

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 13, 2011**

**DUE DATE: March 14, 2011**

Distributed: February 16, 2011

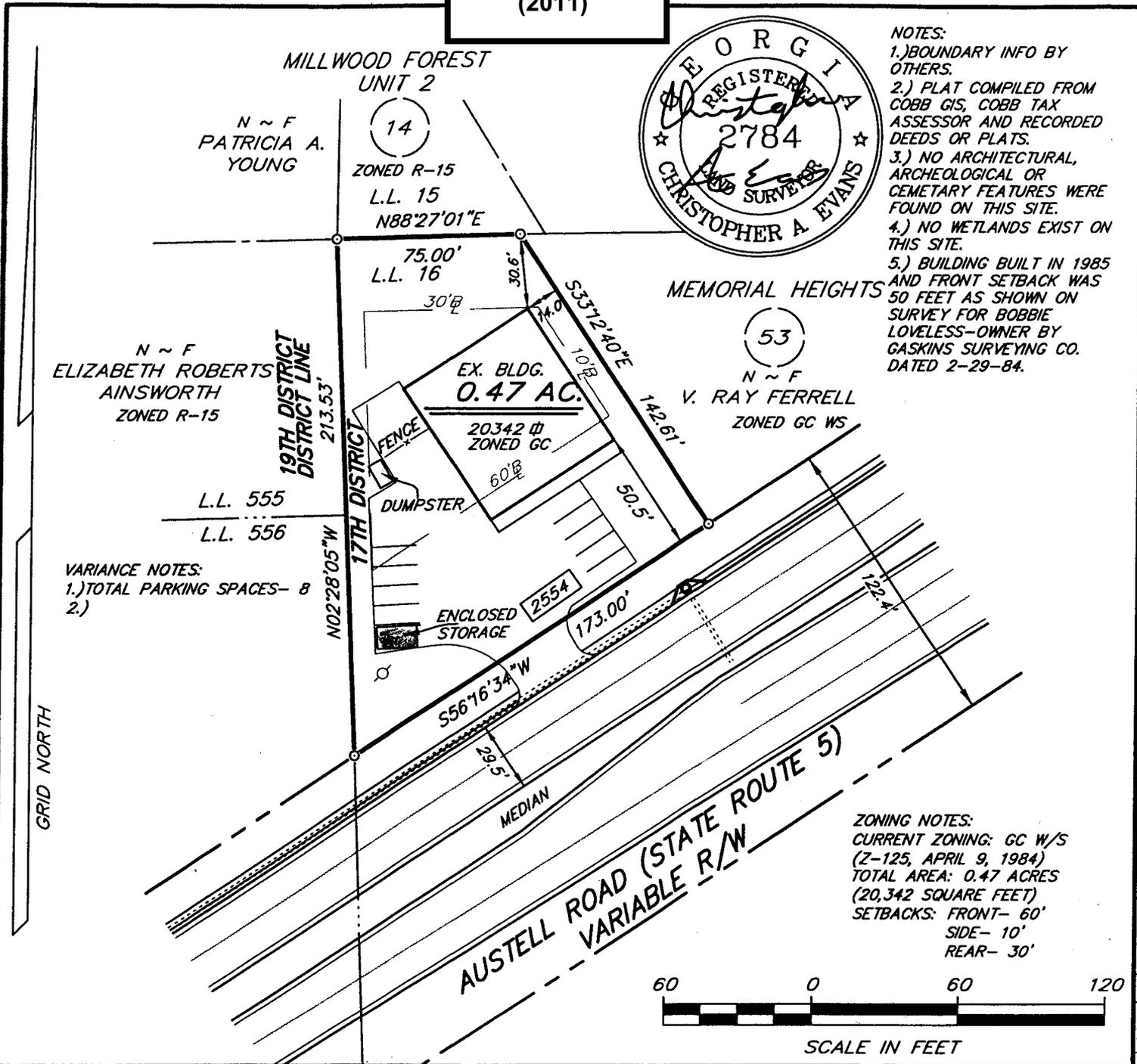


*Cobb County... Expect the Best!*

V-21  
(2011)



- NOTES:
- 1.) BOUNDARY INFO BY OTHERS.
  - 2.) PLAT COMPILED FROM COBB GIS, COBB TAX ASSESSOR AND RECORDED DEEDS OR PLATS.
  - 3.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES WERE FOUND ON THIS SITE.
  - 4.) NO WETLANDS EXIST ON THIS SITE.
  - 5.) BUILDING BUILT IN 1985 AND FRONT SETBACK WAS 50 FEET AS SHOWN ON SURVEY FOR BOBBIE LOVELESS-OWNER BY GASKINS SURVEYING CO. DATED 2-29-84.



ZONING NOTES:  
 CURRENT ZONING: GC W/S  
 (Z-125, APRIL 9, 1984)  
 TOTAL AREA: 0.47 ACRES  
 (20,342 SQUARE FEET)  
 SETBACKS: FRONT- 60'  
 SIDE- 10'  
 REAR- 30'



SCALE IN FEET

LINEAR PRECISION OF THIS PLAT : 1/ 10,000+ . MATTERS OF TITLE ARE EXCEPTED.

DATE	: 2-29-84	REVISIONS
SCALE	: 1" = 60'	1-7-11 VARIANCE PLAT
DRAWN BY	: JCG/MAN	
CHECKED BY	: JCG/CAE	
FIELD BOOK	: ###	

VARIANCE PLAT FOR:

**DAVID E. LOVELESS AND  
 BOBBI W. LOVELESS**  
 2554 AUSTELL ROAD

LOCATED IN L.L. 16  
 17th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

# Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd  
 Marietta, Georgia 30064

www.gscsurvey.com

Phone: (770) 424-7168  
 Fax: (770) 424-7593

Plotted on: Jan 10, 2011 - 8:13am  
 Drawing name: S:\Bnd\COBB\17\17\_0016\Loveless\2554 AUSTELL.dwg  
 Plotted By: Matt Noell

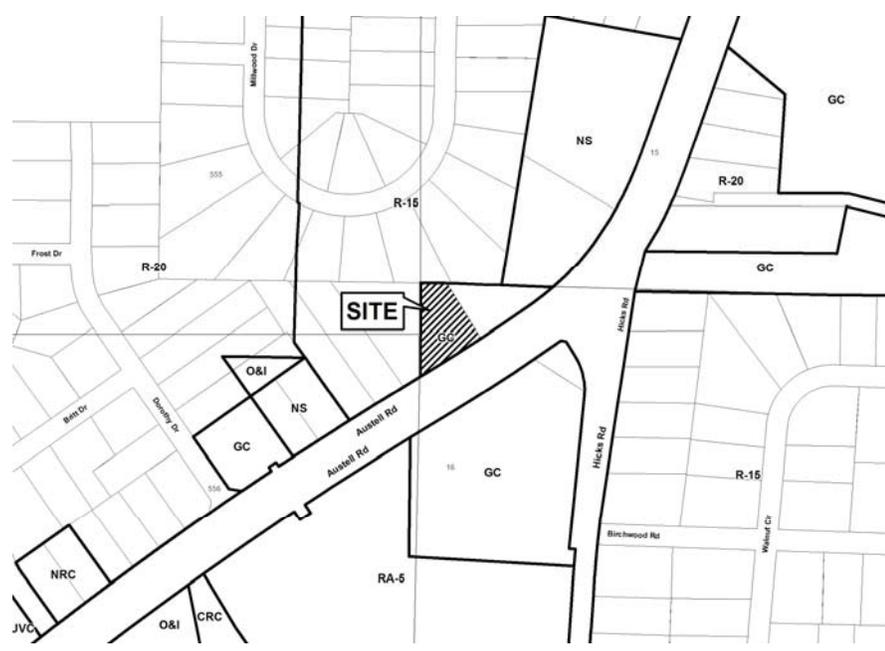
**APPLICANT:** Jim Payne **PETITION NO.:** V-21  
**PHONE:** 770-853-0636 **DATE OF HEARING:** 04-13-11  
**REPRESENTATIVE:** same **PRESENT ZONING:** GC  
**PHONE:** same **LAND LOT(S):** 16  
**PROPERTY LOCATION:** On the north side of **DISTRICT:** 17  
Austell Road, west of Hicks Road **SIZE OF TRACT:** 0.47 acre  
(2554 Austell Road). **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Allow an accessory structure to the front of the primary structure.

**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:**         
        
      



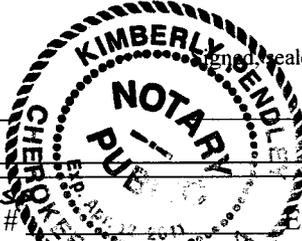
# Application for Variance Cobb County

(type or print clearly)

Application No. V-21  
Hearing Date: 4-13-11

Applicant \_\_\_\_\_ Phone # 770-853-0636 E-mail jclandfinder@aol.com  
Jim Payne (representative's name, printed) Address 1750 Old Hwy 41 NW, Kenn, GA 30152  
Jim Payne (representative's signature) Phone # 7-853-0636 E-mail jclandfinder@aol.com

My commission expires: 4-12-2011



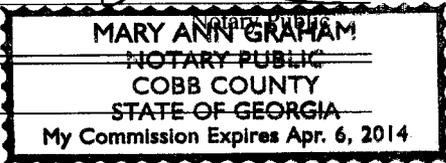
Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder David E. & Bobbie Loveless Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
 Signature Bobbie Loveless (attach additional signatures, if needed) Address: 116 Mt. Calvary Rd, Marietta, GA 30064  
 (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

[Signature]



Present Zoning of Property GC  
 Location 2554 Austell Rd, Marietta GA  
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 16 District 17TH Size of Tract 0.626 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 2/3 AC Shape of Property IRR Topography of Property Level 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.

Cobb Street Ministries survives on donations. Some people donate items that we do not sell in the store. These items are stored and picked up. We are paid a small amount for these items. Every time a light bill or gas bill comes due, you look every way to pay it.

List type of variance requested: Leave enclosed storage at present location until such time Cobb Street Ministries closes the doors. ALLOW ACCESSORY STRUCTURE TO FRONT OF PROPERTY.

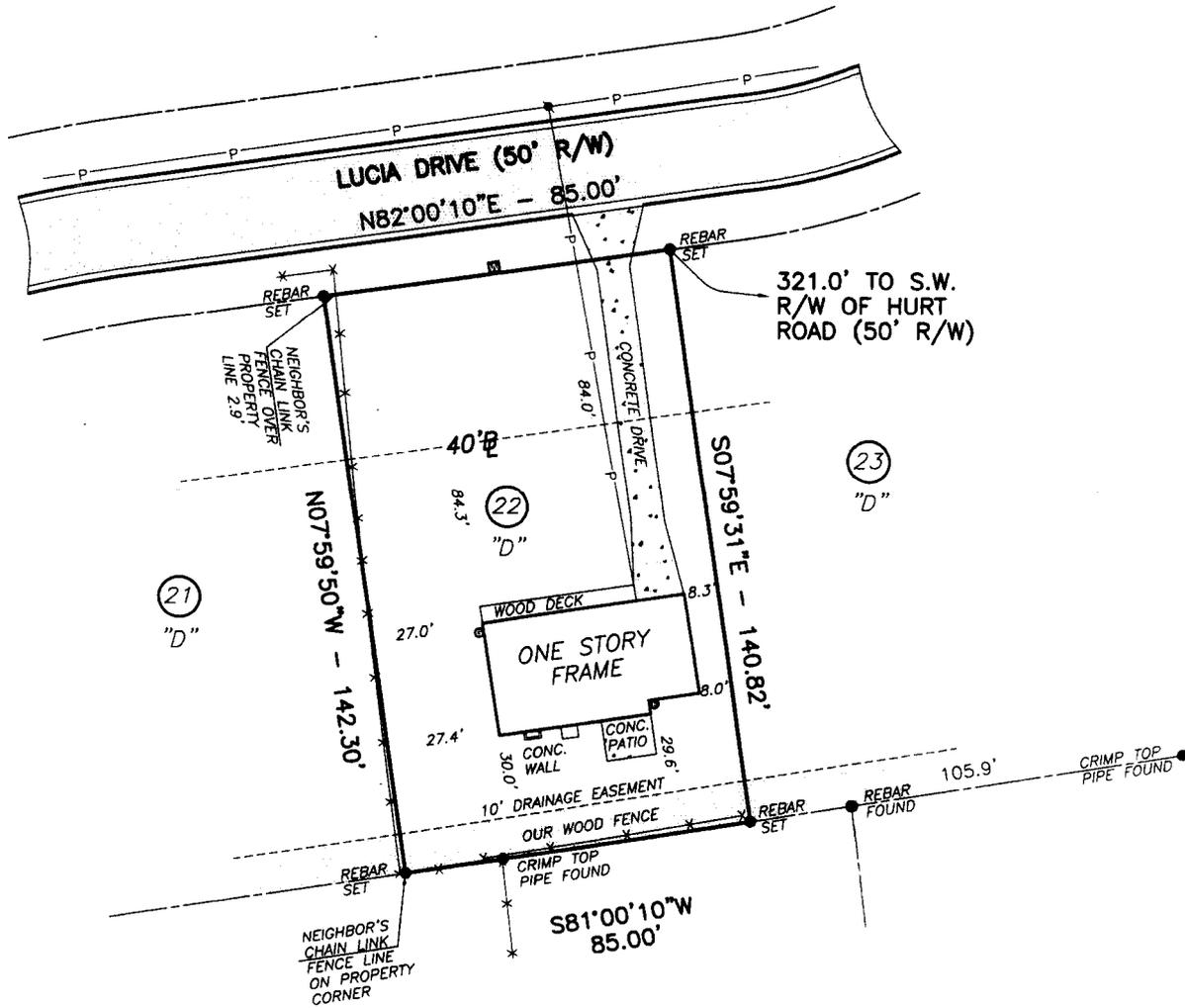
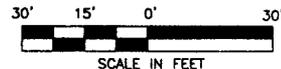
**SURVEY NOTES**

**V-22  
(2011)**

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER UNDERGROUND UTILITIES AS SHOWN HEREON ARE NOT TO BE EXCAVATED OR COVERED UP WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.  
THROUGH OUT GEORGIA 1-800-282-7411
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS NOT TO BE EXTENDED TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- 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 02" 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. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
  - BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
  - THIS PLAT NOT INTENDED FOR RECORDING.



TOTAL AREA= 0.276± ACRES  
OR 12,032± SQ. FT.

**REFERENCE MATERIAL**

- SPECIAL WARRANTY DEED IN FAVOR OF TRAM FARD, INC. DEED BOOK 14818 PAGE 2931-2933 COBB COUNTY, GEORGIA RECORDS

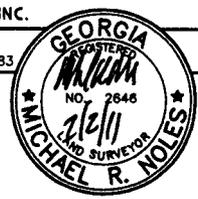
**98 LUCIA DRIVE  
SMYRNA, GEORGIA**

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#229488

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- ⊕ POWER METER
- ⊖ POWER BOX
- ⊕ AIR CONDITION
- ⊖ TELEPHONE BOX
- ⊕ GAS METER
- ⊖ GAS VALVE
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊕ JUNCTION BOX
- ⊖ DROP INLET
- ⊕ SANITARY SEWER MANHOLE

PROPERTY OF  
**AMANDA FARD**

**LOT 22, BLOCK "D"  
SYCAMORE HILLS  
UNIT FIVE**

LAND LOT 238  
DISTRICT 17TH. SECTION 2ND  
COUNTY COBB  
GEORGIA

PLAT PREPARED: 2-2-11  
FIELD: 2-2-11 SCALE: 1"=30'

PB 23  
DB 122  
PG



# Application for Variance Cobb County

(type or print clearly)

Application No. V-22

Hearing Date: 4-13-11

Applicant Amanda Fard

Phone # 678-760-4070

E-mail teamfard@gmail.com

Amanda Fard  
(representative's name, printed)

Address 3374 Dunn St. Smyrna 30080  
(street, city, state and zip code)

Amanda Fard  
(representative's signature)

Phone # 678-760-4070

E-mail

My commission expires: 3-14-14



Signed, sealed and delivered in presence of:

Beth Kidd  
Notary Public

Titleholder Amanda Fard

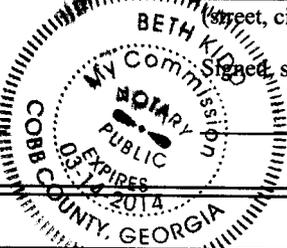
Phone # 678-760-4070

E-mail teamfard@gmail.com

Signature Amanda Fard  
(attach additional signatures, if needed)

Address: 3374 Dunn St. Smyrna 30080  
(street, city, state and zip code)

My commission expires: 3-14-14



Signed, sealed and delivered in presence of:

Beth Kidd  
Notary Public

Present Zoning of Property R-20

Location 98 Lucia Drive, Smyrna GA 30082  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 17 Size of Tract 276 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.

My husband and I bought the property and decided to turn the existing car port into a master suite. We stayed within the current slab (even making the room 1 foot shorter than carport). After foundation/slab, rough plumbing inspections were passed we were told to get a survey by inspector (next page)

List type of variance requested:

WAIVE SIDE SETBACK ON LOT 22 FROM  
REQUIRED 10FT TO 8FT

V-22/2011

We had a survey done the next day and realized the existing house (carport) had always been 8 feet from property line. The set back on our building permit requires 10 feet. We are requesting approval to finish the room. The inspector told us we could have been grandfathered in but since the carport was gone we missed the chance.

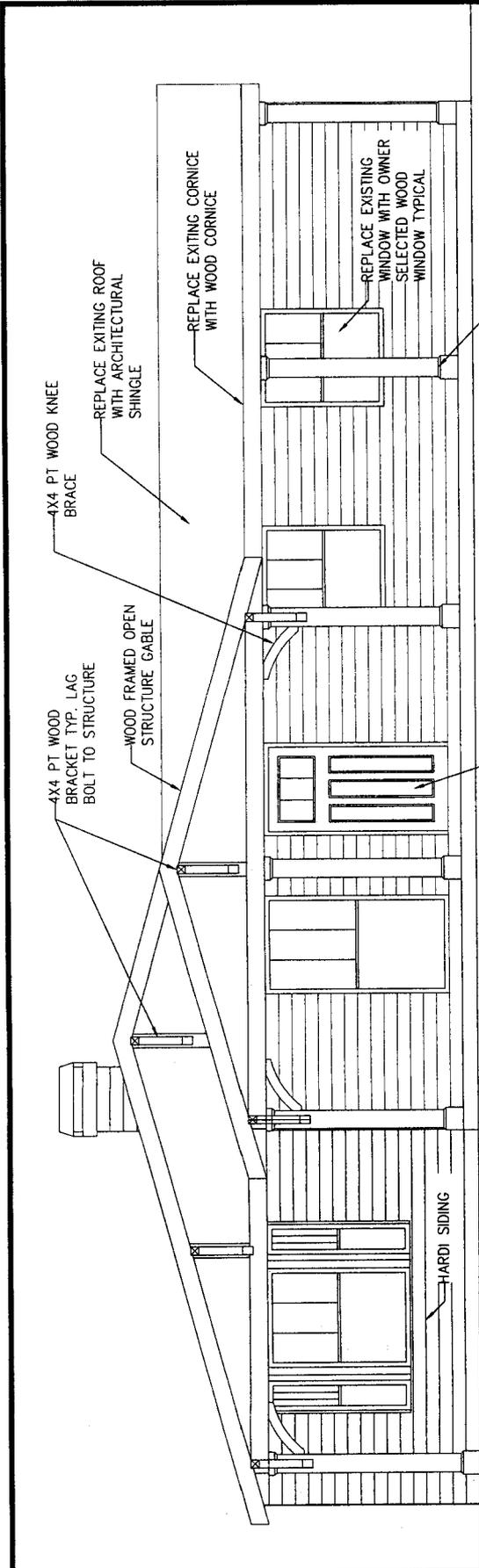
The renovation will be an increased value and will bring a foreclosed and dead home, back to life.

Thank you.

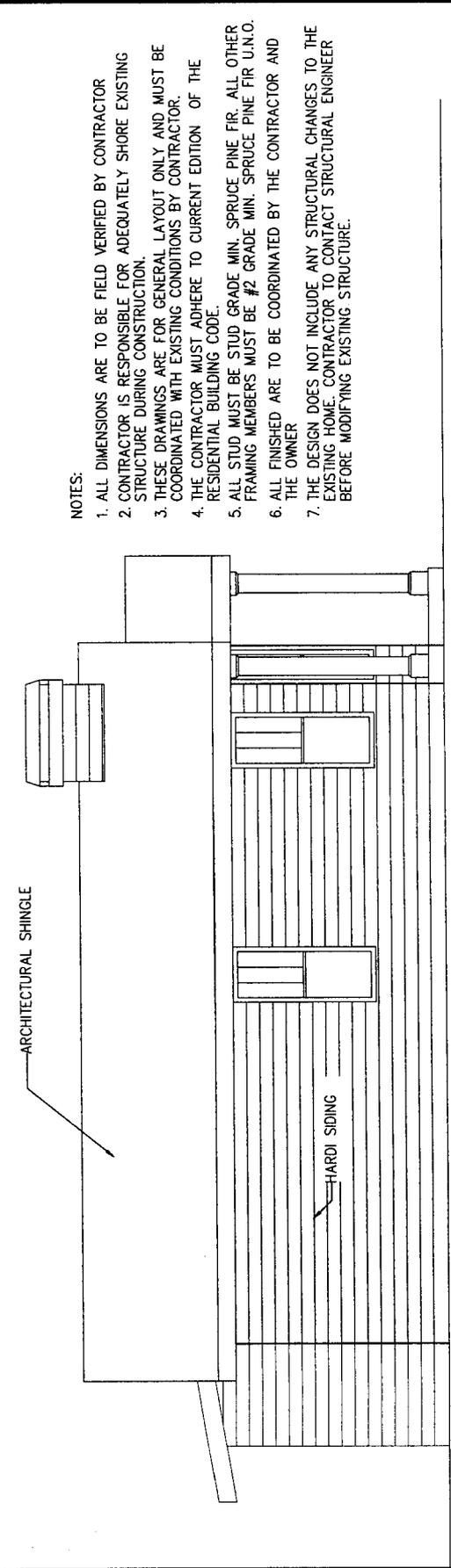
Amanda Fard

\* See Exhibit "A"

Exhibit "A" V-22/2011  
 A2.1 Rendering  
 OF



1 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTOR
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY SHORE EXISTING STRUCTURE DURING CONSTRUCTION.
  3. THESE DRAWINGS ARE FOR GENERAL LAYOUT ONLY AND MUST BE COORDINATED WITH EXISTING CONDITIONS BY CONTRACTOR.
  4. THE CONTRACTOR MUST ADHERE TO CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE.
  5. ALL STUD MUST BE STUD GRADE MIN. SPRUCE PINE FIR. ALL OTHER FRAMING MEMBERS MUST BE #2 GRADE MIN. SPRUCE PINE FIR U.N.O.
  6. ALL FINISHED ARE TO BE COORDINATED BY THE CONTRACTOR AND THE OWNER
  7. THE DESIGN DOES NOT INCLUDE ANY STRUCTURAL CHANGES TO THE EXISTING HOME. CONTRACTOR TO CONTACT STRUCTURAL ENGINEER BEFORE MODIFYING EXISTING STRUCTURE.

**CHASE**  
 NEW RETAIL BANK  
 NEC WADE GREEN ROAD  
 AND WOOTEN LAKE ROAD  
 COBB COUNTY, GEORGIA

**Boos Development Group, Inc.**  
 BOOS DEVELOPMENT GROUP, INC.  
 253 MCCORMICK DRIVE  
 CUMMINGS, GA 30143  
 TEL: (770) 869-2800

**V-23  
 (2011)**

**LA ENGINEER**  
 PARKWAY CENT  
 1800 PARKWAY PL.  
 PHOENIX, AZ 85016  
 PHONE: 770.423.1  
 FAX: 770.423.1  
 WWW.LAENGINEER.COM

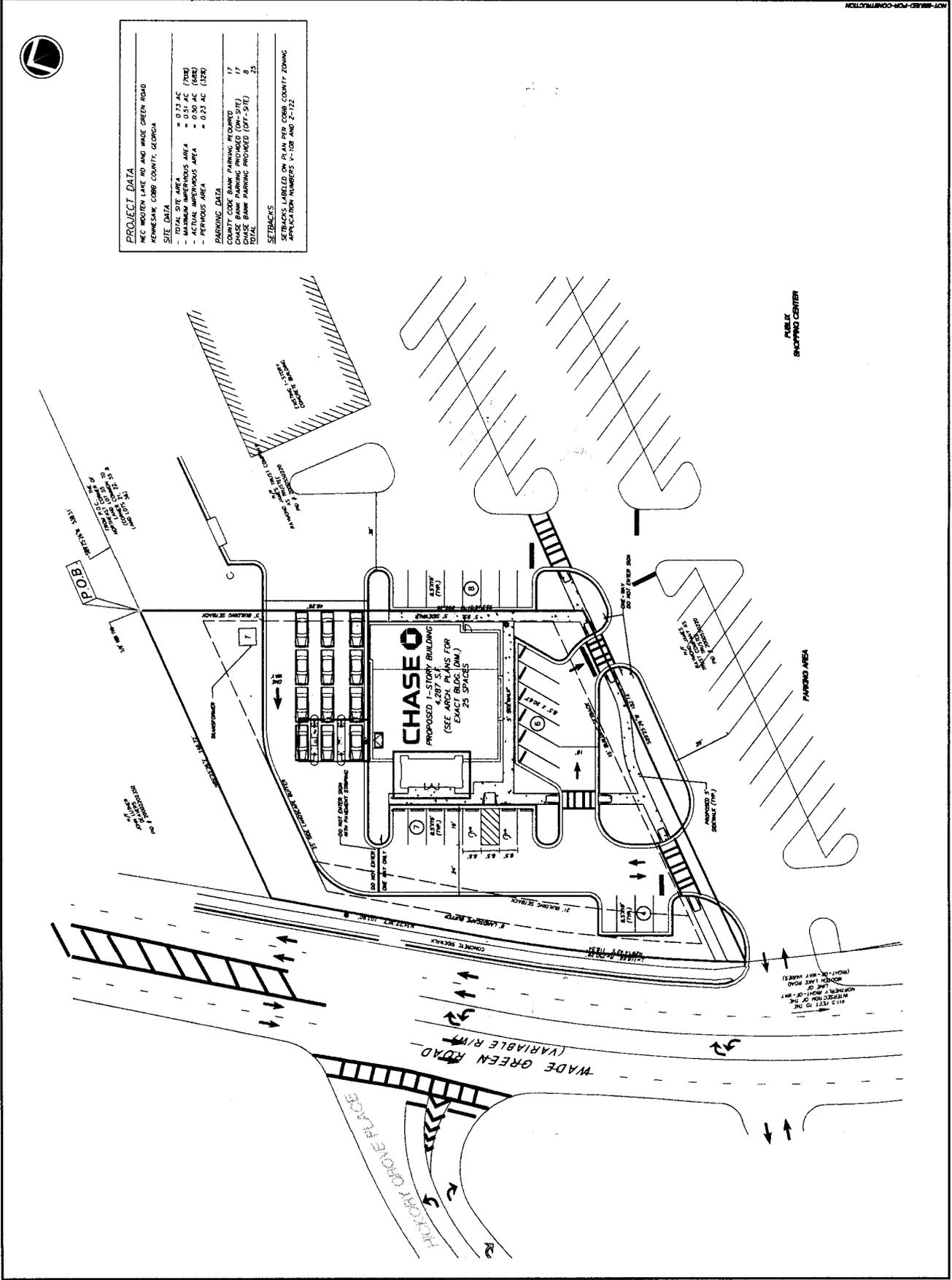
REVISIONS  
 DATE  
 11/21/15

PROJECT MANAGER  
 DRAWING BY  
 CHECKED BY  
 DATE  
 02/10/2011

VARIANCE PLAN  
 SHEET NUMBER: 1 OF 1



SHEET NUMBER: 10120



**PROJECT DATA**  
 NEC WOOTEN LAKE RD AND WADE GREEN ROAD  
 PENNINGTON COBB COUNTY, GEORGIA

**SITE DATA**

- TOTAL SITE AREA = 0.73 AC
- MAXIMUM IMPERVIOUS AREA = 0.51 AC (70%)
- PERVIOUS IMPERVIOUS AREA = 0.22 AC (30%)
- PERVIOUS IMPC = 0.23 AC (31%)

**PARKING DATA**

COUNTY CODE BANK PARKING REQUIREMENTS  
 CHASE BANK PARKING PROVIDED (OFF-SITE) 17  
 TOTAL 8

**SETBACKS**

SETBACKS LABELED ON PLAN PER COBB COUNTY ZONING  
 APPLICATION NUMBERS 1-108 AND 2-122

NOT BE USED FOR CONSTRUCTION



# Application for Variance Cobb County

(type or print clearly)

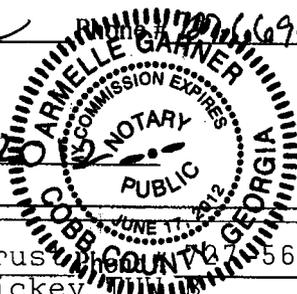
Application No. V-23  
Hearing Date: 4-13-11

Applicant Boos Development Group Phone # 727-669-2900 E-mail sswisher@boosdevelopment.com

Seth Swisher Address 2651 McCormick Dr, Clearwater, FL 33759  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 727-669-2900 E-mail sswisher@boosdevelopment.com  
(representative's signature)

My commission expires: June 17, 2012



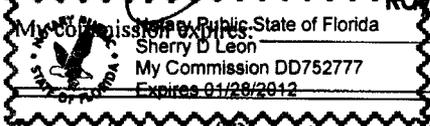
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Raymond James Trust, N.A. - James L. Dickey Phone # 813-567-2300 E-mail Jamie.Neilson@RaymondJames.com

Signature [Signature] Address: 880 Carillon Parkway, St. Pete, FL 33733  
(attach additional signatures, if needed) (street, city, state and zip code)

Jamie Neilson  
VP - Trust Officer  
Raymond James Trust, N.A.

Signed, sealed and delivered in presence of:  
Sherry D. Leon  
Notary Public



Present Zoning of Property NRC

Location N.S.C. Wade Green RD @ Waster Lake RD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 2012 Size of Tract 0.73 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.  
Due to the shape of the property & the building and drive-thru configuration it does not allow for adequate queue lanes per Cobb County Code.

List type of variance requested: Reduction of drive-thru queue from 5 cars to 4 cars





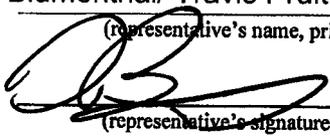
# Application for Variance Cobb County

(type or print clearly)

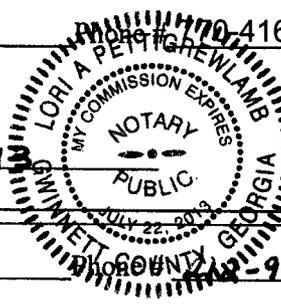
Application No. V-21  
Hearing Date: 4-13-11

Applicant PETER ANDRESEN Phone # 212-935-1330 E-mail PANDRESEN@MALLPROPERTIES.COM

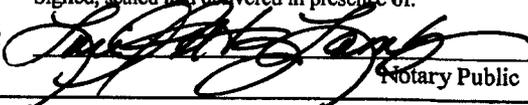
David Blumenthal/ Travis Pruitt & Assoc., Inc. Address 4317 Park Drive, Suite 400, Norcross, GA 30093  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)

Phone # 416-7511 E-mail DBlumenthal@travispruitt.com

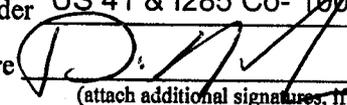


Signed, sealed and delivered in presence of:

  
Notary Public

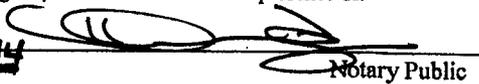
My commission expires: 7/22/2013

Titleholder US 41 & I285 Co- 100 Phone # 212-935-1330 E-mail PANDRESEN@MALLPROPERTIES.COM

Signature  Address: 684 MADISON AVE - 11TH FL - NY, NY 10065  
(attach additional signatures, if needed) (street, city, state and zip code)

**ROSA H. MENDEZ**  
Notary Public, State of New York  
No. 01ME022473  
Qualified in Kings County  
Commission Expires May 24, 2014

Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: 5/24/2014

Present Zoning of Property PSC (Z-121 of 1974)

Location 2955 Cobb Parkway, SE Suite 510; nearest intersection- Akers Mill Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 979 District 17 Size of Tract 39.29 Acre(s)

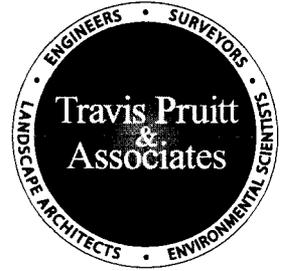
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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 attached letter

List type of variance requested: See attached letter



February 10, 2011

Cobb County Zoning Division  
1150 Power Springs Street  
Suite 400  
Marietta, Georgia 30064

Subject: Request for Variance to Parking Stall Dimension  
Akers Mill Shopping Center

Dear Sir or Madam:

US41 & I285 Company, Inc., is currently developing a new retail building and associated site improvements for Toys R Us at Akers Mill Shopping Center (Cobb County Permit # SPR-2010-00264). The developer is seeking a variance from the Cobb County Development Regulations section 403.01.06 – Off-Street Parking Design Standards. The variance is to reduce the minimum depth for 90 degree parking stalls from 19-feet to 18.7 feet. This variance will apply to the 12 new rows of parking (241 new spaces) located to the south of the new Toys R Us building.

This variance is necessary due to the hardship caused by the existing parking areas located to the east and west of the project area. The new parking rows can only fit within this area by creating a one-way drive aisle. We feel that this creates a confusing situation for vehicular traffic within the shopping center that could lead to unsafe conditions for pedestrians. The purpose of the reduction in parking bay length is to allow all new drive aisles to be 24-feet wide to accommodate two-way vehicular traffic. The proposed variance is the minimum necessary to afford relief from the existing conditions of the site, and when spread throughout the parking field, this change will not be noticeable.

If you have any questions or require additional information, please feel free to call me at your convenience at (770) 695-3371 or e-mail me at [dblumenthal@travispruitt.com](mailto:dblumenthal@travispruitt.com).

Sincerely,  
TRAVIS PRUITT AND ASSOCIATES, INC.

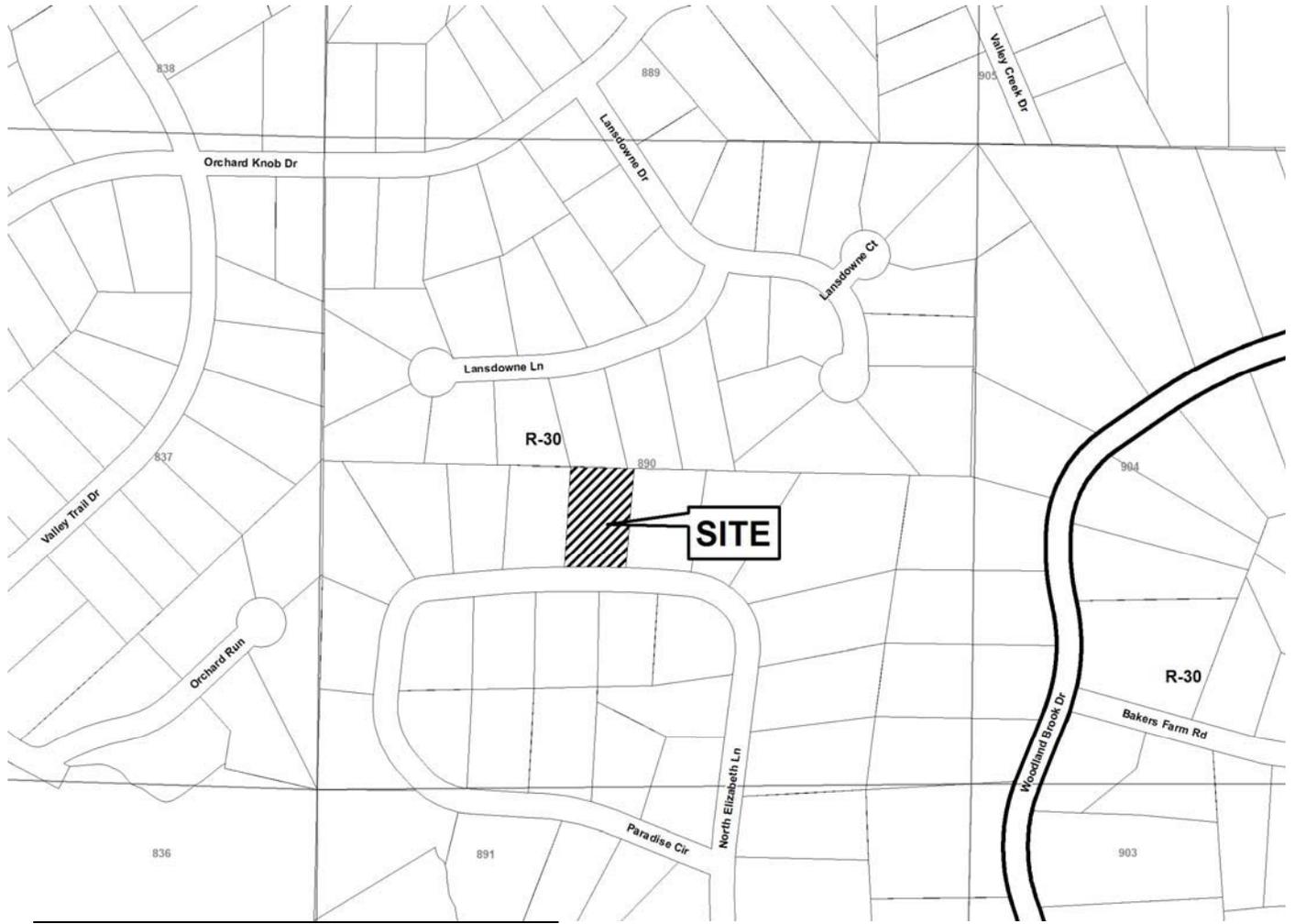
A handwritten signature in black ink, appearing to read "D. Blumenthal", written over the typed name.

David J. Blumenthal, P.E.  
encl.



**APPLICANT:** Kevin Byrne **PETITION NO.:** V-25  
**PHONE:** 404-966-2440 **DATE OF HEARING:** 04-13-11  
**REPRESENTATIVE:** Ray Myers/Gray Kiser **PRESENT ZONING:** R-30  
**PHONE:** 404-966-2440 **LAND LOT(S):** 890  
**PROPERTY LOCATION:** Located on the north **DISTRICT:** 17  
side of North Elizabeth Lane, east of I 285. **SIZE OF TRACT:** .57 acre  
(4291 North Elizabeth Lane). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure (proposed 250 square foot trellis) from required 40 feet to 5 feet; 2) allow a retaining wall 12 feet high to be closer than 15 feet to the property line.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-25  
Hearing Date: 4-13-11

Applicant KEVIN BYRNE Phone # 404-966-2440 E-mail Kevinbyrne@mindspring.com

Ray Myers/Gray Kiser Address RAA-design 451-B Bishop Street Atlanta, GA  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-352-2000 E-mail rmyers@raa-design.com  
(representative's signature) (street, city, state and zip code)

My commission expires: 3-29-2014

Signed, sealed and delivered in presence of:  
Katherine H. Smith  
Notary Public  
My Commission Expires 3-29-2014  
Cobb County, Georgia

Titleholder Kevin Byrne Phone # 404-966-2440 E-mail Kevinbyrne@mindspring.com

Signature [Signature] Address: 4291 N. Elizabeth Ln SE, Atlanta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-29-2014

Signed, sealed and delivered in presence of:  
Katherine H. Smith  
Notary Public  
My Commission Expires 3-29-2014  
Cobb County, Georgia

Present Zoning of Property RESIDENTIAL R-30

Location 4291 NORTH ELIZABETH LANE ATLANTA GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 890 District 17 Size of Tract 0.57 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.

DESIGN INTENT  
- WALL HEIGHTS NOT ACHIEVABLE DUE TO NORMAL TERMS OF THE ORDINANCE

List type of variance requested: ZONING - VARIANCE AFFECTING SETBACKS  
WALL HGT. RELATIVE TO PROPERTY LINE  
STRUCTURES RELATIVE TO PROPERTY LINE

**LEGEND**

- STANDARD ABBREVIATIONS**
- AC AIR CONDITIONER
  - CI CURB INLET
  - CM CORRUGATED METAL PIPE
  - CAF CONCRETE MONUMENT FND
  - CO SANITARY CLEANOUT
  - CPD COMMUNICATION PEDESTAL
  - CTP CONCRETE TOP PIPE
  - DIP DROP INLET
  - DWCB DOUBLE WING CATCH BASIN
  - FNC FENCE
  - LD LUMBER
  - MH MANHOLE
  - OTP OPEN TOP PIPE
  - PM POWER METER
  - POB POINT OF BEGINNING
  - RCB REINFORCED CONCRETE PIPE
  - RFB IRON REINFORCING BAR
  - RBS 5/8" RIB SET
  - SS SANITARY SEWER
  - CB CATCH BASIN

- STANDARD SYMBOLS**
- POWER POLE
  - GUY WIRE
  - POWER LINE
  - LIGHT POLE
  - ELECTRIC TRANSFORMER
  - GAS VALVE
  - GAS METER
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - PHOTO POSITION INDICATOR
  - TREE POSITION INDICATOR

**SITE PHOTOGRAPH**



**SITE AREA**  
0.429 Acres  
18,707 sf

**GENERAL NOTES**

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.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13087C0113C, AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE FINAL PLAT OF RUSTIC VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGE 96, COBB COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY R. DAN LORD DATED MAY 6, 1985.

THE SITE IS ZONED "R-15" (SINGLE-FAMILY RESIDENTIAL DISTRICT). THE MINIMUM YARD SETBACKS ARE: FRONT - 40 FEET FROM A ARTERIAL AND COLLECTOR AND 35 FEET FROM A LOCAL STREET; SIDE - 10 FEET ON INTERIOR OR 25 FEET ON A SIDE STREET; AND REAR - 30 FEET.

MINIMUM LOT WIDTH AT FRONT SETBACK IS 75'

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED, AND BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION.

V-26  
(2011)

**SURVEY REFERENCES**

1> FINAL PLAT OF RUSTIC VILLAGE SUBDIVISION, RECORDED IN PLAT BOOK 34, PAGE 96, COBB COUNTY, GEORGIA RECORDS. SAID FINAL PLAT WAS PREPARED BY R. DAN LORD DATED MAY 6, 1985.

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,681. AND WAS ADJUSTED USING THE SLOTTED LEVELING METHOD FOR 1985. THE TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 83,637 FEET. CAL. INT.

**BOUNDARY SURVEY OF**

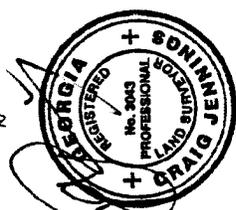
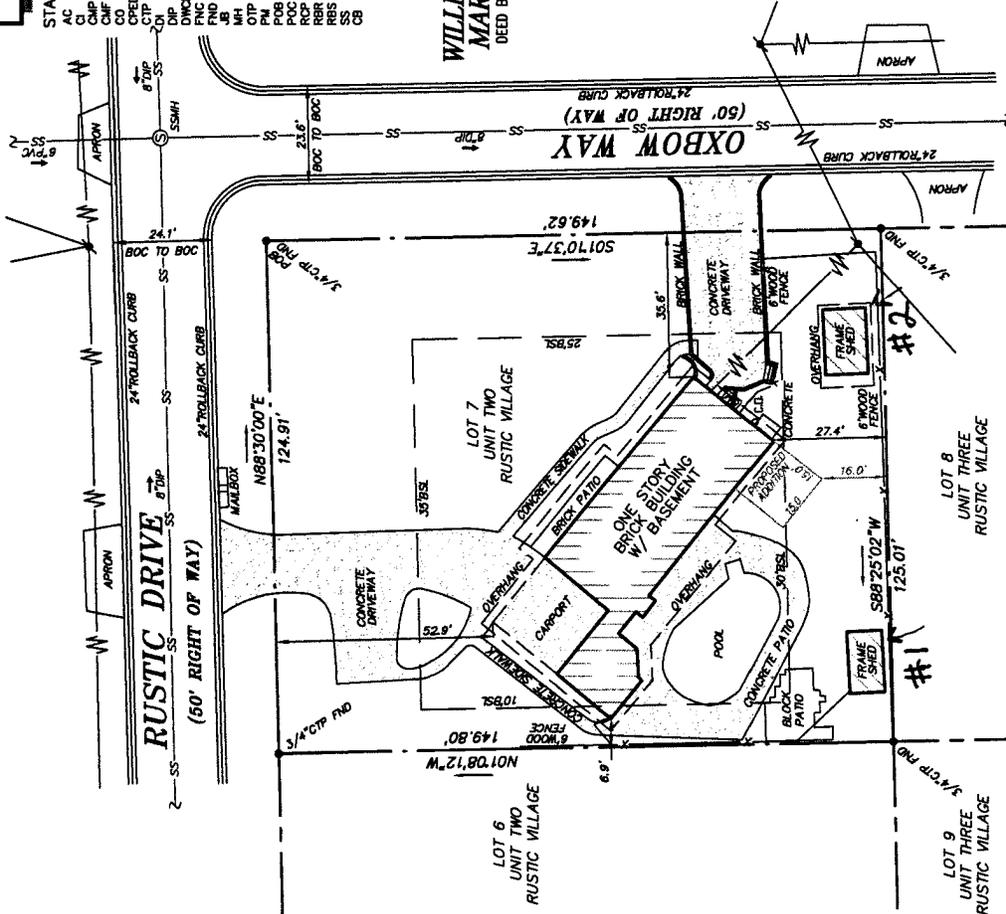
1677 Rustic Drive  
Lot 7, Unit Two, Rustic Village

FOR

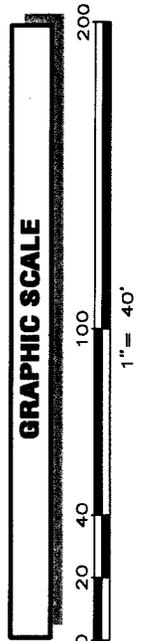
**William C. Honiker**  
**Mary H. Honiker**

CS JOB NO:	20114056	DRAWING SCALE:	1" = 30'	SURVEY DATE:	01-18-2011
FIELD WORK:	JG	STATE:	GEORGIA	REVISIONS	
PROJ MGR:	CAJ	COUNTY:	COBB	No.	Date
REVIEWED:	JRC	LAND LOT:	561	Description	
DWG FILE:	20114056.dwg	DISTRICT:	19th		

N/E PROPERTY OF  
**WILLIAM C. HONIKER**  
**MARY H. HONIKER**  
DEED BOOK 14116 / PAGE 2810  
ZONED R-15



**GeoSurvey, Ltd**  
Land Surveying & Mapping  
1170 Atlanta Industrial Drive  
Marietta, Georgia 30066  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com



**APPLICANT:** William C. Honiker

**PETITION NO.:** V-26

**PHONE:** 678-354-3124

**DATE OF HEARING:** 04-13-11

**REPRESENTATIVE:** same

**PRESENT ZONING:** R-15

**PHONE:** same

**LAND LOT(S):** 561

**PROPERTY LOCATION:** Located at the southwest

**DISTRICT:** 19

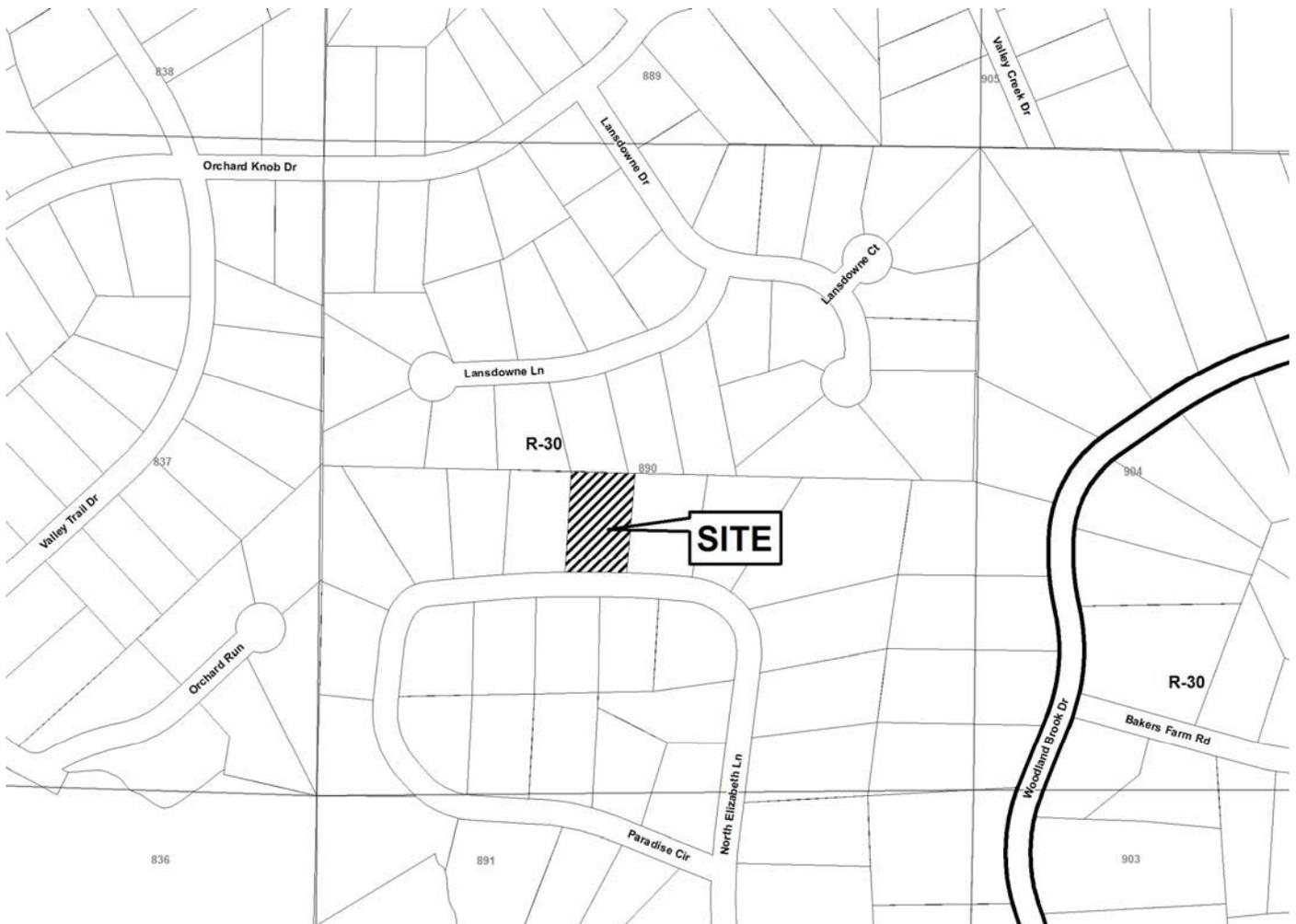
intersection of Rustic Drive & Oxbow Way

**SIZE OF TRACT:** .429 acre

(1677 Rustic Drive).

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1. Waive the rear setback on lot 7 from required 30 feet to 16 feet; 2) waive the side setback from required 10 feet to 6 feet adjacent to the west property line; 3) waive the rear setback for an accessory structure over 144 square-feet (existing 240 square foot shed #1) from 35 feet to 2 feet; 4) waive the rear setback for an accessory structure over 144 square-feet (existing 308 square foot shed #1) from 35 feet to 5 feet; 5) allow an accessory structure closer to the side street than the primary structure for shed #2.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-26  
Hearing Date: 7-13-11

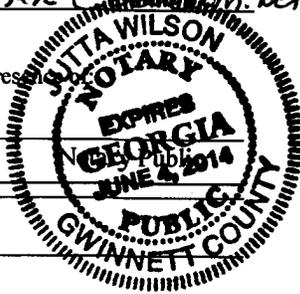
Applicant William C Howken Phone # 678-354-3124 E-mail bhowken@bell.net

William C Howken Address 1677 Rustic Dr Marietta GA 30008  
(representative's name, printed) (street, city, state and zip code)

William C Howken Phone # 770-231-8802 E-mail bhowken@bell.net  
(representative's signature)

My commission expires: June 4, 2014

Signed, sealed and delivered in presence of Jutta Wilson  
02/10/2011



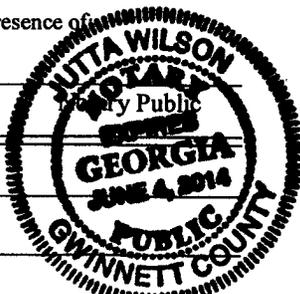
Titleholder MARY HOWKEN Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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

WILLIAM HOWKEN  
William C Howken

Signed, sealed and delivered in presence of Jutta Wilson  
02/10/2011

My commission expires: June 4, 2014



Present Zoning of Property R-15

Location 1677 RUSTIC DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 501 District 19 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.

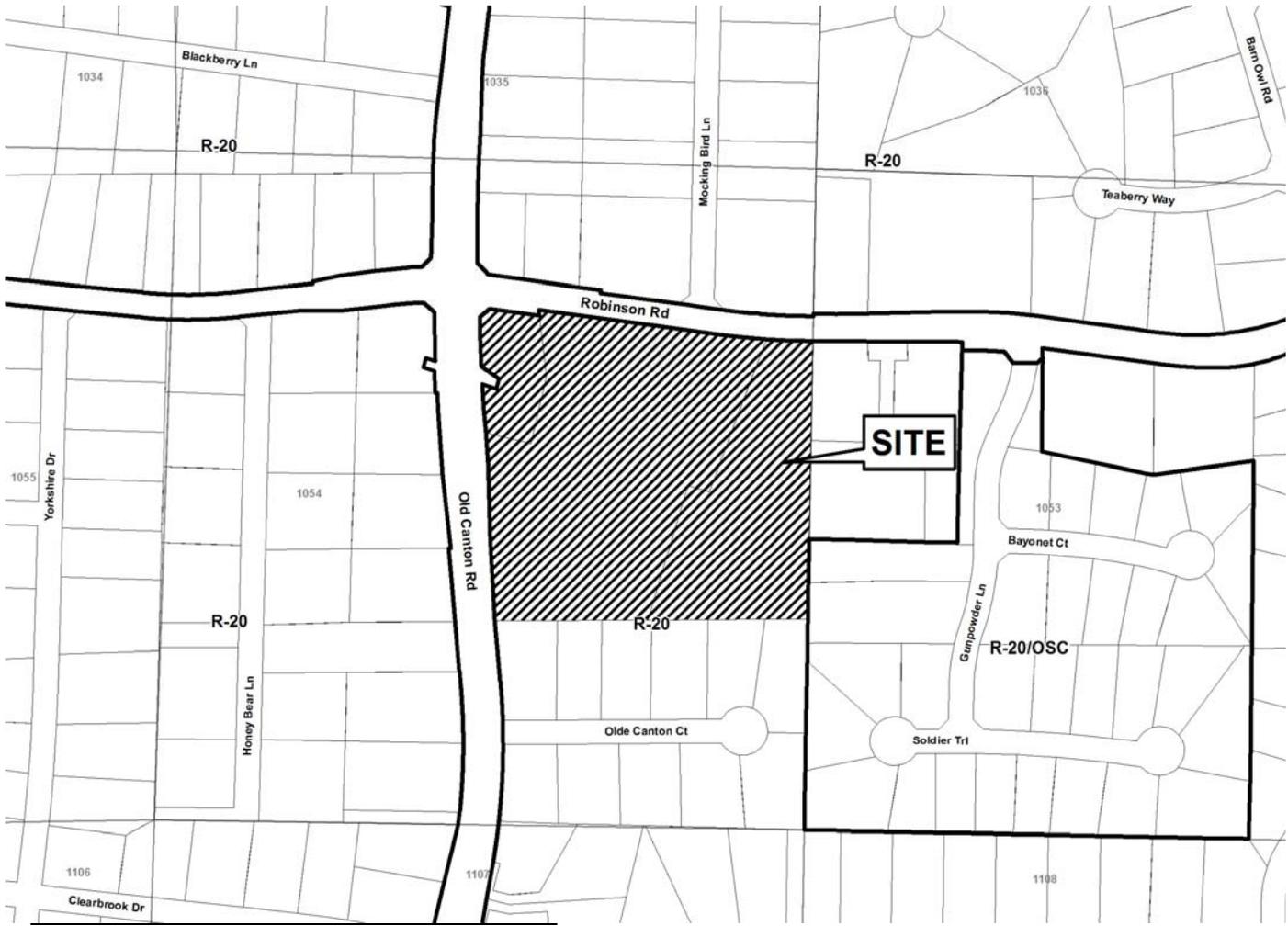
ADDITION BATHROOM Shown in most sensible place.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 7 FROM REQUIRED 30 FT TO 16 FT



**APPLICANT:** Robinson Road Development, LLC      **PETITION NO.:** V-27  
**PHONE:** 404-281-4554      **DATE OF HEARING:** 04-13-11  
**REPRESENTATIVE:** Todd Thrasher      **PRESENT ZONING:** R-20  
**PHONE:** 404-281-4554      **LAND LOT(S):** 1054  
**PROPERTY LOCATION:** Located at the southeast      **DISTRICT:** 16  
intersection of Old Canton Road & Robinson Road.      **SIZE OF TRACT:** 9.28 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the lot size of lot 14 & 15 from required 20,000 square feet to 15,000 square feet, and lot 16 from required 20,000 square feet to 18,000 square feet..



# Application for Variance Cobb County

(type or print clearly)

Application No. V-27

Hearing Date: 4-13-11

Applicant Robinson Road Development LLC Phone # 404-281-4554 E-mail Todd@brooks.chodwick.com

TODD THRASHER Address 4121 Thunderbird Dr. Marietta, GA 30067  
(representative's name, printed) (street, city, state and zip code)

Todd Thrasher, Member Phone # (404) 281-4554 E-mail \_\_\_\_\_  
(representative's signature)

Notary Public  
Cherokee County, Georgia  
My Commission Expires  
May 31, 2012

Signed, sealed and delivered in presence of:

Douglas B. Patton  
Notary Public

Titleholder Robinson Road Development LLC Phone # (404) 281-4554 E-mail Todd@brooks.chodwick.com

Signature Todd Thrasher, Member Address: 4121 Thunderbird Dr. Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public  
Cherokee County, Georgia  
My Commission Expires  
May 31, 2012

Signed, sealed and delivered in presence of:

Douglas B. Patton  
Notary Public

Present Zoning of Property R-20

Location corner of Robinson Rd and old Canton Rd (S.E. corner) Robinson Gardens  
(street address, if applicable; nearest intersection, etc.) Subdivision  
SPR 2010-00230

Land Lot(s) 1054 District 16 Size of Tract 9.28 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 X

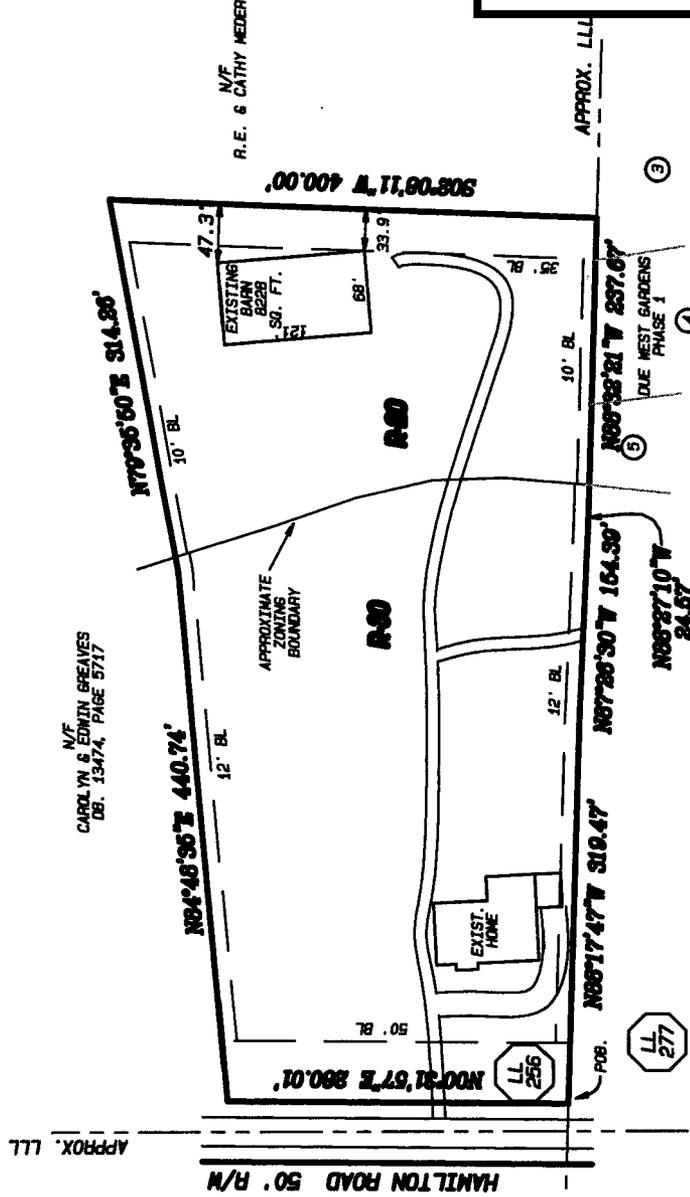
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

During the plan review process for this proposed subdivision, Cobb stormwater asked us to over detain stormwater from the site due to an undersized pipe under Robinson Rd. In order to do this, the detention pond was increased in size and lots 14, 15 and 16 were reduced. Cobb Stormwater agreed to support this reduction in lot size in order to install the larger pond and help reduce the flooding potential down stream.

List type of variance requested: Reduction of Lots 14, 15 + 16 from the min. 20,000 sq. ft. to 15,000, 15,000 and 18,000 respectively.

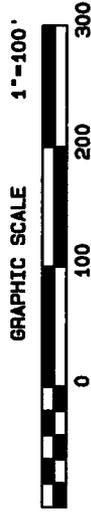
V-28  
(2011)

THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE ENCROACHMENT OF THE EXISTING BARN ON THE 100 FT. REQUIRED SETBACK DISTANCE FOR AN ACCESSORY STRUCTURE.



**SURVEY NOTES:**

- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 139,235 FEET.
- ALL INFORMATION SHOWN TAKEN FROM SURVEY FOR EDWIN F. GREAVES, PREPARED BY D. W. LYNNAH SURVEYORS, DATED JUNE 7, 1988.
- CURRENT ZONING: R-30 WEST PORTION R-20 EAST PORTION
- SETBACKS AS SHOWN HAVE NOT BEEN EXAMINED. THE OFFICIAL FTA FLOOD HAZARD MAP DATE, TITLE NUMBER 30058 DMS, 63, DATED 12-16-2008, HAS BEEN REVIEWED AND DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- TOTAL AREA-5.641 ACRES



REASON FOR VARIANCE	DATE	PURPOSE



**BETTERTON**  
**SURVEYING & DESIGN, INC.**  
 LAND SURVEYING/PLANNING  
 SUBDIVISION & COMMERCIAL SITE DESIGN  
 950 WEST SANDTOWN ROAD  
 MARIETTA, GEORGIA 30084  
 (878) 483-0242

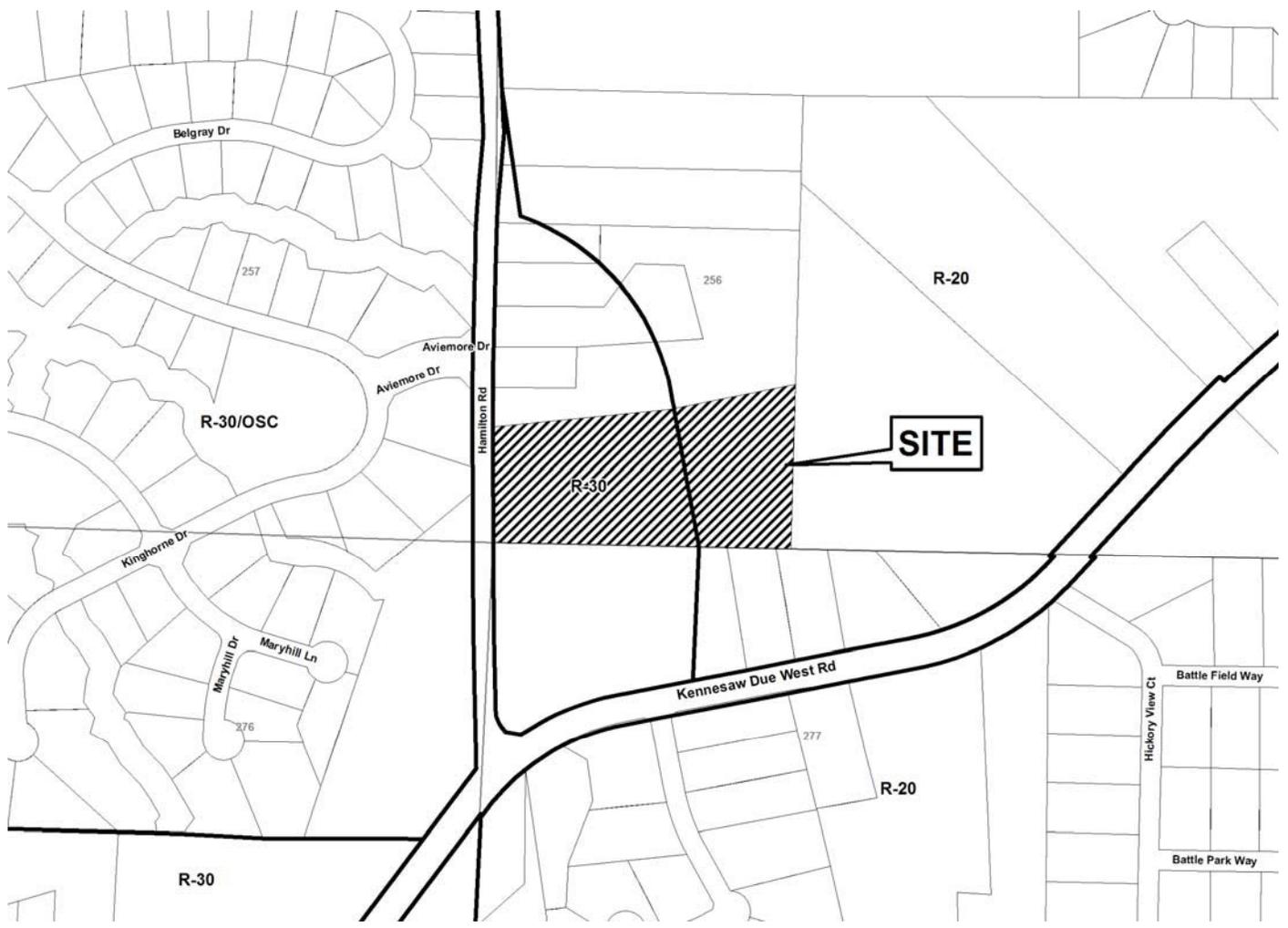
DRAWN BY  
 RBB  
 CHECKED BY  
 RBB  
 DATE  
 2/11/2011  
 DRAWING SCALE  
 1" = 100'  
 FILE NUMBER  
 11101.PRO  
 JOB NUMBER  
**11101**

**VARIANCE PLAT**  
**902 HAMILTON ROAD**  
 LOCATED IN  
 LAND LOT 256  
 20TH DISTRICT 2ND SECTION,  
 COBB COUNTY GEORGIA  
 PREPARED FOR  
**SCOTT TRAYLOR**

11101

<b>APPLICANT:</b> <u>Scott Leavell</u>	<b>PETITION NO.:</b> <u>V-28</u>
<b>PHONE:</b> <u>404-513-2273</u>	<b>DATE OF HEARING:</b> <u>04-13-11</u>
<b>REPRESENTATIVE:</b> <u>Parks F. Huff</u>	<b>PRESENT ZONING:</b> <u>R-20, R-30</u>
<b>PHONE:</b> <u>404-513-2273</u>	<b>LAND LOT(S):</b> <u>256</u>
<b>PROPERTY LOCATION:</b> <u>Located on the east side of Hamilton Road north of Kennesaw Due West.</u>	<b>DISTRICT:</b> <u>20</u>
	<b>SIZE OF TRACT:</b> <u>5.141 acres</u>
	<b>COMMISSION DISTRICT:</b> <u>1</u>

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 800 square feet (existing barn @ 8228 square feet) from required 100 feet to 70 feet adjacent to the northern property line and 33 feet adjacent to the eastern property line; 2) waive the side setback for the primary structure adjacent to the south property line from 12 feet to 10 feet.

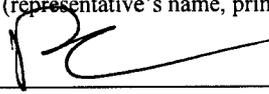


# Application for Variance Cobb County

(type or print clearly)

Application No. V- 28  
Hearing Date: 4/13/11

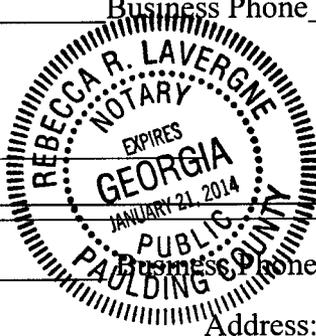
Applicant Scott Leavell Cell Phone (404) 513-2273  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)



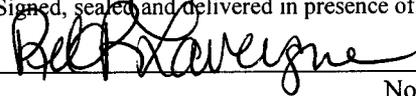
(representative's signature)

Business Phone (770) 422-7016 Cell Phone (770) 426-6583

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



Signed, sealed and delivered in presence of:



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-30

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

Land Lot(s) 256 District 20 Size of Tract 5.141 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.

Because of the resubdivision of the property, the existing accessory structure no longer meets the current setbacks. The property has oddly shaped north property line.

List type of variance requested: Reduce the rear setback for an accessory structure in excess of 800 square feet from 100 feet to 33.9 feet. Reduce the north property line setback from 100 feet to 71 feet. Cobb County Code Section 134-196 (12)