

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 14, 2013

DUE DATE: July 15, 2013

Distributed: June 26, 2013



Cobb County... Expect the Best!

V-93 (2013)

FOR ERROR AND IS
100,000

EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600

AREA
34592 SQ. FT.
0.79 ACRES

SOUTH GORDON ROAD

VARIABLE R/W

FACTORY SHOALS ROAD

VARIABLE R/W

SIGN

ASPHALT PARKING

ASPHALT PARKING

CONCRETE WALKWAY

COVERED CONCRETE WALKWAY

1 STORY COMMERCIAL BUILDING

RAMP

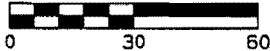
190.00'
N82°02'47"W

N/F
R.L. HOLLIS Jr.

LINE	BEARING	DISTANCE
L1	N29°11'28"E	11.80'
L2	N15°38'48"E	24.80'
L3	N04°20'11"E	129.00'
L4	N51°01'09"E	32.48'
L5	S70°57'32"E	43.70'
L6	S80°17'41"E	28.77'
L7	N87°18'53"E	77.43'
L8	S82°27'22"E	12.40'

AUG - 2 2011

1"=30'
GRAPHIC SCALE



705 SOUTH GORDON ROAD
MABLETON, GA 30168

SURVEY FOR:

A'ZOE ENTERPRISES, INC.

LAND LOT- 413

DISTRICT- 18

COUNTY- COBB

DATE- 7/28/2011

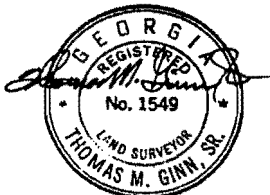
REVISED-

SECTION- 2

STATE- GEORGIA

SCALE 1"= 30'

B KR33-11



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 980-7708

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 2129, DATED 12/16/2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK PAGE

ALL MATTERS OF TITLE ARE
EXCEPTED.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAY 10 PM 3:23
COBB COUNTY ZONING DIVISION

APPLICANT:	<u>Shirley J. Batchelor</u>	PETITION No.:	<u>V-93</u>
PHONE:	<u>770-241-6555</u>	DATE OF HEARING:	<u>08-14-13</u>
REPRESENTATIVE:	<u>Shirley J. Batchelor</u>	PRESENT ZONING:	<u>NRC</u>
PHONE:	<u>770-241-6555</u>	LAND LOT(S):	<u>413</u>
TITLEHOLDER:	<u>A'Zoe Enterprises, Inc.</u>	DISTRICT:	<u>18</u>
PROPERTY LOCATION:	<u>At the southeast</u>	SIZE OF TRACT:	<u>0.79 acres</u>
<u>intersection of South Gordon Road and Factory Shoals</u>		COMMISSION DISTRICT:	<u>4</u>
<u>Road (705 South Gordon Road).</u>			
TYPE OF VARIANCE: <u>Waive the minimum required road frontage for an electronic sign located on</u>			
<u>nonresidentially zoned property from 200 feet of public road frontage on one (1) road to 165.5 feet (Factory Shoals</u>			
<u>Road).</u>			



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance Cobb County

2013 MAY 10 PM 3:23

(type or print clearly)

Application No. V-93
Hearing Date: 8/14/13

COBB COUNTY ZONING DIVISION

Applicant Shirley S. Batchelor Phone # 770 241-6555 E-mail Sbatchelor@yahoo.com

Shirley S. Batchelor Address 705 S. Gordon Rd Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

Shirley S. Batchelor Phone # _____ E-mail Sbatchelor@yahoo.com
(representative's signature) DL. 025631247

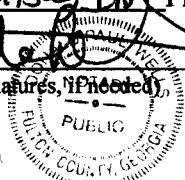


My commission expires: _____ My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Titleholder A'Zoe Enterprise, Inc. Phone # 770 241 6555 E-mail _____

Signature Shirley S. Batchelor Address: 705 S. Gordon Rd Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____ My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Present Zoning of Property ANC

Location 705 S. Gordon Rd Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 District 18 Size of Tract 0.79 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).

I hired a reputable sign installer and he installed the sign w/o my knowledge of him not applying for a permit. I got a home loan to purchase the sign and to have it install. I have paid for the sign to improve the traffic flow, and to improve site not knowing it was not legal. We need to attract customers to stay in business.
List type of variance requested: Waiver of minimum frontage for the existing electronic sign. The electronic board was installed on a pre-existing sign that was grandfathered in.

Revised: March 5, 2013

Again we need the sign to attract customer in hope of being able to stay in business and generate income for all tenants on site.

ORIGINAL DATE OF APPLICATION 10-18-11APPLICANTS NAME: A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR)THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 10-18-11 ZONING HEARING:**

A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR) (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Bakery/Office Space in Land Lot 413 of the 18th District. Located at the southeast intersection of South Gordon Road and Factory Shoals Road.

MOTION: Motion by Thompson, second by Ott, as part of the Consent Agenda, to **approve** Rezoning to the **NRC** zoning district **subject to:**

- site plan submitted to the Zoning Division on August 2, 2011 with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- these uses *only*, with any change to uses to be approved by the District Commissioner
- where possible and practical, installation of landscaping along the property frontages (to be reviewed by the County Arborist and to be approved by the Director of Community Development Agency and the District Commissioner)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

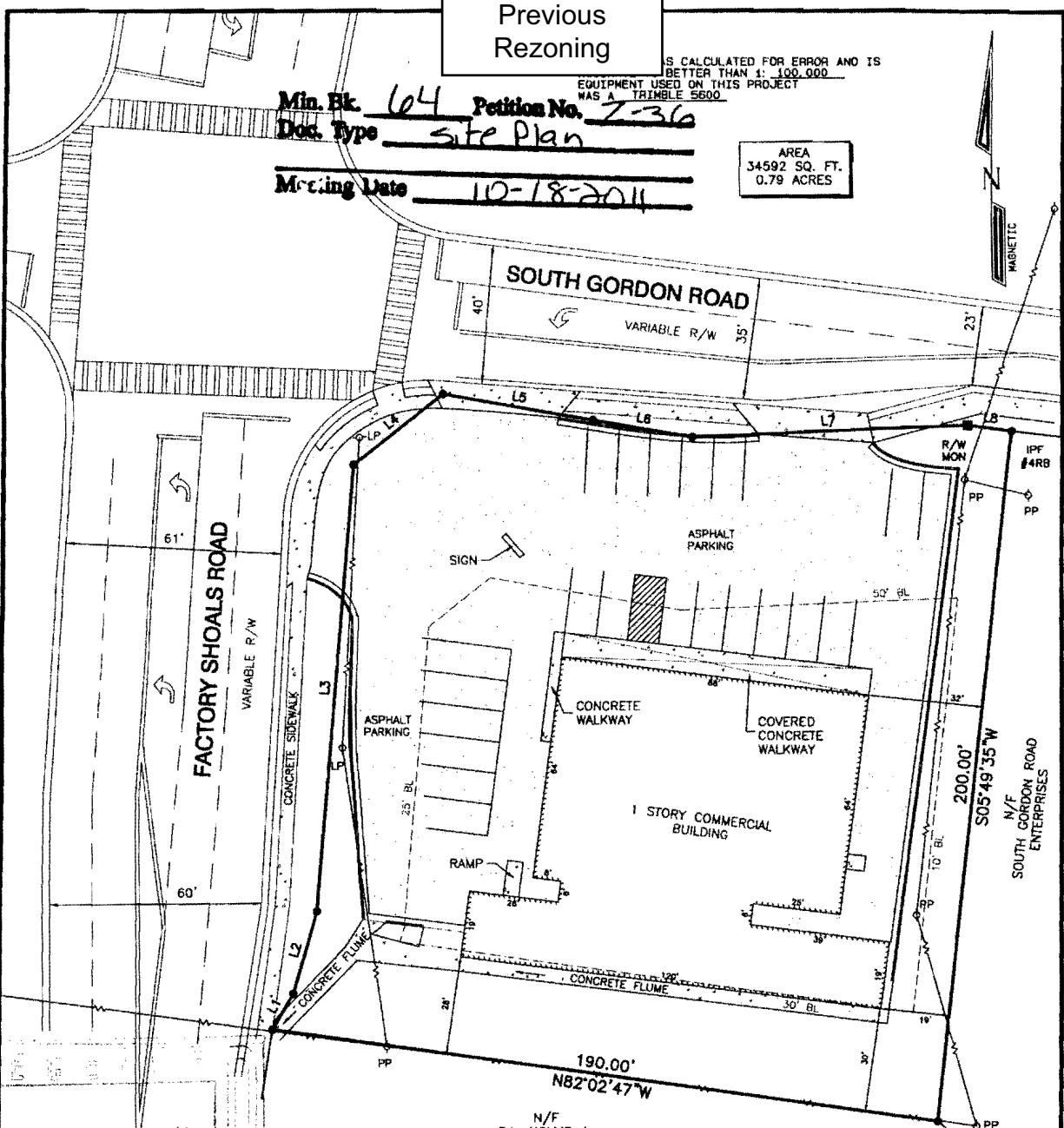
VOTE: **ADOPTED** unanimously

V-93 (2013)
Previous
Rezoning

Min. Bk. 64 Petition No. 7-36
Doc. Type Site Plan
Meeting Date 10-18-2011

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

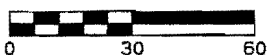
AREA
34592 SQ. FT.
0.79 ACRES



AUG - 2 2011

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

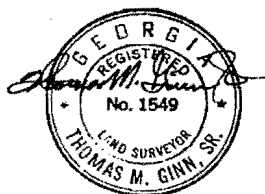
GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N29°11'28"E	11.90'
L2	N15°38'46"E	24.60'
L3	N04°20'11"E	129.00'
L4	N51°01'09"E	32.48'
L5	S79°57'32"E	43.70'
L6	S80°17'41"E	28.77'
L7	N87°18'53"E	77.43'
L8	S82°27'22"E	12.40'

N/F
R.L. HOLLIS Jr.

705 SOUTH GORDON ROAD
MABLETON, GA 30168



SOUTHERN SURVEYING & MAPPING CO., INC.
4075 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 2129, DATED 12/16/2008
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK _____ PAGE _____

ALL MATTERS OF TITLE ARE
EXCEPTED.

SURVEY FOR:

A'ZOE ENTERPRISES, INC.

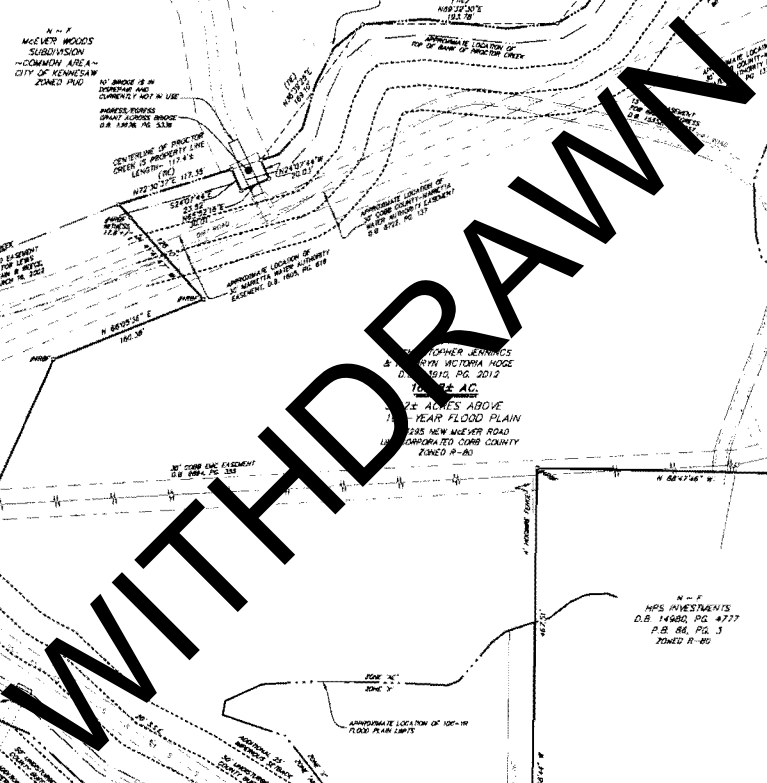
LAND LOT- 413
DISTRICT- 18 SECTION- 2
COUNTY- COBB STATE- GEORGIA
DATE- 7/28/2011 SCALE 1" = 30'
REVISED- B KR33-11

SURVEYOR REFERENCES:
 O.B. 1805, PG. 618
 O.B. 2084, PG. 2084
 O.B. 3594, PG. 303
 O.B. 3594, PG. 303
 O.B. 4374, PG. 65
 O.B. 8722, PG. 127
 O.B. 13552, PG. 727
 O.B. 13678, PG. 3338
 O.B. 13751, PG. 3154

CURRENT OWNER:
 NAME: J. CHRISTOPHER
 KATHRYN VICTORIA HOE
 O.B. 13910, PG. 2012

ORGIA
ICE

COBB COUNTY ZONING DIVISION



SCALE IN FEET

BOUNDARY RETRACEMENT SURVEY FOR:
BRUCE SMITH
3295 NEW M-168 ROAD

LOCATED IN L.L. 66
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

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 SURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DRAWING IS NOT UNDERWRITTEN AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

SURVEY NOTES

- 1) HORIZONTAL DISTANCE IS READ BY HORIZONTAL DASH MARKING RECORDING DASHES FOR MEASURE UNITS. DISTANCE PLAT BEING READ PAGE 6.
- 2) FLOOD PLAIN LOCATION SHOWN ON SURVEY IS BASED ON TOPOGRAPHY FROM COBB COUNTY GIS AND IS APPROXIMATE IN NATURE. FLOOD PLAIN NEEDS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 3) NO OBSERVED EVIDENCE OF CEMETARY WHILE TRAVERSING THE PERIMETER OF PROPERTY.
- 4) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 5) ALL DISTANCES ON SURVEY ARE EXPRESSED IN FEET AND INCHES TO 1000' DISTANCES.
- 6) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 7) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT GIVEN, THE ANGLE IS TO BE ASSUMED TO BE A "TODAY" DISTANCE.

THIS MAP IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASURE. LINEAR PRECISION OF TRAVERSE, 1/20,000, ANGULAR ERROR, 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 312,337 FEET.

Abstract

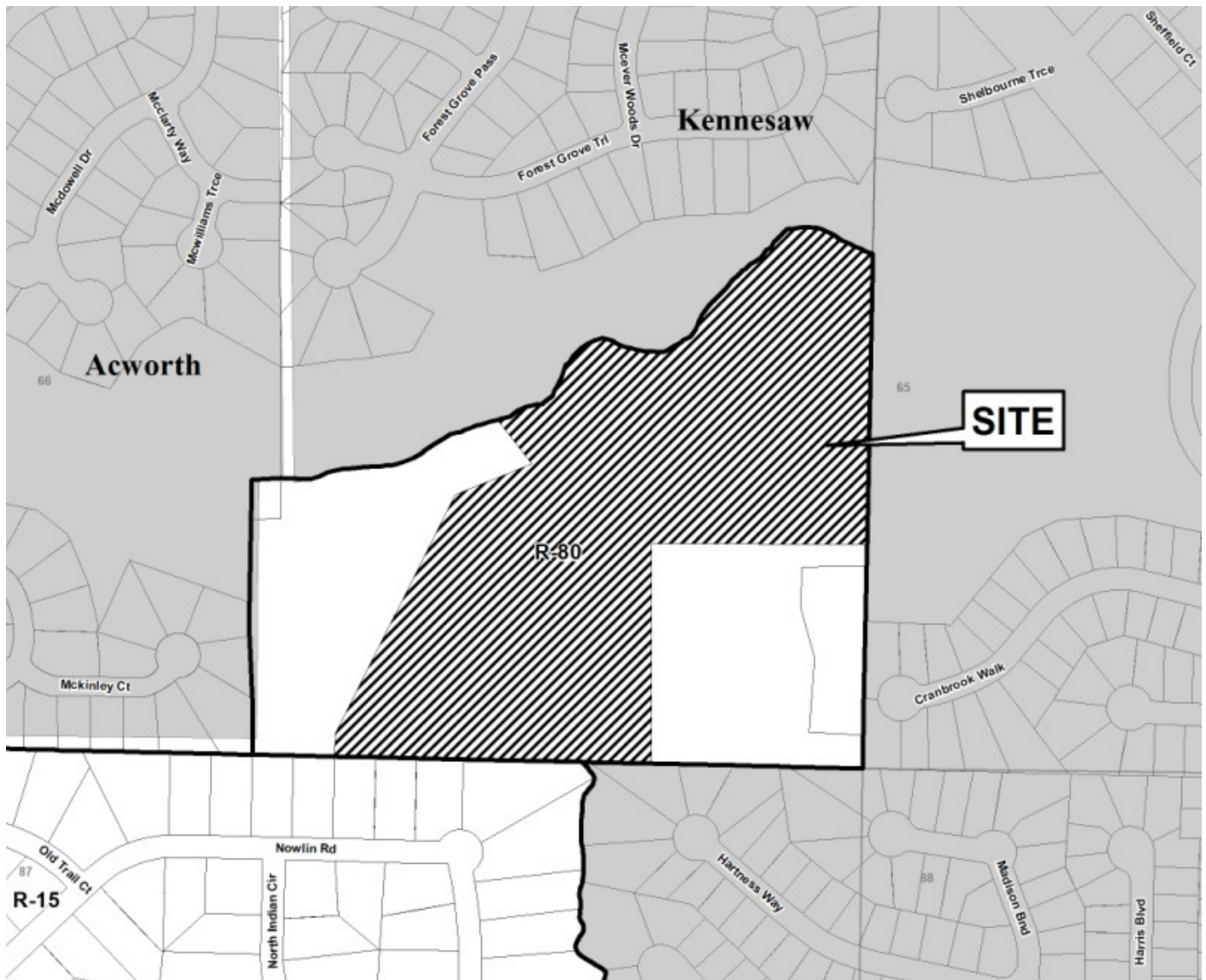
Gaskins

MILLER, DECK 1206 Pioneer St. Apt. 204 Chicago, Illinois 60642 Phone (773) 674-2488		CURTIS, DECK 2226 N. Dearborn Hwy. #2 Chicago, Illinois 60647 Phone (773) 472-2222	
FIELD DATE: 4-8-73 OFFICE DATE: 4-8-73 SCALE: 1"=80' FILE #/SING./CONTR./FO.		DRAWN BY: MEAN CHECKED BY: DCO	

BOUNDARY RETRACEMENT SURVEY FOR

APPLICANT:	<u>Bruce E. Smith</u>	PETITION No.:	<u>V-94</u>
PHONE:	<u>404-680-7921</u>	DATE OF HEARING:	<u>08-14-13</u>
REPRESENTATIVE:	<u>Bruce E. Smith</u>	PRESENT ZONING:	<u>R-80</u>
PHONE:	<u>404-680-7921</u>	LAND LOT(S):	<u>66</u>
TITLEHOLDER:	<u>Bruce Smith</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>Accessed by easements</u>	SIZE OF TRACT:	<u>16.98 acres</u>
<u>north of Nowlin Road or south of Forest Grove Road</u>		COMMISSION DISTRICT:	<u>1</u>
<u>(3295 McEvers Road).</u>			
TYPE OF VARIANCE:	<u>Allow one (1) home on a property lacking the minimum public road frontage and access</u>		
<u>by a private easement.</u>			

WITHDRAWN WITHOUT PREJUDICE



COBB COUNTY, GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

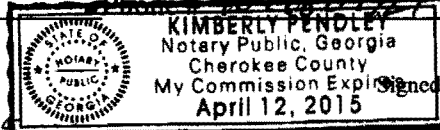
2013 MAY 29 PM 1:46 (type or print clearly)

Application No. V-94
Hearing Date: 8/14/13

COBB COUNTY ZONING DIVISION

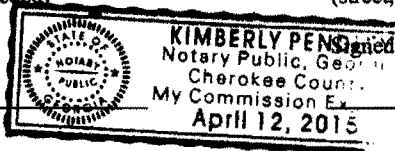
Applicant Bruce E Smith Phone # 4046807921 E-mail bsmith1920@bellsouth.net
Bruce E Smith Address 1920 HAZELBROOK WAY, ATL, 30339
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 4046807921 E-mail bsmith1920@bellsouth.net
(representative's signature)



My commission expires: 4-12-2015 sealed and delivered in presence of:
Kimberly Pendley
Notary Public

Titleholder Bruce E Smith Phone # 4046807921 E-mail bsmith1920@bellsouth.net
Signature [Signature] Address: 1920 HAZELBROOK WAY, ATL, 30339
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 4-12-2015 sealed and delivered in presence of:
Kimberly Pendley
Notary Public

Present Zoning of Property R-80

Location 3295 McEvers Rd, Kennesaw
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 66 District 20th Size of Tract 16.98 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).

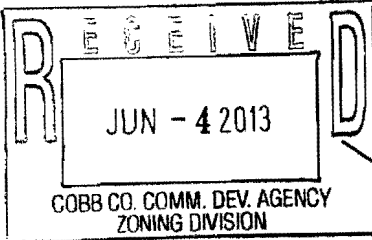
Property Does Not HAVE 75 feet of frontage on a public ROW. It has
Access VIA two easements the primary easement for access is
on Nowlin Rd

List type of variance requested: Requesting permission to build a home on the
property with access via the easement on Nowlin Rd.

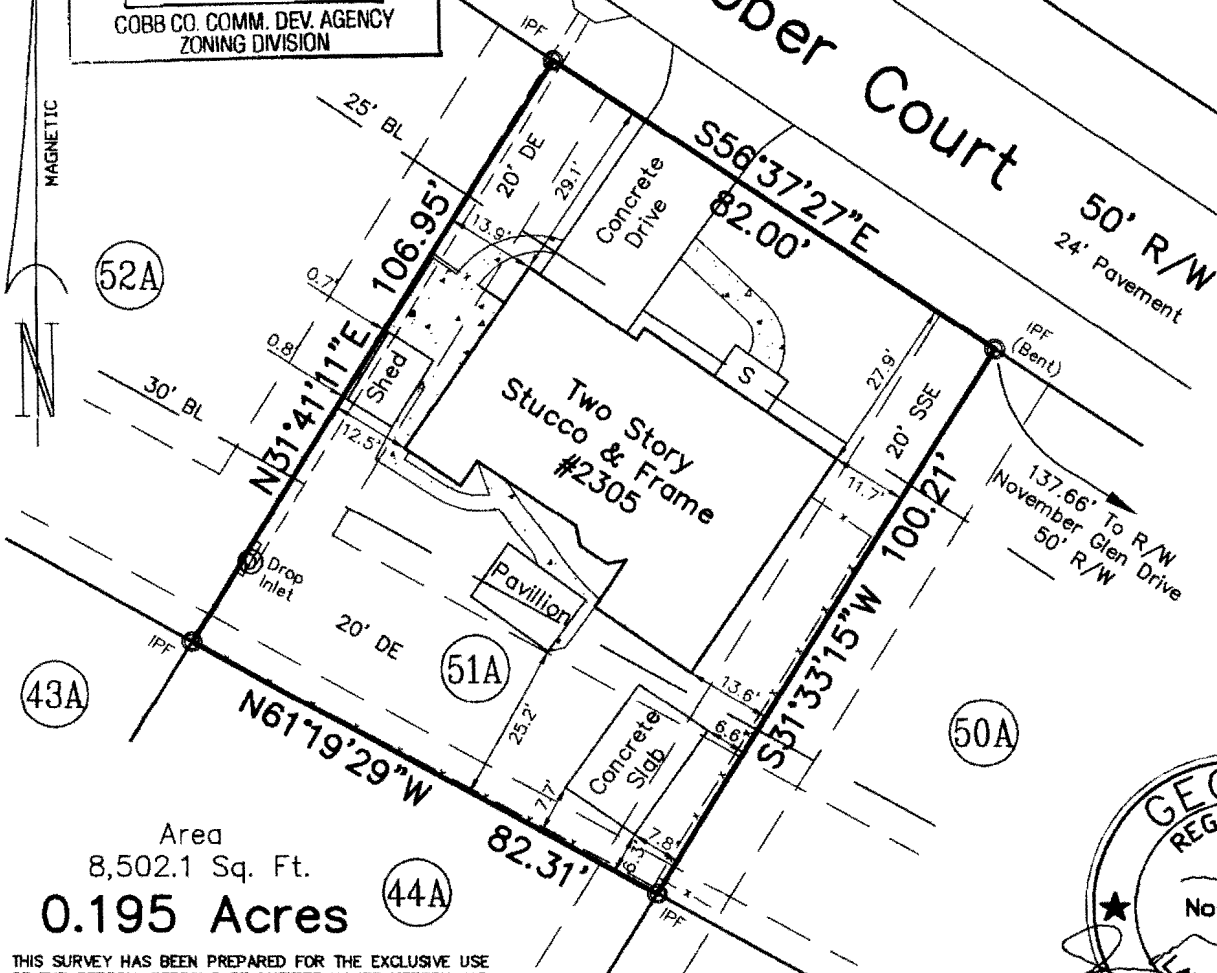
V-95 (2013)

GRUBBS - LAND SURVEYOR

5C



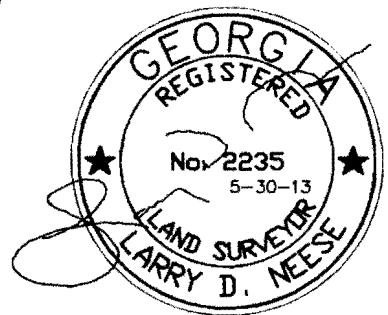
October Court

50' R/W
24' Pavement

Area
8,502.1 Sq. Ft.
0.195 Acres

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



THIS PROPERTY (X) IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0028G

DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,423 FEET AND AN ANGULAR ERROR OF 2 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 143,875 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:47

SURVEY FOR:

Phil Chatham

LOT 51A	BLOCK
Quail Pointe Unit II Phase II	
PLAT BOOK 129	PAGE 23
LAND LOT 15	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE May 30, 2013	REVISED
SCALE: 1" = 30'	JOB NO. 130050

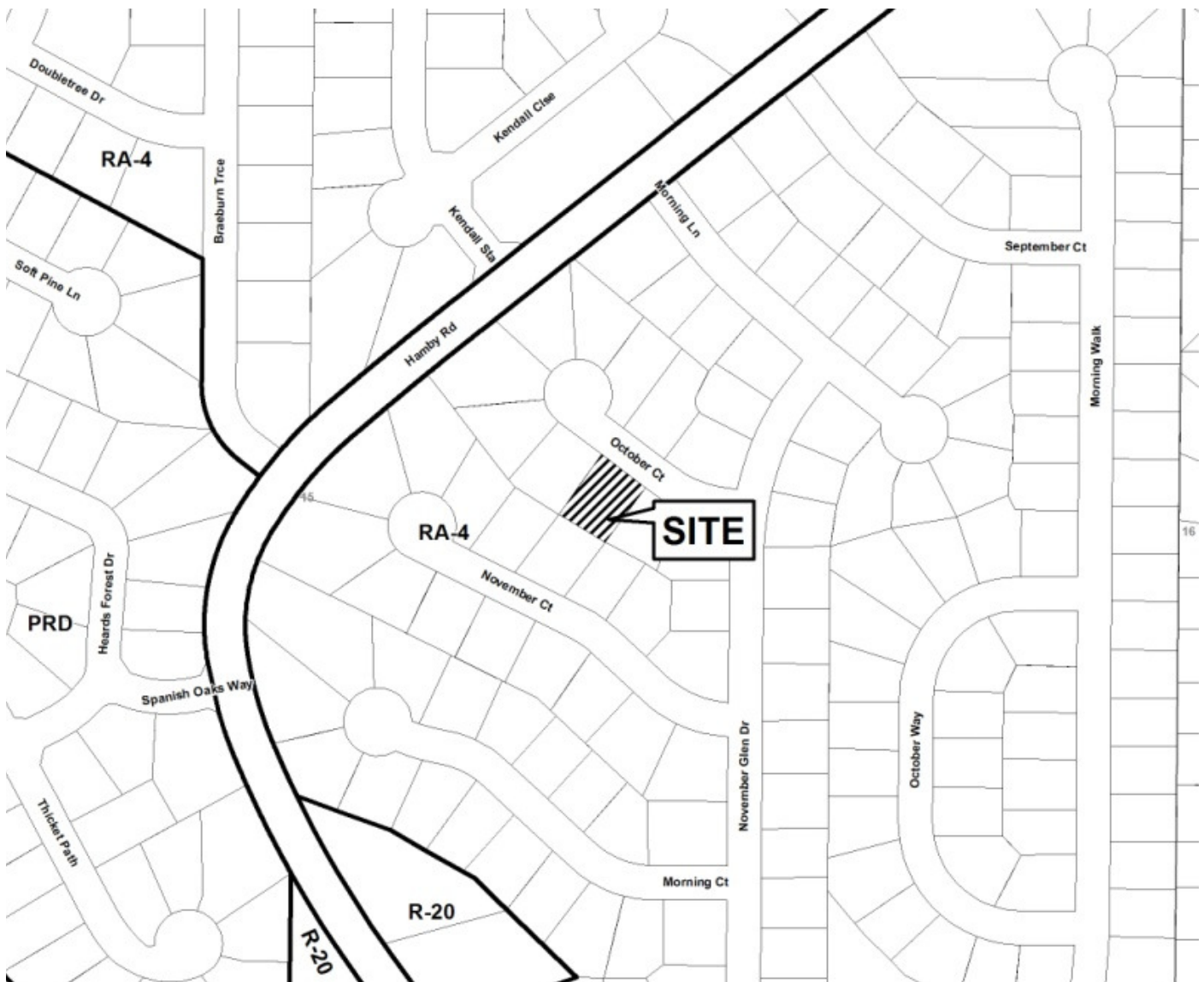
Larry D. Neese, PLS

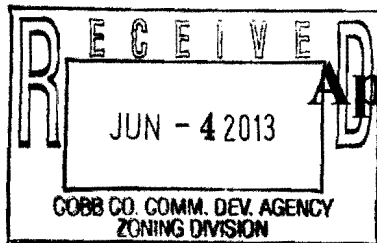
50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Calvin W. Grubbs
PHONE: 770-975-5737
REPRESENTATIVE: Philip E. Chatham
PHONE: 770-975-5737
TITLEHOLDER: Calvin W. and Lillian D. Grubbs
PROPERTY LOCATION: On the south side of
October Court, west of November Glen Drive
(2305 October Court).

PETITION No.: V-95
DATE OF HEARING: 08-14-13
PRESENT ZONING: RA-4
LAND LOT(S): 15
DISTRICT: 20
SIZE OF TRACT: 0.195 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing 96 square foot shed) to be located to the side of the principal building; 2) waive the side setback for an accessory structure under 144 square feet (existing 96 square foot shed) from the required 5 feet to 0.7 feet; 3) waive the rear setback for an accessory structure under 650 square feet (existing 150 square foot pavillion) from the required 30 feet to 25 feet; and 4) increase the maximum allowable impervious surface from 40% to 41.6%.





GRUBBS - APPLICATION for VARIANCE

2 15 M/A

Application for Variance

Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: 8-14-13Applicant CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NETPHILIP E. CHATHAM

(representative's name, printed)

Address 2305 OCTOBER CT, ACWORTH, GA, 30102

(street, city, state and zip code)

WAIT TO SIGN

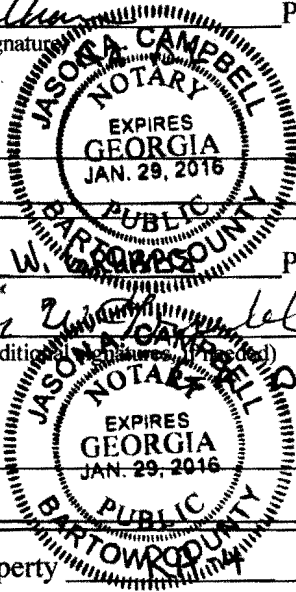
Philip E. Chatham

(representative's signature)

Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NET

WAIT TO SIGN

My commission expires: _____



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary PublicTitleholder CALVIN W. GRUBBS Phone # 770-975-5737 E-mail philchatham@SBCGLOBAL.NETSignature Calvin W. Grubbs

(attach additional signatures, if needed)

Address: 2305 OCTOBER CT, ACWORTH, GA, 30102

(street, city, state and zip code)

WAIT TO SIGN

My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property _____

Location 2305 OCTOBER CT, ACWORTH, GA, 30102

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

Land Lot(s) 0015 District 20 Size of Tract 12.209 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 8552 SQ. FT. Shape of Property RECTANGLE Topography of Property PRETTY 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.

THE MOVING OF THE EXISTING SHED BUILT 20 YEARS AGO BY THE CONTRACTOR,
IS DIFFICULT TO MOVE & IS PRESENTLY IN AN IDEAL LOCATION. THE SMALL STORAGE
SHED MATCHES & BLENDS IN WITH THE EXISTING HOUSES.List type of variance requested: ① VARIANCE FROM THE SIDE YARD SET-BACK OF 5 FT. & FROM
BEHIND THE LINE OF THE BACK OF THE HOUSE.② OVERAGE OF APPROX 137 S.F. OF IMPERVIOUS SURFACE

REFERENCE PL
FINAL PLAT OF COLLINS LAKE SUBDIVISION, BY TRAVIS PRUITT & ASSOC.
AND RECORDED IN PLAT BOOK 257, PAGES 12-18, ON

V-96 (2013)

plot has been calculated for closure and is found to be
thin 1 foot in 52,129 feet.

has been prepared using a TopCon 603 instrument.

FLOOD HAZARDING
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD
AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF
COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 1306700085 F AND 130670070 F,
DATED AUGUST 18, 1992.

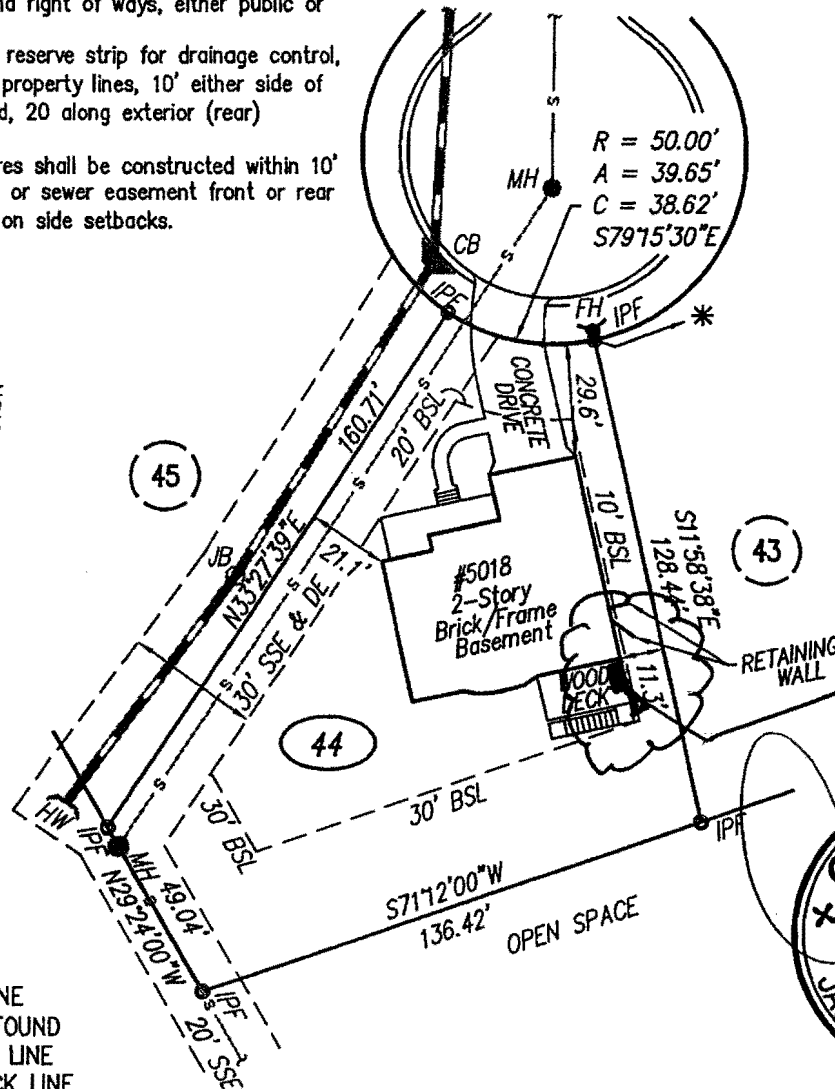
data upon which this map or plat is based has a closure
precision of (1) foot in 10,000+ feet and an angular error of
2 seconds per angle point, and was adjusted using compass rule.

Notes:

1. This survey was authorized by Pulte Home Corporation.
2. This survey is not valid unless seal is signed in black ink.
3. Primary structure(s) located on 10-13-06.
4. Driveways, decks, fences, etc. located on 03-08-07.
5. Total calculated area of this lot is 15,691 square feet, 0.36 acres.
6. All matters of title are excepted. This plat is subject to all legal easements and right of ways, either public or private.
7. All lots are to have a reserve strip for drainage control, 5' either side of side property lines, 10' either side of rear property lines and, 20' along exterior (rear) property line.
8. No permanent structures shall be constructed within 10' of a permanent water or sewer easement front or rear setbacks or within 2' on side setbacks.

* 302.51' ALONG THE R/W TO THE R/W OF
COLLINS LAKE DRIVE (50' R/W)
IF EXTENDED TO FORM AN ANGLE POINT.

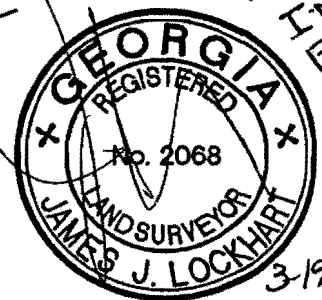
COLLINS LAKE WAY
(50' R/W)



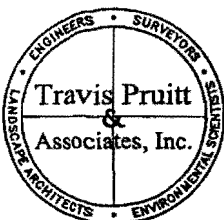
LEGEND

- HW HEADWALL
- CB CATCH BASIN
- FH FIRE HYDRANT
- JB JUNCTION BOX
- R/W RIGHT-OF-WAY
- S— STORM SEWER LINE
- IPF 1/2" IRON PIN FOUND
- S- SANITARY SEWER LINE
- BSL BUILDING SETBACK LINE
- MH SANITARY SEWER MANHOLE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT

LOOP
LOCATION
UNDER
DECK
IN
BSL



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.



4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

Contact Person:
Jalane Rolader

LOAN PLAT FOR
5018 COLLINS LAKE DRIVE

COLLINS LAKE SUBDIVISION
LOT 44

LAND LOT 185 - 17TH DISTRICT - 2ND SECTION,
COBB COUNTY, GEORGIA

DATE: MARCH 19, 2007

SCALE: 1" = 50'

CN: L-44-PL

JN: 1-05-0612

FN: PULTE

DRAWN BY: ET

Sheet No. 1 of 1

APPLICANT:	<u>Jonathan Hunt</u>	PETITION No.:	<u>V-96</u>
PHONE:	<u>404-547-6334</u>	DATE OF HEARING:	<u>08-14-13</u>
REPRESENTATIVE:	<u>Jonathan Hunt</u>	PRESENT ZONING:	<u>R-15/OSC</u>
PHONE:	<u>404-547-6334</u>	LAND LOT(S):	<u>185</u>
TITLEHOLDER:	<u>Jonathan J. and Ashanti T. Hunt</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>At the southern terminus</u> <u>of Collins Lake Way</u> <u>(5018 Collins Lake Way).</u>	SIZE OF TRACT:	<u>0.36 acres</u>
TYPE OF VARIANCE:	<u>Appeal related to the minimum lot size of two acres required to maintain poultry as pets</u> <u>or food source.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-96

Hearing Date: 8/14/13

Applicant JONATHAN HUNT Phone # 404-547-6334 E-mail JONATHAN.HUNT@7@COMCAST.NET

Address _____
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder JONATHAN & ASHANTI HUNT Phone # 404-547-6334 E-mail ASHANTI.ABONE@7@COMCAST.NET

Signature [Signature] Address: 5018 Collins Lake Way, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/17/15

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property B-15 OSC

Location 5018 Collins Lake Way, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0185 District 17 Size of Tract 0.38 Acres

Please select the extraordinary and exceptional condition(s) to the piece of property in question. 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.

SEE EXHIBIT A.

List type of variance requested: A VARIANCE TO ALLOW THE LANDOWNER TO
HOUSE AND KEEP UP TO THREE (3) FEMALE HEARS ON THE
PROPERTY. A VARIANCE IN ACCORD WITH SECTION 134-94(A)(a-i).

SEE ALSO EXHIBIT A

COBB COUNTY GEORGIA
FILED IN OFFICEV-96 (2013)
AttachmentApplication No. V-96Hearing Date: 8/14/13

2013 JUN -5 AM 8:35

COBB COUNTY ZONING DIVISION
Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ☒ NO ☐.
2. Does the HOA support your request? YES ☐; NO ☒; N/A- No HOA ☐.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES ☐ NO ☒.
(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)? 3 HENS
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES ☒ NO ☐.

Signature

JONATHAN HUNT
Print Name**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)

Requested Action

My name is Jonathan Hunt and my family lives at 5018 Collins Lake Way, Mableton, GA 30126 (Collins Lake Estates Subdivision) ("Property"). I am writing to seek the approval of the Cobb County Board of Zoning Appeals and Cobb County Board of Commissioners for a variance to allow my family to maintain three (3) female hens on our Property. We will comply with all of the rules and regulations set forth in the Official Code of Cobb County, Chapter 134-94(4) ("Code").

Why chickens? The principal reason is as pets for our son. There are several other reasons related to our son's allergies, teaching him responsibility, etc. However, in short, we are seeking the variance to allow him to raise three (3) hens as pets.

We have received the approval of the two adjoining landowners. The adjoining landowners are Harvey L. Hunt located at 5008 Collins Lake Way and Keval Patel located at 5013 Collins Lake Way. Additionally, we sought and received the approval of our neighbor (i.e., Craig Goodson located at 4805 Collins Lake Drive) in the rear even though their land does not abut our land. We also sought and received the support of the Estates at Collins Lake Homeowner's Association. Please feel free to contact me via phone or electronic mail if you have any questions (404-547-6334 / jonathanhunt07@comcast.net).

The Coop

The hens will be kept in a 4' x 8' coop and will be located in an area that complies with the Code and is within the 10' set back line for all buildings located on the Property. The coop will be approximately 6'-6" high at the peak of the roof. The coop will be constructed of pressure treated lumber and painted with three coats of exterior grade paint in a dark red and white color scheme. The bottom half of the coop will have 1/ 4" galvanized hardware cloth to keep the chickens in the coop. The hardware cloth (aka-rat wire) is used to keep any rodents, chipmunks, snakes, etc. out of the coop. Additionally, the feed and water will be kept off the ground to prevent other animals from accessing the feed/water. Excess feed will be kept in an airtight container. Finally, we will be installing solar snake repellent equipment (i.e., equipment that resembles side walk lights and deters snakes by sending vibrations [see www.stop-snakes.com for more information]) to keep snakes away from the coop and eating the eggs. Also, the eggs will be harvested daily which will greatly reduce the risk of any egg loving animal (e.g., rats, raccoons, snakes, birds, etc.) finding them and becoming accustomed to going to the coop for food. The top half of the coop will have standard galvanized chicken wire to keep the chickens in the coop.

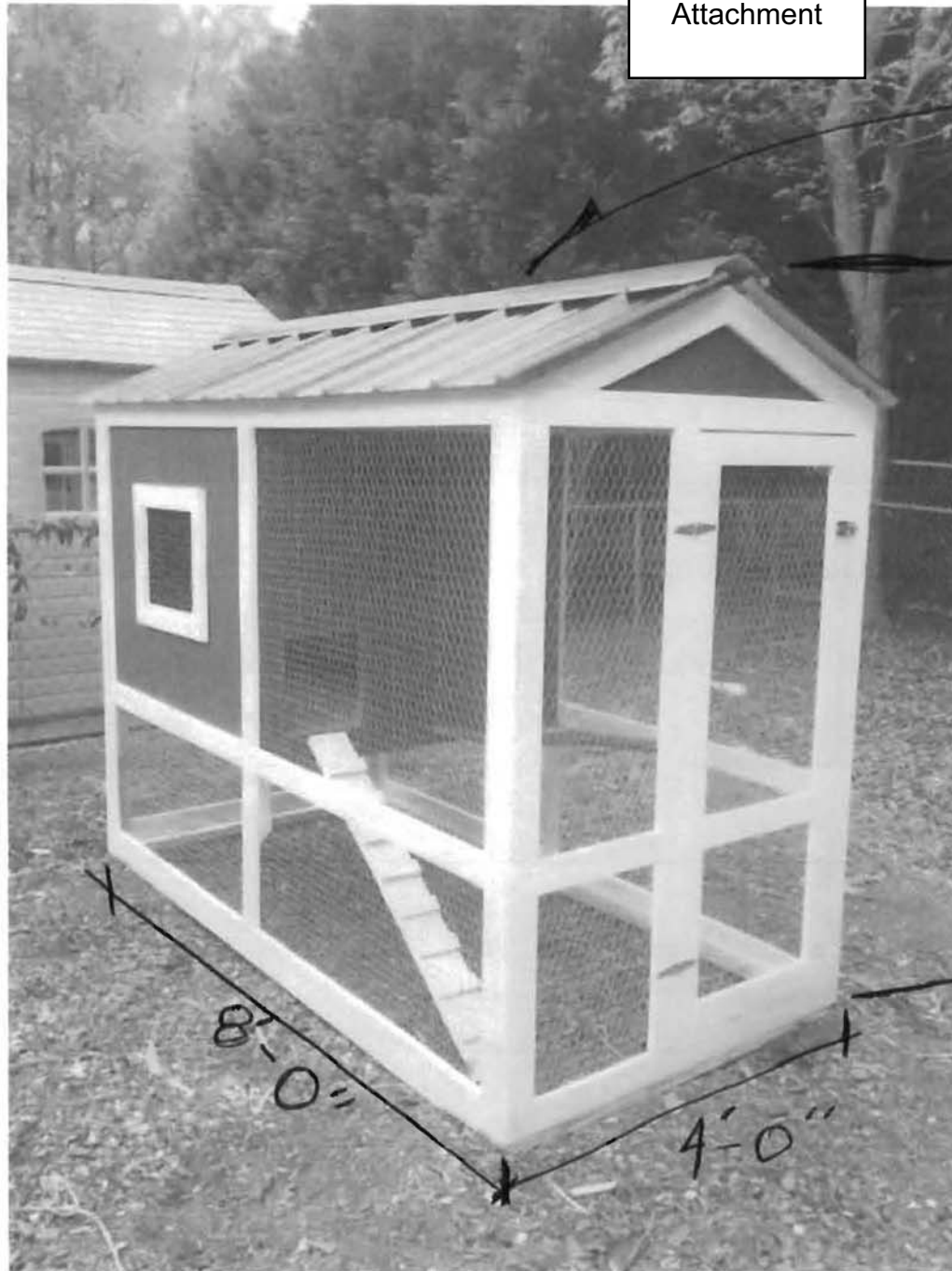
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -5 AM 8:35
COBB COUNTY ZONING DIVISION

V-96 (2013)
Attachment

The roof will be black tin roof which matches the black tin roofs on top of the porches of the houses in the neighborhood. A sketch of the proposed location of the coop and pictures of the coop are attached hereto as Exhibit B and incorporated herein by this reference. Where located the coop will not be visible from the street and not protrude outside of the side of the house.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -5 AM 8:35
COBB COUNTY ZONING DIVISION

V-96 (2013)
Attachment



Black
metal
roof

6'-6"
Approx.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -5 AM 8:36
COBB COUNTY ZONING DIVISION

Color Scheme: Dark Red & White (as shown)

COBB COUNTY ZONING DIVISION

~~V-97 (2013)~~

$$AREA = 0.3680 \text{ ACRE}$$

1711 FARMVIEW TRACE

PANEL NO.	13067C007662
LOCATION	C0B3
NAME	C0B3

I HAVE THIS DATE, EXAMINED THE
THE OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE NOT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN EVERY FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGULAR POINT, AND HAS ADJUSTED LONG COMPASS SITES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,000 FEET.

SURVEY FOR:

HEIDI M. UNITAS

P. O. B.

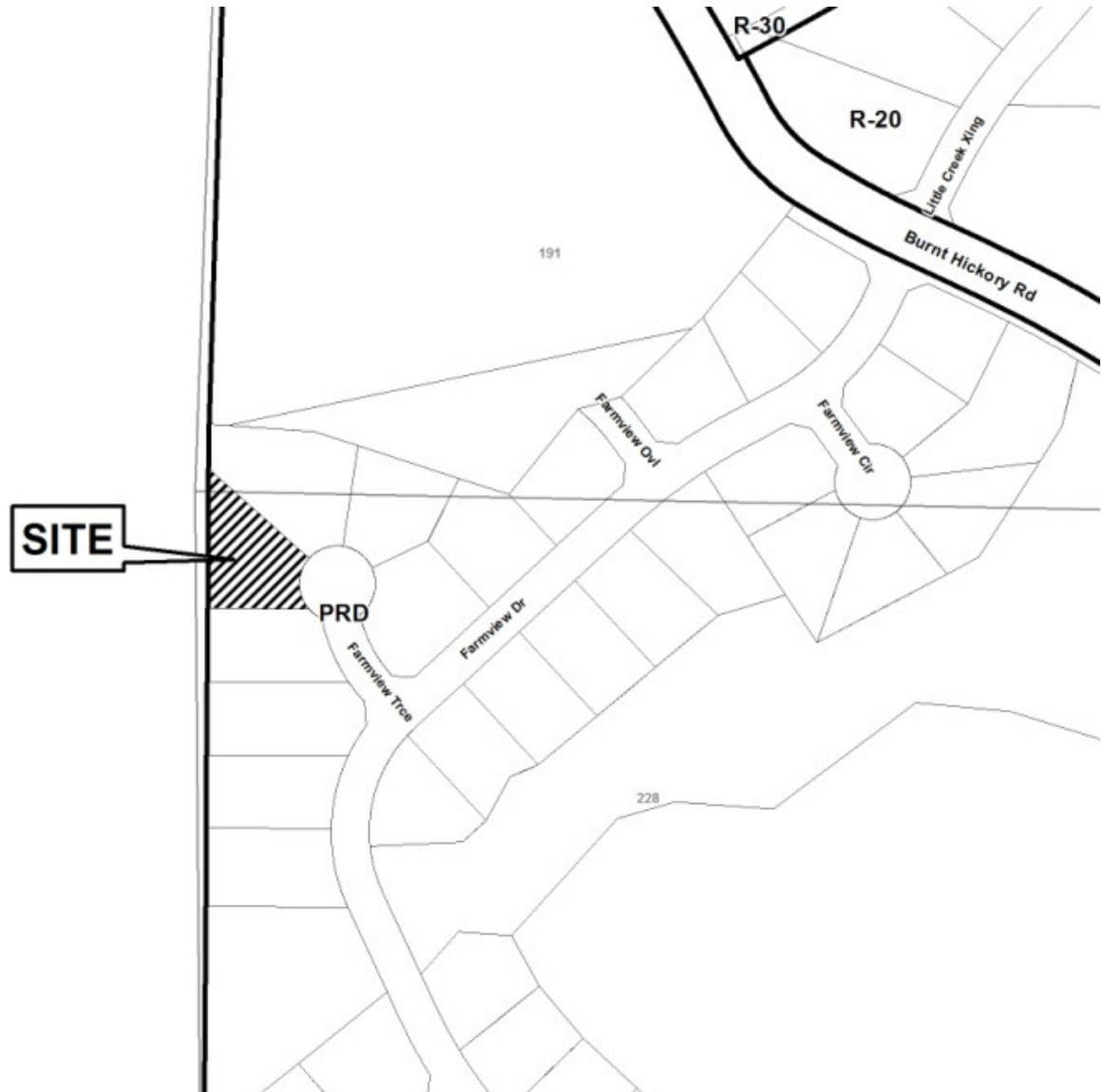
177.77' TO SO. R/W
FARMVIEW DRIVE
(RECORD THE)

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

PH. 770-943-0000

21-24-N

APPLICANT:	<u>Brown Building, Inc.</u>	PETITION No.:	<u>V-97</u>
PHONE:	<u>404-213-1765</u>	DATE OF HEARING:	<u>08-14-13</u>
REPRESENTATIVE:	<u>Ernest E. Brown</u>	PRESENT ZONING:	<u>PRD</u>
PHONE:	<u>404-213-1765</u>	LAND LOT(S):	<u>191, 228</u>
TITLEHOLDER:	<u>Brown Building, Inc.</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>At the western terminus</u>	SIZE OF TRACT:	<u>0.37 acres</u>
<u>of Farmview Trace</u>		COMMISSION DISTRICT:	<u>1</u>
<u>(1711 Farmview Trace).</u>			
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 30 feet to 29 feet on the western side.</u>		



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUN -5 AM 10:52

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-97

Hearing Date: 8/14/13

Applicant BROWN BUILDING INC Phone # 904-213-1765 E-mail @FRONTIER.NET.NET

ERNEST E. BROWN JR Address 334 SHELL HORSE RD. RANGER GA
(representative's name, printed) (street, city, state and zip code) 30734

Ernest E. Brown Jr Phone # 904-213-1765 E-mail SAME
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: April 12, 2015

Luquellene R. Pirely
Notary Public

Titleholder BROWN BUILDING INC Phone # 4-213-1765 E-mail @FRONTIER.NET.NET

Signature Ernest E. Brown Jr Address: 334 SHELL HORSE RD RANGER GA
(attach additional signatures, if needed) (street, city, state and zip code) 30734

Signed, sealed and delivered in presence of

My commission expires: April 12, 2015

Luquellene R. Pirely
Notary Public

Present Zoning of Property PRD (Z-204 01-2005)

Location 1711 FARM VIEW TRAIL ALWORTH GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20 Size of Tract .3680 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.

HOUSE IS UNDER CONTRACT AND NEED VARIANCE TO CLOSE.

List type of variance requested: VARIANCE ON CONSTRUCTION BUFFER & ENCROACHMENT INTO REAR BUILDING LINE. NOTE FIRE PLACE CHASE IS CANTILEVERED.

V-98 (2013)

IN A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER, LINEAR / 10.121" ; ANGULAR ERROR: 34" PER POINT, THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. THE CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 126,304 FEET.

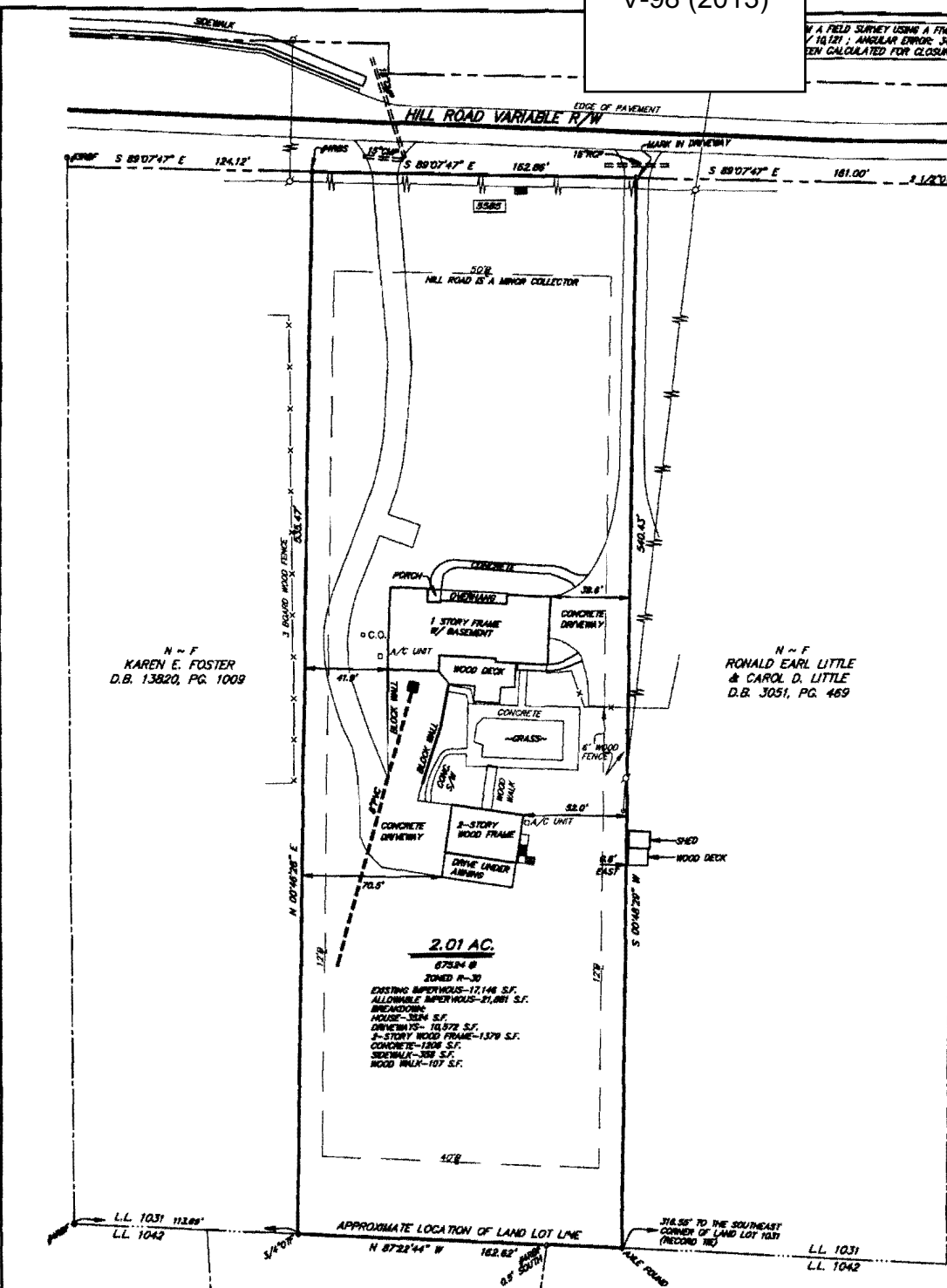
LEGEND

○	P.P. - POWER POLE
×	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	M.M. - SANITARY SINKER MANHOLE
⊙	M.M. - WATER METER
⊙	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.P. - CRIMP TOP PIPE FOUND
○	O.T.P. - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
—X—	TYPE OF FENCE
○	J.B. - JUNCTION BOX
□	O.I. - DROP INLET / YARD INLET
⊙	C.B. - CATCH BASIN
—	R.C.P. - REINFORCED CONCRETE PIPE
—	C.M.P. - CORRUGATED METAL PIPE
—	F.F.E. - FINISHED FLOOR ELEVATION
⊙	W.V. - WATER VALVE
⊙	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
—	H.W. - HEADWALL
⊙	POWERBOX
1234	STREET ADDRESS
—	WATER LINE
—T—	UNDERGROUND TELEPHONE LINE
—G—	GAS LINE
—E—	UNDERGROUND ELECTRICAL LINE

SURVEY NOTES

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES OF SURVEY ARE SHOWN AS "ROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO MOBILE OBSERVED EVIDENCE OF CEMETARY ON PROPERTY.

CURRENT OWNER:
WYMAN F. SNYDER
D.B. 13708, PG. 5737



GPS NOTES

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TOPCON Hiper Lite GPS RECEIVER WITH A 1000 1000 DATA COLLECTOR RECEIVING RTK CONNECTIONS VIA A WIFI DEVICE FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CONNECTED MEASUREMENTS FROM THE TRIMBLE REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE: S-1, ACCORDING TO F.E.A. (F.L.A.) COMMUNITY NUMBER: 130052. MAP NUMBER: 13007.2.0177.0. DATED: DECEMBER 16, 2008.

LOCATION OF UTILITIES EXISTING ON OR WITHIN THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT WHOLLY RECORDED, THUS BEING UNKNOWN UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-8-87.



REVISIONS

Gaskins

Mobile Office
1246 Fowler Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7188

LEPS 700
www.gaskins.com

Canton Office
2306 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-8080

FIELD DATE: 5-23-13
OFFICE DATE: 5-24-13
SCALE: 1"=40'

DRAWN BY: MAN
CHECKED BY: DCD
FILE: S/RND/COBB/19/

BOUNDARY RETRACEMENT SURVEY FOR:

RANDY SNYDER
5585 HILL ROAD

LOCATED IN L.L. 1031
19th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



APPLICANT: Vivian F. Snyder

PHONE: 770-943-4175

REPRESENTATIVE: Vivian R. Snyder

PHONE: 770-943-4175

TITLEHOLDER: Vivian F. Snyder

PROPERTY LOCATION: On the south side of Hill
Road
(5585 Hill Road).

PETITION No.: V-98

DATE OF HEARING: 08-14-13

PRESENT ZONING: R-30

LAND LOT(S): 1031

DISTRICT: 19

SIZE OF TRACT: 2.01 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1)Allow a second electrical meter on a single family residential lot; and 2) waive the setbacks for an accessory building over 650 square feet (existing 1,379 square foot "2-Story Wood Frame" building) from the required 100 feet to 70.5 feet on the western side and 52 feet on the eastern side.



Application for Variance Cobb County

(type or print clearly)

Application No. 1-48

Hearing Date: 8-14-13

Applicant NIVIAN F Snyder Phone # 7709434175 E-mail NIVIANF@bellsouth.net
Nivian F Snyder Address 5585 Hill Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

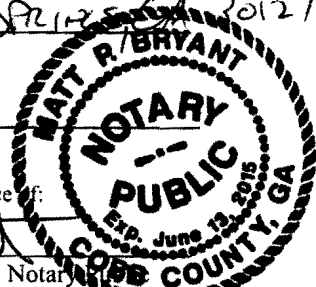
(representative's signature) Phone # _____ E-mail _____

My commission expires: 6/13/15

Signed, sealed and delivered in presence of:

Matt P. Bryant

Notary



Titleholder SAME AS ABOVE Phone # _____ E-mail _____

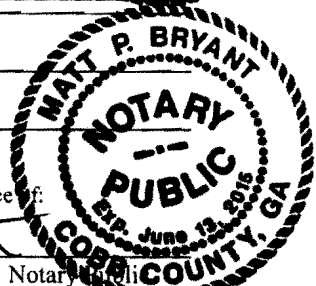
Signature Nivian F Snyder Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/13/15

Signed, sealed and delivered in presence of:

Matt P. Bryant

Notary



Present Zoning of Property _____

Location 5585 Hill Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ Acre(s) _____

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

Size of Property 2.0 ACRES Shape of Property RECT. Topography of Property FLAT Other _____

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

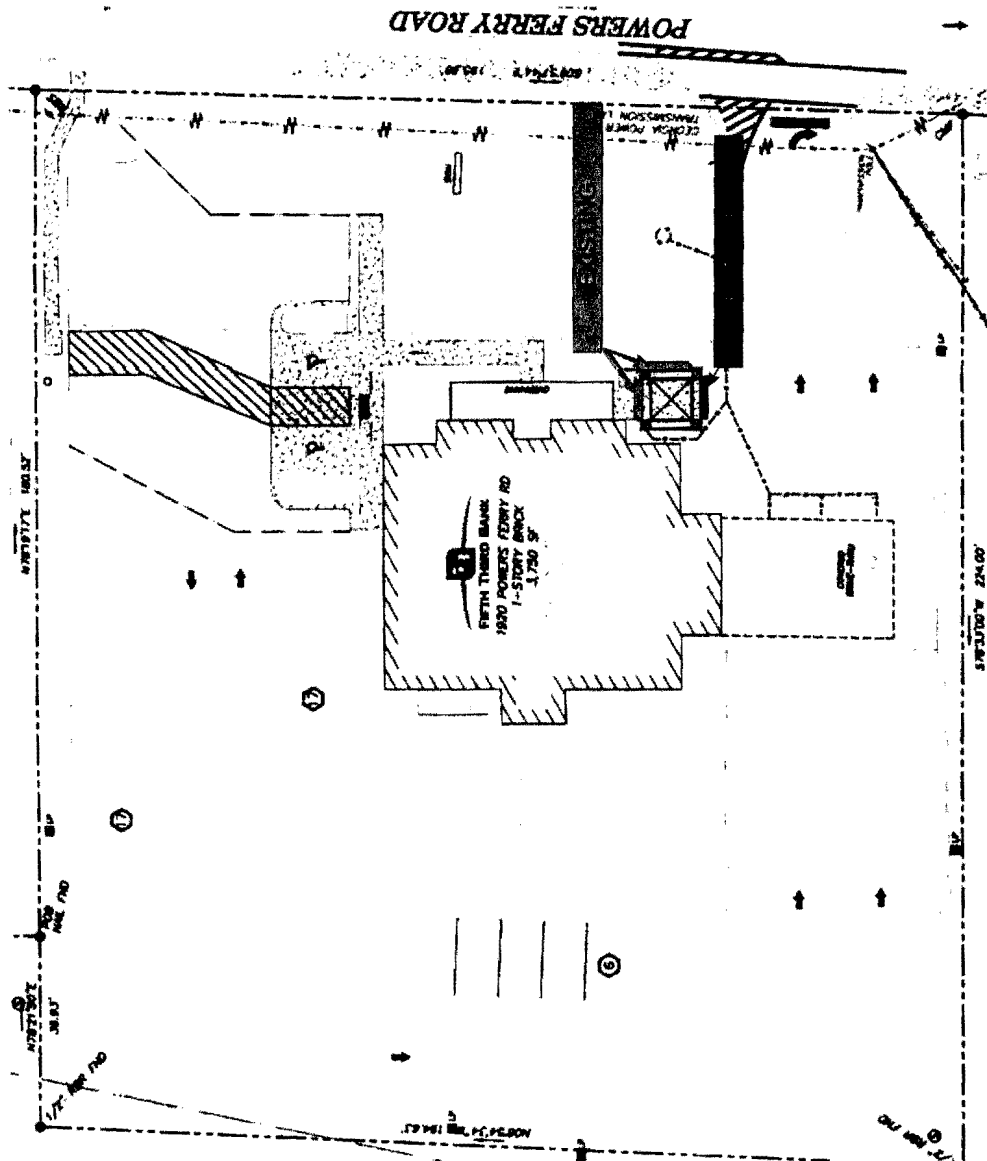
EXISTING STRUCTURE BEING COMPLETED NEEDS ELEC POWER.

List type of variance requested: ADDITIONAL POWER METER FOR OUT BUILDING
CURRENT SERVICE OF RESIDENCE NOT ENOUGH TO SUPPLY GARAGE
& UPSTAIRS SPACE

6225 Old Concord Road
Charlotte, NC. 28213
704.597.9801
704.597.9808 fax
800.929.3521

Date	As Drawn	As Noted
Client		
Sales Rep		
Project Mgr		

APPROVED FOR PRODUCTION



© 2008 SIGNART: THIS SKETCH IS THE SOLE PROPERTY OF SIGNART AND MAY NOT BE COPIED OR REPRODUCED WITHOUT CONSENT.

APPLICANT: SignArt, Inc.

PHONE: 704-597-9801

REPRESENTATIVE: Sherri Hartsell

PHONE: 704-791-9789

TITLEHOLDER: Fifth Third Bank

PROPERTY LOCATION: On the west side of
Power Ferry Road, north of Windy Hill Road
(1920 Powers Ferry Road).

PETITION No.: V-99

DATE OF HEARING: 08-14-13

PRESENT ZONING: O&I

LAND LOT(S): 941

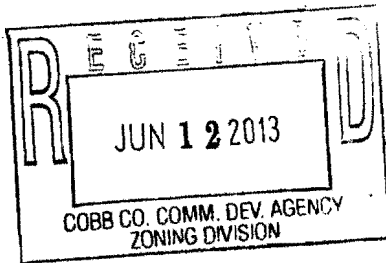
DISTRICT: 17

SIZE OF TRACT: 0.994 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow a wall sign to project above the vertical wall to which it is attached (amending previous variance case V-61 of 2012 to allow additional wall sign on west elevation tower).

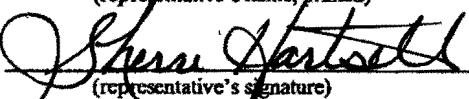


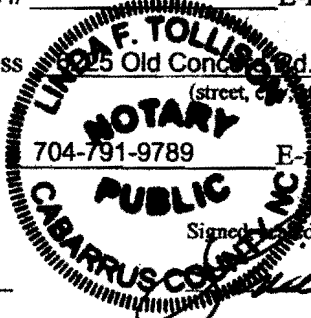


Application for Variance Cobb County

(type or print clearly)


Application No. V-99
Hearing Date: 8-14-13

Applicant SignArt, Inc Phone # 704-597-9801 E-mail Randy@signartsign.com
Sherri Hartsell Address 25 Old Concord Rd. Charlotte, NC 28213
(representative's name, printed) (street, city, state and zip code)
 Phone 704-791-9789 E-mail sherri@advantage-permits.com
(representative's signature)



My commission expires: 7-12-2014

Signed, sealed and delivered in presence of


Notary Public

Titleholder Fifth Third Bank Phone # 704-714-3428 E-mail Jerold.Marlow@53.com
Signature _____ Address: 8601 J.M. Keynes Drive Charlotte, NC 28262
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property O&I

Location 1920 Powers Ferry Rd Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 920 & 941 District 17th Size of Tract .994 Acre(s)

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

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

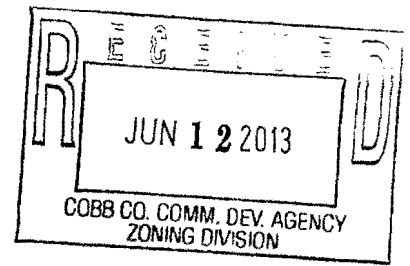
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

See attached variance letter

List type of variance requested: Request for additional wall sign on West elevation tower. see attached variance request letter.

V-99 (2013) Request

Cobb County Board of Zoning Appeals
1150 Powder Springs Street,
Suite 400, Marietta, Georgia 30064

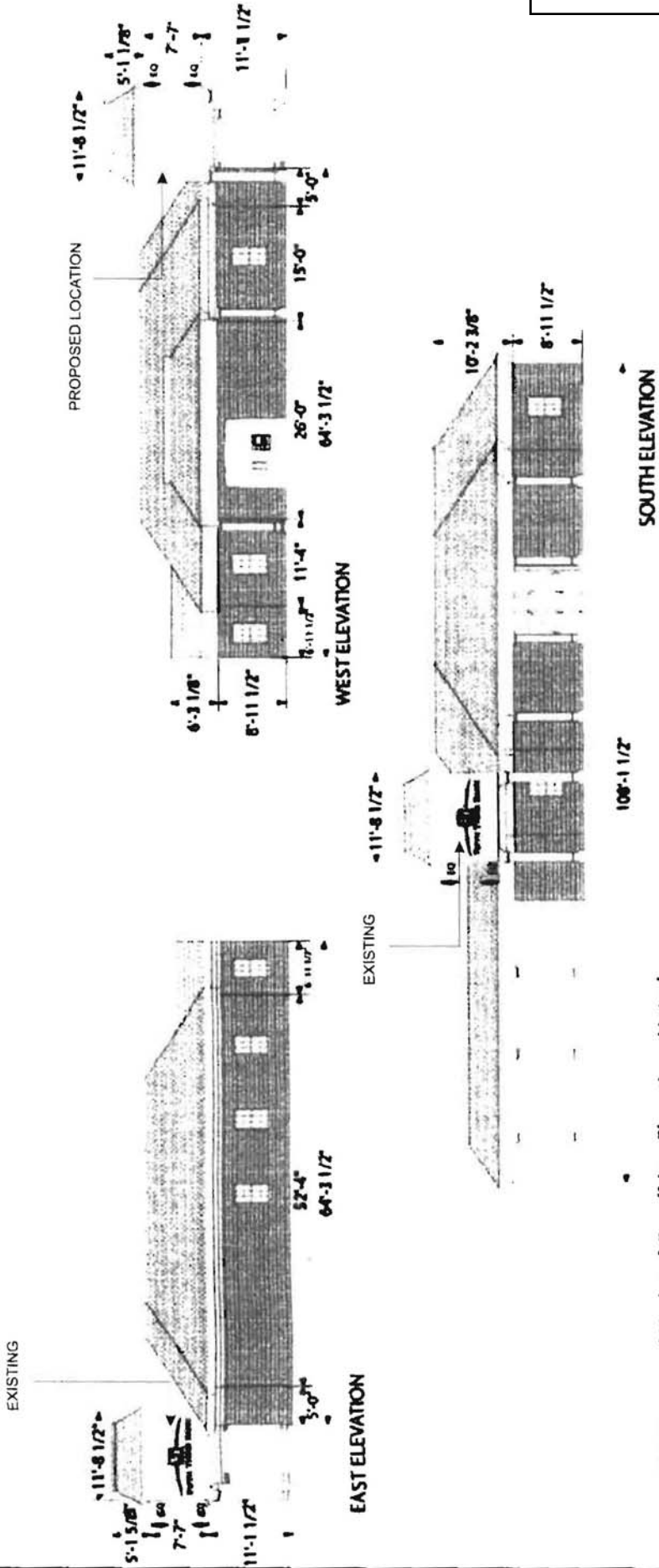


We are requesting a variance for one wall sign to be located above the vertical wall. This sign will be on the West elevation and will be consistent with the existing signs on the East and South elevations. This additional sign will be in harmony with the building and neighboring structures. This request is identical to the one requested last year on 8/8/2012.

Thank you for considering our request

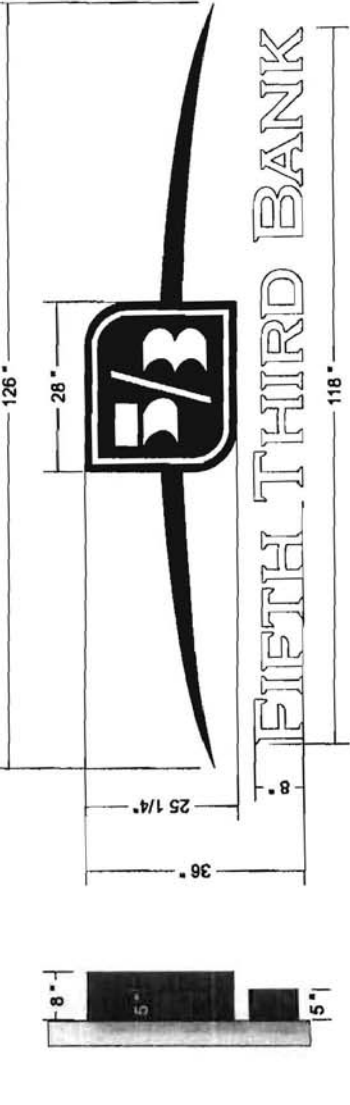
Sherri Hartsell
704-791-9789

V-99 (2013)
Sign Elevations



Proposed Updated Condition-Elevations Noted

Scale: 1/16"=1'



SIDE ELEVATION
SCALE: 1/2" = 1'-0"

FACE ELEVATION
SCALE: 1/2" = 1'-0"

CABINETS:

EDGE-LIT HORIZON LOGO:

- 5" deep custom shaped edge-lit cabinet.
- .063 cabinet side walls to be painted Vivid Green MP55605.
- Inside to be painted Lacryl Starbrite White.
- .080 aluminum back to be used.
- Faces to be .50" clear acrylic with first surface applied 3M vinyl-White 3632-20 (continuous) and Vivid Green 3632-156 (applied over white), and second surface applied 3M vinyl-White Diffuser 3635-70.
- To be mounted flush to exterior wall as required.

EDGE-LIT LOGO COPY:

- 4" deep, edge-lit fabricated channel letters.
- .063 cabinet side walls to be painted Sapphire Blue MP55619.
- Inside to be painted Lacryl Starbrite White.
- .080 aluminum back to be used.
- Faces to be .50" clear acrylic with first surface applied 3M vinyl-White 3632-20 and second surface applied 3M vinyl-White Diffuser 3635-70.
- To be mounted flush to exterior wall as required.

CABINETS:

EDGE-LIT SHIELD LOGO:

- 8" deep custom shaped edge-lit cabinet with radius corners.
- .063 cabinet side walls to be painted Sapphire Blue MP55619.
- Inside to be painted Lacryl Starbrite White.
- .125 aluminum back to be used.
- Faces to be .50" clear acrylic with first surface applied 3M vinyl-White 3632-20 (continuous) and Sapphire Blue 3632-8607 and Vivid Green 3632-156 (both applied over white). No second surface applied 3M vinyl White Diffuser required.
- To be mounted flush to exterior wall as required.

ELECTRICAL:

- UL & NEC approval required.
- LEDs: (152) Sloan CL-4 Mini White.
- Power Supply: (2) Sloan Mod 60.
- Total Load: 2.0 amps
- Circuit(s): (1) 20 amp-120V.
- Disconnect Switch: (1) 20 amp gang lever.

3M	MAP PAINT
Sapphire Blue	3632-8607
Sky Blue	MP55609
Vivid Green	3632-156
Silver Grey	3632-121
White (translucent)	MP55607
White	3632-20
White (opaque)	180C-10
	MP18336

SignArt
6225 Old Concord Road
Charlotte, NC 28213
704.597.9901
704.597.9606 fax
800.929.3521

BIG NUMBER	07210	
WORK ORDER NUMBER		
CLIENT	Fifth Third	
LOCATION	1920 Powers Ferry Rd Marietta, GA	
SALESPERSON	R5	
REVISIONS		
NO.	BY	DATE
1		
2		
3		
4		
5		
6		
DESIGNER	HC	
ISSUE DATE	05/13	
FILE NAME	Banks/53/20	
PAGE	1 of 4	

V-99 (2013)
Sign Elevations

APPROVED FOR PRODUCTION

Date _____

As Drawn _____

Client _____

Sales Rep _____

Project Mgr _____



SignArt

6225 Old Concord Road
Charlotte, NC 28213
704.597.9801
704.597.9808 fax
800.929.3521

BID NUMBER
87210
WORK ORDER NUMBER
CLIENT
Fifth Third

LOCATION
1920 Powers Ferry Rd
Marietta, GA
SALESPERSON
RS

NO.	BY	DATE
1		
2		
3		
4		
5		
6		

V-99 (2013)
Sign Elevations

DESIGNER
HC
ISSUE DATE
05/13
FILE NAME
Bankers53/201
PAGE
2 of 4

APPROVED FOR PRODUCTION
Date
As Drawn
As Noted
Client
Sales Rep
Project Mgr



PROPOSED SCALE: 3/16" = 1'-0"



© 2008 SIGNART: THIS SKETCH IS THE SOLE PROPERTY OF SIGNART AND MAY NOT BE COPIED OR REPRODUCED WITHOUT CONSENT.

ORIGINAL DATE OF APPLICATION: 08-08-12

APPLICANT'S NAME: CORE STATE GROUP

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON AUGUST 8, 2012**

CORE STATES GROUP (Fifth Third Bank, owner) requesting a variance to allow a wall sign to project above the vertical wall to which it is attached (main existing building) in Land Lot 941 of the 17th District. Located on the west side of Powers Ferry Road, north of Windy Hill Road (1920 Powers Ferry Road).

The public hearing was opened and Mr. Matthew Van Dyke addressed the Board. Following presentation and discussion, the following motion was made:

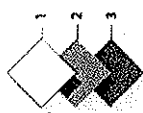
MOTION: Motion by Swanson, second by Poteet, to approve variance request **subject to:**

- **sign elevation/rendering submitted (attached and made a part of these minutes)**

VOTE: **ADOPTED** unanimously

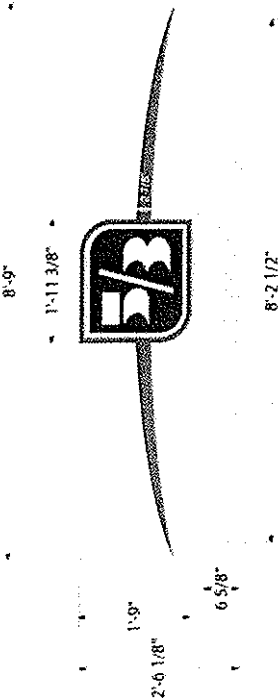
Min. Bk. 17 Petition No. V-61
 Doc. Type Sign elevation
 Meeting Date Aug 8, 2012

001 10 2012

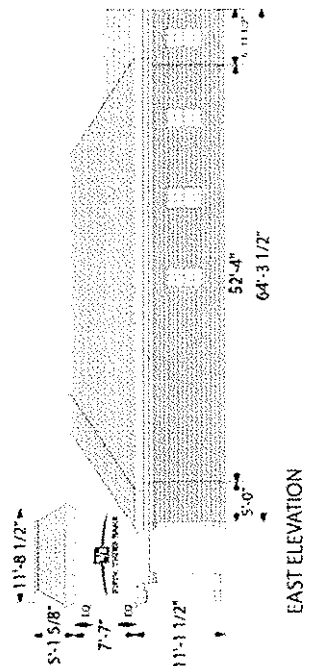


- 1 Copy/Border Reverse weeded out white
- 2 Shield 3M 3632-156 Vivid Green
- 3 Copy/Background 3M 3632-8607 Satashire Blue

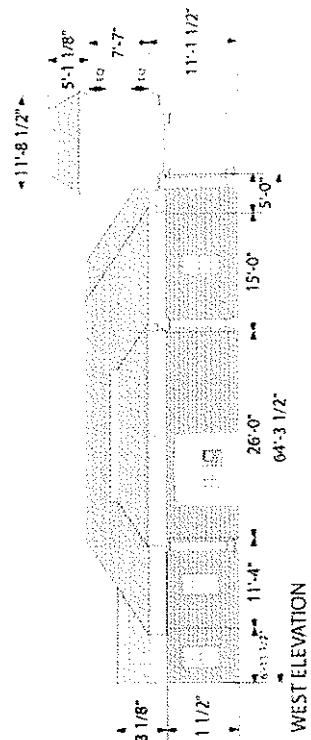
Color scheme



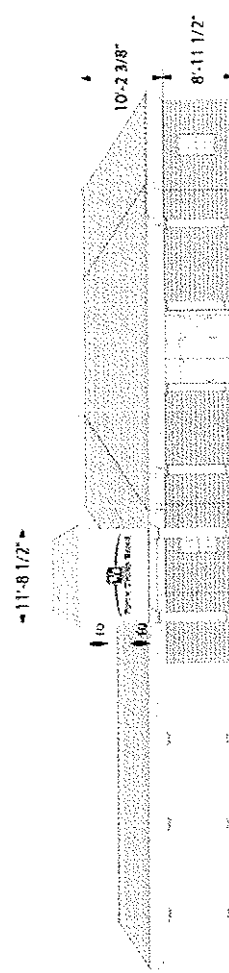
WV22 LED Channel Letters - Sign #2 (Qty. 2) Sqft. = 22' each



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Proposed Updated Condition-Elevations Noted

Scale: 1/16" = 1'



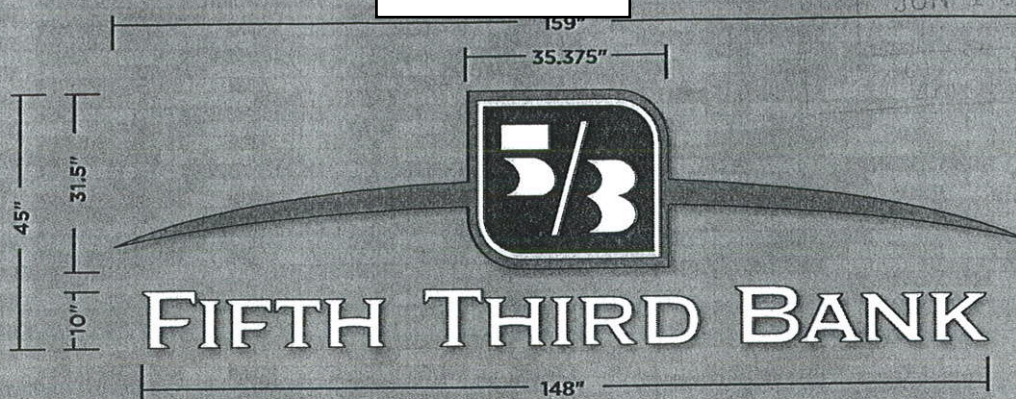
PROPOSED ELEVATIONS WITH SIGN LOCATIONS
 JUNE 11, 2012



JUN 18 2012



SIDE VIEW



ELEVATION

CABINETS:

EDGE-LIT HORIZON:

- 5" deep custom shaped edge-lit cabinet
- .063 cabinet side walls to be painted Vivid Green MP55605.
- Inside to be painted Lacryl Starbrite White.
- .080 aluminum back to be used.
- Faces to be .50" clear plex. Entire faces to be surface applied Scotchcal White #3632-20 with Vivid Green #3632-156 applied on top of white. To be subsurface applied with Diffuser #3635-70.
- Internal illumination with Sloan CL-4 Mini White LED's.
- To be mounted flush to exterior wall as required.

EDGE-LIT LETTERS:

- 4" deep, edge-lit fabricated channel letters.
- .063 cabinet side walls to be painted Sapphire Blue MP55619.
- Inside to be painted Lacryl Starbrite White.
- .080 aluminum back to be used.
- Faces to be .50" clear plex with surface applied Scotchcal White #3632-20. To be subsurface applied with Diffuser #3635-70.
- Internal illumination with Sloan CL-4 Mini White LED's.
- To be mounted flush to exterior wall as required.

Petition No. K-61
Meeting Date Aug. 8, 2012
Continued

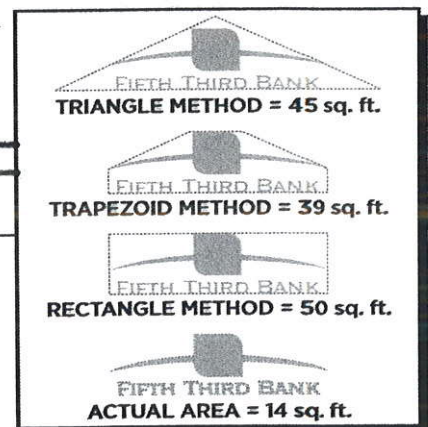
CABINETS:

EDGE-LIT LOGO SHIELD:

- 8" deep custom shaped edge-lit cabinet with custom radius corners.
- .063 cabinet side walls to be painted Sapphire Blue MP55619.
- Inside to be painted Lacryl Starbrite White.
- .125 aluminum back to be used.
- Face to be .50" clear plex. Entire face to be surface applied Scotchcal White #3632-20 with Sapphire Blue #3632-8607 and Vivid Green #3632-156 applied on top of white. No subsurface applied diffuser.
- Internal illumination with Sloan CL-4 Mini White LED's.
- To be mounted flush to exterior wall as required.

ELECTRICAL:

- UL & NEC approval required.
- LEDs: (328) Sloan CL-4 Mini White.
- Power Supply: (3) Sloan Mod 60
- 3.0 amps @ 120 volt. 1x - 20 amp, 120 volt circuit required.



	3M	MAP PAINT
Sapphire Blue	3632-8607	MP55619
Sky Blue	3632-8043	MP55609
Vivid Green	3632-156	MP55605
Silver Grey	3632-121	MP55607
White (Translucent)	3632-20	MP02281
White (Opaque)	180-10C	MP02281

REV	DATE	DESCRIPTION	BY
1	01/03/08	revised electrical callouts	SG
2	10/09/07	white paint and vinyl callouts	SG



JUN 13 2012



V-99 (2013)
Previous
Variance

Continued

V-61
Aug. 9, 2012

PAGE 6 OF 6

CORE STATES

4191 Pleasant Hill Road
Suite 300
Duluth, GA 30091
770-654-8892

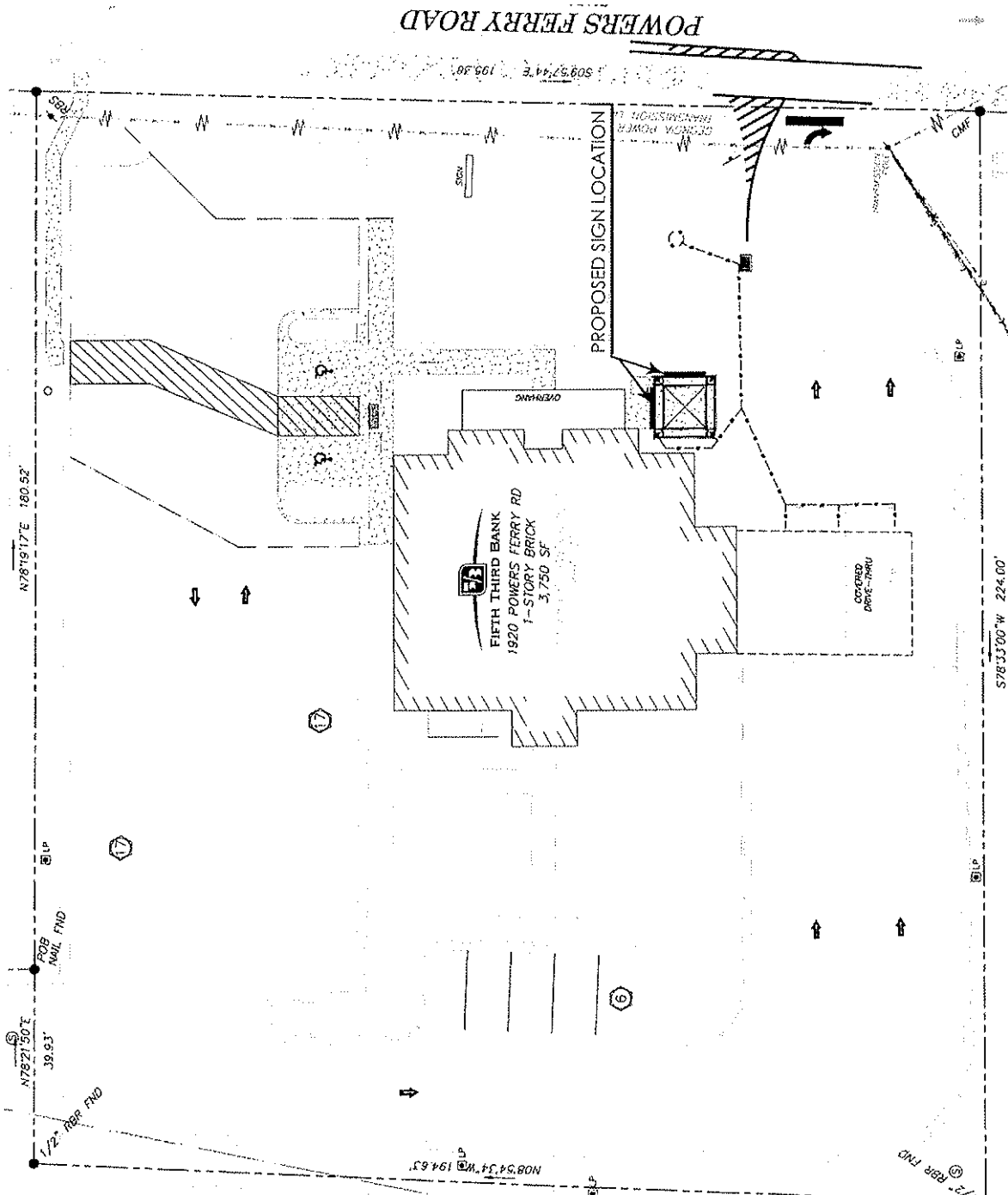
GROUP

SITE PLAN WITH SIGN LOCATIONS
JUNE 11, 2012

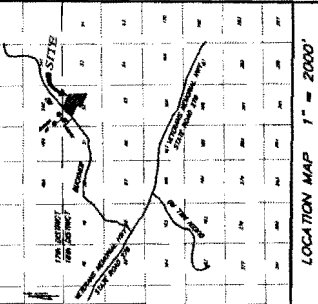
CBRE

CB RICHARD ELLIS

FIFTH THIRD BANK



TOTAL AREA = 0.72 ACRES
TOTAL NOS. OF LOTS = 1
DENSITY / YIELD = 118 LOTS PER ACRE
PERCENT TOWNING - A-20
MIN. FRONT YARD = 60'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 35'
MIN. HOUSE SIZE = 1200 #

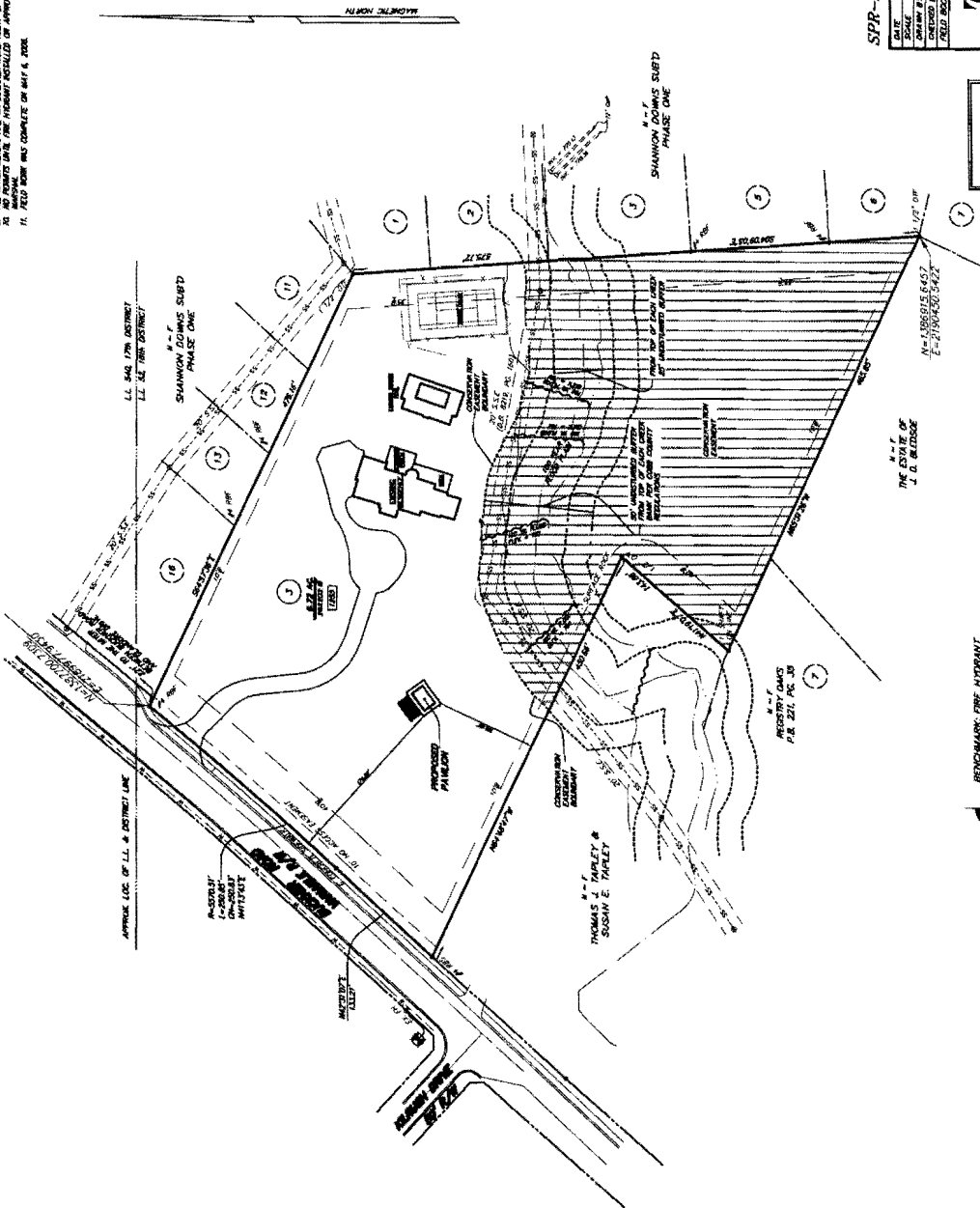


LOCATION MAP 1" = 2000'

V-100 (2013)
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUN 13 PM 3: 10

COBB COUNTY ZONING DIVISION



SCALE IN FEET

0 60 120

SPR-2013-00144

DATE	: 6-12-13	REVISIONS
SCALE	: 1"=80'	
DRAWN BY	: JAK	
CHECKED BY	: ANG	
DATE	: 6-12-13	

Gaskins

LOCATED IN LAND LOTS 52,
18th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

BENCHMARK: FIRE HYDRANT
ELEV. = 817.00 (NAD 83 MVD 29)
TOP OF FIRE HYDRANT LICKED ON THE WEST
SIDE OF BLACKHAWK ROAD SOUTH OF PROPOSED
EXTRAMURAL

NAME: Mr. Robert J. ...
 ADDRESS: ...
 CITY: ...
 STATE: ...
 ZIP: ...
 PHONE: ...
 FAX: ...
 E-MAIL: ...
 COMMENTS: ...

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THE SECOND ORIAL INTERCUBE 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 THE PLAT: 1/10,000. WRITERS OF FILE ARE EXCEPTED.

APPLICANT: Joel Holsinger

PHONE: 404-992-5020

REPRESENTATIVE: Joel Holsinger

PHONE: 404-992-5020

TITLEHOLDER: Joel Allen Holsinger

PROPERTY LOCATION: Off of a private easement
on the east side of Buckner Road
(1255 Buckner Road).

PETITION No.: V-100

DATE OF HEARING: 08-14-13

PRESENT ZONING: R-20

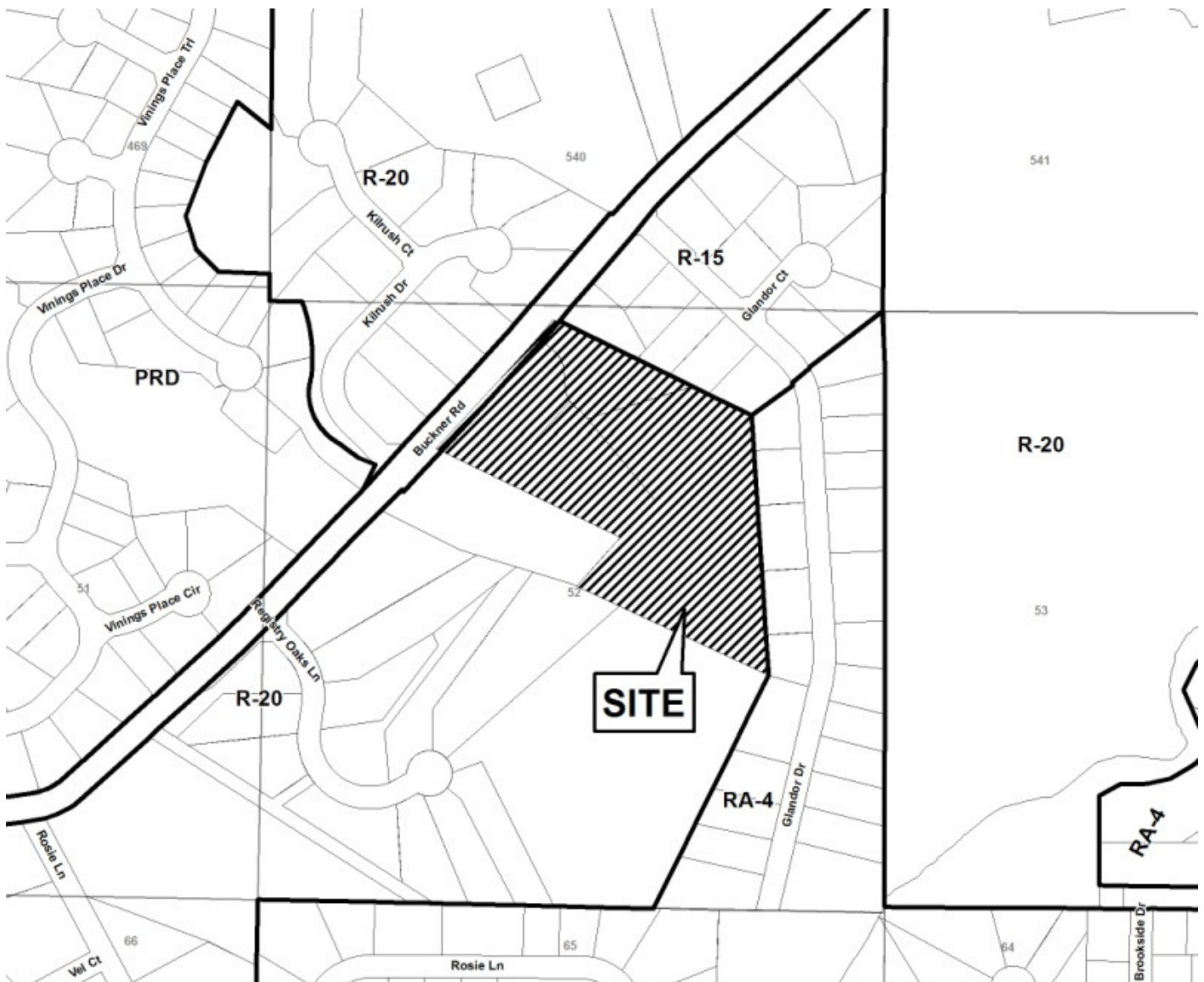
LAND LOT(S): 52

DISTRICT: 18

SIZE OF TRACT: 1.13 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed approximately 700 square foot pavillion) in
front of the principal building, and 2) allow a second electrical meter on a single family residential lot.



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUN 13 PM 3:09

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-100

Hearing Date: 8/14/13

Applicant JOEL HOLSHIMER Phone # 404.992.5020 E-mail _____

(representative's name, printed)

Address 1255 STONECREST FARM MARBLETON GA.
(street, city, state and zip code) 30126

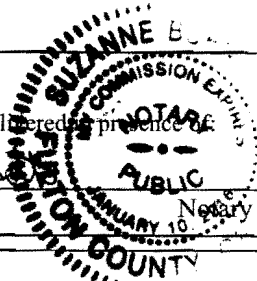
(representative's signature)

Phone # _____ E-mail _____

My commission expires: _____

Signed, sealed and delivered in presence of:

Suzanne Bunnell



Notary Public

Titleholder JOEL HOLSHIMER Phone # 404.992.5020 E-mail _____

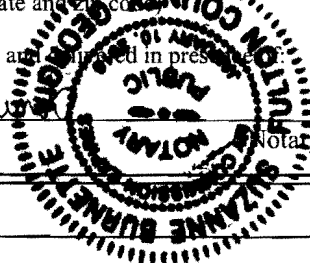
Signature [Signature]
(attach additional signatures, if needed)

Address: 1255 STONECREST FARM, MARBLETON GA.
(street, city, state and zip code) 30126

My commission expires: _____

Signed, sealed and delivered in presence of:

Suzanne Bunnell



Notary Public

Present Zoning of Property R-20

Location BUCKNER RD / AKA STONECREST FARM
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 52 District 18th Size of Tract 6.72 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.

SEEKING A VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A PAVILION IN FRONT OF THE PRIMARY STRUCTURE AS WELL AS ALLOWING POWER TO BE RUN TO THE PAVILION. THE PAVILION IS TO BE PRIMARILY AN OPEN AIR STRUCTURE WITH A RESTROOM AND STORAGE ROOM

List type of variance requested: ALLOW SECONDARY STRUCTURE IN FRONT OF PRIMARY STRUCTURE. ALLOW POWER AT SECONDARY STRUCTURE.

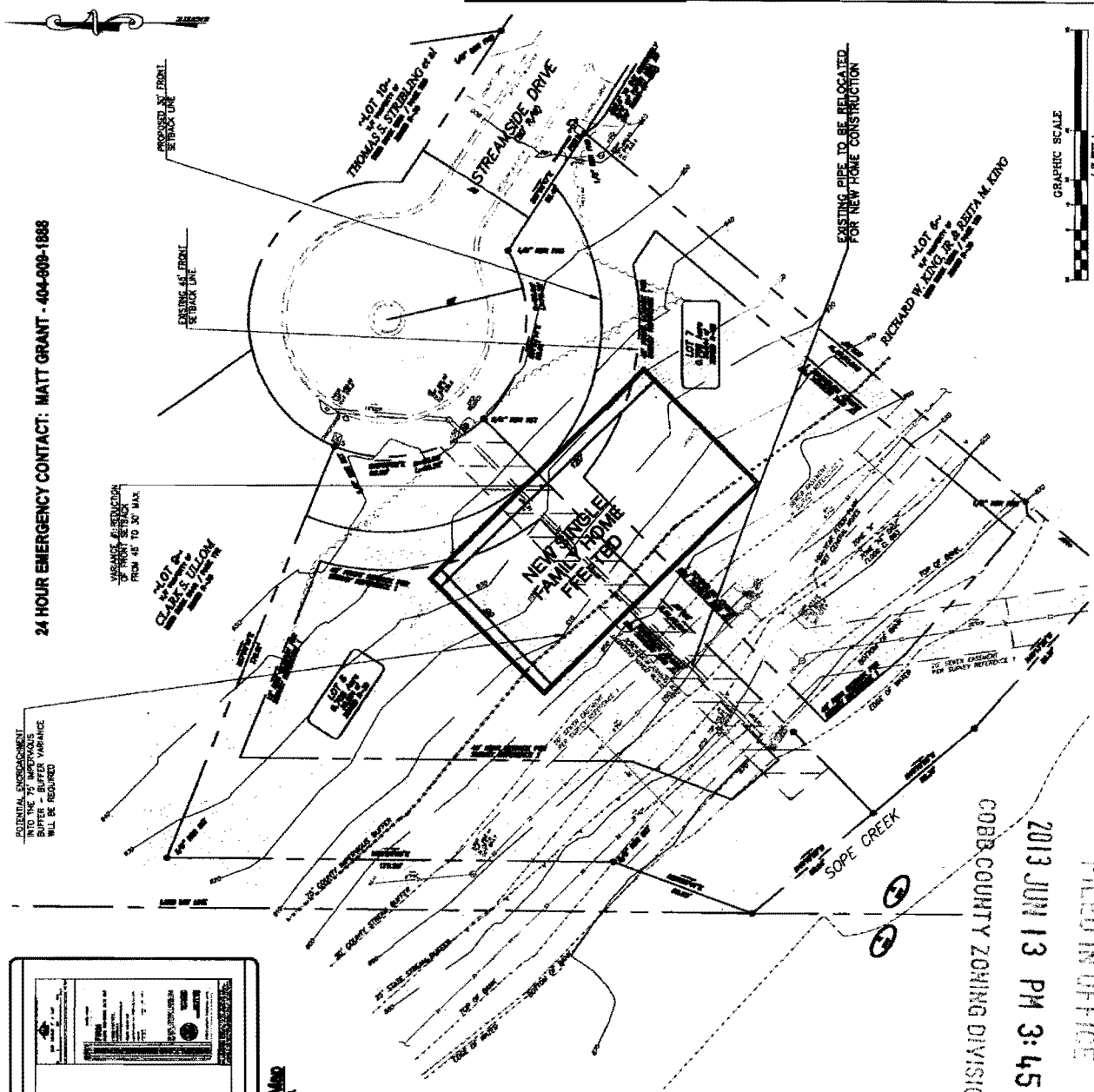
ORIGINAL DATE OF APPLICATION: 03-09-11

APPLICANT'S NAME: JOEL ALLEN HOLSINGER

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON MARCH 9, 2011**

JOEL ALLEN HOLSINGER (owner) requesting a variance to allow two accessory structures over 650 square-feet (proposed indoor pool and proposed tennis court) from the required 100 feet to 25 feet adjacent to the northern and eastern property lines in Land Lot 52 of the 18th District. Located off of a private easement on the east side of Buckner Road (1255 Buckner Road). **WITHDRAWN WITHOUT PREJUDICE**



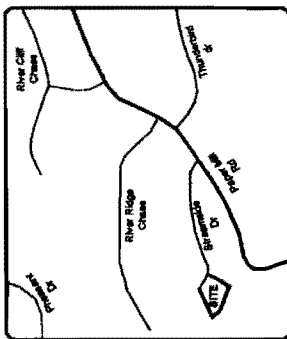
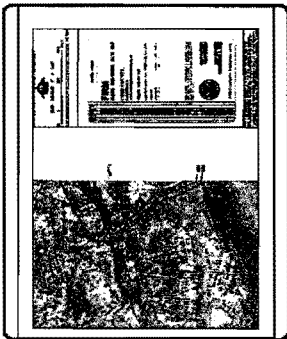
24 HOUR EMERGENCY CONTACT: MATT GRANT - 404-609-1838

POTENTIAL ENCROACHMENT
INTO THE 75' IMPERVIOUS
BUFFER - BUFFER VARIANCE
WILL BE REQUIRED

COBB COUNTY ZONING DIVISION

2013 JUN 13 PM 3:45

CLINTON COUNTY GEORGIA
FEDERAL OFFICE



FEMA Mand

Location Map

Site Notes:

1. WE CONVEY 1465 ACRES (PLANS 87) FOR BORN LOTS TOTAL.
2. FIRST ACQUIRED 1880 AND ARE CONVEYANCE BEING MADE TO US 2007 (LOTS 1 AND 4)
3. THE NORTH AND SOUTH AND EAST AND WEST ON THE PLAT
4. SURVEY INFORMATION FROM PLOT SPECIAL REPORTED BY COUNTRY, LOTS 2007 1001
5. PORTIONS OF THE PROPERTY ARE BEING EXEMPTED P.A. SPECIAL PLACED HAZARD AREA
6. AS FOR THE CLOTHS BEARING THAT MAP AS DESCRIBED IN A LATER REPORT, 1, 2002.
7. THERE ARE LOTS OF THE STATE OF GEORGIA (LINES ON STRINGS) WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WITHIN BUILT UP AND SOME OF THE SITE PLANS THERE ARE NO PROPOSED MAPS TO ANY STATE WITHIN 200 FEET.
8. THE PROPERTY IS BEING CONVEYED TO THE STATE OF GEORGIA, AN ANTI-CORRUPTION LAWS ARE IN EFFECT ON THE STATE OF GEORGIA, AND THE PROPERTY IS BEING CONVEYED TO THE STATE OF GEORGIA, THE PROPERTY MUST BE CONVEYED IMMEDIATELY FOR REVIEW AND APPROVE THE CONSTRUCTION PLANS
9. WE HAVE ANY OTHER FROM 100 FT OF THE PROPERTY SITE
10. ASSOCIATED RENTAL BATTER AREA ASSOCIATED WITH THE PROPERTY ARE SHOWN ON THIS PLAT.
11. PARKING WILL BE PROVIDED IN THE PLANNING HOUSE CHARGE. THE EXACT LOCATION OF THE PARKING IS NOT KNOWN AT THIS TIME.
12. ALL NEARBY UTILITY SUBSTANCES FROM THE BATTERY ARE SHOWN ON THIS PLAT.
13. SURVEY AREA WILL BE PROVIDED TO THE NEW HOUSE THROUGH AN EXTENDED CLOTHS CONVEYANCE TO COME CLOTHS BEING PROVIDED. NO OTHERS BEING PROVIDED.

Cobb County R-30 Zoning

Requirements:

- | | |
|---|---------|
| CURRENT ZONING, RESIDENTIAL SHOPPING DISTRICT | |
| BUILDING SETBACKS | 14 FEET |
| REAR SETBACKS (ADJ) | 20 FEET |
| FRONT SETBACK | 12 FEET |
| WALKWAY SETBACK | 50 FEET |
| MINIMUM LOT WIDTH | 30 FEET |
| MINIMUM FRONT SETBACK | 20 FEET |
| MINIMUM SIDE SETBACK | 20 FEET |
| MINIMUM REAR SETBACK | 20 FEET |

Project Description:

THE APPLICANTS HAVE REPRESENTED PERSONALLY AND IN PERSONAL CONVERSATION WITH THE AGENTS OF THE FBI THAT THEY WOULD NOT BE IN THE NEIGHBORHOOD OF "WHITE GOLF" IN AN ATTEMPT TO COMBINE THE EVENTS AND BUILD UP A REPUTATION.

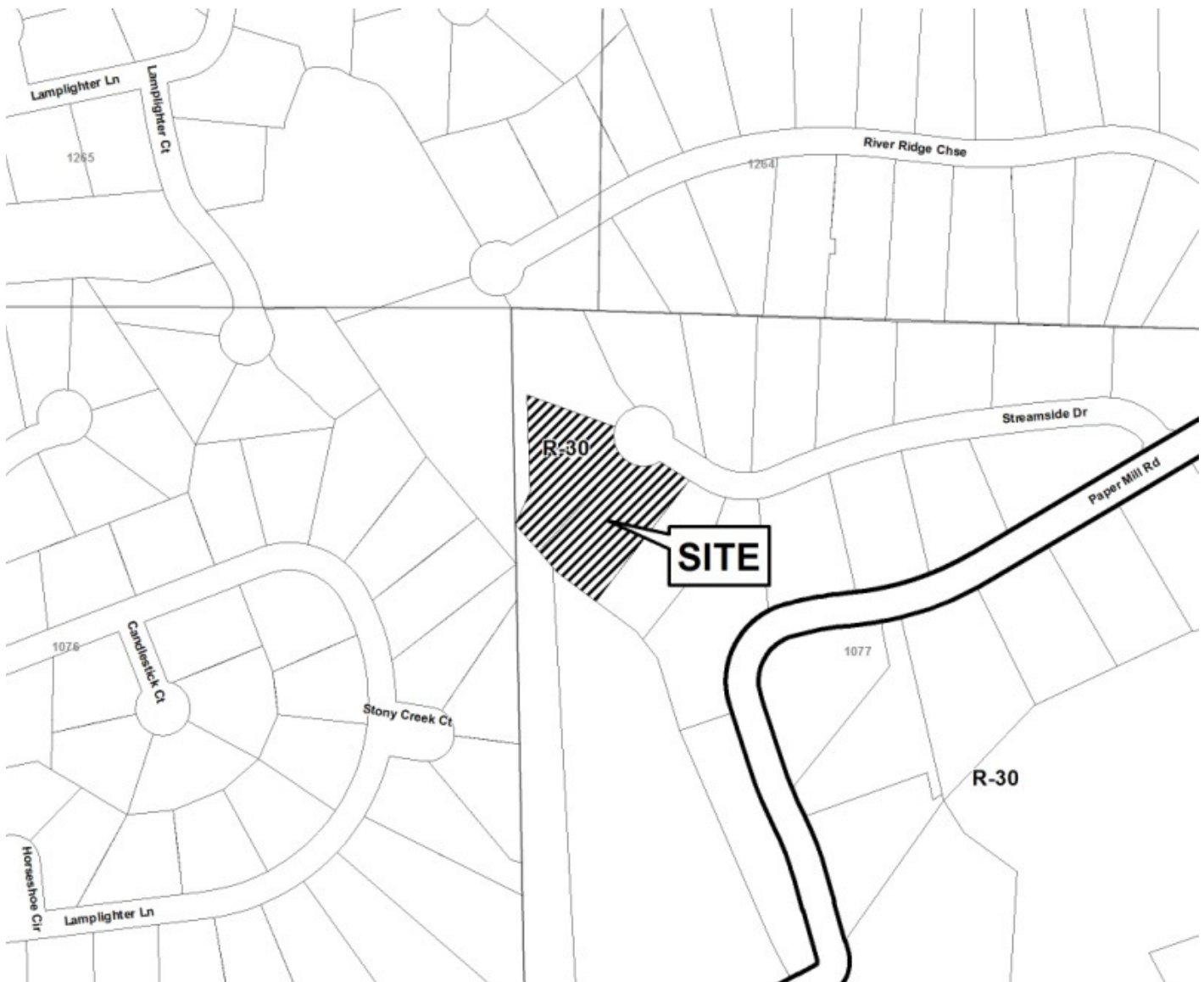
List of Variances Required:

1. ROAD RIGHT SETBACK BE REDUCED FROM 45 FT TO 35 FT AT THE JUNCTION POINT.

APPLICANT: Matthew P. Grant and Liliana P. Nicholls Grant
PHONE: 404-909-3969
REPRESENTATIVE: Thomas S. Diehl
PHONE: 770-850-1552
TITLEHOLDER: Liliana P. Nicholls Grant and Matthew P. Grant
PROPERTY LOCATION: At the western terminus of Streamside Drive (3862 & 3866 Streamside Drive).

PETITION No.: V-101
DATE OF HEARING: 08-14-13
PRESENT ZONING: R-30
LAND LOT(S): 1077
DISTRICT: 17
SIZE OF TRACT: 1.42 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 30 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 JUN 13 PM 3:45

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-101
Hearing Date: 8-14-13

Applicant Matthew P. Grant
Liliana P. Nicholls Grant Phone # 404-909-3969 E-mail thegrants@samantharosedesigns.com

THOMAS S. DIEHL Address 4220 Burns Heritage Trl NE, Roswell GA
(representative's name, printed) (street, city, state and zip code) 30075
Thomas S. Diehl Phone # 770-850-1332 E-mail DCAARCHITECTS@COMCAST.NET
(representative's signature)

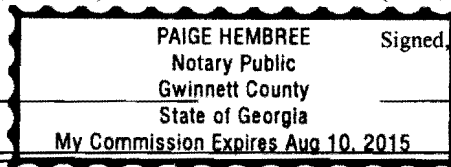
Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires
July 14, 2018

Marilyn R. Clinton
Notary Public

Titleholder Matthew P. Grant
Liliana P. Nicholls Grant Phone # 404-909-3969 E-mail thegrants@samantharosedesigns.com
Signature [Signature] Address: 4220 Burns Heritage Trl, Roswell, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: 8/10/15



Signed, sealed and delivered in presence of:

Paige Hembree
Notary Public

Present Zoning of Property _____

Location 3862 & 3866 Streamside Drive, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Land Lot 1077- Tract 7 & 0.708 Acre
Land Lot 1077- Tract 8 District 17th Size of Tract 0.708 Acre 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.

List type of variance requested: PLEASE SEE ATTACHED

Project Description

The applicants have previously purchased lot 7 and lot 8 in the neighborhood of "Water's Edge" in order to combine the lots and build one new single family residence.

The existing lots are part of the "Water's Edge neighborhood" which was platted on December 12, 1994. Since the time of platting Cobb county has adopted 50' undisturbed and 75' non-impervious stream buffers associated with waters of the state. The 75 foot county buffer would create an extreme hardship for placement of a new house. Therefore a reduction of the front set back by a maximum of 15 ft is requested, as shown on this plan. As part of this application a stream buffer variance will be applied for through the Cobb county Erosion Control Department. After discussion with a Cobb county representative, a buffer averaging plan will also be submitted tot he county buffer variance committee for the shown encroachment to the 75 ft county impervious buffer.

At this time architectural plans are not know but a 65 x 120 house footprint, as shown on this plan, will provide enough space for the proposed single family house.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN 13 PM 3:45
COBB COUNTY ZONING DIVISION

V-102 (2013)

NOTES

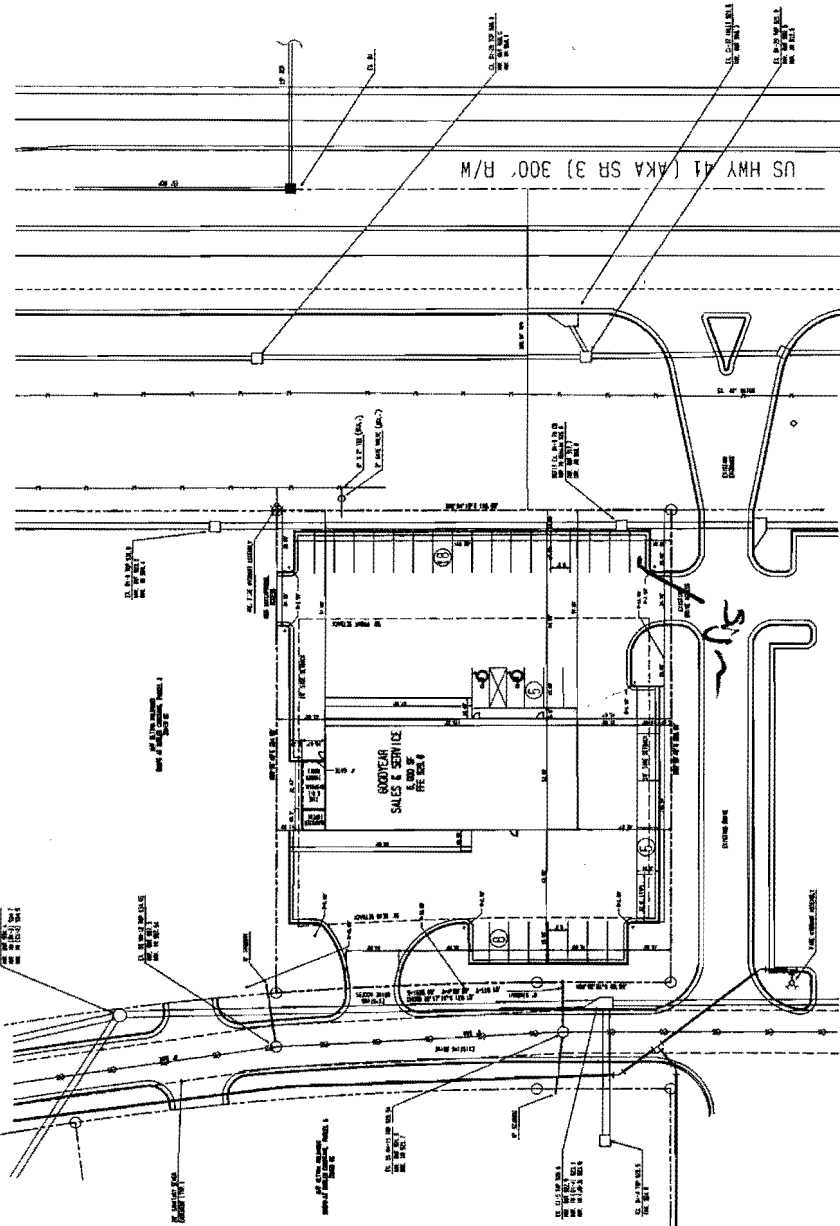
1. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
2. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
3. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
4. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
5. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
6. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
7. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
8. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
9. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
10. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
11. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
12. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
13. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
14. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
15. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
16. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
17. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
18. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
19. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.
20. THE SITE PLAN IS BASED ON THE 2011 AERIAL PHOTOGRAPH.

JOHN MOLL ASSOCIATES, INC.
770.426.1000
770.426.1001
770.426.1002
770.426.1003
770.426.1004
770.426.1005
770.426.1006
770.426.1007
770.426.1008
770.426.1009
770.426.1010
770.426.1011
770.426.1012
770.426.1013
770.426.1014
770.426.1015
770.426.1016
770.426.1017
770.426.1018
770.426.1019
770.426.1020

DIMENSIONED SITE PLAN
GOOD YEAR SALES & SERVICE
8000 W. BENTLEY COURT
SUITE 100
DALLAS, TEXAS 75241
Cobb County, Georgia

SHEET 0-1

SCALE: AS SHOWN
PROJECT: 13-01-001
DATE: 06/14/13
DESIGNER: JMM
CHECKER: JMM
APPROVER: JMM



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN 14 AM 11:41
COBB COUNTY ZONING DIVISION

APPLICANT: DH Lindley Ent.

PHONE: 404-538-3005

REPRESENTATIVE: David Lindley

PHONE: 404-538-3005

TITLEHOLDER: DH Lindley Enterprises, LLC

PROPERTY LOCATION: On the south side of Cobb
Parkway
(3197 Cobb Parkway).

PETITION No.: V-102

DATE OF HEARING: 08-14-13

PRESENT ZONING: GC

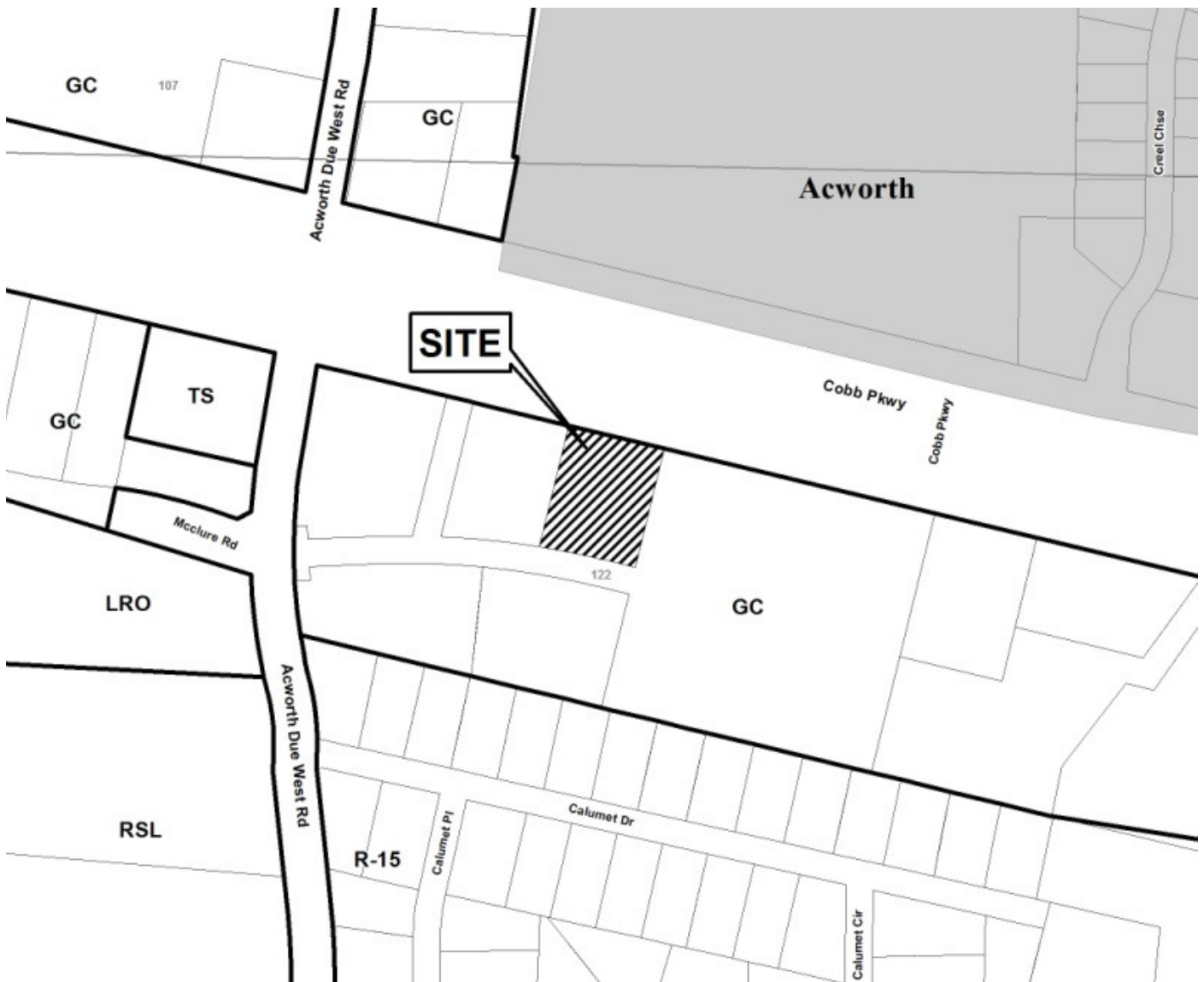
LAND LOT(S): 122

DISTRICT: 20

SIZE OF TRACT: 0.913 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the minimum required road frontage for an electronic sign located on
nonresidentially zoned property from 200 feet of public road frontage on one (1) road to 180 feet.



Application for Variance
COBB COUNTY GEORGIA
FILED IN OFFICE Cobb County

2013 JUN 14 AM 11:38 (type or print clearly)

Application No. V-102
Hearing Date: 8/14/13

COBB COUNTY ZONING DIVISION

Applicant DH Lindley Ent. Phone # 404-538 3005 E-mail DHL0007@HOTMAIL.COM
David Lindley Address 3197 Cobb Pkwy NW Kennesaw 30152
(representative's name, printed) (street, city, state and zip code)

David Lindley Phone # 404-538 3005 E-mail DHL0007@HOTMAIL.COM
(representative's signature)

My commission expires: June 20, 2013 sealed and delivered in presence of:

Debra Delaney
Notary Public

Titleholder DH Lindley Enterprises Phone # 404-538 3005 E-mail DHL0007@HOTMAIL.COM
Signature David Lindley Address: 3197 Cobb Pkwy NW Kennesaw 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 20, 2013 sealed and delivered in presence of:

Debra Delaney
Notary Public

Present Zoning of Property GC

Location 3197 Cobb Pkwy NW Kennesaw 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 20 Size of Tract .913 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 .913 Shape of Property square Topography of Property Flat Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Current sign is old and dated Pylon Sign. The New Sign is a monument sign with integrated electronic message center. Sign will be much nicer and enhance the area.

List type of variance requested: Property has 180" of road frontage request variance to allow electronic message center

Colors & Finishes

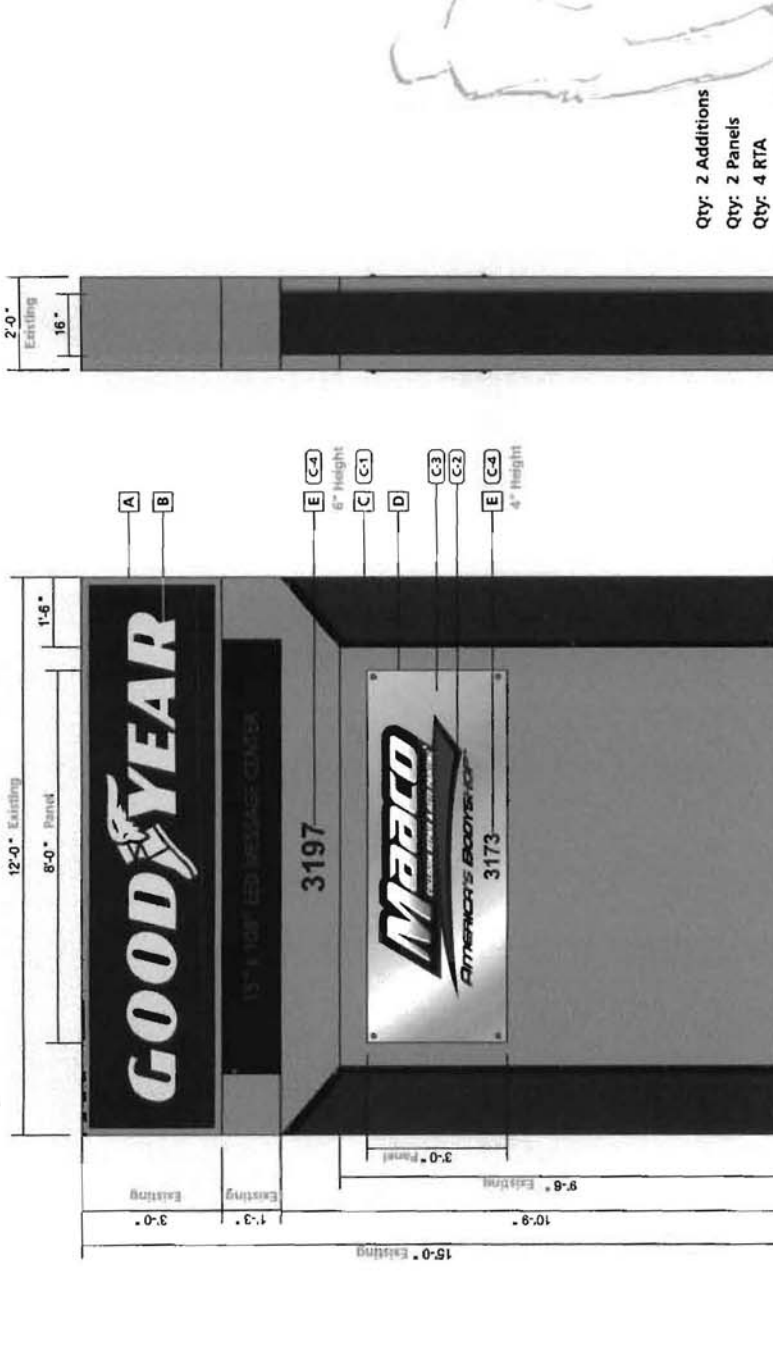
Colors shown here may not exactly match manufacturer color chart, which is subject to change. Colors are for reference only and are not to be used for production or approval. Denyse color samples or color specifications.

- C-1** SW 7069 Iron Ore (PMS 423 is existing)
- C-2** Digitally Printed Image (color match not required)
- C-3** Brushed Aluminum
- C-4** Black

- A** Existing Monument with electronic message center
- B** Existing face
- C** Aluminum fabricated addition to be bolted to existing monument
- D** 3mm brushed aluminum composite with first surface applied digitally printed graphics
- E** First surface applied vinyl numbers

Construction Specifications

- A** Existing Monument with electronic message center
- B** Existing face
- C** Aluminum fabricated addition to be bolted to existing monument
- D** 3mm brushed aluminum composite with first surface applied digitally printed graphics
- E** First surface applied vinyl numbers



Front View

Side View

Footing is Existing

Main Id
Scale: 3/8" = 1'-0"

COBB COUNTY ZONING DIVISION

2013 JUN 14 AM 11:41

Client Verification Required - By returning this drawing you agree to the design, content and accuracy of this drawing.

Main Id

COBB COUNTY GEORGIA
FILED IN OFFICE