

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: September 14, 2011

DUE DATE: August 15, 2011

Distributed: July 20, 2011



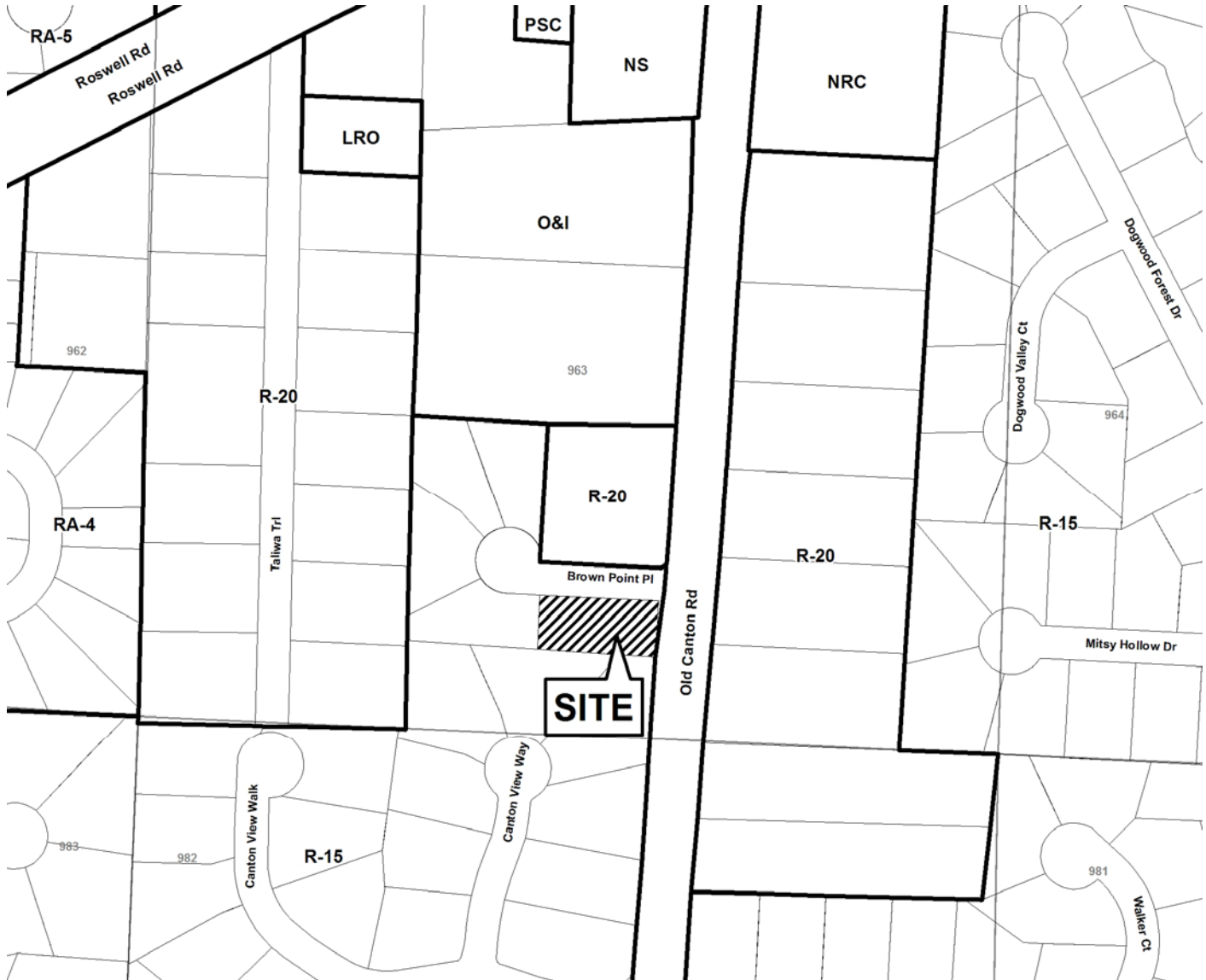
Cobb County...Expect the Best!

R.F.M. Consulting, LLC
202A WHITLOCK AVENUE
BARIETTA, GA 30064
PHONE (770) 757-3977
FAX (770) 499-8456
EMAIL:RFMCON@BELLSOUTH.NET

IN MY OPINION THIS PLAY IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
ACCORDANCE WITH THE MINIMUM STANDARD AND
REQUIREMENTS OF THE LAW

R. F. M. Consulting

APPLICANT: Scott R. Pierce and Gabriele S. Pierce **PETITION NO.:** V-61
PHONE: 678-977-2476 **DATE OF HEARING:** 09-14-11
REPRESENTATIVE: Scott and Gabriele Pierce **PRESENT ZONING:** R-15
PHONE: 678-977-2476 **LAND LOT(S):** 963
PROPERTY LOCATION: At the southwest **DISTRICT:** 16
intersection of Brown Point Place and Old Canton Road **SIZE OF TRACT:** .34 acre
(3070 Brown Point Place). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the impervious surface from a maximum of 35% to 48%.



Application for Variance Cobb County

(type or print clearly)

Application No. V-61

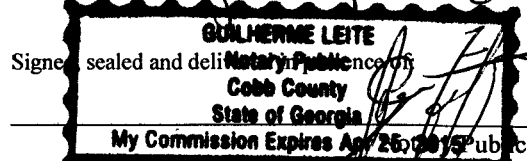
Hearing Date: 9-14-2011

Applicant Scott & Gabrielle Pierce Phone # 678-977-2476 Email gabriellepierce@att.net

Scott & Gabrielle Pierce Address 3070 Brown Point Place Marietta GA
(representative's name, printed) (street, city, state and zip code) 30068

Scott M. Phone # 678-977-2476 E-mail gabriellepierce@att.net
(representative's signature)

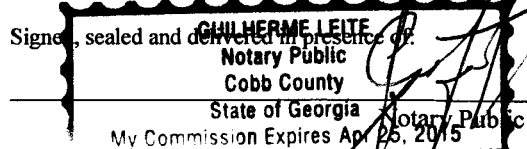
My commission expires: _____



Titleholder Scott Pierce Phone # 678-977-1854 E-mail scott0716@att.net

Signature Scott M. Address: 3070 Brown Point PL NE Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30068

My commission expires: _____



Present Zoning of Property R-15

Location 3070 Brown Point Place Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 963 District 16th, 2nd section Size of Tract .34 Acre(s)

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

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

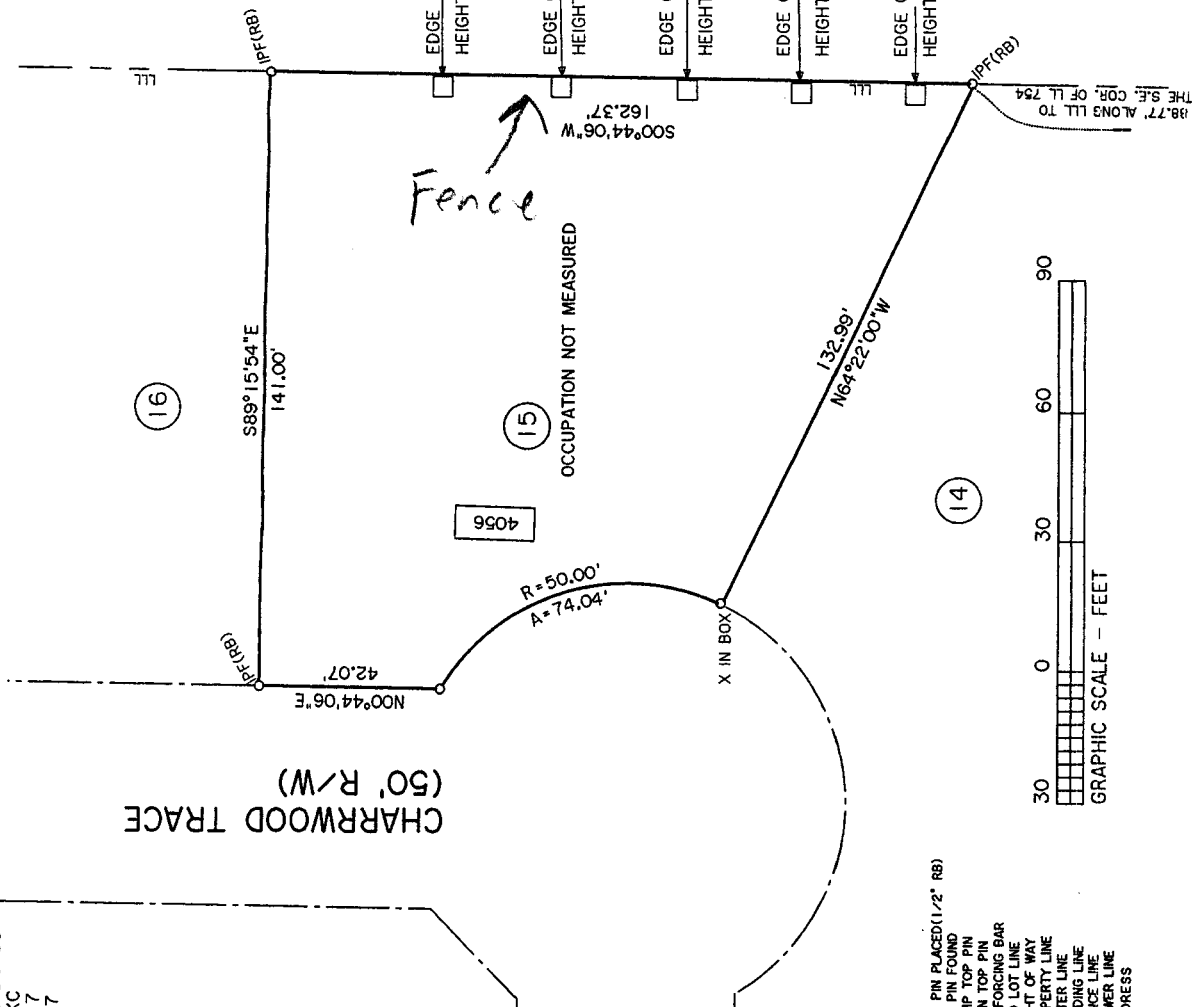
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Erosion of hill at end of pool.
No easy access to lower level yard

List type of variance requested: Increase the amount of impervious surface
in yard to include a stone patio & fireplace. This will prevent erosion
from backside of pool, make the space usable, and increase
property value. WAIVE THE IMPERVIOUS SURFACE
from 35% to 48%

FIELD: KC/DC/SC
DRAWN: KC
DATE: 3217
JOB: 3217

CHARWOOD TRACE
(50' R/W)



- LEGEND
- 1. IPP - IRON PIN PLACED (1/2" RB)
 - 2. IFF - IRON PIN FOUND
 - 3. CT - CRIMP TOP PIN
 - 4. OT - OPEN TOP PIN
 - 5. R - REINFORCING BAR
 - 6. LLL - LAND LOT LINE
 - 7. R/W - RIGHT OF WAY
 - 8. PL - PROPERTY LINE
 - 9. CL - CENTER LINE
 - 10. BL - BUILDING LINE
 - 11. -X- - FENCE LINE
 - 12. -P- - POWER LINE
 - 13. [] - ADDRESS

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE (1) FOOT IN 10000 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT
IS BASED HAS A CLOSURE PRECISION OF 1 FOOT
IN OPEN FEET AND AN ANGULAR ERROR
OF N/A PER ANGLE POINT, AND WAS
ADJUSTED USING N/A RULE.

THIS PLAT HAS BEEN PREPARED USING A TOPCON
TOTAL STATION READING DIRECTLY TO 5 SECONDS
OF ARC AND 1 ONE THOUSANDTH OF A FOOT.

- 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
- 2.) REFERENCE PLAT: FINAL PLAT OF
CHARRINGTON S/D: PREPARED BY DIXON'S
LAND SURVEYING, P.C.; DATED 9/08/93;
RECORDED IN PLAT BOOK 146, PAGE 59.

THESE ARE THE
STONE COLUMNS
THAT WERE
THE FENCE
6 FT

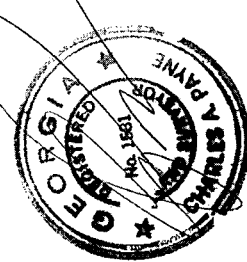
LOCATION SURVEY FOR:

THOMAS D. PAPELIAN

LOT 15
CHARRINGTON S/D
LAND LOT 754
DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA
SCALE: 1" = 30'
FIELD WORK: JUNE 13, 2011
PREPARED: JUNE 14, 2011

CHEROKEE SURVEYING CO., INC.

P.O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940
FAX 770 479 0127
DWG. NO. 11-3217-05B



APPLICANT: Thomas D. Papelian and Laurie J. Papelian

PETITION NO.: V-62

PHONE: 770-509-8624

DATE OF HEARING: 09-14-11

REPRESENTATIVE: Laurie J. Papelian

PRESENT ZONING: R-15

PHONE: 678-427-7421

LAND LOT(S): 754

PROPERTY LOCATION: On the east side of

DISTRICT: 16

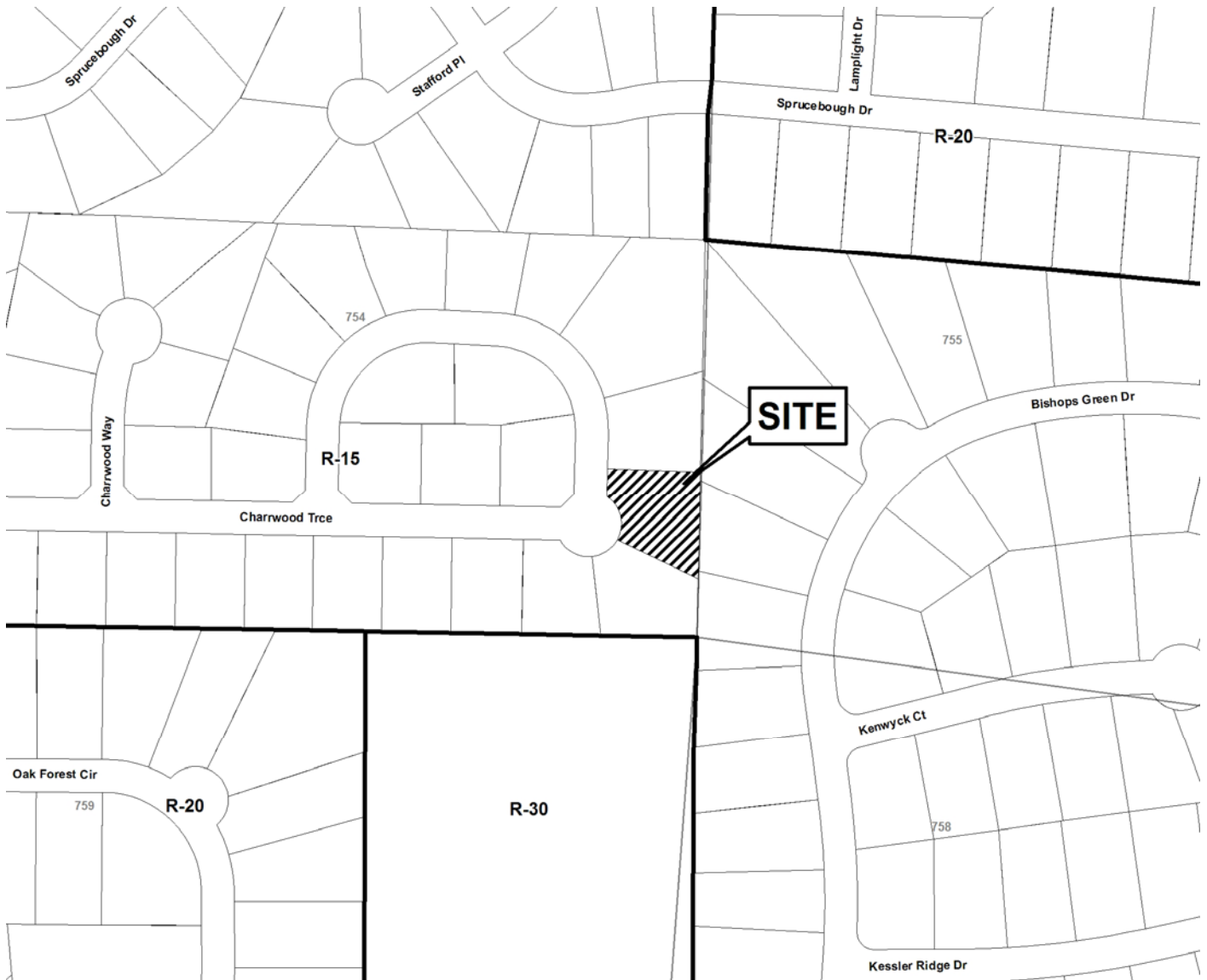
Charrwood Trace, east of Johnson Ferry Road

SIZE OF TRACT: .37 acre

(4056 Charrwood Trace).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the height of a fence from the maximum allowable of 8 feet to 11 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-62

Hearing Date: 9-14-11

Applicant Thomas D. Papelian

Phone # 770-509-8624

E-mail tom.papelian@marriott.com

THOMAS D. PAPELIAN

(representative's name, printed)

Address 4056 Charrwood Trace Marietta, GA 30062

(street, city, state and zip code)

Thomas D. Papelian

(representative's signature)

Phone # _____

E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: _____

T

Notary Public

Titleholder THOMAS D. PAPELIAN

SHANNON R. EISER

Phone # _____

E-mail _____

Signature Thomas D. Papelian

(attach additional signatures, if needed)

Address: 4056 Charrwood Trace, Marietta, GA

(street, city, state and zip code)

Notary Public-State of Georgia
Qualified in Cobb County

Signed, sealed and delivered in presence of:

My commission expires: _____

My commission expires February 16, 2014

Shannon R. Eiser

Notary Public

Present Zoning of Property _____

R-15

Location 4056 CHARRWOOD TRACE

4056 CHARRWOOD TRACE

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

Land Lot(s) 754

District 16

Size of Tract _____

Acre(s) _____

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

Size of Property _____

Shape of Property _____

Topography of Property _____

Other _____

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

THE FENCE IS 6FT BUT THE COLUMNS ARE 11 FT.

List type of variance requested: WAIVE THE HEIGHT OF A FENCE FROM 8FT TO 11FT

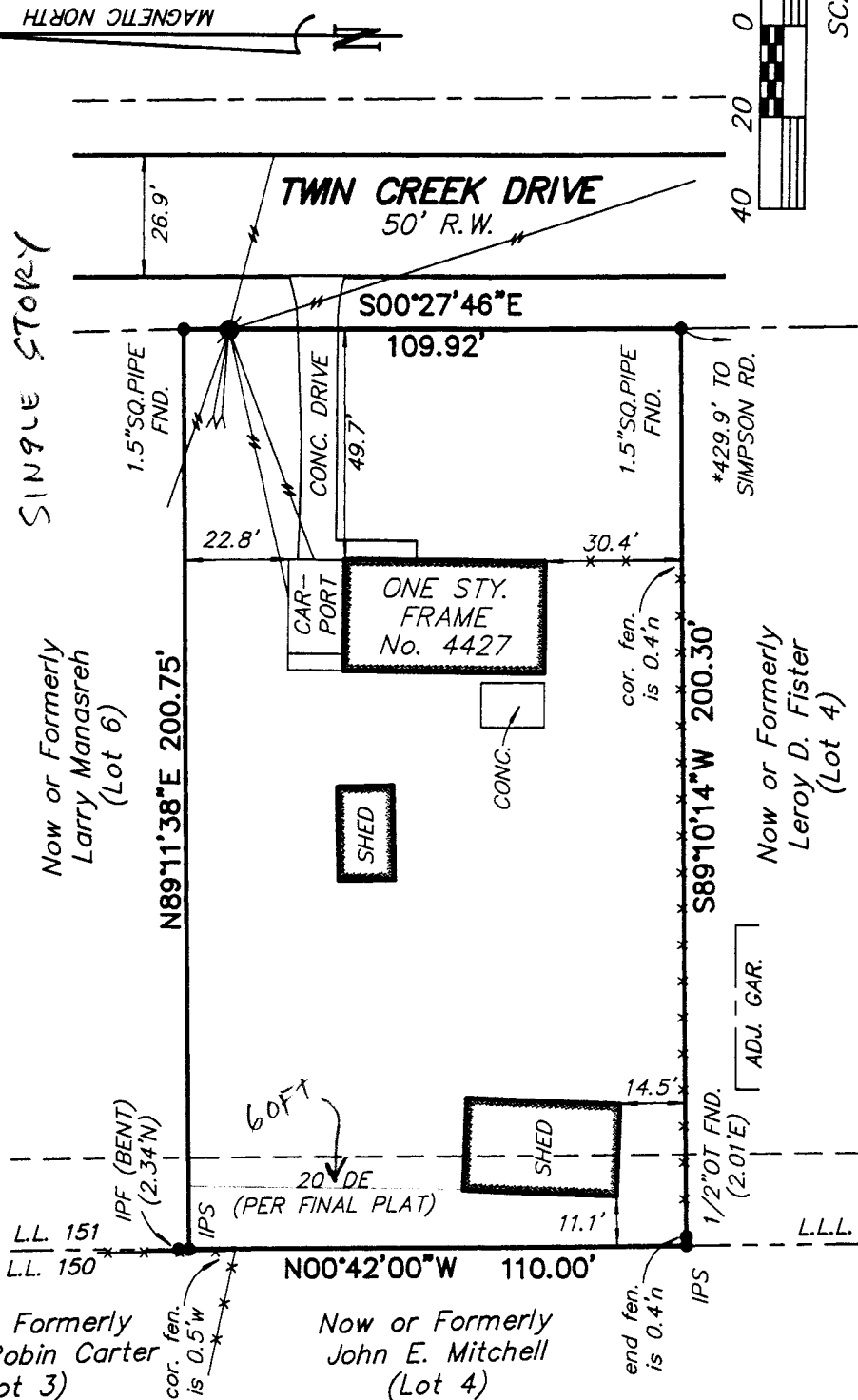
WAIVE THE HEIGHT OF A FENCE FROM 8FT TO 11FT

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0041 G DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

Now or Formerly
Dale & Robin Carter
(Lot 3)

Now or Formerly
John E. Mitchell
(Lot 4)

Shiloh Hills Subdivision
Unit 3, Sect. One, Block "D"



20x34=680 SQ FT
SINGLE STORY

GENERAL NOTES~

ANG. ERROR: 4.3" PER TURN
FIELD PRECISION: 1 IN 60,495
COMPASS RULE ADJUSTMENT
EQUIPMENT: TOPCON GTS-235.
PLAT PRECISION: 1 IN 126,729
ALL MATTERS OF TITLE ARE
EXCEPTED.

ALL I.P.'s ARE 1/2" REBARS,
UNLESS OTHERWISE INDICATED.

THIS SURVEY WAS PREPARED
WITHOUT THE BENEFIT OF A
TITLE SEARCH. THERE MAY BE
EASEMENTS OR OTHER
ENCUMBRANCES NOT SHOWN.

REFERENCE: DB 10051, PG. 530.

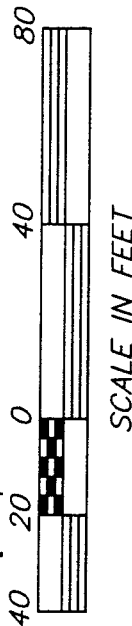
*PER PLAT RECORDS; NO MONUMENTS

THIS PROPERTY IS CURRENTLY
ZONED R-20 PER COBB CO.

SETBACKS: FRONT = 35 FEET
SIDE = 10 FEET
REAR = 35 FEET

AREA = 22,050 SQ. FT.
0.506 ACRE.

V-63
(2011)



SCALE IN FEET

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

BARTON SURVEYING
INC.



1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810



JOB # 11-081 DRAWN BY: DB CHECKED BY: DB
FIELD DATE: 06-30-11 PLAT PREPARED: 07-05-11

LOT 5 BLOCK "A"
TWIN CREEK
L.L. 151, 16th DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 06-30-11 SCALE: 1"= 40'
MADE FOR DOUGLAS EDWARD STEPHENS

APPLICANT: <u>Douglas Edward Stephens</u>	PETITION NO.: <u>V-63</u>
PHONE: <u>770-928-1068</u>	DATE OF HEARING: <u>09-14-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>151</u>
PROPERTY LOCATION: <u>On the east side of Twin</u>	DISTRICT: <u>16</u>
<u>Creek Drive, north of Simpson Road</u>	SIZE OF TRACT: <u>.5 acre</u>
<u>(4427 Twin Creek Drive).</u>	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (existing shed @ 680 square feet) from required 100 feet to 60 feet adjacent to the northern property line, 11 feet from the western property line and 14 feet from the southern property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-63

Hearing Date: 9-14-2011

Applicant 1 Douglas Stephens Phone # 770 1928 1068 E-mail 1dougstc@clear.net

(representative's name, printed)

Address 4427 Twin Creek Dr.

(street, city, state and zip code)

1 Douglas Stephens
(representative's signature)

Phone # 1

E-mail

My commission expires: 1

ALAIN J. SUAREZ
NOTARY PUBLIC
Cherokee County - State of Georgia
My Comm. Expires June 27, 2011

Signed, sealed and delivered in presence of:

Notary Public

Titleholder 1 Douglas Stephens Phone #

E-mail

Signature 1 Douglas Stephens
(attach additional signatures, if needed)

Address:

(street, city, state and zip code)

My commission expires: 1

ALAIN J. SUAREZ
NOTARY PUBLIC
Cherokee County - State of Georgia
My Comm. Expires June 27, 2011

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 4427 TWIN CREEK DRIVE

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

Land Lot(s) 151 D10 District 16 Size of Tract .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.

This building was built before I knew I needed
A Variance because of the set back

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY
STRUCTURE OVER 650 SQFT (EXISTING SHED AT 680 SQFT)
FROM REQUIRED 100FT TO 60FT FROM THE NORTHERN
PROP. LINE, 11FT FROM THE WESTERN PROP. LINE AND
14FT FROM THE SOUTHERN PROP. LINE.

A CLOSURE PRECISION OF 1 FOOT IN 14,277
ERROR OF 5 SECONDS PER ANGLE AND WAS
COMPASS RULE. THIS PLAT HAS BEEN CALC
FOUND TO BE ACCURATE WITHIN 1 FOOT IN
GPT-3002W WAS USED FOR ANGULAR AND

V-64
(2011)

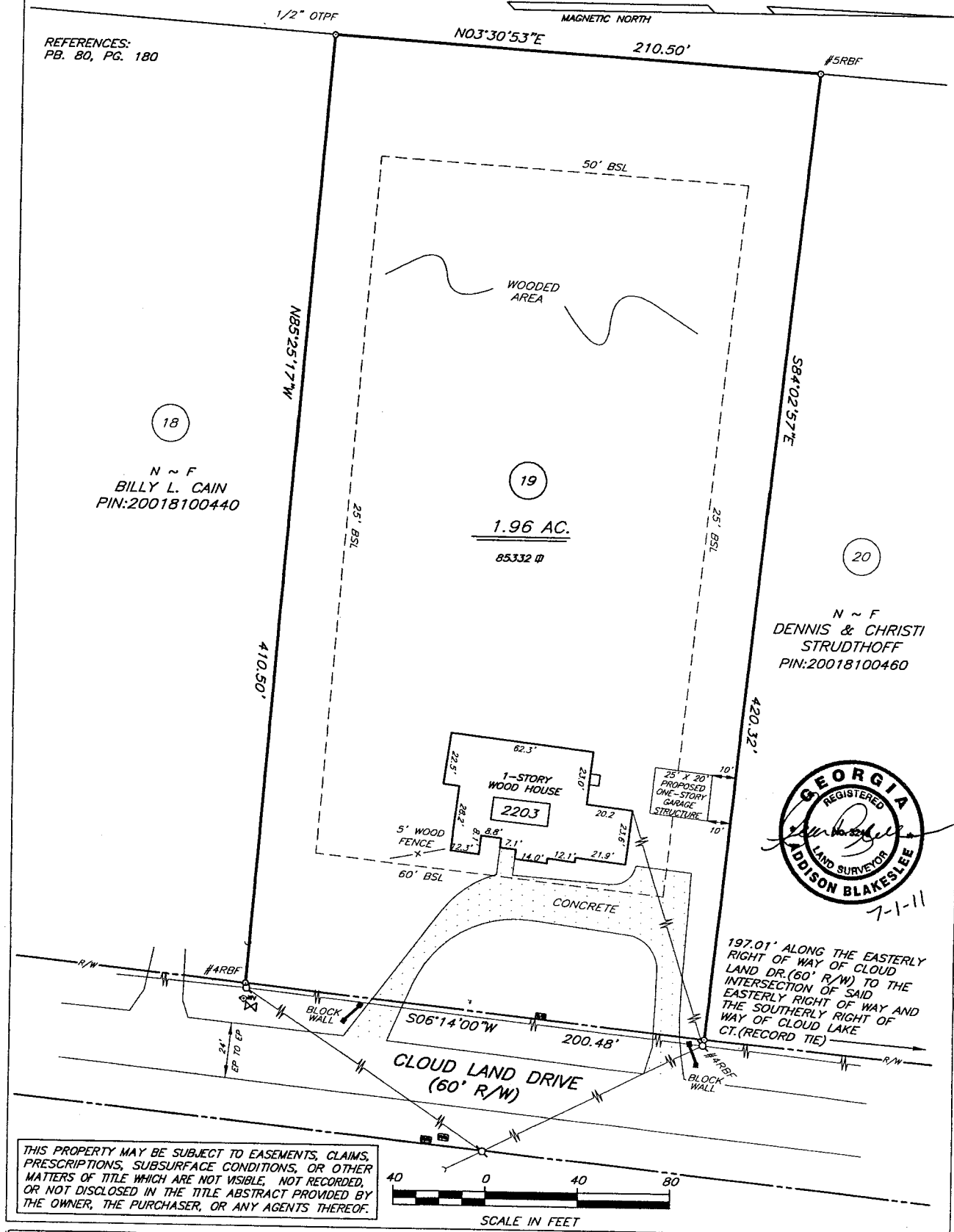
THIS PARCEL OF LAND IS NOT IN THE 100
TO F.E.M.A. (F.I.A.) COMMUNITY PANEL 13067C0019G DATED DECEMBER 16,
2008.

N ~ F
RAY & RITA MAYNARD
PIN:20018100430

REFERENCES:
PB. 80, PG. 180

N ~ F
BILLY L. CAIN
PIN:20018100440

N ~ F
DENNIS & CHRISTI
STRUDTHOFF
PIN:20018100460



PRISTINE

LAND SERVICES
Land Surveyors • Landscapes • Environmental
4131 Balingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com

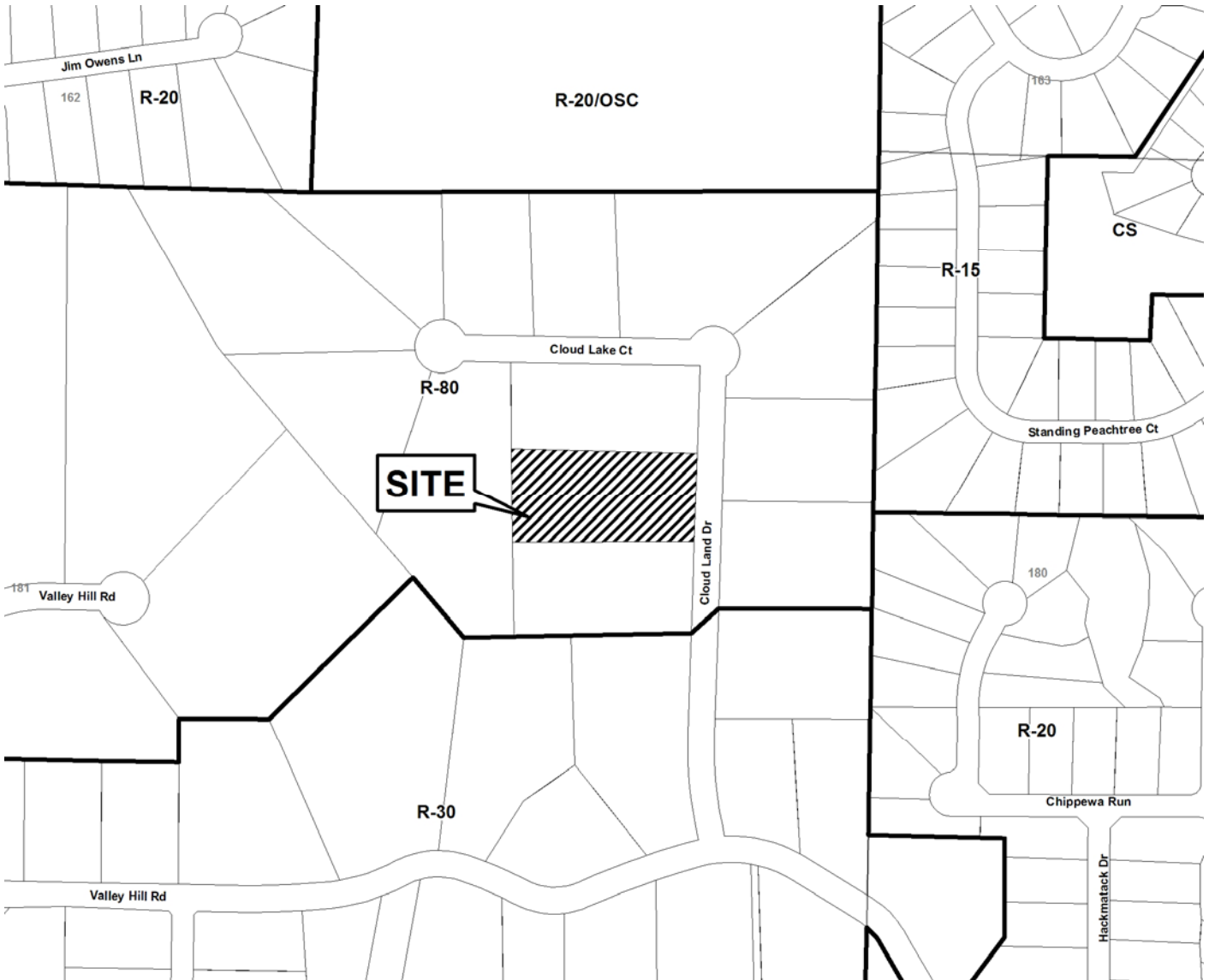
DATE : 6-29-11
SCALE : 1"=40'
DRAWN BY : KAB
CHECKED BY : KAB
CLOUD-BND.DWG

SITE PLAN FOR:
PHIL RUTLEDGE

LAND LOT 181
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
VALLEY HILLS ESTATE SUBDIVISION
UNIT 2, LOT 19

APPLICANT: <u>Phillip L. Rutledge</u>	PETITION NO.: <u>V-64</u>
PHONE: <u>404-867-9839</u>	DATE OF HEARING: <u>09-14-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-80</u>
PHONE: <u>same</u>	LAND LOT(S): <u>181</u>
PROPERTY LOCATION: <u>On the west side of</u>	DISTRICT: <u>20</u>
<u>Cloud Land Drive, north of Valley Hill Road</u>	SIZE OF TRACT: <u>1.9 acres</u>
<u>(2203 Cloud Land Drive).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; 2) waive the side setback for an accessory structure over 144 square feet (proposed garage @ 500 square feet) from required 25 feet to 10 feet adjacent to the northern property line on lot 19.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-64

Hearing Date: 9-14-11

Applicant Phillip L. Rutledge

Phone # (404) 867-9839

E-mail PRutledge@

GAYCONSTRUCTION.COM

(representative's name, printed)

Address 2203 Cloud Land Drive, Kennesaw

(street, city, state and zip code)

GA. 30152

Phillip L. Rutledge
(representative's signature)

Phone # _____

E-mail _____

My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Phillip L. Rutledge

Phone # (404) 867-9839

E-mail PRutledge@

GAYCONSTRUCTION.COM

Signature Phillip L. Rutledge

(attach additional signatures, if needed)

Address: 2203 Cloud Land Drive, Kennesaw

(street, city, state and zip code)

GA. 30152

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 R-80

Location 2203 Cloud Land Drive, Kennesaw, GA 30152

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

Land Lot(s) 181 District 20 Size of Tract 1.9 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 (EXHIBIT A)

List type of variance requested: SEE ATTACHED LETTER (EXHIBIT A)

Phillip L. Rutledge
2203 Cloud Land Drive
Kennesaw, Georgia 30152

V-64/2011
Exhibit A
1 of 4

July 8, 2011

Cobb County Board of Zoning and Appeals
1150 Powder Springs Street
Suite 400
Marietta, Georgia 30064

Dear Board Members:

I respectfully submit an application for a variance to be granted for the purpose of constructing a typical sized, two car, detached garage on my property at 2203 Cloud Land Drive, Kennesaw, Georgia 30152. The proposed location for the detached garage is at the back corner of the existing attached garage and ten feet from the adjacent property line. The proposed location will, when viewed from the street, appear that the new structure is located in line with the rear of my house. Locating the proposed garage ten feet off the adjacent property line is not an issue with the adjoining property owner, Dennis Sturdthoff. His house is located at the extreme west end of his property. The area of his property where my proposed garage would be located is heavily wooded with no site lines from his house. The west end of the proposed garage location has an existing landscape screen that blocks the site line from the Sturdthoff residence to the rear of my house.

I ask for a variance for the following reasons:

1. To locate the proposed structure at the rear of my house would require that the landscape screen be removed, which would impact the privacy that is currently enjoyed by both the Sturdthoff residence and myself, see attached photo.
2. The rear of my property is on a downward slope and locating the proposed structure would require a higher foundation wall and increase in backfill materials, resulting in an increase in the cost of construction.
3. The field lines for the septic tank system for my house are located in the back yard and would be in conflict with constructing the proposed garage at the rear of my house. The Cobb County Health Department has already reviewed the proposed location for the detached garage and given their approval, see attached.
4. To locate the proposed structure within the current side yard setback requirements would result in the structure being longer in the direction to the rear. This would involve the issues stated above in Items 1 and 2.

V-64/2011
2 of 4

I have met with all of the property owners that adjoin my property, as well as those who can view my property from their residence and explained my proposed project. All have signed the consent form that is attached to this application.

I thank you for your consideration in this matter and for your service to Cobb County.

Respectfully,

A handwritten signature in black ink, appearing to read "Phillip L. Rutledge", with a stylized flourish at the end.

Phillip L. Rutledge

V-64/2011

3 of 4



Landscape Screen



COMPLAINT - MISCELLANEOUS SERVICE

Amount Paid 100.00

Check No. 1807

Area _____

Receipt No. 9084

Activity No. 1- _____

Incident No. 1- _____

Name and/or address of service location:

TEC #: INV529

2203 Cloud Land Drive Kennesaw, GA. 30152

Subdivision Name: Valley Hills Estate

Lot/ Block: _____

Land Lot: 18 District: 20 Section: 2

Year built: 1981 # Bedrooms: 3

Requestor's Name: Phillip L. Rutledge

Phone: (404) 867-9839

Address: 2203 Cloud Land Drive Kennesaw, GA. 30152

Service requested

- ☐ Complaint
- ☐ Septic Tank Letter(see below)
- ☐ Water Sample
- ☐ Other (list) _____

Request date: 6/23/2011

Received by: _____

Condition reported/ request:

Date of Incident: _____

CONSTRUCT A DETACHED GARAGE

Septic Tank Letters

- ☐ Mail letter to owner's address
- ☐ Mail letter to this address
- ☐ Disposal



Hold letter and call when ready at this phone number

4)867-9839

☐ Evidence of tank pumping or service provided

Property Owner's Name: Phillip L. Rutledge

Phone: (404) 867-9839

Property Owner's Address: 2203 Cloud Land Drive Kennesaw, GA 30152

Investigation / Inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
<u>6/24/11</u>	<u>Eval.</u>	<u>Approved</u>		<u>JL</u>

NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THIS SURVEY WAS DONE BASED ON THE PLAT RECORDED IN PLAT BOOK 56 PAGE 140. THERE WAS NO TITLE SEARCH REQUESTED BY CLIENT.

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

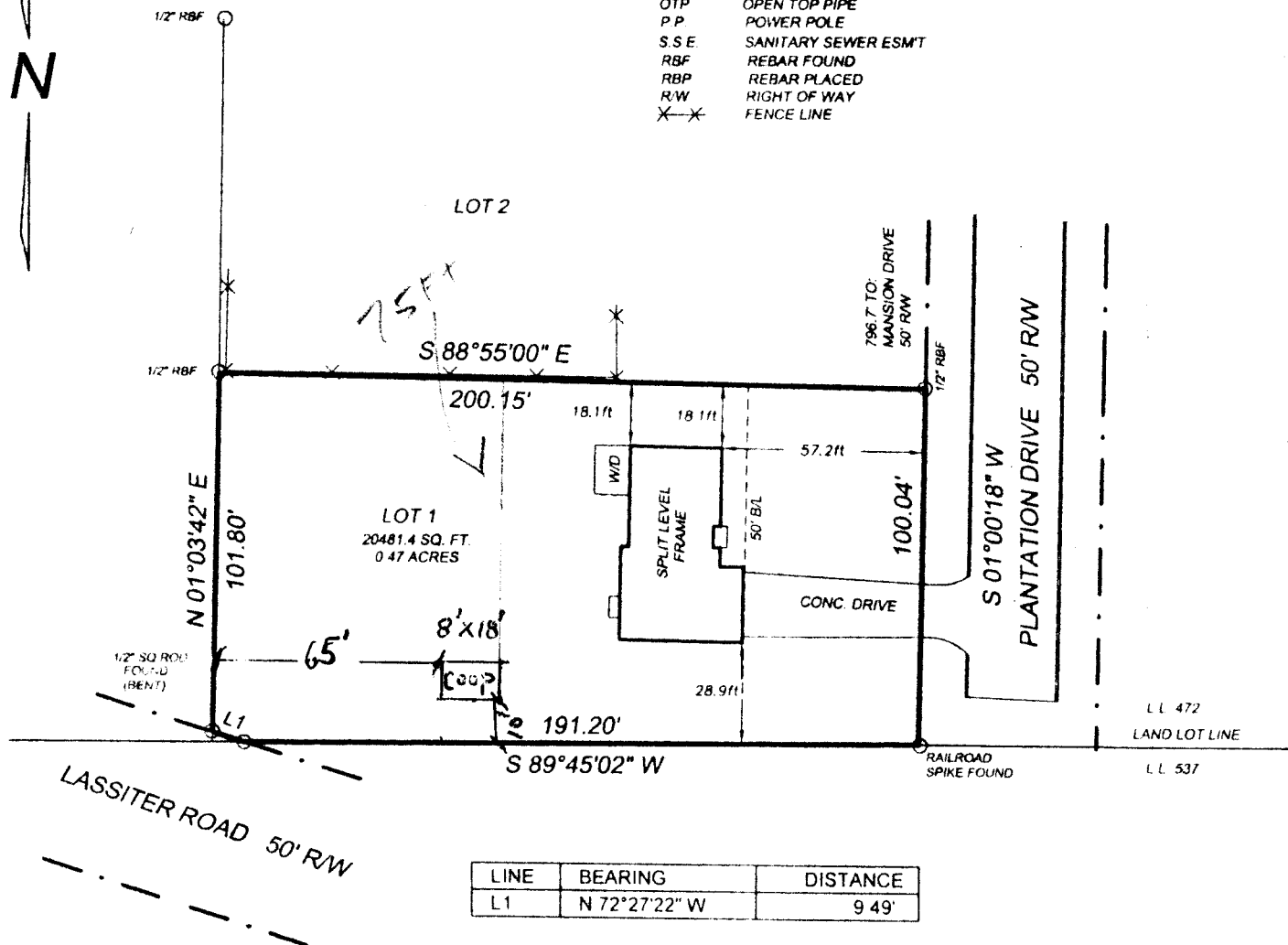
UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

1/2" REBAR PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE

LEGEND

B/L	BUILDING LINE
CTF	CRIMP TOP FOUND
D.E.	DRAINAGE ESM'T
M.H.	MANHOLE
OTP	OPEN TOP PIPE
P.P.	POWER POLE
S.S.E.	SANITARY SEWER ESM'T
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
X-X	FENCE LINE



LINE	BEARING	DISTANCE
L1	N 72°27'22\" W	9.49'

GRAPHIC SCALE -- SCALE: 1"=50' THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000± 100 FEET AND AN ANGULAR ERROR OF ±3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

DRAWING # 06-EP0440 JOB# 06-0440

SURVEY PREPARED FOR:

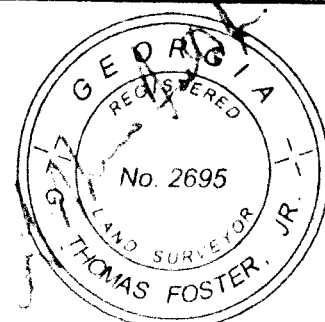
ELIZABETH J. POND
JOSEPH T. POND
4112 PLANTATION DRIVE
LOT NUMBER 1 BLOCK "F"
MAR-LANTA UNIT TWO
LAND LOT 472
DISTRICT 16TH - SECTION 2ND
COBB COUNTY, GEORGIA
DATE: 10-10-06

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:

FOSTER SURVEYING, INC.
SURVEYING - LAND PLANNING
1007 WEATHERSTONE PKWY SUITE 130
WOODSTOCK, GEORGIA 30188
770-592-4145 FAX 770-592-2472

THIS PROPERTY IS NOT IN A FEDERAL FLOOD AREA AS INDICATED GRAPHICALLY BY OFFICIAL FLOOD HAZARD MAPS.
COMM. PANEL NO.: 10367C0035F
DATED: 08-18-1992



G. THOMAS FOSTER, JR.
R.L.S. #2695

APPLICANT: Joseph Pond

PHONE: 770-649-8052

REPRESENTATIVE: same

PHONE: same

PROPERTY LOCATION: On the west side of

Plantation Drive, north of Lassiter Road

(4112 Plantation Drive).

PETITION NO.: V-65

DATE OF HEARING: 09-14-11

PRESENT ZONING: R-20

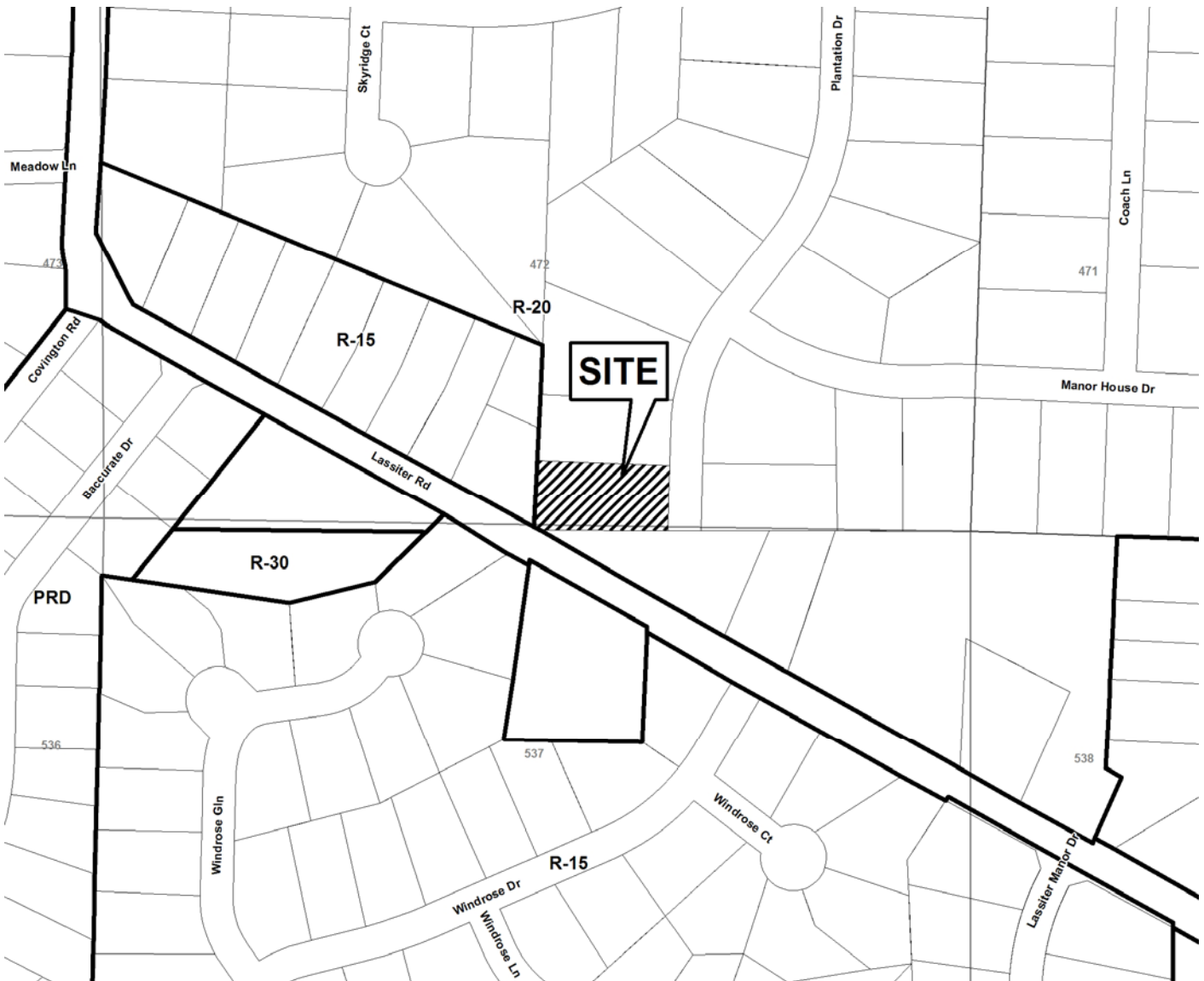
LAND LOT(S): 472

DISTRICT: 16

SIZE OF TRACT: 0.47 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow livestock (chickens) to be on a lot with less than 2 acres; 2) waive the setback for a building associated with the animals from required 100 feet to 10 feet adjacent to the southern property line, 65 feet adjacent to the western property line and 75 feet adjacent to the northern property line; 3) allow animals to be maintained up to the property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-65

Hearing Date: 9-14-11

Applicant Joseph Pond

Phone # 770-649-8052

E-mail Submam@Bellsouth.net

Joseph Pond

(representative's name, printed)

Address

Plantation DR, Marietta, 30062

(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 770-649-8052

E-mail Submam@Bellsouth.net

Signed, sealed and delivered in presence of:

My commission expires: 12/8/2012

Robyn Funderburg

Notary Public

Titleholder Joseph + Elizabeth Pond

Phone # 770-649-8052

E-mail Submam@Bellsouth.net

Signature

[Signature]

(attach additional signatures, if needed)

Address

Plantation DR Marietta, GA 30062

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 12/8/2012

Robyn Funderburg

Notary Public

Present Zoning of Property R-20

Location 4112 Plantation Drive, Marietta, GA 30062

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

Land Lot(s) 472

District 16th - Section 2nd

Size of Tract 0.47

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 0.47 ACRES 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.

In order to follow the terms, we would have to get rid of our pet chickens. Our family, especially the children, have grown very fond of them as a result of raising them from babies. They are wonderful, easy pets, and are a great teaching tool. We have invested a great deal of time, manpower, and money into this experience for the children and it would be a heartbreak to lose them.

List type of variance requested: We would like a VARIANCE of CHAPTER 134-197 (2) d. LAND 2 which requires chickens (poultry) to be on a 2 acres lot or larger and a setback of not less 100 ft from any property line. MAINTAIN ANIMALS UP TO PROP. LINE.

SURVEY NOTES:

THERE MAY BE UTILITIES THAT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN.

THERE IS A 25' NON-DISTURBANCE BUFFER (WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (COLD WATER STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

LEGEND

- CORNER MONUMENTATION:**
- = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - = CORNER FOUND
 - △ = UNMONUMENTED CORNER
 - ⊙ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X — X — = FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OTP = OPEN TOP WATER PIPE
 - CTP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - R/W = RIGHT OF WAY
 - LL.L. = LAND LOT LINE
 - WATER MAINS = — W — W — W —
 - OVERHEAD POWER LINES = — E — E — E —
 - GAS MAINS = — G — G — G —
 - SANITARY SEWER MAIN = — S — S — S —
 - NF = NOW OR FORMERLY OWNED BY
 - NFAB = NAIL SET AT BASE
 - DB = DEED BOOK
 - PLAT BOOK
 - R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT

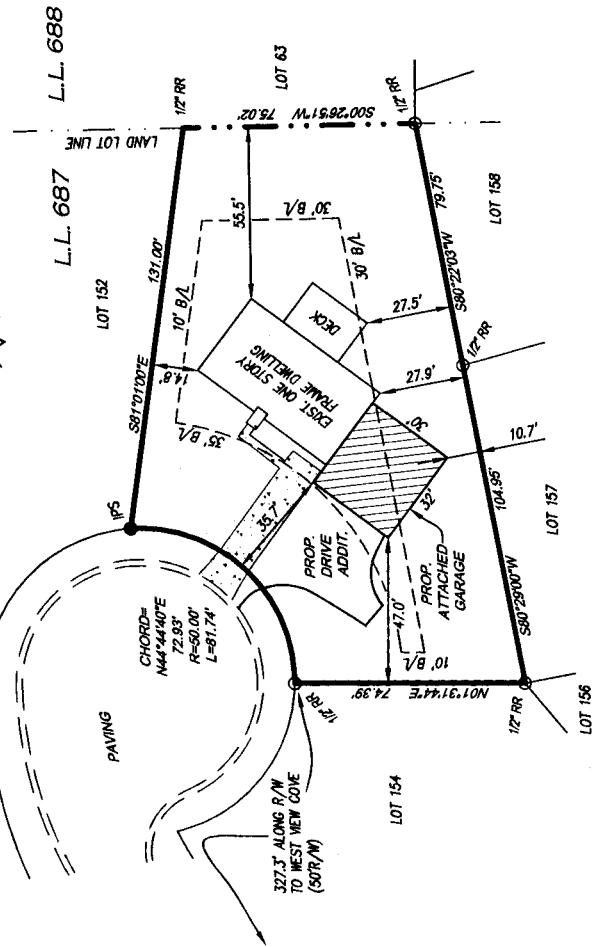
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067C0084G EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE



TECHNICAL DATA
TRAVERSE PRECISION: 1/48 105
ANGLE ERROR: 3 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/17.359



PLAT OF SURVEY FOR
JOHN M. MATTINGLY
LOCATED IN LAND LOT 687, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
3011 WEST VIEW DRIVE
BEING LOT 153, WESTON COVE, UNIT IV,
PLAT BOOK 109, PAGE 82
**AREA = 0.381 ACRES
16,600 SQ. FT.**



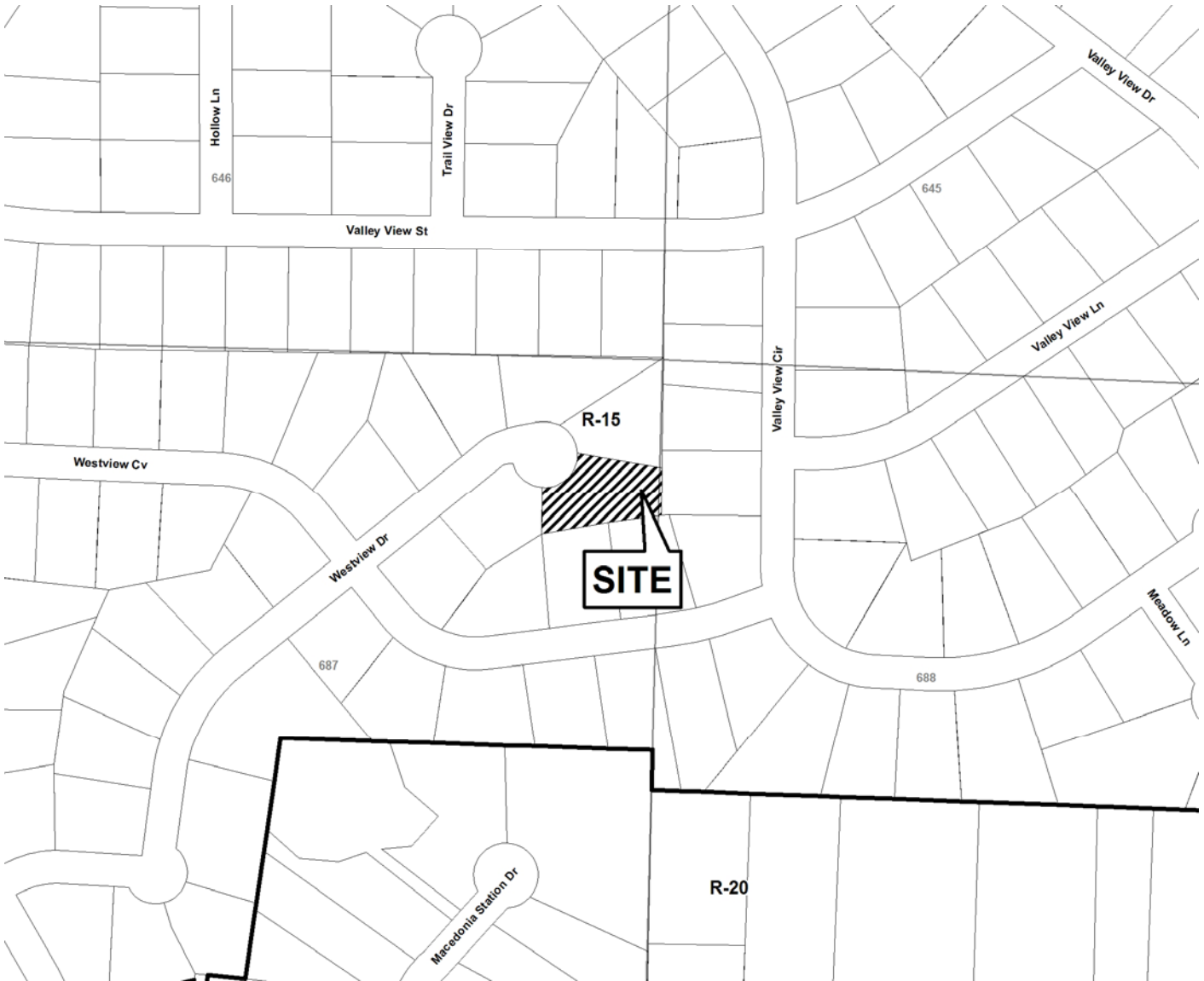
DATE	DESCRIPTION

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C06144 FILE: C06144.DWG
FIELD SURVEY DATE: 6/23/2011
PLAT DATE: 6/29/2011 SCALE: 1" = 40'

V-66
(2011)

APPLICANT:	<u>John M. Mattingly</u>	PETITION NO.:	<u>V-66</u>
PHONE:	<u>770-943-4402</u>	DATE OF HEARING:	<u>09-14-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>687</u>
PROPERTY LOCATION:	<u>On the east side of</u>	DISTRICT:	<u>19</u>
<u>Westview Drive, east of West View Cove</u>		SIZE OF TRACT:	<u>.38 acre</u>
<u>(3011 Westview).</u>		COMMISSION DISTRICT:	<u>4</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 153 from required 30 feet to 10 feet.</u>		



678-471-0776

Application for Variance Cobb County

Applicant John M. Mattingly (type or print clearly) Application No. V-66
Hearing Date: 9-12-11
Applicant John M. Mattingly Phone # 770-943-4402 Email JOHNCABUFF@BELL.SOUTH.NET
John M. Mattingly Address 3011 West View Dr
(representative's name, printed) (street, city, state and zip code)

John M. Mattingly Phone # 770-943-4402 E-mail JOHNCABUFF@BELL.SOUTH.NET
(representative's signature)
My commission expires: April 22, 2014 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder John Mattingly Phone # 770-943-4402 E-mail JOHNCABUFF@BELL.SOUTH.NET
Signature John M. Mattingly Address 3011 Westview Dr
(attach additional signatures, if needed) (street, city, state and zip code) SPRINGS GA 30127
My commission expires: April 22, 2014 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property +
Location 3011 WESTVIEW DRIVE
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) + 687 @ 74 District 19 Size of Tract .38 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.

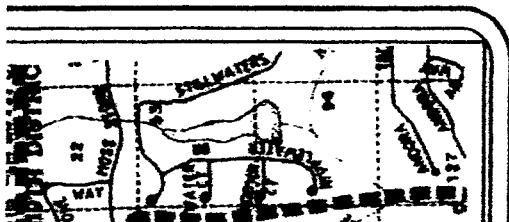
+ DUE TO THE SHAPE OF THE PROPERTY A
VARIANCE IS NEEDED

List type of variance requested: BUILD A ATTACHED GARAGE
WAIVE THE REAR SETBACK FROM REQUIRED
30FT TO 10FT

2011-002090 Pool & Barber

551

LL19, 1019, P43



L7	N03°28'58"W	66.15
L8	N11°49'29"E	54.92
L9	N25°44'29"E	13.52
L10	N70°15'58"E	35.65
L11	S25°44'29"W	35.89
L12	S11°49'29"W	48.51
L13	S03°28'58"E	146.95
L14	S52°58'05"W	82.96
L15	N87°32'53"W	106.35
L16	N76°40'18"W	46.16
L17	S78°14'29"W	135.76

L24	205.84	S80°29'24"E
L25	26.21	S07°58'43"E
L26	193.35	S80°29'24"E
L27	124.06	S55°08'47"E

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "AE & X" ON COMMUNITY PANEL 13067C0045 F OF THE FLOOD INSURANCE RATE MAP FOR COBB COUNTY PREPARED BY F.E.M.A. DATED AUGUST 18, 1992

NOTE: THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO VARIANCE V-131 OF 2004, ON FILE WITH THE COBB COUNTY ZONING DIVISION.

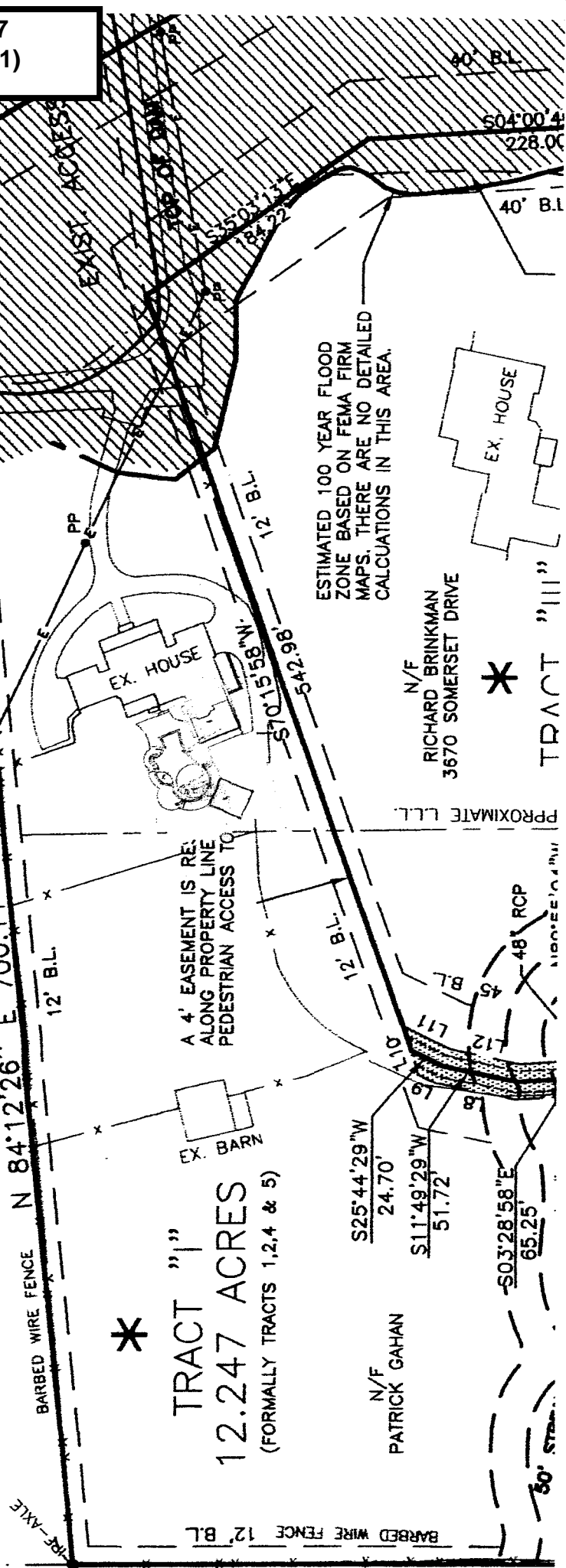
THIS PLAT SUPERSEDES THE 1 PLAT BOOK 268 PAGES 1-2. REVISION IS TO RE-COMBINE ON PLAT. REVISION DATE: 2-8

3660 Somerset Dr.
mta. 30064

N/F ROBERT J. MEREDITH
D.B. 8665, P. 119

N/F ROBERT J. MEREDITH
D.B. 8665, P. 119

V-67
(2011)



APPLICANT: Patrick Gahan and Madelyn Gahan

PHONE: 678-290-0937

REPRESENTATIVE: Tim Aycock

PHONE: 678-618-0425

PROPERTY LOCATION: Off of a private easement,
east of Somerset Drive

(3660 Somerset Drive).

PETITION NO.: V-67

DATE OF HEARING: 09-14-11

PRESENT ZONING: R-30

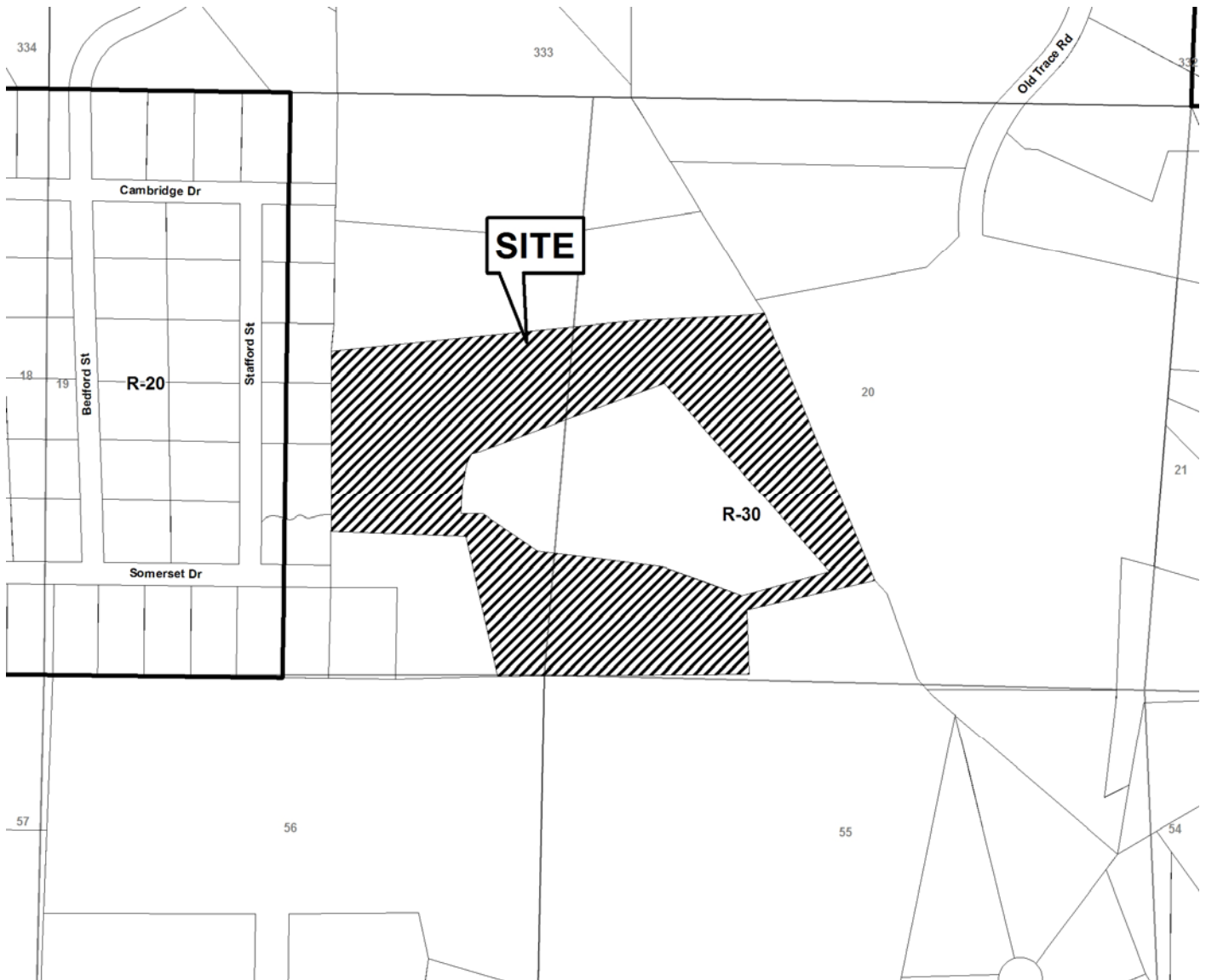
LAND LOT(S): 19, 20

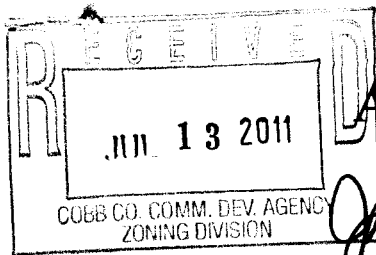
DISTRICT: 19

SIZE OF TRACT: 11.96 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow a second meter on this lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-67

Hearing Date: 9-14-11

Applicant Patrick & Madelyn Gahan

Phone # 678-618-0425

E-mail AycockT@BellSouth.Net

Tim Aycock

Address 4410 Sylvia Dr. N.W. Mtha. Ga. 30064

(street, city, state and zip code)

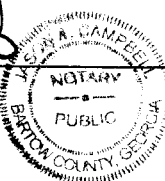
T. Aycock

(representative's name, printed)

(representative's signature)

Phone # 678-618-0425

E-mail AycockT@BellSouth.Net



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: October 31, 2011

My Commission Expires
October 31, 2011

Titleholder Patrick & Madelyn Gahan

Phone # 678-290-0937

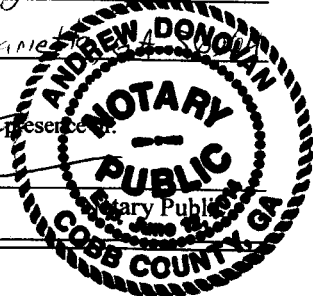
E-mail Patrick.gahan@gmail.com

Signature Patrick Gahan
(attach additional signatures, if needed)

Address: 3660 Somerset Dr. SW, Marietta, GA 30064
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Andrew Donovan
Notary Public



My commission expires: 05/12/2014

Present Zoning of Property R-30

Location 3660 Somerset Dr. SW, Marietta, GA 30064 (Intersection: Rusted Rd)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 19-43 19-20 District 19 Size of Tract 11.96 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.

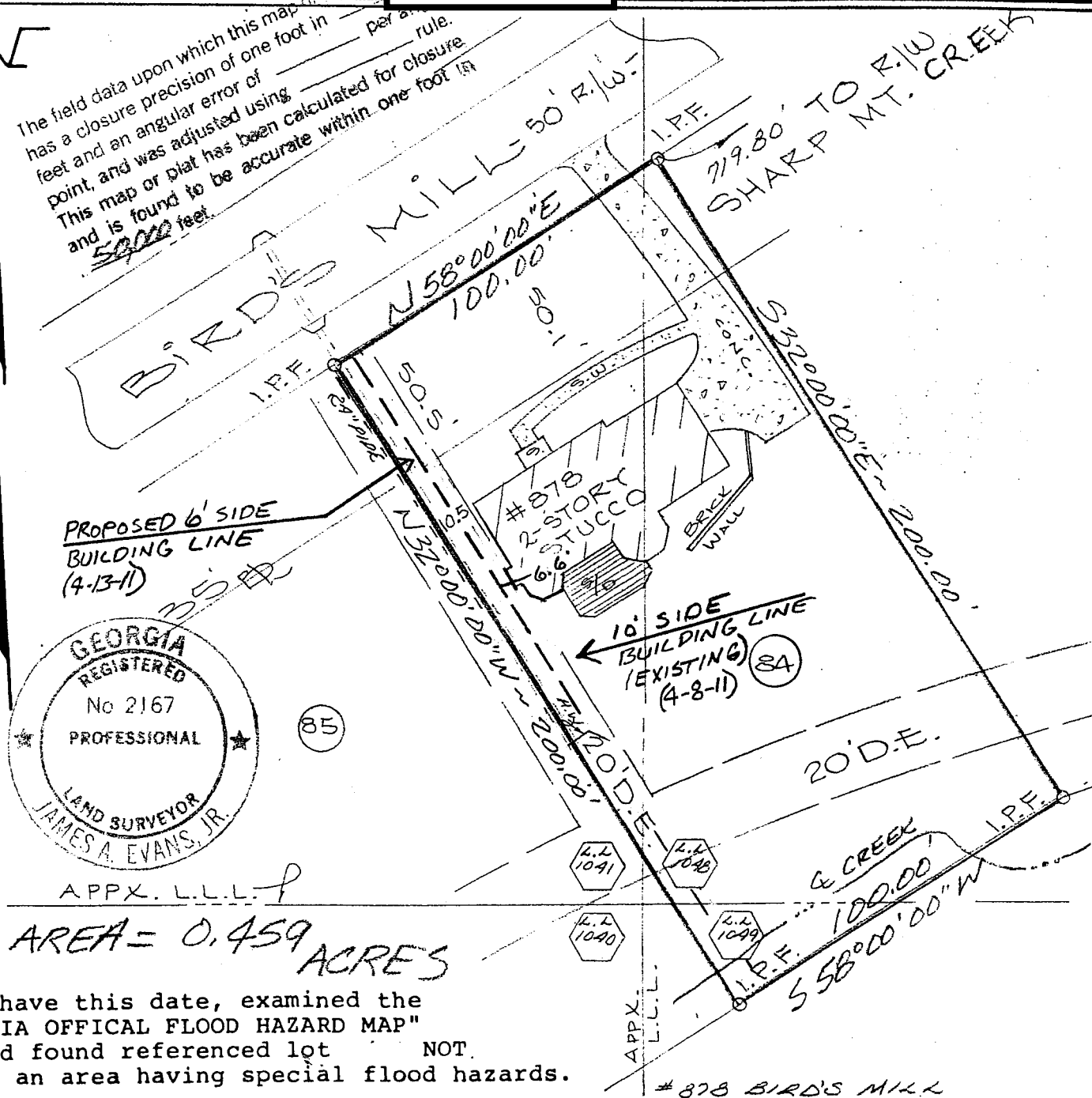
Size of Property 16 acres Shape of Property _____ Topography of Property _____ Other _____

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.

House Meter would not support load for other structures.

List type of variance requested: 2nd meter put on property. For a Pool / Barn / Pavilion

The field data upon which this map has a closure precision of _____ feet and an angular error of _____ per angle point, and was adjusted using _____ rule. This map or plat has been calculated for closure and is found to be accurate within one foot in _____ feet.



I have this date, examined the
"FIA OFFICAL FLOOD HAZARD MAP"
and found referenced lot NOT
in an area having special flood hazards.

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

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

VARIANCE	PLAT
CLYDE LOWELL	BALL

LOT 84 BLOCK "G"	REVISIONS
SIBLEY FOREST - PHASE "3-A"	89585
PLAT BOOK 102 PAGE 50	4-8-11
LAND LOT 1041, 1048 & 1049	4-13-11
DISTRICT - 17 TH. 2ND. SECTION	CC LY
COUNTY - COBB	DRAWN JH
STATE - GEORGIA	CHKD
DATE: 1-7-93	JOB NO.
SCALE: 1" = 40'	574092

McRPC

APPLICANT: Clyde Lowell Ball and Suzann D. Ball

PETITION NO.: V-68

PHONE: 770-715-0299

DATE OF HEARING: 09-14-11

REPRESENTATIVE: Clyde L. Ball

PRESENT ZONING: R-20

PHONE: 770-715-0299

LAND LOT(S): 17

PROPERTY LOCATION: On the south side of Birds

DISTRICT: 1041, 1048, 1049

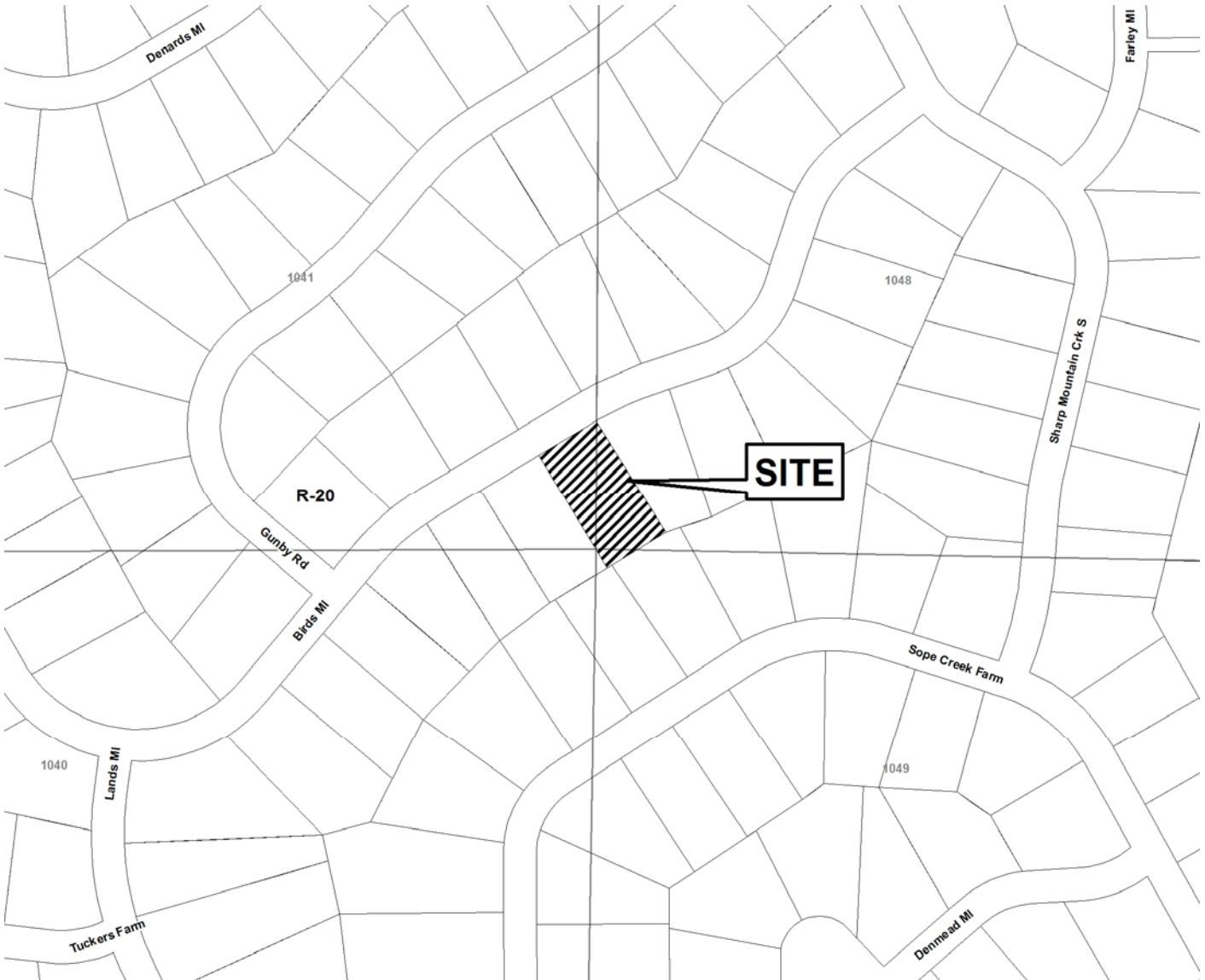
Mill, west of Sharp Mountain Creek

SIZE OF TRACT: .46 acre

(878 Birds Mill).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback on lot 84 from required 10 feet to 6 feet adjacent to the western property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-68

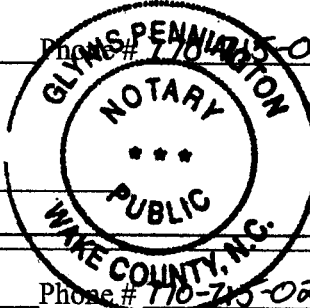
Hearing Date: 9-14-11

Applicant CLYDE LOWELL BALL & SUZANN D. BALL Phone # 770-715-0299 E-mail BALL.LOWELL@GMAIL.COM

CLYDE L. BALL Address 6201 BAYSWATER TRAIL, RALEIGH, NC 27612
(representative's name, printed) (street, city, state and zip code)

Clyde L. Ball Phone # 770-715-0299 E-mail BALL.LOWELL@GMAIL.COM
(representative's signature)

My commission expires: 11/21/2012



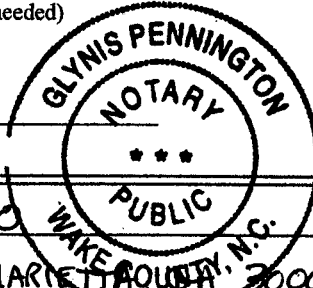
Signed, sealed and delivered in presence of:

Glynis Pennington
Notary Public

Titleholder CLYDE LOWELL BALL & SUZANN D. BALL Phone # 770-715-0299 E-mail BALL.LOWELL@GMAIL.COM

Signature Clyde Lowell Ball / Suzann D. Ball Address: 6201 BAYSWATER TRAIL, RALEIGH, NC 27612
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/21/2012



Signed, sealed and delivered in presence of:

Glynis Pennington
Notary Public

Present Zoning of Property R-20

Location 878 BIRDS MILL SE, MARETTA QUADRANT, 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1041, 1048 & 1049 District 17th, 2nd Section Size of Tract 0.46 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 DESCRIPTION OF HARDSHIP (EXHIBIT A)

List type of variance requested: HOMEOWNERS REQUEST VARIANCE TO REDUCE SIDE SETBACK FROM 10' TO 6' AS SHOWN ON PLAT OF SURVEY BY J.A. EVANS (SOUTHWESTERLY SIDE OF LOT)
WAIVE THE SIDE SETBACK FROM 10 TO 6 FT

V-68 / 2011

Exhibit A

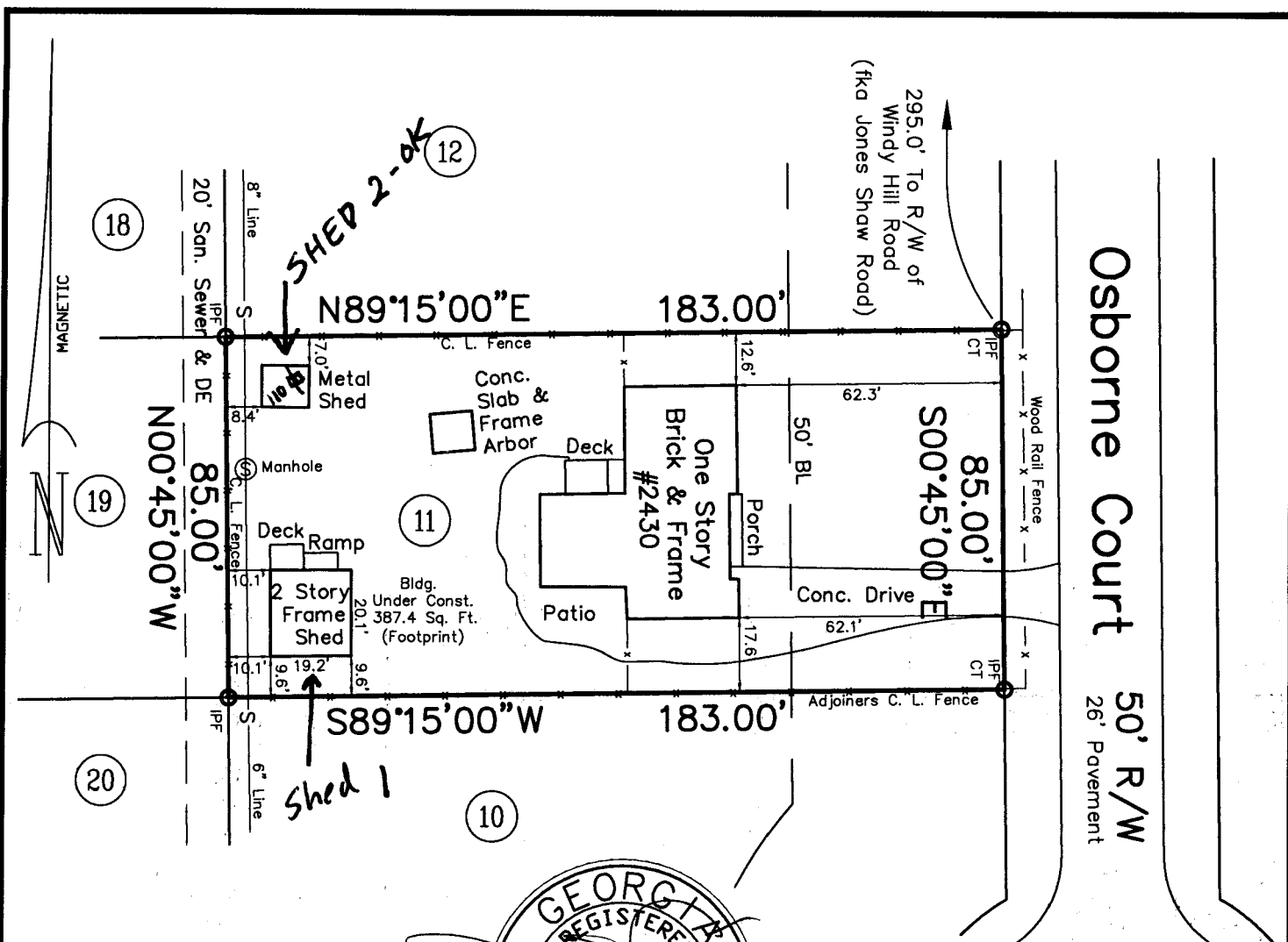
Applicant: Clyde Lowell Ball & Suzann D. Ball
Property: 878 Birds Mill SE, Marietta, GA 30067;
(Lot 84, Block G, Sibley Forest – Phase 3-A, Plat Book 102, Page 50,
Cobb County, GA records)

Description of Hardship:

This home in the Sibley Forest subdivision was constructed in its current location in 1985. My wife and I purchased the home in 1993 and lived there for over 17 years, raising our children there and participating actively in the local schools and community. We recently relocated to North Carolina for my job. In connection with our efforts to sell the house, my wife and I recently discovered that the chimney at the southwesterly side of the house apparently encroaches a short distance into the 10-foot side yard setback area as well as a public drainage easement that covers the identical 10-foot area. The existence of the encroachment has become a significant obstacle to our efforts to sell the house. So, we are requesting this variance to address concerns of potential purchasers and make the house marketable.

The chimney is part of the original construction and appears to have passed inspection by County building inspectors and the house was apparently issued a certificate of occupancy in 1985. The house was already 8 years old when we purchased it in 1993 and we were unaware of the encroachment at that time.

Clyde Lowell Ball



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



Area
15,555.0 Sq. Ft.
0.357 Acres
Total Impervious Coverage
4,613.0 Sq. Ft. (30.0%)

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0114G DATED Dec.16,2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,697 FEET AND AN ANGULAR ERROR OF 2.1 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 125,894 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

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

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



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

SURVEY FOR:

Jean & Marie Louis-Jeune

LOT 11	BLOCK
Osborne Heights	
PLAT BOOK 38	PAGE 42
LAND LOT 130	
DISTRICT 17th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE July 11,2011	REVISED
SCALE: 1= 40	JOB NO. 110073

Larry D. Neese, PLS

4279 Bristlecone Drive Marietta, Georgia 30064 (770) 428-2122

APPLICANT: Marie Louis-Jeune

PETITION NO.: V-69

PHONE: 770-433-2262

DATE OF HEARING: 09-14-11

REPRESENTATIVE: same

PRESENT ZONING: R-15

PHONE: same

LAND LOT(S): 17

PROPERTY LOCATION: On the west side of

DISTRICT: 130

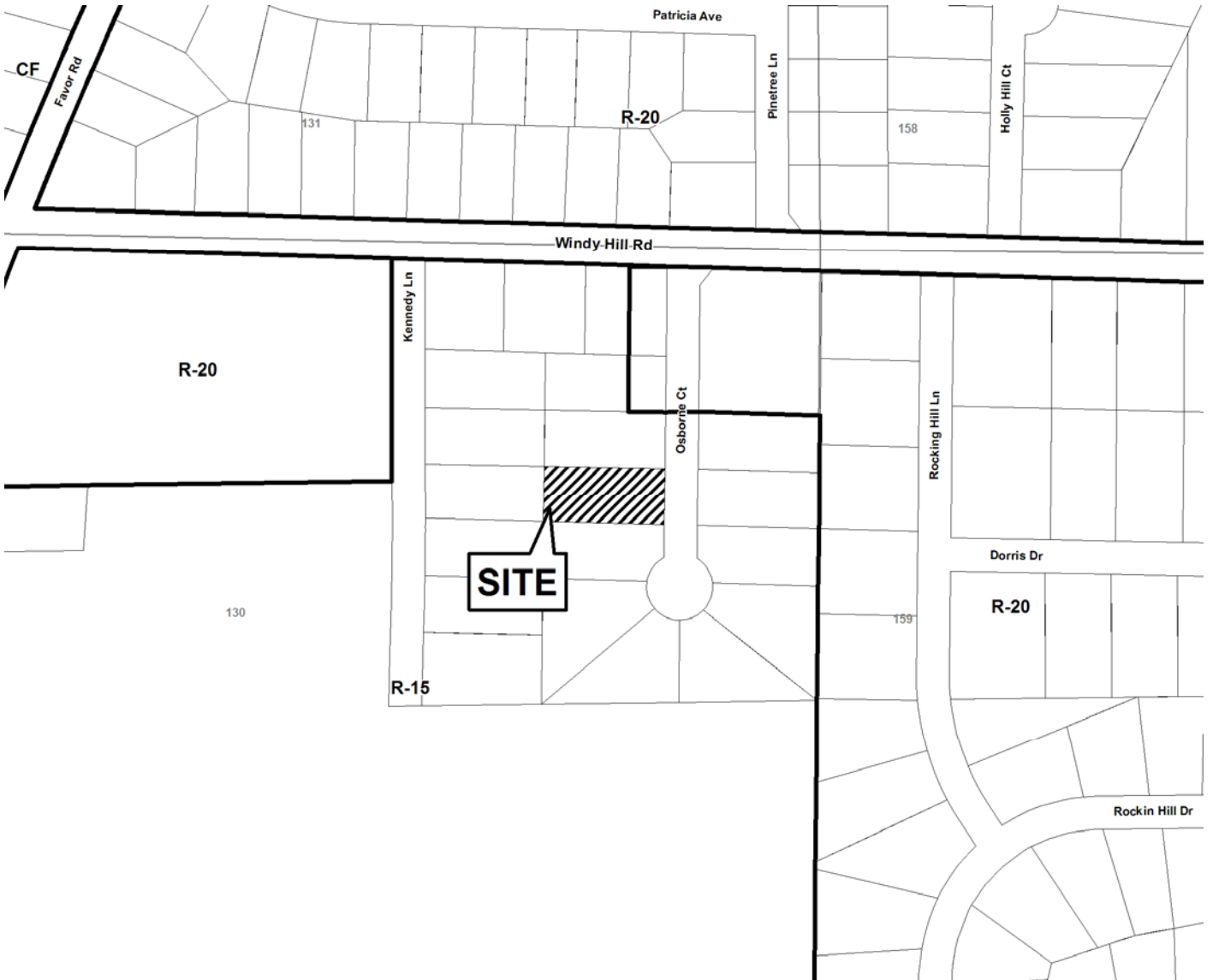
Osborne Court, south of Windy Hill Road

SIZE OF TRACT: .357 acre

(2430 Osborne Court).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setback on lot 11 for an accessory structure over 650 square feet (existing shed at 774.8 square feet) from 100 feet to 10 feet adjacent to the western property line, 9 feet adjacent to the southern property line and 45 feet from the northern property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-69

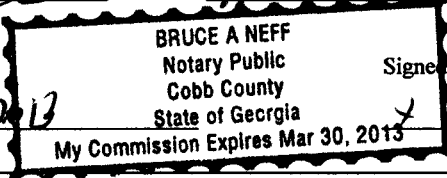
Hearing Date: 9-17-11

Applicant MARIE LOUIS-JEUNE Phone # 770 433-2762 E-mail _____

MARIE LOUIS-JEUNE Address 2430 OSBORNE MANASSA GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 433-2762 E-mail _____
(representative's signature)

My commission expires: 3/30/2013



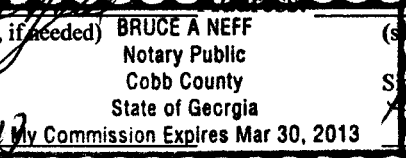
Signed, sealed and delivered in presence of:

Notary Public

Titleholder SHERLEY LOUIS-JEUNE Phone # 770 433-2762 E-mail _____

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

My commission expires: 3/30/2013



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-15

Location 2430 OSBORNE COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 130 P16 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 _____

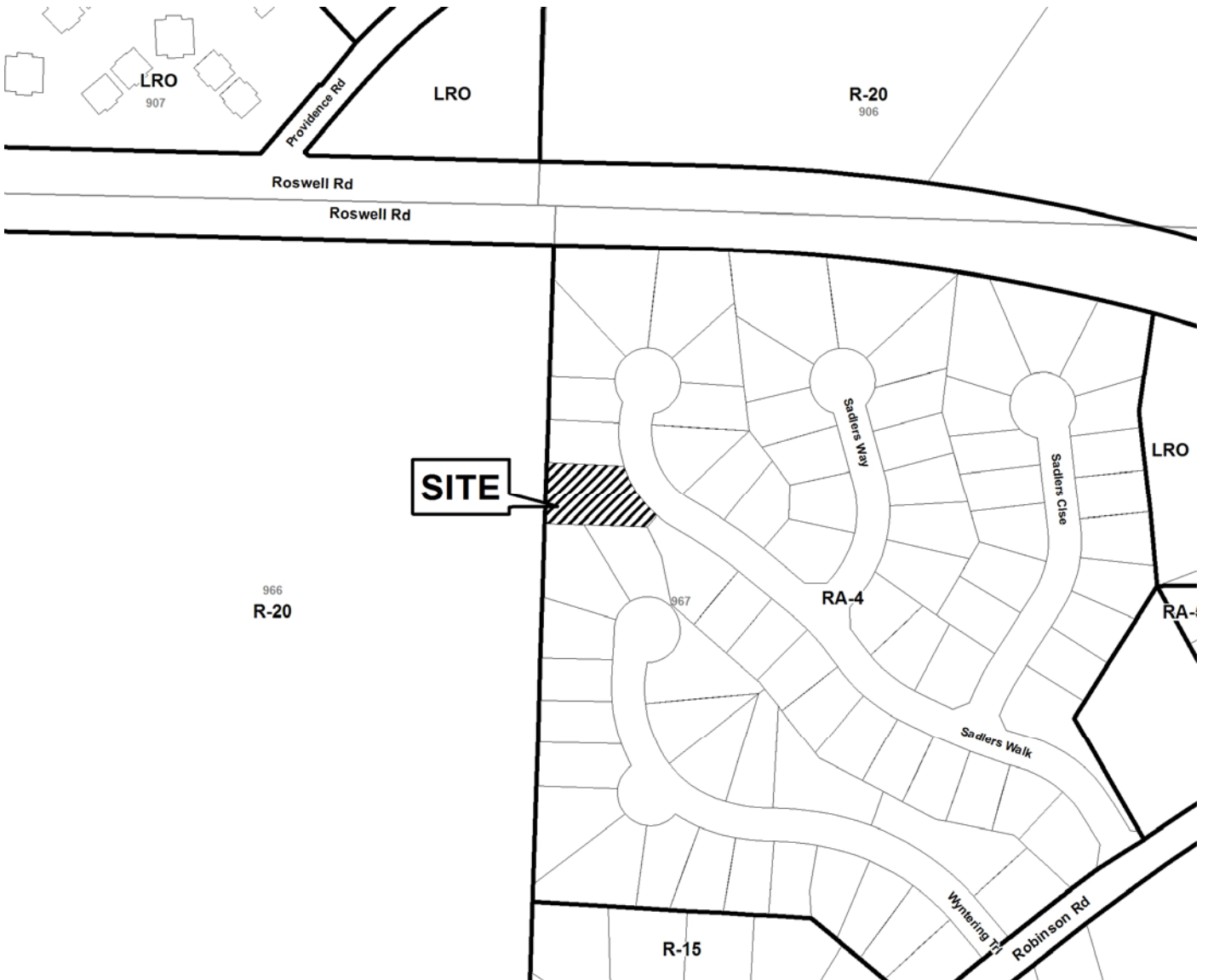
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

SHED IS TOO CLOSE TO PROP. LINE

List type of variance requested:

WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQ FT

APPLICANT: <u>Dahesh Patel</u>	PETITION NO.: <u>V-70</u>
PHONE: <u>678-560-0478</u>	DATE OF HEARING: <u>09-14-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>RA-4</u>
PHONE: <u>same</u>	LAND LOT(S): <u>16</u>
PROPERTY LOCATION: <u>On the west side of</u>	DISTRICT: <u>967</u>
<u>Sadlers Walk, north of Robinson Road</u>	SIZE OF TRACT: <u>.29 acre</u>
<u>(3608 Sadlers Walk).</u>	COMMISSION DISTRICT: <u>2</u>
TYPE OF VARIANCE: <u>Waive the rear setback on lot 12 from required 30 feet to 19 feet.</u>	



Application for Variance Cobb County

(type or print clearly)

Application No. U-70

Hearing Date: 9-14-11

Applicant Dahesh Patel

Phone # 678-560-0478

E-mail dahesh@yahoo.com

Dahesh Patel

Address 3608 Sadlers Walk, Marietta, GA 30068

(representative's name, printed)

(street, city, state and zip code)

D. Patel

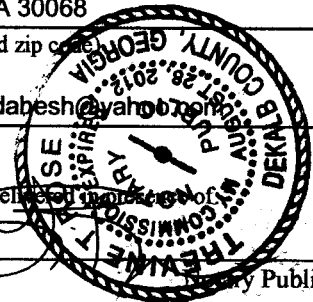
Phone # 678-560-0478

E-mail dahesh@yahoo.com

(representative's signature)

My commission expires: August 28, 2012

Signed, sealed and delivered in presence of



Titleholder Dahesh Patel & Archana Patel

Phone # 678-560-0478

E-mail dahesh@yahoo.com

Signature D. Patel Archana Patel

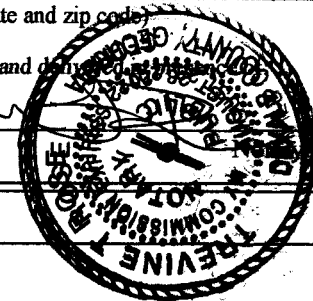
(attach additional signatures, if needed)

Address: 3608 Sadlers Walk, Marietta, GA 30068

(street, city, state and zip code)

My commission expires: August 28, 2012

Signed, sealed and delivered in presence of



Present Zoning of Property RA4 WS

Location 3608 Sadlers Walk, Glenside Sub. Robinson Road and Roswell Road

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

Land Lot(s) 12 967 District 16 Size of Tract .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 _____

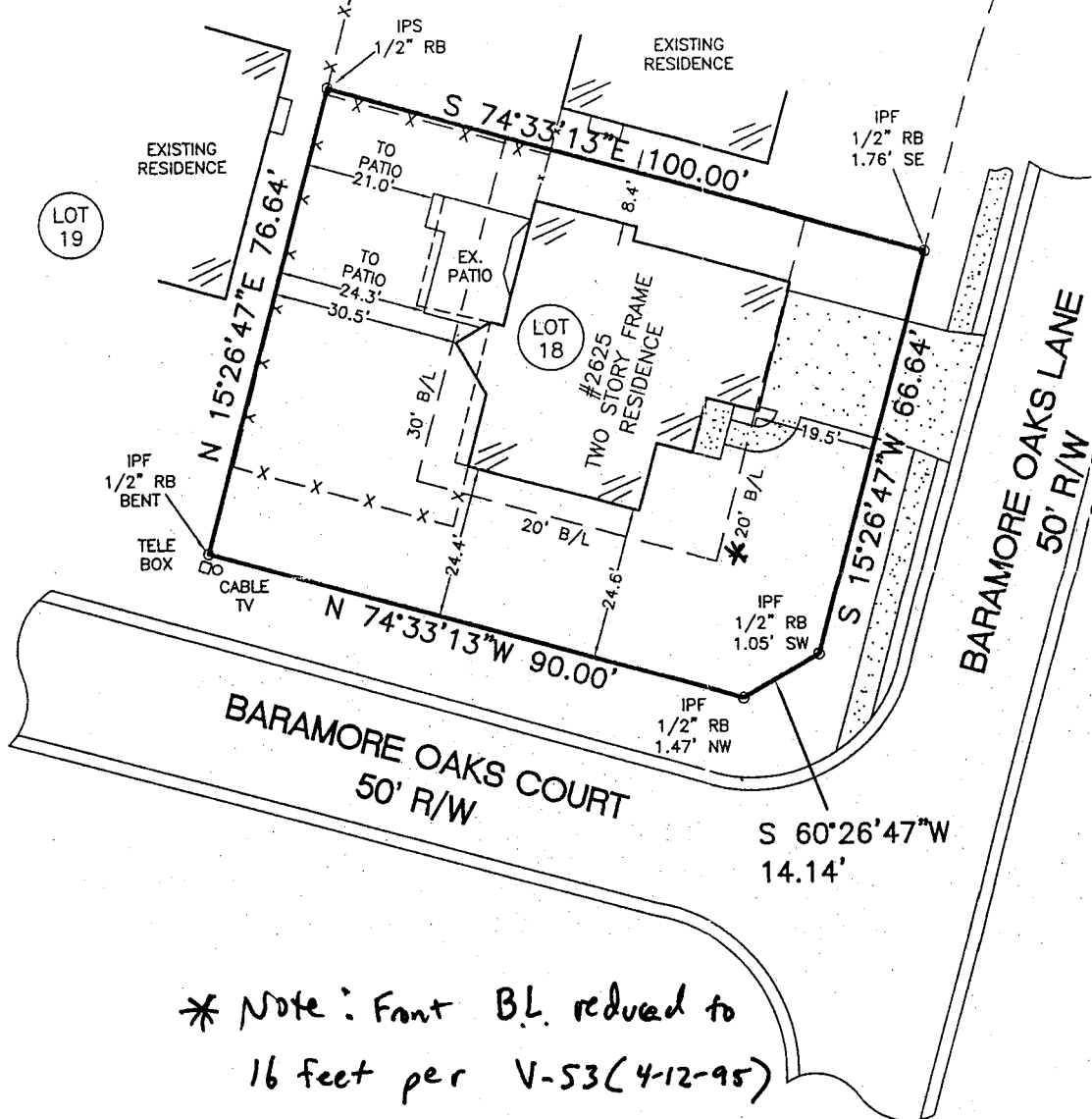
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

We would like to build an addition on the patio area to use as a family room in lieu of a basement.

List type of variance requested: Reduce rear building setback from 30' to 19'

V-71
(2011)

LOT
17



* Note: Front B.L. reduced to
16 feet per V-53(4-12-95)

GENERAL NOTES:

BOUNDARY SURVEY AS PER IRON PINS FOUND AND THE FINAL PLAT OF
WYNCROFT SUBDIVISION PREPARED BY BARTON SURVEYING, INC. DATED APRIL
16, 1995 AND RECORDED IN PLAT BOOK 155, PAGE 93

DEED BOOK 13748, PAGE 6241

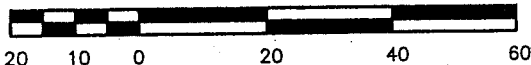
SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS
PER F.I.R.M. PANEL NO. 13067C0063G MAP REVISED DECEMBER 16, 2008

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY
IS SUBJECT TO ALL MATTERS OF TITLE.

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, HEREON; THAT IT WAS PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, EITHER BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, ACTUALLY EXISTED AT THE TIME THE SURVEY WAS MADE, AND THAT THE SIZE, TYPE AND MATERIAL ARE CORRECT. THE FIELD DATA UPON WHICH THIS PLAT HAS BEEN CALCULATED, HAS BEEN ADJUSTED BY THE ADJUSTMENT (OF 1 FOOT IN 41,444 FEET) OF 1 FOOT IN 41,444 FEET POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THE EQUIPMENT USED TO OBTAIN THE DATA WAS A TOPCON 303 SEMI TOTAL STATION. BY: J. Scott Smith
J. SCOTT SMITH - Georgia Land Surveyor

GRAPHIC SCALE



Boundary - AsBuilt Survey

WYNCROFT
LOT 18

COUNTY: COBB LAND LOT (S): 597 DIST: 16 SECT: 2 STATE: GEORGIA

DATE: DRAWN: CHECKED: JOB NO.



APPLICANT:	<u>Demtric Rowe</u>	PETITION NO.:	<u>V-71</u>
PHONE:	<u>770-919-0955</u>	DATE OF HEARING:	<u>09-14-11</u>
REPRESENTATIVE:	<u>Demtric Rowe</u>	PRESENT ZONING:	<u>RA-6</u>
PHONE:	<u>404-259-0602</u>	LAND LOT(S):	<u>16</u>
PROPERTY LOCATION:	<u>At the northwest</u>	DISTRICT:	<u>597</u>
<u>intersection of Baramore Oaks Court & Baramore Oaks</u>		SIZE OF TRACT:	<u>.17 acre</u>
<u>Lane (2625 Baramore Oaks Lane).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 18 from required 30 feet to 21 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-71

Hearing Date: 9-14-11

Applicant Demetric Rowe Phone # 770 919-0955 E-mail deefdr@gmail.com
Factory Direct Remode

Demetric Rowe
(representative's name, printed)

Address 2687 McCollum Parkway
(street, city, state and zip code)

Phone # 404-259-0602 E-mail deefdr@gmail.com

(representative's signature)

Signed, sealed and delivered in presence of:

Cherrie A. Byrd

Notary Public

My commission expires: 3/16/14

Robyn Zelizer Phone # 770 973-2488 E-mail GLUSTOFF@MAC.COM
Barry Glustoff

Signature

(attach additional signatures, if needed)

Address 2625 BARMORE OAKS LN
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Cherrie A. Byrd

Notary Public

My commission expires: 3/16/14

Present Zoning of Property RA-6

Location 2625 BARMORE OAKS
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 597 District 16 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 7,614sf Shape of Property Corner Lot Topography of Property _____ Other _____

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

We obtained a building permit to cover the existing with a patio roof cover.

List type of variance requested: Rear setback From 30' to 23'
For zoning compliance.