

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 14, 2010

DUE DATE: June 14, 2010

Distributed: May 18, 2010



Cobb County...Expect the Best!

APPLICANT: John Hjelmberg

PETITION NO.: V-47

PHONE: 678-467-7663

DATE OF HEARING: 07-14-10

REPRESENTATIVE: same

PRESENT ZONING: R-30

PHONE: same

LAND LOT(S): 1326

PROPERTY LOCATION: Located off of a private easement on the north side of Stout Parkway

DISTRICT: 19

(5510 Stout Parkway).

SIZE OF TRACT: 3.1 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow one home off of a private easement; 2) waive the setback for an accessory structure over 800 square feet (1,792 square foot proposed garage) from the required 100 feet to 50 feet adjacent to the eastern property line; and 3) allow said structure to be to the side of the primary structure.



Application for Variance Cobb County

(type or print clearly)

Application No. V-47

Hearing Date: 7-14-2010

Applicant John Hjelmberg Business Phone 678-467-7663 Home Phone 678-945-4205

John Hjelmberg Address 5510 Stout Pkwy, Powder Springs, GA
(representative's name, printed) (street, city, state and zip code) 30127

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

PAULETTE R. ORR

Notary Public-Cobb County, Georgia

Signed, sealed and delivered in presence of:
MY COMMISSION EXPIRES JULY 16, 2011

My commission expires: 5/31/10 July 16, 2011

Notary Public

Titleholder Teresa Hjelmberg Business Phone 678-467-7663 Home Phone 678-945-4205
John Hjelmberg

Signature John Hjelmberg Address: 5510 Stout Pkwy, Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

PAULETTE R. ORR Signed, sealed and delivered in presence of:

Notary Public-Cobb County, Georgia

MY COMMISSION EXPIRES JULY 16, 2011

My commission expires: July 16, 2011

Notary Public

Present Zoning of Property R-30

Location 5510 STOUT PKWY.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1326 District 19 Size of Tract +3.1 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.

The existing structure that I want to add on to is less than 100' from the lot line, The lot is less than 200' wide

List type of variance requested: WAIVE THE SETBACK FOR A GARAGE OVER 800 SQFT. + ALLOW ONE HOME OFF A PRIVATE EASEMENT + GARAGE TO SIDE OF HOUSE

V-48
(2010)

LEGEND

- IPF IRON PIN FOUND
- RB REBAR
- OI OPEN TOP
- HW HEADWALL
- JB JUNCTION BOX
- DI DROP INLET
- YI YARD INLET
- CMP CORRUGATED METAL PIPE
- I.E. INVERT ELEVATION
- DWCB DOUBLE WING CATCH BASIN
- SSWH SANITARY SEWER MANHOLE
- SSWH DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- WV WATER VALVE
- PP POWER POLE
- B.L. BUILDING SETBACK LINE

SCALE: 1" = 40'

SURVEY FOR:

Barbara & Allan Grove

SURVEYING SERVICES BY:

conroy & associates, P.C.

LAND LOT: 722	SURVEYED: 4-7-10
DISTRICT: 17th	DRAWING: 4-8-10
COUNTY: Cobb	SCALE: 1"=40'

5885 Conroy Hwy
Superior, GA 30086
770.331.3301
(678) 733.5184

Deed Book 14409 Page 2494 **AK037**

Wood Glen Ln

Powers Ferry Rd

NOTES:

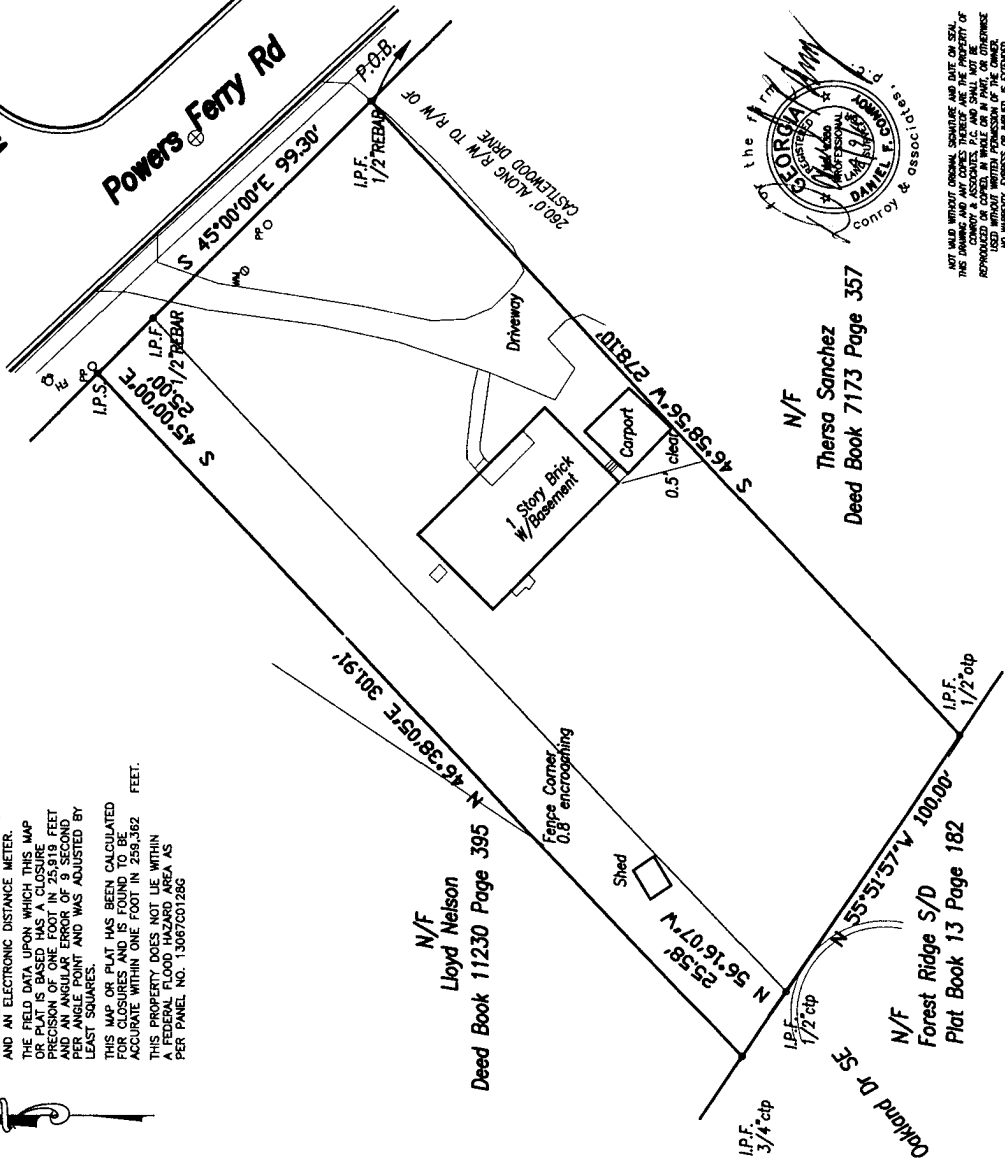
ALL IRON PINS INDICATED AS SET (IFS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP WAS BASED WAS OBTAINED WITH A DISTANCE MEASUREMENT PRECISION OF ONE FOOT IN 25,919 FEET AND AN ANGULAR ERROR OF 9" SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 259,362 FEET.

THIS PROPERTY DOES NOT LIE WITHIN FEDERAL HIGHWAY RIGHT-OF-WAY AS PER PANEL NO. 13067201286



NOT VALID WITHOUT ORIGINAL SURVEYING AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESS OR IMPLIED, IS EXTENDED TO ANY PURCHASER OF THIS PLAT.

N/F
Theresa Sanchez
Deed Book 7173 Page 357

N/F
Lloyd Nelson
Deed Book 11230 Page 395

N/F
Forest Ridge S/D
Plat Book 13 Page 182

APPLICANT: Allan Grove

PETITION NO.: V-48

PHONE: 678-522-5685

DATE OF HEARING: 07-14-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 722

PROPERTY LOCATION: Located on the southwesterly side of Powers Ferry Road, north of Castlewood Drive (550 Powers Ferry Road).

DISTRICT: 17

SIZE OF TRACT: .82 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback adjacent to the southern property line from the required 10 feet to zero feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-48
Hearing Date: 7-14-10

Applicant ALLAN GROVE Business Phone 678-522-5685 Home Phone 678-566-5371
ALLAN GROVE Address 550 POWERS FERRY RD SE MARIETTA GA
(representative's name, printed) (street, city, state and zip code) 30067
[Signature] Business Phone 678-522-5685 Cell Phone same
(representative's signature)

My commission expires: 1 Aug 7, 2012

Signed, sealed and delivered in presence of: [Signature]
T D SHAH
NOTARY PUBLIC
EXPIRES AUGUST 7, 2012 Notary Public

Titleholder ALLAN GROVE & BARBARA Business Phone 678-522-5685 Home Phone 678-566-5371
Signature [Signature] Address: 550 POWERS FERRY RD SE
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA GA 30067
Barbara Grove

My commission expires: 1 Aug 7, 2012

Signed, sealed and delivered in presence of: [Signature]
T D SHAH
NOTARY PUBLIC
EXPIRES AUGUST 7, 2012 Notary Public

Present Zoning of Property R-20
Location 550 POWERS FERRY ROAD
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 722 District 17 Size of Tract .82 Acre(s) ACRE

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.

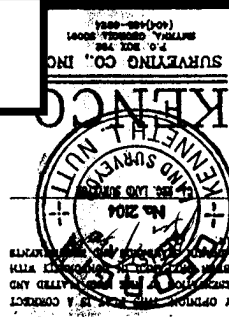
I would like to build a garage attached to my house. The distance from the side to the property line is 26' and my garage design will bring me within 2' of the property line. My neighbors don't care so long as I don't build on their property.

List type of variance requested:
WAIVE THE SIDE SETBACK FROM REQUIRED 10FT TO ZERO FT.

SCALE 1" = 40'	1052
LAND LOTS - 112	CL. MS.
REVISIONS	

V-49
(2010)

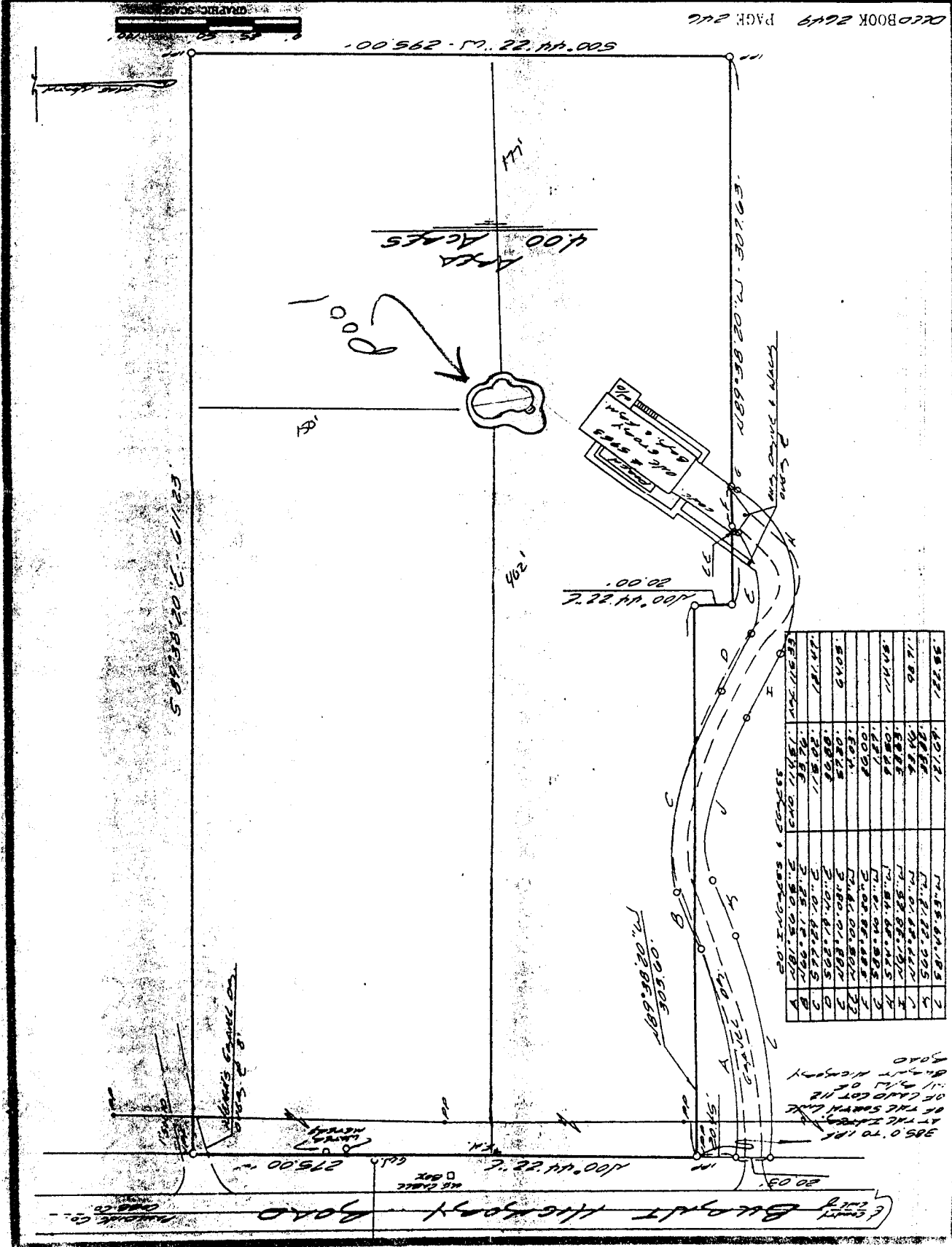
Richard McRae
Boyd McRae



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1 FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/1000 FEET.

I HAVE THIS DATE EXAMINED THE ORIGINAL FIELD BOOK AND MAP AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT.

KENTUCKY SURVEYING CO., INC.
1400-15th Street, Louisville, KY 40203
(502) 582-1111



APPLICANT: Richard P. McRea

PETITION NO.: V-49

PHONE: 404-861-2343

DATE OF HEARING: 07-14-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 112

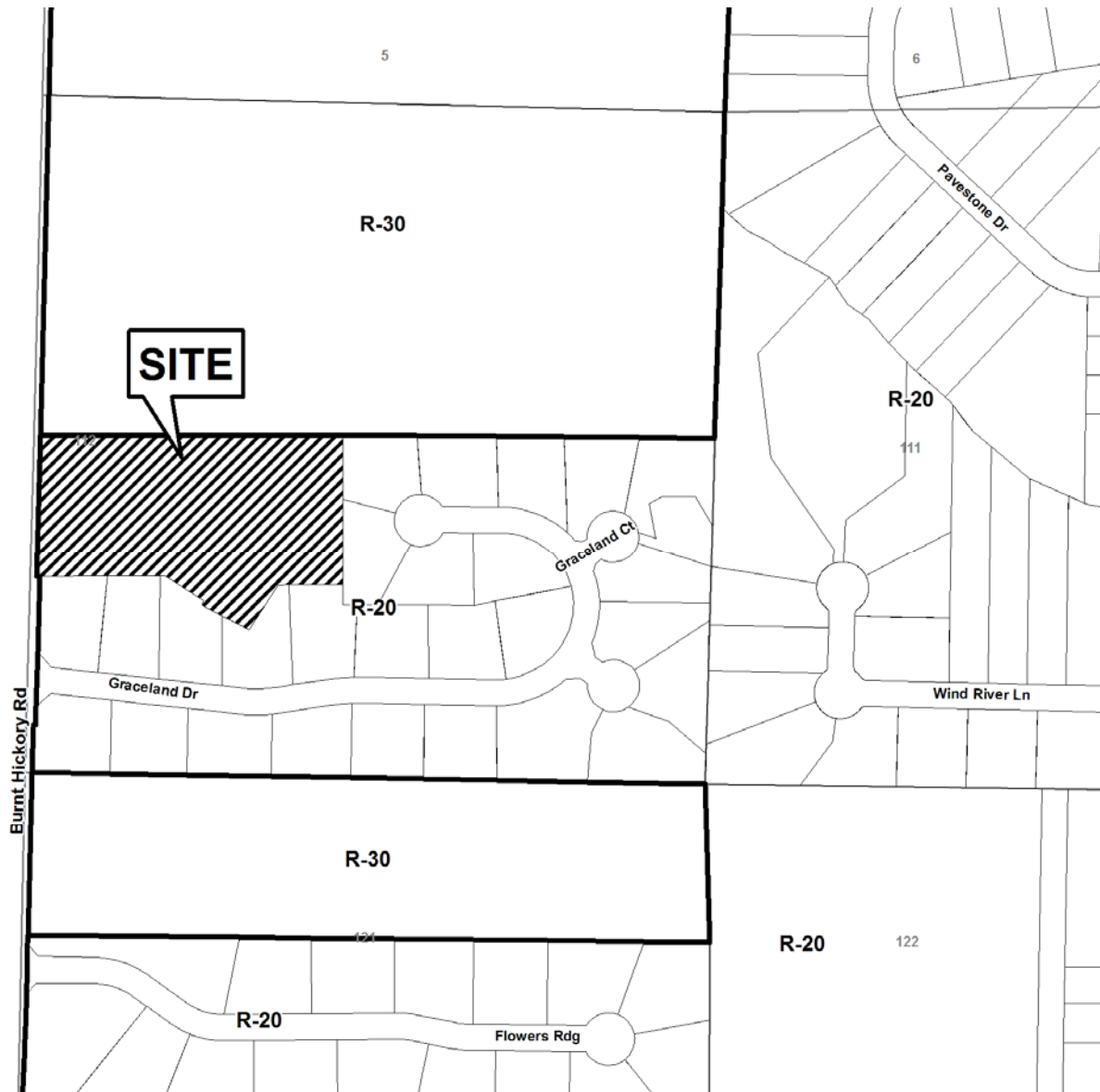
PROPERTY LOCATION: Located on the east side of
Burnt Hickory Road, south of Stout Parkway
(5955 Burnt Hickory Road).

DISTRICT: 18

SIZE OF TRACT: 4 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an accessory structure (proposed pool) to the side and front of the primary structure.



Application for Variance Cobb County

(type or print clearly)

Application No. V-49
Hearing Date: 7-14-2010

Applicant RICHARD McREa Business Phone _____ Home Phone _____

RICHARD McREa Address 5955 BURNT HICKORY ROAD
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone _____ Cell Phone 404-861-2343
(representative's signature)

Business Phone _____
ABIGAIL TURNER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Comm. Expires _____

Cell Phone 404-861-2343
ABIGAIL TURNER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Comm. Expires
03/19/2013
Notary Public

My commission expires: 3/19/13

Titleholder [Signature] Business Phone _____ Home Phone 404-861-2343

Signature [Signature] Address: 5955 BURNT HICKORY ROAD
(attach additional signatures, if needed) (street, city, state and zip code)

ABIGAIL TURNER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Comm. Expires
03/19/2013

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

My commission expires: _____

Present Zoning of Property R-20

Location 5955 BURNT HICKORY ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 112 District 18 Size of Tract 4 Acre(s)

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

Size of Property 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.

HOME IS LOCATED WITH REAR VERY CLOSE TO PROPERTY LINE. THERE IS NO ROOM FOR A POOL TO SET BEHIND HOME. THIS AREA IS ALSO OCCUPIED BY AN EXISTING SEPTIC SYSTEM.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE (SWIMMING POOL) TO THE SIDE OF THE PRIMARY

APPLICANT: Bay Breeze Seafood

PETITION NO.: V-50

PHONE: 770-485-9916

DATE OF HEARING: 07-14-10

REPRESENTATIVE: Steve Constantinou

PRESENT ZONING: NRC

PHONE: 770-485-9916

LAND LOT(S): 637

PROPERTY LOCATION: Located on the east side of Canton Road, north of Hiawassee Drive.

DISTRICT: 16

(2418 Canton Road).

SIZE OF TRACT: 2.2 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum height of a freestanding sign from 20 feet to 21 feet; and 2) waive the maximum sign area from 300 square feet to 328 square feet.



Application for Variance Cobb County

(type or print clearly)

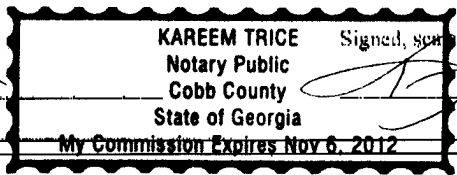
Application No. V-50
Hearing Date: 7-14-10

Applicant Bay Breeze Seafood Business Phone 770-485-9916 Home Phone N/A

Steve Constantinou Address 2418 Canton Rd Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

X Steve Constantinou Business Phone 770-485-9916 Cell Phone 828-606-9827
(representative's signature)

My commission expires: 11/6/12



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

Titleholder SBC Investments LLC Business Phone 828-606-9827 Home Phone _____

Signature Steve Constantinou Address: 1940 Dilcrest Dr. Duluth GA 30096
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/6/12



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

Present Zoning of Property MRC

Location 2418 Canton Rd Marietta GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 637 District 16 Size of Tract _____ Acre(s)

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

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

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

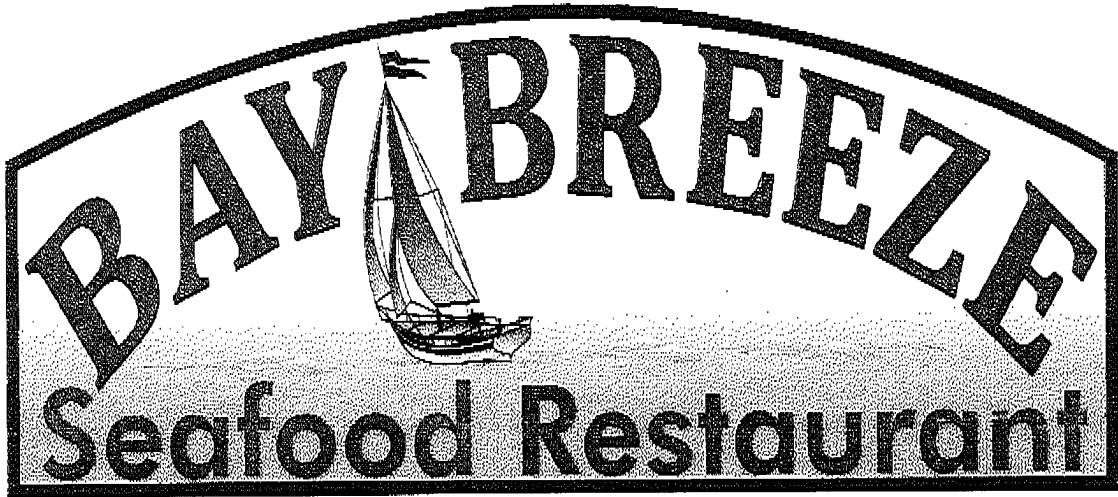
We hired Master Sign Company to design, build and install free standing sign for Bay Breeze Seafood Restaurant. We were unaware of non compliance with Cobb County zoning because of our good faith in the company to manufacture the sign to the specifications submitted when the sign permit was obtained. Replacing the sign would cause great financial hardship.

List type of variance requested: signage area and height.

See Exhibit A for Sign

V-50/2010
Exhibit "A"

7'-16'

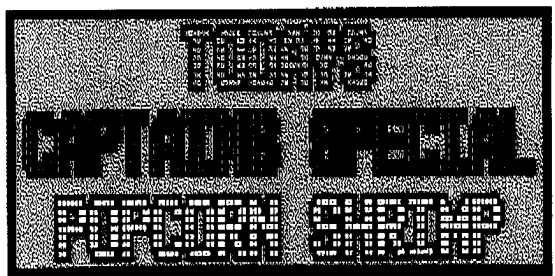


16" (S)
11" (e)

30"

Double Sided: Non-illuminated cabinet with channel letters internally illuminated with exposed neon. Boat to be digital printed graphics applied to lighted logo box.

8'-10"

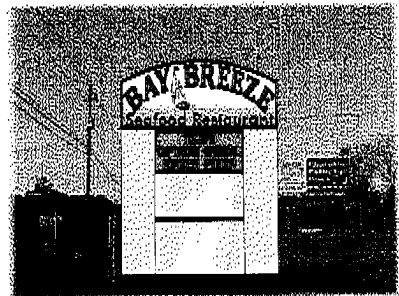


Double Sided: 48 x128 LED RGB electronic message board.

3'

Colors

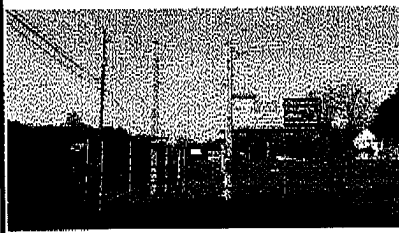
Site Shot



Production Notes/Other

Installation Specs/Notes

Top skirt section to be 5' tall by 15' wide and bottom to be 5' tall by 15' wide. Overall height to be 20'.



Pole Spread inside to inside is 88" with 8" square poles

Sales info

Salesperson Approval

CLIENT: Bay Breeze Seafood Restaurant
 LOCATION: 2418 Canton Rd.-Marietta, GA
 SALESPERSON: House
 DATE: 6-9-09 REVISION# _____ BY: TBF/JTH

SALESPERSON: _____ / DATE _____