

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: August 8, 2012**

**DUE DATE: July 9, 2012**

Distributed: June 25, 2012



*Cobb County...Expect the Best!*

DGM

LAND PLANNING  
CONSULTANTS



975 COBB PLACE  
BLVD. SUITE 212  
KENNESAW  
GA 30144  
770 514-9008  
FAX 514-9491

# Cobb County Variance Request Plan

TRATON CORPORATION

V-57 (2012)

Date: 05-21-12 Scale: 1"=20'

120 KENNESAW AVE, MARIETTA, GA 30060

24HR. CONTACT RICK FOSTER (770-421-9064)

Subdivision: Stonehaven At Vinings Lot # 4

Address: 2020 Anderson Drive

County: COBB

Land Lot: 697

District: 17th

Section: 2nd

Unit: III

## Concrete Required:

Public Sidewalk: 679 (SF/18) = 8.1 CY  
Driveway: 723 (SF/18) = 9.3 CY  
Walkway: 67 (SF/18) = 0.9 CY  
Silt Fence: 11' Total: 18.3 CY  
Sod Required: 4500 SF

## Impervious Surface:

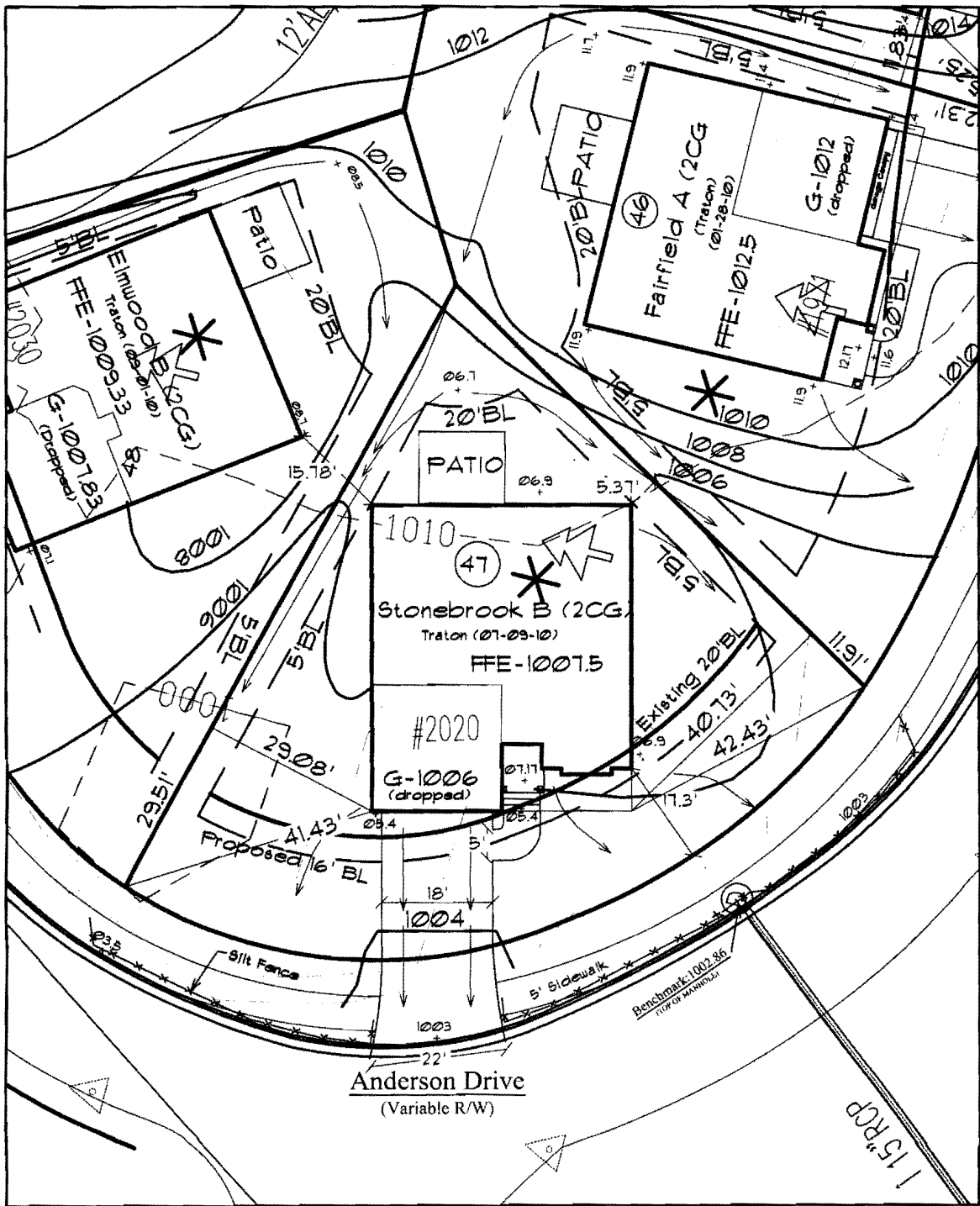
House: 1986 SF  
Driveway: 420 SF  
Walkway: 67 SF  
Patio: 168 SF  
Total: 2641 SF

## Cut/Fill Estimate:

Fill Required: 26 CY  
(+15%) 4 CY  
Total: 30 CY  
-Cut Generated: 400 CY  
Net Surplus/Deficit: 370 CY



Note: This lot has a 100yr Flood Elevation of: 957.5  
The Minimum Floor Elevation for this lot is: 960.5  
An Elevation Certification, prepared by a registered  
Land Surveyor, is required prior to the footing inspection.



**APPLICANT:** Traton Homes

**PHONE:** 770-427-9064

**REPRESENTATIVE:** Sherry Bechtold

**PHONE:** 770-427-9064

**TITLEHOLDER:** Traton Homes, LLC

**PROPERTY LOCATION:** North of the intersection of Westwood Circle and Anderson Drive (2020 Anderson Drive).

**TYPE OF VARIANCE:** Waive the front setback from the required 20 feet to 16 feet to allow construction of single family residence.

**PETITION No.:** V-57

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** RA-5

**LAND LOT(S):** 697

**DISTRICT:** 17

**SIZE OF TRACT:** 0.16 acre

**COMMISSION DISTRICT:** 2



MAY 24 2012

# Application for Variance Cobb County

(type or print clearly)

Application No. V-57  
Hearing Date: 8/8/12

Applicant Traton Homes Phone # (770) 427-9064 E-mail \_\_\_\_\_

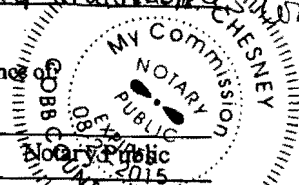
Sherry Bechtold Address 720 Kennesaw Ave Marietta, GA  
(representative's name, printed) (street, city, state and zip code)

Sherry Bechtold Phone # (770) 427-9064 E-mail SBechtold@trathomes.com  
(representative's signature)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of

Sherry Bechtold



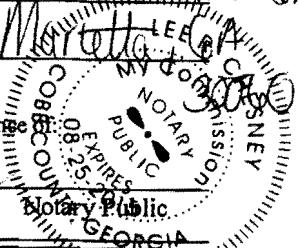
Titleholder Traton Homes LLC Phone # (770) 427-9064 E-mail SBechtold@trathomes.com

Signature [Signature] Address: 720 Kennesaw Ave Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of

Sherry Bechtold



Present Zoning of Property M1-5

Location 2020 Anderson Drive, Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 District 17th 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 X Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

We discovered that the original recorded plat was drawn incorrectly. It was labeled correctly but did not scale due to a change in the right of way that was never reflected on plat. This discrepancy caused us to be unable to build even the smallest plans offered in the neighborhood. We feel it is important to not  
List type of variance requested: reduce the house size as it would adversely affect existing homeowners.

Reduction of front building setback from 20' to 16'

DGM  
LAND PLANNING  
CONSULTANTS



975 Cobb Place  
Bvln Suite 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491

# Cobb County Variance Request Plan

TRATON CORPORATION

V-58 (2012)

Date: 05-21-12 Scale: 1"=20'

120 KENNESAW AVE, MARIETTA, GA 30060

24HR CONTACT RICK FOSTER (770-421-9064)

Subdivision: Stonehaven At Vinings Lot: 48 Address: 2030 Anderson Drive

County: COBB Land Lot: 691 District: 17th Section: 2nd Unit: III

## Concrete Required:

Public Sidewalk: 501 (6F/18) = 6.5 CY  
Driveway: 603 (6F/18) = 11 CY  
Walkway: 51 (6F/18) = 0.7 CY  
Silt Fence: 115' Total: 15.0 CY  
Sod Required: 4500 SF

## Impervious Surface:

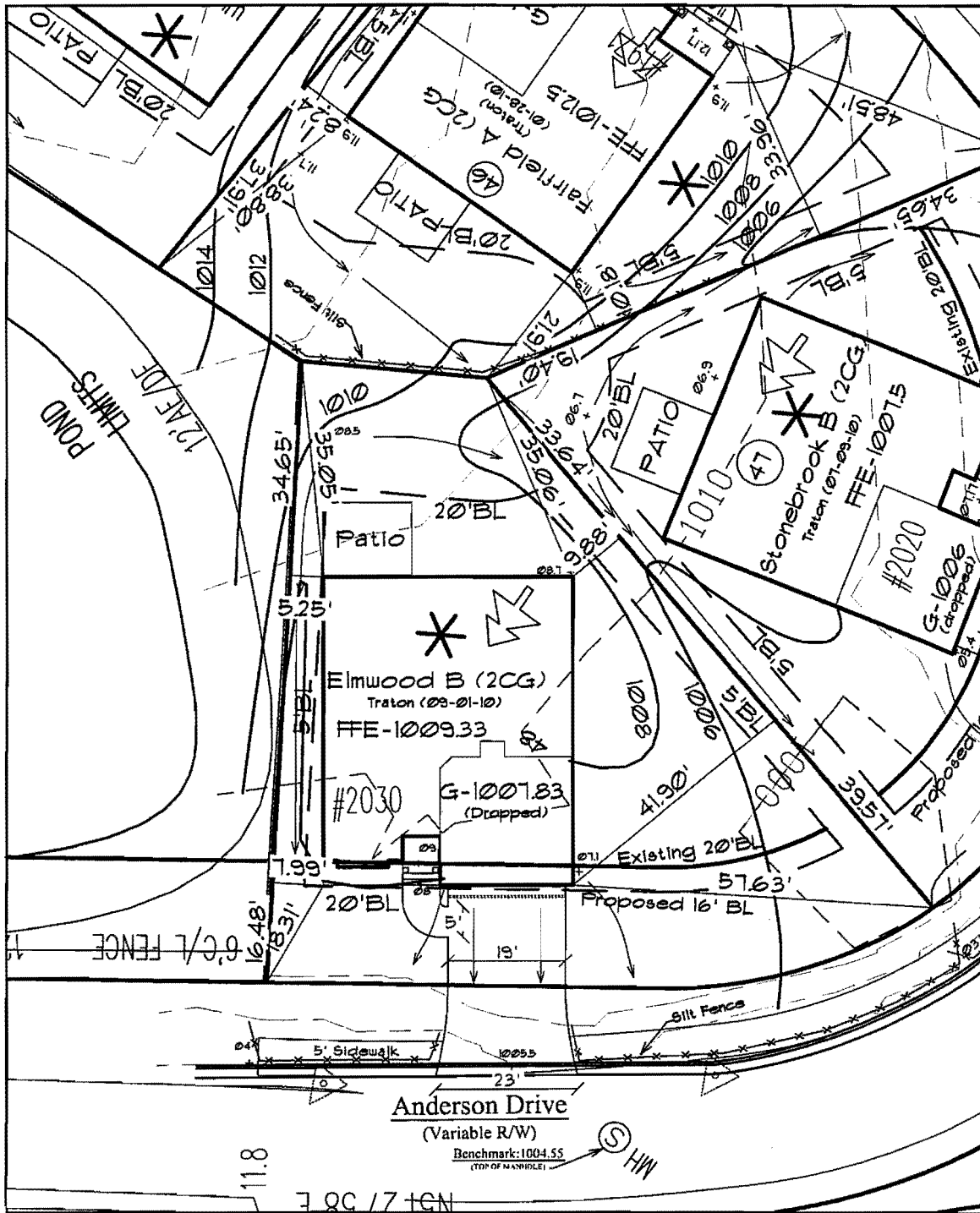
House: 1910 SF  
Driveway: 40 SF  
Walkway: 51 SF  
Patio: 168 SF  
Total: 2490 SF

## Cut/Fill Estimate:

Fill Required: 0 CY  
(45%)  
Total: 0 CY  
-Cut Generated: 550 CY  
Net Surplus/Deficit: 550 CY



Note: This lot has a 100yr Flood Elevation of: 957.5  
The Minimum Floor Elevation for this lot is: 960.5  
An Elevation Certification, prepared by a registered  
Land Surveyor, is required prior to the footing inspection.



MAY 24 2012

**APPLICANT:** Traton Homes

**PHONE:** 770-427-9064

**REPRESENTATIVE:** Sherry Bechtold

**PHONE:** 770-427-9064

**TITLEHOLDER:** Traton Homes, LLC

**PROPERTY LOCATION:** On the south side of  
Anderson Drive north of Westwood Circle (2030  
Anderson Drive).

**PETITION No.:** V-58

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** RA-5

**LAND LOT(S):** 697

**DISTRICT:** 17

**SIZE OF TRACT:** 0.16 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 20 feet to 16 feet to allow construction of single family residence.



MAY 24 2012

# Application for Variance Cobb County

(type or print clearly)

Application No. V-58  
Hearing Date: 8/8/12

Applicant Trabon Homes Phone # (770) 427-9064 E-mail \_\_\_\_\_

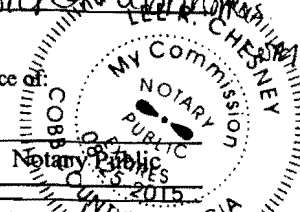
Sherry Bechtold Address 720 Kennesaw Ave Marietta GA  
(representative's name, printed) (street, city, state and zip code)

Sherry Bechtold Phone # (770) 427-9064 E-mail SBechtold@trabonhomes.com  
(representative's signature)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of:

Lee R Chesney



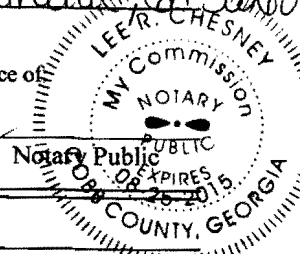
Titleholder Trabon Homes Phone # (770) 427-9064 E-mail SBechtold@trabonhomes.com

Signature [Signature] Address: 720 Kennesaw Ave Marietta GA 30060  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: 8/25/15

Signed, sealed and delivered in presence of:

Lee R Chesney



Present Zoning of Property Repealed RA-5

Location 2030 Anderson Drive, Smyrna GA 30080  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 697 District 17th 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 X Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

We discovered that the current recorded plat was drawn incorrectly. The front setback was labeled correctly but was drawn not to scale due to a change in the right of way location. (See attached) This discrepancy caused us to be unable to build even our smallest plan on these lots. To build or design smaller would be to

List type of variance requested: disservice to existing homeowners.

→ Reduction of front building setback from 20' to 16'.



JUN 1 2 2012

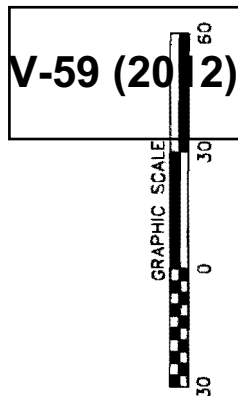
PLAT OF SURVEY FOR

# JOHN COMPTON

LOCATED IN LAND LOT 995, 16TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA  
BEING LOT 19, BLOCK D, EASTWOOD FOREST SUBDIVISION,  
RECORDED IN PLAT BOOK 27, PAGE 37

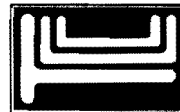
1085 AZALEA CIRCLE

AREA = 0.294 ACRES  
12,794 SQ. FT.



## REVISIONS

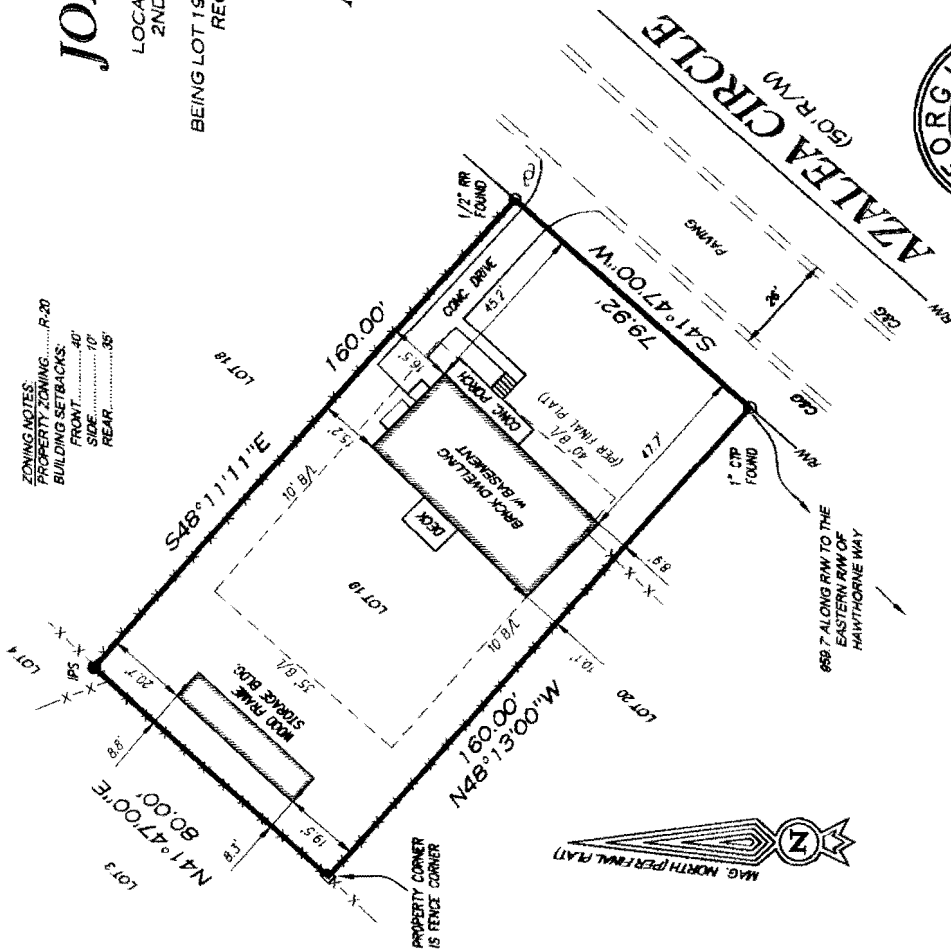
DATE	DESCRIPTION



THE RUSSELLE COMPANY  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 843-5903  
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C08184 FILE: C08184.DWG  
FIELD SURVEY DATE: 5/30/2012  
PLAT DATE: 5/31/2012 SCALE: 1" = 30'

ZONING NOTES:  
PROPERTY ZONING: R-20  
BUILDING SETBACKS:  
FRONT: 40'  
SIDE: 10'  
REAR: 35'



5/31/12

## FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE  
RATE MAPS, COMMUNITY PANEL NO. 13087C0107G  
EFFECTIVE DATE: DECEMBER 16, 2008  
THE MAP GRAPHICALLY DEDICTS THE SUBJECT  
PROPERTY TO LIE IN ZONE: "X"  
THE CHARACTERISTIC OF THIS ZONE IS  
AN AREA ABOVE THE 100 YEAR FLOOD PLAN

## LEGEND

- CORNER MONUMENTATION:  
● BS = CORNER SET WITH A 1/2" STEEL  
REINFORCING ROD
- CORNER FOUND
- △ UNKNOWN MONUMENT CORNER
- CORNER TO BE SET WHEN  
CONSTRUCTION PERMITS
- X — X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- RL = RIGHT OF WAY
- L.L.L. = LAND LOT LINE
- WATER MAINS = — W — W — W —
- OVERHEAD POWER LINES = — E — E — E —
- GAS MAINS = — G — G — G —
- SANITARY SEWER MAIN = — S — S — S —
- N.F. = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- G&G = CURB & GUTTER

## TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM  
TWO INSTRUMENT POSITIONS AND  
NO CLOSURE WAS PERFORMED  
EQUIPMENT: TOPCON GP-1305  
PLAT PRECISION: 1/168441

## SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE  
USE BY THE PERSONS AND/OR  
ORGANIZATIONS NAMED HEREON. THIS PLAT  
DOES NOT EXTEND TO OTHERS WITHOUT  
THE PERMISSION OF THE SURVEYOR.  
ORIGINAL PLATS, NOTES AND OTHER  
DRAWINGS PREPARED BY THE SURVEYOR  
AND HIS ASSOCIATES INCLUDING  
ELECTRONIC FILES ARE INSTRUMENTS OF  
SERVICE AND ARE THE PROPERTY OF THE  
SURVEYOR.

## STREAM BUFFER NOTE

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



**APPLICANT:** John Compton

**PHONE:** 678-467-1795

**REPRESENTATIVE:** John Compton

**PHONE:** 678-467-1795

**TITLEHOLDER:** Joseph S. Ollis

**PROPERTY LOCATION:** On the west side of Azalea  
Circle south of Dogwood Place (1085 Azalea Circle).

**PETITION No.:** V-59

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** R-20

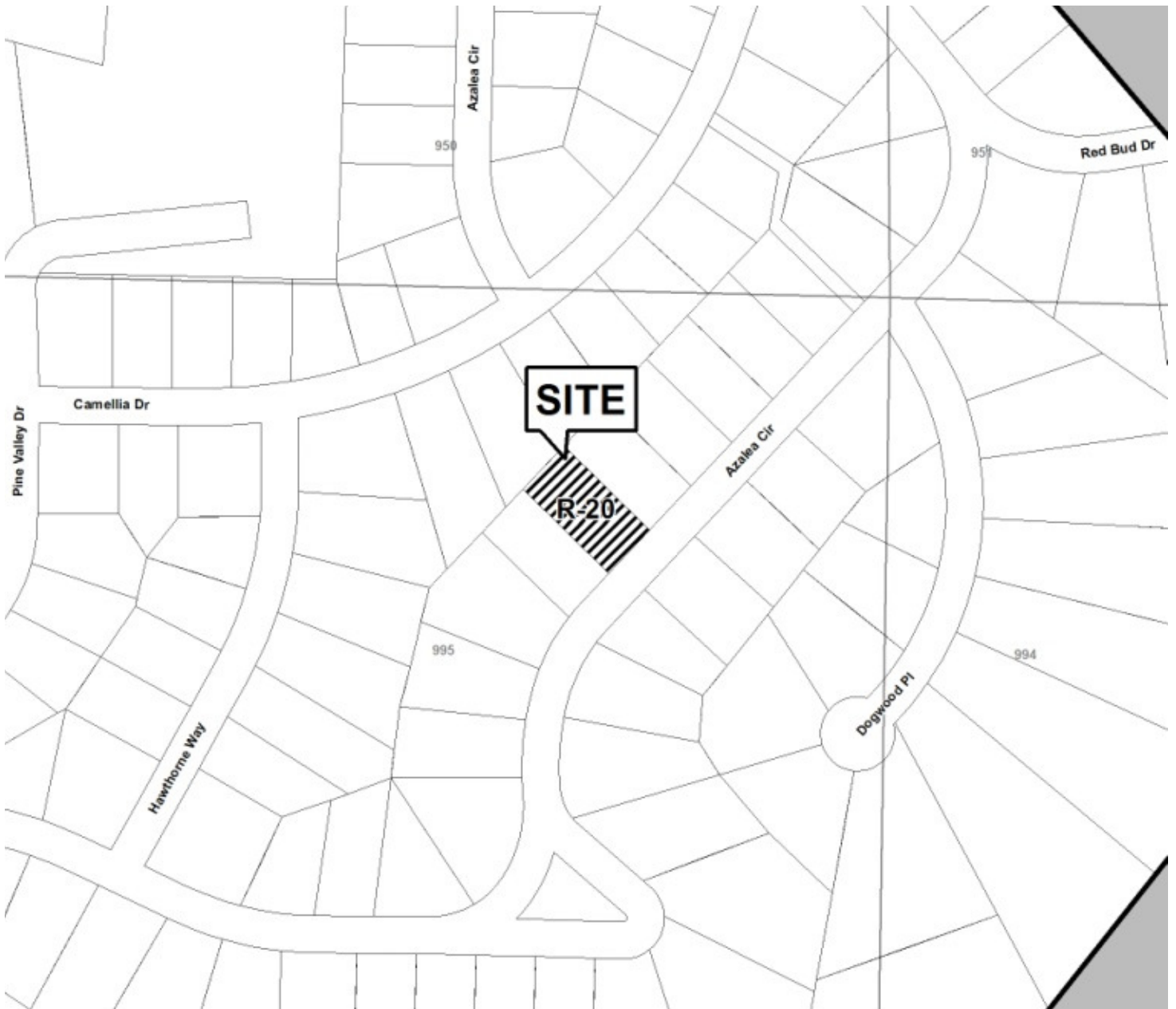
**LAND LOT(S):** 995

**DISTRICT:** 16

**SIZE OF TRACT:** 0.294 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the side setback from 10 feet to 8.9 feet for existing house footprint on western side; and 2) waive the rear setback for an accessory structure over 144 square feet (built, detached 320 square foot storage building) from the required 35 feet to 8.3 feet.



# Application for Variance Cobb County

JUN 12 2012

(type or print clearly)

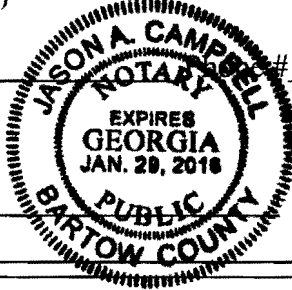
Application No. V-59

Hearing Date: 8-8-12

Applicant John Compton Phone # 678-467-1795 E-mail \_\_\_\_\_

John Compton Address 1085 AZALEA CIR Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

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

Titleholder See Attached Phone # 678-467-1795 E-mail \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-20

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

Land Lot(s) 995 District 16 Size of Tract \_\_\_\_\_ Acre(s)

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

Size of Property 12,794 <sup>SQ FT</sup> Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

- See Attached

- Photos Attached as well.

List type of variance requested: WAVE FROM 35' TO THE 8' 3" REAR SETBACK  
WAVE FROM 10' TO 8' 9" SIDE SETBACK

V-60 (2012)

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

200.0' TO NW CORNER OF LAND LOT 731

6" WOOD FENCE N/F CATHLEEN FERLAND & RICHARD GOODRUM

S85°24'47"E 97.12'

KURTZ ROAD

S72°07'10"E 68.80'

N/F CATHLEEN FERLAND & RICHARD GOODRUM

RELOCATE EXIST. STRUCT. CMU WALL W/ NEW 36" FENCE AT TOP OF WALL

(2)

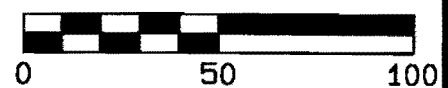
WOODEN FOOT BRIDGE OVER BRANCH

Q OF CREEK IS R

(1)

1"=50'

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N07°37'02"W	21.59'
L2	N54°11'48"E	27.73'
L3	N31°10'18"W	31.19'
L4	N73°27'58"W	31.34'
L5	N50°40'05"W	21.44'
L6	N22°55'56"W	39.90'
L7	N06°47'15"E	33.18'
L8	N81°17'52"W	40.00'
L9	N04°10'35"E	42.14'

AREA  
35466 SQ. FT.  
0.81 ACRES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	37.67'	1009.28'	2°08'18"	37.66'	S71°03'01"E

JUN 13 2012

630 KURTZ ROAD  
MARIETTA, GA 30066

SURVEY FOR:

CRAIG C. CLINE

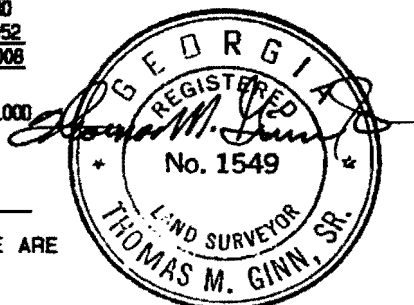
"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052  
PAGE 436, DATED 12/18/2008

SHOWS THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759



LOT 2, KURTZ CREEK SUBDIVISION

LAND LOTS- 710 & 731

DISTRICT- 16

SECTION- 2

COUNTY- COBB

STATE- GEORGIA

DATE- 6-12-12

SCALE 1"= 50'

REVISED-

A KR13-12

**APPLICANT:** Craig Cline

**PHONE:** 678-410-2170

**REPRESENTATIVE:** Craig Cline

**PHONE:** 678-410-2170

**TITLEHOLDER:** Craig C. Cline

**PROPERTY LOCATION:** On the south side of  
Kurtz Road west of Sylvan Drive (630 Kurtz Road).

**PETITION No.:** V-60

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** R-20

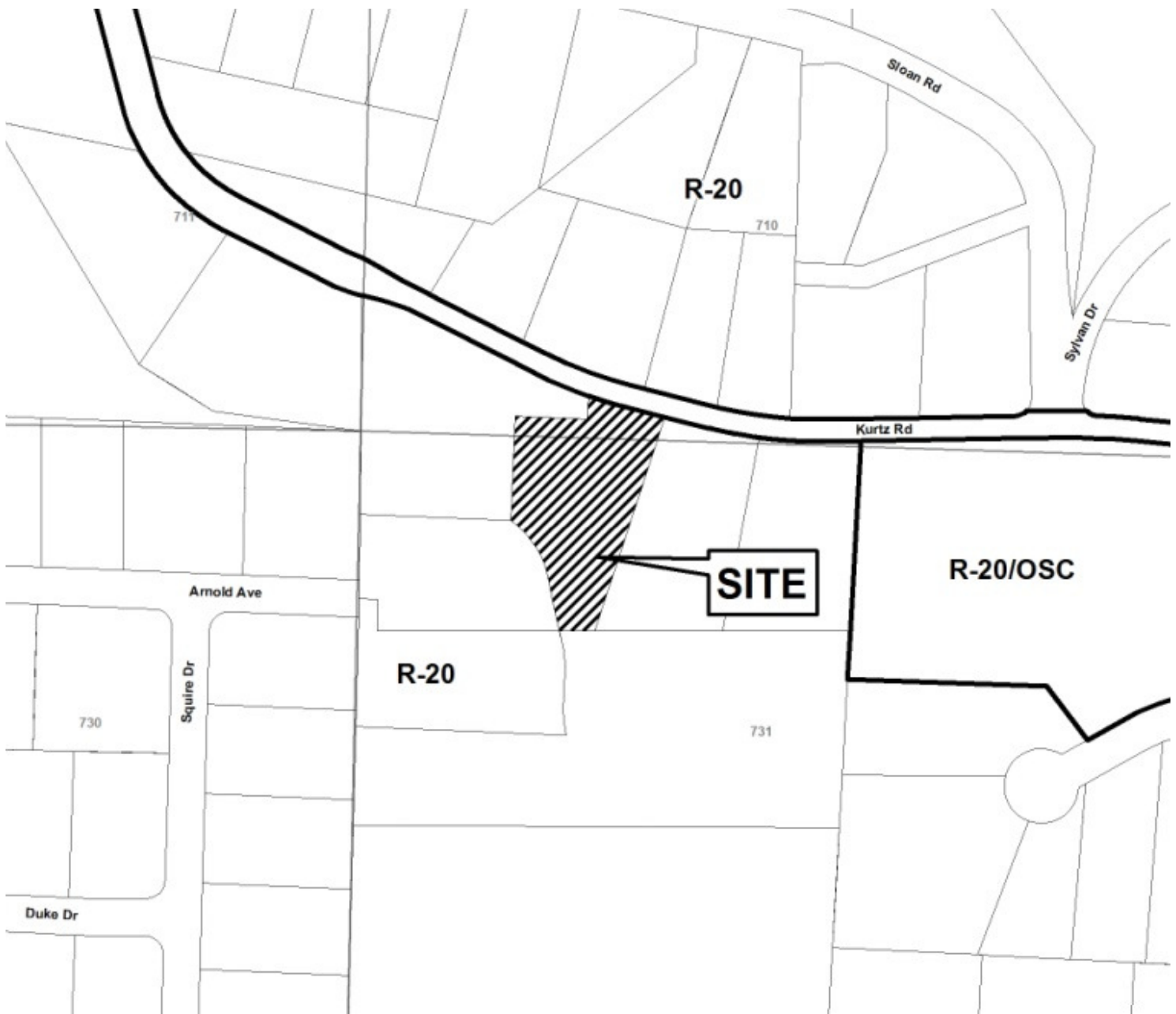
**LAND LOT(S):** 731

**DISTRICT:** 16

**SIZE OF TRACT:** 731

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** To allow an accessory structure (12 x 39 foot lap pool and concrete deck) to the side of  
the primary structure.



# Application for Variance Cobb County

JUN 13 2012

(type or print clearly)

Application No. V-60  
Hearing Date: 08-08-12

Applicant CRAIG CLINE Phone # 678.410.2170 E-mail clinearts@gmail.com  
CRAIG CLINE Address 630 KURTZ RD MARIETTA, GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.410.2170 E-mail clinearts@gmail.com  
(representative's signature)

Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2012  
My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder CRAIG CLINE Phone # 678.410.2170 E-mail clinearts@gmail.com  
Signature [Signature] Address: 630 KURTZ RD MARIETTA GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2012  
My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property ~~R-20~~ R-20

Location 630 KURTZ RD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 710 731 District 16<sup>TH</sup> Size of Tract 0.81 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.

CANNOT PLACE PROPOSED SWIMMING POOL  
BEHIND HOUSE DUE TO POTENTIAL FLOODING  
OF CREEK

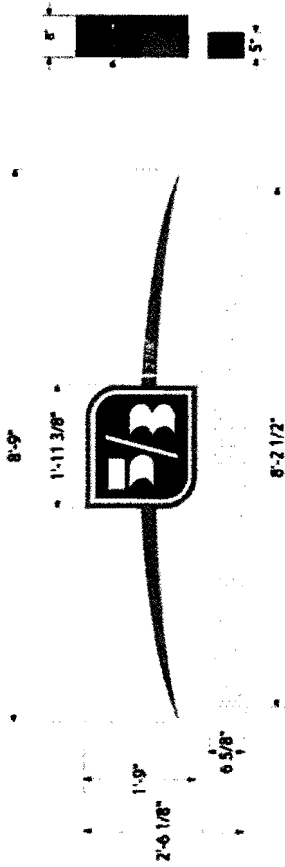
List type of variance requested: PERMISSION TO PLACE POOL  
IN SIDEYARD. EXISTING 8' SOLID WOOD FENCE  
SHIELDS VIEW FROM NEIGHBORS

JUN 13 2012



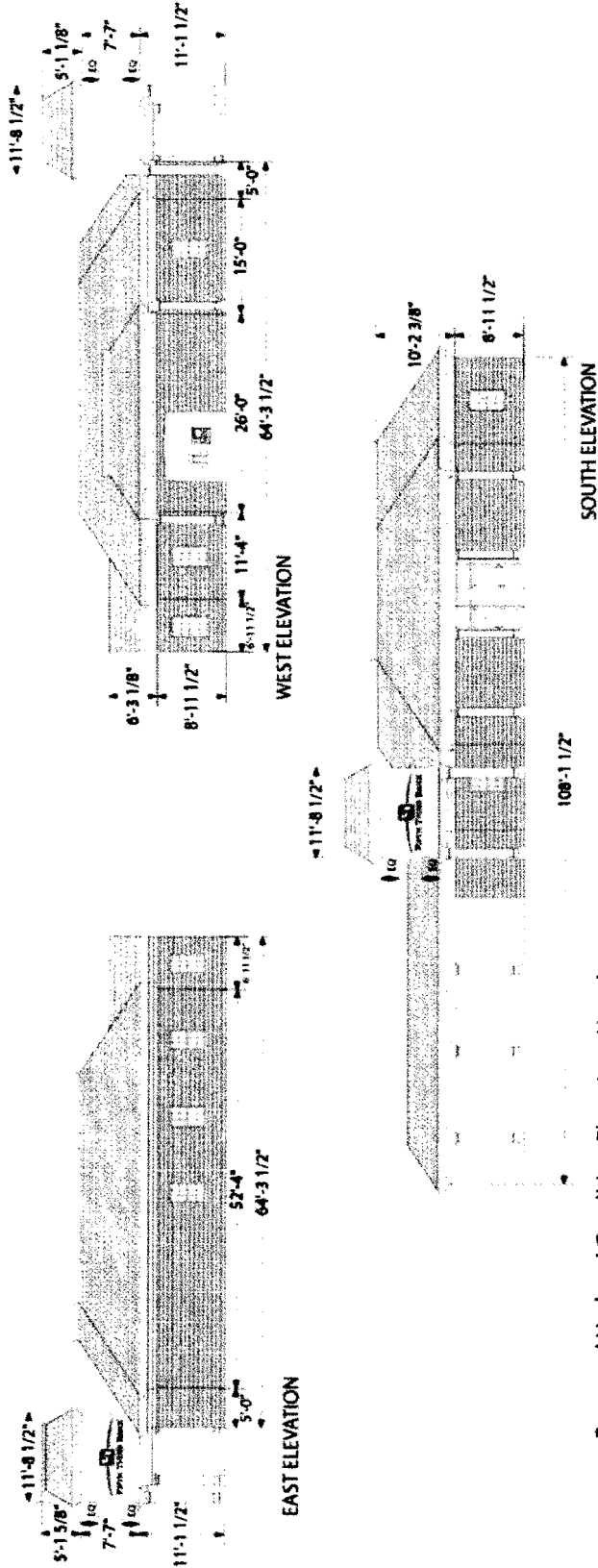
- 1 Copy/Border  
Reverse needed  
out white
- 2 Solid  
JM 3632-156  
Vivid Green
- 3 Copy/Background  
JM 3632-8607  
Sapphire Blue

Color scheme



WLV22 LED Channel Letters - Sign #2 (Qty. 2) Sqft. = 22' each

V-61 (2012)



Proposed Updated Condition-Elevations Noted

Scale: 1/16"=1'



FIFTH THIRD BANK



CB RICHARD ELLIS

PROPOSED ELEVATIONS WITH SIGN LOCATIONS  
JUN 11, 2012



4191 Persimmon Hill Road  
Suite 400  
Duluth, GA 30034  
770-454-8872

**APPLICANT:** Core States Group

**PETITION No.:** V-61

**PHONE:** 770-242-9550

**DATE OF HEARING:** 08-08-12

**REPRESENTATIVE:** Matthew Van Dyke

**PRESENT ZONING:** O&I

**PHONE:** 770-242-9550

**LAND LOT(S):** 941

**TITLEHOLDER:** Fifth Third Bank

**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 0.994 acre

Powers Ferry Road north of Windy Hill Road (1920

**COMMISSION DISTRICT:** 2

Powers Ferry Rd).

**TYPE OF VARIANCE:** Allow a wall sign to project above the vertical wall to which it is attached (main existing building).





# Application for Variance Cobb County

JUN 13 2012

(type or print clearly)

Application No. V-61  
Hearing Date: 8-8-12

Applicant CORE STATES GROUP Phone # 7-242-9550 E-mail mvandyke@core-eng.com  
MATTHEW VAN DYKE Address 4191 PLEASANT HILL RD, DULUTH, GA. 30096  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # 7-242-9550 E-mail MVandyke@core-eng.com  
(representative's signature)

My commission expires: May 20, 2013

Signed, sealed and delivered in presence of:  
[Signature] Notary Public  
WINNETT COUNTY, GEORGIA

Titleholder FIFTH THIRD BANK Phone # 615-687-3030 E-mail travis.rutledge@53.com  
Signature [Signature] Address: 424 CHURCH STREET, SUITE 700 NASHVILLE, TN. 37219  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 20, 2016

Signed, sealed and delivered in presence of:  
[Signature] Notary Public  
DEKALB COUNTY, GA  
MY COMMISSION EXPIRES MAR 20, 2016

Present Zoning of Property O: I

Location 1920 POWERS FERRY ROAD MARIETTA, GA. 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 920 & 941 District 17th Size of Tract 0.994 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.

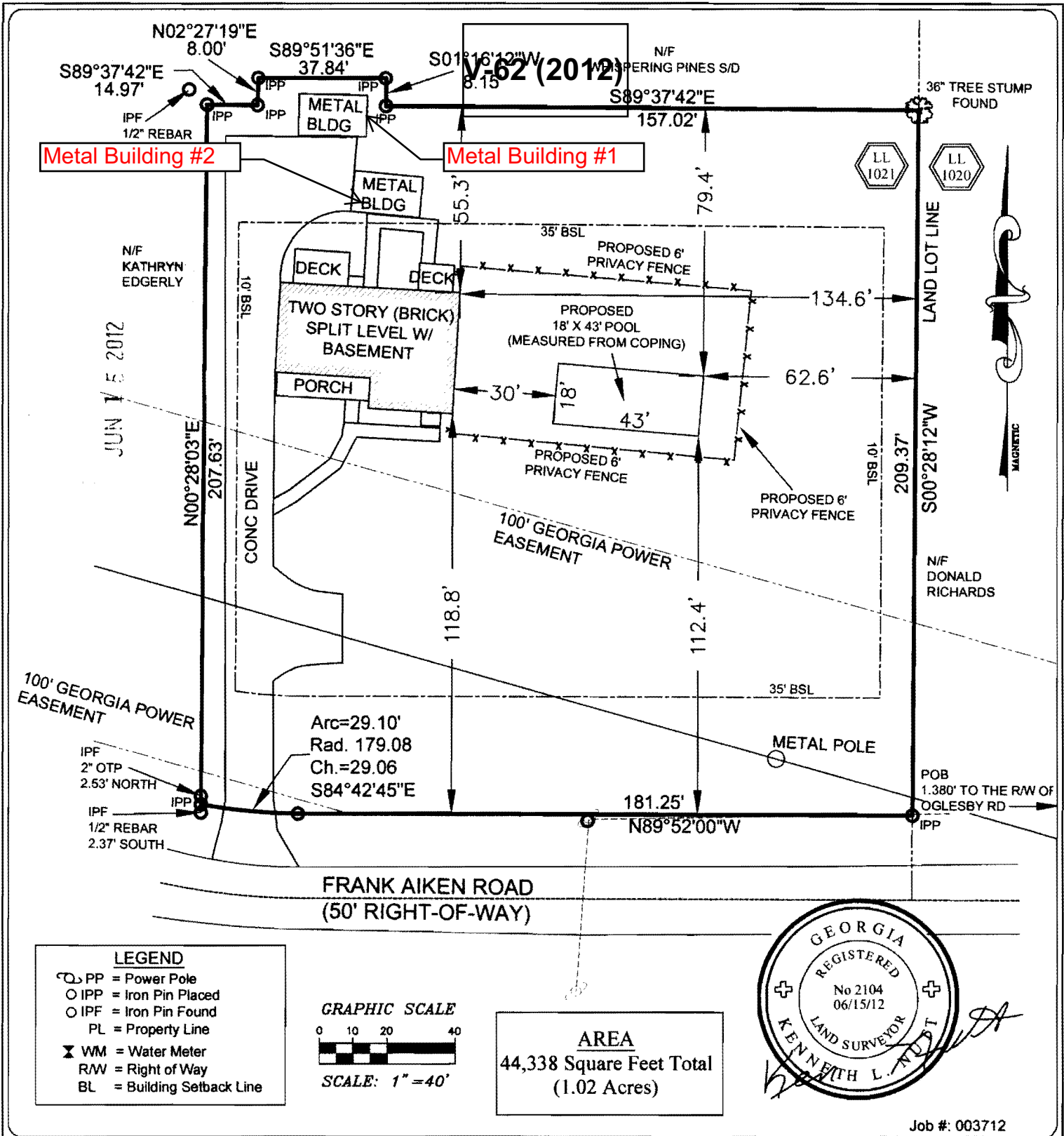
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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.

SEE ATTACHED VARIANCE REQUEST LETTER

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

SEE ATTACHED VARIANCE REQUEST LETTER



- 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 121,052 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 # 13067C0181G, dated 12/16/08 this property is not located in an area having special flood hazards.

**Boundary Survey / Proposed Pool location for:  
WILLIAM WAYNE PEEK, JR. & JANICE M. PEEK**

**TAX ID: 19102100070 - Zoned R-20**  
**4485 Frank Aiken Road**  
**Land Lot 1021 19th District 2nd Section**  
**Cobb County, Georgia**



**Perimeter Surveying Co., Inc**

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

Party Chief: JF  
 Date Surveyed: 5/18/12  
 Date Drawn: 6/15/12

Computed by: JF  
 Drawn by: JF  
 Checked by: KN

**REFERENCES**

Plat Bk: Pg.  
 Deed Bk. 14895 Pg. 3033

**APPLICANT:** William Peek

**PHONE:** 770-633-7241

**REPRESENTATIVE:** Scot Cantrell

**PHONE:** \_\_\_\_\_

**TITLEHOLDER:** Janice M. Peek and William Wayne Peek, Jr.

**PROPERTY LOCATION:** On the north side of Frank Aiken Road west of Smith Drive (4485 Frank Aiken Road).

**PETITION No.:** V-62

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** R-20

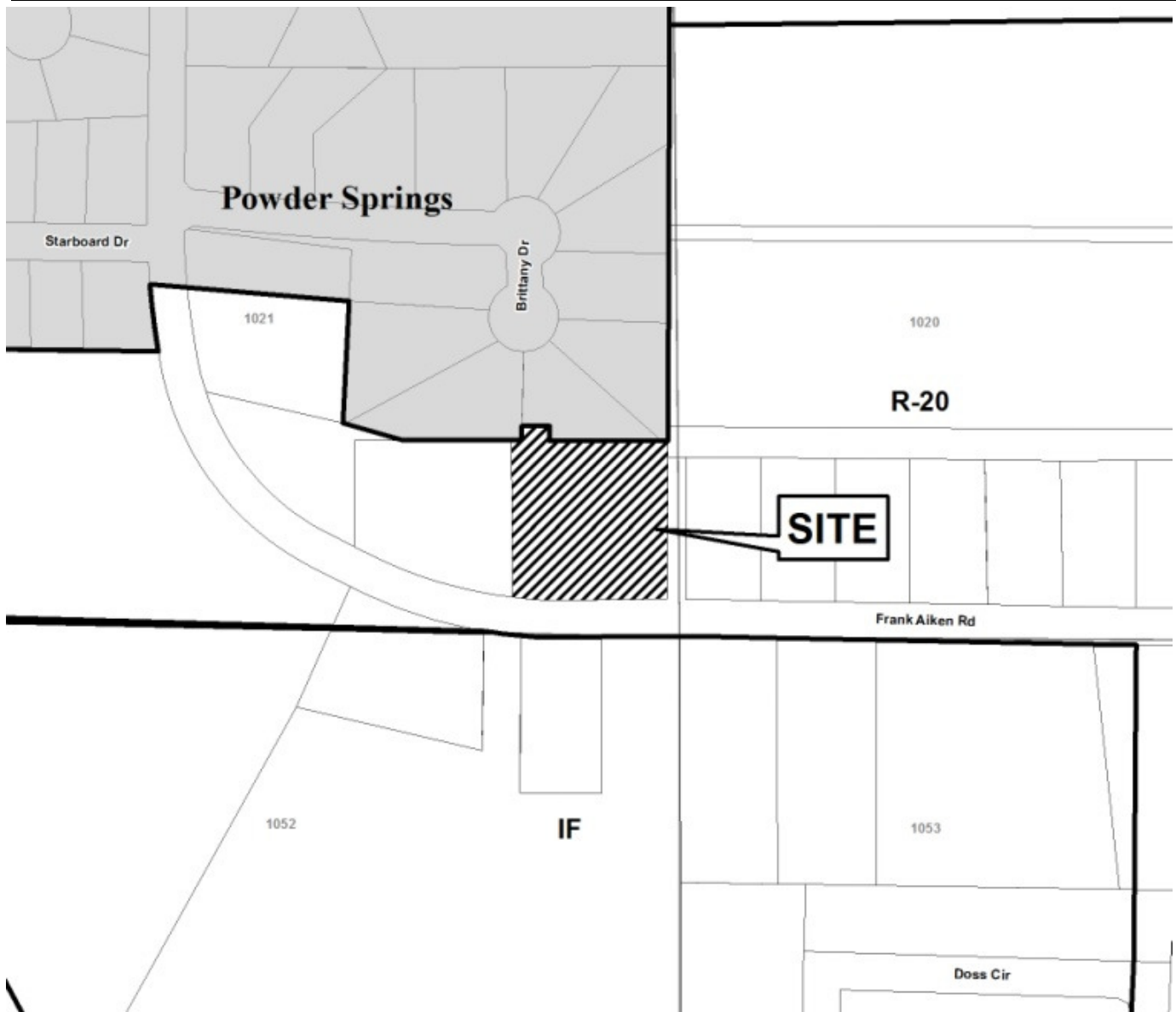
**LAND LOT(S):** 1021

**DISTRICT:** 19

**SIZE OF TRACT:** 1.02 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 18 x 43 foot pool) to be located to the side of the primary structure; 2) waive the rear setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 35 feet to 5 feet; 3) waive the side setback for an accessory structure over 144 square feet (existing 240 square foot metal building #1) from the required 10 feet to 5 feet; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 240 square feet metal building #2) from the required 35 feet to 20 feet.



# Application for Variance Cobb County

JUN 14 2012

(type or print clearly)

Application No. V-62  
Hearing Date: 8-8-12

Applicant William W. Peek Phone # 770-633-7241 E-mail WPeek@comcast.net  
William W. Peek Address 4485 Frank Aiken Rd Ph 495 GA  
(representative's name, printed) (street, city, state and zip code) 30127  
Scott Cantrell Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 2/15/14

Signed, sealed and delivered in presence of:

Walter Eugene Cox  
Notary Public

Titleholder \_\_\_\_\_ Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Signature William W. Peek Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/15/14

Signed, sealed and delivered in presence of:

Walter Eugene Cox  
Notary Public

Present Zoning of Property R-20

Location 4485 FRANK Aiken Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1021 District 19th 2nd section Size of Tract 1.02 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 44,338 Shape of Property Square 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.

Install swimming pool in side yard of home with  
6' privacy fence. Landscaping to match existing home.  
Back of home has rain water flow during rain and is a  
natural run off area.

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



Design - Consulting - Construction Management  
1000 Peachtree Street, NE  
Atlanta, GA 30309  
Tel: (770) 438-3400  
Fax: (770) 438-3484

OWNER/DEVELOPER  
Land Investment  
Partners, LLC 10 Pkwy  
Atlanta, GA 30308  
Tel: (770) 438-3400  
Fax: (770) 438-3484

30-HOUR CONTACT:  
Wayne Isaco  
Phone: (770) 280-5736

PROJECT:

FORD CREEK  
ESTATES  
LAND LOT 285  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

V-63 (2012)  
VARIANCE  
CONCEPT  
PLAN



DRAWING SCALE:  
HORIZONTAL SCALE: 1" = 100'  
VERTICAL SCALE: 1" = 100'

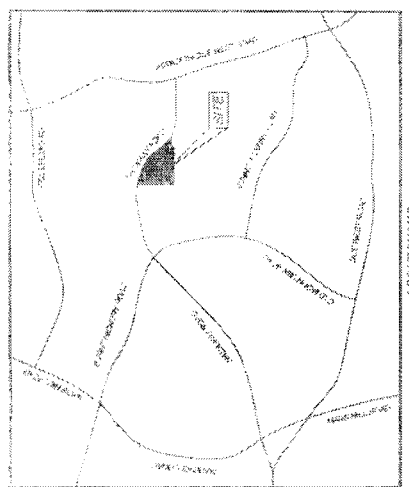
DRAWING CREATED: JUNE 14, 2012

DRAWING LAST REVISED: JUNE 14, 2012

SHEET REVISIONS

NO. DESCRIPTION DATE  
1. MADE ALL LOT WIDTHS TO MATCH 6/15/12

SHEET EXB-1

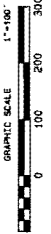


LOCATION MAP  
(7/11/2006)

PROPERTY DATA

LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL
285	1,111,111	25.45	100.00%

JUN 14 2012

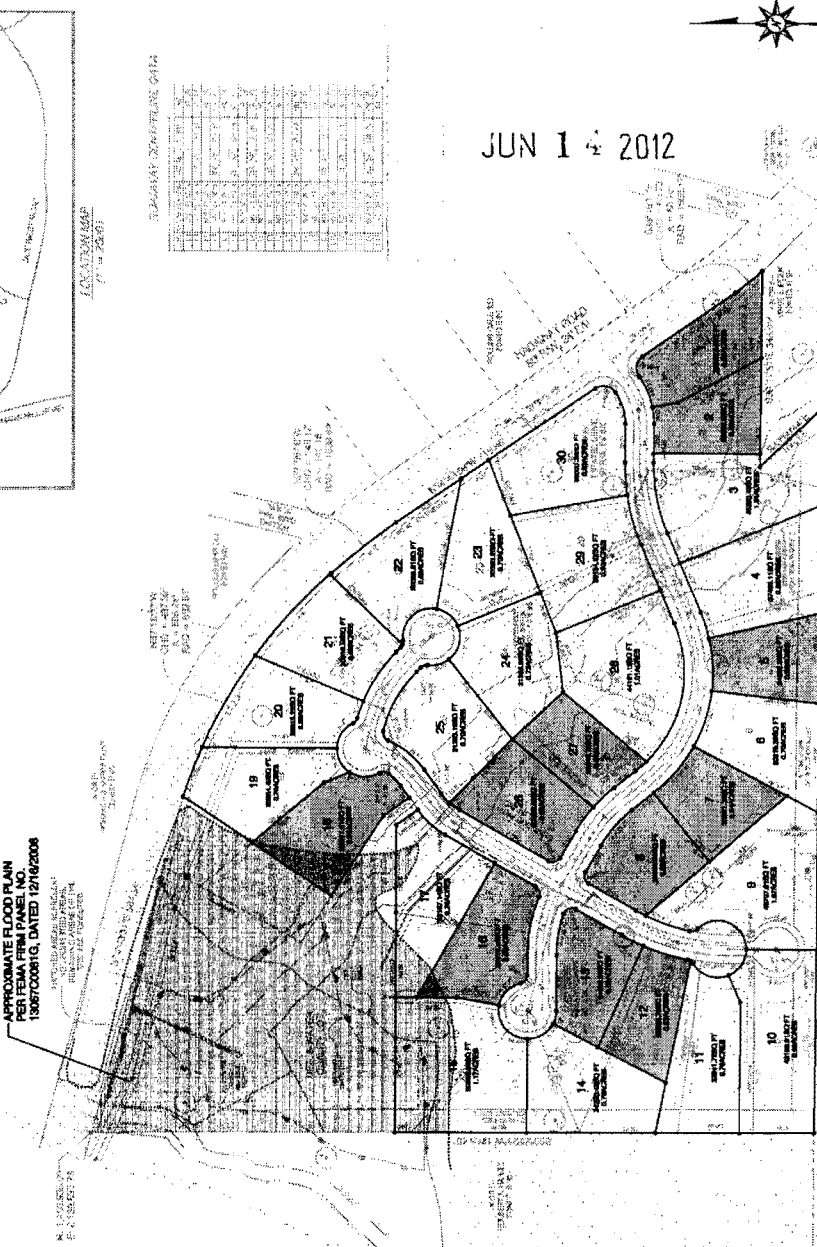


SEE DATA SHEET

APPROXIMATE FLOOD PLAIN

LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL
285	1,111,111	25.45	100.00%

APPROXIMATE FLOOD PLAIN  
PER FEMA PANEL NO.  
1306700001G, DATED 12/16/2008



\*THE GREYED BACKGROUND IMAGE OF THIS EXHIBIT REPRESENTS THE LAST  
REVISED PRELIMINARY PLAN FOR THIS PROJECT AS PREPARED BY THIS FIRM



**APPLICANT:** Land Investment Partners LLC 10

**PHONE:** 770-436-3400

**REPRESENTATIVE:** Wayne Isaac

**PHONE:** 770-280-5736

**TITLEHOLDER:** Land Investment Partners, LLC, 10

**PROPERTY LOCATION:** On the west side of  
Hadaway Road west of Acworth Due West Road (4539  
Hadaway Road).

**PETITION No.:** V-63

**DATE OF HEARING:** 08-08-12

**PRESENT ZONING:** R-30

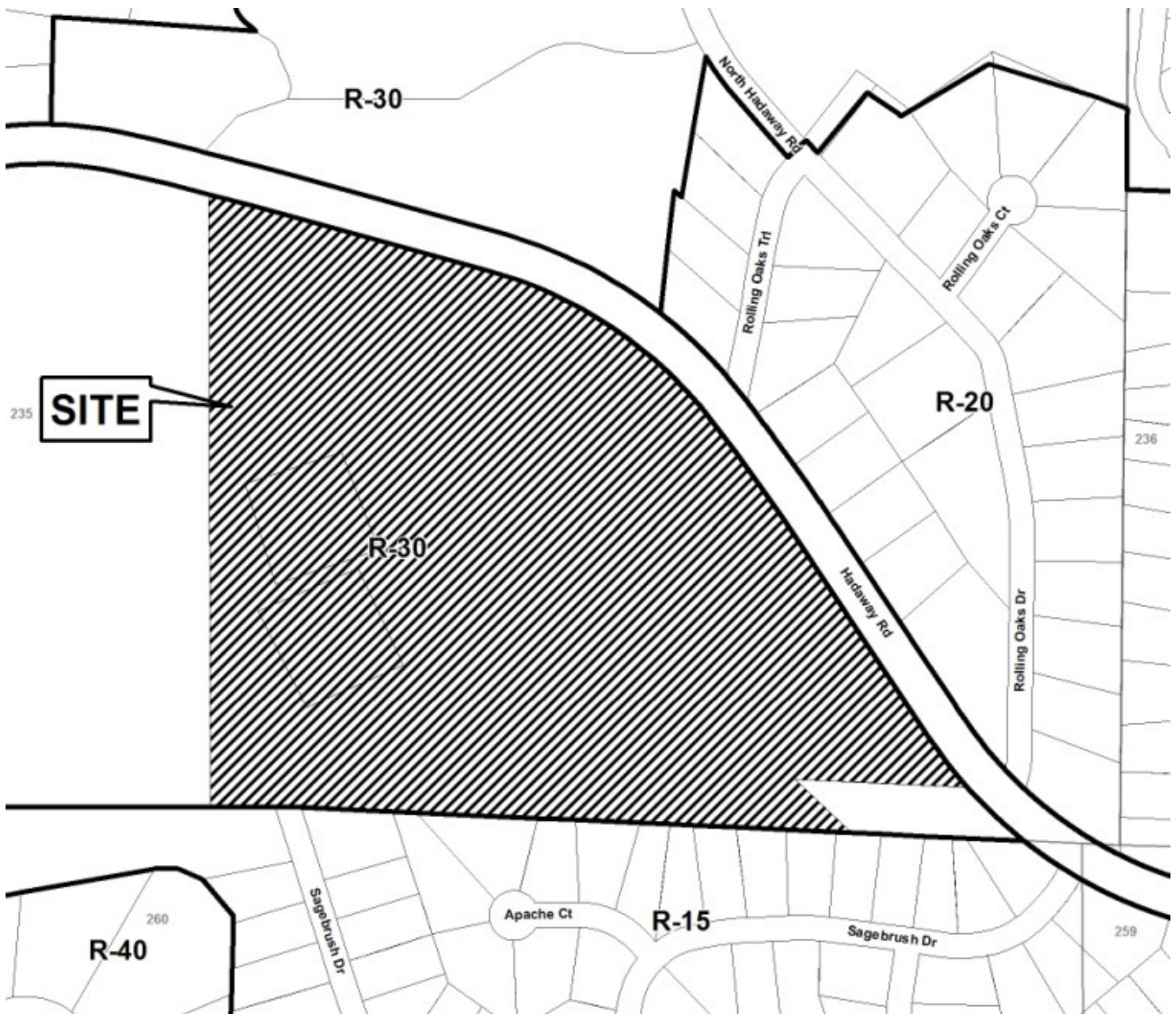
**LAND LOT(S):** 235

**DISTRICT:** 20

**SIZE OF TRACT:** 30.54 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum lot sizes not more than 25% of the required minimum for lots 1, 2, 5, 7, 8, 12, 13, 16, 18, 26, and 27 as shown on submitted plan; 2) waive the front setback from the required 45 feet to 35 feet for all lots (1-30); and 3) waive the required 40 foot perimeter construction buffer as needed and depending on a demonstrated need of the encroachment.



# Application for Variance Cobb County

JUN 14 2012

(type or print clearly)

Application No. V-63

Hearing Date: 8-8-12

Applicant LAND INVESTMENT PARTNERS LLC 10 Phone # (770) 436-3400 E-mail wisaac@resourcere.com

Wayne Isaac (representative's name, printed) Address 2303 Cumberland Pkwy., Suite 1000 Atlanta, GA 30339  
(street, city, state and zip code)

(representative's signature)

Phone # (770) 280-5736 E-mail wisaac@resourcere.com

My commission expires: MAY 29 2014

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Same as Applicant Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-30

Location 4539 Hadaway Road., Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 235 District 20th Size of Tract 30.54 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 X Other Floodplain

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

We respectfully request the minimum area reduction for select lots to allow better home sites on a tract that has very steep topography. The lot size reduction is also requested to avoid the need to place fill within the floodplain located in the northwest corner of the tract. The request to reduce front yard setbacks of this property from 45-feet to 35-feet is intended to reduce the extent of grading on this tracts steep topography that would be required with the 45-foot setback. The request to allow Staff the ability to approve minimal encroachments into the 40-Undisturbed Construction Buffer is also to allow the individual lots to be better graded to deal with the extreme topography of the site.

List type of variance requested: 1. Lot size reduction for select lots as shown on the concept plan for  
(Lots 2,5,7,8,12,13,16,18,26,&27). 21  
2. A project wide reduction of the front setback from 45-feet to 35-feet.  
3. Allowance for Staff to be able to approve grading into the 40-undisturbed  
construction buffer as needed and depending on a demonstrated need of  
the encroachment.

Revised: December 6, 2005