

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 9, 2011

DUE DATE: October 10, 2011

Distributed: September 16, 2011



Cobb County...Expect the Best!

V-82
(2011)



REFERENCES:

DEED BOOK 1404 PAGE 299
DEED BOOK 8884 PAGE 230
DEED BOOK 7887 PAGE 4
PLAT BOOK 4 PAGE 187

AREA= 0.5018 ACRE

1464 VETERANS MEMORIAL HIGHWAY

PLAT NO. 130572-043
LOCATION 0003
DATE 8-29-11



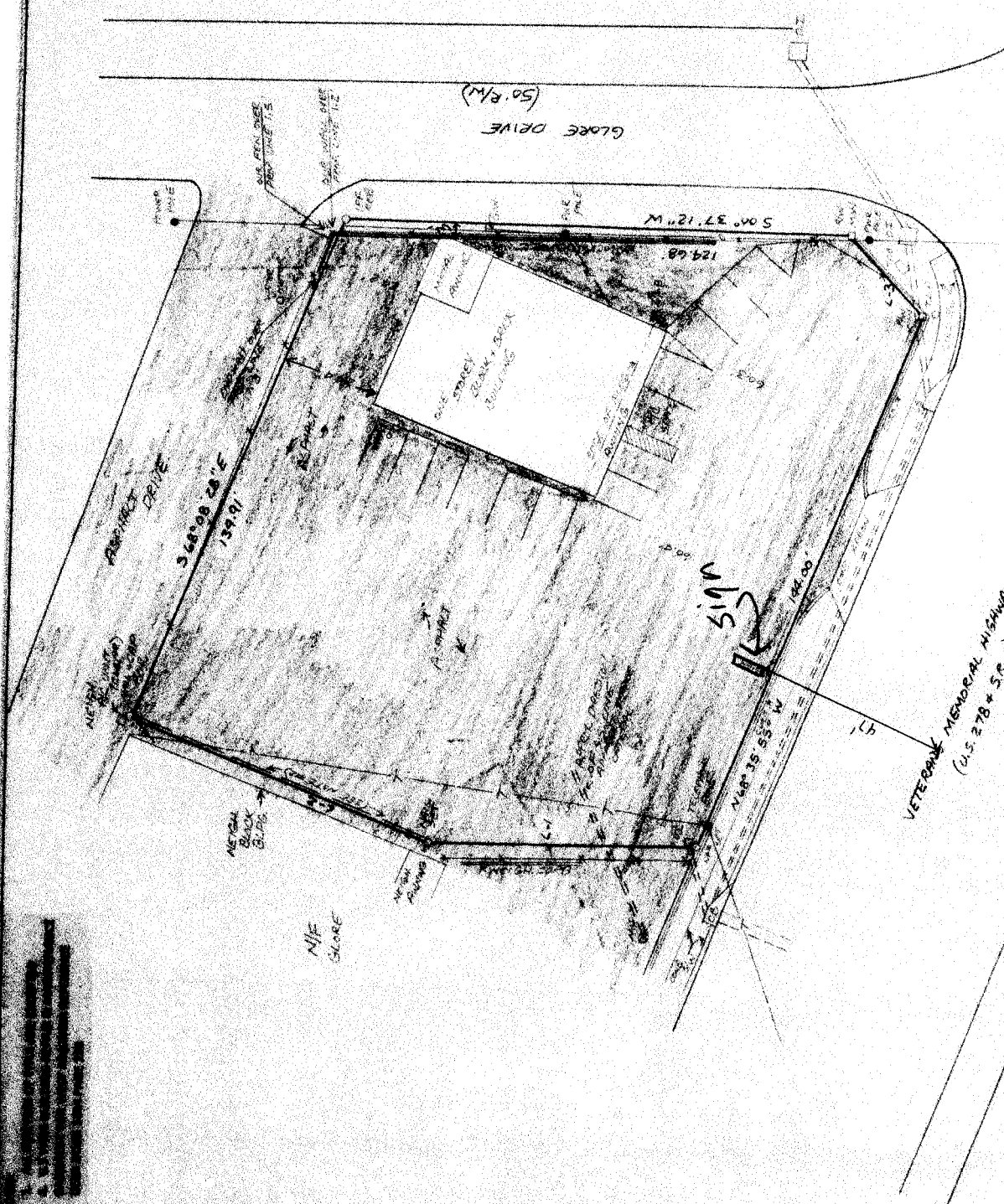
SURVEY FOR:
VERONICA ADADEVON

STATE FARM INSURANCE

LOT	BLK.	UNIT	DATE
LAND LOT 10 B			
DISTRICT 17TH			
SECTION 2ND			
PLAT BOOK			
DATE 8-29-11			

THIS SURVEY WAS MADE BY J.A. EVANS, SURVEYOR, IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1967, AS AMENDED. THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED INTO LOTS AND ALLEYS. THE SURVEY WAS MADE BY MEASUREMENT AND CALCULATION. THE SURVEY WAS MADE ON THE 29TH DAY OF AUGUST, 2011. THE SURVEY WAS MADE BY J.A. EVANS, SURVEYOR, NO. 130572.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH 770-943-0068



T.C.B. - TRAFFIC CONTROL BOX
S.I. - STREET INLET
T.C.P. - TRAFFIC LIGHT POST

APPLICANT: Veronica Adadevoh

PHONE: 770-944-9242

REPRESENTATIVE: same

PHONE: same

PROPERTY LOCATION: At the northwest

intersection of Glore Drive and Veterans Memorial

Highway (464 Veterans Memorial Hwy.).

PETITION NO.: V-82

DATE OF HEARING: 11-09-11

PRESENT ZONING: GC

LAND LOT(S): 108

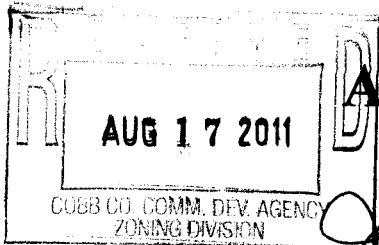
DISTRICT: 17

SIZE OF TRACT: 0.468 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow a sign with a reader board on less than 200 feet of public road frontage;
2) waive the setback for a sign from the required 62 feet from the centerline of the road to 47 feet from the centerline
of the road; 3) waive the major side setback from the required 25 feet to 3 feet adjacent to the east property line; and 4)
wave the rear setback from the required 30 feet to 24 feet.





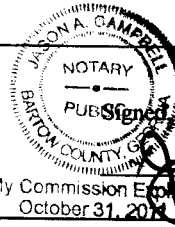
Application for Variance Cobb County

Jan 2:38 (type or print clearly)

Application No. V-82
Hearing Date: 11-9-11

Applicant Veronica Adadevoh Phone # 770-944-9242 E-mail VERONICA.ADADEVOH.C@com
VERONICA ADADEVOH Address 16 Old Canton Road Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30068

Veronica Adadevoh Phone # 7 E-mail _____
(representative's signature)



My commission expires: Veronica Adadevoh Signed, sealed and delivered in presence of: Jason A. Campbell
Notary Public

Titleholder Veronica Adadevoh Phone # _____ E-mail _____

Signature Veronica Adadevoh Address: 16 Old Canton Road Marietta Ga
(attach additional signatures, if needed) (street, city, state and zip code) 30068

My commission expires: + Signed, sealed and delivered in presence of: Jason A. Campbell
Notary Public

Present Zoning of Property CIC

Location 464 VETERANS MEMORIAL
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 108 District 17 Size of Tract .468 Acre(s)

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

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

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

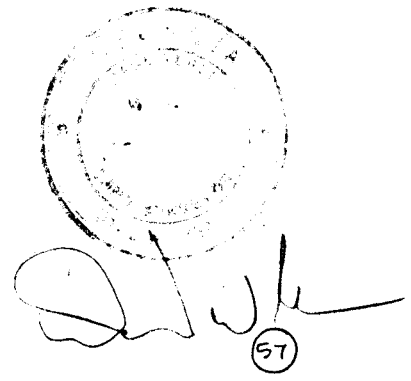
My hardship is that I purchased a digital sign that has been in use for over 1 year. The sign has been in the same location since 5/2010. The sign company (Signtronics) did not apply for a permit and the sign price was over \$14,000.00. My Business depends on visibility.

List type of variance requested:
Frontage exception - I presently have over 150 feet of frontage - sign calls for 200-feet.

V-82 (2011)
Sign picture
Exhibit A

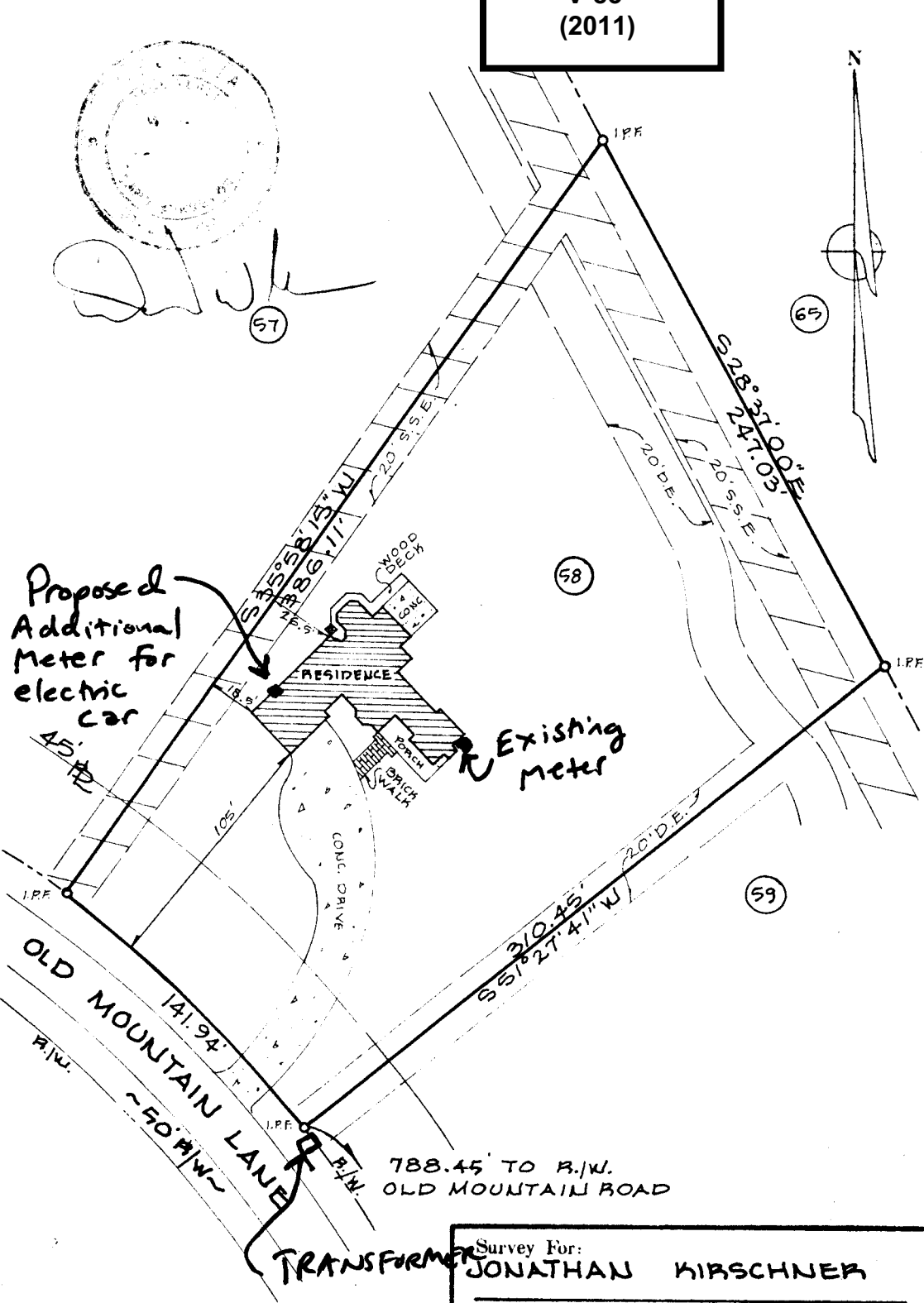


V-83
(2011)



RECEIVED
AUG 18 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Proposed
Additional
Meter for
electric
car



Survey For:
JONATHAN KIRSCHNER

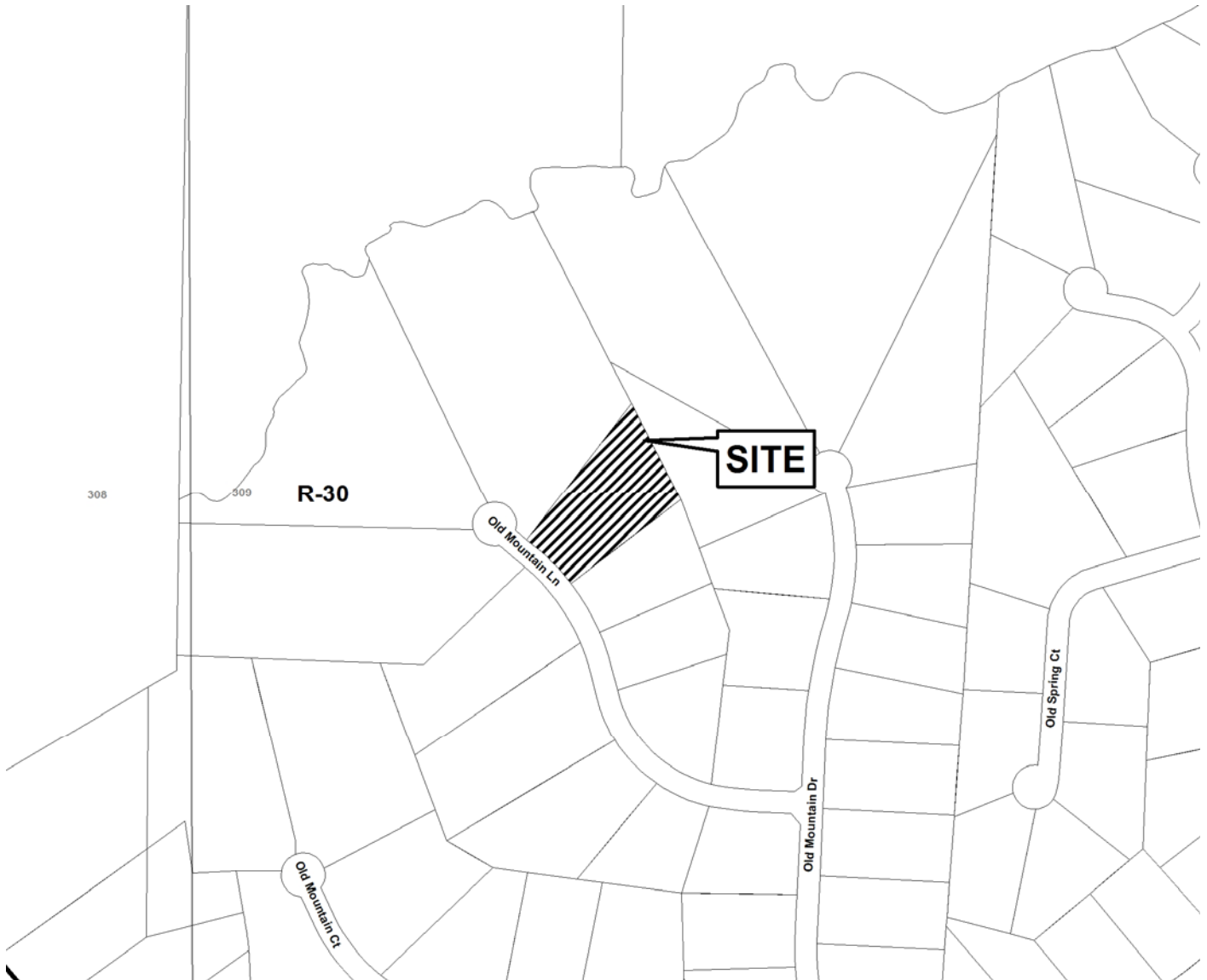
Lot 58 Block PHASE II
Subdivision: LOST MOUNTAIN TOWNSHIP
Land Lot: 309 District: 20TH 2ND SECT.
COBB County, Georgia
Scale: 1" = 50' Date: JUNE 20, 1988

D. W. Lynah Surveyors
Smyrna, Georgia (404) 433-2660

I HAVE THIS DAY RECORDED THE FORM
OFFICIAL RECORD MAP AND HAVE NO REFER-
ENCED LIST OFS NOT IN AN AREA HAVING
SPECIAL PERMITS

130052
MAP 0075 B

APPLICANT:	<u>Jonathan Kirschner</u>	PETITION NO.:	<u>V-83</u>
PHONE:	<u>770-401-4471</u>	DATE OF HEARING:	<u>11-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>309</u>
PROPERTY LOCATION:	<u>On the east side of</u>	DISTRICT:	<u>20</u>
<u>Old Mountain Lane, north of Old Mountain Road</u>		SIZE OF TRACT:	<u>1.4 acres</u>
<u>(5224 Old Mountain Lane).</u>		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Allow a second meter on a residential lot.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-83

Hearing Date: 11-9-11

Applicant

JONATHAN KIRSCHNER

Phone #

770 401 4471

E-mail

JKIRSCHNER@COMCAST.NET

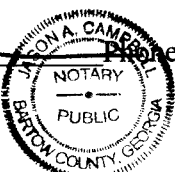
Address

5224 OLD MOUNTAIN LN. POWDER SPRINGS 30127

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)



Phone #

E-mail

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires:

My Commission Expires
October 31, 2011

Titleholder

JONATHAN KIRSCHNER

Phone #

770-401-4471

E-mail

JKIRSCHNER@COMCAST.NET

Signature

[Signature]

Address:

5224 OLD MOUNTAIN LN. POWDER SPRINGS 30127

(attach additional signature)

KATHY FAIN

NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
1/28/2014

Signed, sealed and delivered in presence of:

Kathy Fain
Notary Public

My commission expires:

Present Zoning of Property

R-30

Location

5224 OLD MOUNTAIN LANE, POWDER SPRINGS, GA 30127- MARSHALL RD + DALLAS HWY

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

Land Lot(s)

309

District

20th

Size of Tract

1.4

Acre(s)

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

Size of Property

Shape of Property

Topography of Property

Other

X

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

Need second electric meter for electric car. The existing meter panel cannot handle the additional power load.

List type of variance requested:

ADD SECOND METER IN GARAGE FOR ELECTRIC CAR. NISSAN LEAF DELIVERY DUE 11-1-11

LEGEND

- X-X- =Chicken Wire Fence
- SS =Sanitary Sewer
- FH =Fire Hydrant
- PP =Power Pole
- IPP =Iron Pin Placed
- IPF =Iron Pin Found
- MON = Monument Found
- BSL = Building Setback Line
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- = Chain Link Fence
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- CONC = CONCRETE

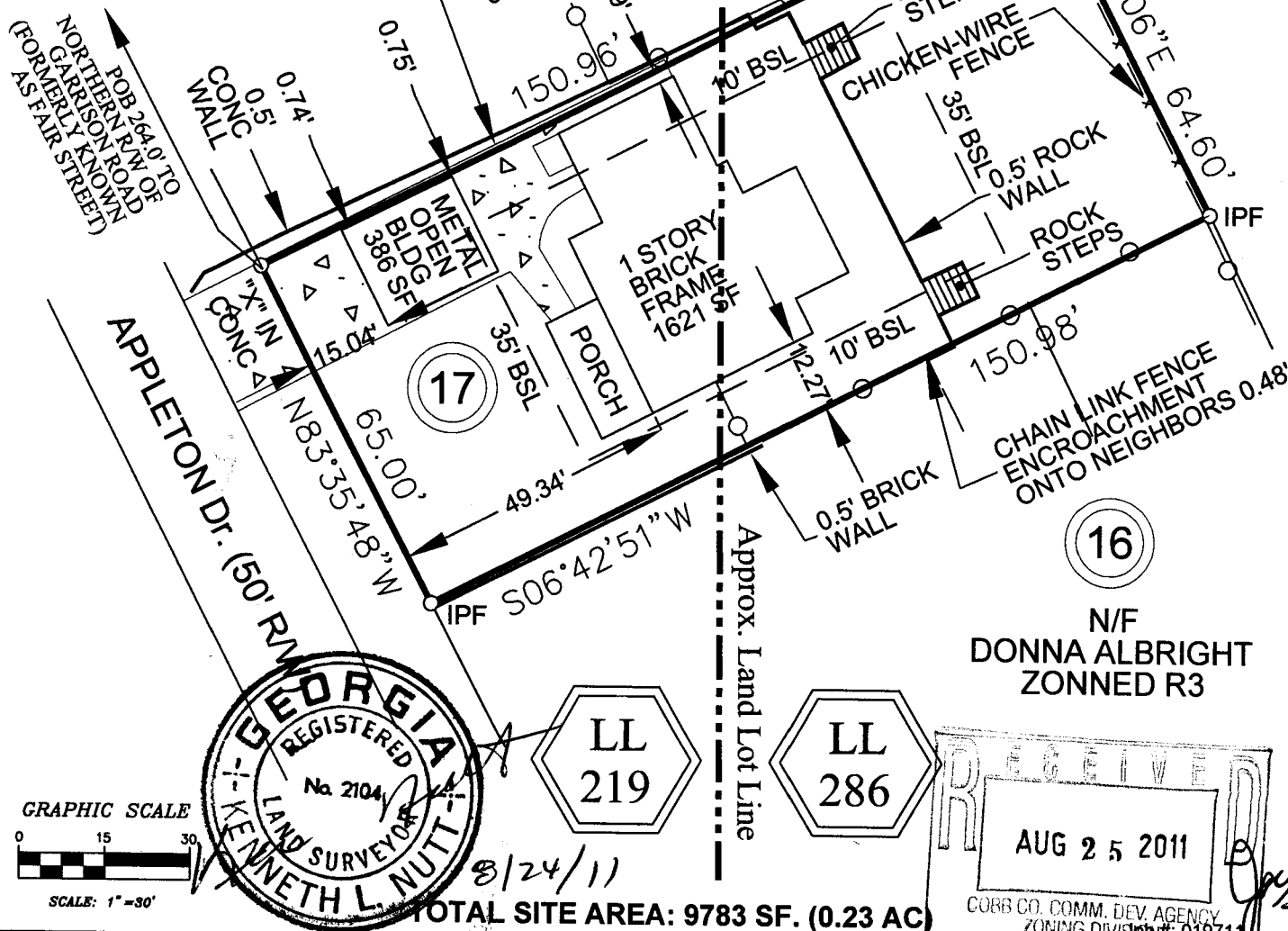
BUILDING SETBACK

FRONT 35'
SIDE 10'
REAR 35'

V-84
(2011)

N/F
KENNETH ARDOIN
ZONED R3

N/F
MAGNOLIA CHASE
CONDOMINIUM
ASSOCIATION
ZONED R3



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 879,136 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0116G, dated 12-16-08 this property is not located in an area having special flood hazards.

Boundary Survey for:
Mary Ann Swofford

LOT 17
701 Appleton Dr
Land Lot: 286, 219 District: 17
Cobb County, Georgia



Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: M.S.
Date Surveyed: 8 - 23 - 11
Date Drawn: 8 - 23 - 11

Computed by: M.S.
Drawn by: J.L.
Checked by: K.N.

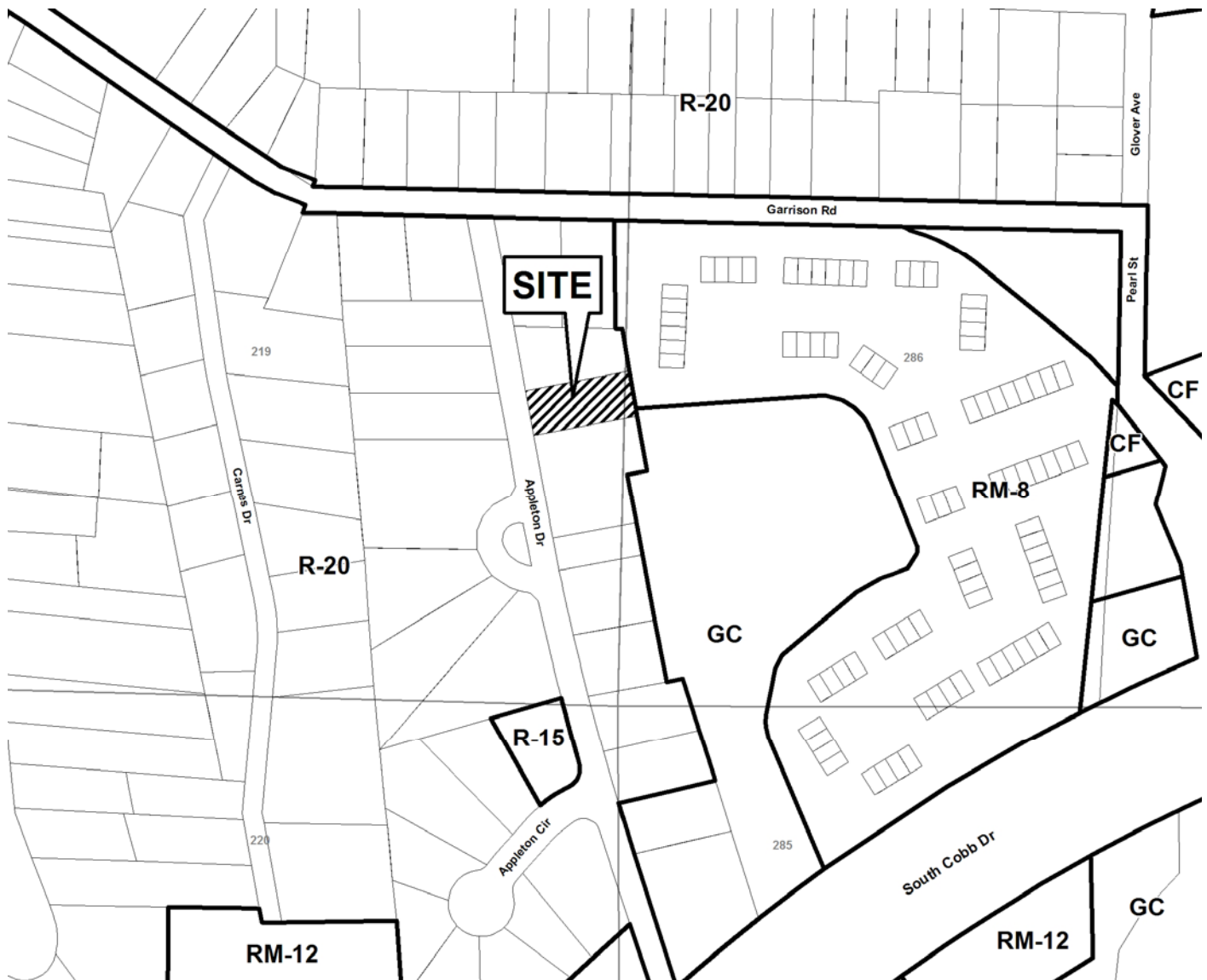
REFERENCES

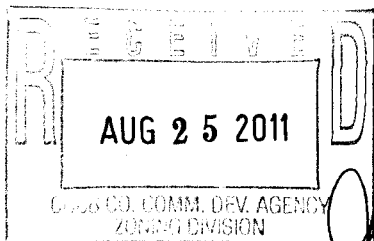
Plat Bk: Pg.
Deed Bk. 13697 Pg. 1065

Platted 1952

APPLICANT: <u>Mary Ann Swofford</u>	PETITION NO.: <u>V-84</u>
PHONE: <u>770-771-2706</u>	DATE OF HEARING: <u>11-09-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>219, 286</u>
PROPERTY LOCATION: <u>On the eastern side of</u>	DISTRICT: <u>17</u>
<u>Appleton Drive, south of Garrison Road</u>	SIZE OF TRACT: <u>0.23 acre</u>
<u>(701 Appleton Drive).</u>	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the northern property line from the required 10 feet to zero feet; 2) waive the front setback from the required 35 feet to 15 feet; 3) allow an accessory structure to the front of the primary structure; and 4) waive the required amount of public road frontage from the required 75 feet to 65 feet.





Application for Variance Cobb County

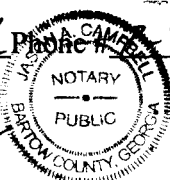
(type or print clearly)

Application No. V-84

Hearing Date: 11-9-11

Applicant Mary Ann Swofford Phone # 7-771-2706 E-mail Robert.Swofford@comcast.net
Mary Ann Swofford Address 701 Appleton Dr. Marietta, GA 30008
(representative's name, printed) (street, city, state and zip code)

Mary Ann Swofford Phone # 771-2706 E-mail Robert.Swofford@comcast.net
(representative's signature)
Mary Ann Swofford



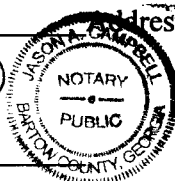
Signed, sealed and delivered in presence of:

Jason D. Campbell
Notary Public

My commission expires: _____

My Commission Expires
October 31, 2011

Titleholder Mary Ann Swofford Phone # 7-771-2706 E-mail _____
Signature Mary Ann Swofford Address 701 Appleton Dr. Marietta, GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)
Mary Ann Swofford



Signed, sealed and delivered in presence of:

Jason D. Campbell
Notary Public

My commission expires: _____

My Commission Expires
October 31, 2011

Present Zoning of Property R-20

Location 701 Appleton Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 286, 219 District 17 Size of Tract 0.23 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 _____ 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.

person living w/me is disabled. needed cover
closer to the door. And to protect vehicles from
weather damage.

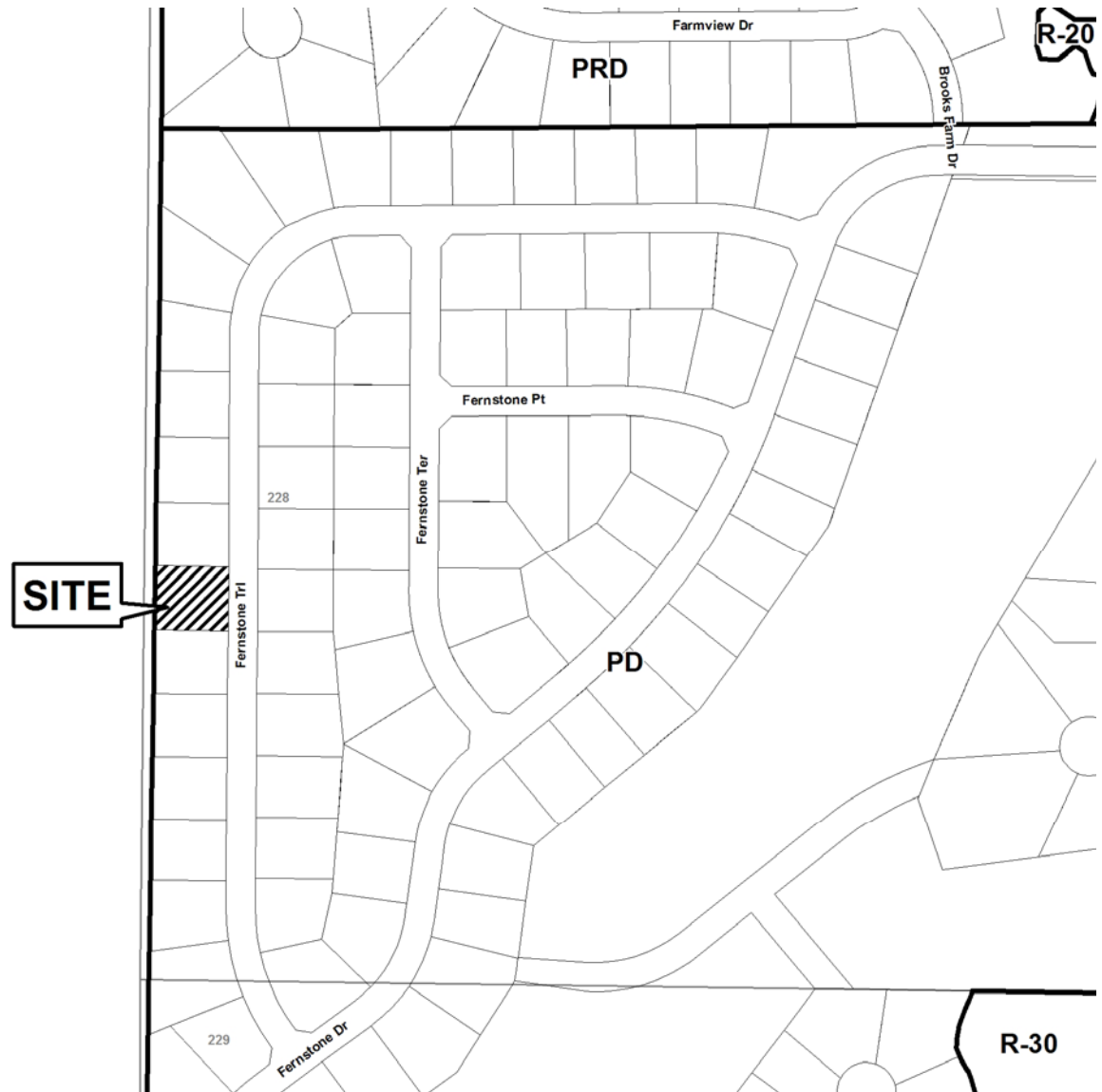
List type of variance requested: WAIVE THE SIDE SETBACK FROM
REQUIRED 10FT TO ZERO FT WAIVE THE
FRONT SETBACK FROM REQUIRED 35FT TO 15FT
ALLOW AN ACCESSORY STRUCTURE TO THE
FRONT OF THE PRIMARY.

Plot Date: 08/25/2011 2:42pm
Drawing name: J:\W100\Brookstone PDI\Lot\BSPDIU18PHZLOT31.dwg
Plotted on: Aug 25, 2011 - 2:42pm

APPLICANT: <u>Claire T. and Leonard A. Beauchemin</u>	PETITION NO.: <u>V-85</u>
PHONE: <u>770-514-7241</u>	DATE OF HEARING: <u>11-09-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>PD</u>
PHONE: <u>same</u>	LAND LOT(S): <u>228</u>
PROPERTY LOCATION: <u>On the west side of</u>	DISTRICT: <u>20</u>
<u>Fernstone Trail, west of Fernstone Terrace</u>	SIZE OF TRACT: <u>0.31 acre</u>
<u>(6280 Fernstone Trail NW).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1) Waive the rear setback from the required 24 feet (per V-131 of 2007) to 23 feet; and
2) waive the impervious surface from a maximum allowable of 35 percent to 43.1 percent.

PAULDING COUNTY



Application for Variance Cobb County

(type or print clearly)

Application No. V-85

Hearing Date: 11-9-11

Applicant Claire T. Beauchemin Phone # 585-734-3432 E-mail our5bears@aol.com

Claire T. Beauchemin Address 6280 Fernstone Trail Acworth GA
(representative's name, printed) (street, city, state and zip code) 30101

Claire Beauchemin Phone # 585-734-3432 E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of

Stacy Bettes
Notary Public

Notary Public

My commission expires: 2-21-12

Titleholder Claire T. Beauchemin Phone # 585-734-3432 E-mail our5bears@aol.com

Signature Claire Beauchemin Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

Stacy Bettes
Notary Public

Notary Public

My commission expires: 2-21-12

Present Zoning of Property Single Family Home PD
Location 6280 Fernstone Trail NW Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20th Size of Tract .31 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.

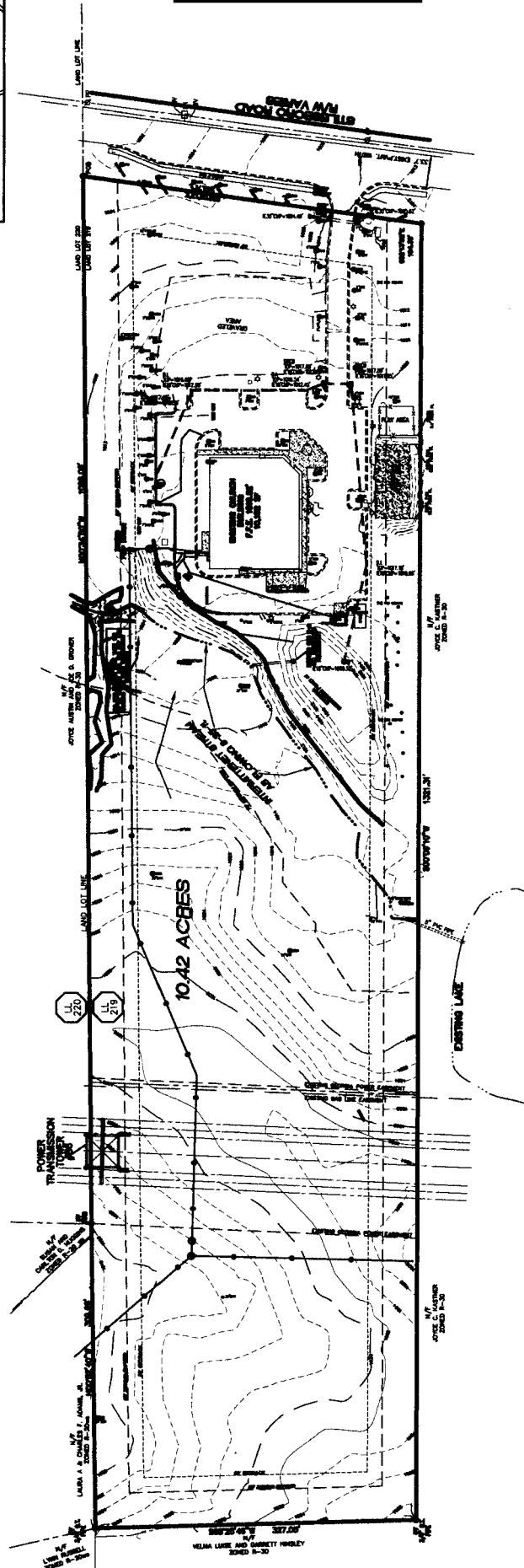
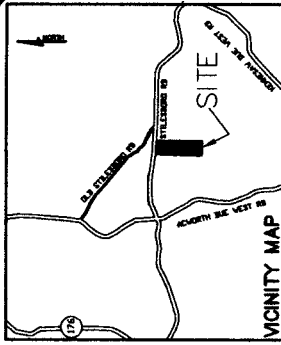
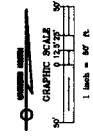
Size of Property _____ Shape of Property Rectangle Topography of Property _____ Other _____

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.

Application No V-131 unanimously approved 11-14-07 waiving
the rear set back from 30 ft to 24 ft on Lot 31. to
build an attached garage. An error in calculations by the
builder/mason placed this slab/garage 11" past the Building
Line.

List type of variance requested: We request the building line to be
adjusted to 23 feet from the originally approved
24 foot to cover the built garage structure.
WAIVE THE IMPERVIOUS SURFACE

V-86
(2011)



VARIANCE PLAT FOR: GRACE COMMUNITY BAPTIST CHURCH



DESIGNER:
**BULLARD &
LAND PLANNING, INC.**
7764-A HAMPTON PLACE
LOCANTVILLE, GEORGIA 30065

CONTACT PERSON: BOBBY BULLARD
(770) 554-8714 ~ (678) 336-9394 FAX
PROJECT ADDRESS: 1042 ACRES, SOUTH BAY VICT 10, LOCANTVILLE, GA 30065

PREPARED BY: LAND LOT 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

DEVELOPER/OWNER: GRACE COMMUNITY BAPTIST CHURCH
1042 ACRES, SOUTH BAY VICT 10, LOCANTVILLE, GA 30065
PREPARED BY: LAND LOT 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

SITE INFORMATION

EXISTING ZONING: R-30
SITE AREA: 10.42 ACRES
IMPERVIOUS AREA: 3.19 ACRES
TOTAL LOT COVERAGE: 30%

PARKING CALCULATION:
EXISTING SPACES: 58

NOTE: CALCULATION ASSUMES 10% OFF-PARTS PARKING (SEE CITY OF PEART CODE 11.04.010 PARKING SPACE (SPT) OF PEART

APPLICANT: Grace Community Baptist Church of **PETITION NO.:** V-86
Woodstock, Inc.

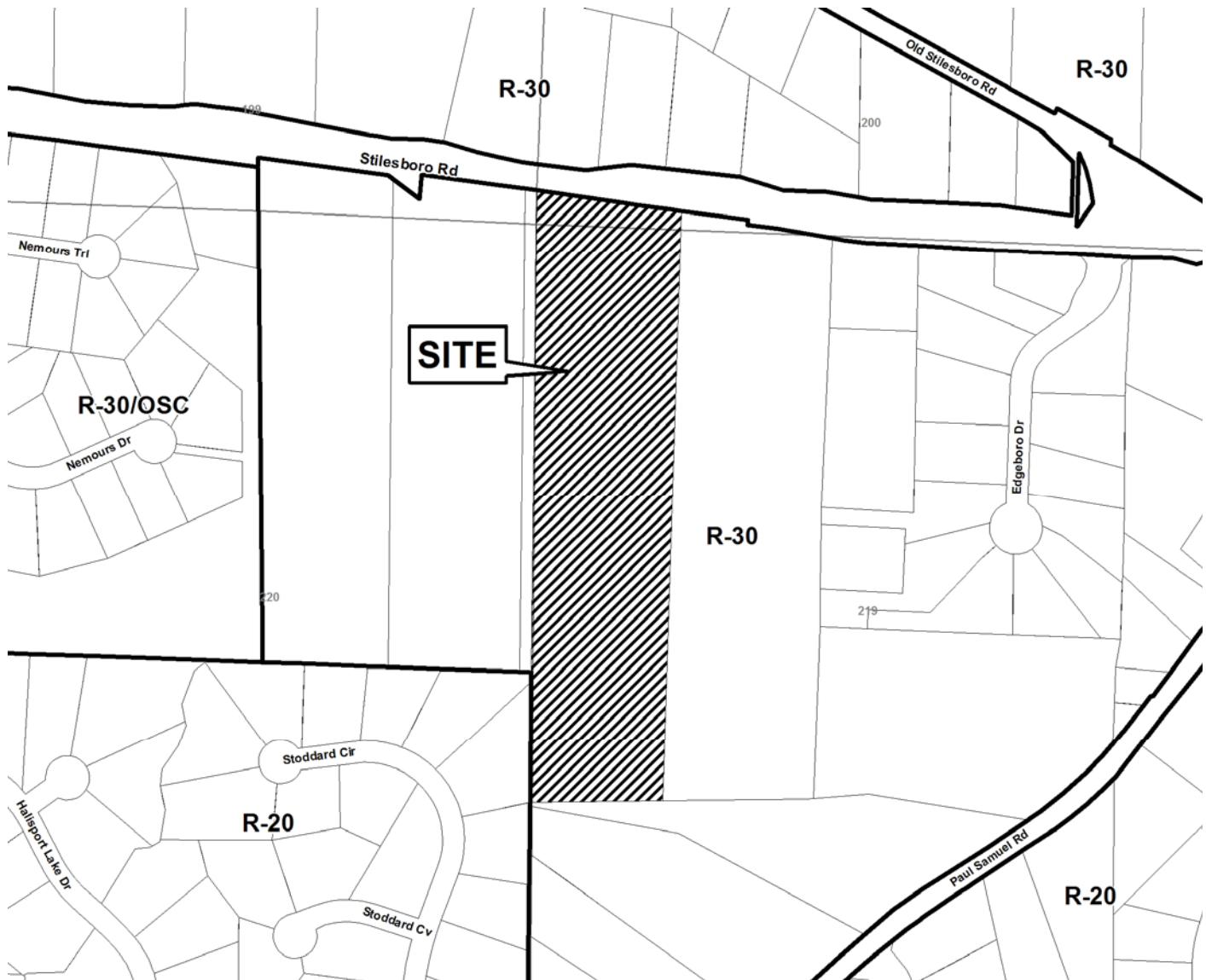
PHONE: 678-354-2423 **DATE OF HEARING:** 11-09-11

REPRESENTATIVE: Christopher Chappell **PRESENT ZONING:** R-30

PHONE: 678-354-2423 **LAND LOT(S):** 219, 220

PROPERTY LOCATION: On the south side of **DISTRICT:** 20
Stilesboro Road, east of Acworth Due West Road **SIZE OF TRACT:** 10.62 acres
(3737 Stilesboro Road). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: Waive the landscape buffer from the required 35 feet to zero feet adjacent to the eastern
property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. U-86

Hearing Date: 11-9-11

Grace Community Baptist
Church of Woodstock Inc

Phone # 678.354.2423

E-mail CChappell@gracecommunity2.org

Christopher Chappell
(representative's name, printed)

Address 3737 Stilesboro Road, Kennesaw, GA 30152
(street, city, state and zip code)

Phone # 678.354.2423 E-mail CChappell@gracecommunity2.org

(representative's signature)

MITCHLIN DOWNEY

Notary Public

Cobb County

State of Georgia

My Commission Expires Nov 11, 2013

My commission expires:

Signed, sealed and delivered in presence of:

Mitchlin Downey
Notary Public

Grace Community Baptist Church

Phone # 678.354.2423

E-mail CChappell@gracecommunity2.org

Signature Christopher Chappell
(attach additional signatures, if needed)

Address: 3737 Stilesboro Road, Kennesaw, GA 30152
(street, city, state and zip code)

MITCHLIN DOWNEY

Notary Public

Cobb County

State of Georgia

My Commission Expires Nov 11, 2013

My commission expires:

Signed, sealed and delivered in presence of:

Mitchlin Downey
Notary Public

Present Zoning of Property R-30

Location 3737 Stilesboro Road, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0219 District 20th Size of Tract 10.62 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.

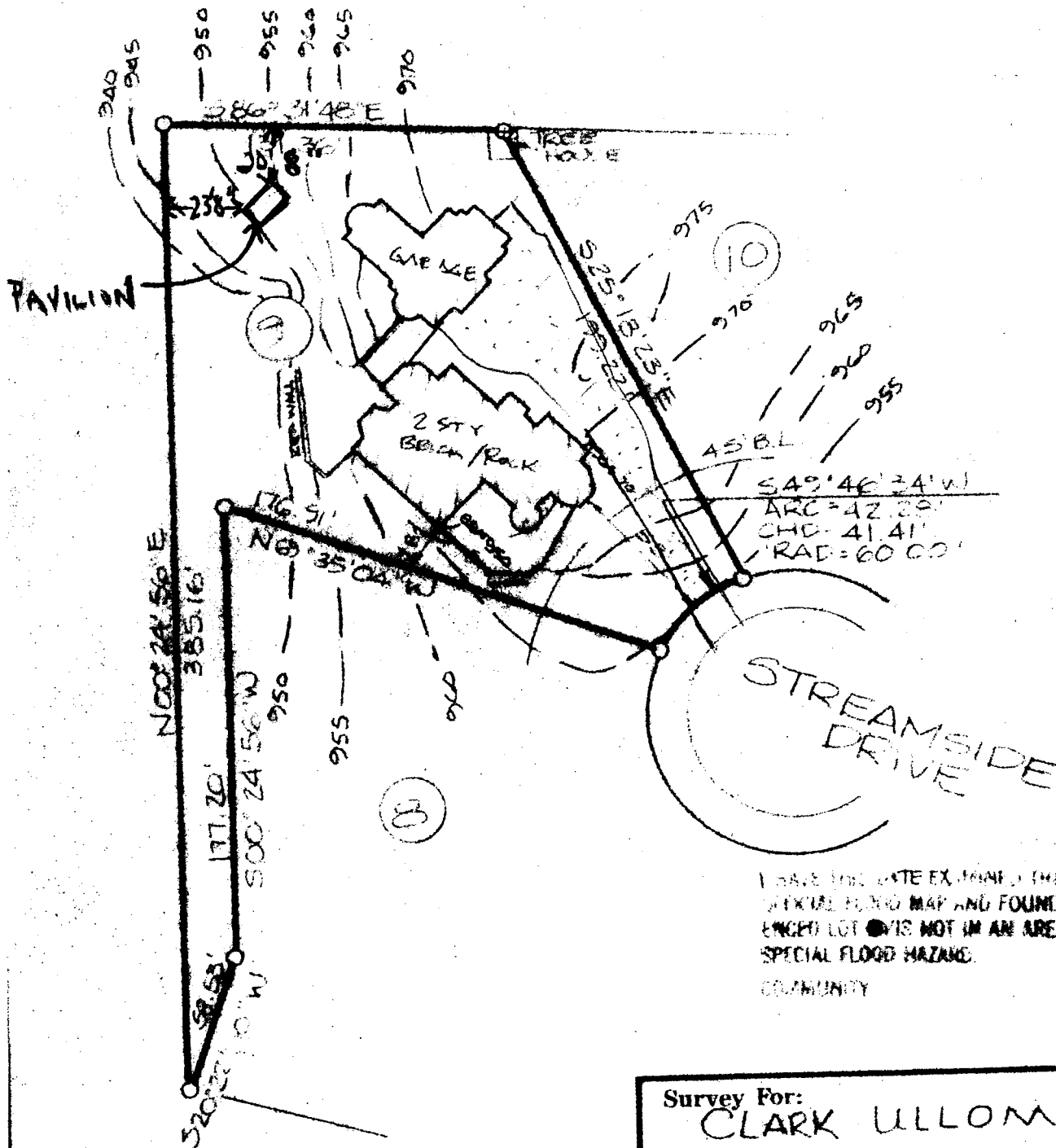
THIS PROPERTY IS VERY NARROW AND DEEP. THE SHAPE CREATES A
A HARDSHIP. THE CHURCH WAS UNABLE TO PUT THE PLAYGROUND
TO THE BUILDING FOR FUNCTIONAL ACCESS.

List type of variance requested:

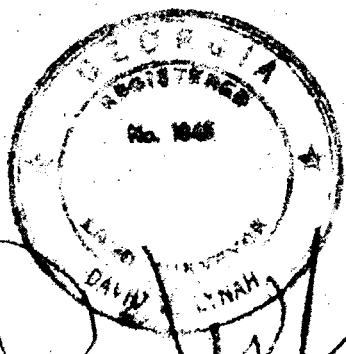
Variance is needed for playground & 75' x 24'
basketball court inside the 20' buffer. ALLOW THE PLAYGROUND
TO ENCR OACH 28.9' INTO THE 35' ZONING BUFFER AND THE
BASKETBALL COURT TO ENCR OACH 24.5' INTO THE 35' ZONING
BUFFER WAIVE THE SOFT SETBACK FOR

Revised: December 6, 2005

V-87
(2011)



I HAVE THIS DATE EXAMINED THE F.I.R.M.
AERIAL PHOTO MAP AND FOUND REFER
ENCED LOT 10 IS NOT IN AN AREA HAVING
SPECIAL FLOOD HAZARD
COMMUNITY



Survey For:
CLARK ULLOM

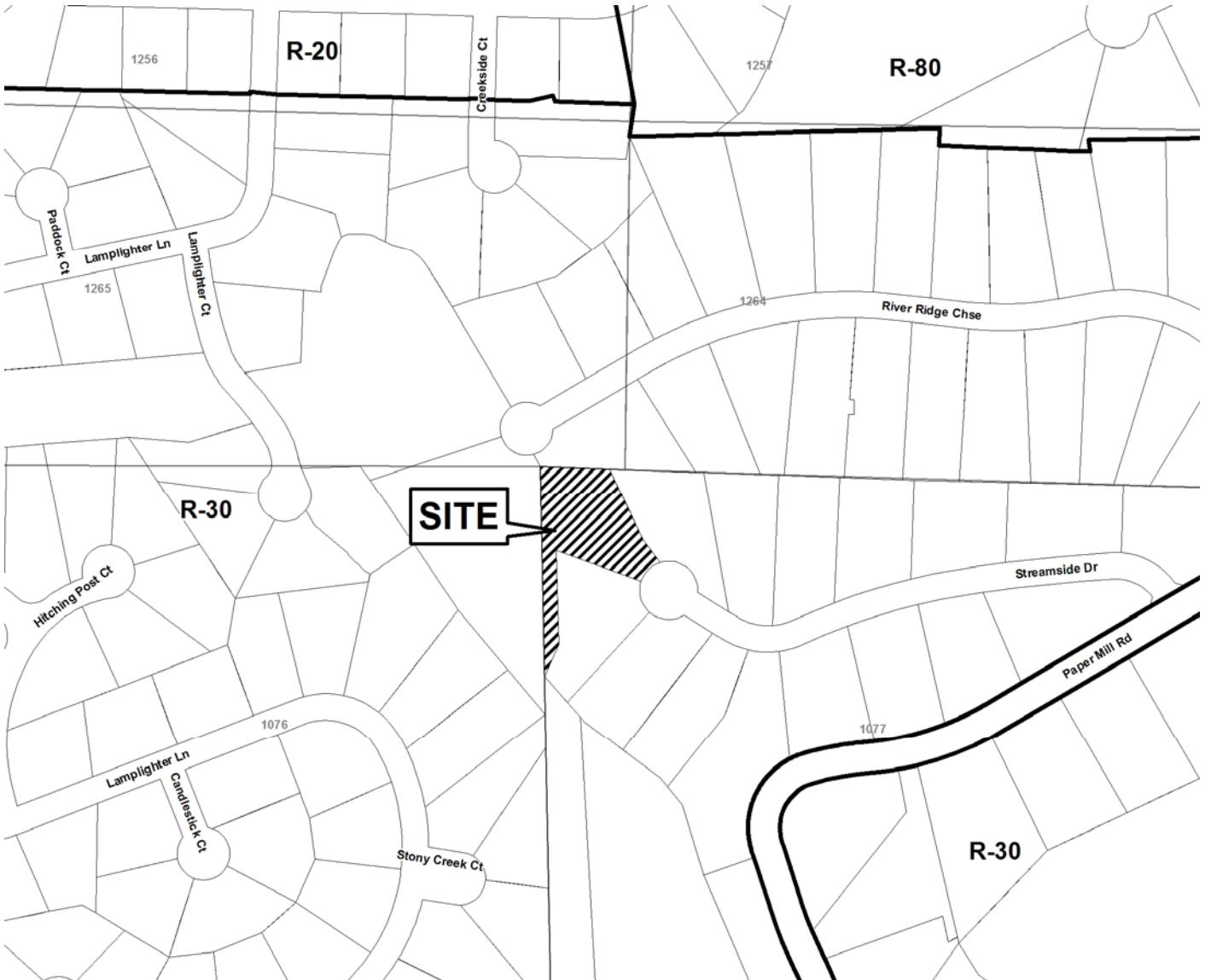
Lot 9 Block Unit
Subdivision **WATERS' EDGE**
Land Lot 1077 District 17TH
2ND SECTION, COBB County, Georgia
Scale 1" = 60' Date OCT. 27, 1994
REV: 5-8-96

D. W. Lynah Surveyors

Atlanta, Georgia (404) 433-2660

APPLICANT:	<u>Clark S. Ullom</u>	PETITION NO.:	<u>V-87</u>
PHONE:	<u>770-335-8173</u>	DATE OF HEARING:	<u>11-09-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>1077</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>17</u>
<u>Streamside Drive, north of Paper Mill Road</u>		SIZE OF TRACT:	<u>0.808 acre</u>
<u>(3863 Streamside Drive).</u>		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square-feet (320 square-foot proposed pavilion) from the required 40 feet to 20 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-87

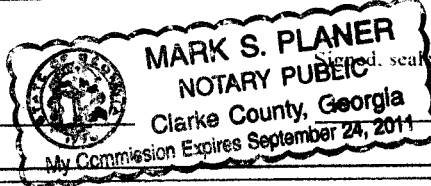
Hearing Date: 11-9-11

Applicant CLARK S. ULLOM Phone # 470-335-8173 E-mail crescentpointe@hotmail.com

CLARK S. ULLOM Address 3863 STREAMSIDE DR. MARLETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 470-335-8173 E-mail crescentpointe@hotmail.com
(representative's signature)

My commission expires: 9-24-11



Signed, sealed and delivered in presence of:

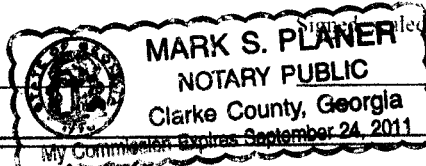
MR

Notary Public

Titleholder CLARK S. ULLOM Phone # 470-335-8173 E-mail crescentpointe@hotmail.com

Signature [Signature] Address: 3863 STREAMSIDE DR. MARLETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-24-11



Signed, sealed and delivered in presence of:

MR

Notary Public

Present Zoning of Property RESIDENTIAL R-30

Location 3863 STREAMSIDE DR. MARLETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 District 17th Size of Tract 1 Acre(s)

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

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

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

I CANNOT PLACE THE PAVILION ON MY PROPERTY PROPERLY WITHOUT THE SET-BACK VARIANCE. THE PAVILION ALSO SERVES AS A RETAINING WALL TO PROVIDE WATER RUN-OFF CONTROL. MY LOT IS ALSO ON A CUL-DE-SAC MAKING IT A IRREGULOSITY FOR BUILDING.
List type of variance requested: BACK PROPERTY SET-BACK OF 40'
DOES NOT ALLOW ME TO BUILD A 16' X 20' PAVILION ON MY PROPERTY. I AM REQUESTING THE VARIANCE FOR THIS PURPOSE.