

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: January 13, 2010

DUE DATE: December 11, 2009

Distributed: November 19, 2009



Cobb County... Expect the Best!

APPLICANT: Calvary Children's Home **PETITION NO.:** V-1
PHONE: 770-794-1500 **DATE OF HEARING:** 01-13-10
REPRESENTATIVE: C. Snyder Turner **PRESENT ZONING:** R-30
PHONE: 770-794-1500 **LAND LOT(S):** 285, 308
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 19
intersection of Lost Mountain Road & Mirror Lake **SIZE OF TRACT:** 13.07 acres
Drive (1430 Lost Mountain Road). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the setback for an accessory structure over 800 square feet (proposed barn @ 3200 square feet) from required 100 feet to 35 feet adjacent to the western property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

**Withdrawn
Without
Prejudice**

OPPOSITION: NO. OPPOSED _____ PETITION NO. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

Application for Variance Cobb County

V-1

(type or print clearly)

Application No. _____

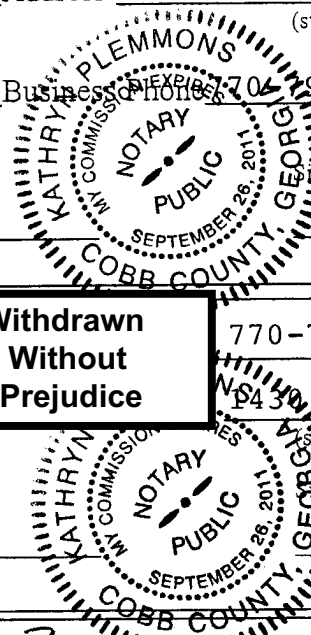
Hearing Date: 1-13-2010

Applicant Calvary Children's Home Business Phone 770-794-1500 Home Phone 770-794-1500

C. Snyder Turner Address 1430 Lost Mountain Rd., Powder Springs, GA
(representative's name, printed) (street, city, state and zip code) 30127

C. Snyder Turner Business Phone 770-794-1500 Cell Phone 770-605-4892
(representative's signature)

My commission expires: 9-26-2011
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
Kathryn Plemons
Notary Public



Titleholder Calvary Children's **Withdrawn Without Prejudice** Business Phone 770-794-1500 Home Phone 770-794-1500

Signature C. Snyder Turner **Withdrawn Without Prejudice** Address 1430 Lost Mountain Rd., Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: 9-26-2011
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
Kathryn Plemons
Notary Public



Present Zoning of Property R-30

Location 1430 Lost Mountain Road, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 285;308 District 19th Size of Tract 13.07 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.

Without the variance, we will be unable to have a central location for receiving donated goods and a distribution point for items needed to operate each cottage for the children.

List type of variance requested: From 100 feet to 35 feet

V-2
(2010)

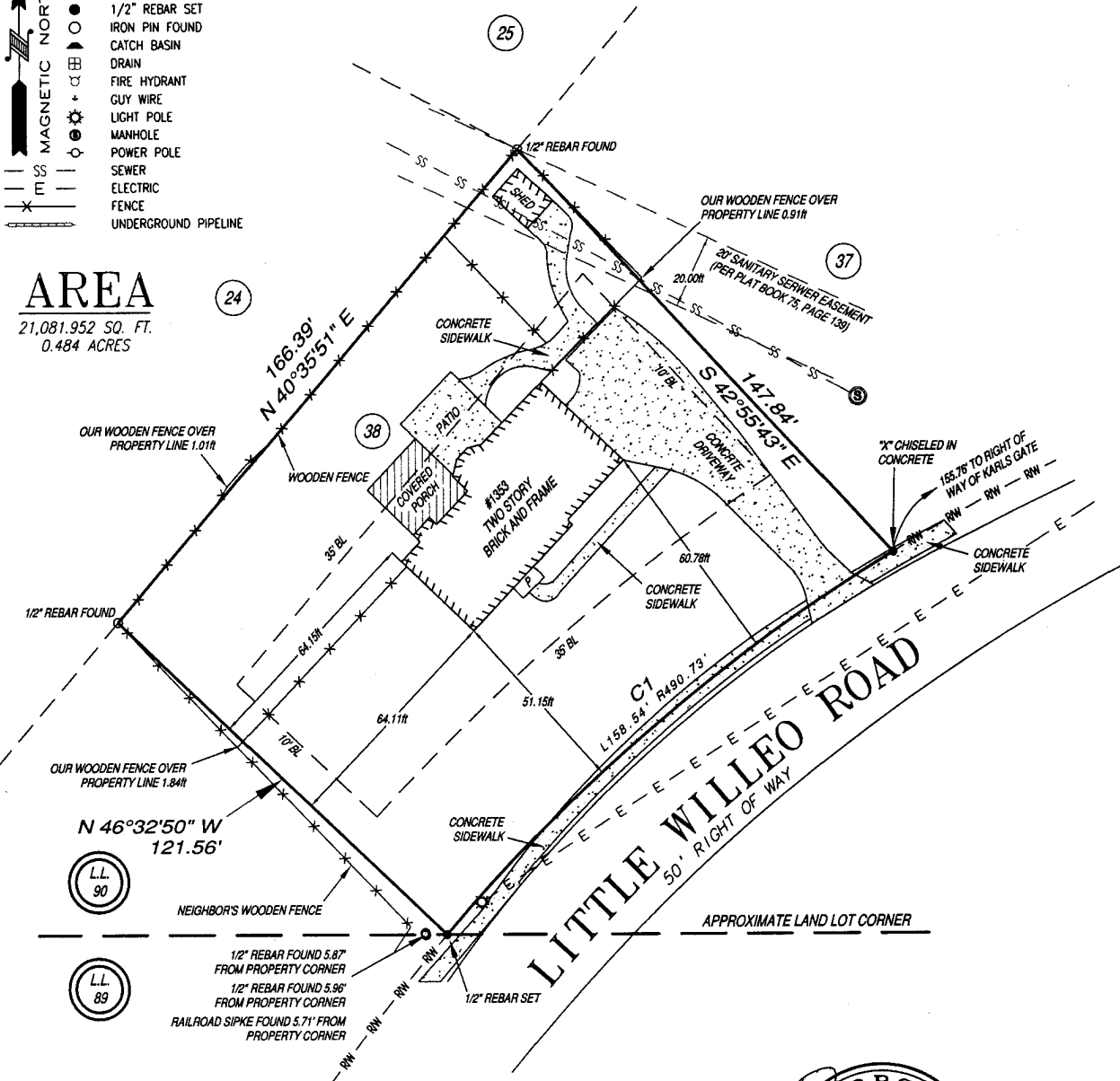
LEGEND

These standard symbols will be found in the drawing.

- 1/2" REBAR SET
- IRON PIN FOUND
- ▴ CATCH BASIN
- ▭ DRAIN
- ⊕ FIRE HYDRANT
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ MANHOLE
- ⊕ POWER POLE
- SS SEWER
- ELECTRIC
- FENCE
- UNDERGROUND PIPELINE

AREA

21,081.952 SQ. FT.
0.484 ACRES



ZONING

-R20
FRONT SETBACK-35'
REAR SETBACK-10'
SIDE SETBACK-35'

REFERENCE

PLAT BOOK 75, PAGE 139
DEED BOOK 8989, PAGE 141

FLOOD STATEMENT

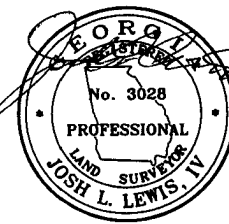
I HAVE THIS DATE, EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL
MAP ID 13067C0131G EFFECTIVE DATE: DECEMBER 16, 2008

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	490.73'	158.54'	157.85'	S 49°53'23" W	18°30'38"

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 252,755 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



TYPE OF SURVEY : **GEORGIA MINIMUM**

PLAT PREPARED FOR :	#1353 LITTLE WILLEO ROAD
JERRY AND LORETTA TENNISON	
LAND LOT 90	1st DISTRICT 2nd SECTION COBB COUNTY, GEORGIA
LOT 38	BLOCK B UNIT 2 PHASE
SUBDIVISION	PRINCETON LAKES

DATE	9/25/09
SCALE	1" = 30'
PARTY CHIEF:	D.R.
DRAFTED BY:	S.L.

GA. LAND SURVEYING CO., INC.
LAND SURVEYING ~ LAND PLANNING
155 CLEFTWOOD DRIVE
ATLANTA, GEORGIA, 30328
PHONE (404) 255-4671 FAX (404) 255-6607
IF THIS NOTE IS NOT IN COLOR, THESE PLANS ARE INVALID

REVISION: DATE:

APPLICANT: Jerry and Loretta Tennison

PETITION NO.: V-2

PHONE: 770-364-1600

DATE OF HEARING: 01-13-10

REPRESENTATIVE: Jerry Tennison

PRESENT ZONING: R-20

PHONE: 770-364-1600

LAND LOT(S): 90

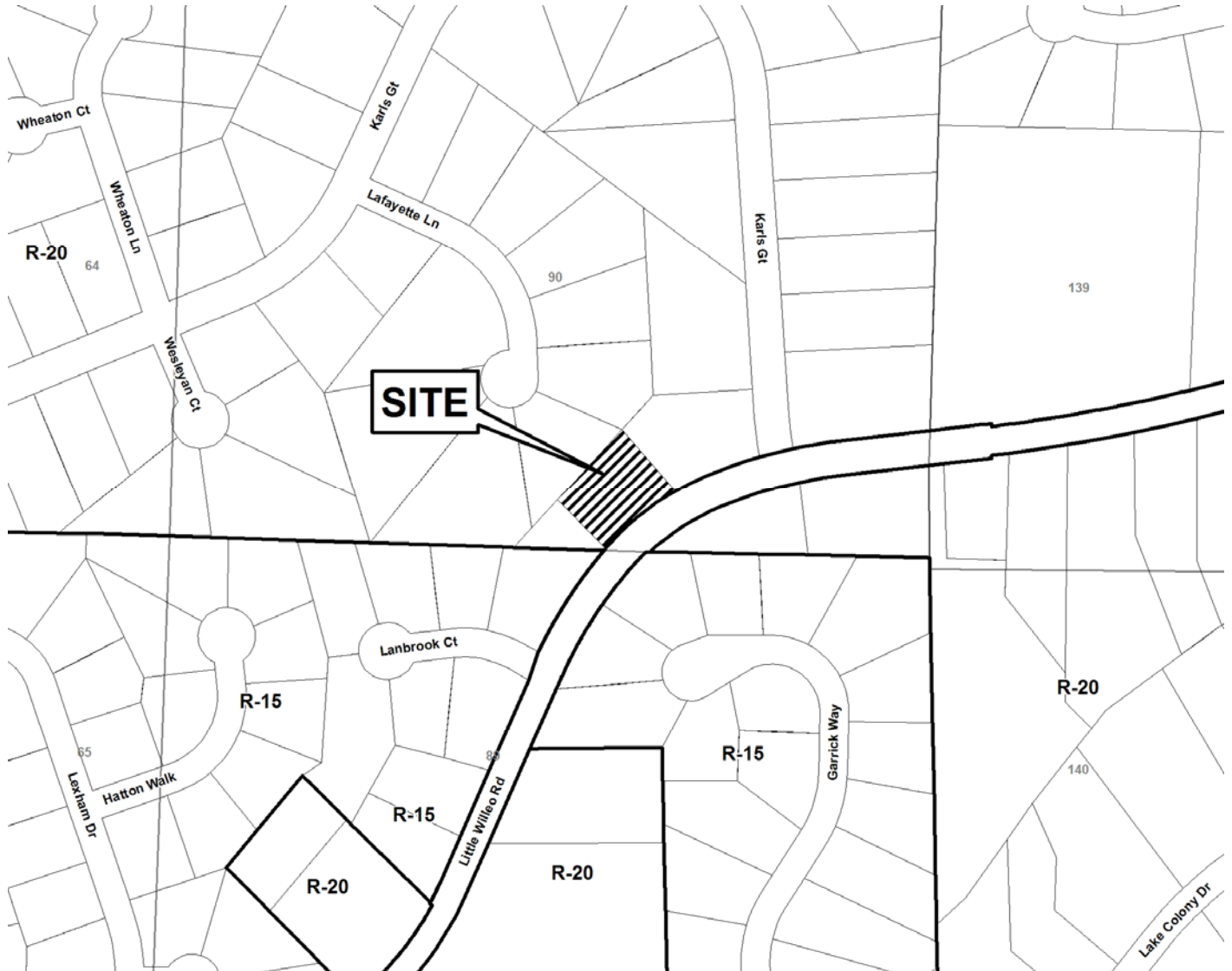
PROPERTY LOCATION: Located on the north side of Little Willeo Road, west of Karls Gate (1353 Little Willeo Road).

DISTRICT: 1

SIZE OF TRACT: .484 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 20 feet; and 2) waive the setback for an accessory structure (existing 130 square foot shed) from the required 5 feet to 3 feet adjacent to the western property line and from the required 5 feet to 4 feet adjacent to the rear property line on lot 38.



Application for Variance Cobb County

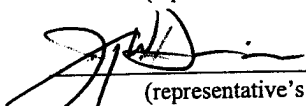
V-2

(type or print clearly)

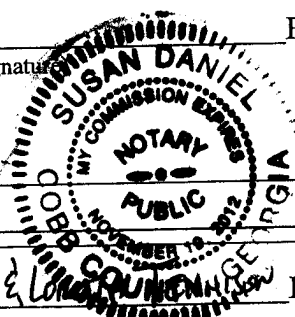
Application No. _____
Hearing Date: 1-13-10

Applicant JERRY & LORETTA TENNISON Business Phone _____ Home Phone 770-579-3111

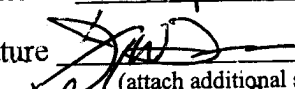
JERRY TENNISON Address 1353 LITTLE WILLOW ROAD, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

 Business Phone ✓ Cell Phone 770-364-1600
(representative's signature)

My commission expires: _____ Nov. 19, 2012
Signed, sealed and delivered in presence of: Susan Daniel
Notary Public



Titleholder JERRY & LORETTA TENNISON Business Phone _____ Home Phone 770-579-3111

Signature  Address: 1353 LITTLE WILLOW ROAD, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/16/2012
Signed, sealed and delivered in presence of: Donna C. Chafetz
Notary Public

Present Zoning of Property R-20

Location 1353 LITTLE WILLOW ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 050 90 District I Size of Tract .484 Acre(s)

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

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

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

THIS VARIANCE IS NEEDED TO BUILD AND COMPLETE SCREENED IN COVERED PATIO.

List type of variance requested: WAIVE THE REAR SETBACK FROM 35'-0" TO 20'-0" AND SHED SETBACK

Application for Variance Cobb County

V-3

(type or print clearly)

Application No. _____
Hearing Date: 1-13-10

Applicant JW THOMPSON Business Phone _____ Home Phone _____
Address 1787 WINGARD DRIVE
(representative's name, printed) (street, city, state and zip code)

JW Thompson Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

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

J. Mowen
Notary Public

Titleholder JW THOMPSON Business Phone _____ Home Phone _____
Signature JW Thompson Address: 1787 WINGARD DRIVE
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

J. Mowen
Notary Public

Present Zoning of Property R-30
Location 1787 WINGARD DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P24 776 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.

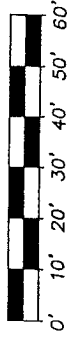
* Because of the lay of the land, it is better to have carport to side of house.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO SIDE OF PRIMARY STRUCTURE
WAIVE SIDE SETBACK FOR ACCESSORY

V-4
(2010)

REVISED 10-12-09 House revised
 REVISED 9-21-09 House added
 REVISED 1-09-07 TOPO ADDED

SCALE : 1" = 30'



THIS SITE PLAN IS BASED SOLELY ON THE CONCEPTUAL H.L.P. FOR:
 PLANS FOR THIS LOT (PRELIMINARY OR FINAL) AND AS SUCH MAY OR MAY NOT REFLECT ACCURATE BOUNDARY INFORMATION OR EASEMENT LOCATIONS FOUND IN THE FIELD. THIS SITE PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY AND MAY NOT BE CONGRUENT WITH ANY FUTURE SURVEY OR GRADING WORK PERFORMED ON THIS LOT.

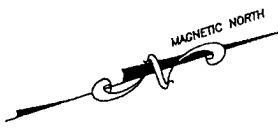
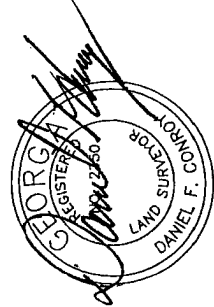
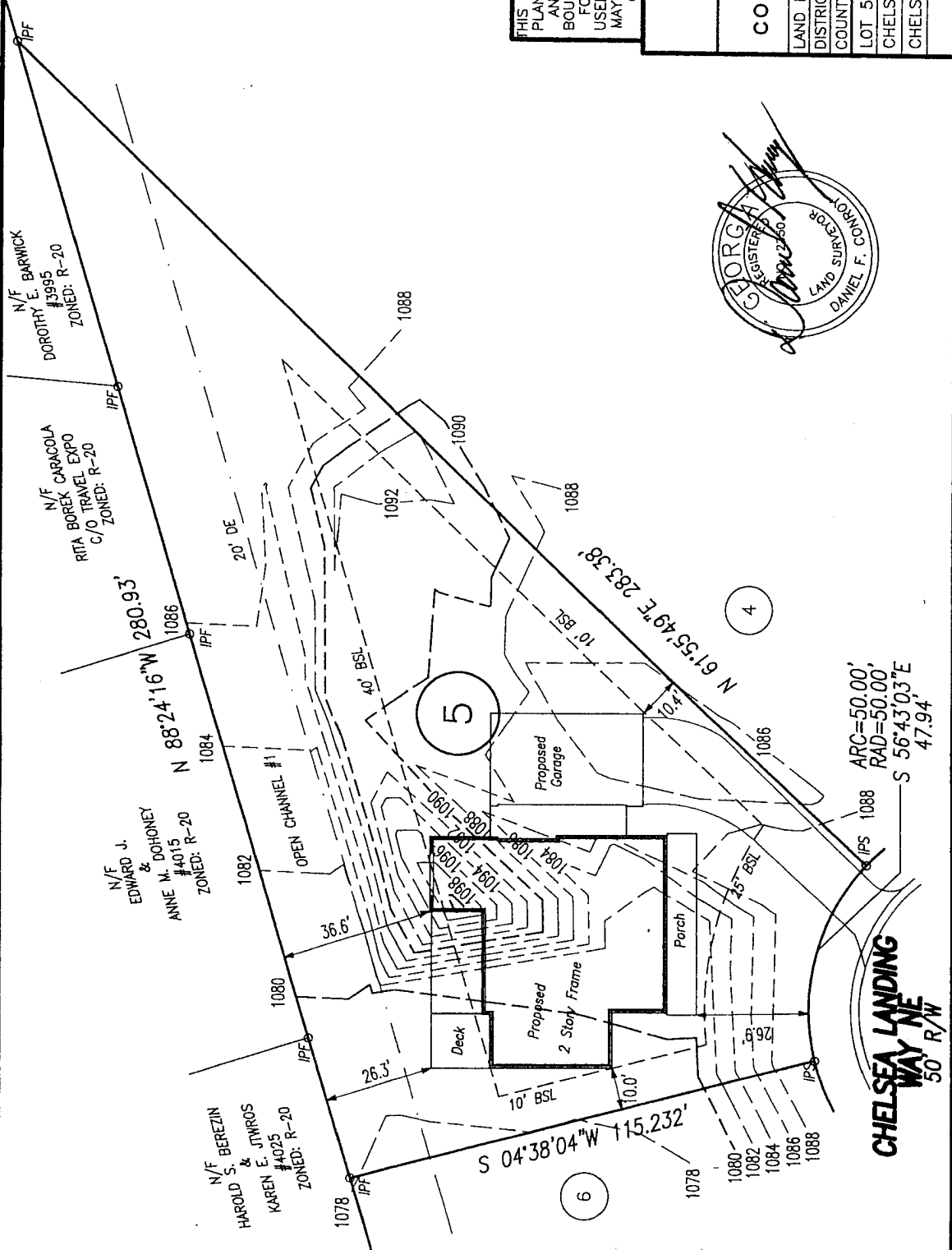
CONCEPTUAL H.L.P. FOR:

PACE HOME BUILDERS

SURVEYING SERVICES BY:

conroy & associates, P.C.

LAND LOT: 681	SURVEYED:	4550 ATWATER COURT
DISTRICT: 16	DRAWN: 5-20-06	SUITE 203
COUNTY: COBB	SCALE: 1"=30'	BUFORD, GA 30518
LOT 5		770.631.3300
CHELSEA LANDING WAY NE		(FAX) 770.831.6284
CHELSEA LANDING SUBDIVISION		AE113-05



Application for Variance Cobb County

V-4

(type or print clearly)

Application No. _____

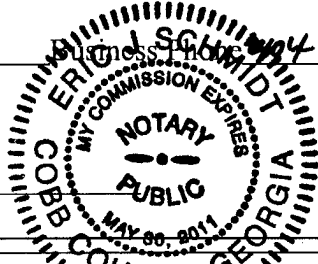
Hearing Date: 1-13-10

Applicant RICHARD FEIS Business Phone 404-271-2722 Home Phone 404-271-2722

RICHARD FEIS Address 980 West Point Drive, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-271-2722 Cell Phone 404-271-2722
(representative's signature)

My commission expires: 5/30/2011



Signed, sealed and delivered in presence of:

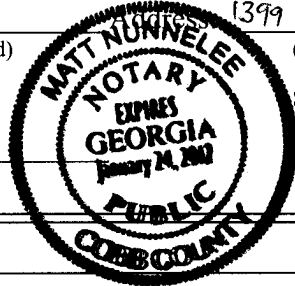
[Signature]

Notary Public

Titleholder ROHIT CHHIRA Business Phone 404 451 8586 Home Phone 770 509 0863

Signature [Signature] 1399 PRESTIGE VALLEY DR, MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/24/2012



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-15

Location 2360 Chelsea Landing Way, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 681 P67 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.

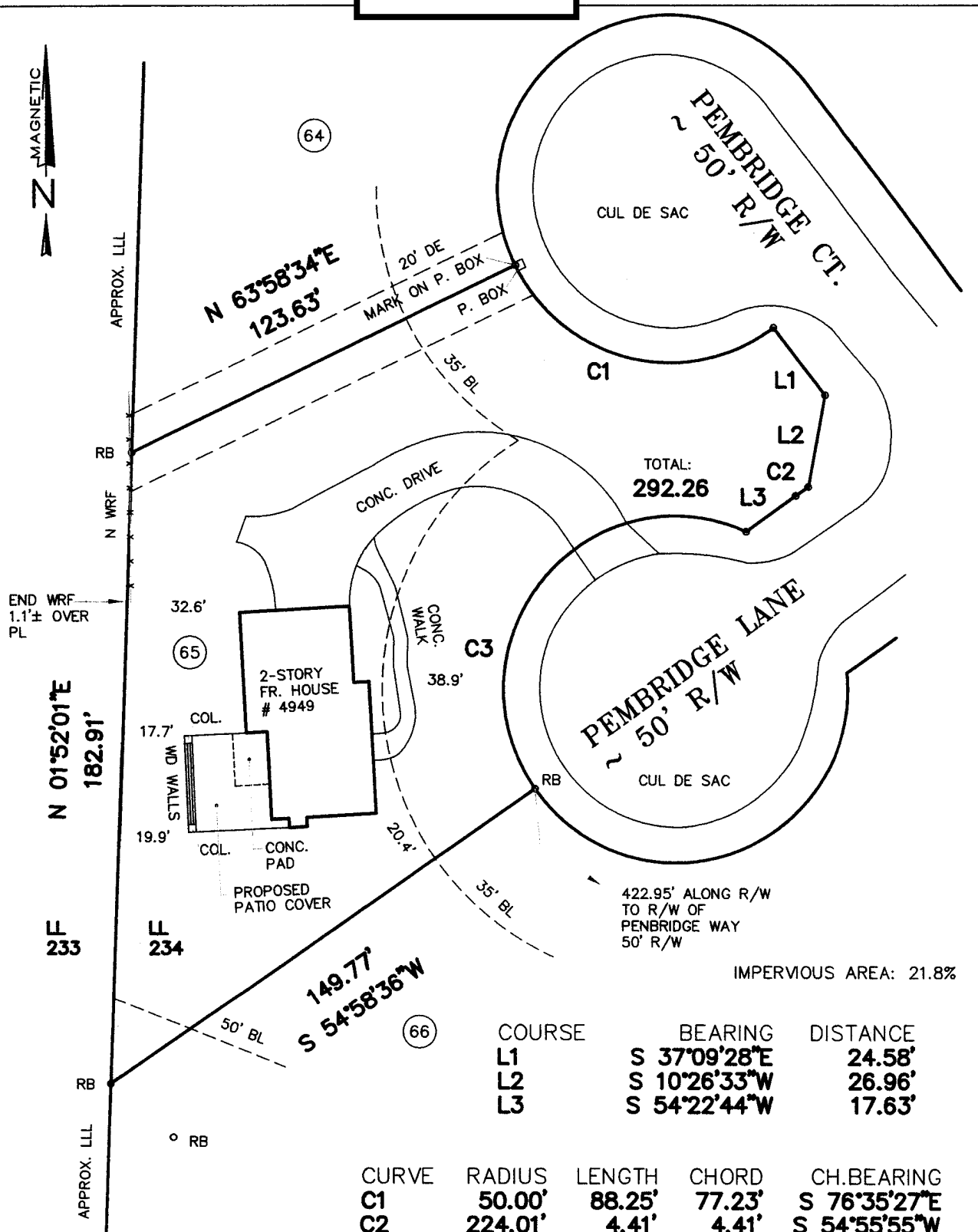
"SEE ATTACHED"

List type of variance requested: "SEE ATTACHED"
WAIVE THE REAR SETBACK FLOW REQUIRED
35 FT TO 26 FT.

The variance we are seeking is to reduce the rear yard setback from 40 feet to 26 feet to allow for approximately 3 feet of a corner of the breakfast room and approximately 13 feet of a deck to extend into the rear yard setback.

This setback reduction is necessary due to the extraordinary and odd shape of the lot. Without this variance for setback reduction the home cannot be built to properly face the street.

V-5
(2010)



TOTAL:
292.26

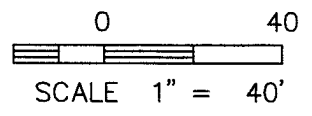
422.95' ALONG R/W
TO R/W OF
PENBRIDGE WAY
50' R/W

IMPERVIOUS AREA: 21.8%

COURSE	BEARING	DISTANCE
L1	S 37°09'28"E	24.58'
L2	S 10°26'33"W	26.96'
L3	S 54°22'44"W	17.63'

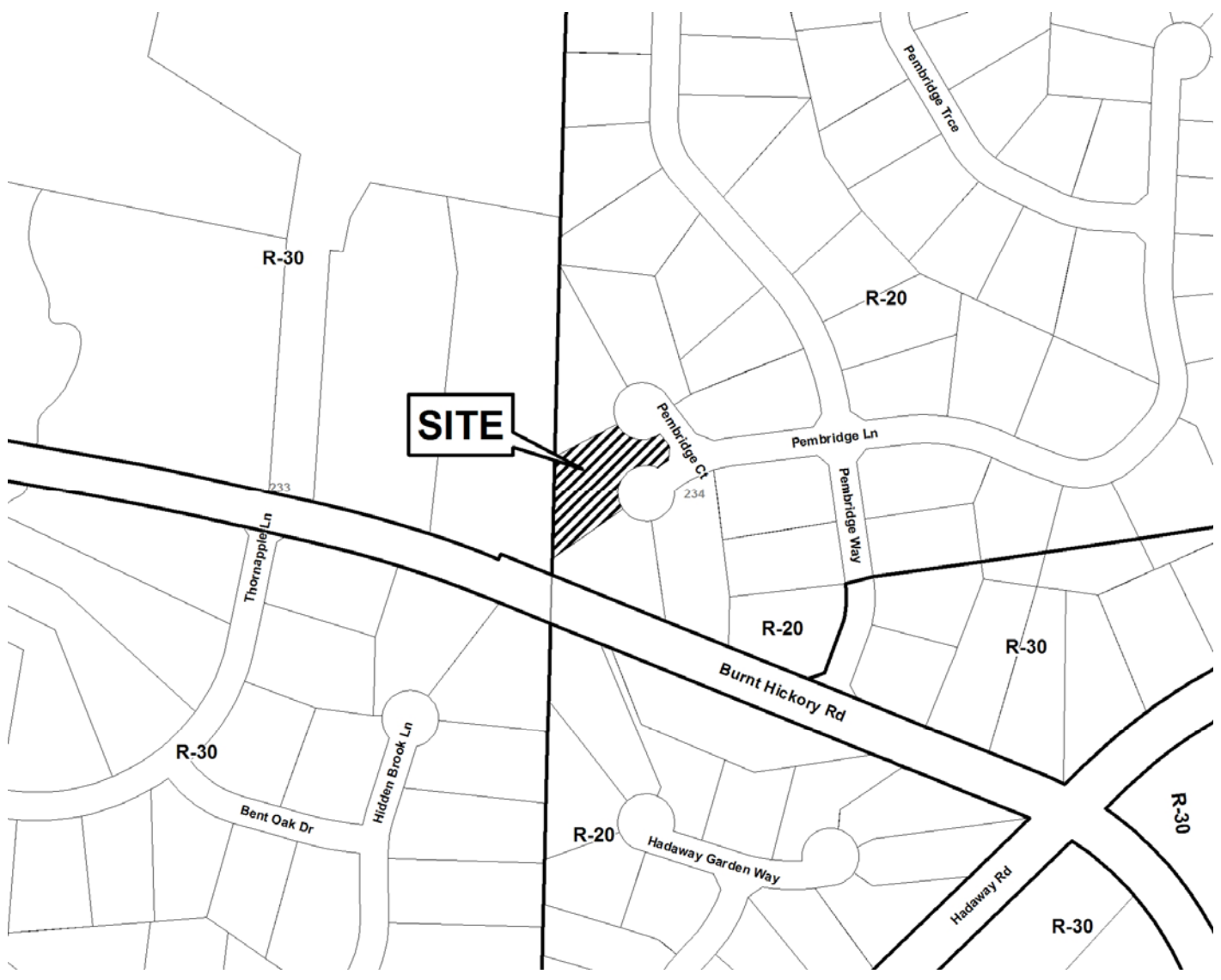
CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	50.00'	88.25'	77.23'	S 76°35'27"E
C2	224.01'	4.41'	4.41'	S 54°55'55"W
C3	50.00'	130.43'	96.47'	S 39°38'45"W

LAND AREA:
0.54 AC



REF. 11370
JOB NUMBER 4-50293

APPLICANT: Kenneth and Carolyn Woods **PETITION NO.:** V-5
PHONE: 404-250-6545 **DATE OF HEARING:** 01-13-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 234
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 20
Pembridge Lane, north of Burnt Hickory Road **SIZE OF TRACT:** .54 acre
(4949 Pembridge Lane). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 17 feet on lot 65.



Application for Variance Cobb County

(type or print clearly)

Application No. 1-13-10

Hearing Date: V-5

Applicant Kenneth Woods
Carolyn Woods

(representative's name, printed)

Business Phone 404 250-6545

Home Phone 770 427-5252

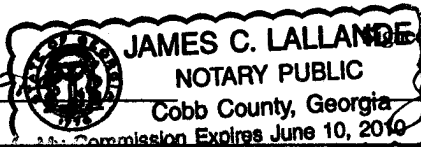
Address 4949 Pembroke Lane Kennesaw GA
(street, city, state and zip code) 30152

Kenneth Woods Carolyn Woods
(representative's signature)

Business Phone 404 250 6545

Cell Phone 770 367-7838

My commission expires: 6-10-2010



JAMES C. LALLANDE

NOTARY PUBLIC

Cobb County, Georgia

Commission Expires June 10, 2010

Signed, sealed and delivered in presence of:

James C. Lallande

Notary Public

Titleholder Kenneth Woods Carolyn Woods

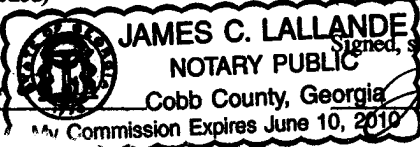
Business Phone 404 250-6545

Home Phone 770 427-5252

Signature Kenneth Woods Carolyn Woods
(attach additional signatures, if needed)

Address: 4949 Pembroke Lane Kennesaw GA 30152
(street, city, state and zip code)

My commission expires: 6-10-2010



JAMES C. LALLANDE

NOTARY PUBLIC

Cobb County, Georgia

Commission Expires June 10, 2010

Signed, sealed and delivered in presence of:

James C. Lallande

Notary Public

Present Zoning of Property R-20

Location 4949 Pembroke Lane Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 234

District 20

Size of Tract .54

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 patio cover will provide improved protection of existing property along with eliminating climate extremes which will decrease utility expenses.

See Exhibit "A"

List type of variance requested: A variance to waive the rear setback from 35 feet to 17.7 feet to construct an architectural cover over the existing patio.

Exhibit A

V-5/2010

1/4

We are seeking a variance so that we can have an architectural cover installed over our existing patio. The cover will be installed by North Atlanta Handyman & Remodeling Services, Inc., a company with vast experience in installing patio roofs, sunrooms, and screened rooms. A covered patio will allow us to protect our stone patio and patio furniture from the elements, while providing a shelter for us to enjoy the outdoors.

The addition will not be visible from the street. However, our subdivision's architectural control committee has reviewed the plans for the patio cover and has given their enthusiastic approval to the project. Although we are planning this addition for our own enjoyment, we do feel that the patio cover will add value to our home in the future.

Our backyard has a steep embankment with the property line being several feet beyond the top of the embankment. Therefore, our addition will never be adjacent to the property behind us, since the addition will be approximately 10 feet below the rear property.

We are attaching pictures of our existing patio and backyard to show that a professionally installed patio cover will be a nice addition to our property and will provide years of outside enjoyment. We are also attaching a picture of a similar roof to show how the patio cover will look, once installed. The project will have roof shingles and paint color to match our existing shingles and paint.

Ken and Carolyn Woods
4949 Pembroke Lane
Kennesaw, GA 30152
770-427-5252

V-5/2010
2/4

Remington Ridge Homeowners Association

MODIFICATION APPROVAL FORM (Rev 4-6-08)

Name: **Kenneth & Carolyn Woods**

Date: **October 31, 2009**

Address: **4949 Pembridge Lane**

Phone: **770 427-5252**

Please check all that apply:

Fences (specify materials, style & sketch on lot)

Pools and Spas (Plans-2 copies)

Recreational Equipment (Kind and location)

Repainting (Paint mfg. & color)

Roof (Mfg. type & color)

Structure Addition (Plans-2 copies)

Structure Modification (Plans-2 copies)

Tree Removal (Sketch)

Other (Please give complete description; include sketch, photo or blueprint)

Attach additional information if necessary.

Expected Start Date: **November 12, 2009**

Expected Finish Date: **December 11, 2009**

Make a copy of this form for your own records and please return this form to:

Remington Ridge Architectural Control Committee

ARCHITECTURAL CONTROL COMMITTEE ACTION

(The ACC must respond within 30 days of receipt of this form)

Date received: 11/1/09

Date reviewed: 11/1/09

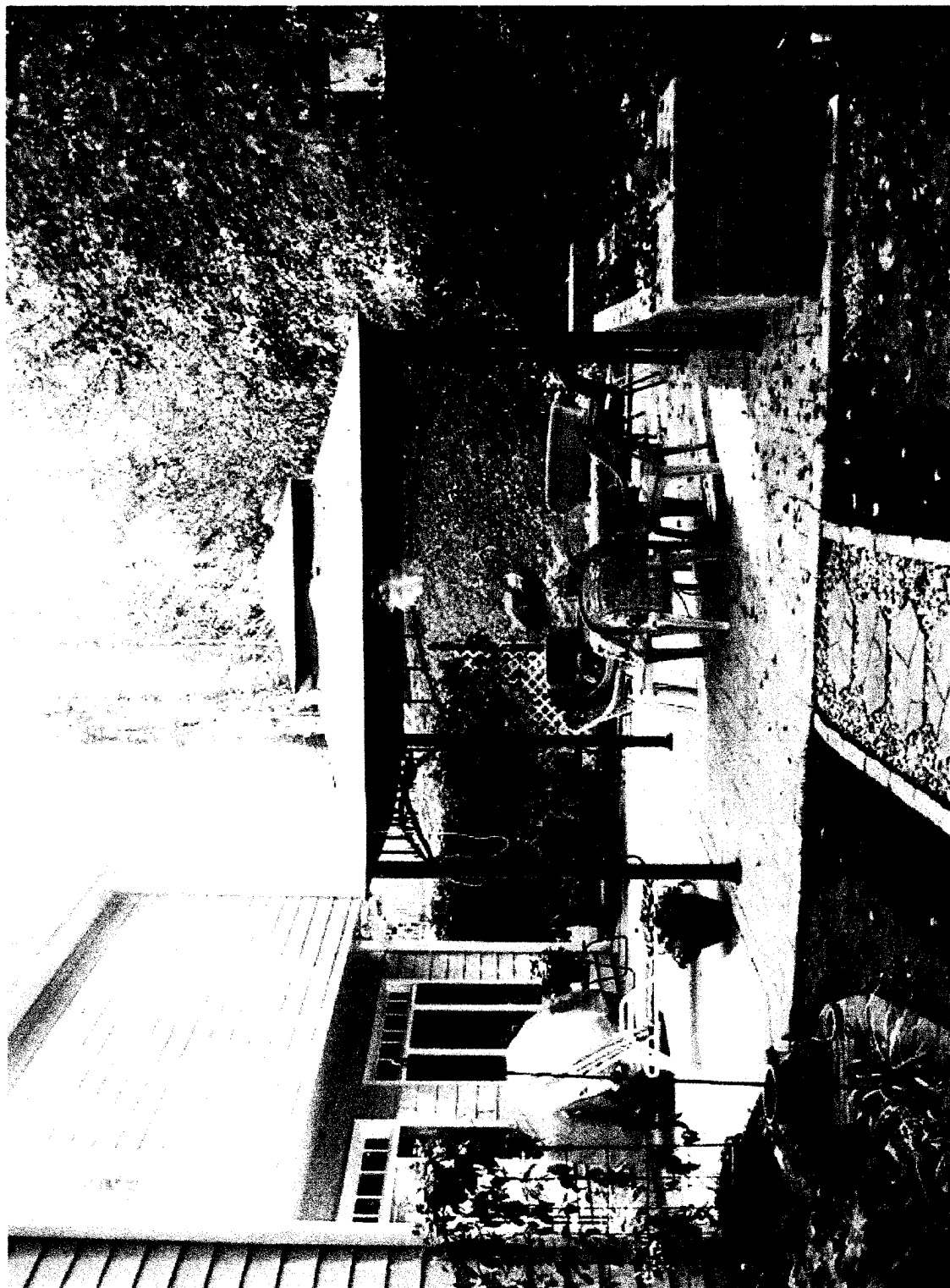
ACC reviewers: [Signature]
[Signature]
[Signature]
[Signature]

Date responded: 11/1/09

This request has been: Approved Conditional approval* Disapproved*

*Explanation:

V-5/2010
3/4



existing patio

V-5/2010

4/4



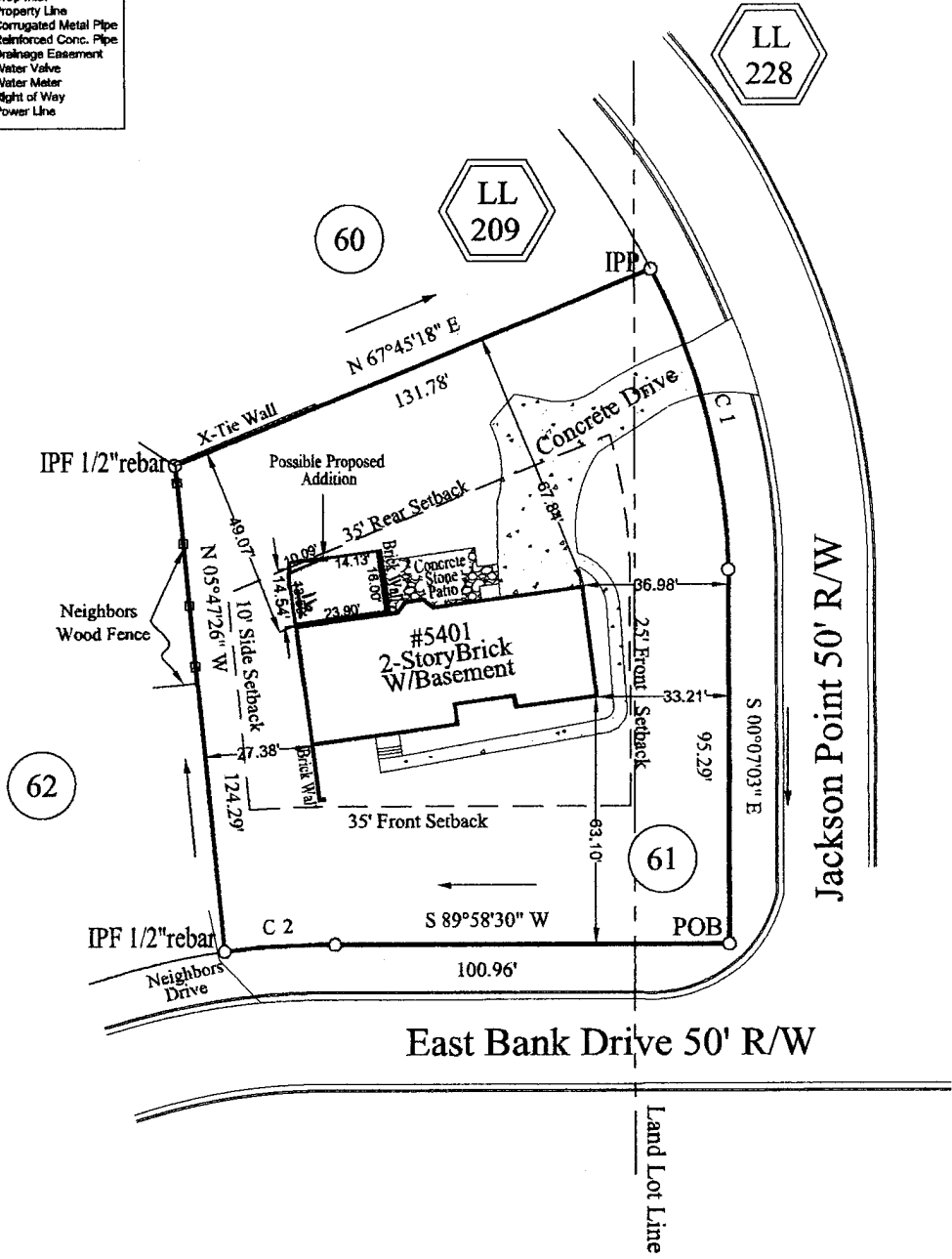
Picture of similar project.

V-6
(2010)

LEGEND

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Clamp Top Pin Found
- B/C = Back of Curb
- CA = 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
- RAW = Right of Way
- - - = Power Line

NUMBER	C1	C2
CHORD DIRECTION	S 14°22'16" E	S 86°35'27" W
ARC LENGTH	79.68	28.35
CHORD LENGTH	79.00	28.32
TANGENT	175.86	187.63



Job #: 011109

- 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 foot 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 foot in 164,990 feet.
- This plat subject to all easements public and private.

Boundary Survey for:
Erin Poole

5401 Jackson Point, Marietta, 30068
Lot 61, Block "B", Jackson's Creek S/D
Land Lot 209 & 228, 1st District, 2nd Sect
Cobb County, Georgia

Area = 20,043± Sq.Ft., 0.46 Acres

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

According to F.J.R.M. Community Panel #13067C0132G, dated 12/18/08 this property is not located in an area having special flood hazards.



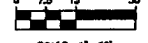
Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: 63 Page: 76
 Deed Book: Page:

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

Party Chief: KLNutt
 Date Surveyed: 10/29/2008
 Date Drawn: 11/04/2008

GRAPHIC SCALE



SCALE: 1" = 30'

Application for Variance Cobb County

(type or print clearly)

Application No. V-6
Hearing Date: 1-13-10

Applicant Erin K Poole Business Phone _____ Home Phone 770 993 0447
Erin K Poole Address 5401 Jackson Pt Marietta, Ga
(representative's name, printed) (street, city, state and zip code) 30068
Erin K Poole Business Phone _____ Cell Phone _____
(representative's signature)

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

Signed, sealed and delivered in presence of:
J. Brunell
Notary Public

Titleholder David P. Grzech and Erin K Poole Business Phone _____ Home Phone 770 993 0447
Signature Erin K Poole Address: 5401 Jackson Pt Marietta, Ga 30068
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: December 12, 2009
Notary Public, Cobb County, Georgia
My Commission Expires Dec. 12, 2009

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

Present Zoning of Property R-20
Location 5401 Jackson Pt Marietta, Ga 30068
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 209 and 228 District 1st 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 _____

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.

Due to the shape of the property and being a corner lot, the house was situated in a way that makes it difficult to build an outdoor accessory structure on the rear of the property and meet the 35' setback at the least rear of the house.

List type of variance requested: rear setback variance from 35' to 32' 31 FT

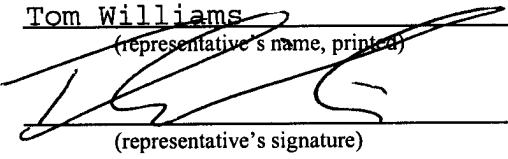
Application for Variance Cobb County

(type or print clearly)

Application No. V-7
Hearing Date: 1-13-10

Applicant Tom Williams Residential, Inc. Business Phone 404-869-0333 Home Phone 404-392-3980

Tom Williams Address 175 North Mill Rd, Atlanta, GA 30328
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

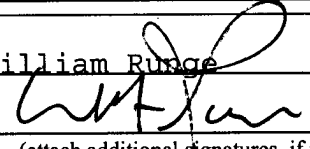
Business Phone 404-869-0333 Cell Phone 404-392-3980

My commission expires: 6-26-13

MELISSA CARRUTH
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMM. EXPIRES
6/26/2013

Signed, sealed and delivered in presence of:
Melissa Carruth
Notary Public

Titleholder William Runge Business Phone 404-260-4044 Home Phone 404-307-3170

Signature  Address: 3172 Farmington Dr, Vinings GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-26-13

MELISSA CARRUTH
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMM. EXPIRES
6/26/2013

Signed, sealed and delivered in presence of:
Melissa Carruth
Notary Public

Present Zoning of Property R-30

Location 3172 Farmington Dr, Vinings GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 970 District 17 Size of Tract 6.68 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.

Want to raise the house to three feet minimum above 100 year flood plain.
Need to add front porch to keep the house in proportion. The proposed porch will cross over into the front building set back line.

List type of variance requested: Setback Variance
WAIVE THE SIDE SETBACK FROM REQUIRED 12FT
TO 10FT WAIVE FRONT FROM 45 TO 39FT