

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 10, 2010

DUE DATE: February 8, 2010

Distributed: January 22, 2010



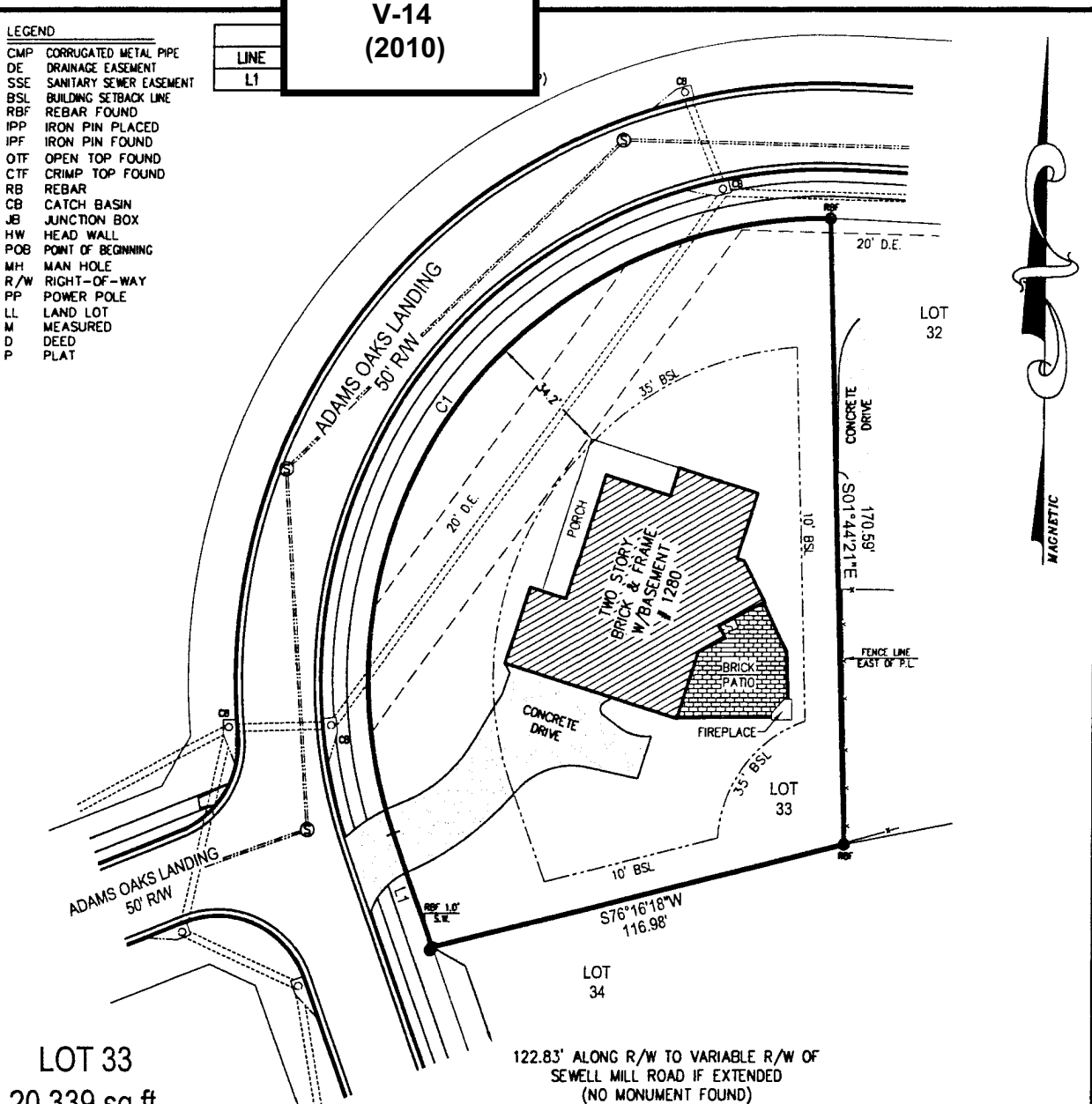
Cobb County...Expect the Best!

V-14 (2010)

LEGEND

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

LINE
L1



LOT 33
20,339 sq.ft.
0.47 acres

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	241.71	125.00	N35°32'05"E	205.77

(M=P)

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

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

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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JOB NUMBER: 09-3889 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: RIVERWALK HOMES, L.L.C.		IN FIELD: 12-15-2009 DATE: 12-16-2009
	OWNER / PURCHASER RIVERWALK HOMES, L.L.C.		SCALE: 1" = 30'
	LAND LOT 911 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
	LOT 33 BLOCK -- UNIT -- AREA OF LOT: 20,339 sq.ft.		
	SUBDIVISION: ENCLAVE AT ADAMS OAKS SUBDIVISION		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
PLOTTED BY:		PLAT PREPARED FOR:	
		PLAT BOOK 252, PAGE 98-99 DEED BOOK --, PAGE --	

APPLICANT: Riverwalk Homes, LLC **PETITION NO.:** V-14
PHONE: 770-908-0333 **DATE OF HEARING:** 03-10-10
REPRESENTATIVE: Gary Aasen **PRESENT ZONING:** R-20
PHONE: 770-908-0333 **LAND LOT(S):** 911
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 16
Adams Oaks Landing, north of Sewell Mill Road **SIZE OF TRACT:** .47 acre
(1280 Adams Oaks Landing). **COMMISSION DISTRICT:** 3
TYPE OF VARIANCE: Waive the front setback on lot 33 from the required 35 feet to 34 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-14

Hearing Date: 3/10/10

Applicant RIVERWALK HOMES LLC Business Phone (770) 908-0333 Home Phone (770) 616-7251

GARY AASEN
(representative's name, printed)

Address CHAMBLEE TUCKER RD. ATLANTA, GA. 31141
(street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone (770) 908-0333 Cell Phone (770) 616-7251

My commission expires: 4

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder RIVERWALK HOMES LLC Business Phone (770) 908-0333 Home Phone (770) 616-7251

Signature [Signature] Address: POB. 941640 ATLANTA, GA. 31141
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 1280 ADAMS OAKS LANDING
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 911 District 16 Size of Tract .47 AC Acre(s)

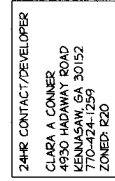
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property .467 ACRES Shape of Property PIE Topography of Property FLAT Other _____

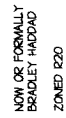
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE VARIANCE IS NECESSARY IN ORDER TO SELL THE PROPERTY WITH CLEAR TITLE.

List type of variance requested: WAIVE THE FRONT SETBACK
ON LOT 33 FROM REQUIRED 35 FT TO 34 FT.



NOW OR FORMALLY
WALSH SUSAN, DENNIS & TURNER
ZONED R20

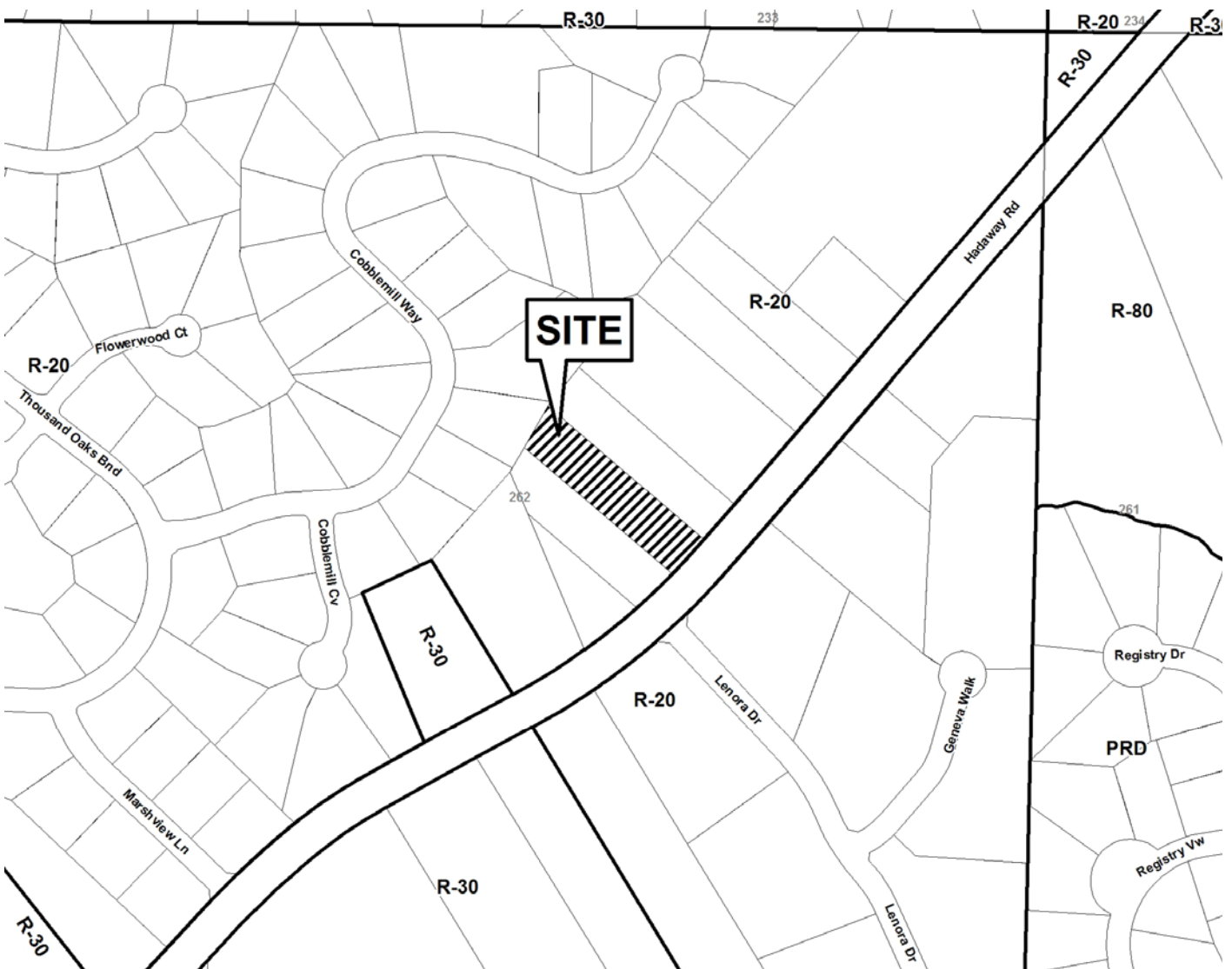


AREA:
44,034 SQ.FT.
1.01 ACRES
ZONED R-20



APPLICANT:	<u>Greg S. Conner</u>	PETITION NO.:	<u>V-15</u>
PHONE:	<u>678-294-5597</u>	DATE OF HEARING:	<u>03-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>262</u>
PROPERTY LOCATION:	<u>Located on the north side of</u>	DISTRICT:	<u>20</u>
<u>Hadaway Road, east of Lenora Drive</u>		SIZE OF TRACT:	<u>1.1 acres</u>
<u>(4930 Hadaway Road).</u>		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (existing 1,500 square foot garage) from the required 100 feet to 5 feet adjacent to the western property line and 36 feet adjacent to the east property line; and 2) waive the side setback for the primary structure adjacent to the east property line from the required 10 feet to 5 feet (existing).



Application for Variance Cobb County

(type or print clearly)

Application No. V-15

Hearing Date: 5-10-10

Applicant Greg S. Conner Business Phone 678-294-5597 Home Phone 770-424-1235
Address 4930 Hadaway Road
(representative's name, printed) (street, city, state and zip code)

Greg S. Conner 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. Boswell

Notary Public

Titleholder _____ Business Phone _____ Home Phone _____

Signature _____ 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 R-20

Location 4930 Hadaway Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 262 District 20 Size of Tract 1.1 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 _____

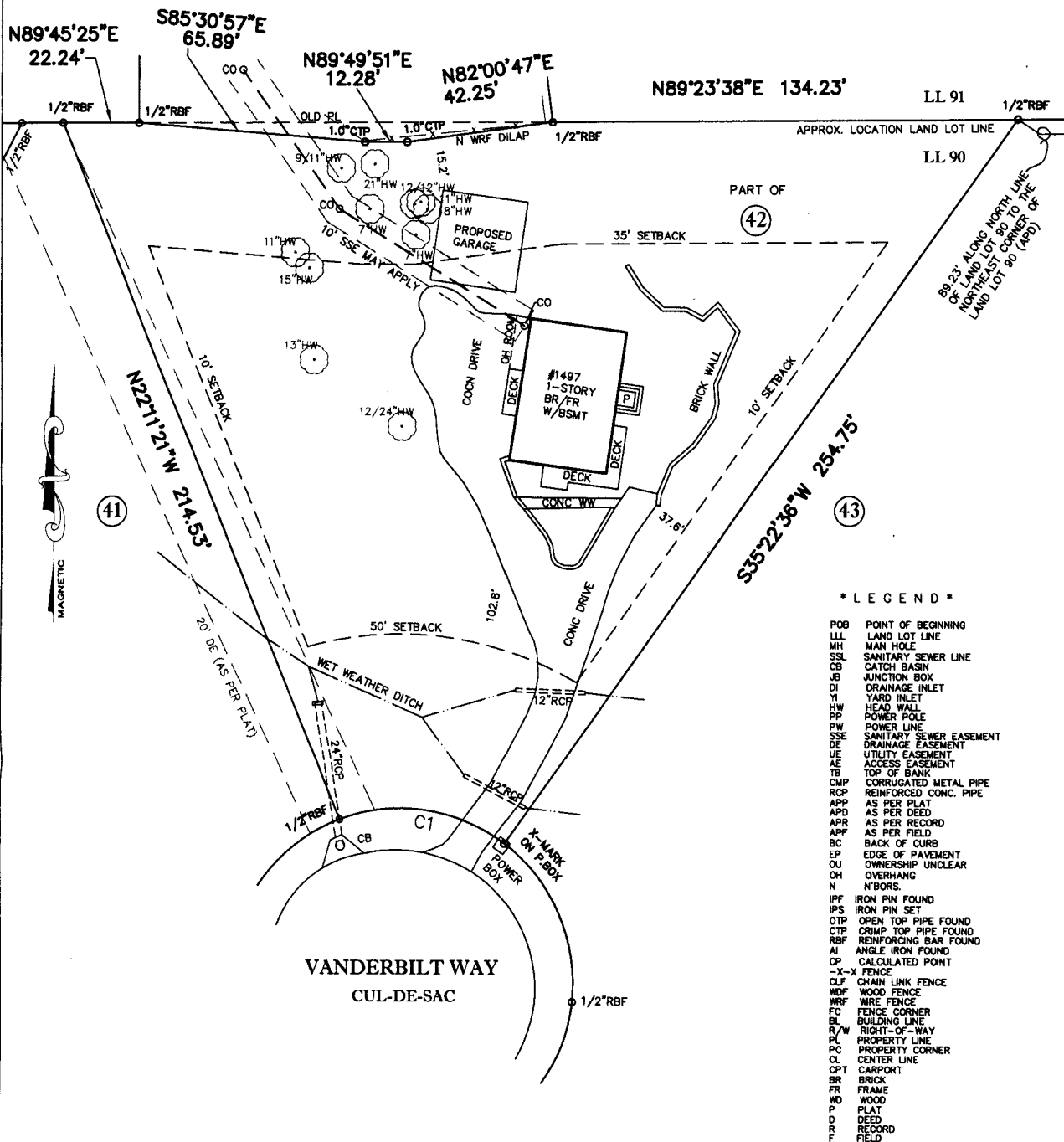
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Building needs are larger than code in area

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT (EXISTING GARAGE @ 1500 SQFT) FROM REQUIRED 100FT TO 5FT ADJACENT TO SOUTHERN PROPERTY LINE, 36FT ADJACENT TO NORTHERN PROPERTY LINE

V-16
(2010)

Cur	Chord	Chord Bear.
C1	50.00	50.34
	48.24'	N 81°53'37" W



- REFERENCES:
1. DEED BOOK 9234 PAGE 131
 2. DEED BOOK 14095 PAGE 442
 3. PLAT BOOK 72 PAGE 14

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

PROPERTY ADDRESS:
1497 VANDERBILT WAY
MARIETTA, GA 30068

PLAT PREPARED FOR:

MICHAEL ROSEMAN

PART OF LOT 42 BLOCK A
SUBDIVISION PRINCETON LAKES UNIT II
LAND LOT 90 1ST DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

FIELD WORK DATE NOV 16, 2008 PRINTED/SIGNED DATE JAN 7, 2010

PLAT BOOK 72 ,PAGE 14
DEED BOOK 14095 ,PAGE 442
ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



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SURVEY LAND EXPRESS, INC

LAND SURVEYING SERVICES COORDINATION

P.O. BOX 420316
ATLANTA, GA 30342
FAX 404-601-0941

24-HR CONTACT 404-375-2727
SurveyLandExpress@GMAIL.COM

0 30
SCALE 1" = 30'

COORD #2008142
DWG #2008142

APPLICANT: Michael Todd Roseman

PETITION NO.: V-16

PHONE: 678-756-4182

DATE OF HEARING: 03-10-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 90

PROPERTY LOCATION: Located on the north side of
Vanderbilt Way, northeasterly of Karls Gate

DISTRICT: 1

(1497 Vanderbilt Way).

SIZE OF TRACT: .74 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback for an accessory structure over 144 square feet (proposed 600 square foot garage) from the required 35 feet to 15 feet on lot 42.



Application for Variance Cobb County

(type or print clearly)

Application No. V-16

Hearing Date: 3-10-10

Applicant Michael Todd Roseman Business Phone 678-756-4182 Home Phone 678-691-6111

Michael Todd Roseman

(representative's name, printed)

Address 1497 Vanderbilt Way Marietta, GA 30068

(street, city, state and zip code)

Michael Todd Roseman

(representative's signature)

Business Phone

Cell Phone

678-756-4182

Notary Public, Cobb County, Georgia

My commission expires: My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

J. Brown

Notary Public

Titleholder Roseman, Michael T. & Evelina A. Business Phone 678-756-4182 Home Phone 678-691-6111

Signature

[Signature]

(attach additional signatures, if needed)

Address:

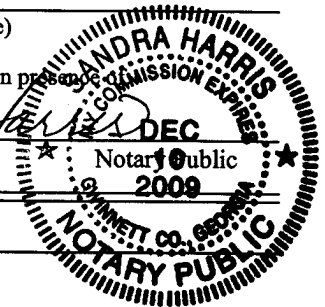
1497 Vanderbilt Way Marietta, GA 30068

(street, city, state and zip code)

My commission expires: 12/10/2009

Signed, sealed and delivered in presence of:

Sandra Harris



Present Zoning of Property Residential

R-20

Location 1497 Vanderbilt Way Marietta, GA 30068 (nearest intersection is with Karl's Gate)

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

Land Lot(s) 90 District 01 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 Triangle Topography of Property Sloping / Hill 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 lot topography (current home is built into side of hill sloping down to the left into a runoff creek), the proposed location (see footing survey) is the best physical location for an external garage and also the most economical (i.e. would require the least amount of grading prior to pouring the necessary foundation and only a minor retaining wall to protect the garage versus runoff).

List type of variance requested: WAIVE THE REAR SETBACK FOR ACCESSORY

While the proposed garage is very minimal in size (roughly 24' x 24' to accommodate 2 vehicles), the proposed location will require the use of our property extending into the current rear 35' setback. We therefore request a rear setback variance to allow for the proposed garage as shown in the attached footings survey.

STRUCTURE OVER 144 SQFT.

Revised: December 6, 2005

See Exhibit 'A'
for rendering.

V-16/2010
Exhibit "A"house plans
home plans
floor plans
blueprints
home designs
dream house
dream home
garage plan

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Search by Plan Code

Search Criteria

Search Type

House Plans

Total Square Footage

Bedrooms

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

Bathrooms (full+half)

☐ 1 ☐ 2 ☐ 3 ☐ 4+

Stories

☐ 1 ☐ 2 ☐ 3+

Garage Bays

☐ 0 ☐ 1 ☐ 2 ☐ 3+**View Plans**

Plans Found: 23,771

[Clear All](#) | [Advanced Search](#)

What I'm interested in

Select All That Apply
House Plan Styles

- ☐ Bungalow
- ☐ Colonial (all)
- ☐ Adam Federal
- ☐ Cape Cod
- ☐ Dutch

Room Requirements

- ☐ Apartment or Inlaw Suite
- ☐ Atrium or GreenHouse
- ☐ Bonus Space
- ☐ Den/Study/Office
- ☐ Formal Dining Room

Bedroom Requirements

- ☐ Master Bedroom Foyer
- ☐ Master Suite First Floor
- ☐ Master Suite Sitting Room
- ☐ Guest Suite with Bath
- ☐ Split Bedrooms

Kitchen Requirements

- ☐ Breakfast Nook
- ☐ Country/Family Kitchen
- ☐ Kitchen Island
- ☐ Walk-in Pantry

Special Features

- ☐ Deck
- ☐ Fireplace
- ☐ French Doors
- ☐ Patio/ Terrace/ Veranda
- ☐ Porch - Front

Foundation Types

Garage Plans: Country Sunrise, Sunset

Garage Plan # HWEPL07683

[See the floor plan](#)17 of 119
[Back to Search Results](#)

Garage Plan Details

[Click to enlarge](#)

With 600 square feet of room, this two-car garage also accommodates adequate storage areas for tools, yard and gardening equipment, and recycling and trash bins. A 16'x7' garage door provides safe passage for vehicles, and an exterior door at the back of the side wall offers easy access to the storage areas. Four different exterior elevations are available, ensuring a perfect blend of style with the main house structure.

[See more Garage Plans by this designer](#)

APPLICANT: MFS, LLC

PHONE: 770-218-3474

REPRESENTATIVE: Jerry Tillem

PHONE: 770-218-3474

PROPERTY LOCATION: Located on the west side of
Canton Highway, south of Worley Road

(3185 Canton Highway).

PETITION NO.: V-17

DATE OF HEARING: 03-10-10

PRESENT ZONING: GC

LAND LOT(S): 444

DISTRICT: 16

SIZE OF TRACT: 1.4 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the height of a freestanding sign from the maximum allowable of 20 feet to 26.5 feet; 2) waive the square footage of a freestanding sign from the maximum allowable of 120 square feet to 324 square feet; 3) waive the setback for a freestanding sign from the required 62 feet from the center of road to 55 feet from the center of road; and 4) waive the front setback from the required 50 feet to 39 feet (existing).



Application for Variance Cobb County

(type or print clearly)

Application No. V-17

Hearing Date: 3-10-10

Applicant MFH LLC

Business Phone 770-2183474

Home Phone —

Jerry Tiller

(representative's name, printed)

Address 9185 Canton Rd Marietta

GA 30067
(street, city, state and zip code)

Business Phone 770 2183474

Cell Phone 404 3100400

(representative's signature)

Notary Public, DeKalb County, Georgia
My Commission Expires July 27, 2010

Signed, sealed and delivered in presence of:

Beverly C. Halverson
Notary Public

Titleholder MFH, LLC

Business Phone 770-2183474

Home Phone —

Signature Jerry Tiller

(attach additional signatures, if needed)

Address: 3185 Canton Rd Marietta Ga

30067
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Beverly C. Halverson
Notary Public

Present Zoning of Property GC

Location 3185 Canton Rd Marietta Ga

30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0444

District 16

Size of Tract 1.4

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

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.

Marietta Fish Market want a sign of the same type as its competition down the street and on the other side of Canton Rd. Sign is pre existing and is converted to electronic.

List type of variance requested: Sign variance which in all ways complies with the code of Ordinance, Sec 134-313 and section 134-318.1

V-17/2010
Exhibit "A"

17.93'
10.39'

5.09'

180.
24
204 / 522

29 24

*

324#

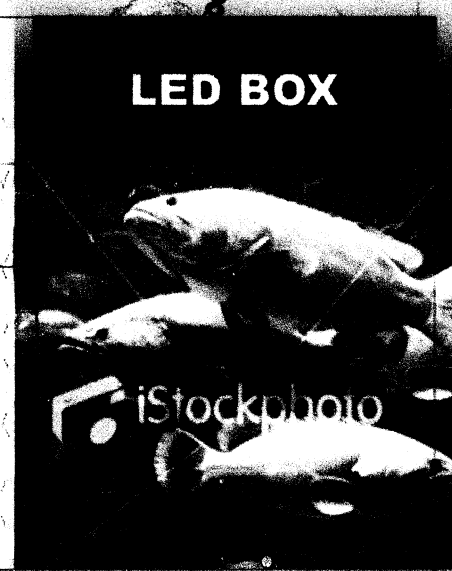
26.24 ft

9.84"



5.14'

MARIETTA
Fish Market

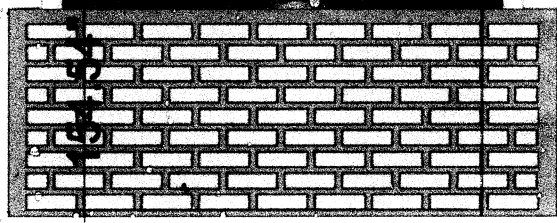


6.03"

36.13"

* 389.4#

3'



101.21"



STANDARDS AND REQUIREMENTS BY LAW.
James A. Guss
 GEORGIA REGISTERED LAND SURVEYOR # 2167

JAE JOB #090579-2

APPLICANT: Randal Lowe Plumbing, LLC

PETITION NO.: V-18

PHONE: 770-499-2296

DATE OF HEARING: 03-10-10

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 939

PROPERTY LOCATION: Located on the south side of

DISTRICT: 16

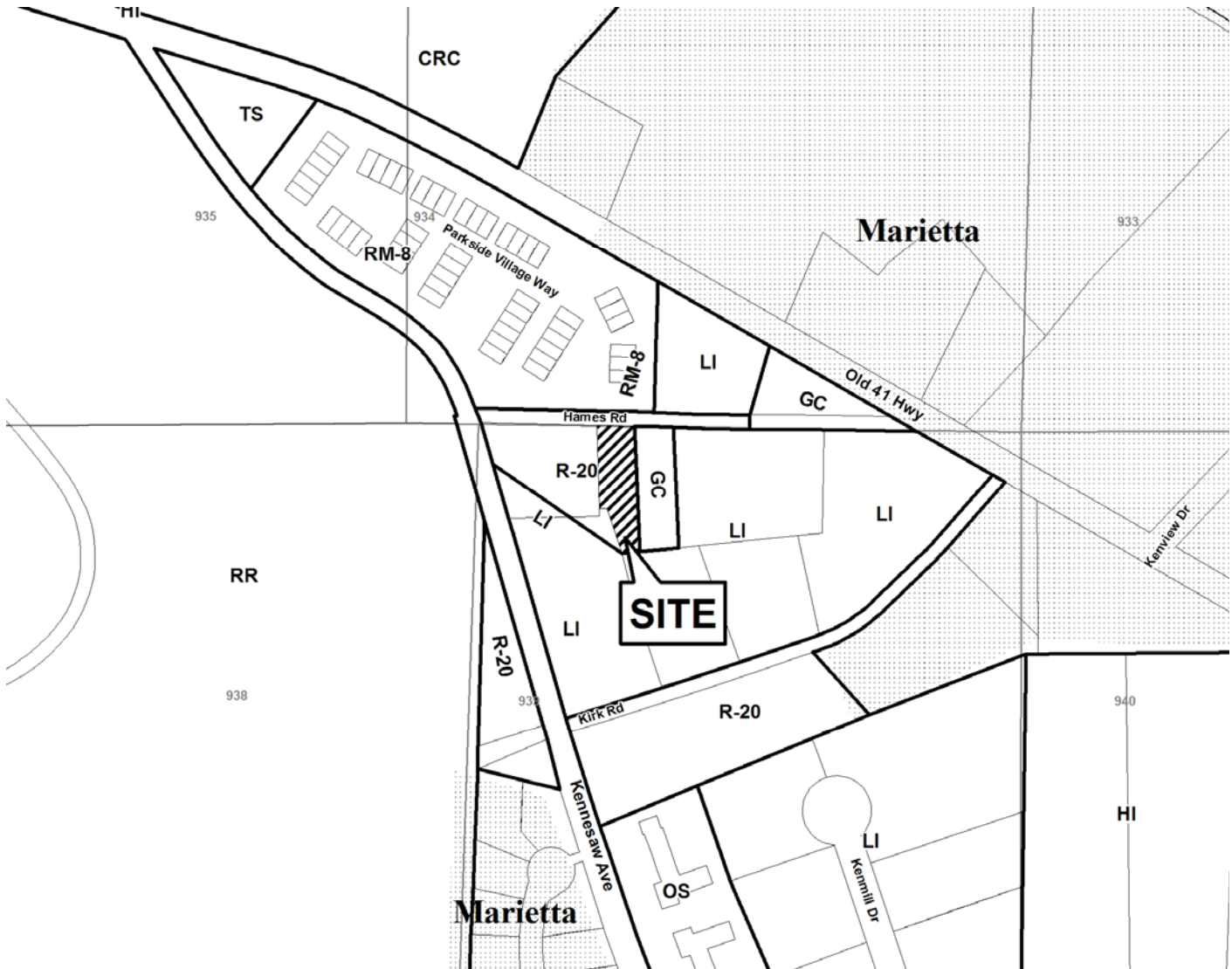
Hames Road, east of Kennesaw Avenue

SIZE OF TRACT: .4506 acre

(575 Hames Road).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 19,630 square feet to allow applicant to apply for rezoning to GC.



Application for Variance Cobb County

(type or print clearly)

Application No. V- 18
Hearing Date: 03/10/10

Applicant Randal Lowe Plumbing, LLC Business Phone 770/499-2296 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: [Signature] 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. McCarson

Notary Public

Titleholder Gayle A. Lowe Business Phone 770/499-9180 Home Phone _____
Signature X. Gayle A. Lowe Address: 505 Hames Road, Marietta, GA 30064
Gayle A. Lowe (street, city, state and zip code)

My commission expires: 6-26-10

Signed, sealed and delivered in presence of:

Kerry Painter

Notary Public

Present Zoning of Property R-20

Location 575 Hames Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 939 District 16th Size of Tract 0.4506 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 _____ Topography of Property _____ Other _____

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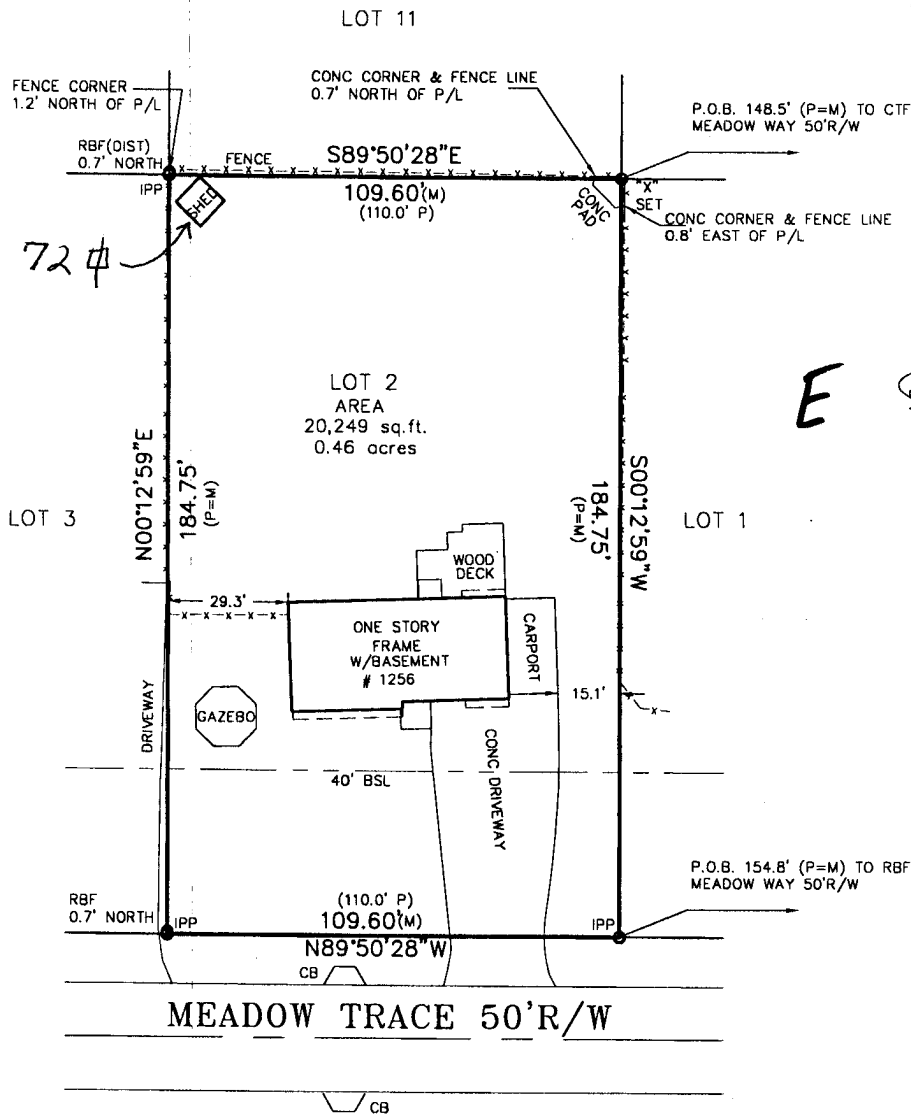
The subject property is located within an area under the Cobb County Future Land Use Map which is shown as Industrial Compatible ("IC") which contemplates industrial and commercial uses. However, the size of the subject property (0.4506 acres or 19,630 square feet) does not meet district requirements for the rezoning of the subject property in the absence of obtaining a waiver with respect to minimum square footage. Therefore, a literal interpretation or enforcement of Ordinance provisions creates a hardship for the applicant.

List type of variance requested: A waiver of square footage requirements from 20,000 square feet to 19,630 square feet in order to allow the filing of an application to rezone the subject property to the General Commercial (GC) zoning classification

V-19
(2010)

LEGEND

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



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USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 01/07/10

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	01/07/10
WILLIAM MICHAUD			
OWNER / PURCHASER	WILLIAM MICHAUD	SCALE	1" = 30'
LAND LOT 231		16th DISTRICT	2nd SECTION
		COBB COUNTY, GEORGIA	
LOT 2	BLOCK C	UNIT	AREA OF LOT: 20,249 S.F.
SUBDIVISION NORTHWIND MEADOWS (FKA THE MEADOWS)			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY	
		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993	
		TELEPHONE (770) 794-9055 FAX (770) 794-9052	

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 63, PAGE 104

DEED BOOK 13450, PAGE 6263

JOB NUMBER: 10-00056



APPLICANT:	<u>William Michaud</u>	PETITION NO.:	<u>V-19</u>
PHONE:	<u>770-924-0883</u>	DATE OF HEARING:	<u>03-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>231</u>
PROPERTY LOCATION:	<u>Located on the south side of</u>	DISTRICT:	<u>16</u>
<u>Meadow Trace, west of Meadow Way</u>		SIZE OF TRACT:	<u>.46 acre</u>
<u>(1256 Meadow Trace).</u>		COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 196 square foot gazebo) to the side and front of the primary structure; 2) waive the setback for said structure from the required 10 feet to 7 feet adjacent to the western property line; and 3) waive setback for an accessory structure under 144 square feet (existing 72 square foot shed) from the required five feet to 0 feet adjacent to the south property line and 1 foot adjacent to the east property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-19Hearing Date: 3-10-10Applicant William Michaud Business Phone 7703773874 Home Phone 7709240883

William Michaud Address 1256 Meadow Trace NE, Marietta GA 30066
 (representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone Same as above Cell Phone None
 (representative's signature)

My commission expires: 7.24.2011

Signed, sealed and delivered in presence of

Notary Public

Titleholder William Michaud Business Phone _____ Home Phone _____

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

My commission expires: 7.24.2011

Signed, sealed and delivered in presence of

Notary Public

Present Zoning of Property R-20

Location 1256 Meadow Trace NE, Marietta GA
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0231 53 District 16 Size of Tract .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.

The gazebo is located on the side-front yard for the purpose of being accessible to neighbors for our proactive neighborhood crime watch meetings.

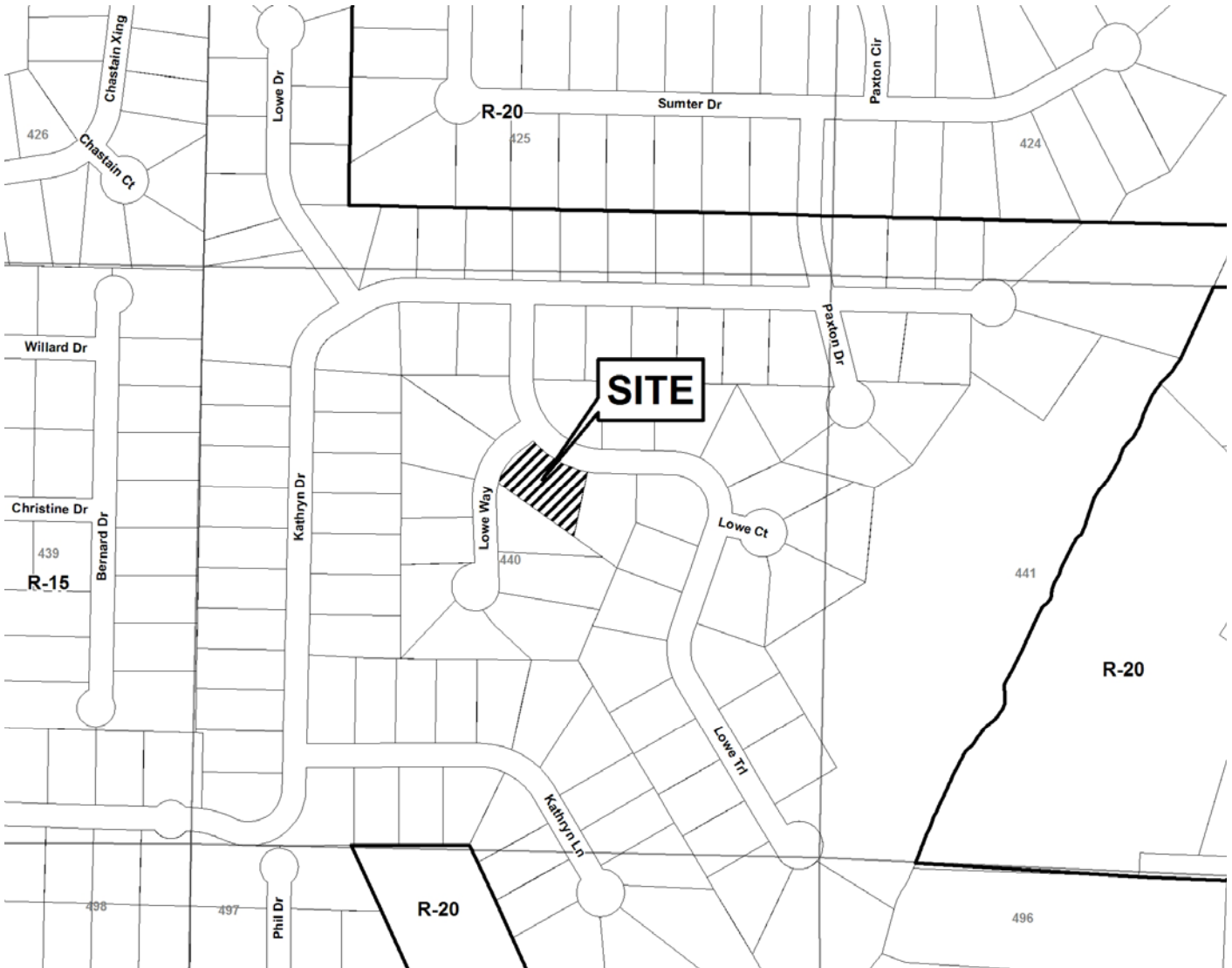
List type of variance requested: Location of accessory structure

EQUIPMENT USED:
LEICA 1103
ANGULAR AND LINE
TRAVERSE PERCISION 1/7"
PLAT PERCISION 1"/100,
1388-93-02

[illegible][illegible]

APPLICANT:	<u>Kevin & Teena Rheinschmidt</u>	PETITION NO.:	<u>V-20</u>
PHONE:	<u>770-426-6667</u>	DATE OF HEARING:	<u>03-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>440</u>
PROPERTY LOCATION:	<u>Located at the southeast corner of Lowe Way & Lowe Trail, east of Bells Ferry Road (2995 Lowe Trail).</u>	DISTRICT:	<u>16</u>
		SIZE OF TRACT:	<u>.39 acre</u>
		COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: 1) Waive the rear setback for 2 accessory structures over 144 square feet (1 gazebo and 1 shed) from the required 30 feet to 16 feet; 2) allow an accessory structure (aforementioned gazebo) to the side of the primary structure on lot 13; and 3) waive the front setback from the required 35 feet to 33 feet (existing).



Application for Variance Cobb County

(type or print clearly)

Application No. V-20

Hearing Date: 3-10-10

Applicant KEVIN & TEENA RHEINSCHMIDT Business Phone 770-426-6667 Home Phone 770-419-0136

(representative's name, printed)

Address 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066

(street, city, state and zip code)

(representative's signature)

Business Phone

Cell Phone

Signed, sealed and delivered in presence of

My commission expires: 8/19/2011

Notary Public

Titleholder KEVIN & TEENA RHEINSCHMIDT Business Phone 770-426-6667 Home Phone 770-419-0136

Signature

(attach additional signatures, if needed)

Address: 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066

(street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: 8/19/2011

Notary Public

Present Zoning of Property R15

Location 2995 LOWE TRAIL, MARIETTA, GEORGIA 30066

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

Land Lot(s) 440 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.

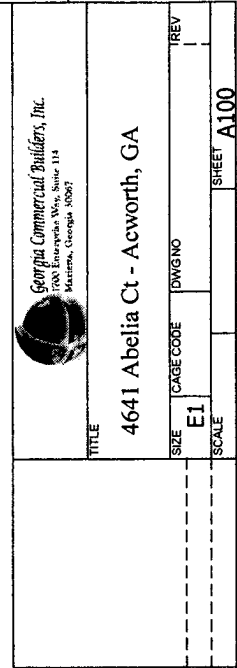
Size of Property _____ Shape of Property _____ Topography of Property _____ Other XX

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.

AT THE TIME OF OUR BUILDING THE GAZEBO, THE LOCATION WAS BEST AT THE SIDE OF OUR
PROPERTY FOR THE FOLLOWING REASONS: 1, THERE IS A DRAINAGE EASEMENT GOING DOWN THE BACK
OF OUR YARD, 2. WE HAVE A DECK GOING ACROSS THE BACK OF OUR HOME. 3, WE HAVE TREES AND
POWER LINES IN THE BACK ALSO. 4. WE GET THE BEST BREEZE ON THE SIDE OF OUR YARD SINCE
THE HOME FACES NORTH.

List type of variance requested: ALLOW ACCESSORY TO SIDE OF HOUSE

**V-21
(2010)**


$$28 \times 13 = 364$$

APPLICANT: L. Frank Shirley

PETITION NO.: V-21

PHONE: 404-881-6599

DATE OF HEARING: 03-10-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 22

PROPERTY LOCATION: Located on the north-

DISTRICT: 20

westerly side of Abelia Court, south of Boxwood Trace

SIZE OF TRACT: .39 acre

(4641 Abelia Court).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 364 square foot garage) on a lot without a primary structure; and 2) waive the rear setback for aforementioned accessory structure from the required 35 feet to 9 feet on lot 161.



Application for Variance

Cobb County

(type or print clearly)

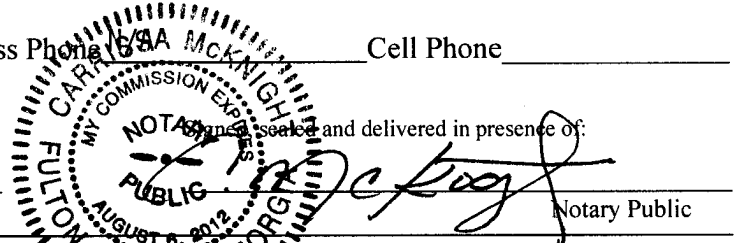
Application No. V-21
Hearing Date: 3-10-10

Applicant L. Frank Shirley Business Phone 404.881.6599 Home Phone _____

L. Frank Shirley Address 4640 Abelia Ct. Acworth, Ga 30102
(representative's name, printed) (street, city, state and zip code)

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

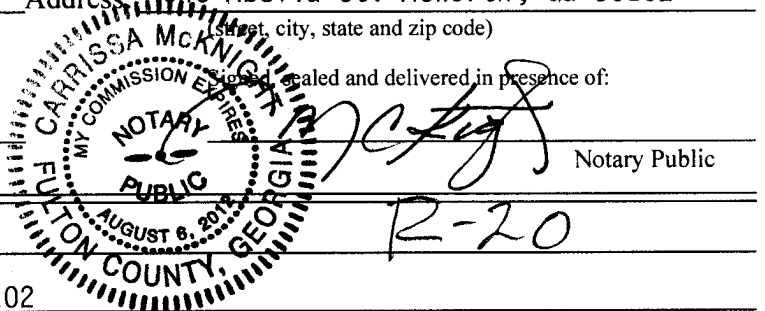
My commission expires: August 6, 2012



Titleholder L. Frank Shirley Business Phone 404.881.6599 Home Phone _____

Signature L. Frank Shirley Address: 4640 Abelia Ct. Acworth, Ga 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 6, 2012



Present Zoning of Property 20002200600

Location 4641 Abelia Ct. Acworth, Ga 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 161 22 District 20th Size of Tract .35 Acre(s)

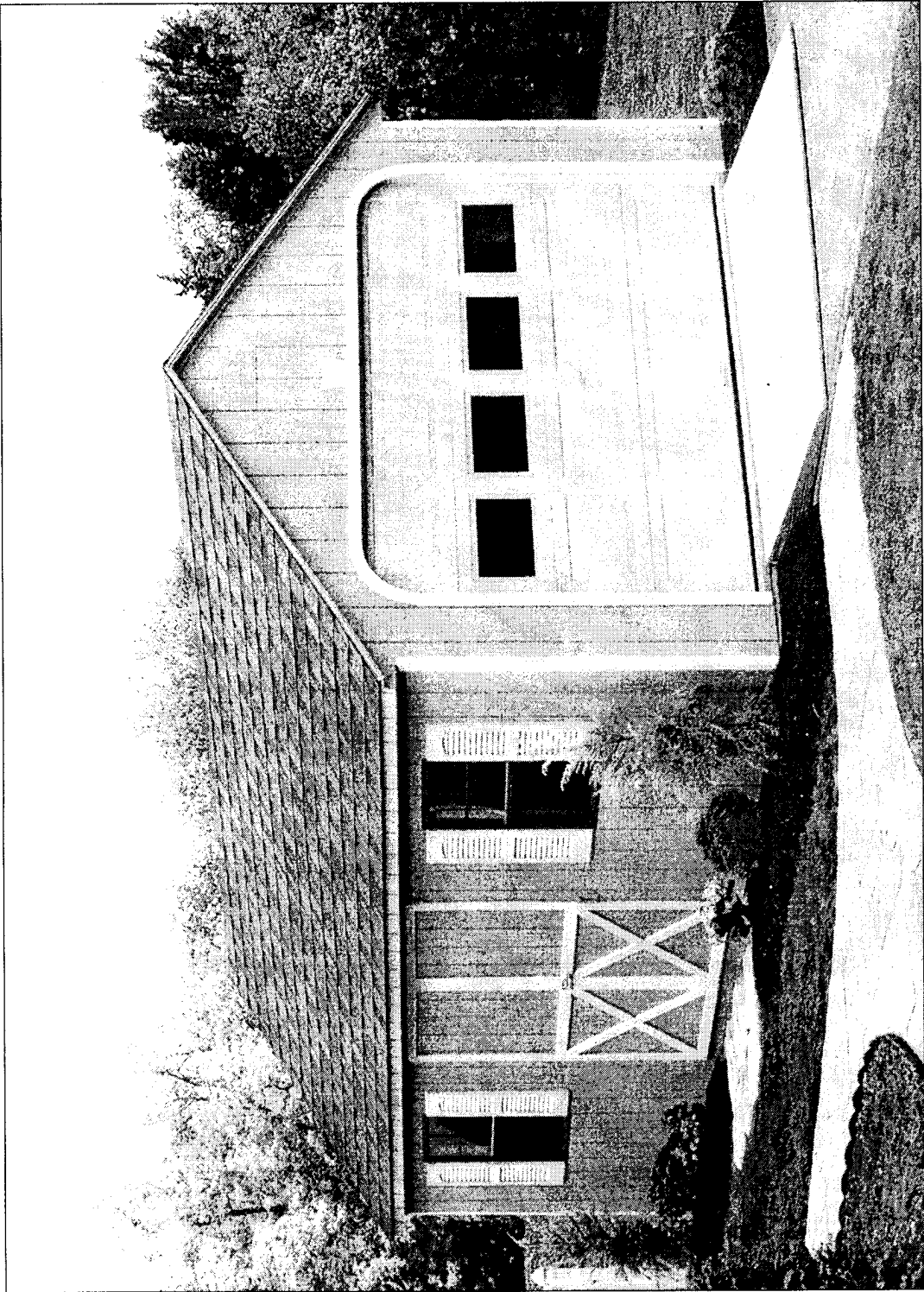
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property N/A Shape of Property N/A Topography of Property N/A Other N/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.

N/A I need the variance because I am not allowed to
build a storage shed on an empty lot without a variance.

List type of variance requested: Request approval to construct a 25'x12' storage building
in rear of the property behind existing fence.



Georgia Commercial Builders, Inc.
100 Enterprise Way, Suite 114
Marietta, Georgia 30067

TITLE

4641 Abelia Ct - Acworth, GA

SIZE E1 CAGE CODE DWGNO

SCALE NTS SHEET

12

11

10

9

8

7

6

5

4

3

2

1

A

B

C

D

E

F

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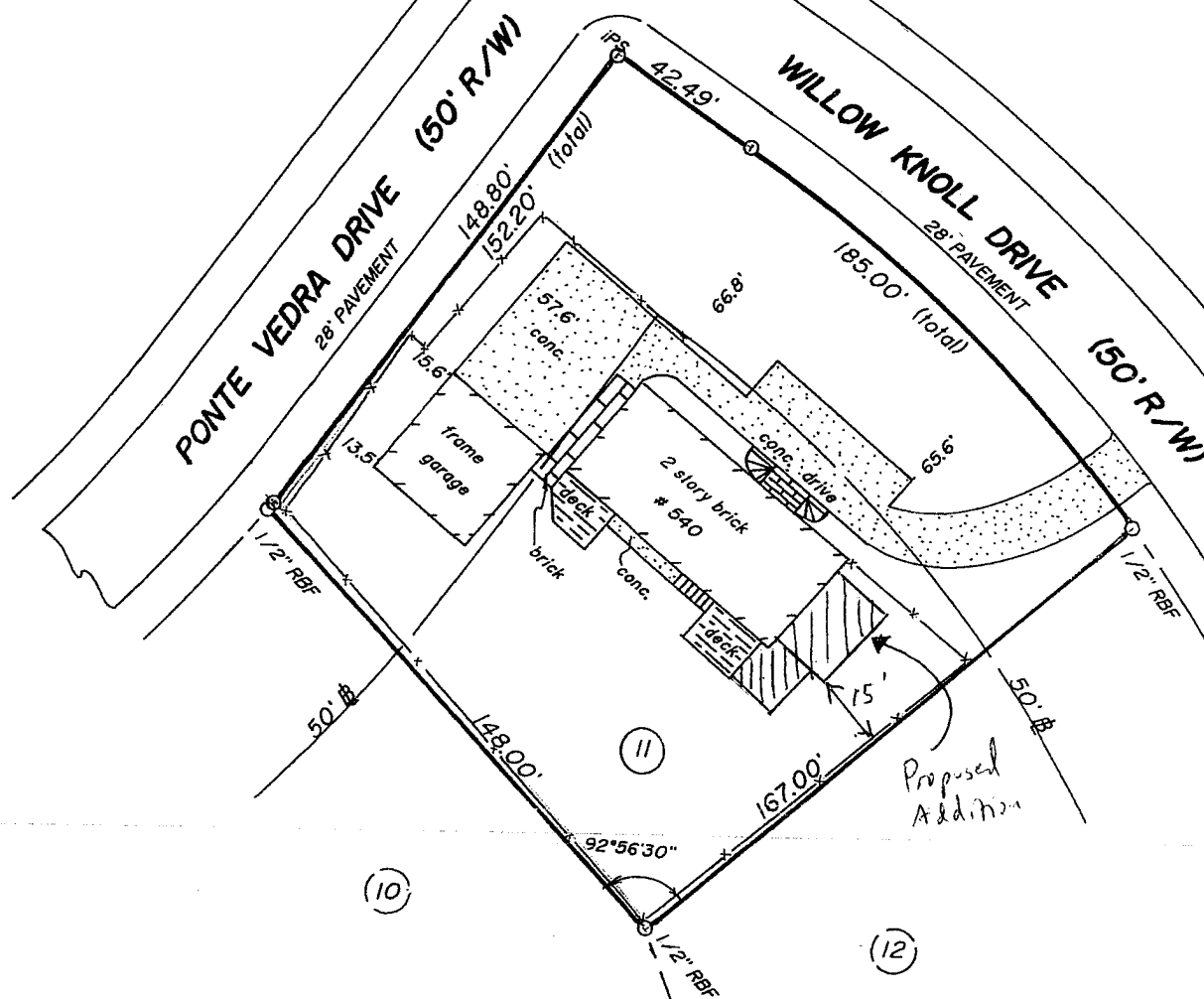
3

2

1

V-22
(2010)

PLAT NO. 92-0942336



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS OUTSIDE
OF THE FLOOD HAZARD AREA

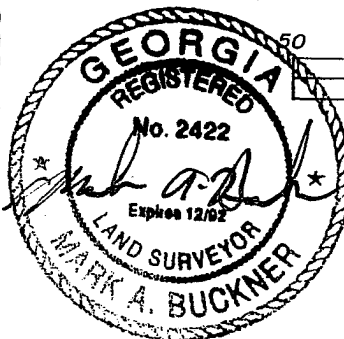
SURVEY FOR: KIRBY C. PRUETT

LAND LOT 4
1ST DISTRICT 2ND SECTION
COBB COUNTY

LOT 11 BLOCK "E" UNIT FOUR SEC --- PLAT BOOK 64 SUBDIVISION-PHASE -- PAGE 113

SCALE: 1" = 50'

DATE SEPT. 7, 1992



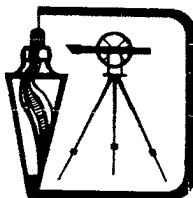
GRAPHIC SCALE
0 50 100

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR
FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

NOT FOR RECORDING.



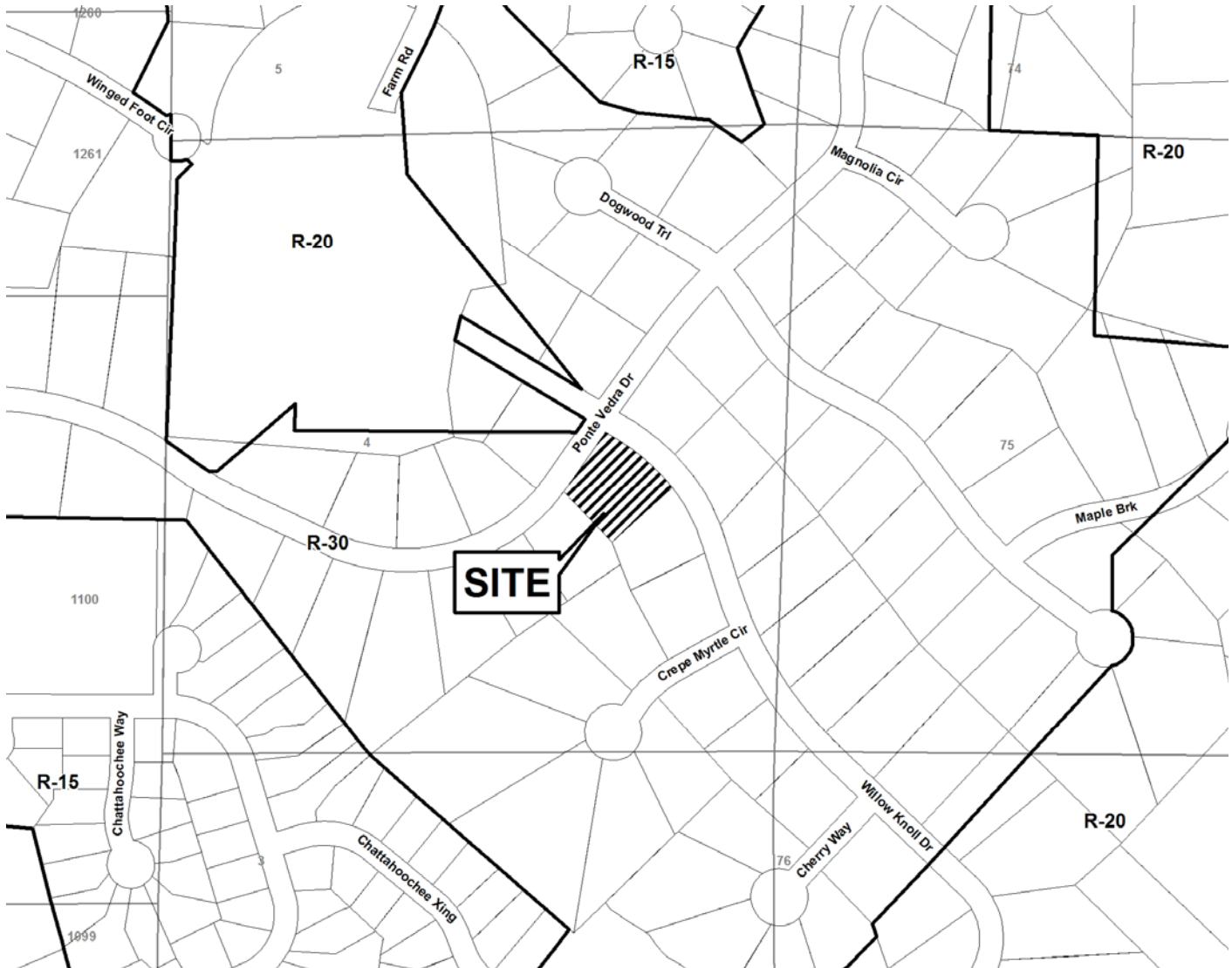
Pearson & Associates, Inc.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
WETLAND DELINEATION

531 FOREST PARKWAY - SUITE 200
FOREST PARK, GEORGIA 30050
(404) 366-7715
(404) 366-0813 TELE-COPIER

MARK A. BUCKNER
REGISTERED LAND SURVEYOR

KF KF
DRAWN BY

APPLICANT:	<u>James Campbell</u>	PETITION NO.:	<u>V-22</u>
PHONE:	<u>404-862-5972</u>	DATE OF HEARING:	<u>03-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>4</u>
PROPERTY LOCATION:	<u>Located at the northeast intersection of Pointe Vedra Drive and Willow Knoll Drive (540 Willow Knoll Drive).</u>	DISTRICT:	<u>1</u>
		SIZE OF TRACT:	<u>.67 acre</u>
		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE: <u>1) Waive the rear setback on lot 11 from the required 40 feet to 15 feet; and 2) waive the front setback from the required 15 feet (per V-236 of 1987) to 13.5 feet (existing).</u>			



Application for Variance

Cobb County

(type or print clearly)

Application No. V-27
Hearing Date: 3-10-10

Applicant JAMES Campbell Business Phone _____ Home Phone 770-642-8234

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

James Campbell Business Phone 404-862-5972 Cell Phone 770-906-0661
(representative's signature)

My commission expires: 10/21/13 Signed, sealed and delivered in presence of: Deborah K. Thompson
Notary Public

Titleholder Charles Lischer Business Phone _____ Home Phone _____

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

My commission expires: UNLIMITED Signed, sealed and delivered in presence of: Deborah K. Thompson
Notary Public
Deborah K. Thompson
Notary Public
Robertson Rivers
Mole Cottage
23 Creek Road
East Molesey
Surrey KT8 9BE

Present Zoning of Property R-30

Location 540 Willow Knoll Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract .67 Acre(s)

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

Size of Property .67 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 subject property is a corner lot, and zoning codes state that a corner lot recognizes the shortest of two frontage right-of-ways as the front. In this case the zoning code determines the side-yard to be the rear, which results in a 40' setback requirement. The existing structure is 40' from subject (South) property line.

List type of variance requested: Our request is to reduce this setback requirement from 40' to 15'. Typical "side-yard" setback requirements for this zone is 12', but we request 15' on the South property line, which is adjacent to 550 Willow Knoll Drive, and will allow the proposed structure to be constructed in accordance.

Revised: December 6, 2005

NOTE: See Exhibit "A" for Prior Variance

APPLICATION FOR VARIANCE
TO THE
COBB COUNTY BOARD OF APPEALS
(type or print clearly)

Application No. 236

Hearing Date 7-22-87

Applicant Kirby Pruett Business Phone 364-4586 Home Phone 953-2907
(business name)

Kirby Pruett Address 540 Willow Knoll Drive
(representative's name, printed)

[Signature] Business Phone 364-4586 Home Phone 943-2907
(representative's signature)

Titleholder Kirby Pruett Business Phone 364-4586 Home Phone 953-2907

Signature [Signature] Address 540 Willow Knoll Drive
(attach additional signatures, if needed)

Present Zoning R-30 R40 Type of Variance BA To waive side line setback to 15'
and rear set back to 25' to allow for 3-car detached garage.

BA TO WAIVE FRONT SET BACK REQUIREMENT FROM
45' TO 15'

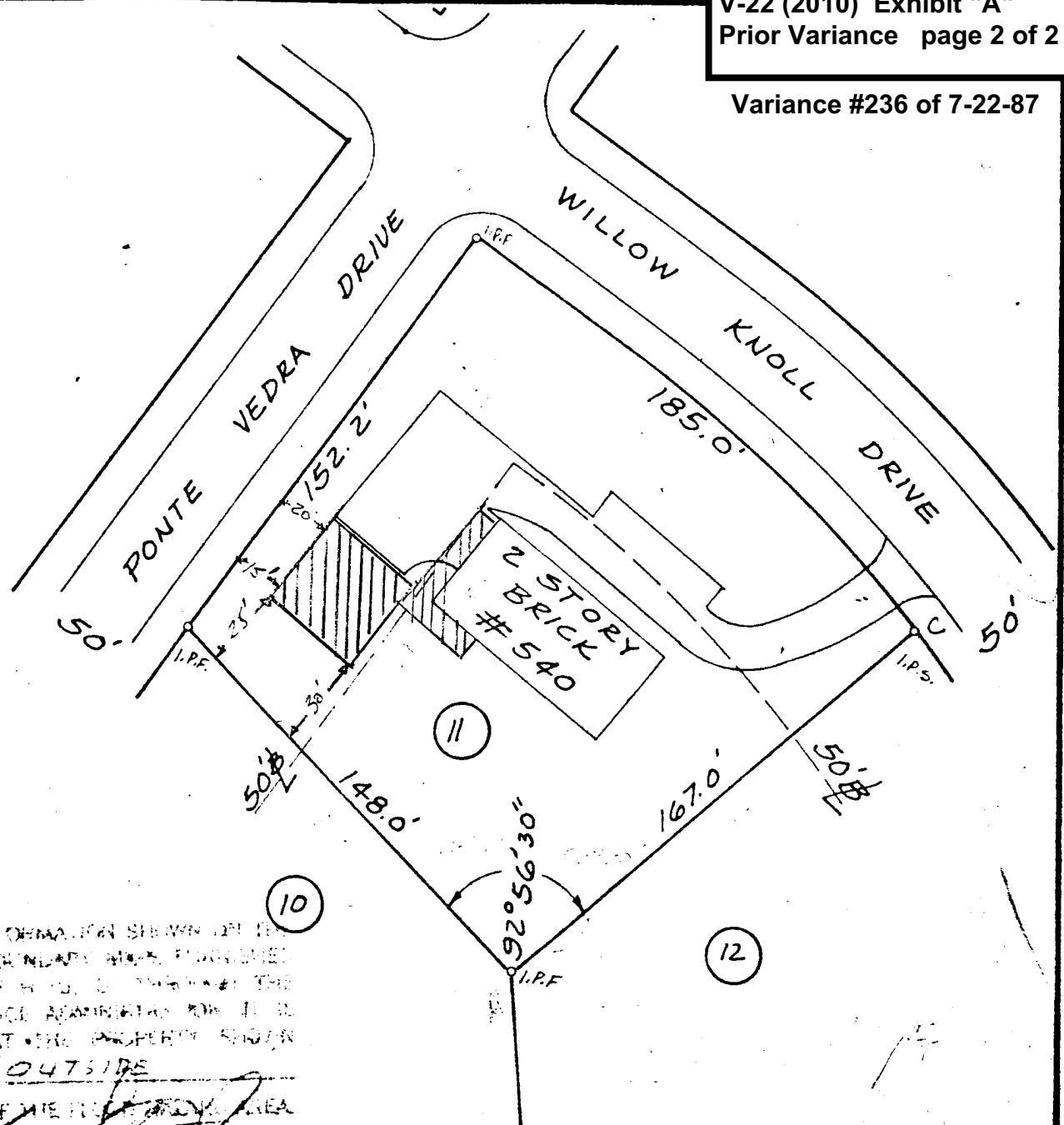
Location 540 Willow Knoll Drive
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract .75 acre(s)

Decision of Board of Appeals 7-22-87 Board of Appeals approved application. Motion by Jones.
seconded by McAfee; carried 4-0.

[Signature]
SECRETARY, BOARD OF APPEALS

Variance #236 of 7-22-87



BASED ON THE INFORMATION SHOWN ON THE
FLOOD HAZARD BOUNDARY MAP FURNISHED
BY THE DEPT. OF WATERS THROUGH THE
FEDERAL INSURANCE ADMINISTRATION FOR IT IS
MY OPINION THAT THE PROPERTY SHOWN
HEREON IS OUTSIDE

SURVEY FOR
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
AND

KIRBY C. PRUETT
OF PROPERTY AT 540 WILLOW KNOLL DRIVE

LOT 11, BLOCK E, UNIT 4, THE COLUMNS

LAND LOT 4, 1ST DISTRICT, 2ND SECTION,
COBB COUNTY,
GEORGIA

DATE 5/27/77 SCALE 1" = 50'

BUSH, STEED & BOYD, INC.
LAND SURVEYORS



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.