

PRELIMINARY VARIANCE ANALYSIS

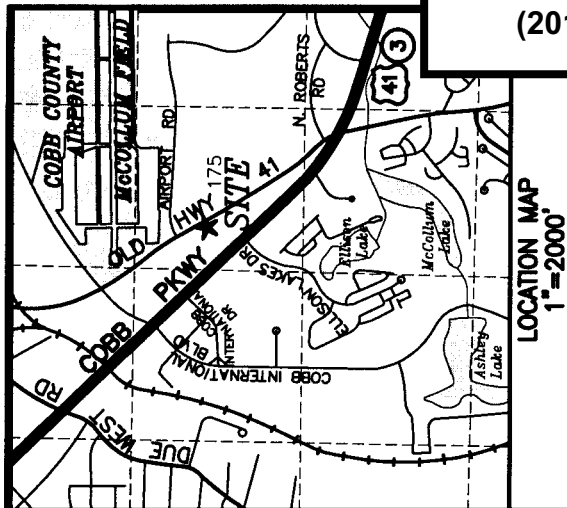
HEARING DATE: February 9, 2011

DUE DATE: January 10, 2011

Distributed: December 15, 2010

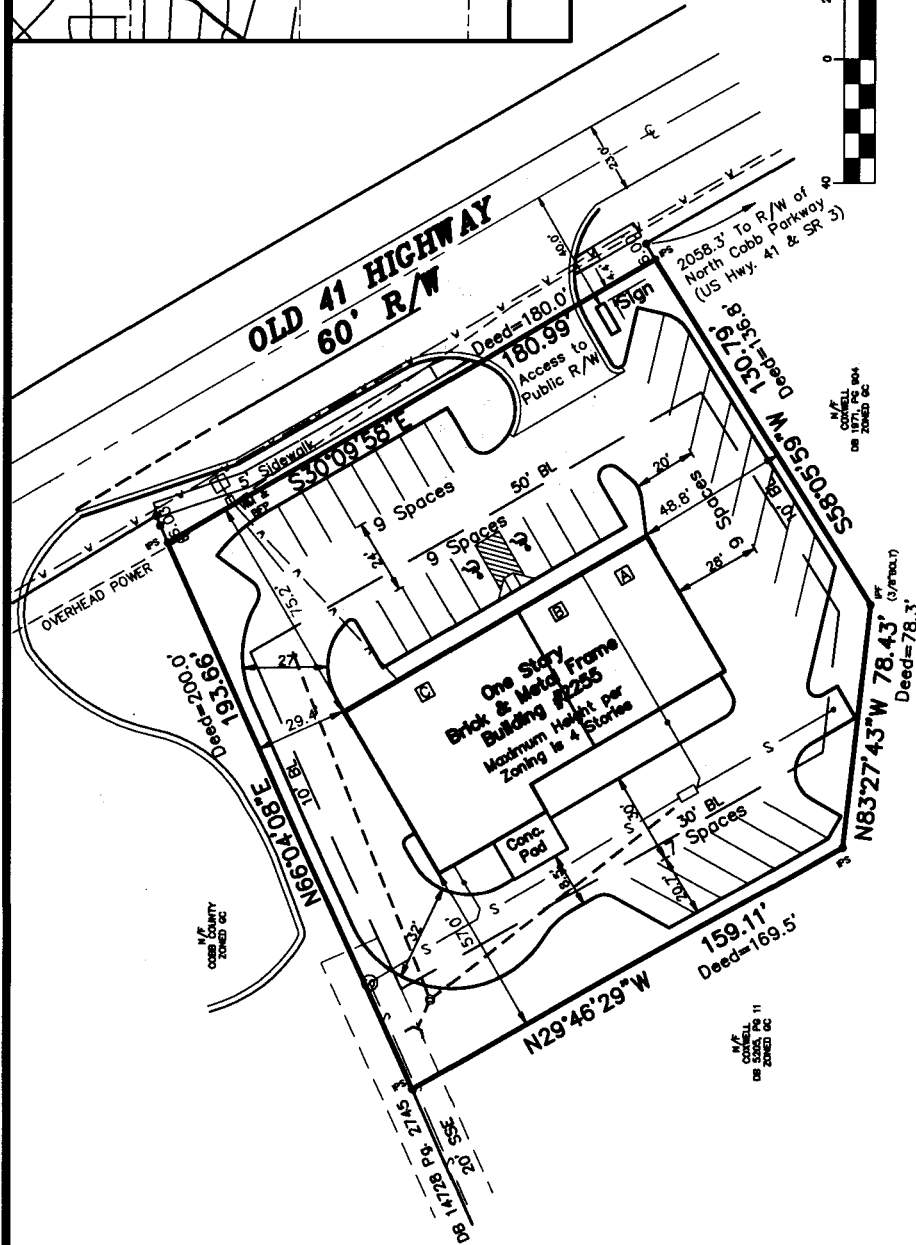
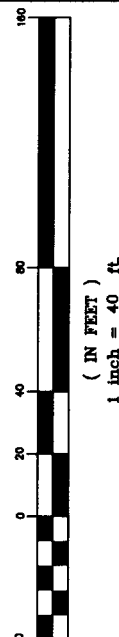


Cobb County...Expect the Best!



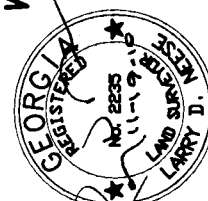
V-10
(2011)

Area
36,035.0 Sq. Ft.
0.827 Acres
GRAPHIC SCALE



WEST GEORGIA SURVEYORS, INC.

ENGINEERS PLANNERS SURVEYORS
731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178



LARRY D. HESSE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.
MAP NO. 1306700006, DATED December 16, 2008

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 34,387 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE
POINT AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 84,337 FEET.
EQUIPMENT UTILIZED: ANGULAR: SURVEYOR LINEAR: SURVEYOR

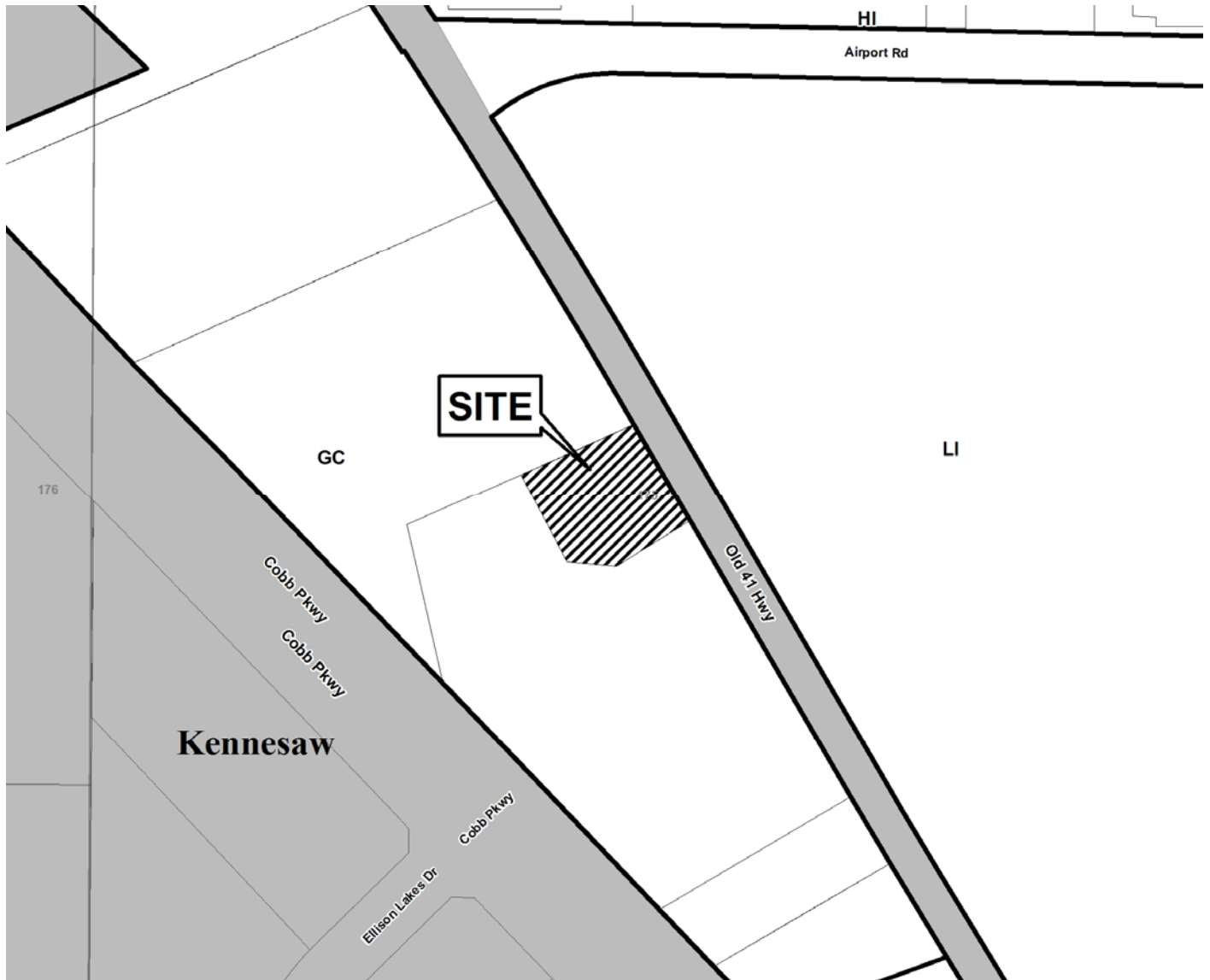
UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS
WITHIN 500 FEET OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

Ground Based Sign Location Plan

Kennesaw Landing Shopping Center, LLC

REVISIONS	
LAND LOT - 175	Nov. 19, 2010
DISTRICT - 20th	CC LT
COUNTY - Cobb	Dwn GF
STATE - Georgia	FILE: SURVEY
DATE - Nov. 11, 2010	SCALE - 1"=40'
	08-0046

APPLICANT:	<u>Larry D. Neese</u>	PETITION NO.:	<u>V-10</u>
PHONE:	<u>770-428-2122</u>	DATE OF HEARING:	<u>02-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>GC</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>175</u>
PROPERTY LOCATION:	<u>Located on the west side of</u>	DISTRICT:	<u>20</u>
<u>Old 41 highway, east of Cobb Parkway</u>		SIZE OF TRACT:	<u>.827 acre</u>
<u>(2255 Old 41 Highway).</u>		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Waive the setback for a freestanding sign from required 62 feet from centerline of road to 40 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. 1610
Hearing Date: 2-17-11

Applicant Larry D. Neese Business Phone 770 428 2122 Home Phone 770 630 3770

Larry D. Neese Address 731 Sandtown Road, Marietta, Ga. 30008
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Business Phone 770 428 2122 Cell Phone 770 630 3770

MARY ANN GRAHAM
NOTARY PUBLIC Signed, sealed and delivered in presence of:
COBB COUNTY
STATE OF GEORGIA
My Commission Expires Apr. 6, 2014

[Signature]
Notary Public

My commission expires: 4-6-2014

Titleholder Maurice F. Briley II Business Phone 770 427 9947 Home Phone _____

Signature [Signature] Address: 2255 Old 41 Hwy., Kennesaw, Ga. 30152
(attach additional signatures, if needed) (street, city, state and zip code)

MARY ANN GRAHAM
NOTARY PUBLIC Signed, sealed and delivered in presence of:
COBB COUNTY
STATE OF GEORGIA
My Commission Expires Apr. 6, 2014

[Signature]
Notary Public

My commission expires: 4-6-2014

Present Zoning of Property GC

Location 2255 Old 41 Hwy. South of McCollum Pkwy.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 175 District 20th Size of Tract 0.827 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.

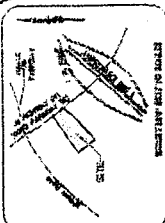
Size of Property _____ Shape of Property _____ Topography of Property _____ Other Setback Requirement for Arterial Road

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.

Sign would cost 2 parking spaces if erected at 62' from centerline as required for a Arterial Road per sign ordinance, and block the view of the building coming from the south.

List type of variance requested: To allow ground based sign to be built 40' from centerline of Old 41 Hwy. (4.4' outside R/W) FROM 62' to 40'.

V-11
(2011)



GENERAL NOTES
1. THE PROPERTY IS LOCATED IN THE CITY OF ALBUQUERQUE, NEW MEXICO.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
3. THE PROPERTY IS BOUND BY THE RAILROAD TRAIL TO THE SOUTH.
4. THE PROPERTY IS BOUND BY THE RAILROAD TRAIL TO THE SOUTH.
5. THE PROPERTY IS BOUND BY THE RAILROAD TRAIL TO THE SOUTH.

PROPERTY DATA
1. TOTAL AREA: 16,681 SQ. FT.
2. TOTAL AREA: 0.383 ACR.
3. ZONING: R-10 (RESIDENTIAL SINGLE-FAMILY).
4. LOT AREA: 16,681 SQ. FT.
5. LOT AREA: 0.383 ACR.

FREELAND
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.

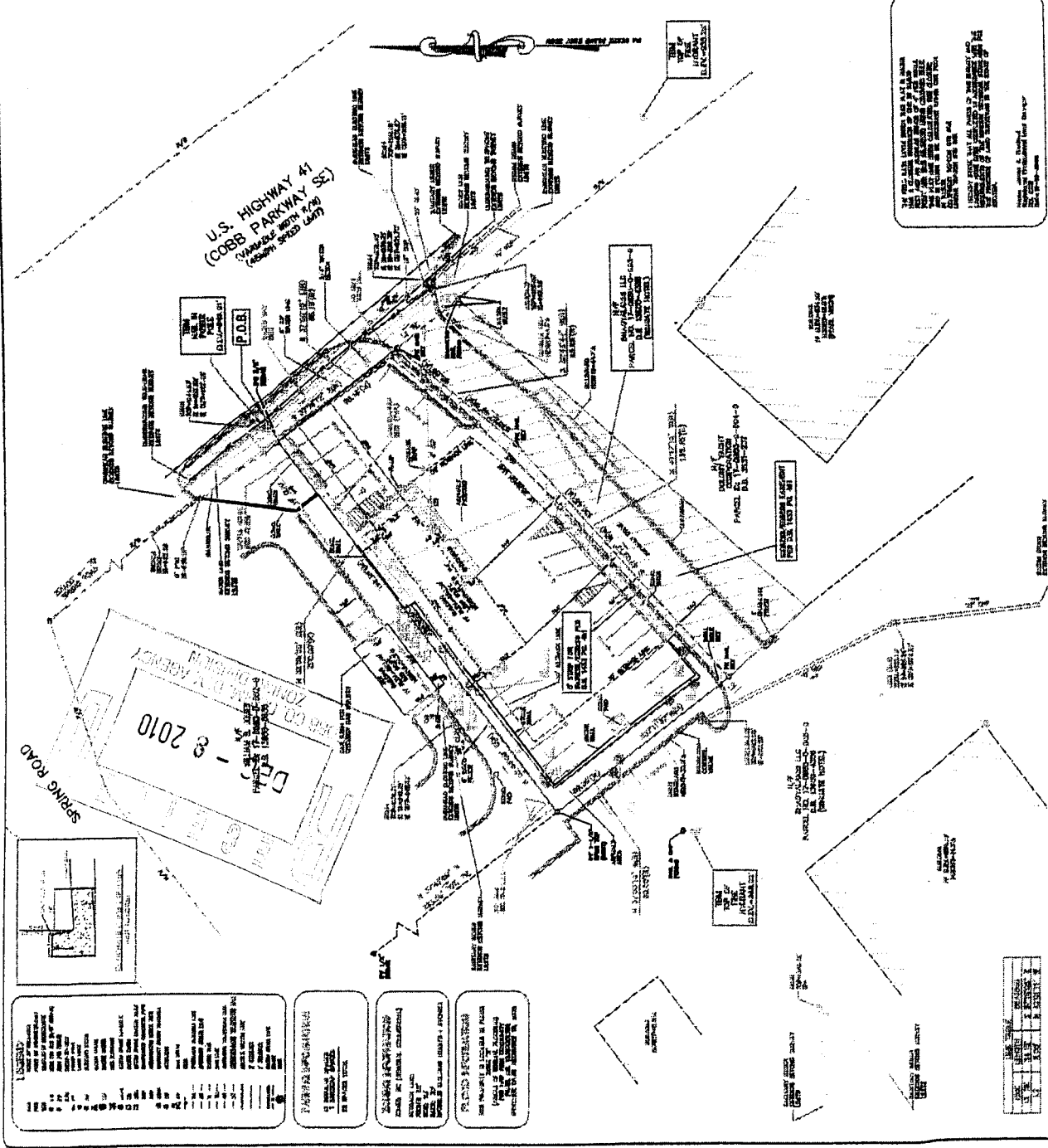
ALTA/ACSM LAND TITLE
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.

UTILITY CONTRACTS
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.

ADDITIONAL NOTES
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
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LEGEND
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.

LEGEND
1. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.
2. THE PROPERTY IS BOUND BY U.S. HIGHWAY 41 (COBB PARKWAY SE) TO THE NORTH, SPRING ROAD TO THE WEST, AND THE RAILROAD TRAIL TO THE SOUTH.

DATE	11/11/2011
BY	ALTA/ACSM
FOR	ALTA/ACSM
PROJECT	ALTA/ACSM

APPLICANT: Waffle House, LLC **PETITION NO.:** V-11
PHONE: 770-729-5804 **DATE OF HEARING:** 02-09-11
REPRESENTATIVE: same **PRESENT ZONING:** GC
PHONE: same **LAND LOT(S):** 880
PROPERTY LOCATION: Located on the west side of **DISTRICT:** 17
Cobb Parkway, south of Spring Road **SIZE OF TRACT:** .383 acre
(2754 Cobb Parkway). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Waive the maximum impervious surface in a Regional Activity Center from 82.19% to 87.83 %; 2) waive the side setback from 5 feet to zero feet adjacent to the northern property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance

Cobb County

DEC - 8 2010

(type or print clearly)

Application No. V-11Hearing Date: 2-9-11Applicant Waffle House, Inc. Business Phone (770) 729-5804 Home Phone (770) 729-5840

Charles Richardson Address 5986 Financier Dr Norcross, GA 30071
 (representative's name, printed) (street, city, state and zip code)

clerk tcl Business Phone (770) 729-5804 Cell Phone (706) 284-6611
 (representative's signature)

Notary Public, Walton County, Georgia

My Commission Expires October 6, 2013

My commission expires: _____

Signed, sealed and delivered in presence of:

Ant Senior

Notary Public

Titleholder WHA Capital, LLC Business Phone (770) 729-5100 Home Phone _____
 Signature [Signature] Address: 3290 Northside Pkwy, Suite 385
 (attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Walton County, Georgia

My Commission Expires October 6, 2013

My commission expires: _____

Signed, sealed and delivered in presence of:

Ant Senior

Notary Public

Present Zoning of Property BC - General Commercial

Location 2754 Cobb Pkwy Atlanta, GA 30339
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 880 District 17 Size of Tract 0.383 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 0.383 Ac Shape of Property Tri 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
*pedestrian safety (pedestrian / vehicle traffic conflicts)
- access to site by delivery trucks / garbage trucks

List type of variance requested: improvements area, setback line (north)See Exhibit "A"

DEC - 8 2010

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.

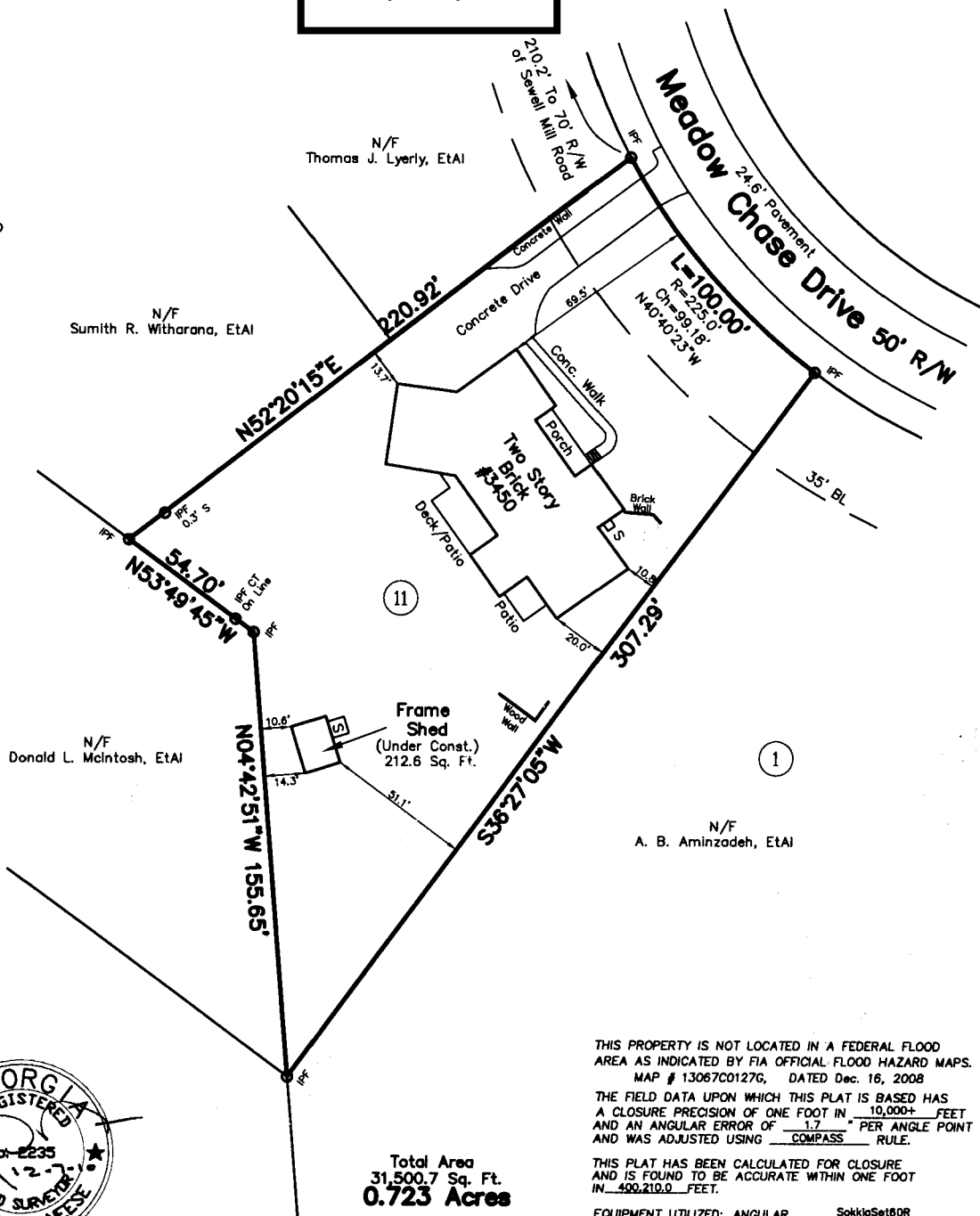
The current property is permitted for redevelopment with the following variances approved in August of 2010:

- 1) Waive the maximum impervious surface in a Regional Activity Center from 80% to 82.19%.
- 2) Waive the landscape enhancement strip from 8 feet to 0 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).
- 6) Waive the depth of a parking space from 19 feet to 18 feet.

At this time we are requesting to alter variances 1 and 3. We would like to request that the side setback line be further reduced from 5' to 0' (note: only a small portion of the underground building footer will encroach to the 0' line; the actual building will sit off the property line 1'-5"). As the plan is permitted, the main drive isle in our parking area is proposed for vehicular traffic, pedestrian traffic, loading/unloading, as well as for trash pickup. It is our wish to widen this area by relocating the building in order to create more room for pedestrian traffic as well as make it more suitable for the ingress and egress of delivery and trash collection trucks. The relocation of the building does slightly increase the impervious area by 5.64% to 87.83% impervious area. It should be noted that the predevelopment impervious area for this site is 92.47%, thus the property will still see a net decrease in paving and an increase in landscaping and therefore water quality with the approval of these modifications to the existing variances.

It remains our opinion that with the proposed additional variances, 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.

V-12
(2011)



Total Area
31,500.7 Sq. Ft.
0.723 Acres



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13067C0127G, DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN $\frac{10,000+}{1.7}$ FEET AND AN ANGULAR ERROR OF $\frac{1.7}{10,000+}$ 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 400,210.0 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R
LINEAR SokkiaSet60R

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

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

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.

SURVEY FOR:

**James E. Lord
& Nancy H. Lord**

Lot 11 Block B	REVISIONS --
Meadow Chase Subdivision	
PLAT BOOK 215	PAGE 58
LAND LOT: 836	CC: LT
DISTRICT: 16th	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/2010
DATE: Dec. 7, 2010	SCALE: 1"=40'
	JOB: 10096

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

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road
Marietta, Georgia 30008
(770) 428-2122
FAX: (770) 422-9178

APPLICANT:	<u>James E. Lord</u>	PETITION NO.:	<u>V-12</u>
PHONE:	<u>404-271-8242</u>	DATE OF HEARING:	<u>02-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>836</u>
PROPERTY LOCATION:	<u>Located on the west side of</u>	DISTRICT:	<u>16</u>
<u>Meadow Chase, south of Sewell Mill Road</u>		SIZE OF TRACT:	<u>.7 acre</u>
<u>(3450 Meadow Chase Drive).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE: <u>Waive the rear setback for an accessory structure over 144 square feet from required 35 feet to 10 feet on lot 11.</u>			



Application for Variance Cobb County

COURTNEY HILL
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 10, 2012

(type or print clearly)

Application No. V-12

Hearing Date: 2-7-11

Applicant JAMES E. LORD

Phone # 404 271 8242

E-mail busydaddy@comcast.net

(representative's name, printed)

Address 3450 MEADOW CHASE DR MARIETTA 30062

(street, city, state and zip code)

(representative's signature)

Phone # _____

E-mail _____

My commission expires: My Commission Expires February 6, 2011

Signed, sealed and delivered in presence of:

J. Bismar

Notary Public

Titleholder JAMES E. LORD
NANCY H. LORD

Phone # 404 271 8242

E-mail busydaddy@comcast.net

Signature

James E. Lord
Nancy H. Lord

(attach additional signatures, if needed)

Address: 3450 MEADOW CHASE DR MARIETTA

(street, city, state and zip code)

30062

My commission expires: June 10, 2012

Signed, sealed and delivered in presence of:

Courtney Hill

Notary Public

Present Zoning of Property R-20

Location 3450 MEADOW CHASE DRIVE MARIETTA GA 30062

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

Land Lot(s) 836

District 16

Size of Tract .7

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.

PLEASE SEE ATTACHED Exhibit "A"

List type of variance requested:

ALLOW AN NECESSARY SETBACK FROM THE
SOFT TO BE TOTT FROM MEAD PARK LINE

December 7, 2010

V-12 / 2011
Exhibit 'A'

Re: Variance Application – 3450 Meadow Chase; Marietta, GA 30062

To Whom It May Concern:

I am asking for a variance to allow me to complete a utility storage building I planned to build a few years ago and now would like to finish.

In 2003 I purchased the raw land at 3450 Meadow Chase Dr with the intent to build my own home doing a majority of the labor myself. My plan was to build a storage building to house my tools during the building process. I pulled permit (03-07396 Item A) on July 28, 03. My plans were delayed and I renewed the permit (04-03662 Item B) in 2004. I subsequently graded the lot for the home's foundation and found my original location for the storage building needed to be moved. On Jan 20, 05, I went to the zoning dept and received approval to move the building's location from the side line to a minimum 5 feet (Item C) off the back lot line. This time Zoning said that things had changed and I didn't need a permit any more so I didn't renew it this time.

When I poured the basement floor for the house I also poured the slab for the utility building in the approximate location I indicated on the Jan 20, 05 paperwork (Item C) with a little extra of about 10' from the backline. I went on to finish the house and never got to build the utility building. I now have the money & time I need to build the utility building.

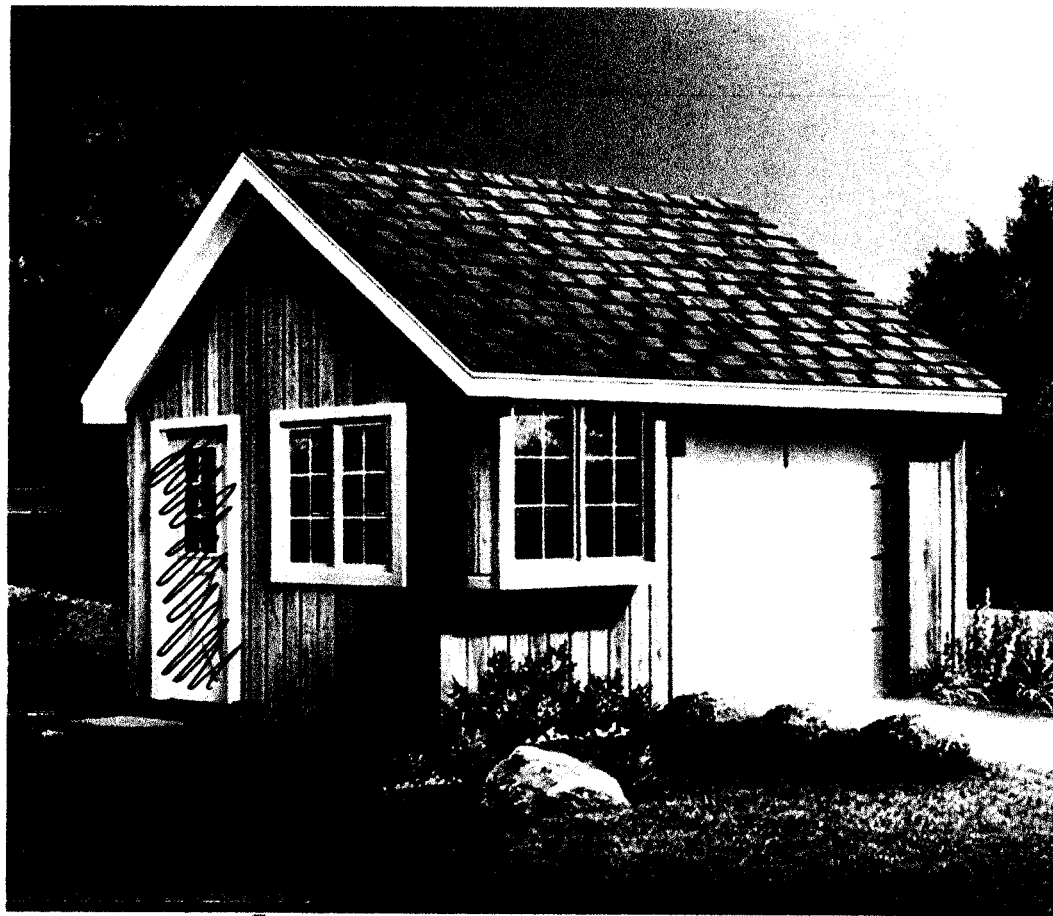
I had an inspector out to look over my new deck this summer. He told me I did need a permit.

Over a couple weeks I built the walls for the utility building and had them laid on the ground ready to assemble. I had my son home on the day before I planned to get the permit, so he and I raised the walls. The next day I went to get a permit and found out the zoning spec changed from 5' to 35' and I needed to get variance to build the building. I immediately stopped and put a tarp over the structure. I thought I was doing the right thing and had things in place from the previous paperwork to move forward.

My variance request is to allow me to build a 12'-2" x 16'-10" utility building approximately 10' from the back property line. Because of the shape & slopes of the property the location I have planned is really the best location for it.

I have provided the consent form signed by everyone surrounding me or that can see the location of the utility building from their property with the exception of the owner at 3454 Meadow Chase. I spoke to Mr. Aminzadeh, the owner, he said he didn't care if I built the utility building but he wasn't going to sign anything. One day he was cutting down a tree. He screwed up and the tree hit my house causing \$300 damage. I asked him pay for it. He's been angry since.

James Lee 404 271 8242



☐ Mirror Reversed View - Click Here for Normal View Larger Picture

Reminders

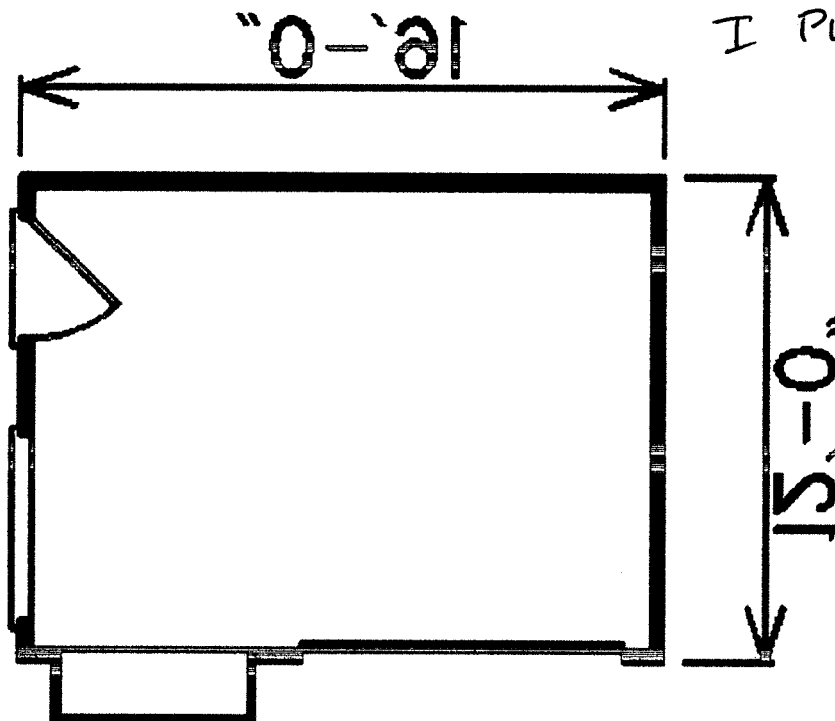
Special Discount

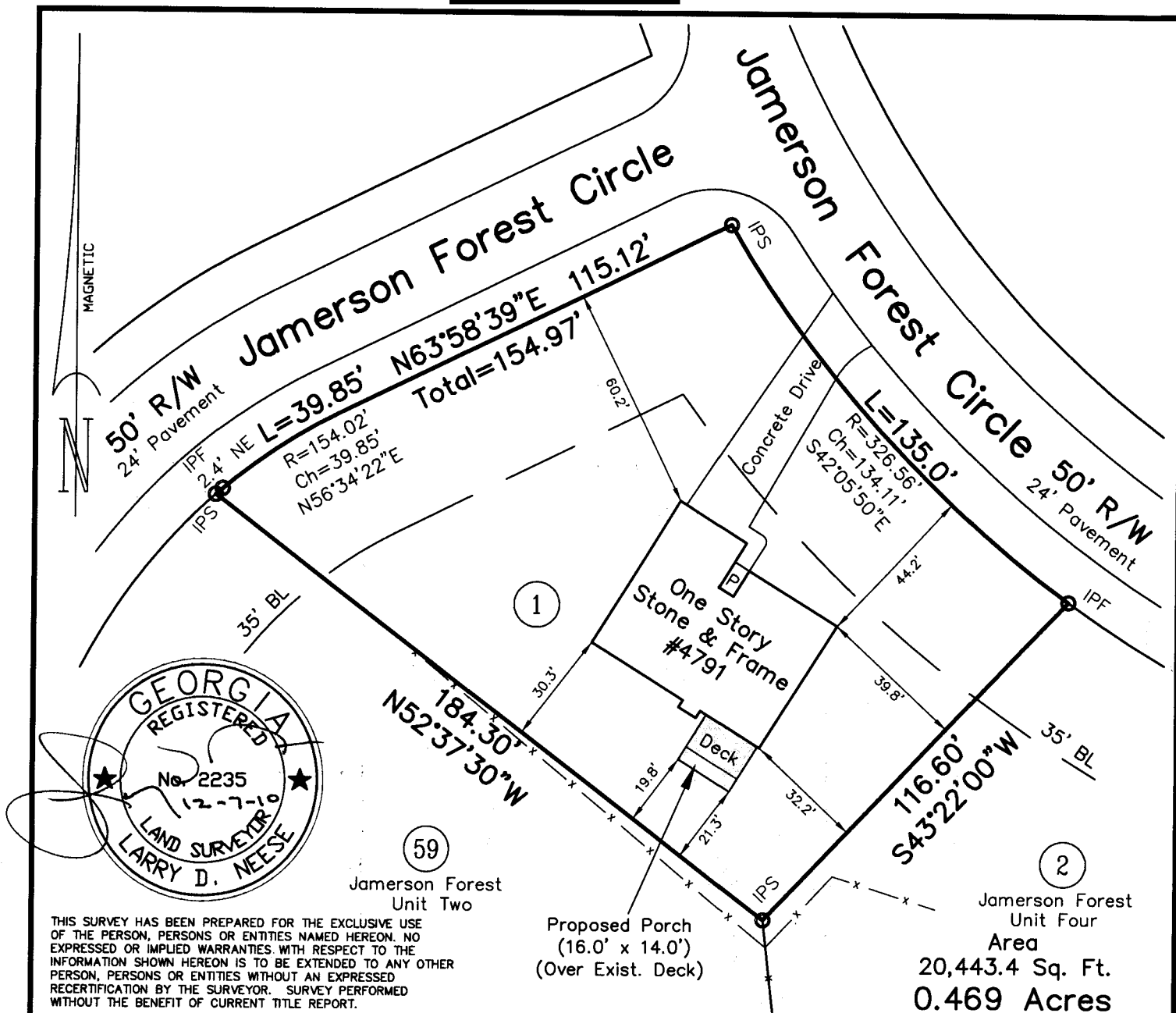
Low Price Guarantee

Construction Definitions

Our History

EXAMPLE OF BUILDING
I PLAN TO BUILD.





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 (X) IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0034G

DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN $17,541$ 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 $100,000+$ 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:

Kevin C. & Ruth C. Huff

LOT 1	BLOCK D
Jamerson Forest	
PLAT BOOK 80	PAGE 107
LAND LOT 89	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Dec. 7, 2010	REVISED
SCALE: 1" = 40'	JOB NO. 10097

WEST GEORGIA SURVEYORS, INC.

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

APPLICANT:	<u>Kevin & Ruth Huff</u>	PETITION NO.:	<u>V-13</u>
PHONE:	<u>770-729-5804</u>	DATE OF HEARING:	<u>02-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>89</u>
PROPERTY LOCATION:	<u>Located at the southwest intersection of Jamerson Forest Circle, south of Jamerson Road (4791 Jamerson Forest Circle).</u>	DISTRICT:	<u>16</u>
		SIZE OF TRACT:	<u>.5 acre</u>
		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from required 35 feet to 19 feet on lot 1.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-13

Hearing Date: 2-9-11

Applicant Kevin C. & Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com

Ruth C. Huff Address 4791 Jamerson Forest Cir., Marietta, 30066
(representative's name, printed) (street, city, state and zip code)

Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Lina L. Ryan

Notary Public

Titleholder Kevin C. & Ruth C. Huff Phone # 770.591.0042 E-mail rchuff@hotmail.com

Signature Kevin C. Huff Address: 4791 Jamerson Forest Cir., Marietta, 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signature Ruth C. Huff

My commission expires: _____

Signed, sealed and delivered in presence of:

Lina L. Ryan

Notary Public

Present Zoning of Property Residential R-20

Location 4791 Jamerson Forest Cir., Marietta, Cobb County, Ga. 30066
(street address, if applicable, street intersection, etc.)

Land Lot(s) 89 District 16th 2nd Section 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.

The house was not placed right and this porch addition would better anchor this end of the house.

List type of variance requested: WAIVE THE REAR SETBACK
FROM REQUIRED 35 FT TO 19 FT ON LOT
1

1. THIS SURVEY WAS PERFORMED UNDER THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.
3. 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 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.
5. ALL IFF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

20' DRAINAGE EASEMENT
TO BE REDUCED TO 10' -
AND A DRAIN INLET TO
BE INSTALLED TO PIPE
SURFACE WATER ACROSS
LOT 6B AND INTO
EXISTING STORM DRAIN
SYSTEM

COBB COUNTY ZONING IS RA-5
FRONT SET BACK - 25'
SIDE SET BACK - 5'
REAR SET BACK - 20'
HOUSE 2,507 SQ. FT. = 36%
DRIVEWAY 515 SQ. FT. = 04%
IMPERVIOUS PAVERS X 60%
PROPOSED IMPERVIOUS AREA
2945 SQ. FT. = 45%

CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

LINE	BEARING	DISTANCE
L1	N 89°57'26" W	132.19'
L2	N 00°19'11" E	50.33'
L3	S 89°49'27" E	132.67'
L4	S 00°52'35" W	50.03'

THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. LANDPRO SURVEYING AND MAPPING, INC. ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE.

[illegible]

VARIANCE PLAN FOR:

LAND PRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2010

EDENS	LAND LOT 694 DISTRICT 17 SECTION 2 COBB COUNTY, GA	LOT 6A WEAVER STREET AT MANER STREET SUBDIVISION	PROJECT NO. 12/06/10/20100831	SHEET 1 OF 1
		SCALE	DATE 1" = 20'	

V-14
(2011)

APPLICANT: Nancy Edens **PETITION NO.:** V-14
PHONE: 770-855-4938 **DATE OF HEARING:** 02-09-11
REPRESENTATIVE: same **PRESENT ZONING:** RA-5
PHONE: same **LAND LOT(S):** 694
PROPERTY LOCATION: Located on the west **DISTRICT:** 17
side of Weaver Street, north of Cooper Lake Road **SIZE OF TRACT:** .153 acre
(4248 Weaver Street). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the impervious surface from a maximum of 40 percent to 45 percent.



Application for Variance

Cobb County

(type or print clearly)

 Application No. V-14
 Hearing Date: 2-9-11

 Applicant: Nancy Edens Phone # _____ E-mail: dreamshappen@bellsouth.net
 Address _____
(representative's name, printed) (street, city, state and zip code)
Nancy Edens Phone # 770 855-4938 E-mail _____
(representative's signature)

 My commission expires: My Commission Expires 02/04/2012 Signed, sealed and delivered in presence of: J. Brown
 Notary Public

 Titleholder: Nancy & Joe Edens Phone # 770 855-4938 E-mail: dreamshappen@bellsouth.net
 Signature: Nancy Edens Joe Edens 305 Sherman Rd. Fayetteville, Ga. 30215
(attach additional signatures, if needed) (street, city, state and zip code)

 My commission expires: 02/04/2012 Signed, sealed and delivered in presence of: Pat Brown
 Notary Public

 Present Zoning of Property RAS
 Location: 4248 Weaver St. Smyrna, Ga.
(street, address, if applicable; nearest intersection, etc.)

 Land Lot(s) 694- Lot 6A District 17 Size of Tract 0.153 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.

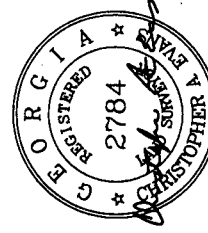
THE LOT COVERAGE IS 25% DUE TO THE LOT SIZE. THE VARIANCE IS NEEDED DUE TO THE REQUIREMENT OF WHERE THE POOL MUST BE PLACED DUE TO THE SMALL SIZE OF THE LOT.

 List type of variance requested: WAIVE THE MINIMUM LOT COVERAGE FROM 25% TO 45%

V-15
(2011)

Plotted By: Sally Jordan Drawing name: S:\Bnd\COBB\20\20_0329\BATTLEFOREST\BF Lot 61.dwg

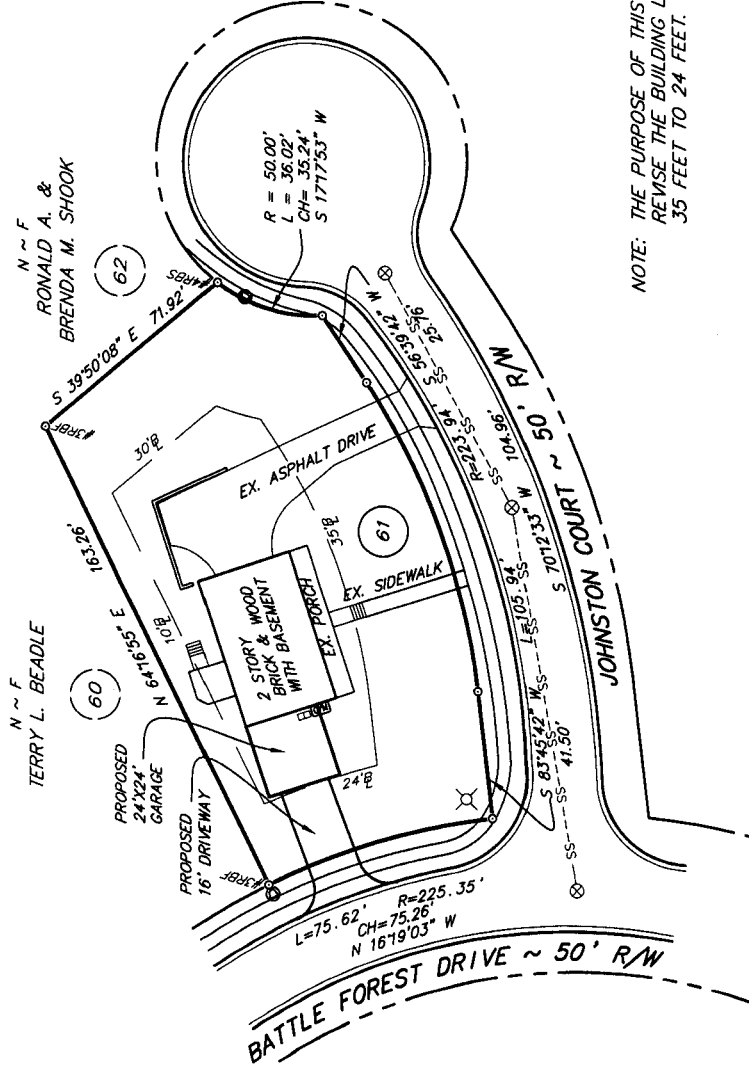
GRID NORTH



VARIANCE PLAN FOR:

BONNIE SHAVER
2384 BATTLE FOREST DRIVE

LOCATED IN L.L. 329
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



NOTE: THE PURPOSE OF THIS PLAT IS TO
REVERSE THE BUILDING LINE FROM
35 FEET TO 24 FEET.

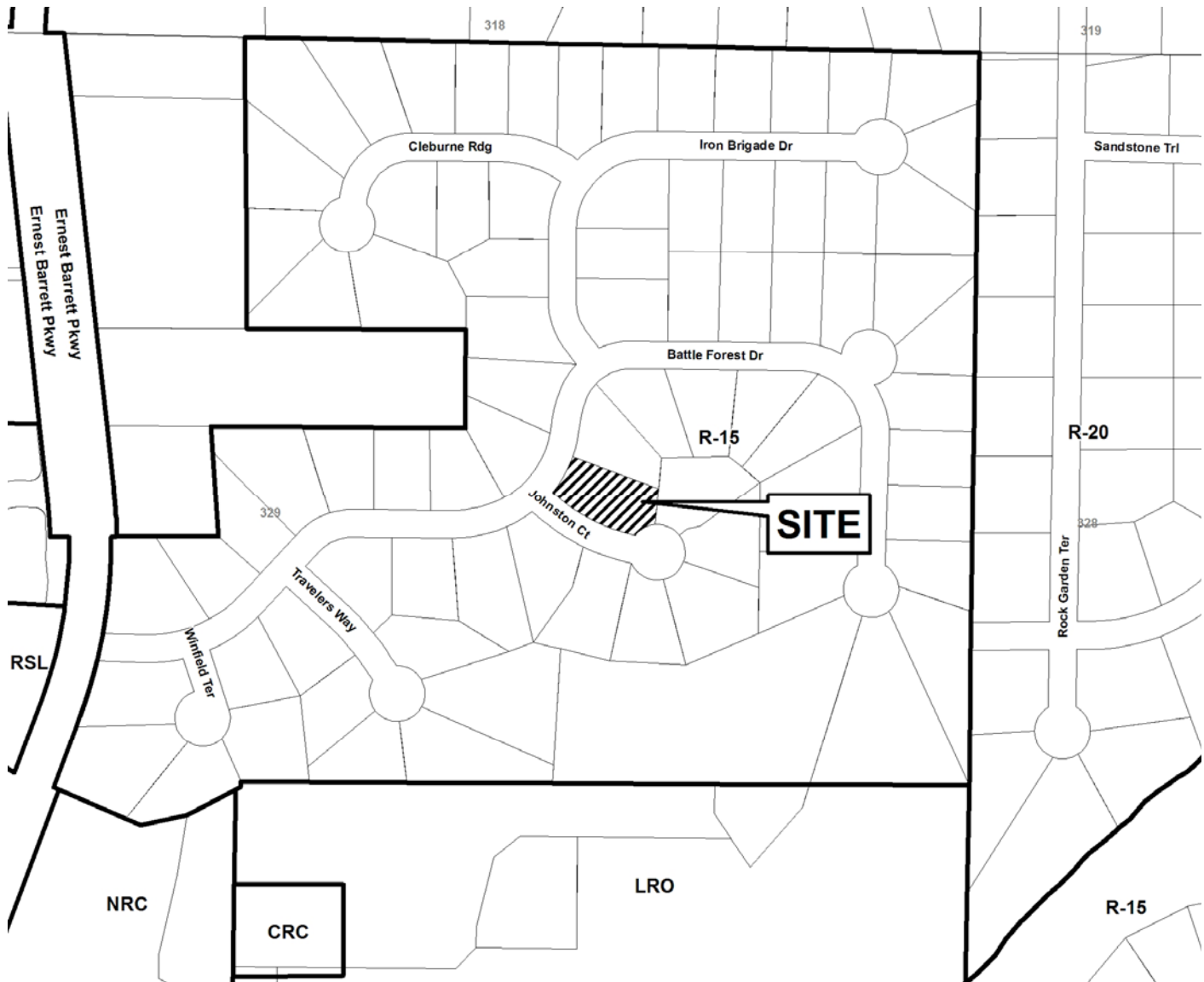
DATE	: 11-29-10	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: SJJ	
CHECKED BY	: CAE	
FIELD BOOK	: 513	

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30064
www.gaskinsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER 130032 ; MAP NUMBER
13067001036 DATED DECEMBER 16, 2008

LEGEND	
⊕	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	M.M. - WATER METER
⊕	G.M. - GAS METER
---	TYPE OF FENCE

APPLICANT:	<u>Bonnie K. Shaver</u>	PETITION NO.:	<u>V-15</u>
PHONE:	<u>678-654-5908</u>	DATE OF HEARING:	<u>02-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>329</u>
PROPERTY LOCATION:	<u>Located at the northeast intersection of Battle Forest Drive & Johnston Court (2384 Johnston Court).</u>	DISTRICT:	<u>20</u>
		SIZE OF TRACT:	<u>.33 acre</u>
		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Waive the front setback on lot 61 from required 35 feet to 22 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-15
Hearing Date: 2-9-11

Applicant Bonnie K. Shaver Phone # 678-654-5908 E-mail bkshaver@bellsouth.net
Bonnie Shaver
(representative's name, printed) Address 2384 Johnston Ct. SW Marietta GA 30064
(street, city, state and zip code)

Bonnie K. Shaver
(representative's signature) Phone # 678-654-5908 E-mail bkshaver@bellsouth.net

My commission expires: Sept 30, 2013
Signed, sealed and delivered in presence of: Christy Kennison
Notary Public

Titleholder Bonnie K. Shaver Phone # 678-654-5908 E-mail bkshaver@bellsouth.net
Signature Bonnie K. Shaver
(attach additional signatures, if needed) Address 2384 Johnston Ct. SW Marietta GA 30064
(street, city, state and zip code)

My commission expires: Sept 30, 2013
Signed, sealed and delivered in presence of: Christy Kennison
Notary Public

Present Zoning of Property Residential 12-15
Location 2384 JOHNSTON CT, SW, MARIETTA GA, 30064
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 329 District 20^{2ND} SECTION 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 Rectangle 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.

DUE TO DISABILITY THIS VARIANCE IS NEEDED SO
AS TO FACILITATE ENTERING THE HOUSE

List type of variance requested: To revise building line at side from
35 feet to 24 feet. - Please see new survey-drawing.
To add a 24' x 24' Garage addition with 16 wide concrete
drive-way. * Please see - Variance plan - drawing by
GASKIN - SURVEYING, and Footer plan / Floor plan by contractor
The Remodeler's Inc.

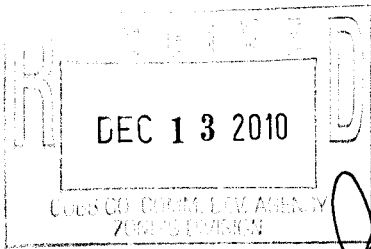
LD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET. AN ANGLE ERROR OF 15 SECONDS PER POINT AND WAS SOLICITED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO VARY TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOTAL CHAIN WERE USED TO OBTAIN THE INFORMATION NECESSARY FOR THE PREPARATION OF THIS PLAT. NO STATE-PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



WAF ID 13047 000781 EFFECTIVE DATE: AUGUST 18, 1992

APPLICANT:	<u>Javad Salmasi</u>	PETITION NO.:	<u>V-16</u>
PHONE:	<u>770-303-0922</u>	DATE OF HEARING:	<u>02-09-11</u>
REPRESENTATIVE:	<u>Jay Salmasi</u>	PRESENT ZONING:	<u>TS</u>
PHONE:	<u>770-303-0922</u>	LAND LOT(S):	<u>852</u>
PROPERTY LOCATION:	<u>Located at the northwesterly intersection of Windy Hill Road and Interstate 75</u>	DISTRICT:	<u>17</u>
		SIZE OF TRACT:	<u>1.1 acres</u>
		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>1. Waive the rear setback from 30 feet to 5 feet; and 2) waive the major side setback from 25 feet to five feet.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-16
Hearing Date: 2-9-11

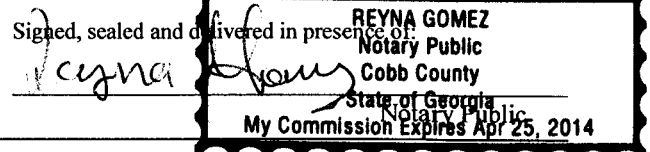
Applicant Javed Selmasi Phone # 770-303-0922 E-mail _____

Address 2561 Windy Hill Rd, Marietta 30067
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

My commission expires: Apr 25, 2014

Signed, sealed and delivered in presence of:

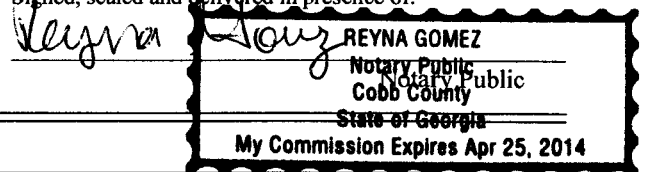


Titleholder Javed Selmasi Phone # 770-303-0922 E-mail _____

Signature _____ Address: 2561 Windy Hill Rd 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Apr 25, 2014

Signed, sealed and delivered in presence of:



Present Zoning of Property TS

Location 2561 Windy Hill Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 852 District 17 Size of Tract 1.15 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 would allow me to rent the space, hopefully to ease financial hardship.

List type of variance requested: 1. Waive the rear setback from 30 feet to 5 feet for office/garage. 2. Waive the Major side setback from 25 feet to 7 feet along east property line.