

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: January 11, 2012

DUE DATE: December 12, 2011

Distributed: November 16, 2011



Cobb County...Expect the Best!

**V-1
(2012)**



LOT 10 - LONGFORD SUBDIVISION

16th DISTRICT - 2nd SECTION

FIELD WORK: AUGUST 27, 2011

PLAT: AUGUST 28, 2011



1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,840 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 132.567 FEET.

3. A TOPCON GPT-3005 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

4."F.I.A.OFFICIAL FLOOD HAZARD MAP"COMMUNITY NO.130052,PANEL 061G,DATED:12-16-08,SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

5.ALL MATTERS OF TITLE ARE EXCEPTED.

6. UNDERGROUND UTILITIES WERE NOT LOCATED.

7. THIS SURVEY IS SUBJECT TO ALL R/W'S AND EASEMENTS BOTH PRIVATE AND PUBLIC.

PLAT REFERENCE:

1. FINAL SUBDIVISION PLAT OF LONGFORD SUBDIVISION
BY DIXON'S LAND SURVEYING, INC., DATED JUNE 18, 1986
& RECORDED IN P.B. 109, PAGE 50, COBB CO. RECORDS.

TOTAL AREA=16,452 SQUARE FEET
0.378 ACRE

LEGEND:

▲=CALCULATED POINT
(NO PIN SET OR FOUND)

●=1/2" REBAR SET (IPS)

[illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26



OVERHEAD POWER LINE

— X ——— X ——— X ——— X ——— = FENCE LINE

PP=POWER POLE

P/L=PROPERTY LINE

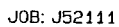
R/W=RIGHT OF WAY

NTS=NOT TO SCALE

1000

GRAPHIC SCALE

1"=30'



C & W SURVEYING, INC.
250 SOUTH ETOWAH DR.
CANTON, GA. 30114
PH. & FAX (770) 479-9522

APPLICANT: Kira Burke

PHONE: 770-509-9450

REPRESENTATIVE: same

PHONE: same

TITLEHOLDER: Kira Burke

PROPERTY LOCATION: At the northeast

intersection of Longford Ridge Drive and Longford Court

(4090 Longford Ridge Drive).

PETITION NO.: V-1

DATE OF HEARING: 01-11-12

PRESENT ZONING: R-15

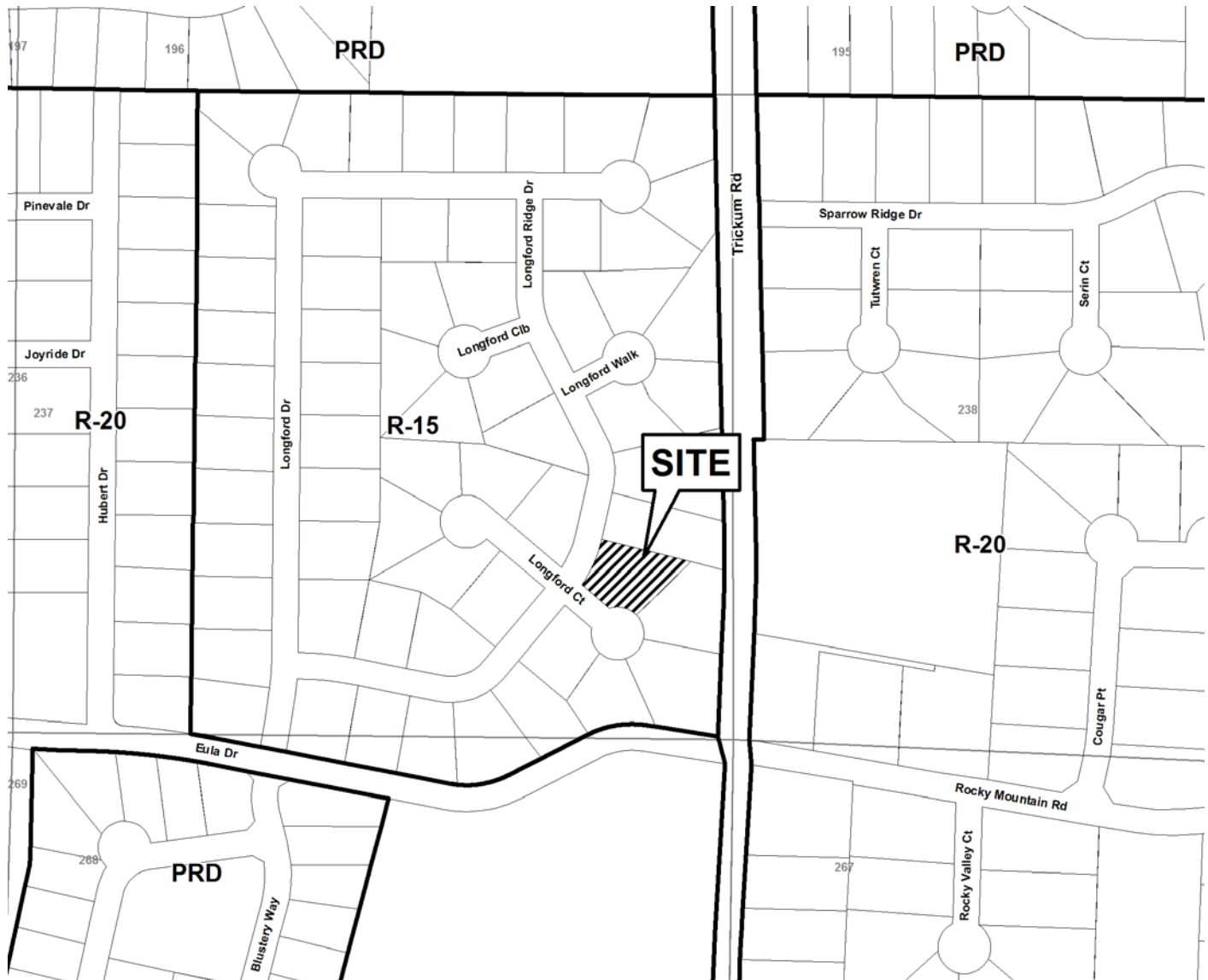
LAND LOT(S): 237

DISTRICT: 16

SIZE OF TRACT: 0.378 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the front setback from the required 35 to 28 feet.



Application for Variance

Cobb County

(type or print clearly)

Applicant Kira Burke (representative's name, printed) Address 4090 Longford Ridge Dr. Marietta, ga 30066 (street, city, state and zip code)

(WK) 770-509-9450 (cell) 404-550-0131 E-mail kiraburke@aol.com

Kira Burke (representative's signature) Phone # 404-550-0131 E-mail kiraburke@aol.com

Signed, sealed and delivered in presence of:

My commission expires: + December 13 2011

+ Cathy George Notary Public

Titleholder Kira Burke (WK) 770-509-9450 (cell) 404-550-0131 E-mail kiraburke@aol.com

Signature Kira Burke Address: 4090 Longford Ridge Dr. Marietta, ga 30066 (attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: + December 13 2011

+ Cathy George Notary Public

Present Zoning of Property R-15

Location 4090 Longford Ridge Drive, Marietta, ga 30066 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 237 District 16 Size of Tract .378 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.

please see attached hard ship letter & copies of photos.

SEE Exhibit A

List type of variance requested: reduce front setback

WAIVE THE FRONT SETBACK ON LOT 10

FROM REQUIRED 35FT TO 28FT

Hardships caused

V-1 / 2012
Exhibit A

1 of 2

I am applying for a variance for the addition of a front porch. The porch is greatly needed to stop the water intrusion through the foundation wall at footing. The porch will stop this by extending the overhang which will keep the water away from the foundation. The house has very small overhang now which does nothing to prevent this ongoing problem. The gutter system has not helped.

The house faces east so the sun hits the front of the house from noon to sunset. This causes several significant problems. The front door heats up to the point that it actually burns your hand to touch it in the summer afternoons. With no significant overhang the sun heats up the front of the house almost the entire day which causes the temperature in the house to rise significantly and takes a lot more energy to cool the house in the summer. It is a major problem. The porch, which will shade the entire front of the house, will stop this from happening.

The porch also provides a place to be able to be sit and rest outside in the heat of the day. As have gotten older this has become more important. I have no other place outside of my home that is covered where I be protected from the heat.

There was a misunderstanding between the us and the inspector. We believed that the inspector's office had phoned us back and given the go ahead to install the porch. We completed the framing and called in for a framing inspection. At that point zoning called me in to revise my permit. When I was there doing the revision, I was told that there we were over the set back line and would need to apply for a variance. The porch is now framed and it would be an extreme financial hardship on me to now remove it. My water problems in the basement are now cured and will certainly return if I have to remove the porch. Please approve my variance request – I promise you it presents many hardships to me and my family if the porch is not allowed.

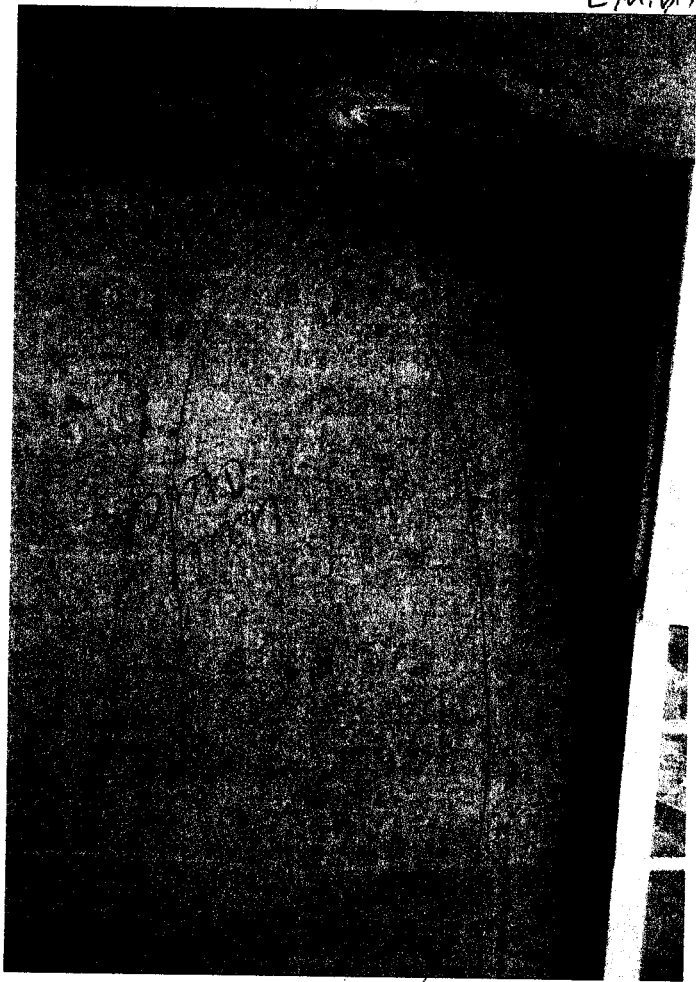
My many neighbors have signed the petition and all are in support of this request.

Thank you,


Kira Burke

V-1 / 2012
Exhibit B
2 of 2

Walter Starnes
on Floor



28 DMS-1101



Walter Starnes

WALL

Floor

APPLICANT:	Leedr Ben Moshe	PETITION NO.:	V-2
PHONE:	404-233-5951	DATE OF HEARING:	01-11-12
REPRESENTATIVE:	same	PRESENT ZONING:	GC
PHONE:	same		
TITLEHOLDER:	TBMF One, LLC	LAND LOT(S):	55
PROPERTY LOCATION:	At the northeast intersection of Wade Green Road and George Busbee Parkway (4210 Wade Green Road).	DISTRICT:	20
		SIZE OF TRACT:	0.91 acre
		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the width of the drive aisles from 24 feet to 15 feet; 2) waive the rear setback from 30 feet to 27 feet; 3) waive the required number of parking spaces from 50 parking spaces to 40 parking spaces.

COMMENTS



Application for Variance


Cobb County

(type or print clearly)

Application No. V-2
Hearing Date: 1-11-12

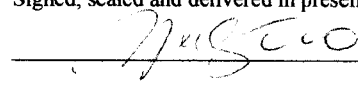
Applicant LEOR BEN-MOSHE Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com

LEOR BEN-MOSHE Address 3210 ROSWELL RD, STE #D, ATLANTA, GA, 30305
(representative's name, printed) (street, city, state and zip code)

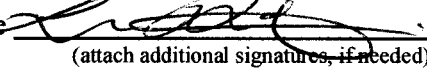
 Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: May 12th 2013

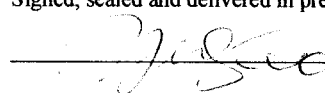

Notary Public

Titleholder TBMF ONE, LLC Phone # 404-233-5951 E-mail leor@Kingdavidproperties.com

Signature  Address: 3210 ROSWELL RD, STE #D, ATLANTA, GA, 30305
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 12th 2013


Notary Public

Present Zoning of Property GC

Location 4210 WADE GREEN ROAD, KENNESAW GA, 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 20 Size of Tract 0.91 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.

- ① Existing building encroachment on rear building line would require moving or demolishing portions of the building.
- ② Location of property lines does not accommodate required parking for existing or proposed use, unless approved at adjacent, contiguous parking area; and do not accommodate required drive aisle width on all sides of site.

List type of variance requested: ① Variance to allow existing drive aisles under 24'-0" in width to remain in use.
② Variance to allow SE corner of existing building to encroach on existing rear yard building line.
③ Variance to allow parking at adjacent, contiguous parking area, within 400' feet of main entrance, to be included in proposed parking count.

SURVEY FOR: LOREN & LAURIE KRANZ

NOTES / REFERENCES:

1. SURVEY FOR RHONDA SHANNON BY PERRY MCCLUNG, DATED 4-17-01.
2. DEED BOOK 14007, PAGE 4749.
3. DEED BOOK 13376, PAGE 2573.
4. DEED BOOK 1888, PAGE 380.
5. ADJACENT PROPERTY OWNERS REFERENCED FROM CURRENT COBB COUNTY TAX ASSESSOR DATA.

TOTAL LOT: 2.2 ACRES
DISTURBED: .055 ACRES

CURVE	RADIUS	APC	BEARING	HORIZ DIST
C1	798.25'	238.71'	S76°27'01"W	237.82'

ATLANTA POOLS
2745 ANTIOCH RD
CUMMING GA 30040
770-844-7665

PROPOSED POOL
17' X 34' 600 SQ FT

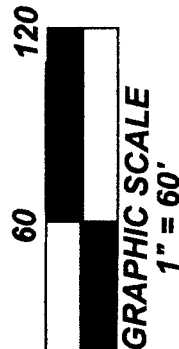
LINE	BEARING	HORIZ DIST
L1	N26°33'54"E	10.65'
L2	N24°13'40"E	29.38'
L3	N40°44'48"E	38.31'
L4	N41°00'33"E	40.83'
L5	N49°23'55"E	16.47'
L6	N64°29'10"E	21.77'
L7	N87°08'15"E	26.83'
L8	S89°19'33"E	37.96'
L9	S83°00'29"E	47.69'
L10	S86°11'09"E	40.28'
L11	S82°24'20"E	6.76'
L12	S78°59'47"E	16.38'
L13	S79°02'45"E	14.10'
L14	S83°59'28"E	17.06'
L15	N88°24'32"E	16.08'
L16	N77°54'19"E	12.79'
L17	N64°47'56"E	25.17'
L18	N65°13'29"E	4.97'
L19	N1°02'28"W	7.74'

FLOOD PLAIN:

ACCORDING TO FEMA FIRM: 1306700064G, DATED 12/16/2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA. THIS SURVEY DOES NOT INCLUDE TOPOGRAPHY, THEREFORE THE FLOOD PLAIN CONTOUR HAS NOT BEEN DETERMINED.

LEGEND	
●	Iron Pin Found
△	Computed Point
(P)	Platted Distance / Bearing
(S)	Surveyed / Actual
(C)	Computed
LL	Land Lot
LLL	Land Lot Line
R/W	Right-of-Way
B.S.L.	Building Setback Line
D.E.	Drainage Easement
SSE	Sanitary Sewer Easement
O.T.	Open Top Pipe
C.T.	Crimp Top Pipe
RB	Rebar
✱	Fence
---	Adjacent Property Line
---	Subject Property Line

LAND LOT: 690
DISTRICT: 16TH
SECTION: 2ND
COUNTY: COBB
PROPERTY ADDRESS:
3655 OAK LANE
MARIETTA, GA 30062
DATE(S) OF FIELD WORK: 11/01/2011
DATE OF DRAWING: 11/03/2011
SURVEY #: 11-1709
SURVEY PREPARED FOR:
LOREN & LAURIE KRANZ
LEGAL DESCRIPTION:
SEE ATTACHED



ACCURATE
SURVEYING AND
PLANNING, INC.
4955 BLOOMING COURT
CUMMING, GA 30028
(678) 595-0994
EMAIL: INFO@ACCURATESURVEYINGANDPLANNING.COM
GEORGIA REGISTERED LAND SURVEYING FIRM #1128

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

Anthony P. Faila 11-3-2011

ANTHONY P. FAILA GEORGIA RLS # 3258
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64508

EXISTING IMPERVIOUS: 9435 SQ FT
PROPOSED POOL AND DECK: 1445 SQ
FT TOTAL IMPERVIOUS: 10790
OR 11.25%



THE ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW PROPOSED SWIMMING POOL LOCATION

770-473-0980

APPLICANT: Atlanta Pools

PETITION NO.: V-3

PHONE: 770-844-7665

DATE OF HEARING: 01-11-12

REPRESENTATIVE: Michael Cochran

PRESENT ZONING: R-30

PHONE: 770-844-7665

TITLEHOLDER: Loren and Laurie Krantz

LAND LOT(S): 690

PROPERTY LOCATION: On the north side of

DISTRICT: 16

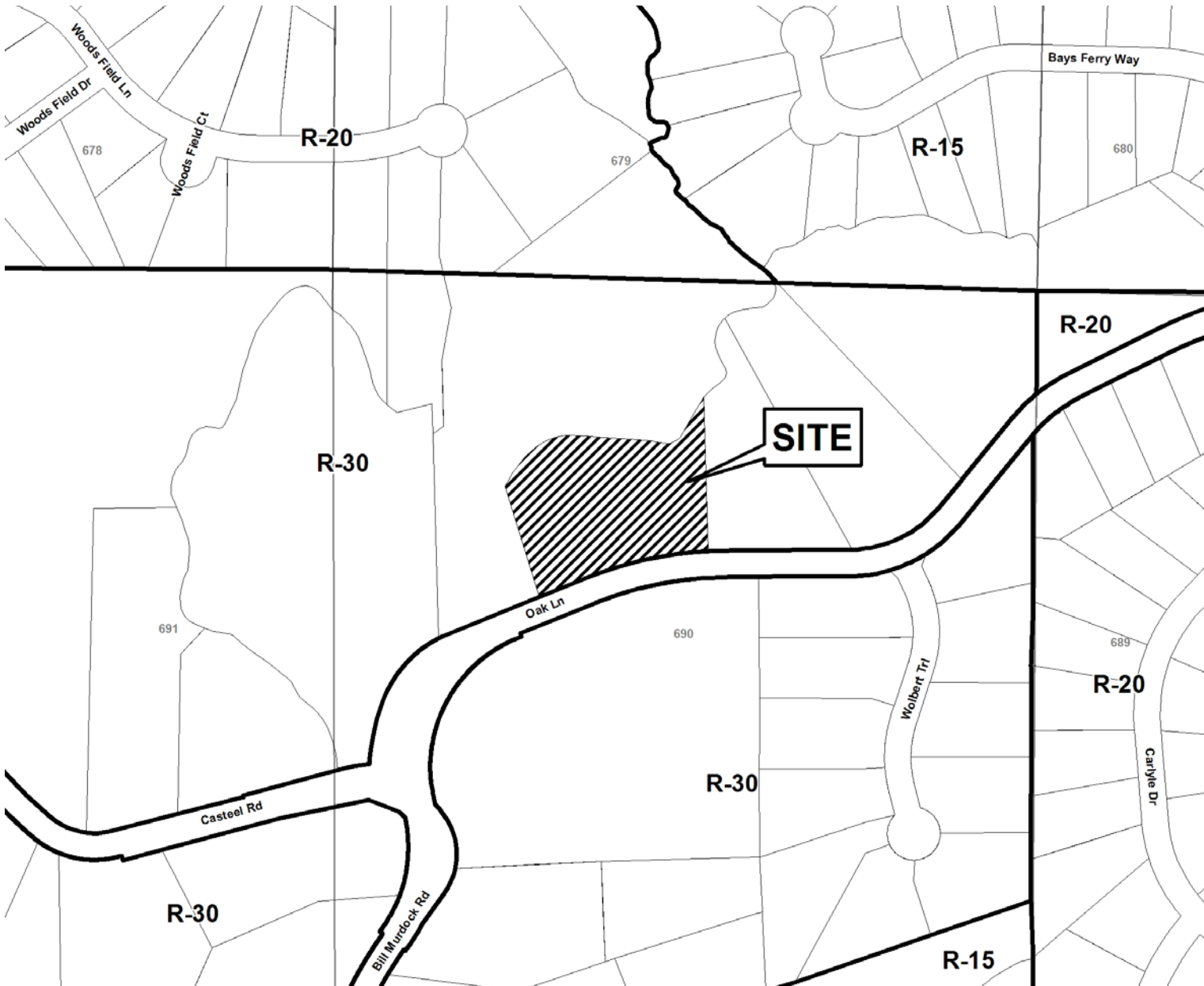
Oak Lane, east of Casteel Road

SIZE OF TRACT: 1.97 acres

(3655 Oak Lane).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow a swimming pool to the front and side of the principal structure.



Application for Variance

Cobb County

(type or print clearly)

Application No. 3

Hearing Date: 1-11-12

Applicant Atlanta Pools / Michael Cochran Phone # 770-844-7665 E-mail atl.pools@bellsouth.net

Michael Cochran Address 7745 Antioch Rd Cumming 30040
(representative's name, printed) (street, city, state and zip code)

Michael Cochran Phone # 770-844-7665 E-mail atl.pools@bellsouth.net
(representative's signature)

My commission expires: 3-4-12

Signed, sealed and delivered in presence of:

GEORGIA
MARCH 4, 2012

Notary Public

Titleholder Loren Kranz Phone # 770-973-8888
Laurie Kranz

Signature [Signature] Address: 3655 Oak Lane Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-4-12
Laurie A. Kranz
Notary Public

Present Zoning of Property RESIDENTIAL

Location 3655 OAK LANE, MARIETTA, GEORGIA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690 District 16 Size of Tract 1.9704 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.

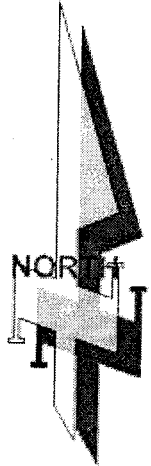
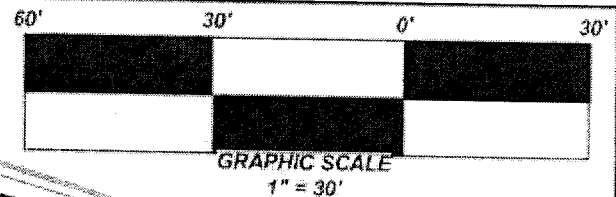
Size of Property 1.97 acres Shape of Property ☒ Topography of Property _____ Other _____

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.

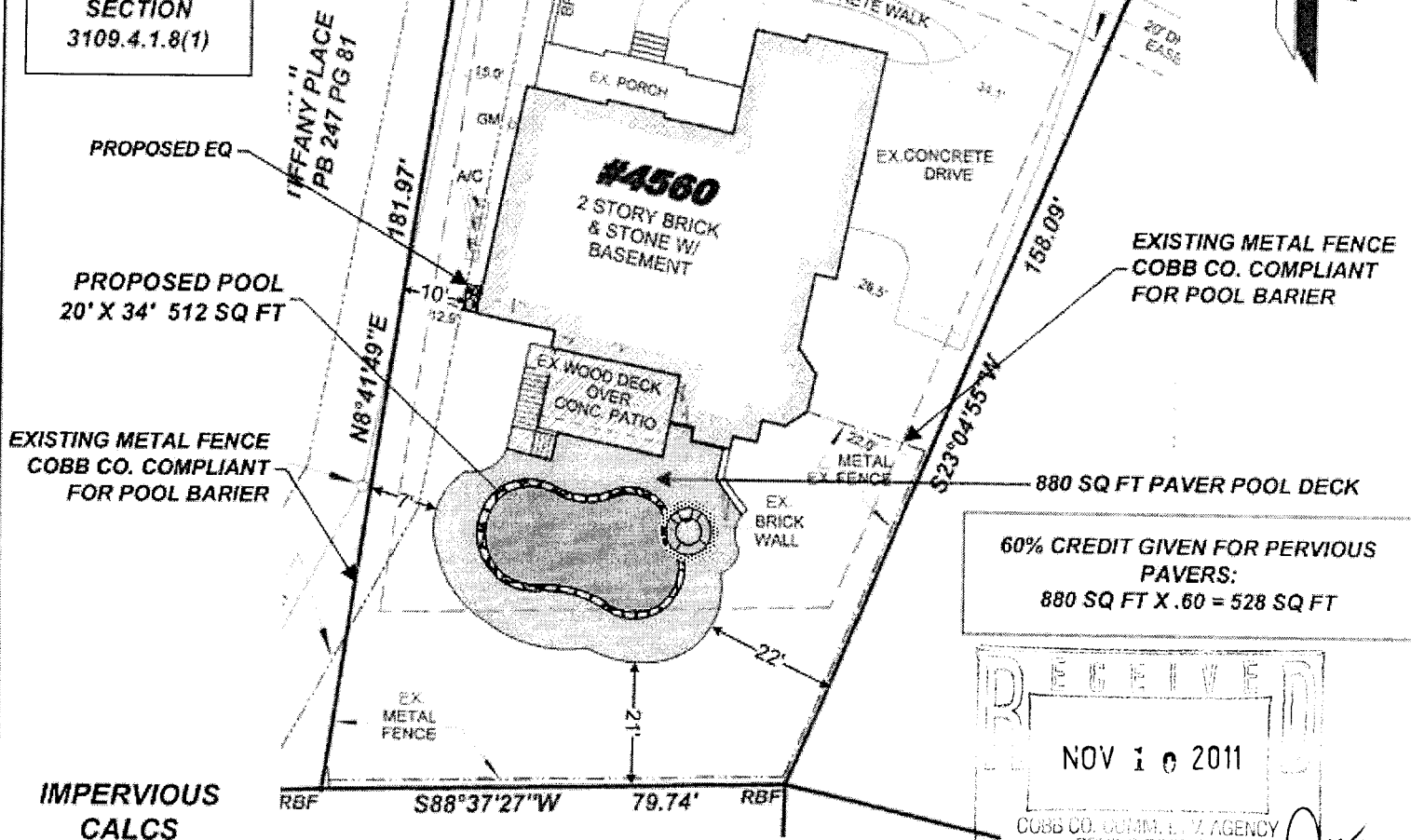
There is a floodplain to the rear of the house. Additionally, because of the shape of the lot and the location of the house, the rear yard is not deep. Our usable yard space is located to the side and front of our property. Without relief from the zoning ordinance, we will not be able to build a pool for our family.

List type of variance requested: Build a pool in the side/front yard of our property.
ALLOW A SWIMMING POOL TO THE front and side OF THE PRINCIPAL STRUCTURE.

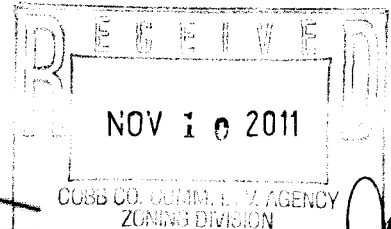
V-4
(2012)



BARRIER NOTE:
DOORS WITH
DIRECT ACCESS
TO POOL SHALL
BE EQUIPPED
WITH AN ALARM
THAT
PRODUCES AN
AUDIBLE
WARNING WHEN
THE DOOR AND /
OR ITS SCREEN
IF PRESENT, ARE
OPENED IN
ACCORDANCE
WITH
INTERNATIONAL
BUILDING CODE,
SECTION
3109.4.1.8(1)



60% CREDIT GIVEN FOR PVIOUS
PAVERS:
880 SQ FT X .60 = 528 SQ FT



IMPERVIOUS CALCS

LOT: 18 0.385 ACRES
EXISTING IMPERVIOUS : 16750 SQ FT
PROPOSED PERVIOUS PAVER DECK: 5570 SQ FT
PROPOSED COPING: 528 SQ FT
TOTAL PROPOSED IMPERVIOUS 90 SQ FT
6188 SQ FT OR 36.94%

TOTAL LOT: 16750 SQ FT
ALLOWED IMPERVIOUS: 35%: 5862 SQ FT
PROPOSED IMPERVIOUS: 6188 SQ FT
ALLOWABLE EXCEEDED BY: 326 SQ FT OR 1.94%

HOMEOWNER:
LARRY MATSUMOTO
4560 VENDOME PLACE
ROSWELL GA 30075

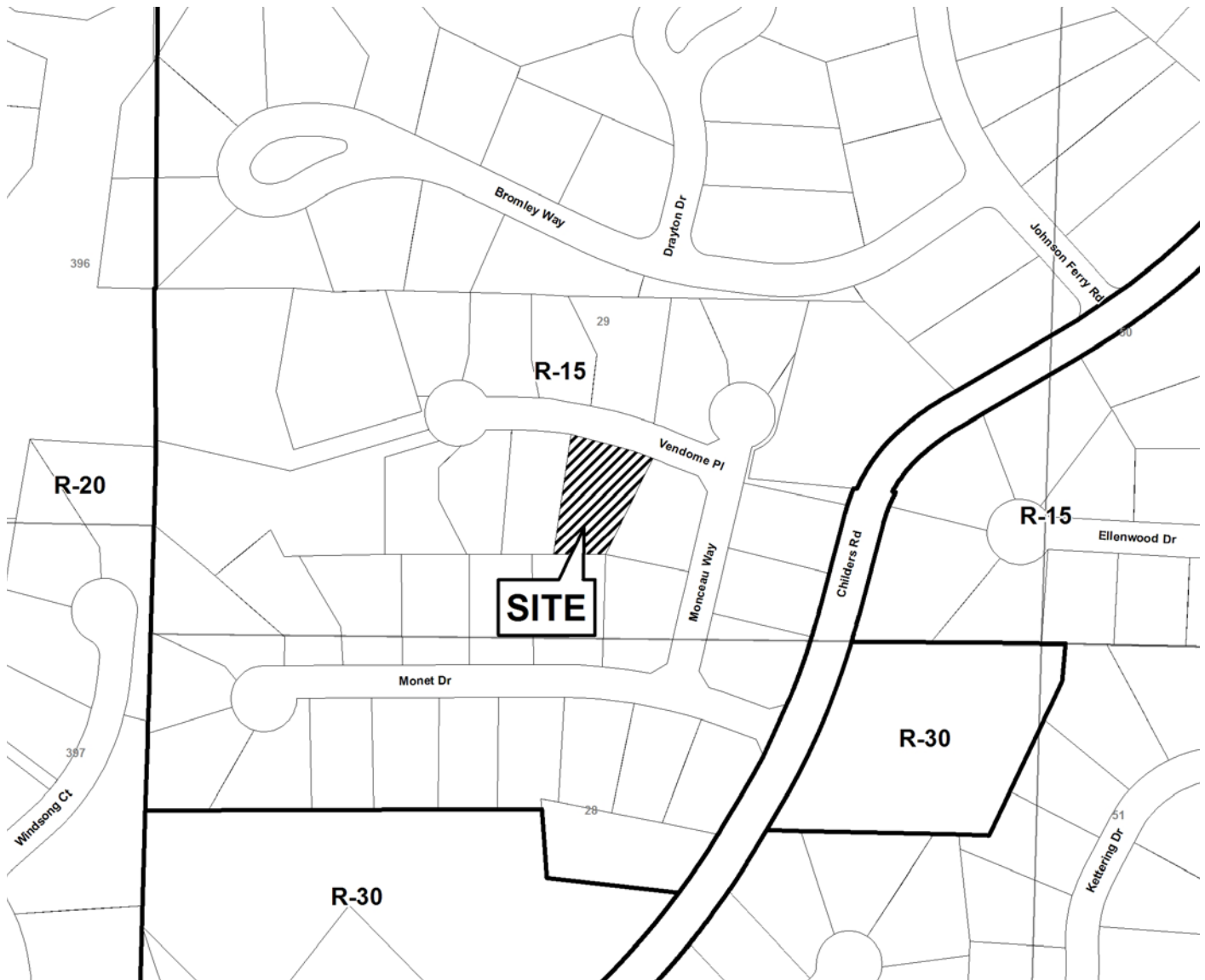
LOCATED IN:
LL: 29
DIST: 1ST SECT: 2ND
LOT: 18
TIFFANY PLACE
COBB CO
GEORGIA

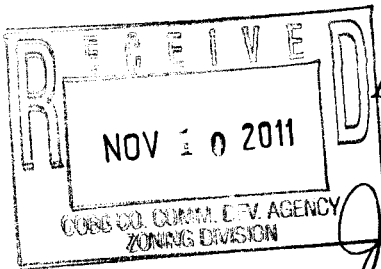
PROJECT INFO:
SWIMMING POOL
20' X 34' 512 SQ FT
880 SQ FT PERVIOUS PAVERS
90 SQ FT COPING

ATLAS POOLS
6100 PEACHTREE IND BLVD
DORAVILLE GA 30361
MARK SPIEZIO
770-451-3700

APPLICANT:	<u>Susan Matsumoto</u>	PETITION NO.:	<u>V-4</u>
PHONE:	<u>770-645-6031</u>	DATE OF HEARING:	<u>01-11-12</u>
REPRESENTATIVE:	<u>Spencer Doss</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>770-318-8062</u>		
TITLEHOLDER:	<u>Larry Matsumoto</u>	LAND LOT(S):	<u>29</u>
PROPERTY LOCATION:	<u>On the south side</u>	DISTRICT:	<u>1</u>
<u>Vendome Place, west of Monceau Way</u>		SIZE OF TRACT:	<u>0.385 acre</u>
<u>(4560 Vendome Place).</u>		COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: Waive the impervious surface from the maximum allowable of 35 percent to 36.94 percent.





Application for Variance Cobb County

(type or print clearly)

Application No. V-4

Hearing Date: 1-11-12

Applicant Susan Matsumoto

Phone # (770) 645-6031

E-mail Sjmat510@aol.com

Spencer Doss
(representative's name, printed)

Address 6100 Peachtree Indust. Blvd. Doraville, Ga.

(street, city, state and zip code)

30360

Spencer Doss
(representative's signature)

Phone # 770-318-8062

E-mail Spencer@atlaspools.com

Signed, sealed and delivered in presence of:

My commission expires: July 19, 2013

[Signature]
Notary Public

Titleholder Susan Matsumoto

Phone # (770) 645-6031

E-mail Sjmat510@aol.com

Signature Susan Matsumoto

(attach additional signatures, if needed)

Address: 4560 Vendome Place, Roswell, Ga.

(street, city, state and zip code)

30075

Signed, sealed and delivered in presence of:

My commission expires: July 19, 2013

[Signature]
Notary Public

Present Zoning of Property Residential

R-15

Location 4560 Vendome Place

Roswell, Ga 30075

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

Land Lot(s) 29

District 1ST

Size of Tract 0.385

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 ✓ impermeable

Shape of Property _____

Topography of Property _____

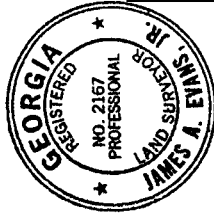
Other _____

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.

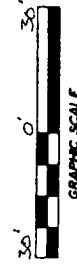
The decking provides accessibility to the outer periphery of the pool. It also allows additional drainage with the use of the pervious pavers, which greatly reduces the runoff and helps prevent flooding. Water is absorbed directly into the underground water table.

List type of variance requested: Variance to allow additional pervious area.

V-5
(2012)



PRESENT ZONING= RA-4 WS
FRONT STEPBCK=50 FT.
SIDE SETBACK=5 FT.
REAR SETBACK= 30 FT.
MINIMUM 15 FT. BETWEEN HOUSES
AREA= 0.1910 ACRE
#4477 DOBBS CROSSING



SURVEY FOR:

RACHEL FUGLIO

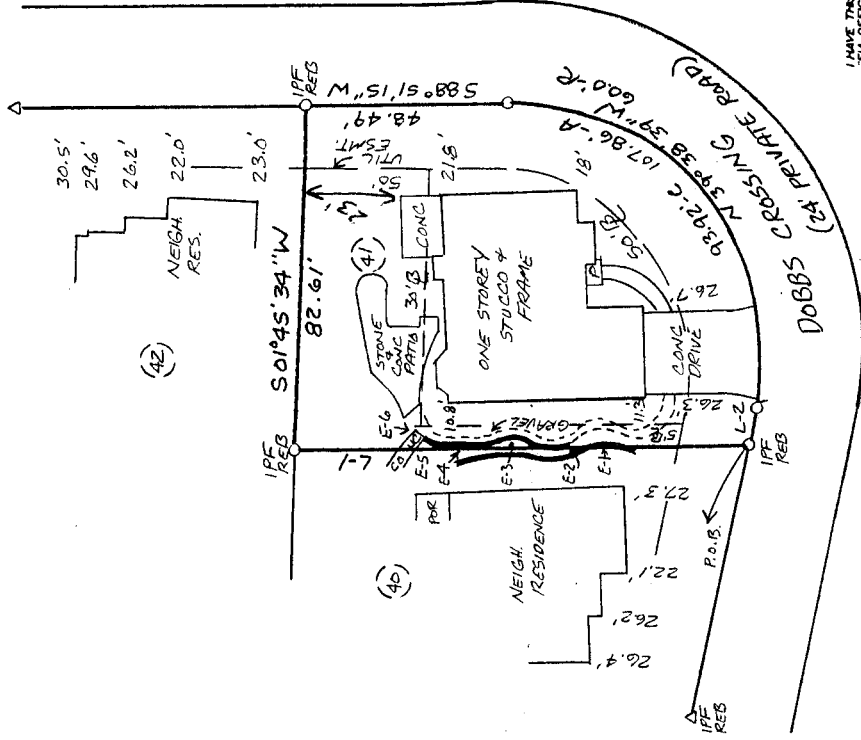
REVISIONS	LOT 41	BLK.	UNIT
1222-97	WOODLAWN COMMONS		
	LAND LOT 13		
	DISTRICT 1ST		
	SECTION 2ND		
	COUNTY, GEORGIA		
	PLAT BOOK 122 PAGE 67		
	DATE: 9-29-11		
	SCALE: 1" = 30'		

PANEL NO. 1306700131G
LOCATION: COBB
ZONE: 11X

I HAVE THIS DATE, EXAMINED THE
FIELD DATA UPON WHICH THIS MAP IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN ONE HUNDRED FEET
AND AN ADJUSTED LINEAR COMPASS BEARING OF 11.1°
AND A BEARING CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCLUR.
EQUIPMENT USED:
TOPCON GTS-210

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

James A. Evans, Jr.
J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000



NOV 10 2011

P.O.B.
180.8 TO DOBBS
CROSSING
(RECORD TIE)

L-1= N 88° 51' 15" E 109.06'
L-2= N 11° 51' 11" E 9.24'

ENCROACHMENTS:

- E-1= NEIGHBORS WALL OVER PROPERTY LINE 0.6'
- E-2= NEIGHBORS WALL OVER PROPERTY LINE 0.9'
- E-3= NEIGHBORS WALL OVER PROPERTY LINE 2.4'
- E-4= NEIGHBORS WALL OVER PROPERTY LINE 1.5'
- E-5= NEIGHBORS WALL AND CONC. WALK OVER PROPERTY LINE 2.3'
- E-6= END CONC. WALK OVER PROPERTY LINE 4.3'

APPLICANT:	<u>Rachael E. Foglio</u>	PETITION NO.:	<u>V-5</u>
PHONE:	<u>770-509-5204</u>	DATE OF HEARING:	<u>01-11-12</u>
REPRESENTATIVE:	<u>Ghani Massoud</u>	PRESENT ZONING:	<u>RA-4</u>
PHONE:	<u>770-345-3500</u>		
TITLEHOLDER:	<u>Rachel E. Foglio</u>	LAND LOT(S):	<u>13</u>
PROPERTY LOCATION:	<u>On the southwest side of</u>	DISTRICT:	<u>1</u>
<u>Dobbs Crossing, west of Woodlawn Road</u>		SIZE OF TRACT:	<u>0.191 acre</u>
<u>(4477 Dobbs Crossing).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 30 feet to 23 feet.</u>		



NOV 10 2011

Application for Variance Cobb County

COBB CO. COMMUNITY AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-5

Hearing Date: 1-11-12

Applicant Rachael E. Foglio

Phone # 770-509-5204 or E-mail 770-578-9039

Ghani Massoud

(representative's name, printed)

Address 4477 Dobbs Crossing, Marietta, GA 30068
(street, city, state and zip code)

Phone # 770-345-3500

E-mail ghmassoud@southeastrestoration.com

(representative's signature) NATHAN D ZAPATA

Notary Public
Cobb County
State of Georgia

My commission expires Apr 17, 2015

Cell 770-851-0165

11-8-11

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Rachael E. Foglio

Phone # 770-509-5204 E-mail _____

Signature Rachael Foglio

(attach additional signatures, if needed)

Address: 4477 Dobbs Crossing, Marietta, GA 30068
(street, city, state and zip code)

JONATHAN D ZAPATA
Notary Public
Cobb County
State of Georgia

My commission expires: Apr 17, 2015

11-8-11

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential

RA-4

Location 4477 Dobbs Crossing, Marietta, Georgia 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 1st District 9-Cobb County Size of Tract 0.1910 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 0.1910 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.

To Replace deck + add roof

List type of variance requested: WAIVE THE REAR SETBACK ON LOT
41 FROM REQUIRED 30FT TO 23FT

V-6
(2012)

AD 8.3. VERTICAL

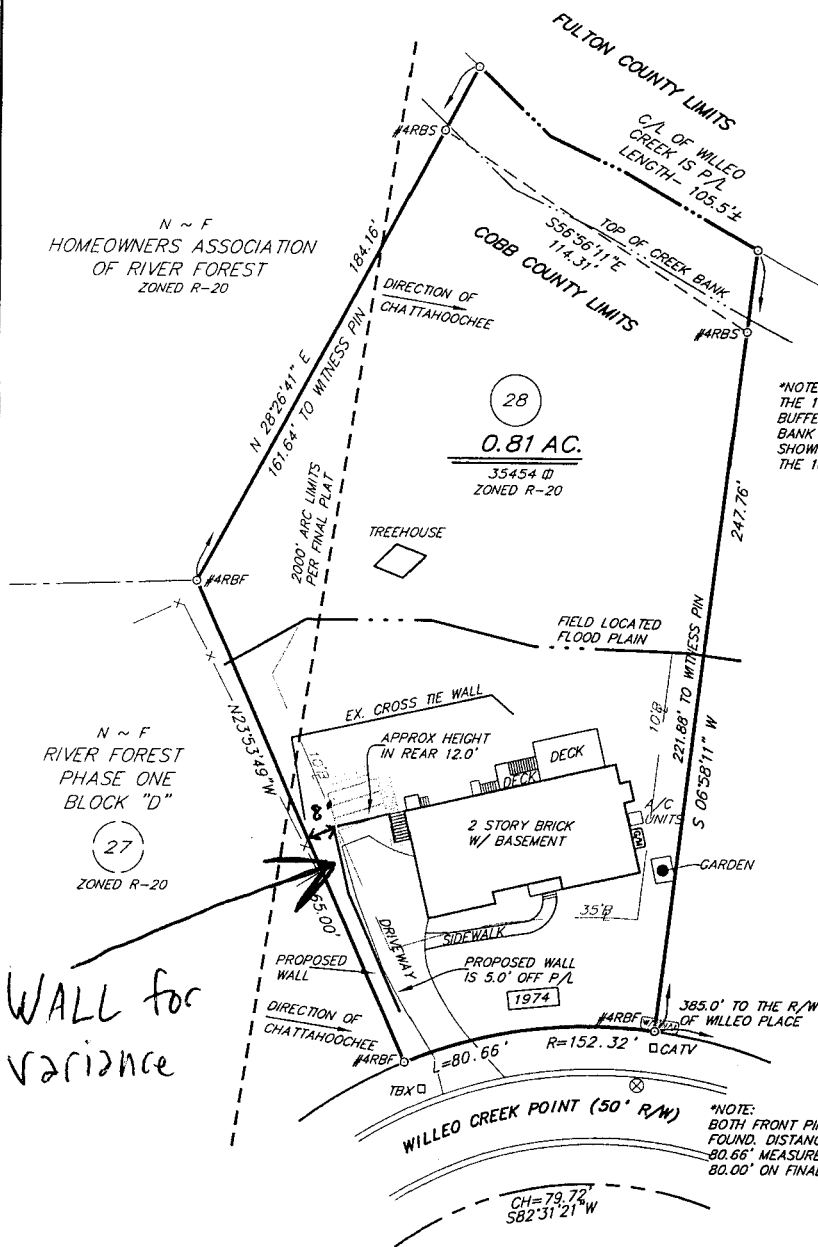
LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CO-EXISTING PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED 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/AE; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0132 H DATED JUNE 18, 2010

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.

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
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	S.C.O. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B.X. - POWERBOX
	1234 - STREET ADDRESS
	W-W - WATER LINE
	-T- - UNDERGROUND TELEPHONE LINE
	-G- - GAS LINE
	-E- - UNDERGROUND ELECTRICAL LINE



*NOTE: THE 100 FOOT UNDISTURBED BUFFER FROM TOP OF CREEK BANK OF WILLEO CREEK IS NOT SHOWN BECAUSE IT FALLS INSIDE THE 100 YEAR FLOOD PLAIN.

N ~ F
RIVER FOREST
PHASE ONE
BLOCK "D"
29
ZONED R-20

N ~ F
RIVER FOREST
PHASE ONE
BLOCK "D"
27
ZONED R-20

WALL for
variance

*NOTE: BOTH FRONT PINS FOUND. DISTANCE IS 80.66' MEASURED VERSUS 80.00' ON FINAL PLAT



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: 1/45,003. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 11-2-11	REVISIONS
SCALE	: 1" = 40'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 450C	

SITE PLAN FOR:

JACQUELINE L. GORE
RIVER FOREST, PHASE ONE
BLOCK "D", LOT 28

LOCATED IN L.L. 231
1st DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Phone: (770) 424-7168

Plotted on: Nov 09, 2011 - 12:27pm
Drawing name: S:\Bnd\COBB\01\01-0231\BND\1974 WILLEO CREEK PT BND.dwg
Created By: Matt Noell

APPLICANT:	<u>Jacqueline Gore</u>	PETITION NO.:	<u>V-6</u>
PHONE:	<u>678-754-8444</u>	DATE OF HEARING:	<u>01-11-12</u>
REPRESENTATIVE:	<u>Michael Stoley</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>404-384-5191</u>		
TITLEHOLDER:	<u>David and Jacqueline Gore</u>	LAND LOT(S):	<u>231</u>
PROPERTY LOCATION:	<u>On the north side of</u>	DISTRICT:	<u>1</u>
<u>Willeo Creek Point, north of Willeo Place</u>		SIZE OF TRACT:	<u>0.81 acre</u>
<u>(1974 Willeo Creek Point).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the setback for a retaining wall 12 feet in height from 15 feet to 8 feet.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. 6

Hearing Date: 1-11-12

Applicant Jacqueline Gore

Phone # 678-754-8444

E-mail dave@drgore.com

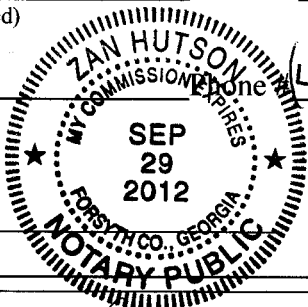
Michael Steley

(representative's name, printed)

Address 1760 Lower Roswell Rd Marietta, GA 30068

(street, city, state and zip code)

(representative's signature)



Phone # (404) 384-5191

E-mail michael@cmresidential.com

Signed, sealed and delivered in presence of:

Zan Hutson

Notary Public

My commission expires: _____

Titleholder Jacqueline Laures Gore

Phone # 678-754-8444

E-mail dave@drgore.com

Signature Jacqueline Laures Gore

(attach additional signatures, if needed)

Address: 1974 Willow Creek Point, Marietta 30068

(street, city, state and zip code)



Signed, sealed and delivered in presence of:

Zan Hutson

Notary Public

My commission expires: _____

Present Zoning of Property Residential

R-20

Location 1974 Willow Creek Point, Marietta GA 30068

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

Land Lot(s) 231

District 1st

Size of Tract .81 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.

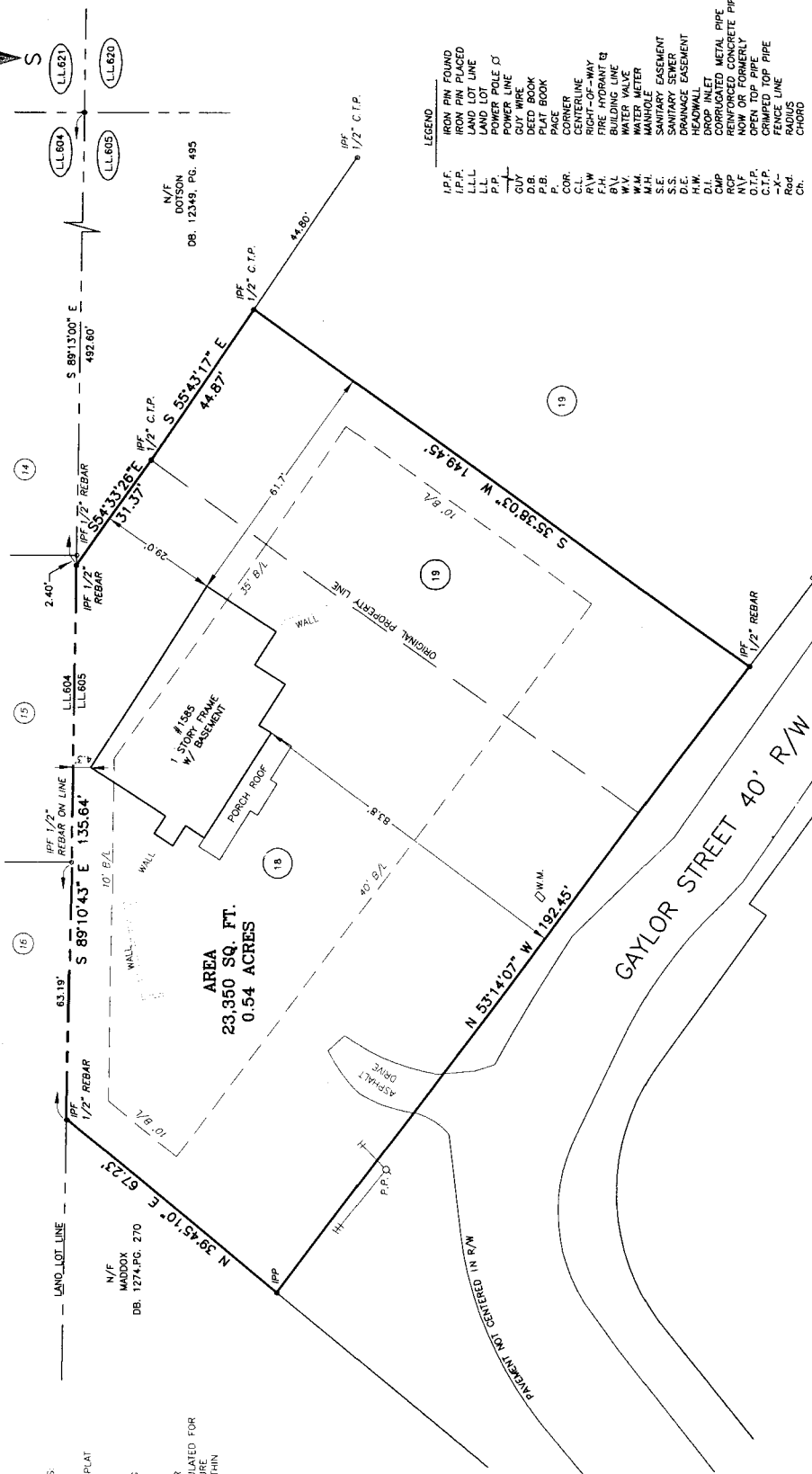
An Adequate driveway can not be obtained without constructing a suitable retaining wall in the setback area to allow a flat suitable area.

List type of variance requested: Encroachment of side setback line, for a retaining wall.

V-7
(2012)



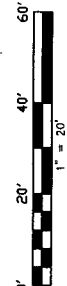
N/F
COOPER CREEK SUBDIVISION
PB 106, PG. 11



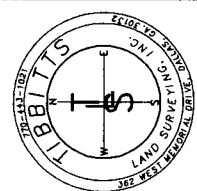
LEGEND

- I.P.C. IRON PIN FOUND
- I.P.R. IRON PIN PLACED
- L.L. LAND LOT
- P.P. POWER POLE
- C.W. CEMENT WALL
- G.W. GUTTER
- P.B. PLAT BOOK
- P. PACE
- COR. CORNER
- C.L. CENTERLINE
- R.O.W. RIGHT-OF-WAY
- B.V. BUILDING VALVE
- W.V. WATER VALVE
- W.M. WATER METER
- M.H. MANHOLE
- S.S. SANITARY SINK
- S.E. SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- H.W. HEADWALL
- D.I. DROP INLET
- C.P. CORRUGATED METAL PIPE
- C.C.P. CONCRETE PIPE
- N.F. NOW OR FORMERLY
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- F.L. FENCE LINE
- R. ROAD
- Ch. CHORD

REFERENCE:
BY MCGILL SURVEYING
FOR STEVEN PANK, DATED 01-05-04.



SURVEY FOR:			
JOHN HAZELRIGS			
LAND LOT	DISTRICT	SECTION	COUNTY
605	17TH	2ND	COBB
DATE:	DRAWN BY:	CHECKED	JOB NO.
11-08-11	EEH	RLT	06030
			SURV
TIBBITTS LAND SURVEYING, INC.			
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132			
(770)443-1021			



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

THIS PARCEL IS NOT IN A SPECIAL FLOOD
HAZARD AREA AS PER FEMA FLOOD
INSURANCE RATE MAP 50670207G
PANEL 207 OF 252
COBB COUNTY, GEORGIA
MAP DATED 12/16/08

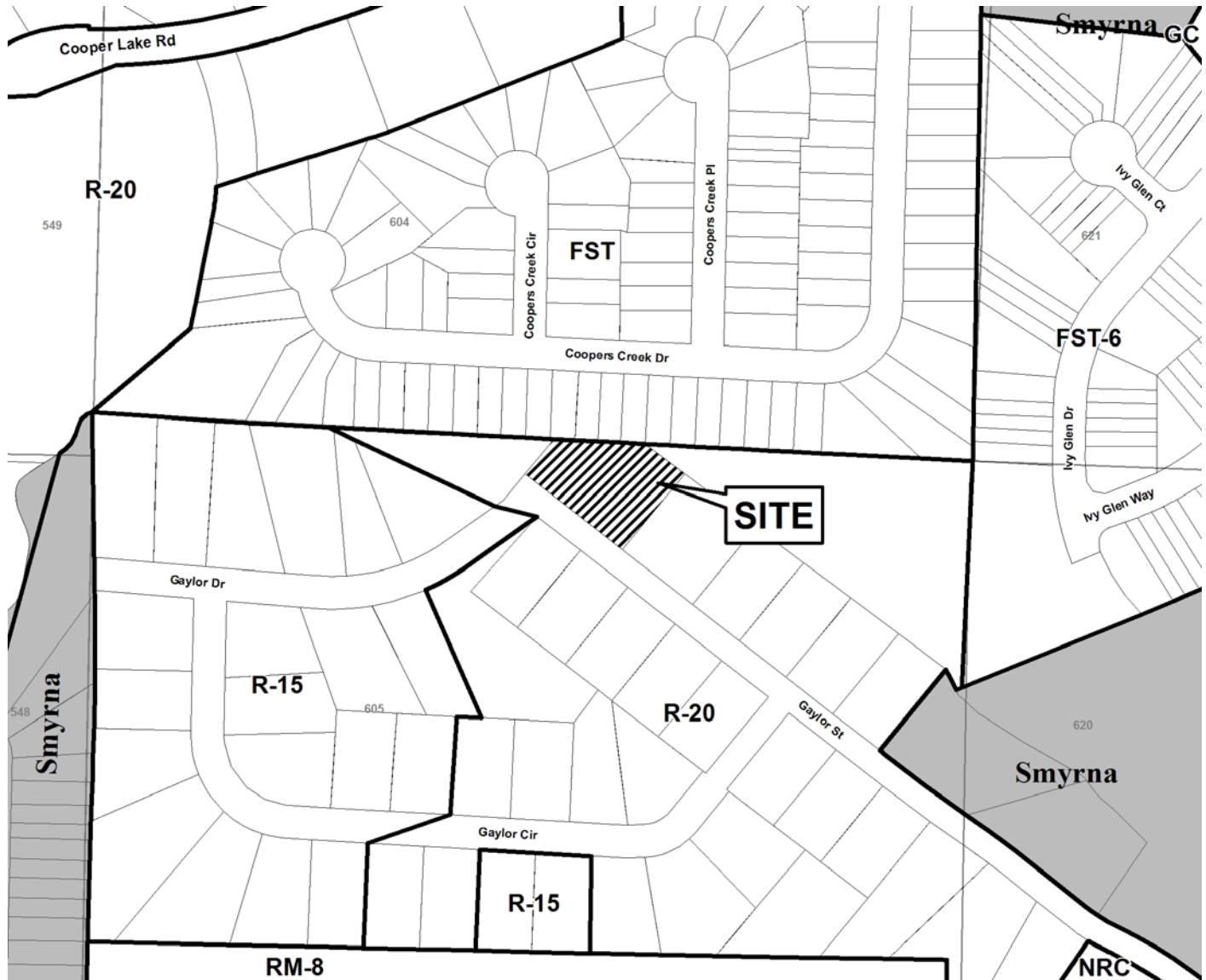
EQUIPMENT USED:
ELECTRONIC DISTANCE METER
READING TO 0.005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A HORIZONTAL
CLOSURE OF 1 IN 22,780
AND AN ANGULAR CLOSURE OF 1
SECOND. THE PLAT WAS PREPARED USING
THE LEAST SQUARES METHOD.

FIELD SURVEY DATE: 11-07-11

IRON PINS FIELD ARE 1/2\"/>

APPLICANT: <u>John Hazelrigs</u>	PETITION NO.: <u>V-7</u>
PHONE: <u>404-858-6035</u>	DATE OF HEARING: <u>01-11-12</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	
TITLEHOLDER: <u>John D. and Dustina L. Hazelrigs</u>	LAND LOT(S): <u>605</u>
PROPERTY LOCATION: <u>On the north side of</u>	DISTRICT: <u>17</u>
<u>Gaylor Street, northwest of Gaylor Circle</u>	SIZE OF TRACT: <u>0.54 acre</u>
<u>(1585 Gaylor Street).</u>	COMMISSION DISTRICT: <u>2</u>
TYPE OF VARIANCE: <u>Waive the rear setback from the required 35 feet to 4 feet.</u>	



Application for Variance Cobb County

(type or print clearly)

Application No. V-7

Hearing Date: 01-11-11

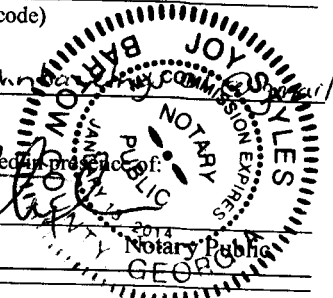
Applicant John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com

John Hazelrigs
(representative's name, printed) Address 1585 Gaylor Street, SE Smyrna GA 30082
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com

My commission expires: JAN 13, 2014

Signed, sealed and delivered in presence of:

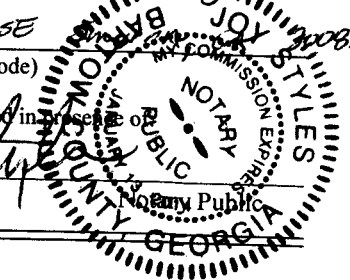


Titleholder John Hazelrigs Phone # 404 858 6035 E-mail johnhazelrigs01@gmail.com
DUSTINA HAZELRIGS

Signature [Signature] Address: 1585 Gaylor St. SE
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JAN 13, 2014

Signed, sealed and delivered in presence of:



Present Zoning of Property R-20

Location 1585 Gaylor Street, SE Smyrna, GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 605 District 17th Size of Tract 0.54 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 Attachment #1.

List type of variance requested: I am requesting a variance ~~to~~ to
~~waive~~ waive the side setbacks from 10' to 4.3'
and the rear setback from 35' to 29'.

Attachment #1
(Personal and financial hardship)

V-7
2012

- The structure is approximately 75% complete. The expense associated with moving and/or modifying the structure to comply with current R-20 zoning setbacks would create a financial hardship greater than we fund. Additionally, we do not have sufficient time to move and/or modify the home's footprint due to a quickly approaching drop dead date (two year anniversary of the fire loss claim. I need to submit a copy of the C.O., furnish the home's content, process the depreciated value content items to the insurance company by January 31st, 2012. This provides a small window of time for me to collect the remaining funds from our insurance company.
- Loss of the remaining funds owed to us for the fire loss insurance claim (depreciated value, which is approximately 35% of the structure and content policies). Additionally, we would lose another \$74,000 that Wells Fargo is with holding urn til the home is complete with C.O.
- Currently, our monthly expenses for temporary housing and utilities are almost triple the amount we will pay on our home's mortgage and utilities. We desperately need to be finish this home soon or we will simple run out of time and resources which ultimately has a negative impact on the community as a whole. I'm sure that my neighbors would like to see a finished product.