PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: February 13, 2013

Cobb County…Expect the Best!

V-15 (2013)

COBB COUNTY GEORGIA
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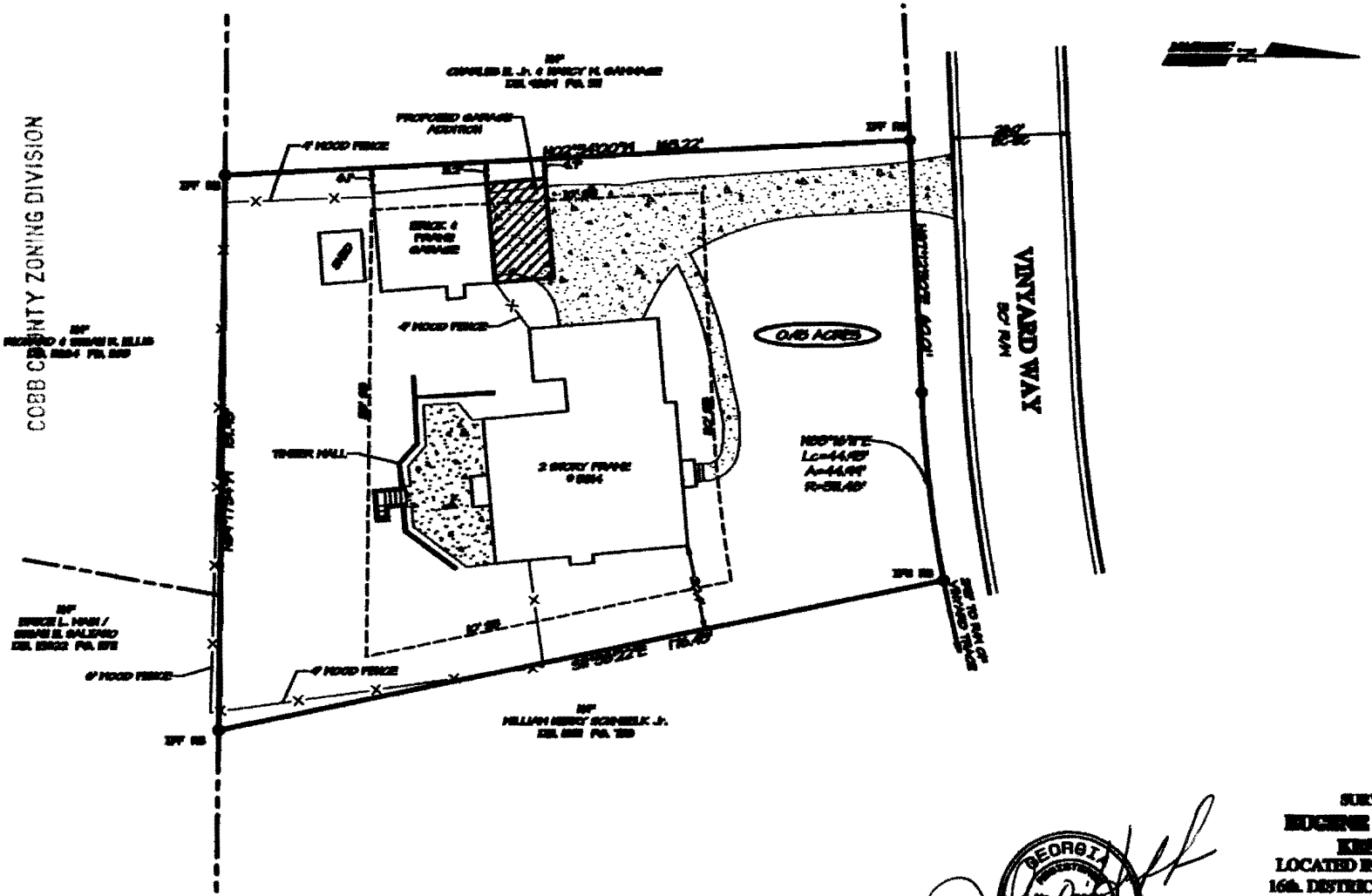
2012 DEC 11 AM 11:35

COBB COUNTY ZONING DIVISION



SURVEY FOR
EUGENE & EDDIN L. KENNEDY
LOCATED IN LAND LOT 680
16th. DISTRICT, 2nd. SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 20'

20 0 20 40
GRAPHIC SCALE

DATE OF SURVEY : NOVEMBER 29, 2012
DATE OF DRAWING : NOVEMBER 29, 2012

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: TOPCON GPT-9003A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,000 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND HAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 124,000 FEET.

LEGEND

MH	MANHOLE	IPF	IRON PIN FOUND
MON	MONUMENT	IPS	IRON PIN SET
FH	FIRE HYDRANT	RB	REBAR
WV	WATER VALVE	OT	OPEN TOP
WM	WATER METER	CT	CRIMP TOP
CO	CLEAN OUT	SR	SOLID ROD
GM	GAS METER	CB	CATCH BASIN
GV	GAS VALVE	JB	JUNCTION BOX
FFE	FINISH FLOOR ELEVATION	DI	DROP INLET
		WI	WEIR INLET
PP	POWER POLE	YI	YARD INLET
LP	LIGHT POLE	SS	SANITARY SEWER

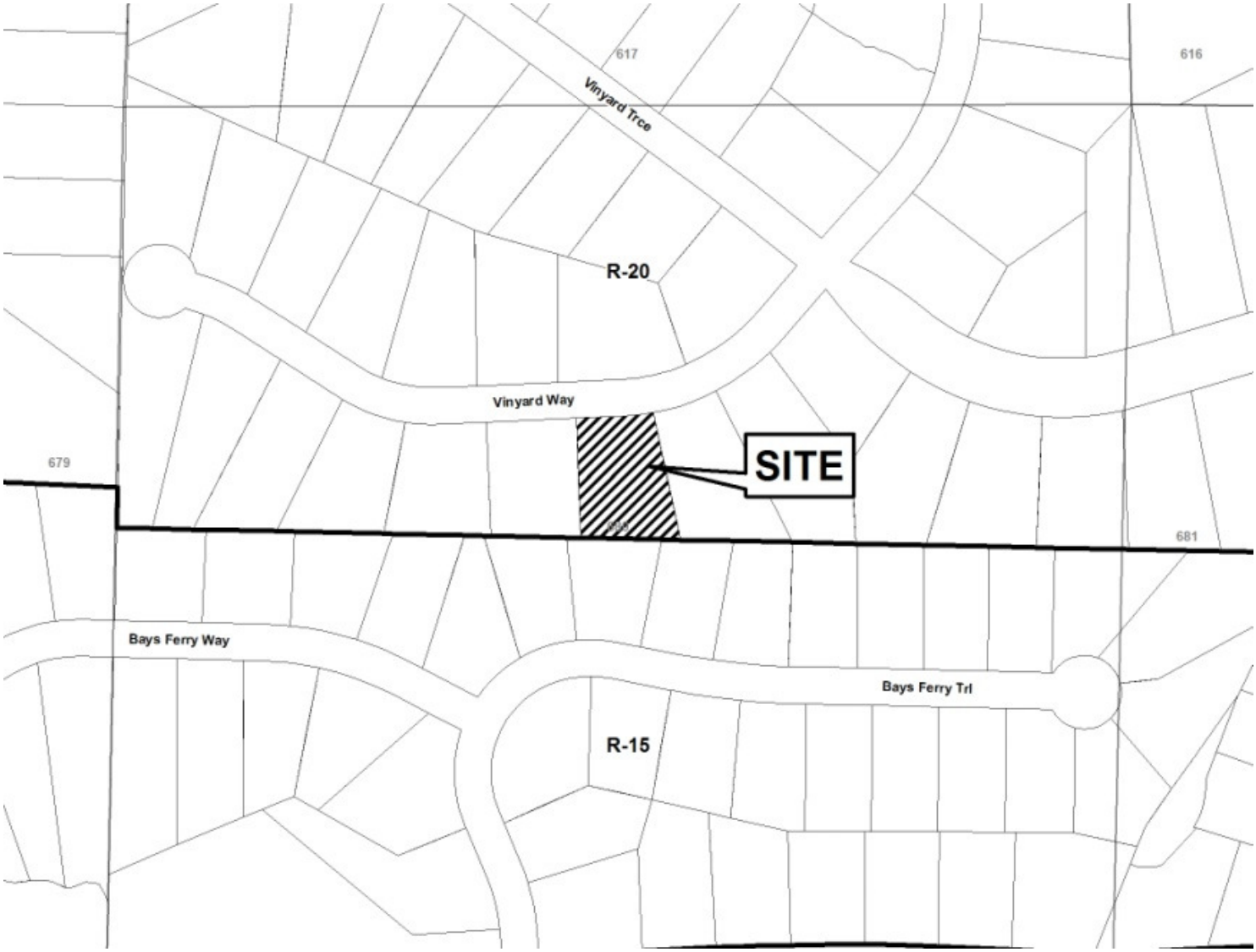
H. B. & P. SURVEYING, INC.

850 KENNESAW AVE. C-6
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 12-046

APPLICANT:	Erinn and Gene Keserica	**PETITION No.:**	V-15
PHONE:	404-314-6618	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Erinn Keserica	**PRESENT ZONING:**	R-20
PHONE:	404-314-6618	**LAND LOT(S):**	680
TITLEHOLDER:	Eugene Keserica, Jr. and Erinn L. Keserica	**DISTRICT:**	16
PROPERTY LOCATION:	On the south side of Vinyard Way, west of Johnson Ferry Road (3814 Vinyard Way)	**SIZE OF TRACT:**	0.45 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) To allow an accessory structure to the side of the principal building; and 2) waive the side and rear setbacks for an accessory structure over 650 square feet (984 square foot existing garage including proposed addition) from the required 100 feet to 4 feet on the western side, 35 feet on the southern side, 95 feet on the eastern side, and 86 feet on the northern side.



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-15
Hearing Date: 2-13-13

Applicant Erinn + Gene Keserica Phone # 404-314-6618 E-mail eKeser@bellsouth.net
(representative's name, printed) Keserica Address 3814 Vinyard Way Marietta GA 30062
(street, city, state and zip code)
(representative's signature) Phone # 404-314-6618 E-mail eKeser@bellsouth.net

Signed, sealed and delivered in presence of:
My commission expires: June 30, 2015 Caroline Nash
Notary Public

Titleholder Eugene (Gene) Keserica Jr. Phone # 404-316-3123 E-mail Keser@bellsouth.net
Signature (attach additional signatures, if needed) Address: 3814 Vinyard way Marietta GA 30062
(street, city, state and zip code)

Signed, sealed and delivered in presence of:
My commission expires: June 30, 2015 Caroline Nash
Notary Public

Present Zoning of Property Residential R-20

Location 3814 Vinyard Way Marietta GA 30062 (closest intersection is w/ Vinyard Trace)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 680 District 16th Size of Tract .45 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.

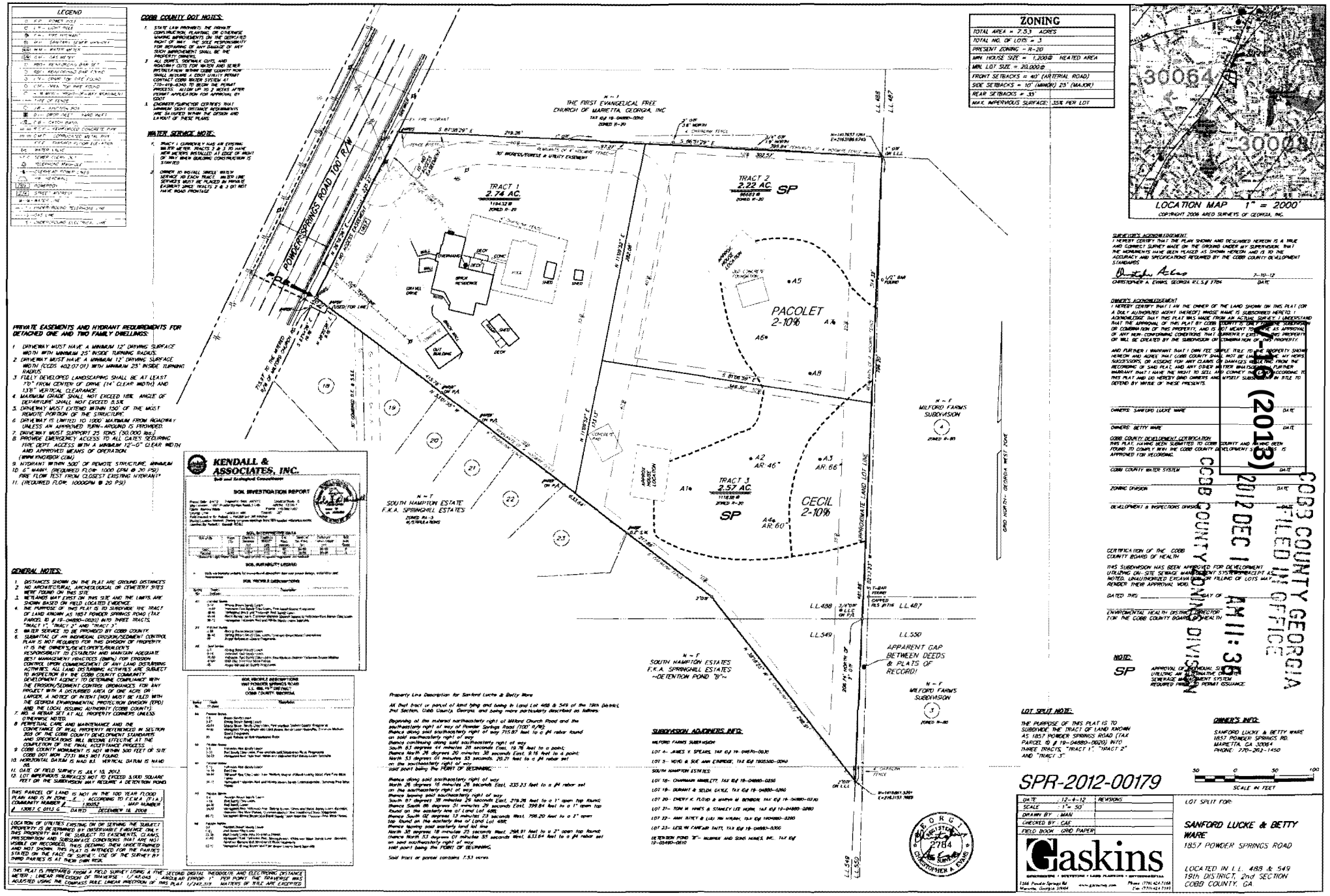
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ✓

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.

Existing detached structure was pre-existing upon purchase of property. In order to protect asset of structure and to expand building forward (up to 14 feet) toward street to improve visual appeal and create additional storage in building (currently more than 650 sq feet)

List type of variance requested: waive setback for existing rear and side of structure, variance to expand building forward toward street with a request for a waiver of setbacks for the expansion and waiver to build a covered walkway between house and detached building.

Revised: December 6, 2005


LEGEND
COBB COUNTY DOT NOTES:
ZONING
TOTAL AREA = 7.53 ACRES
TOTAL NO. OF LOTS = 3
PRESENT ZONING = R-20
MIN. HOUSE SIZE = 1,200@ HEATED AREA
MIN. LOT SIZE = 20,000@
FRONT SETBACKS = 40' (ARTERIAL ROAD)
SIDE SETBACKS = 10' (MINOR) 25' (MAJOR)
REAR SETBACKS = 35'
MAX. IMPERVIOUS SURFACE: 35% PER LOT
LOCATION MAP 1" = 2000'
COPYRIGHT 2006 ARED SURVEYS OF GEORGIA, INC.
30064
30068
THE FIRST EVANGELICAL FREE CHURCH OF MARIETTA, GEORGIA, INC
TRACT 1
2.74 AC.
TRACT 2
2.22 AC.
SP
PACOLET
2-10%
TRACT 3
2.57 AC.
SP
CECIL
2-10%
POWDER SPRINGS ROAD 100' R/W
SOUTH HAMPTON ESTATE
F.K.A. SPRINGHILL ESTATES
MILFORD FARMS SUBDIVISION
APPARENT GAP BETWEEN DEEDS & PLATS OF RECORD!
SOUTH HAMPTON ESTATES
F.K.A. SPRINGHILL ESTATES
~DETENTION POND "B"~
PRIVATE EASEMENTS AND HYDRANT REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS:
GENERAL NOTES:
KENDALL & ASSOCIATES, INC.
SOIL INVESTIGATION REPORT
SUBDIVISION ADJOINERS INFO:
LOT SPLIT NOTE:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TRACT OF LAND KNOWN AS 1857 POWDER SPRINGS ROAD (TAX PARCEL ID # 19-0480D-0020) INTO THREE TRACTS, "TRACT 1", "TRACT 2" AND "TRACT 3".
OWNER'S INFO:
SANFORD LUCKE & BETTY WARE
1857 POWDER SPRINGS RD.
MARIETTA, GA 30064
PHONE: 770-262-1450
SPR-2012-00179
LOT SPLIT FOR:
SANFORD LUCKE & BETTY WARE
1857 POWDER SPRINGS ROAD
LOCATED IN L.L. 488 & 549
19th DISTRICT, 2nd SECTION
COBB COUNTY, GA
Gaskins
SURVEYING • MAPPING • LAND PLANNING • INFRASTRUCTURE
1366 Powder Springs Rd
Marietta, Georgia 30064
www.gaskins.com
Phone (770) 424-1166
Fax (770) 424-7193
SCALE IN FEET
SURVEYOR'S ACKNOWLEDGEMENT
OWNER'S ACKNOWLEDGEMENT
COBB COUNTY DEVELOPMENT CERTIFICATION
CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH
ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR THE COBB COUNTY BOARD OF HEALTH
NOTE:
SP
APPROVAL OF ORIGINAL SUBDIVISION ULTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.
COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC 1 AM 11:36
COBB COUNTY GEORGIA
V-6 (2013)

APPLICANT:	Sammy Luke Ware	**PETITION No.:**	V-16
PHONE:	770-427-8240	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Sammy Luke Ware	**PRESENT ZONING:**	R-20
PHONE:	770-427-8240	**LAND LOT(S):**	488, 549
TITLEHOLDER:	Sanford Luke Ware	**DISTRICT:**	19
PROPERTY LOCATION:	On the east side of Powder Springs Road, north of Milford Church Road (1857 Powder Springs Road)	**SIZE OF TRACT:**	7.53 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: 1) Waive the minimum required frontage of a residential lot from the required 75 feet to zero to allow two (2) homes off a private easement; 2) waive the required side setback for an accessory structure over 650 square feet (existing 1,110 square foot "out building") from the required 100 feet to 20 feet on the southern side; and 3) allow an accessory structure (existing 1,110 square foot "out building") to the side of the principal building.

FILED IN OFFICE
2012 DEC 11
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-16
Hearing Date: 2-13-13

Applicant Sammy Luke Ware Phone # wk 770-427-8240 E-mail piware@aol.com
Sammy L Ware Address 1857 Powder Springs Rd., Marietta, GA, 30064
(representative's name, printed) (street, city, state and zip code)
X Sammy L Ware Phone # E-mail
(representative's signature)

Signed, sealed and delivered in presence of:
My commission expires: 4-15-13 Cate Sulek
Notary Public

CATE SULEK MY COMMISSION NOTARY PUBLIC EXPIRES 04-15-2013 DEKALB COUNTY, GEORGIA

Titleholder Sammy Luke Ware Phone # wk. 770-427-8240 E-mail piware@aol.com
cell 770-262-1450
X Signature Sammy L Ware Address: 1857 Powder Springs Rd. Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
My commission expires: 4.15.13 Cate Sulek
Notary Public

CATE SULEK MY COMMISSION NOTARY PUBLIC EXPIRES 04-15-2013 DEKALB COUNTY, GEORGIA

Present Zoning of Property
Location 1857 Powder Springs Rd. Marietta GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 488 & 549 District 19th Size of Tract 1.53 Acre(s)

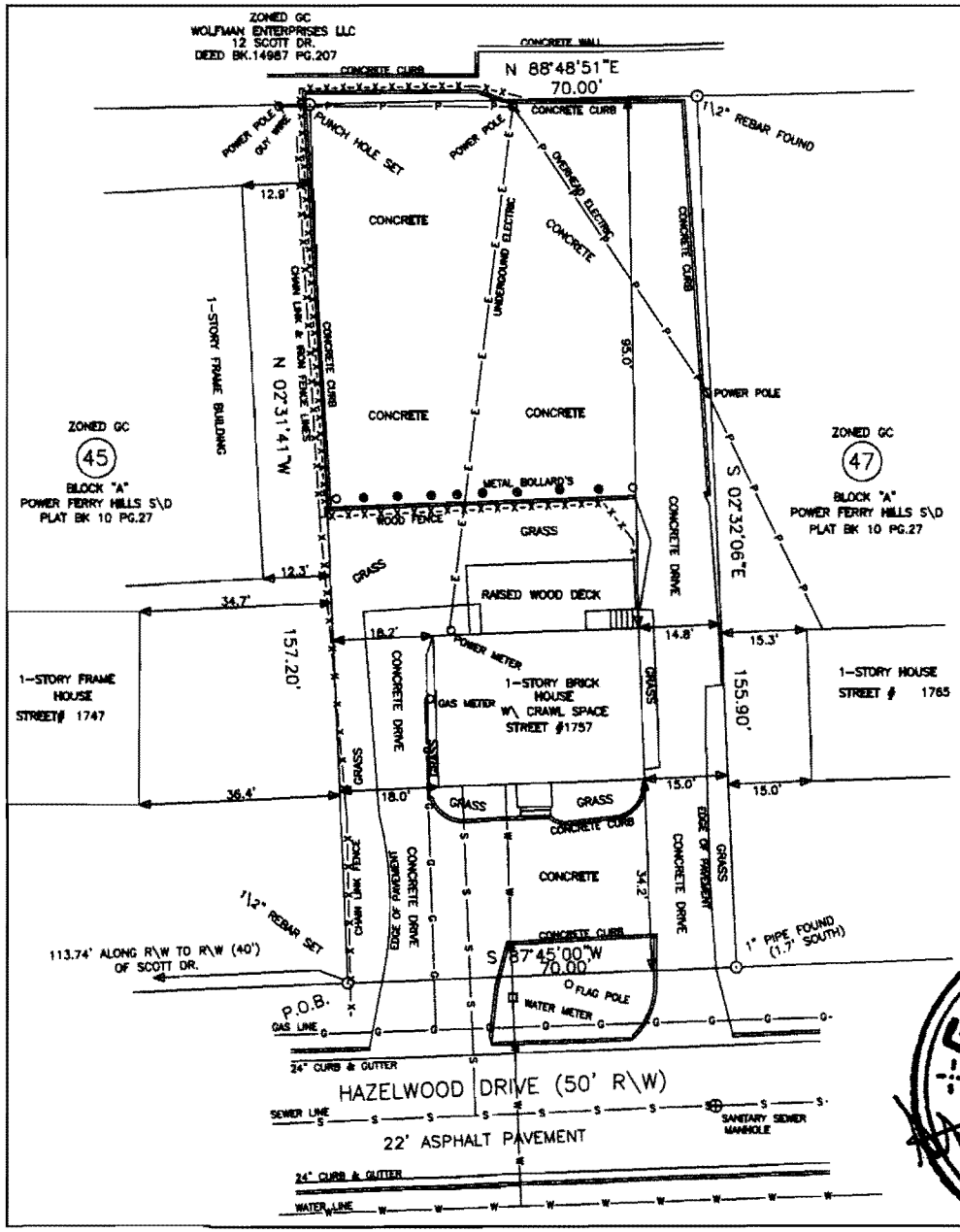
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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: 1 Driveway for 3 houses
variance for 75 ft. Road frontage requirement

Revised: December 6, 2005



ZONED GC
LOT AREA
0.25 ACRES
10,957 SQ.FT.

IMPERVIOUS AREA
8,604 SQ.FT.

PERVIOUS AREA
2,353 SQ.FT.

LOT COVERAGE
78%

BOUNDARY SURVEY
FOR
JIM MCDONALD
LOCATION
1757 HAZELWOOD DRIVE
LOT 46 BLOCK "A"
POWER FERRY HILLS S\D
PLAT BK.10 PAGE 27

16th DISTRICT 2nd SECTION
LAND LOT 1242
COBB COUNTY, GEORGIA

DATE: DECEMBER 6,2012 JOB# 212130

20 0 20 40 60
GRAPHIC SCALE - FEET SCALE 1" = 20 FEET

COBB COUNTY ZONING DIVISION
2012 DEC 11 AM 11:37
COBB COUNTY GEORGIA
FILED IN OFFICE
V-17 (2013)

MAGNETIC NORTH

THIS PROPERTY DOES NOT LAY WITHIN AN AREA DESIGNATED FLOOD HAZARD ZONE PER THE COBB FARM COMMUNITY PANEL # 13067C 0109 H MAP REVISED 11-2-12

STATEMENT OF FLOOD HAZARD

The field data upon which this plat is based has a closure precision of 1 foot in 16,838 and an angular error of " per angle point and was adjusted using the compass rule. A Topcon GTS-302 was used to obtain the linear and angular measurements used in preparation of this plat. This plat has been calculated for closure and is found to be accurate within 1 foot in 884,754

STATEMENT OF PRECISION AND ACCURACY

GEORGIA LAND SURVEYOR No. 2742 PROFESSIONAL REGISTERED STEVE B. HENNINGS

HENNINGS
LAND
SURVEYS

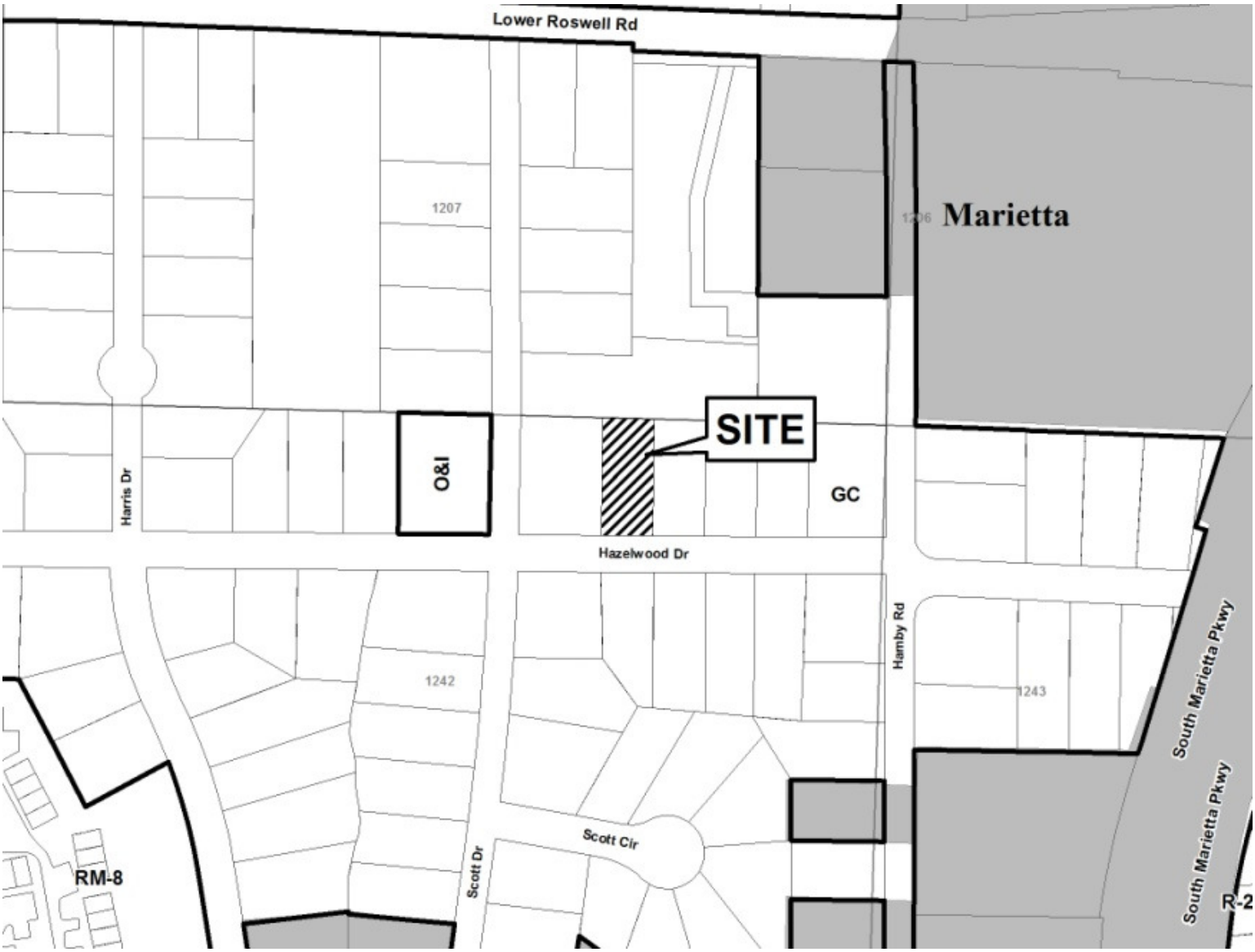
In my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Steve B. Hennings R.L.S.
425 Kanridge Circle
Stone Mountain, Georgia
30083

Phone #
404-294-9087

APPLICANT:	James F. McDonald	**PETITION No.:**	V-17
PHONE:	404-554-7262	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	James F. McDonald	**PRESENT ZONING:**	GC
PHONE:	404-554-7262	**LAND LOT(S):**	1242
TITLEHOLDER:	Jim McDonald	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Hazelwood Drive, west of Hamby Road (1757 Hazelwood Drive)	**SIZE OF TRACT:**	0.25 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the minimum lot area from required 20,000 square feet to 10, 957 square feet; 2) waive the front setback from required 40 feet to 34.2 feet; and 3) waive the maximum allowable impervious surface from 70% to 78%.



COBB COUNTY GEORGIA
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2012 DEC 11 AM 11:37

COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-17
Hearing Date: 2-13-13

Applicant JAMES F McDonald Phone # 404 554 7262 E-mail JPM.CONSTRUCTION.SERVICE@GMAIL.COM

JAMES F McDonald Address 1757 Hazelnurs Dr. MARIETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404 554 7262 E-mail

GA DL

JASON A. CAMPBELL NOTARY PUBLIC EXPIRES GEORGIA JAN. 29, 2016 BARTOW COUNTY

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Titleholder JAMES F McDonald Phone # 404 554 7262 E-mail JPM.CONSTRUCTION.SERVICE@GMAIL.COM

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

GA DL

JASON A. CAMPBELL NOTARY PUBLIC EXPIRES GEORGIA JAN. 29, 2016 BARTOW COUNTY

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Present Zoning of Property GC General Commercial

Location 1757 Hazelnurs Dr. Marietta Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1242 District 16 Size of Tract .25 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 area in rear was causing problem to carpet bld. He was getting water in his building. The issue was resolved by pouring curb and holding water back on the parking area. To this date he has never had a water problem rear

List type of variance requested:

Revised: December 6, 2005

COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC 10 PM 12 12
COBB COUNTY ZONING DIVISION

V-18 (2013)

SITE PLAN PREPARED FOR: RAM & DEEPA PARAMESH

LEGEND	
●	Iron Pin Found
Δ	Computed Point
LL	Land Lot
LLL	Land Lot Line
R/W	Right-of-Way
B.S.L.	Building Setback Line
RB	Rebar

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	275.00'	101.94'	S11°54'39"W	101.36'

LINE	BEARING	HORIZ DIST
L1	61°17'26"W	20.38'

LOT 23 - TOTAL AREA
21,512 SQ. FT.
0.50 ACRES

LAND LOT:1036
DISTRICT: 16TH
SECTION: 2ND
COUNTY: COBB
PROPERTY ADDRESS:
863 CLUB MOSS CT.
MARIETTA, GA 30068
DATE[S] OF FIELD WORK: 11/27/2012
DATE OF DRAWING: 11/28/2012
REV. 11/28/2012 [ADD PROPOSED IMPROVEMENTS]
REV. 12/05/2012 [CORRECT SIZE OF FILTER PAD, CORRECT CHART]
REV. 12/07/2012 [CHANGE TYPE OF PROPOSED POOL DECKING, UPDATE CHART]
SURVEY #:12-1203
SURVEY PREPARED FOR:
RAM & DEEPA PARAMESH
LEGAL DESCRIPTION:
LOT 23, HIGH GATES AT HISTORIC ROBINSON FARM SUBDIVISION, PER PB 240, PGS 82-85, COBB COUNTY, GA RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 800
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION EXCEEDING ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT. ADJUSTMENT FOR CLOSURE WAS BY THE COMPASS RULE.

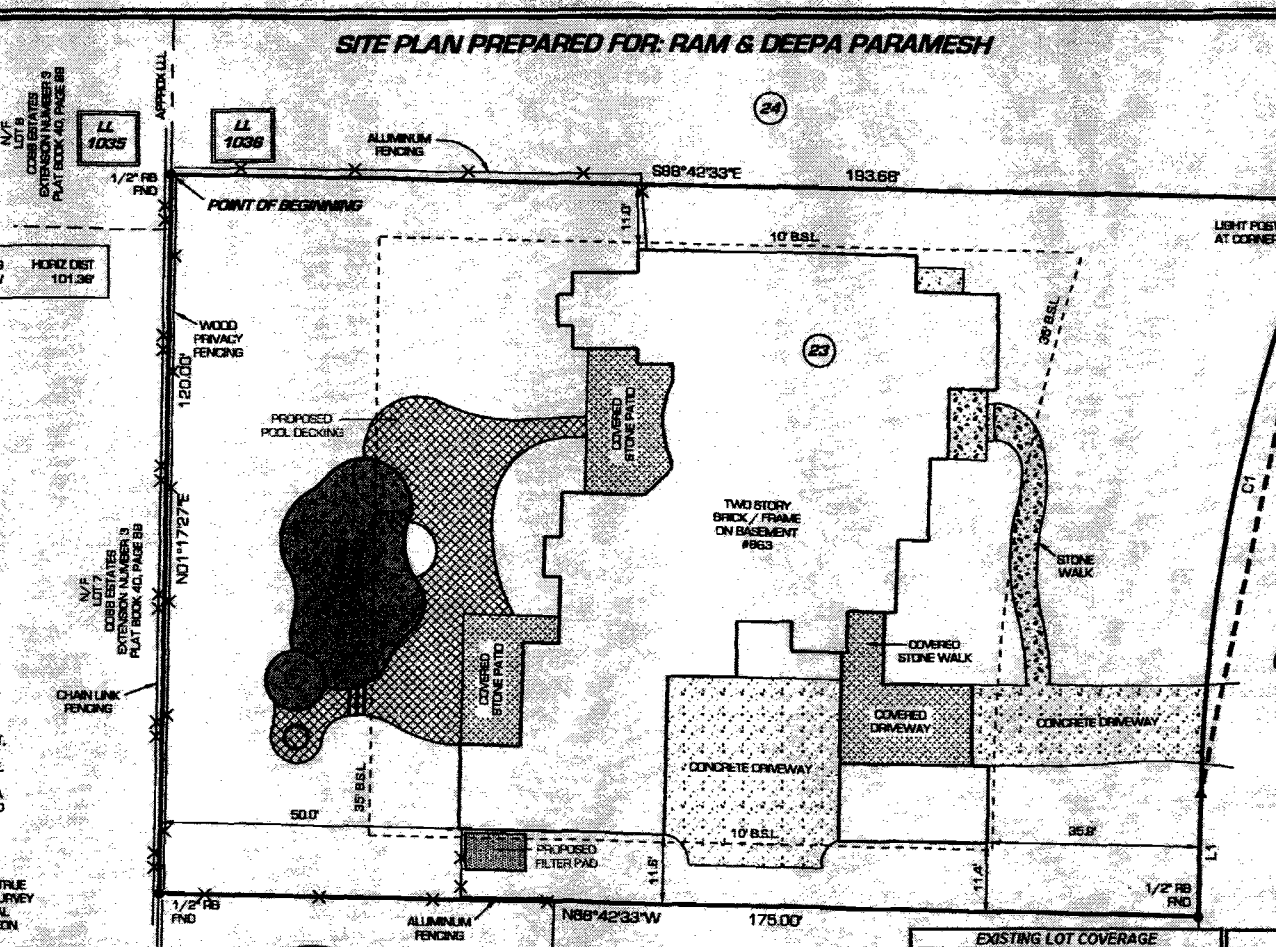
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.

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

ANTHONY P. FAILLA GEORGIA RLS # 3258
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3258 ANTHONY P. FAILLA
12-07-2012

811 Know what's below. Call before you dig.



EXISTING LOT COVERAGE		PROPOSED IMPROVEMENTS	
DESCRIPTION	SQ. FT.	DESCRIPTION	SQ. FT.
CONCRETE DRIVEWAY	1,369	FLAGSTONE COPING AROUND POOL	102
HOUSE (AREA UNDER ROOF)	5,849	POOL DECKING	950
STONE PORCH / WALK	282	FILTER PAD	60
TOTAL	7,520	TOTAL	1,112

LOT COVERAGE CHART - LOT 23	SQ. FT.	% OF TOTAL AREA
TOTAL AREA	21,512.00	100.00%
ALLOWABLE LOT COVERAGE	7,564.20	35.00%
EXISTING LOT COVERAGE	7,520.00	34.80%
AREA OF PROPOSED IMPROVEMENTS	1,112.00	5.15%
TOTAL PROPOSED LOT COVERAGE	8,632.00	39.94%

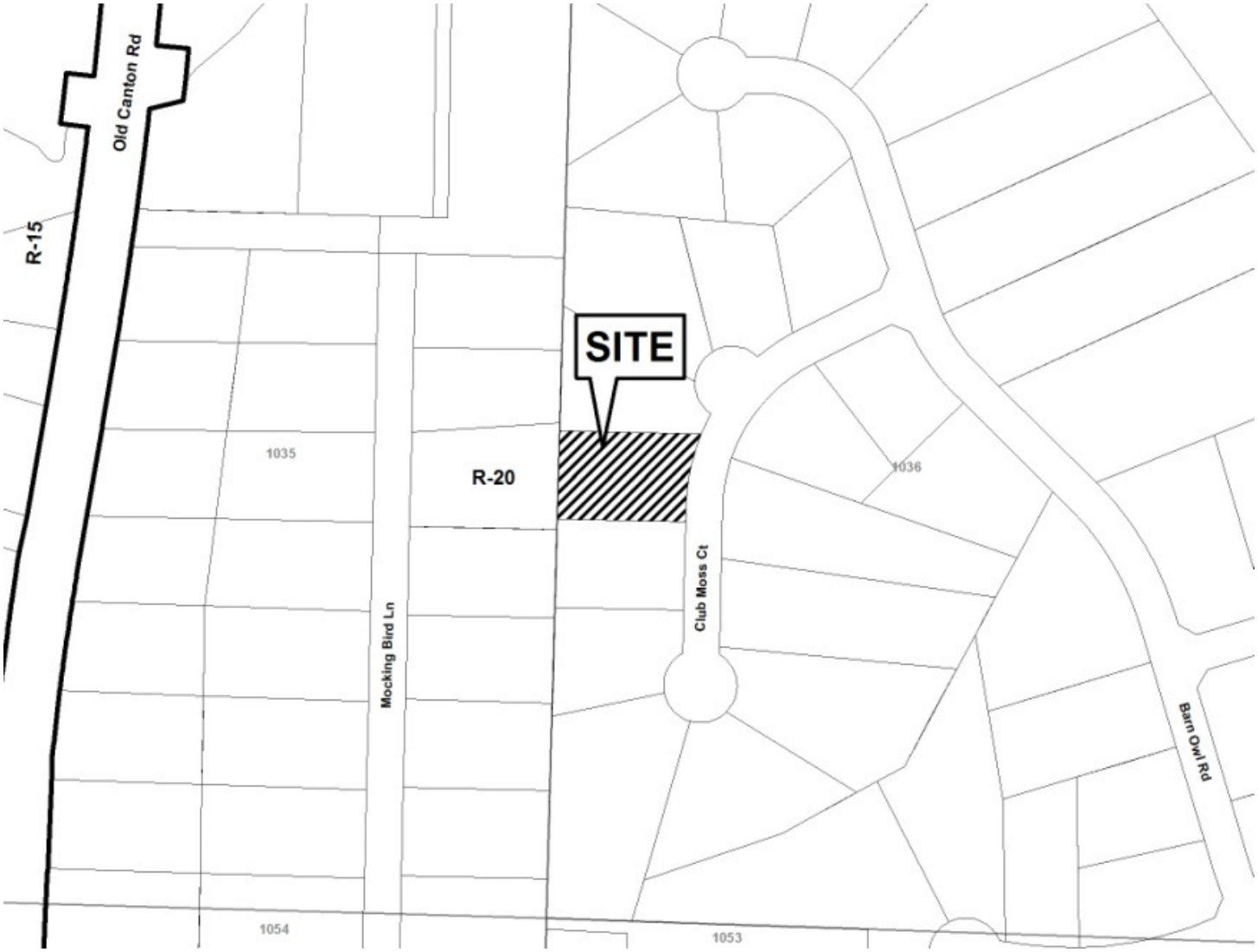
ACCURATE SURVEYING AND PLANNING, INC.
4955 BLOOMING COURT
CUMMING, GA 30028
OFFICE (770) 888-9880 CELL (678) 585-0994
WEB: WWW.ASP-GA.COM - EMAIL: TONY@ASP-GA.COM
GEORGIA REGISTERED LAND SURVEYING FIRM #1128

GRAPHIC SCALE IN 1" = 20'

Traverse PC

APPLICANT:	Artistic Pools, Inc.	**PETITION No.:**	V-18
PHONE:	770-458-9177	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Jeff Mittelman	**PRESENT ZONING:**	R-20
PHONE:	770-652-2609	**LAND LOT(S):**	1036
TITLEHOLDER:	Sriram and Deepa Bala Paramesh	**DISTRICT:**	16
PROPERTY LOCATION:	On the west side of Club Moss Court, west of Barn Owl Road (863 Club Moss Court)	**SIZE OF TRACT:**	0.50 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 39.94%; and 2) allow the pool equipment (proposed filter pad) to the side of the principal building).



COBB COUNTY GEORGIA
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2012 DEC 13 PM 1:38
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-18
Hearing Date: _____

Applicant Artistic Pools Inc. Phone # 770-458-9177 E-mail _____

Jeff Mittelman (representative's name, printed) Address 3884 N. Peachtree Rd Atlanta GA 30341 (street, city, state and zip code)

Jeff Mittelman (representative's signature) Phone # 770-652-2609 E-mail Jeffm@Artisticpools.com

Signed, sealed and delivered in presence of:

My commission expires: 2-12-16 Laura C Rockers Notary Public

Title holder Ramesh Phone # 678-320-6639 E-mail allieowner@yahoo.com

Signature (attach additional signatures, if needed) Address 863 Club Moss Ct. (street, city, state and zip code)

Title holder Ramesh

Signature

Signed, sealed and delivered in presence of:

My commission expires: 2-12-16 Laura C Rockers Notary Public

Present Zoning of Property R20

Location 863 Club Moss Court (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1036 District 16 th Size of Tract 0.50 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 Existing Lot Coverage

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.

Homeowner bought the home with the intent of building a swimming pool and patio. They were unaware that the existing lot coverage was .20% away from maximum lot coverage.

List type of variance requested: Increase lot coverage 5.15% to allow for Active Recreation Swimming Pool. That is an increase to 39.94%

Revised: December 6, 2005

FIELD:KC/DC
DRAWN:WC/KC
JOB: 3311
FILE: 3311

COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 11 AM 11:31

COBB COUNTY ZONING DIVISION

"F.I.R.M. FEDERAL INSURANCE RATE MAP" COMMUNITY NO. 130052, PAGE 0126H, DATED 11/2/12 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

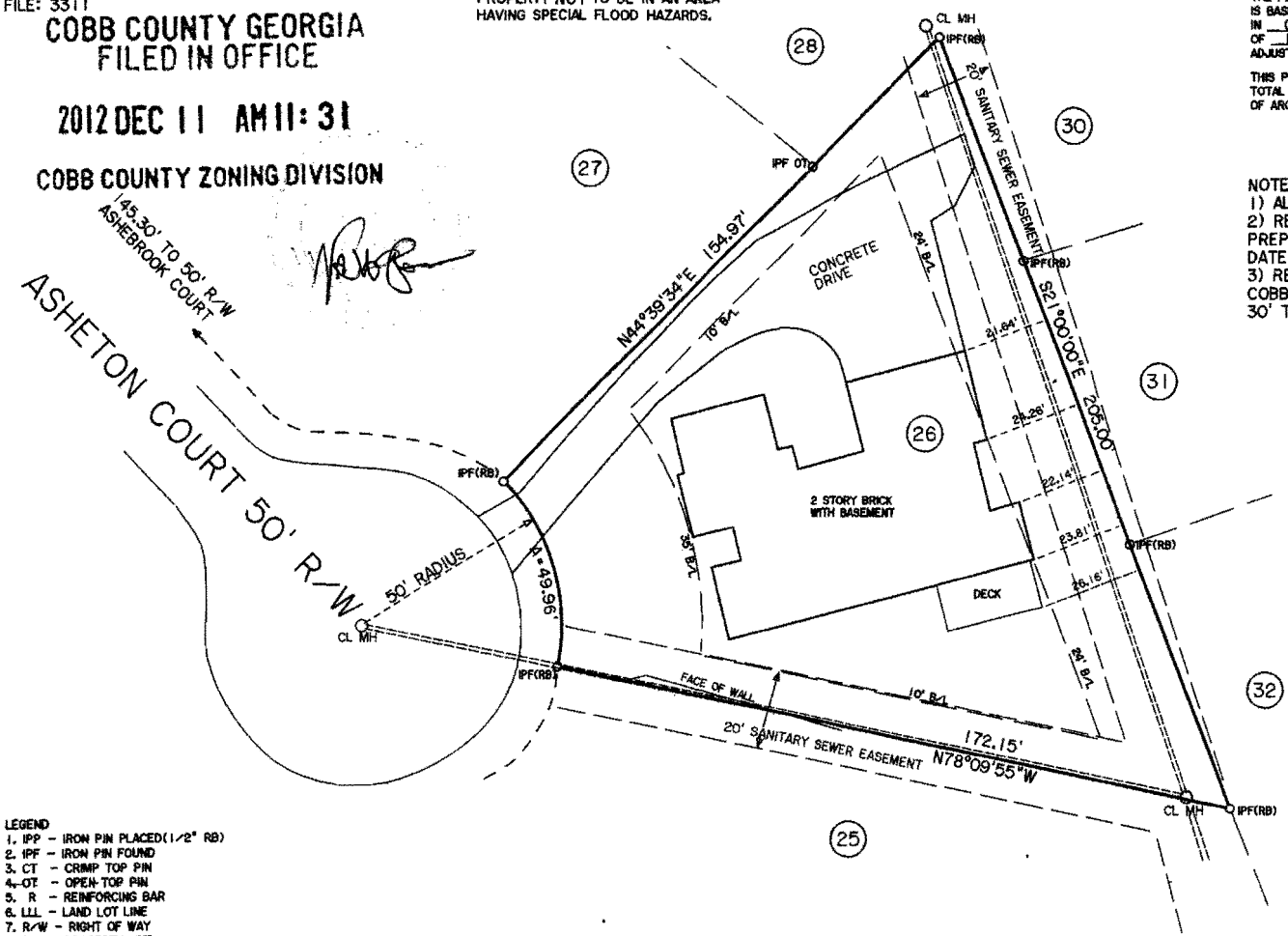
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 253,060 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN OPEN FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING N/A RULE.

THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.

N

DWG NO. 12-3311-25B



NOTES:
1) ALL MATTERS OF TITLE ARE EXCEPTED.
2) REFERENCE PLAT: FOR W RAY HOUSTON
PREPARED BY: PETER J PIETRASZUK R.L.S.
DATED: 11-18-1986.
3) REAR BUILDING LINE VARIANCE # 296 DATED 11-12-86
COBB COUNTY BOARD OF APPEALS
30' TO 24'.

AREA = 0.41 ACRES
17,892 SQ. FT.

SURVEY FOR:
JAMES GIULIANI
PATRICIA GIULIANI

V-19 (2013)

LOT 26
BLOCK B
UNIT 3
ASHEBROOKE SUBDIVISION
LAND LOT 984
2nd SECTION, 16th DISTRICT
COBB COUNTY, GEORGIA
FIELD: 11-07-2012
DRAWN: 11-08-2012
SCALE: 1" = 30'

LEGEND
1. IPP - IRON PIN PLACED(1/2" RB)
2. IPF - IRON PIN FOUND
3. CT - CRIMP TOP PIN
4. OT - OPEN-TOP PIN
5. R - REINFORCING BAR
6. LLL - LAND LOT LINE
7. R/W - RIGHT OF WAY
8. PL - PROPERTY LINE
9. CL - CENTER LINE
10. BL - BUILDING LINE
11. -X- - FENCE LINE
12. -P- - POWER LINE
13. [0000] -ADDRESS

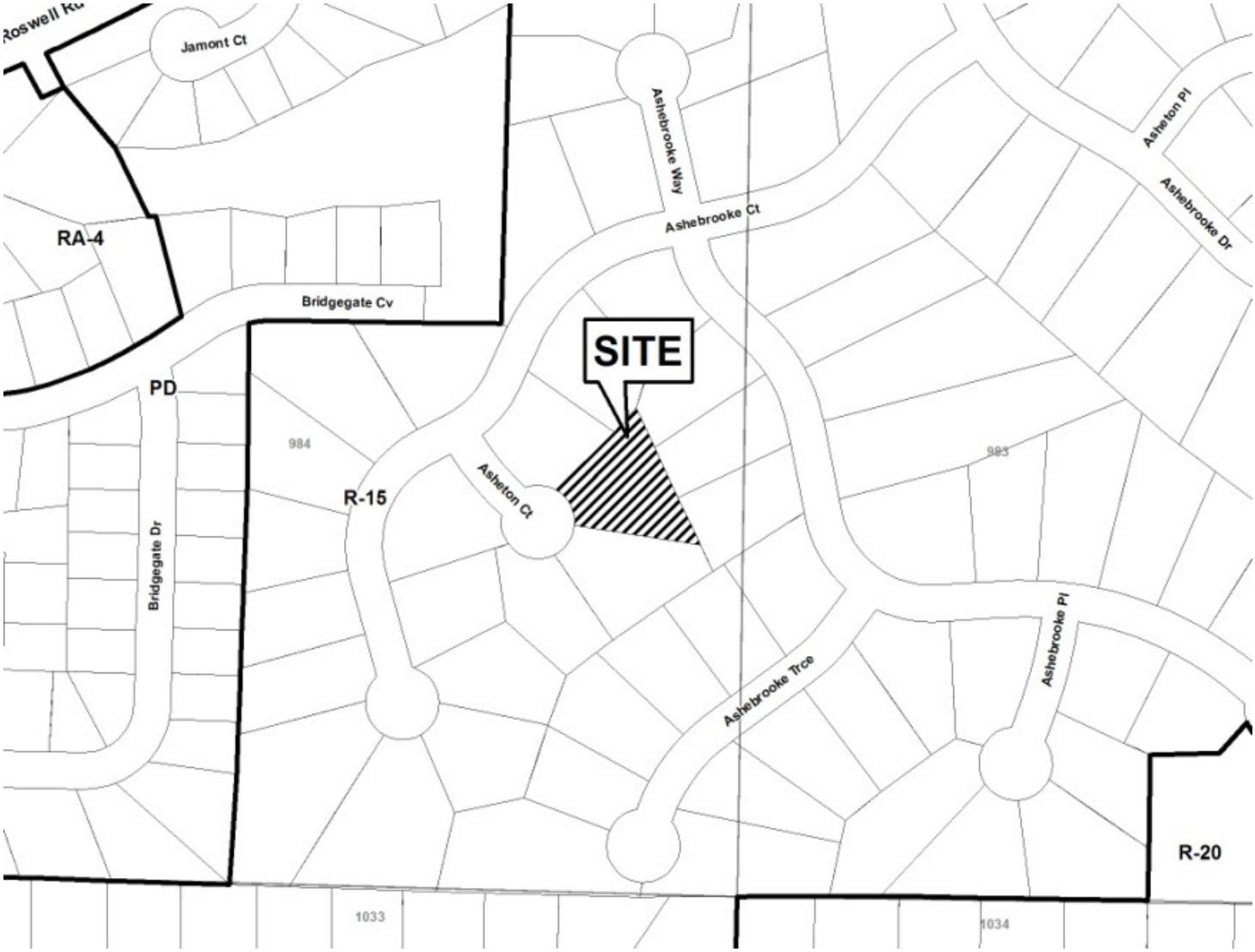
30 0 30 60 90
GRAPHIC SCALE - FEET

CHEROKEE SURVEYING CO.,INC.
P.O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940
FAX 770 479 0127

DWG NO. 12-3311-25B

APPLICANT:	James E. Giuliani	**PETITION No.:**	V-19
PHONE:	404-409-9113	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	James E. Giuliani	**PRESENT ZONING:**	R-15
PHONE:	404-409-9113	**LAND LOT(S):**	984
TITLEHOLDER:	James E. and Patricia R. Giuliani	**DISTRICT:**	16
PROPERTY LOCATION:	On the east side of Asheton Court, south of Ashebrooke Court (911 Asheton Court)	**SIZE OF TRACT:**	0.41 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: Waive the rear setback from required 24 feet (previous variance case # 296 of 1986) to 21.64 feet.



COBB COUNTY, GEORGIA
FILED IN OFFICE
2012 DEC 11 AM 11:31
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-19
Hearing Date: 2-13-13

Applicant James E. Giuliani Phone # (404) 409-9113 E-mail jimpatgiul@aol.com

James E. Giuliani Address 911 Asheton Ct. Marietta, Ga. 30068
(representative's name, printed) (street, city, state and zip code)

n/a Phone # n/a E-mail n/a
(representative's signature)

Signed, sealed and delivered in presence of:
Indira Misbach
Notary Public

My commission expires: 9/7/2015

INDIRA MISBACH
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 7, 2015

Titleholder James E. Giuliani Phone # (404) 409-9113 E-mail jimpatgiul@aol.com

Signature James E. Giuliani Address: 911 Asheton Ct. Marietta, Ga. 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Patricia R. Giuliani
Patricia R. Giuliani

Signed, sealed and delivered in presence of:
Indira Misbach
Notary Public

My commission expires: 9/7/2015

JASMIN A. CAMPBELL
NOTARY PUBLIC
BARTOW COUNTY
GEORGIA
EXPIRES JAN. 28, 2016

Jasmin A. Campbell

INDIRA MISBACH
Notary Public
Fulton County
State of Georgia
My Commission Expires Sep 7, 2015

Present Zoning of Property R-15

Location 911 Asheton Ct. Marietta, Ga. 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 984 District 16 Size of Tract 1/3 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 original house built in 1988 is over the 24 feet set back. If variance not awarded the entire side of house would have to be modified by 3 feet.

List type of variance requested:
Adjustment of rear setback from 24 feet to 21.64 feet.

Revised: December 6, 2005

PLAT OF SURVEY FOR

THOMAS FERBRACHE
DEBORAH FERBRACHE

LOCATED IN LAND LOT 324, 17TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

5675 NORTH ALLEN ROAD

AREA = 4.810 ACRES
209,526 SQ. FT.

MAG. NORTH

N

SURVEY REFERENCES:

JUDICIAL FORCLOSURE DEED BETWEEN JAMES DANIEL BELLI AND SYLVIA LEE TIMMERMAN (ACTING BY AND THROUGH ESTATE RECOVERIES, LLC) AND R&D RESOURCES, LLC DATED 1/4/11 RECORDED IN D.B. 14201, PG 3464.

PLAT OF SURVEY PREPARED BY LARRY D. MEESE FOR ESTATE RECOVERIES, LLC, DATED 7/15/11.

PLAT OF SURVEY FOR KUO KEN TAI PREPARED BY PETER J. PIETRASZUK DATED 11/08/02 RECORDED IN P.B. 218, PG 74.

FINAL ORDER OF THE SUPERIOR COURT OF COBB COUNTY FOR CIVIL ACTION FILE NO. 10-1-12580 RECORDED IN DEED BOOK 14834, PG. 31-36.

SURVEY NOTES:

THERE IS A 25' NON-DISTURBANCE BUFFER(WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER(TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED 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.

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.

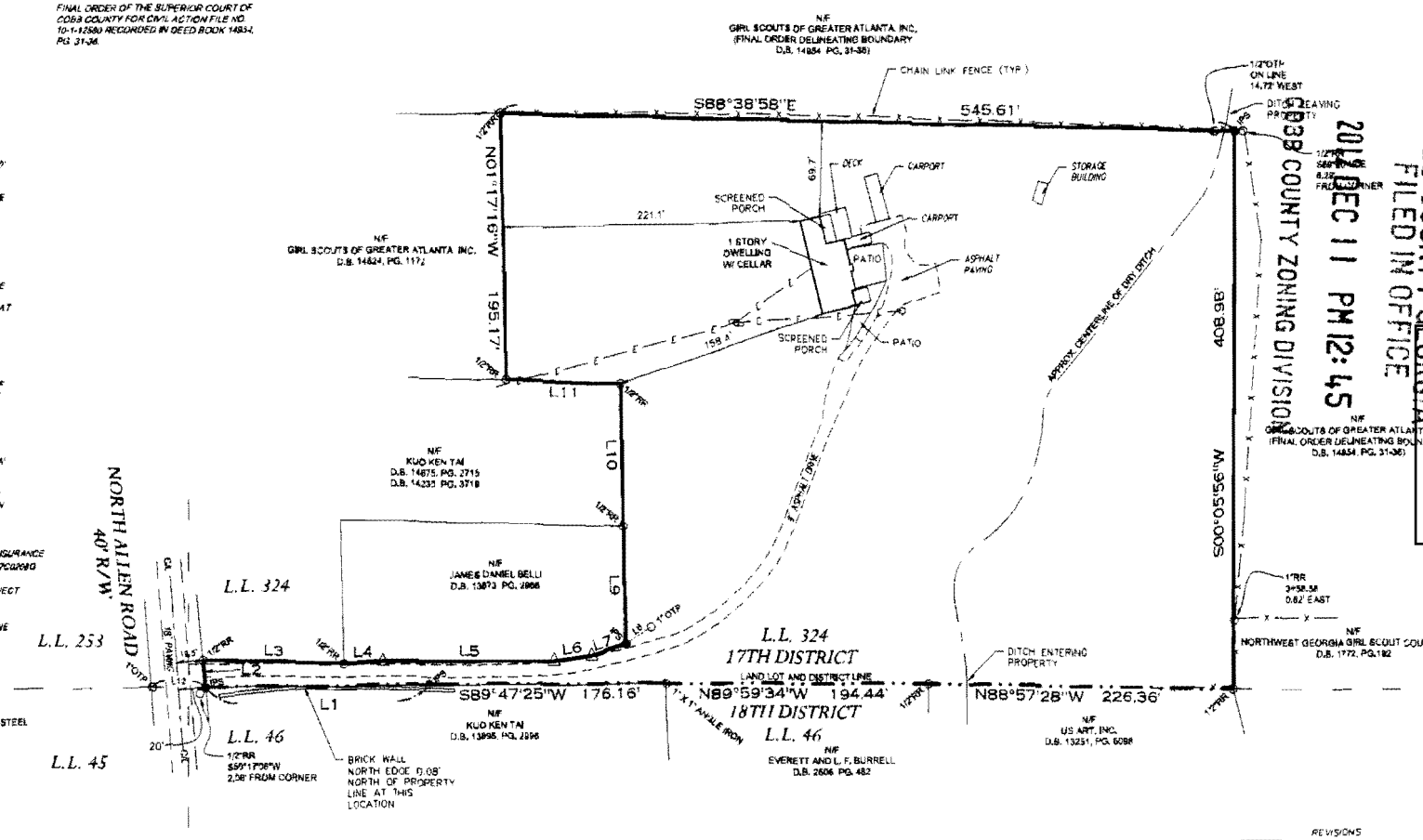
ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

BUILDING SETBACKS ARE NOT SHOWN. A DETERMINATION OF THESE SETBACKS BY COBB COUNTY ZONING SHOULD BE OBTAINED BEFORE ANY PLANNING OR NEW PERMITTING.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0209G
EFFECTIVE DATE: DECEMBER 18, 2006
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD ZONE



LEGEND

CORNER MONUMENTATION:
- ● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- ⊖ = CORNER FOUND
- △ = UNMONUMENTED CORNER
- ⊖ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS

— X — X — = FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE = "O"
C/L = CENTERLINE =
B/L = BUILDINGLINE =
R/W = RIGHT OF WAY
L.L./L.= LAND LOT LINE =
WATER MAINS = —W—W—W—W—W—
OVERHEAD POWER LINES = —E—E—E—
GAS MAINS = —G—G—G—G—
SANITARY SEWER MAIN = —SS—SS—
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°20'49"W	185.53
L2	N09°38'58"W	19.92
L3	S86°34'08"E	105.08
L4	N87°14'20"E	29.23
L5	N89°45'41"E	126.93
L6	N81°50'51"E	28.31
L7	N72°07'28"E	36.66
L8	N58°41'49"E	32.13
L9	N01°21'55"W	85.95
L10	N01°16'52"W	105.02
L11	N87°59'25"W	85.39
L12	S89°20'49"W	39.05

TECHNICAL DATA
TRAVERSE PRECISION: 1/100,015
ANGLE ERROR: 8 SEC. PER ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/224,156

GRAPHIC SCALE
60 0 60 120

GEORGIA REGISTERED LAND SURVEYOR BENJAMIN W. CRUSSELLE

12/7/12

REVISIONS

DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5963
E-MAIL: BEN@CRUSSELLE.COM

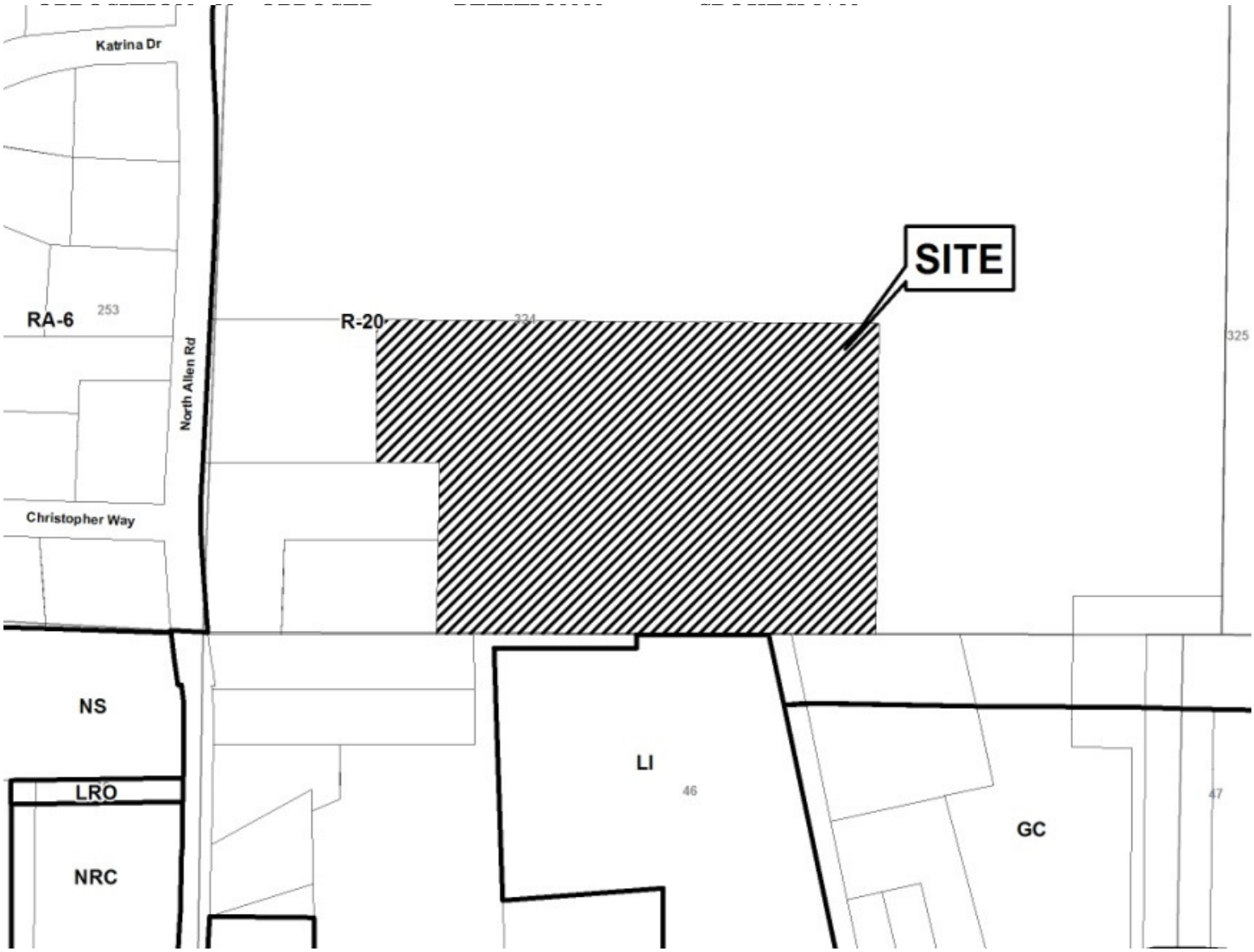
PROJ. NO: C00224 FILE: C00224.DWG
FIELD SURVEY DATE: 10/30/2012 - 10/31/12
PLAT DATE: 11/8/2012 SCALE: 1" = 50'

COBB COUNTY GEORGIA
FILED IN OFFICE
2016 DEC 11 PM 12:45
COBB COUNTY ZONING DIVISION
V-20 (2013)

F:\FORMS\ ARCHIVE\C00224 [C00224.dwg, 12/7/2012 12:09:12 PM, 1:50

APPLICANT:	Thomas Ferbrache	**PETITION No.:**	V-20
PHONE:	678-255-7481	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Thomas Ferbrache	**PRESENT ZONING:**	R-20
PHONE:	678-255-7481	**LAND LOT(S):**	324
TITLEHOLDER:	Thomas and Deborah Ferbrache	**DISTRICT:**	17
PROPERTY LOCATION:	On the east side of North Allen Road, north of Veterans Memorial Highway (5675 North Allen Road)	**SIZE OF TRACT:**	4.810 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Waive the minimum required frontage of a residential lot from the required 75 feet along a public street to 19 feet.



Application for Variance

COBB COUNTY GEORGIA
FILED IN OFFICE

Cobb County

2012 DEC 11 PM 12: 45 (type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-20
Hearing Date: 2-13-13

Applicant THOMAS FERBRACHE Phone # 678 255 7481 E-mail THE FERBIES@BELLSOUTH.NET

Thomas [illegible] Address [illegible] SE, MABLETON GA 30126
(representative's name, printed) (street, city, state and zip code)

Thomas C [illegible] Phone # E-mail
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 07/26/2015 Melanie J. McLeroy
Notary Public

Titleholder THOMAS FERBRACHE Phone [illegible] 7481 E-mail

Signature Thomas C. [illegible] Address: 5675 N ALLEN RD, MABLETON GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

DEBORAH FERBRACHE GA DL
Deborah Ferbrache

Signed, sealed and delivered in presence of:

My commission expires: 07/26/2015 Melanie J. McLeroy
Notary Public

Jasmin A. Campbell
NOTARY

Present Zoning of Property

Location 5675 N ALLEN RD, NORTH OF VETERANS MEMORIAL PARKWAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 324 District 17 Size of Tract 4.81 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.

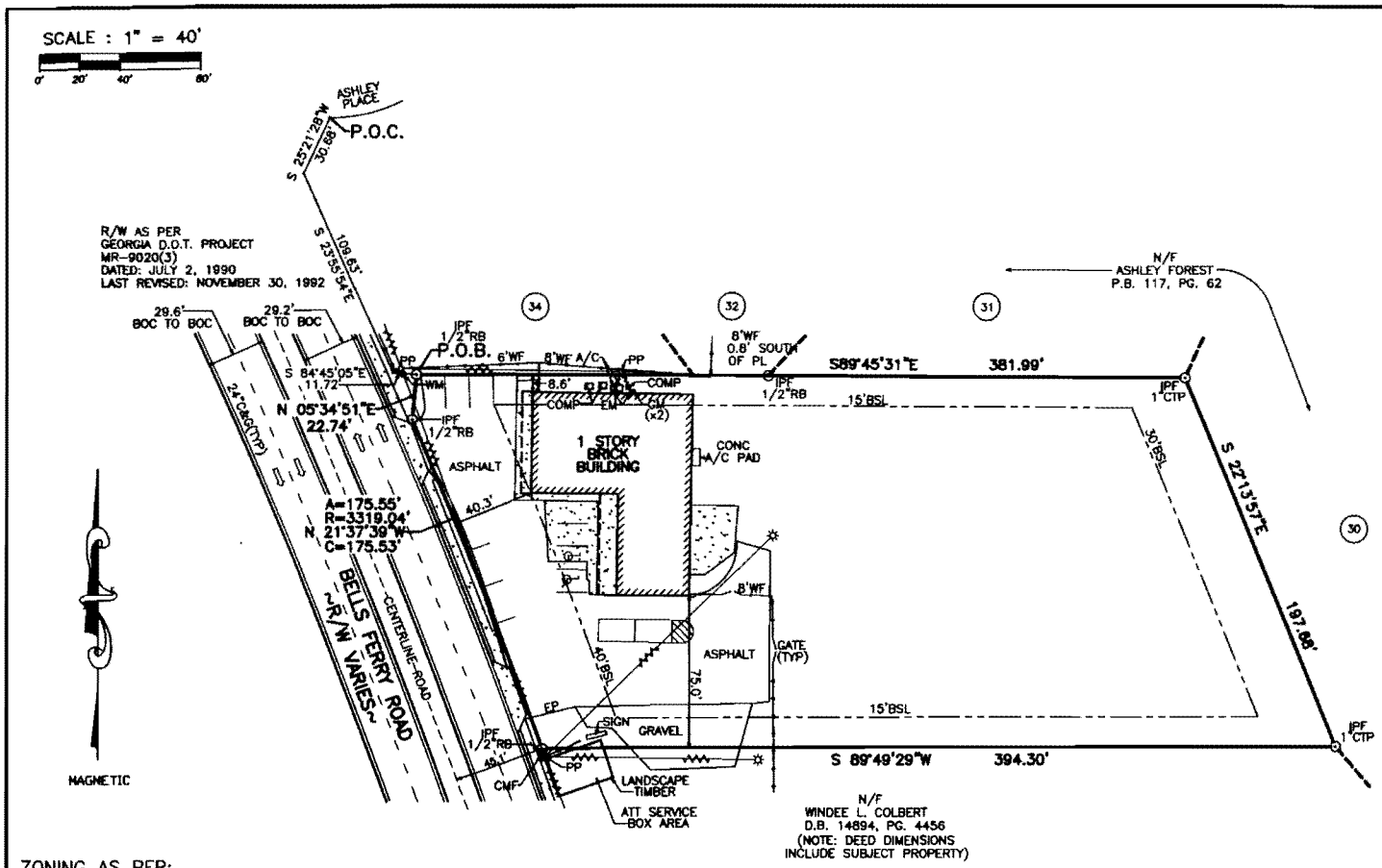
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

PROPERTY AS SHOWN ON PLOT DOES NOT HAVE REQUIRED ROAD FRONTAGE FOR RESIDENTIAL PROPERTY. PROPERTY LINES DRAWN PRIOR TO ZONING CODE REQUIRING 75FT RD FRONTAGE. MUST HAVE VARIANCE IN PLACE TO DO ANY PROPERTY IMPROVEMENTS REQUIRING PERMITS.

List type of variance requested: VARIANCE OF RESIDENTIAL ROAD FRONTAGE TO 30FT.

Revised: December 6, 2005



COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC 12 PM 12:18
COBB COUNTY ZONING DIVISION

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT OF WAY
N/F	LANDOWNER'S OWNERSHIP
ATT	ATT SERVICE BOX
BSL	BUILDING SETBACK LINE
BOC	BACK OF CURB
CO	CLEANOUT
CONC	CONCRETE
COMP	COMPRESSOR
C&G	CURB AND GUTTER
EM	ELECTRICITY METER
EP	EDGE OF PAVEMENT
GM	GAS METER
IPS	1/2" REBAR SET
IPF	IRON PIN FOUND
MON.	MONUMENT
OHP	OVERHEAD POWER
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PWR	POWER TRANSFORMER
RB	RE-BAR
OTP	OPEN TOP PIPE
TPED	TELEPHONE PEDESTAL
TYP	TYPICAL
WF	WOOD FENCE
WM	WATER METER
	OVERHEAD POWER LINE
LP	LIGHT POLE
PL	PROPERTY LINE

AREA
1.660 ACRES
72,333 SQ. FEET

V-21 (2013)

ZONING AS PER:
COBB COUNTY, GEORGIA
ZONED NS (NEIGHBORHOOD SHOPPING DISTRICT)

BUILDING SETBACK REQUIREMENTS:
FRONT – 40'
SIDE – 15'
REAR – 30'

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,423 FEET AND AN ANGULAR ERROR OF 07 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 209,906 FEET.

ALL ISSUES OF TITLE ARE EXCEPTED ON THIS SURVEY UNLESS NOTED AS NO TITLE REPORT HAS BEEN PROVIDED

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C 0029G DATED: DECEMBER 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 LAW.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

REVISIONS

PROJECT DESCRIPTION: SURVEY FOR:
WINDEE COLBERT
5080 BELLS FERRY ROAD

COUNTY: COBB DISTRICT: 16TH
LAND LOT: 2 SECTION: 2ND D.B. 13563, PG. 5871

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX=(770)554-8134

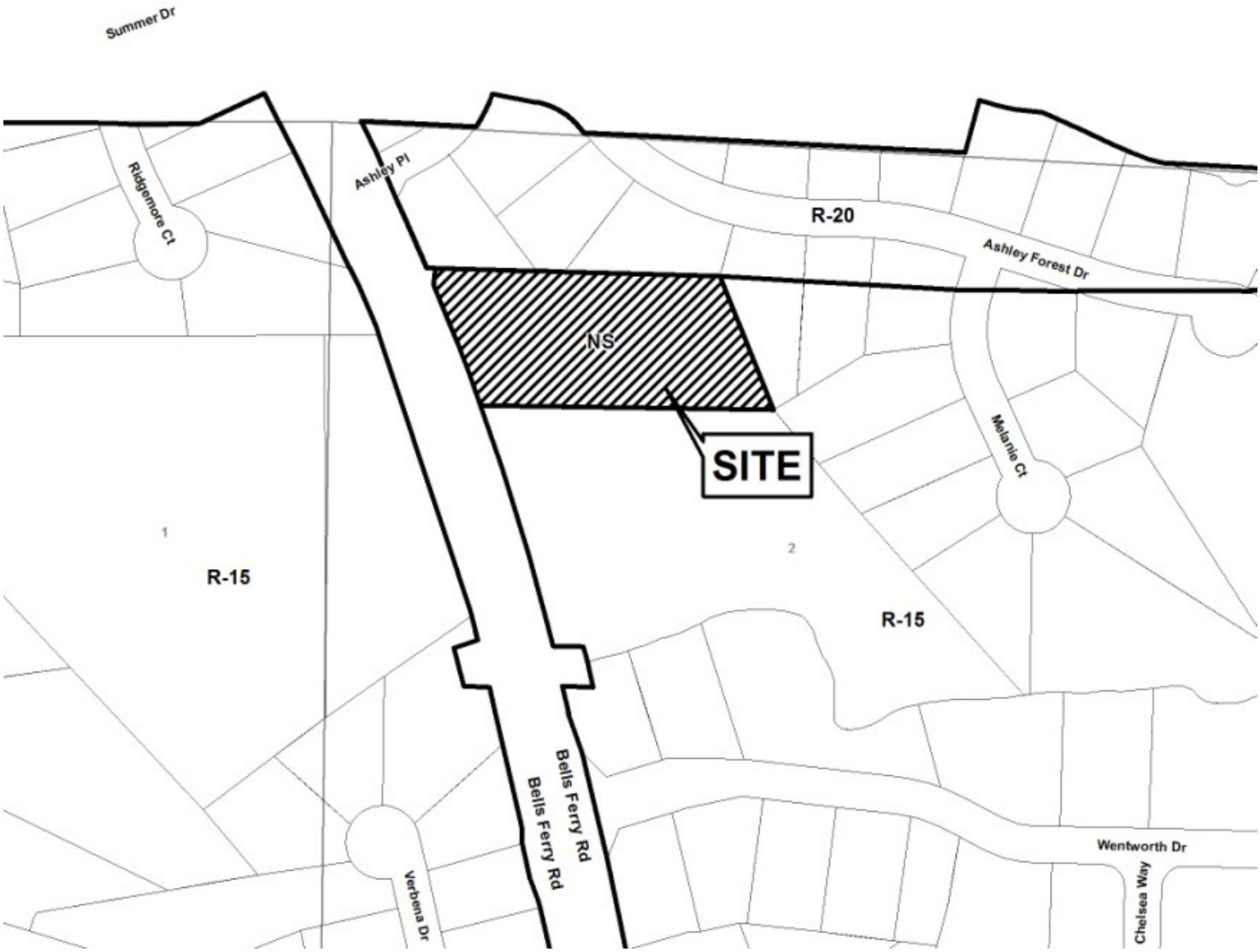
GEORGIA REGISTERED GARY L. COOPER 11/28/12

OFFICE:	11/14/12
BY:	DWJ
FIELD:	11/13/12
BY:	AMB
SCALE:	1"=40'
SHEET #	1 OF 1

12173

APPLICANT:	Windee Colbert	**PETITION No.:**	V-21
PHONE:	770-714-4216	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Windee Colbert	**PRESENT ZONING:**	NS
PHONE:	770-714-4216	**LAND LOT(S):**	2
TITLEHOLDER:	Windee L. Colbert	**DISTRICT:**	16
PROPERTY LOCATION:	On the east side of Bells Ferry Road, north of Wentworth Drive (5080 Bells Ferry Road)	**SIZE OF TRACT:**	1.660 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the front setback from the requried 50 feet to 40.3 feet (existing); and 2) waive the side setback from the required 15 feet to 8.6 feet (existing) on the northern side.



Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE
2016 DEC 12 PM 12: 17
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-21
Hearing Date: 2-13-13

Applicant Windee Colbert Phone # 770 714 4216 E-mail WindeeColbert@gmail.com

Windee Colbert Address 5080 Bells Ferry Road, Acworth 30102
(representative's name, printed) (street, city, state and zip code)

Windee Colbert Phone # E-mail
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 4/25/16 W. Enete
Notary Public

W. ENETE NOTARY PUBLIC GEORGIA EXPIRES April 25, 2016 COBB COUNTY

Titleholder Windee Colbert Phone # 770 714 4216 E-mail Windeecolbert@gmail.com

Signature Windee Colbert
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 4/25/16 W. Enete
Notary Public

W. ENETE NOTARY PUBLIC GEORGIA EXPIRES April 25, 2016 COBB COUNTY

Present Zoning of Property NS

Location 5080 Bells Ferry Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 2 District 16 Size of Tract 1.84 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.

1974 Building was built - not sure about setback then but now setback should be 15' from property line but is only 8'5 from line. Due to refinancing this issue has come up and needs to be corrected. Business of Package Store is located in building since 1975 and has no plan on closing or making any changes. To continue business financing I am asking for variance.

List type of variance requested:

Revised: December 6, 2005

OWNER/DEVELOPER
PANAMA DEVELOPMENT LLC
3535 Roswell Road NE Suite 48
Marietta, Georgia 30062
Ph. (770) 977 - 4674

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

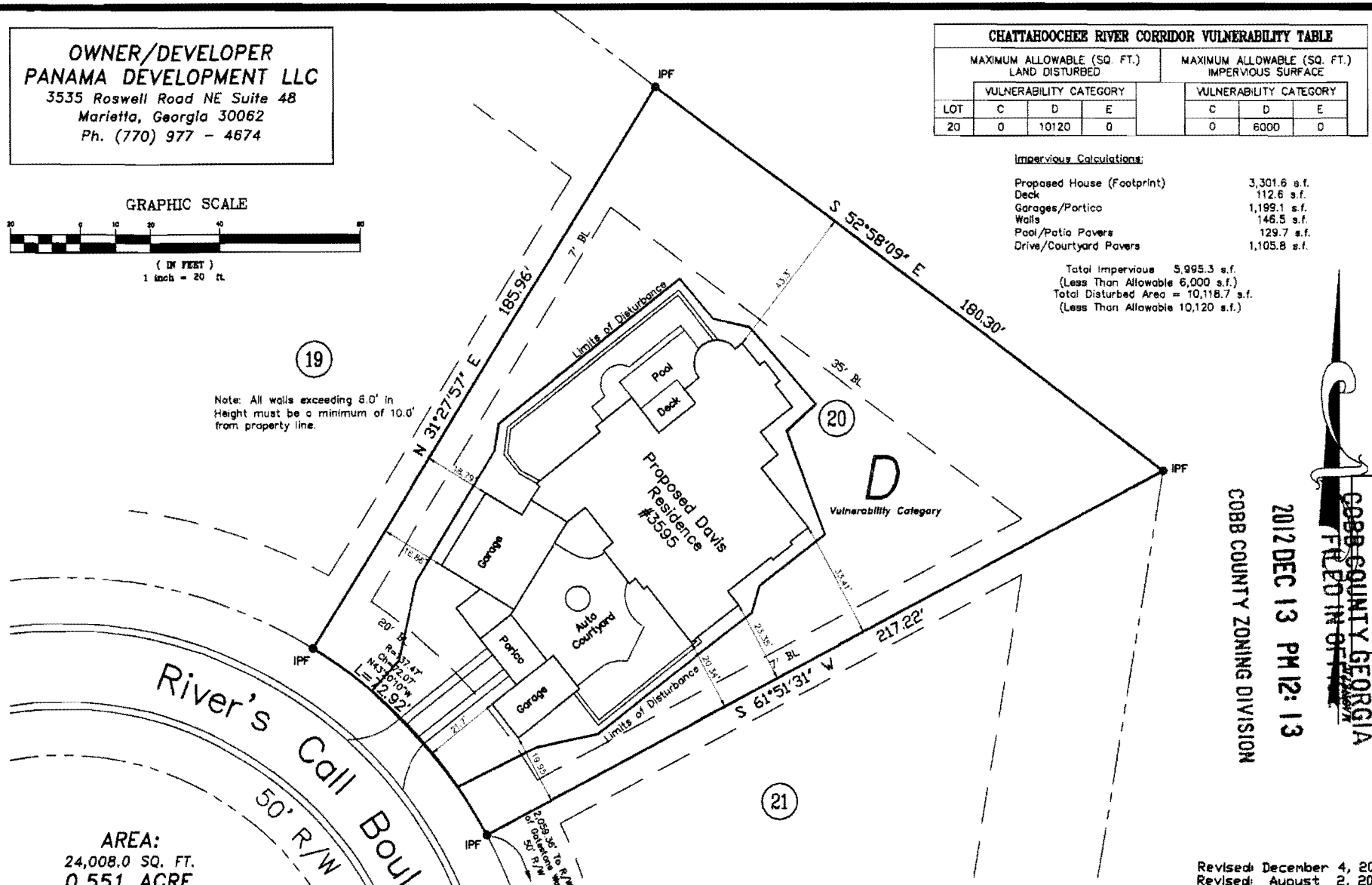
CHATTAHOOCHEE RIVER CORRIDOR VULNERABILITY TABLE

	MAXIMUM ALLOWABLE (SQ. FT.) LAND DISTURBED			MAXIMUM ALLOWABLE (SQ. FT.) IMPERVIOUS SURFACE		
	VULNERABILITY CATEGORY			VULNERABILITY CATEGORY		
LOT	C	D	E	C	D	E
20	0	10120	0	0	6000	0

Impervious Calculations:

Proposed House (Footprint)	3,301.6 s.f.
Deck	112.6 s.f.
Garages/Portico	1,199.1 s.f.
Walls	146.5 s.f.
Pool/Patio Pavers	129.7 s.f.
Drive/Courtyard Pavers	1,105.8 s.f.

Total Impervious 5,995.3 s.f.
(Less Than Allowable 6,000 s.f.)
Total Disturbed Area = 10,118.7 s.f.
(Less Than Allowable 10,120 s.f.)



AREA:
24,008.0 SQ. FT.
0.551 ACRE

GEORGIA REGISTERED No. 2235 LAND SURVEYOR LARRY D. NEESE

Revised: December 4, 2012
Revised: August 2, 2012

Larry D. Neese, PLS
ENGINEERS PLANNERS SURVEYORS
50 Barrett Pkwy., Suite 3005 Box 330
Marietta, Georgia 30066
Ph. (770) 428 - 2122
Fax (678) 452 - 2179

HOUSE LOCATION PLAT
Panama Properties
LOT 20 RIVER'S CALL

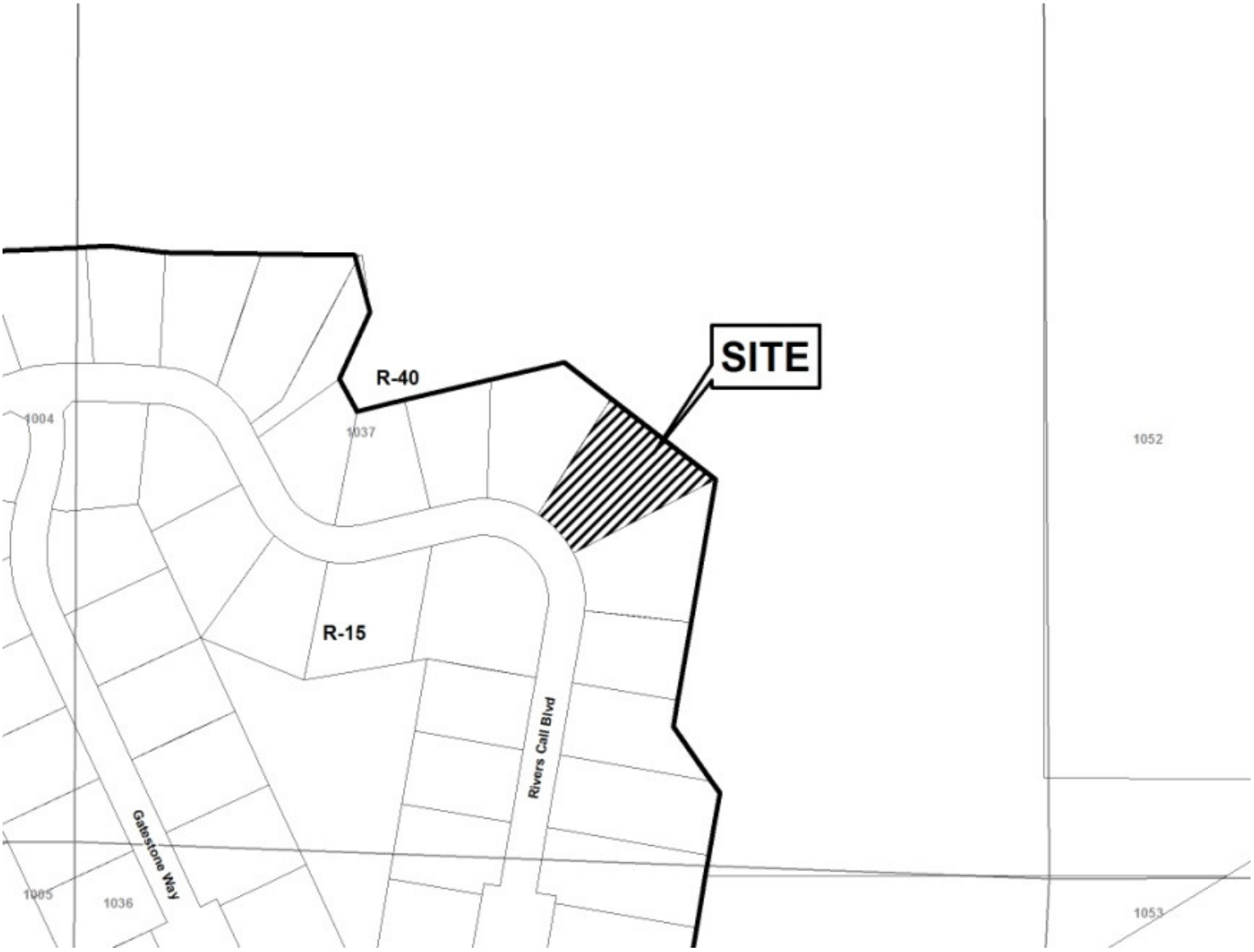
UNIT II, PHASE 2	PLAT BOOK: 233 PAGE: 57	
LAND LOT: 1037		CC: -
DISTRICT: 17th	SECTION: 2nd	Dwn: MAS
COUNTY: COBB	STATE: GEORGIA	Chkd: LDN
		Job: 120071
DATE: July 27, 2012	SCALE: 1' = 20'	

V-22 (2013)

COBB COUNTY, GEORGIA
FILED IN OFFICE
2012 DEC 13 PM 12: 13
COBB COUNTY ZONING DIVISION

APPLICANT:	Tim Davis	**PETITION No.:**	V-22
PHONE:	404-915-1753	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Ken Meyer	**PRESENT ZONING:**	R-15
PHONE:	770-977-4674	**LAND LOT(S):**	1037
TITLEHOLDER:	Timothy E. Davis	**DISTRICT:**	17
PROPERTY LOCATION:	On the east side of River's Call Boulevard, northeast of Windwood Parkway (3595 River's Call Boulevard)	**SIZE OF TRACT:**	0.551 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: Allow an accessory structure (proposed pool) to the side of the principal building.



COBB COUNTY
FILED IN OFFICE
2012 DEC 13 PM 12: 13

Application for Variance
Cobb County

COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-22
Hearing Date: 02-13-13

Applicant *Tim Davis* Phone # *404.915.1753* E-mail *davis.tim@synthes.com*

Ken Meyer for Panama Properties, Inc. Address *3535 Roswell Road NE, Suite 48, Marietta, GA 30062*
(representative's name, printed) (street, city, state and zip code)

ken@panamaproperties.com

(representative's signature) Phone # *770.977.4674* E-mail *ken@panamaproperties*

Signed, sealed and delivered in presence of:

My commission expires: *6/25/2016* Notary Public

BRENDA J BEVARD NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 25, 2016

Titleholder *Tim Davis* Phone # *404.915.1753* E-mail *davis.tim@synthes.com*

Signature (attach additional signatures, if needed) Address: *2306 English Ivy Court SE, Smyrna, GA 30080*
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: *6/25/2016* Notary Public

BRENDA J BEVARD NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 25, 2016

Present Zoning of Property *R-15*

Location *3595 River's Call Blvd. Atlanta, GA 30339*
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) *1037* District *17th* Size of Tract *1/3* 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 *Lot drops off severly in the rear* 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.

COBB COUNTY INFORMED REPRESENTATIVE THE POOL PROPOSED SITE IS NOT PERMITTED. OWNER AND REPRESENTATIVE ARE ASKING FOR A VARIANCE TO LOCATE THE POOL AS SHOWN ON THE SITE PLAN. THE TOPOGRAPHY DOES NOT ALLOW TO PUT THE POOL IN THE REAR OF THE LOT AS COBB COUNTY REQUIRES EVEN THOUGH IT IS A SMALL POOL.

List type of variance requested: POOL SITE VARIANCE

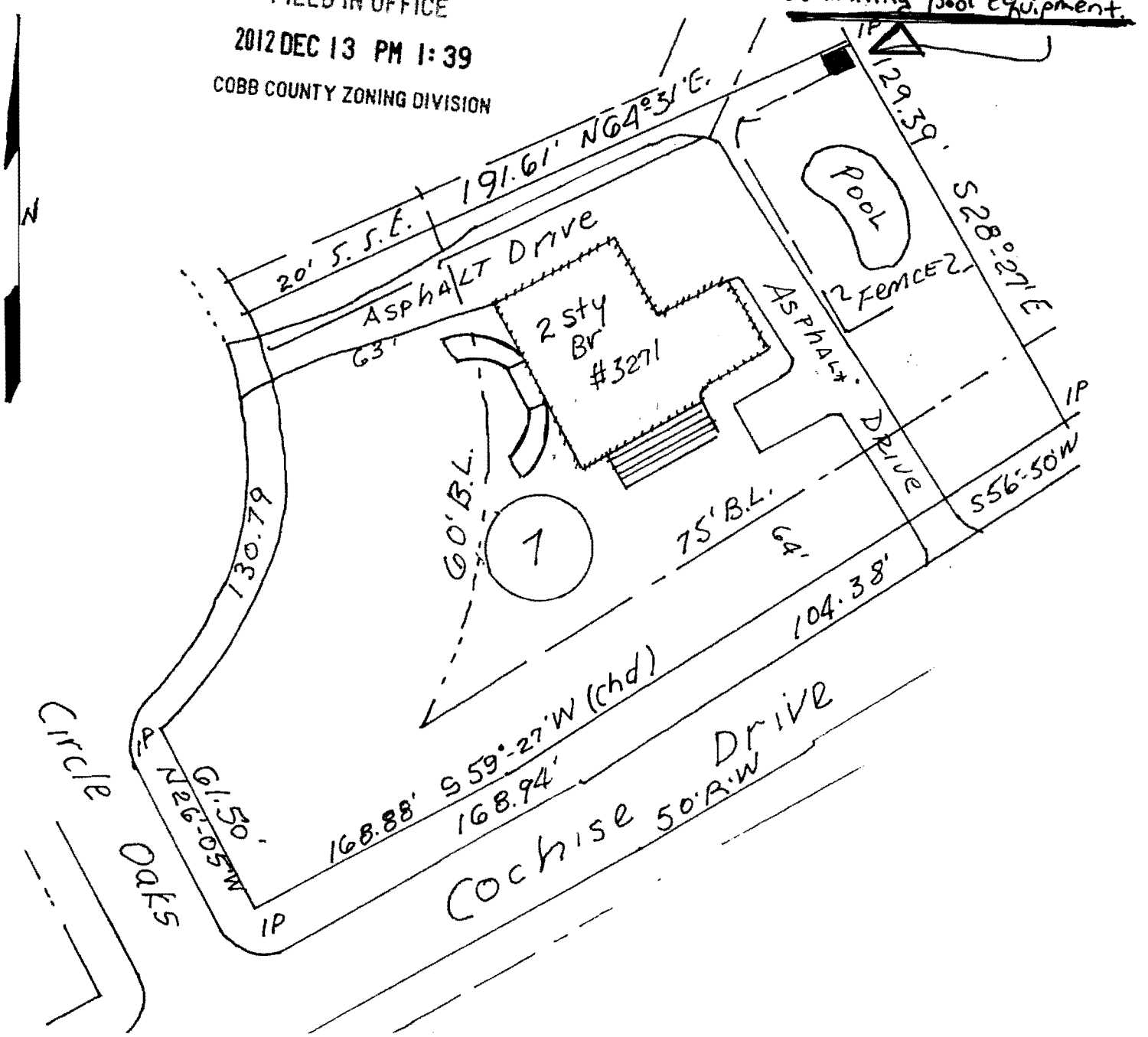
Revised: December 6, 2005

V-23 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

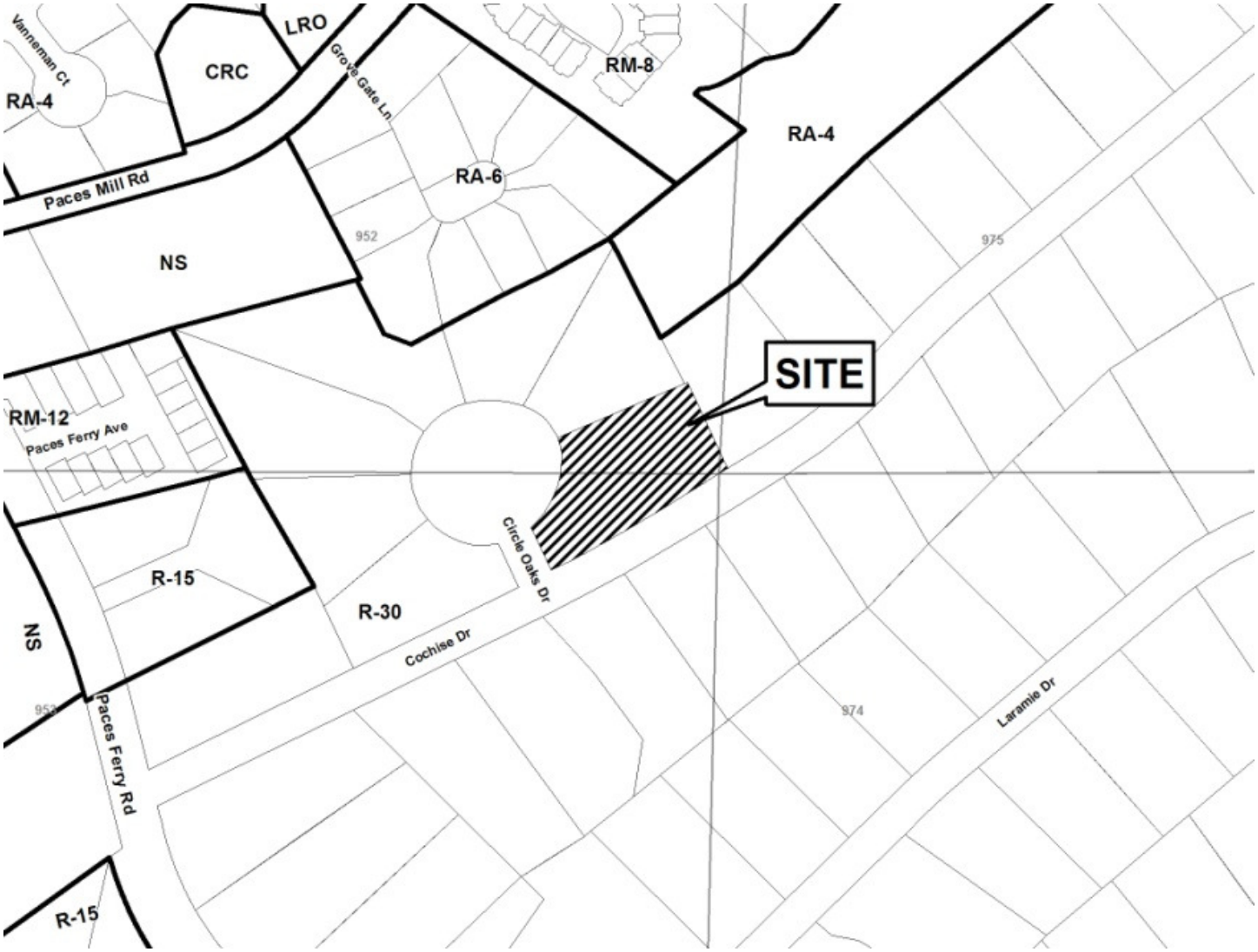
2012 DEC 13 PM 1:39

COBB COUNTY ZONING DIVISION



APPLICANT:	Preston and Liz Smith	**PETITION No.:**	V-23
PHONE:	770-876-1877	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Preston Smith	**PRESENT ZONING:**	R-30
PHONE:	770-876-1877	**LAND LOT(S):**	952, 953, 975
TITLEHOLDER:	Preston W. Smith	**DISTRICT:**	17
PROPERTY LOCATION:	At the northeast corner of	**SIZE OF TRACT:**	0.805
Circle Oaks Drive and Cochise Drive		**COMMISSION DISTRICT:**	**2**
(3271 Circle Oaks Drive)			

TYPE OF VARIANCE: Waive the side and rear setbacks for an accessory building under 144 square feet (proposed 10 x 12 building to cover existing pool equipment) from the required 5 feet to 2 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE
2012 DEC 13 PM 1:39
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-23
Hearing Date: 2/13/13

Applicant Preston & Liz Smith Phone # 770-876-1877 E-mail PrestonSmith@bellsouth.net

Preston Smith (representative's name, printed) Address 3271 Circle Oaks Dr. SE Atlanta, GA 30339 (street, city, state and zip code)

(representative's signature) Phone 770-876-1877 E-mail PrestonSmith@bellsouth.net

My commission expires: 11/15/2014 Signed, sealed and delivered in presence of: Notary Public

LISA JOHNSON NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 15, 2014

Titleholder Preston W. Smith Phone # 770-876-1877 E-mail PrestonSmith@bellsouth.net

Signature (attach additional signatures, if needed) Address: 3271 Circle Oaks Dr. Atlanta GA 30339 (street, city, state and zip code)

My commission expires: 11/15/2014 Signed, sealed and delivered in presence of: Notary Public

LISA JOHNSON NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 15, 2014

Present Zoning of Property R-30

Location 3271 Circle Oaks Drive (at intersection with Cochise Drive) (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 952, 953 District 17 Size of Tract 0.805 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.

We are seeking to build a storage shed to cover the existing in-ground swimming pool equipment (e.g. pumps, filter, heater, etc.) which has been in this location since ~1976. This existing pool equipment is located less than five feet from the rear property line corner. Therefore we respectfully request a waiver of the five foot set back rule to build a one-story detached accessory building with a floor area ≤ 144 square feet to cover it.

List type of variance requested: Waiver of the five foot set back requirement contained in Section 134-196 (12)(a) for the purpose of constructing an accessory building (≤ 144 square feet) over the existing swimming pool equipment which has been located less than five feet from rear property line corner since ~ 1976. Request waiver of rear and side setback from 5 feet to 2 feet.

Revised: December 6, 2005

ORIGINAL SURVEY HAS BEEN ALTERED TO SHOW PROPOSED IMPROVEMENTS AND DISTANCES HAVE BEEN CHANGED

V-24 (2013)

COBB COUNTY GEORGIA
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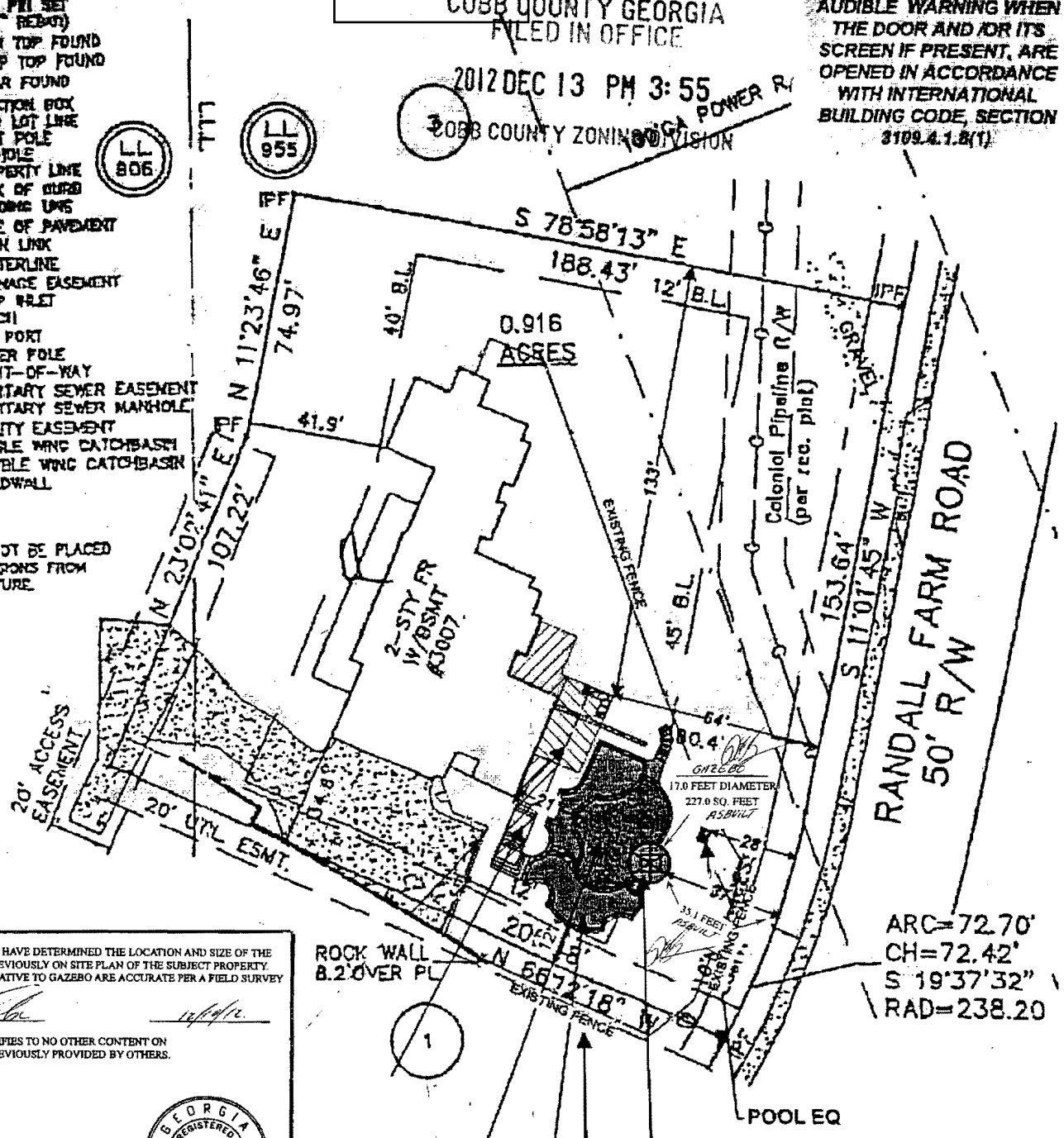
2012 DEC 13 PM 3:55
COBB COUNTY ZONING DIVISION

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

LEGEND

IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
JB	JUNCTION BOX
LLL	LAND LOT LINE
LP	LIGHT POLE
MH	MANHOLE
PL	PROPERTY LINE
BC	BACK OF CURB
B/L	BUILDING LINE
EP	EDGE OF PAVEMENT
CL	CHAIN LINK
℄	CENTERLINE
DE	DRAINAGE EASEMENT
DI	DROP INLET
P	PORCH
CP	CAR PORT
PP	POWER POLE
R/W	RIGHT-OF-WAY
SE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER MANHOLE
U/E	UTILITY EASEMENT
	SINGLE WING CATCHBASIN
	DOUBLE WING CATCHBASIN
	HEADWALL

NOTE:
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.



I HEREBY CERTIFY THAT I HAVE DETERMINED THE LOCATION AND SIZE OF THE GAZEBO AS DEPICTED PREVIOUSLY ON SITE PLAN OF THE SUBJECT PROPERTY. DIMENSIONS SHOWN RELATIVE TO GAZEBO ARE ACCURATE PER A FIELD SURVEY BY MYSELF.

12/4/12

THE UNDERSIGNED CERTIFIES TO NO OTHER CONTENT ON FACE OF THIS SURVEY PREVIOUSLY PROVIDED BY OTHERS.

GEORGIA REGISTERED No. 2089 LAND SURVEYOR RONALD E. GUTHRIE

PROPOSED SWIMMING POOL 25' X 35'

13' ROUND GAZEBO (132 SQ FT) BUILT ON 29" STONE BASE WITH RECESSED PRE-FAB SPA

1615 SF FT DECKING STEPS AND COPING

EXISTING FENCE AND ALL GATES TO BE RETROFITTED FOR POOL BARRIER COMPLIANCE

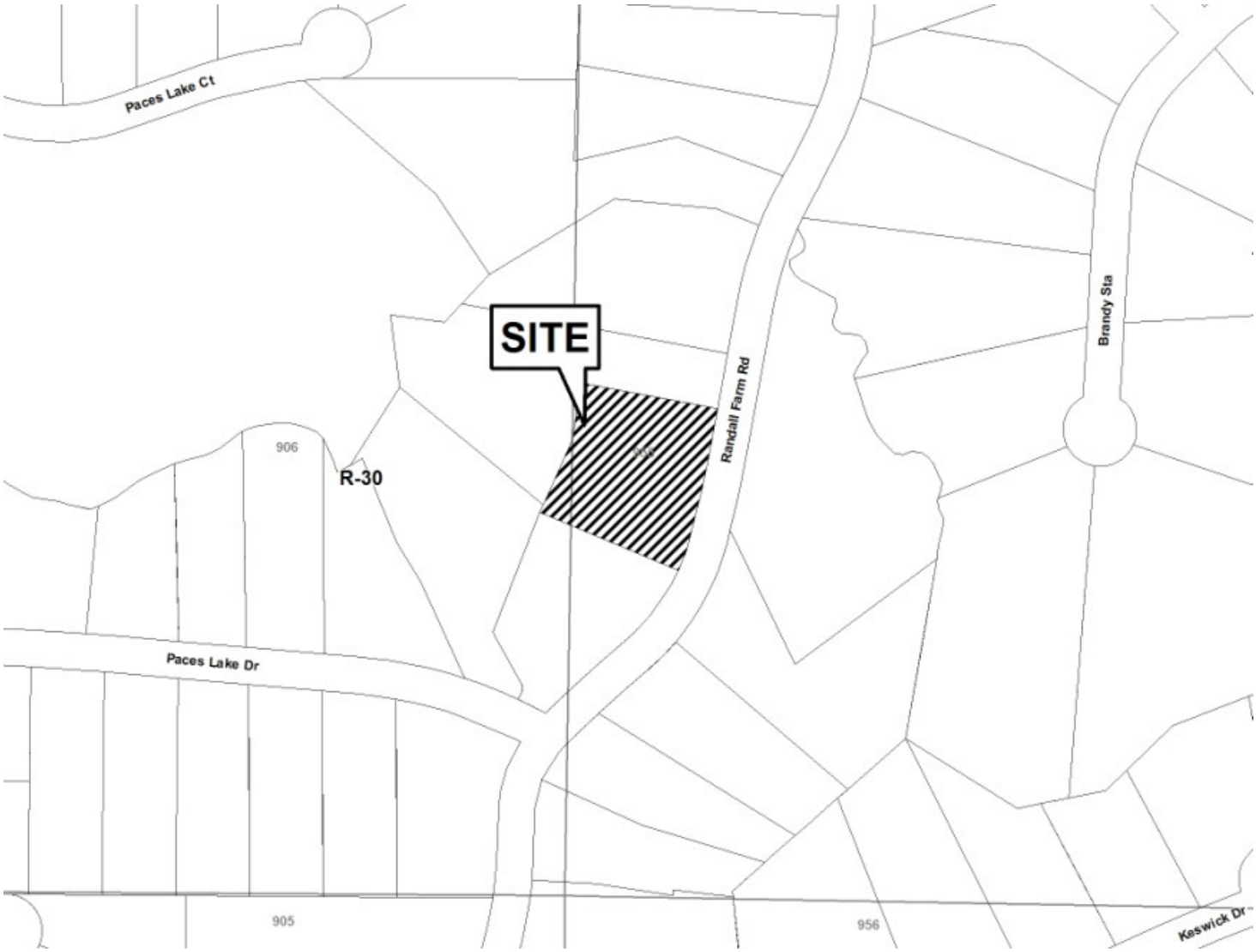
TOTAL IMPERVIOUS:
11466 OR 29.82%

LOCATED IN:
LL: 906 & 955
DIST: 17TH SECT: 2ND
LOT: 4 PACES COVE
COBB CO GEORGIA

HOMEOWNER:
ROBERT ANDERSON
3007 PACES LAKE DRIVE SE
ATLANTA GA 30339

APPLICANT:	Outside Landscape Group, LLC	**PETITION No.:**	V-24
PHONE:	770-754-1188	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Rick Kaldrovics	**PRESENT ZONING:**	R-30
PHONE:	404-936-8526	**LAND LOT(S):**	906, 955
TITLEHOLDER:	Robert A. and Terry J. Anderson	**DISTRICT:**	17
PROPERTY LOCATION:	On the west side of	**SIZE OF TRACT:**	0.916 acres
Randall Farm Road, north of Paces Lake Drive		**COMMISSION DISTRICT:**	**2**
(3007 Paces Lake Drive)			

TYPE OF VARIANCE: Waive the setback for an accessory structure over 144 square feet (gazebo) from 45 feet to 35 feet.



Application for Variance

COBB COUNTY GEORGIA
FILED IN OFFICE

2012 DEC 13 PM 3:53

COBB COUNTY ZONING DIVISION

Cobb County

(type or print clearly)

Application No. V-24
Hearing Date: 2/13/13

Applicant OutsideLandscapeGroup LLC Phone # 770-754-1188 E-mail rick@outsidelandscapegroup.com

Rick Kaldrovics Address 11435 N. Fulton Industrial Blvd
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404-936-8526 E-mail rick@outsidelandscapegroup.com

My commission expires: 9-5-2016 Signed, sealed and delivered in presence of: Kasey Wyatt Notary Public

KASEY WYATT MY COMMISSION NOTARY PUBLIC EXPIRES CHEROKEE COUNTY, GEORGIA

* Titleholder Robert A. Anderson Terry J. Anderson Phone # 404-547-9138 E-mail twee916@gmail.com

✓ Signature Robert A. Anderson Terry J. Anderson Address: 3007 Paces Lake Drive SE, Atlanta GA, 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-5-2016 Signed, sealed and delivered in presence of: Kasey Wyatt Notary Public

KASEY WYATT MY COMMISSION NOTARY PUBLIC EXPIRES CHEROKEE COUNTY, GEORGIA

Present Zoning of Property

Location 3007 Paces Lake Drive SE, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 906 and 955 District 17th, 2nd section Size of Tract .916 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 ~~[illegible]~~ Shape of Property _____ Topography of Property _____ Other Setback

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 backyard fronts a main road (Randall Farm) and is considered a "front" yard with a larger setback than a normal backyard. In order to construct the desired items in the back yard we must encroach the setback for an accessory building.

List type of variance requested: Accessory structure within building setback.

Revised: December 6, 2005

LEGEND:

IPS	IRON PIN SET		BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	—Z— —Z—	OVERHEAD UTILITY LINE(S).
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB RE-BAR	REINFORCING BAR	DWCB	CATCH BASIN
CRB	CAPPED RE-BAR	JB	JUNCTION BOX
CL	CENTERLINE	DI	DROP INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
—SS—	SANITARY SEWER	FH	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
—x—x—	FENCE	WV	WATER VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	CO C/O	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
NTS	NOT TO SCALE	SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

GRID CA WEST (NAD 83)

COBB COUNTY, GEORGIA
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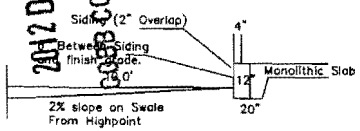
2012 DEC 26 PM 1:19
COBB COUNTY ZONING DIVISION



Standard Grading Detail (NTS)

EXISTING ZONING: R-15 (Z-83 OF 2005)
SETBACKS:

FRONT	35 FEET
SIDE	10 FEET
MAJOR SIDE	25 FEET
REAR	30 FEET
MINIMUM LOT WIDTH AT SETBACK	75 FEET
MINIMUM LOT SIZE	15,000 SF

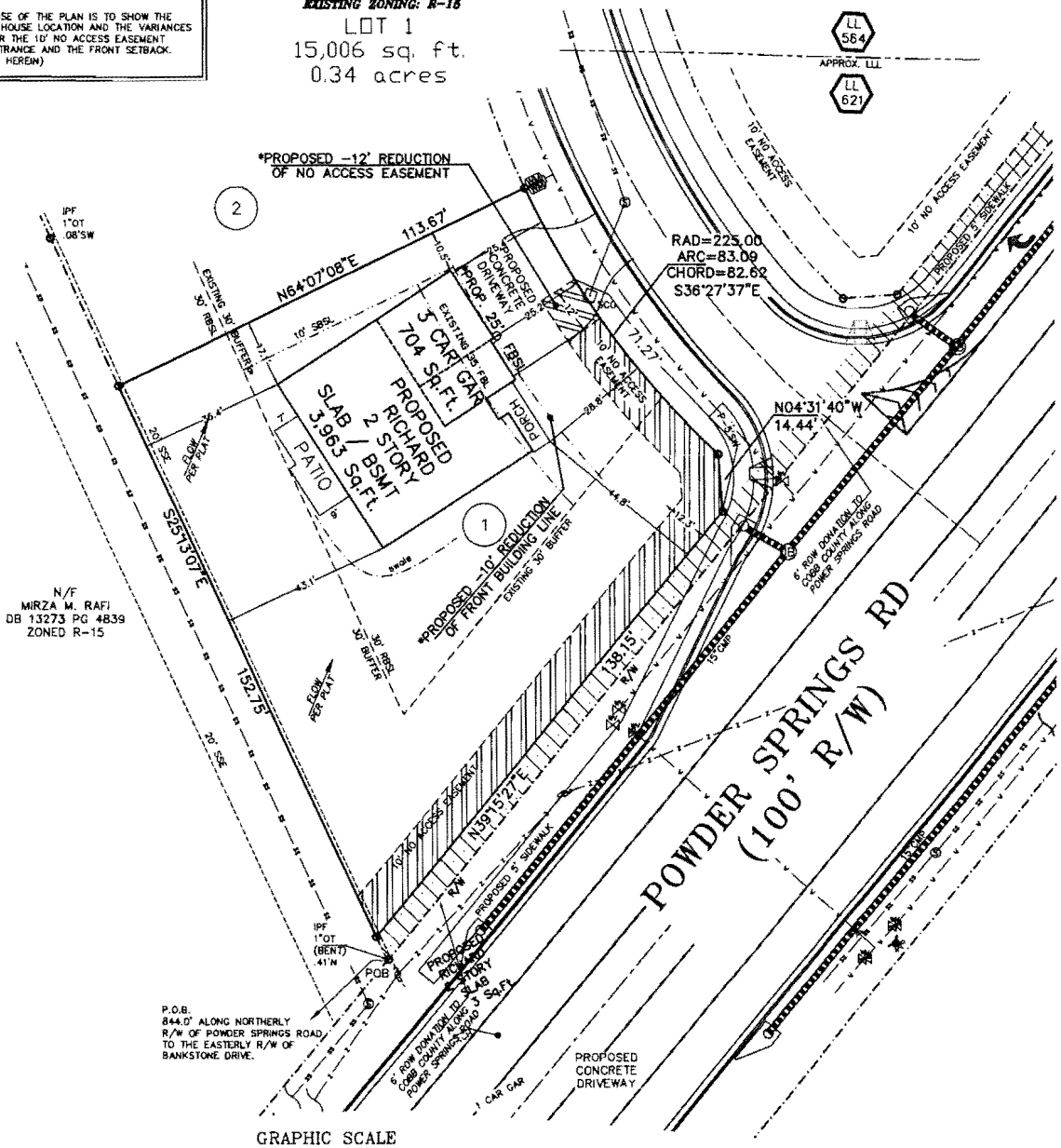
HOUSE LOCATION PLAN & VARIANCE PLAN FOR:

KERLEY FAMILY HOMES

#2700 HARTRIDGE DRIVE
LAND LOT 621, 19th DISTRICT
COBB COUNTY, GEORGIA
EXISTING ZONING: R-15

NOTE:
THE PURPOSE OF THE PLAN IS TO SHOW THE PROPOSED HOUSE LOCATION AND THE VARIANCES NEEDED FOR THE 10' NO ACCESS EASEMENT AT THE ENTRANCE AND THE FRONT SETBACK. (AS SHOWN HEREIN)

LOT 1
15,006 sq. ft.
0.34 acres



P.O.B.
844.0' ALONG NORTHERLY R/W OF POWDER SPRINGS ROAD TO THE EASTERLY R/W OF BANKSTONE DRIVE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

I HAVE THIS DATE EXAMINED THE "FIA - OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL ● (IS NOT) IN AN HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13067C0103G
EFFECTIVE DATE: 12/16/08

DATE 12/20/12
SCALE 1" = 20'
COBB COUNTY, GEORGIA
BY: DATE:
SECTION REVISION

HOUSE LOCATION PLAN & VARIANCE PLAN FOR:
KERLEY FAMILY HOMES
LAND LOT 621 19th DISTRICT
LOT 1 BLOCK UNIT PHASE
SUBDIVISION HARTRIDGE MANOR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+FEET, AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING AND MAPPING, INC. WITHOUT WRITTEN PERMISSION. COPYRIGHT 2012 FRONTLINE SURVEYING AND MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2486 JAMES EDWARD FRAY, JR. 12-21-12
FOR THE FIRM OF FRONTLINE SURVEYING & MAPPING, INC.

JOB # 46892

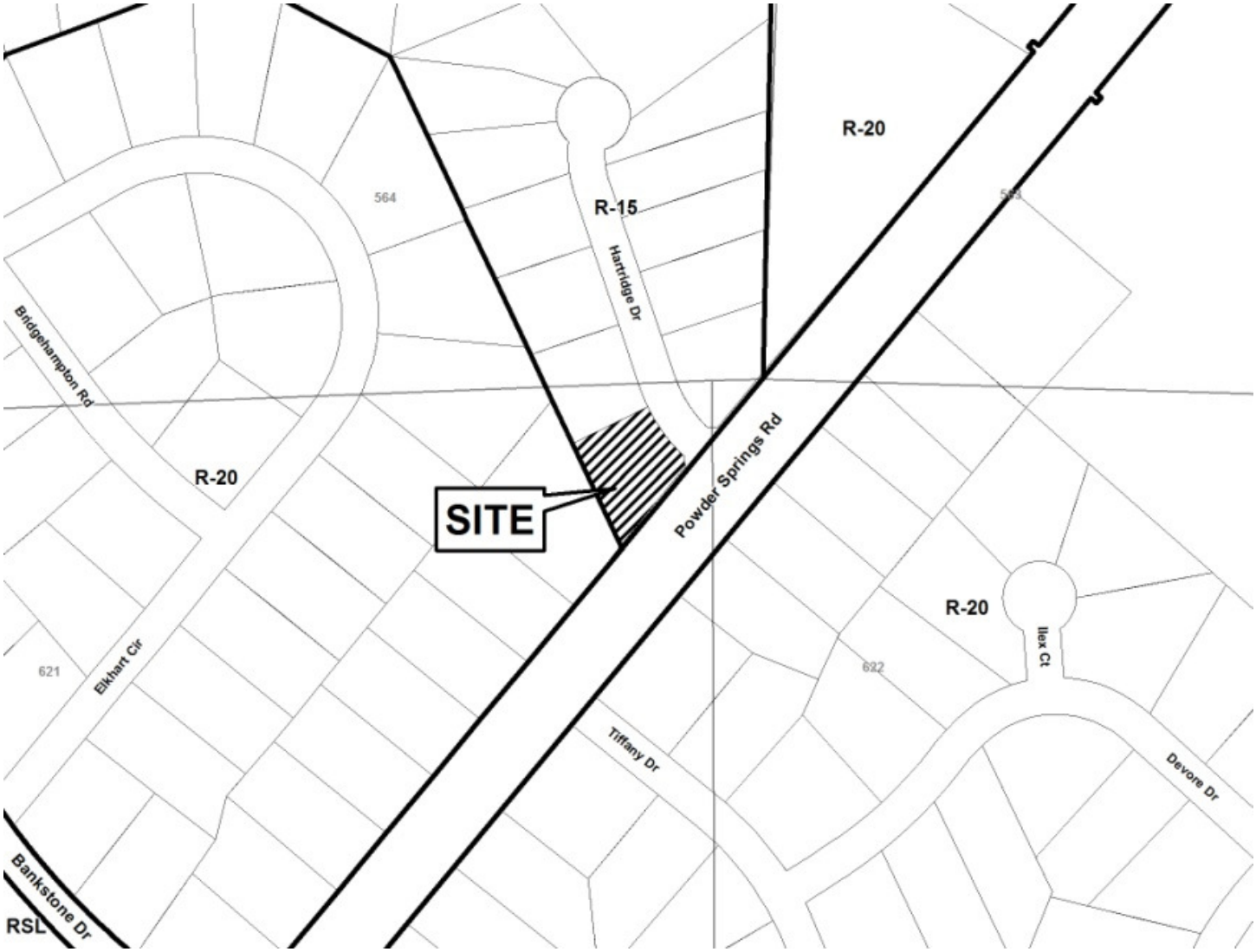
PB 268 PG 52
DB PG

Z-63 (2013)

Z:\dwg 2009\46892.dwg, 12/21/2012 3:45:06 PM, CutePDF Writer

APPLICANT:	Kerley Family Homes	**PETITION No.:**	V-25
PHONE:	770-792-5500	**DATE OF HEARING:**	2-13-13
REPRESENTATIVE:	Elizabeth Primm	**PRESENT ZONING:**	R-15
PHONE:	770-792-5500	**LAND LOT(S):**	621
TITLEHOLDER:	Kerley Family Homes at HR,LLC	**DISTRICT:**	19
PROPERTY LOCATION:	At the southwest corner of Hartridge Drive and Powder Springs Road (2700 Hartridge Drive)	**SIZE OF TRACT:**	0.34 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet.



Application for Variance
Cobb County

COBB COUNTY, GEORGIA
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2012 DEC 26 PM 1:19
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-25
Hearing Date: 2-13-13

Applicant Kerley Family Homes Phone # 770-792-5500 E-mail lprimm@KerleyFamilyHomes.com

Elizabeth Primm Address 750 Chastain Corner Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

E. Primm Phone # 770-792-5500 E-mail lprimm@KerleyFamilyHomes.com
(representative's signature)

E. Primm
GA DL

My commission expires: 1-29-16

JASON A. CAMPBELL NOTARY PUBLIC EXPIRES GEORGIA JAN. 29, 2016 BARTOW COUNTY

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Marvin E. Kerley Phone # 404-680-9601 E-mail GKerley@KerleyFamilyHomes.com

Signature Marvin E Kerley Address: 750 Chastain Corner Marietta
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 9/9/14

Notary Public

CHERYL A AXLEY NOTARY PUBLIC MY COMMISSION EXPIRES SEPTEMBER 9, 2014 CHEROKEE COUNTY, GEORGIA

Present Zoning of Property

Location 2700 Hartridge Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 621 District 19th Size of Tract .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 _____ 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.

Bank is too steep in backyard. Possiable run-off

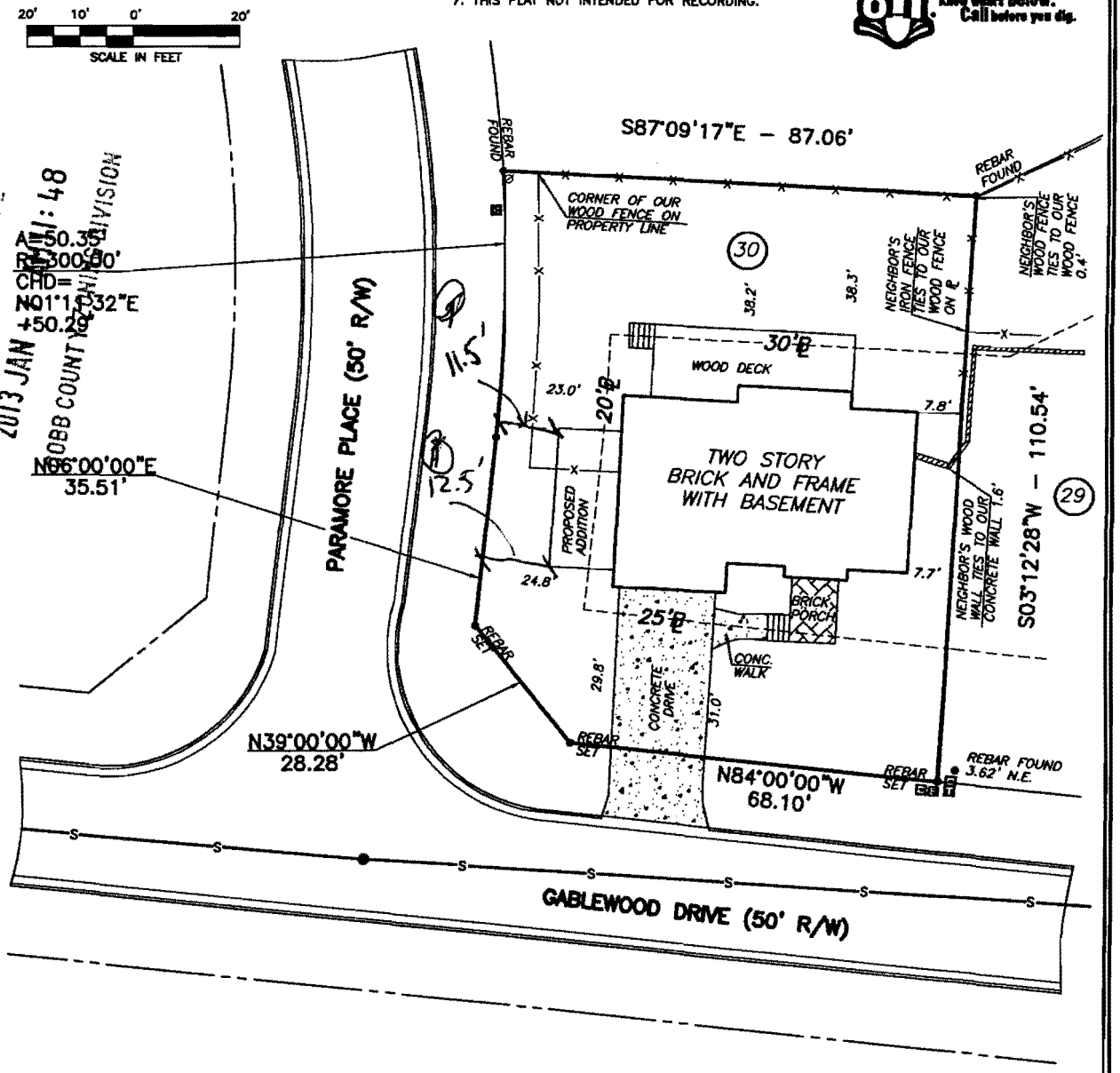
List type of variance requested: Variance. Move Front property line up from 35 feet to 25 feet. Reduce 10 ft no acesss easement to construct driveway.

Revised: December 6, 2005

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT NOT INTENDED FOR RECORDING.

811 Know what's below. Call before you dig.



COBB COUNTY GEORGIA FILED IN OFFICE 2013 JAN 11:48 COBB COUNTY SUBDIVISION

Closest

REFERENCE MATERIAL

1. QUIT CLAIM DEED IN FAVOR OF MATTHIAS LIEBICH AND JENNIFER ANN LIEBICH DEED BOOK 13935 PAGE 2747–2748 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.209± ACRES OR 9,112± SQ. FT.

2413 GABLEWOOD DRIVE
MARIETTA, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434–3383

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646 on 1–7–13. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#232989

LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
	POWER POLE
	LIGHT POLE
	POWER METER
	POWER BOX
	AIR CONDITION
	TELEPHONE BOX
	GAS METER
	CABLE BOX
	WATER METER
	WATER VALVE
	JUNCTION BOX
	DROP INLET
	SANITARY SEWER MANHOLE

DB: DP

PROPERTY OF
MATTHIAS LIEBICH
JENNIFER ANN LIEBICH

LOT 30
ORCHARD GROVE

LAND LOT 744
DISTRICT 16TH. SECTION 2ND
COUNTY COBB
GEORGIA

PB 184
PGS 47–50

PLAT PREPARED: 1–7–13
FIELD: 1–4–13 SCALE: 1"=20'

on 11"x17" Paper

APPLICANT: Matthias Liebich

PETITION No.: V-26

PHONE: 770-321-0331

DATE OF HEARING: 2-13-13

REPRESENTATIVE: Timothy Piendel

PRESENT ZONING: R-12

PHONE: 678-352-1035

LAND LOT(S): 744

TITLEHOLDER: Matthias and Jennifer Ann Liebich

DISTRICT: 16

PROPERTY LOCATION: At the northeast corner of Gablewood Drive and Paramore Place (2413 Gablewood Drive)

SIZE OF TRACT: 0.209 acres

COMMISSION DISTRICT: **3**

TYPE OF VARIANCE: Waive the major side setback from the required 20 feet to 11.5 feet.

OPPOSITION: **No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____**

Click here to add photo

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

_____

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JAN -7 AM 11:47

COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-26
Hearing Date: 2/13/13

Applicant MATTHIAS LIEBICH Phone # 770 321 0331 E-mail mliebich@live.com

TIMOTHY PIERSOL Address 2413 GABLEWOOD DRIVE, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Phone # 678 352 1035 E-mail tim@greathouse-atl.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: June 12, 2016

Notary Public

Titleholder MATTHIAS LIEBICH Phone # 770 321 0331 E-mail mliebich@live.com

Signature Address: 2413 GABLEWOOD Dr., Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 12, 2016

LANDAVERDE KELLY
NOTARY PUBLIC
Whitfield County
State of Georgia
My Comm. Expires June 12, 2016

Present Zoning of Property R-12

Location 2413 GABLEWOOD DRIVE, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 16 Size of Tract 0.25 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.

~~We are in the process of a two phase project that includes renovating several portions of our home. We have already had the project approved by the HOA, permitted the interior phase, moved out and begun the interior phase of construction. We are currently in temporary housing while the project is being completed. In order to complete the project, we need to permit the exterior phase which is adding a pantry, closet, and third car garage to the left of our home.~~

List type of variance requested:

We would like to add to the left of our home an addition measuring 12 feet wide and 26 feet deep. This would encroach upon the left setback by approximately 8 feet.

Revised: December 6, 2005