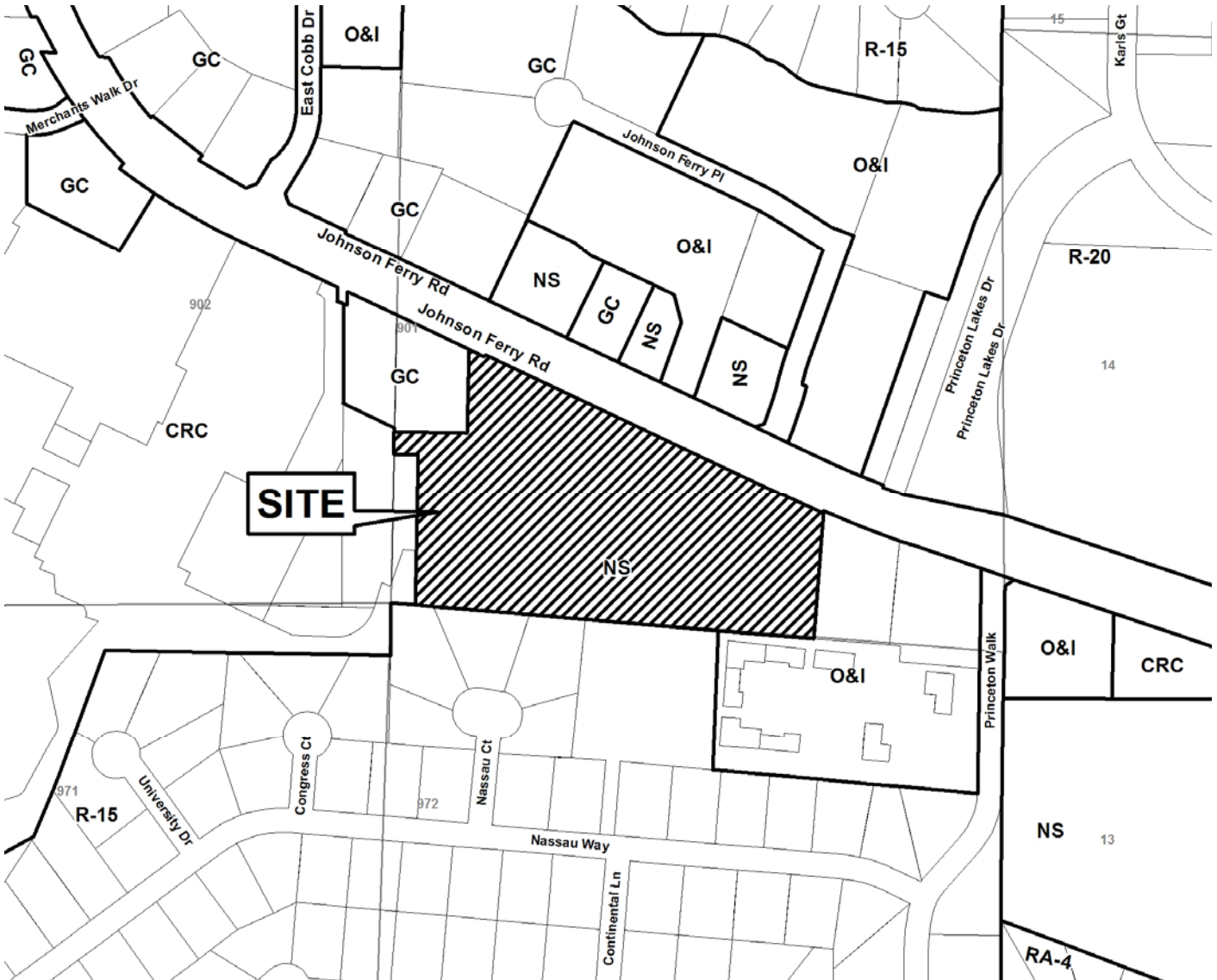
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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 NEEDED BECAUSE
OF MY ROOM ADDITION

List type of variance requested: REAR SETBACK FROM 35FT TO 30FT

APPLICANT: The Muntzing Sattelle Company **PETITION NO.:** V-92
PHONE: 770-396-1099 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: Garvis L. Sams **PRESENT ZONING:** NS
PHONE: 770-422-7016 **LAND LOT(S):** 901
PROPERTY LOCATION: Located on the south side **DISTRICT:** 16
of Johnson Ferry Road, south of Roswell Road **SIZE OF TRACT:** 7.59 acres
(1255 Johnson Ferry Road). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the number of parking spaces from the required 384 to 345 spaces.



Application for Variance Cobb County

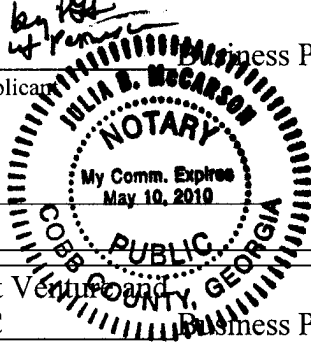
(type or print clearly)

Application No. V-92
Hearing Date: 12-9-09

Applicant The Muntzing Sattelle Company Business Phone (770) 396-1099 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By: Garvis L. Sams, Jr. Business Phone (770) 422-7016 Fax (770) 426-6583
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:

Julia B. McCarron
Notary Public

Market Plaza Joint Venture
Titleholder Camp Creek, LLC Business Phone (770) 396-1099 Home Phone _____

Signature SEE ATTACHED Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property Neighborhood Shopping (NS)

Location South side of Johnson Ferry Road (1255 Johnson Ferry Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901 District 16th Size of Tract 7.59 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 XX Shape of Property XX 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 literal interpretation or enforcement of Cobb County Zoning Ordinance provisions with respect to parking ratio requirements precludes the as-built utilization of the subject property and constitutes a hardship.

List type of variance requested: A waiver of parking requirements from the required 384 parking spaces to 345 parking spaces (a total of 39 spaces).

V-93

(2009)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 0.1 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 10,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

THIS PROPERTY, THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY UNARMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIDENTIFICATION BY THE SURVEYOR HAVING SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2007 FRONTLINE SURVEYING AND MAPPING, INC.

LEGEND:

IPS	IRON PIN SET	CH	CONCRETE MONUMENT FOUND
PF	IRON PIN FOUND	CH	CHIMNEY UTILITY LINE
OT	OPEN TOP PIN	CH	SANITARY SEWER MAN HOLE
CT	CORNER TOP PIN	CH	CATCH BASIN
RS	REINFORCING BAR	CH	JUNCTION BOX
CL	CENTERLINE	CH	DROP INLET
R/W	RIGHT-OF-WAY	CH	HEAD MANHOLE
LL	LAND LOT	CH	CORRUGATED METAL PIPE
CONC	CONCRETE	CH	CORRUGATED PLASTIC PIPE
PP	POWER POLE	CH	REINFORCED CONCRETE PIPE
LP	LAMP POLE	CH	SANITARY SEWER EASEMENT
FC	FENCE CORNER	CH	FIRE HYDRANT
AE	ACCESS EASEMENT	CH	DRAINAGE EASEMENT
PRO	PROPOSED	CH	WATER VALVE
NTS	NOT TO SCALE	CH	WATER METER
		CH	SANITARY SEWER CLEANOUT
		CH	POINT OF BEGINNING
		CH	SINGLE RING CATCH BASIN
		CH	UTILITY EASEMENT

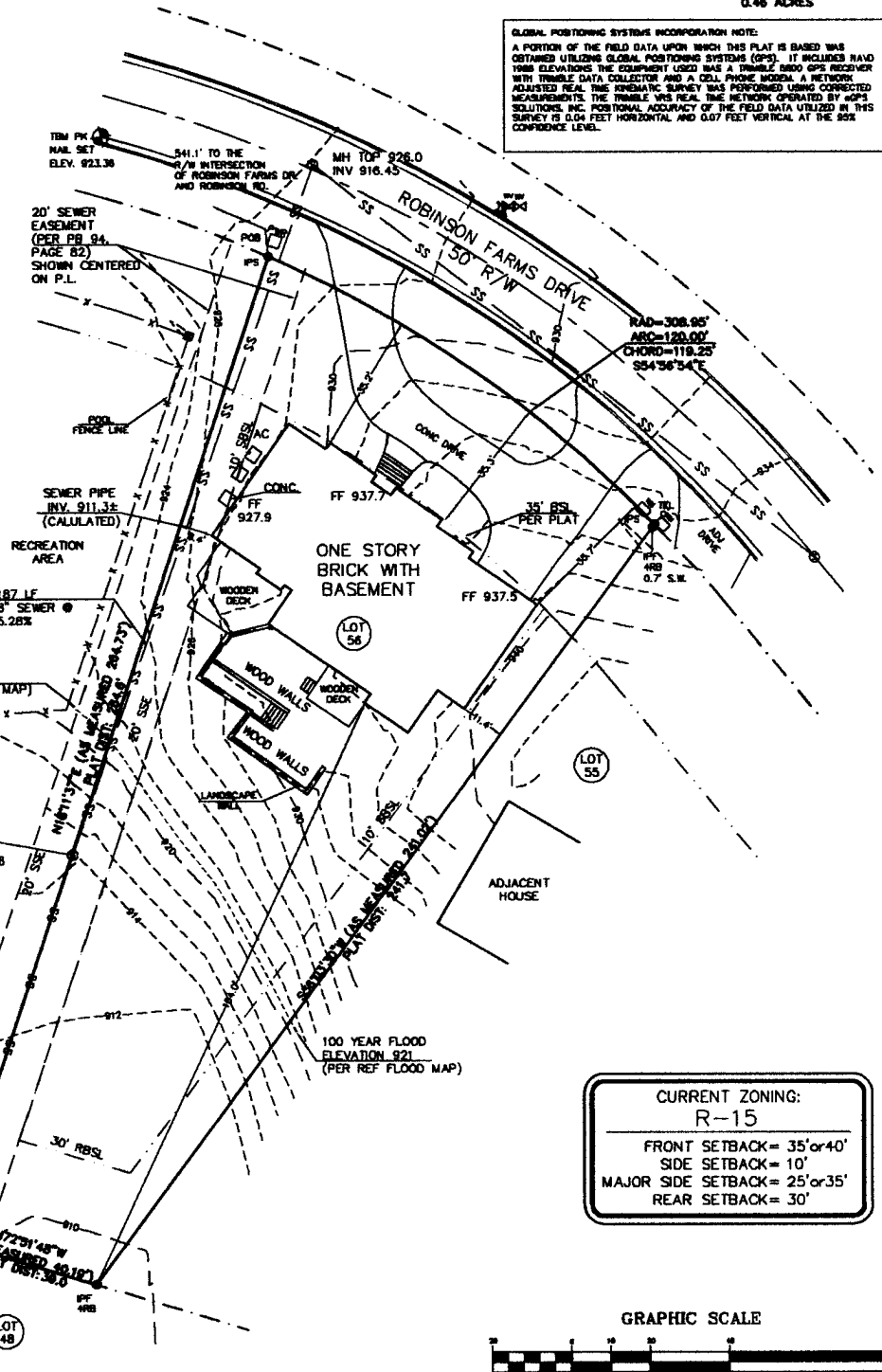
GENERAL NOTES:

1. INFORMATION REGARDING THE REPORTED 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 DISTINGUISH 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 "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

747 ROBINSON FARMS DRIVE
20,140 SQ FT
0.46 ACRES

GLOBAL POSITIONING SYSTEM INCORPORATION NOTE:

A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES HAND TIER ELEVATIONS THE EQUIPMENT USED WAS A TRIMBLE 2000 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE WAS REAR. THE NETWORK OPERATED BY GPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.



CURRENT ZONING:

R-15

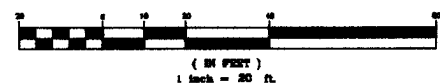
FRONT SETBACK = 35' or 40'

SIDE SETBACK = 10'

MAJOR SIDE SETBACK = 25' or 35'

REAR SETBACK = 30'

GRAPHIC SCALE



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

www.frontlinesurveying.com

TOPOGRAPHIC & BOUNDARY SURVEY FOR:

ALAN WHITEHOUSE

DATE 9-14-09

SCALE 1" = 20'

LAND LOT 1052

16th DISTRICT

2nd SECTION

COBB COUNTY, GEORGIA

LOT 56

BLOCK

UNIT

REVISION

BY:

DATE:

SUBDIVISION

ROBINSON FARMS

PHASE

PB 94, PG 82

DB 11631, PG 882

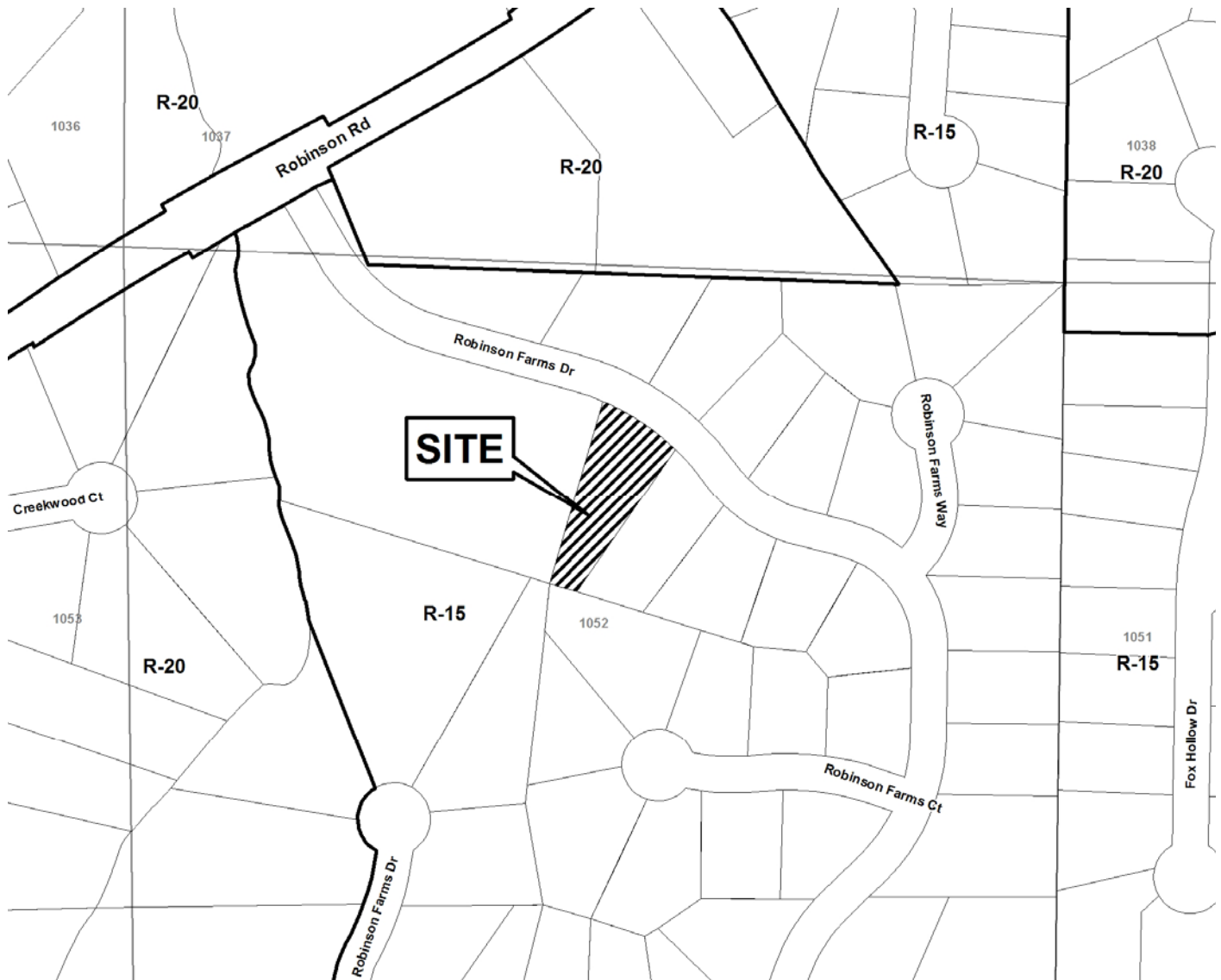
I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) (S) (S) IN AN AREA HAVING SPECIAL FLOOD HAZARD, ZONE.

MAP NO. 13067C0129G EFFECTIVE DATE: 12/16/08



JOB # 43801

APPLICANT: Alan Whitehouse **PETITION NO.:** V-93
PHONE: 706-284-2552 **DATE OF HEARING:** 12-09-09
REPRESENTATIVE: Thomas E. Peay **PRESENT ZONING:** R-15
PHONE: 678-355-9905 **LAND LOT(S):** 1052
PROPERTY LOCATION: Located on the south side **DISTRICT:** 16
of Robinson Farms Drive, south of Robinson Road **SIZE OF TRACT:** .46 acre
(747 Robinson Farms Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the side setback on lot 56 from required 10 feet to 8 feet adjacent to the western
property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-93

Hearing Date: 12-9-09

Applicant Alan Whitehouse Business Phone 706-284-2552 Home Phone 706-738-8190

Thomas E Peay Jr, RLS Address 812 Pine Manor Marietta GA
(representative's name, printed) (street, city, state and zip code) 30066

[Signature] Business Phone 678-355-9905 Cell Phone 404-667-4706
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires February 11, 2013

[Signature]

Notary Public

Titleholder Alan Whitehouse Tina Whitehouse Business Phone 706-284-2552 Home Phone 706-738-8190

Signature [Signature] [Signature] Address: 1122 Johns Rd, Augusta, GA 30904
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires February 11, 2013

[Signature]

Notary Public

Present Zoning of Property R-15

Location 747 Robinson Farms Dr. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1052 District 16th Size of Tract 0.46 Acre(s)

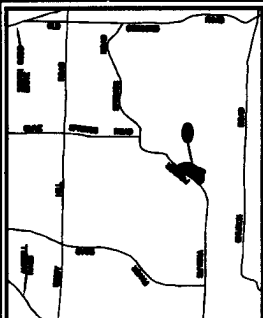
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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 house is original construction built in 1986. One corner of the house sits 18" over the 10 foot setback. Demolition & moving the house would produce undue hardship. The contiguous neighbor is the community swimming pool.

List type of variance requested: Side Setback variance



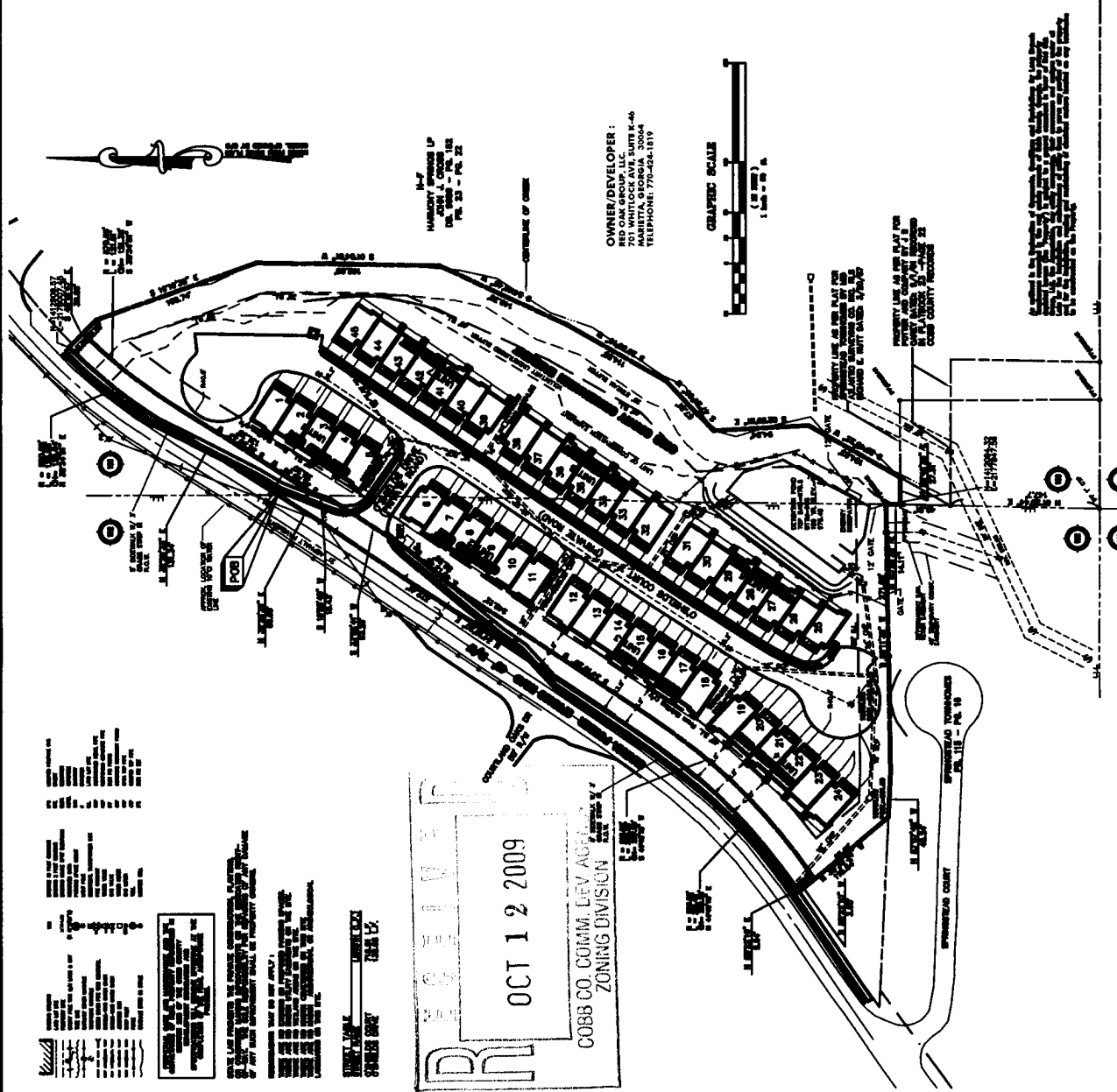
SITE DATA:
 CASE# 217011-2009
 TOTAL SITE AREA: 2.00 AC.
 TOTAL LOT AREA: 2.00 AC.
 TOTAL NUMBER OF UNITS: 44
 OVERALL DENSITY: 22.0 UNITS/AC.
 MIN. UNIT SIZE: 1,200 SF
 50 FT. FRONT SETBACK ON STRADA
 50 FT. SIDE SETBACK
 40 FT. REAR SETBACK

LOCATION MAP
 The map shows the project location within the 17th District of Fort Worth, Texas. The project is situated on the east side of the district, bounded by the 17th Street and the 18th Street. The map also shows the surrounding streets and landmarks.

The project is a 44-unit townhome development. The units are arranged in a grid pattern, with each unit having its own private parking space. The development is located on a corner lot, which provides for a high level of visibility and accessibility.

The project is designed to provide a high level of quality and safety. The units are built to meet or exceed all applicable building codes and standards. The development also includes a variety of amenities, including a swimming pool, a fitness center, and a clubhouse.

The project is a prime example of modern townhome development. The units are designed to provide a high level of quality and safety, and the development includes a variety of amenities to enhance the living experience.



NOTES:
 1. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE WALL OR CURB, WHICHEVER IS FURTHER FROM THE ADJACENT PROPERTY.
 2. ALL EASEMENTS SHALL BE SHOWN ON THIS PLAN.
 3. ALL UTILITIES SHALL BE SHOWN ON THIS PLAN.
 4. ALL LOT AREAS SHALL BE SHOWN ON THIS PLAN.
 5. ALL UNIT AREAS SHALL BE SHOWN ON THIS PLAN.
 6. ALL PARKING AREAS SHALL BE SHOWN ON THIS PLAN.
 7. ALL SWIMMING POOL AREAS SHALL BE SHOWN ON THIS PLAN.
 8. ALL FITNESS CENTER AREAS SHALL BE SHOWN ON THIS PLAN.
 9. ALL CLUBHOUSE AREAS SHALL BE SHOWN ON THIS PLAN.
 10. ALL OTHER AMENITIES SHALL BE SHOWN ON THIS PLAN.

OWNER/DEVELOPER:
 RED OAK GROUP, LLC
 1000 N. GULF BLVD., SUITE 100
 FORT WORTH, TEXAS 76102
 TELEPHONE: 817-335-1111

COBB CO. COMM. DEV. AGENT
 ZONING DIVISION
 OCT 12 2009

GRAPHIC SCALE
 1" = 100'

SPRINGFIELD TOWNSHIP
 PL. 111 - PG. 10

APPLICANT: <u>Red Oak Group</u>	PETITION NO.: <u>V-94</u>
PHONE: <u>770-424-1819</u>	DATE OF HEARING: <u>12-09-09</u>
REPRESENTATIVE: <u>William H. Harper</u>	PRESENT ZONING: <u>RM-8</u>
PHONE: <u>770-424-1819</u>	LAND LOT(S): <u>162, 199</u>
PROPERTY LOCATION: <u>Located on the east side of Smyrna Powder Springs, south of Windy Hill Road (747 Robinson Farms Drive).</u>	DISTRICT: <u>17</u>
	SIZE OF TRACT: <u>5.6 acres</u>
	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: Waive the front setback (rear of houses) on lots 12, 15, 16, 20, 21 & 22 from required 45 feet to 42 feet .



Application for Variance

Cobb County

(type or print clearly)

Application No. V-94

Hearing Date: 12-9-09

Applicant RED OAK Group, LLC Business Phone 770-424-1819 Home Phone 770-427-4222

William H. Harper, Jr. Address 701 Whitlock Ave, Ste K-46 Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-424-1819 Cell Phone 770-425-6776
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: JAN 3 2010

Titleholder SAME AS APPLICANT Business Phone same Home Phone same

Signature [Signature] Address: same
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: JAN 3 2010

Present Zoning of Property RM-8

Location EAST SIDE OF Smyrna-Powder Springs Rd WEST OF Sandtown Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 and 199 District 17 Size of Tract 5.6 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 Property is limited to 400% feet of useable depth, sandwiched between Smyrna-Powder Springs Rd. on the west side and flood plain/dedicated conservation easement on the east side. During engineering, Cobb County Required additional R.O.W along Smyrna-Powder Springs Rd for road improvements further constraining the useable depth. These physical constraints created a hardship by limiting the building pad depth in Buildings 3 and 4 which back up to Smyrna-Powder Springs Rd.

List type of variance requested: Reduction of Rear yard building set back line from 45 ft. to 42 ft on lots 12, 15, 16, 20, 21, and 22.