PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 8, 2013

DUE DATE: April 8, 2013

Distributed: March 25, 2013

Cobb County…Expect the Best!

PLAT OF SURVEY FOR

PAUL H. BELANGER
LYNDA J. HENSON

LOCATED IN LAND LOT 1016, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 80, UNIT I, WESLEY STATION, RECORDED IN PLAT BOOK 109, PAGE 38

4495 WESLEY WAY

AREA = 0.770 ACRES
33,556 SQ. FT.

V-49 (2013)

RECEIVED
MAR 5 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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
C/L = CENTERLINE
B/L = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS — W — W — W — W —
OVERHEAD POWER LINES — 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

TECHNICAL DATA

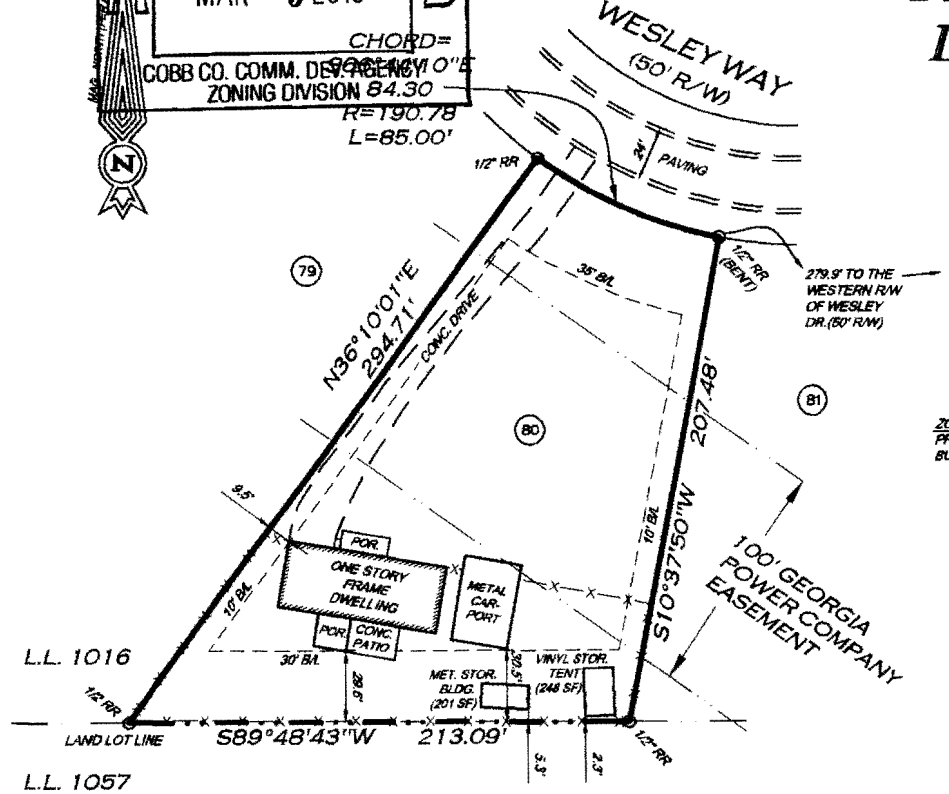
ALL LOCATIONS WERE TAKEN FROM A SINGLE INSTRUMENT POSITION AND NO TRAVERSE CLOSURE WAS PERFORMED AT THIS TIME.
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/ 133,038

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

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

STREAM BUFFER NOTE
THERE IS A 25' NON-DISTURBANCE BUFFER(WARM WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER(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.



ZONING NOTES
PROPERTY ZONED: R-15
BUILDING SETBACKS:
FRONT - 35'
SIDE - 10'
REAR - 30'

GRAPHIC SCALE
50 0 50 100

REVISIONS

DATE	DESCRIPTION

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0182G
EFFECTIVE DATE: DECEMBER 16, 2008
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 PLAIN

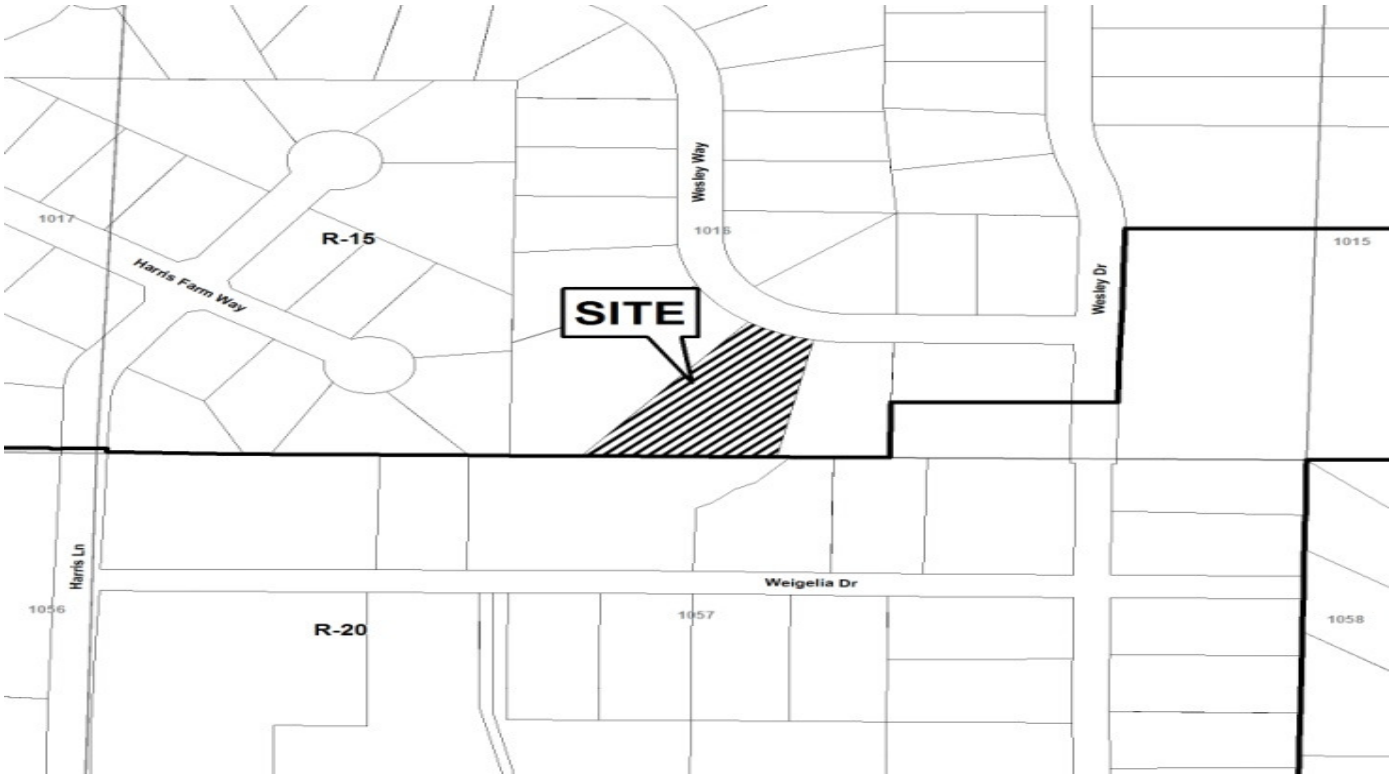
GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE
2/28/13

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C06244 FILE: C06244.DWG
FIELD SURVEY DATE: 02/28/13
PLAT DATE: 02/28/13 SCALE: 1" = 50'

APPLICANT:	Linda and Paul Belanger	**PETITION No.:**	V-49
PHONE:	404-663-4561	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Linda Henson Belanger	**PRESENT ZONING:**	R-15
PHONE:	404-663-4561	**LAND LOT(S):**	1016
TITLEHOLDER:	Paul Belanger	**DISTRICT:**	19
PROPERTY LOCATION:	On the south side of Wesley Way, west of Wesley Drive (4495 Wesley Way).	**SIZE OF TRACT:**	0.77 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9.5 feet; 2) waive the rear setback from the required 30 feet 29.6 feet; 3) waive the rear setback for an accessory structure over 144 square feet (201 square foot "metal storage building") from the required 30 feet to 5.3 feet; 4) waive the rear setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 30 feet to 2.3 feet; 5) waive the side setback for an accessory structure over 144 square feet (248 square foot "vinyl storage tent") from the required 10 feet to 5 feet; 6) waive the setback for an accessory structure over 650 square feet (existing approximately 864 square foot "metal carport") from the required 100 feet to 30 feet from the southern property line, 55 feet from the eastern property line, and 80 feet from the western property line; and 7) allow an accessory structure (existing approximately 864 square foot "metal carport") to the side of the principal building.



RECEIVED
MAR 5 2013
COBB CO. CO

Application for Variance
Cobb County

Linda Belanger (type or print clearly)

Application No. V-49
Hearing Date: 5/8/13

Applicant Paul Belanger Phone # 404-663-4561 E-mail

Linda Henson Belanger Address
(representative's name, printed) (street, city, state and zip code)

Linda Henson Belanger Phone # E-mail
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Douglas County, Georgia My Commission Expires June 22, 2016

Notary Public

Titleholder Paul Belanger Phone # 404-663-4561 E-mail

Signature Paul W. Belanger Address 4495 Wesley Way - Austell
(attach additional signatures, if needed) (street, city, state and zip code)

Linda Henson Belanger

Signed, sealed and delivered in presence of:

My commission expires: June 1, 2013

Notary Public

MELANIE A. BROWN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES JUNE 1, 2013

Present Zoning of Property R 15

Location 4495 Wesley Way Austell, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 80 District 19 Size of Tract .0770 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 15000 sq ft. Shape of Property Irregular Topography of Property Level 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 built this Carport in Sept of '08' to store our travel trailer in out of the weather and spent a good deal of money on it. We had no idea that we were violating any Zoning - We also had proper drains installed to prevent any water standing - We have spent so much on this carport it would be any extreme hardship to spend more

List type of variance requested: required distance from property lines also Correction to house - it is 6' away - trailer has only been taken out 3 times since '08' so we would like not to move the carport.

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
C/L = CENTERLINE
B/L = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS — W — W — W — W —
OVERHEAD POWER LINES — 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
L.P. = LIGHT POLE

TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM TWO INSTRUMENT POSITIONS AND NO CLOSURE WAS PERFORMED.
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/ 94,334

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

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

STREAM BUFFER NOTE
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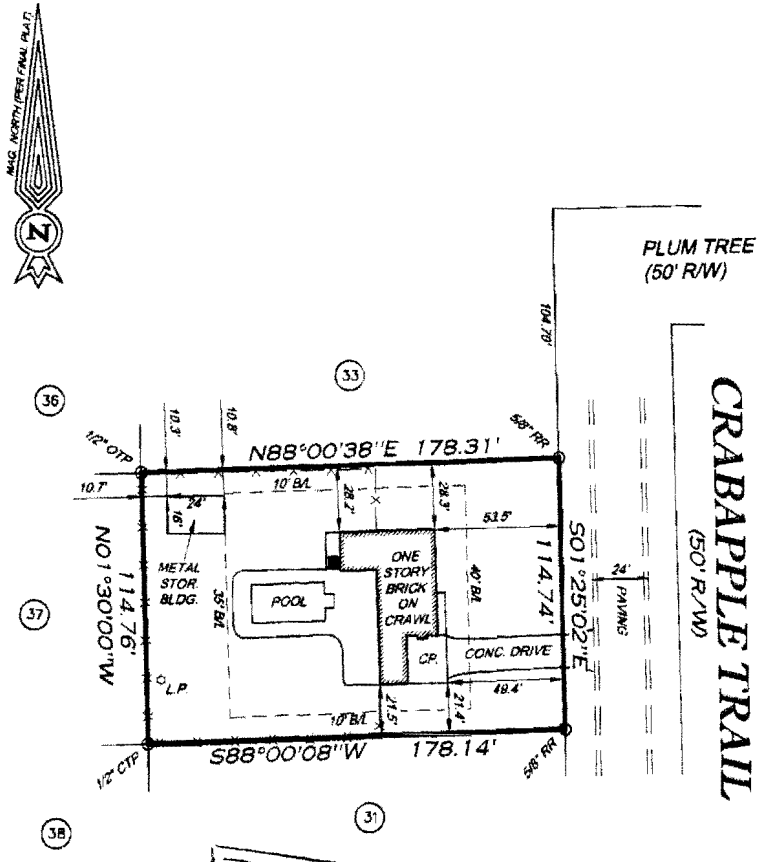


PLAT OF SURVEY FOR

TRACY HOLBROOK

LOCATED IN LAND LOT 986, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 32, EXTENSION NO. 1, CHESTNUT GROVE, RECORDED IN PLAT BOOK 31, PAGE 1

4236 CRABAPPLE TRAIL

AREA = 0.469 ACRES
20,451 SQ. FT.

ZONING NOTES
PROPERTY ZONED: R-20
BUILDING SETBACKS:
FRONT - 40'(PER FINAL PLAT)
SIDE - 10'
REAR - 35'

V-50 (2013)

GRAPHIC SCALE
50 0 50 100

REVISIONS

DATE	DESCRIPTION

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0150G
EFFECTIVE DATE: DECEMBER 16, 2008
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 PLAIN

RECEIVED
MAR 5 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED No. 2841 LAND SURVEYOR BENJAMIN W. CRUSSELLE
2/20/13

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO: C06240 FILE: C06240.DWG
FIELD SURVEY DATE: 02/13/13
PLAT DATE: 02/15/13 SCALE: 1" = 50'

APPLICANT:	Tracy Holbrook Dye	**PETITION No.:**	V-50
PHONE:	678-575-3081	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Tracy Holbrook Dye	**PRESENT ZONING:**	R-20
PHONE:	678-575-3081	**LAND LOT(S):**	986
TITLEHOLDER:	Tracy H. Dye	**DISTRICT:**	19
PROPERTY LOCATION:	On the west side of Crabapple Trail, south of Plum Tree Way (4236 Crabapple Trail).	**SIZE OF TRACT:**	0.47 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (existing 384 square foot "metal storage building") from the required 35 feet to 10 feet.

Application for Variance
Cobb County

RECEIVED
MAR 5 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-50
Hearing Date: ~~3/6/13~~ 5/8/13

Applicant Tracy Holbrook Dye Phone #678-575-3081 E-mail terholbrook@bellsouth.net

Tracy Holbrook Dye Address 4236 Crabapple trl. Austell Ga 30106
(representative's name, printed) (street, city, state and zip code)

D. Warren Dye Phone # E-mail
(representative's signature)

My commission expires: 06/30/2014 Signed, sealed and delivered in presence of: Zenobia C. Couch
Notary Public
ZENOBIA C. COUCH NOTARY PUBLIC PAULDING COUNTY, GEORGIA My Commission Expires June 30, 2014

Titleholder Tracy Holbrook Dye Phone #678-575-3081 E-mail terholbrook@bellsouth.net

Signature D. Warren Dye Address: 4236 Crabapple trl. Austell Ga 30106
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 06-30-2014 Signed, sealed and delivered in presence of: Zenobia C. Couch
Notary Public
ZENOBIA C. COUCH NOTARY PUBLIC PAULDING COUNTY, GEORGIA My Commission Expires June 30, 2014

Present Zoning of Property R-20

Location 4236 Crabapple trl. Austell Ga 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 986 District 19 Size of Tract 0.469 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 A 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 shed in place. Cannot move due to septic tank field lines

List type of variance requested: I am applying for variance to leave rear setback from 35 ft to 10.7 ft. Hearing date May 8, 2013

Revised: December 6, 2005

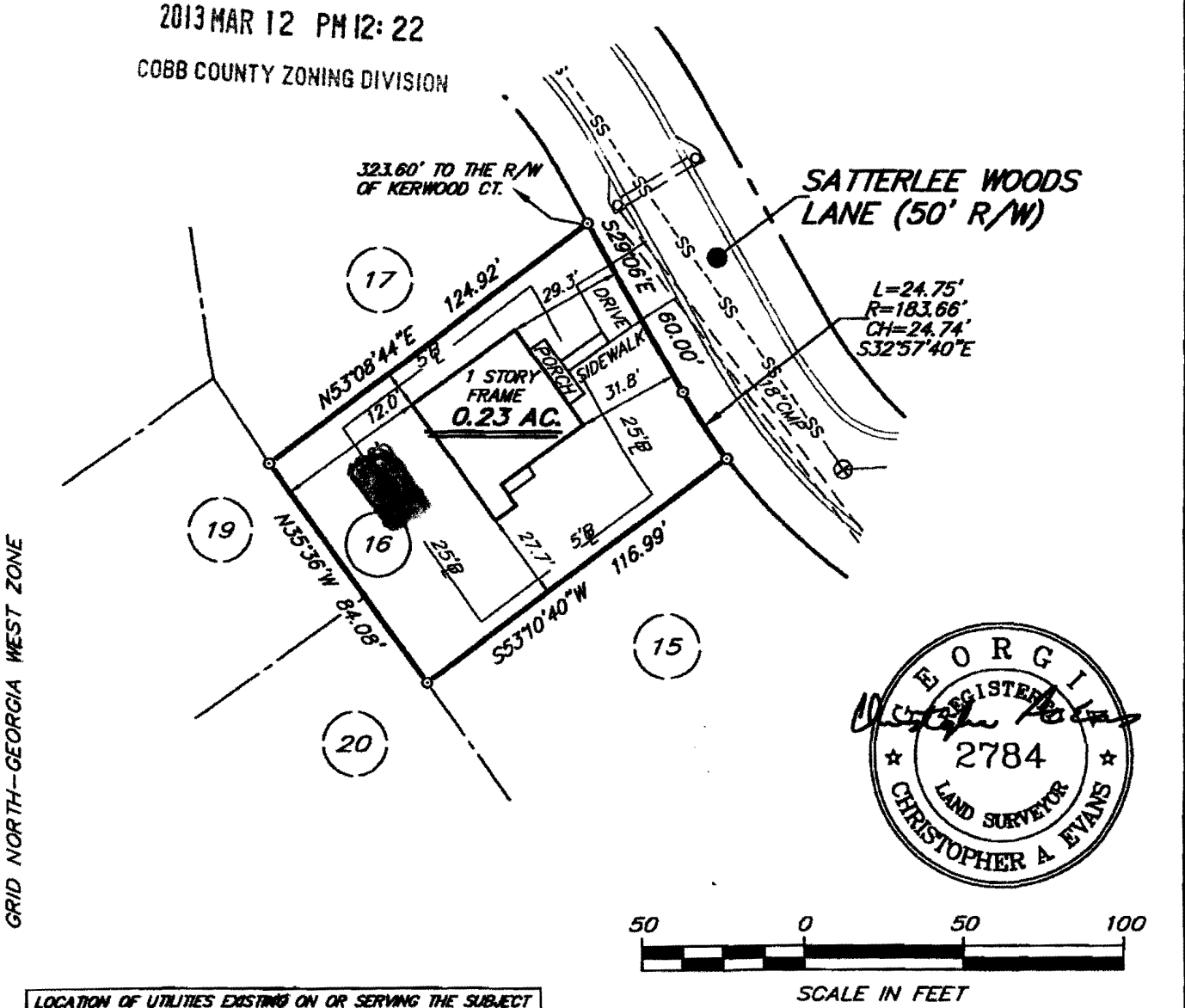
V-51 (2013)

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: 1/54,340 . MATTERS OF TITLE ARE EXCEPTED.

COBB COUNTY, GEORGIA
FILED IN OFFICE

2013 MAR 12 PM 12: 22

COBB COUNTY ZONING DIVISION



GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A EVANS

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 UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 , MAP NUMBER # 13067 C 0216 G DATED DECEMBER 16, 2008 .

DATE : 10-27-09	REVISIONS
SCALE : 1" = 50'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : 443B	

Gaskins

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd www.gscsurvey.com Phone: (770) 424-7168

ASBUILT SURVEY FOR:

NORTHWEST METRO ATLANTA HABITAT FOR HUMANITY

"HILLCREST EAST LOT 16"

LOCATED IN L.L. 495
18th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Drawing name: J:\C123\HILLWORK\LOT\DWG\HCE LOT 16 CL.dwg Plotted on: Oct 27, 2009 - 12:54pm

Plotted By: Sally Jordan

APPLICANT:	Jeremy Rzentkowski	**PETITION No.:**	V-51
PHONE:	770-966-9333	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Jeremy Rzentkowski	**PRESENT ZONING:**	R-15/OSC
PHONE:	770-966-93333	**LAND LOT(S):**	495
TITLEHOLDER:	Jeremy and Florenda Rzentkowski	**DISTRICT:**	18
PROPERTY LOCATION:	On the west side of Satterlee Woods Lane, east of Hillcrest Drive (6963 Satterlee Woods Lane).	**SIZE OF TRACT:**	0.23 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Request for appeal related to the minmum lot size of two acres required to maintain poultry as pets or food source.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 12 PM 12:22
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-51
Hearing Date: 5-8-13

Applicant Jeremy Rzentkowski Phone # 770 966 9333 E-mail rzentkowski@gmail.com

Jeremy Rzentkowski Address 6963 Satterlee Woods Lane Austell GA 30168
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # [illegible] E-mail rzentkowski@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2016

Notary Public

MARICEL M. MCAFEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 28, 2016
COBB COUNTY, GEORGIA

Titleholder Jeremy + Florenda Rzentkowski Phone # [illegible] E-mail rzentkowski@gmail.com

Signature [illegible] Address 6963 Satterlee Woods Lane Austell GA 30168
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: March 28, 2016

Notary Public

MARICEL M. MCAFEE
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 28, 2016
COBB COUNTY, GEORGIA

Present Zoning of Property RA5

Location 6963 Satterlee Woods Lane Austell GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 495 District 18th Size of Tract 0.23 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Chickens

V-51 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 12 PM 12: 22
COBB COUNTY ZONING DIVISION

Requirements for Variance Application
Page 4

Application No. _____

Hearing Date: _____

Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ___;NO X.
2. Does the HOA support your request? YES____;NO____; N/A- No HOA X.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES___NO X. (If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
4. How many hens do you propose (no male birds allowed)? 2.
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES X NO_____.

Signature **Print Name** Jeremy Rzentkowski

County Code adopted by the Board of Commissioners February 26, 2013:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

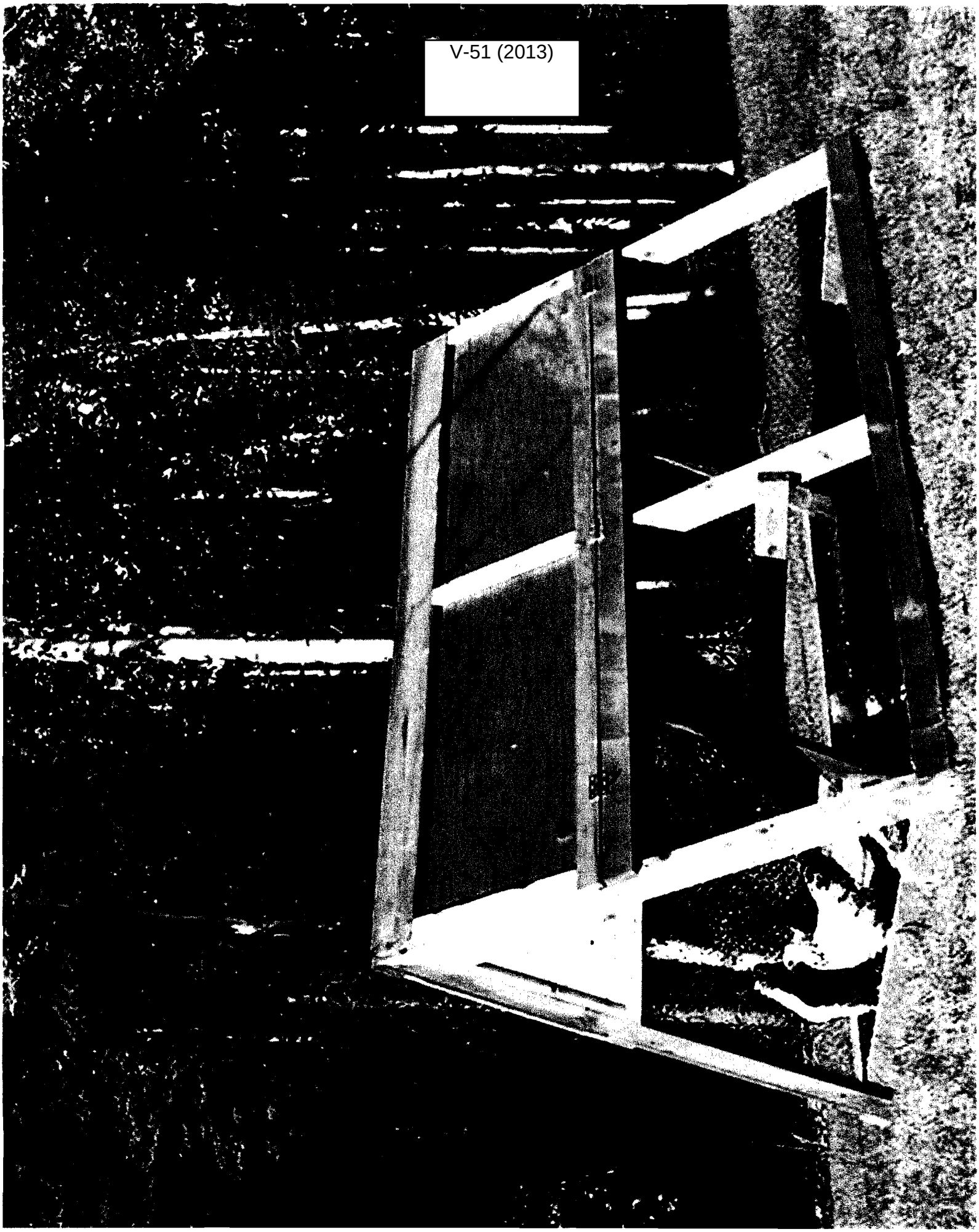
(a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
(b) The poultry shall be kept/ maintained within a fenced area;
(c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
(d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
(e) The poultry shall not cause a nuisance, as defined by State Law;
(f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
(g) The slaughter of any hen on site is strictly prohibited;
(h) The fee for the variance application shall be $150.00;
(i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
(j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.

V-51 (2013)

The following Picture is a coop design called "A" Fram ARK it is a moveable design so that it can be moved so the chickens can enjoy new clean grass

The coop Structure would only be moved within the red rectangle behind the house.

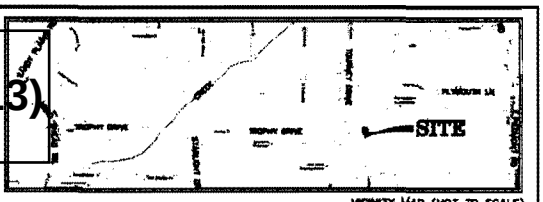

V-51 (2013)

V-52 (2013)

DENNIS KEY

2082 TOURNEY DRIVE
LAND LOT 701, 15th DISTRICT
COBB COUNTY, GEORGIA
EXISTING ZONING: R-20
PIN: 16070100500
LOTS 71-73
81,514 Sq Ft
1.87 Ac.

TOTAL AREA
82,751 Sq Ft
1.90 Ac.



VICINITY MAP (NOT TO SCALE)

LEGEND:

GENERAL NOTES:

TRACT II CALL CHART

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	[illegible]
L2	66.70	[illegible]
L3	20.00	[illegible]
L4	66.70	[illegible]

N/F
SANDY PLAINS ESTATES, EXT. NO. 1
IZAGUIRRE JOSE L.
DB: 12773 PG: 165
PLAT BOOK 65, PAGE 121

N/F
#2011 TROPHY DRIVE
PARCEL 124, LOT 9

N/F
#2010 TROPHY DRIVE
PARCEL 108, LOT 9

TROPHY DRIVE
~60' R/W

TOURNEY DRIVE
~50' R/W

GUID GA 1997 (FLAD 1998)

N/F
JHOL BUDHI
& TRIPTA
PIN: 16070000040
DB: 14856 PG: 4432

71
72
73

N88°08'13"W 249.20'
N00°11'09"E 100.44'
N00°11'09"E 99.49'
N00°19'09"E 118.01'(AS MEASURED)
117.92'(PER DEED)
S01°42'05"W
267.52'
324.22' (TOTAL)
S89°33'53"E 257.22'
282.22' TOTAL DIST
P.O.B.
APPROXIMATE LAND LOT LINE

TRACT II
1,417 Sq Ft
0.03 Ac.

#2159
N/F
SUBDIVISION:
CAMBRIDGE PARK

#2162
N/F
SUBDIVISION:
CAMBRIDGE PARK

RESIDENTIAL
COBB COUNTY - R-20

CURRENT ZONING:
R-20

FRONT SETBACK= 35'
SIDE SETBACK= 10'
MAJOR SIDE SETBACK= 25'/35'
REAR SETBACK= 35'

GRAPHIC SCALE

NOTE OF INTENT:

SURVEY REFERENCES:

DENNIS KEY

DATE: 03/07/13
SCALE: 1" = 20'

LAND LOT 701 | 15th DISTRICT | 2nd SECTION | COBB COUNTY, GEORGIA

LOT 70-73 | BLOCK E | UNIT

SUBDIVISION SANDY PLAINS ESTATES EXT. NO.1 PHASE 1

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

Z:\dwg\2013\4727\[illegible]\CAD04, The Supreme Court, Homines Veying

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 AM 10: 55

COBB COUNTY ZONING DIVISION

APPLICANT:	Dennis Key	**PETITION No.:**	V-52
PHONE:	770-363-3352	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Dennis Key	**PRESENT ZONING:**	R-20
PHONE:	770-363-3352	**LAND LOT(S):**	701
TITLEHOLDER:	Dennis L. and Lynn D. Key	**DISTRICT:**	16
PROPERTY LOCATION:	On the east side of Tourney Drive, east of Trophy Drive (2082 Tourney Drive).	**SIZE OF TRACT:**	1.90 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (existing approximately 1,940 square foot "one story frame garage/barn") from the required 100 feet to 60 feet from the western property line and 20 feet from the southern property line; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 1,456 square foot "tin carport/overhang") from the required 100 feet to 67 feet from the southern property line and 74 feet from the eastern property line; 3) allow an accessory structure (existing approximately 1,940 square foot "one story frame garage/barn") to the side of the principal building; and 4) allow an accessory structure (approximately 1,456 square foot "tin carport/overhang") to the side of the principal building.

Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 13 AM 10: 54
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-52
Hearing Date: 5/8/13

Applicant Dennis Key Phone # 770-363-3352 E-mail

(representative's name, printed)

Address 2082 Tourney Dr. Marietta GA 30062
(street, city, state and zip code)

(representative's signature)

Phone # E-mail

Signed, sealed and delivered in presence of:

My commission expires: August 25, 2014

Cheryl S. Monroe 3/13/2013 Notary Public

CHERYL T MONROE
MY COMMISSION EXPIRES
NOTARY PUBLIC
AUGUST 25, 2016
COBB COUNTY, GEORGIA

Titleholder Dennis L. Key & Lynn D. Key Phone # 770-363-3352 E-mail

Signature Dennis L. Key Lynn D. Key Address: 2082 Tourney 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: 8/25/2014

Cheryl S Monroe 3/13/2013 Notary Public

CHERYL T MONROE
MY COMMISSION EXPIRES
NOTARY PUBLIC
AUGUST 25, 2016
COBB COUNTY, GEORGIA

Present Zoning of Property R-20

Location 2082 Tourney Dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 701 District 16th Size of Tract 1.9 AC. 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 ✓ see Below

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 existing detatched structure was constructed not behind the existing house because of the location of the existing septic system and fill lines as well as the slopeing topography in the rear of house.
The existing structure was their for 10yrs.

List type of variance requested: To allow the free standing car-port cover to remain in front of the rear plane of house and to allow for its existing size of structure to park my camper and trailers in.

Revised: December 6, 2005

V-53 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 13 PM 1:54
COBB COUNTY ZONING DIVISION

1"=60'
GRAPHIC SCALE
0 60 120

N
MAGNETIC

EAGLES CREEK COURT
50' R/W

IPF #4RB
IPS #4RB
IPS #4RB
IPF #5RB
IPF #5RB
IPF #5RB
IPF #4RB

L1
L2
C1
C2
R50
40

S79°23'56"E
88.03'
S69°39'40"E
168.69'
S11°44'39"W
121.35'
S22°40'41"W
120.09'
N69°38'44"W
339.09'

12' BL
45' BL
40' BL
105.3'

COVERED PORCH
CONCRETE PATIO
2 STORY BRICK HOUSE W/ BASEMENT
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
DETACHED GARAGE

(22)
(20)
(19)
(15)
(16)

279.39' TO R/W OF EAGLES CREST DRIVE

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

AREA
77636 SQ. FT.
1.78 ACRES

LINE	BEARING	DISTANCE
L1	S88°11'31"E	57.31'
L2	N25°59'33"E	27.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	137.92'	550.00'	14°22'05"	137.56'	N18°48'30"E
C2	46.86'	50.00'	53°41'52"	45.16'	N42°28'59"E

1210 EAGLES CREEK COURT, N.W.
ACWORTH, GA 30101

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052
PAGE 766, DATED 12/16/2008
SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE PLAT:
BOOK 272, PAGE 10

ALL MATTERS OF TITLE ARE EXCEPTED.

GEORGIA REGISTERED No. 1549 LAND SURVEYOR THOMAS M. GINN, SR.

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

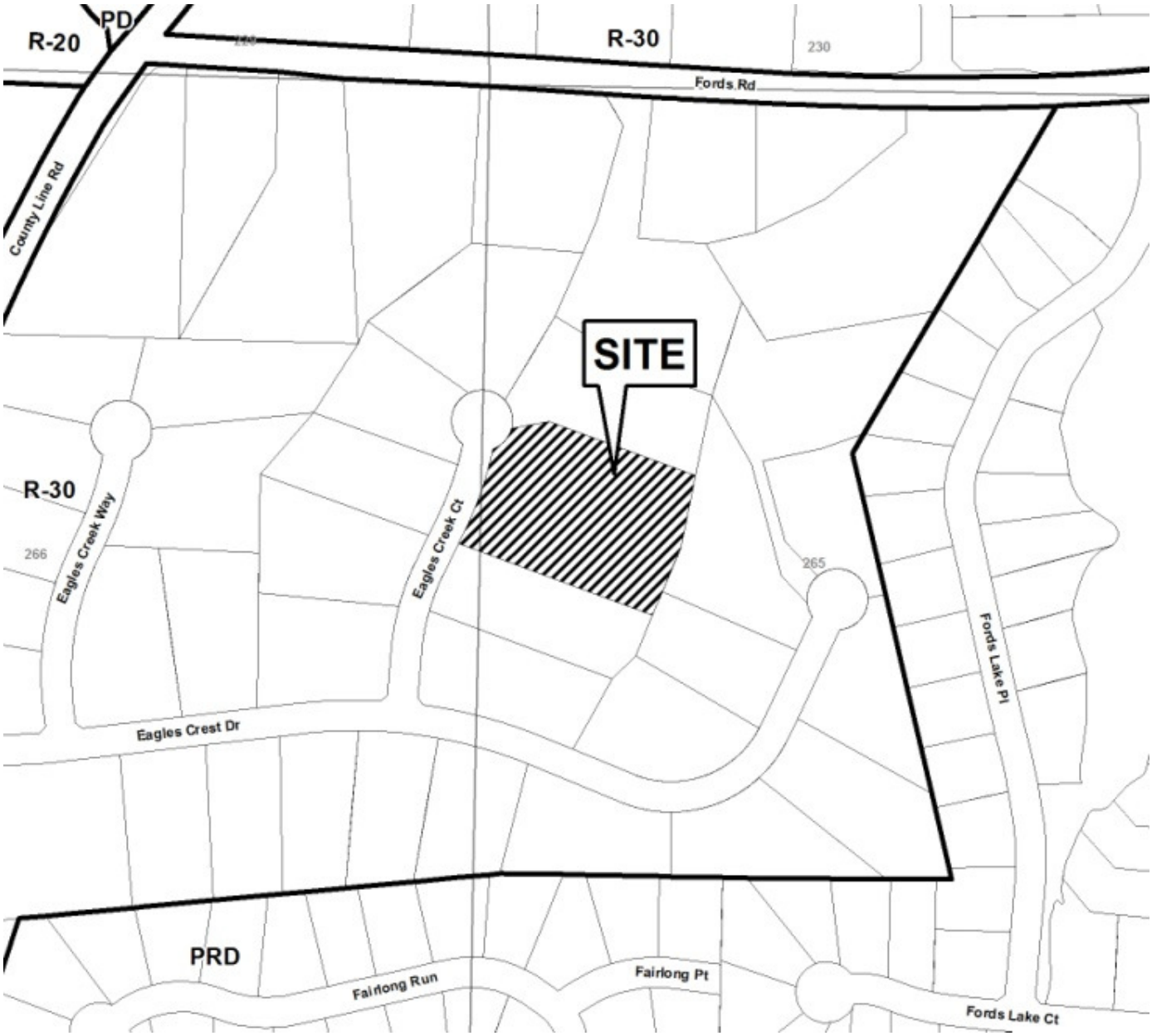
SURVEY FOR:

CHRISTOPHER & CHRISTINE GIBSON

SUBD. EAGLES CREST		
LOT- 20	BLOCK-	UNIT-
LAND LOT- 265		
DISTRICT- 20	SECTION- 2	
COUNTY- COBB	STATE- GEORGIA	
DATE- 3/11/2013	SCALE 1"=60'	
REVISED-	A KR13-13	

APPLICANT:	Chris Gibson	**PETITION No.:**	V-53
PHONE:	352-455-3557	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Chris Gibson	**PRESENT ZONING:**	R-30
PHONE:	352-455-3557	**LAND LOT(S):**	265, 266
TITLEHOLDER:	Christopher Gibson	**DISTRICT:**	20
PROPERTY LOCATION:	On the east side of Eagles Creek Court, north of Eagles Crest Drive (1210 Eagles Creek Court).	**SIZE OF TRACT:**	1.78 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 920 square foot detached garage) from the required 100 feet to 34 feet from the southern property line.



Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 PM 1:52

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-53
Hearing Date: 5-8-13

Applicant Chris Gibson Phone # 352-455-3557 E-mail csp@csptelecom.com

Chris Gibson Address 1210 Eagles Creek Court NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Phone # 352-455-3557 E-mail csp@csptelecom.com
(representative's signature)

STEPHVANIE TURNER
Notary Public
Paulding County
State of Georgia
My Commission Expires Aug 26, 2016

Signed, sealed and delivered in presence of:

My commission expires: August 26, 2013

Notary Public

Titleholder Chris + Chrissy Gibson Phone # 352-455-3557 E-mail csp@csptelecom.com

Signature Address: 1210 Eagles Creek CT NW Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

STEPHVANIE TURNER
Notary Public
Paulding County
State of Georgia
My Commission Expires Aug 26, 2016

Signed, sealed and delivered in presence of:

My commission expires: August 26, 2013

Notary Public

Present Zoning of Property Residential

Location 1210 Eagles Creek CT NW Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 266/20 District 20th Size of Tract 1.9 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 _____

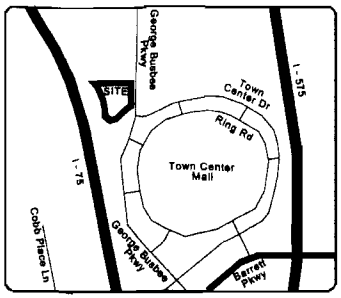
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The 800 sqft Building that Cobb County Allows for a detatched garage would not be large enough for the fifth wheel camper it is being built to house.

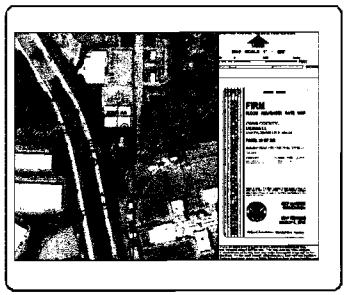
List type of variance requested: We would like to request to build the detatched garage 6 feet longer to accomodate the camper. We are asking for a variance of 120 more sqft more to bring the garage to a total of 920 sqft.

Revised: December 6, 2005

24 HOUR EMERGENCY CONTACT: DARON PAIR (678)-720-9884



Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 4.658 ACRES
2. SITE ADDRESS: 2801 GEORGE BUSBEE PARKWAY, KENNESAW GA 30144
   PARCEL ID NUMBER: 16007400080
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY EARTH PRO LAND SURVEYING & PLANNING, DATED JANUARY 31, 2013
5. PORTIONS OF THIS PROPERTY ARE INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0039 H, DATED MARCH 4, 2013.
6. THERE ARE WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
8. WETLANDS MAY EXIST WITHIN 300 FT OF THE PROJECT SITE.
9. ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY ARE SHOWN ON THIS PLAN.
10. THE EXISTING AND PROPOSED PARKING SPACES ARE SHOWN ON THIS PLAN. SEE PARKING CALCULATIONS BELOW.
11. ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN
12. THERE IS ONE EXISTING ACCESS POINT WHICH WILL NOT BE CHANGED, AND WHICH WILL BE MAINTAINED DURING CONSTRUCTION.
13. THE EXISTING STORMWATER MANAGEMENT AREA IS SHOWN ON THIS PLAN. THE EXISTING POND IS PROPOSED TO BE MODIFIED TO A WATER QUALITY FACILITY.
14. SANITARY SEWER WILL BE PROVIDED TO THE EXISTING BUILDING THROUGH AN EXISTING CONNECTION TO COBB COUNTY SEWER SYSTEM. NO ONSITE SEPTIC SYSTEM IS PROPOSED.

Parking Requirements:

TOTAL BUILDING AREA = 31,474 SF (PER SURVEY)

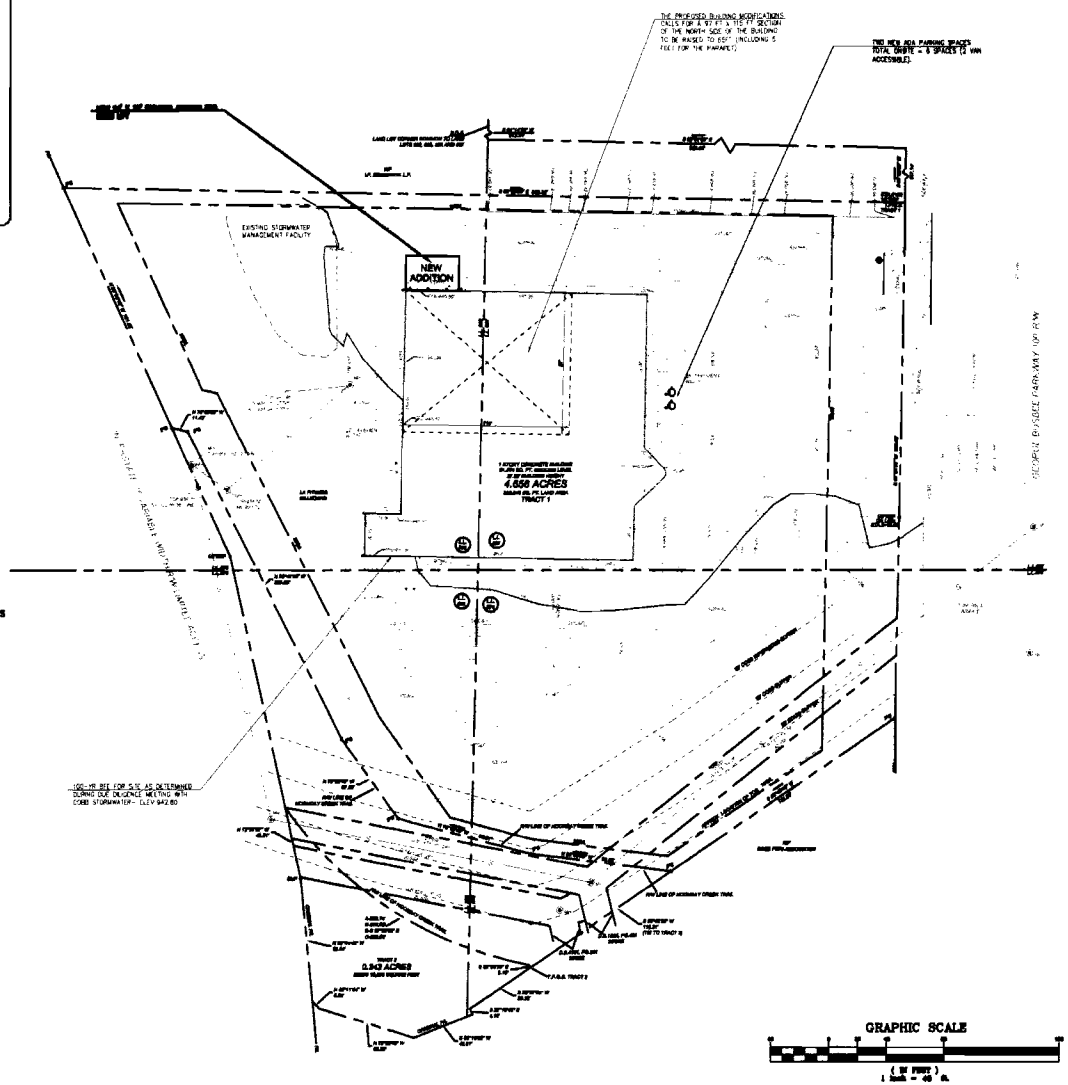
COMMERCIAL INDOOR RECREATIONAL USE PARKING REQUIREMENT = 1 SPACE/200 SF
COMMERCIAL INDOOR RECREATIONAL USE PARKING REQUIRED = 31,474 SF/200 SF =158 SPACES

TOTAL REQUIRED = 168 SPACES (INCLUDING 6 HC SPACES)
TOTAL EXISTING = 168 SPACES (INCLUDING 4 HC SPACES)
TOTAL PROPOSED = 168 SPACES (INCLUDING 6 HC SPACES)

Zoning Requirements:

CURRENT ZONING: GENERAL COMMERCIAL
BUILDING SETBACKS
FRONT YARD (MIN):
ARTERIAL: 50FT
COLLECTOR: 40FT
LOCAL: 40FT
SIDE YARD:
MAJOR SIDE YARD: 25FT OR 35 FT
MINIMUM SIDE YARD: 10FT
REAR YARD (MIN): 30FT

MAX HEIGHT: 60 FT (LESS THAN OR EQUAL TO 4 STORIES)



Prepared By:
CRESCENT VIEW ENGINEERING, LLC
3409 Acworth Due West Road, Suite 202
Acworth, Georgia 30101
678-324-8410
www.crescentviewengineering.com

Prepared For
Vertical Realty, LLC
3701 Presidential Parkway
Atlanta, GA 30340
678-720-9884

Zoning Plan
V-54 (2013)

REVISIONS	
DATE	3.8.2013
SCALE	1" = 40'
DRAWN	GHB
CHECKED	GHB

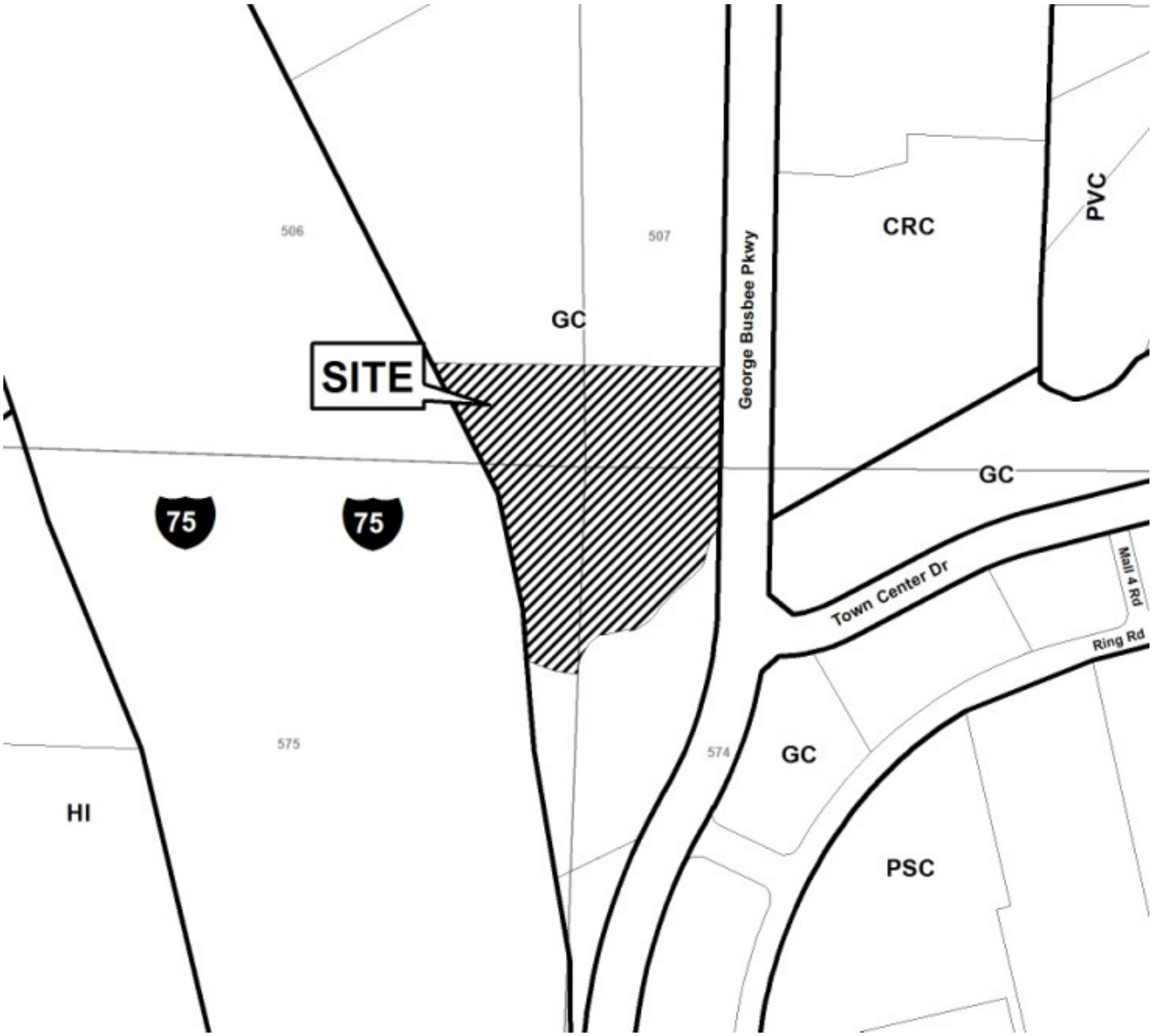
Zoning Variance Plan
2801 George Busbee Parkway
Land Lots 506,507,574, and 575, 16th District, 2nd Section, Cobb County, Georgia

CVE Proj# 13-031

Sheet No.
Z-1

APPLICANT:	Vertical Realty, LLC	**PETITION No.:**	V-54
PHONE:	678-720-9884	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Daron G. Pair	**PRESENT ZONING:**	GC
PHONE:	678-720-9884	**LAND LOT(S):**	506, 507, 574, 575
TITLEHOLDER:	Vertical Realty, LLC	**DISTRICT:**	16
PROPERTY LOCATION:	On the west side of George Busbee Parkway, west of Town Center Drive, and on the east side of I-75 (2801 George Busbee Parkway).	**SIZE OF TRACT:**	4.90 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: Increase the maximum allowable building height from 50 feet to 65 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 13 PM 3: 16
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-54
Hearing Date: 5-8-13

Applicant Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Daron G. Pair Address 3701 Presidential Pkwy, Atlanta, GA 30340
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Signed, sealed and delivered in presence of:

My commission expires: Notary Public

KATHY MOSS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 25, 2016

Titleholder Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Signature Address 3701 Presidential Pkwy, Atl., GA30340
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public

KATHY MOSS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 25, 2016

Present Zoning of Property General Commercial

Location 2801 George Busbee Parkway, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506,507,574,575 District 16th Size of Tract 4.898 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 4.898 ac Shape of Property Irregular Topography of Property Some 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.

Stone Summit Climbing & Fitness Center is the nation's largest indoor rock climbing gym. The current location is off Presidential Pkwy in Atlanta. The George Busbee location will be the 2nd indoor climbing facility for Stone Summit. The current location has climbing walls extending from 25 feet high to 60ft. high.To provide a 60ft. high climbing wall, a variance of the maximum allowable building height will be required.

List type of variance requested:

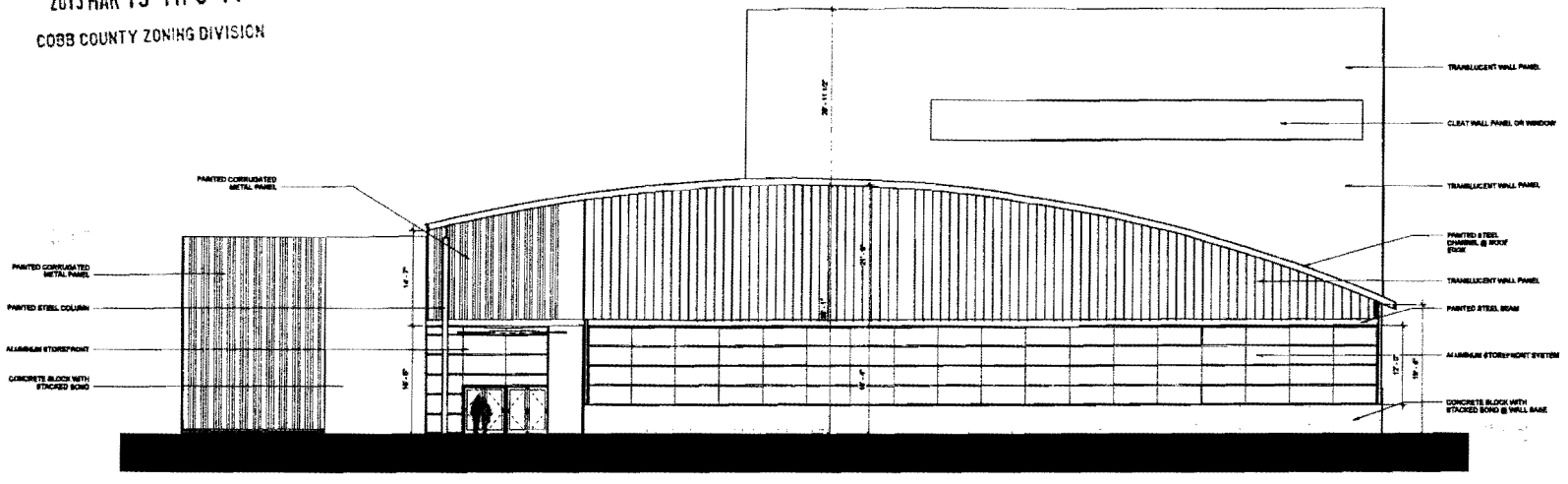
The applicant respectfully requests a variance of the maximum allowable height of the existing structure (currently 37.50 feet per survey) from the GC zoning requirement of 50 feet to 65 feet. This will allow for 60 ft. climbing wall and a 5 foot parapet wall.

Revised: December 6, 2005

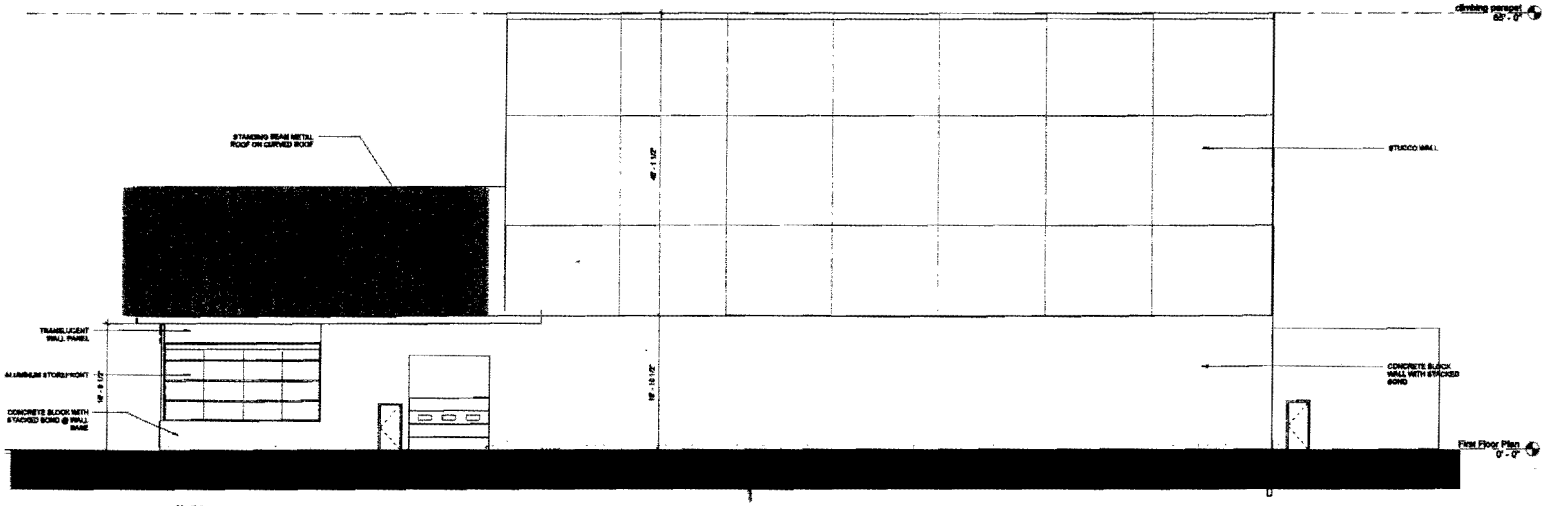
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 PM 3:17

COBB COUNTY ZONING DIVISION



1 Front Elevation
1/8" = 1'-0"



2 North
1/8" = 1'-0"

rutledgealcock
919 east college avenue, suite d1
decatur, ga.
30030
ph: 404 214 8797

STATE OF GEORGIA
JOSEPH R. ALCOCK
REGISTERED ARCHITECT

project number:
12-620

project:
Stone Summit Indoor Rock Climbing Center
2801 George Busbee Parkway

NOT RELEASED FOR CONSTRUCTION

sheet name:
Elevations

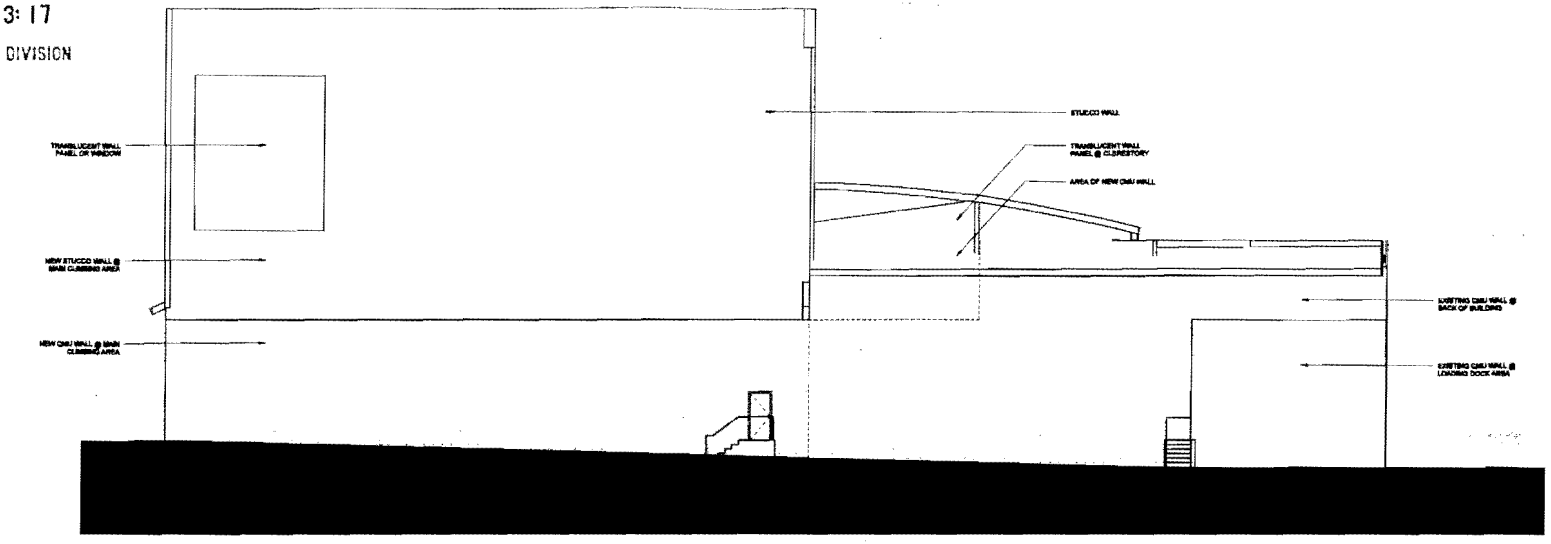
dwg number:
A301

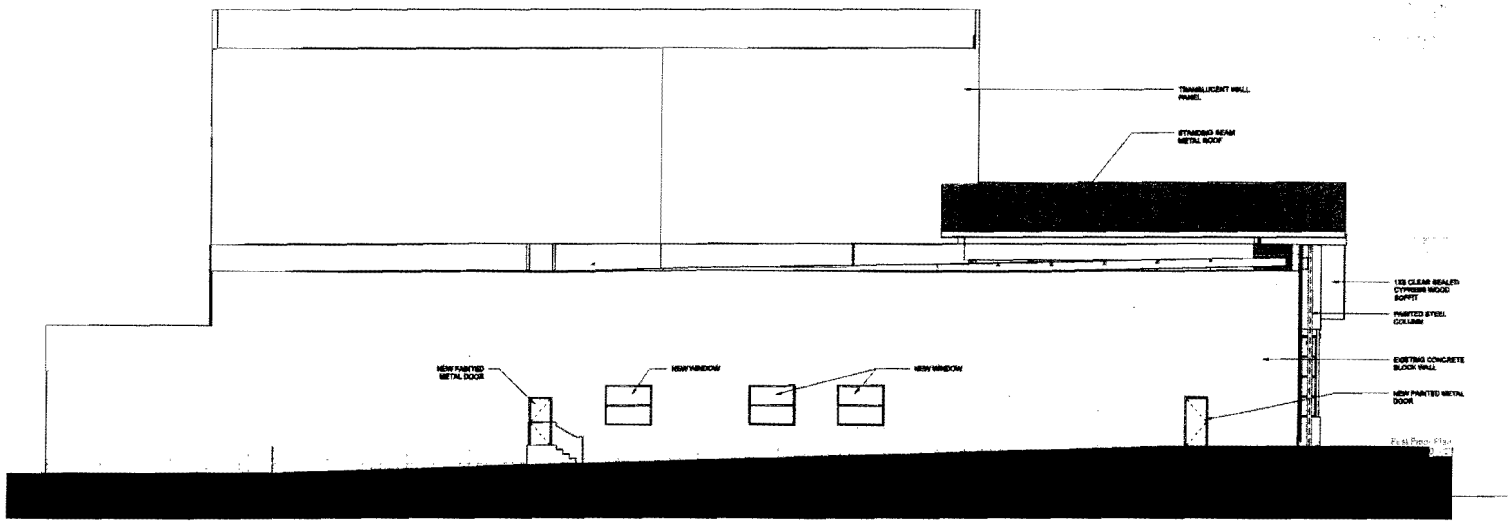
V-54 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 PM 3: 17

COBB COUNTY ZONING DIVISION





rutledgepelcock
618 east college avenue, suite d1
decatur, ga. 30030
ph: 404 214 5797

STATE OF GEORGIA
JOSEPH E. BLOCK
REGISTERED ARCHITECT

project number:
12-620

project:
Stone Summit Indoor Rock Climbing Center
2801 George Busbee Parkway

NOT RELEASED FOR CONSTRUCTION

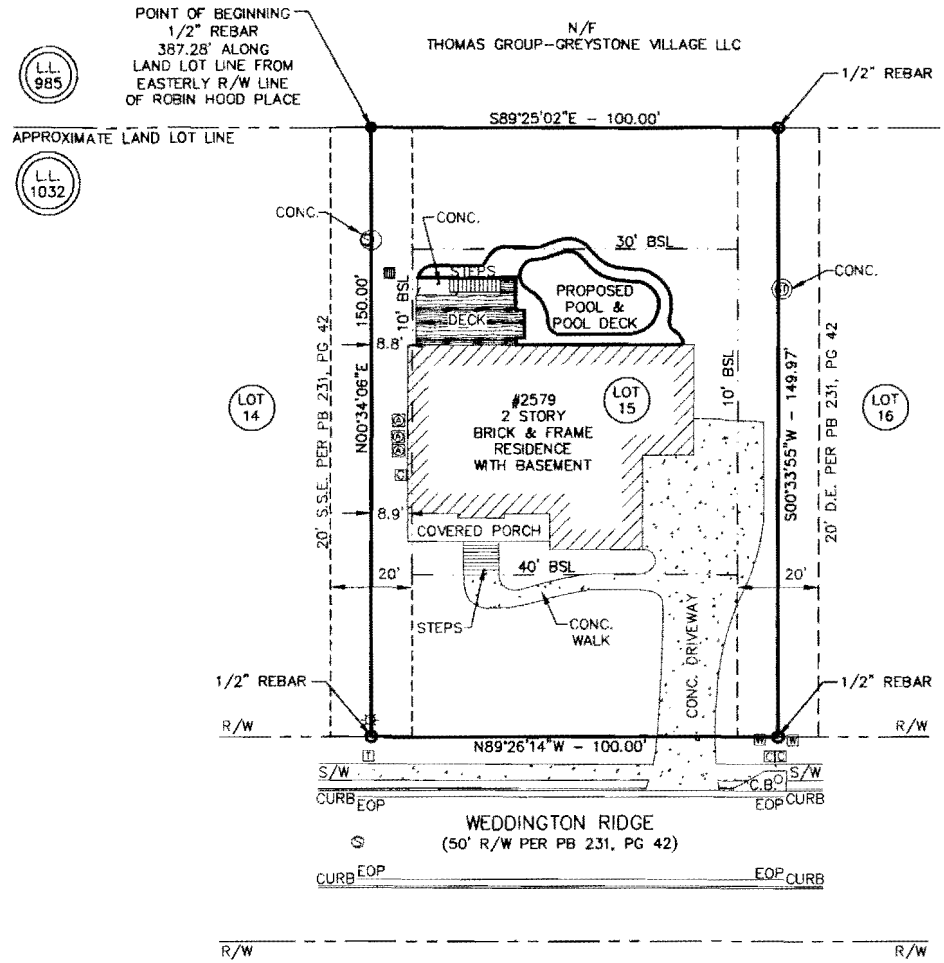
sheet name:
Elevations

dwg number:
A302

V-54 (2013)

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- CATCH BASIN
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- SIGNAL CONTROL BOX
- SIGN
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —920— CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- O.H. OVERHANG
- C.B. CATCH BASIN
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE



EXISTING LOT AREA SUMMARY	
AREA	SQ FT
FOOTPRINT	2,939
CONCRETE	1,914
PORCH / STEPS	288
DECK / STEPS	377
TOTAL COVERAGE	5,518
	36.8%

PROPOSED LOT AREA SUMMARY	
AREA	SQ FT
FOOTPRINT	2,939
CONCRETE	1,914
PORCH / STEPS	288
DECK / STEPS	377
PROPOSED POOL DECK & COPING	448
TOTAL COVERAGE	5,966
	39.8%

ZONING: R-15

SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 30'
MAX COVERAGE: 35%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM COBB COUNTY PLANNING AND ZONING DEPARTMENT MARCH 13, 2013.

NORTH
PER PB 231, PG 42

SCALE: 1"=30'

BOUNDARY SURVEY

PREPARED FOR: KEVIN FICCO

LOT 15, WEDDINGTON SUBDIVISION, UNIT I,
LAND LOT 1032, 16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA - 03/13/13

V-55 (2013)

GEORGIA REGISTERED No. 2941 LAND SURVEYOR CHRISTOPHER W. HODGE

03/13/13
FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

TOTAL AREA: 0.344 ACRES / 14,999 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 14602, PAGE 4846 & PLAT BOOK 231, PAGE 42. FIELDWORK PERFORMED ON 03/11/13.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone inc.
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226
4195 SOUTH LEE STREET
SUITE I,
BUFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303
2205-C CANDUN DRIVE
APEX, NC 27523

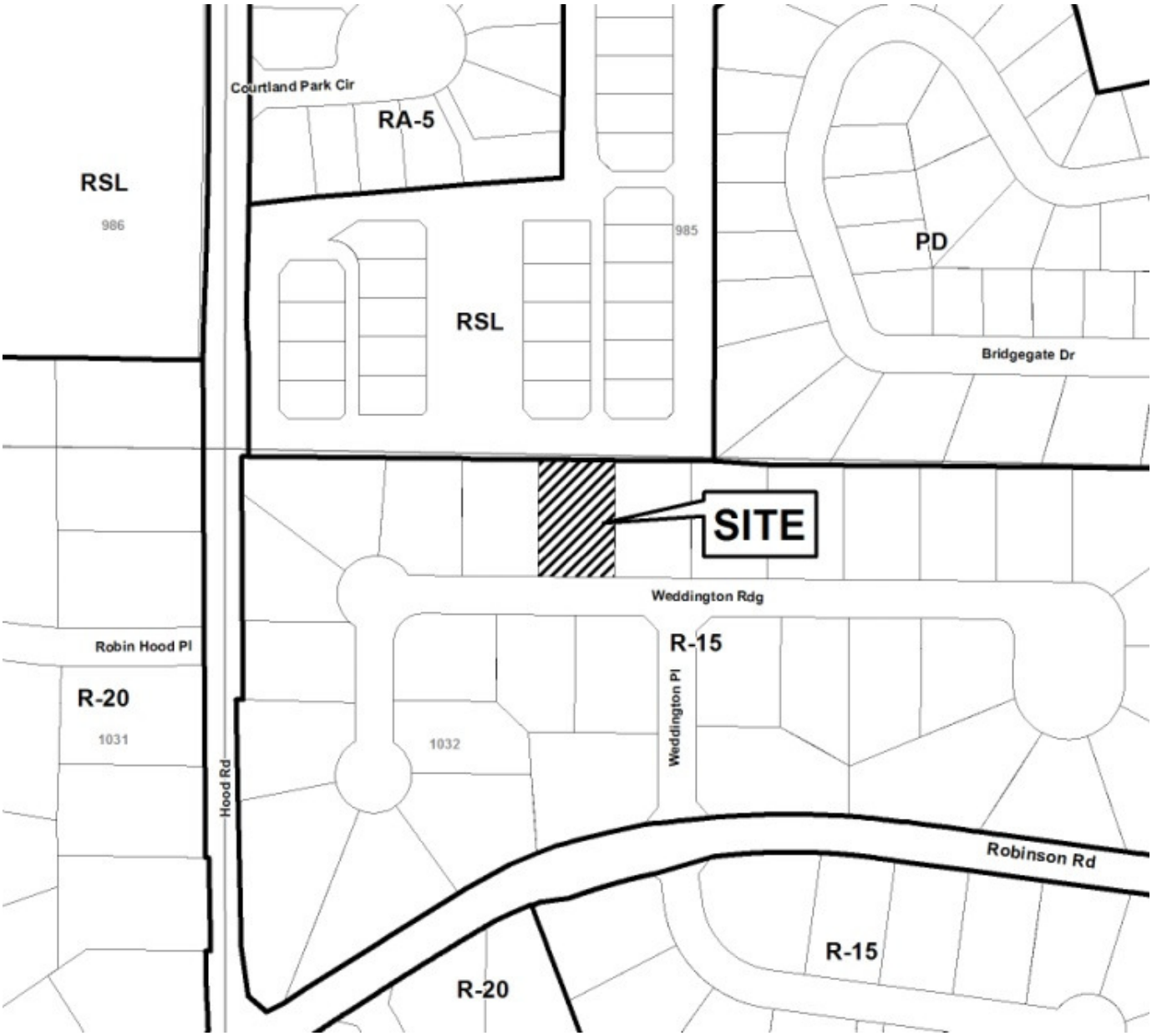
GRAPHIC SCALE - IN FEET
15 0 30 60

PROJECT
1348201

SHEET
1 OF 1

APPLICANT:	Rhonda and Kevin Ficco	**PETITION No.:**	V-55
PHONE:	770-509-2452	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Reeves Newson	**PRESENT ZONING:**	R-15
PHONE:	770-820-1597	**LAND LOT(S):**	1032
TITLEHOLDER:	Kevin S. and Rhonda L. Ficco	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Weddington Ridge, north of Weddington Place (2579 Weddington Ridge).	**SIZE OF TRACT:**	0.34 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 8.8 feet; and 2) increase the maximum allowable impervious surface from 35% to 40%.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-56
Hearing Date: 5/8/13

Applicant Rhonda and Kevin Ficco Phone # 770-509-2452 E-mail rhondaficco@bellsouth.net

Reeves Newson Address 915 Ferncroft Ct. Roswell GA 30075
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-820-1597 E-mail r.newson@rcspoolspa.com

Signed, sealed and delivered in presence of:

My commission expires: 3/8/2016

Notary Public

Titleholder Rhonda Kevin Ficco Phone # 770-509-2452 E-mail rhondaficco@bellsouth.net

Signature (attach additional signatures, if needed) Address: 2579 Weddington Ridge NW, Marietta 30068
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/8/2016

Notary Public

Present Zoning of Property R-15

Location 2579 Weddington Ridge NW, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1032 District 16 Size of Tract .344 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.

To INCREASE impervious lot coverage by 4.8%. The existing lot coverage is already over the 35%. Owner would like to install a pool with decking surrounding it to improve their property.

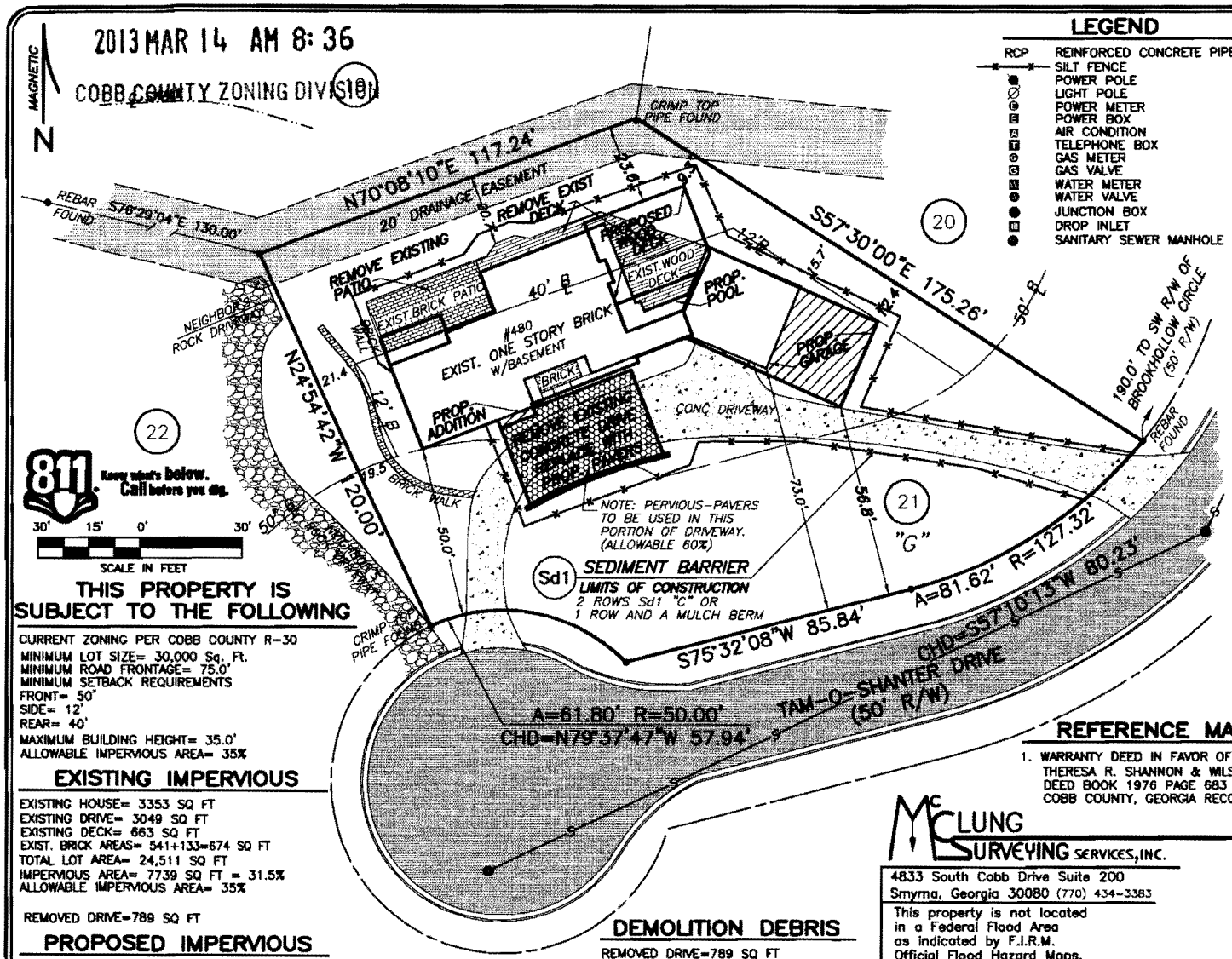
List type of variance requested: Increase impervious lot coverage to 40% for the installation of a pool.

Revised: December 6, 2005

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 14 AM 8:36

COBB COUNTY ZONING DIVISION



LEGEND

RCP	REINFORCED CONCRETE PIPE
	SILT FENCE
	POWER POLE
	LIGHT POLE
	POWER METER
	POWER BOX
	AIR CONDITION
	TELEPHONE BOX
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	JUNCTION BOX
	DROP INLET
	SANITARY SEWER MANHOLE

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.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

V-56 (20

THIS PROPERTY IS SUBJECT TO THE FOLLOWING

CURRENT ZONING PER COBB COUNTY R-30
MINIMUM LOT SIZE= 30,000 Sq. Ft.
MINIMUM ROAD FRONTAGE= 75.0'
MINIMUM SETBACK REQUIREMENTS
FRONT= 50'
SIDE= 12'
REAR= 40'
MAXIMUM BUILDING HEIGHT= 35.0'
ALLOWABLE IMPERVIOUS AREA= 35%

EXISTING IMPERVIOUS

EXISTING HOUSE= 3353 SQ FT
EXISTING DRIVE= 3049 SQ FT
EXISTING DECK= 663 SQ FT
EXIST. BRICK AREAS= 541+133=674 SQ FT
TOTAL LOT AREA= 24,511 SQ FT
IMPERVIOUS AREA= 7739 SQ FT = 31.5%
ALLOWABLE IMPERVIOUS AREA= 35%

REMOVED DRIVE=789 SQ FT

PROPOSED IMPERVIOUS

PROPOSED HOUSE= 4025 SQ FT
REMAINING DRIVE= 2260 SQ FT
PROPOSED DECK= 920 SQ FT
PAVER AREAS= 1018 x 60%= 610.8 SQ FT
BRICK AREAS= 133 SQ FT
TOTAL LOT AREA= 24,511 SQ FT
IMPERVIOUS AREA= 7948.8 SQ FT = 32%
ALLOWABLE IMPERVIOUS AREA= 35%

DEMOLITION DEBRIS

REMOVED DRIVE=789 SQ FT
REMOVED PATIO=541 SQ FT
REMOVED DECK= 663 SQ FT
TOTAL DEMO DEBRIS= 1993 SQ FT

	No.	Revision	Date
DB: CD			
	1.	ADDED ZONING AND IMPERVIOUS AREA	2-27-13

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF THERESA R. SHANNON & WILSON B. SHANNON DEED BOOK 1976 PAGE 683 COBB COUNTY, GEORGIA RECORDS

DISTURBED AREA= 0.236± ACRES OR 10,270± SQ.FT.

TOTAL AREA= 0.563± ACRES OR 24,511± SQ.FT.

480 TAM-O-SHANTER 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.

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

JOB#233208-SP

PROPOSED SITE PLAN FOR
JORGE OCAMPO
ASHLEY OCAMPO

LOT 21, BLOCK "G"
UNITS THREE & FOUR
ATLANTA COUNTRY CLUB

LAND LOT 1087
DISTRICT 17TH. SECTION 2ND.
COUNTY COBB
GEORGIA

PLAT PREPARED: 3-5-13
FIELD: 2-19-13 SCALE: 1"=30'

PB 111
PG 57
DB 1976
PG 683684

APPLICANT:	Jorge and Ashley Ocampo	**PETITION No.:**	V-56
PHONE:	770-686-6808	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Ashley Ocampo	**PRESENT ZONING:**	R-30
PHONE:	770-686-6808	**LAND LOT(S):**	1087
TITLEHOLDER:	Jorge A. and Ashley N. Ocampo	**DISTRICT:**	17
PROPERTY LOCATION:	On the north side of Tam Oshanter Drive, south of Brook Hollow Circle (480 Tam Oshanter Drive).	**SIZE OF TRACT:**	0.56 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 23 feet; and 2) allow an accessory structure (proposed pool) to the side of the principal building.

Application for Variance
Cobb County

(type or print clearly)

Application No. V-56
Hearing Date: 5/8/13

Applicant Jorge Ocampo Ashley Ocampo Phone # 770-686-6808 E-mail aocampo@ocamposinc.com

Ashley Ocampo Address 480 TAM O'SHANTER DR. MARIETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-686-6808 E-mail aocampo@ocamposinc.com

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 27, 2014

My commission expires: _____

Signed, sealed and delivered in presence of:
Rebecca [illegible]
Notary Public

Titleholder Jorge Ocampo Ashley Ocampo Phone # 770 686 6808 E-mail aocampo@ocamposinc.com

Signature _____ Address: 480 TAM O'SHANTER DR. MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

HUGH O. MONELL NOTARY PUBLIC GEORGIA EXPIRES OCT. 25, 2016 COBB COUNTY

My commission expires: _____

Signed, sealed and delivered in presence of:
Hugh O Monell
Notary Public

Present Zoning of Property R-30

Location 480 TAM O'SHANTER DR. MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 21 Block "G" District 17th (Section second) Size of Tract 0.563 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.

Please see attached explanation.
Thank you
Ashley Ocampo

COBB COUNTY GEORGIA FILED IN OFFICE 2013 MAR 14 AM 8:35 COBB COUNTY ZONING DIVISION

List type of variance requested:
REAR SETBACK HARDSHIP

Revised: December 6, 2005

V-56 (2013)

Appeal for Hardship Variance

Applicant: Home owner, Ashley Ocampo

480 Tam Oshanter Dr. Marietta, GA 30067

We are appealing to the Board of Zoning Appeals to please consider that the current home and deck we have recently purchased whose construction was permitted in August 1972 crosses the rear 40' setback line from the rear yard property line by 17'-0". The deck is currently in an unsafe structural condition due to standard aging. This deck is the only exterior/outdoor living space available for family recreational use. **These conditions create a hardship for my family because it is uncertain if something were to ever happen (fire, etc.) if we would be able to fix our home on the same foundation. We are asking to move the rear setback line from 40' to 23' to protect our investment by removing the rear setback line out of the current home so if there is ever an act of God that damages the home we can re-build on the current foundation outline.** This also allows us to rebuild the deck so our family can safely enjoy outdoor the already limited outdoor space. **We request that we be allowed to build a small soaking pool/hot tub within the deck area that backs up to the back wall of the house which is not located directly behind the back of the house itself (Please refer to the drawings/survey submitted to find the location of the proposed pool) It is located behind the house between the existing garage and the family room area of the home.** There will be no access to the pool except from the inside of the house. The underside of the deck is open and will remain open for outdoor use and preserves the natural existing topography and will remain in this manner, no permanent structure now or in the future will be built under the deck nor will it be enclosed. No trees are damaged or encroached upon and excavation or alterations to the existing topography are required for the proposed alterations to my home.

Please let us know if you have questions we can answer or if there are clarifications needed.

Thank you for your consideration,

Ashley and Jorge Ocampo

Phone: 770-686-6808

aocampo@ocamposinc.com

V-57 (2013)

NOTES:

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING ORDINANCES, COVENANTS, RIGHT OF WAYS AND ALL MATTERS OF TITLE.

THIS SURVEY WAS DONE BASED ON THE PLAT RECORDED IN PLAT BOOK 58 PAGE 140. THERE WAS NO TITLE SEARCH REQUESTED BY CLIENT.

A TITLE SEARCH SHOULD BE DONE TO OBTAIN INFORMATION SUCH AS EASEMENTS, RIGHT OF WAYS, OR OTHER DOCUMENTS THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT CERTIFY OR GUARANTEE THE TITLE TO THIS PROPERTY. THIS FIRM ACCEPTS NO LIABILITY IN REGARDS TO ANY TITLE ISSUES FOR THIS PROPERTY.

UNDERGROUND UTILITIES, STRUCTURES OR DEBRIS, IF ANY EXIST, WAS NOT FIELD LOCATED DUE TO GROUND COVERAGE.

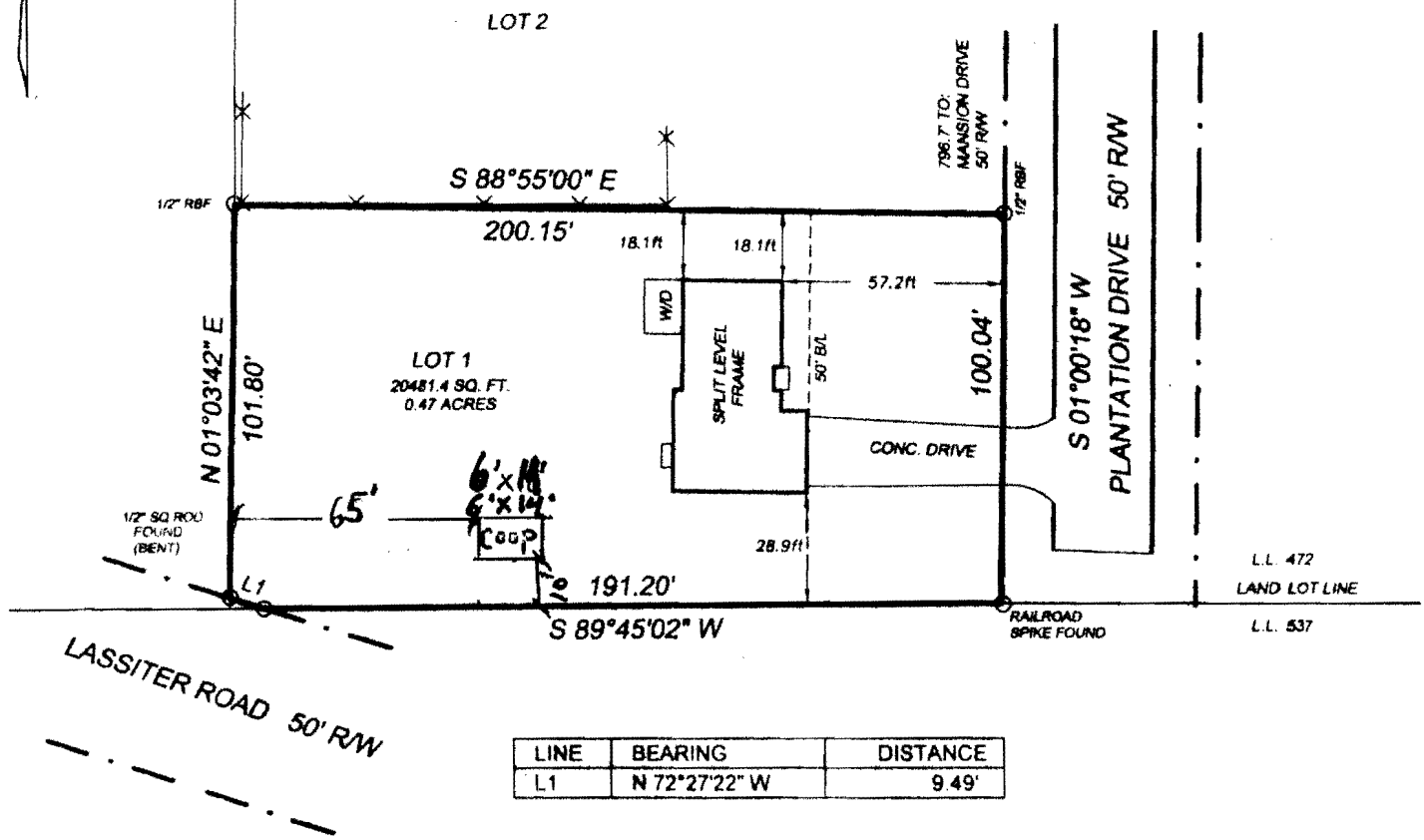
1/2" REBAR PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.

HOUSE TIES SHOWN SHOULD NOT BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTING FENCES, WALLS, DRIVEWAYS, LANDSCAPING OR ANY OTHER STRUCTURE.

LEGEND

B/L	BUILDING LINE
CTF	CRIMP TOP FOUND
D.E.	DRAINAGE ESM'T
M.H.	MANHOLE
OTP	OPEN TOP PIPE
P.P.	POWER POLE
S.S.E.	SANITARY SEWER ESM'T
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
X—X	FENCE LINE

RECEIVED
MAR 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LINE	BEARING	DISTANCE
L1	N 72°27'22" W	9.49'

GRAPHIC SCALE -- SCALE: 1"=50'
0 25 50 100
EQUIPMENT - NIKON DTM 300

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000± FEET AND AN ANGULAR ERROR OF ±3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

DRAWING # 06-EP0440 JOB# 06-0440

SURVEY PREPARED FOR:

ELIZABETH J. POND
JOSEPH T. POND
4112 PLANTATION DRIVE
LOT NUMBER 1 BLOCK "F"
MAR-LANTA UNIT TWO
LAND LOT 472
DISTRICT 16TH - SECTION 2ND
COBB COUNTY, GEORGIA
DATE: 10-10-06

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:

FOSTER SURVEYING, INC.
SURVEYING - LAND PLANNING
1007 WEATHERSTONE PKWY SUITE 130
WOODSTOCK, GEORGIA 30188
770-592-4145 FAX 770-592-2472

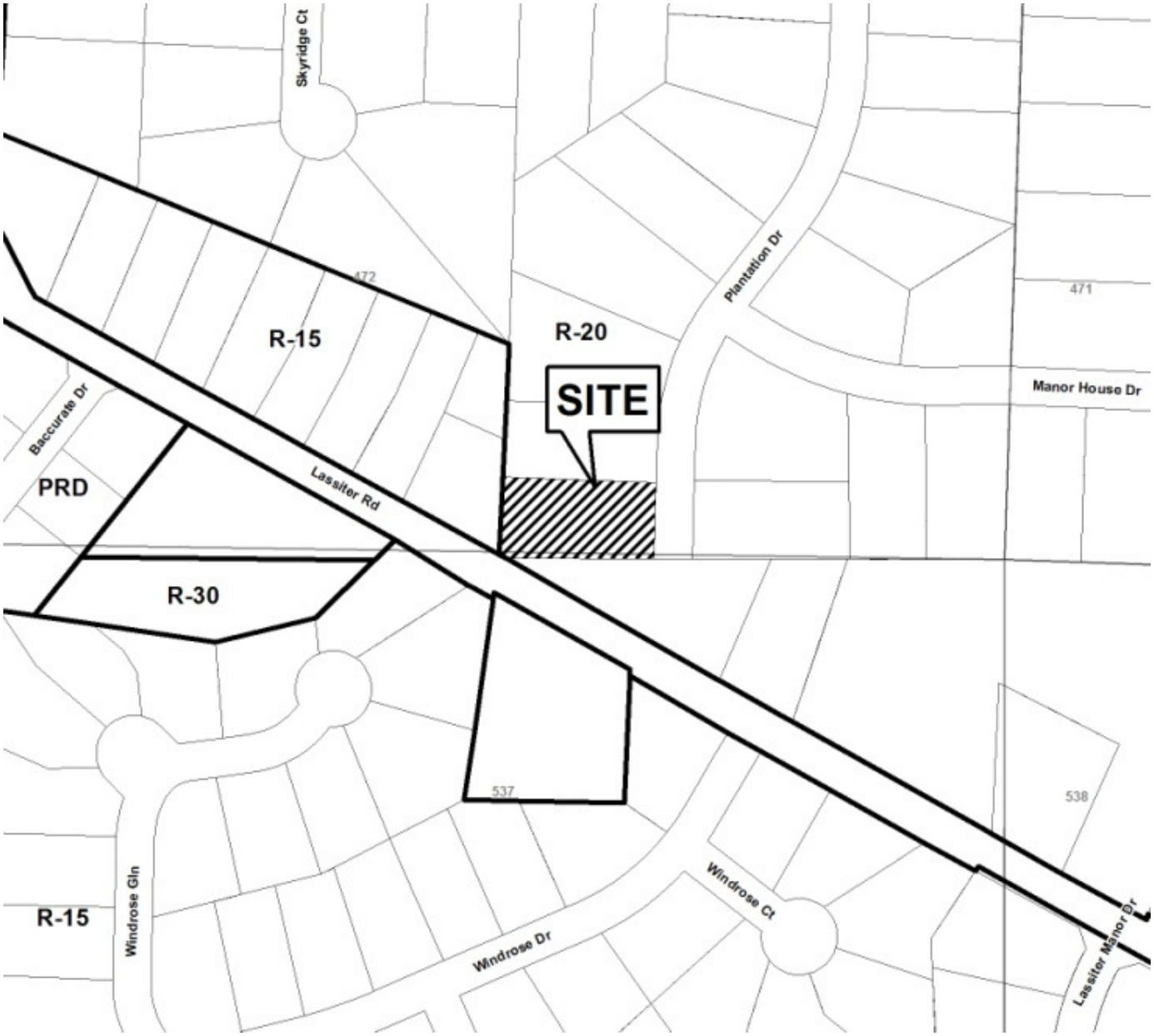
THIS PROPERTY IS NOT IN A FEDERAL FLOOD AREA AS INDICATED GRAPHICALLY BY OFFICIAL FLOOD HAZARD MAPS.
COMM. PANEL NO.: 10367C0035F
DATED: 08-18-1992

GEORGIA REGISTERED No. 2695 LAND SURVEYOR G. THOMAS FOSTER, JR.

G. THOMAS FOSTER, JR.
R.L.S. #2695

APPLICANT:	Joseph Pond	**PETITION No.:**	V-57
PHONE:	678-300-8947	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Joseph Pond	**PRESENT ZONING:**	R-20
PHONE:	678-300-8947	**LAND LOT(S):**	472, 537
TITLEHOLDER:	Joseph T. and Elizabeth J. Pond	**DISTRICT:**	16
PROPERTY LOCATION:	On the west side of Plantation Drive, south of Manor House Drive, and on the north side of Lassiter Road (4112 Plantation Drive).	**SIZE OF TRACT:**	0.47 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: Request for appeal related to the minmum lot size of two acres required to maintain poultry as pets or food source.



RECEIVED
MAR 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-57
Hearing Date: 5-8-13

Applicant Joseph Pond Phone # 678-300-8947 E-mail jtpond@Hotmail.com

Joseph Pond Address 4112 Plantation DR Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678-300-8947 E-mail jtpond@Hotmail.com

Signed, sealed and delivered in presence of:

My commission expires: 8/21/2015 Notary Public

ASHLEY SHEMPERT NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 21, 2015 COBB COUNTY, GEORGIA

Titleholder Joseph Pond, Elizabeth Pond Phone # 678-300-8947 E-mail jtpond@Hotmail.com

Signature Address 4112 Plantation Drive, Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 8/21/2015 Notary Public

ASHLEY SHEMPERT NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 21, 2015 COBB COUNTY, GEORGIA

Present Zoning of Property R-20

Location 4112 Plantation DR Marietta, GA 30062
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 472 District 16th - Section 2nd Size of Tract 0.47 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Requesting BACKYARD CHICKENS

Revised: March 5, 2013

Requirements for Variance Application
Page 4

RECEIVED
MAR 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-57 (2013)

Application No. _____

Hearing Date: _____

Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ___;NO X .
2. Does the HOA support your request? YES____;NO____; N/A- No HOA X .
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES___NO X. (If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
4. How many hens do you propose (no male birds allowed)? 4 .
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES X NO_____ .

Signature **Print Name** Joseph Pond

County Code adopted by the Board of Commissioners February 26, 2013:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

(a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
(b) The poultry shall be kept/ maintained within a fenced area;
(c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
(d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
(e) The poultry shall not cause a nuisance, as defined by State Law;
(f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
(g) The slaughter of any hen on site is strictly prohibited;
(h) The fee for the variance application shall be $150.00;
(i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
(j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.
(page revised 03-06-2013)

V-57 (2013)

I would appreciate your positive consideration of my application for a variance to own four hens on my half acre property. I have included a copy of my proposed coop design, a document titled '7 Urban Chicken Myths', and a petition from my neighbors supporting my efforts. I also included an email to my neighbor on the backside- she did not respond to the email. I will point out that in the July 22, 2011 edition of the AJC, my neighbor is quoted as saying, "I don't want to get involved in this," Kell said. "I will probably just invest in some Leyland cypress and plant them so I cannot see into his yard."

I do not believe that the manure produced by the four hens will have any impact on the water table. As a responsible pet owner, I will keep the coop clean. I own three dogs and they produce far more waste than four hens ever could. Stormwater Management has never expressed a concern about the dog waste, or the waste produced by birds indigenous to the area, so I am certain that they would agree that the hen manure will only be an asset to the keeping of a nice lawn.

Thank you for your time and consideration. Please contact me with any questions.

V-57 (2013)

7 Urban Chicken Myths

Myth 1. Chickens carry diseases communicable to humans.
Fact: The truth is that small flocks have literally no risk of avian flu transmission to humans. The 2006 Grain Report states: *"When it comes to bird flu, diverse small-scale poultry is the solution, not the problem."* Avian flu has been in the press as a concern to commercial poultry production where birds are raised in monster-size flocks confined in over-crowded environments. This causes high stress and compromised immune systems in the birds. Any sign of disease, including a sneeze, could result in a huge number of birds getting sick; and this puts at risk a large amount of profit. As many experts have stated publicly, the solution to avian flu is in small-scale poultry.

Myth 2. Chickens are too noisy.
Fact: Laying hens—at their loudest—have about the same decibel level as human conversation (60 to 70 decibels). Hens are so quiet that there have been cases of family flocks being kept for years without the next door neighbors knowing it.
To some, noise is a concern with roosters and their pre-dawn heralding of sunrises. Many urban codes ban roosters, or only allow them to be kept with special permits. The noise level of a rooster's crow is about the same as a barking dog; 90 decibels. But there are ways to keep roosters quiet throughout the night. Many folks regard crowing as a pleasant sound.

Myth 3. Chickens cause waste and odor.
Fact: A 40-pound dog generates more solid waste than 10 chickens. To be more specific, one 40-pound dog generates about .75 pounds of poop every day. Ten chickens generate about .66 pounds daily poop.
The advantage to chicken poop is that it can be used as valuable, high-nitrogen fertilizer. Unlike dog or cat poop, chicken poop can be combined with yard and leaf waste to create compost. Just as valuable, about 40% of the chicken manure is organic matter necessary for building fertile, healthy topsoil.

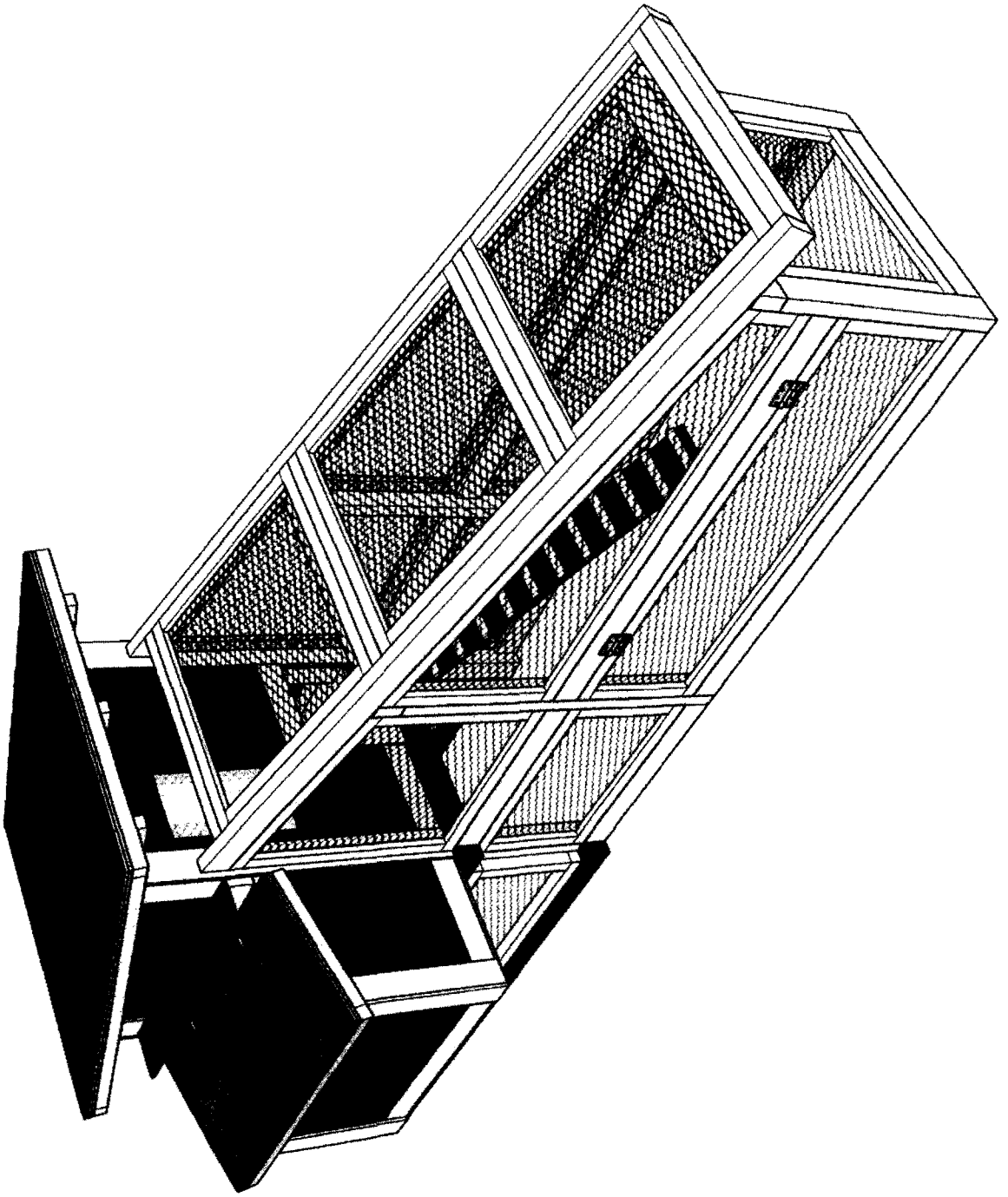
Myth 4. Chickens attract predators, pests and rodents.
Fact: Predators and rodents are already living in urban areas. Wild bird feeders, pet food, gardens, fish ponds, bird baths and trash waiting to be collected all attract raccoons, foxes, rodents and flies. Modern micro-flock coops, such as chicken tractors, arks, and other pens are ways of keeping, and managing, family flocks that eliminate concerns about predators, rodents and other pests.
Indeed, chickens are part of the solution to pesky problems. Chickens are voracious carnivores and will seek out and eat just about anything that moves including ticks (think Lyme disease), fleas, mosquitoes, grasshoppers, stink bugs, slugs, and even mice, baby rats and small snakes.

Myth 5. Property values will decrease.
Fact: There is not one single documented case that we know of about a next door family flock that has decreased the value of real estate. On the contrary, local foods and living green is so fashionable, that some Realtors and home sellers are offering a free chicken coop with every sale.

Myth 6. Coops are ugly.
Fact: Micro-flock coop designs can be totally charming, upscale and even whimsical. Some of them are architect designed and cost thousands of dollars. Common design features include blending in with the local architectural style, matching the slope of the roof and complementing color schemes.

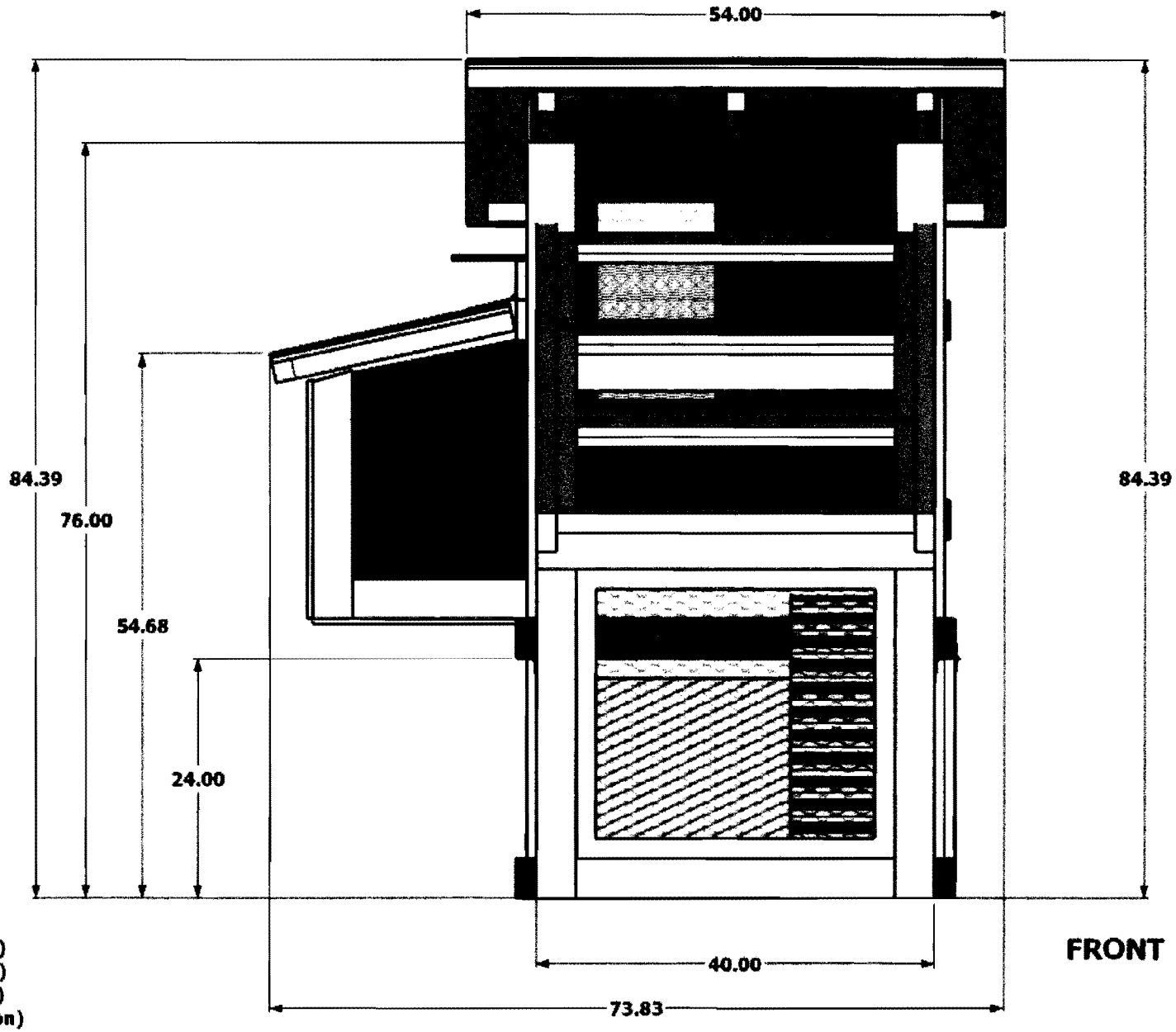
Myth 7. What will neighbors think?
Fact: You can't control what anyone thinks, much less your neighbor. Once folks gain more experience with the advantages and charms of chickens, most prejudice and fear evaporates; especially when you share some of those fresh, heart-healthy, good-for-you eggs from your family flock.

V-57 (2013)



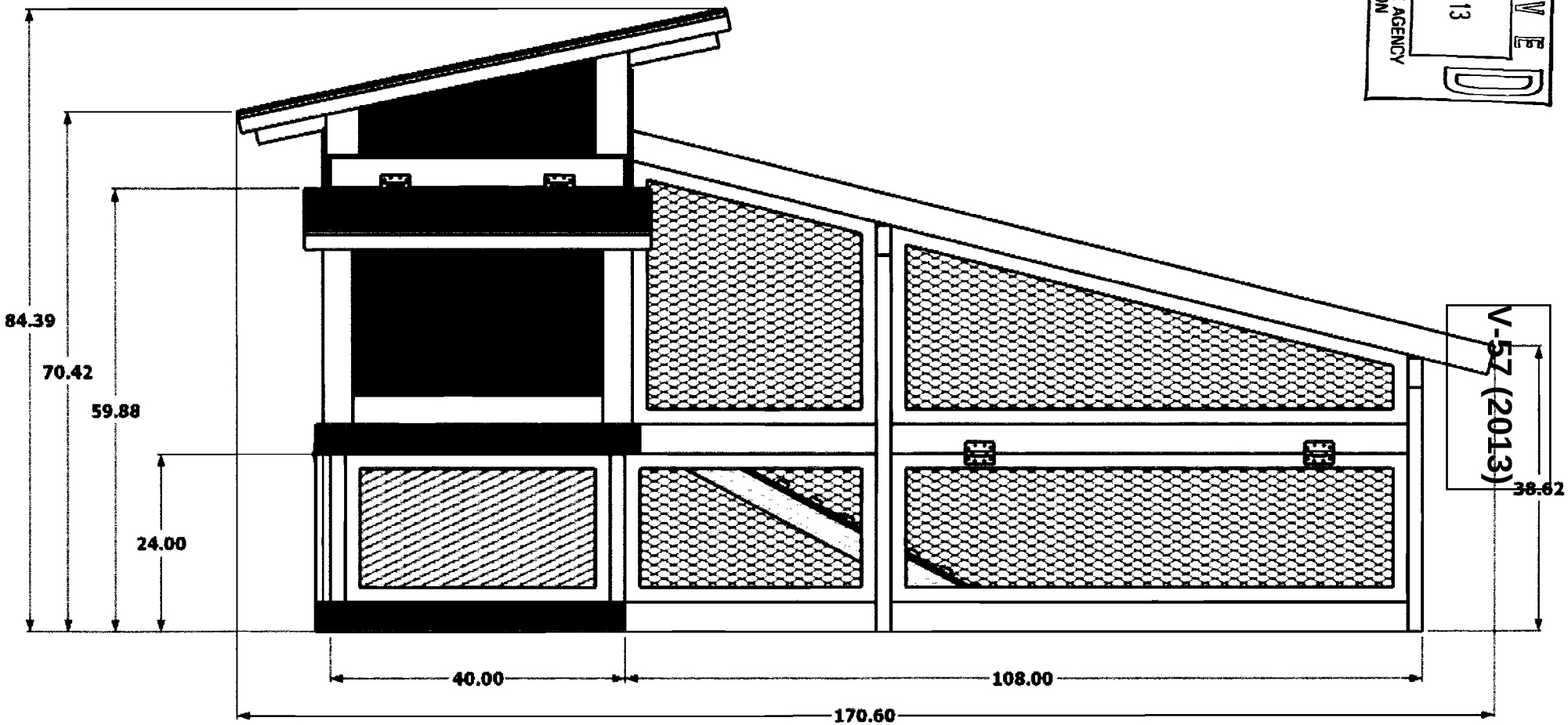
Timber section:
a: 4"x4"
b: 2"x4"
c: 2"x2"
d: 0.5"x4"
e: 0.5"x8"
f: 1"x2"

V-57 (2013)



a: 4x4 (section)
b: 2x4 (section)
c: 2x2 (section)
d: 0.5x4 (section)
e: wooden sheet thickness 0.5
Units: Inches (decimal fomat)

http://homegardenplans.blogspot.com/



LEFT

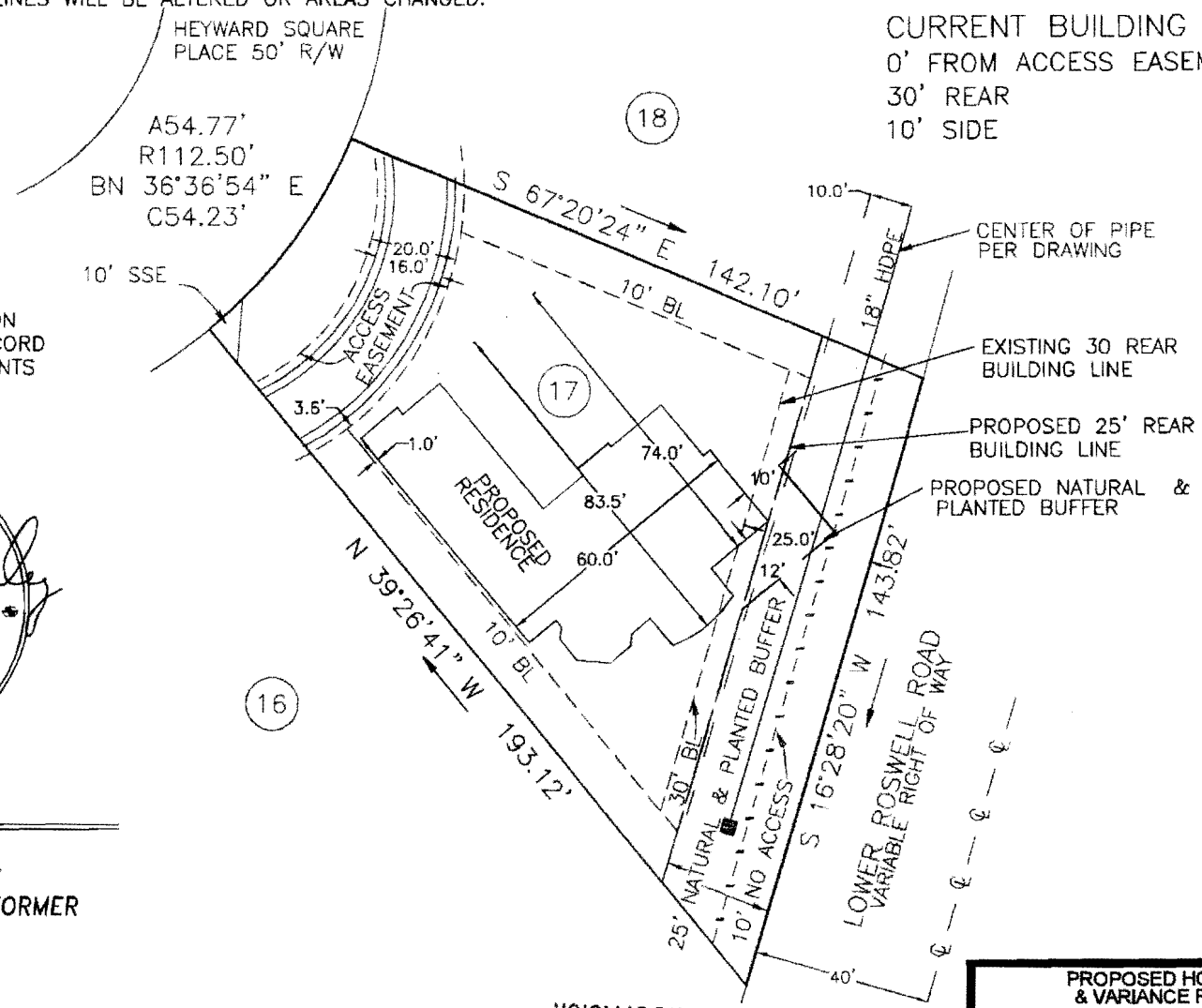
a: 4x4 (section)
b: 2x4 (section)
c: 2x2 (section)
d: 0.5x4 (section)
e: wooden sheet thickness 0.5
Units: Inches (decimal fomat)

INTENT NOTE:

THE INTENT OF THIS PLAT IS PLACE THE REAR BUILDING LINE ADJACENT TO LOWER ROSWELL ROAD FROM A 30 FOOT TO A 25 FOOT SETBACK AND ENCROACH INTO THE LANDSCAPE & PLANTED BUFFER. NO LOT LINES WILL BE ALTERED OR AREAS CHANGED.

PREPARED BY:
D&S LAND SURVEYING
PO BOX 4968, CANTON, GA 30114
770 720-4443 EMAIL: DWS@CANTONSURVEYOR.COM

CURRENT BUILDING SETBACKS:
0' FROM ACCESS EASEMENT
30' REAR
10' SIDE



SURVEYORS NOTE:

THIS PLAT IS IS BASED UPON INFORMATION FROM THE RECORD PLAT. NO FIELD MEASUREMENTS HAVE BEEN MADE TO PREPARE THIS DOCUMENT.

LEGEND

BL BUILDING LINE
R/W RIGHT OF WAY
N/F PRESENT OR FORMER

GRAPHIC SCALE:
SCALE: 1" = 40
0' 40' 80'

OWNER CONTACT:
ANIL JASTI
4867 ASHFORD DUNWOODY RD.
DUNWOODY, GA 30338
PHONE: 678-463-6608

V-58 (2013)

PROPOSED HOUSE LAYOUT PLAN:
& VARIANCE REQUEST EXHIBIT:

5422 HEYWARD SQUARE PLACE

HEYWARD SQUARE SUBDIVISION
PLAT BOOK 250, PAGE 66
LOT 17, LAND LOT 226
DISTRICT 01, SECTION 02
COBB COUNTY GEORGIA

PROJ. NO. 13-053

APPLICANT:	Anil C. Jasti	**PETITION No.:**	V-58
PHONE:	678-463-6608	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Anil C. Jasti	**PRESENT ZONING:**	R-15
PHONE:	678-463-6608	**LAND LOT(S):**	226
TITLEHOLDER:	Anil C. and Padmaja Ravipati Jasti	**DISTRICT:**	1
PROPERTY LOCATION:	On the southeast side of Heyward Square Place, and on the west side of Lower Roswell Road (5422 Heyward Square Place).	**SIZE OF TRACT:**	0.35 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 25 feet.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 14 AM 10: 22
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-58
Hearing Date: 5/8/13

Applicant ANIL C. JASTI Phone # 6784636608 E-mail ANILCJASTI@GMAIL.COM

ANIL C. JASTI Address
(representative's name, printed) (street, city, state and zip code)

J. Anil Choudary Phone # 6784636608 E-mail
(representative's signature)

J Anil Ch

Signed, sealed and delivered in presence of:

My commission expires: 10-24-2014

Nancy Bennett
Notary Public

NANCY BENNETT NOTARY PUBLIC BARTOW COUNTY, GEORGIA
My Commission Expires October 24, 2014

Titleholder ANIL C. JASTI, PADMAJA RAUIPATI JASTI Phone # 6784636608 E-mail ANILCJASTI@GMAIL.COM

Signature J. Anil Choudary Address 2867 ASHFORD DUNWOODY R, #8207
(attach additional signatures, if needed) (street, city, state and zip code) DUNWOODY, GA 30338

Padmaja

Signed, sealed and delivered in presence of:

My commission expires: 10/14/2014

George H. Kaplan III
Notary Public

GEORGE H. KAPLAN III MY COMMISSION EXPIRES OCTOBER 14, 2014 NOTARY PUBLIC FORSYTH COUNTY, GEORGIA

Present Zoning of Property

Location 5422 HEYWARD SQUARE PLACE, MARIETTA GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 226 District 1st Size of Tract 0.35 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.

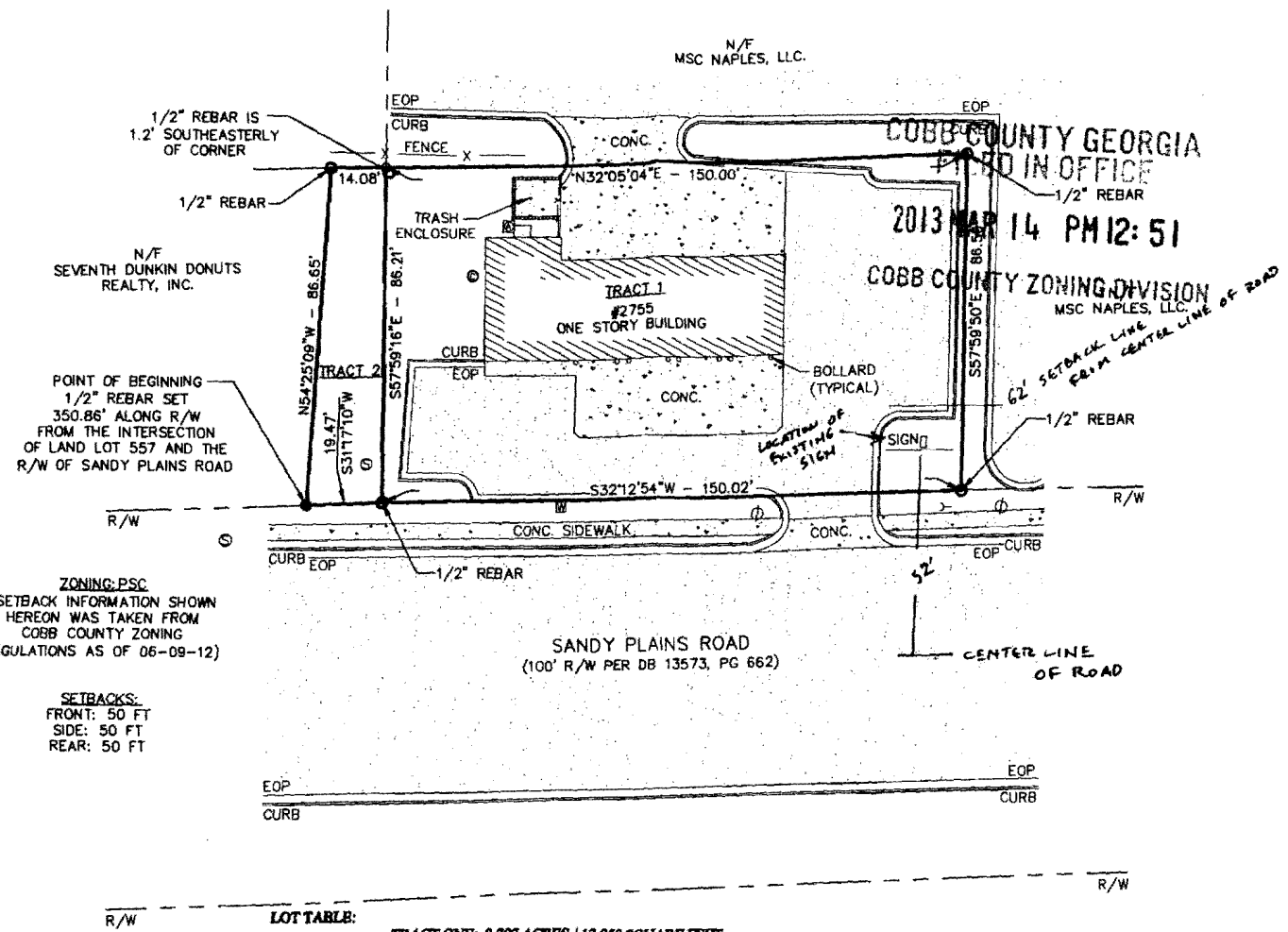
WE HAVE TWO ROADS ONE IN FRONT AND THE OTHER AT THE BACK OF THE LOT. IF CURRENT SETTING ARE USED, THE BUILDING WILL BE ONLY 1 FOOT FROM THE CURB IN THE FRONT. THERE MIGHT NOT EVEN BE ONE FOOT. WITHOUT A VARIANCE SETBACK THE BUILDING WILL NOT SIT ON THE LOT.

List type of variance requested: SETBACK - 5FT. IF POSSIBLE WE WOULD LIKE A SETBACK OF 5-10 FT.

Revised: December 6, 2005

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- POWER/LIGHT POLE
- GUY WIRE
- POWER METER
- POWER BOX
- A/C UNIT
- MANHOLE
- CLEAN OUT
- JUNCTION BOX
- OUTFLOW STRUCTURE
- DRAINAGE INLET
- GAS METER
- GAS VALVE
- CABLE BOX
- TELEPHONE BOX
- TRAFFIC CONTROL BOX
- SIGN
- —W— WATER LINE
- —U— OVERHEAD UTILITY LINE
- —S— SEWER LINE
- —G— GAS LINE
- —C— CABLE LINE
- —T— TELEPHONE LINE
- —X— FENCE LINE
- —920— CONTOUR LINE
- BSL BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L RIGHT-OF-WAY
- R/W PROPERTY LINE
- OH OVERHANG
- C.B. CATCH BASIN
- CNT CANTILEVER
- H/C HANDICAP
- FFE FINISHED FLOOR ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE



ZONING: PSC
(SETBACK INFORMATION SHOWN HEREON WAS TAKEN FROM COBB COUNTY ZONING REGULATIONS AS OF 06-09-12)

SETBACKS:
FRONT: 50 FT
SIDE: 50 FT
REAR: 50 FT

LOT TABLE:

TRACT ONE:	0.297 ACRES / 12,959 SQUARE FEET.
TRACT TWO:	0.033 ACRES / 1,449 SQUARE FEET.
TOTAL AREA:	0.330 ACRES / 14,408 SQUARE FEET

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 14 PM 12:51
COBB COUNTY ZONING DIVISION

NORTH
PER DB 13573, PG 662
SCALE: 1"=30'

BOUNDARY SURVEY

PREPARED FOR: HAVOLINE XPRESS LUBE
LAND LOT 557,
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA - 07/09/12

V-59 (2013)

GEORGIA REGISTERED No. 2941 LAND SURVEYOR CHRISTOPHER W. ROGERS
7/9/12

FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT ORIGINAL SIGNATURE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

TOTAL AREA: SEE TABLE ABOVE.

BOUNDARY REFERENCE: DEED BOOK 13573, PAGE 662 & PLAT BOOK 92, PAGE 14. FIELDWORK PERFORMED ON 07/05/12.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN+10,000 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone, inc. LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226
4195 SOUTH LEE STREET
SUITE I,
BUFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303
2205-C CANDUN DRIVE
APEX, NC 27523

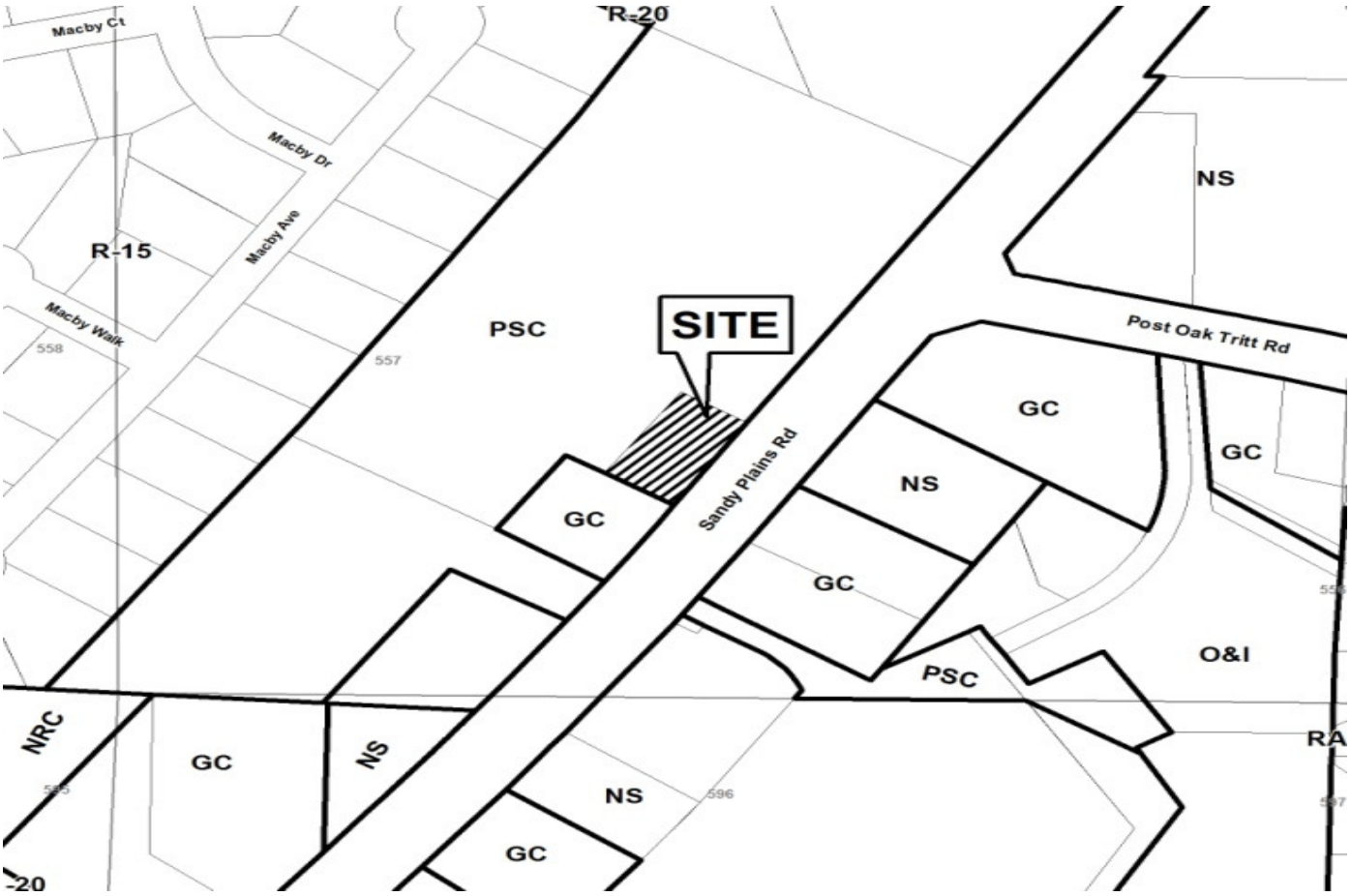
GRAPHIC SCALE - IN FEET
15 0 30 60

PROJECT
1269501

SHEET
1 OF 1

APPLICANT:	Havoline Xpress Lube	**PETITION No.:**	V-59
PHONE:	770-971-7171	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Danny Lankford	**PRESENT ZONING:**	PSC
PHONE:	404-983-5851	**LAND LOT(S):**	557
TITLEHOLDER:	Lovinggood Investment Holdings, LLLP	**DISTRICT:**	16
PROPERTY LOCATION:	On the west side of Sandy Plains Road, south of Post Oak Tritt Road (2755 Sandy Plains Road).	**SIZE OF TRACT:**	0.33 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 52 feet from the center line of an arterial road right-of-way; 2) waive the minimu lot size from the required 200,000 square feet to 14, 408 square feet; 3) waive the front setback from the required 100 feet to 35 feet; 4) waive the rear setback from the required 50 feet to 15 feet; and 5) waive the side setbacks from the required 50 feet to 25 feet from the western property line and 45 feet from the eastern property line.



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAR 14 PM 12:51
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-59
Hearing Date: 5/8/13

Applicant Havoline Xpress Lube Phone # 770-971-7171 E-mail

Danny Lankford Address 2285 Park Central Boulevard, Decatur, GA 30035
(representative's name, printed) (street, city, state and zip code)

Phone # 404-[illegible]-5851 E-mail dlankford@henryincorporated.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 11/11/15

Notary Public

JENNIFER WILLIAMS MY COMMISSION EXPIRES NOV 2015 WALTON CO. GEORGIA NOTARY PUBLIC

* Titleholder Michael Lankford (L.I.H.) Phone # 404-[illegible] E-mail MTL3873@aol.com

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

Signed, sealed and delivered in presence of:

My commission expires: 7-27-14

Notary Public

KELLY KORSMEIER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JULY 27, 2014

Present Zoning of Property PSC

Location 2755 Sandy Plains Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 557 District 16 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 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.

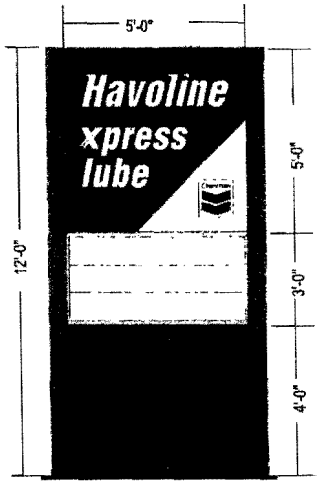
To achieve the required 62' setback from the center line of the road, the business sign would have would have to be placed directly under an existing billboard sign

List type of variance requested: Reduce the required setback from 62' from the center line of the road to 52' from the center line of the road

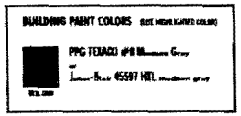
Revised: December 6, 2005

PROPOSED Remodel of xpress lube Pole Sign

- Remove existing Pole and signs.
- New 5'-0" x 5'-0" D/F twin pole lighted sign cabinet - Flat poly faces with Yellow Havoline copy, White xpress lube copy - Red background. Lower corner has Translucent Chevron Hallmark, digitally printed (second surface) on clear poly.
- Add new 3'-0" x 5'-0" manual readerboard.
- Support columns to be covered with ACM.

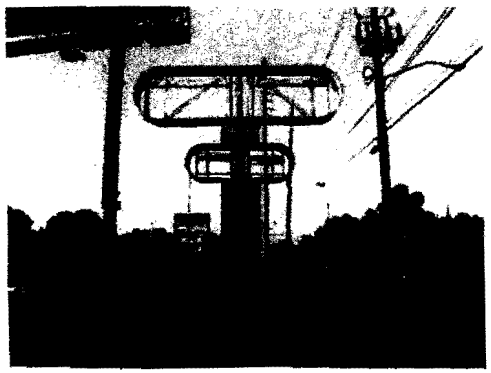


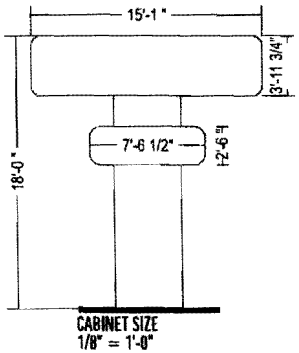
J D/F HXL Twin Pole Sign Cabinet with manual readerboard



NOTE: The proposed sign recommendations are based on Havoline standards and guidelines. All signage is subject to local permitting and/or Landlord restrictions.

EXISTING POLE SIGN





FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
1020 Pittsburg Drive
Suite A
Delaware, OH 43015
(740) 368-4120 Fax (740) 368-4121

Manufacturing Facilities
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Willowbrook - Louisville - Indianapolis - Columbus
Cincinnati - Westerville - Knoxville - Tulsa
Atlanta - Tampa - Daytona Beach - Winchester

Building Quality Signage Since 1901

Revisions

Account Rep: DAN HULL

Project Manager:

Drawn By:

Project / Location:

V-59 (2013)

HAVOL
2755 S
MAR

Underwriters Laboratories

ALL ELECTRICAL SIGNS ARE BUILT TO THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

WARRANTY NOTICE

Client Approval/Date:

Landlord Approval/Date:

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company LLC or its authorized agent. © FHSC

Colors Depicted in This Rendering May Not Match Actual Material Finishes. Refer To Product Sample For Exact Color Match.

Job Number: 22-80794-00

Date: 07 • 19 • 12

Sheet Number: 5 of 6

Design Number: 22-80794-00

V-60 (2013)

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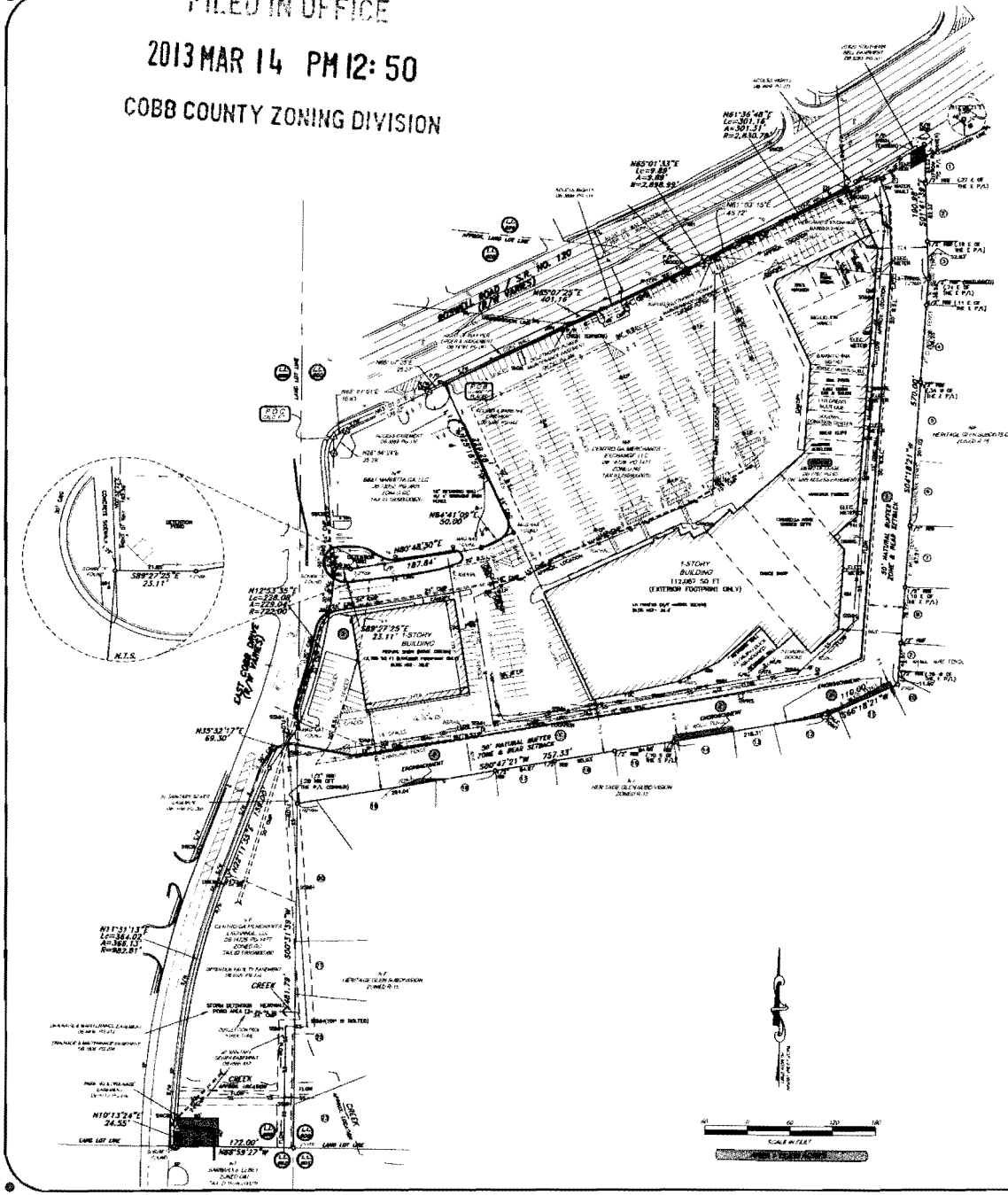
2013 MAR 14 PM 12:50
COBB COUNTY ZONING DIVISION



CLOSURE STATEMENT

EQUIPMENT AND FIELD SURVEY STATEMENT

ZONING (COBB COUNTY)

PARKING INFORMATION

FLOOD ZONE

UTILITIES

STREAMS, BODIES OF WATER, & WETLANDS

ARCHEOLOGICAL & HISTORIC

REFERENCE INFORMATION

CERTIFICATION

EXISTING IMPERVIOUS AREA CALCULATIONS

- 5.93 ACRES (258,330 SQ. FT.) = ASPHALT PAVEMENT AND CONCRETE
- 3.03 ACRES (131,965 SQ. FT.) = BUILDINGS
- 8.96 ACRES (390,315 SQ. FT.) = TOTAL
- 71% IMPERVIOUS

BOUNDARY SURVEY

of
4400 ROSWELL ROAD
TAX PARCELS
16090000010 & 16089900360

PROPERTY INFORMATION
LAND LOTS 898, 899 & 900
DISTRICT 16TH
SECTION 2ND
COUNTY COBB
STATE GEORGIA
CITY N/A

DRAWING INFORMATION	
DATE 3.12.13	REVISIONS
SCALE 1"=60'	
DWN JCS	
CHKD C.W.S.	
JOB NO. [illegible]	
FILE [illegible]	

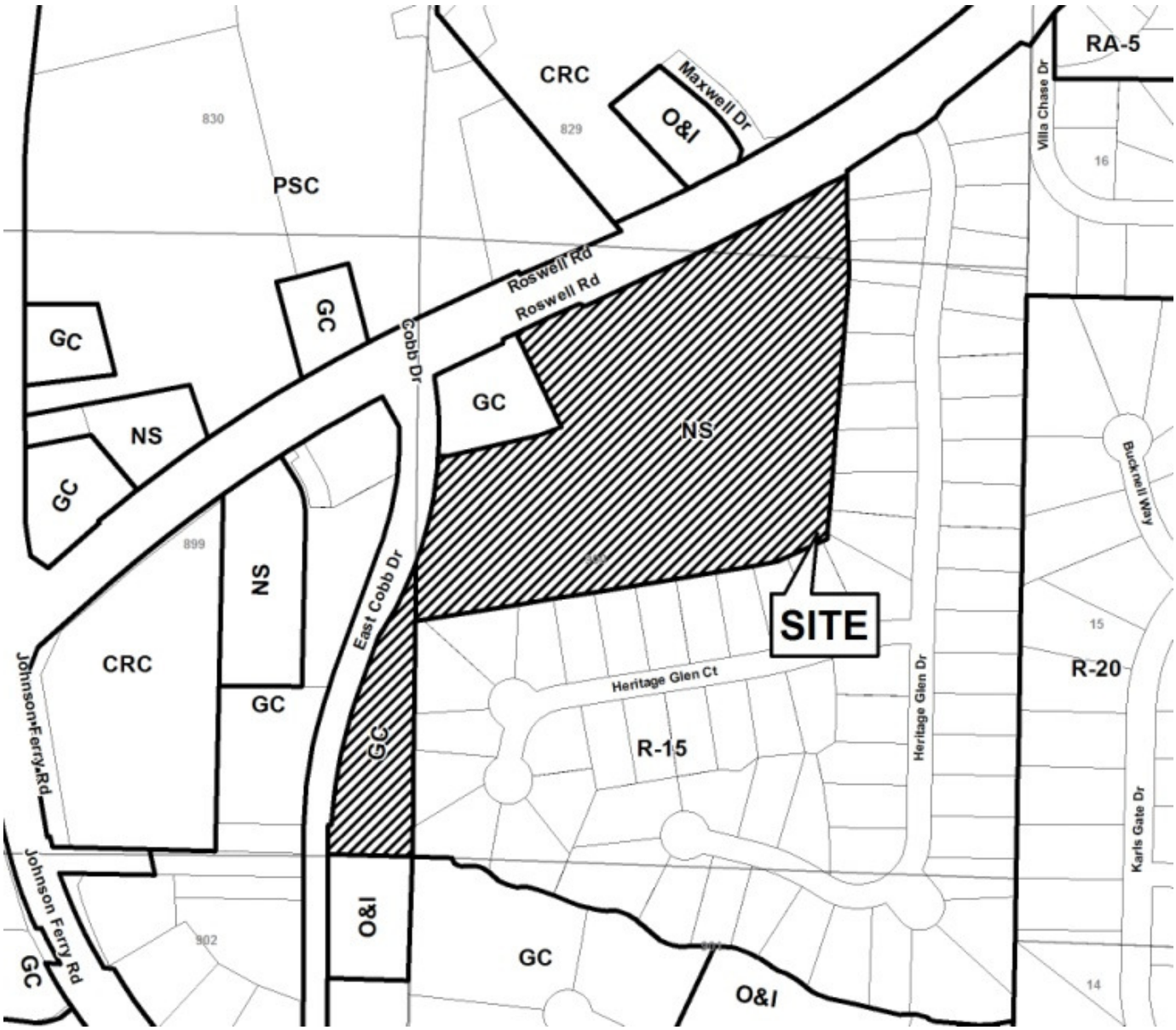
Columbia Properties, Inc
1355 Terrell Mill Road
Building 1478 Suite 200
Marietta GA 30067

CHESTER W. SMITH
No. 1445

METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS ENGINEERS PHOTOGRAMMETRISTS

APPLICANT:	Merchants Exchange, LLC	**PETITION No.:**	V-60
PHONE:	n/a	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Parks F. Huff, Esq.	**PRESENT ZONING:**	NS, GC
PHONE:	770-422-7016	**LAND LOT(S):**	829, 900, 899
TITLEHOLDER:	Merchants Exchange, LLC	**DISTRICT:**	16
PROPERTY LOCATION:	On the southeast corner of Roswell Road and East Cobb Drive (4400 Roswell Road).	**SIZE OF TRACT:**	11.09 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the minimum number of parking spaces (entire retail center) from the required 892 to 547; 2) waive the front setback from the required 50 feet to 29 feet; and 3) increase the maximum allowable impervious surface from 70% to 72%.



COBB COUNTY GEORGIA
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2013 MAR 14 PM 12:50
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-60
Hearing Date: 5/8/13

Applicant Merchants Exchange, LLC Phone # _____ E-mail _____

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

X _____ Phone # (770) 422-7016 E-mail phuff@samslarkinhuff.com
(representative's signature)

SHARON BOURNE NOTARY PUBLIC EXPIRES GEORGIA JULY 7, 2014 PAULDING COUNTY

Signed, sealed and delivered in presence of:

My commission expires: 7/7/14

Notary Public

Titleholder Merchants Exchange, LLC Phone # _____ E-mail _____

Signature _____ Address: 1355 Terrell Mill Rd, Bldg 1478, Ste. 200, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: April 15, 2016

Notary Public

MARYELLEN YANCEY NOTARY PUBLIC MY COMM. EXPIRES APRIL 15, 2016 COBB COUNTY, GEORGIA

Present Zoning of Property NS

Location 4400 Roswell Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 829 & 900 District 16th Size of Tract 11.091 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.

(1) The existing shopping center has 547 total parking spaces. Without the variance, the shopping center would have to empty tenant spaces. To refinance the property the applicant needs a variance.

(2) A portion of an existing building would have to be removed to comply with setback requirements.

List type of variance requested: (1) Section 134-272 of the zoning ordinance requires a total of 892 spaces when the property only has 547 spaces.

(2) Reduce the setback for an existing movie theatre from 40 feet to 29 feet.

Revised: December 6, 2005

V-61 (2013)

COBB COUNTY GEORGIA
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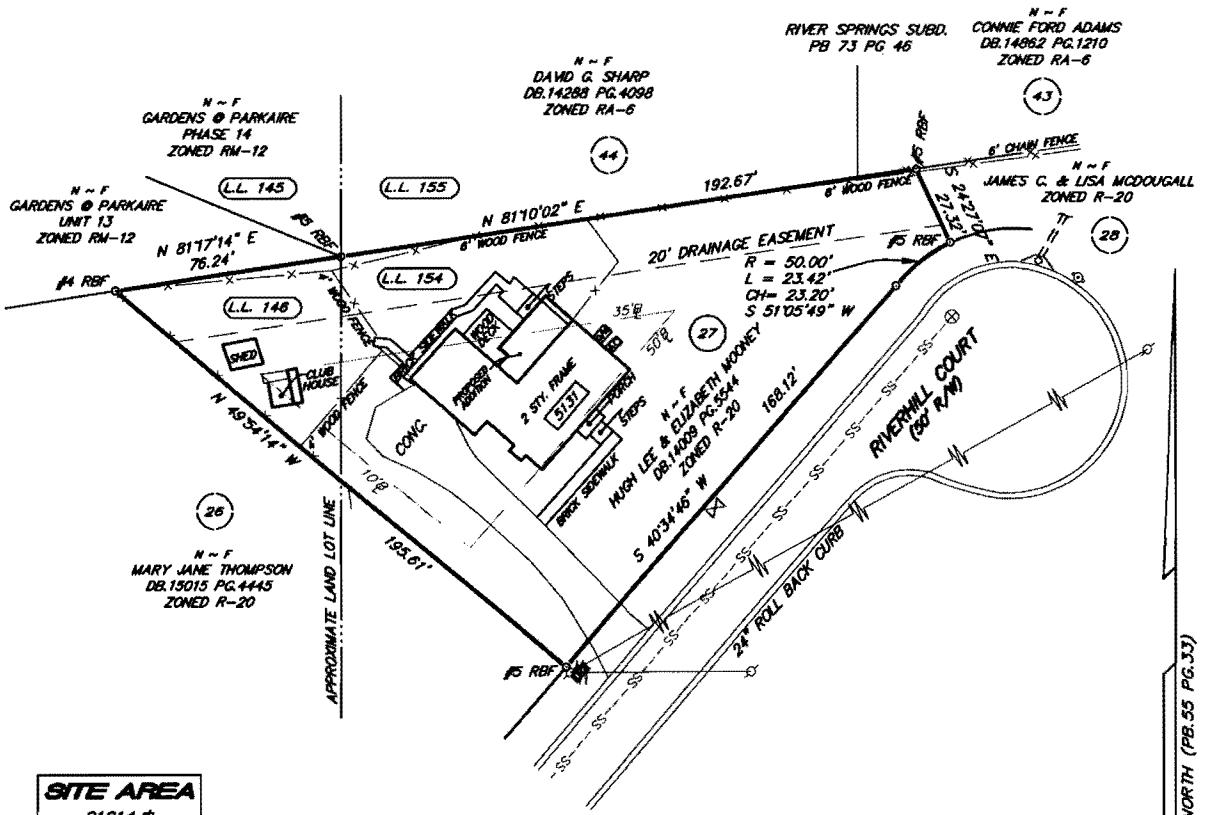
2013 MAR 22 PM 1:47
COBB COUNTY ZONING DIVISION

LEGEND

P.P. – POWER POLE	G.P. – GUY POLE
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 W.M. – WATER METER	WATER VALVE
G/M G.M. – GAS METER	C.O. SEWER CLEAN OUT
RBS – REINFORCING BAR SET	TELEPHONE MANHOLE
RBF – REINFORCING BAR FOUND	—E— UNDERGROUND ELECTRICAL LINE
CTF – CRIMP TOP PIPE FOUND	OVERHEAD POWER LINES
OTF – OPEN TOP PIPE FOUND	H.W. – HEADWALL
R/W MON. – RIGHT-OF-WAY MONUMENT	PBX POWERBOX
—X— TYPE OF FENCE	—W— —W— WATER LINE
J.B. – JUNCTION BOX	—T— —T— UNDERGROUND TELEPHONE LINE
D.I. – DROP INLET / YARD INLET	—G— GAS LINE



SITE AREA
21814 ±
0.50 AC.

REFERENCE: PB 55 PG 33

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 COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

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 # 13067C0134 H DATED JUNE 18, 2010 .

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: 1/87,468 . MATTERS OF TITLE ARE EXCEPTED.

GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A. EVANS

DATE : 3/11/13	REVISIONS
SCALE : 1"=40'	
DRAWN BY : KRP	
CHECKED BY : CAE	
FIELD BOOK : GRID	

Gaskins
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Marietta, Georgia 30064
www.gascsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

BOUNDARY SURVEY FOR:

CIRCLE W CONSTRUCTION
LOT 27, BLOCK D, UNIT 3,
RIVERHILL SUBDIVISION

LOCATED IN L.L. 146 & 154
1st DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Plotted By: white Drawing name: G:\And\COBB\01\01 11446\5111 Riverhill Court\5111 Riverhill Court.dwg Plotted on: Mar 22, 2013 - 12:43pm

APPLICANT:	Hugh and Elizabeth Mooney	**PETITION No.:**	V-61
PHONE:	770-971-0086	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	Alan Wills	**PRESENT ZONING:**	R-20
PHONE:	678-873-1860	**LAND LOT(S):**	146, 154
TITLEHOLDER:	Hugh Lee Mooney	**DISTRICT:**	1
PROPERTY LOCATION:	On the northwest side of Riverhill Court, east of Riverhill Road (5131 Riverhill Court).	**SIZE OF TRACT:**	0.50 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 45 feet; 2) waive the rear setback from the required 35 feet to 20 feet; 3) waive the setback for an accessory structure less than 144 square feet (existing "shed") from the required 5 feet to 3 feet from the western property line; and 4) waive the setback for an accessory structure less than 144 square feet (existing "club house") from the required 5 feet to 3 feet from the western property line.

Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 14 PM 1:51

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-61
Hearing Date: ~~3/14/13~~ 5-8-13 TM

Applicant Hugh & Elizabeth Mooney Phone # 770.971.0086 E-mail ehmooney@bellsouth.net

ALAN WILLS Address 613 CLUB LANE, MARIETTA, GA 30067
(representative's name, printed) (street, city, state and zip code)

Phone # 678-873-1860 E-mail ALANWILLS@CIRCLEW CONSTRUCTION.COM
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia ~~My Commission Expires August 18, 2015~~

Mary Ellen Martin
Notary Public

Titleholder Hugh Lee Mooney Phone # 770.971.0086 E-mail hugh.mooney@allrisks.com

Signature _____ Address: 5131 Riverhill Court Marietta ga 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia My Commission Expires August 18, 2015

Mary Ellen Martin
Notary Public

Present Zoning of Property R-20

Location 5131 Riverhill Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 146 & 154 District 1st Size of Tract Ø.5 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 Ø.5 Shape of Property TRIANGULAR Topography of Property GENTLY SLOPING Other _____

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

THE APPLICANT would BE unable to proceed with AN Addition to their home which would result in diminished functionality of the Residence as well as A diminished value, potentially Resulting in Further hardship in the event of future resell of said property.

List type of variance requested: REAR set BACK ENCROACHMENT. Note however the set back encroachment is no greater than that of the existing structure(s) on the property dating back to original construction in 1972/73.

Revised: December 6, 2005

COBB COUNTY GEORGIA
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2013 MAR 14 PM 2:07

COBB COUNTY ZONING DIVISION

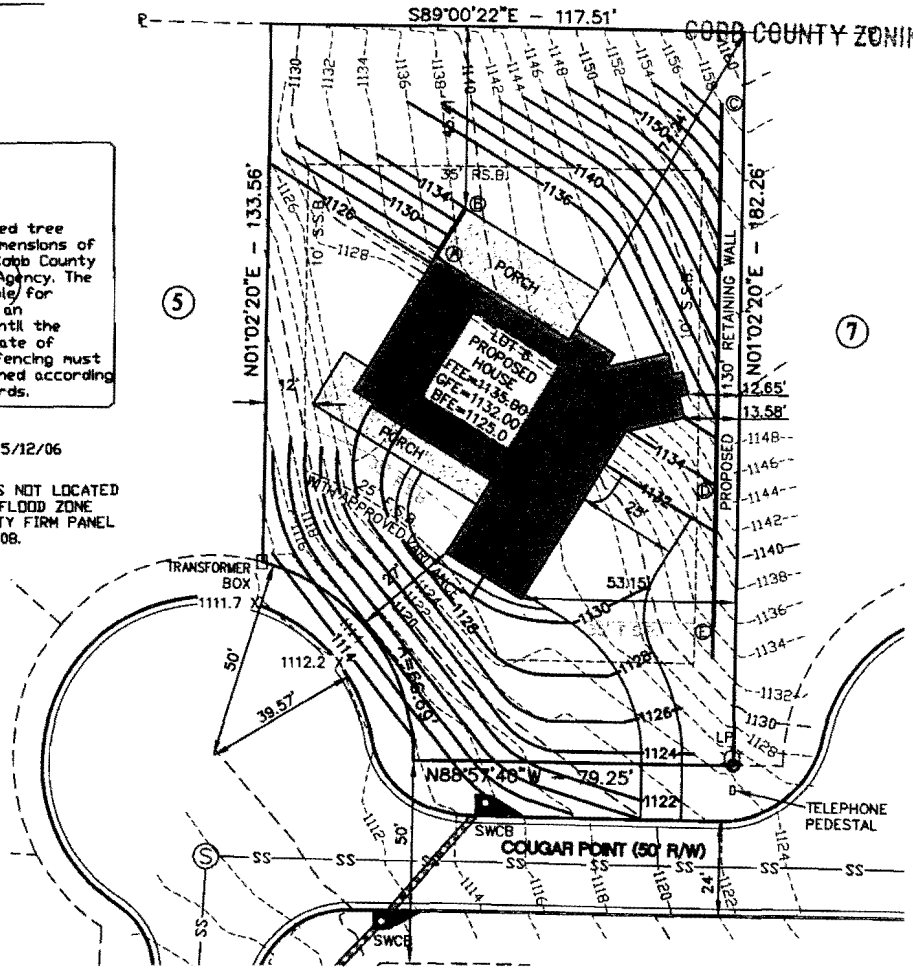
PERMIT DRAWING FOR:

Owner / Developer:
Brock Built Homes, LLC
1110 Northchase Pkwy
Marietta, Ga. 30067
Phone #: (678) 255-736
Contact: Jack Hopkins

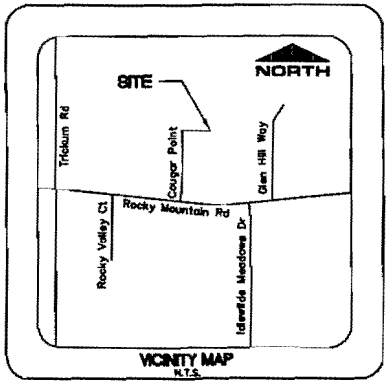
This lot has a designated tree protection area, the dimensions of which are on file with Cobb County Community Development Agency. The homebuilder is responsible for maintaining this area in an undisturbed condition until the release of the certificate of occupancy. Protective fencing must be installed and maintained according to Cobb County standards.

REFERNCE PLAT:
PB: 248 PG: 21 RECORDED 5/12/06

FLOOD INFORMATION
THIS PROPERTY (LOT 8) IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY FIRM PANEL 13067C0061G DATED 12/16/08.



RETAINING WALL CHAT
Ⓐ TW=1134.5 BW=1126.5
Ⓑ TW=1134.5 BW=1134.0
Ⓒ TW=1158.0 BW=1156.0
Ⓓ TW=1146.0 BW=1134.0
Ⓔ TW=1134.0 BW=1132.0



THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER. IT IS THE BUILDER'S RESPONSIBILITY TO OBTAIN AND OBIDE BY THE DESIGNATED TREE PROTECTION AREA FOR THIS LOT WHICH IS ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY.

BUILDING SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 35'

PRESENT ZONING:
R-20

LOT AREA:
20,029 S.F. / 0.46 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!

V 62 (2013)

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COBB COUNTY ZONING DIVISION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

No.	By	Date	Revision
ACAD FILE:			

Site Plan Plan for: LOT 6
4115 Cougar Point
Lynden Manor Subdivision

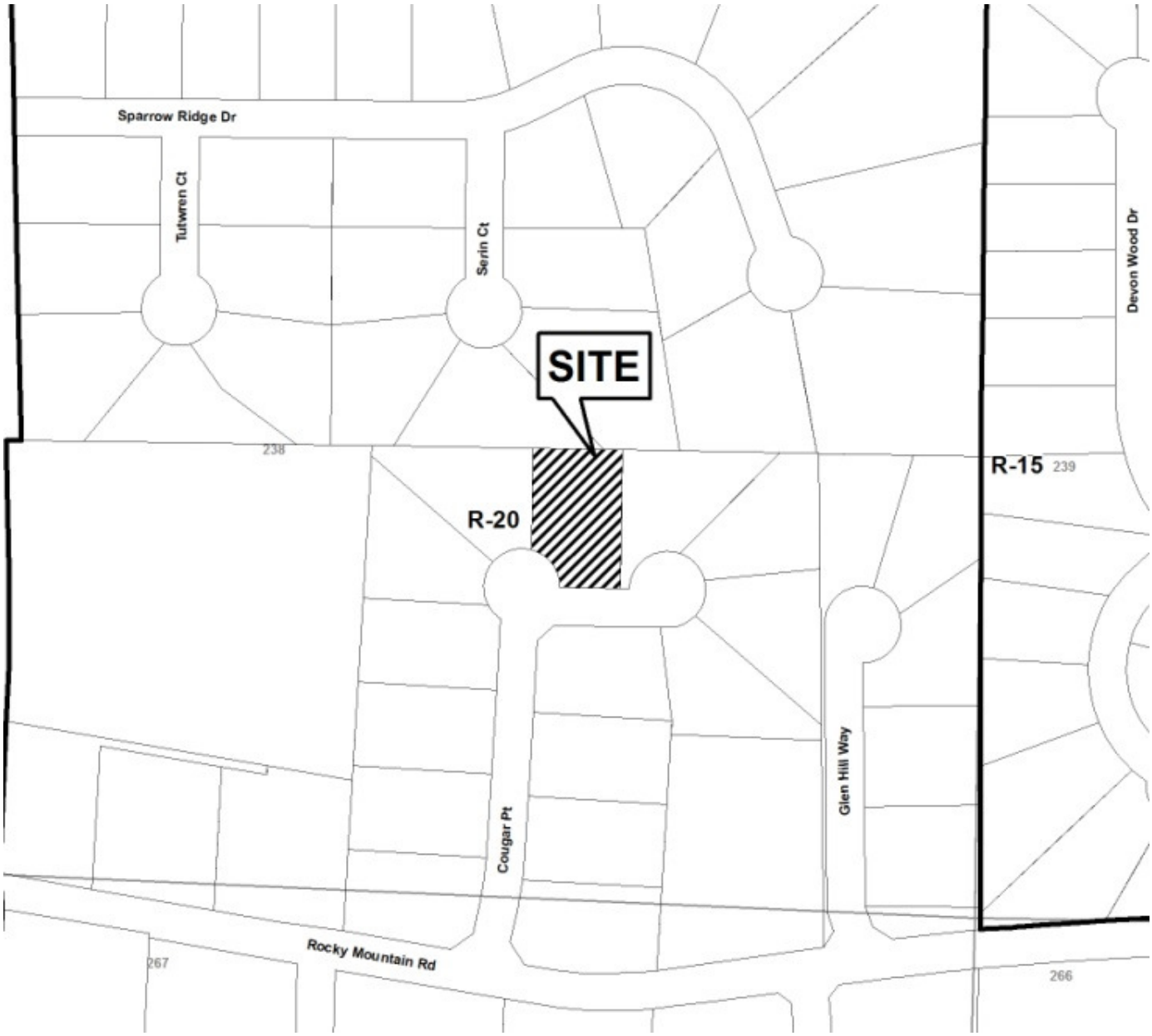
PLANNING / ENGINEERING / SURVEYING
NORTHWOODS LAND SERVICES INC.
P.O. BOX 2214 / LOGANVILLE, GEORGIA 30052 / PHONE: (404) 354-3122

Date: 11/07/12 Land Lot: 238 District: 2
County: Cobb Scale: 1"=30'
Project: Lynden Manor Lot 6 Drawn By: RWB

Sheet No. 1 of 1

APPLICANT:	Brock Built Homes, LLC	**PETITION No.:**	V-62
PHONE:	404-351-7555	**DATE OF HEARING:**	05-08-13
REPRESENTATIVE:	John H. Moore	**PRESENT ZONING:**	R-20
PHONE:	770-429-1499	**LAND LOT(S):**	238
TITLEHOLDER:	Newco Services, LLC	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Cougar Point, north of Rocky Mountain Road (4115 Cougar Point).	**SIZE OF TRACT:**	0.46 acres
		COMMISSION DISTRICT:	**3**

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



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COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-62 (2013)
Hearing Date: 05/08/2013

Applicant Brock Built Homes, LLC Phone # (404) 351-7555 E-mail

Moore Ingram Johnson & Steele, LLP
John H. Moore
(representative's name, printed)

Address Emerson Overlook, 326 Roswell Street
Marietta, GA 30060
(street, city, state and zip code)

BY: [signature]
(representative's signature) Georgia Bar No. 519800

Phone # (770) 429-1499 E-mail jmoore@mijs.com
w7@mijs.com

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2015

Carolyn E. Cornelison
Notary Public

Titleholder Newco Services, LLC Phone # (770) 650-1813 E-mail

Signature See Attached Exhibit "A"
(attach additional signatures, if needed)

Address: 812 Kellerman Kreek
Marietta, GA 30068
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Present Zoning of Property R-20

Location Lot 6, Lynden Manor Subdivision (a/k/a 4115 Cougar Point)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 16th Size of Tract 0.46 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 _____ Shape of Property X Topography of Property X 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See Exhibit "B" attached hereto and made a part hereof by reference.

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COBB COUNTY ZONING DIVISION

List type of variance requested: (1) Waiver of required minimum front setback from thirty-five (35) feet to twenty-five (25) feet. (See § 134-197(4)(d)).

Revised: March 5, 2013

V-62 (2013)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 62 (2013)
Hearing Date: May 8, 2013

BEFORE THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Brock Built Homes, LLC
Property Owner: Newco Services, LLC

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

NEWCO SERVICES, LLC

BY: John E. Carr
John E. Carr, III

TITLE: General Manager

Address: 812 Kelkirkman Creek
Marietta, GA 30068

Telephone No.: (770) 650-1813

Signed, sealed, and delivered in the presence of:

Notary Public
Commission Expires: 13 Sept 2015

[Notary Seal]

JACKIE HOPKINS
NOTARY PUBLIC
FULTON COUNTY, GEORGIA

V-62 (2013)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-62 (2013)
Hearing Date: May 8, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: Brock Built Homes, LLC
Property Owner: Newco Services, LLC

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the minimum front setback from the required thirty-five (35) feet, as set forth under the R-20 zoning classification, to twenty-five (25) feet. The property which is at issue is a single lot, Lot 6, within the Lynden Manor Subdivision (hereinafter "Property" or "Subject Property"). It is located on the "eye" of a cul-de-sac, which alters and decreases the front yard area of the Property. Additionally, there are topographic challenges to the rear of the Subject Property which allow little flexibility for placement of the proposed residence. Thus, by waiving the required minimum front setback, the residence can be placed in the best possible location, both topographically and aesthetically. The variance requested herein is not substantial and would allow an otherwise reasonable and marketable residential use of the Subject Property; especially, given that, at this time, it appears that lots within the remainder of the development meet or exceed the minimum setback requirements as set forth in the Cobb County Zoning Ordinance.