

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: January 12, 2011**

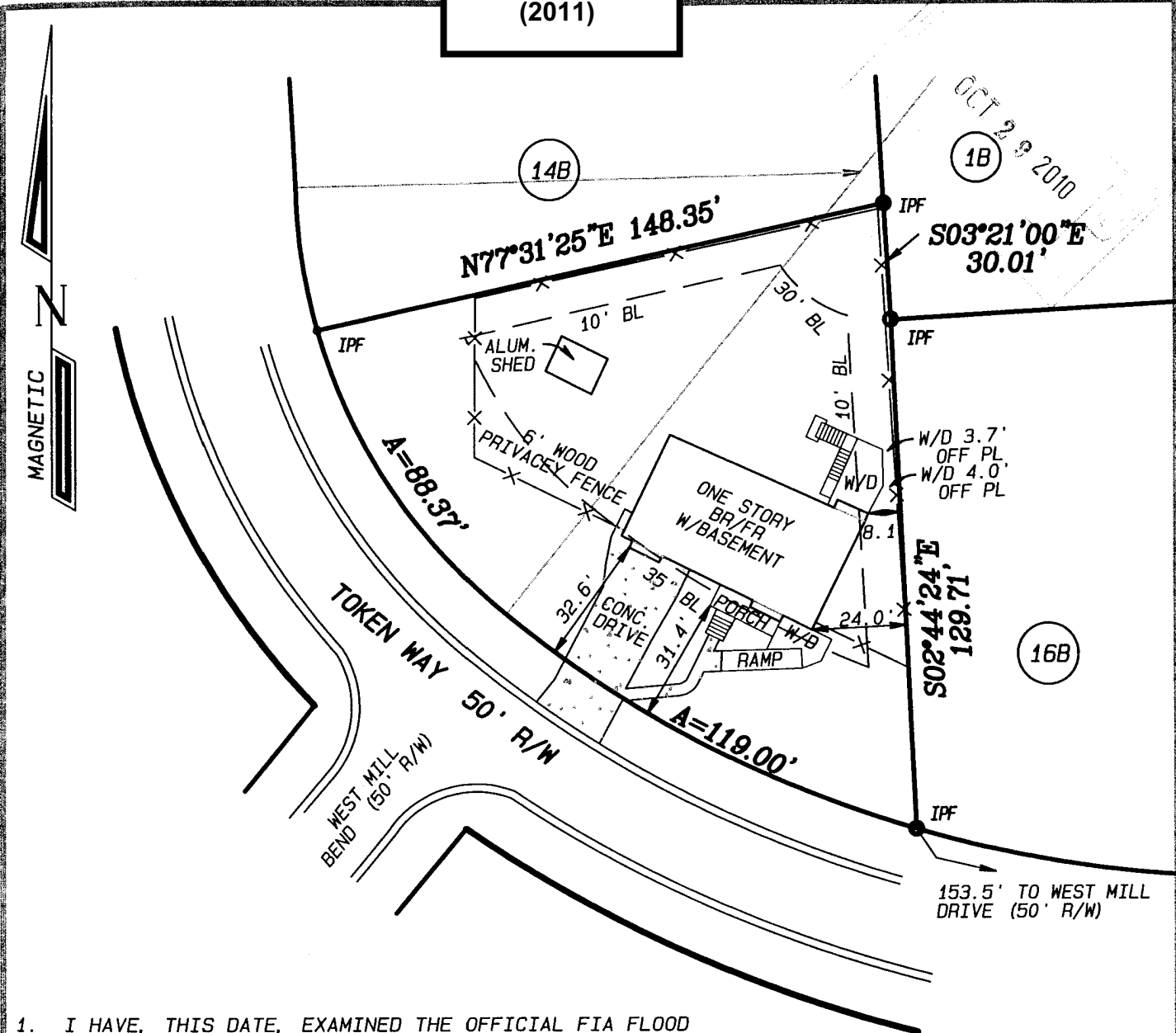
**DUE DATE: December 13, 2010**

Distributed: November 18, 2010



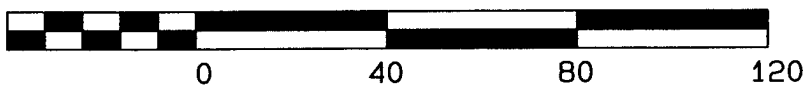
*Cobb County... Expect the Best!*

V-1  
(2011)



1. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0081G, DATED DECEMBER 16, 2008, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
2. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. REF: PLAT BOOK 109, PAGE 32

GRAPHIC SCALE 1"=40'



**BETTERTON**  
**SURVEYING & DESIGN, INC.**

LAND SURVEYING,  
 LAND PLANNING,  
 SUBDIVISION & COMMERCIAL  
 SITE DESIGN

950 WEST SANDTOWN ROAD  
 MARIETTA, GEORGIA 30064  
 (678) 483-0242



OCTOBER 11, 2010

**VARIANCE PLAT**  
 LOT # 15B, CALUMET WEST  
 UNIT ONE, PHASE TWO

LOCATED IN: LAND LOT 259  
 20TH DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA  
 SCALE: 1" = 40FT.  
 DATE: OCTOBER 11, 2010  
 PREPARED FOR:  
**JAMES REVENNAUGH**

**APPLICANT:** James and Robin Revenaugh

**PETITION NO.:** V-1

**PHONE:** 770-919-8382

**DATE OF HEARING:** 01-12-11

**REPRESENTATIVE:** Parks Huff

**PRESENT ZONING:** R-15

**PHONE:** 770-422-7016

**LAND LOT(S):** 259

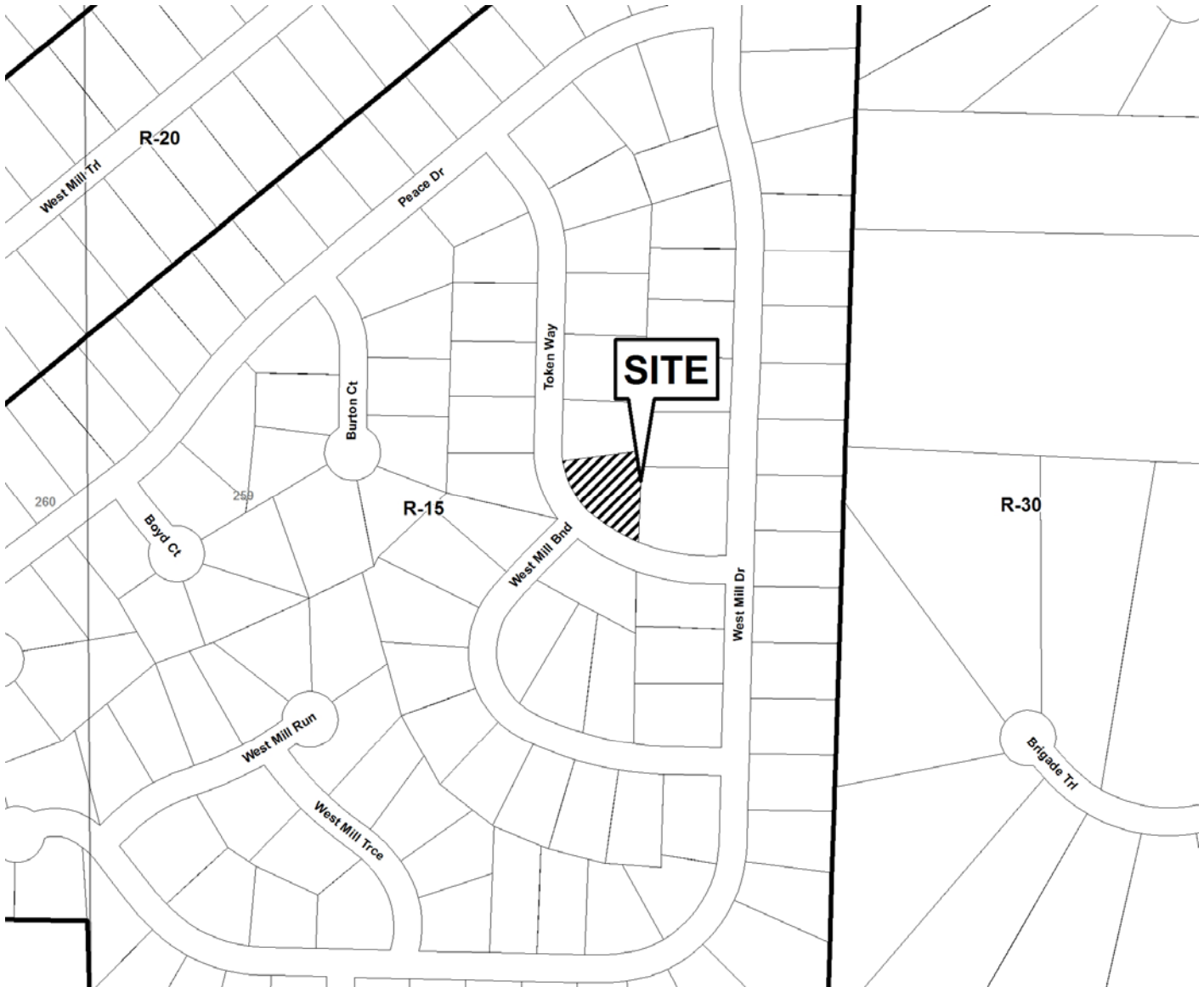
**PROPERTY LOCATION:** Located on the northeast side of Token Way at West Mill Bend

**DISTRICT:** 20

**SIZE OF TRACT:** .34 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 31 feet; 2) waive the side setback from the required 10 feet to 8 feet; and 3) waive the setback for an uncovered wood deck from 5 feet to 3.7 feet adjacent to the east property line.



# Application for Variance Cobb County

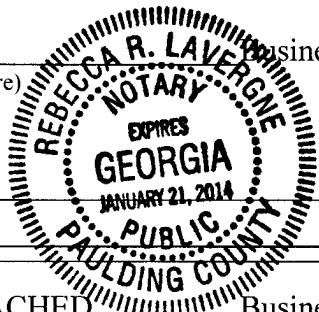
(type or print clearly)

OCT 2011  
Application No. V-1  
Hearing Date: 1/12/11

Applicant James and Robin Revenaugh Business Phone (770) 919-8382 Home Phone (770) 919-8382  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (770) 422-7016 Cell Phone (770) 426-6583  
(representative's signature)

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



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder SEE ATTACHED Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-15

Location 1012 Token Way, Kennesaw  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 District 20 Size of Tract 15,000 sq. ft. 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.

The subject property is a triangular shaped piece of property and the home is built close to the side property line. The existing home, porch and deck encroach upon the setbacks.

List type of variance requested: 1) Reduce the front setback from 35' to 31.4' for the existing house and front porch. Cobb County Code Section 134-198 (4); 2) Reduce the east side setback from 10' to 8.1' to accommodate the existing house. Cobb County Code Section 134-198 (4); 3) Reduce the side setback for the deck from 10' to 3.7' Cobb County Code Section 134-198 (12)

# VICTORINA MARTINEZ

Plot Of Survey For

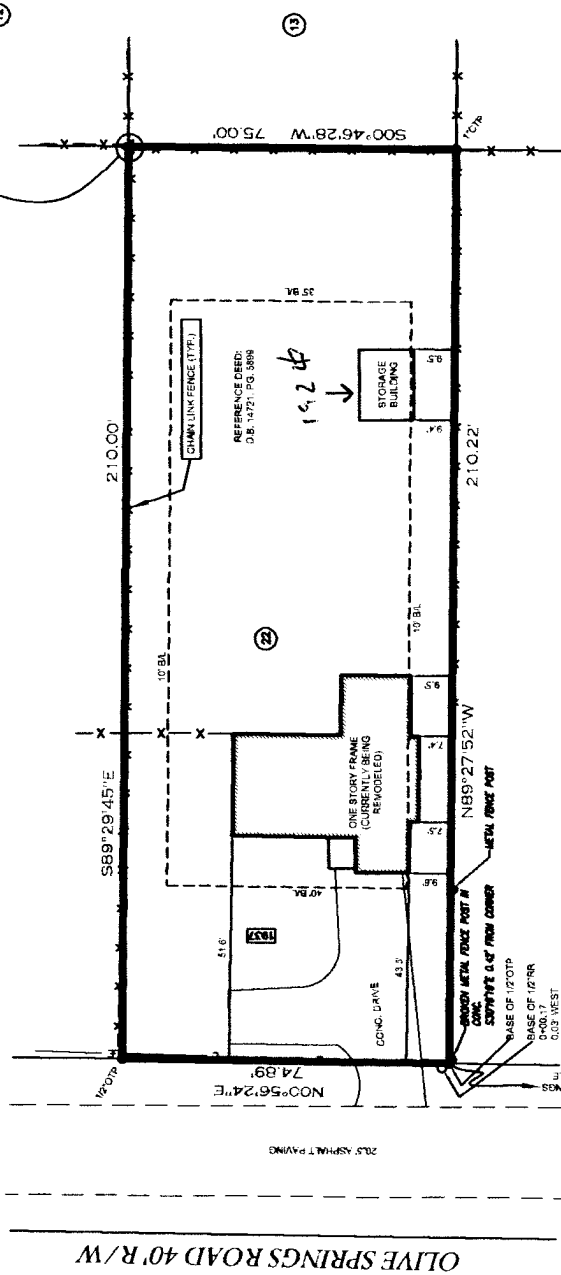
LOCATED IN LAND LOT 227, 17TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA

BEING LOT 22, BLOCK 'B' OF THE REVISED PLAT OF CASEY PARK SUBDIVISION,  
RECORDED IN P.B. 14, PG. 109

1937 OLIVE SPRINGS ROAD

ZONED R-20

AREA = 0.361 ACRES  
(15,746 SQ. FT.)



**NOTE:**  
THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. SOME ITEMS AFFECTING TITLE MAY NOT BE INCLUDED IN THIS SURVEY.  
THERE MAY BE UNDERGROUND UTILITIES ASSOCIATED WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN.  
THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK.  
BEFORE STARTING ANY BUILDING CONSTRUCTION ON THIS LOT, CONTACT THE CITY ENGINEERING DEPARTMENT TO VERIFY ANY BUILDING SETBACK LINES.  
THERE IS A 5' NON-CONFORMANCE BUFFER WASH WATER STREAMS, AND A 5' NON-CONFORMANCE BUFFER OUT STREAMS ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COBB COUNTY. THE CLIENT SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

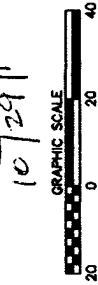
- LEGEND**
- CORNER MONUMENTATION
  - IP = CORNER SET WITH 1/2" STEEL
  - REINFORCING ROD
  - CORNER FOUND
  - UNMONUMENTED CORNER
  - CORNER TO BE SET WHEN SURVEYED
  - FRANCE LINE
  - RR = STEEL (BANKING) ROD
  - OTF = OPEN TOP WATER PIPE
  - CTP = CRIMPED TOP WATER PIPE
  - CA = CENTERLINE
  - BL = BUILDING LINE
  - RW = RIGHT OF WAY
  - WATER MAINS
  - GAS MAINS
  - OVERHEAD POWER LINES
  - NE = NOW, OR FORMERLY OWNED BY
  - NSAB = NAIL SET AT BASE

**TECHNICAL DATA:**

EQUIPMENT USED: TOPCON GPS-9002  
DATA COLLECTED FROM 1100 INTERRELATED POINTS  
THEREFORE NO FIELD CLOSURE WAS PERFORMED.  
PLAT PRECISION: 1/101,895

**FLOOD STATEMENT:**

THIS SURVEY WAS MADE IN THE FLOOD INSURANCE RATE MAPS, COMPANY #17, PANEL NO.: 1307001163  
EFFECTIVE DATE: DECEMBER 18, 2008  
THIS SURVEY IS NOT APPLICABLE TO THE SUBJECT PROPERTY TO THE EXTENT OF THE CHARACTERISTICS OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



**THE RUSSELLE COMPANY, INC.**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
VOICE: (770) 943-5903  
FAX: (770) 943-5904  
WWW.RUSSELLE.COM

DATE	DESCRIPTION

REL: 50005  
PROJ. NO. 06107  
FIELD SURVEY DATE: 10/19/10  
PLAT DATE: 10/20/10  
FILE: 06107.DWG  
SCALE: 1" = 20'

PROJECT: APOPE\08107\06107.dwg 10/20/2010 11:45 AM E07

**APPLICANT:** Elodia Landuverdo

**PETITION NO.:** V-2

**PHONE:** 404-455-7553

**DATE OF HEARING:** 01-12-11

**REPRESENTATIVE:** same

**PRESENT ZONING:** R-20

**PHONE:** same

**LAND LOT(S):** 227

**PROPERTY LOCATION:** Located on the east side of Olive Springs Road, north of Judy Circle

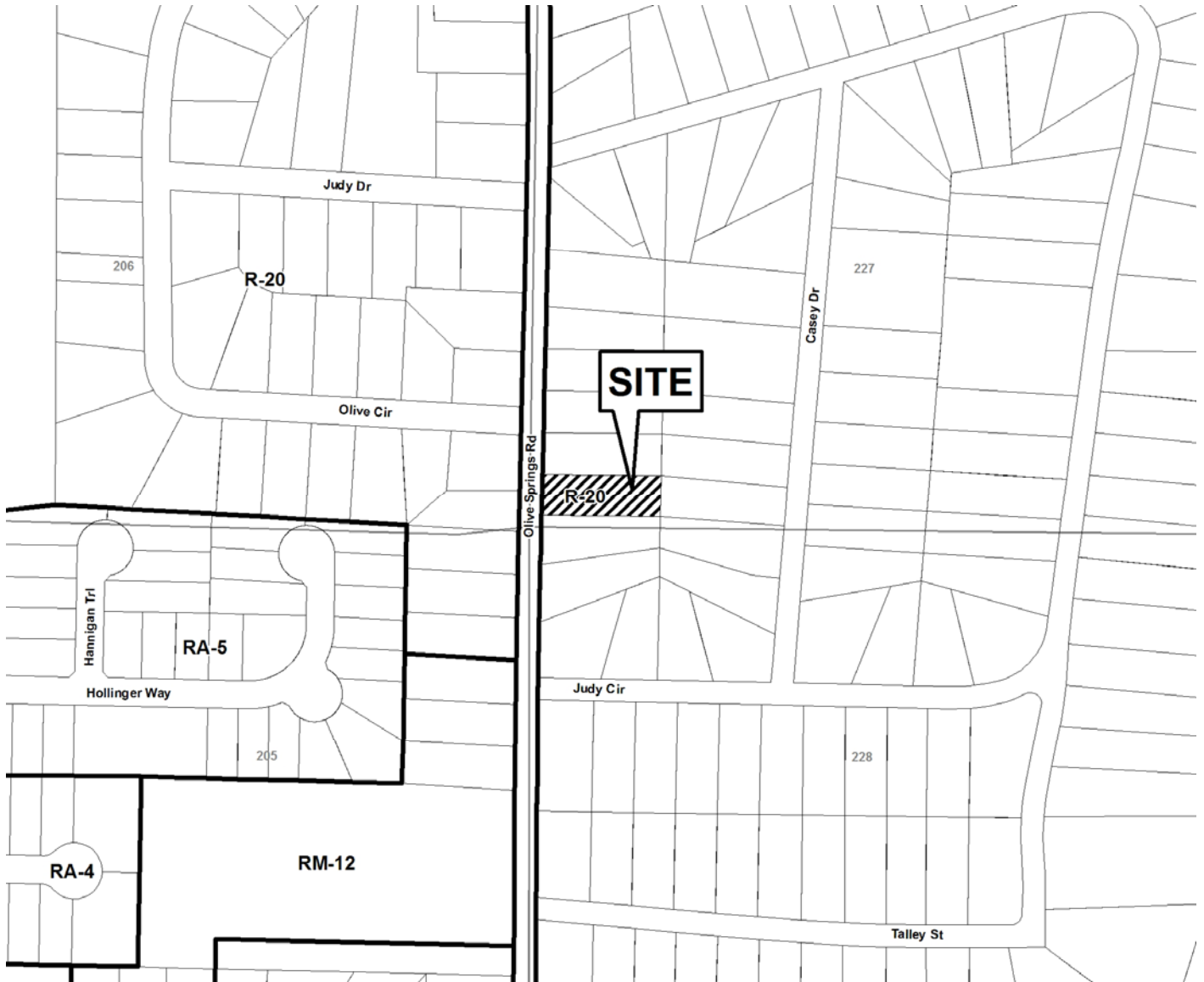
**DISTRICT:** 17

(1937 Olive Springs Road).

**SIZE OF TRACT:** .361 acre

**COMMISSION DISTRICT:** \_\_\_\_\_

**TYPE OF VARIANCE:** 1) Waive the side setback on lot 22 from the required 10 feet to 7 feet adjacent to the southern property line; and 2) waive the side setback for an accessory structure over 144 square feet (192 square foot storage building) from 10 feet to 9 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-2  
Hearing Date: 1-12-11

Applicant ELODIA LANDUVERD Phone # 404-557-5553 E-mail \_\_\_\_\_  
[Signature] Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

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

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

Titleholder VICTORINE MARTINE Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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

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

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

Present Zoning of Property R-20

Location 1937 CLIVE SPRINGS ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 227 OCT District 17 Size of Tract 0.361 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.

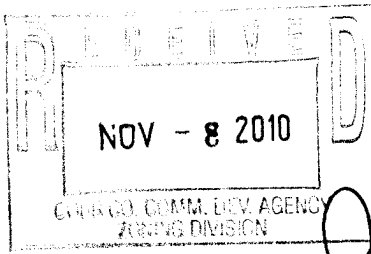
THE STRUCTURE IS ALREADY BUILT OVER THE DIST. LINE

List type of variance requested: WAVE THE SIDE SETBACK ON LOT 22 FROM REQUIRED 10 FT TO 1 FT BECAUSE TO THE SOUTH SIDE









# Application for Variance Cobb County

*Jan 2-15*

(type or print clearly)

Application No. #1 V-3  
Hearing Date: 1-12-11

Applicant LORI H. Caldwell Business Phone 770-439-3727 Home Phone 770-222-7453

Matthew R. Caldwell Address 5760 Hiram Powder Springs Rd  
(representative's name, printed) Powder Springs GA 30127  
(street, city, state and zip code)

[Signature] Business Phone 770-439-3727 Cell Phone 770-231-3448  
(representative's signature)

PHYLLIS J. NICHOLSON  
Notary Public, Paulding County, Georgia  
My Commission Expires August 28, 2014

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

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

Titleholder Lori H. Caldwell Business Phone — Home Phone 770-222-7453

Signature Lori H. Caldwell Address: 5760 Hiram Powder Springs Rd.  
(attach additional signatures, if needed) Powder Springs GA 30127  
(street, city, state and zip code)

PHYLLIS J. NICHOLSON  
Notary Public, Paulding County, Georgia  
My Commission Expires August 28, 2014

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

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

Present Zoning of Property R-20

Location 1022 POPLAR SPRINGS ROAD, DALLAS, GA 30157  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 153 & 154 District 19TH Size of Tract 18.53 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.

R-20 ZONING REQUIRES 75 FEET OF ROAD FRONTAGE DESPITE OWNING 18.53 ACRES, THERE ONLY IS 75 FEET OF ROAD FRONTAGE. AT THE TIME, IT WAS NOT BROUGHT TO MY ATTENTION THAT THE ACCESSORY STRUCTURE COULD NOT BE BUILT BEFORE MY HOUSE. AFTER PURCHASE & IMPROVING THE PROPERTY, THE BARN WAS BUILT FOR USAGE AND STORAGE UNTIL THE HOUSE WAS TO BE BUILT.

List type of variance requested: REQUEST IS TO: A.) SPLIT TRACT 1 INTO TRACTS 1 & 5. TRACT 5 HAVING NO PUBLIC ROAD FRONTAGE AND ACCESSING VIA PROPOSED 30' PRIVATE UTILITY & WALKWAY/ EGRESS EASEMENT. B.) ALLOW FOR EXISTING BARN THAT IS CURRENTLY CONSIDERED PRIMARY STRUCTURE TO BE AS ACCESSORY STRUCTURE (...) TO ALLOW FOR PROPOSED HOUSE TO BE BUILT ON TRACT 1 AS PRIMARY STRUCTURE.

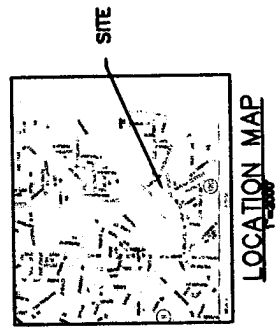
**ACME AMERICAN LLC**  
 200 North Street, S.E. 2nd Floor, Atlanta, Georgia 30303  
 Architects/Construction Managers, Engineers  
 Phone: (770) 455-8888 - Fax: (770) 455-5771

**608 VETERANS MEMORIAL**  
 LAND LOT 37, 17TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA

Use: VARIANCE PLAT  
 Project: 11-9-10

SHEET 11-10  
 DRAWN BY: EMM  
 CHECKED BY: JWP

**8-1**

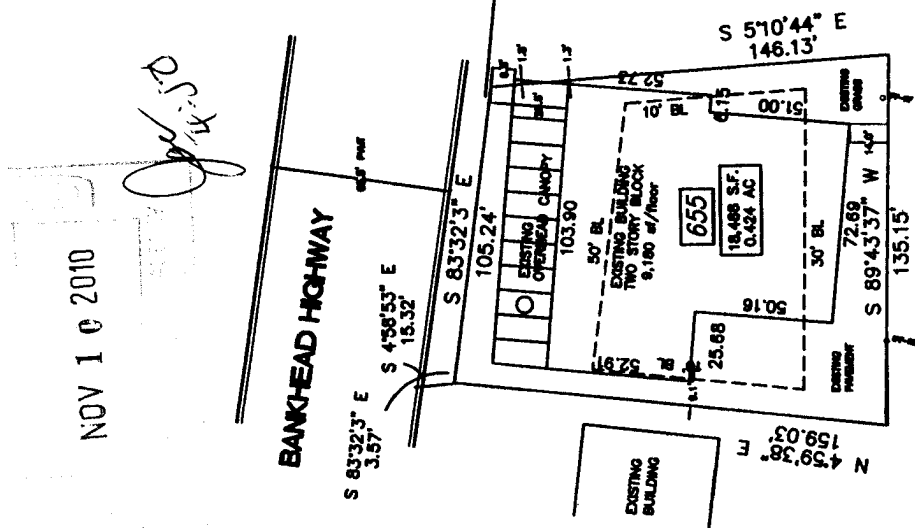


**SURVEY FOR VARIANCE**  
 608 VETERANS MEMORIAL  
 LAND LOT 37  
 17TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 CURRENT ZONING: GC

**OWNER:**  
 BACARY SONKO  
 8487 MOLLE LN. SW  
 MABLETON, GA 30126  
 404-797-0388

**ENGINEER/SURVEYOR:**  
 J. WAYNE PROCTOR  
 319 ATLANTA STREET, SE  
 SUITE 240  
 MARIETTA, GA 30060  
 (770)425-6880

94 HOURS POINT OF CONTACT  
 BACARY SONKO  
 PH: 404-797-0388  
 MOB: 678-797-1000  
 FAX: 404-797-0388



NOV 10 2010  
*JWP*

1. THIS PLAN IS THE PROPERTY OF THE ENGINEER/SURVEYOR.  
 2. THE ENGINEER/SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 4. THERE ARE NO EASEMENTS OR ENCUMBRANCES ON THIS SITE.  
 5. THERE ARE NO UNRECORDED EASEMENTS ON THIS SITE.  
 6. THERE ARE NO UNRECORDED ENCUMBRANCES ON THIS SITE.  
 7. THERE ARE NO UNRECORDED EASEMENTS ON THIS SITE.  
 8. THERE ARE NO UNRECORDED ENCUMBRANCES ON THIS SITE.

ACCORDING TO F.A.R.C. COMMISSION PLAN NUMBER 1587 G (2004), DATED 12-18-04, THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARD.

N/W  
 ELLISON EP  
 J. WAYNE PROCTOR  
 11-10-11

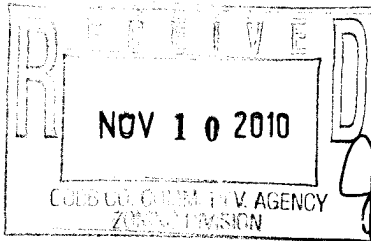
THIS PLAN IS THE PROPERTY OF THE ENGINEER/SURVEYOR.  
 THE ENGINEER/SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.  
 ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
 THERE ARE NO EASEMENTS OR ENCUMBRANCES ON THIS SITE.  
 THERE ARE NO UNRECORDED EASEMENTS ON THIS SITE.  
 THERE ARE NO UNRECORDED ENCUMBRANCES ON THIS SITE.



FTS # 20-0401751

Sales tax # 20080148

State tax paper # 2001828304



# Application for Variance Cobb County

(type or print clearly)

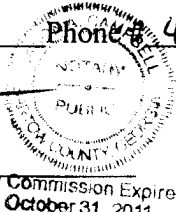
Application No. V-4

Hearing Date: 1-12-11

Applicant SONKO TIRES SURPLUS Phone # 770-745 9082 E-mail \_\_\_\_\_

BACARY SONKO Address 655 VETERANS MEMORIAL HWY  
(representative's name, printed) (street, city, state and zip code) Mableton, GA 30126

Bacary Sonko Phone # 404-797-0369 E-mail sonkotires.com  
(representative's signature)



Signed, sealed and delivered in presence of:

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

My Commission Expires  
October 31, 2011

Jason D. Campbell  
Notary Public

Titleholder BACARY SONKO Phone # 404-797-0369 E-mail sonkobacary@hotmail.com

Signature Bacary Sonko Address: 5457 Mollie Ln SW Mableton  
(attach additional signatures, if needed) (street, city, state and zip code) GA 30126



Signed, sealed and delivered in presence of:

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

Jason D. Campbell  
Notary Public

Present Zoning of Property GC  
My Commission Expires  
October 31, 2011

Location 655 VETERANS MEMORIAL HIGHWAY  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 37 District 17<sup>TH</sup> Size of Tract 0.424 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 \_\_\_\_\_

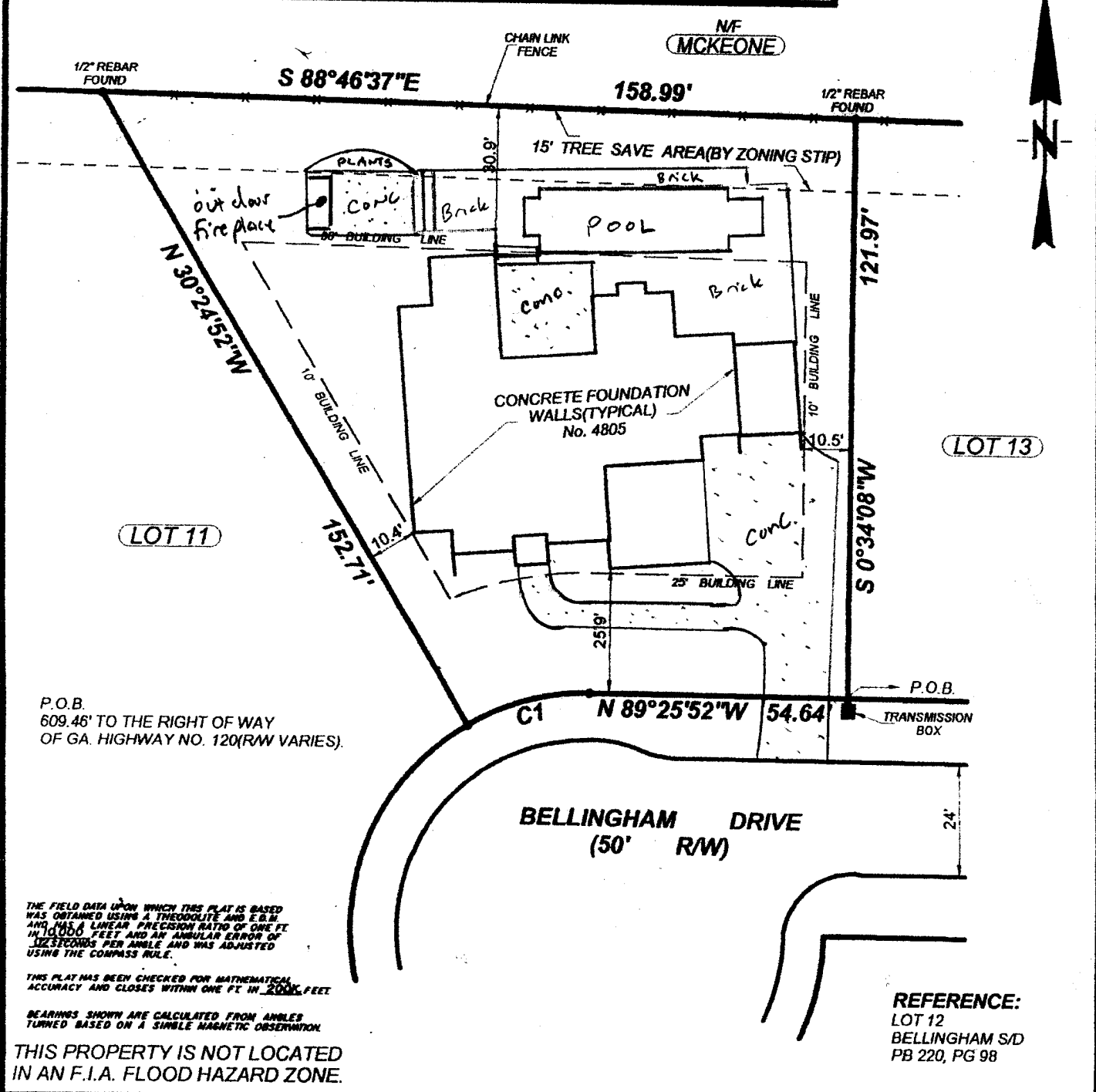
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE DOT WIDENED THE ROAD AND MADE LOT SIZE AND SETBACK TO BE WADEQUATE. BUILDING WAS BUILT IN 1954. THIS WAS BEFORE ZONING REGULATIONS.

List type of variance requested: 1) LOT AREA 2) SETBACKS (3) PARKING  
LOT AREA IS 18,493 SQFT. ZONING REQUIRES 20,000 SQFT. FRONT SETBACK IS 20.5'. ZONING REQUIRES 50'. SIDE SETBACK IS 1.3 FT. ZONING REQUIRES 10'. REAR SETBACK IS 14.0'. ZONING REQUIRES 30'. PARKING IS 55 SPACES ZONING REQUIRES 48. FRONT CANOPY SETBACK IS 8.5'.

V-5  
(2011)

Curve 1	Delta Angle 30°58'17"	Radius 50.00	Arc 27.03	rd 0	Chord Bearing S 75°03'59"W
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P.O.B.  
609.46' TO THE RIGHT OF WAY  
OF GA. HIGHWAY NO. 120(R/W VARIES).

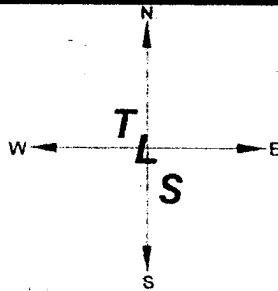
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
WAS OBTAINED USING A THEODOLITE AND E.B.M.  
AND HAS A LINEAR PRECISION RATIO OF ONE FT.  
IN 10,000 FEET AND AN ANGULAR ERROR OF  
1/2 SECONDS PER ANGLE AND WAS ADJUSTED  
USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL  
ACCURACY AND CLOSES WITHIN ONE FT. IN 2,000 FEET.

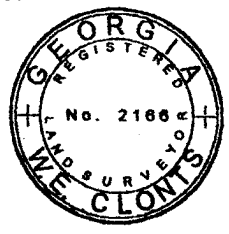
BEARINGS SHOWN ARE CALCULATED FROM ANGLES  
TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

THIS PROPERTY IS NOT LOCATED  
IN AN F.I.A. FLOOD HAZARD ZONE.

REFERENCE:  
LOT 12  
BELLINGHAM S/D  
PB 220, PG 98



**TRU-LINE SURVEYING INC.**  
2070 ATTIC PARKWAY  
SUITE 505  
KENNESAW, GA. 30152  
OFFICE (770) 919-8732  
FAX (770) 919-8731



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

FOUNDATION SURVEY FOR  
**SESSOMS HOMES**

LAND LOT:	94	SCALE:	1" = 30'
DISTRICT:	1ST	DATE:	05/10/05
SECTION:	2ND	DRAWN BY:	MM
COUNTY:	COBB	CHECKED BY:	WEC
STATE:	GEORGIA	JOB NO.:	01-4484



# Application for Variance Cobb County

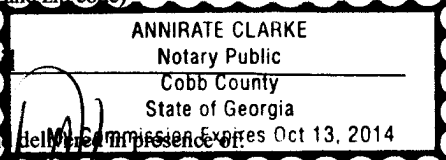
(type or print clearly)

Application No. V-5  
Hearing Date: 1-12-11

Applicant Jeffrey & Nina Kim Phone # 770 993 9810 E-mail ninakim1@gmail.com

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

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

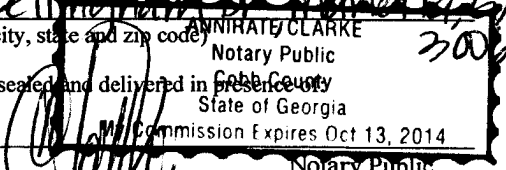


My commission expires: 10.13.2014

Signed, sealed and delivered in presence of \_\_\_\_\_  
Notary Public

Titleholder Nina Kim Phone # 770-998-9810 E-mail ninakim1@gmail.com

Signature Nina Kim Address: 4805 Bellingham Dr Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 10.13.2014

Signed, sealed and delivered in presence of \_\_\_\_\_  
Notary Public

Present Zoning of Property R-15

Location 4805 Bellingham Dr. Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 94 District 1st Size of Tract 0.21 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.

erosion secondary to sloping

List type of variance requested: Request to build "up to a 5 foot" retaining wall in the tree-safe zone (currently no trees are within the zone and no surrounding trees will be disturbed) for erosion control. Increase impervious surface.

After retaining wall installed, trees and landscaping will be completed (see landscape plans attached)



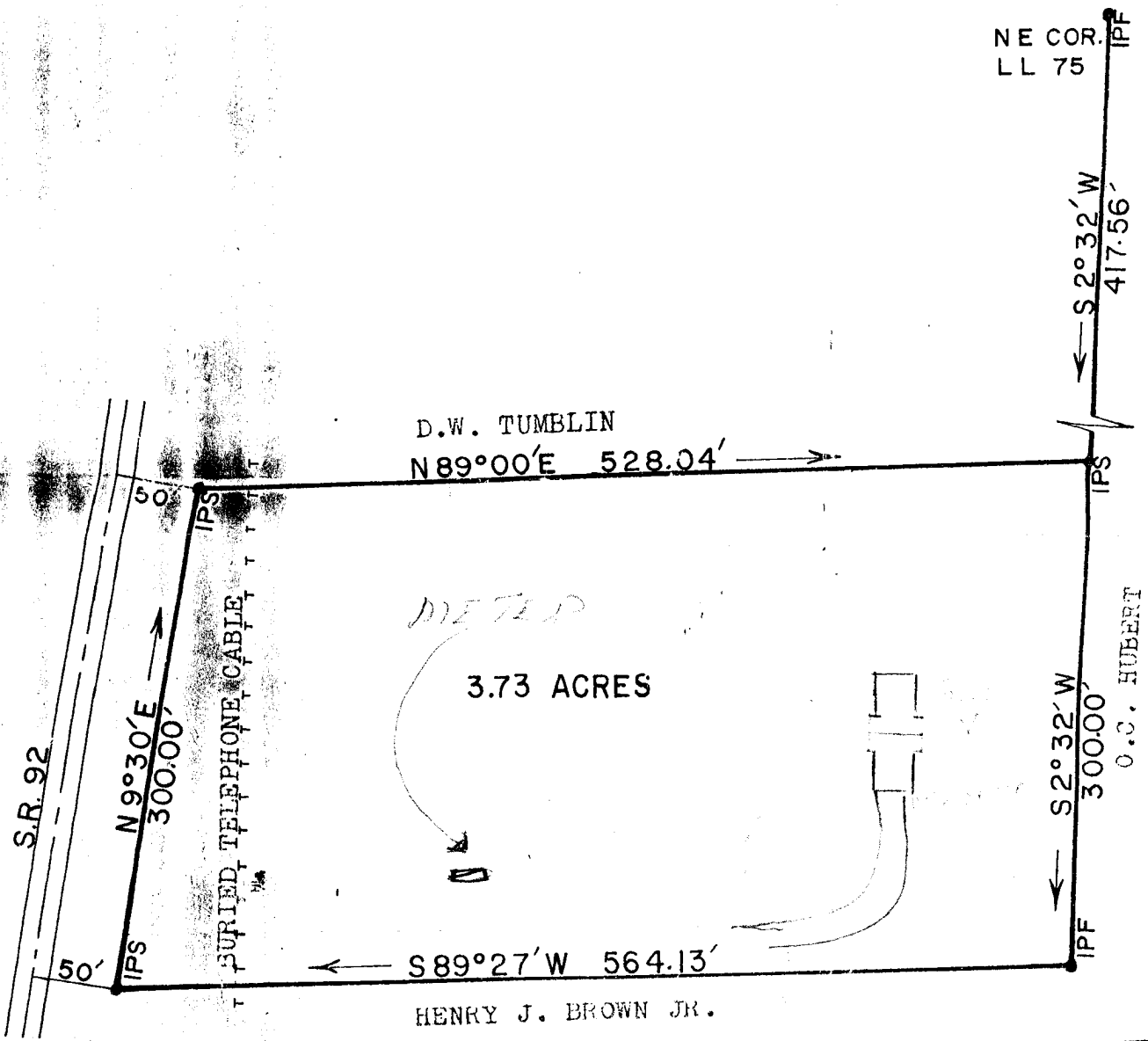
V-6  
(2011)

PROPERTY OF  
**CARL O'NEAL GAMBLIN & NENA GAMBLIN**  
3.73 ACRES IN LAND LOT 75, 20th DISTRICT,  
2nd. SECTION, COBB COUNTY, GEORGIA.  
DATE 4-14-73 SCALE 1" = 100'  
BEARINGS ARE MAG. CAL. FROM ANGLES TURNED.  
RELATIVE ERROR OF CLOSURE AS CAL, LATITUDES  
& DEPARTURES = 1' IN 14,100'  
SURVEY BY: JOHNNY R. & ROGER W. KNIGHT.



THE STATE OF GEORGIA, THE BOARD OF SURVEYORS  
DO HEREBY CERTIFY THAT THE ABOVE IS A CORRECT  
AND TRUE COPY OF THE ORIGINAL SURVEYING  
AND REQUIREMENTS OF THE GEORGIA PLAT LAW.

*Gilbert O'Maulsby, Jr.*





# Application for Variance Cobb County

(type or print clearly)

Application No. V-6

Phone # 770-595-6699

Hearing Date: 1-12-11

Applicant CARL O'NEAL Gambler

Phone # 770-974-4474 E-mail \_\_\_\_\_

Carl O'neal Gambler

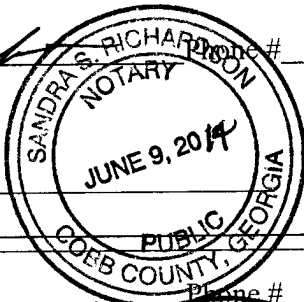
Address 4108 DALLAS-ACWORTH Hwy - ACWORTH GA  
(street, city, state and zip code) 30101

(representative's name, printed)

(street, city, state and zip code)

30101

Carl O'neal Gambler  
(representative's signature)



Phone # same

E-mail \_\_\_\_\_

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

Signed, sealed and delivered in presence of:

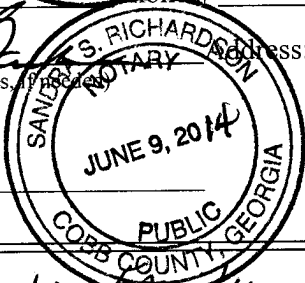
Sandra S. Richardson  
Notary Public

Titleholder Same

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

Carl O'neal Gambler  
(attach additional signatures, if applicable)



Address: \_\_\_\_\_

(street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Sandra S. Richardson  
Notary Public

Present Zoning of Property Single Family

Location 4108 DALLAS-ACWORTH Hwy - ACWORTH GA 30101

parcel # 20-75-19 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 75 District 20 Size of Tract 7.20 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.

Too far to run electricity. New meter is for less expensive.

List type of variance requested: TO CREATE ELECTRIC METER TO SUPPLY ELECTRICITY FOR SMALL IRRIGATION SYSTEM TO WATER SHRUBS, PLANTS, AND GENERAL LANDSCAPING FOR RESIDENCE YARD. CURRENTLY POWER SOURCE IS AT RESIDENCE THAT IS 450 FEET AWAY

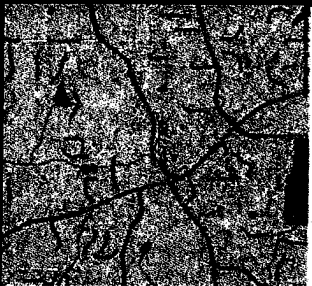
V-7  
(2011)

DUE WEST, PARCEL 1  
COBB COUNTY, GEORGIA  
LAND LOT 206, 2ND DISTRICT, 2ND SECTION

**GROY**  
ENGINEERING  
PLANNERS  
SURVEYORS



CONCEPTUAL SITE PLAN  
SHEET NO. 1  
DATE: 11-10-10  
SCALE: 1" = 20'  
DRAWN BY: WMM  
CHECKED BY: WMM  
PROJECT # 1018.00  
SERVICE CREDIT 5740



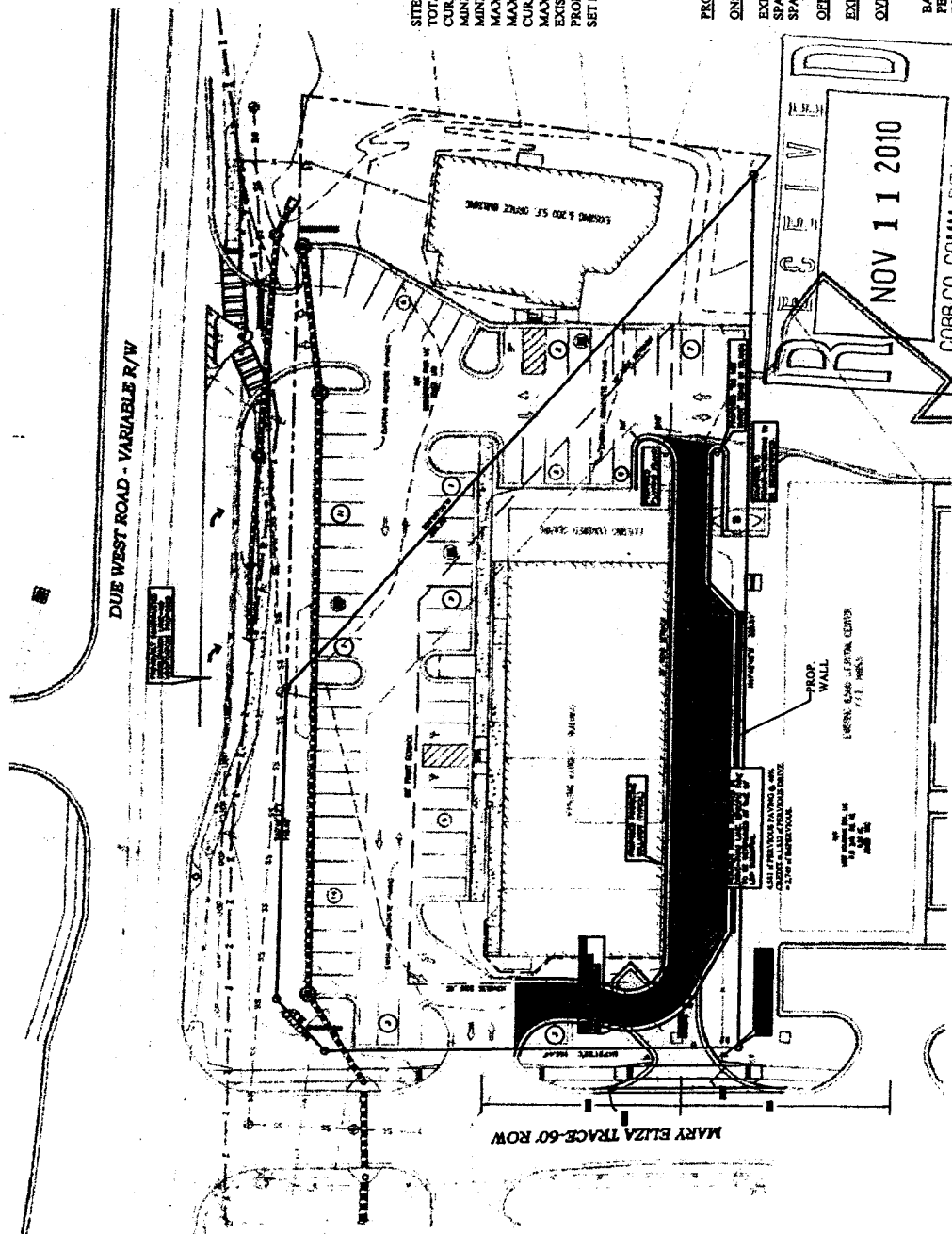
LOCATION MAP

**SITE NOTES:**  
TOTAL SITE AREA = 0.93 AC.  
CURRENT ZONING: NRC - NEIGHBORHOOD RETAIL COMMERCIAL  
MINIMUM LOT SIZE: 20,000 SF  
MINIMUM LOT WIDTH: 60'  
MAX. BUILDING HEIGHT: 35'  
MAX. FAR: 0.25  
CURRENT FAR: 0.22  
MAX. IMPERVIOUS AREA: 70% (IN A NAC)  
EXIST. IMPERVIOUS AREA = 69.8%  
PROP. IMPERVIOUS AREA = 74.8%  
SETBACKS:  
FRONT 50'  
SIDE 15/25'  
REAR 30'

**PARKING CALCULATIONS**

PROVIDED	REQUIRED
ONSITE	6,200 sf OFFICE @ 1 PER 225 sf = 22
EXISTING PARKING = 52 SPACES	9,000 sf RETAIL @ 1 PER 100 sf = 90
SPACES REMOVED = 5 SPACES	112 REQUIRED
SPACES ADDED = 5 SPACES	
OFFSITE	
EXISTING PARKING = 22 SPACES	
OVERALL TOTAL SPACES = 74	

BASE INFORMATION IS A COMBINATION OF PREVIOUSLY PERFORMED SURVEYING AND APPROVED CONSTRUCTION FILE FOR LOT #1 DUE WEST PAVILION.  
NO NEW BUILDINGS PROPOSED AS A PART OF THIS PLAN.  
NO SPECIMEN TREES ARE PRESENT ON THIS PARCEL. REFER TO PREVIOUSLY APPROVED PERMIT SET FOR TREE PROTECTION CALCULATIONS.  
UTILITY MODIFICATIONS PROPOSED ONLY ON THOSE AFFECTED BY THE DRIVE-THRU LANE INSTALLATION.  
PERVIOUS PAVING PROPOSED IN NEW LANE AND PARKING SPACES. STORAGE WATER MANAGEMENT PREVIOUSLY PROVIDED OFFSITE BY OTHERS.

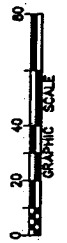


RECEIVED  
NOV 11 2010  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION TO  
COBB COUNTY STANDARDS.

NOTE:  
ALL PROPOSED PARKING TO BE CONFORMANT TO  
COBB COUNTY STANDARDS.

OWNER / DESIGNER:  
FOUNDATION CONTRACTORS, INC.  
1000 MARBLE HILL CTR.  
MARIETTA, GA 30060  
TEL: (770) 478-6884

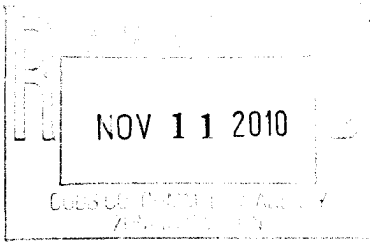
BY AGENT CONTRACTOR:  
ERIK GILBERT  
(770) 388-1844



Call before you dig



# Application for Variance Cobb County



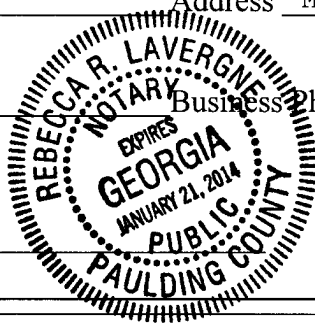
(type or print clearly)

Application No. v-7  
Hearing Date: 1/12/11

Applicant Seven Star Ventures, LLC Business Phone 770/419-4664 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)

(representative's signature)

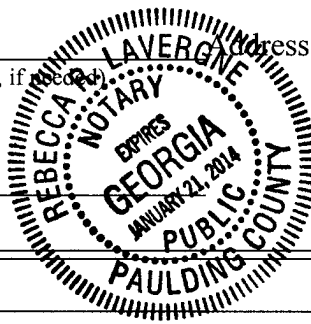
Business Phone 770/422-7016 Fax 770/426-6583



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

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

Titleholder Seven Star Ventures, LLC Business Phone 770/419-4664 Home Phone \_\_\_\_\_  
[Signature] 2130 Barrett Parks Drive, Suite 103  
Signature (attach additional signatures, if needed) Address: Kennesaw, GA 30144  
(street, city, state and zip code)



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

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

Present Zoning of Property NRC

Location South side of Due West Road east of Mary Eliza Trace  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 296 District 20 Size of Tract 0.93 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.

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions creates a hardship and would disallow a new business planned for the subject property.

List type of variance requested: 1) A waiver of parking ratio requirements as shown on the site plan filed contemporaneously herewith; 2) A waiver of impervious surface from 70% to 74.8% (existing = 69.8%)



**APPLICANT:** Habitat for Humanity of Northwest MetroAtlanta, Inc.

**PETITION NO.:** V-8

**PHONE:** 770-432-7954

**DATE OF HEARING:** 01-12-11

**REPRESENTATIVE:** J. Kevin Moore

**PRESENT ZONING:** R-20

**PHONE:** 770-429-1499

**LAND LOT(S):** 297

**PROPERTY LOCATION:** Located on the west side of Pine Street north of Poplar Street

**DISTRICT:** 17

**SIZE OF TRACT:** .28 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 25 feet; and 2) waive the rear setback from the required 35 feet to 10 feet.





NOV 11 2010

PLANNING DEPT. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

*JM*  
11/3/15

(type or print clearly)

Application No. v-8 (2011)  
Hearing Date: 01/12/2011

**Habitat for Humanity of Northwest**

Not

Applicant Metro Atlanta, Inc. Phone # (770) 432-7954 E-mail 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: *JM* Phone # (770) 429-1499 E-mail (678) 516-1609  
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

*Carolyn E. Cook*  
Notary Public

My commission expires: January 10, 2011

**Habitat for Humanity of Northwest**  
Titleholder Metro Atlanta, Inc. Phone # (770) 432-7954 E-mail Not Applicable

Signature BY: *John R. Kerwood* Address: 1625 Spring Road, Smyrna, GA 30080-3774  
(attach additional signatures, if needed) (street, city, state and zip code)  
John R. Kerwood, President

Signed, sealed and delivered in presence of:

*Carolyn E. Cook*  
Notary Public

My commission expires: January 10, 2011

Present Zoning of Property R-20

Location 1580 Pine Street  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 297 District 17th Size of Tract 0.28 Acre(s)

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

Size of Property  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 Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of minimum lot size from 20,000 square feet to 12,084 square feet; (2) and (3) Waiver of minimum front setback from 35 feet to 25.2 feet and rear setback from 35 feet to 10 feet. (See § 134-197(4)(a)(d)).

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 8 (2011)  
Hearing Date: January 12, 2011

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

**Applicant/Property Owner: Habitat for Humanity of Northwest Metro  
Atlanta, Inc.**

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

The Subject Property, an existing subdivided lot, contains approximately 0.28 acres, or 12,084 square feet, and is rectangular in shape, with approximately 173 feet of frontage along the westerly side of Pine Street. The existing R-20 zoning classification allows for one single-family home to be constructed on the Property; however, the Subject Property does not meet the required minimum lot size of 20,000 square feet. Additionally, due to the shape of the Property, it is necessary to seek a waiver of the required minimum front and rear setbacks to allow for proper placement of the residence on the Subject Property.

Applicant requests a waiver of the minimum front setback from the required thirty-five (35) feet to 25.2 feet, and a waiver of the minimum rear setback from the required thirty-five (35) feet to ten (10) feet. This request is necessitated due to the size, shape, and location of the Subject Property. By waiving the required minimum front and rear setbacks, as well as reducing the minimum required lot size, Applicant will be able to build a new residence which will better utilize the Subject Property for residential purposes. To deny the requested variance would leave the Property unusable pursuant to the provisions set forth within the R-20 zoning classification. The variance requested herein is not substantial and would allow an otherwise reasonable use of the Subject Property; especially, given that adjoining properties are zoned to the R-20 zoning category and contains lot sizes of less than the required 20,000 square feet.

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**  
**PAGE TWO**

Application No.: V-8 (2011)  
Hearing Date: January 12, 2011

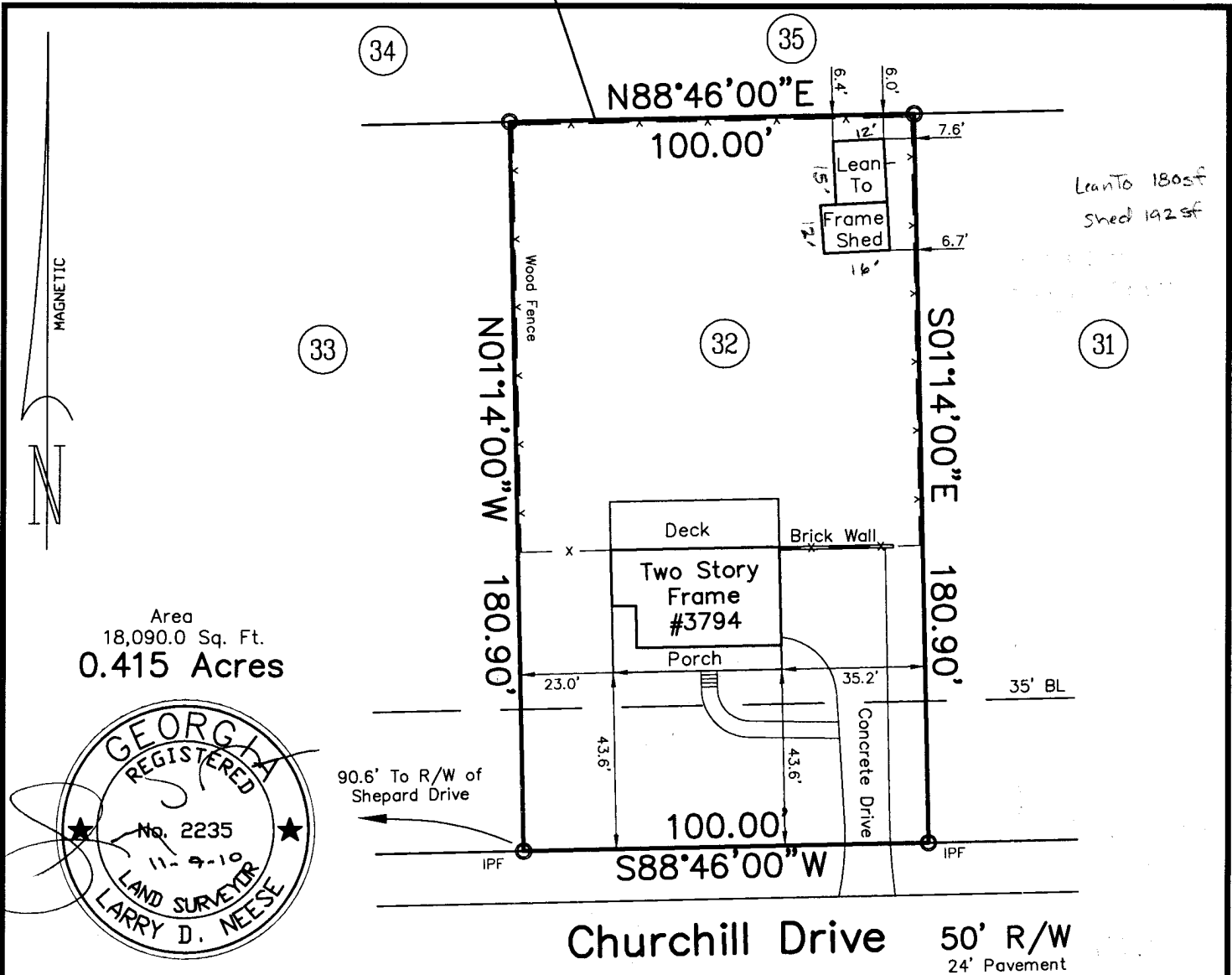
**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Property Owner: Habitat for Humanity of Northwest Metro  
Atlanta, Inc.**

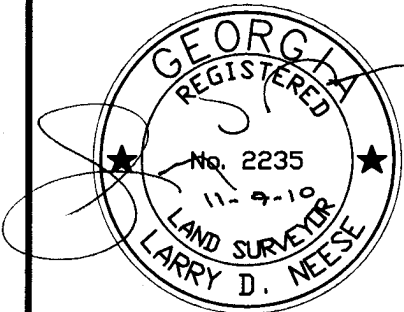
List types of variance requested:

- (1) Waiver of minimum lot size for an R-20 zoned property from the required 20,000 square feet to 12,084 square feet (See 134-197(4)(a));
- (2) Waiver of required minimum front setback from thirty-five (35) feet to 25.2 feet (See § 134-197(4)(d)); and
- (3) Waiver of required minimum rear setback from thirty-five (35) feet to 10.6 feet (See § 134-197(4)(d)).

V-9  
(2011)



Area  
18,090.0 Sq. Ft.  
**0.415 Acres**



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0083G DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,142 FEET AND AN ANGULAR ERROR OF 2' 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 78,456 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

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



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

SURVEY FOR:	
Cheryl J. Hatcher	
LOT 32	BLOCK
Churchill Manor	
PLAT BOOK 122	PAGE 51
LAND LOT 17	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov. 9, 2010	REVISED
SCALE: 1= 40	JOB NO. 10091

**WEST GEORGIA SURVEYORS, INC.**

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-9  
 Hearing Date: 1-12-11

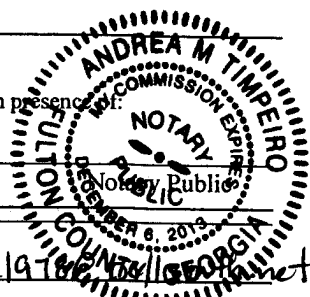
Applicant Cheryl Hatcher Phone # 770.380.8980 E-mail itsmel978@bellsouth.net

Cheryl J. Hatcher Address 3794 Churchill Dr. Marietta GA 30064  
(representative's name, printed) (street, city, state and zip code)

Cheryl Hatcher Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

*[Signature]*



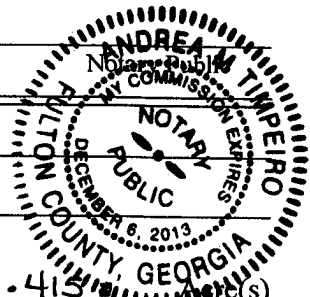
My commission expires: 12/6/13

Titleholder Cheryl Hatcher Phone # 770 380 8980 E-mail itsmel978@bellsouth.net

Signature Cheryl Hatcher Address: 3794 Churchill Dr, Marietta GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

*[Signature]*



My commission expires: 12/6/13

Present Zoning of Property R-20

Location 3794 Churchill Dr. Marietta GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 District 19th Size of Tract .415 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 are trying to create an area of protection for our dogs, bikes and gardening tools. Allowing this lean to shed off the back of the existing shed will prevent us building it in the center of the backyard to meet the distance to property line requirement. It will remove existing doghouses and prevent removal of a tree. We want to hide the footprint behind what is already visible.

List type of variance requested: waive distance to property line requirement  
WAIVE THE SIDE SETBACK ADJACENT TO THE EASTERN PROP. LINE FROM REQUIRED 10FT TO 6FT (2)  
WAIVE THE REAR SETBACK FROM REQUIRED 35FT TO 6FT.