

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: May 12, 2010**

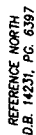
**DUE DATE: April 12, 2010**

Distributed: March 17, 2010



*Cobb County...Expect the Best!*

**V-33  
(2010)**



REFERENCE NORTH  
D.B. 14231, PC. 6397

SCALE: 1" = 40 FT.

# LEGEND

- ⑥ MANHOLE (HOLD)
- RBF REBAR PIN FOUND
- UTILITY POLE
- OPEN TOP PIPE FOUND
- CRAMP TOP PIPE FOUND
- FIRE HYDRANT
- CONIC MON. FOUND
- RBF ROD FOUND
- RBF BRASS DISK FOUND
- RBF ALLE FOUND
- RBF GAS METER
- RBF REBAR PIN SET
- CONC. BUILDING LINE
- C/L CENTERLINE
- FENCE LINE
- LAND LOT LINE
- P/L RIGHT-OF-WAY

# NOTES

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT & ALL MATTERS OF TITLE ARE EXCEPTED.

EQUIPMENT USED: TOPCON TOTAL STATION  
DIRECTLY BEARING ANGLES TO 5 SECONDS & DISTANCES TO 0.01'.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE PRECISION THE EXCEEDS 1/10,000, AN ANGLE ERROR OF LESS THAN 1" PER POINT & WAS ADJUSTED USING THE COMPASS RULE. THE PLAT CLOSURE IS CALCULATED AS 1/10,000 BY LATITUDE & DEPARTURE.

UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY.

BASED ON FEMA FIRM MAP #1306700041G DATED DECEMBER 16, 2008. THIS PROPERTY IS IN A DESIGNATED FLOOD AREA, ZONE AE.

TOTAL  
PROP. AREA  
41,855.3 S.F.  
0.96 ACRES

PROJECT NO. <b>09-119-0</b>	<b>BOUNDARY SURVEY FOR:</b> <b>RUTH A. &amp; FRED WAGNER</b> <b>170 HECK RD. KENNESAW, GA. 30144</b> <b>VALLEY NORTH SUBDIVISION</b> LAND LOT 224 - 16TH DISTRICT - 2ND SECTION COBB COUNTY - GEORGIA																		
DRAWING FILE: 09-119-0 SURVEY	<div style="text-align: center;">   <b>B G</b> </div>																		
SHEET NO. <b>S-1</b> 1 OF 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 40%;">DATE</th> <th style="width: 50%;">REVISIONS</th> </tr> <tr> <td>1</td> <td></td> <td>DESCRIPTION</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </table>	NO.	DATE	REVISIONS	1		DESCRIPTION	2			3			4			5		
NO.	DATE	REVISIONS																	
1		DESCRIPTION																	
2																			
3																			
4																			
5																			

**Bechtler Greenfield Surveying, LLC**  
 1430 West Peachtree St. NW, Suite 225  
 Atlanta, Georgia 30309  
 Phone: (770) 422-8181  
 Fax: (770) 422-8101  
 Email: info@gsurveying.com

## LEGEND

- |                |                      |
|----------------|----------------------|
| MANHOLE        | RECORDED DATA        |
| UTILITY POLE   | REBAR PM FOUND       |
| LIGHT POLE     | OPEN TOP PIPE FOUND  |
| TRANSFORMER    | CRIMP TOP PIPE FOUND |
| FIRE HYDRANT   | CONC. MANH. FOUND    |
| WATER VALVE    | ROD FOUND            |
| GAS VALVE      | BRASS DISK FOUND     |
| WATER METER    | AXLE FOUND           |
| GAS METER      | REBAR PM SET         |
| CONC. CONCRETE | BUILDING LINE        |
| WOOD FENCE     | CENTERLINE           |
| WOOD LINE      | LAND LOT LINE        |
| PROPERTY LINE  | RIGHT-OF-WAY         |
| ⑤              | R/W                  |

## NOTES

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT & ALL MATTERS OF TITLE ARE EXCEPTED.

EQUIPMENT USED: TOPCON TOTAL STATION  
DIRECTLY READING ANGLES TO 5 SECONDS &  
DISTANCES TO 0.01".

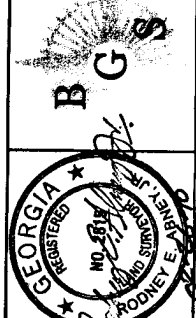
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE PRECISION THAT EXCEEDS 1/10,000, AN ANGLE ERROR OF LESS THAN 1" PER POINT & WAS ADJUSTED USING THE COMPASS RULE. THE PLAT CLOSURE IS CALCULATED AS 1/10,000 BY LATITUDE & DEPARTURE.

UTILITY INFORMATION SHOWN ON THIS SURVEY IS  
BASED ON ABOVE GROUND EVIDENCE OBSERVED  
AT THE TIME OF FIELD SURVEY

BASED ON FEMA FIRM MAP #13067C0041G  
DATED DECEMBER 16, 2008, THIS PROPERTY IS  
IN A DESIGNATED FLOOD AREA. ZONE AE.

**Bechtler Greenfield Surveying, LLC**

1430 West Peachtree St. NW, Suite 225  
Atlanta, Georgia 30309  
Phone: (770) 422-8181  
Fax: (770) 422-8101  
Email: [info@bgssurveying.com](mailto:info@bgssurveying.com)



DRAWING SCALE:	1" = 40 FT.
FIELDWORK DATE:	02-20-10
RELEASE DATE:	02-25-10
FIELDWORK BY:	PCG
DRAWN BY:	RWS
CHECKED BY:	REA

REVISIONS	
NO.	DATE DESCRIPTION
1	
2	
3	
4	
5	

**RUTH A. & FRED WAGNER**  
**770 HECK RD. KENNESAW, GA. 30144**  
**VALLEY NORTH SUBDIVISION**  
 LAND LOT 224 - 16TH DISTRICT - 2ND SECTION  
 COBB COUNTY - GEORGIA

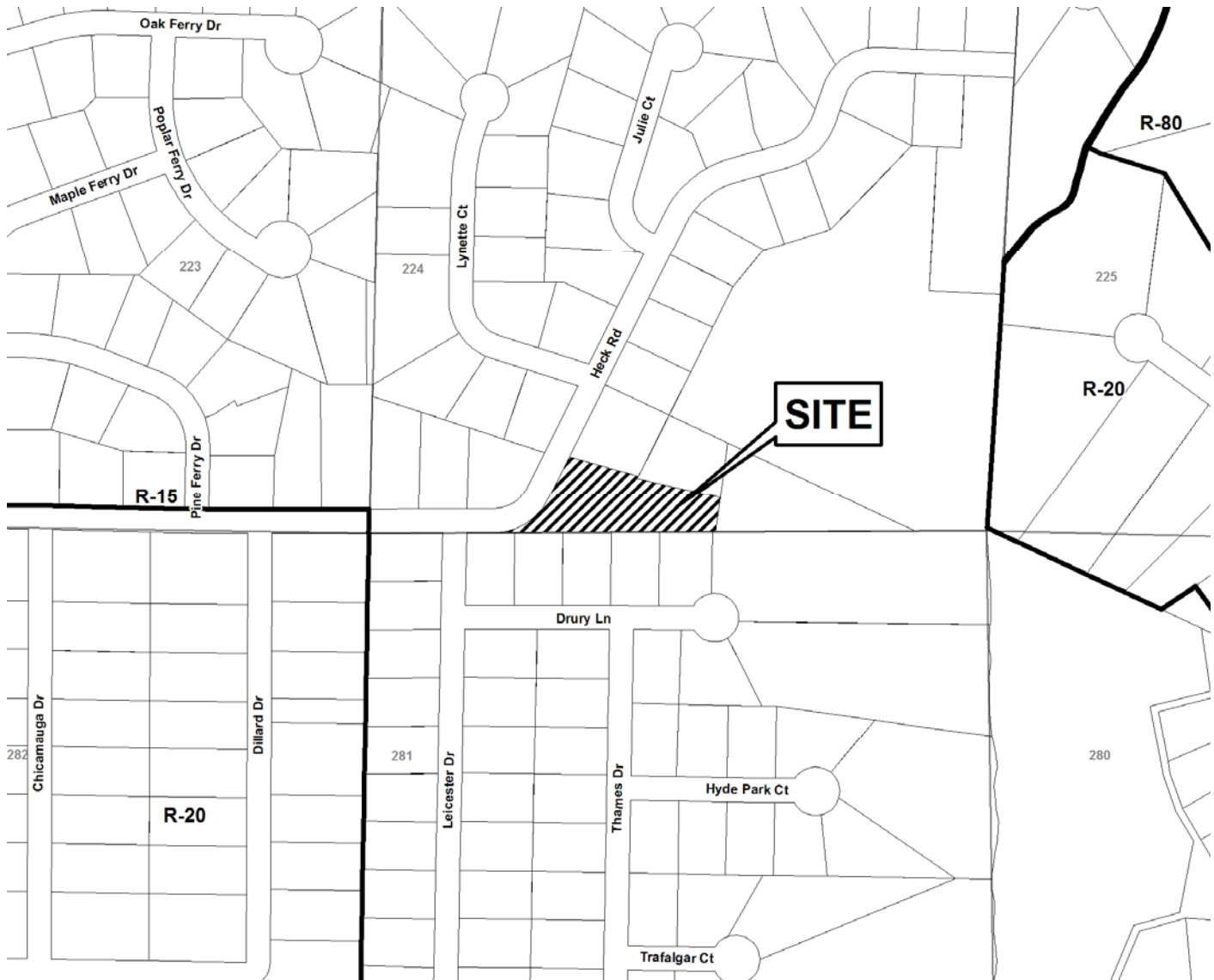
PROJECT NO.  
**09-119-0**

DRAWING FILE:  
**09-119-0 SURVEY**

SHEET NO.  
**S-1**  
1 OF 1

<b>APPLICANT:</b>	<u>Fred and Ruth Wagner</u>	<b>PETITION NO.:</b>	<u>V-33</u>
<b>PHONE:</b>	<u>770-366-5320</u>	<b>DATE OF HEARING:</b>	<u>05-12-10</u>
<b>REPRESENTATIVE:</b>	<u>Fred Wagner</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>770-366-5320</u>	<b>LAND LOT(S):</b>	<u>224</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the east side</u>	<b>DISTRICT:</b>	<u>16</u>
<u>of Heck Road, east of I-575</u>		<b>SIZE OF TRACT:</b>	<u>1 acre</u>
<u>(170 Heck Road).</u>		<b>COMMISSION DISTRICT:</b>	<u>3</u>

**TYPE OF VARIANCE:** 1) Waive the required lot size for livestock from the required 2 acres to 1 acre; and 2) waive the setback for a building that contains livestock from the required 100 feet to 35 feet adjacent to the southern property line on lot 46



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-33

Hearing Date: 5-12-10

Applicant FRED / RUTH WAGNER Business Phone \_\_\_\_\_

Home Phone 7705176687

FRED WAGNER  
(representative's name, printed)

Address 170 HECK RD KENNESAW GA 30144  
(street, city, state and zip code)

[Signature]  
(representative's signature)

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

Cell Phone 7703665320

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

Signed, sealed and delivered in presence of:

Kiran Patel

3/1/2010 Notary Public

Titleholder Ruth Wagner Business Phone \_\_\_\_\_

Home Phone \_\_\_\_\_

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

Address: \_\_\_\_\_  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-15

Location 170 HECK RD KENNESAW GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) LT 224 District 16 Size of Tract 1 Acre 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.

I AM 70 YRS OLD AND HAVE BEEN INVOLVED IN THE SPORT OF RACING PIGEONS FOR 50 YEARS. I LOOKED AT MANY HOMES BEFORE PURCHASING THIS ONE IN UNFACORPORATED COBB COUNTY. I HAVE INVESTED MUCH MONEY, BOTH IN THE LOFT AND THE PIGEONS. I HAVE ARTHRITIS, AS WELL AS COMPRESSED DISCS. THE BIRDS PROVIDE MY SOURCE OF ENJOYMENT, AS WELL AS EXERCISE. BOTH THE COUNTY AND

List type of variance requested:

PERMISSION TO RETAIN MY PIGEON LOFT  
WAIVE THE LOT SIZE FROM  
REQUIRED 2 ACRES TO 1.9 TO  
ALLOW LIVE STOCK

Revised: December 6, 2005

\* THE SELLER REPRESENTED THE PROPERTY AS 1.9 ACRES.

Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2012

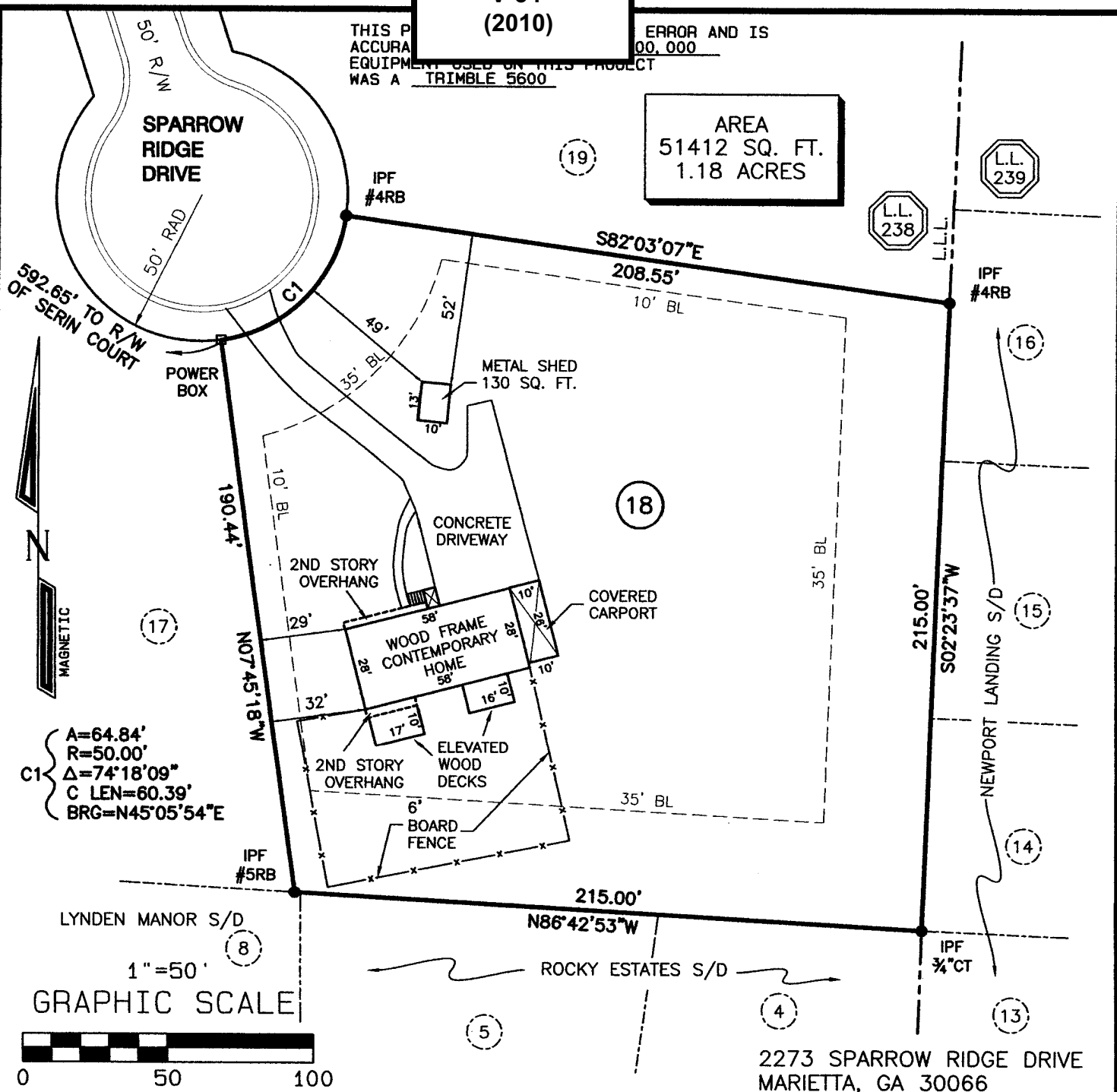
[Signature]

V-34  
(2010)

THIS PROJECT WAS ACCURATELY SURVEYED USING EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

ERROR AND IS  
00.000

AREA  
51412 SQ. FT.  
1.18 ACRES

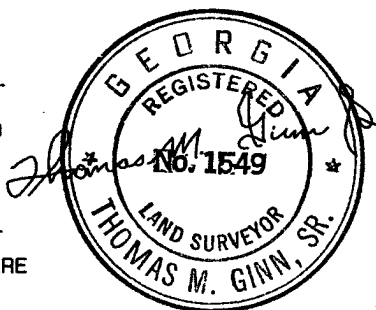


"F.I.A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 130052  
PAGE 616, DATED 12/16/2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

REFERENCE PLAT:  
BOOK 124, PAGE 35

ALL MATTERS OF TITLE ARE  
EXCEPTED.

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



SURVEY FOR:

**LES & ANITA ZINGER**

SUBD. SPARROW RIDGE

LOT- 18

LAND LOT- 238

DISTRICT- 16

SECTION- 2

COUNTY- COBB

STATE- GEORGIA

DATE- 3/1/2010

SCALE 1"= 50'

REVISED-

A KR15

**PETITION NO.:** V-34

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** R-20

**LAND LOT(S):** 238

**DISTRICT:** 16

**SIZE OF TRACT:** 1 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (existing) to the front of the primary structure on lot 18.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-34

Hearing Date: 5-12-10

Applicant ANITA ZINGER Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Anita L. Zinger Address 2273 Sparrow Ridge Dr Marietta 30066  
(representative's name (printed)) (street, city, state and zip code)

Anita L. Zinger Business Phone 770 926-8726 Cell Phone 678-524-4750  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 9/24/2011

M.P.

Notary Public

Titleholder Anita L. Zinger Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Anita L. Zinger Address: \_\_\_\_\_  
(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. Howen  
Notary Public

Present Zoning of Property Residential R-20

Location 2273 Sparrow Ridge Dr Marietta 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0238 District 16 Size of Tract 1 Acre + 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.

There is no other place to put this shed that would make it  
on level ground and accessible. It is not in view from the  
street. See pictures attached.

List type of variance requested: Accessory structure  
ALLOW AN ACCESSORY STRUCTURE TO THE  
FRONT OF THE PRIMARY STRUCTURE.

# FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1306700087G EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.

## PLAT OF SURVEY FOR

**EDWARD W. HARRIS**  
**GERALDINE D. HARRIS**

LOCATED IN LAND LOT 362, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 17, LOCKWOOD, RECORDED IN  
PLAT BOOK 134, PAGE 55

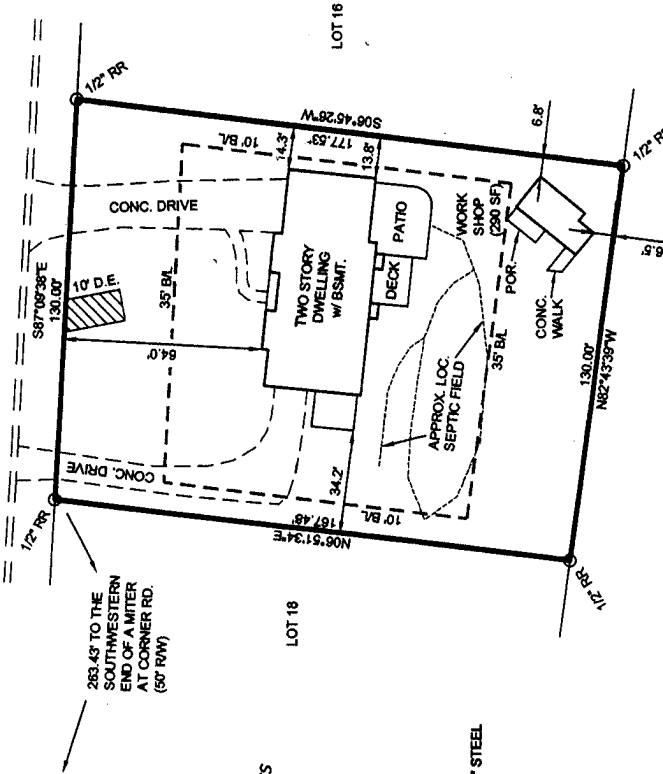
5246 LOCKWOOD LANE

AREA = 0.514 ACRES  
22,398 SQ. FT.

V-35  
(2010)

LOCKWOOD LANE  
50' R/W

PAVING



## TECHNICAL DATA

TRAVERSE PRECISION: 1/31,391  
ANGLE ERROR: 2 SEC/ANG  
SURVEY ADJUSTMENT: LEAST SQUARES  
EQUIPMENT: TOPCON: GTS-503  
PLAT PRECISION: 1/545,575

## LEGEND

CORNER MONUMENTATION:  
● = IRIS CORNER SET WITH A 1/2" STEEL REINFORCING ROD  
○ = CORNER FOUND  
△ = UNMONUMENTED CORNER  
⊙ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS  
X - X = FENCE LINE  
RR = STEEL REINFORCING ROD  
OTF = OPEN TOP WATER PIPE  
CTP = CRIMPED TOP WATER PIPE  
PP = POWER POLE = "CP"  
CL = CENTERLINE = ---  
BL = BUILDING LINE = ---  
RW = RIGHT OF WAY  
L.L.L. = LAND LOT LINE = ---  
WATER MAINS = --- W --- W --- W ---  
OVERHEAD POWER LINES = --- E --- E --- E ---  
GAS MAINS = --- G --- G --- G ---  
SANITARY SEWER MAIN = --- SS --- SS ---  
NF = NOW OR FORMERLY OWNED BY  
NSAB = NAIL SET AT BASE  
DE = DRAINAGE EASEMENT

## ZONING NOTES:

PROPERTY IS ZONED R20

SETBACKS:  
FRONT: 35'  
REAR: 35'  
SIDE: 10'  
MAJOR SIDE: 25'



DATE	DESCRIPTION



**THE RUSSELL COMPANY**

PROFESSIONAL LAND SURVEYORS

2901 POWERS ST. SUITE 200  
MARIETTA, GA 30064  
(770) 543-5403

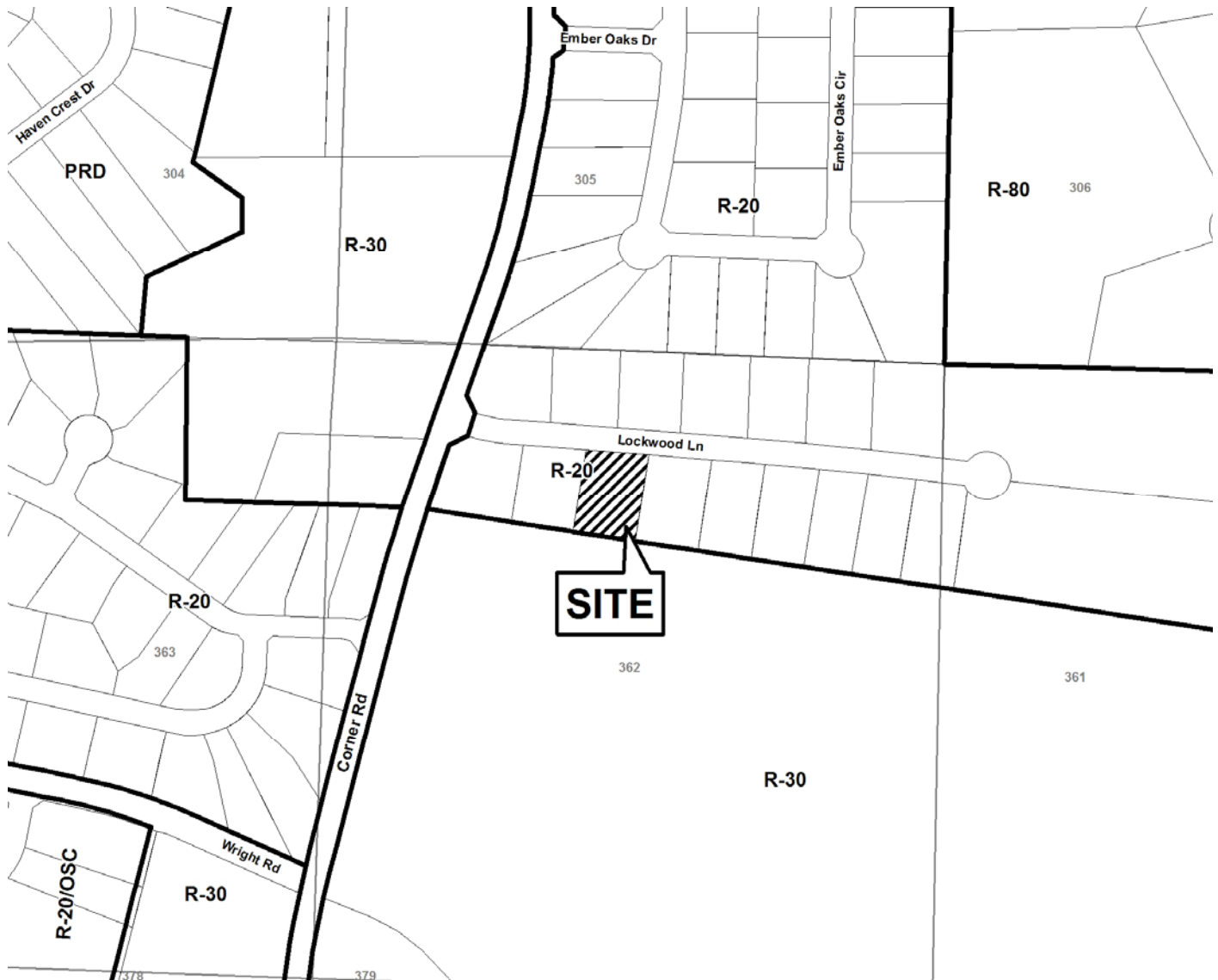
E-MAIL: GORUSSELLER@MINDSPRING.COM  
PROJ. NO. C03209 FILE: C03209 - Lot 17.DWG  
FIELD SURVEY DATE: 3/3/2010  
PLAT DATE: 3/4/2010

SCALE: 1" = 40'



<b>APPLICANT:</b>	<u>Edward Harris</u>	<b>PETITION NO.:</b>	<u>V-35</u>
<b>PHONE:</b>	<u>770-926-8726</u>	<b>DATE OF HEARING:</b>	<u>05-12-10</u>
<b>REPRESENTATIVE:</b>	<u>same</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>same</u>	<b>LAND LOT(S):</b>	<u>362</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side</u>	<b>DISTRICT:</b>	<u>19</u>
<u>of Lockwood Lane, east of Corner Road</u>		<b>SIZE OF TRACT:</b>	<u>.514 acre</u>
<u>(5246 Lockwood Lane).</u>		<b>COMMISSION DISTRICT:</b>	<u>1</u>

**TYPE OF VARIANCE:** Waive the side setback for an accessory structure over 144 square feet (317 square foot existing shed) from the required 10 feet to 6 feet adjacent to the eastern property line, and the rear setback from the required 35 feet to 6 feet on lot 17.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-35

Hearing Date: 5-12-10

Applicant Edward Harris Business Phone 770 439 5238 Home Phone SAME  
SAME Address 5246 Lockwood Ln - 30127  
(representative's name, printed) (street, city, state and zip code)

here Edward Harris Business Phone 770 439 5238 Cell Phone \_\_\_\_\_  
me (representative's signature)

My commission expires: March 9, 2010

Signed, sealed and delivered in presence of:  
[Signature]  
MAR 9 2010  
NOTARY PUBLIC  
COBB COUNTY, GA

Titleholder Edward Harris Business Phone 770 439 5238 Home Phone SAME  
Signature Edward Harris Address: 5246 Lockwood Ln  
(attach additional signatures, if needed) (street, city, state and zip code)

here me My commission expires: March 9, 2010

Signed, sealed and delivered in presence of:  
[Signature]  
MAR 9 2010  
NOTARY PUBLIC  
COBB COUNTY, GA

Present Zoning of Property R-20

Location 5246 LOCKWOOD LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 362 District 19 Size of Tract .45 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.

I did not think I had to have a Building Permit for a storage Bldg. The Only the HOA permission. The hard ship would be the structure has costed me around 2000.00 unfinished.

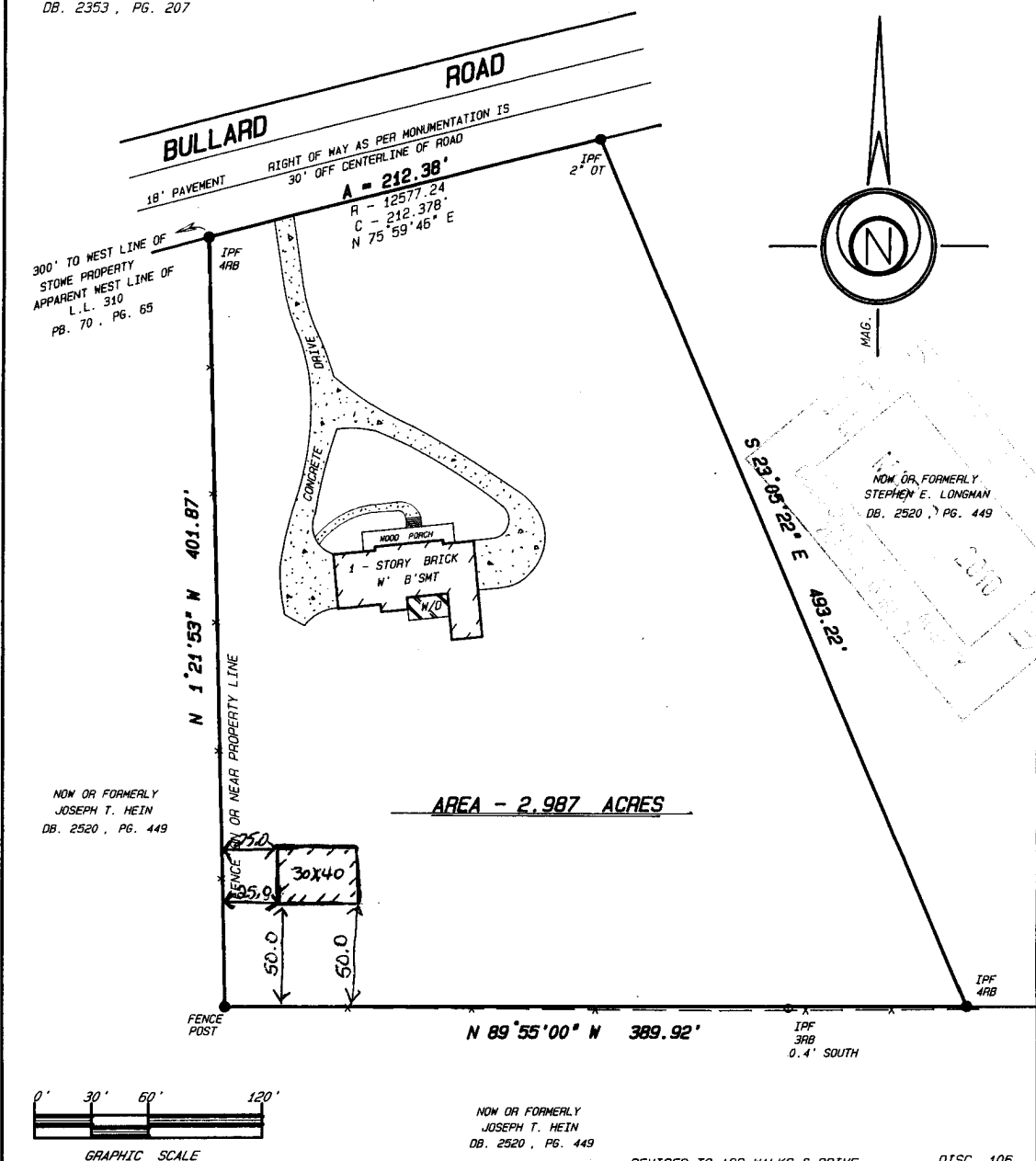
List type of variance requested:

Too close to property line  
WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE  
OVER 14' 5' FT FROM 35' FT TO 6' FT FROM 10' FT ON SIDE TO 6' FT

REFERENCE:  
PB. 70 , PG. 65  
DB. 1238 , PG. 43  
DB. 2353 , PG. 207

*OPEN*

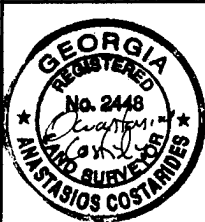
## FIELD DATA



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A " PER ANGULAR POINT. IT WAS ADJUSTED USING N/A

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET

ALL MATTERS OF TITLE ARE EXCEPTED



"F.I.A. OFFICIAL FLOOD HAZARD MAP"  
COMMUNITY NUMBER 130052 PAGE 45 F  
ZONE X DATED 8-18-92 SHOWS THIS PROPERTY  
NOT TO BE IN A BASE FLOOD AREA

EQUIPMENT UTILIZED :

ANGULAR - NIKON A5

LINEAR - E.D.M.

NO N.G.S. MONUMENT FOUND WITHIN 500'  
OF THIS PROPERTY

REVISD TO ADD WALKS &amp; DRIVE DISC 106

SURVEY FOR :

DAVID L. JONES &  
KELLY J. JONES

**SUBDIVISION -**

LOT - BLOCK - UNIT -

LAND LOT - 310

*DISTRICT - 19th SECTION - 2nd*

COUNTY - COBB STATE - GEORGIA

REFERENCE PLAT BOOK 70 PAGE 65

REFERENCE	DEFD BOOK	PAGE
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DATE: MAY 31, 1993 SCALE: 1" = 50'

DATE: MAY 21, 1993 SCALE: 1" = 60'

REVISED: DECEMBER 1, 1993 JOB No.: 8-93-0615

REVISED: SEPTEMBER 1, 1993 JOB NO.: B 93 - 0619

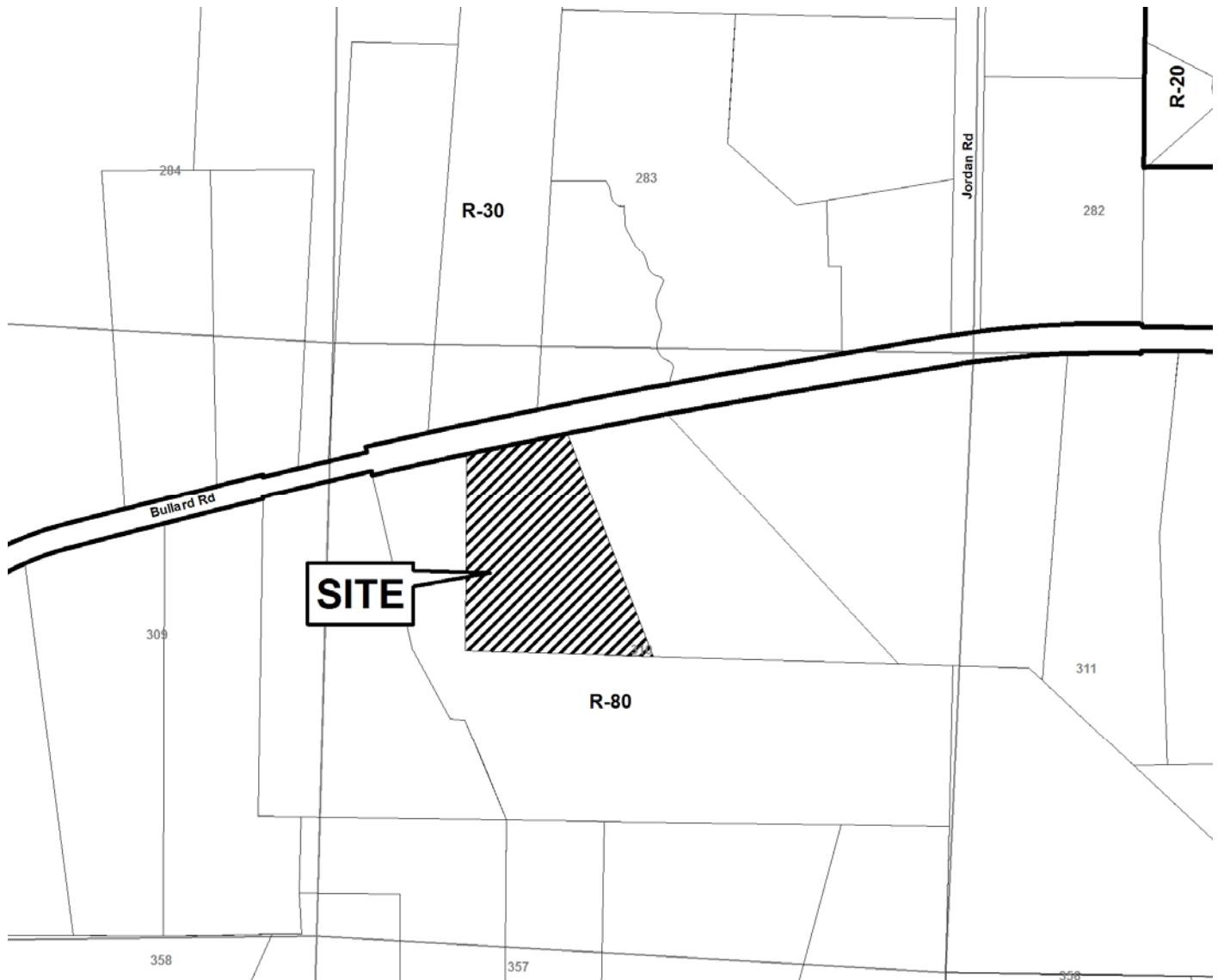
*C & C LAND SURVEYORS, INC.*

P.O. BOX 837, ACWORTH, GEORGIA 30101

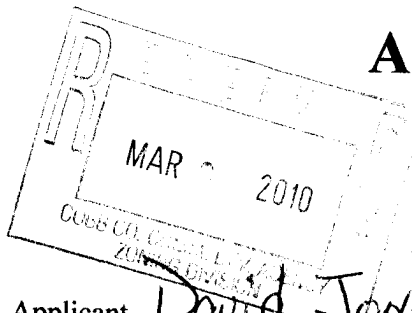
( 404 ) 9/5 - 3933

<b>APPLICANT:</b>	<u>David Jones</u>	<b>PETITION NO.:</b>	<u>V-36</u>
<b>PHONE:</b>	<u>770-722-7563</u>	<b>DATE OF HEARING:</b>	<u>05-12-10</u>
<b>REPRESENTATIVE:</b>	<u>same</u>	<b>PRESENT ZONING:</b>	<u>R-80</u>
<b>PHONE:</b>	<u>same</u>	<b>LAND LOT(S):</b>	<u>310</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side</u>	<b>DISTRICT:</b>	<u>19</u>
<u>of Bullard Road, east of Lost Mountain Road</u>		<b>SIZE OF TRACT:</b>	<u>3 acres</u>
<u>(1561 Bullard Road).</u>		<b>COMMISSION DISTRICT:</b>	<u>1</u>

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 1000 square feet (1200 square foot proposed barn) from the required 100 feet to 25 feet adjacent to the western property line and 50 feet adjacent to the southern property line.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-36

Hearing Date: 5-12-10

Applicant David JONES

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

Home Phone 770-514-1765

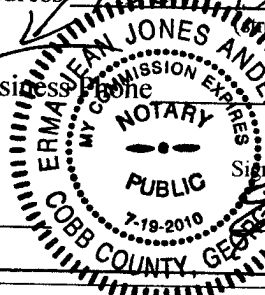
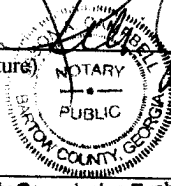
David JONES  
(representative's name, printed)

Address 1561 Bullard Road Powder Springs, GA. 30127  
(street, city, state and zip code)

[Signature]  
(representative's signature)

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

Cell Phone 770-722-7563



Signed, sealed and delivered in presence of:

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

My Commission Expires  
October 31, 2011

[Signature]  
Notary Public

Titleholder David JONES

Business Phone 770-514-1765 Home Phone 770-514-1765

Signature [Signature]

(attach additional signatures, if needed)

Address 1561 Bullard Road Powder Springs GA, 30127  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

[Signature]  
Notary Public

Present Zoning of Property R-80

Location 1561 Bullard Road Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 310 District 19th Size of Tract 3 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.

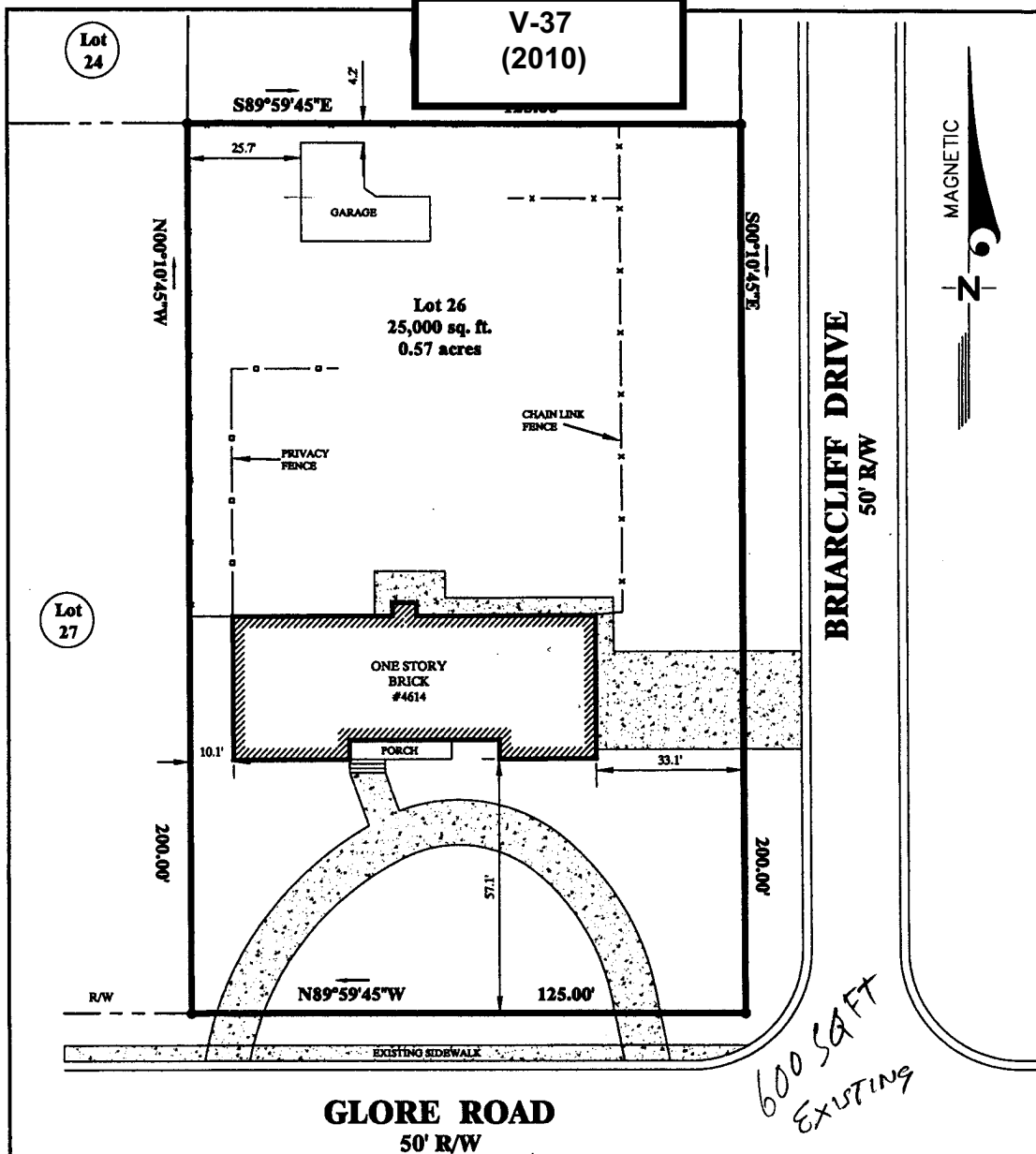
Size of Property \_\_\_\_\_ Shape of Property ☒ Topography of Property ☒ Other \_\_\_\_\_

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.

Bring in loads of Dirt to Fill Property.

List type of variance requested:

Reduce setbacks to 25 Feet on side and 50 Feet on Back for 1200 square foot Building (BAM). Allow building of 1200 square foot instead of 1000 square foot allowed.



#### SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS-3B TOTAL STATION AND A 100 FOOT STEEL TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,657 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:100,000+.
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.

6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON(S) NAMED IN THE TITLE BLOCK.

#### GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

### W.L.B. Associates, Inc.

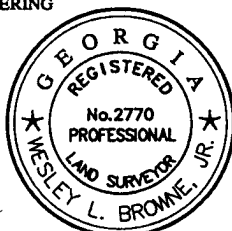
LAND SURVEYING & CIVIL ENGINEERING

349 CHERYL COURT

JONESBORO, GA. 30238

Tel: (678) 508-4943

Fax: (678) 815-0891



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.

*Wesley L. Bromne, Jr.*

#### SURVEY FOR

**MIKE SISKEY**

**4614 GLORE ROAD**

LAND LOT: 1075	SCALE: 1"=30'
DISTRICT: 19th	DATE: 3/4/10
SECTION: 2nd	DRAWN BY: WB
COUNTY: COBB	CHECKED BY:
STATE: GEORGIA	JOB NO. 4614
PLAT BOOK:	PAGE:

**APPLICANT:** Mike Siskey

**PETITION NO.:** V-37

**PHONE:** 770-948-7976

**DATE OF HEARING:** 05-12-10

**REPRESENTATIVE:** Wayne Morgan

**PRESENT ZONING:** R-20

**PHONE:** 770-948-7976

**LAND LOT(S):** 1075

**PROPERTY LOCATION:** Located at the northwest

**DISTRICT:** 19

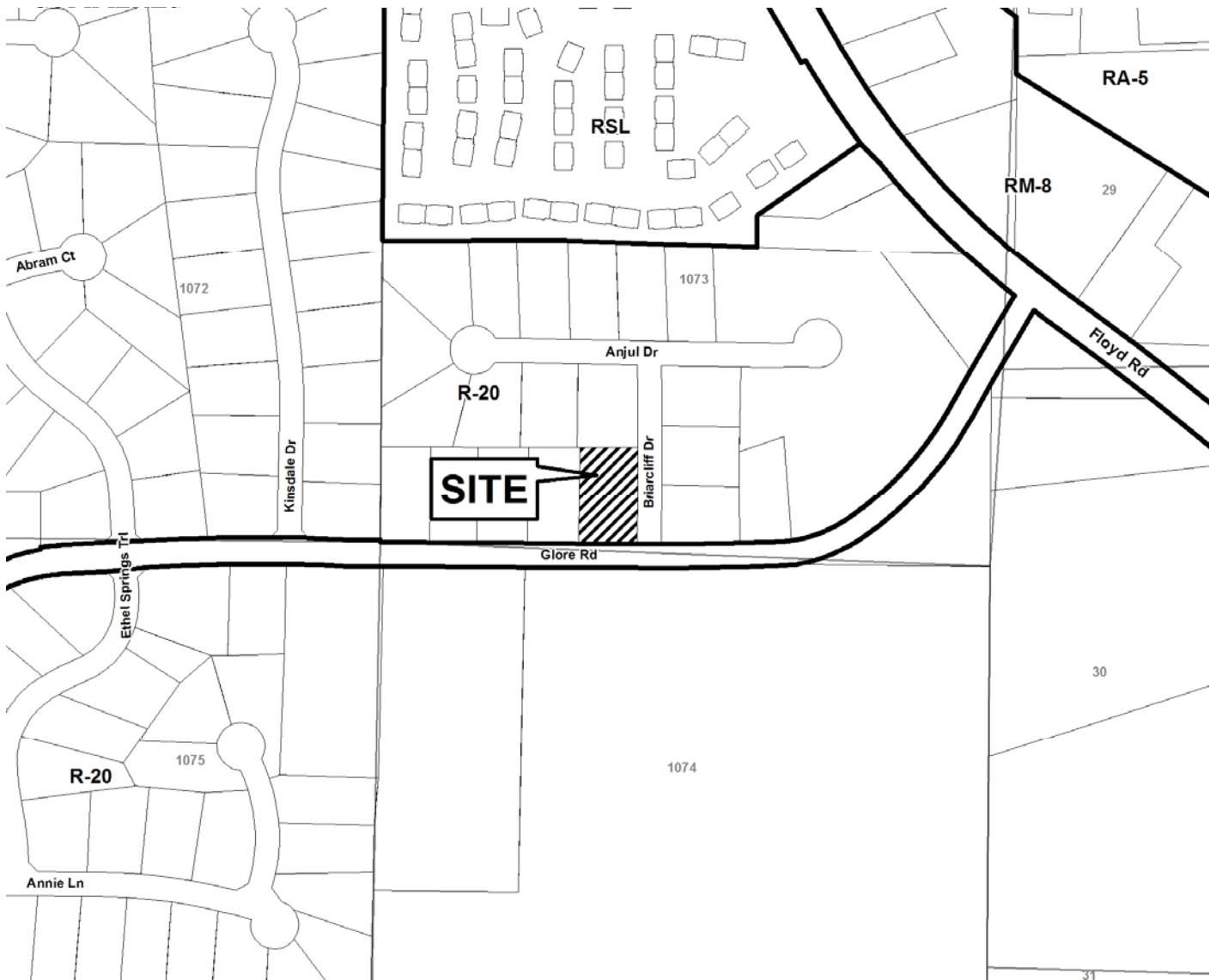
intersection of Glore Road and Briarcliff Drive

**SIZE OF TRACT:** .57 acre

(4614 Glore Road).

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure over 144 square feet (600 square foot existing garage) from the required 35 feet to 4 feet on lot 26.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-37

Hearing Date: 5-12-10

Applicant MIKE SISKEY Business Phone — Home Phone 770.402.2353

WAYNE MORGAN Address 4614 Gore Rd Mableton, GA 30126  
(representative's name, printed) (street, city, state and zip code)

Wayne Morgan Business Phone 770.948.7976 Cell Phone 770.846.7955  
(representative's signature)

My commission expires: June 06, 2011

Signed, sealed and delivered in presence of:

Cindy Jackson

Notary Public

Titleholder MIKE Business Phone — Home Phone 770.402.2353

Signature Mike Address: 4614 Gore Rd Mableton, GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 06, 2011

Signed, sealed and delivered in presence of:

Cindy Jackson

Notary Public

Present Zoning of Property R-20

Location 4614 Gore Rd 1/2 CORNER OF BRIARCLIFF DR.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1075 District 19 Size of Tract 0.57 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.

MR Siskey would LOSE HIS STORAGE Building AND would have NO OTHER place TO STORE THESE ITEMS. THIS Building has EXISTED AT CURRENT spot For over 22 yrs. MR Siskey is 90 yrs old AND ON A FIXED INCOME AND could NOT AFFORD TO move or rebuild THE SHED

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE





NOTES:  
THE FIELD DATA USED TO CALCULATE THE AREA OF A CLOSED POLYGON AND THE ANGULAR ERROR OF THE POLYGON.  
THE BEARING USED BY COMPASS BEARS THE BEARING USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN ALL PLACES.  
ALL PLACES ARE 1/4" ON RE-SHOTS

NORTH

ALL SERVICE UTILITIES ARE UNDERGROUND

**WORKING NOTE: 2A-4**  
**ALL SETBACKS ARE SHOWN PER THE RECORDED PLAT FILED IN PLAT BOOK 127 PAGE 12**  
**FRONT: 26 FT.**  
**SIDE: 10 FT.**  
**REAR: 30 FT.**

**LEGEND**  
PF--IRON PIN FOUND  
PFS--IRON PIN SET  
P.O.B. POINT OF BEGINNING  
L.L.L. LAND LOT LINE  
C.M.F. CONCRETE MONUMENT FOUND  
OT--OPEN TOP  
CT--CRIMP TOP  
PP--POWER POLE  
R/W--RIGHT OF WAY  
CMP--CORRUGATED METAL PIPE  
E/M--ELECTRIC METER  
TANS--TRANSFORMER PAD  
PROPOSED STRUCTURES  
CP--CALCULATED POINT

N/F  
**JOEL HOLSINGER**  
**TAX# 18005200670**  
**1255 Stonecrest Farm Ct**  
**mail address: 5403 Windsor Green Ct**

**770.00 APPROXIMATE 100 YEAR FLOOD LINE**  
(SEE RECORD PLAT 100 YEAR FLOOD LINE)  
(SEE RECORD PLAT 100 YEAR FLOOD LINE)



**HOUSTON ENGINEERING, INC**  
**DESIGN ENGINEERS & SURVEYORS**  
**SINCE 1964**

**1424 VETERANS DRIVE, SUITE 3**  
**CONYERS, GEORGIA, 30012**  
**PH (770) 483-8471**  
**FAX (770) 918-9074**

MEMBER SURVEY & MAPPING SOCIETY OF GEORGIA & A.C.S.M.

P.O.B.

638.55' ALONG THE R/W OF GLANDOR TO THE 60' R/W OF BUCKNER ROAD

N/F  
**METRODIE BACHMAN**  
**TAX# 18005200190**  
**5700 Glandor Drive**

①

②

③

NOTE: THE DESCRIBED PROPERTY IS PARTIALLY IN A FLOOD HAZARD AREA AS SHOWN, HOWEVER THE IMPROVEMENTS ARE NOT.

**13067C0209G** **ZONE X**  
**DATED DECEMBER 16, 2008**

ZONE X - OTHER FLOOD AREAS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD: 5360 SF \ 12305.43 LOT - 0.4757 x 100 - 48%  
THANKS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1' - 658.789 \ 12305.43 - 0.0536 x 100 - 5.35%  
AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

**IMPERVIOUS CALCULATIONS:**  
**EXISTING IMPERVIOUS 40%**  
**5360 SF \ 12305.43 LOT - 0.4757 x 100 - 48%**  
**PROPOSED IMPERVIOUS 5.35%**  
**658.789 \ 12305.43 - 0.0536 x 100 - 5.35%**

**PROJECT BENCH IS TOP OF SS/MH ELEV. 780.80 FROM COBB COUNTY GIS**

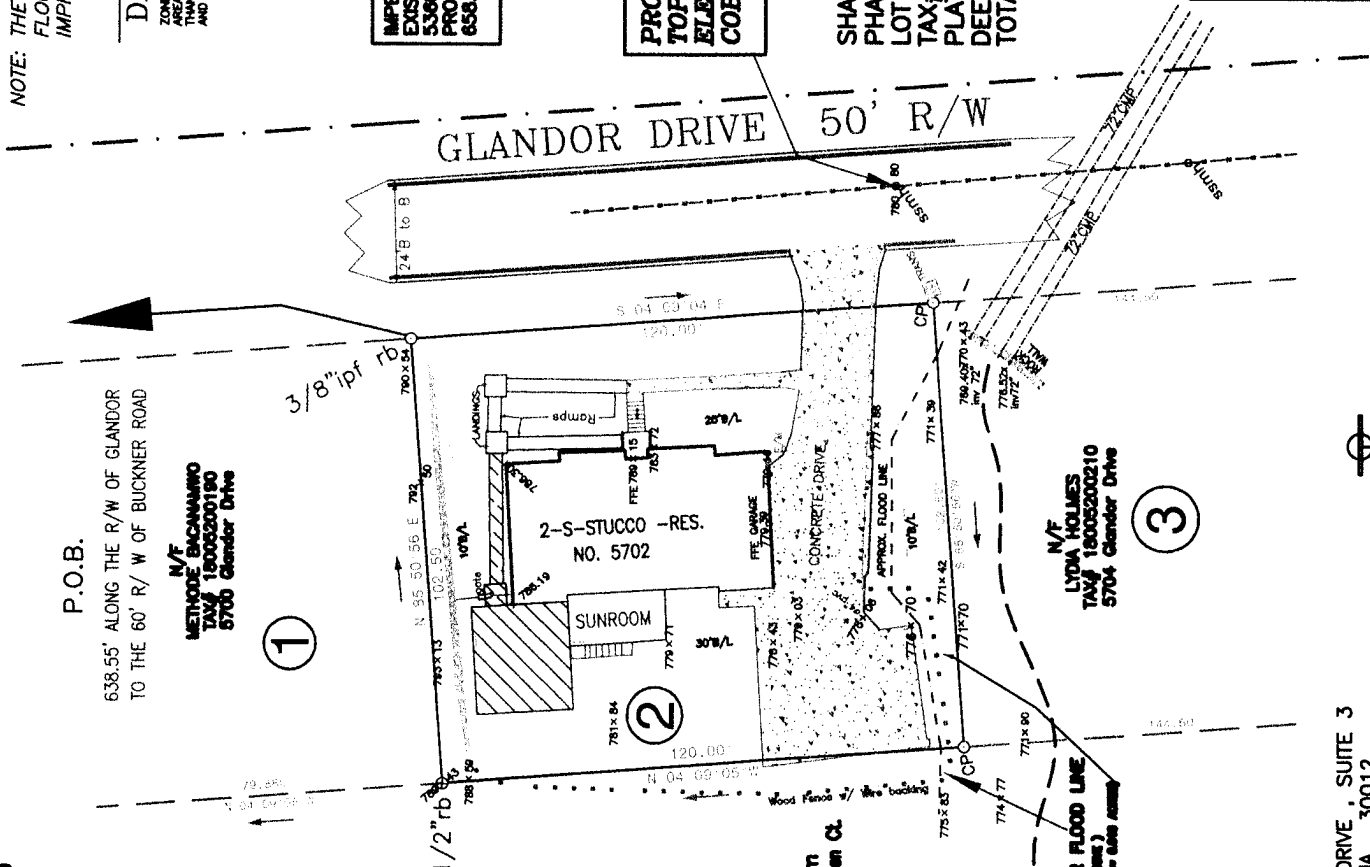
**SHANNON DOWNS S/D**  
**PHASE ONE - BLOCK B**  
**LOT 2**  
**TAX# 18005200200**  
**PLAT BOOK 127 PAGE 12**  
**DEED REF: DEED BOOK 9011 PAGE 495**  
**TOTAL ACRES: 0.282 - 12305.43 SQ.FT.**

**V-38**  
**(2010)**

SITE PLAN FOR

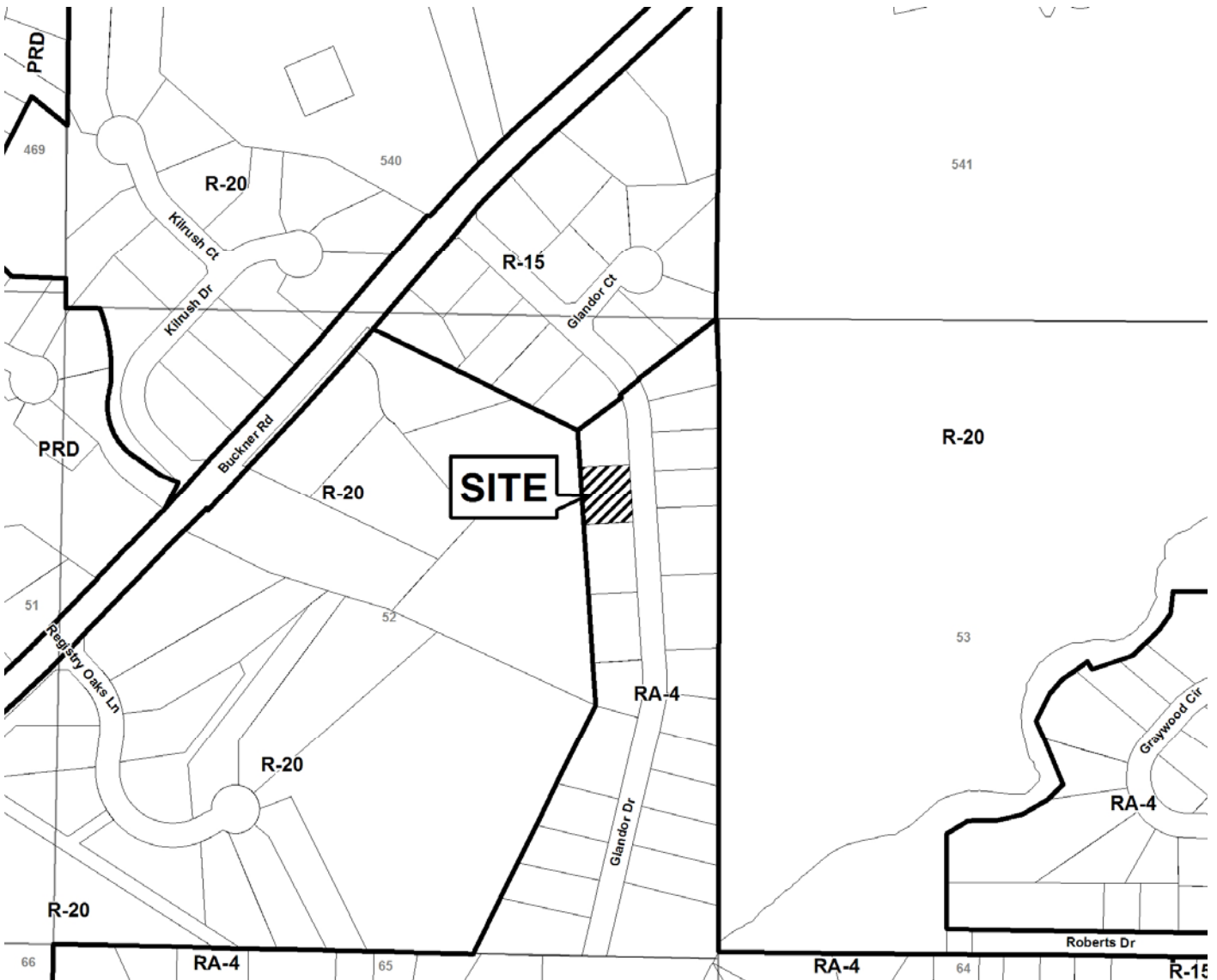
**SHIRLEY BATCHELOR**

LAND LOT	52	18TH DISTRICT
COBB COUNTY		GEORGIA
SCALE	1" = 20'	DATE 03/11/2010
NOTES: scrf=f:\mechelle\cg_data\data\10-0013.dwg		
crdf=f:\mechelle\su_data\glandor.crd		
JOB NO.: 10-0013		



<b>APPLICANT:</b> <u>Latonia Y. Batchelor</u>	<b>PETITION NO.:</b> <u>V-38</u>
<b>PHONE:</b> <u>770-745-7422</u>	<b>DATE OF HEARING:</b> <u>05-12-10</u>
<b>REPRESENTATIVE:</b> <u>Shirley J. Batchelor</u>	<b>PRESENT ZONING:</b> <u>RA-4</u>
<b>PHONE:</b> <u>770-745-7422</u>	<b>LAND LOT(S):</b> <u>52</u>
<b>PROPERTY LOCATION:</b> <u>Located on the west side</u>	<b>DISTRICT:</b> <u>18</u>
<u>of Glandor Drive, east of Buckner Road</u>	<b>SIZE OF TRACT:</b> <u>.28 acre</u>
<u>(5702 Glandor Drive).</u>	<b>COMMISSION DISTRICT:</b> <u>4</u>

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the northern property line; 2) waive the rear setback from the required 40 feet to 15 feet; and 3) waive the impervious surface from a maximum allowable of 40 percent to 49 percent.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-38

Hearing Date: 5-12-10

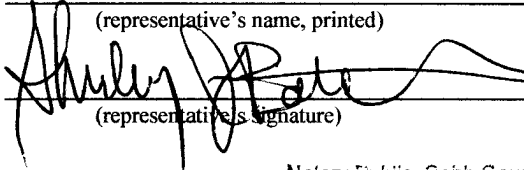
Applicant Latonia Y. Batchelor Business Phone [770] 745 7422 Home Phone [678] 705 4638

Shirley J. Batchelor

Address 5702 Glandor Drive, Mableton, Georgia 30216

(representative's name, printed)

(street, city, state and zip code)



Business Phone [770] 745 7422

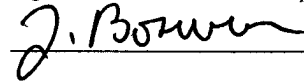
Cell Phone \_\_\_\_\_

(representative's signature)

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

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

Signed, sealed and delivered in presence of:



Notary Public

Shirley J. Batchelor  
Titleholder Latonia Y. Batchelor

Business Phone [770] 745 7422

Home Phone [770] 241 6555

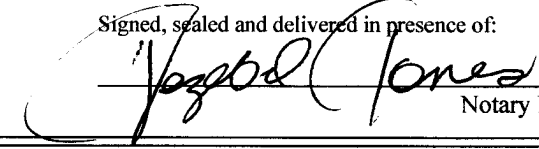
Signature 

Address: 5702 Glandor Drive, Mableton, Georgia 30216

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

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

Notary Public, Fulton County, Georgia  
My Commission Expires April 24, 2012

Present Zoning of Property R-12

RA-4

Location 5702 Glandor Drive, Mableton, Georgia 30216

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

Land Lot(s) 52 District 18th Size of Tract 0.28 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 12,300 SF Shape of Property Rectangle Topography of Property med. sloping Other \_\_\_\_\_

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

[See Attachment A]

List type of variance requested: \_\_\_\_\_

Encroachment into setback \_\_\_\_\_

Maximum percentage of impervious surface \_\_\_\_\_

Footing Survey [Details of the footing and foundation walls will be provided when a building permit is requested] \_\_\_\_\_

## Attachment A

**Statement:**

Latonia Y. Batchelor is a 100% Disable veteran of "Desert Storm." Unlike many veterans that were wounded on the field of battle, Latonia Y. Batchelor is fighting for her life because she was not properly protected from the deadly effects of chemical and biological agents as well as nuclear radiation from spent uranium ammunition.

Latonia has been approved for a "Specially Adapted Housing" grant administered by the Veterans Administration [VA]. These grants are used to retrofit existing homes or provide special adaptations for new home construction to meet the needs of these disabled veterans.

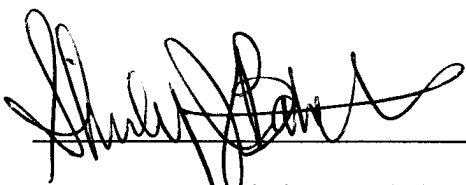
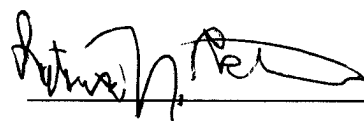
At the present time, Latonia, her two children and her mother live in the house located at 5878 Brookside Drive, SE, Mapleton, Georgia. This house was not designed to meet the challenges of a bedridden disable veteran. The room she now occupies is a small family area just off the kitchen and living room. The living room has a sunken finish floor level and the only means of egress from her room is through the kitchen [with undersized doorway], breakfast area, dining area to the front entrance. Her egress from the house is a temporary ramp from the front porch to the walkway and driveway. Her room is too small to accommodate her support equipment; mobile chairs and mechanical lifting device. This equipment is presently stored in a screened-in rear porch.

These challenges pose a threat to her safety and life. This environment poses an even greater challenge to her caregiver [mother: Shirley Batchelor, also a Veteran]. The present situation poses an almost unbearable hardship on Latonia, her caregiver and her two children.

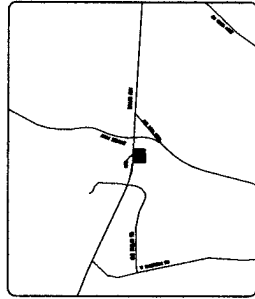
Latonia and her mother are requesting a variance for the construction of an additional bedroom to meet some of their needs. The building lot is very small with marginal setbacks. In order to construct this new bedroom, we will need to extend the new construction into the setbacks established by this county for this size of building lot. This lot is presently classified as R-12. An extension into the setbacks is the only feasible means to construct the additional required bedroom.

We are requesting that our request for variance be favorably considered and that approval is granted. In this special case time is of the essence.

Thank you for your timely consideration.

  
Property Owner: Shirley J. Batchelor  
Property Owner: Latonya Y. Batchelor

24 HOUR EMERGENCY CONTACT: Mike Henderson 770-429-8400

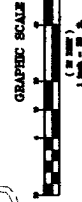
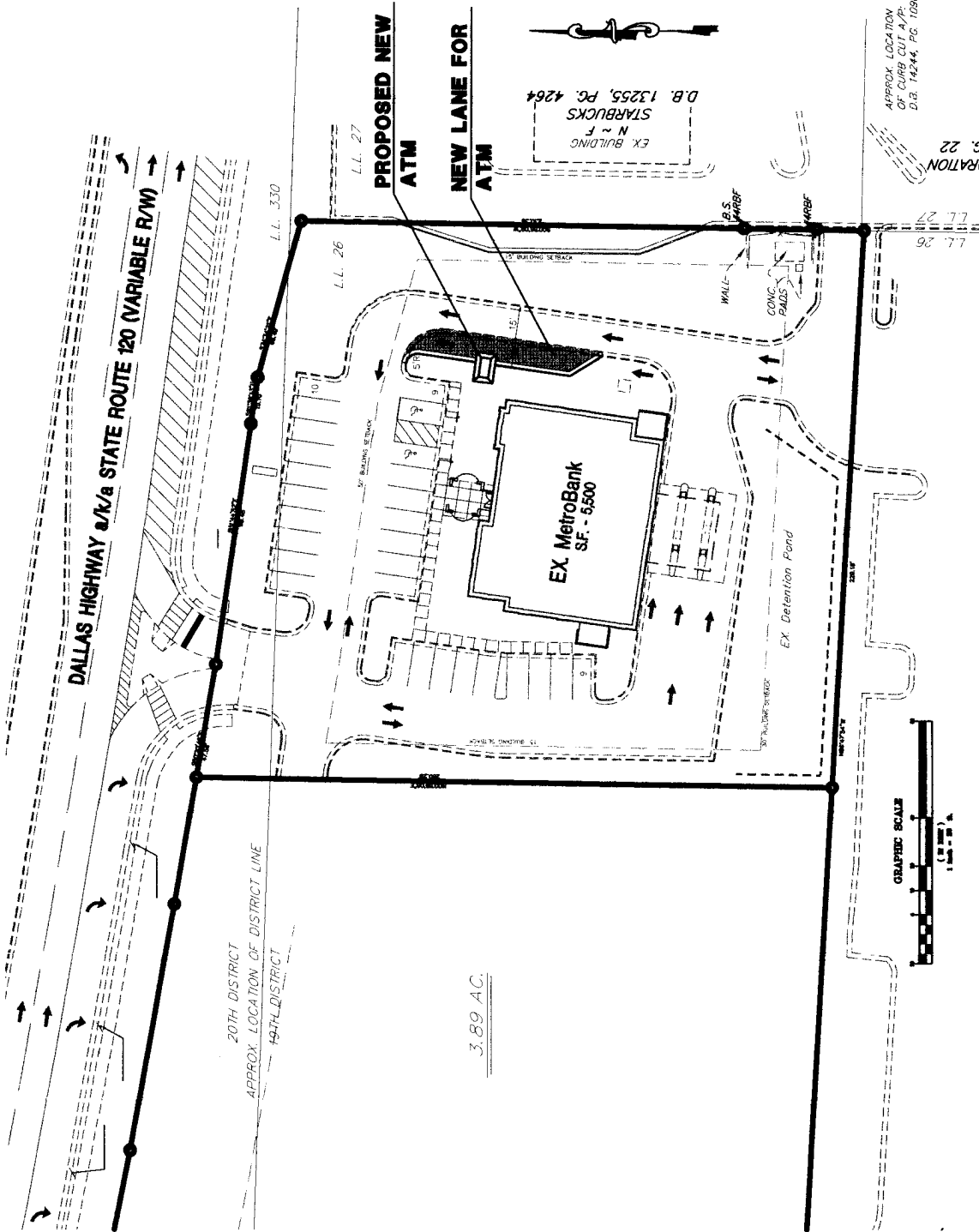


Location Map  
N.T.S.

**Site Notes:**

1. THE SITE CONTAINS 1.30 ACRES AND IS ZONED: UPO

PARKING CALCULATIONS:  
100% PARKING REQUIRED  
100% PARKING PROVIDED  
100% PARKING PROVIDED  
100% PARKING PROVIDED  
100% PARKING PROVIDED



3.89 AC.

V-39  
(2010)

<b>MetroBank</b> DALLAS HIGHWAY AND SECTION COBB COUNTY, GEORGIA LAND LOTS 10 AND 20, 18TH DIST. AND SECTION PROJECT NO. 10007 DATE: 4-2-10 SHEET TITLE: SITE PLAN SHEET NO. 6-1	Owner / Developer <b>METROBANK</b> P.O. BOX 4046 ATLANTA, GEORGIA 770-429-8400	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
	NO.	DATE	DESCRIPTION					
City Engineer <b>DAVIDSON</b> 10007 770-429-8400	Surveyor <b>DAVIDSON</b> 10007 770-429-8400							

**APPLICANT:** Metro Bank

**PHONE:** 770-429-8400

**REPRESENTATIVE:** Michael J. Henderson

**PHONE:** 770-429-8400

**PROPERTY LOCATION:** Located on the south side  
of Dallas Highway, west of Barrett Parkway  
(2615 Dallas Highway).

**PETITION NO.:** V-39

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** LRO

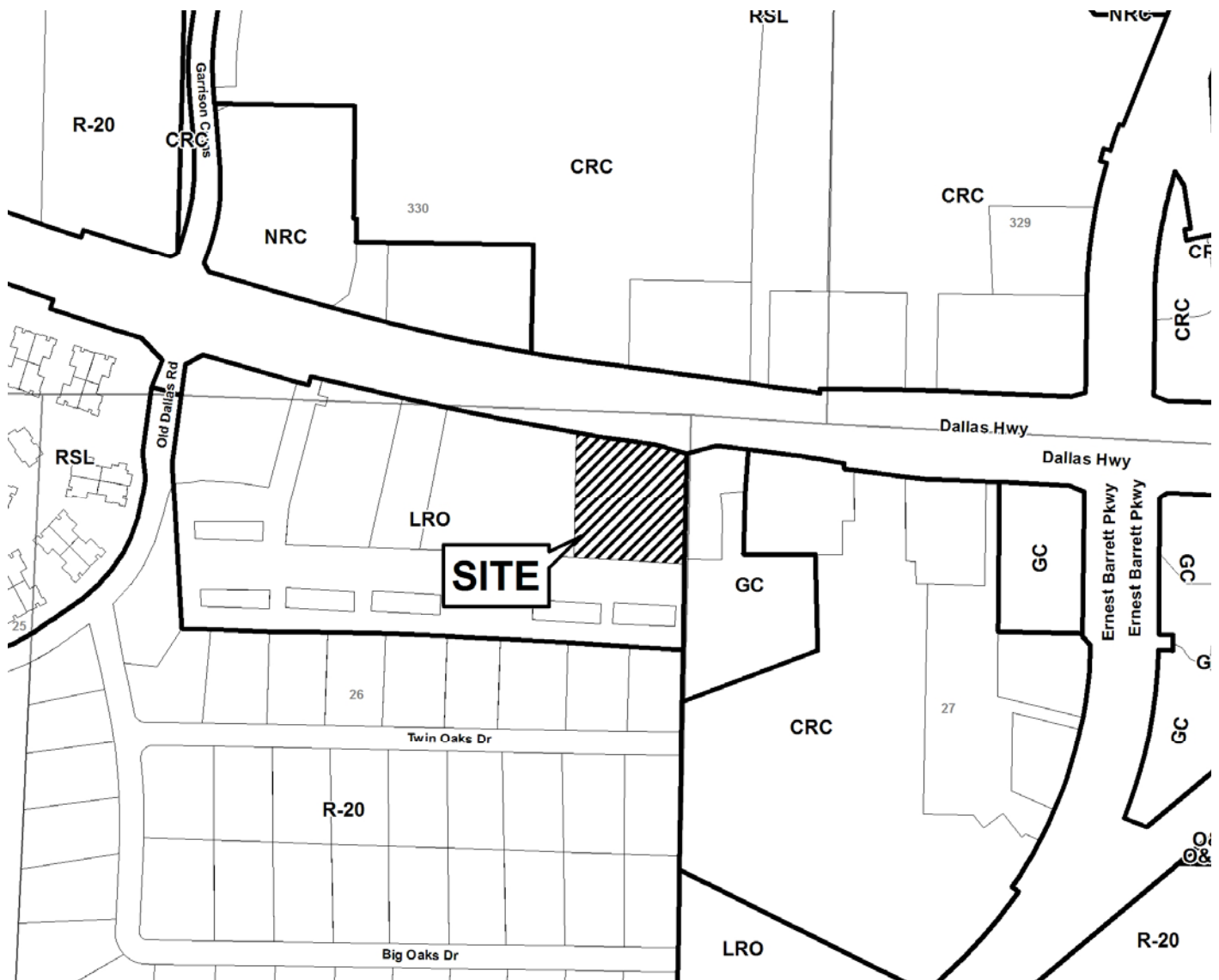
**LAND LOT(S):** 26, 330

**DISTRICT:** 19, 20

**SIZE OF TRACT:** 1.3 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (proposed ATM) to the front of the primary structure.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-39

Hearing Date: 5-12-10

Applicant Metro Bank

Business Phone 770-429-8400

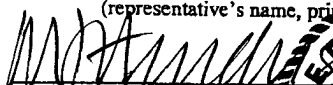
Home Phone 770-425-2157

Michael J. Henderson

Address 1096 Chestnut Hill Circle, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

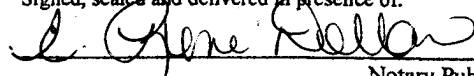
  
(representative's signature)

Business Phone 678-433-1616

Cell Phone 404-680-2493

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

Signed, sealed and delivered in presence of:

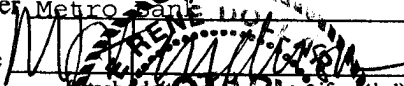


Notary Public

Titleholder Metro Bank

Business Phone 770-429-8400

Home Phone \_\_\_\_\_

Signature 

Address: 2615 Dallas Hwy, Marietta, GA 30064

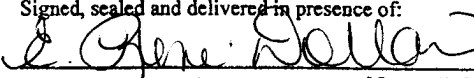
(attach additional signatures, if needed)

(street, city, state and zip code)

MIKE  
HENDERSON

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

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property \_\_\_\_\_

LR20

Location 2615 Dallas Hwy, Marietta, GA 30064

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

Land Lot(s) 26 & 330

District 19<sup>th</sup>

Size of Tract 1.30

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 1.30 Acres 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.

Current ATM location viewed by customers as security risk.

List type of variance requested: \_\_\_\_\_

Relocate ATM to front of building

V-40  
(2010)

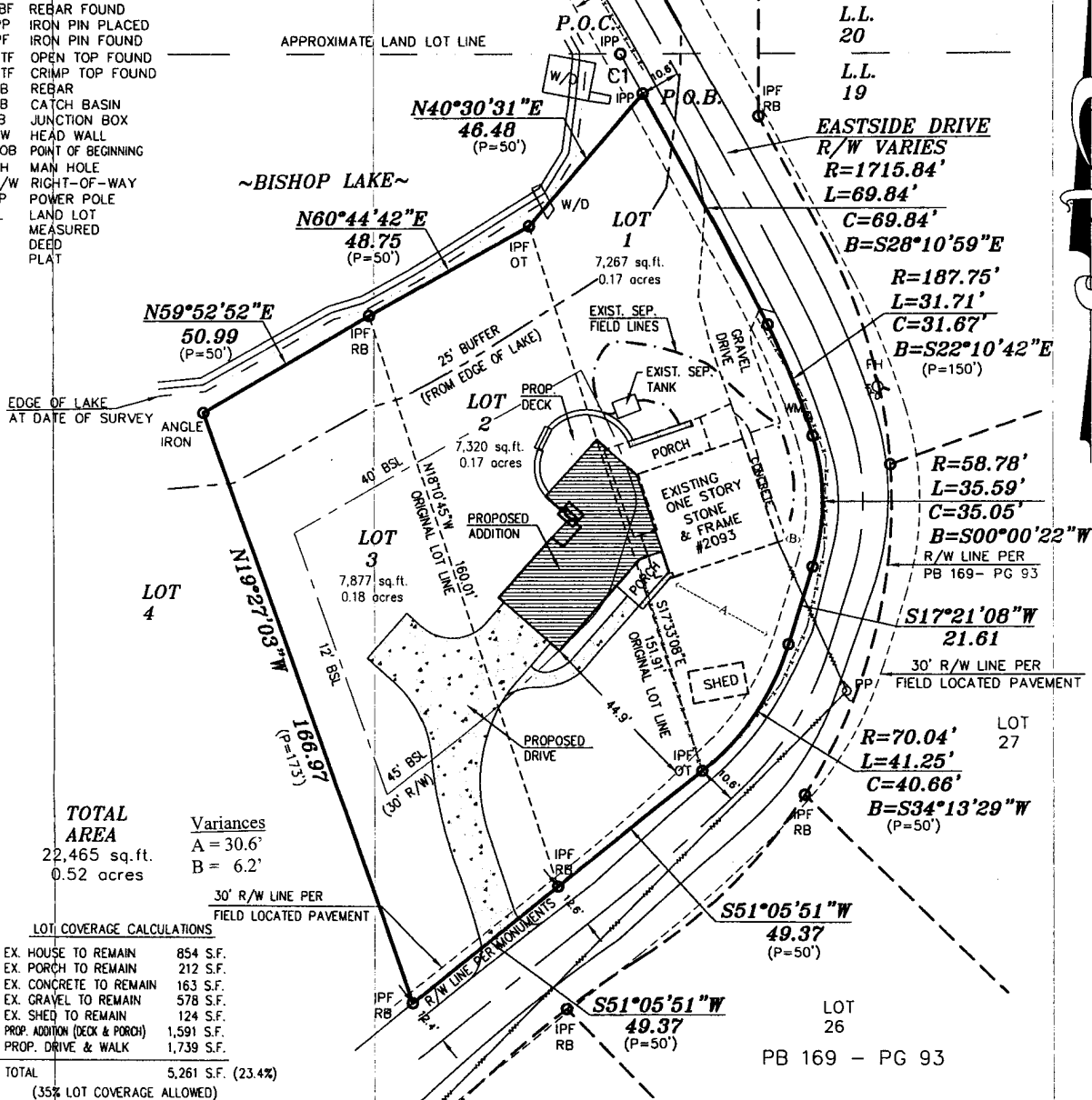
LEGEND

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	12.03	1715.84	12.03	S29°33'00"E

APPROXIMATE LAND LOT LINE



**TOTAL AREA**  
22,465 sq. ft.  
0.52 acres

**Variances**  
A = 30.6'  
B = 6.2'

LOT COVERAGE CALCULATIONS

EX. HOUSE TO REMAIN	854 S.F.
EX. PORCH TO REMAIN	212 S.F.
EX. CONCRETE TO REMAIN	163 S.F.
EX. GRAVEL TO REMAIN	578 S.F.
EX. SHED TO REMAIN	124 S.F.
PROP. ADDITION (DECK & PORCH)	1,591 S.F.
PROP. DRIVE & WALK	1,739 S.F.
<b>TOTAL</b>	<b>5,261 S.F. (23.4%)</b>
	<b>(35% LOT COVERAGE ALLOWED)</b>

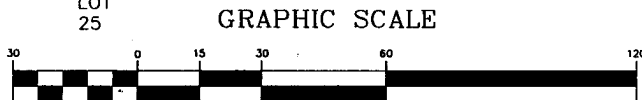
NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

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.



( IN FEET )  
1 inch = 30 ft.

JOB NUMBER: 10-00453



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>CRUICKSHANK, INC.</b>			DATE	02/06/10
OWNER / PURCHASER <b>KATHLEEN PEASE MCGOWAN &amp; DARREL MILES MCGOWAN</b>			SCALE	1" = 30'
LAND LOT 19	19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA	
LOT 1, 2 & 3	BLOCK "D"	UNIT	AREA OF LOT:	
SUBDIVISION PLAT OF PROPERT OF C. M. BISHOP				
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		

PLOTTED BY:

PLAT PREPARED FOR :

PLAT BOOK 6, PAGE 173



**APPLICANT:** Darrel and Kathleen McGowan

**PETITION NO.:** V-40

**PHONE:** 770-422-7016

**DATE OF HEARING:** 05-12-10

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PRESENT ZONING:** R-30

**PHONE:** 770-422-7016

**LAND LOT(S):** 19

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

**DISTRICT:** 1

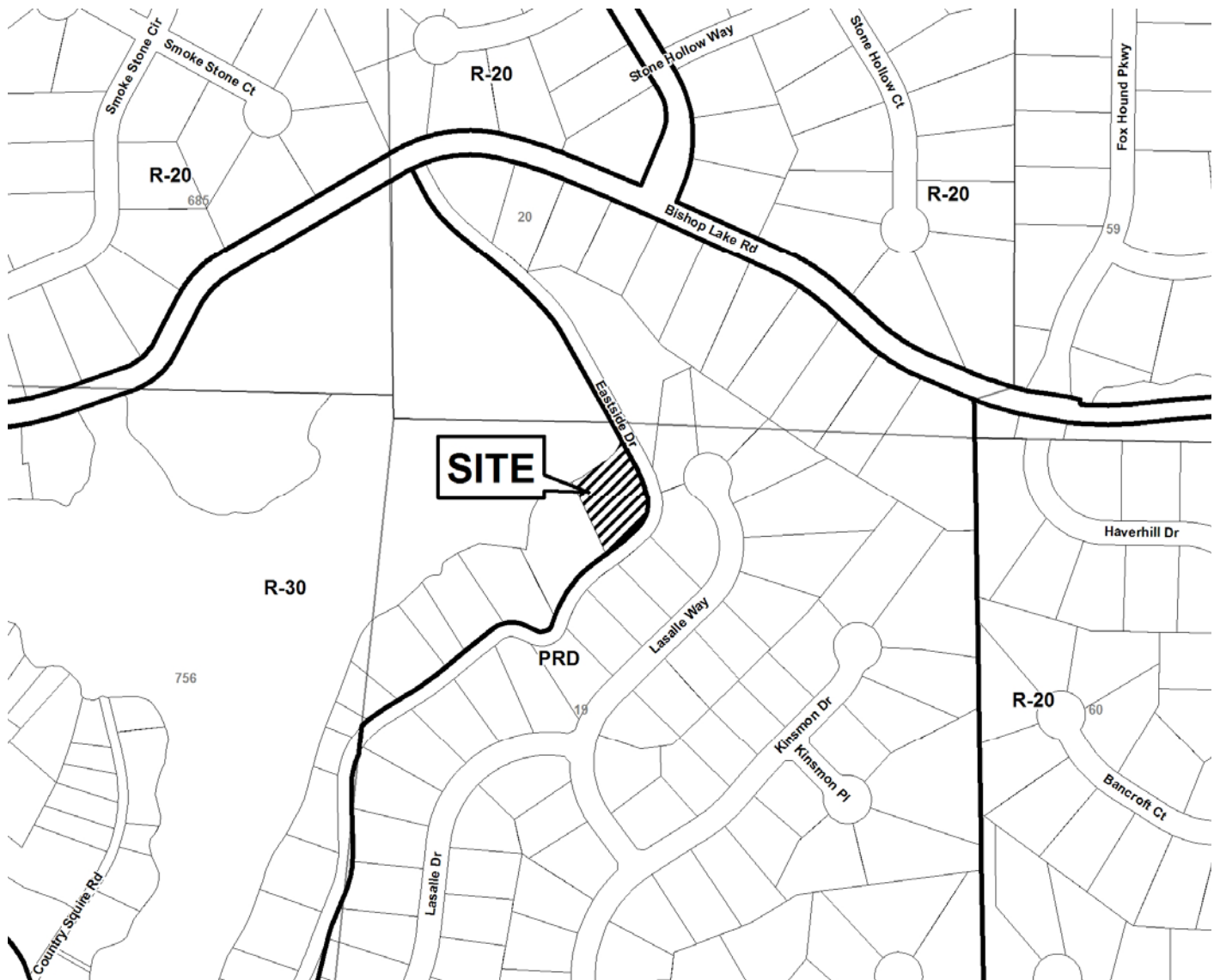
of Eastside Drive, south of Bishop Lake Road

**SIZE OF TRACT:** .52 acre

(2092 Eastside Drive).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to 6 feet; and 2) waive the lot size from the required 30,000 square feet to 22,465 square feet.



# Application for Variance

## Cobb County

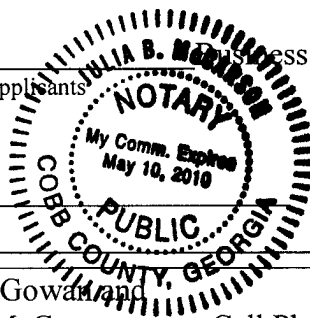
(type or print clearly)

Application No. V- 4/0  
Hearing Date: 05/12/10

Darrel Miles McGowan and  
Applicant Kathleen Pease McGowan Cell Phone (404) 932-6248 Home Phone \_\_\_\_\_  
SAMS, LARKIN & HUFF, LLP  
Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100  
Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

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

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



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Darrel Miles McGowan and  
Titleholder Kathleen Pease McGowan Cell Phone (404) 932-6248 Home Phone \_\_\_\_\_  
Signature SEE ATTACHED Address: 3530 Saxon Way, Marietta, GA 30062  
(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-30

Location 2092 Eastside Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19 District 1<sup>st</sup> Size of Tract .52 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 XX Other \_\_\_\_\_

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

A literal interpretation or enforcement of Cobb County's Zoning Ordinance provisions does not allow the proposed addition and the existing one (1) story home because of setback constraints. Also, a literal interpretation or enforcement of Ordinance provisions precludes utilization of the subject property (Zoned R-30) which does not possess the requisite square footage for the R-30 district, all of which constitutes legal hardships.

List type of variance requested: Waiver of the following setbacks: Front setbacks from 45' to 30.6' (from the porch) and from 45' to 6.2' (existing house). Additionally, a variance is sought waiving the required square footage under the R-30 District from 30,000 square feet to 22,465 square feet.



**APPLICANT:** Stephen H. Rowland

**PHONE:** 770-422-7016

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE:** 770-422-7016

**PROPERTY LOCATION:** Located on the east side  
of Lake Latimer Drive, south of Crystal Lake Court  
(66 Lake Latimer Drive).

**PETITION NO.:** V-41

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** R-15

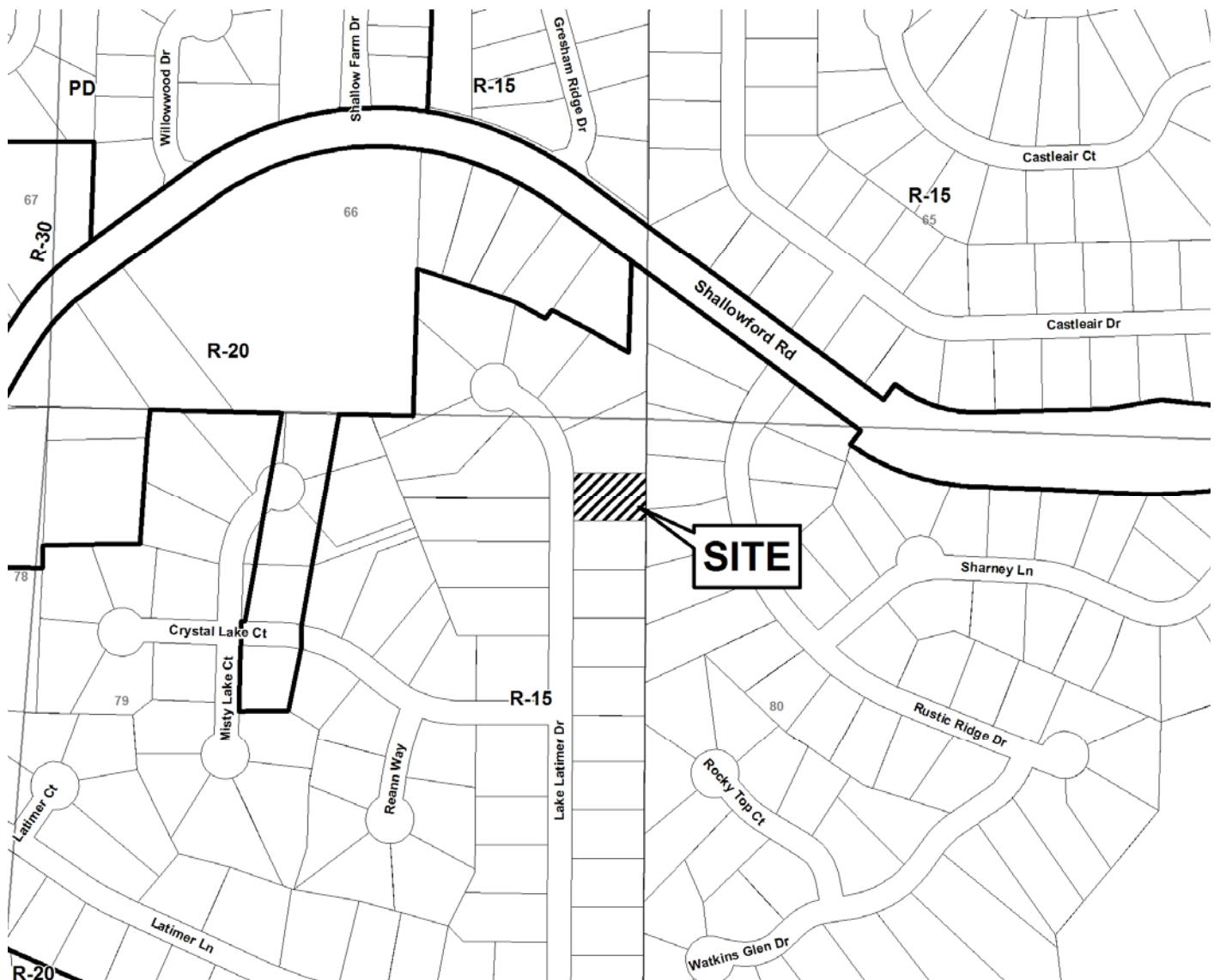
**LAND LOT(S):** 79

**DISTRICT:** 16

**SIZE OF TRACT:** .35 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the impervious surface from a maximum of 35 percent to 37.6 percent; and 2)  
waive the front setback from 35 feet to 34 feet (existing).



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V- 41  
Hearing Date: 05/12/10

Applicant Stephen H. Rowland Business Phone 770/928-1281 Home Phone \_\_\_\_\_  
Melissa P. Haisten 376 Powder Springs Street, Suite 100  
SAMS, LARKIN & HUFF, LLP Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

By: Melissa P. Haisten Business Phone 770/422-7016 Fax 770/426-6583  
Melissa P. Haisten, Attorney for Applicant

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

Signed, sealed and delivered in presence of:

Julia B. McCarron

Notary Public

Stephen H. Rowland and  
Titleholder Monica L. Rowland Business Phone 770/928-1281 Home Phone \_\_\_\_\_  
Signature SEE ATTACHED Address: 66 Lake Latimer Dr., Kennesaw, GA 30144  
(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-15

Location 66 Lake Latimer Drive, Kennesaw, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 79 District 16th Size of Tract 0.35 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.

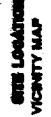
Size of Property XX Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other XX

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.

A literal interpretation or enforcement of the Zoning Ordinance provisions precludes the utilization of the existing amenities in conjunction with a proposed flagstone patio and thus constitutes a hardship.

List type of variance requested:

Waiver of maximum impervious surface from 35% to 37.6% for existing structures (36%) and the addition of a small pool deck (1.6%). The existing patio area will be used for the pool decking as much as possible.



**SITE AREA**  
**0.932 Acres**  
**40,582 sf**

[illegible]

**APPLICANT:** Value Financial Services, Inc.

**PHONE:** 770-422-7016

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE:** 770-422-7016

**PROPERTY LOCATION:** Located on the west side  
of South Cobb Drive, north of Dink Lane  
(1906 South Cobb Drive).

**PETITION NO.:** V-42

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** GC

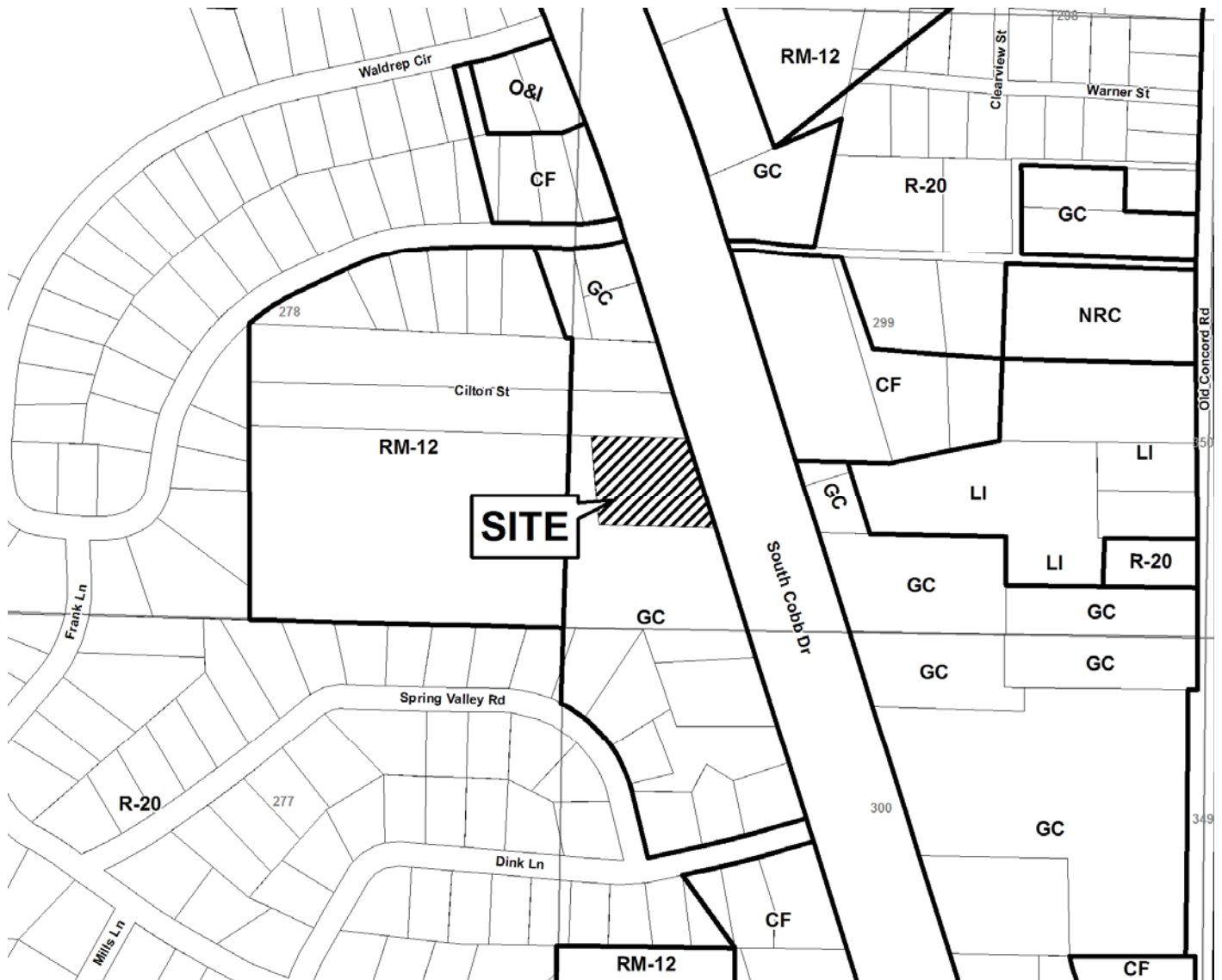
**LAND LOT(S):** 299

**DISTRICT:** 17

**SIZE OF TRACT:** .932 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the front setback from the required 50 feet to 12 feet (existing).



# Application for Variance Cobb County

(type or print clearly)

Application No. V- 42  
Hearing Date: 05/12/10

Applicant Value Financial Services, Inc. Business Phone 512/314-2278 Home Phone \_\_\_\_\_  
Melissa P. Haisten 376 Powder Springs Street, Suite 100  
SAMS, LARKIN & HUFF, LLP Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

By: Melissa P. Haisten Business Phone 770/422/7016 Fax 770/426-6583  
Melissa P. Haisten, Attorney for Applicant

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

Signed, sealed and delivered in presence of:

Julia B. McCarson  
Notary Public

Titleholder 1906 South Cobb, LLC Business Phone (770) 434-8061 Home Phone (404) 932-6421

Signature SEE ATTACHED Address: 3270 Cochise Dr., Atlanta, GA 30339  
(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 General Commercial (GC)

Location 1906 South Cobb Drive, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 District 17th Size of Tract 0.932 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 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.

The hardship existing in this case is precipitated by the widening of South Cobb Drive which left the existing building within the front setback. Prior to the widening of South Cobb Drive, the building complied with the required 50' setback. A literal interpretation or enforcement of Ordinance provisions creates a hardship and would disallow the additional building proposed for the subject property.

List type of variance requested:

Waiver of front setback on South Cobb Drive from 50' to 12' based on the fact the existing building is currently located within the current 50' front setback and the existing building is going to be utilized as part of proposed site improvements.





**APPLICANT:** Habitat for Humanity

**PHONE:** 770-429-1499

**REPRESENTATIVE:** J. Kevin Moore

**PHONE:** 770-422-7016

**PROPERTY LOCATION:** Located on the south side  
of Martin Place, south of Taylor Drive

**PETITION NO.:** V-43

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** R-20

**LAND LOT(S):** 370, 371

**DISTRICT:** 17

**SIZE OF TRACT:** .70 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the public road frontage from the required 75 feet to 12 feet each for Tracts 1 and 2; 2) waive the lot size from the required 20,000 square feet to 15,372 square feet on Tract 1; and 3) waive the lot size from the required 20,000 square feet to 15,366 square feet on Tract 2.



# Application for Variance Cobb County

(type or print clearly)

Application No. v-43 (2010)  
Hearing Date: 05/12/2010

**Habitat for Humanity of Northwest**

Applicant Metro Atlanta, Inc. Business Phone (770) 432-7954 Home Phone Not Applicable  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (678) 516-1609  
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: January 10, 2011

Titleholder Melanie DeFrances Business Phone [Cell Phone] Phone (404) 372-8766

Signature [Signature] Address: 5574 Wilmer Dr. Norcross GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30092

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: January 10, 2011

Present Zoning of Property R-20

Location Southeastern terminus of Martin Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 370, 371 District 17th Size of Tract 0.70± Acre(s)

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

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

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

See Exhibit "A" attached hereto and made a part hereof by reference.

List type of variance requested: See Exhibit "A" attached hereto and made a part hereof by reference.

WAIVE THE LOT SIZE + ROAD FRONT.

**ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 43 (2010)  
Hearing Date: May 12, 2010

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant:** Habitat for Humanity of Northwest Metro  
Atlanta, Inc.  
**Owner:** Melanie DeFrances

Please state what hardship would be created by following the normal terms of the ordinance:

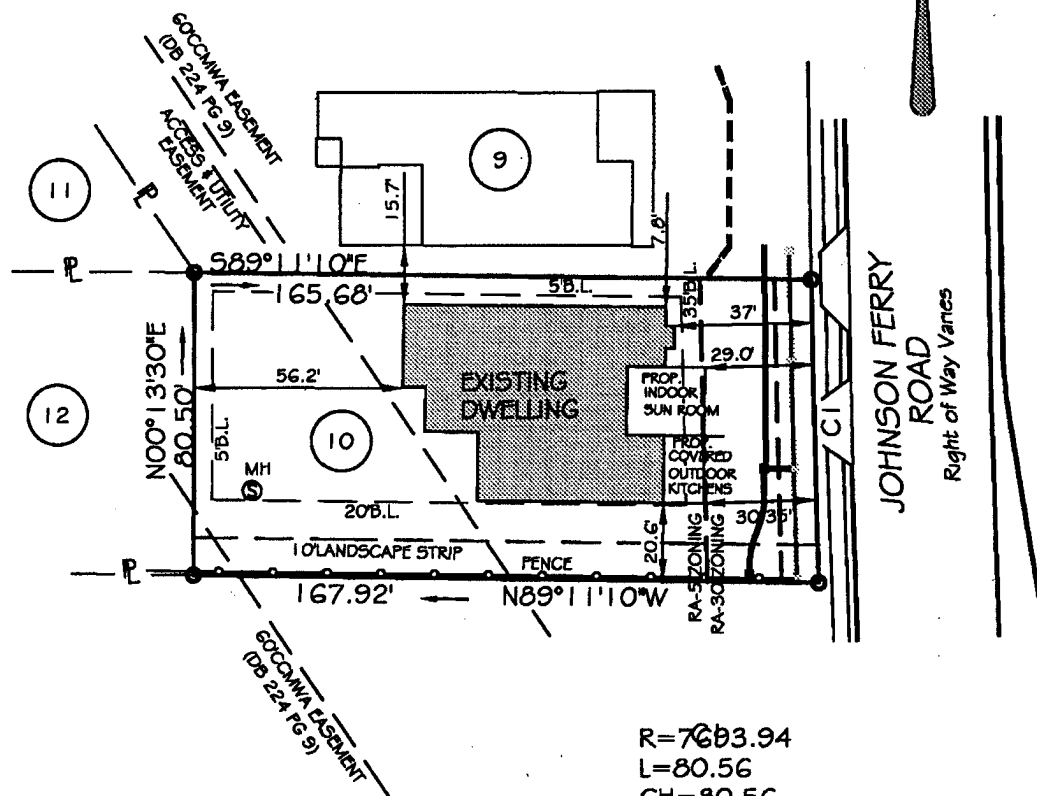
Applicant requests a waiver of the required minimum 20,000 square foot lot size for lots located within an R-20 zoning classification. This request is necessitated due to the size, shape, and location of the Subject Property. By waiving the required minimum 20,000 square foot lot size, the Applicant will be able to develop the Property for two single-family residential lots of approximately 15,370 square feet each which will better utilize the Subject Property for residential purposes and take into account the location of the Property at the terminus of Martin Place. Because the Property is located on a "dead-end" street, the minimum required public road frontage for a single-family residential lot is not available. Therefore, in order to meet the requirements set forth in the Cobb County Zoning Ordinance, a waiver of the required public road frontage is necessary in order to allow for the development of the Subject Property for two single-family residences. Otherwise, to deny the requested variances would leave the Property virtually land-locked and unusable pursuant to the provisions set forth within the R-20 zoning classification. Moreover, the Subject Property has been platted as three (3) separate lots of record. The variances requested herein are not substantial and would allow an otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned to the R-20 zoning category and nearby properties are zoned for commercial and industrial uses, including , Community Retail Commercial ("CRC"); General Commercial ("GC"); and Light Industrial ("LI").

List type of variances requested:

- (1) Waiver of required minimum 20,000 square foot lot size for R-20 zoned property to 15,370 square feet. (See § 134-197);
- (2) Reduction of the required road frontage for a single-family residential lot from seventy-five (75) feet to approximately 27.5 feet. (See § 134-197(4)c).

V-44  
(2010)

LOT 10  
HYNES PARK SUBDIVISION



R=7683.94  
L=80.56  
CH=80.56  
S01°22'21"E

# LEGEND

- CTP CRIMP TOP PIPE
- IPF IRON PIN FOUND
- OTF OPEN TOP PIPE
- RFI REBAR PIN FOUND
- IPS 1/2" REBAR PIN SET
- R/W RIGHT OF WAY
- LL LAND LOT
- ELL LAND LOT LINE
- SSE SANITARY SEWER EASEMENT
- DEE DRAINAGE EASEMENT
- UEE UTILITY EASEMENT
- PL PROPERTY LINE
- BL BUILDING LINE
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- MH MAN HOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- HW HEAD WALL
- PP POWER POLE
- PH FIRE HYDRANT
- IE INVERT ELEVATION
- FPE FINISHED FLOOR ELEVATION
- SSE SANITARY SEWER LINE/PIPE
- SSE STORM SEWER LINE/PIPE
- FL FENCE LINE
- FHL FLOOD HAZARD ZONE LINE
- N/F NOW OR FORMERLY



GRAPHIC SCALE  
1 inch = 40 feet

VARIANCE PLAN FOR:

TOM WEBB INC.



GEORGIA PREMIER  
LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
3010 HAMILTON MILL ROAD  
BUPORD, GEORGIA 30619  
(770) 614-8004 FAX (770) 614-3056

No.	By	Date	Revision
1	By	3/10/10	1
Cadd File No: Z:0404351\VARLOT10.dwg			
Date: 3/10/10 Land Lot: 72 District: 15T			Sheet No.
County: COBB, GEORGIA			Scale: 1" = 40'
Project: 04351			Drawn By: RR
			1 of 1

**APPLICANT:** Deepak Sharma

**PHONE:** 404-652-4251

**REPRESENTATIVE:** same

**PHONE:** same

**PROPERTY LOCATION:** Located on the west side  
of Johnson Ferry Road, south of Powers Road  
(4806 Hynes Circle).

**PETITION NO.:** V-44

**DATE OF HEARING:** 05-12-10

**PRESENT ZONING:** RA-5

**LAND LOT(S):** 72

**DISTRICT:** 1

**SIZE OF TRACT:** .31 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback on lot 10 from the required 35 feet to 29 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 5-12-10

Applicant DEEPAK SHARMA Business Phone 404-652-4251 Home Phone 404-519-2141

Address 4362 KARLSGATE DR, MARIETTA, GA 30068  
(street, city, state and zip code)

(representative's name, printed)

(representative's signature)

Business Phone 404-652-4251 Cell Phone 404-519-2141

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

Signed, sealed and delivered in presence of:

Jynn M. Jones  
Notary Public

Titleholder Marc A. Asher Business Phone 404-386-3199 Home Phone 770-645-6451

Signature \_\_\_\_\_  
(attach additional signatures, if needed)

Address: 5040 Riverside Dr, Marietta, GA 30066  
(street, city, state and zip code)

My commission expires: 5/20/12

Signed, sealed and delivered in presence of:

Seth M. Asher  
Notary Public

Present Zoning of Property RA-5

Location 4806 HYNES CIRCLE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 72 District 1 Size of Tract .31 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 HOUSE WILL BE THE PRIMARY RESIDENCE FOR MY MOTHER WHO IS A SENIOR CITIZEN AND LIVES WITH ME AND DUE TO HER LIMITED PHYSICAL MOBILITY SHE USES STATE SPONSORED HANDICAP FACILITIES. THE VARIANCE IS REQUESTED TO ALLOW FOR ADDITIONAL LIVING SPACE TO BE CONSTRUCTED IN THE BACK OF THE HOUSE IN THE WAY OF A SUNROOM / PORCH TO INCREASE HER LIVING SPACE ON THE GROUND FLOOR. FRONT OF THE HOUSE IS RESTRICTED BY A UTILITY EASEMENT.

List type of variance requested:

WAIVE THE FRONT SETBACK FROM REQUIRED 35 FT TO 29 FT.