

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: July 11, 2012**

**DUE DATE: June 11, 2012**

Distributed: May 21, 2012



*Cobb County...Expect the Best!*



V-48 (2012)

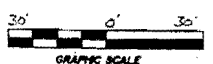
MAGNETIC



RECEIVED  
APR 23 2012  
COBB CO. COMM. DEV. AGING  
ZONING DIVISION

L-1= S 02° 13' 42" E 45.92'  
C-1= S 24° 31' 15" E 71.64' CH.  
73.48'-ARC 94.24'-RAD.

AREA= 0.7851 ACRE  
11777 DEBORAH DRIVE



I HAVE THIS DATE, EXAMINED THE  
TIA OFFICIAL FLOOD HAZARD MAP  
AND FOUND REFERENCED HOUSE NOT  
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 130670204G  
LOCATION Cobb  
ZONE X

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS  
A CLOSENESS OF ONE FOOT IN 2000 FEET AND AN  
ANGULAR PRECISION OF 1 SECOND PER ANGLE POINT, AND WAS  
ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS  
BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCU-  
RATE WITHIN ONE FOOT IN 20,000 FEET.

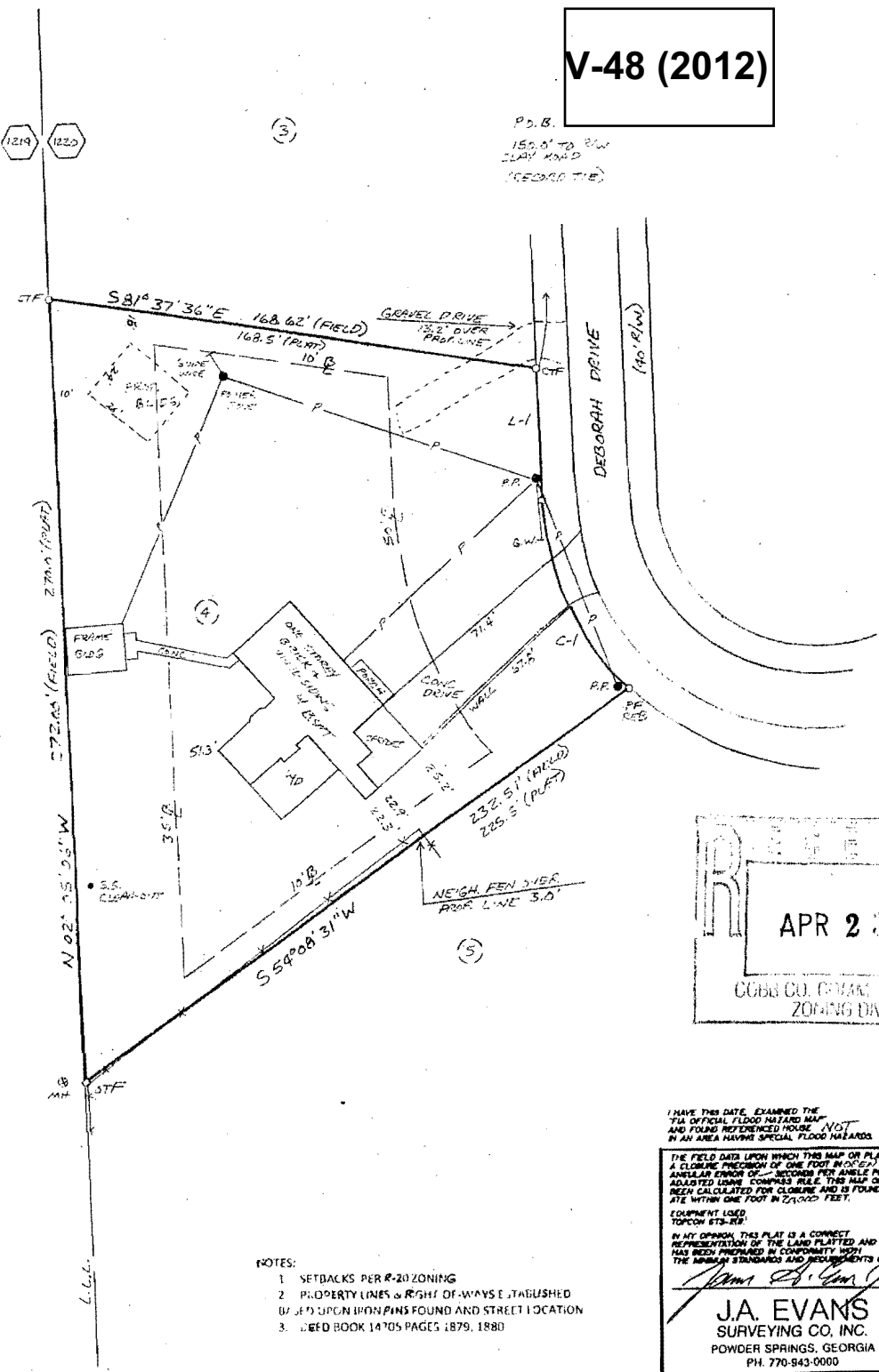
EQUIPMENT USED  
TOPCON BT3-RS

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

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

SURVEY FOR:			REVISIONS
LOWELL L. ORR & O'NEAL G. ORR			4-9-12
LOT 4	BLK.	UNIT	
ARBYVILLE			
LAND LOT	1220		
DISTRICT	1974	SECTION 2ND	
CD#B	COUNTY, GEORGIA		
PLAT BOOK	26	PAGE 148	
DATE	4-3-12	SCALE	1" = 30'
			117-12-3

- NOTES:
1. SETBACKS PER R-20 ZONING
  2. PROPERTY LINES & RIGHT-OF-WAYS, TABUSHED  
BY JED UPON IRON PINS FOUND AND STREET LOCATION
  3. DEED BOOK 14705 PAGES 1879, 1880





<b>APPLICANT:</b>	<u>Lowell J. Orr</u>	<b>PETITION No.:</b>	<u>V-48</u>
<b>PHONE:</b>	<u>770-948-9477</u>	<b>DATE OF HEARING:</b>	<u>07-11-12</u>
<b>REPRESENTATIVE:</b>	<u>Lowell J. Orr</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-948-9477</u>	<b>LAND LOT(S):</b>	<u>1220</u>
<b>TITLEHOLDER:</b>	<u>O'Neal G. and Lowell Jay Orr</u>	<b>DISTRICT:</b>	<u>19</u>
<b>PROPERTY LOCATION:</b>	<u>On the west side of</u>	<b>SIZE OF TRACT:</b>	<u>.77 acres</u>
<u>Deborah Drive south of Clay Road (1177 Deborah Drive).</u>		<b>COMMISSION DISTRICT:</b>	<u>4</u>

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet (proposed 624 square foot garage) from the required 35 feet to 10 feet; and 2) waive the rear setback for an accessory structure over 144 square feet (existing 320 square foot building) from the required 35 feet to zero feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-48

Hearing Date: 7-11-12

Applicant Lowell J Orr Phone # 770-948-9477 E-mail \_\_\_\_\_  
(representative's name, printed) Address 1177 Deborah Dr Mableton Ga  
(street, city, state and zip code) 30126

+ Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: +

L  
Notary Public

Titleholder ONEAL G ORR Phone # 770-948-9477 E-mail ljoblue@juno.com  
LOWELL JAY ORR  
Signature Lowell J. Orr Address: 1177 DEBORAH DR, MABLETON, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30126

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Paulding County, Georgia  
My Commission Expires Oct. 29, 2014

Sherby A. Holcomb  
Notary Public

Present Zoning of Property R-20

Location 1177 Deborah Dr Mableton Ga 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1220 District 19 Size of Tract \_\_\_\_\_ Acre(s)

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

Size of Property .92 acres Shape of Property See Survey Topography of Property gently sloping Other \_\_\_\_\_

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

Garage would be too close to our house and setback  
will allow a better position to the dwelling and  
allow improved access for driveway and building

List type of variance requested: Want Variance 10ft. from back property line.



V-49 (2012)

LAND LOTS 1063 & 1064, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

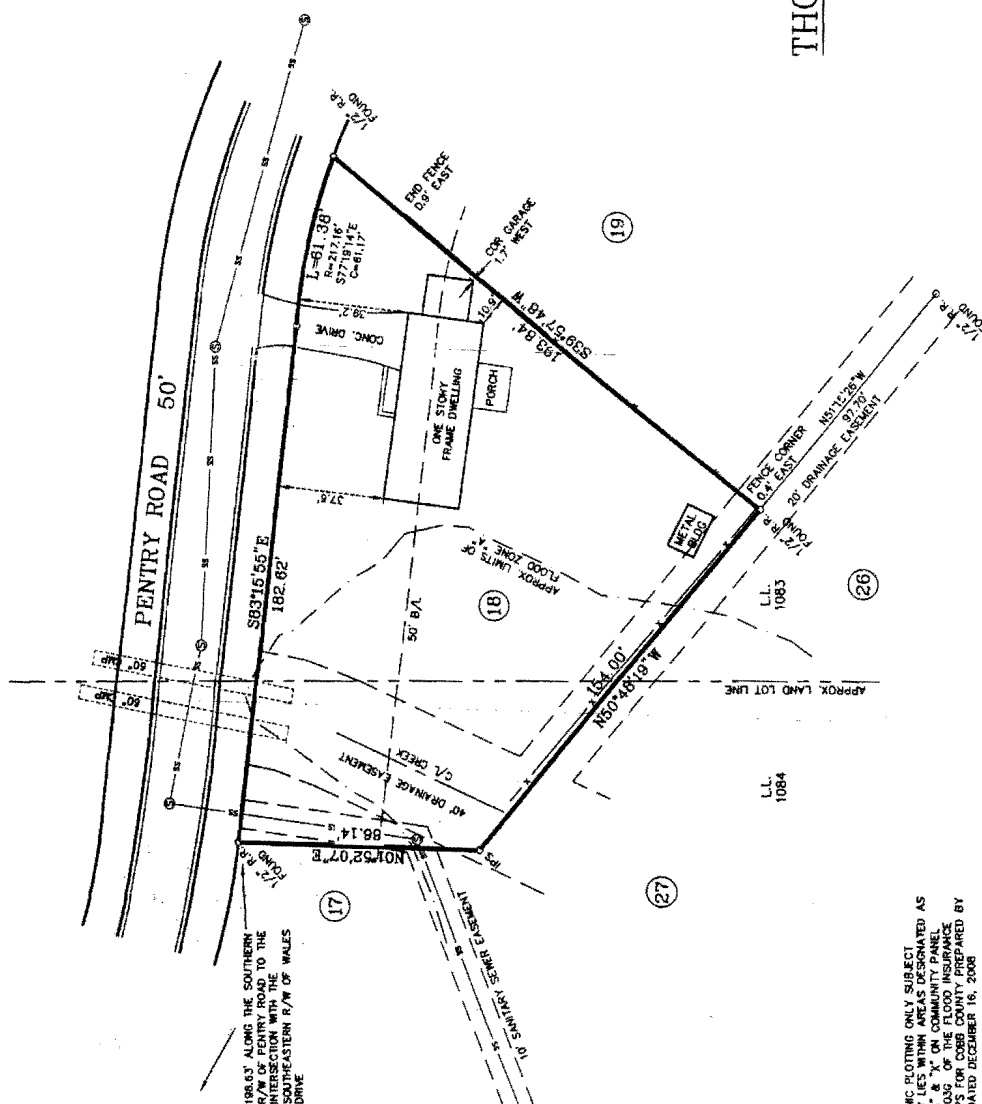
PROJECT NO. - 12-020 PLAT FILE - 12-020.DWG

DATE - 04/17/12

CARTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2200 CHARLES HARRY HARRIS, DALLAS, GEORGIA 30034  
770 - 443 - 3200

PLAT OF SURVEY FOR  
**THOMAS WAYNE CAMP**

BEING  
LOT 18, FLINTSHIRE ESTATES,  
UNIT TWO  
P.B. 66, P. 34



BY GRADING PLACING ONLY SUBJECT  
PROPERTY LIES WITHIN AREAS DESIGNATED AS  
ZONES "A" & "X" ON COMMUNITY PANEL  
1308702030 OF THE FLOOD INSURANCE  
RATE MAPS FOR COBB COUNTY PREPARED BY  
FEMA, DATED DECEMBER 16, 2006

APR 27 2012

COBB COUNTY PLAT AGENCY  
ZONING DIVISION



**APPLICANT:** William T. Camp

**PETITION No.:** V-49

**PHONE:** 770-222-6283

**DATE OF HEARING:** 07-11-12

**REPRESENTATIVE:** Kenneth Wayne Camp

**PRESENT ZONING:** R-20

**PHONE:** 678-398-5463

**LAND LOT(S):** 1083, 1084

**TITLEHOLDER:** W. T. Camp

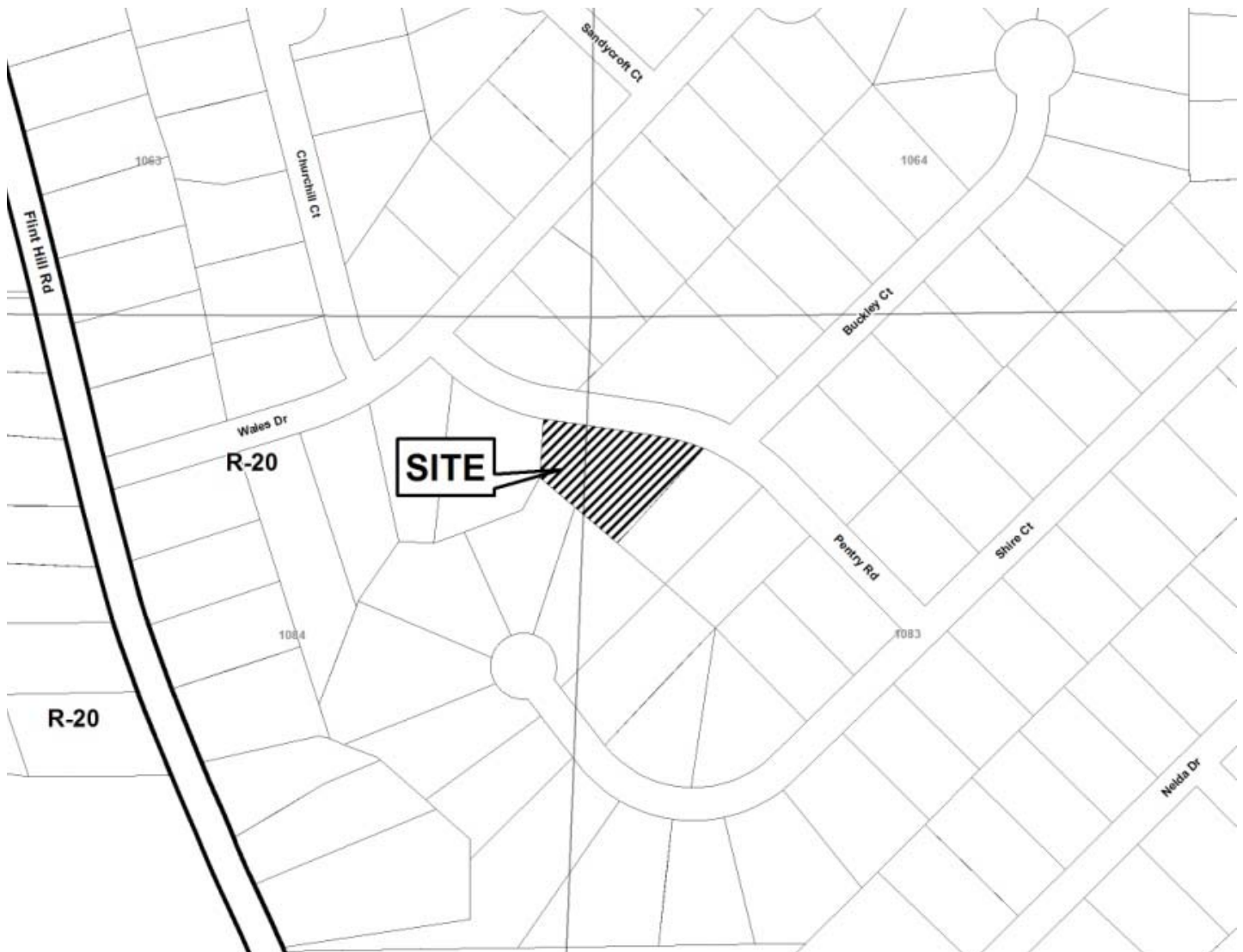
**DISTRICT:** 19

**PROPERTY LOCATION:** On the south side of  
Pentry Road, east of Wales Drive (4667 Pentry Road).

**SIZE OF TRACT:** .6 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 1.7 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-49  
Hearing Date: 7-11-12

Applicant William T Camp Phone # 770-222-6283 E-mail \_\_\_\_\_

Kenneth Wayne Camp Address 4667 Pentry Rd Austell GA 30106  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678 398 5463 E-mail Kenneth Camp 53@Yahoo.com  
(representative's signature)

Jeffrey John Roden  
Notary Public, Fulton County, Georgia  
My Commission Expires December 26, 2014

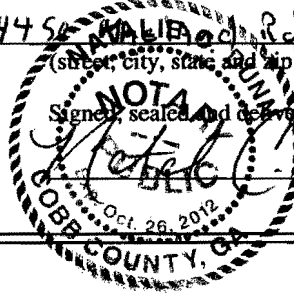
My commission expires: 12-26-2014

Notary Public

Titleholder William T Camp Phone # 770-222-6283 E-mail \_\_\_\_\_

Signature [Signature] Address: 4454 Valley Road Powder Springs Ga 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/26/12



Notary Public

Present Zoning of Property R-20

Location 4667 PENTRY ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1083 District 19 Size of Tract \_\_\_\_\_ Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

Built To Close to property line

List type of variance requested: Waive the front setback from the required 50' to 37' and waive the side setback from the required 10' to 1.7'







**APPLICANT:** John J. Wiles

**PHONE:** 770-426-4619

**REPRESENTATIVE:** John J. Wiles

**PHONE:** 770-426-4619

**TITLEHOLDER:** Town Center Associates

**PROPERTY LOCATION:** On the south side of Ernest Barrett Parkway west of Interstate 575 (425 Ernest Barrett Parkway).

**PETITION No.:** V-50

**DATE OF HEARING:** 07-11-12

**PRESENT ZONING:** GC

**LAND LOT(S):** 645

**DISTRICT:** 16

**SIZE OF TRACT:** 19 acres

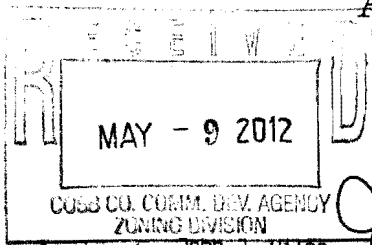
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow wall signs to project above the vertical walls to which they are attached; 2) increase the maximum allowable sign area from 484 square feet to 2,308 square feet (Marshalls); 3) increase the maximum allowable sign area from 325 square feet to 1,809 square feet (T. J. Maxx); and 4) increase the maximum allowable sign area from 282 square feet to 864 square feet (Off Broadway Shoe Warehouse).





# Application for Variance Cobb County



(type or print clearly)

Application No. V-50  
Hearing Date: July 11, 2012

Applicant John J. Wiles Phone # (770)426-4619 E-mail jwiles@evict.net

John J. Wiles

(representative's name, printed)

Address 800 Kennesaw Avenue, Suite 400, Marietta, Georgia 30060-7946  
(street, city, state and zip code)

[Signature] Phone # (770)426-4619 E-mail jwiles@evict.net  
(representative's signature)

**Patricia Watson, Notary Public**  
**Paulding County, Georgia**  
**My Commission Expires**  
**December 11, 2015**

Signed, sealed and delivered in presence of:

Patricia Watson

Notary Public

Titleholder Town Center Associates Phone # (770)426-4619 E-mail jwiles@evict.net

Signature [Signature] Address: 800 Kennesaw Avenue, Suite 400  
(attach additional signatures, if needed) Marietta, Georgia 30060-7946  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

DONNA STARKMAN

Notary Public

Present Zoning of Property "GC" - General Commercial

Location 425 Ernest Barrett Parkway, Kennesaw, Georgia  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 645 District 16 Size of Tract 18.928 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.

Would not allow the effective redevelopment of the subject property

List type of variance requested: Signage Variance







**APPLICANT:** Kathryn Stewart

**PHONE:** 770-265-8970

**REPRESENTATIVE:** Kathryn Stewart

**PHONE:** 770-265-8970

**TITLEHOLDER:** Kathryn Stewart

**PROPERTY LOCATION:** On the north side of  
Weddington Ridge, north of Robinson Road (2567  
Weddington Ridge).

**PETITION No.:** V-51

**DATE OF HEARING:** 07-11-12

**PRESENT ZONING:** R-15

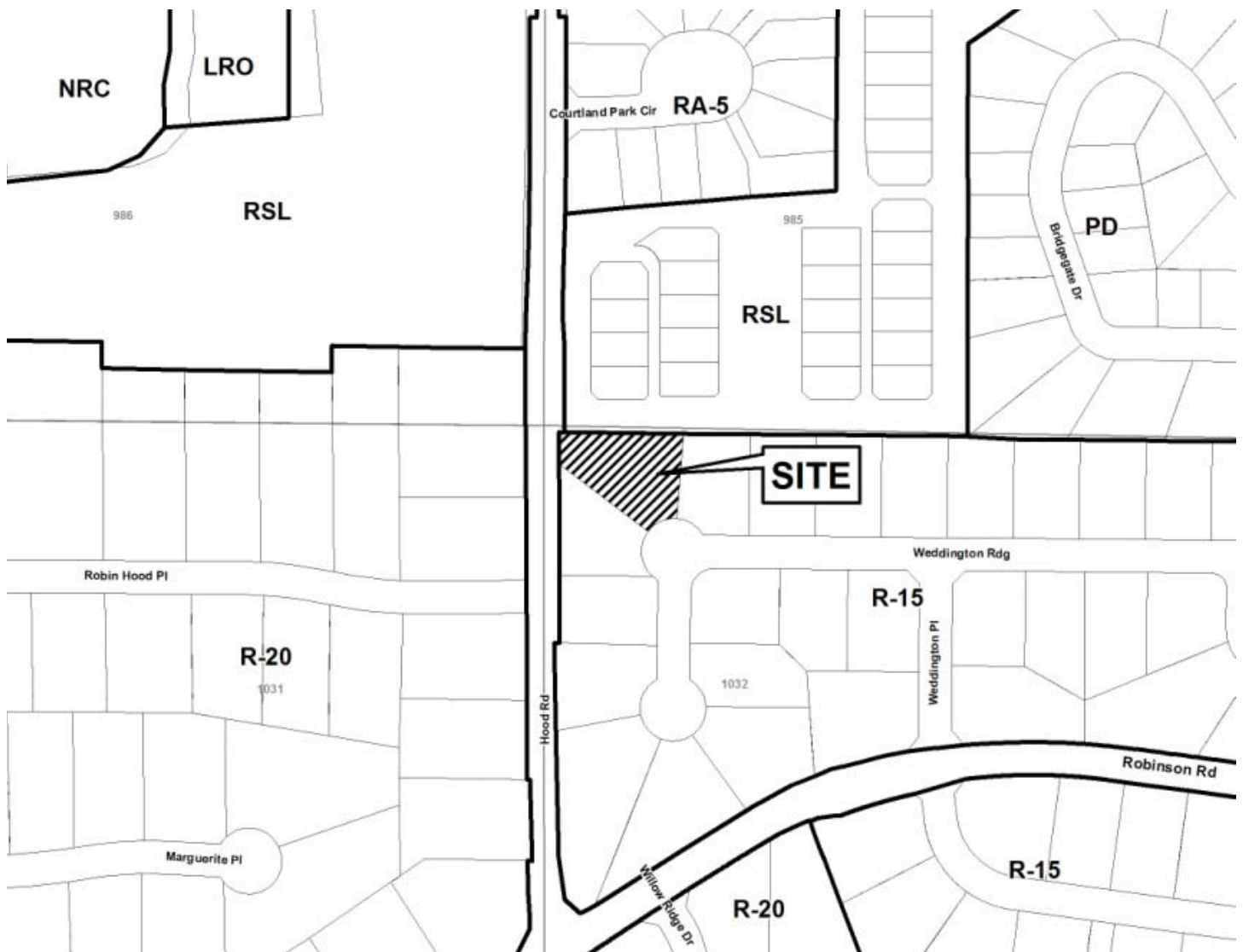
**LAND LOT(S):** 1032

**DISTRICT:** 16

**SIZE OF TRACT:** .44 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 40 feet to 31.5 feet, and 2) waive the side  
setback adjacent to the west property line from the required 10 feet to 9.96 feet.





# Application for Variance

## Cobb County

TAX MAP

16103200620

(type or print clearly)

Application No. V-57

Hearing Date: 7-11-12

Applicant KATHRYN STEWART

Phone # 770 265 8970

E-mail Kathryn.Stewart@wellfargo.com

Address 2567 Weddington Ridge NE Marietta GA 30068  
(street, city, state and zip code)

(representative's name, printed)

Kathryn Stewart

(representative's signature)

Phone # 770 265 8970

E-mail Kathryn.Stewart@wellfargo.com

Kay Carlson

Notary Public

Signed, sealed and delivered in presence of:

My commission expires: August 15, 2015 Cherokee County, Georgia

Notary Public

My Commission Expires August 15, 2015

Titleholder Kathryn Stewart

Phone # 770 265 8970

E-mail Kathryn.Stewart@wellfargo.com

Signature Kathryn Stewart  
(attach additional signatures, if needed)

Address 2567 Weddington Ridge NE Marietta GA 30068  
(street, city, state and zip code)

Kay Carlson

Notary Public

Signed, sealed and delivered in presence of:

My commission expires: August 15, 2015 Cherokee County, Georgia

Notary Public

My Commission Expires August 15, 2015

Present Zoning of Property R-15

Location 2567 Weddington Ridge NE Marietta GA 30068, Subdivision Weddington (at Robinson Rd & Hood Rd)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1032 District 16<sup>th</sup> Section 2 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 < 1 acre or 19004.21 sq ft Shape of Property 5 sides 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.

Patio unusable due to hot Atlanta summers, rainy winters. Patio placed at rear door of house by builder. House new, but finished when purchased. Patio is built 7 feet inside buffer zone. Need to add porch over existing patio. The existing patio is brick & stone and would be extremely costly to modify.

List type of variance requested: Patio porch roof to be added. Porch will go over buffer zone by  $\approx 8.5$  feet on one corner. The rest of the porch/patio is within the buildable area.

There is a 22 feet common area from my property line to Hood Rd behind me. The neighborhood behind me and I have planted 3 layers of evergreens for privacy. Total distance from house to house is over 100 ft.







**APPLICANT:** Joe N. Guy

**PETITION No.:** V-52

**PHONE:** 770-955-4224

**DATE OF HEARING:** 07-11-12

**REPRESENTATIVE:** Don L. Tomberlin

**PRESENT ZONING:** O&I

**PHONE:** 404-317-4863

**LAND LOT(S):** 1008, 1009

**TITLEHOLDER:** Powers Ferry Woods Office Park  
Limited Partnership

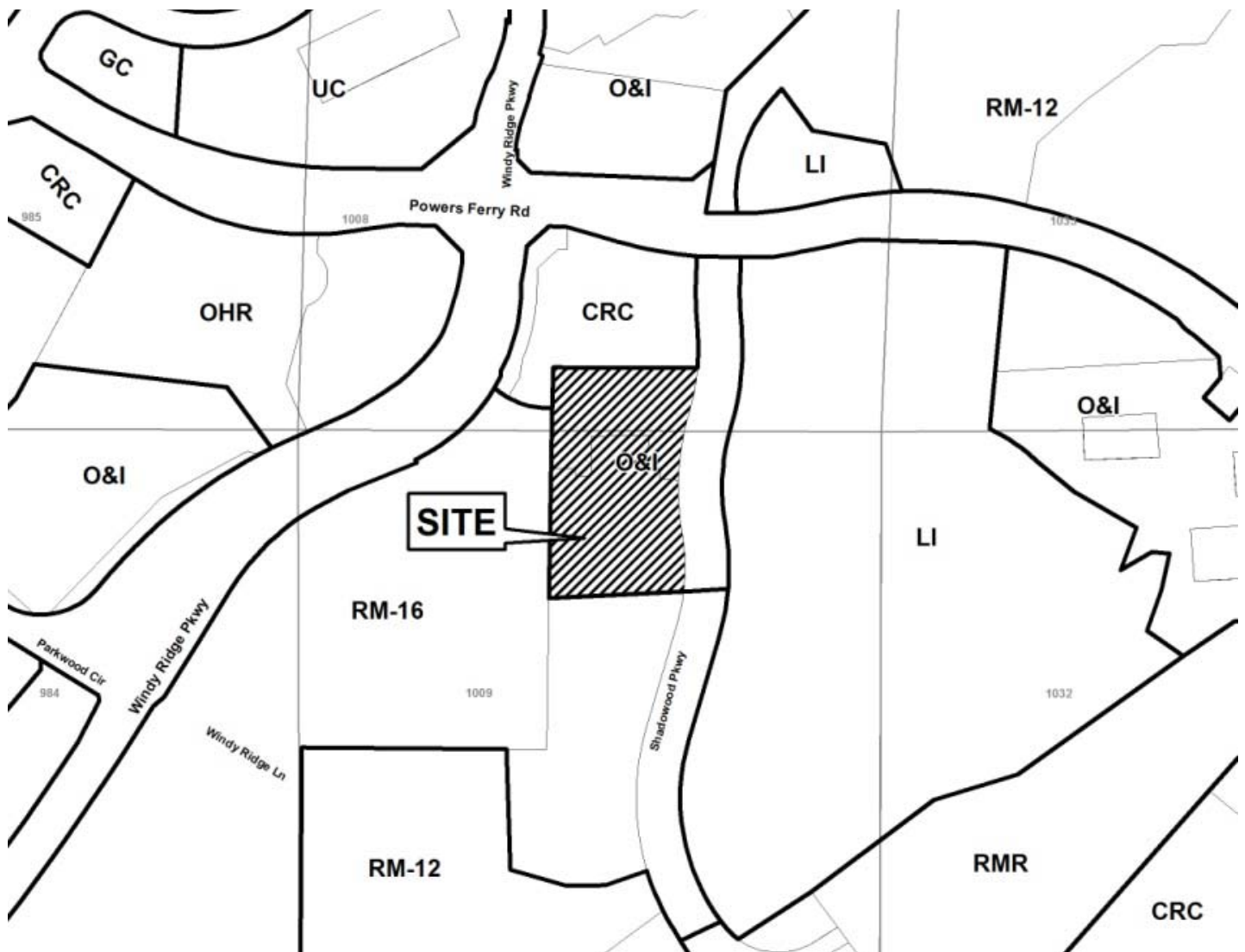
**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of  
Shadowood Parkway, south of Powers Ferry Road  
(2026 and 2028 Powers Ferry Road).

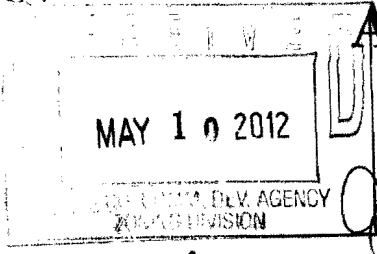
**SIZE OF TRACT:** 2.21 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback (north side of existing office building 2028 Powers Ferry Road) from the required 15 feet to 10 feet; 2) waive the side setback (south side of existing office building 2026 Powers Ferry Road) from the required 15 feet to 10 feet; and 3) waive the rear setback (west side of existing office building 2026 Powers Ferry Road) from the required 30 feet to 18 feet.



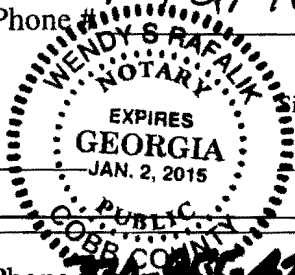




# Application for Variance Cobb County

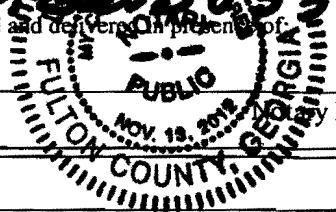
Applicant Joe N. Guy Phone # 770-955-4224 E-mail joenguy3@yahoo.com  
DON L. TOMBERTIN Address 425 GERRY LN. ATLANTA, GA. 30328  
(representative's name, printed) (street, city, state and zip code)  
Don L. Tombertin Phone # 404-377-4863 E-mail stumpyH@yahoo.com  
(representative's signature)

My commission expires: 1/2/15 Signed, sealed and delivered in presence of: Wendy S. Rafalik  
Notary Public



Titleholder Joe N. Guy Phone # 770-955-4224 E-mail joenguy3@yahoo.com  
Signature Joe N. Guy Address: 2028 Powers Ferry Rd. Atlanta, GA. 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-13-12 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public



Present Zoning of Property O, I  
Location 2024, 2026, 2028 Powers Ferry Rd, ATLANTA, GA. 30339  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 1008 & 1009 District 17th Size of Tract 3.698 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.  
OWNER would not be able to sell the office building without the setback VARIANCE.

List type of variance requested: VARIANCE for Building setbacks



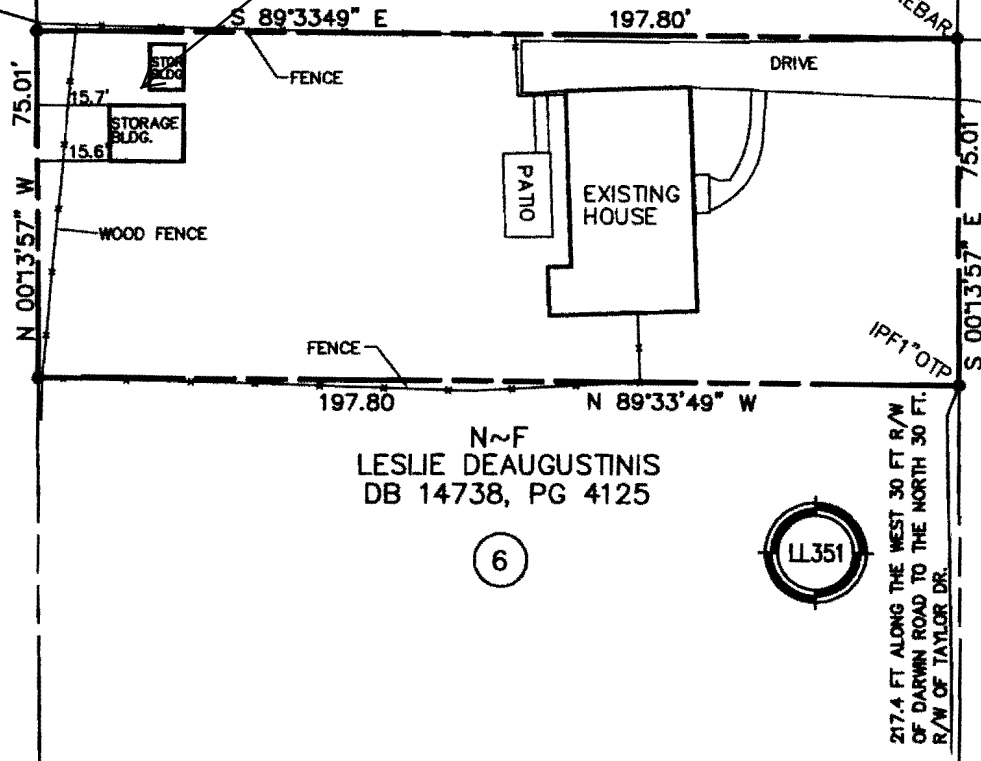
V-53 (2012)



N~F  
STEPHEN LINDAMOOD  
DB 14099, PG 6485

**Smaller Bldg to  
be removed**

N~F  
MANDO VEGA  
DB 10819, PG 531



1 inch = 40 ft.

NOTES:

- 1 - REFERENCE PLAT IS PLAT BOOK 8 PAGE 91.
- 2 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 1367C0116G DATED 12/16/2008.



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

BOUNDARY SURVEY  
**SAHRA AHMED**  
1766 DARWIN ROAD  
14835 S.F. 0.34 ACRES

LOCATED IN  
LAND LOT(S): 351  
DISTRICT: 17th  
SECTION: 2nd  
COUNTY: COBB  
CITY: SMYRNA  
STATE: GEORGIA

TECHNICAL DATA:  
EQUIPMENT: TOPCON  
GPT-3005W W/ CARLSON  
EXPLORER

**KV KREWSON VICKREY**  
ENGINEERS & LAND SURVEYORS  
1337 Canton Road  
Suite H1  
Marietta Georgia 30066  
(770) 421-8953 Fax (770) 427-4363

JOB NO.	2012-19
DRAWN BY	EV
CHECKED BY	JEV
DATE	05/09/12
SCALE	1"= 40'
FIELD DATE	05/08/12

SUBDIVISION:	J. I. TUCKER SUBDIVISION
REVISIONS	DATE



<b>APPLICANT:</b>	<u>Sahra Ahmed</u>	<b>PETITION No.:</b>	<u>V-53</u>
<b>PHONE:</b>	<u>404-552-8869</u>	<b>DATE OF HEARING:</b>	<u>07-11-12</u>
<b>REPRESENTATIVE:</b>	<u>Sahra Ahmed</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>404-552-8869</u>	<b>LAND LOT(S):</b>	<u>351</u>
<b>TITLEHOLDER:</b>	<u>Sahra Ahmed</u>	<b>DISTRICT:</b>	<u>17</u>
<b>PROPERTY LOCATION:</b>	<u>On the west side of</u> <u>Darwin Road, north of Taylor Drive (1766 Darwin</u> <u>Road).</u>	<b>SIZE OF TRACT:</b>	<u>.34 acres</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback for an accessory structure over 144 square feet (existing</u> <u>approximately 192 square foot shed) from the required 35 feet to 15 feet.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-53  
Hearing Date: 2-11-12

Applicant SAHRA AHMED Phone # 404-552-8869 E-mail \_\_\_\_\_

SAHRA AHMED Address 1766 Darwin Rd SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Sahra Ahmed Phone # 404-552-8869 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 2/27/2014

Signed, sealed and delivered in presence of

Janice Langston  
Notary Public  
My Commission Expires  
January 21, 2015

Titleholder SAHRA AHMED Phone # 404-552-8869 E-mail \_\_\_\_\_

Signature Sahra Ahmed Address: 1766 Darwin Rd SMYRNA, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/27/2014

Signed, sealed and delivered in presence of

Janice Langston  
Notary Public  
My Commission Expires  
January 21, 2015

Present Zoning of Property R-20

Location 1766 Darwin Rd SMYRNA, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 351 District 17 Size of Tract 0.34 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 14835 SF Shape of Property RECTAN Topography of Property Flat 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.

List type of variance requested: Shed location variance



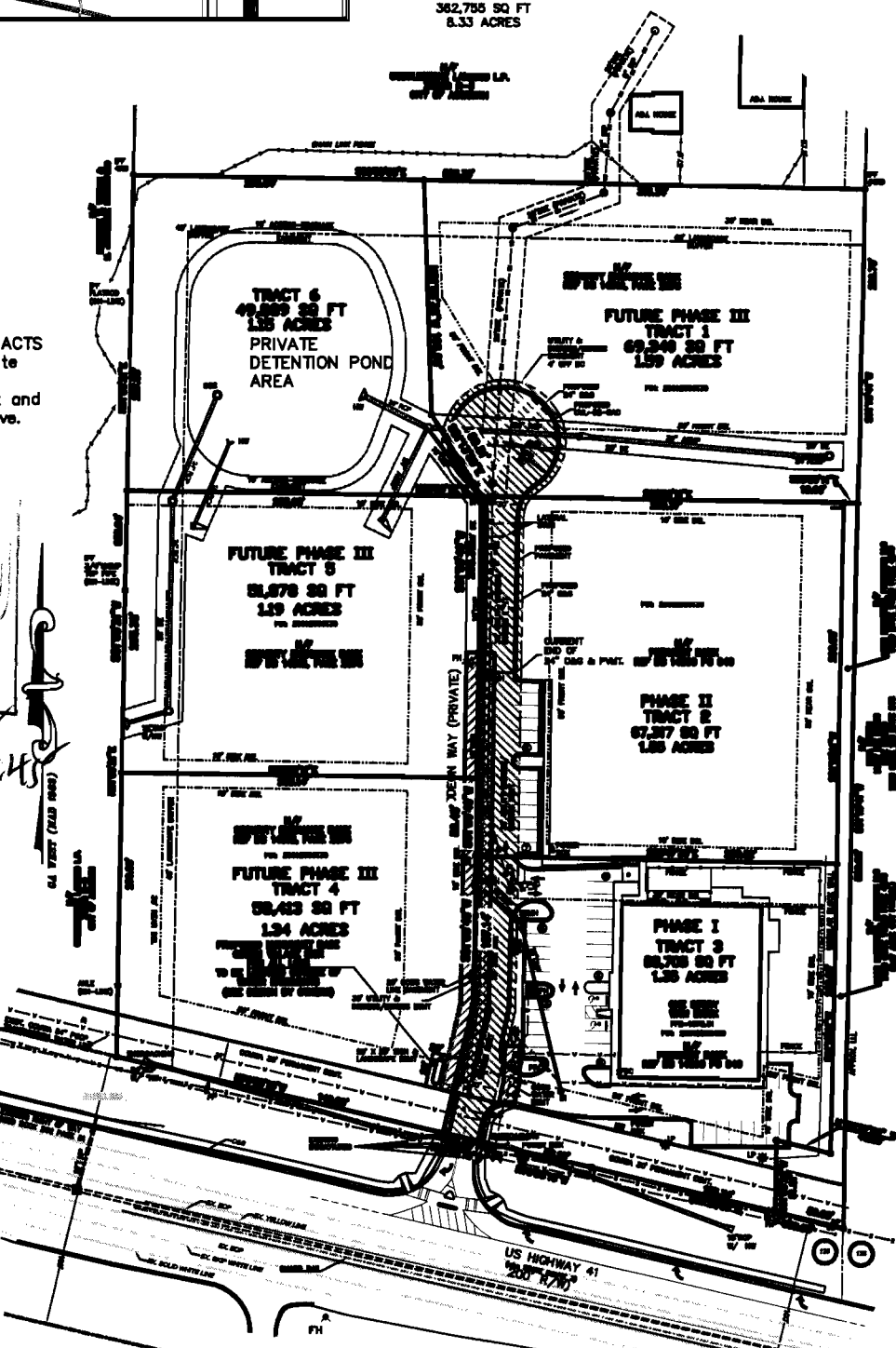
VICINITY MAP (N.T.S.)

[illegible]

## VARIANCE PLAT

The purpose of this PROPOSED revision / VARIANCE REQUEST is to RECONFIGURE TRACTS 1, 2 & 3, to add TRACTS 4, 5 & 6, update to current property owners add proposed joint monument based sign with easement and to allow subdivided lots unto a private drive.

MAY 10 2012

[illegible]

12. ALL INFORMATION CONTAINED ON THIS SITE IS STRICTLY CONFIDENTIAL AND ANY DISCLOSURE OR RE-RELEASE IS THE OTHER'S RESPONSIBILITY.

AS FOR A LETTER DATED 01-05-2000 FROM GIBBS STONE (FIELD ENGINEER GIBBS) IT IS APPROPRIATE TO MAKE THE INVESTIGATION STOPS OVERSIGHTING IN THIS INCIDENT PROVIDED IT IS KNOWN THAT GIBBS IS NOT RESPONSIBLE FOR ANY DAMAGES THAT OCCUR TO OTHER STRUCTURES AND EQUIPMENT FROM ANY EXPENSE OF REPAIR

**NOTES**

ZONE "X" -- AREAS OF 100-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY DAMS FROM 100-YEAR FLOOD.

REFERENCED BY LANDMAN SURVEYING DATED  
8/28/04 FOR COBBLESTONE LP CONSTRUCTION PLANS  
BY TERRANOVA ENGINEERING, INC. DATED 11/01/03,  
FIG. A OF THE EXHIBIT C-3

[illegible]

**FRONTLINE**  
SURVEYING & CONSULTING, INC.

2005 Gordon Road  
A-2, FMS 272  
Houston, TX 77058  
Tel: (281) 292-2222  
Fax: (281) 292-2222

[www.frontlinesurveying.com](http://www.frontlinesurveying.com)

[illegible]



**APPLICANT:** Security Exchange Bank and The  
Piedmont Bank

**PHONE:** 770-419-3337, 770-246-0011

**REPRESENTATIVE:** Bart Nunley and David  
Lautares

**PHONE:** 678-486-2363, 770-246-0011

**TITLEHOLDER:** Security Exchange Bank and The  
Piedmont Bank

**PROPERTY LOCATION:** On the north side of Cobb  
Parkway (3030 North Cobb Parkway).

**PETITION No.:** V-54

**DATE OF HEARING:** 07-11-12

**PRESENT ZONING:** GC

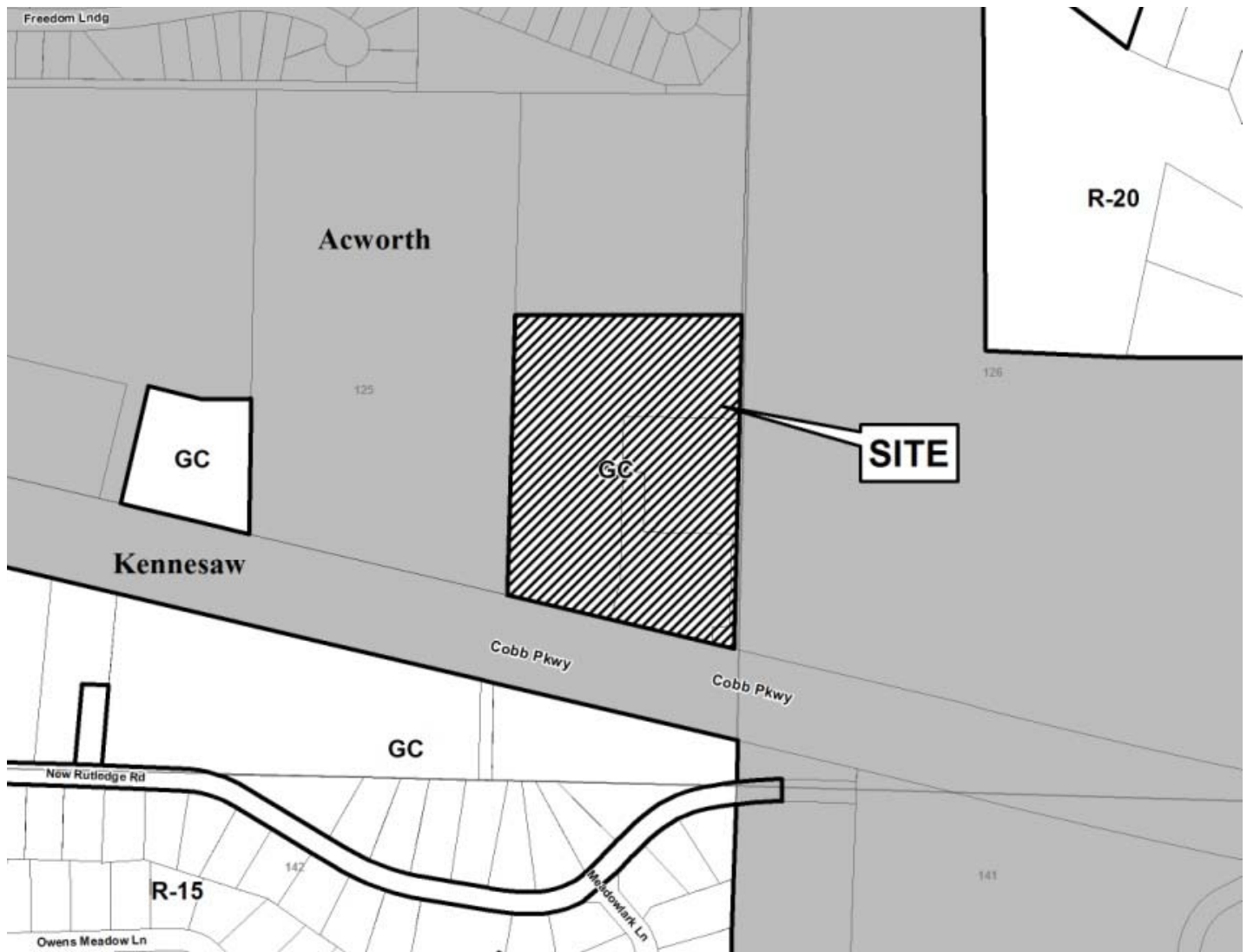
**LAND LOT(S):** 125

**DISTRICT:** 20

**SIZE OF TRACT:** 8.33 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow four (4) lots off a private easement (tracts 1, 2, and 5 with tract 6 for private  
detention only).





# Application for Variance Cobb County

MAY 10 2012

(type or print clearly)

Application No. V-54

Hearing Date: 7-11-12

Applicant Security Exchange Bank Business Phone 770-419-3337 Home Phone \_\_\_\_\_

Bart Nunley, Special Assets

(representative's name, printed)

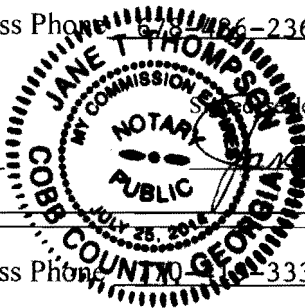
Address 833 South Cobb Dr. Marietta, Ga. 30060

(street, city, state and zip code)

(representative's signature)

Business Phone 770-419-2363 Cell Phone 706-273-1450

My commission expires: 07-25-2014



Witnessed and delivered in presence of:

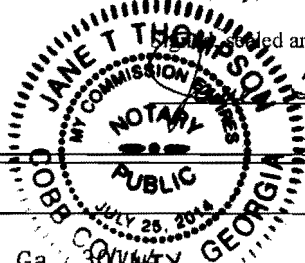
J. Thompson

Notary Public

Titleholder Security Exchange Bank Business Phone 770-419-3337 Home Phone \_\_\_\_\_

Signature [Signature] Address: 833 South Cobb Dr. Marietta, Ga. 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07-25-2014



Witnessed and delivered in presence of:

J. Thompson

Notary Public

Present Zoning of Property General Commercial

Location 3030 North Cobb Parkway Kennesaw, Ga. 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 125 District 20 Size of Tract 8.33 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 8.33 Shape of Property Rectangular Topography of Property Flat 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.

Under current zoning, we have the ability to subdivide. However, we have to use Hwy 41 as the frontage road. By doing this, we have to create flag lots to get the required road frontage. The result creates a hardship due to the irregular lot shapes as well as inefficiencies regarding the development of the lot owners.

List type of variance requested: Our request is to change the existing road easment into a private road and create Tract 2 that may be accessed from this Private Rd. Our second request is to have the future ability and flexibility to further subdivide Tract 3 as many times as neccessary as long as we meet the 20,000 sq. ft. minimum as teh current General Commercial guidelines.

Revised: December 6, 2005



# Application for Variance Cobb County

MAY 10 2012

(type or print clearly)

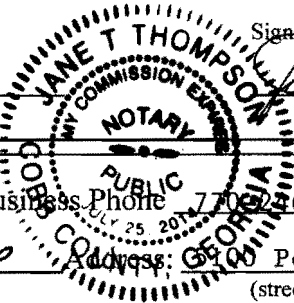
Application No. V-54  
Hearing Date: 7-11-12

Co-Applicant The Piedmont Bank Business Phone 770-246-0011 Home Phone \_\_\_\_\_

David Lautares, Vice President Address 5100 Peachtree Parkway Norcross, Ga. 30092  
(representative's name, printed) (street, city, state and zip code)

David Lautares VP Business Phone 770-246-0011 Cell Phone 404-402-4341  
(representative's signature)

My commission expires: 07-25-2014



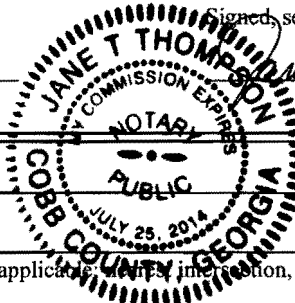
Signed, sealed and delivered in presence of:

Janet I. Thompson  
Notary Public

Titleholder The Piedmont Bank Business Phone 770-246-0011 Home Phone \_\_\_\_\_

Signature David Lautares VP Address: 5100 Peachtree Pkwy. Norcross, Ga. 30092  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07-25-2014



Signed, sealed and delivered in presence of:

Janet I. Thompson  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location \_\_\_\_\_  
(street address, if applicable; unit #, intersection, etc.)

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ 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.

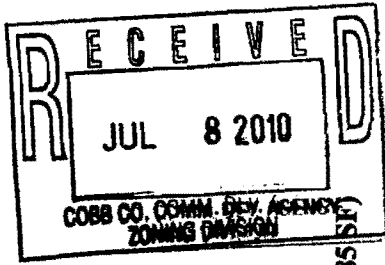
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

List type of variance requested: \_\_\_\_\_



V-55 (2012)



### Site Data

Total Site Area: .43 AC  
 Present Zoning: R-20  
 Proposed Zoning: LRO  
 Building Area Shown: 3,990 SF  
 Parking Shown: 14 spaces (1/285 SF)

# Preliminary Plan 3932 Atlanta Road Cobb County, Georgia

Land Lots 745, & 696, 17th District, 2nd Section

prepared for:

**Mrs. Nancy Lynah**



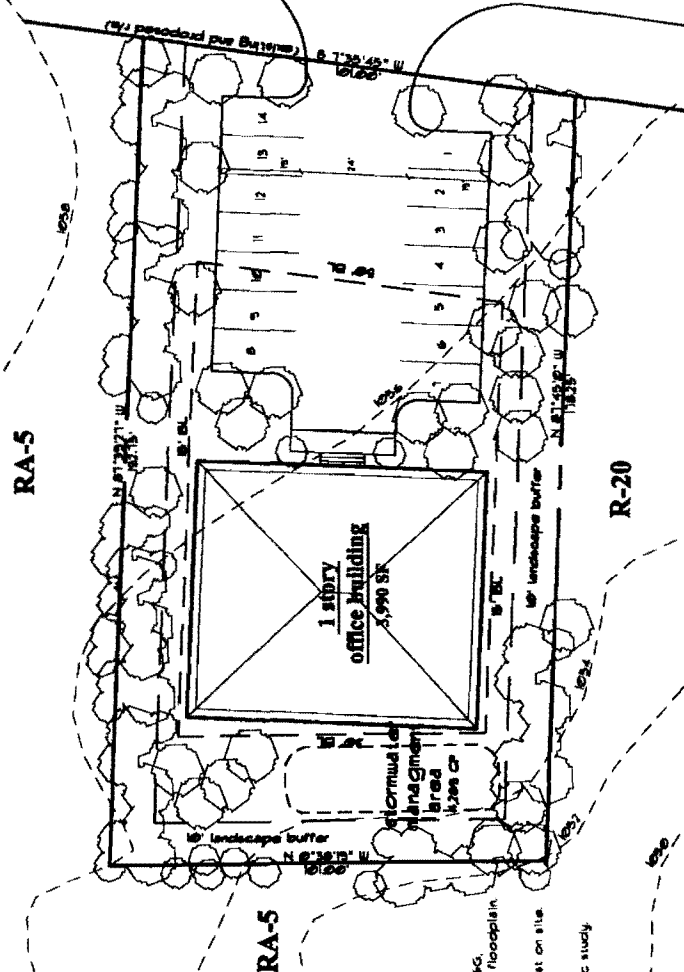
Scale: 1" = 30'

June 28, 2010

**DGM**  
 LAND PLANNING  
 CONSULTANTS



975 Cox Road  
 Dunwoody, GA 30114  
 770 514-9008  
 FAX 514-9401



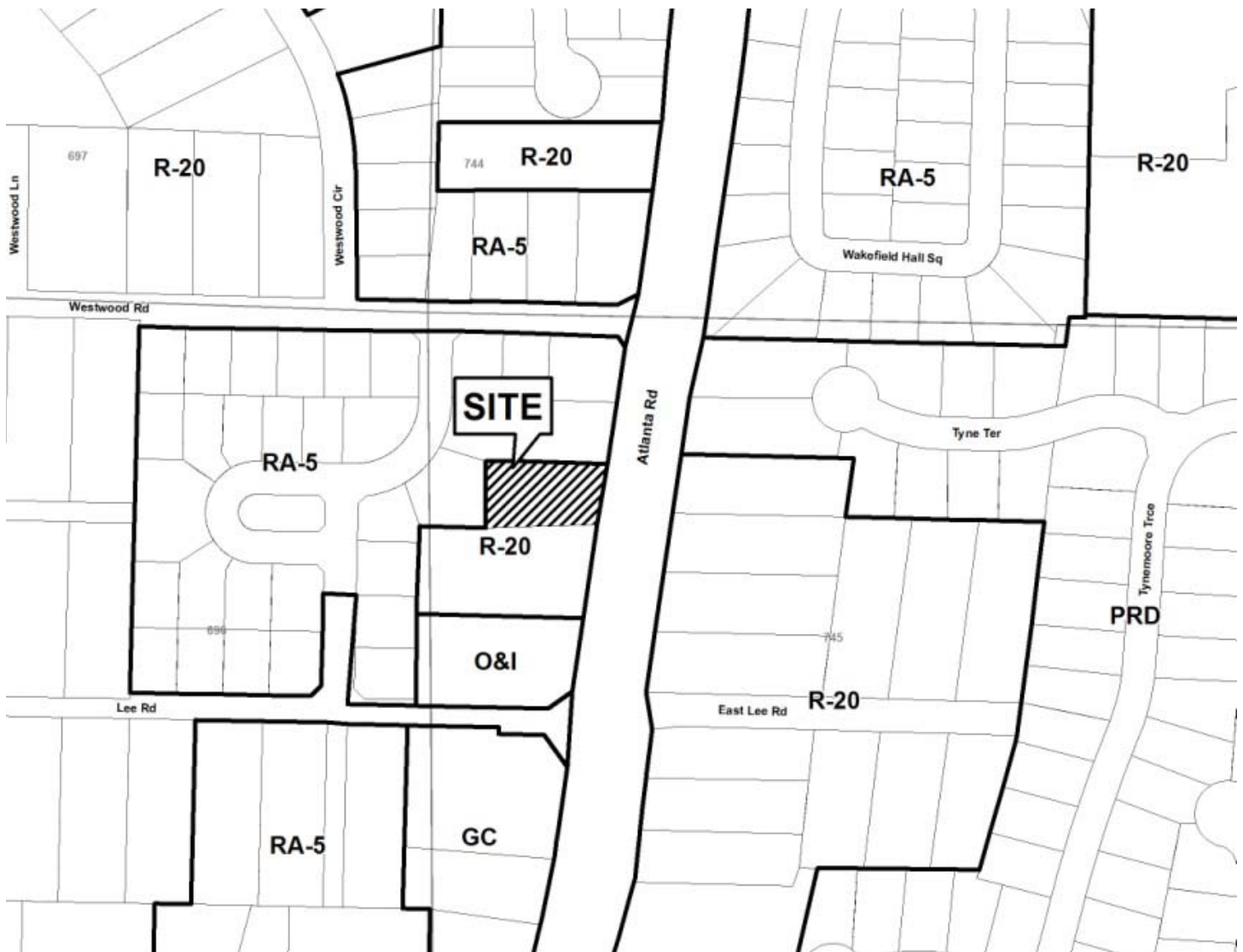
- Notes:**
1. Existing survey taken from deed dated May 26, 1993.
  2. Topographic information by Cobb County GIS.
  3. According to Flood Insurance Rate Map (FIRM) maps, dated December 16, 2006, no portion of this site contains floodplain.
  4. No easements are known to exist on site.
  5. No streams or wetlands are known to exist on site.
  6. No archaeological or architectural landmarks are known to exist on site.
  7. No utility easements are known to exist on site.
  8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



**APPLICANT:** Nancy Lynah  
**PHONE:** 912-354-8382  
**REPRESENTATIVE:** Nancy Lynah  
**PHONE:** 912-354-8382  
**TITLEHOLDER:** Nancy Lynah  
**PROPERTY LOCATION:** On the west side of  
Atlanta Road (3932 Atlanta Road).

**PETITION No.:** V-55  
**DATE OF HEARING:** 07-11-12  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 745  
**DISTRICT:** 17  
**SIZE OF TRACT:** .43  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size requirement from required 20,000 square feet to the existing 18,683 square feet for the purpose of rezoning to the LRO low rise office district.





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-55Hearing Date: 7-11-12Applicant Nancy Lynah Phone # 912-354-8382 E-mail lynahnancy5@gmail.comAddress \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Nancy Lynah Phone # 912-354-8382 E-mail lynahnancy5@gmail.com  
Signature Nancy Lynah Address: 714 E. 49th Street, Savannah, Ga. 31405  
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property multi use R-20Location 3932 Atlanta Road, Smyrna, Ga 30080  
(street address, if applicable; nearest intersection, etc.)Land Lot(s) 245 District 17th Size of Tract .49 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.

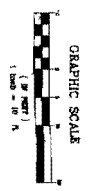
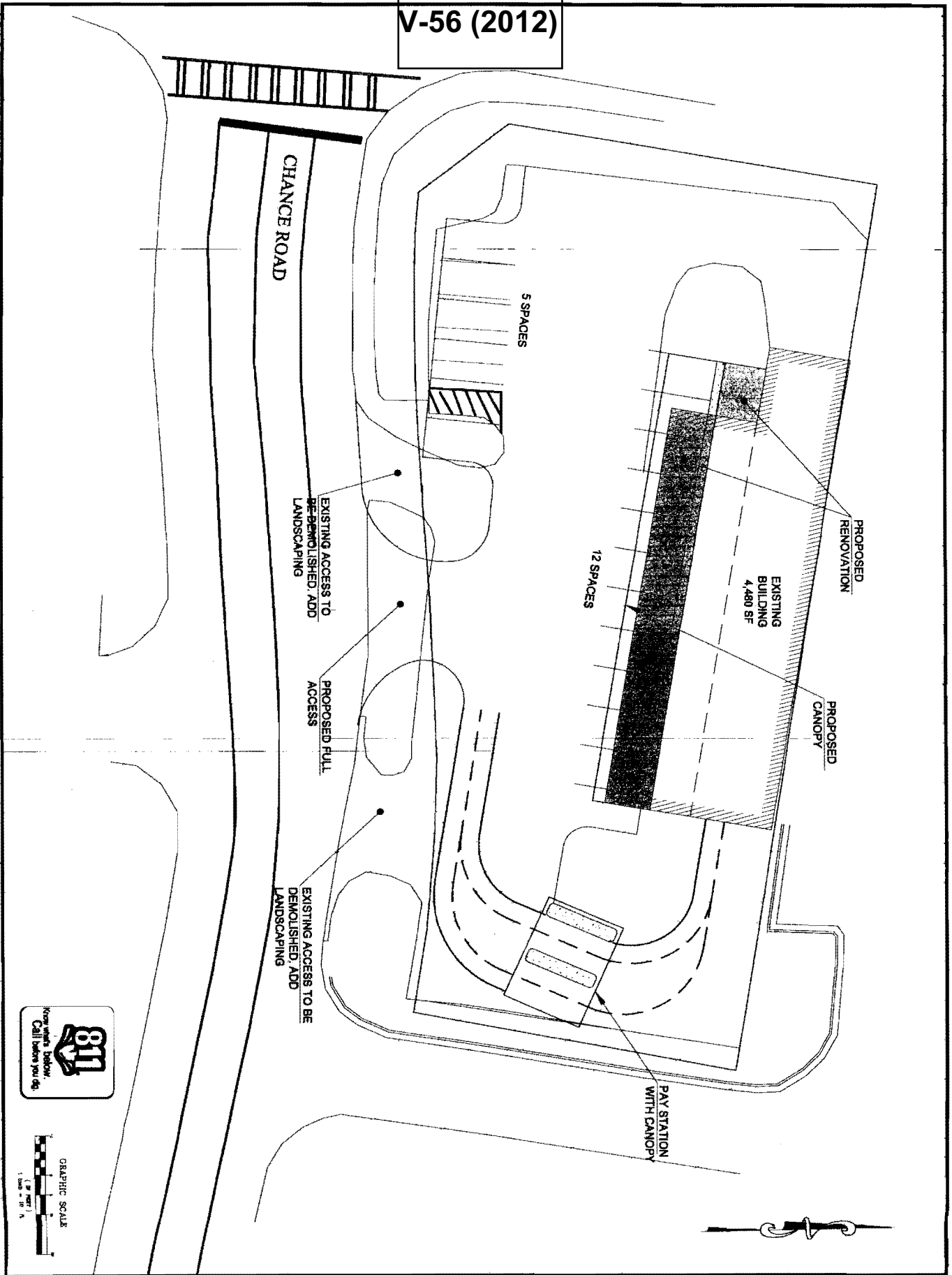
Size of Property 18,683 sq ft Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

needs new zoning in order to sell. Present size of the subject property does not meet present square footage requirements of the R-20List type of variance requested: waiver of required square footage from 20,000 sq ft to 18,683 sq ft (size of property) for purpose of rezoning subject property to low rise office classification



V-56 (2012)





**APPLICANT:** Wash Group, LLC  
**PHONE:** 404-408-1931  
**REPRESENTATIVE:** Richard Hackett  
**PHONE:** 404-408-1931  
**TITLEHOLDER:** Zions First National Bank  
**PROPERTY LOCATION:** On the northeast corner of  
Canton Road and Chance Road (3028 Canton Road).

**PETITION No.:** V-56  
**DATE OF HEARING:** 07-11-12  
**PRESENT ZONING:** GC  
**LAND LOT(S):** 493  
**DISTRICT:** 16  
**SIZE OF TRACT:** .56 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 44 feet; 2) waive the side setback from the required 10 feet to zero feet; 3) waive the rear setback for an accessory structure (proposed pay station) from the required 30 feet to 3 feet; 4) allow an accessory structure to be located closer to the side street right-of-way line than the principal building on a corner lot; and 5) waive the required number of parking spaces from 22 to 17.





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-56  
Hearing Date: 7-11-12

Applicant WASH GROUP, LLC Phone # 404.408.1931 E-mail HACKETTCH@PEYANHO.COM

RICHARD HACKETT  
(representative's name, printed)

Address 2198-C DEFOOR HILLS RD, ATL, GA 30318  
(street, city, state and zip code)

(representative's signature)

Phone #

E-mail

My commission expires:

Signed, sealed and delivered in presence of:

MAY 10, 2012

Notary Public

Titleholder ZIONS FIRST NATIONAL BANK Phone # 801-844-7392 E-mail Zachary.Nelson@Zionsbank.com

Signature

(attach additional signatures, if needed)

Address: 1 SOUTH MAIN ST, 5TH FLOOR, SLG, UT, 84133  
(street, city, state and zip code)

My commission expires:

2-1-2015



LINDA RINEY, signed and delivered in presence of:  
Notary Public  
State of Utah

COMMISSION # 805214

Notary Public

Present Zoning of Property GC

Location 3028 CANTON RD, MARIETTA, GA 30066 (CORNER OF CHANCE RD)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 493 District 16th, 2ND SECT Size of Tract 0.56 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 X 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.

IT APPEARS THAT CURRENT BOUNDARY LINES WERE DRAWN AFTER THE SITE HAD BEEN CONSTRUCTED FOR A CAR WASH USE. AS A RESULT, THE CAR WASH BUILDING IS CURRENTLY SITTING ON THE SIDE PROPERTY LINE. NORMAL PLACEMENT OF PAY STATION CANOPIES AND VACUUM CANOPIES PLACE THESE ACCESSORY STRUCTURES IN THE FRONT, REAR AND SIDE SETBACKS. THE EXISTING PAVED AREAS OF THE LOT ARE REQUIRED FOR THE SITE USE TO FUNCTION PROPERLY. IF REQUIRED TO BRING SITE INTO COMPLIANCE, IT WOULD NOT BE VIABLE FOR ITS CURRENT USE  
List type of variance requested: AS A CAR WASH AND WOULD DESTROY A SIGNIFICANT AMOUNT OF ITS ECONOMIC VALUE.

AND FRONT SET BACK FROM 50' TO 44'  
REDUCTION OF SIDE SETBACK FROM 10' TO 0'. ALLOW ACCESSORY STRUCTURES AND PAY STATIONS WITHIN THE REAR AND SIDE SETBACKS. ALLOW EXISTING LANDSCAPED AREAS ON THE FRONT, SIDE AND REAR OF SITE (BUT OUTSIDE OF PROPERTY BOUNDARY) TO BE COUNTED TOWARDS THE PROPERTY'S IMPERVIOUS SURFACE CALCULATION. ALSO,

RELIEF FROM COMPLIANCE WITH IMPERVIOUS SURFACE LIMIT DUE TO THE FACT THIS IS A RENOVATION AND THERE IS NO SPARE ROOM ON SITE.