

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: June 8, 2011

DUE DATE: May 9, 2011

Distributed: April 20, 2011



Cobb County...Expect the Best!

SITE PLAN FOR
DAIRY QUEEN
AT LARGENT WAY

LOCATED IN LOT 333
DAIRY QUEEN
COMMUNITY, C.C., N.W., GA.
CORNER

GASKINS SURVEYING CO.
1200 PINEBUSH DRIVE S.E.
MARIETTA, GEORGIA 30067
(770) 494-7148

DATE	BY	REVISION
1-1-98	J.S.	1-1-98
1-1-98	J.S.	1-1-98
1-1-98	J.S.	1-1-98
1-1-98	J.S.	1-1-98

SCALE: 1" = 40'

4-22-98

STE

ONLY

1110

1100

1090

1080

1070

1060

1050

1040

1030

1020

1010

1000

990

980

970

960

950

940

930

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200

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180

170

160

150

140

130

120

110

100

90

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70

60

50

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-10

-20

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-40

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-110

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-970

-980

-990

-1000

-1010

-1020

-1030

-1040

-1050

-1060

-1070

-1080

-1090

-1100

-1110

-1120

-1130

-1140

-1150

-1160

-1170

-1180

-1190

-1200

-1210

-1220

-1230

-1240

-1250

-1260

-1270

-1280

-1290

-1300

-1310

-1320

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-1390

-1400

-1410

-1420

-1430

-1440

-1450

-1460

-1470

-1480

-1490

-1500

-1510

-1520

-1530

-1540

-1550

-1560

-1570

-1580

-1590

-1600

-1610

-1620

-1630

-1640

-1650

APPLICANT: LBS Group

PETITION NO.: V-37

PHONE: 770-612-8530

DATE OF HEARING: 06-08-11

REPRESENTATIVE: B.A. Stoner

PRESENT ZONING: GC

PHONE: 770-617-8530

LAND LOT(S): 333

PROPERTY LOCATION: On the north side of

DISTRICT: 20

Dallas Highway, west of Acworth Due West

SIZE OF TRACT: 1 acre

(3721 Dallas Highway).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the requirement for a property with an electric sign from 200 feet of public road frontage to 152 feet of public road frontage.



Application for Variance Cobb County

(type or print clearly)

Application No. V-37

Hearing Date: 6-8-11

Applicant LBS Group, Inc

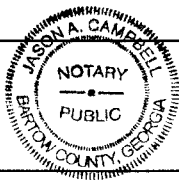
Phone # 770-617-8530 E-mail _____

B.A. Stoner
(representative's name, printed)

Address 3721 Dallas Highway, Marietta GA 30064
(street, city, state and zip code)

B.A. Stoner
(representative's signature)

Phone # 770-617-8530 E-mail _____



My commission expires: _____

My Commission Expires
October 31, 2011

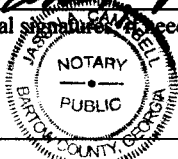
Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder LBS Group, Inc Phone # 770-617-8530 E-mail _____

Signature B.A. Stoner Pres.
(attach additional signatures if needed)

Address: 3721 Dallas Highway
(street, city, state and zip code)

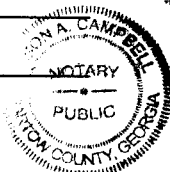


My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public



Present Zoning of Property G.C.

Location 3721 Dallas Highway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 333 District 20 Size of Tract 1.0 Acre(s)

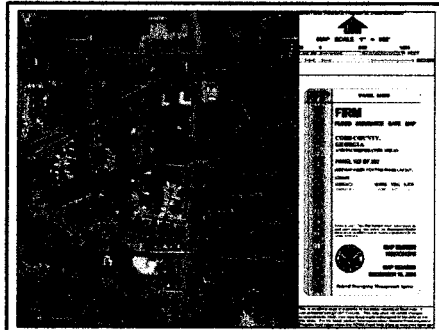
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

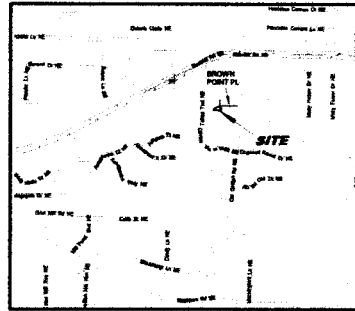
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Would have to remove a very expensive sign that was permitted by Cobb County.

List type of variance requested: Waive the requirement for a property with an electronic sign from 200 feet of public road frontage to 152 feet of public road frontage.



NO PORTION OF THIS PARCEL LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0127G PANEL 127 OF 252 COVERING COBB COUNTY, GEORGIA DATED DECEMBER 16, 2006.



LOCATION MAP
NOT TO SCALE

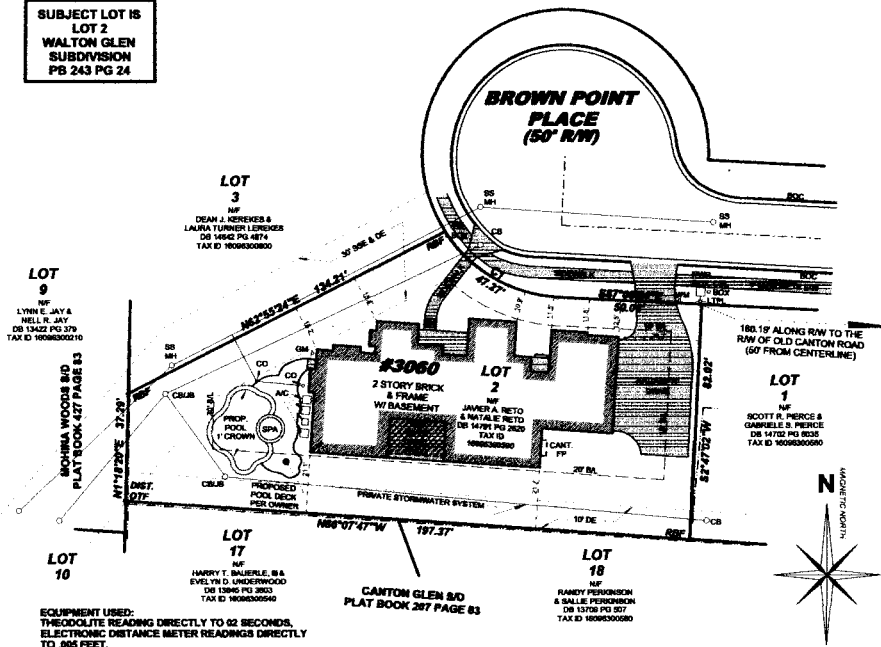
LEGEND

- REBAR FOUND (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- ⊥ LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- POWER BOX (PWR BOX)
- BUILDING LINE (BL)

CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	50.00	47.27	45.53	S60°03'40"E

SUBJECT LOT IS
LOT 2
WALTON GLEN
SUBDIVISION
PB 243 PG 24



EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 0.2 SECONDS,
ELECTRONIC DISTANCE METER READINGS DIRECTLY
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 26,069+ FEET.
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDE AND DEPARTURE AND IS FOUND TO BE
ACCURATE WITHIN 1 FOOT IN 26,069+ FEET.

SITE REFERENCES:
1) DEED BOOK 14791 PAGE 2620
2) PLAT BOOK 243 PAGE 24
3) ZONING INFORMATION FROM
COBB COUNTY WEBSITE
4) CURRENT TAX MAPS AND MAP RECORDS
AVAILABLE FROM COBB COUNTY, GA.

ZONING:
R15
CASE #2-50
DATED 5/17/2005

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT
EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT
EXPRESS RECERTIFICATION BY THE SURVEYOR HEREON RENAMING
THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground
utilities and structures is shown hereon. There is no certainty of the accuracy of this information
as it relates to underground facilities and it shall be considered as that light by those using this
drawing. The location and arrangement of underground utilities and structures shown hereon
may be accurate, and such underground utilities and structures not shown may be encountered.
The Owner, his employees, his consultants and his contractors shall hereby distinctly understand
that the surveyor is not responsible for the correctness or sufficiency of the information shown
hereon as it relates to underground utilities and structures. The limitations as to accuracy
contained in this paragraph shall not apply to the utilities and/or structures of any kind which are
visible from the surface. All such above ground utilities and/or structures have been field located
and are accurately depicted hereon.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO
THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR
ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY
CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR
THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE
AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT
THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY
BE REQUIRED.

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2011

REVISIONS:

AARROW SURVEYING
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

LOT 2 AREA
0.348 ACRES
15044 SQ.FT.

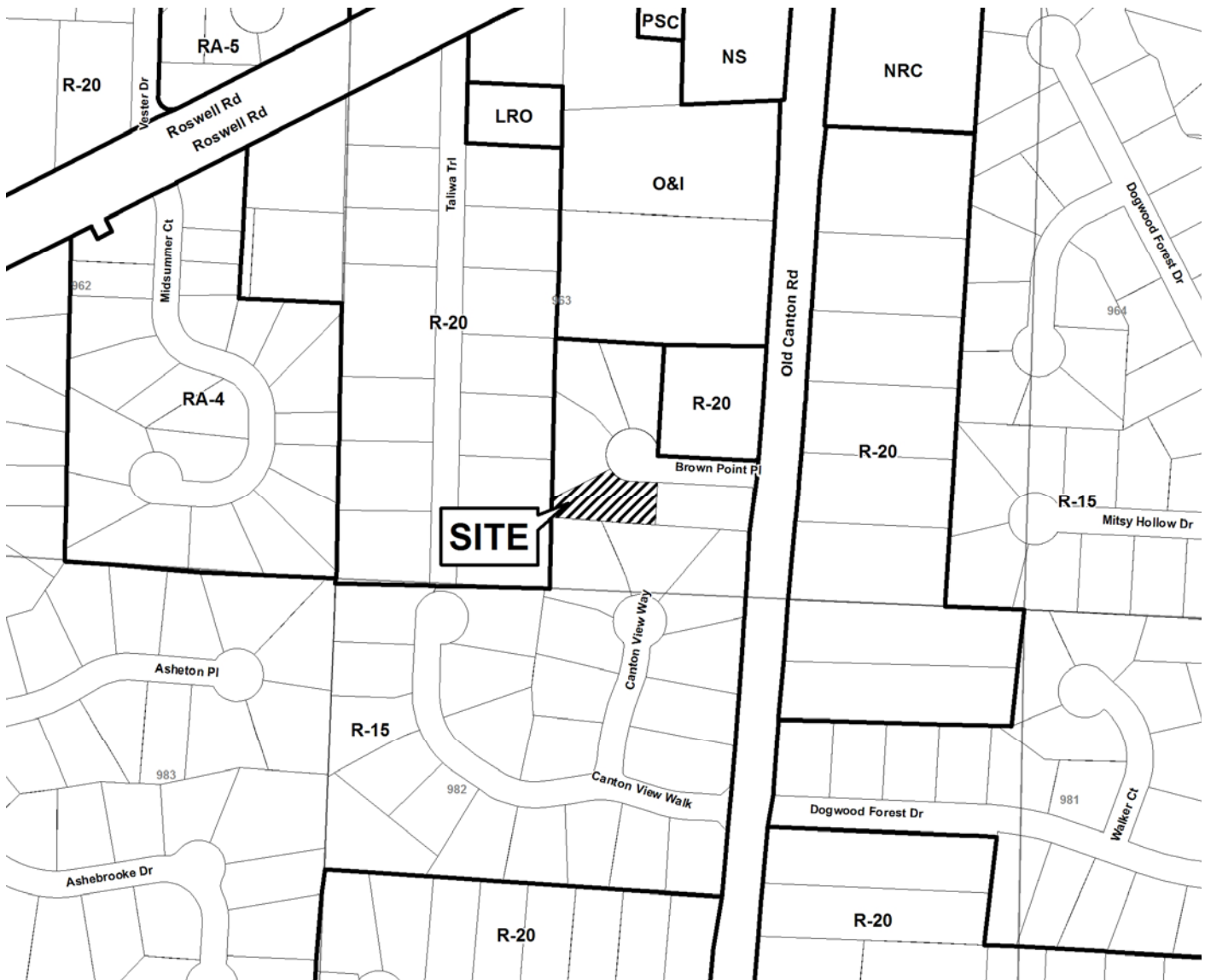
LOT 2 EXISTING
IMPERVIOUS AREA
5729 SQ.FT. OR
38% OF LOT

PROPOSED POOL
CROWN AND DECKING
IMPERVIOUS AREA
455 SQ.FT. OR
3.0% OF LOT
(DECKING 358 SQ.FT.,
CROWN 97 SQ.FT.)

BOUNDARY AND ASSESSMENT SURVEY FOR:
**JAVIER A. RETO
& NATALIE RETO**
LOCATED AT:
#3060 BROWN POINT PLACE
LAND LOT 963, 2ND DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

JOB NUMBER: 110018
SCALE: 1" = 20' LAND LOT: 963
DATE: 3/21/11 DISTRICT: 2ND
DRAWN BY: KB SECTION: 2ND
PC: KB IP: BP COUNTY: COBB
CHECKED BY: KB STATE: GEORGIA
AARROW PLOT DATE: 3/23/2011

APPLICANT:	<u>Javier Reto</u>	PETITION NO.:	<u>V-38</u>
PHONE:	<u>770-485-0633</u>	DATE OF HEARING:	<u>06-08-11</u>
REPRESENTATIVE:	<u>Bruce Todd</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>770-833-9347</u>	LAND LOT(S):	<u>963</u>
PROPERTY LOCATION:	<u>On the south side of</u>	DISTRICT:	<u>16</u>
<u>Brown Point Place, west of Old Canton Road</u>		SIZE OF TRACT:	<u>0.345 acre</u>
<u>(3060 Brown Point Place).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE: <u>1) Allow a pool to the side of the house; and 2) waive the lot coverage from a maximum of 35 percent to 41 percent.</u>			



Application for Variance Cobb County

(type or print clearly)

Application No. V-38

Hearing Date: 6-8-11

Applicant JAVIER RETO

Phone # 770 485-0633 E-mail jav.orthomd@gmail.com

Bruce Todd

(representative's name, printed)

Address 102 Shiloh Ridge Trail Canton, GA 30115

(street, city, state and zip code)

Bruce Todd

(representative's signature)

Phone # 770-833-9347

E-mail bruce@henthisproperty.com

My commission expires: March 4, 2012

Signed, sealed and delivered in presence of:

Michelle

Michelle

Titleholder Javier Reto

Phone # 770-485-0633

E-mail jav.orthomd@gmail.com

Signature [Signature]

(attach additional signatures, if needed)

Address: 3060 Brown Point Place Roswell, GA 30088

(street, city, state and zip code)

My commission expires: March 4, 2012

Signed, sealed and delivered in presence of:

Michelle

Michelle

Present Zoning of Property R-15

Location 3060 BROWN POINT PLACE (Roswell Rd & Old Canton Rd)

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

Land Lot(s) 963 District 2nd 16 Size of Tract .345 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.

Because of the shape of the lot, there is virtually no back yard. The only area on the property for recreation is the side yard. Additionally, the lot is quite small. Without granting our requests, we will not be able to enjoy the comforts and recreation a pool provides.

List type of variance requested:

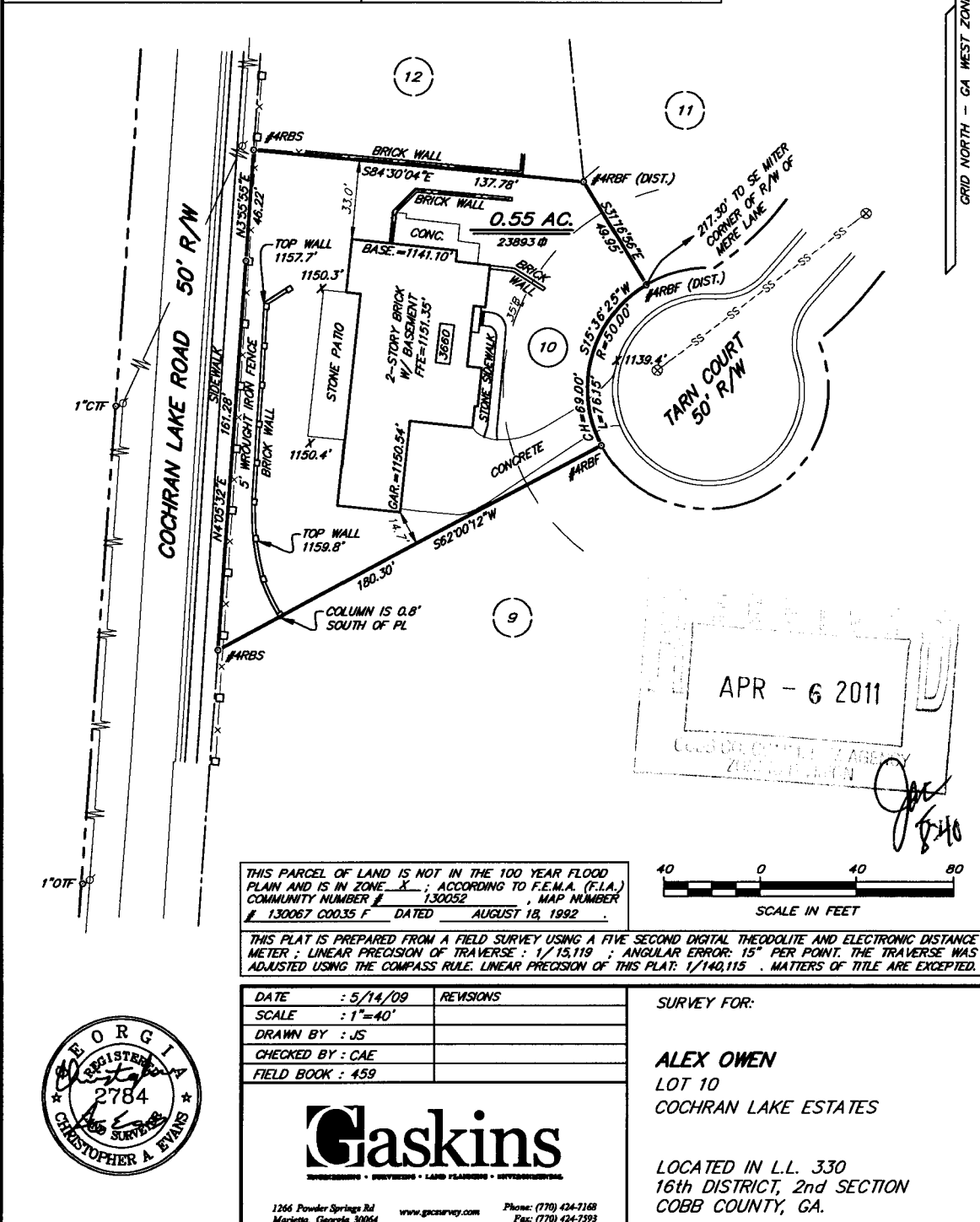
1) Build a pool in a side yard

2) Increase allowable lot coverage from 35% to 41%.

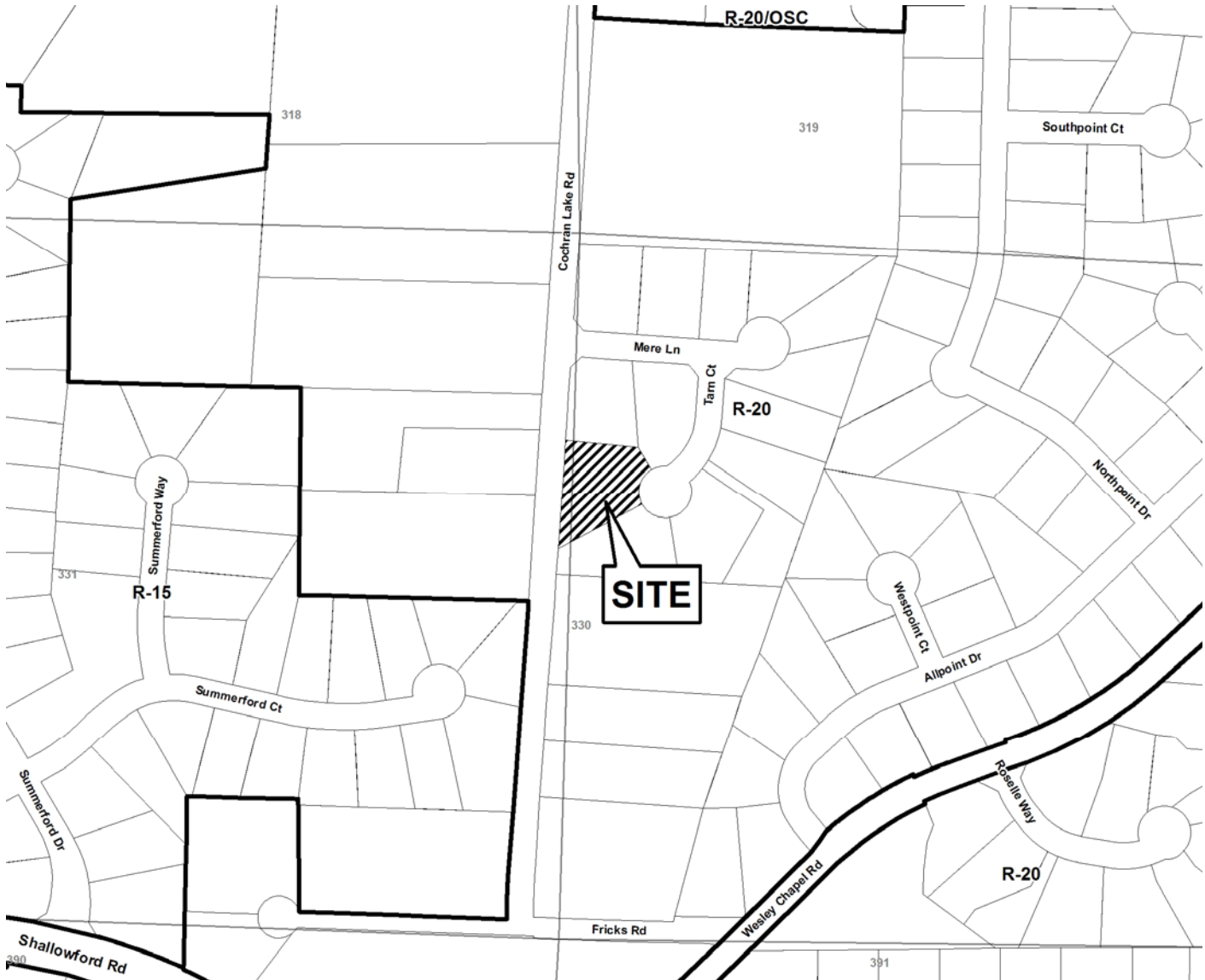
V-39
(2011)

LEGEND

⊙ P.P. - POWER POLE	△ C.B. - CATCH BASIN
⊗ L.P. - LIGHT POLE	— R.C.P. - REINFORCED CONCRETE PIPE
⊕ F.H. - FIRE HYDRANT	— C.M.P. - CORRUGATED METAL PIPE
⊗ M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W/M - WATER METER	⊠ WATER VALVE
G/M - GAS METER	○ C.O. - SEWER CLEAN OUT
○ RBS - REINFORCING BAR SET	⊙ TELEPHONE MANHOLE
○ RBF - REINFORCING BAR FOUND	---E---E- UNDERGROUND ELECTRICAL LINE
○ CTF - CRIMP TOP PIPE FOUND	— OVERHEAD POWER LINES
○ OTF - OPEN TOP PIPE FOUND	△ HW - HEADWALL
□ R/W MON. - RIGHT-OF-WAY MONUMENT	⊠ PBX - POWERBOX
—X— TYPE OF FENCE	—W—W- WATER LINE
○ J.B. - JUNCTION BOX	---T---T- UNDERGROUND TELEPHONE LINE
■ D.I. - DROP INLET / YARD INLET	---G---G- GAS LINE



APPLICANT:	<u>Tim Aycock</u>	PETITION NO.:	<u>V-39</u>
PHONE:	<u>678-618-0425</u>	DATE OF HEARING:	<u>06-08-11</u>
REPRESENTATIVE:	<u>Tim Aycock</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-618-0425</u>	LAND LOT(S):	<u>330</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>16</u>
	<u>Tarn Court, south of Mere Lane, and on the</u>	SIZE OF TRACT:	<u>0.55 acre</u>
	<u>east side of Cochran Lake Road (3660 Tarn Court).</u>	COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 10 from the required 35 feet to 25 feet.</u>		



APR - 6 2011

Application for Variance Cobb County

(type or print clearly)

Application No. V-39

Hearing Date: 6-8-11

Applicant Tim Aycock

Phone # 678-618-0425 E-mail AycockT@Bellsouth.Net.

Tim Aycock

(representative's name, printed)

Address 4410 Sylvia Dr. N.W. M.H.A. Ga. 30062

(street, city, state and zip code)

Phone # 678-618-0425 E-mail AycockT@Bellsouth.Net.

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Titleholder MARILYN O'KELLEY Phone # 770-71-5581 E-mail marilyn@bbhelectric

Signature Marilyn O'Kelley Address: 3660 TARN COURT, MARIETTA, GA. 30062

(attach additional signatures if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Present Zoning of Property R-20

Location 3660 Tarn Court Marietta, Ga. 30062

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

Land Lot(s) 330 District 16 Size of Tract 0.55 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 0.55 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.

Would like to Reduce building Line on Rear of property from 35 to 25 for the construction of a covered porch. approx 18'x18'. Right now the porch would be limited on Depth.

List type of variance requested:

WAIVE THE REAR SETBACK FROM REQUIRED 35 FT TO 25 FT

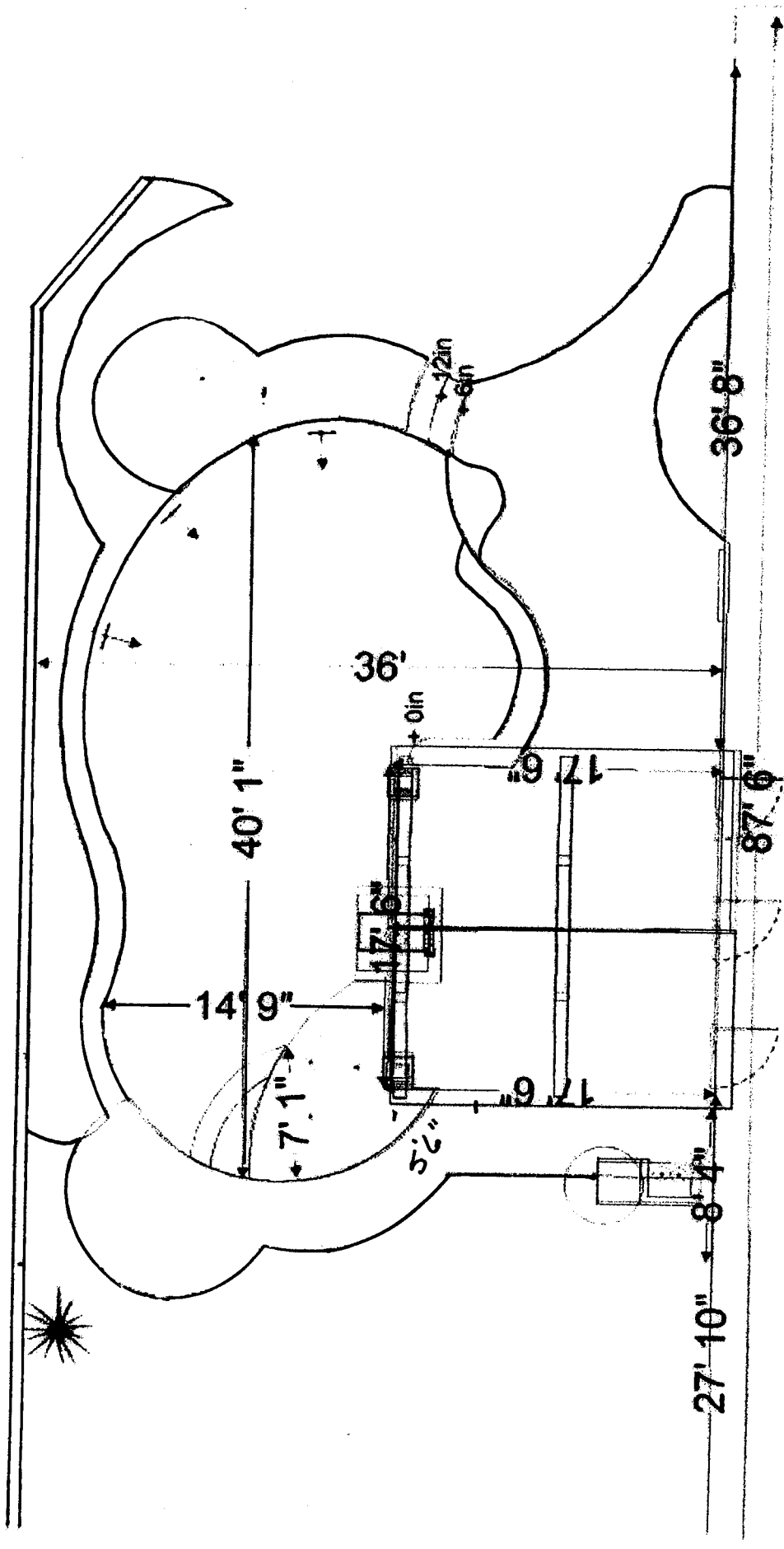
Exhibit 'A' V-39-2011
1 of 2



RECEIVED
APR - 6 2011
LOUISIANA DEPARTMENT OF REVENUE
TAXPAYER DIVISION

Page 140

Handwritten signature



APR - 6 2011
CALIFORNIA CIVIL AGENCY
ZONING DIVISION

Scale: 1/8" = 1' 0"

DGM
LAND PLANNING
CONSULTANTS



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

Variance

V-40
(2011)

Acadia Homes

2615 Paces Ferry Road, Suite 450, Atlanta, GA 30339

Subdivision: Burnt Hickory Township

County COBB

Land Lot: 260

Lot #: 06

Date: 04-11-11 Scale: 1"=40'

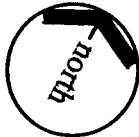
24hr. Contact: Sean Morris 678-539-1169

Address: 880 Hickory Shoals Road

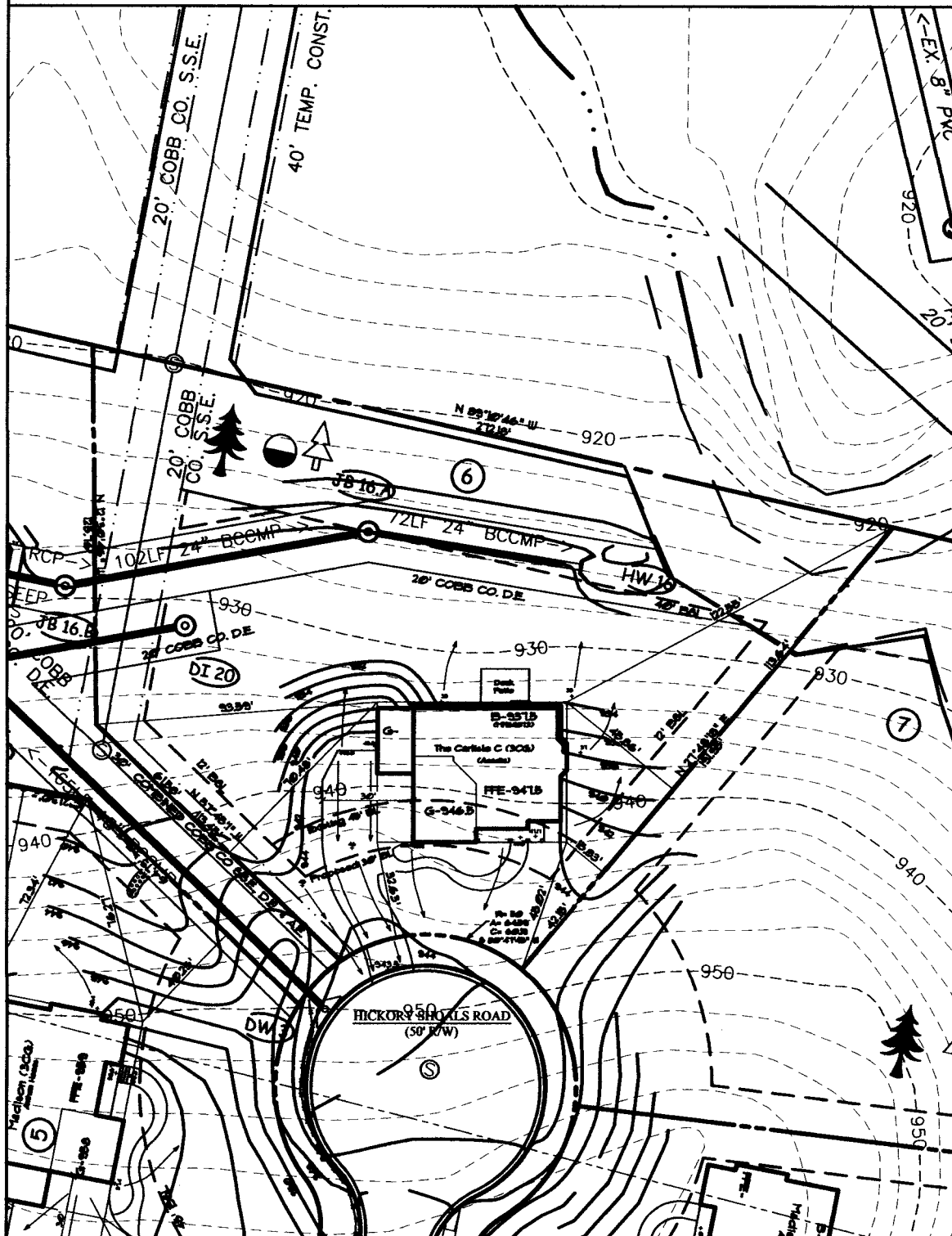
Section: 2nd

Unit: -

District: 20th



Note: This lot has a 100yr Flood Elevation of: 934.2
The Minimum 1st Floor Elevation for this lot is: 931.2
Elevation Certification, prepared by a registered
Land Surveyor, is required prior to the footing inspection.



APPLICANT:	<u>Acadia Honest Neighborhoods, LLC</u>	PETITION NO.:	<u>V-40</u>
PHONE:	<u>678-300-9438</u>	DATE OF HEARING:	<u>06-08-11</u>
REPRESENTATIVE:	<u>Gayle White</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>678-300-9438</u>	LAND LOT(S):	<u>260</u>
PROPERTY LOCATION:	<u>On the north side of</u>	DISTRICT:	<u>20</u>
	<u>Hickory Shoals Road, north of Burnt Hickory Road</u>	SIZE OF TRACT:	<u>0.78 acre</u>
	<u>(880 Hickory Shoals Road).</u>	COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Waive the front setback on lot 6 from the required 45 feet to 30 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-40

Hearing Date: 6-8-11

Applicant Acadia Homes + Neighborhoods LLC Phone # 678-300-9438

E-mail permitspluscorp@bell.south.net

Gayle White

(representative's name, printed)

Address 1092 meadow Brook Rd Woodstock GA 30188

(street, city, state and zip code)

Gayle White

(representative's signature)
My Commission Expires Feb. 27, 2014
My Commission Expires Feb. 27, 2014

Phone # 678-300-9438

E-mail permitspluscorp@bell.south.net

Signed, sealed and delivered in presence of:

Rebecca Sturges
Notary Public

My commission expires: _____

Titleholder Acadia Homes + Neighborhoods LLC Phone # 404-319-7424

E-mail _____

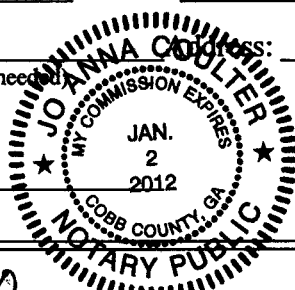
Signature [Signature]

(attach additional signatures, if needed)

Address: 2675 Paces Ferry Rd #450 Atlanta GA 30339

(street, city, state and zip code)

My commission expires: 12-12



Signed, sealed and delivered in presence of:

Jo Anna Coulter
Notary Public

Present Zoning of Property R-30

Location 880 Hickory Shoals Road

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

Land Lot(s) 260 District 20th Size of Tract .78 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.

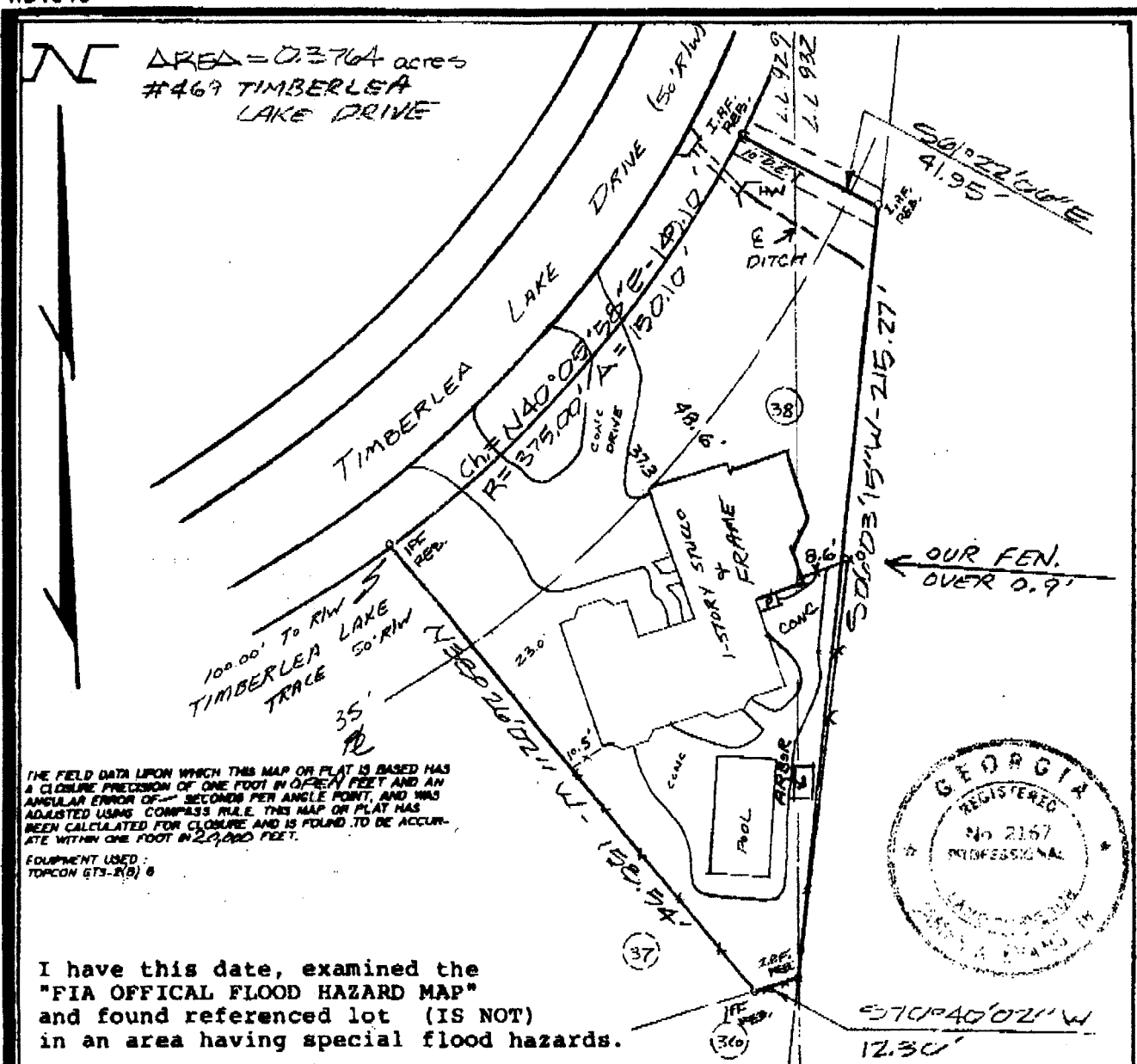
Size of Property _____ Shape of Property X Topography of Property X Other _____

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 irregular shape and topography of this lot, the size and design of home would require a much smaller home than others in subdivision and would compromise integrity of the neighborhood.

List type of variance requested: To Reduce Front Building setback from 45' to 30' ON LOT 6

AB1043



IN MY OPINION THIS PLAT IS
A CORRECT REPRESENTATION
OF THE LAND PLATTED.

J.A. Evans

J.A. EVANS
SURVEYING CO., INC.

3279 Powder Springs Road
Powder Springs, Georgia 30127
Phone 770-943-0000
Fax 770-943-9003

SURVEY FOR
ESMAIL L. GHADRDAN

LOT 38 BLOCK	REVISIONS
TIMBERLEA LAKE - UNIT II	210427
PLAT BOOK 78 PAGE 84	414298
LAND LOT 929, 932	
DISTRICT - 17th 2nd SECT.	CC 58
COUNTY - COBB	DRAWN 2/16
STATE - GEORGIA	OKO
DATE: 4-8-11	JOB NO.
SCALE: 1" = 40'	104-11

IND.

APPLICANT: <u>Richard H. and Cheryl E. MacGeorge</u>	PETITION NO.: <u>V-41</u>
PHONE: <u>770-955-6247</u>	DATE OF HEARING: <u>06-08-11</u>
REPRESENTATIVE: <u>Cheryl MacGeorge</u>	PRESENT ZONING: <u>R-15</u>
PHONE: <u>770-955-6247</u>	LAND LOT(S): <u>929, 932</u>
PROPERTY LOCATION: <u>On the east side</u>	DISTRICT: <u>17</u>
<u>of Timberlea Lake Road, south of Old Paper Mill Road</u>	SIZE OF TRACT: <u>0.3764 acre</u>
<u>(469 Timberlea Lake Drive).</u>	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the rear setback on lot 38 from the required 40 feet to 8 feet; and 2) waive the setback for an accessory structure (existing arbor) under 144 square feet from 5 feet to zero feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-41

Hearing Date: 6-8-11

Applicant Richard MacGeorge Phone # 770.955-6247 (H)

E-mail CHERIE14@MSN.COM

(representative's name, printed)

Address 469 TIMBERLEA LAKE DR

(street, city, state and zip code)

MARIETTA

GA 30067

Signature Richard H. MacGeorge Phone # _____

E-mail _____

Signed, sealed and delivered in presence of:

Isaac M. Dwyer

Notary Public

My commission expires: 01/07/12

Titleholder SAME AS ABOVE Phone # _____

E-mail _____

Signature Richard H. MacGeorge Address: _____

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Isaac M. Dwyer

Notary Public

My commission expires: 01/07/12

Present Zoning of Property RESIDENTIAL R-15

Location 469 TIMBERLEA LAKE DRIVE

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

Land Lot(s) 929, 932 District 17 Size of Tract 0.3264 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.

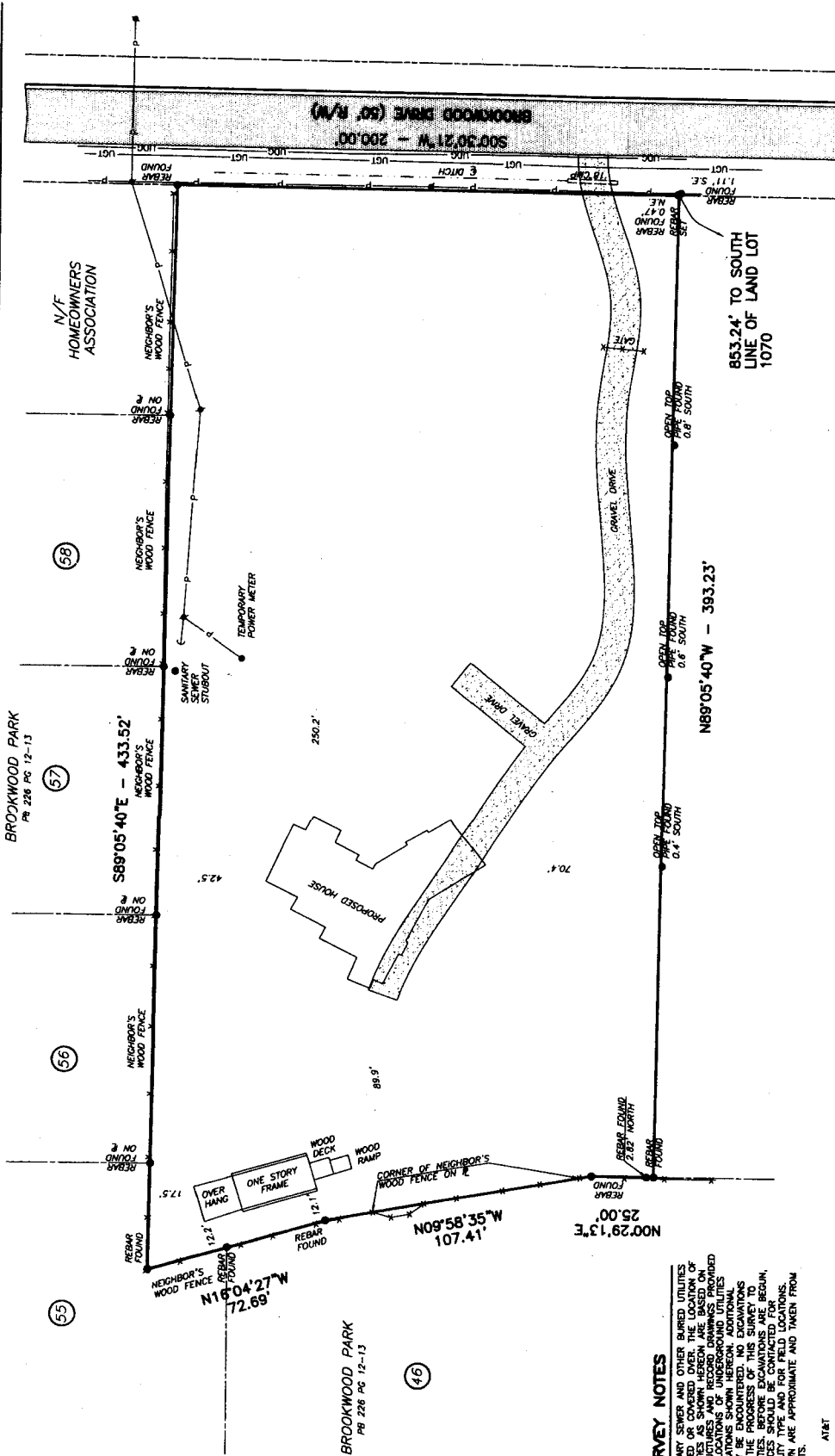
Size of Property _____ Shape of Property IRREGULAR Topography of Property _____ Other _____

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 TO HOME IN MARCH 1999 PERMIT #991019R. WE NEED TO SELL OUR HOME IN ORDER TO BUY A MAINTENANCE FREE CONDOMINIUM IN A 55+ COMMUNITY IN E. COBB. THE POTENTIAL BUYER HAD A NEW SURVEY DONE WHICH SHOWS THE SIDEYARD SETBACK IS ONLY 8.6" INSTEAD OF 10' (DIFFERENCE OF APPROX 17 INCHES). BUYER WILL NOT PURCHASE OUR HOME WITHOUT ASSURANCE OF VARIANCE.

List type of variance requested:

SIDE YARD SETBACK - NEXT TO WAIVE REAR SETBACK TERRILL MILL PARK -



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAID OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON. THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF RECORD DRAWINGS PROVIDED MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS LOCATED ALONG THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. ANY UNUSUAL FINDINGS OR DISCREPANCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. RECORDS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAID OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON. THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF RECORD DRAWINGS PROVIDED MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS LOCATED ALONG THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. ANY UNUSUAL FINDINGS OR DISCREPANCIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. RECORDS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS OR HER SUCCESSORS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
4. 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\"/>
5. THIS PLAT NOT INTENDED FOR RECORDING.

TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DO
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-423-4344
THROUGHOUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS OR HER SUCCESSORS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
4. 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\"/>
5. THIS PLAT NOT INTENDED FOR RECORDING.

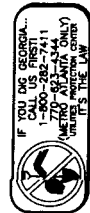
ALL DIMENSIONS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

LEGEND

—	PROPERTY LINE
—	EXISTING EASEMENT
—	EXISTING CENTERLINE
—	EXISTING BACK OF CURB
—	EXISTING GUTTER
—	EXISTING DRIVE PAVING
—	EXISTING TOP OF WALL
—	EXISTING BOTTOM OF WALL
—	EXISTING REINFORCED CONCRETE PIPE
—	EXISTING CORRUGATED METAL PIPE
—	EXISTING POWER POLE
—	EXISTING GUY WIRE
—	EXISTING POWER LINE
—	EXISTING POWER METER
—	EXISTING POWER METER
—	EXISTING AIR CONDITION
—	EXISTING TELEPHONE BOX
—	EXISTING GAS VALVE
—	EXISTING GAS VALVE
—	EXISTING WATER VALVE
—	EXISTING FIRE HYDRANT
—	EXISTING HEADWALL
—	EXISTING JUNCTION BOX
—	EXISTING SANITARY SEWER LINE
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING CLEAN OUT

REFERENCE MATERIAL

1. SECOND WARRANTY DEED IN FAVOR OF THOMAS E. STRACK, DEED BOOK 14778 PAGE 2243-2345 COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date
1		

TOTAL AREA= 1.877± ACRES
OR 81,757± SQ. FT.

4524 BROOKWOOD DRIVE
MABELTON, GEORGIA

PROPERTY OF
THOMAS E. STRACK



LAND LOT 1070
DISTRICT 19TH
COUNTY COBB
GEORGIA

SECTION 2ND
COBB
PLAT PREPARED: 4-2-11
FIELD: 3-30-11 SCALE: 1\"/>

In my opinion this plat is a correct representation of the land plotted.
Fences should not be placed using side dimensions from house.

APPLICANT: Thomas Strack

PETITION NO.: V-42

PHONE: 404-819-6571

DATE OF HEARING: 06-08-11

REPRESENTATIVE: Thomas Strack

PRESENT ZONING: R-20

PHONE: 404-819-6571

LAND LOT(S): 1070

PROPERTY LOCATION: On the west side of

DISTRICT: 19

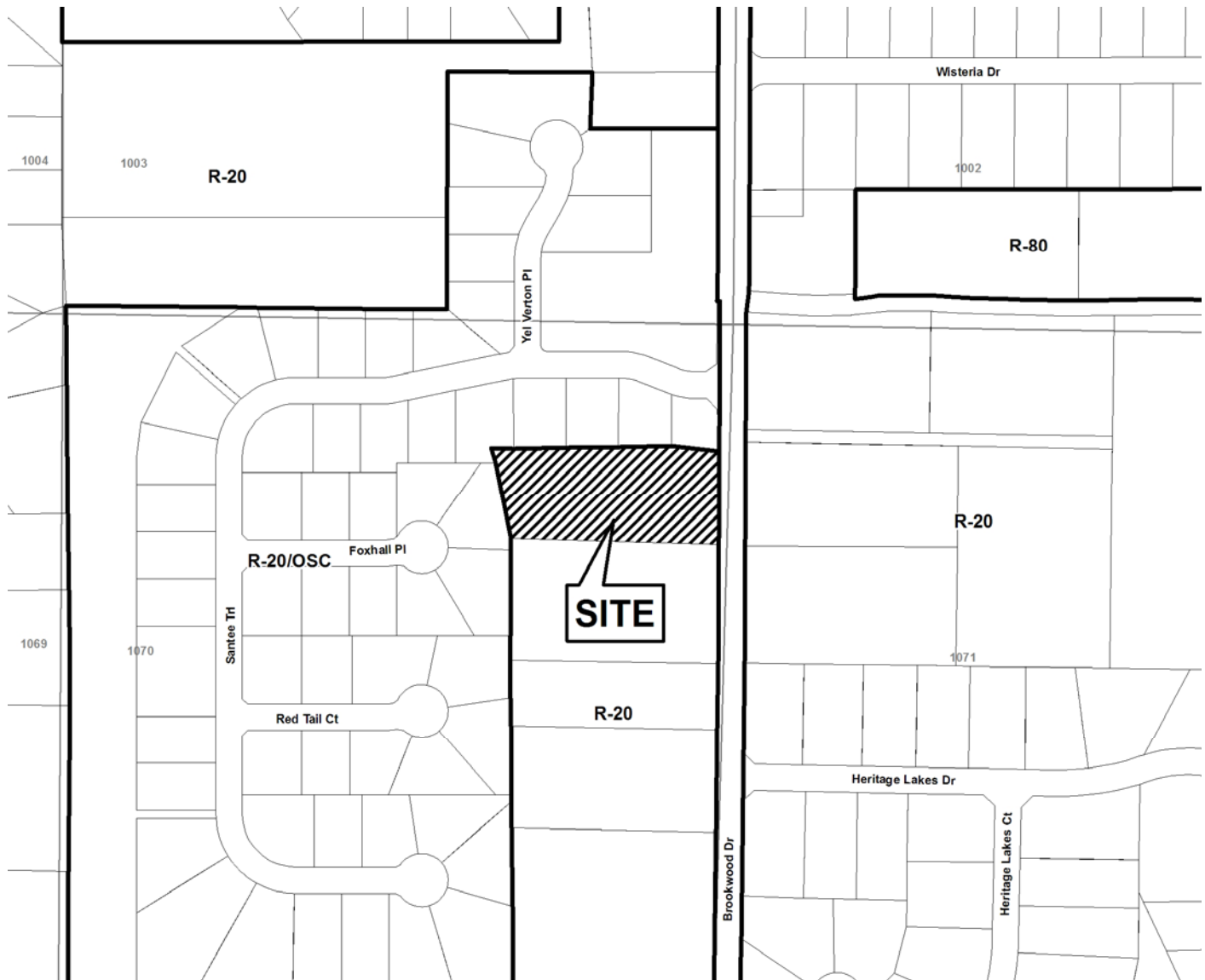
Brookwood Drive, south of Bates Road

SIZE OF TRACT: 1.877 acres

(4524 Brookwood Drive).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (1,504 square foot existing office) from the required 100 feet to 12 feet adjacent to the western property line and 17 feet adjacent to the northern property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-412

Hearing Date: 6-8-11

Applicant Thomas STRACK Phone # 4048196574 E-mail TOMSTRACK41@gmail.com

Thomas STRACK Address 2445 Mack Dobbs Rd, Kennesaw GA.
(representative's name, printed) (street, city, state and zip code) 30152

[Signature] Phone # 4048196571 E-mail TOMSTRACK41@gmail.com
(representative's signature)

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Thomas STRACK Phone # 4048196571 E-mail TOMSTRACK41@gmail.com

Signature [Signature] Address: 2445 Mack Dobbs Rd. Kennesaw, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30152

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

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-20

Location 4524 Brookwood Dr. Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 & 7 & District 19th Size of Tract 1.877 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 81, 757 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.

When this property was subdivided and rezoned to create the Brookwood Park subdivision the new property line was drawn around this structure and the structure was grandfathered nonconforming at that time. This building had electricity and water at the time the land was rezoned R20 and was and is used as a workshop, art studio, office and storage. I desire to build a house on this property to live in as my primary residence and renovate the existing structure as an office, studio, and workshop. I do not intend to add onto or expand the existing structure.

List type of variance requested: WAIVE SETBACK FOR ACCESSORY STRUCTURE OVER 1000

Setback variance for the existing structure. Variance to be able to renovate the existing structure.

V-43 (2011)

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	C.O. - SEWER CLEAN OUT
	OVERHEAD POWER LINES
	1234 - STREET ADDRESS

- 1.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES APPEAR TO BE ON THIS SITE.
- 2.) NO ARCHITECTURAL, ARCHEOLOGICAL OR CEMETARY FEATURES APPEAR TO BE ON THIS SITE.
- 3.) NO WETLANDS APPEAR TO BE ON THIS SITE.

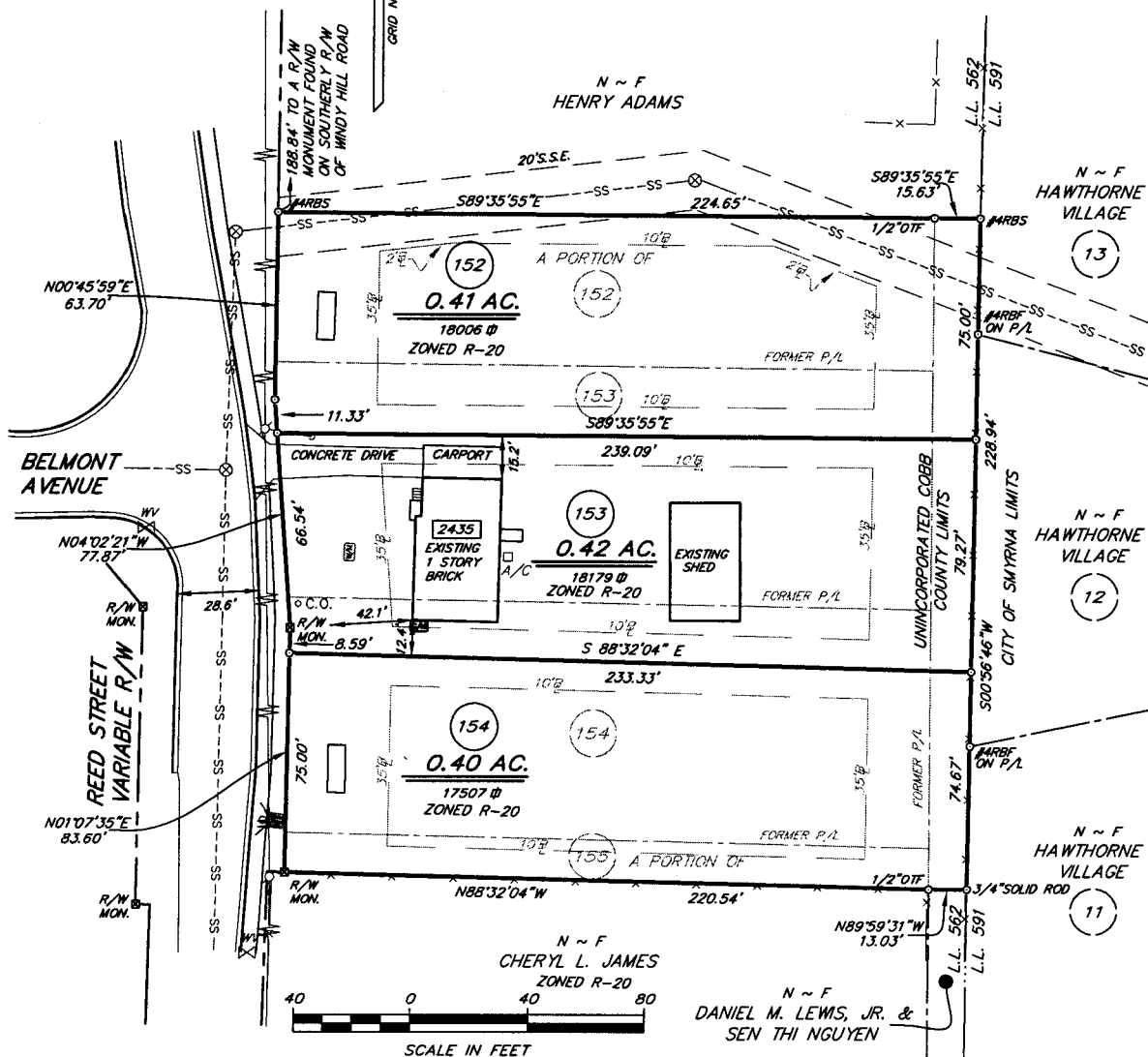
LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

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 130052, MAP NUMBER 13067 C 0119 G DATED DECEMBER 16, 2008

SURVEYOR NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/197,666. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 3-23-11	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 546	

ZONING VARIANCE FOR THE LOT LINE REVISION FOR: LOIS MARJORIE VAUGHTERS

J. H. TAYLOR PROPERTY S/D
A PORTION OF LOT 152, 153, 154
& A PORTION OF LOT 155
2435 REED STREET

LOCATED IN L.L. 562
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

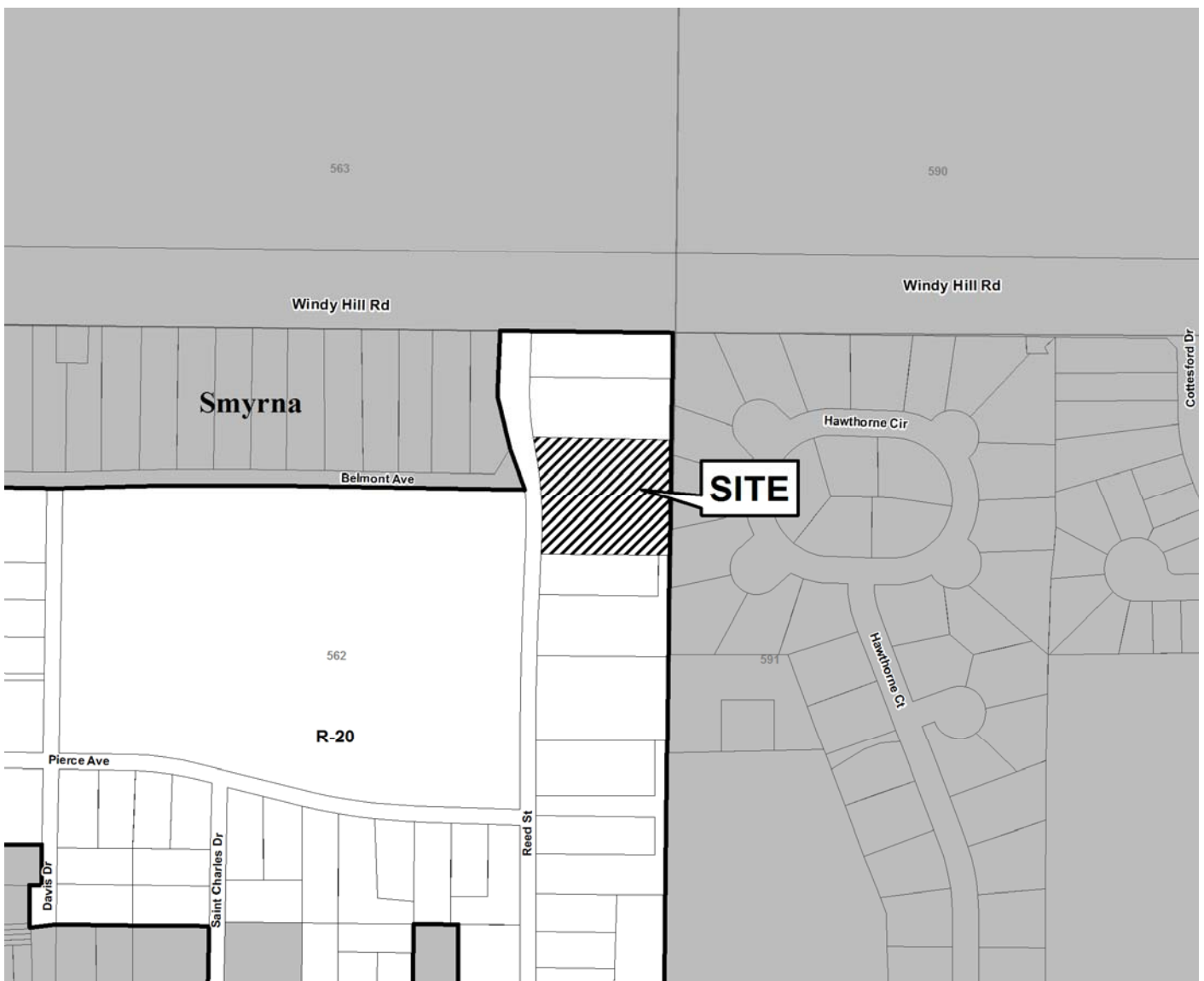
1266 Powder Springs Rd
Marietta, Georgia 30064

www.gscsurvey.com

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

APPLICANT: Charles and James Vaughters	PETITION NO.: V-43
PHONE: 770-853-0636	DATE OF HEARING: 06-08-11
REPRESENTATIVE: Jim Payne	PRESENT ZONING: R-20
PHONE: 770-853-0636	LAND LOT(S): 562
PROPERTY LOCATION: On the east side of Reed Street, east of Belmont Avenue (2435 Reed Street).	DISTRICT: 17
	SIZE OF TRACT: 1.23 acres
	COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the lot size from the required 20,000 square feet to 18,006 square feet for lot 152, to 18,179 square feet for lot 153 and to 17,507 square feet for lot 154; 2) waive the setback for an accessory structure over 650 square (1,000 square feet existing shed) from the required 100 feet to 20 feet adjacent to the northern property line, 80 feet adjacent to the eastern property line and 15 feet adjacent to the southern property line on lot 153; and 3) waive the side setback on lot 153 from 10 feet to 3 feet adjacent to the north property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-43

Hearing Date: 6-8-11

Applicant CHARLES LARRY & JAMES BOBBY VAUGHTERS Phone # 770-853-0636 E-mail jclandfinder@aol.com

Jim Payne Address 1750 Old Hwy 41 NW, KENN, GA 30152
(representative's name, printed) (street, city, state and zip code)

Jim Payne Phone # 770-853-0636 E-mail jclandfinder@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder CHARLES LARRY & JAMES BOBBY VAUGHTERS Phone # 770-853-0636 E-mail jclandfinder@aol.com

Signature Charles Larry Vaughters Address: 1750 Old Hwy 41 NW, KENN, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

Signature James B. Vaughters My commission expires: April 12, 2015

KIMBERLY PENDLEY
Notary Public, Georgia
Cherokee County
My Commission Expires
April 12, 2015

Notary Public

Present Zoning of Property R-20

Location 2435 Reed St, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 562 District 17 TH Size of Tract 1.23 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 1.23 AC Shape of Property RECT Topography of Property SLOPING Other _____

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

Belmont S/D was recorded 6/10/1944. Mr. Bill Adams sold a portion of Lots 152, 153 & 154. He later sold the retainage to Mr. Vaughters. The land would be best utilized by recording the variance plat as shown. This would closely conform to the original plat and conform to the lots in the surrounding area.

List type of variance requested: 1) WAIVE THE LOT SIZE FROM THE REQUIRED 20,000 SQ FT TO 18006 FOR LOT 152, 18179 FOR LOT 153 AND 17507 FOR LOT 154. 2) WAIVE THE SETBACK FOR AN EXISTING ACCESSORY STRUCTURE OVER 650 SQ FT ON LOT 153.

319 Atlantic Street, SE, Suite 240, Marietta, Georgia 30060
 ACME AMERICAN, L.L.C.
 Architects, Construction Managers, Engineers
 Voice (770) 425-6890 - Fax (770) 425-5777



PROJECT: 10-001

Section

SURVEY FOR SIGN MODIFICATION

pro



11-9-10



11-9-10

Revisions:

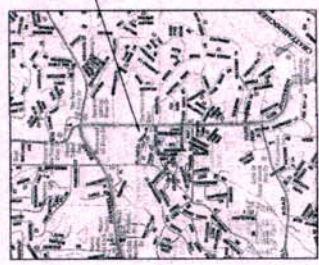
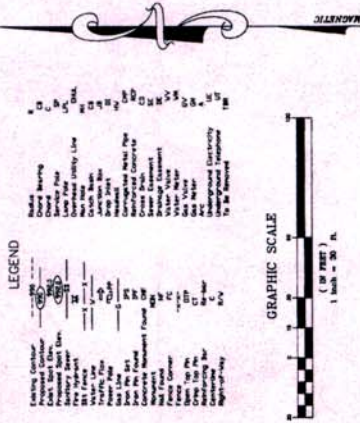
Date: 11-9-10

dwg. by: ENM

chkd. by: JWP

Sheet: S-1

V-44
 (2011)



SURVEY FOR SIGN MODIFICATION

KOB 'Y' KOB
 505 JOHNSON FERRY ROAD
 LAND LOT 70
 1ST DISTRICT
 COBB COUNTY, GEORGIA
 ZONED: O & I

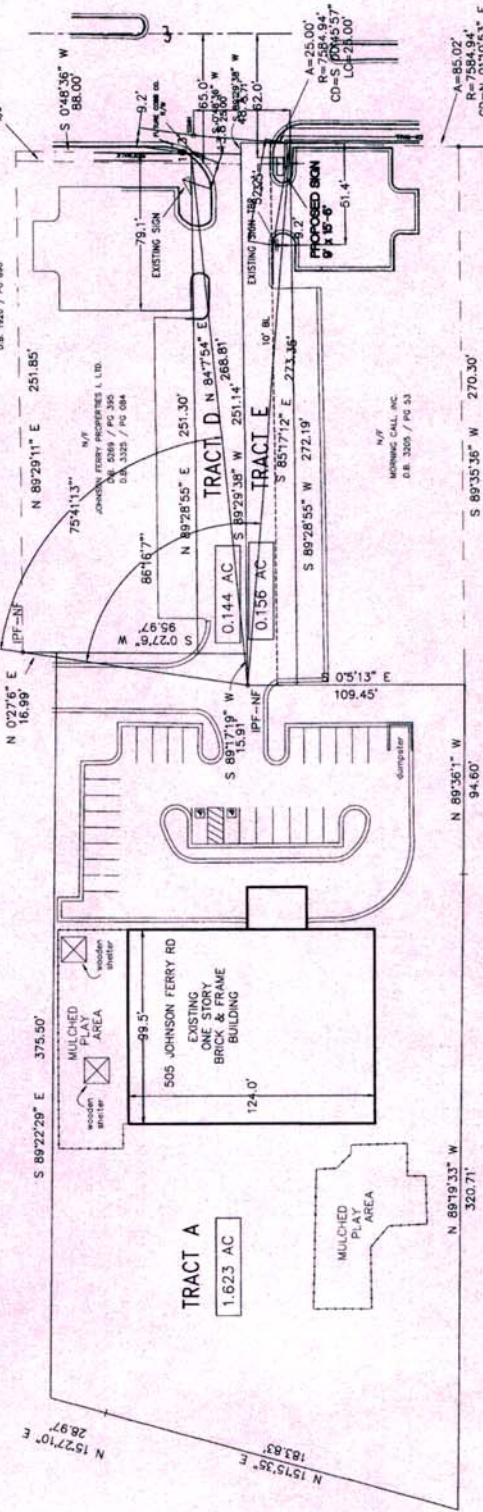
OWNER:
 FRANK BENNETT
 (678)-467-9582

ENGINEER/SURVEYOR:
 J. WAYNE PROCTOR
 319 ATLANTA STREET, SE
 SUITE 240
 MARIETTA, GA 30060
 (770)425-6890

UTILITIES PROTECTION CENTER
 1111 W. WILSON AVENUE
 MARIETTA, GA 30060
 (770)425-6890

N/A
 JAMES S. HARRIS, JR.
 D.B. 1027 / PG 001
 LOT 3
 P.B. 12 / PG 001

N/A
 HARRY NORMAN, JR. &
 THOMAS W. FULL
 D.B. 1027 / PG 001



15.0'
 SIGN DETAIL
 SCALE: 1"=30'

N/A
 DOWNTOWN BAPTIST CHURCH
 D.B. 185 / PG 151

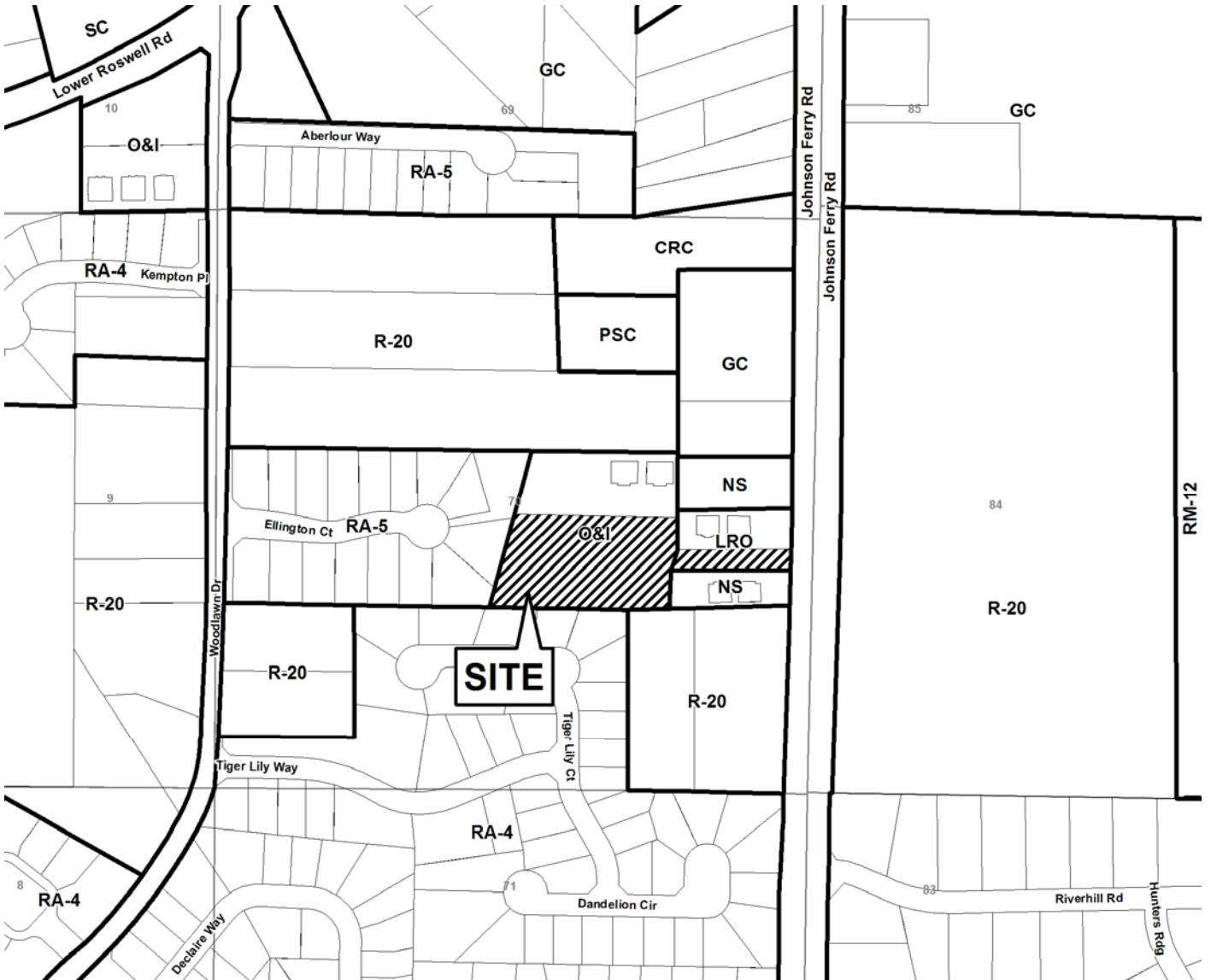
N/A
 WOODLAWN PARK SUBDIVISION
 ZONED RA-4
 D.B. 137 / PG 34

RECEIVED
 APR 14 2011
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

Handwritten signature and date: 4/13/10

APPLICANT: <u>Alcon Holdings, LLC</u>	PETITION NO.: <u>V-44</u>
PHONE: <u>678-467-9582</u>	DATE OF HEARING: <u>06-08-11</u>
REPRESENTATIVE: <u>Frank Bennett</u>	PRESENT ZONING: <u>OI, LRO</u>
PHONE: <u>678-467-9582</u>	LAND LOT(S): <u>70</u>
PROPERTY LOCATION: <u>On the west side of</u>	DISTRICT: <u>1</u>
<u>Johnson Ferry Road, south of Lower Roswell Road</u>	SIZE OF TRACT: <u>2.17 acres</u>
<u>(505 Johnson Ferry Road).</u>	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the side setback for a freestanding sign from the required 10 feet to 2 feet; and
2) allow a freestanding sign with a reader board on a lot with less than 200 feet of public road frontage.





Application for Variance Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 6-8-11

Applicant Alcon Holdings LLC Phone # 678-467-9582 E-mail Fobennett@yahoo.com

Frank Bennett
(representative's name, printed)

Address 505 Johnson Ferry Rd. Marietta GA
(street, city, state and zip code) 30068

[Signature]
(representative's signature)

Phone # 678 467 9582 E-mail Fobennett@yahoo.com

My commission expires: March 20 2015

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



Titleholder Alcon Holdings LLC Phone # 770 565 2220 E-mail Fobennett@yahoo.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 505 Johnson Ferry Rd.
(street, city, state and zip code)

My commission expires: March 20 2015

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



Present Zoning of Property D+I

Location 505 Johnson Ferry Rd. Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0 District _____ Size of Tract 2.17 Acre(s)

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

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

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

(see attached sheet) Exhibit A

List type of variance requested: WAIVE THE SIDE SETBACK FOR A
FREESTANDING SIGN 2) WAIVE THE REQUIREMENT
OF 200FT OF FRONT FRONTAGE TO ALLOW A REAR BOARD

See Exhibit "B" for Sign.

V-44 / 2011
Exhibit "A"

Hardship Created:

This property has a unique shape in that it is a 2.17 acre square parcel that sits back off of Johnson Ferry Road and is only connected to Johnson Ferry Road by a 100 yard long, 50 foot wide parcel of land, most of which serves as the common driveway for both my child care center as well as an adjoining office park. Currently, my existing sign is on the left side of the driveway as you exit. I would like to move it to the right side of my driveway for safety reasons. Being on the left side, it is difficult for parents leaving my child care center with young children to look left past my sign for oncoming traffic. Also, because of a deceleration traffic lane, my sign sits further back from the road on the left side than it will on the right side of my driveway. So my sign's visibility will improve. Good visibility is critical because in the 12 years I have owned my child care center, we have had to call 911 for several medical emergencies involving children. Most recently, just 3 months ago, a child had a severe seizure, and paramedics were late in arriving, in part because they could not see my current sign based on its current location. This child almost died in part because of where my sign is currently located. The Fire Department must be able to clearly see my sign so they know where we are located, because my building is not visible from the road.

The only place to put my sign is on either the right side or the left side of my driveway. Given the narrow 50 foot width of my driveway / property at that place, it is impossible for the sign NOT to be placed within 10 feet of the property line without being put in the middle of my driveway. Hence, I am asking for a variance for this reason.



ECHOSTONE
M E D I A

Kids R Kids Slant Pylon

14 Gauge Brushed
Stainless Steel

6'0"

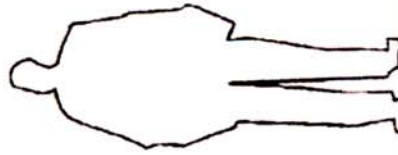


Lettering Routed
and Backed With
Plexi



10mm LED
Video

16'0"



(2) 400 Watt
Halled Lamps

Exhibit "B"
V-44-
2011

Structure is 16'0" High x 6'0" Wide x 2'0" Thick Pylon is fabricated from Brushed Stainless Steel with a Steel Frame. "Aarons" is Routed out and Backed with Colored Vinyl on Plexi. Backlit with H.O. Tubes.
Screen is a 10 mm LED Video

Phone (678) 493-0844 Fax (678) 493-0838

© COPYRIGHT 2010

V-45
(2011)

MAGNETIC

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECOMMENDED. FEENCES SHOULD NOT BE PLACED UNLESS DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONVENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

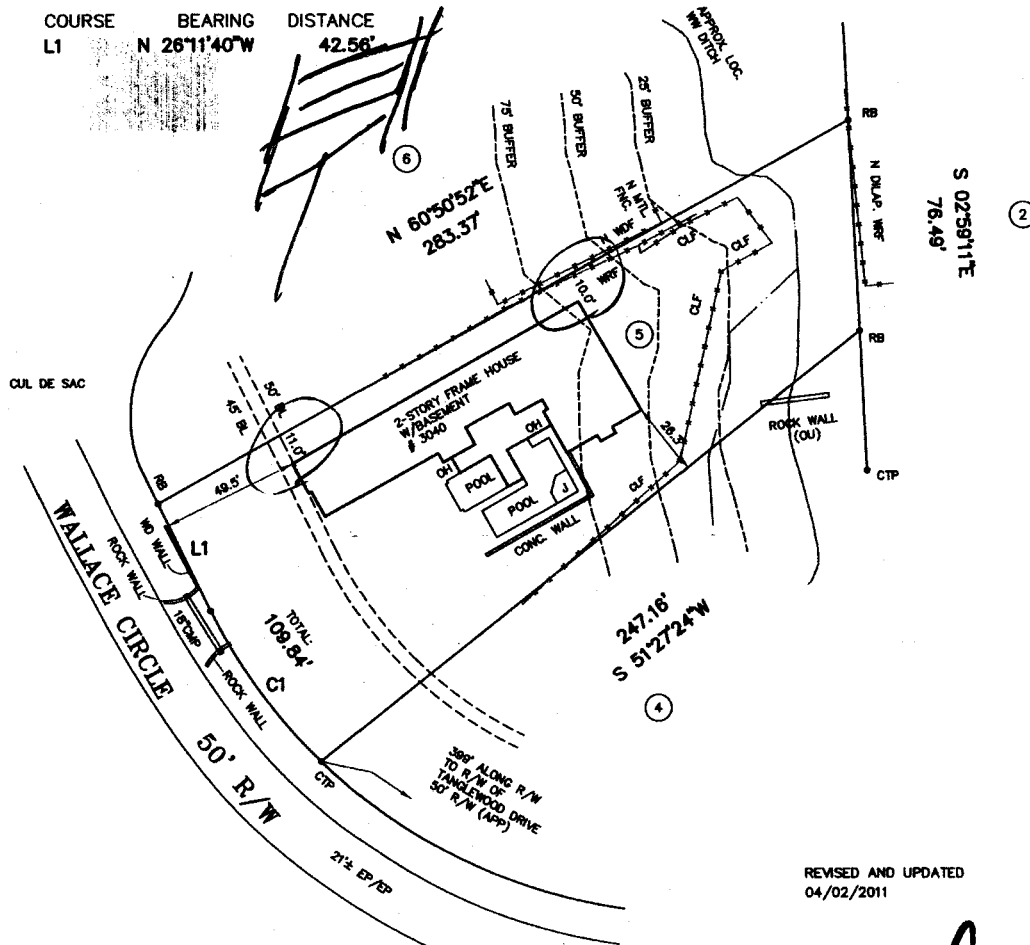
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

*** LEGEND ***

IP	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LL	LAND LOT LINE
OTF	OPEN TOP PIPE FOUND	MH	MAN HOLE
CTP	CRIMP TOP PIPE FOUND	SSL	SANITARY SEWER LINE
RB	REINFORCING BAR FOUND	CB	CATCH BASIN
RBS	REINFORCING BAR SET	JB	JUNCTION BOX
MAG	MAGNETIC READING P	DI	DRAINAGE INLET
AI	ANGLE IRON FOUND	YI	YARD INLET
CP	CALCULATED POINT	HW	HEAD WALL
-X-X	FENCE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PW	POWER LINE
WDF	WOOD FENCE	SSE	SANITARY SEWER ESMT.
WFF	WIRE FENCE	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	UE	UTILITY EASEMENT
BL	BUILDING LINE	AE	ACCESS EASEMENT
R/W	RIGHT-OF-WAY	TB	TOP OF BANK
PL	PROPERTY LINE	CMP	CORRUGATED METAL PIPE
PC	PROPERTY CORNER	RCP	REINFORCED CONC. PIPE
CL	CENTER LINE	APP	AS PER PLAT
OPT	CARPORT	APD	AS PER DEED
BR	BRICK	APR	AS PER RECORD
FR	FRAME	APF	AS PER FIELD
WD	WOOD	BC	BACK OF CURB
P	PLAT	EP	EDGE OF PAVEMENT
D	DEED	OH	OVERHANG
R	RECORD	OU	OWNERSHIP UNCLEAR
F	FIELD	N	NBORS.

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 196.45' 67.28' 66.95' N 36°00'19"W

COURSE BEARING DISTANCE
L1 N 26°11'40"W 42.56'



REVISED AND UPDATED
04/02/2011

PROPERTY ADDRESS:
3040 WALLACE CIR.
VININGS, GA

LAND AREA:
0.539 AC

0 40
SCALE 1" = 40'

PLAT PREPARED FOR:

CHRIS GOMERSALL

LOT 5 BLOCK A UNIT ONE SECTION 2

SUBDIVISION PACES FERRY HEIGHTS

LAND LOT 908 17TH DISTRICT 2ND SECTION

COBB COUNTY, GEORGIA

DATE 09/24/2009

PLAT BOOK 13

PAGE 26

ALL MATTERS PERTAINING

DEED BOOK

PAGE

TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANNUAL ERROR OF 0.5 RECORDS PER ANNUAL POINT AND THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARD AND REQUIREMENTS OF LAW.

SURVEY SYSTEMS & ASSOC., INC.

18A LENOX POINTE
ATLANTA GA. 30324

SURVEYSYSTEMS@GMAIL.COM
FAX (404)760-0011
PHONE (404)760-0010

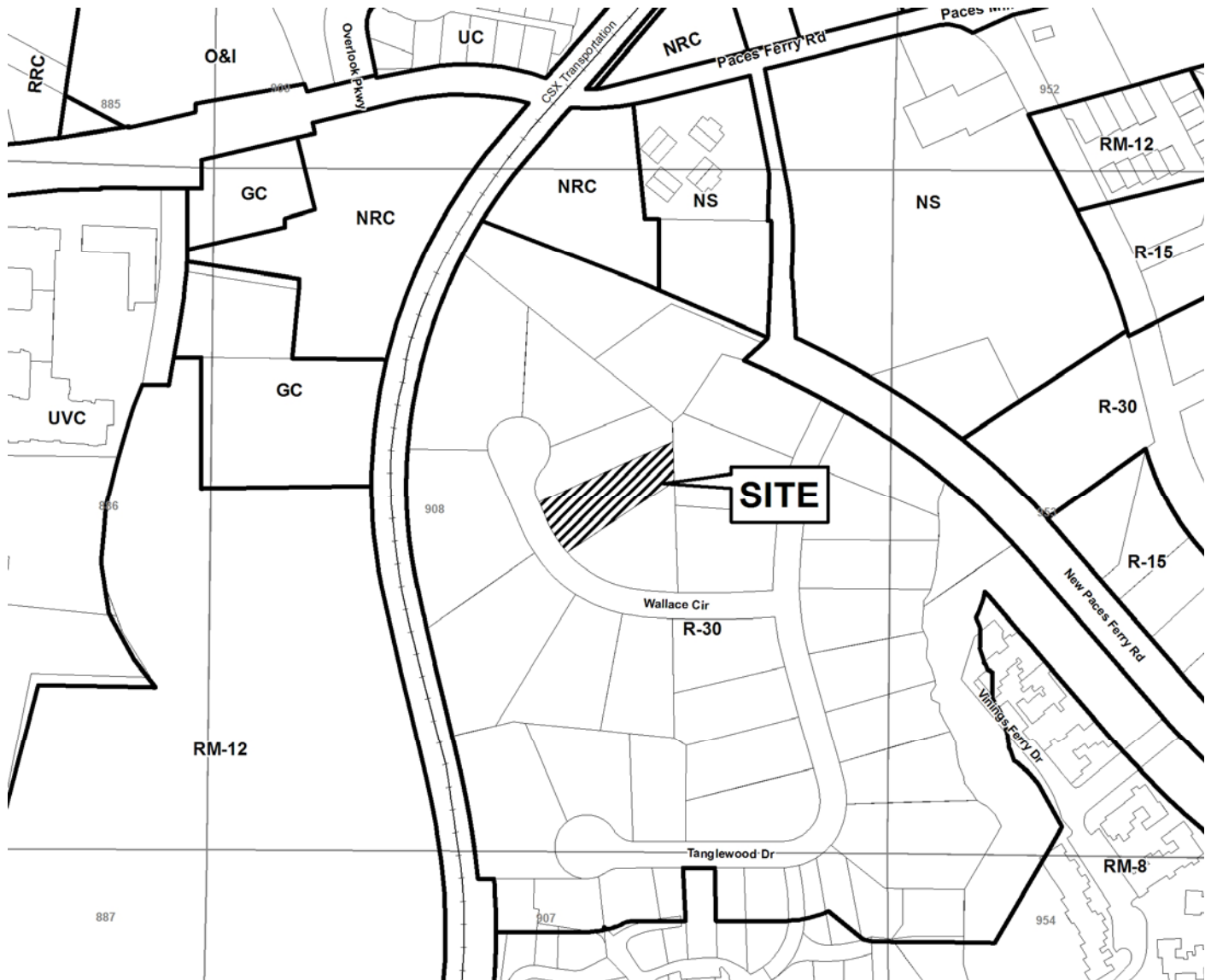
JOB NUMBER 4-50298FLOOR



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

APPLICANT: <u>Christopher Gomersall</u>	PETITION NO.: <u>V-45</u>
PHONE: <u>404-394-9964</u>	DATE OF HEARING: <u>06-08-11</u>
REPRESENTATIVE: <u>Christopher Gomersall</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>404-394-9964</u>	LAND LOT(S): <u>908</u>
PROPERTY LOCATION: <u>On the east side of</u>	DISTRICT: <u>17</u>
<u>Wallace Circle, south of New Paces Ferry Road</u>	SIZE OF TRACT: <u>0.539 acre</u>
<u>(3040 Wallace Circle).</u>	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the side setback on lot 5 from the required 12 feet to 10 feet adjacent to the northern property line; and 2) Allow an accessory structure (pool) to the side of the primary structure.



Application for Variance Cobb County

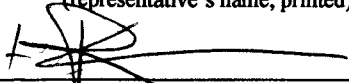
(type or print clearly)

Application No. V-45

Hearing Date: 6-8-11

Applicant CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

CHRISTOPHER GOMERSALL Address 361 17th ST NW # 2519 ATLANTA, GA 30363
(representative's name, printed) (street, city, state and zip code)

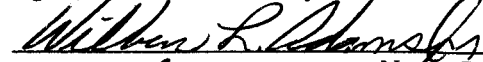

(representative's signature)

Phone # 404.394.9964 E-mail chrisgomersall@me.com


My commission expires: _____

WILBUR L. ADAMS JR.
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

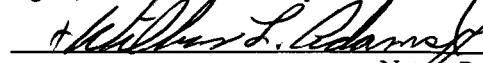
Titleholder CHRISTOPHER GOMERSALL Phone # 404.394.9964 E-mail chrisgomersall@me.com

Signature  Address: 361 17th ST NW # 2519 ATLANTA, GA 30363
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

WILBUR L. ADAMS JR.
NOTARY PUBLIC, HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 9/28/2014

Signed, sealed and delivered in presence of:


15TH APR 2011 Notary Public

Present Zoning of Property R-30

Location 3040 WALLACE CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 District 17 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.

* An accidental hardship where our house was positioned such that it resulted in the home being built over the build line. We'd have to tear down the house to be compliant. It was not intentional nor does it benefit us in any way. If the strict zoning rules apply we'd have no options.

List type of variance requested:

WAIVE THE SIDE SETBACK ON LOT 5 FROM REQUIRED 12 FT TO 10 FT

BUILDING SETBACK REQUIREMENTS:

FRONT - 50'

SIDE - 10'

PRESENT ZONING:

R-15

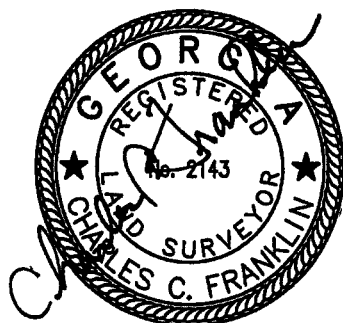
AREA:

0.61 ACRES

26,354 SQ.FT.

NOTE:

VARIANCE REQUEST IS FOR THE REDUCTION OF THE SIDE SETBACKS ON EACH SIDE FROM 10' TO 7.5'

**REFERENCE PLAT:**

PB. 90, PG. 30

PROPERTY ADDRESS:

2731 JIM'S ROAD

MARIETTA, GEORGIA 30062

VARIANCE PLAT FOR:

**LINDA
OSTROWSKI**

BEING LOT 9

WINDSOR OAKS

SECTION THREE, UNIT TWO

LOCATED IN LAND LOT 120

IN THE 16TH DISTRICT, 2ND SECTION

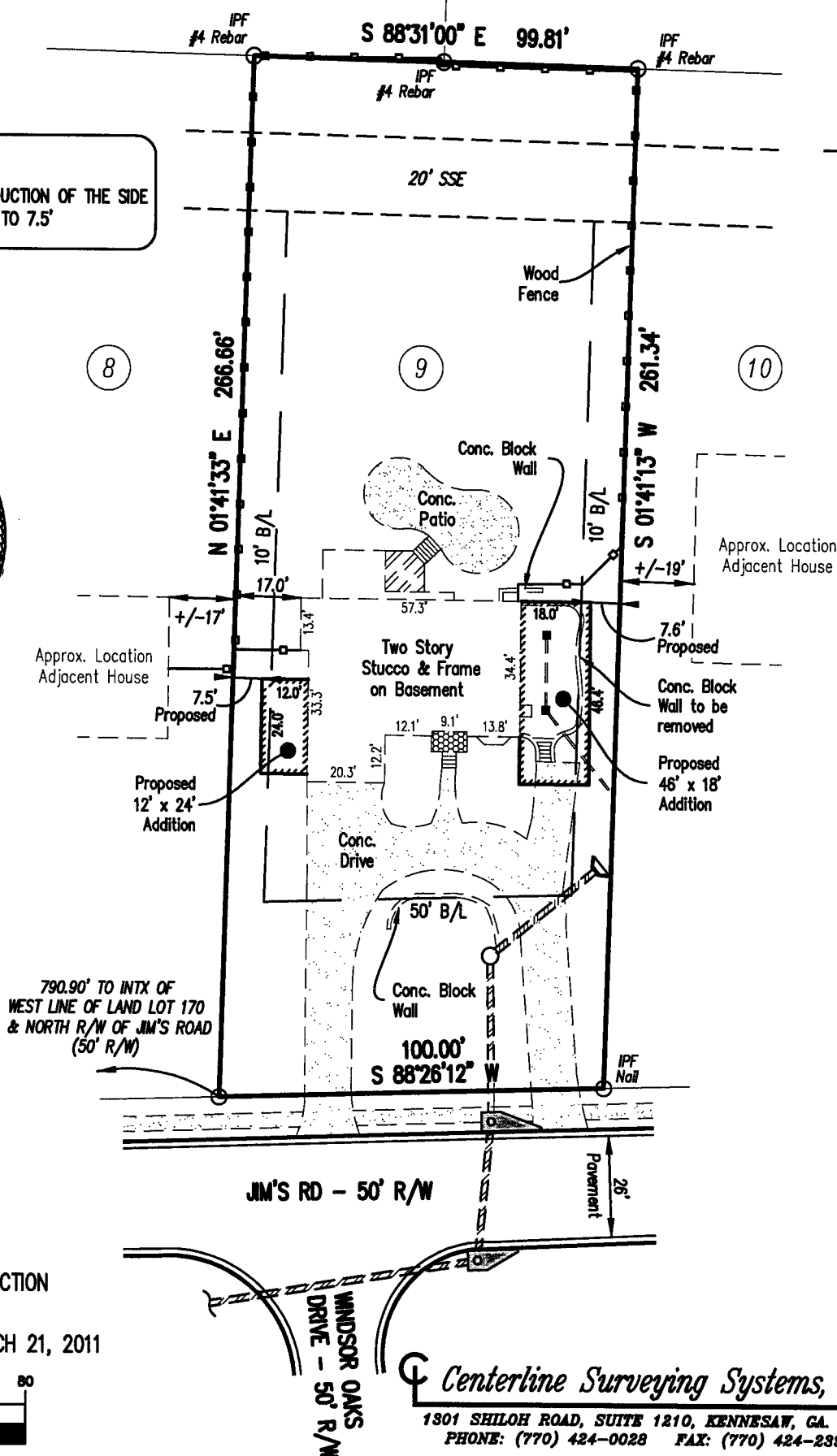
COBB COUNTY, GEORGIA

SCALE: 1" = 40' DATE: MARCH 21, 2011

V-46
(2011)

CHASE
SUBDIVISION
PB. 84 PG. 5

THIS PROPERTY IS NOT LOCATED WITHIN A
100 YEAR FEMA FLOOD ZONE ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0126 G
COMMUNITY #130052 DATED: DEC. 16, 2008



1 inch = 40 ft.

Centerline Surveying Systems, Inc.

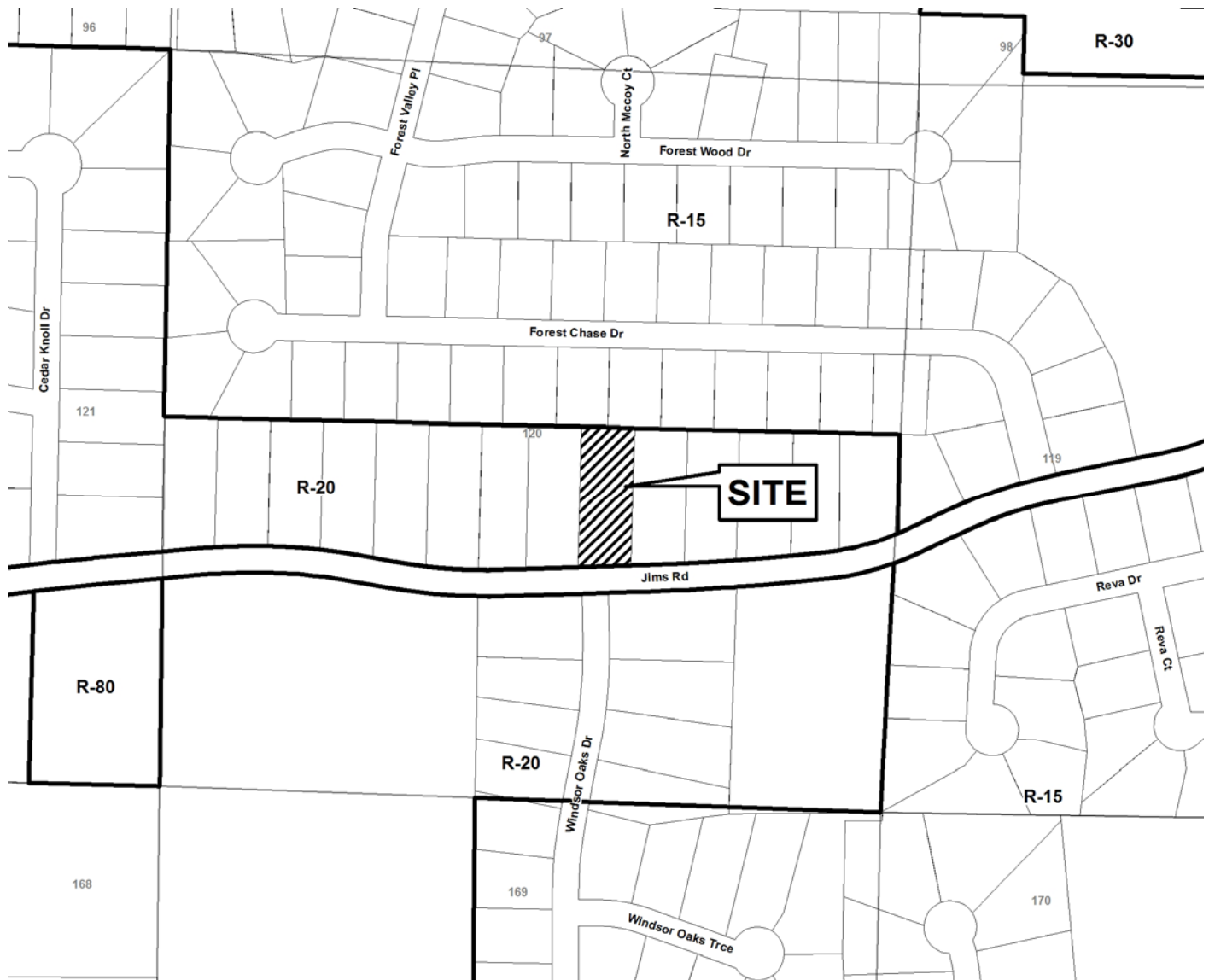
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144

PHONE: (770) 424-0028 FAX: (770) 424-2399

311007-3

APPLICANT:	<u>Linda Ostrowski</u>	PETITION NO.:	<u>V-46</u>
PHONE:	<u>678-520-0252</u>	DATE OF HEARING:	<u>06-08-11</u>
REPRESENTATIVE:	<u>Linda Ostrowski</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-5200252</u>	LAND LOT(S):	<u>120</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>16</u>
<u>Jims Road, west of Wigley Road</u>		SIZE OF TRACT:	<u>.61 acre</u>
<u>(2731 Jims Road).</u>		COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: Waive the side setbacks on lot 9 from the required 10 feet to 7 feet adjacent to the western property line, and 6 feet adjacent to the eastern property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-46

Hearing Date: 6-8-11

Applicant Linda Ostrowski Phone # 6785200252 E-mail linda_ostrowski@yahoo.com

(representative's name, printed)

(street, city, state and zip code)

Linda Ostrowski
(representative's signature)

Phone #

E-mail

My commission expires: 3/21/15

Signed, sealed and delivered in presence of:

Shana Bergh
Notary Public

Titleholder

Phone #

E-mail

Signature

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: 3/21/15

Signed, sealed and delivered in presence of:

Shana Bergh
Notary Public

Present Zoning of Property R-15

TZ-20

Location

2731 Jims Road Marietta GA 30066

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

Land Lot(s) 120

District 16th

Size of Tract .61

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.

Building a mother in law suite

List type of variance requested:

side setback reduction

WAIVE THE SIDE SETBACK ON LOT 9 FROM
REQUIRED 10FT TO 7FT ADJACENT TO THE
WESTERN PROP. LINE

HARDING DRIVE

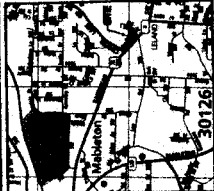
LAND LOT 42, 18th DISTRICT, PARCELS 005, 010, & 044
COBB COUNTY, GA.

DOT
PLAN

True Vine Engineering, Inc.
a civil engineering firm
1734 Hampton Place
Lawrenceville, GA 30046
Phone: 770-468-0470
Fax: 770-468-0470

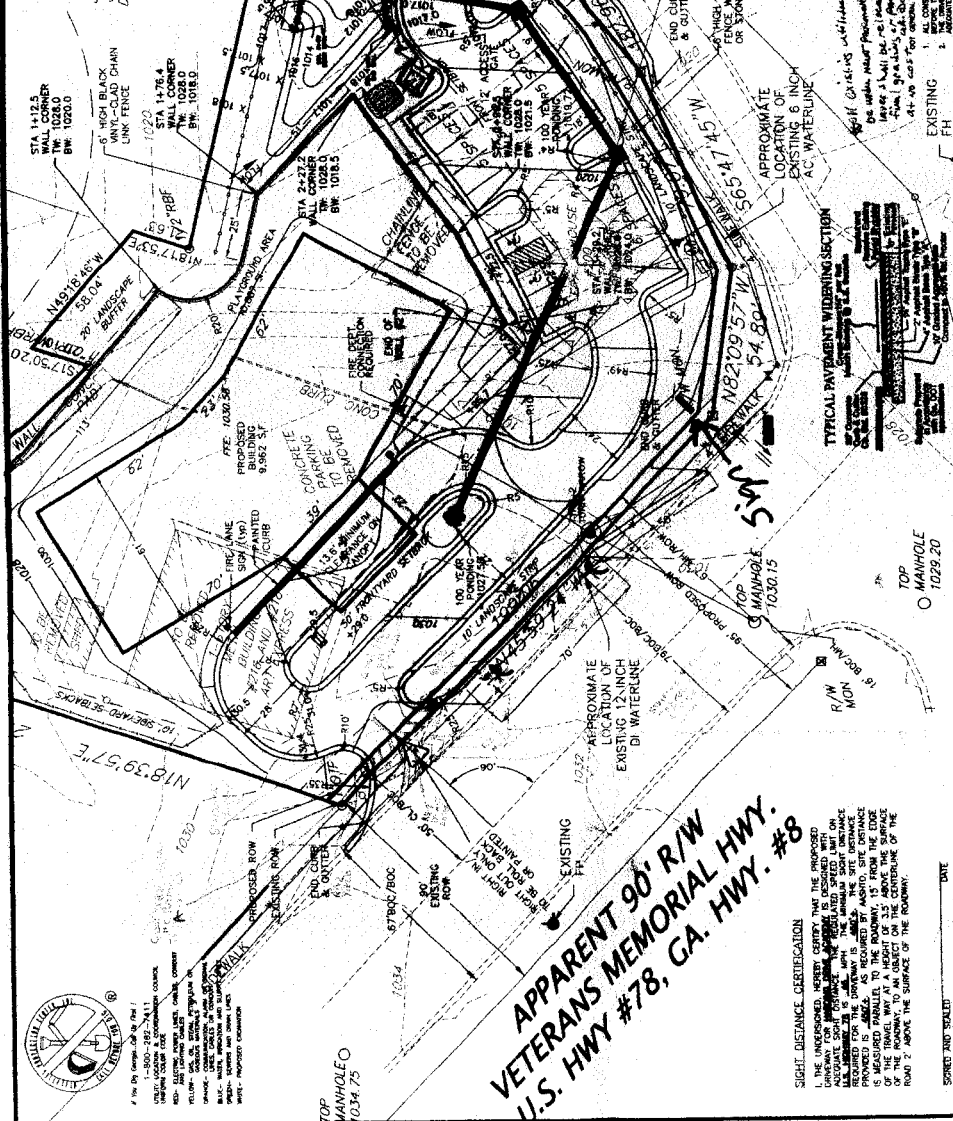
58/1/2007
DATE
587-008-07
JOB NUMBER

15



TOTAL FRONTAGE = 199.06'
SPEED LIMIT = 45 MPH
JOHN T. COCHRAN
JEAN L. COCHRAN
DB 7920, PG 305
TAX PARCEL 005

Signs shall include a 4' x 8' four sided corner and signs at each end of the road to be constructed for the existing (existing) road width.
A sign shall be located on the right side of the road to be constructed for the existing (existing) road width.
A sign shall be located on the left side of the road to be constructed for the existing (existing) road width.
A sign shall be located on the right side of the road to be constructed for the existing (existing) road width.



APPARENT 90' R/W
VETERANS MEMORIAL HWY.
U.S. HWY #78, GA. HWY. #8

SIGHT DISTANCE CRITERION

1. THE UNDERSIGNED HEREBY CERTIFY THAT THE PROPOSED PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) AND THE FEDERAL AID ROAD ACT (FARA) FOR THE PROPOSED PROJECT. THE PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) AND THE FEDERAL AID ROAD ACT (FARA) FOR THE PROPOSED PROJECT. THE PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) AND THE FEDERAL AID ROAD ACT (FARA) FOR THE PROPOSED PROJECT.

SIGNED AND SEALED

CONCRETE CURB & GUTTER



Go. DOT Standard 9032B
CONCRETE CURB AND GUTTER

STANDARD CURB FACE DESIGN

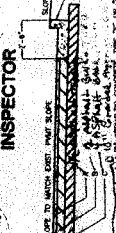


Go. DOT Standard 9032B
CONCRETE CURB AND GUTTER

TYPICAL PAVEMENT WIDENING SECTION



OR SUPERPAVE PER DOT INSPECTOR



Go. DOT WIDENING SECTION

24 HOUR CONTACT

STAN BISHOP
770-580-3311

APPROXIMATE LOCATION

OF THE PROJECT

APPROXIMATE LOCATION

OF THE PROJECT

APPROXIMATE LOCATION

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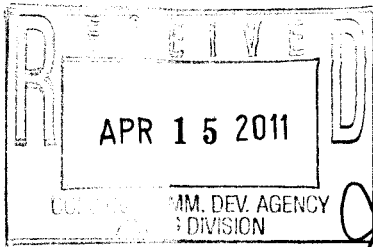
APPROXIMATE LOCATION

OF THE PROJECT

APPLICANT: <u>Bright Minds Learning Childcare</u>	PETITION NO.: <u>V-47</u>
PHONE: <u>770-948-5535</u>	DATE OF HEARING: <u>06-08-11</u>
REPRESENTATIVE: <u>Beverly Edwards</u>	PRESENT ZONING: <u>CRC</u>
PHONE: <u>770-948-5535</u>	LAND LOT(S): <u>42</u>
PROPERTY LOCATION: <u>On the north side of</u>	DISTRICT: <u>18</u>
<u>Veterans Memorial Highway at Harding Drive</u>	SIZE OF TRACT: <u>1.5 acres</u>
<u>(200 Veterans Memorial Highway).</u>	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: Allow a freestanding sign to be 40 feet from the centerline of the road in lieu of the required 62 feet from the centerline of the road and allow said sign within one foot of the right of way.





Application for Variance Cobb County

(type or print clearly)

Application No. V-47

Hearing Date: 6-8-11

Applicant Bright Minds Learning and Childcare Center Phone # 770-948-5535 E-mail edwardsb@brightminds
brightfutures.com

Beverly Edwards
(representative's name, printed)

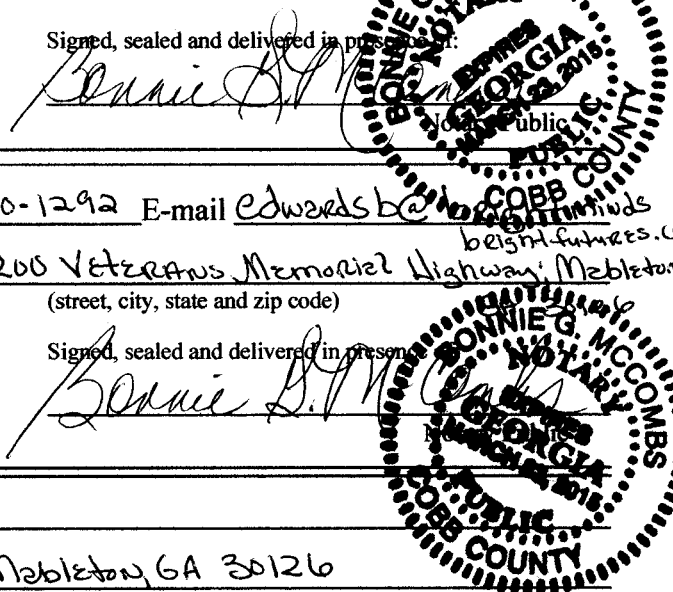
Address 200 Veterans Memorial Hwy Sw
(street, city, state and zip code) Mableton, GA 30126

Beverly Edwards
(representative's signature)

Phone # 404-580-1292 E-mail same as above

My commission expires: March 23, 2015

Signed, sealed and delivered in presence of:



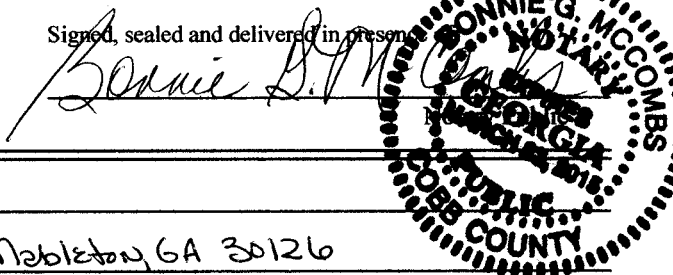
Titleholder BE-ATTITUDES ENTERPRISES, LLC Phone # 404-580-1292 E-mail edwardsb@brightminds
brightfutures.com

Signature Beverly Edwards
(attach additional signatures, if needed)

Address: 200 Veterans Memorial Highway, Mableton, GA 30126
(street, city, state and zip code)

My commission expires: March 23, 2015

Signed, sealed and delivered in presence of:



Present Zoning of Property CRC

Location 200 Veterans Memorial Hwy Sw, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 18 Size of Tract 1.5 Acre(s)

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

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

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

(SEE ATTACHED)
Exhibit A

List type of variance requested: Sign Placement location closer to road.

Exhibit A
V-47/2011

ATTACHMENT FOR APPLICATION FOR VARIANCE-COBB COUNTY
BE-ATTITUDES Enterprises, LLC
Sign Placement

This property is a childcare learning center. We are requesting a variance for our monumental sign to be 41-50 feet from the center line of Veterans Memorial Highway instead of the 62 feet required per Cobb County. Due to the topography and curve on Veterans Memorial Highway, the sign will be very hard to see at a 62 feet setback. In addition, due to landscaping that was required and approved by the County, the view of the sign will be obstructed by the 62 feet requirement. We would have to have a significant size sign in order for the sign to be seen. This would be uncharacteristically large for a childcare center.

Further, due to time constraints from my bank and the SBA, I have a very short timeframe to have the sign developed and installed or the funding will be lost.