

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: September 8, 2010

DUE DATE: August 9, 2010

Distributed: July 14, 2010



Cobb County... Expect the Best!

APPLICANT: Donald and Deborah Vansant **PETITION NO.:** V-63
PHONE: 770-429-0871 **DATE OF HEARING:** 09-08-10
REPRESENTATIVE: same **PRESENT ZONING:** R-30
PHONE: same **LAND LOT(S):** 128
PROPERTY LOCATION: Located on the south side **DISTRICT:** 19
of Emerald Chase, east of Friendship Church Road **SIZE OF TRACT:** .722 acre
(804 Emerald Chase). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 40 feet on lot 23.



Application for Variance Cobb County

(type or print clearly)

Application No. V-63
Hearing Date: 9-8-10

Applicant DEBORAH VANSANT Business Phone N/A Home Phone 770-429-0871

DEBORAH VANSANT Address 804 EMERALD CHASE, POWDER SPRINGS
(representative's name, printed) (street, city, state and zip code) GA 30127

Deborah Vansant Business Phone N/A Cell Phone 404-729-4040
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder DEBORAH VANSANT Business Phone N/A Home Phone 770-429-0871

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

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2014

My commission expires: _____

Signed, sealed and delivered in presence of:
Rebecca Smith
Notary Public

Present Zoning of Property R-30

Location 804 EMERALD CHASE, POWDER SPRINGS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0128 District 19th Size of Tract .722 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

** PLACEMENT OF ORIGINAL HOME ON LOT AND STREET CURVE.*

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.

PROPER ALIGNMENT OF ADDITION NOT POSSIBLE WITH THE ORIGINAL PLACEMENT OF HOUSE ON LOT WITHOUT FRONT SET-BACK VARIANCE. NECESSARY SIZE, AESTHETICS, AND DIMENSIONS REQUIRED WOULD NOT BE POSSIBLE WITHOUT FRONT SET-BACK VARIANCE APPROVALS

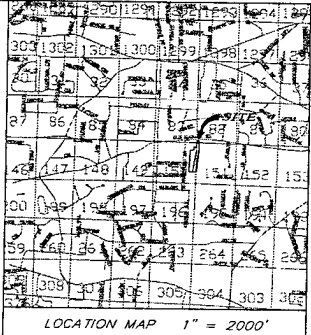
List type of variance requested: FRONT BUILDING LINE SET-BACK FROM 45' TO 40.3' FOR ADDITION CONSTRUCTION

V-64 (2010)

LEGEND	
—	P.P. - POWER POLE
—	L.P. - LIGHT POLE
—	F.H. - FIRE HYDRANT
—	S.M. - SANITARY SEWER MANHOLE
—	W.M. - WATER METER
—	G.M. - GAS METER
—	R.B.S. - REINFORCING BAR SET
—	R.B.F. - REINFORCING BAR FOUND
—	C.T.P. - CRIMP TOP PIPE FOUND
—	O.T.P. - OPEN TOP PIPE FOUND
—	R.W.M. - RIGHT-OF-WAY MONUMENT
—	F.F. - TYPE OF FENCE
—	J.B. - JUNCTION BOX
—	D.I. - DROP INLET / YARD INLET
—	C.B. - CATCH BASIN
—	R.C.P. - REINFORCED CONCRETE PIPE
—	C.M.P. - CORRUGATED METAL PIPE
—	F.F.E. - FINISHED FLOOR ELEVATION
—	W.V. - WATER VALVE
—	S.C.O. - SEWER CLEAN OUT
—	T.M. - TELEPHONE MANHOLE
—	O.P.L. - OVERHEAD POWER LINES
—	H.W. - HEADWALL
—	P.B. - POWERBOX
—	S.A. - STREET ADDRESS
—	U.T.L. - UNDERGROUND TELEPHONE LINE
—	G.L. - GAS LINE
—	E.L. - UNDERGROUND ELECTRICAL LINE

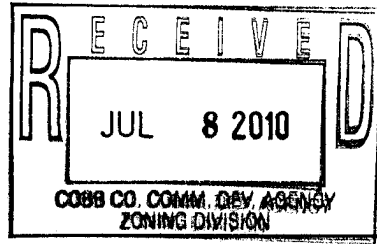
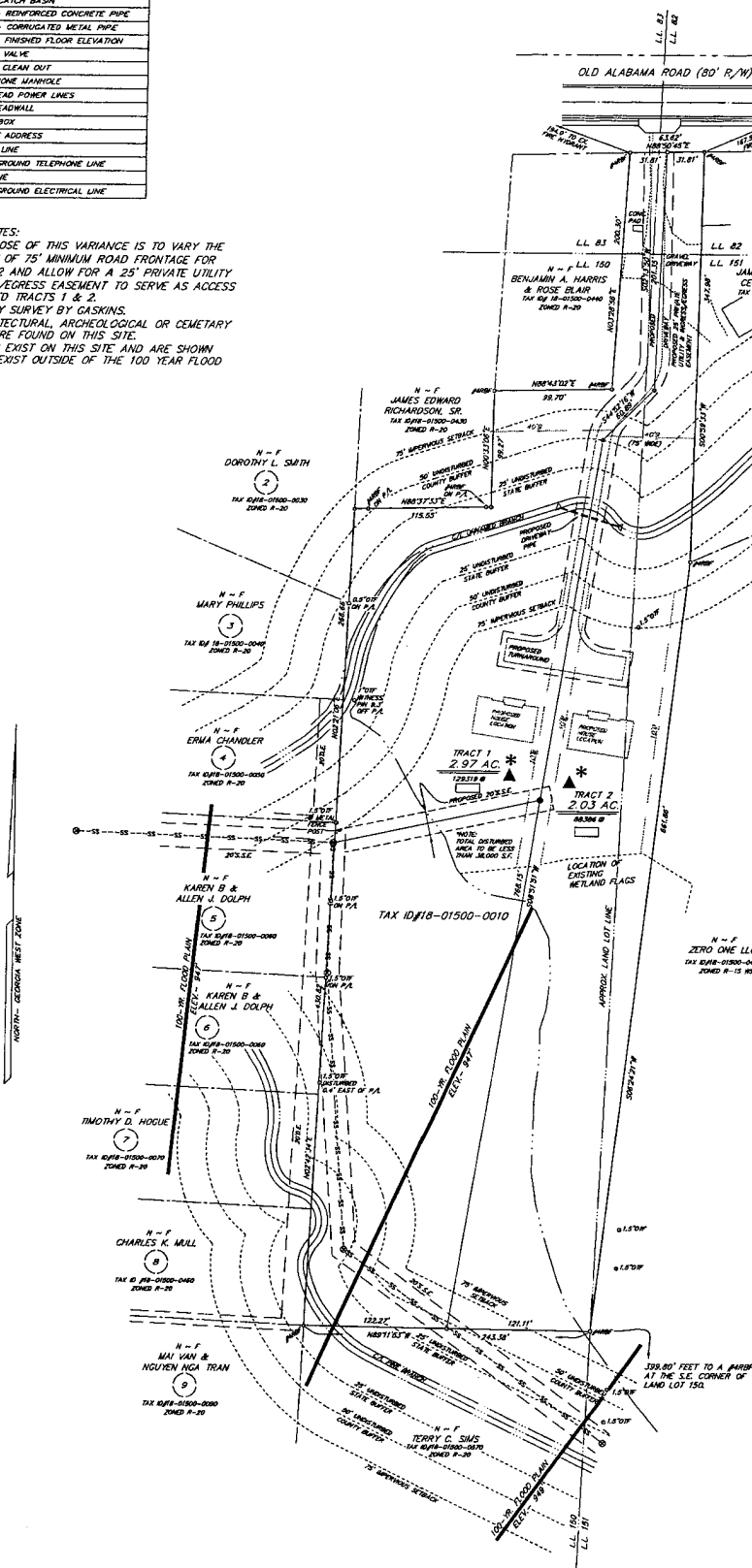
VARIANCE NOTES:
 1.) THE PURPOSE OF THIS VARIANCE IS TO VARY THE REQUIREMENT OF 75' MINIMUM ROAD FRONTAGE FOR TRACTS 1 & 2 AND ALLOW FOR A 25' PRIVATE UTILITY AND INGRESS/EGRESS EASEMENT TO SERVE AS ACCESS FOR PROPOSED TRACTS 1 & 2.
 2.) BOUNDARY SURVEY BY GASKINS.
 3.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES WERE FOUND ON THIS SITE.
 4.) WETLANDS EXIST ON THIS SITE AND ARE SHOWN WHERE THEY EXIST OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

ALL LOT SITE PLAN PREPARED ACCORDING TO THE ACTS OF THE COBB COUNTY CODE SEC. 58-4803 MUST BE AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS NO LESS THAN THREE (3) FEET ABOVE THE 100 YEAR FLOOD AREA. AN ELEVATION CERTIFICATION PREPARED BY A LICENSED SURVEYOR, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



TRACT 1 PROPERTY LINE DESCRIPTION
 ALL THAT TRACT OF PARCELS OF LAND LYING AND BEING IN LAND LOT 82, 83, 150 & 151 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 150 & 151, SAID POINT BEING 398.80 FEET NORTH OF THE SOUTHWESTERN CORNER OF LAND LOT 150 AND THE SOUTHWESTERN CORNER OF LAND LOT 151;
 THENCE NORTH 89 DEGREES 11 MINUTES 53 SECONDS WEST, 123.27 FEET TO A 1/4 REBAR FOUND;
 THENCE NORTH 82 DEGREES 42 MINUTES 34 SECONDS EAST, 430.82 FEET TO A 1/4 REBAR FOUND;
 THENCE NORTH 89 DEGREES 27 MINUTES 33 SECONDS EAST, 268.68 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 115.85 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 89.27 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 89.27 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 200.20 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 200.20 FEET TO A POINT;
 THENCE FOLLOWING ALONG THE SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD (80' R/W) NORTH 89 DEGREES 30 MINUTES 45 SECONDS EAST, 31.21 FEET TO A 1/4 REBAR FOUND;
 THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD SOUTH 82 DEGREES 11 MINUTES 50 SECONDS WEST, 301.35 FEET TO A POINT;
 THENCE SOUTH 44 DEGREES 03 MINUTES 16 SECONDS WEST, 768.15 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;
 SAID TRACT 1 CONTAINS 2.87 ACRES (128,319 SQUARE FEET).

TRACT 2 PROPERTY LINE DESCRIPTION
 ALL THAT TRACT OF PARCELS OF LAND LYING AND BEING IN LAND LOT 82, 150 & 151 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/4 REBAR FOUND ON THE COMMON LINE OF LAND LOTS 150 & 151;
 SAID POINT BEING 398.80 FEET NORTH OF THE SOUTHWESTERN CORNER OF LAND LOT 150 AND THE SOUTHWESTERN CORNER OF LAND LOT 151 AND BEING THE POINT OF BEGINNING;
 THENCE LEAVING SAID LAND LOT LINE NORTH 89 DEGREES 11 MINUTES 53 SECONDS WEST, 123.27 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 27 MINUTES 33 SECONDS EAST, 268.68 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 115.85 FEET TO A POINT;
 THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST, 89.27 FEET TO A POINT;
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 THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF OLD ALABAMA ROAD SOUTH 82 DEGREES 11 MINUTES 50 SECONDS WEST, 301.35 FEET TO A POINT;
 THENCE SOUTH 44 DEGREES 03 MINUTES 16 SECONDS WEST, 768.15 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;
 SAID TRACT 2 CONTAINS 2.03 ACRES (88,308 SQUARE FEET).



LOCATION OF WETLES EXISTING ON OR BEHIND THE SUBJECT PROPERTY IS DETERMINED BY OBSERVING EVIDENCE. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN ON THIS PLAN. THIS SURVEY WAS CONDUCTED AND NOTED BY THE SURVEYOR. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.
 THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE1, ACCORDING TO FEMA (FEMA) COMMUNITY NUMBER 13052. MAP NUMBER 1. CONSTRUCTION DATE: DECEMBER 16, 2008.
 THIS DEED IS RECORDED WITH A FIELD SURVEY USING A SECOND ORDER THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF THIS DEED IS 1/250,000. ±. FOR POINTS, THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN: 1/244,711. ±. MATTERS OF TITLE ARE EXCEPTED.

ZONING	
TOTAL AREA =	5.00 ACRES
TOTAL NO. OF LOTS =	2
DENSITY / YIELD =	0.40 LOTS PER ACRE
PRESENT ZONING =	R-20
MIN. HOUSE SIZE =	1,200 SQ. HEATED AREA
MIN. LOT SIZE =	20,000 SQ.
FRONT SETBACKS =	40' (MAJOR COLLECTOR)
SIDE SETBACKS =	10' (MINOR) 25' (MAJOR)
REAR SETBACKS =	35'
MAX. IMPERVIOUS SURFACE:	35% PER LOT

SCALE IN FEET	
DATE:	6-21-10
SCALE:	1" = 50'
DRAWN BY:	MAN
CHECKED BY:	CAE
FIELD BOOK:	N/A



Gaskins
 SURVEYOR - LICENSE NO. 2764 - STATE OF GEORGIA
 1284 Peach Springs Rd
 Marietta, Georgia 30066
 Phone: (770) 512-7148
 Fax: (770) 512-7129

VARIANCE PLAN FOR:
 NW METRO ATLANTA
 HABITAT FOR HUMANITY
 OLD ALABAMA ROAD
 LOCATED IN L.L. 82, 83, 150 & 151
 18TH DISTRICT, 2ND SECTION
 COBB COUNTY, GA.

APPLICANT: Habitat for Humanity **PETITION NO.:** V-64
PHONE: 770-429-1499 **DATE OF HEARING:** 09-08-10
REPRESENTATIVE: J. Kevin Moore **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 82, 83, 150, 151
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 18
Old Alabama Road, east of Thunderwood Road. **SIZE OF TRACT:** 5 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the required public road frontage from the required 75 feet to 31 feet for tracts 1 and 2.



Application for Variance Cobb County

(type or print clearly)

Application No. v-64 (2010)
Hearing Date: 09/08/2010

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

My commission expires: January 10, 2011

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

Titleholder John Kerwood Business Phone (770) 432-7954 Home Phone _____
Signature [Signature] Address: 1625 Spring Road, Smyrna, GA 30080-3774
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2011

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

Present Zoning of Property R-20

Location Southerly side of Old Alabama Road, easterly of James Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 82, 83, 150, 151 District 18th Size of Tract 5.0 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 _____

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 incorporated herein by reference

List type of variance requested: To reduce the required minimum road frontage for two single-family residential lots from seventy-five (75) feet to 31.81 feet.
(See § 134-197(4)c)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-64 (2010)
Hearing Date: September 8, 2010

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: Habitat for Humanity of Northwest Metro Atlanta, Inc.
Owner: John Kerwood

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

The Subject Property contains approximately 5.00 acres and is zoned R-20. Reasonable use and development would suggest that three or more residential lots meeting the minimum lot size requirements for R-20 would be possible. Applicant proposes to construct only two single-family homes on the Property, with access to the homes through a shared driveway. The Subject Property is limited in public road frontage to a total of 63.62 feet. The requested variance is not substantial and would allow otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned R-20 and R-15.

REVISIONS

ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX=(770)554-8134

PROJECT DESCRIPTION:
ALTA-SURVEY FOR:
SOUTH COBB EMA, LLC, STATE BANK & TRUST COMPANY,
CHICAGO TITLE INSURANCE COMPANY,
U.S. SMALL BUSINESS ADMINISTRATION,
AND GA RESOURCE CAPITAL, INC.

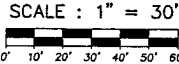
1890 SOUTH COBB INDUSTRIAL BOULEVARD
D.B. 14337, PG. 5903; P.B. 115, PG. 91
LAND LOT: 67B & 691. DISTRICT: 17TH
COUNTY: COBB SECTION: 2ND



DRAWN BY: DWJ
OFFICE: 06/14/2010
FIELD BY: AMB
FIELD: 06/09/2010
SCALE: 1"=30'
CHECKED BY: G.L.C.

DRAWING NUMBER
10088

SOUTH COBB INDUSTRIAL BOULEVARD
~50' R/W~ CENTERLINE ROAD



1.866 ACRES
81,295 SQ. FEET

LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- S/W SIDEWALK
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- EP EDGE OF PAVEMENT
- C&G CURB AND GUTTER
- RB RE-BAR
- OTP OPEN TOP PIPE
- CONC. CONCRETE
- EM ELECTRICITY METER
- WM WATER METER
- GM GAS METER
- TYP TYPICAL
- RCP REINFORCED CONCRETE PIPE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- PWR POWER TRANSFORMER
- FH FIRE HYDRANT
- JB JUNCTION BOX
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- CFL CHAIN LINK FENCE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- OH OVER HANG

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 137,832 FEET AND AN ANGULAR ERROR OF 02 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 145,277 FEET.

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.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

FLOOD STATEMENT:

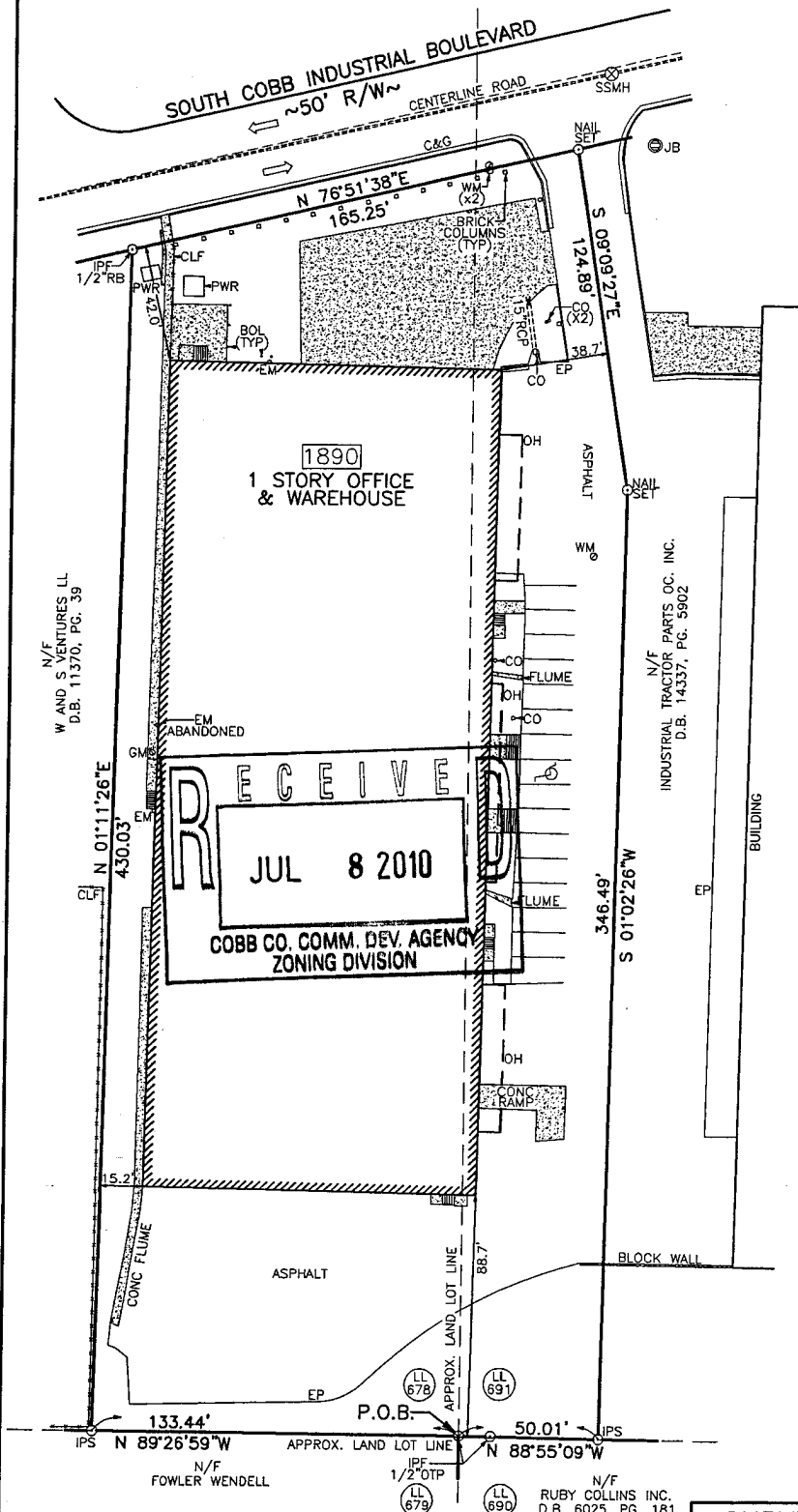
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0228G
DATED: 12/16/2008

ZONED: HI (HEAVY INDUSTRIAL)
SETBACK REQUIREMENTS:
FRONT - 75'
SIDE - 20'
REAR - 40'

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 8, 9, 10 & 11(c) OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

SIGNED: _____ DATE: _____
REGISTRATION NO.: _____



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

APPLICANT: South Cobb EMA, LLC

PETITION NO.: V-65

PHONE: 404-455-0853

DATE OF HEARING: 09-08-10

REPRESENTATIVE: Eldon L. Basham

PRESENT ZONING: HI

PHONE: 770-429-1499

LAND LOT(S): 678, 691

PROPERTY LOCATION: Located on the south side of

DISTRICT: 17

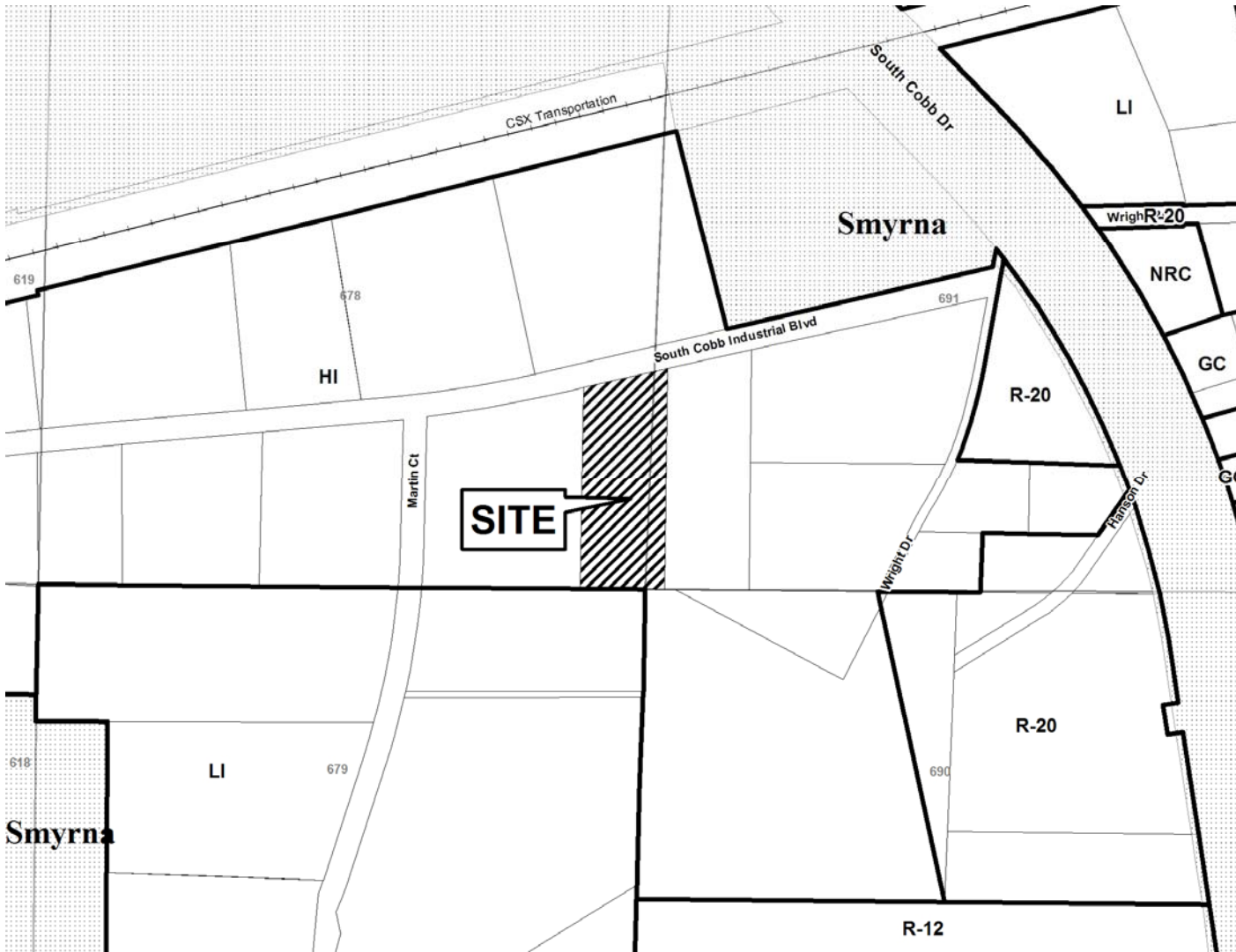
South Cobb Industrial Boulevard, west of South Cobb

SIZE OF TRACT: 1.87 acres

Drive (1890 South Cobb Industrial Boulevard).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 40 feet; and 2) waive the side setback adjacent to the western property line from the required 20 feet to 15 feet.



Application for Variance Cobb County

(type or print clearly)

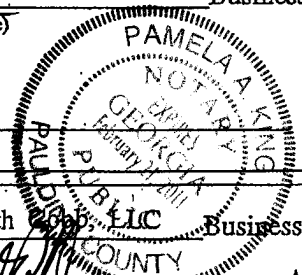
Application No. V-65
Hearing Date: 9-8-10

Applicant South Cobb EMA, LLC Business Phone 404-455-0853 Home Phone 404-455-0853

Eldon L. Basham Address 326 Roswell St. Suite 100 Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-429-1499 Cell Phone 770-605-9388
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:
Pamela A. King
Notary Public

Titleholder White Oak South LLC Business Phone _____ Home Phone _____

Signature [Signature] Address: P.O. Box 10127 Birmingham, AL 35302
(attach additional signatures, if needed) (street, city, state and zip code)

By: White Oak Investment Company, LLC,
Sole Member and Manager by John L.
McDonald, Manager

Signed, sealed and delivered in presence of:
Karen R. Hardin
Notary Public

My commission expires: 5/12/2013

Present Zoning of Property HI

Location 1890 South Cobb Industrial Boulevard
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 678 & 691 District 17th Size of Tract 1.87 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.

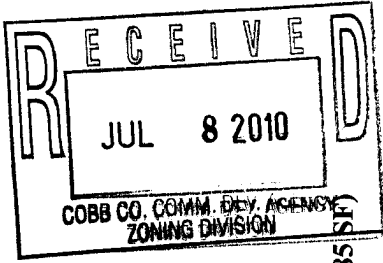
Size of Property Shape of Property Topography of Property _____ Other

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 building on the property was built in approximately 1973 according to the County's tax records. It was built approximately 8 feet over the 50 foot setback line at the northwest corner and approximately 4.8 feet over the 20 foot setback line on the western side of the property. Following the normal terms of the ordinance would require moving or removing the encroachment. _____

List type of variance requested: _____

Vary the setback line to 15 feet on the side setback on the western property line and 40 feet on the front (northern) property line. FROM 20 FT ON SIDE ; FRONT SET TO BE WAIVED



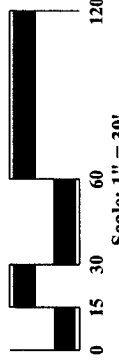
Site Data
 Total Site Area: .43 AC
 Present Zoning: R-20
 Proposed Zoning: LRO
 Building Area Shown: 3,990 SF
 Parking Shown: 14 spaces (1/285 SF)

Preliminary Plan 3932 Atlanta Road

Cobb County, Georgia Land Lots 745, & 696, 17th District, 2nd Section

prepared for:

Mrs. Nancy Lynah

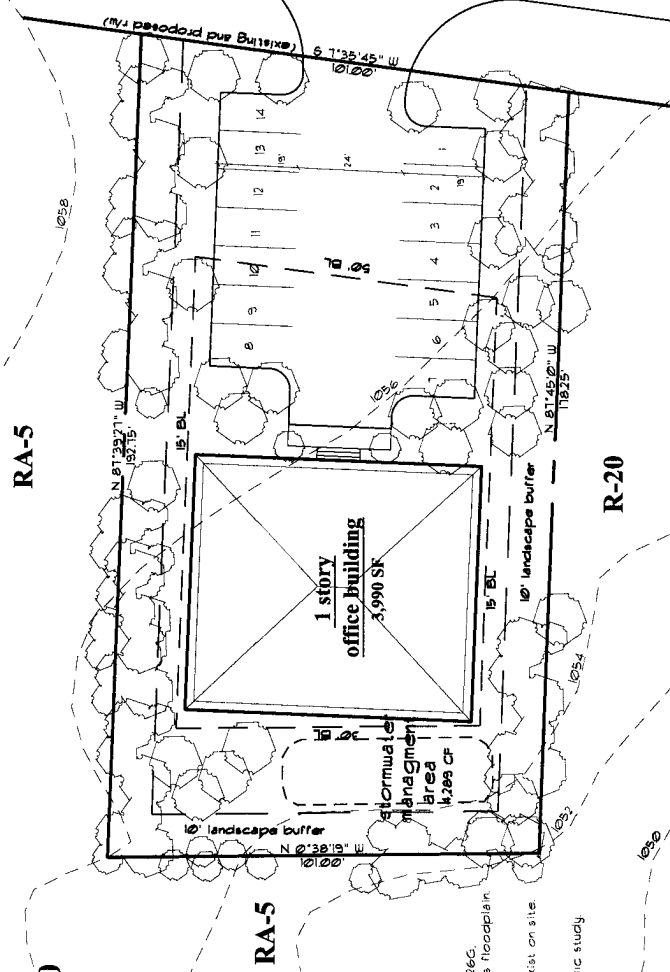
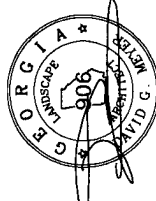


Scale: 1" = 30'
June 28, 2010

DGM
LAND PLANNING
CONSULTANTS



975 Cass Place
Bryn Mawr 212
KANNESVILLE
GA 30144
770 514-9006
FAX 514-9491



- Notes:**
1. Boundary survey taken from deed dated May 20, 1983.
 2. Topographic information by Cobb County GIS.
 3. According to Flood Insurance Rate Map (FIRM) #13061C0226C, dated December 16, 2008, no portion of this site contains floodplain.
 4. No cemeteries are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No biological or archaeological resources are known to exist on site.
 7. No utility lines are known to exist on site.
 8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

APPLICANT: Nancy Lynah

PETITION NO.: V-66

PHONE: 770-422-7016

DATE OF HEARING: 09-08-10

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 745

PROPERTY LOCATION: Located on the west side of

DISTRICT: 17

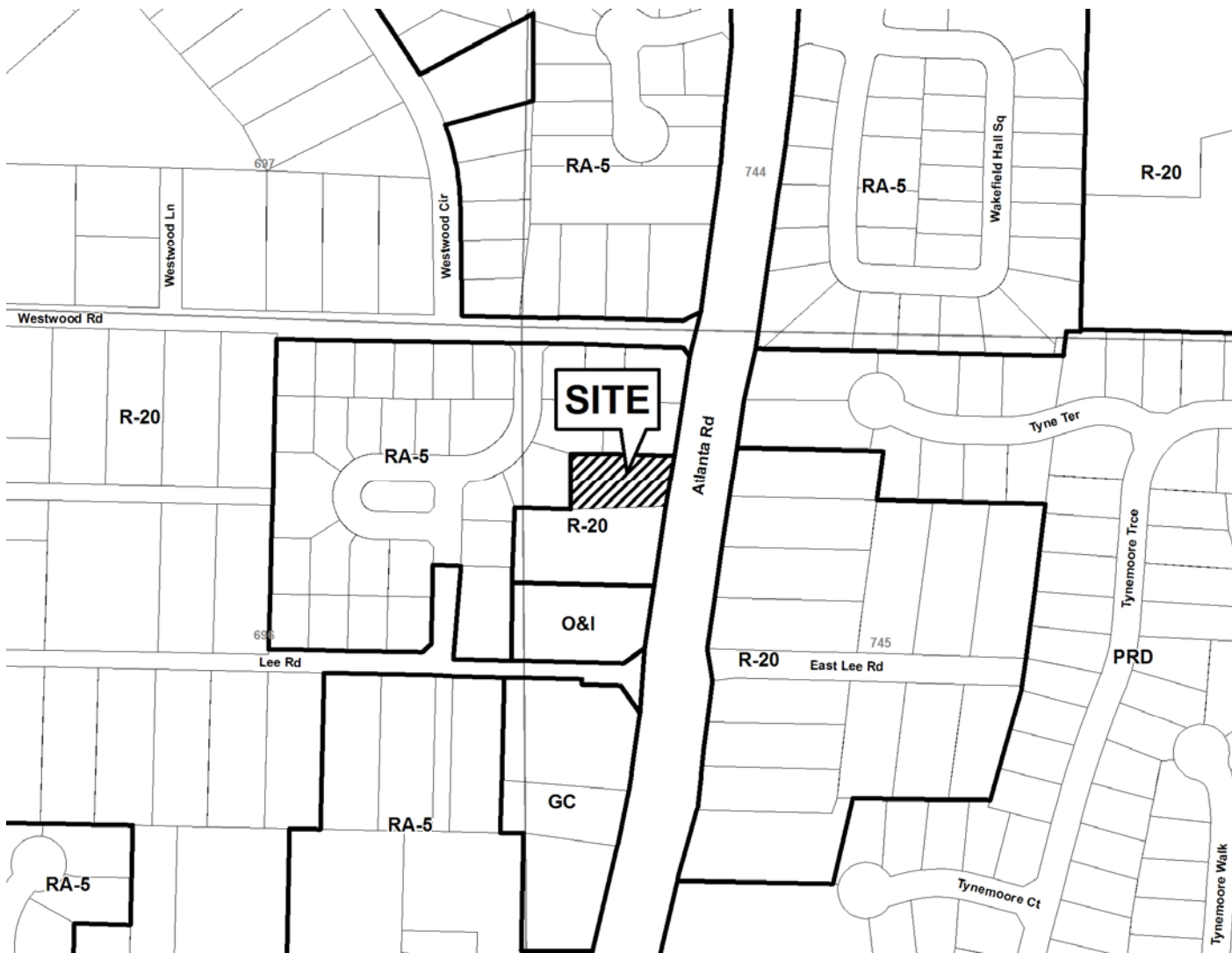
Atlanta Road, north of Lee Road

SIZE OF TRACT: .43 acre

(3932 Atlanta Road).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the lot size from the required 20,000 square feet to 18,683 square feet to allow applicant to apply for rezoning to LRO.

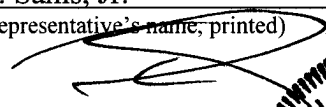


Application for Variance Cobb County

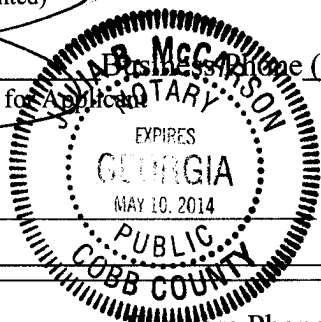
(type or print clearly)

Application No. v-106
Hearing Date: 9-8-10

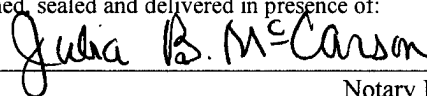
Applicant Nancy Lynah Business Phone _____ Cell Phone (912) 354-8382
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By:  Business Phone (770) 422-7016 E-Mail: gsams@samslarkinbuff.com
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:



Notary Public

Titleholder Nancy Lynah Business Phone _____ Cell Phone (912) 354-8382

Signature See attached Address: 714 E. 49th Street, Savannah, GA 31405
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3932 Atlanta Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 745 District 17th Size of Tract 18,683 sq.ft. (.43 Acres) 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 _____

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 Ordinance provisions creates a hardship in that the present size of the subject property (18,683 sq.ft.) does not meet the present square footage requirements of the R-20 district to which the subject property is presently zoned or the LRO district for which the applicant intends to apply.

List type of variance requested: A waiver of required square footage from 20,000 sq. ft. to 18,683 (1,317 sq. ft.) for the purposes of positioning the applicant to apply for a rezoning of the subject property to the Low Rise Office (LRO) classification in order to construct a one-story office building.

V-67
(2010)

Variance Request Plan

832 Clay Road

Cobb County, Georgia Land Lots 34, 17th District, 2nd Section

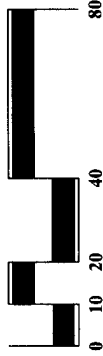
prepared for:

Serah Enterprises, Inc.

DGM
LAND PLANNING
CONSULTANTS



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

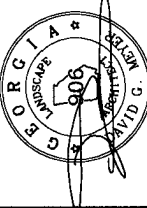


Scale: 1" = 20'

July 7, 2010

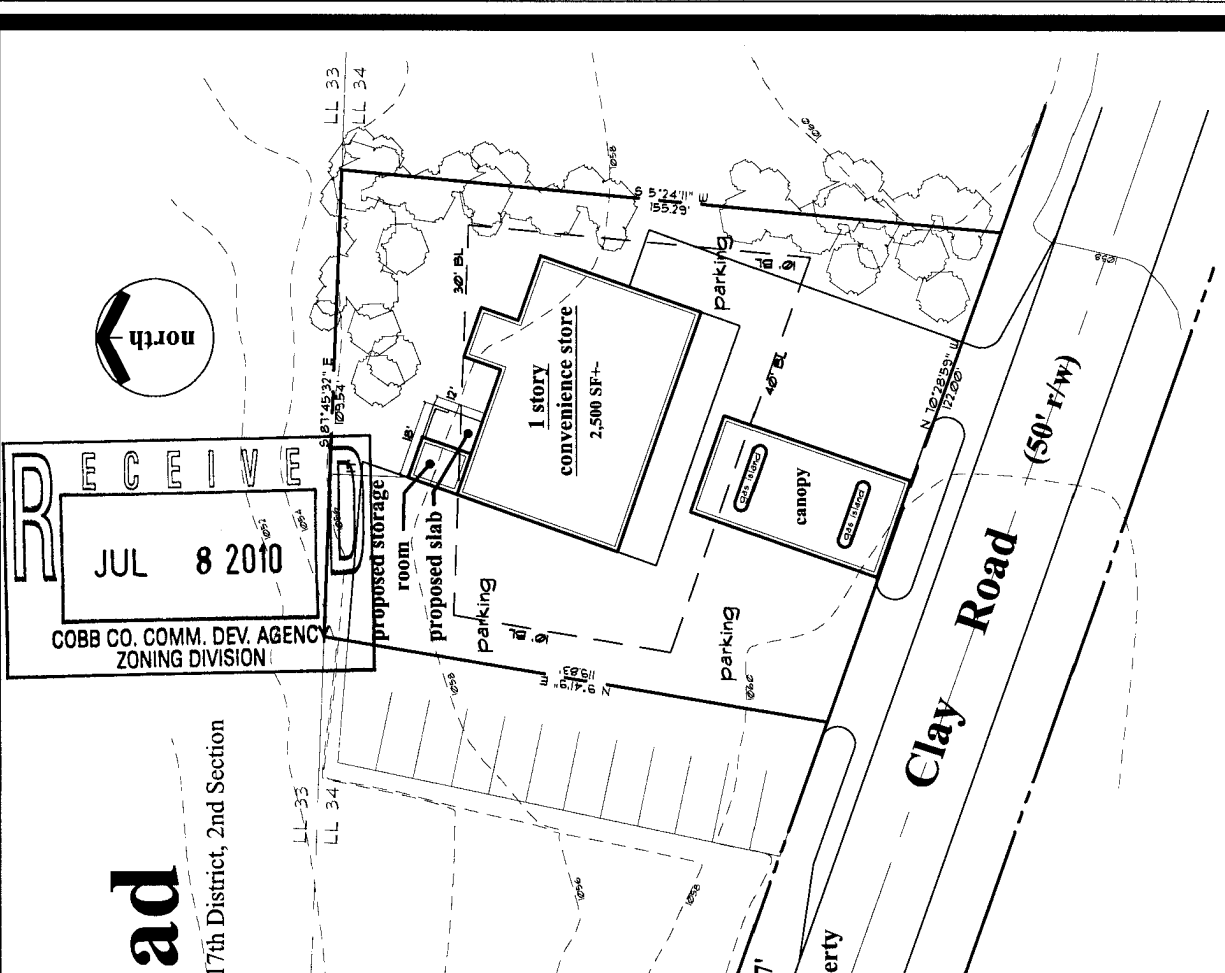
Site Data

Total Site Area: .36 AC
Present Zoning: GC



Variance Request:

1. waive rear setback from 30 to 17' to accommodate storage room
2. waive area requirement of property from 20,000 SF to 15,694 SF



REFEIVE RD
JUL 8 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Notes:


1. Boundary survey from G.W. Crisselle Sr., P.L.S., dated June 4, 1933
2. Topographic information by Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) #32067C0204G, dated December 16, 2006, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

Application for Variance Cobb County

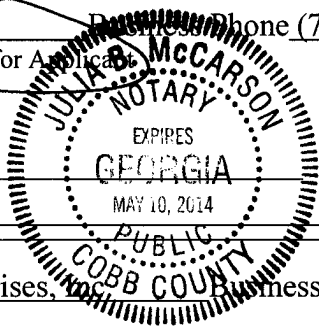
(type or print clearly)

Application No. v-67
Hearing Date: 9-8-10

Applicant Serah Enterprises, Inc. Business Phone (678) 358-9693 Home Phone _____
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By:  Phone (770) 422-7016 E-Mail: gsams@samslarkinhuff.com
Garvis L. Sams, Jr., Attorney for Applicant

My commission expires: _____



Signed, sealed and delivered in presence of:
Julia B. McCarson
Notary Public

Titleholder Serah Enterprises, Inc. Business Phone (678) 358-9693 Home Phone _____
Signature See attached Address: 832 Clay Road, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public

Present Zoning of Property General Commercial (GC)

Location 832 Clay Road, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 District 17th Size of Tract .36 acres 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.

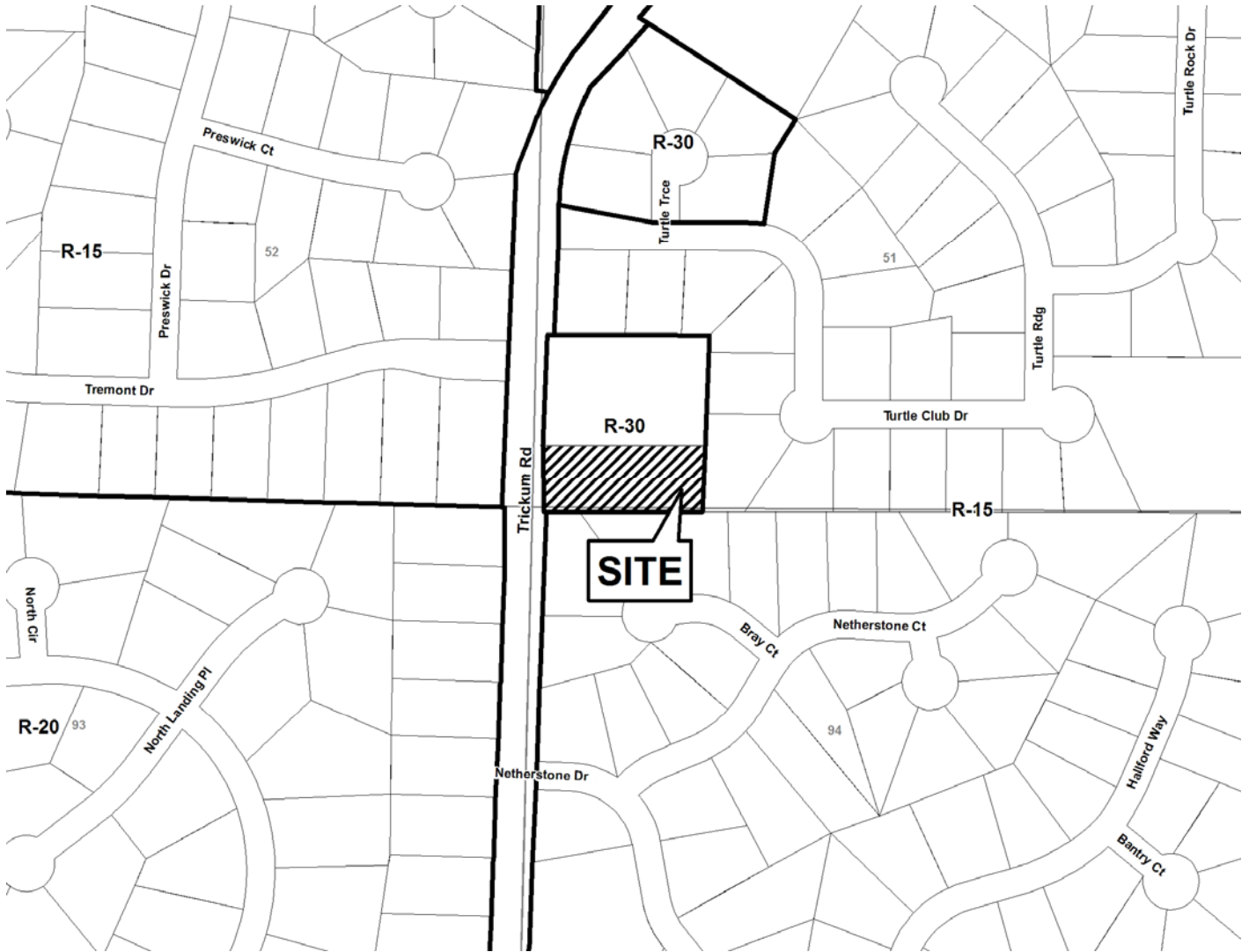
Size of Property XX Shape of Property XX Topography of Property _____ Other _____

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 Zoning Ordinance provisions precludes the planned expansion to the existing convenience store.

List type of variance requested:
1. Waive the rear setback from 30' to 17'.
2. Waive the required square footage under the GC zoning district from 20,000 sq. ft. to 15,694 sq. ft. for an existing convenience store development.

APPLICANT: <u>Dustin Kirchner</u>	PETITION NO.: <u>V-68</u>
PHONE: <u>678-520-8633</u>	DATE OF HEARING: <u>09-08-10</u>
REPRESENTATIVE: <u>Dustin Kirchner</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>770-443-3297</u>	LAND LOT(S): <u>51</u>
PROPERTY LOCATION: <u>Located on the east side of</u> <u>Trickum Road, south of Tremont Drive</u>	DISTRICT: <u>16</u>
	SIZE OF TRACT: <u>0.79 acre</u>
	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: Waive the setback for an accessory structure (proposed 1,800 square foot detached garage) from 100 feet to 17 feet adjacent to the north property line, 41 feet adjacent to the east property line line, and 52 feet adjacent to the south property line.



Application for Variance Cobb County

(type or print clearly)

Application No. v-66
Hearing Date: 9-8-12

Applicant Dustin Kirchner Business Phone 678-520-8633 Home Phone 678-520-8633

Dustin R Kirchner Address 4790 trickum Rd. Marietta Ga. 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone _____ Cell Phone 678-520-8633
(representative's signature)

Signed, sealed and delivered in presence of:

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

[Signature]
Notary Public

Titleholder Rick Kirchner Business Phone 770-715-3454 Home Phone 770 443 3297

Signature [Signature] Address: 1491 Benson Rd Dallas GA 30132
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

[Signature]
Notary Public

Present Zoning of Property R-30

Location 4790 trickum Rd. marietta Ga. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 51 District 16th Size of Tract 0.79 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 .79 acres Shape of Property rectangle 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 collect antique cars and other vehicles of historical importance and would like to have a garage to store them in. I can not have them in my driveway and do not want them there as it will lower the value.

List type of variance requested: variance is to exceed the allowable detached building of 800 square feet to the size of 1800 square feet
WAIVE SETBACK FOR STRUCTURE OVER 800 SQ FT.