

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 11, 2010

DUE DATE: July 12, 2010

Distributed: June 17, 2010



Cobb County...Expect the Best!

V-51
(2010)

PLAT NORTH
(PLAT BOOK 51 / PAGE 72)

N

LOT 35
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

LEGEND

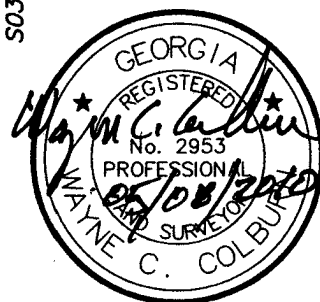
AC	AIR CONDITIONER
E	ELECTRIC METER
G	GAS METER
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
RBR	1/2" REBAR FOUND
⊙	SANITARY MANHOLE
WM	WATER METER
⚡	OVERHEAD UTILITIES
●	UTILITY POLE

N/F PROPERTY OF
**ALFREDDER COLEMAN &
ANNIE RUTH W. COLEMAN**
DEED BOOK 1936 / PAGE 673
PIN 19068600370

LOT 34
MACEDONIA ACRES
P.B. 51 / PG. 72
ZONED R-15

LOT 33
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

CANOPY
315 S&FT



NOTES

- THIS PROPERTY IS ZONED R-15.
FRONT SETBACK - 35' OR 40'.
SIDE SETBACK - 10'.
REAR SETBACK - 30'.
- THE FROTHE FIELD CLOSURE
UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF
GREATER THAN ONE FOOT IN
50,000, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD. A
TRIMBLE TOTAL STATION AND
TRIMBLE DATA COLLECTOR WERE
USED TO COLLECT THIS FIELD DATA.
- THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 80,000 FEET.

BOUNDARY SURVEY OF

Lot 34
Macedonia Acres
PLAT BOOK 51 / PAGE 72

SITE INFORMATION

CITY: POWDER SPRINGS	COUNTY: COBB	STATE: GEORGIA
LAND LOT: 686	DISTRICT: 19TH	SECTION: 2ND
FIELD WORK: RSC	PROJ MGR: WCC	REVIEWED: KLC
DATE: MAY 8, 2010	SCALE: 1" = 30'	

Job No.: MACEDONIA - 34

APPLICANT: Alfredder Coleman and Annie Ruth W. Coleman

PETITION NO.: V-51

PHONE: 770-943-1502

DATE OF HEARING: 08-11-10

REPRESENTATIVE: Annie R. Coleman

PRESENT ZONING: R-15

PHONE: same

LAND LOT(S): 686

PROPERTY LOCATION: Located on the south side of Hopkins Way, east of Hopkins Road

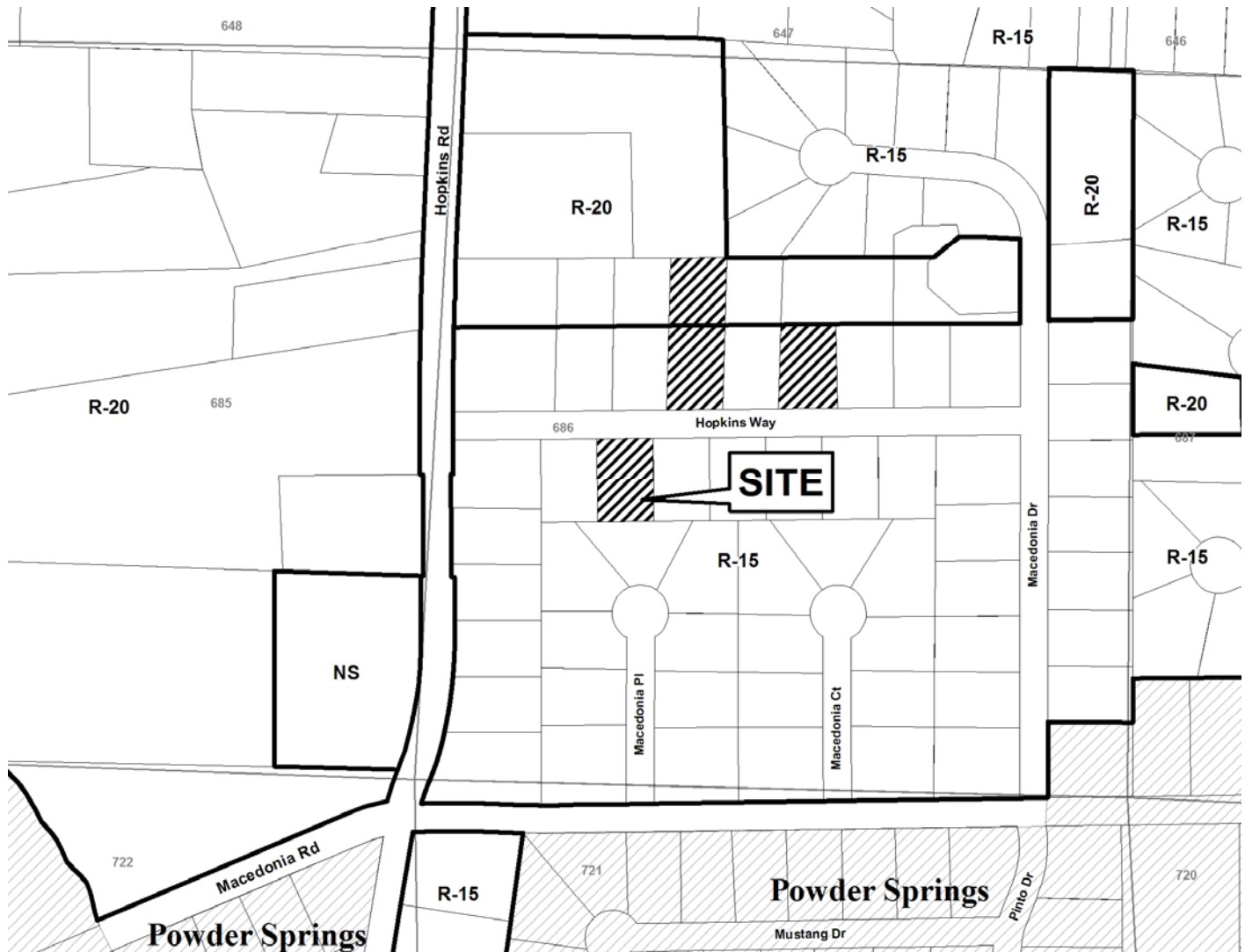
DISTRICT: 19

(3551 Hopkins Way).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 30 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-51

Hearing Date: 8-11-10

Applicant Coleman, Al Hedder Business Phone N/A Home Phone 770-943-1502
Address 3551 Hopkins Way, Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

Business Phone _____
(representative's signature)

My commission expires: Oct. 29, 2011

Signed, sealed and delivered in presence of:

Sandra A. Oliver
Notary Public
Cobb Co., Georgia
My Commission Expires OCT 29 2011

Titleholder Coleman, Al Hedder Business Phone N/A Home Phone 770-943-1502
Signature Al Hedder Coleman Address: 3551 Hopkins Way, P.S., GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Oct 29, 2011

Signed, sealed and delivered in presence of:

Sandra A. Oliver
Notary Public
Cobb Co., Georgia
My Commission Expires OCT 29 2011

Present Zoning of Property Residential, R-15
Location 3551 Hopkins Way, P.S., - Hopkins Way and Hopkins Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0686 District 19 Size of Tract .34 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 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.

Because I am a disabled vet, the carport covering gives me a chance to remain dry in inclement weather, and it gives added protection to vehicles from hail, I have limited use of my legs due to Agent Orange. Wife out late carport light provides security and protection.
List type of variance requested:
Covering or carport on side of house with additional lighting for security for vehicle and drive way.

V-52
(2010)

N / F
EDDIE & MARY BOHANNON
DEED BOOK 3231 / PAGE 485
ZONED R-20

PLAT NORTH
(PLAT BOOK 51 / PAGE 72)

LOT 11
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

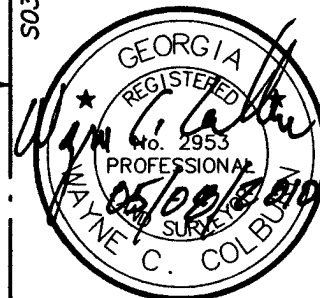
N/F PROPERTY OF
**SAMMY HARSHAW &
CAROLYN HARSHAW**
DEED BOOK 13926 / PAGE 4101
PIN 19068600150

LOT 12
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

LOT 13
MACEDONIA ACRES
PLAT BOOK 51 / PAGE 72
ZONED R-15

LEGEND

AC AIR CONDITIONER
E ELECTRIC METER
G GAS METER
OH OVERHANG
OTP OPEN TOP PIPE FOUND
RBR 1/2" REBAR FOUND
S SANITARY MANHOLE
WM WATER METER
— OVERHEAD UTILITIES
• UTILITY POLE



SITE AREA
0.344 Acres
14,999 sf

HOPKINS WAY
(50' R/W)

NOTES

- THIS PROPERTY IS ZONED R-15.
FRONT SETBACK - 35' OR 40'.
SIDE SETBACK - 10'.
REAR SETBACK - 30'.
- THE FROTHE FIELD CLOSURE
UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF
GREATER THAN ONE FOOT IN
50,000, AND WAS ADJUSTED USING
THE LEAST SQUARES METHOD. A
TRIMBLE TOTAL STATION AND
TRIMBLE DATA COLLECTOR WERE
USED TO COLLECT THIS FIELD DATA.
- THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
WAS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 80,000 FEET.

BOUNDARY SURVEY OF

Lot 12
Macedonia Acres

PLAT BOOK 51 / PAGE 72

SITE INFORMATION

CITY: POWDER SPRINGS	COUNTY: COBB	STATE: GEORGIA
LAND LOT: 686	DISTRICT: 19TH	SECTION: 2ND
FIELD WORK: RSC	PROJ MGR: WCC	REVIEWED: KLC
DATE: MAY 8, 2010	SCALE: 1" = 30'	

Job No.: MACEDONIA - 12

APPLICANT: Sammy Harshaw

PETITION NO.: V-52

PHONE: 770-866-9349

DATE OF HEARING: 08-11-10

REPRESENTATIVE: same

PRESENT ZONING: R-15

PHONE: same

LAND LOT(S): 686

PROPERTY LOCATION: Located on the north side of Hopkins Way, east of Hopkins Road

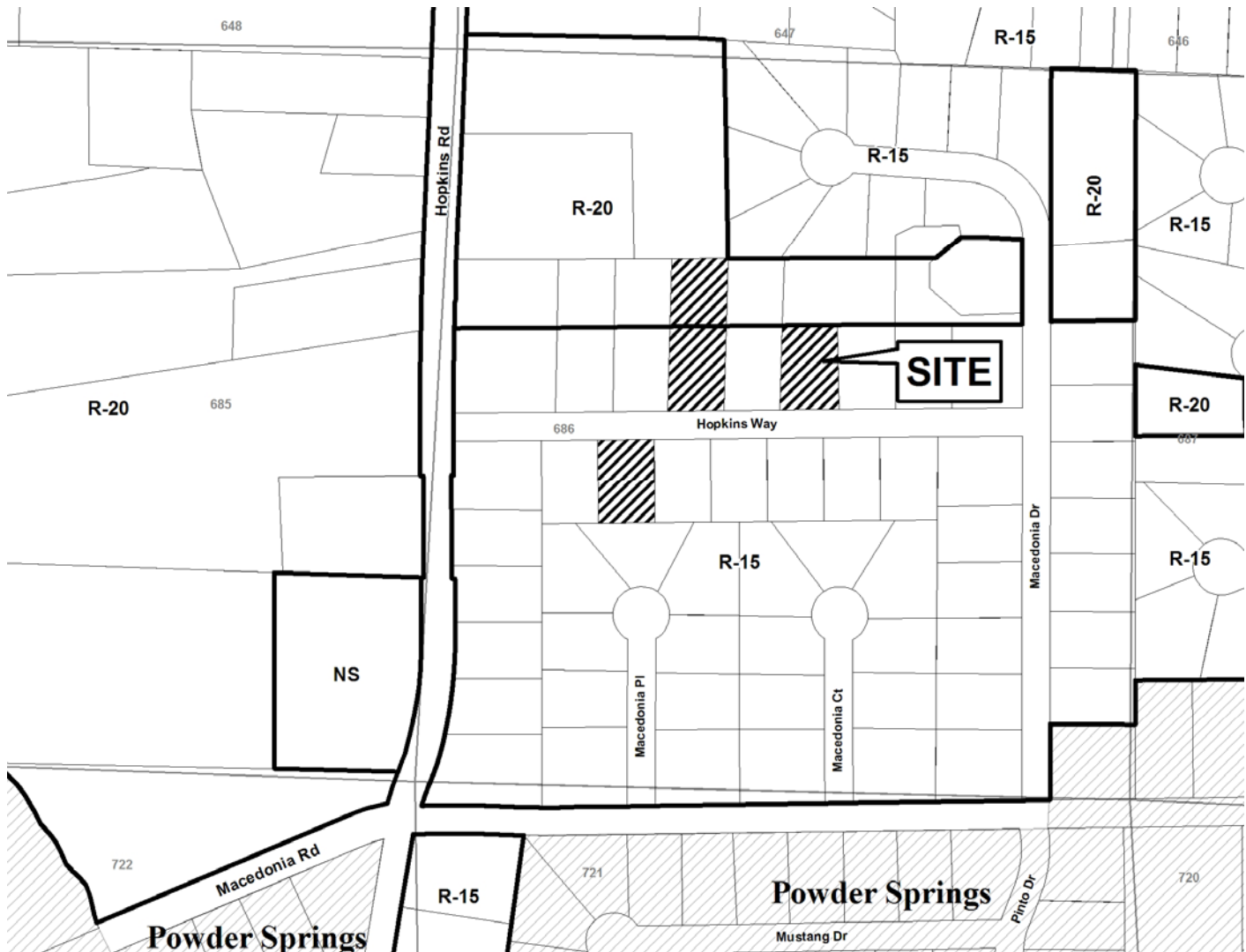
DISTRICT: 19

(3524 Hopkins Way).

SIZE OF TRACT: 0.34 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure; and 2) waive the front setback for an accessory structure from the required 35 feet to 21 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-52

Hearing Date: 8-11-10

Applicant Ammy Harshaw Business Phone _____ Home Phone 770) 866-9349

Address 3524 Hopkins Way
(street, city, state and zip code)

(representative's name, printed)
Ammy Harshaw Business Phone _____ Cell Phone _____
(representative's signature)

My commission expires: May 12, 2010

Signed, sealed and delivered in presence of:

Edwin D. Shelton
Notary Public

Titleholder Ammy Harshaw Business Phone _____ Home Phone 770) 866-9349
Signature Ammy Harshaw Address: 3524 Hopkins Way
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 12, 2010

Signed, sealed and delivered in presence of:

Edwin D. Shelton
Notary Public

Present Zoning of Property Residential R-15

Location 3524 Hopkins Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 686 District 19 Size of Tract 0.344 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.

Carport Covering gives me protection from bad weather.
Protects vehicles. Safe protection at night
because of limited street lighting - Medical Condition
with Diabetic & High blood pressure helps with the
Sun - Extra beautification for neighborhood

List type of variance requested: Carport Covering in front of house
with side panels

ALLOW AN ACCESSORY STRUCTURE
TO THE FRONT OF THE PRIMARY
WAIVE THE FRONT SETBACK FROM 35FT TO 21FT

APPLICANT: Floyd Martin, Sr.

PETITION NO.: V-53

PHONE: 770-943-1524

DATE OF HEARING: 08-11-10

REPRESENTATIVE: same

PRESENT ZONING: R-15, R-20

PHONE: same

LAND LOT(S): 686

PROPERTY LOCATION: Located on the north side

DISTRICT: 19

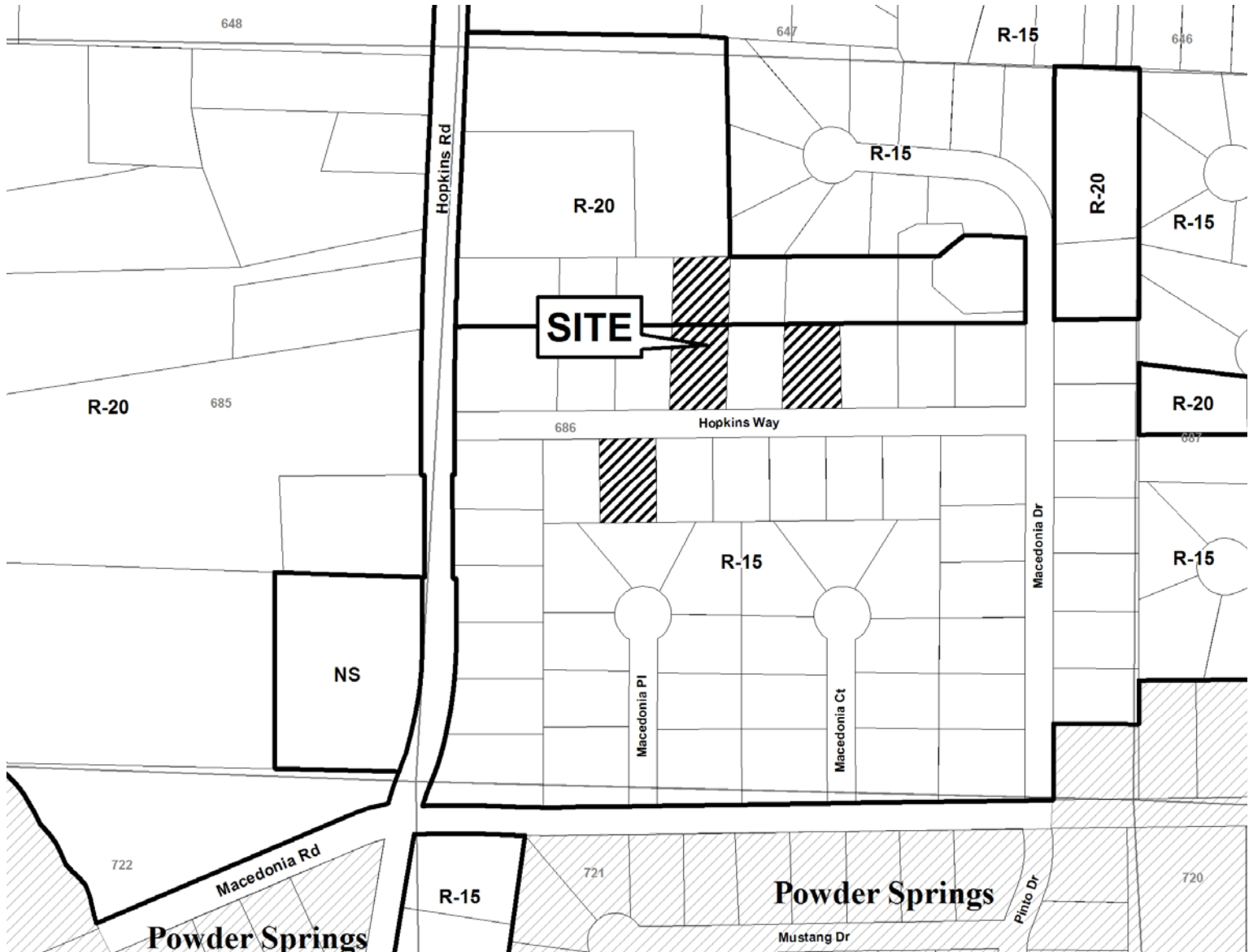
of Hopkins Way, east of Hopkins Road

SIZE OF TRACT: 0.626 acre

(3544 Hopkins Way).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the side setback for an accessory structure over 144 square feet from the required 10 feet to 2 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-53

Hearing Date: 8-11-10

Applicant Floyd Martin Sr. Business Phone _____ Home Phone 770 943-1524

Ethelyn Martin Address 3544 Hopkins Wy, Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: May 16, 2012
Notary Public

Titleholder FLOYD MARTIN Business Phone _____ Home Phone _____

Signature Floyd Martin Address 3544 Hopkins Wy Powder Springs GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 16, 2012
Notary Public

Present Zoning of Property R-15

Location 3544 Hopkins Wy. P Hopkins Rd, Powder Springs GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0686 District 19 Size of Tract 0.279 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.

TO COME INTO COMPLIANCE WITH
ORDINANCE + SEE ATTACHED Exhibit A

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE
TO THE SIDE OF THE PRIMARY.

V-53/2010
Exhibit "A"

May 7, 2010

To Whom It May Concern:

We are Floyd and Ethelyn Martin of 3544 Hopkins Way, Powder Springs, GA and have lived at this address since 1975 (35 years). Our home was maybe the third house to be built on our street. Since our subdivision does not have a Homeowners Association we are considerate of our neighbors and we have always worked to keep our property and yard in order.

My wife and I are 86 years of age, we both now have some health issues. My wife is diabetic and has a problem walking. Our garage is used some storage and for therapy, her exercise equipment is in there. I purchased the carport for the intention of a covering for our automobile, and for a covering when there is bad weather, since it takes a few minutes for my wife to get in and out of the car, she has to have assistance. The carport looks nice and I thought it might also increase the value of my property. When I bought the carport, the company that installed it did not tell me it might be a code violation.

My wife and I would appreciate your consideration in allowing us to keep the carport as it has been very convenient especially when it rains and we have doctor appointments, we do not get as wet.

Respectfully

Floyd Martin & Ethelyn Martin

DGM
LAND PLANNING
CONSULTANTS

975 Cobb Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

Cobb County

V-54
(2010)

Variance Request

TRATON CORPORATION

120 KENNESAW AVE, MARIETTA, GA 30060

Date: 05-17-10 Scale: 1"=20'

24HR CONTACT RICK FOSTER (770-421-9064)

Subdivision: Stonehaven at Vinings

Address: 2051 Westwood Circle

County COBB

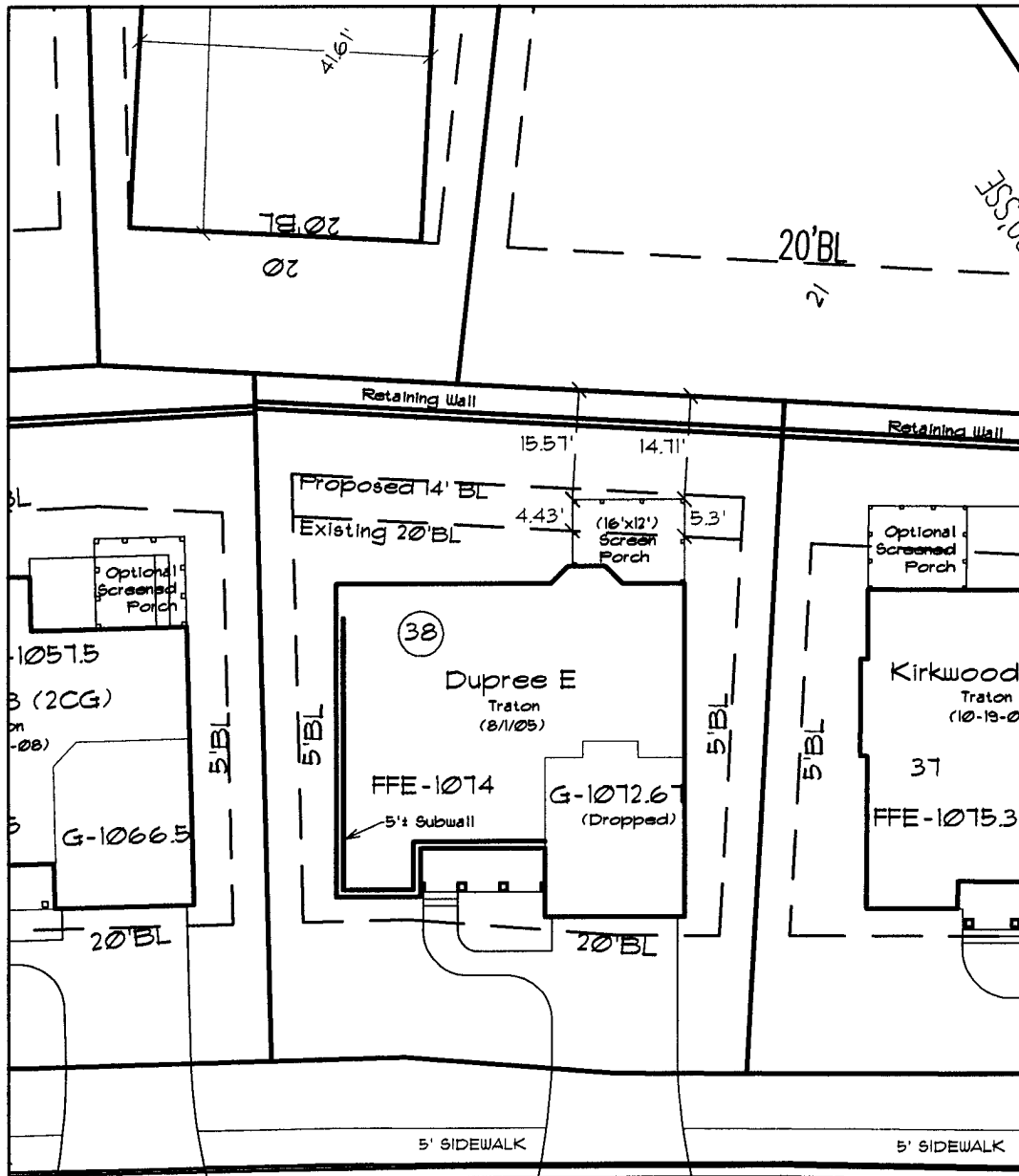
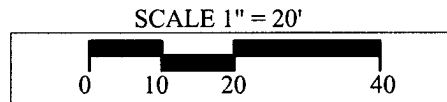
Section: 2nd

Land Lot: 697

Unit: III

Lot#: 38

District: 17th

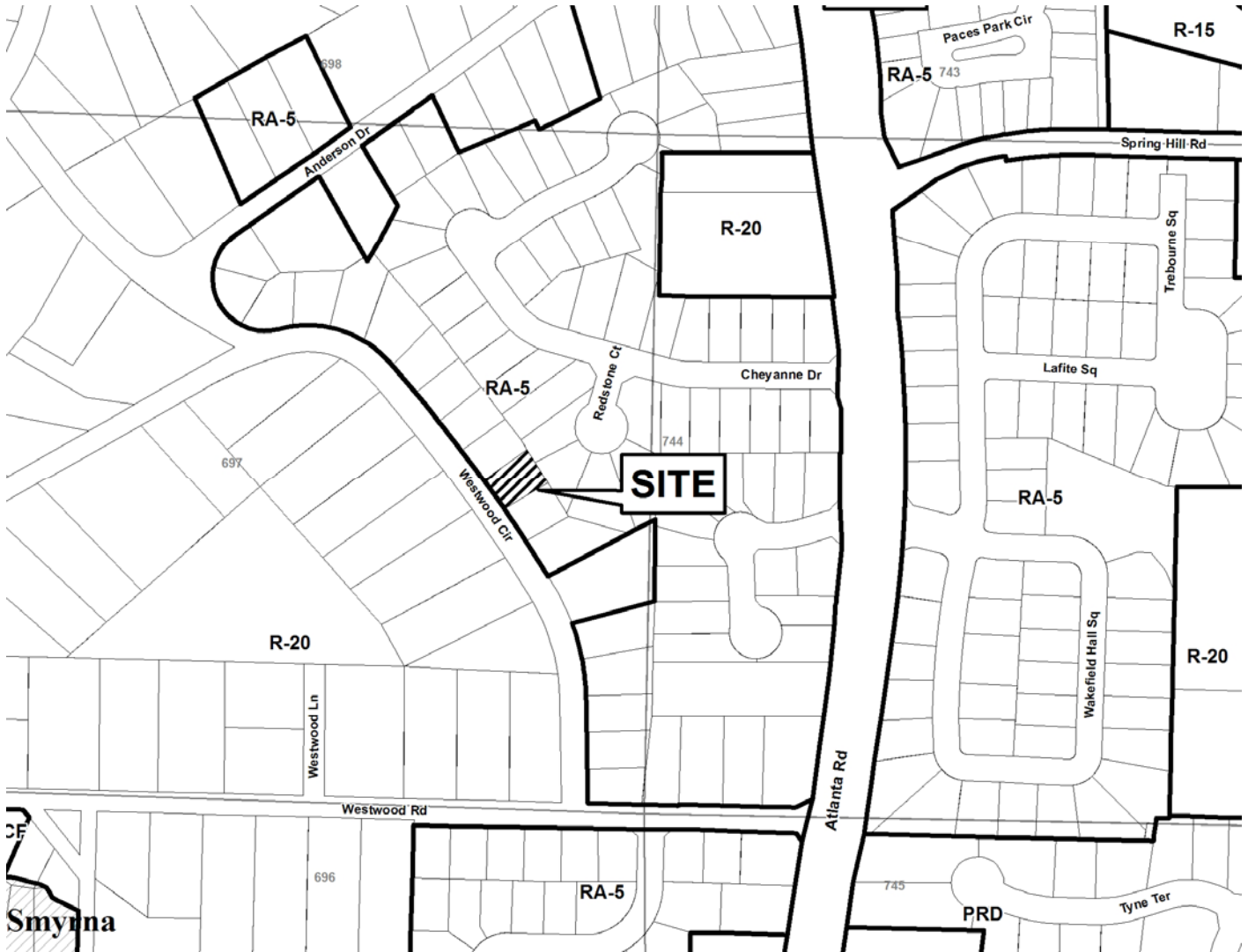


Westwood Circle
(Variable R/W)

Benchmark: 1066.51
(TOP OF MANHOLE)

Westwo
(Variat

APPLICANT:	<u>Traton Homes, LLC</u>	PETITION NO.:	<u>V-54</u>
PHONE:	<u>770-427-9064</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>Sherry Bechtold</u>	PRESENT ZONING:	<u>RA-5</u>
PHONE:	<u>770-427-9064</u>	LAND LOT(S):	<u>697</u>
PROPERTY LOCATION:	<u>Located on the east side of Westwood Circle, north of Westwood Road (2051 Westwood Circle).</u>	DISTRICT:	<u>17</u>
		SIZE OF TRACT:	<u>0.17 acre</u>
		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 38 from the required 20 feet to 14 feet.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-54

Hearing Date: _____

Applicant Triton Homes, LLC

Business Phone (770) 427-9064

Home Phone _____

Sherry Bechtold
(representative's name, printed)

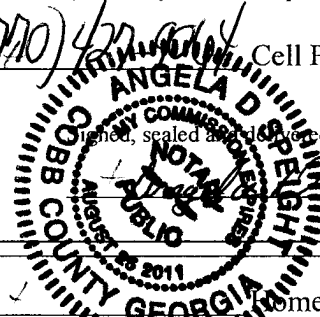
Address 720 Kennesaw Ave Marietta, GA 30060
(street, city, state and zip code)

Business Phone (770) 427-9064

Cell Phone (770) 527-3009

Sherry Bechtold
(representative's signature)

My commission expires: 8/25/2011



Signed, sealed and delivered in presence of:

Speight
Notary Public

Triton Homes

Titleholder Christopher J. Poser Business Phone _____

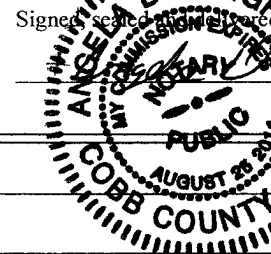
Home Phone _____

Signature [Signature]

(attach additional signatures, if needed)

Address: 720 Kennesaw Ave, Marietta, GA, 30060
(street, city, state and zip code)

My commission expires: 8/25/2011



Signed, sealed and delivered in presence of:

Speight
Notary Public

Present Zoning of Property RA-5

Location 2051 Westwood Circle

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

Land Lot(s) 697

District 117th

Size of Tract .17 Acre(s)

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

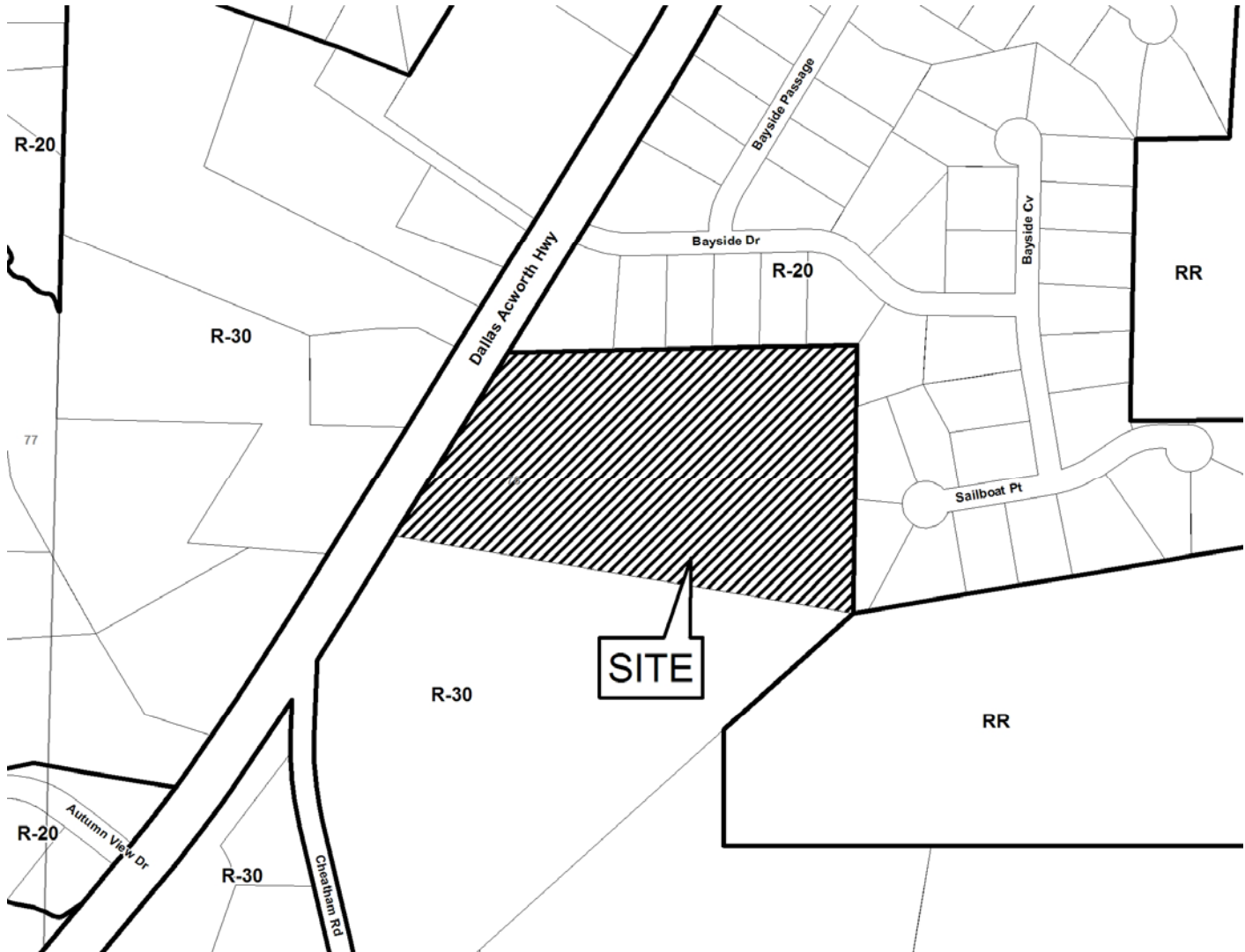
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

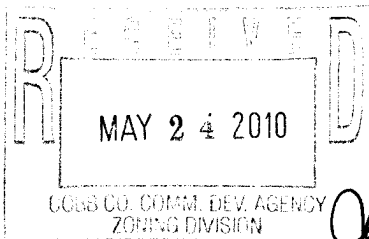
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THIS VARIANCE IS NEEDED IN ORDER TO PROVIDE A SCREEN PORCH

List type of variance requested: WAIVE THE REAR SETBACK FROM REQUIRED 20FT TO 14FT

APPLICANT:	<u>Morning View Baptist Church, Inc.</u>	PETITION NO.:	<u>V-55</u>
PHONE:	<u>770-443-5600</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>Sammy Burgess</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-443-5600</u>	LAND LOT(S):	<u>78</u>
PROPERTY LOCATION:	<u>Located on the east side</u>	DISTRICT:	<u>20</u>
	<u>of Dallas Acworth Highway, south of Highway 41</u>	SIZE OF TRACT:	<u>9.9 acres</u>
	<u>(3764 Dallas Acworth Highway).</u>	COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Waive the off street parking design standard that requires a parking lot to be paved.</u>		





Application for Variance Cobb County

(type or print clearly)

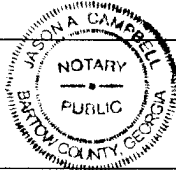
Application No. V-55

Hearing Date: 8-11-10

Applicant Morning View Baptist Church Business Phone 770-443-5600 Home Phone _____

Pastor Sammy Burgess Address 3764 Dallas Acworth Hwy
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-443-5600 Cell Phone 770-656-9161
(representative's signature)



My commission expires: _____

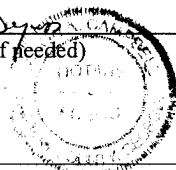
My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Morning View Baptist Church Business Phone 770-443-5600 Home Phone _____

Signature Pastor Sammy Burgess Address: 3764 Dallas Acworth Hwy
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property R-30

Location 3764 Dallas Acworth Hwy
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 78 District 20 Size of Tract 9.9 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.

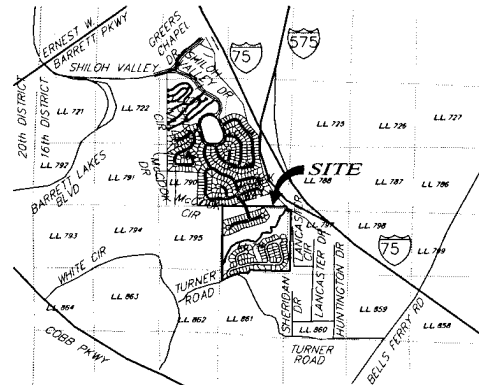
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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.

We would like to waive our requirement for paving our driveway
and our parking space due to our financial situation. We are asking
for 2 to 3 years.

List type of variance requested: Waive requirement for paved driveway
and parking area for years.

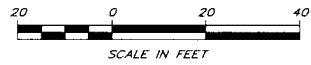
V-56
(2010)



LOCATION MAP 1" = 2000'

VARIANCE NOTES:

1. PURPOSE OF VARIANCE: TO CHANGE REAR SETBACK FOR LOTS 76 & 77 FROM 35' TO 25'.
2. CURRENT ZONING: CS (Z-170, 12/05)
3. NO WETLANDS ON LOTS 76 OR 77
4. NO UTILITY EASEMENTS ON LOTS 76 OR 77.
5. NO 100-YR FLOOD PLAIN ON LOT 76 OR 77.
6. NO CEMETERIES OR ARCHEOLOGICAL FEATURES ARE APPARENT ON LOTS 76 OR 77.



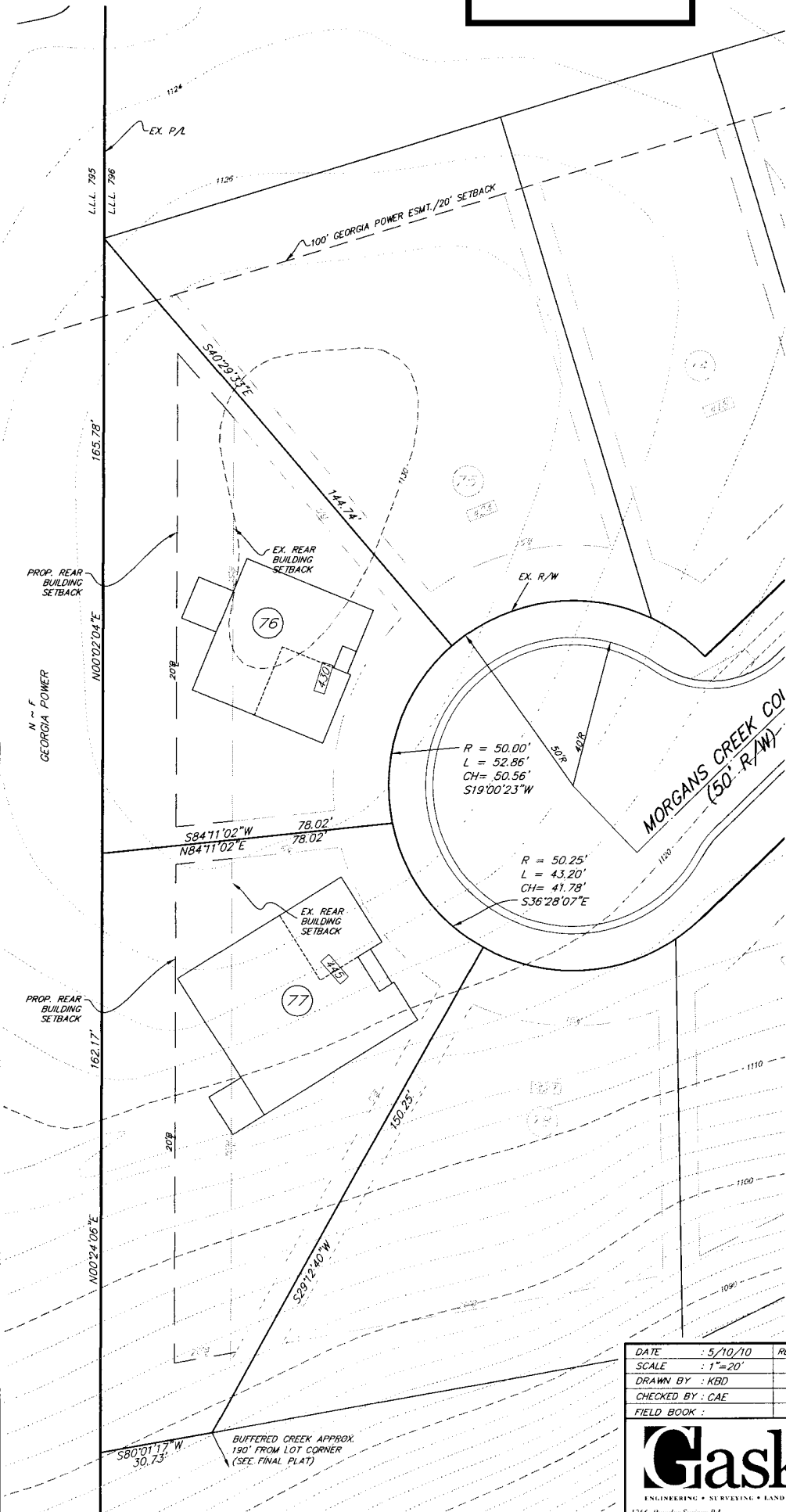
DATE	: 5/10/10	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: KBD	
CHECKED BY	: CAE	
FIELD BOOK	:	

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

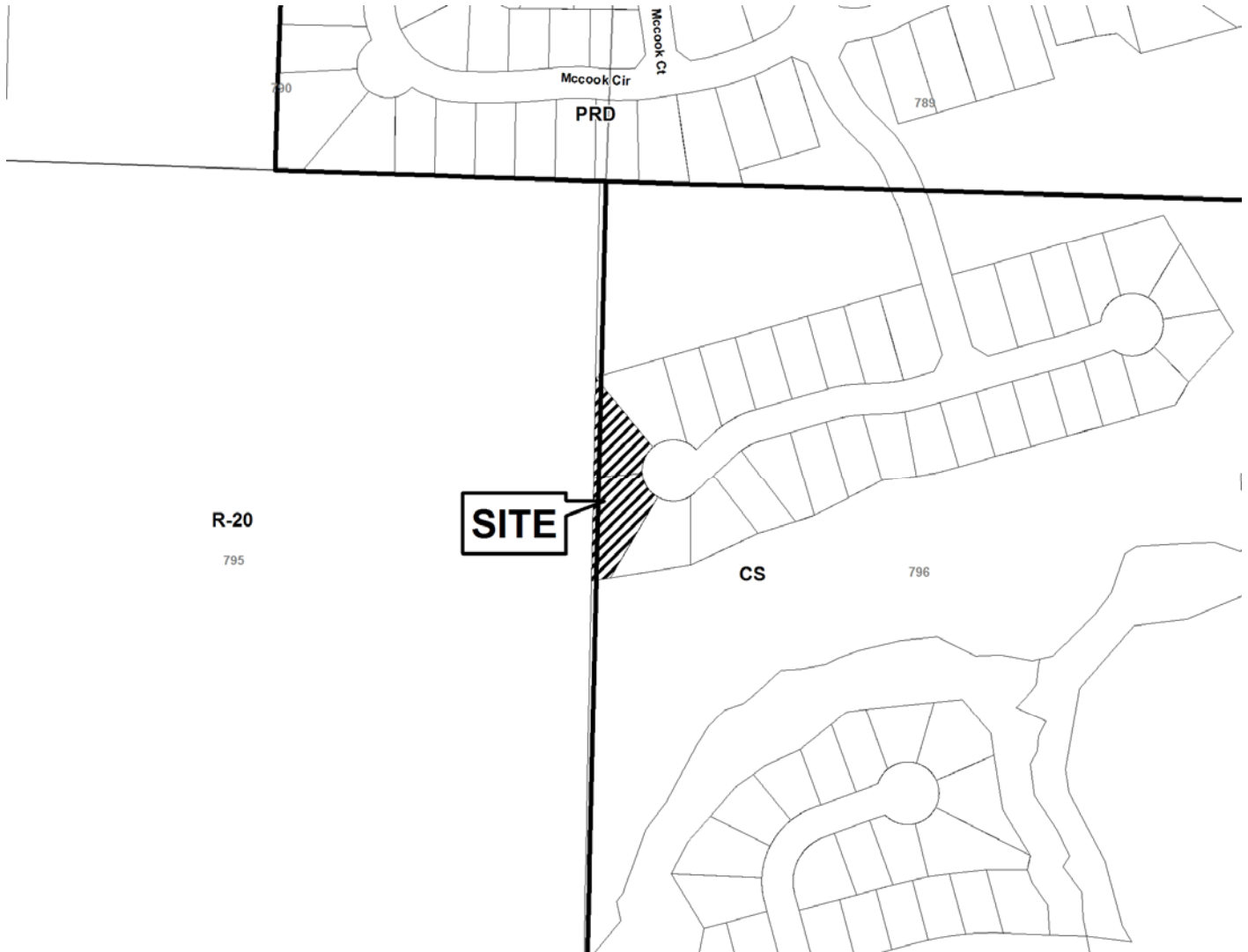
1266 Powder Springs Rd. Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7593

VARIANCE PLAT FOR:
CREEKVIEW AT SHILOH VALLEY
LOT 76 & 77

LOCATED IN L.L. 796
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



APPLICANT:	<u>Brian Davison</u>	PETITION NO.:	<u>V-56</u>
PHONE:	<u>678-808-8000</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>CS</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>796</u>
PROPERTY LOCATION:	<u>Located on the west side of Morgans Creek Court, north of Bells Ferry Road (430 and 445 Morgans Creek Court).</u>	DISTRICT:	<u>16</u>
		SIZE OF TRACT:	<u>0.38 acre</u>
		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lots 76 and 77 from the required 35 feet to 20 feet.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-56

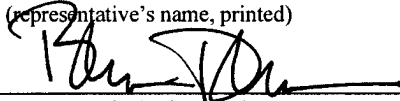
Hearing Date: 8-11-10

Applicant Brian Davison Business Phone 678-808-8000 Home Phone _____

Address 2292 Henderson Mill Rd. Atlanta, GA 30345

(representative's name, printed)

(street, city, state and zip code)

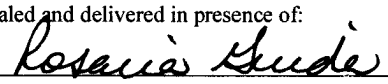


Business Phone 678-808-8000 Cell Phone 404-405-6581

(representative's signature)


NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 2, 2014

Signed, sealed and delivered in presence of:



Notary Public

Titleholder Residential Recovery Fund, LLC Business Phone 678-808-8000 Home Phone _____

Signature  Address: 2292 Henderson Mill Rd. Atlanta, GA 30345
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property CS (Z-170)

Location 430 & 445 Morgans Creek Court

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

Land Lot(s) 796 District 16/2nd Sect 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 X 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.

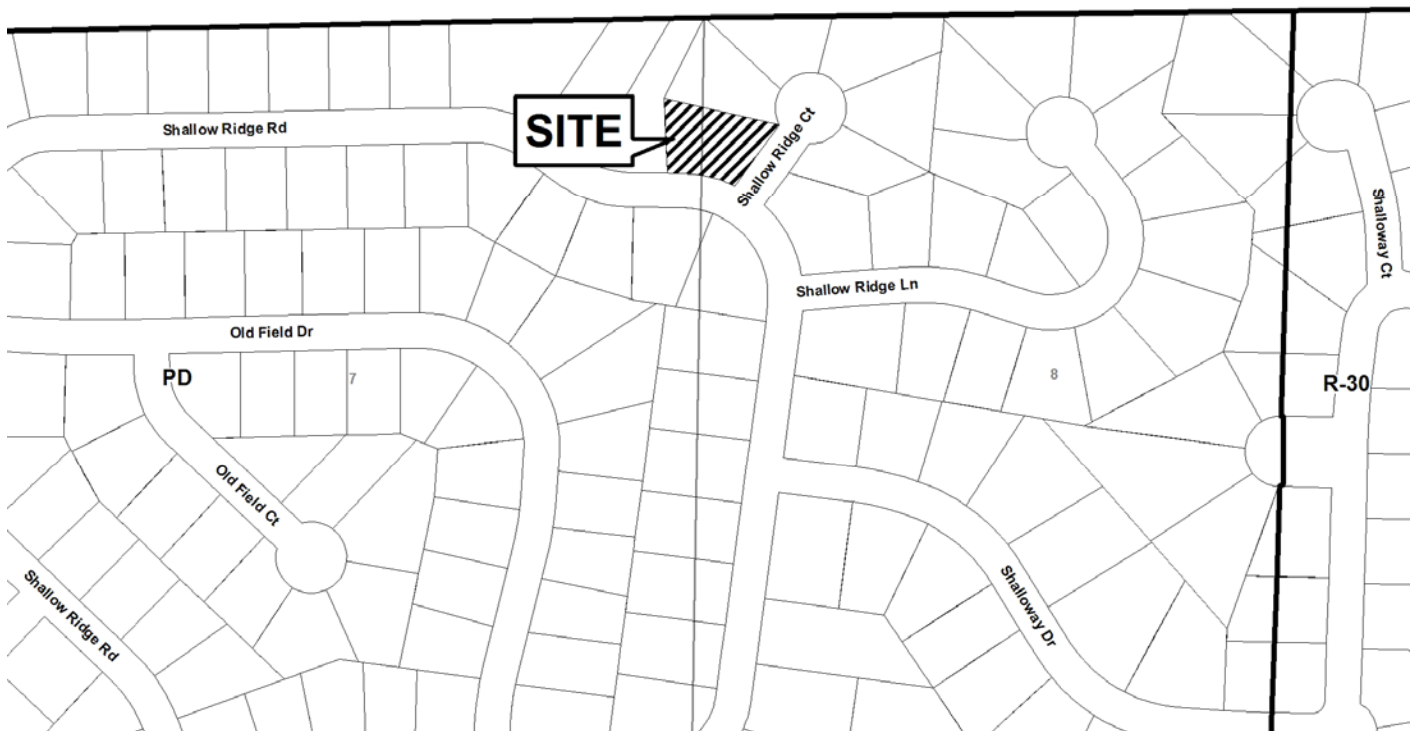
With the 15' min. front building setback line and 35' min. rear building setback line, lots 430 & 445 are not buildable.

List type of variance requested: Reduce rear building setback line from 35' to 20'
(This is consistent with other lots in subdivision).

LOT 76 + LOT 77

APPLICANT:	<u>Patrick Gaffney</u>	PETITION NO.:	<u>V-57</u>
PHONE:	<u>404-406-5434</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>Julie M. Gaffney</u>	PRESENT ZONING:	<u>PD</u>
PHONE:	<u>404-406-5434</u>	LAND LOT(S):	<u>7, 8</u>
PROPERTY LOCATION:	<u>Located at the northwest intersection of Shallow Ridge Court and Shallow Ridge Rd., north of Shallowford Rd. (4973 Shallow Ridge Rd.).</u>	DISTRICT:	<u>16</u>
		SIZE OF TRACT:	<u>0.302 acre</u>
TYPE OF VARIANCE:	<u>Allow a retaining wall to be 10 feet in height and within 1 foot of the property line.</u>	COMMISSION DISTRICT:	<u>3</u>

CHEROKEE COUNTY



Application for Variance Cobb County

(type or print clearly)

Application No. V-57

Hearing Date: 8-11-10

Applicant Patrick Gaffney Business Phone 404-906-5434 Home Phone 678-445-3907

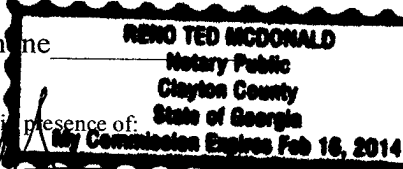
Julie M. Gaffney
(representative's name, printed)

Address 4973 SHALLOW RIDGE CT NE KENNESAW GA 30144
(street, city, state and zip code)

Patrick Gaffney
(representative's signature)

Business Phone L

Cell Phone



My commission expires: Feb 16th, 2014

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

Notary Public

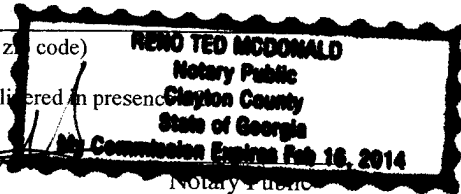
Titleholder Patrick Gaffney Business Phone L Home Phone

Signature Patrick Gaffney
(attach additional signatures, if needed)

Address: L

(street, city, state and zip code)

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



My commission expires: Feb 16th, 2014

Present Zoning of Property PD

Location 4973 SHALLOW RIDGE CT NE, KENNESAW GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 8 7 BEACON E District 16 sect 2 Size of Tract 302 ACRE Acre(s) 3/4

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.

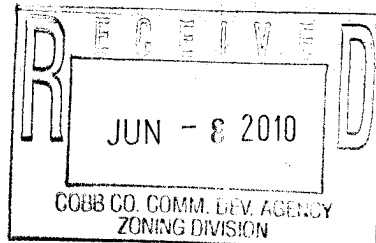
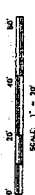
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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:

To Hold in existing fill dirt.

List type of variance requested: Replacement of existing retaining wall.

ALLOW A RETAINING WALL TO BE 10 FT IN HEIGHT AND WITHIN 1 FOOT OF PROP. LINE.



APPLICANT: Waffle House, Inc.

PETITION NO.: V-58

PHONE: 770-729-5804

DATE OF HEARING: 08-11-10

REPRESENTATIVE: Charles Richardson

PRESENT ZONING: GC

PHONE: 770-729-5804

LAND LOT(S): 880

PROPERTY LOCATION: Located on the southwesterly side of U.S. Highway 41, south of Spring Road

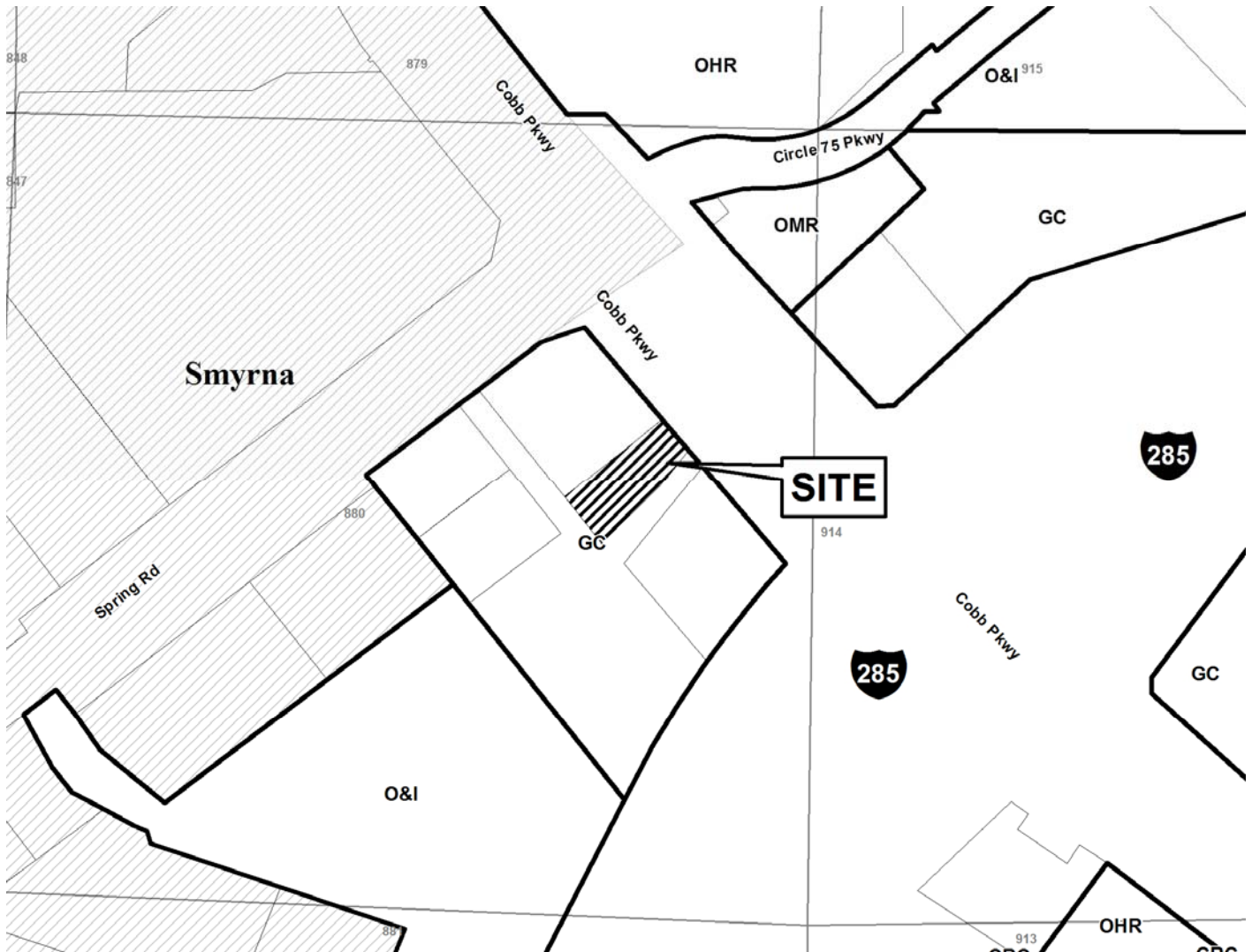
DISTRICT: 17

(2754 Cobb Parkway).

SIZE OF TRACT: 0.383 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum impervious surface in a Regional Activity Center from 80 percent to 84.19 percent; 2) waive the landscape enhancement strip from eight feet to zero feet; 3) waive the side setback from the required 10 feet to 5 feet adjacent to the northern property line; 4) waive the rear setback from 30 feet to 29 feet; 5) waive the minimum lot size from 20,000 square feet to 16,681 square feet (existing); and 6) waive the depth of a parking space from 19 feet to 18 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-58

Hearing Date: 8-11-10

Applicant Waffle House, Inc. Business Phone (770) 729-5804 Home Phone (770) 729-5700

Charles Richardson

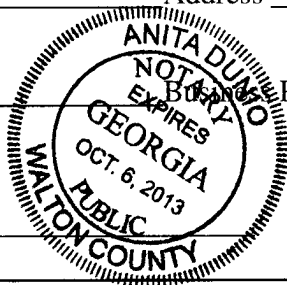
(representative's name, printed)

Address 5986 Farnica Dr. Norcross, GA 30071

(street, city, state and zip code)

Charles Richardson

(representative's signature)



Phone (770) 729-5804 Cell Phone (706) 284-6611

Signed, sealed and delivered in presence of:

Anita Duno

Notary Public

My commission expires: _____

Titleholder Wt Capital, LLC Business Phone (770) 729-5700 Home Phone _____

Signature Ken Williams

(attach additional signatures, if needed)

Address: 3290 Northside Pkwy Suite 385

(street, city, state and zip code)

Ken Williams

Signed, sealed and delivered in presence of:

Anita Duno

Notary Public

My commission expires: _____

Present Zoning of Property EC - General Commercial GC

Location 2754 Cobb Pkwy Atlanta, GA 30339

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

Land Lot(s) 880 District 17 Size of Tract .383 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 .383 ac Shape of Property Rect. Topography of Property 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.

Please see attached narrative (Exhibit "A")

List type of variance requested: Landscaping, Lot Coverage, Drainage, impervious area, storm water

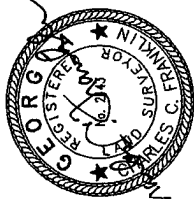
Variance Narrative:

The Cobb County Ordinance Section 124-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without variance would create an unnecessary hardship. In terms of the Waffle House property located at 2754 Cobb Parkway, the strict adherence to the code would create a very real hardship by making redevelopment of the parcel impossible.

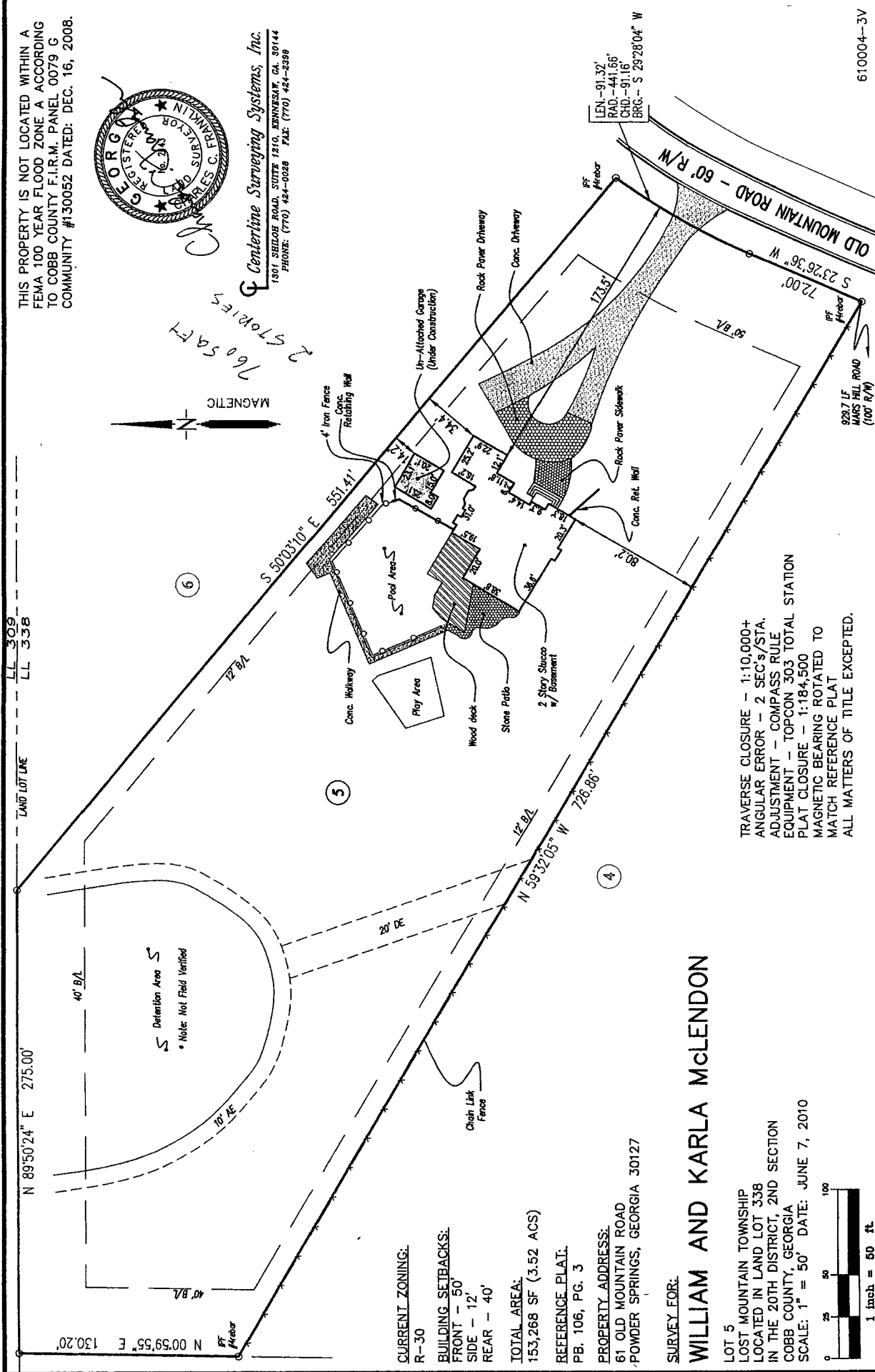
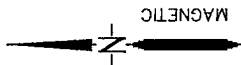
Waffle House recently purchased this property from a franchise holder and hopes to improve the business as well as the grounds and facility. Our property is 0.383 acres in size with a portion used as the access drive to our restaurant and the businesses located behind us (to the west). The current property was developed in 1974 in accordance to the development codes of that time. The size and shape of this property would make it impossible to develop/redevelop under the current codes. Without the variances requested, the property would have to remain as is for the duration of its use. If this is the case, we would have no other choice but to continue to operate the restaurant in its current condition.

Although we are requesting multiple variances, we have worked with Mr. Rob Hosack and his team at the Cobb County Community Development Department to design a plan that would improve our property significantly. The current property is 92.47% impervious with very little landscaping and no attempt at water quality controls. Our proposed plan calls for the building to be shifted further away from Cobb Parkway and parking lot landscaping installed, reducing the impervious area to 84.19%. The southeast corner of our parking lot would be removed and a landscape island is proposed with a grassed swale to help aid in increasing the water quality of our run off prior to reaching the storm water system. In addition to added landscaping and water quality, we are proposing to tear down the existing building and replace it with our newest building design. The new design is far superior to the 1974 structure in aesthetics, both inside and out, as well as form and function. We feel that the construction of a new building, along with the improvements proposed would greatly benefit both Waffle House and the Cobb County community. It is our goal to redevelop this site to better serve our clients and the community and improve the look and feel of the property while decreasing the impact of our storm water runoff in the process.

THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE A ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0079 G
COMMUNITY #130052 DATED: DEC. 16, 2008.



Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2398



TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:184,500
MAGNETIC BEARING ROTATED TO
MATCH REFERENCE PLAT
ALL MATTERS OF TITLE EXCEPTED.

CURRENT ZONING:
R-30

BUILDING SETBACKS:
FRONT - 50'
SIDE - 12'
REAR - 40'

TOTAL AREA:
153,268 SF (3.52 ACS)

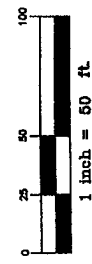
REFERENCE PLAT:
PB. 106, PG. 3

PROPERTY ADDRESS:
61 OLD MOUNTAIN ROAD
POWDER SPRINGS, GEORGIA 30127

SURVEY FOR:

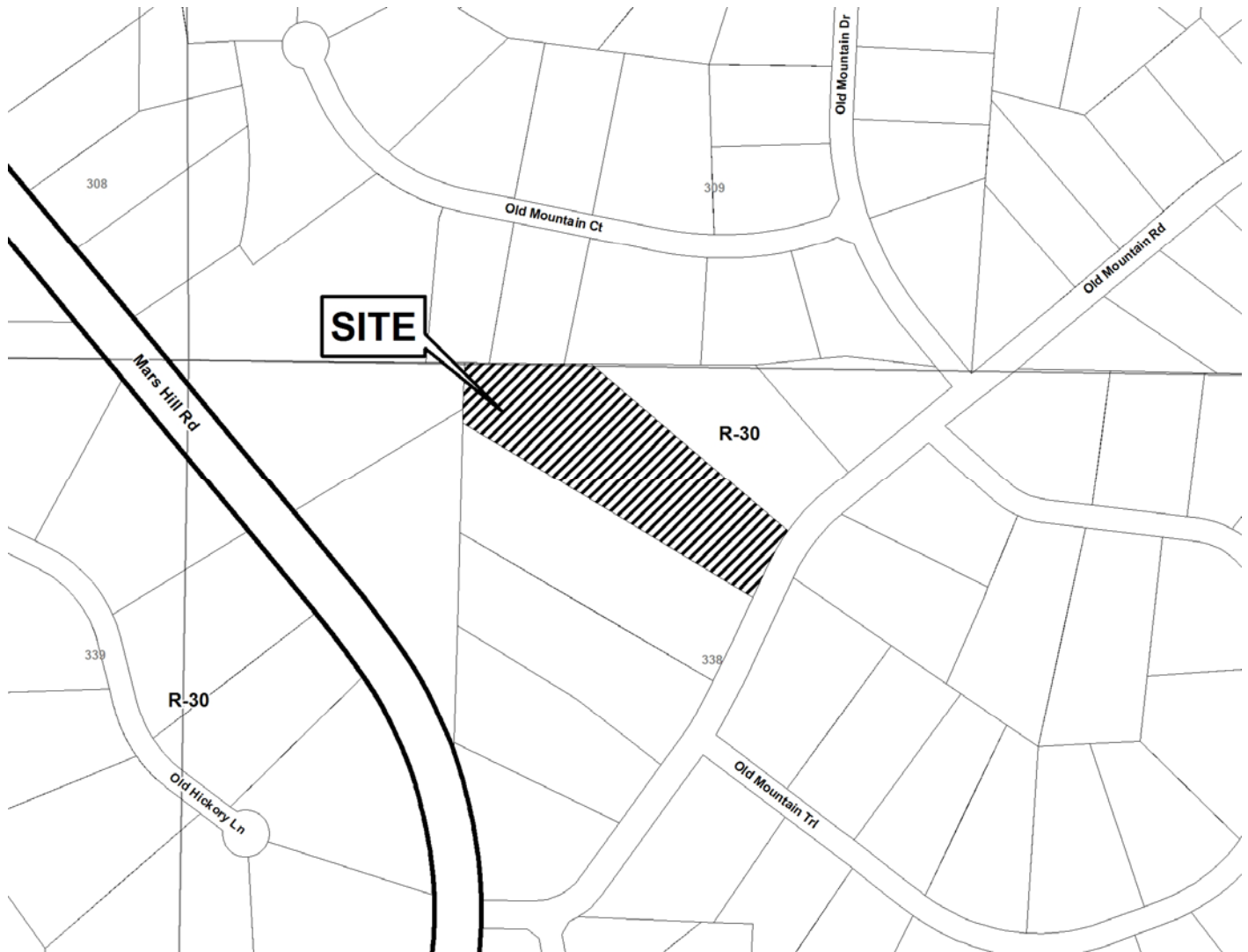
WILLIAM AND KARLA MCLENDON

LOT 5
LOST MOUNTAIN TOWNSHIP
LOCATED IN LAND LOT 338
IN THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50' DATE: JUNE 7, 2010



610004-3V

APPLICANT:	<u>William and Karla McLendon</u>	PETITION NO.:	<u>V-59</u>
PHONE:	<u>404-771-3003</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>David Drake</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>678-363-3868</u>	LAND LOT(S):	<u>338</u>
PROPERTY LOCATION:	<u>Located on the westerly side of Old Mountain Road, northeasterly of Mars Hill Road (61 Old Mountain Road).</u>	DISTRICT:	<u>20</u>
		SIZE OF TRACT:	<u>3.518 acres</u>
TYPE OF VARIANCE:	<u>Allow an accessory structure to the side of the primary structure.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. 11-59

Hearing Date: 8-11-10

Applicant WILLIAM AND KARLA M'LENDON Business Phone 404-711-3003 Home Phone 770-499-7744

DAVID DRAKE
(representative's name, printed)

Address P.O. Box 801562 ACWORTH GA 30101
(street, city, state and zip code)

Business Phone 678 363 3868 Cell Phone 678 4091522

(representative's signature)

RICHARD D RICHARDSON
NOTARY PUBLIC
Paulding County - State of Georgia
My Comm. Expires Dec. 20, 2011

Signed, sealed and delivered in presence of:

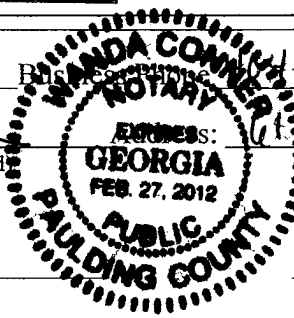
[Signature]

Notary Public

My commission expires:

Titleholder Karla M'Lendon Business Phone 404-711-3003 Home Phone 770-499-7744

Signature Karla M'Lendon Address: 61 Old Mountain Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Wanda Conner

Notary Public

My commission expires:

Present Zoning of Property R-30

Location 61 OLD MOUNTAIN ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 338 District 20 Size of Tract 3.518 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.

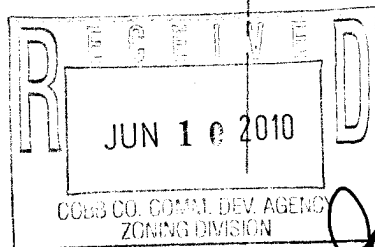
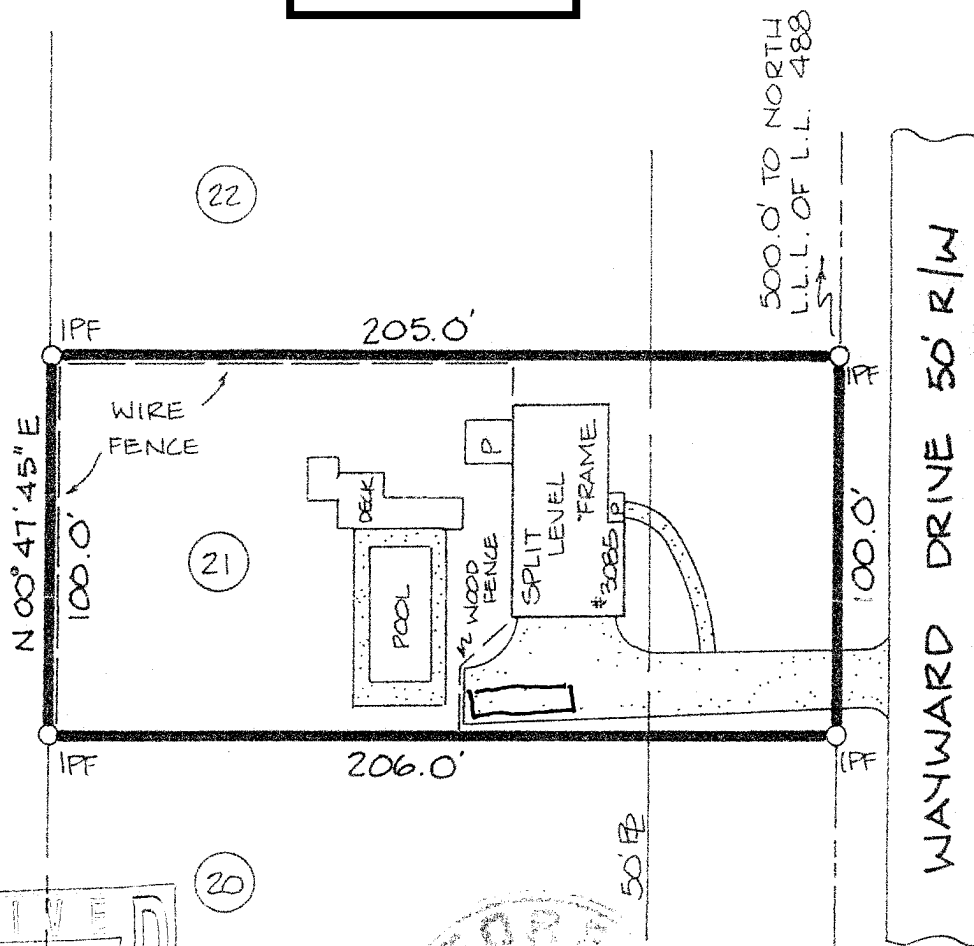
ORIGINALLY PERMITTED CONSTRUCTION (2010-002861) AS ATTACHED GARAGE WITH INTENT TO CONNECT VIA STUCCO ARCH THAT DID NOT INCLUDE CONTINUOUS ROOFLINE. AFTER CONSTRUCTION LEARNED ROOF MUST BE CONTINUOUS. AN ATTACHED BREEZEWAY IS NOT DESIRED DUE TO AESTHETICS TO STRUCTURE AND NON-FUNCTION. DETACHED GARAGE AS BUILT, WHILE BEHIND EXISTING GARAGE, IS NOT BEHIND REAR LINE OF EXISTING HOME STRUCTURE. FROM THE STREET, NEW CONSTRUCTION APPEARS TO BE CONTIGUOUS WITH EXISTING HOME

List type of variance requested: REQUEST VARIANCE TO ALLOW DETACH GARAGE TO REMAIN WITHOUT ADDITION OF ROOF STRUCTURE TO CONNECT TO EXISTING HOME

V-60
(2010)

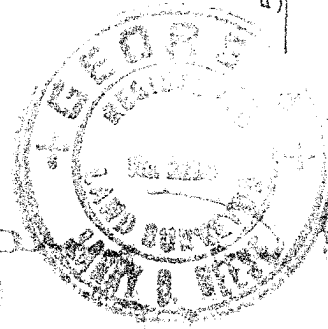
N

MAGNETIC



20

JUL 2-10



© COPYRIGHT: WEST GEORGIA ENGINEERS & SURVEYORS, INC.

THIS PROPERTY (S) (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 4 " PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

EQUIPMENT UTILIZED: ANGULAR LIETZ 1 LINEAR 100' STEEL TAPE

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

50 25 0 50 100

GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR

KATHY
NANCYTENOLD
JOHNSTON

LOT 21 BLOCK 'A'

OAK KNOLL SUBDIVISION

PLAT BOOK 62

PAGE 181

LAND LOT 488

DISTRICT 16

SECTION 2

COUNTY COBB

STATE GEORGIA

DATE 4-9-91

REVISED

SCALE: 1" = 50'

JOB NO. 910680/SAJ-PF

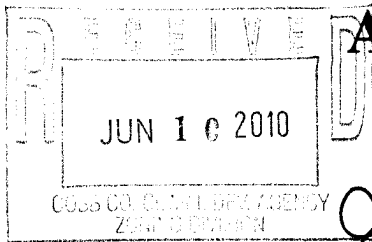
WEST GEORGIA ENGINEERS & SURVEYORS, INC.

P. O. BOX 828 MARIETTA, GEORGIA 30061 (404) 428-2122

APPLICANT: Nancy Ellen Johnston **PETITION NO.:** V-60
PHONE: 770-971-3953 **DATE OF HEARING:** 08-11-10
REPRESENTATIVE: Nancy Ellen Johnston **PRESENT ZONING:** R-20
PHONE: 404-245-6301 **LAND LOT(S):** 488
PROPERTY LOCATION: Located on the west side **DISTRICT:** 16
of Wayward Drive, south of Resin Street **SIZE OF TRACT:** 0.5 acre
(3085 Wayward Drive). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the side setback from the required 10 feet to 5 feet adjacent to the southern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-60

Hearing Date: 8-11-2010

Applicant Nancy E. Johnston Business Phone _____ Home Phone (770)-971-3953

Nancy E. Johnston Address 3085 Wayward Dr Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Nancy E. Johnston Business Phone _____ Cell Phone 404-245-6301
(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. Brown

Notary Public

Titleholder Nancy E. Johnston Business Phone _____ Home Phone (770)-971-3953

Signature Nancy E. Johnston Address: 3085 Wayward Dr. Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

J. Brown

Notary Public

Present Zoning of Property R-20

Location 3085 Wayward Dr Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 488 District 16 Size of Tract ~.5 Acre(s)

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

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

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

See below

List type of variance requested: To keep a 3 year old, 10'x20' accessory structure in driveway which houses a '69 Chevy Impala, and protects it from further paint damage due to black residue from neighbor's trees. Cannot put accessory structure behind the house due to pool and many large trees.

Revised: December 6, 2005

ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF HOUSE; WAIVE SIDE SETBACK FROM 10FT TO 5FT

APPLICANT:	<u>Charles B. Zirkle, Jr. and Mary Lynn Zirkle</u>	PETITION NO.:	<u>V-61</u>
PHONE:	<u>770-551-8700</u>	DATE OF HEARING:	<u>08-11-10</u>
REPRESENTATIVE:	<u>J. Kevin Moore</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-429-1499</u>	LAND LOT(S):	<u>970</u>
PROPERTY LOCATION:	<u>Located at the southwest intersection of Farmington Drive and Farmington Place.</u>	DISTRICT:	<u>17</u>
	<u>(4340 Farmington Place)</u>	SIZE OF TRACT:	<u>0.77 acre</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 40 feet to 9 feet on lot 18.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. v-61 (2010)
Hearing Date: 08/11/2010

Applicant Charles B. Zirkle, Jr. and Mary Lynn Zirkle Business Phone (770) 551-8700 Home Phone _____
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

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Charles B. Zirkle, Jr. and Mary Lynn Zirkle Business Phone (770) 551-8700 Home Phone _____
Signature See Attached Exhibit "A" for Signatures Address: 4340 Farmington Place, 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 R-30

Location 4340 Farmington Place
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 970 District 17th Size of Tract 33,756 square feet

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 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 "B" attached hereto and incorporated herein by reference

List type of variance requested: Waiver of required minimum minor side setback from 12 feet to 9.4 feet. (See § 134-196(4)(d))
WAIVE THE REAR SETBACK FROM REQUIRED 40 FT TO 9 FT

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 61 (2010)
Hearing Date: August 11, 2010

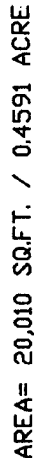
BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicants/Property Owners: Charles B. Zirkle, Jr. and
Mary Lynn Zirkle**

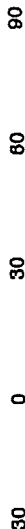
Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the required minimum minor side setback pursuant to the R-30 zoning classification from twelve (12) feet to 9.4 feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants' residence was flooded during the floods occurring in September 2009 and Applicants have been involved in the long, painstaking process of trying to rebuild their residence and resume normal life. As part of the reconstruction efforts, Applicants propose to replace an existing patio with an approximately 584 square foot covered porch, together with a deck and steps to the existing pool. Additionally, Applicants propose replacing a side deck and steps with a small stoop and steps. The overall impervious surface would be reduced to 749 square feet, as opposed to 1,186 square feet as it presently exists, resulting in a gain of 437 square feet of pervious surface.

**V-62
(2010)**



Year	1990	2000	2010	2020
Population (millions)	1.2	1.5	1.8	2.1
GDP (billions of dollars)	0.5	1.2	2.5	4.0
Life expectancy (years)	55	65	75	85
Urbanization (%)	20	40	60	80
Healthcare expenditure (percent of GDP)	5	10	15	20
Education expenditure (percent of GDP)	3	5	7	9
Renewable energy share (%)	10	15	20	25
Carbon emissions (million tons)	0.1	0.3	0.6	1.0
Internet usage (%)	0	5	20	50
Gender inequality index	0.70	0.75	0.80	0.85
Human Development Index	0.50	0.60	0.70	0.80



SURVEY BY:
BUSBEE AND POSS LAND SURVEYING COMPANY, LLC
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
PH: 770-497-9866 FAX: 770-497-9881

THIS SURVEY WAS PREPARED WITHOUT THE
AID OF A TITLE SEARCH AND IS SUBJECT TO
ANY RESTRICTIONS OR EASEMENTS THAT MAY
BE RECORDED.

THIS PROPERTY IS NOT IN AN AREA HAVING,
SPECIAL FLOOD HAZARDS, AS PER COMMUNITY
PANEL NO. 13067C0131 G, DATED DECEMBER
16, 2008, ZONE 'X'.

JN: 38164
JND
JND

Chd 33.76'

rc 54.51
ad 135.00
86°50'4
hd 54.08



GEORGIA
PROFESSIONAL
No. 2497
BUSINESS
OFFICE



UNITED AND HAS
AND IS FOLLO

THE LAND BUREAU
HAS A CLOSURE
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CALCULATED FOR CLOSURE

6 DISTRICT 2
77th, 2010
FEDERATION
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30,000 FEET.

GONER
 SUBD.
 , PAGES 9-
 & 166 1st
 GEORGIA
 DATE: MAY
 MAY 1967
 WHICH THIS PL
 AND AN ALLGAR
 THIS MAP OR P
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 ON GTS-200

13
 THERMOORE
 AT BOOK 244 P. 13
 ID LOTS 13
 B COUNTY,
 1-30

V LCC HE PL LA CC SC IN ME ~~RE~~ TH FL US TO ED

APPLICANT: Homes of Elegance, LLC

PETITION NO.: V-62

PHONE: 770-509-2557

DATE OF HEARING: 08-11-10

REPRESENTATIVE: Virginia Wagner

PRESENT ZONING: R-20

PHONE: 404-545-9694

LAND LOT(S): 134, 166

PROPERTY LOCATION: Located at the northwest

DISTRICT: 1

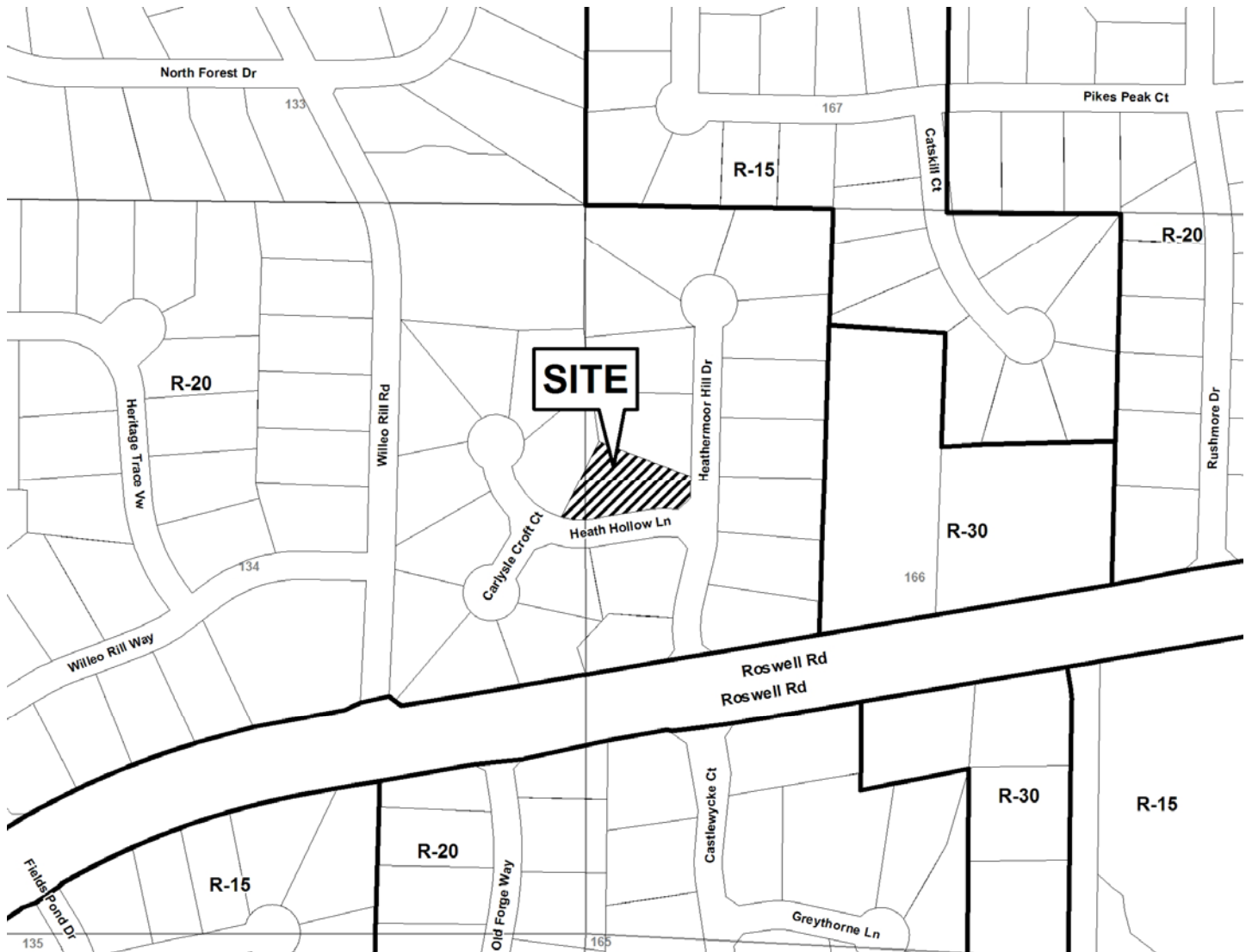
intersection of Heath Hollow Lane and Heathermoore

SIZE OF TRACT: 0.4591 acre

Hill (5105 Heath Hollow Lane).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 29 feet on lot 13; and 2) waive the maximum allowable impervious surface from 35% to 49%.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-62

Hearing Date: 8-11-10

Applicant Homes of Elegance

Business Phone 770-509-2557

Home Phone 404-545-9694

Virginia Wagner
(representative's name, printed)

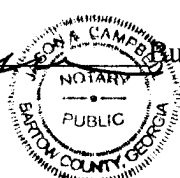
Address 4225 JVL Industrial Pkwy Bld 1

2557 Marietta 30066
(street, city, state and zip code)

Virginia Wagner
(representative's signature)

Business Phone 7-509-2557

Cell Phone 404-545-9694



Signed, sealed and delivered in presence of:

My commission expires: +

My Commission Expires
October 31, 2011

Jason D. Campbell
Notary Public

Titleholder Virginia Wagner

Business Phone 770-509-2557

Home Phone 404-545-9694

Signature Virginia Wagner
(attach additional signatures, if needed)

Address: 4225 JVL Industrial Pkwy Bld 1

Marietta, GA 30068
(street, city, state and zip code)

My commission expires: +

My Commission Expires
October 31, 2011

Jason D. Campbell
Notary Public

Present Zoning of Property R-20

Location 5105 HEATH HOLLOW LANE

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

Land Lot(s) 134, 166

District 1ST

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.

This property can not be sold until this problem is solved. It is causing bankruptcy. Please Help!

List type of variance requested:

WAVE THE REAR SETBACK FROM REQUIRED 35 FT 29 FT