

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: September 12, 2012**

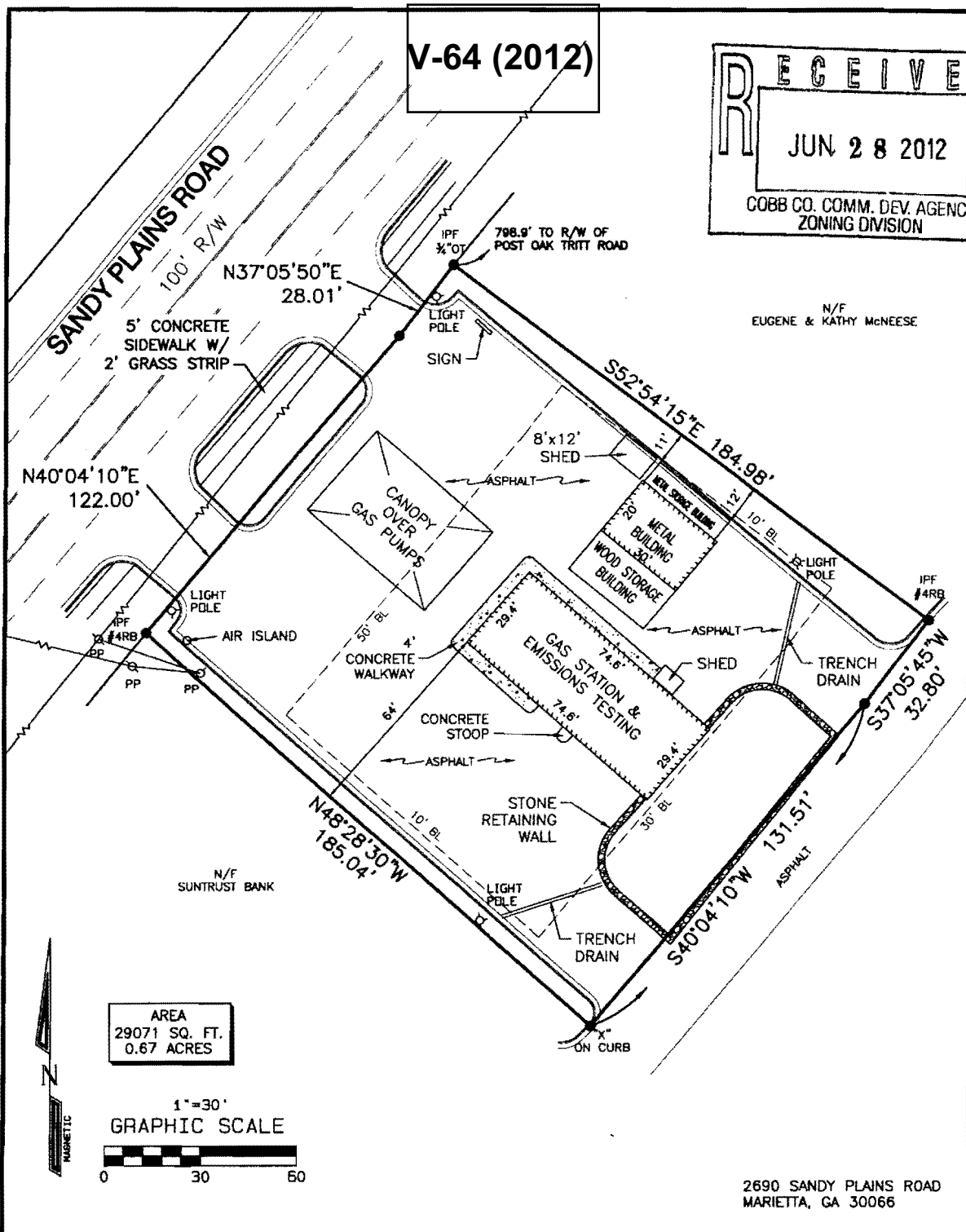
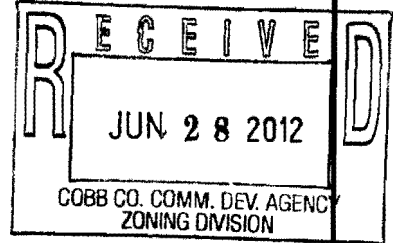
**DUE DATE: August 13, 2012**

Distributed: July 23, 2012



*Cobb County...Expect the Best!*

V-64 (2012)



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

"F.I.A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 130052  
PAGE 636 DATED 12/16/2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

REFERENCE PLAT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ALL MATTERS OF TITLE ARE  
EXCEPTED.

SURVEY FOR:

**GANESHJI, INC.**

LAND LOT- 596	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 6/26/2012	SCALE 1"= 30'
REVISED-	B KR16-12

**APPLICANT:** Yogendra Patel

**PHONE:** 770-317-8408

**REPRESENTATIVE:** Yogendra Patel

**PHONE:** 770-317-8408

**TITLEHOLDER:** Ganeshji, Inc.

**PROPERTY LOCATION:** On the east side of Sandy Plains Road north of Kinjac Drive  
(2690 Sandy Plains Road).

**PETITION No.:** V-64

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** GC

**LAND LOT(S):** 596

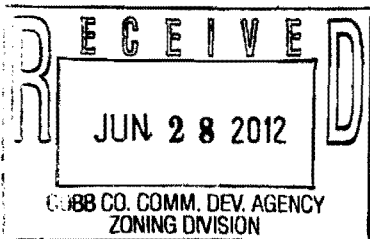
**DISTRICT:** 16

**SIZE OF TRACT:** 0.67 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** To allow accessory structures (8 x 12 foot "shed," approximately 9 x 29 foot "metal storage building," 20 x 30 foot "metal building," and an approximately 10 x 30 foot "wood storage building" to the side of the primary structure.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-64  
Hearing Date: 9/12/12

Applicant UPENDRA P. PATEL Phone # 770-317-8408 E-mail SRK4DICKKXON2@bellsouth.net  
UPENDRA P. PATEL Address 2690 SANDY PLAINS RD MARIETTA GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-317-8408 E-mail SRK4DICKKXON2@bellsouth.net  
(representative's signature)

My commission expires: 06/30/2014  
Signed, sealed and delivered in presence of: Lenora C. Coneat  
Notary Public  
My Commission Expires June 30, 2014

Titleholder UPENDRA PATEL Phone # 770-317-8408 E-mail SRK4DICKKXON2@bellsouth.net  
Signature [Signature] Address 2690 SANDY PLAINS RD MARIETTA GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 06/30/2014  
Signed, sealed and delivered in presence of: Lenora C. Coneat  
Notary Public  
My Commission Expires June 30, 2014

Present Zoning of Property GC

Location 2690 SANDY PLAINS RD MARIETTA GA 30066 C. Padmont  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 596 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 .67 Shape of Property Square 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.

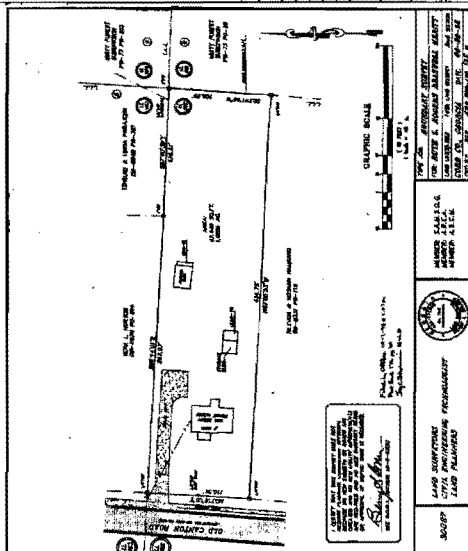
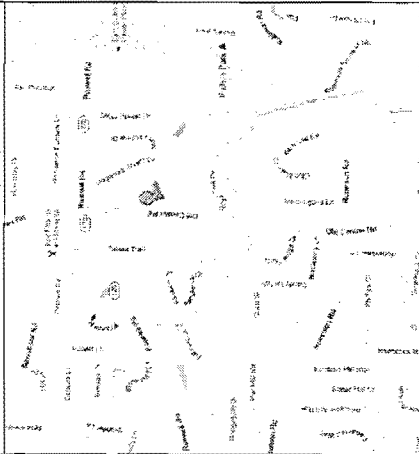
it would completely close my business down only source of income for me and my two kids for last 5 years. loss of \$100000 value of tools etc that we collected over five years

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

Lot Layout

## V-65 (2012)

**LOCATION MAP (NTS)**



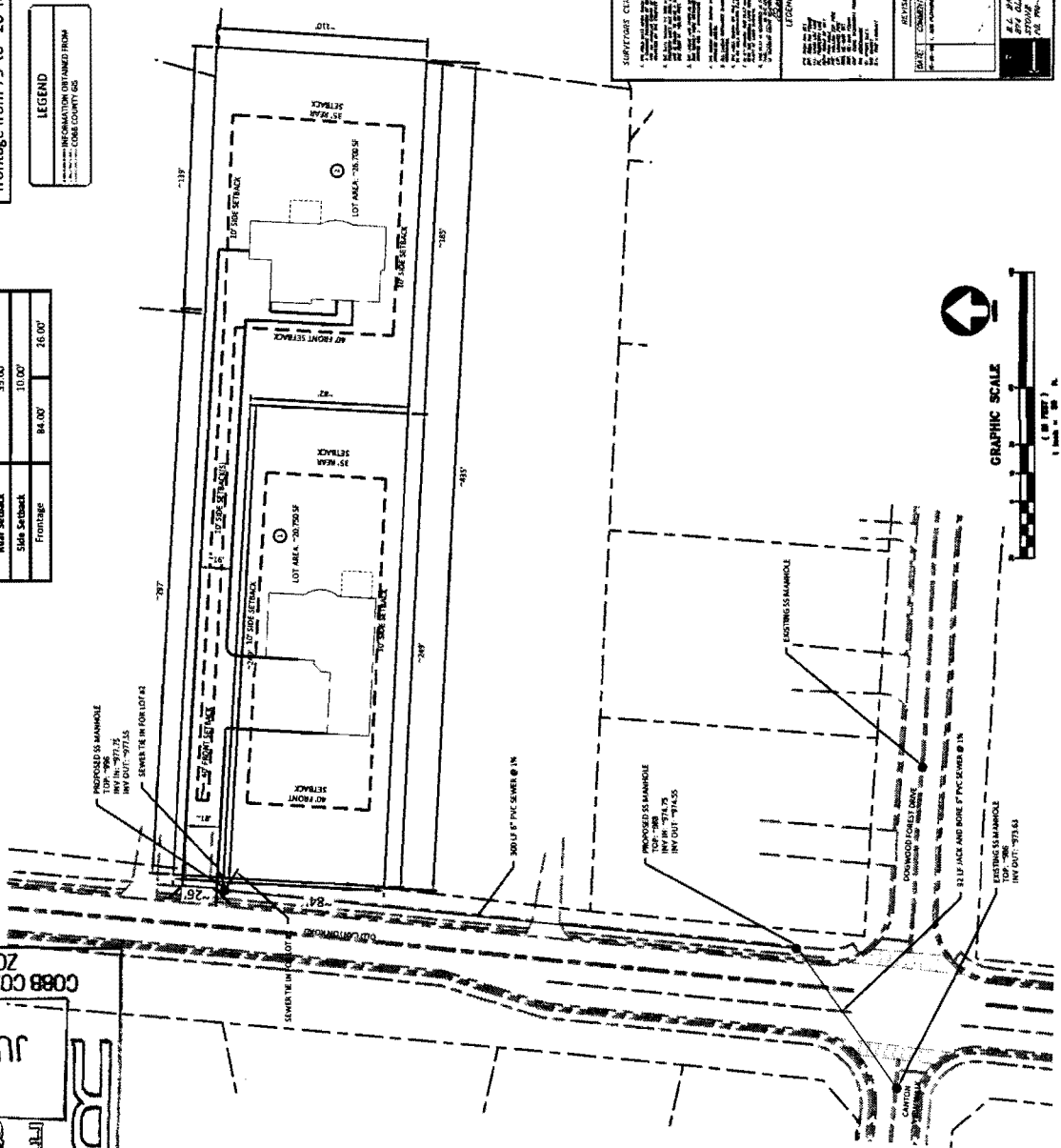
**Site Information**  
 Address: 10650 Old Canton Road, Marietta, GA  
 Current Zoning: R-20  
 Total Area: 1.0819 Ac

**Variance requested:** Reduce public road frontage from 75' to ~26' for Lot #2 (Flag Lot)

**LEGEND**

ALL INFORMATION OBTAINED FROM  
COBB COUNTY GIS

	Lot 1	Lot 2
Zoning		R-20
Lot Area	20750 s.f.	28700 s.f.
Impervious Area	4873 s.f.	9,104.0 s.f.
Percent Impervious	23%	34%
Front Setback	40.0'	
Rear Setback		35.00'
Side Setback		10.00'
Frontage	84.00'	26.00'



GRAPHIC SCALE

( IN FEET )

1 inch = 50 ft.

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

JUL 1 1 2012

RECIVED JUL 11 2012

**APPLICANT:** Lily Estates, LLC

**PHONE:** 770-690-9255

**REPRESENTATIVE:** Abdul K. Amer

**PHONE:** 404-610-1431

**TITLEHOLDER:** Lily Estates, LLC

**PROPERTY LOCATION:** On the east side of Old  
Canton Road south of Roswell Road  
(1060 Old Canton Road).

**PETITION No.:** V-65

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** R-20

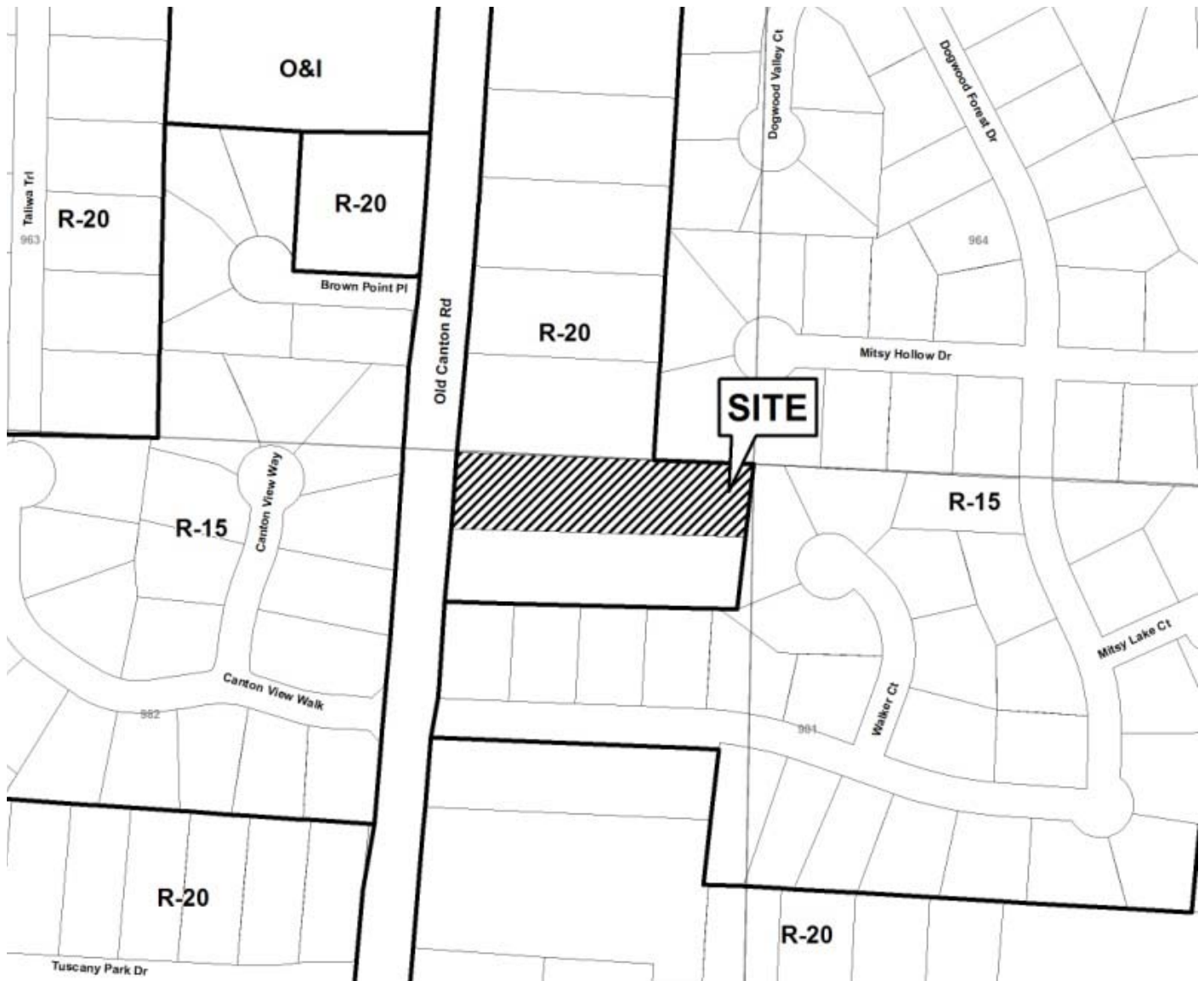
**LAND LOT(S):** 982

**DISTRICT:** 16

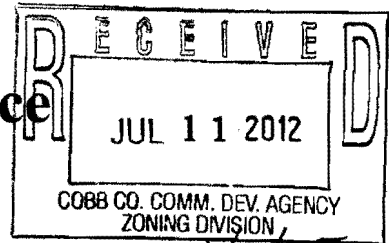
**SIZE OF TRACT:** 1.089 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot width at front setback from the required 75 feet to 26 feet in order to allow for subdivision of property to create second lot.



# Application for Variance Cobb County



(type or print clearly)

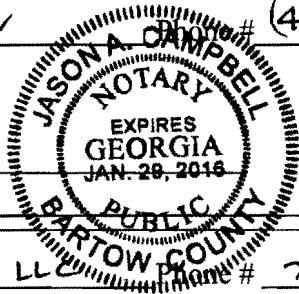
Application No. V-65  
Hearing Date: 9/12/12

Applicant LILY ESTATES, LLC Phone # 770-690-9255 E-mail aamer@areng.com

ABDUL K. AMER Address 2160 KINGSTON CT, STE 0, MARIETTA, GA 30067  
(representative's name, printed) President, LILY ESTATES, LLC (street, city, state and zip code)

Abdul K. Amer Phone # (404) 610-1431 E-mail aamer@areng.com  
(representative's signature)

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



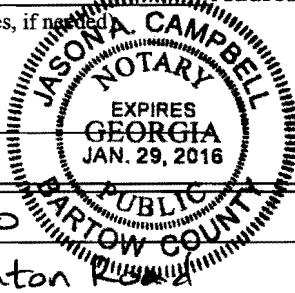
Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Titleholder LILY ESTATES LLC Phone # 770-690-9255 E-mail aamer@areng.com

Signature Abdul F. Amer Address: 2160 Kingston Ct, Ste 0, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: AB



Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Present Zoning of Property R20

Location 1060 Old Canton Road

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

Land Lot(s) 982 District 16<sup>th</sup> Size of Tract 1.0891 Acre(s)

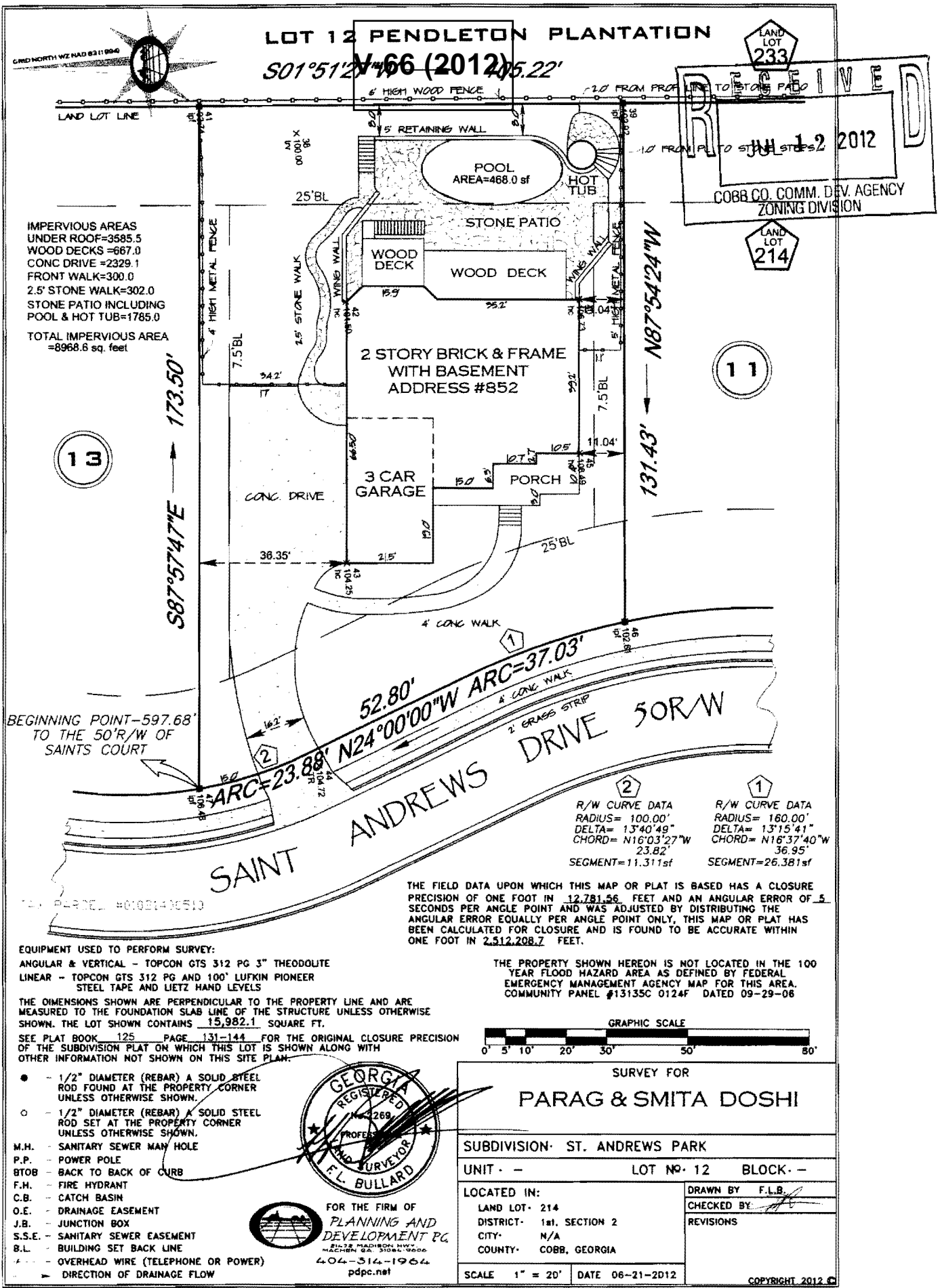
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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

The subject property zoned R20 has adequate square footage (size), setbacks and will meet all Code requirements for 2 lots in R20 category except the street frontage due to elongated rectangular shape of the lot (110' x 435' approximately). Therefore the flag lot will not have the minimum required street frontage.

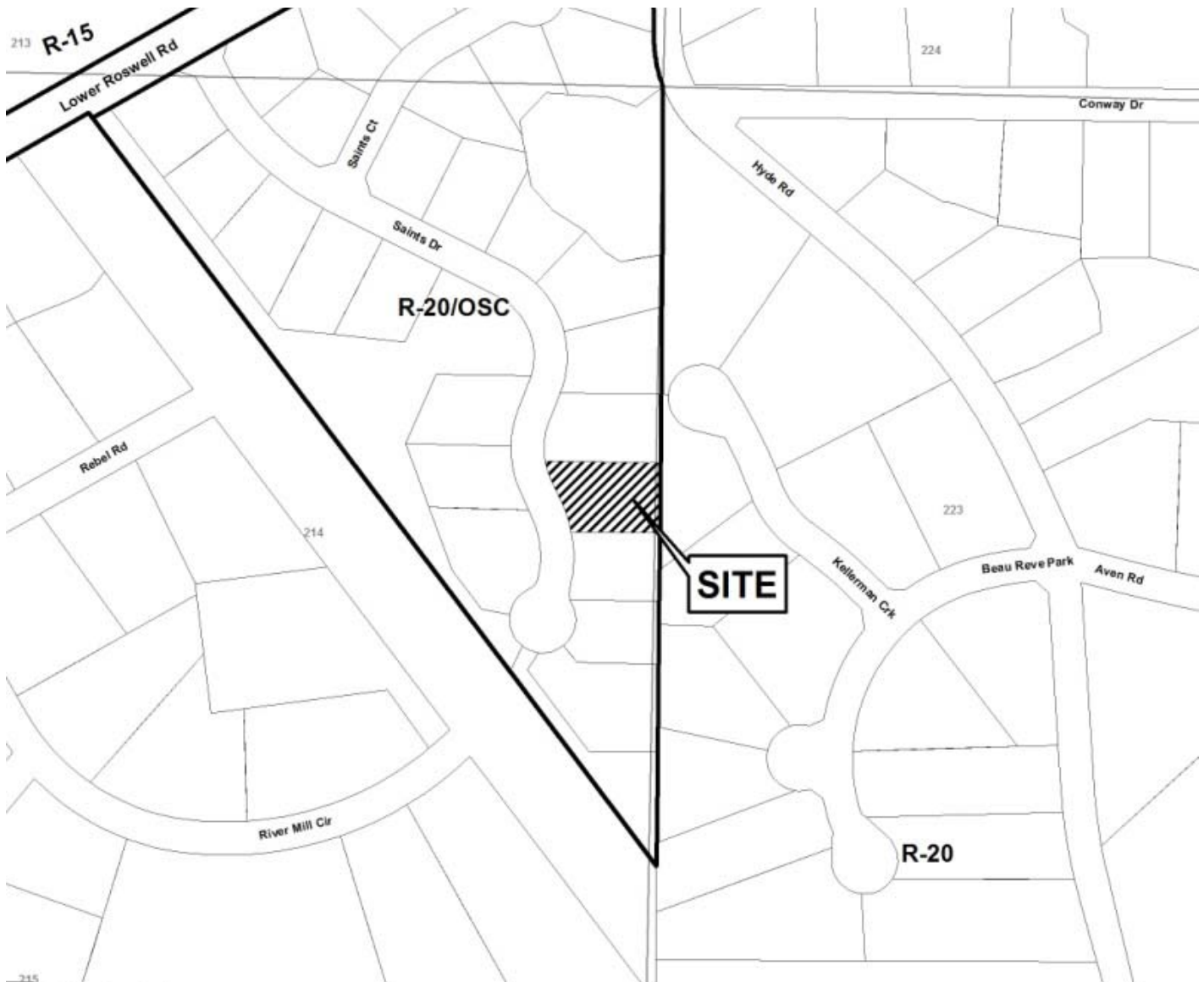
List type of variance requested: Street Frontage Requirement (Sec 134-261)  
It is requested that the minimum street frontage requirement of 75 ft be decreased to 26 ft for the flag lot (proposed)

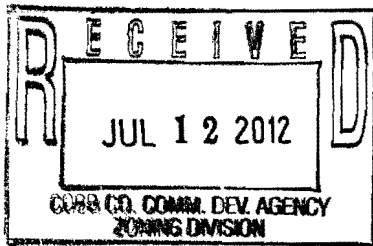




<b>APPLICANT:</b>	<u>Parag or Smita Doshi</u>	<b>PETITION No.:</b>	<u>V-66</u>
<b>PHONE:</b>	<u>770-650-1001</u>	<b>DATE OF HEARING:</b>	<u>09-12-12</u>
<b>REPRESENTATIVE:</b>	<u>Parag or Smita Doshi</u>	<b>PRESENT ZONING:</b>	<u>R-20/OSC</u>
<b>PHONE:</b>	<u>770-650-1001</u>	<b>LAND LOT(S):</b>	<u>214</u>
<b>TITLEHOLDER:</b>	<u>Parag and Smita Doshi</u>	<b>DISTRICT:</b>	<u>1</u>
<b>PROPERTY LOCATION:</b>	<u>On the east side of Saints Drive south of Lower Roswell Road (852 Saints Drive).</u>	<b>SIZE OF TRACT:</b>	<u>0.37 acre</u>
		<b>COMMISSION DISTRICT:</b>	<u>2</u>

**TYPE OF VARIANCE:** 1) Waive the rear setback for a pool and hot tub and associated patio/steps from the required 5 feet to 2 feet; 2) waive the side setback for a pool and hot tub and associated patio/steps from the required 5 feet to 1 feet; and 3) waive the maximum impervious surface limit of 35% to allow 56%.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-66  
Hearing Date: 09-12-12

Applicant PARAG OR SMITA DOSHI Phone # 770-650-1001 E-mail \_\_\_\_\_

PARAG DOSHI OR SMITA DOSHI Address 852 SAINTS DR., MARIETTA, GA 30068  
(representative's name, printed) (street, city, state and zip code)

Parag Doshi Phone # 770-650-1001 E-mail DR.PARAGDOSHI@GMAIL.COM  
(representative's signature)

My commission expires: August 17, 2012 Signed, sealed and delivered in presence of: Christina Thai  
Notary Public

Titleholder PARAG & SMITA DOSHI Phone # 770-650-1001 E-mail DR.PARAGDOSHI@GMAIL.COM

Signature Parag Doshi & Smita Doshi Address 852 SAINTS DR., MARIETTA, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 17, 2012 Signed, sealed and delivered in presence of: Christina Thai  
Notary Public

Present Zoning of Property RESIDENTIAL R20/OSC

Location 852 SAINTS DR., MARIETTA, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1214 (LOT 12, ST. ANDREWS PARK DISTRICT 1, 2ND SECTION) Size of Tract 0.37 Acre(s)  
LOT 12 OF ST. ANDREWS PARK SUBDIVISION

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 ✓ (IMPERVIOUS) 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.

POOL IS ALREADY BUILT BASED ON COBB COUNTY APPROVAL IN FEB. 2012.  
HOWEVER IMPERVIOUS IS ABOUT 56% AND STEPS NEAR HOT TUB ENTERED  
SETBACK WHEN SPA SIZE WAS CHANGED FROM HALF-SPA TO FULL-SPA.  
STEPS IN CURRENT POSITION ALSO SERVE TO PREVENT EROSION.

List type of variance requested: 1. ALLOW STEPS NEAR HOT TUB TO BE PARTIALLY WITHIN SETBACK.

2. ALLOW HIGHER IMPERVIOUS OF ABOUT 56% PER SURVEY ATTACHED.  
THE POOL IS CONSTRUCTED VERY WELL WITHIN ALL PROPERTY LINES AND BATHERS  
NO ONE. SEE ALSO CONSENT OF CONTIGUOUS OCCUPANTS. NEIGHBORS LIKE THE RESULT.

V-66 (2012) Exhibit A

# Top View of Pool

## High Quality Pool Construction



# Steps Within Setback

V-66 (2012) Exhibit A



Note: Steps got into setback because spa was changed from half to full size spa



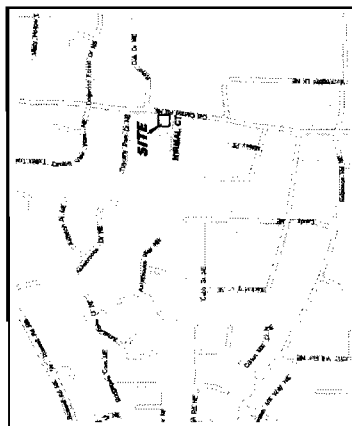
Erosion that would result without steps in current location



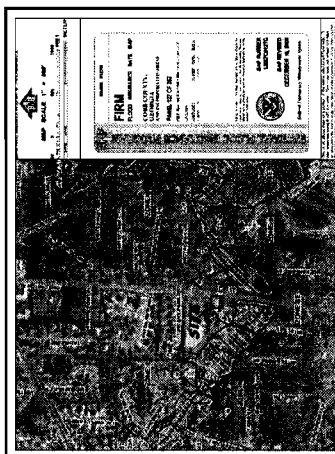
# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

## LEGEND

- REBAR FOUND (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- WATER VALVE (WV)
- SEWER MANHOLE (SMH)
- BUILDING LINE (BL)
- CLEAN OUT (CO)



LOCATION MAP  
NOT TO SCALE



NO PORTION OF THIS PARCEL LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 170335-0001, COBB COUNTY, GEORGIA DATED DECEMBER 18, 2006.

### UNDERGROUND UTILITY DISCLAIMER

Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of the information shown herein. The location and arrangement of underground utilities and structures shown herein may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his contractors and his contractors shall be responsible for the accuracy of the information shown herein. The location of any kind which are shown on this map shall not apply to the utility and/or structures shown hereon which are shown on the surface. All such above ground utilities and/or structures shown hereon are shown as accurately depicted hereon.

### BOUNDARY ASBUILT SURVEY FOR:

**ERIC N. SUNDBY &  
JOCELYN J. SUNDBY**

LOCATED AT:

**#3415 NIRMAL COURT  
LAND LOT 982, 16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA**

JOB NUMBER: 120035	LAND LOT: W2
SCALE: 1" = 20'	DISTRICT: 16TH
DATE: 06/12/12	SECTION: 2ND
DRAWN BY: KB	COUNTY: COBB
PC, KB, IP, BP	CHECKED BY: KB
STATE: GEORGIA	
ARROW PLOT DATE: 06/14/12	



MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT ARROW SURVEYING 2012

**ARROW SURVEYING**

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

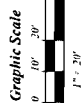
REVISIONS:

SHEET 01 OF 01

V-67 (2012)

NOTE: THE BUILDING BACKSHEETS AND RECORDS ARE BASED ON THE FINAL PLAT RECORD # 2012

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 02 SECONDS.  
DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 20,000+ FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.

LOT 1 EXISTING  
IMPERVIOUS AREA  
382,500 SQ. FT.  
38.2% OF LOT

LOT 1 AREA  
0.669 ACRES  
13964 SQ. FT.

LOT 1 PROPOSED  
IMPERVIOUS AREA  
6566 SQ. FT.  
39.8% OF LOT

LOT 1 CONVEYANCE REFLECTS  
PATO REMOVAL, ADDITION  
OF 10' WIDE DRIVEWAY  
AND DOES NOT INCLUDE FENCE

SITE REFERENCES:  
1) DEED BOOK 14783 PAGE 4743  
2) PLAT BOOK 234 PAGE 84  
3) CURRENT TAX MAPS AND MAP RECORDS  
AVAILABLE FROM COBB COUNTY, GA.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE SURVEYED LAND AND THE INFORMATION HEREON CONFORMS WITH THE MINIMUM STANDARDS OF LAW.

JANIS K. BURNETT, P.E., P.L.S. #2567

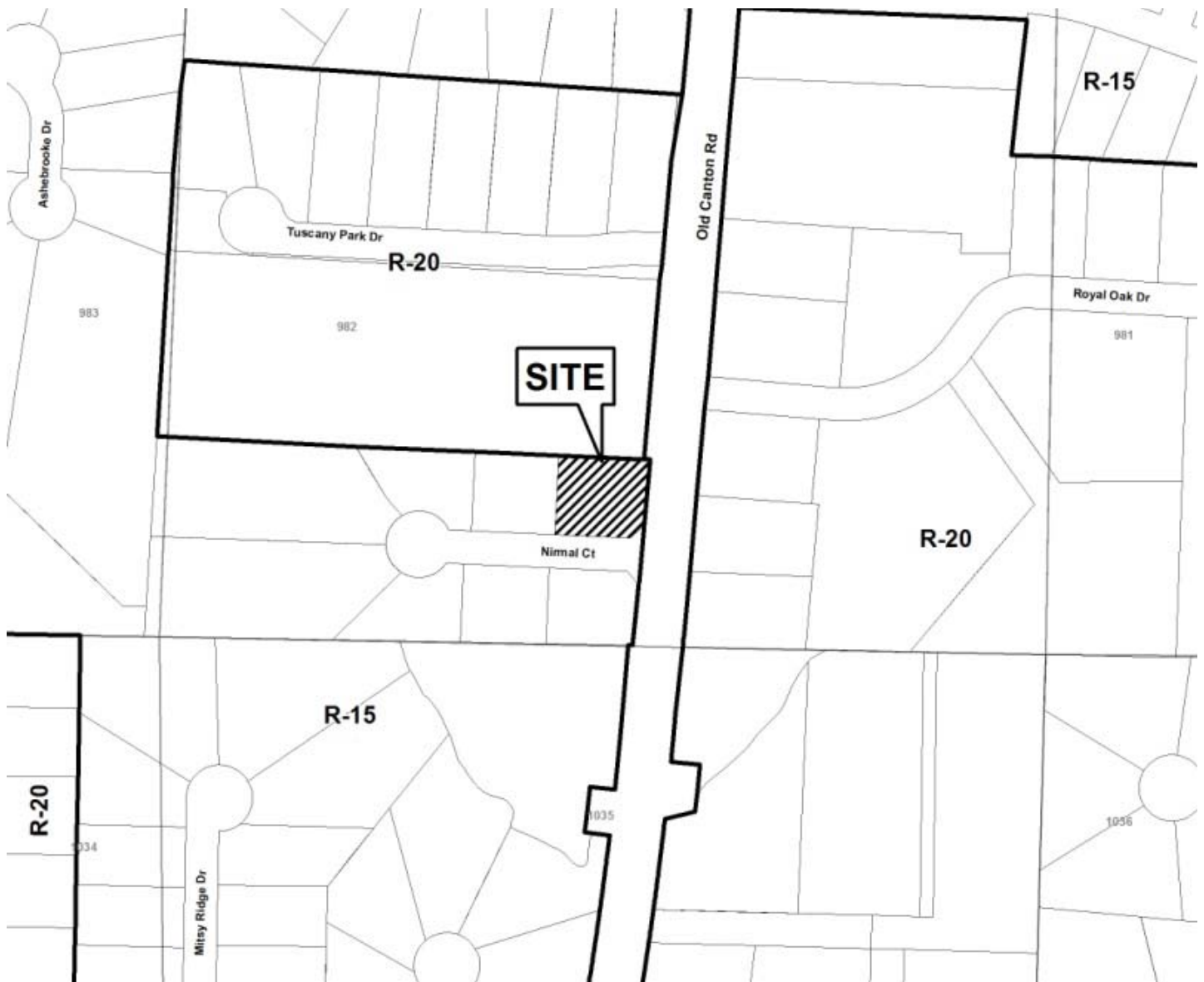
STATE WATERS NOTE  
THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OR LOCATION OF STATE WATERS OR OTHER ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK ON THE PROPERTY, OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THE PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

### PLAT CERTIFICATION NOTICE

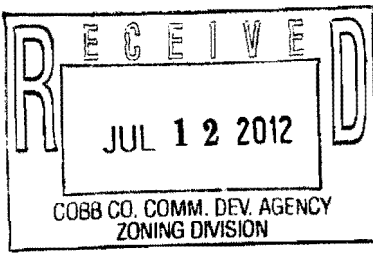
THIS PLAT WAS PREPARED BY THE SURVEYOR, JANIS K. BURNETT, P.E., P.L.S. #2567, AND WAS BASED ON THE SURVEYED LAND AND THE INFORMATION HEREON. THE SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OR LOCATION OF STATE WATERS OR OTHER ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK ON THE PROPERTY, OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THE PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

<b>APPLICANT:</b>	<u>Atlas Pools</u>	<b>PETITION No.:</b>	<u>V-67</u>
<b>PHONE:</b>	<u>770-451-3700</u>	<b>DATE OF HEARING:</b>	<u>09-12-12</u>
<b>REPRESENTATIVE:</b>	<u>John Gulya</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>404-375-6840</u>	<b>LAND LOT(S):</b>	<u>982</u>
<b>TITLEHOLDER:</b>	<u>Eric N. and Jocelyn J. Sundby</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>At the northwest corner of</u> <u>Nirmal Court and Old Canton Road (3415 Nirmal Court).</u>	<b>SIZE OF TRACT:</b>	<u>0.366 acres</u>
		<b>COMMISSION DISTRICT:</b>	<u>2</u>

**TYPE OF VARIANCE:** 1) Waive the maximum impervious surface limit of 35% to allow 40%; 2) waive the front setback (Old Canton Road) from required 40 feet to 33 feet (existing); and 3) waive the major side setback (Nirmal Court) from required 25 feet to 15 feet (existing).







# Application for Variance Cobb County

(type or print clearly)

Application No. V-67  
Hearing Date: 9/12/12

Applicant Atlas Pools Phone # (770) 451-3700 E-mail jgulya@atlaspools.com  
John Gulya Address 6100 Peachtree Ind Blvd Atlanta, 30360  
(representative's name, printed) (street, city, state and zip code)  
John Gulya Phone # (404) 375-6840 E-mail jgulya@atlaspools.com  
(representative's signature)

MY COMMISSION

EXPIRES

NOVEMBER 9, 2015

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

Signed, sealed and delivered in presence of:

Jacqueline Nicole Shipman  
Notary Public

Titleholder ERIC SUNDY Phone # (404) 375-6840 E-mail eric@sundy.net  
Signature [Signature] Address: 3415 Nirmal Court, Marietta Ga  
(attach additional signatures, if needed) (street, city, state and zip code)

MY COMMISSION

EXPIRES

NOVEMBER 9, 2015

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

Signed, sealed and delivered in presence of:

Jacqueline Nicole Shipman  
Notary Public

Present Zoning of Property Residential  
Location 3415 Nirmal Court Marietta, Ga  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 982 District 16th Size of Tract 0.366 Acre(s)

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

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

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

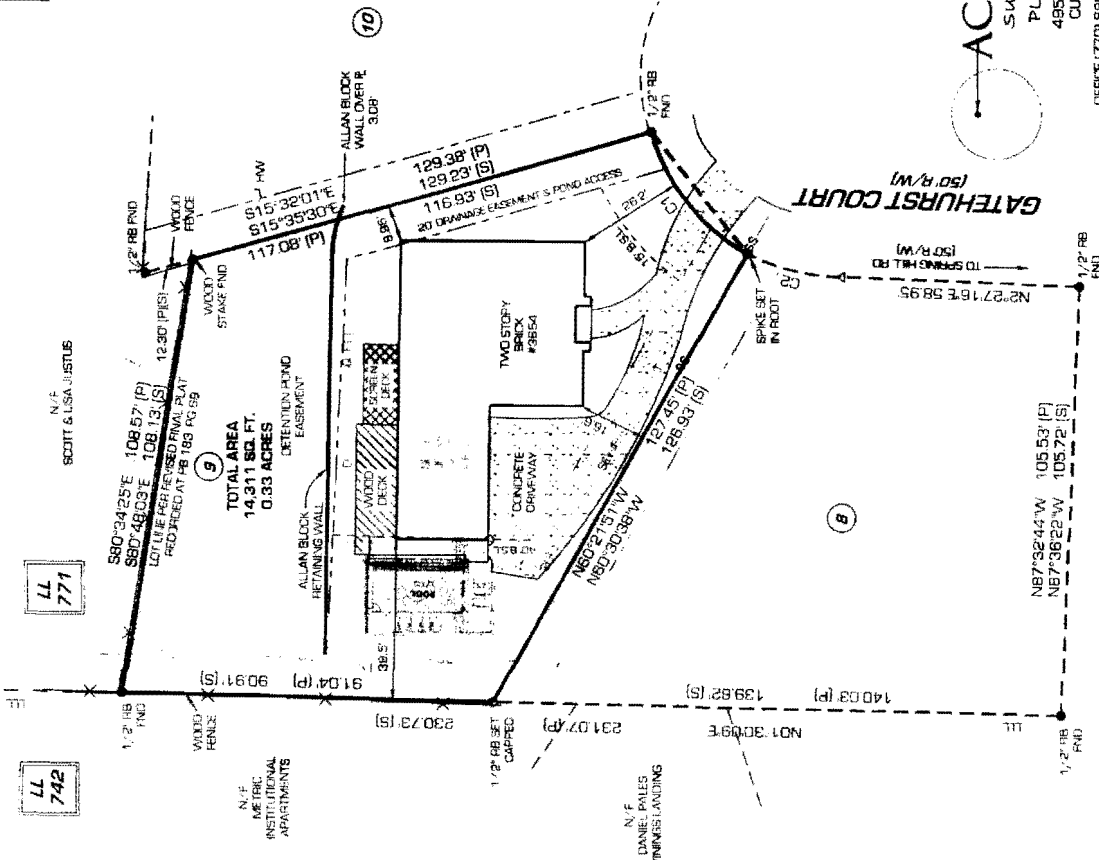
The initial 35% coverage would not allow us to have adequate decking around the pool.

List type of variance requested: allow 40% lot coverage w/ pavers.

●	Iron Pic Found
O	Iron Pin Set
△	Computed Point
(P)	Plotted Distance / Bearing
(S)	Surveyed / Actual
(C)	Computed
LL	Land Lot
LLL	Land Lot Line
RW	Right-of-Way
B.S.L.	Building setback Line
D.E.	Drawage Easement
SSE	Strategic Sewer Easement
O.T.	Open Top Pipe
C.T.	Crimp Top Pipe
RB	Raster
HW	Headwall
	Cutstream
	Stone
	Wood Chaining



80



EXISTING IMPERVIOUS AREA	
DESCRIPTION	SQ. FT.
CONCRETE DRIVEWAY / WALK	1,874
HOUSE	2,585
SCREEN DECK	170
FRONT PORCH	36
WOOD DECKING	389
<b>TOTAL</b>	<b>4,864</b>

PROPOSED IMPERVIOUS AREA	SQ. FT.
POOL DECKING	238
COPING	68
FILTER PAD	8
<b>TOTAL</b>	<b>314</b>

IMPERVIOUS AREA CHART - LOT 9	SQ. FT.	% OF TOTAL AREA
TOTAL AREA	14,311.00	100.00%
ALLOWABLE IMPERVIOUS SURFACE	5,048.85	35.00%
EXISTING IMPERVIOUS AREA	4,684.00	32.89%
PROPOSED IMPERVIOUS AREA	316.00	2.29%
TOTAL IMPERVIOUS AREA	5,000.00	35.19%

**RECEIVED**  
JUL 1 1968  
CUBB CO. COMM. DEV.  
ZONING DIVISION  
SURVEY CERTIFICATE  
HERBY CRYSTAL, THE SURVEY SHOWN ON THIS  
MAP AND CORRECT AND WAS OBTAINED FROM AN ACTUAL SURVEY  
OF THE PROPERTY BY MEANS UNDER MY DIRECT PERSONAL  
SUPERVISION, AND THAT ALL MEASUREMENTS SHOWN HEREON  
WILL BE ACCURATE AND THAT THE SURVEYOR HAS BEEN  
MADE BY THE PROPERTY OWNER.

ANTHONY G. FALLON, ZONING DIVISION #256  
GSWAT LEVEL II CERTIFIED PROFESSIONAL 164608

**ACCURATI**  
SURVEYING AND  
PLANNING, INC.  
4955 BLOOMING COURT  
CLUMMING, IA 50002

OFFICE (770) 888-9880 CELL (678) 595-0984  
WEB: WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM  
GEORGIA REGISTERED LAND SURVEYING FIRM #1129

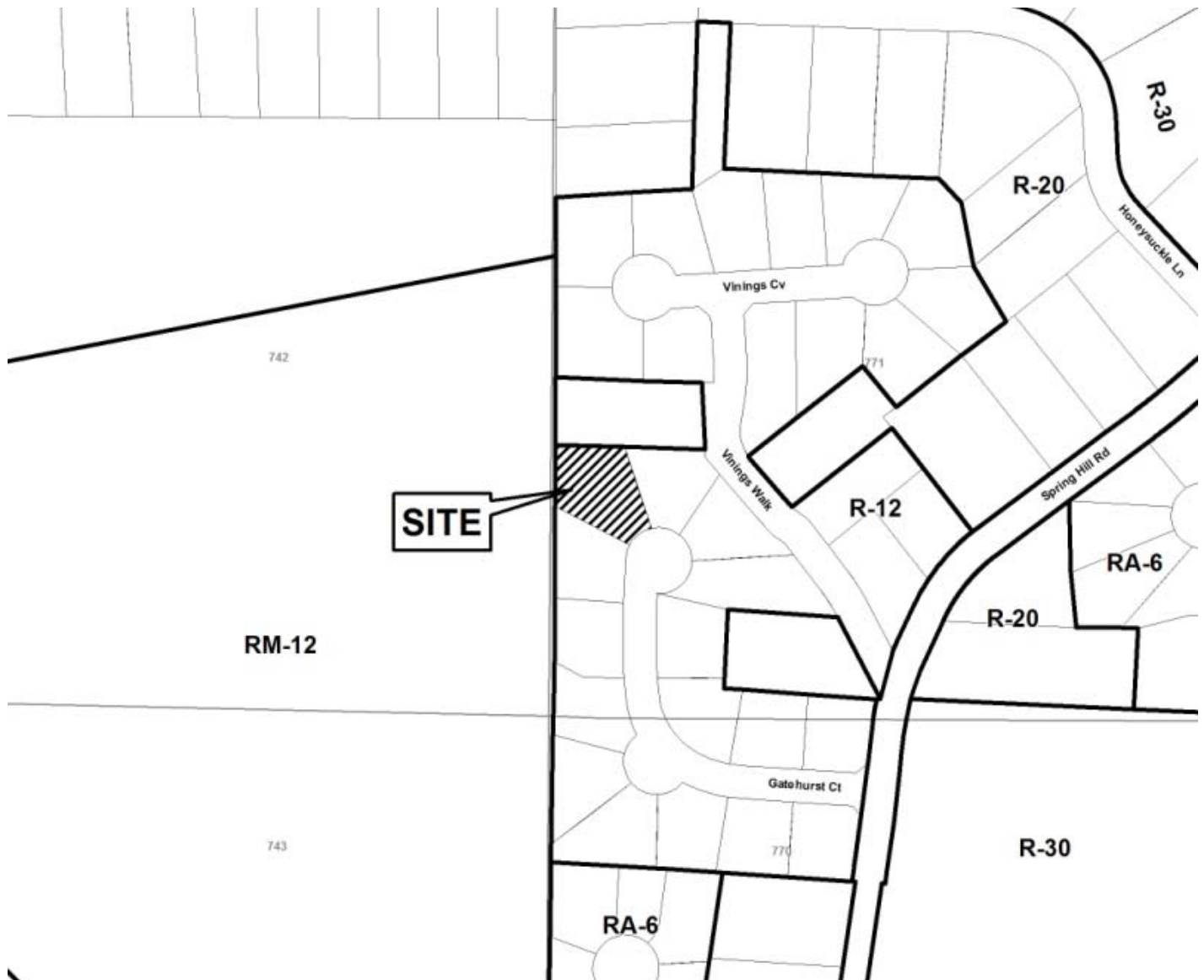
ANTHONY P. FAILLA SEDONA WA 57 3258  
 COMMERCIAL INVESTMENT SERVICES PROFESSIONAL WSA 508



**APPLICANT:** Atlanta Pools  
**PHONE:** 770-844-7665  
**REPRESENTATIVE:** Michael Cochran  
**PHONE:** 770-844-7665  
**TITLEHOLDER:** Andra L. Norton-Hall  
**PROPERTY LOCATION:** At the end of Gatehurst  
Court west of Spring Hill Road (3654 Gatehurst Court).

**PETITION No.:** V-68  
**DATE OF HEARING:** 09-12-12  
**PRESENT ZONING:** R-12  
**LAND LOT(S):** 771  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.33 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 12 x 22 foot pool and decking) to be located to the side of the primary structure, and 2) waive the maximum impervious surface limit of 35% to allow 36.19%.



# Application for Variance Cobb County



(type or print clearly)

Application No. 68  
Hearing Date: 9-12-12

Applicant Atlanta Pools Phone # 770-844-7665 E-mail atl.pools@bellsouth.net  
Michael Cochran Address 2745 Antioch Rd Cumming GA 30040  
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 3/8/16

Signed, sealed and delivered in presence of:

Michelle Akina  
Notary Public

Titleholder Andra Hall Phone # 404-889-0238 E-mail \_\_\_\_\_

Signature X Andra Hall Address: 3654 Gatehurst Ct Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/8/16

Signed, sealed and delivered in presence of:

Michelle Akina  
Notary Public

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

Location 3654 Gatehurst Court Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 771 District 17th Size of Tract .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 ☒ 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.

Without granting the variance, we will not be able to build a pool.

List type of variance requested: (1) Request to build a pool to the side of the house  
(2) Request to exceed the maximum lot coverage of 35% by 1.19%, making lot coverage 36.19%

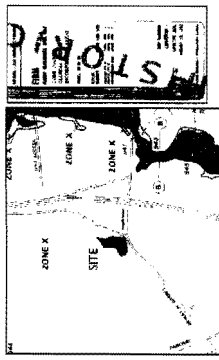
# SITE INFORMATION

ADDRESS: 390 ERNEST BARRETT PKWY  
 LOCATION: PARCEL ID: 165800090  
 LAND LOTS: 890, 14TH DISTRICT, 2ND SECTION  
 ACRES: 3.107 AC.  
 CURRENT ZONING: GC

## VARIANCE REQUESTS:

- BUILDING SETBACK
- ELIMINATION OF LANDSCAPE STRIP
- PARKING SPACES SHORTENED

V-69 (2012)



## NOTES:

- THE PROPOSED VARIANCES ARE REQUESTED AS A RESULT OF A COBB DOT ROAD WIDENING PROJECT (COBB CO. PROJECT #TCD-13).
- THE SPECIFIC REQUESTS ARE AS FOLLOWS:
  - REDUCTION OF THE FRONT BUILDING SETBACK FROM 50' TO 35'
  - REMOVAL OF THE LANDSCAPE STRIP AND REQUIRED LANDSCAPING ON ERNEST BARRETT PARKWAY (MALL BLVD)
  - REDUCTION OF THE LENGTH OF THE PARKING SPACES ALONG ERNEST BARRETT PARKWAY TO 165'
  - ERNEST BARRETT PARKWAY TO 165' THE PROPERTY
  - THERE ARE NO LAKES OR STREAMS ON THE PROPERTY
  - THERE ARE NO WETLANDS ON THE PROPERTY
  - THERE ARE ZERO (0) ACRES OF OPEN SPACE ON THE PROPERTY
  - THERE ARE NO STRUCTURES REQUIRED

June 2012

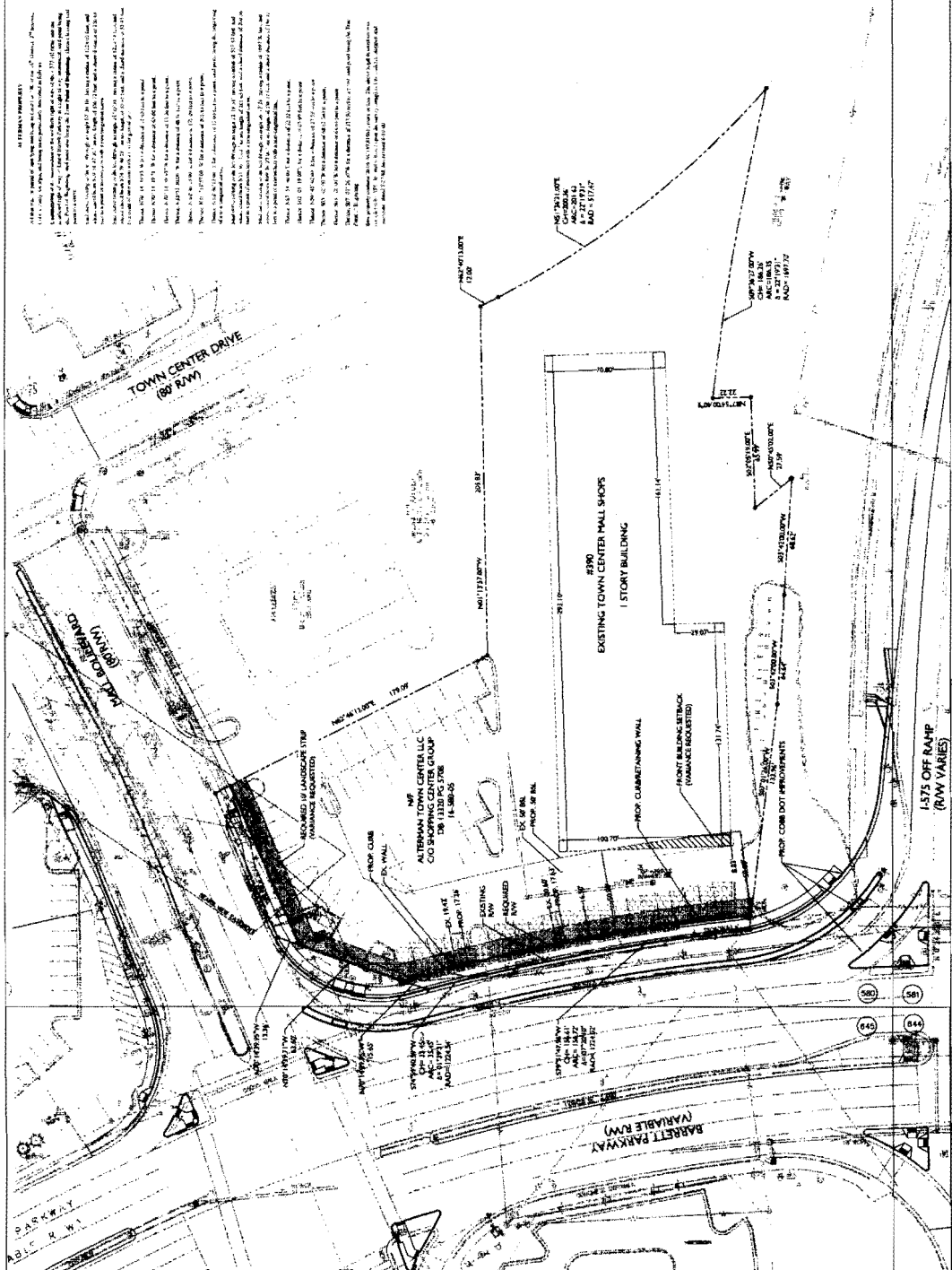
A=EC

JUL 12 2012  
 COMMUNITY DEVELOPMENT DIVISION

# VARIANCE EXHIBIT TOWN CENTER, LLC. ERNEST BARRETT PKWY, MALL BLVD, I-575 OFF RAMP Kennesaw, Georgia

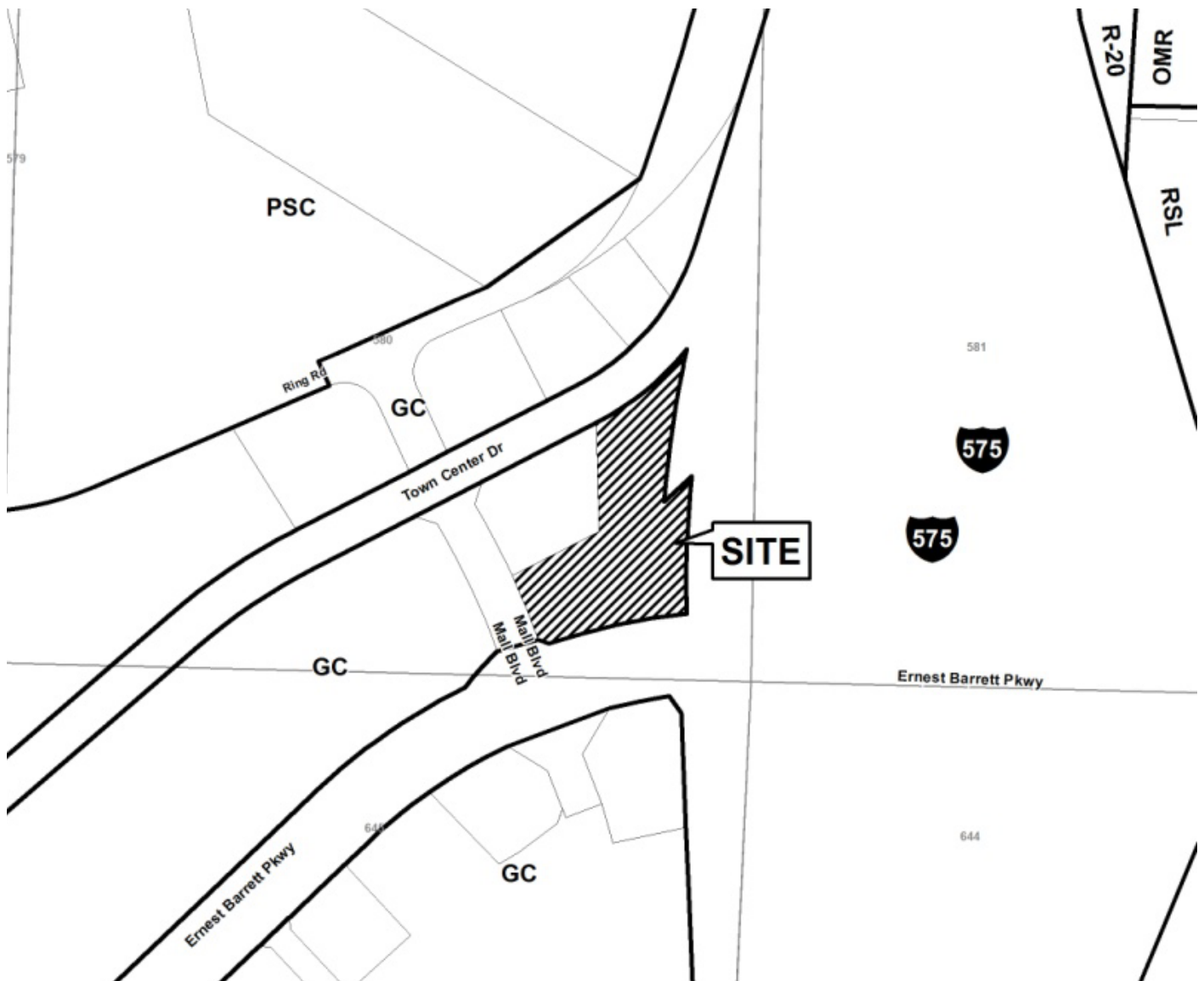


Scale 1" = 30'



<b>APPLICANT:</b> <u>Alterman Town Center, LLC</u>	<b>PETITION No.:</b> <u>V-69</u>
<b>PHONE:</b> <u>404-255-8881</u>	<b>DATE OF HEARING:</b> <u>09-12-12</u>
<b>REPRESENTATIVE:</b> <u>Richard Alterman</u>	<b>PRESENT ZONING:</b> <u>GC</u>
<b>PHONE:</b> <u>404-255-8881</u>	<b>LAND LOT(S):</b> <u>580</u>
<b>TITLEHOLDER:</b> <u>Alterman Town Center, LLC</u>	<b>DISTRICT:</b> <u>16</u>
<b>PROPERTY LOCATION:</b> <u>On the north side of Ernest Barrett Parkway between Mall Boulevard and I-575 Off Ramp (390 Ernest Barrett Parkway).</u>	<b>SIZE OF TRACT:</b> <u>2.1027 acres</u>
	<b>COMMISSION DISTRICT:</b> <u>3</u>

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 35 feet (existing); 2) Waive the required 8 foot landscape enhancement strip adjacent to a public street; and 3) waive the depth of a 90 degree angle parking space from the required 19 feet to 16.5 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-6812  
Hearing Date: JUL 12 2012

Applicant Alterman Town Center, LLC Phone # (404)255-8881 E-mail aallic@bellsouth.net

Richard Alterman Address 6095 Lake Forrest Dr. Suite 150, Atlanta, Ga. 30328  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (404)255-8881 E-mail aallic@bellsouth.net  
(representative's signature)

**Notary Public, DeKalb County, Georgia**  
**My Commission Expires April 25, 2014**

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

Signed, sealed and delivered in presence of:

Deborah M. Fink

Notary Public

Titleholder Alterman Town Center, LLC Phone # (404)255-8881 E-mail aallic@bellsouth.net

Signature [Signature] Address: 6095 Lake Forrest Dr. Suite 150, Atlanta, Ga. 30328  
(attach additional signatures, if needed) (street, city, state and zip code)

**Notary Public, DeKalb County, Georgia**  
**My Commission Expires April 25, 2014**

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

Signed, sealed and delivered in presence of:

Deborah M. Fink

Notary Public

Present Zoning of Property GC

Location 390 Ernest W. Barrett Parkway, N.W., Kennesaw, Ga. 30144

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

Land Lot(s) 580 District 16 th. Size of Tract 2.1027 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.

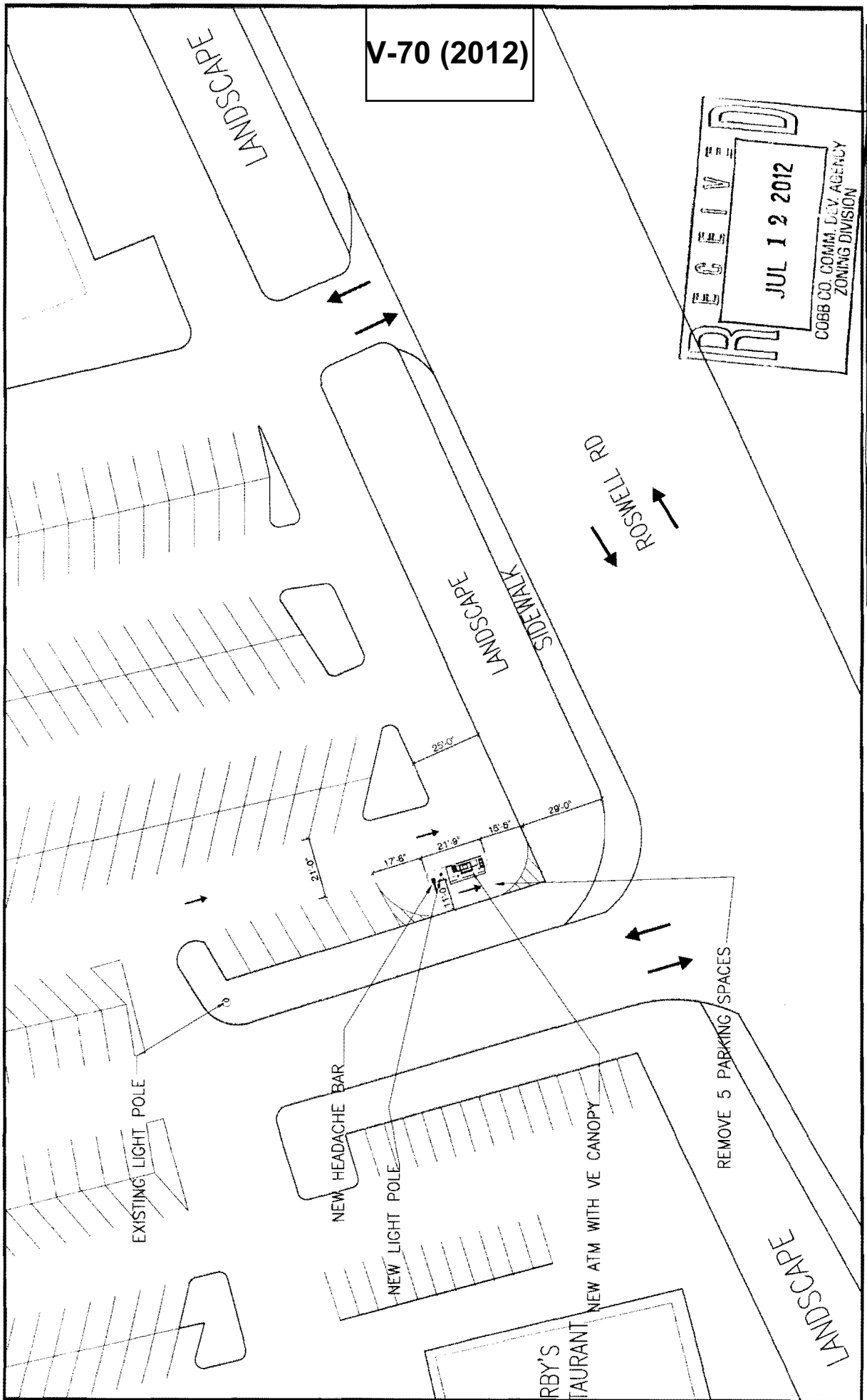
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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.

We are requesting the variances as a result of the Cobb DOT project at Barrett Parkway @ I-575 Southbound ramp intersection improvements (Project Number TCID-23). The Right of Way taking requires the variances in order for the site to remain code compliant.

List type of variance requested:

1. Reduction of the front building setback from 50' to 35'.
2. Elimination of the required landscape strip along Barrett Parkway and Mall Blvd.
3. Reduction of the required parking space length from 19' to 16.5'.



RECEIVED  
JUL 12 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

PROPOSED SITE PLAN SCALE: 1" = 30'-0" PAGE 3		R1 DATE: 04/08/2010 EAST COBB CROSSING 4269 Roswell Rd Marietta, GA 30062	Engineering Station: Services Inc. 1901 E. Arrow Ave. Marietta, GA 30066 770.261.9305
--	--	--	--

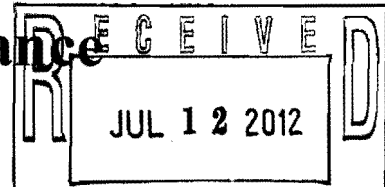
© 2010 EAST COBB CROSSING ARCHITECTS (ECC) AND EAST COBB CROSSING CONSULTING (ECC). ALL RIGHTS RESERVED. EAST COBB CROSSING ARCHITECTS (ECC) AND EAST COBB CROSSING CONSULTING (ECC) ARE THE SOLE OWNERS OF THE CONTENTS OF THIS DOCUMENT. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT FOR OFFICIAL USE ONLY. THIS DOCUMENT IS THE PROPERTY OF EAST COBB CROSSING ARCHITECTS (ECC) AND EAST COBB CROSSING CONSULTING (ECC). IT IS TO BE KEPT IN CONFIDENTIALITY AND NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF EAST COBB CROSSING ARCHITECTS (ECC) AND EAST COBB CROSSING CONSULTING (ECC).



<b>APPLICANT:</b>	<u>JP Morgan Chase Bank</u>	<b>PETITION No.:</b>	<u>V-70</u>
<b>PHONE:</b>	<u>212-552-2122</u>	<b>DATE OF HEARING:</b>	<u>09-12-12</u>
<b>REPRESENTATIVE:</b>	<u>John H. Moore</u>	<b>PRESENT ZONING:</b>	<u>PSC</u>
<b>PHONE:</b>	<u>770-429-1499</u>	<b>LAND LOT(S):</b>	<u>829, 830, 899, 900</u>
<b>TITLEHOLDER:</b>	<u>East Cobb Crossin, LLC</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>On the north side of</u>	<b>SIZE OF TRACT:</b>	<u>7.735 acres</u>
	<u>Roswell Road east of Johnson Ferry Road</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>(4281 Roswell Road).</u>		
<b>TYPE OF VARIANCE:</b> <u>1) Allow an accessory structure (proposed drive up ATM approximately 1,288 sq. ft.)</u>			
<u>to be located in front of the primary structure.</u>			



# Application for Variance Cobb County



(type or print clearly)

COBB CO. COMM. DEV. AGENCY  
Application No. 70 (2012)  
Hearing Date: 09/12/2012

Applicant JP Morgan Chase Bank, A National Banking Association Phone # (212) 552-2122 E-mail raymond.wachauf@chase.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com  
(representative's signature) John H. Moore w7@mijs.com  
Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2015

Titleholder East Cobb Crossing, LLC Phone # (404) 538-5822 E-mail [blank]  
See Attached Exhibit "A" Suite 260-35, 3162 Johnson Ferry Road  
Signature for Titleholder's Signature Address: Marietta, GA 30062  
(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 PSC

Location 4281 Roswell Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 829, 830, 899, 900 District 16th Size of Tract 7.735± 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 Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of requirement for the location of an accessory structure or building in excess of 1,000 square feet to be located to the rear of the primary structure. (See § 134-225(13)).



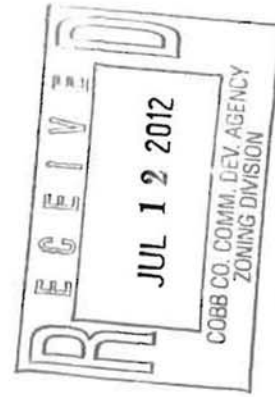
V-70 (2012) Exhibit A



PROPOSED ELEVATION



EXISTING ELEVATION



ELEVATIONS

R1 DATE: 04/08/2010

CHASE

Implementation Solution Services Inc.

PAGE 4





























4269 Roswell Rd.  
Marietta, GA 30062

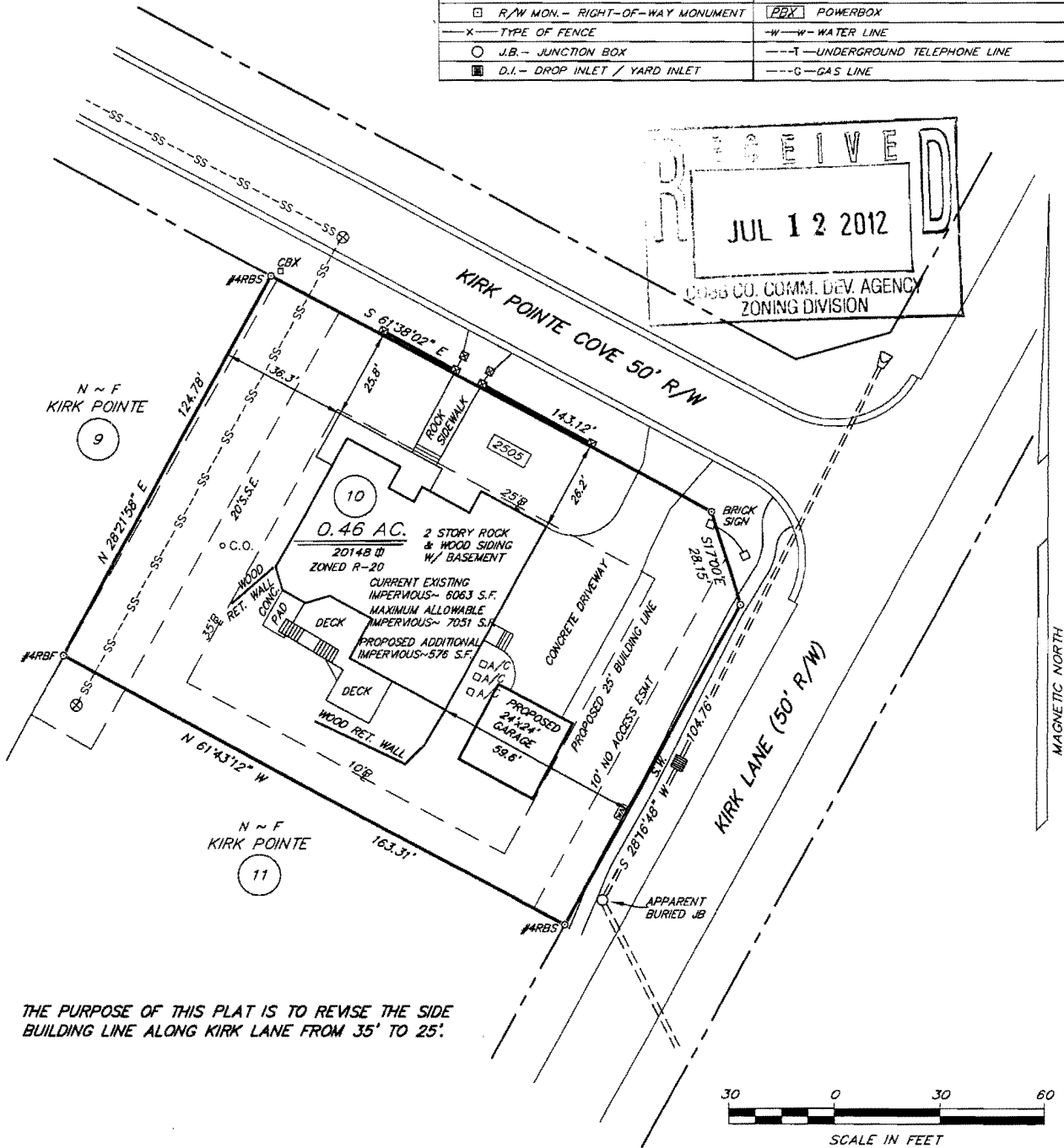
714.738.7935

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNRECORDED 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; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13067 C 0101 G DATED DECEMBER 16, 2008.

LEGEND

	P.P. - POWER POLE		C.B. - CATCH BASIN
	L.P. - LIGHT POLE		R.C.P. - REINFORCED CONCRETE PIPE
	F.H. - FIRE HYDRANT		C.M.P. - CORRUGATED METAL PIPE
	M.H. - SANITARY SEWER MANHOLE		F.F.E. - FINISHED FLOOR ELEVATION
	W.M. - WATER METER		W.V. - WATER VALVE
	G.M. - GAS METER		C.C.O. - SEWER CLEAN OUT
	R.B.S. - REINFORCING BAR SET		T.M. - TELEPHONE MANHOLE
	R.B.F. - REINFORCING BAR FOUND		U.E.L. - UNDERGROUND ELECTRICAL LINE
	C.T.F. - CRIMP TOP PIPE FOUND		O.P.L. - OVERHEAD POWER LINES
	O.T.F. - OPEN TOP PIPE FOUND		H.W. - HEADWALL
	R/W MON. - RIGHT-OF-WAY MONUMENT		P.B.X. - POWERBOX
	X - TYPE OF FENCE		W - WATER LINE
	J.B. - JUNCTION BOX		T - UNDERGROUND TELEPHONE LINE
	D.I. - DROP INLET / YARD INLET		G - GAS LINE



THE PURPOSE OF THIS PLAT IS TO REVISE THE SIDE BUILDING LINE ALONG KIRK LANE FROM 35' TO 25'.

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: 1/199,054. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 3-8-12	REVISIONS
SCALE	: 1" = 30'	7-10-12: NAME CHANGE
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: GRID PAPER	

SURVEY FOR:  
**JAMES T. ALLEN &  
ELAINE F. ALLEN**

2505 KIRK POINTE COVE, KENNESAW  
KIRK POINTE, LOT 10

LOCATED IN L.L. 280  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



**Gaskins**

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1266 Powder Springs Rd Marietta, Georgia 30064  
www.gascosurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

**APPLICANT:** James T. and Elaine F. Allen

**PHONE:** 404-456-8385

**REPRESENTATIVE:** John H. Moore

**PHONE:** 770-429-1499

**TITLEHOLDER:** James T. and Elaine F. Allen

**PROPERTY LOCATION:** At the southwest corner of

Kirk Lane and Kirk Pointe Cove

(2505 Kirk Pointe Cove).

**PETITION No.:** V-71

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** R-20

**LAND LOT(S):** 280

**DISTRICT:** 20

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 24 x 24 garage) to be located closer to the side street right-of-way line than the principal building; and 2) waive the front setback from the required 35 feet to 25 feet.



**RECEIVED**

JUL 12 2012

Civil CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. V-77 (2012)

Application No. ZONING DIVISION V-71 (2012)  
Hearing Date: 09/12/2012

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com  
(representative's signature) John H. Moore w7@mijs.com  
Georgia Bar No. 519800

Signed, sealed and delivered in presence

My commission expires: January 10, 2015

Land Lot(s) 280 District 20th Size of Tract 0.46 Acre(s)

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 Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of required front setback from 35 feet to 25 feet (see § 134-197(4)(d)); and (2) Waiver of the requirement that an accessory building or structure be located to the rear of the primary structure (see § 134-197(12)(a)).

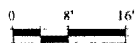
V-72 (2012)
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EXISTING INTERVIEWS SURFACE AREA:

6,072 / 5,003 = 40% INTERVIOUS SURFACE COVERAGE

4.452 / 10.003 = 43.6% IMPERVIOUS SURFACE COVERAGE  
PROPOSED PLAN INCREASES IMPERVIOUS SURFACE COVERAGE BY 430 SF OR 1.9%

CORB CO. COMM. DEV. AGENCY  
ZONING DIVISION



# roof

Reze koopst Fincht

[5]

Project No.	June 1, 2015
Date	
File Name	June_2015_4-6
Scale	1" = 4'-0"
Drawn By	
Checked By	

This drawing is the property of  
 Kester, Haugsbo & Finkbeiner, Inc.  
 and is not to be copied in whole  
 or in part without written  
 permission. It is only to be  
 used for the project and site  
 specifically identified herein.  
 Drawing shall be returned  
 immediately upon request.

**APPLICANT:** Glenn and Kristin Shaw

**PHONE:** 770-384-1760

**REPRESENTATIVE:** J. Kevin Moore

**PHONE:** 770-429-1499

**TITLEHOLDER:** Glenn and Kristin Shaw

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

Mill Lane north of Paper Mill Road

(512 Reston Mill Lane).

**PETITION No.:** V-72

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1043

**DISTRICT:** 17

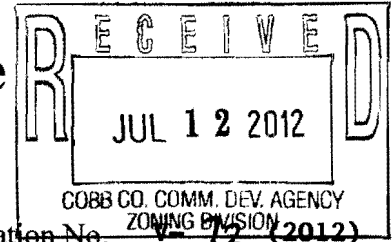
**SIZE OF TRACT:** 0.32 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet (proposed 512 sq. ft. pergola) from the required 35 feet to 25 feet; and 2) waive the maximum impervious surface limit of 35% to allow 43%.



# Application for Variance Cobb County



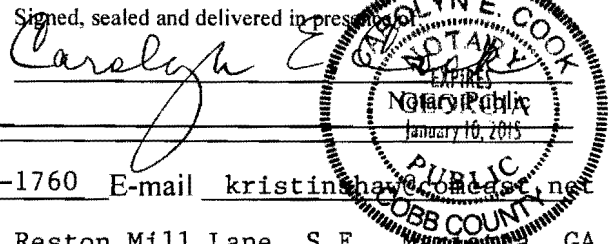
(type or print clearly)

Application No. V-12 (2012)  
Hearing Date: 09/12/2012

Applicant Glenn Shaw and Kristin Shaw Phone # (770) 384-1760 E-mail kristinshaw@comcast.net  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com  
(representative's signature) J. Kevin Moore w7@mijs.com  
Georgia Bar No. 519728

My commission expires: January 10, 2015



Titleholder Glenn Shaw and Kristin Shaw Phone # (770) 384-1760 E-mail kristinshaw@comcast.net  
See Exhibit "A" for Applicants/  
Signature Titleholders' Signatures Address: 512 Reston Mill Lane, S.E., Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-20

Location 512 Reston Mill Lane  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District 17th Size of Tract 0.32 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 Exhibit "B" attached hereto and made a part hereof by reference.

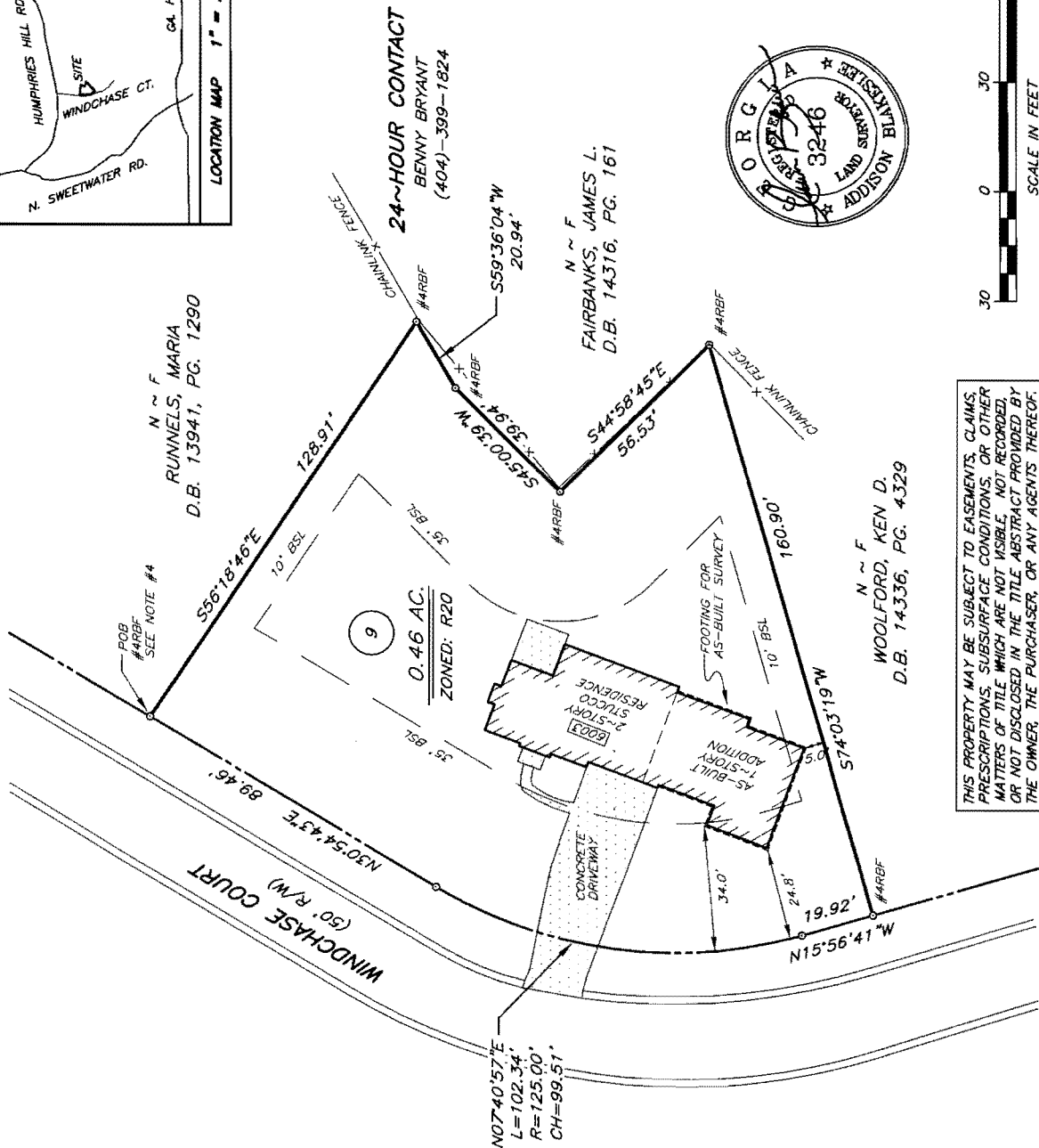
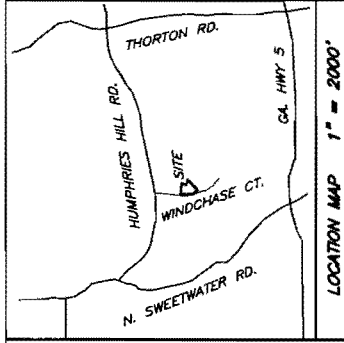
List type of variance requested: (1) Waiver of required rear setback from 35 feet to 25 feet  
(see § 134-197(4)(d); and (2) Increase the maximum impervious surface area from  
35 percent to 43 percent (see § 134-197(11)(f)).

# CARRIE A. BROWN

ASBUILT SURVEY FOR:  
LOT 9, MAY-ELLA SUBDIVISION  
LAND LOT 133, 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

DATE: 7-14-12  
SCALE: 1" = 10'  
JOB NUMBER: 2012040  
DRAWN BY: JWB  
WIND-ASB DWS

PRISTINE  
LAND SERVICES  
Land Surveyors - Landscapers - Environmental  
4131 Bellingbrook Dr.  
Marietta, Georgia 30062  
Phone 404.379.1015  
www.pristinelandscapes.com



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

## GENERAL PLAT NOTES:

1. THE FIELD DATA DATED 7-12-12 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 43,688 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 69,106 FEET. TOPCON GPT-3002 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PARCEL OF LAND IS NOT THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, PANEL 0191, MAP NUMBER 13067C0191G, DATED DECEMBER 16, 2008.
3. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
4. TO REACH THE POINT OF COMMENCEMENT FROM THE POINT OF BEGINNING, PROCEED NORTHEASTERLY ALONG THE SOUTHEASTERLY R/W OF WINDCHASE CT. 155.88' TO THE INTERSECTION OF THE SOUTHEASTERLY R/W OF WINDCHASE CT. AND THE SOUTHERLY R/W OF HUMPHRIES HILL ROAD. (RECORD TIE)

## REFERENCES:

1. D.B. 13975, PG. 448-449
2. P.B. 124, PG. 39
3. SITE PLAN BY AMBIT TECHNICAL SERVICES DATED 3-16-09

LEGEND	
○	RBS- REINFORCING BAR SET W/ CAP
○	RBF- REINFORCING BAR FOUND
—X—	TYPE OF FENCE
⊙	M.H.- SANITARY SEWER MANHOLE
⊙	C.B.- CATCH BASIN
----	C.M.P.- CORRUGATED METAL PIPE
▭	HW.- HEADWALL
POB	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE



**APPLICANT:** Carrie Brown

**PHONE:** 404-234-8301

**REPRESENTATIVE:** Benny Bryant

**PHONE:** 404-399-1824

**TITLEHOLDER:** Carrie A. Brown

**PROPERTY LOCATION:** On the east side of  
Windchase Court south of Humphries Hill Road  
(6003 Windchase Court).

**PETITION No.:** V-73

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** R-20

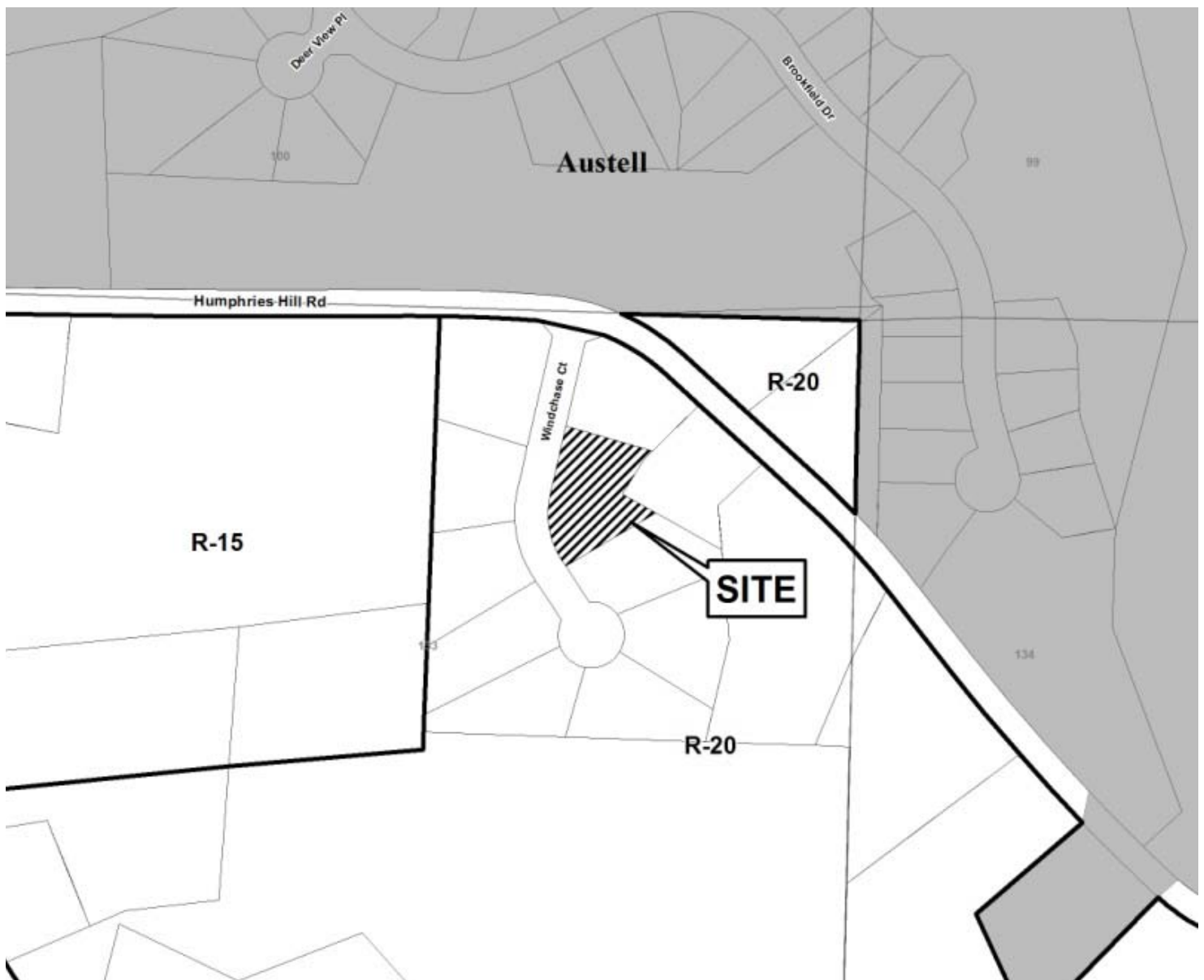
**LAND LOT(S):** 133

**DISTRICT:** 18

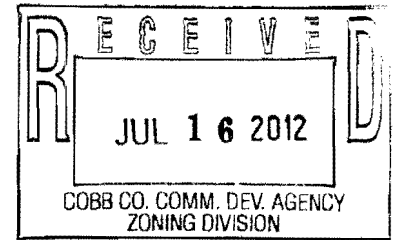
**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) waive the front setback from 35 feet to 24.8 feet for existing house footprint (recent addition) on southern side; and 2) waive the side setback from 10 feet to 5 feet for same.



# Application for Variance Cobb County



(type or print clearly)

Application No. V-73  
Hearing Date: 9-12-12

Applicant Carrie Brown Phone # 404-234-8301 E-mail willie.brown@bellsoth.net  
Benny Bryant Address 3695 F Cascade Rd # 7137 Atlanta, GA  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # 404-399-1824 E-mail benny@choiceconstructionllc.info  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Carrie Brown <sup>POA</sup> Willie Brown Phone # 404-234-8301 E-mail willie.brown@bellsoth.net  
Signature Willie J. Brown Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Jeffrey John Roden

Notary Public, Fulton County, Georgia

My Commission Expires December 26, 2014

My commission expires: 12-26-2014

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R20

Location 6003 Windchase Court Austell, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 18th Size of Tract .46 Acre(s)

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

Size of Property .46 Acre Shape of Property Triangle Topography of Property Flat Other \_\_\_\_\_

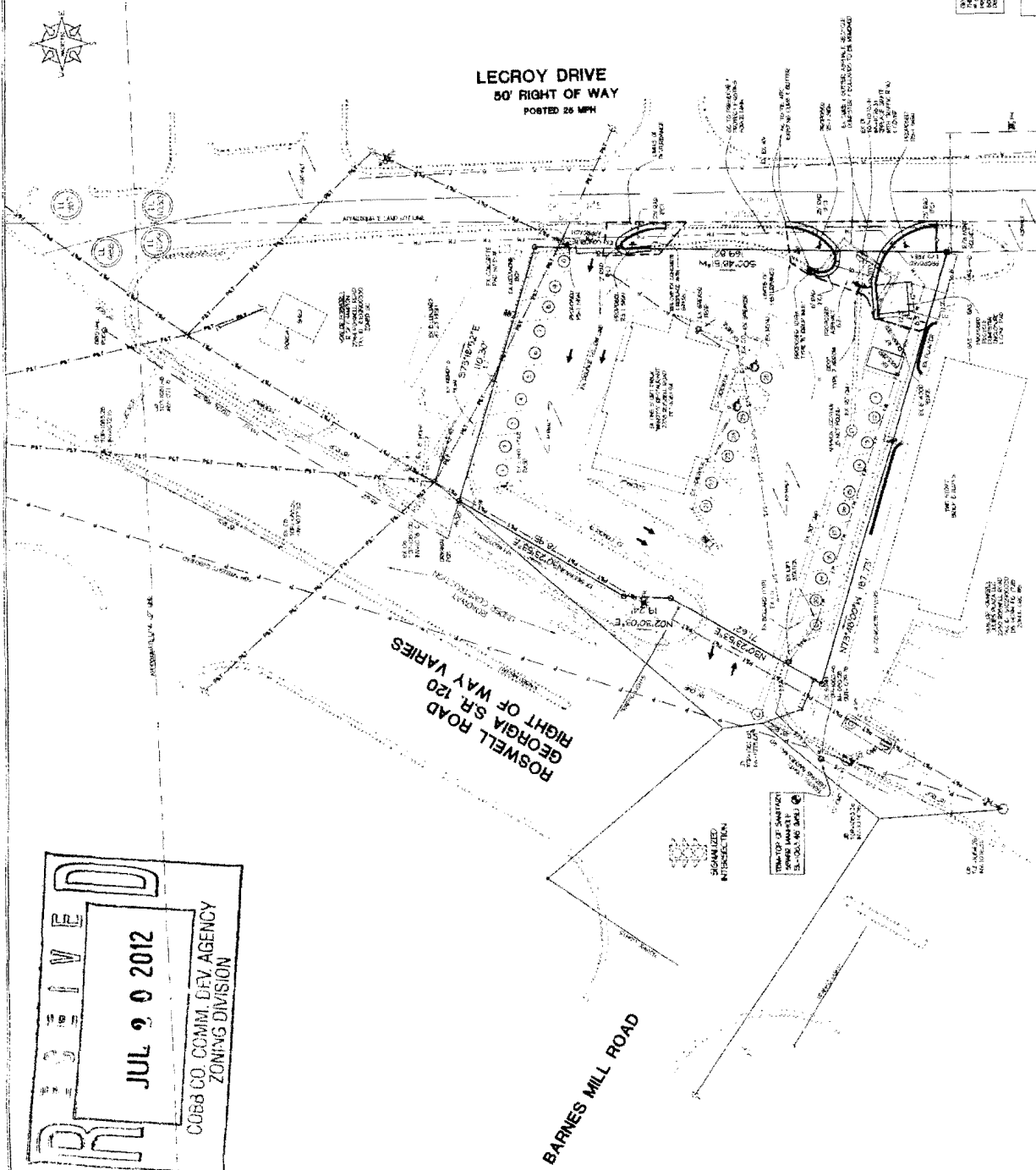
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The as built addition was built by the guidelines for the  
Office of Veterans Affairs. The project is being completed  
for a 100% disabled veteran that has been stuck upstairs in the  
existing home. The new addition was designed so that she can reside on the  
first level. The setbacks were violated without knowledge of contractor until  
zoning inspection. The veteran needs to be cared for on the first level.

List type of variance requested:

Reduce side yard (right) from 10 feet to 5 feet and  
front yard (right) to 24.8 feet.

RECEIVED  
JUL 20 2012  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



LECROY DRIVE  
50' RIGHT OF WAY  
POSTED 25 MPH

ROSWELL ROAD  
GEORGIA S.R. 120  
RIGHT OF WAY VARIES

**BARNES MILL ROAD**

TOTAL SITE AREA  
24,497.9 SF.  
0.56 ACRES  
CURRENTLY ZONED "GC"

GENERAL CONTRACTOR TO BUILD AND  
ERECT THE FOLLOWING: TO BE CONSTRUCTION  
OF CONCRETE FRAMEWORK FOR 200' X 200'  
FOOT-POUR CONCRETE WALL CONTRACT  
FOR 200' X 200' WALLS. WILLIAMSON, MO.  
1967/1968. 10' X 20' X 20' X 20' X 20'



WENDY'S INTERNATIONAL, INC.  
FOR  
SITE PLAN

**Harkleroad and Associates**  
 408 461-2677  
 FAX 408 461-1212

SHEET 2

# V-74 (2012)

**LEGEND**  
EXTENDED PLATING  
EXPANDED FEATURES  
MEASUREMENTS TO BE APPROVED  
1/3 - LAMPING, JOSE

LIMITS OF DISTURBANCE IS 3,000 SF TOTAL

SWELL GROUND IS A LIBERTY TRANSFER WITH APPROXIMATE 4  
"PROB." AND IS UNDER CONSTRUCTION BY GEORGIA  
DEPARTMENT OF TRANSPORTATION COORDINATE ALL  
WORK WITH GDOT TO MAKE SURE THERE WILL BE NO  
PROBLEMS. NO EXISTING RESULTS WITHIN PARALLEL FLOCK  
OF ANY APPROX. THE OVERSAMPLING IN THIS ALSO  
COORDINATE WITH THE BOUNDARY CONTRACTOR.

THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL 0114.

CURBS BE REQUIRED TO HAVE DAMPPED ENCLASURE.

CONCRETE ACROSS 24" MAXIMUM FOR THE

INCLUDING WITH CURBLINE AND EXISTING

INSTALLATION REQUIREMENT THE CONCRETE ENVELOPE

IS 24" MAXIMUM FOR CONCRETE WITH 24" MAX

**74 (2012)**



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
THE UNIVERSITY OF MICHIGAN LIBRARY																																																																																																			
COUNTY LIBRARY																																																																																																			
6-2-13																																																																																																			
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## SITE PLAN

402

<b>APPLICANT:</b>	<u>Wendy's International, Inc.</u>	<b>PETITION No.:</b>	<u>V-74</u>
<b>PHONE:</b>	<u>n/a</u>	<b>DATE OF HEARING:</b>	<u>09-12-12</u>
<b>REPRESENTATIVE:</b>	<u>Parks F. Huff, Esq.</u>	<b>PRESENT ZONING:</b>	<u>GC</u>
<b>PHONE:</b>	<u>770-422-7016</u>	<b>LAND LOT(S):</b>	<u>1029</u>
<b>TITLEHOLDER:</b>	<u>Wendy's International, Inc.</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>Between Roswell Road</u>	<b>SIZE OF TRACT:</b>	<u>0.68 acres</u>
<u>and Lecroy Drive east of Barnes Mill Road</u>		<b>COMMISSION DISTRICT:</b>	<u>2</u>
<u>(2238 Roswell Road).</u>			
<b>TYPE OF VARIANCE:</b>	<u>1) waive the maximum impervious surface limit of 70% to allow 88.4%.</u>		
<hr/>			

**OPPOSITION:** No. **OPPOSED** \_\_\_\_ **PETITION No.** \_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_\_

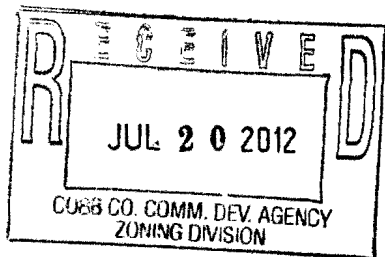
**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_ **CARRIED** \_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. 1-74  
Hearing Date: 9/12/12

Applicant Wendy's International, Inc. Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail phuff@samlarkinbuff.com  
(representative's signature)

My commission expires: 2/16/16 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Wendy's International, Inc. Phone # 770-283-3767 E-mail bob.skinner@wendys.com

[Signature] Address: 1165 Sanctuary Parkway, Ste 300, Alpharetta, GA 30004  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5-31-2014 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property GC

Location 2238 Roswell Road @ LeCroy Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1029 District 16 Size of Tract .68 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.

The subject property is an existing Wendy's Restaurant. The existing impervious coverage is 88.1%. The parking lot circulation does not work, and to fix the problem, the entrance and the exit need to be separated. The existing impervious coverage is high, because many right of way acquisitions over the years has greatly reduced the pervious areas.

List type of variance requested: Cobb County Code Section 134-227 (13) which requires a maximum 70% impervious coverage needs to be varied to 88.4%.

2012-004507

Site Plan Review Section  
COUNTY COMMUNITY DEVELOPMENT DEPT

APPROVED FOR: Screened Porch

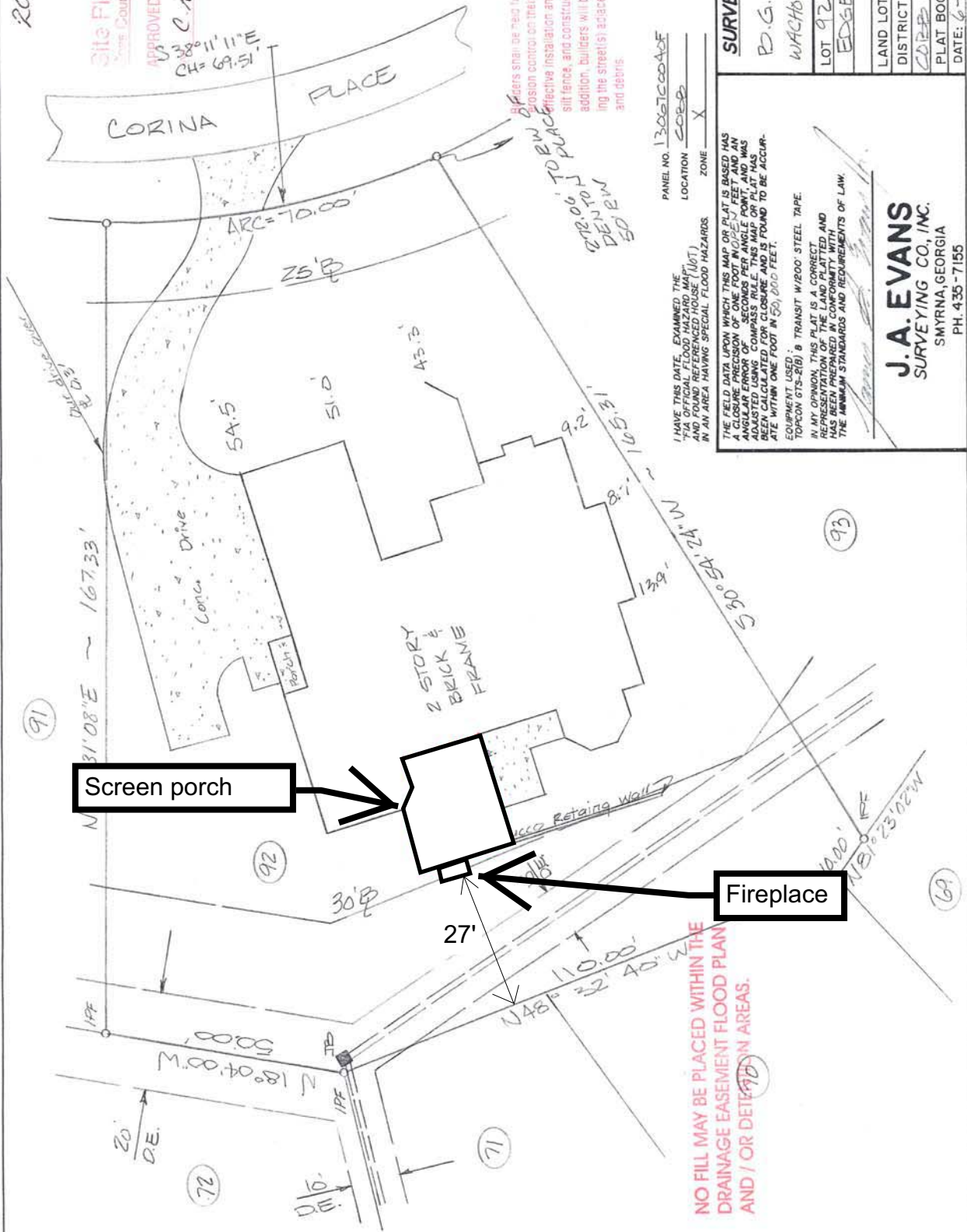
C. Arvey DATE: 7-2-2012

V-75 (2012)



SURVEY FOR:  
B.G. HENRY, INC. &  
WACHOVIA MORTGAGE CO.

REVISIONS	DATE	BY
LOT 92 BLK. UNIT ONE	2/24/10	PLG/EL/SS
EDGEWATER COVE		
LAND LOT 52		
DISTRICT 1 ST. SECTION 2ND.		
CC		
DRWN		
CHKD		
PLAT BOOK 151 PAGE 19		
JOB #		
DATE: 6-20-96 SCALE: 1" = 20'		



Screen porch

Fireplace

NO FILL MAY BE PLACED WITHIN THE  
DRAINAGE EASEMENT FLOOD PLAIN  
AND / OR DETENTION AREAS.

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

B.G.H.



**APPLICANT:** David and Nathalie Bernstein

**PHONE:** 678-677-1990

**REPRESENTATIVE:** David and Nathalie Bernstein

**PHONE:** 678-677-0763

**TITLEHOLDER:** David and Nathalie Bernstein

**PROPERTY LOCATION:** On the south side of  
Corina Place, north of Shallowford Road  
(4734 Corina Place).

**PETITION No.:** V-75

**DATE OF HEARING:** 09-12-12

**PRESENT ZONING:** PRD

**LAND LOT(S):** 52

**DISTRICT:** 1

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 27 feet to allow encroachment of  
recently added screened rear porch and fireplace.



# Application for Variance

## Cobb County

(type or print clearly)

AUG 2 2012

Application No. V-75

Hearing Date 9/12/12

ZONING DIVISION

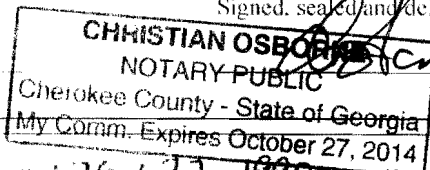
Applicant Bernstein, David/Nathalie Phone # 678-617-1990 E-mail dave@drivedisplay.com

David Bernstein Address 4734 Corina Place Roswell, GA 30075  
(representative's name, printed) (street, city, state and zip code)

Nathalie Bernstein Phone # 678-677-0763 E-mail nathaliebernstein67@yahoo.com  
(representative's signature) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10/27/2014



Notary Public

Titleholder Bernstein, David/Nathalie Phone # 678-617-1990 E-mail dave@drive display.com

Signature [Signature] Address: 4734 Corina Place Roswell 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

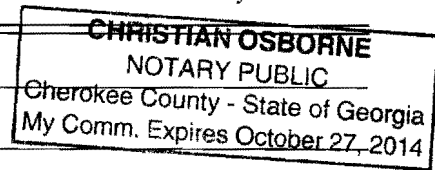
Signed, sealed and delivered in presence of:

My commission expires: 10/27/2014

Christian Osborne  
Notary Public

Present Zoning of Property PRD

Location 4734 Corina Place  
(street address, if applicable; nearest intersection, etc.)



Land Units 52 District 1st 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: WAIVE REAR SETBACK FROM 30' TO 27'

w/o VARIANCE we will have to spend \$ to Remove FIREPLACE & RECONSTRUCT REAR WALL OF Screen PORCH