

PRELIMINARY VARIANCE ANALYSIS

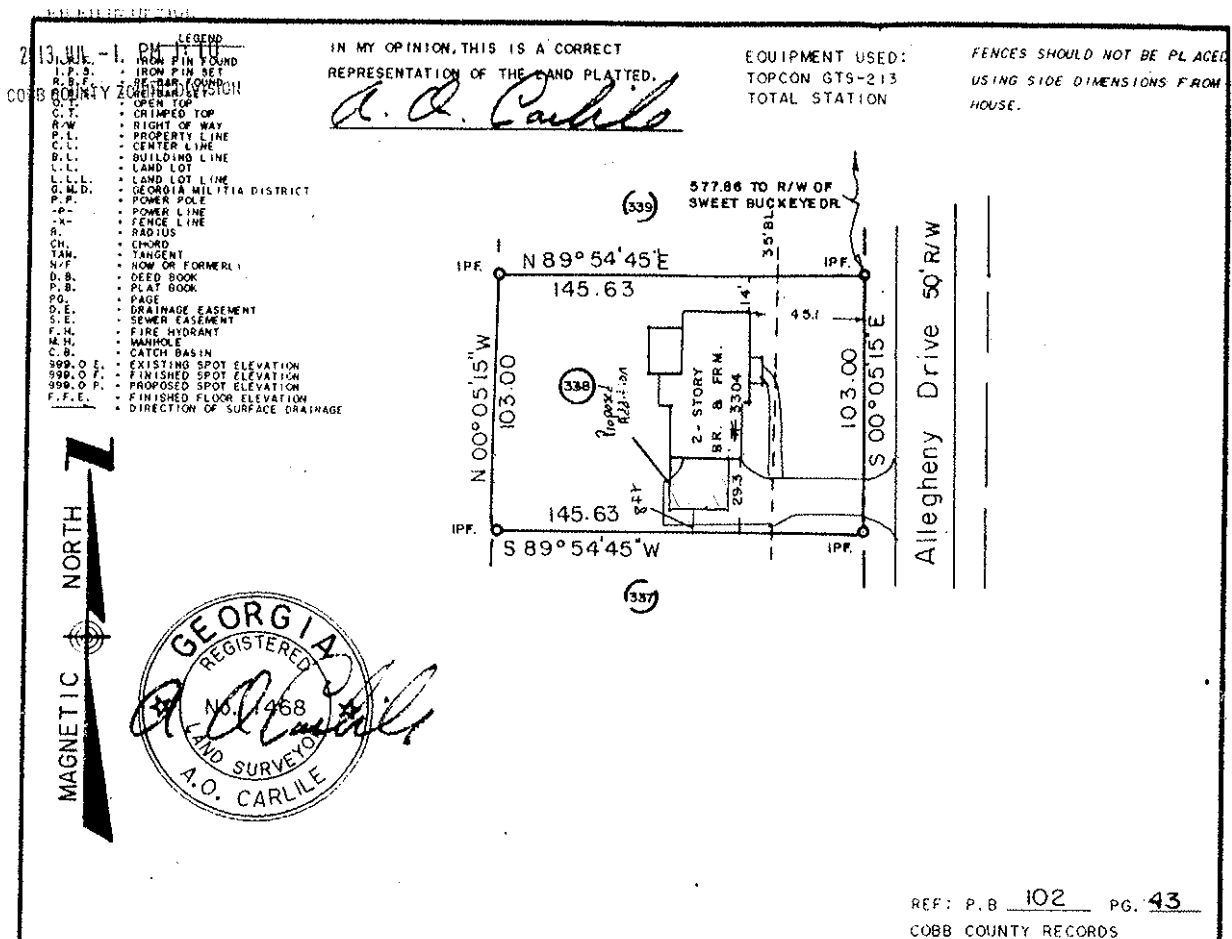
HEARING DATE: September 11, 2013

DUE DATE: August 12, 2013

Distributed: July 25, 2013



Cobb County...Expect the Best!



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET, AND AN ANGULAR ERROR OF _____ SECONDS PER ANGLE POINT. AND WAS ADJUSTED USING CRANDALL RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

SURVEY FOR:	
John J. Schendi & Susan M. Schendi	
LAND LOT 413	16th DISTRICT
2nd SECTION	Cobb COUNTY OF GEORGIA
SCALE: 1" = 50'	DATE: 4-26-99
LOT - 338 North Chestnut Grove Unit II	
JOB No.	A.O. CARLILE - LAND SURVEYOR MARIETTA, GEORGIA PH. (770) 422-3655

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 COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES _____ APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

APPLICANT:	<u>John and Sue Schendl</u>	PETITION No.:	<u>V-103</u>
PHONE:	<u>770-509-9125</u>	DATE OF HEARING:	<u>09-11-2013</u>
REPRESENTATIVE:	<u>John Schendl</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>770-509-9125</u>	LAND LOT(S):	<u>413</u>
TITLEHOLDER:	<u>John J. and Susan M. Schendl</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the west side of</u> <u>Allegheny Drive, east of Sweet Buckeye Drive</u> <u>(3304 Allegheny Drive).</u>	SIZE OF TRACT:	<u>0.34 acres</u>
TYPE OF VARIANCE:	<u>Waive the side setback from the required 10 feet to 8 feet adjacent to the southern</u> <u>property line.</u>		



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -1 PM 1:10

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-103

Hearing Date: 9/11/13

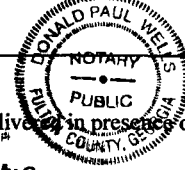
Applicant John & Sue Schendl Phone # 770-509-9125 E-mail Schendl6@bellsouth.net

John Schendl
(representative's name, printed)

Address 3304 Allegheny Dr. Marietta, GA 30062
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-509-9125 E-mail



Signed, sealed and delivered in presence of:

My commission expires: 3/24/07

[Signature]

My Commission Expires
March 24, 2017 Notary Public

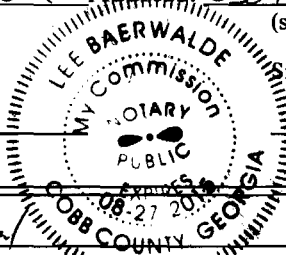
Titleholder John & Sue Schendl Phone # 770-509-9125 E-mail Schendl6@bellsouth.net

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

Address: 3304 Allegheny Dr. Marietta GA 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 8-27-2015



[Signature]
Notary Public

Present Zoning of Property Residential

Location 3304 Allegheny Dr. Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 District 16th Size of Tract _____ Acre(s)

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

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

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

The family can not enjoy the use of current garage due to storage contents. Vehicle currently parked in driveway without covered protection.

List type of variance requested: side set back to allow garage addition from 10' to 7'.

V-104 (2013)

LEGEND

- SS = Sanitary Sewer
 PP = Power Pole
 O IPP = Iron Pin Placed
 O IPF = Iron Pin Found
 POB = Point of Beginning
 B/C = Back of Curb
 SSMH = Sewer Manhole
 SSE = Sanitary Sewer Easement
 PL = Property Line
 DE = Drainage Easement
 WM = Water Meter
 WV = Water Valve
 FH = Fire Hydrant
 R/W = Right of Way
 BL = Building Setback Line

COBB COUNTY
FILED

2013 JUL -1 PM 1:59

8 SQ FT
ACRESTOTAL SURVEYED AREA = 6,094 SQ FT
6.5% INCLUDING PROPOSED GARAGE

COBB COUNTY ZONING DIVISION

③

N/F
GREG AND BRENDA FRIKOR
TAX ID: 16076200040
DB 13576 PG 4091

IPF
1/2"
REBAR

Arc=157.34'
Rad. 1216.00
Ch.=157.23
S35°47'18"E

BILL MURDOCK ROAD
(50' RIGHT-OF-WAY)

IPF
1/2"
REBAR

36.58'
N55°24'34"W
IPF
1/2" REBAR

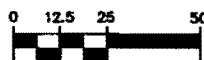
156.40'
N55°49'57"W
N/F
ATLANTA CHINESE CHRISTIAN CHURCH
TAX ID: 16076200140
DB 14702 PG 6084

ZONING INFORMATION

Property Zoned R-20
 Single Family Residential District
 Min. Lot Area = 20,000 S.F.
 Min Street Frontage = 50 Feet
 Max Lot Coverage = 35%

Setbacks:

Front - 35 Feet
 Sides - 10 Feet
 Rear - 35 Feet

GRAPHIC SCALE

SCALE: 1"=50'

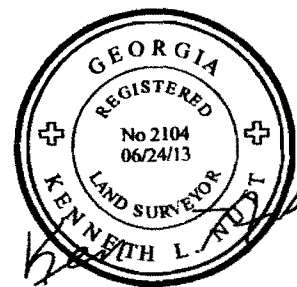
IPF
1/2"
REBAR

NEIGHBORS
WALL AND CONC
OVER PROPERTY
LINE 4.1'

⑤

N/F
WILLARD KEITH & MELISSA FAYE
GREEN
TAX ID: 16076200070
DB 3024 PG 355

IPF
CRIMP TOP
POB
125.39' TO THE
RIGHT-OF-WAY OF
DERBY TRAIL (NOT OPEN)



Job #: 06013

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 64,200 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0127H, dated 11/02/12 this property is not located in an area having special flood hazards.

**Perimeter Surveying Co., Inc**

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

Proposed Garage Survey for: James T. and Brenda L. Beasley

Lot 4 & Part of Lot 3
 Epton Downs S/D, Unit One
 TAX ID 16076200060
 1917 BILL MURDOCK ROAD
 Land Lot 762 16th District 2nd Section
 Cobb County, Georgia

Party Chief: KN
 Date Surveyed: 6/7/13
 Date Drawn: 6/24/13

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

REFERENCES

Plat Bk: 52 Pg. 96
 Deed Bk. Pg.

APPLICANT: James T. and Brenda L. Beasley

PHONE: 404-317-0515

REPRESENTATIVE: James T. Beasley

PHONE: 404-317-0515

TITLEHOLDER: J. T. and B. L. Beasley

PROPERTY LOCATION: On the west side of Bill
Murdock Road, north of Sewell Mill Road
(1917 Bill Murdock Road).

PETITION No.: V-104

DATE OF HEARING: 09-11-2013

PRESENT ZONING: R-20

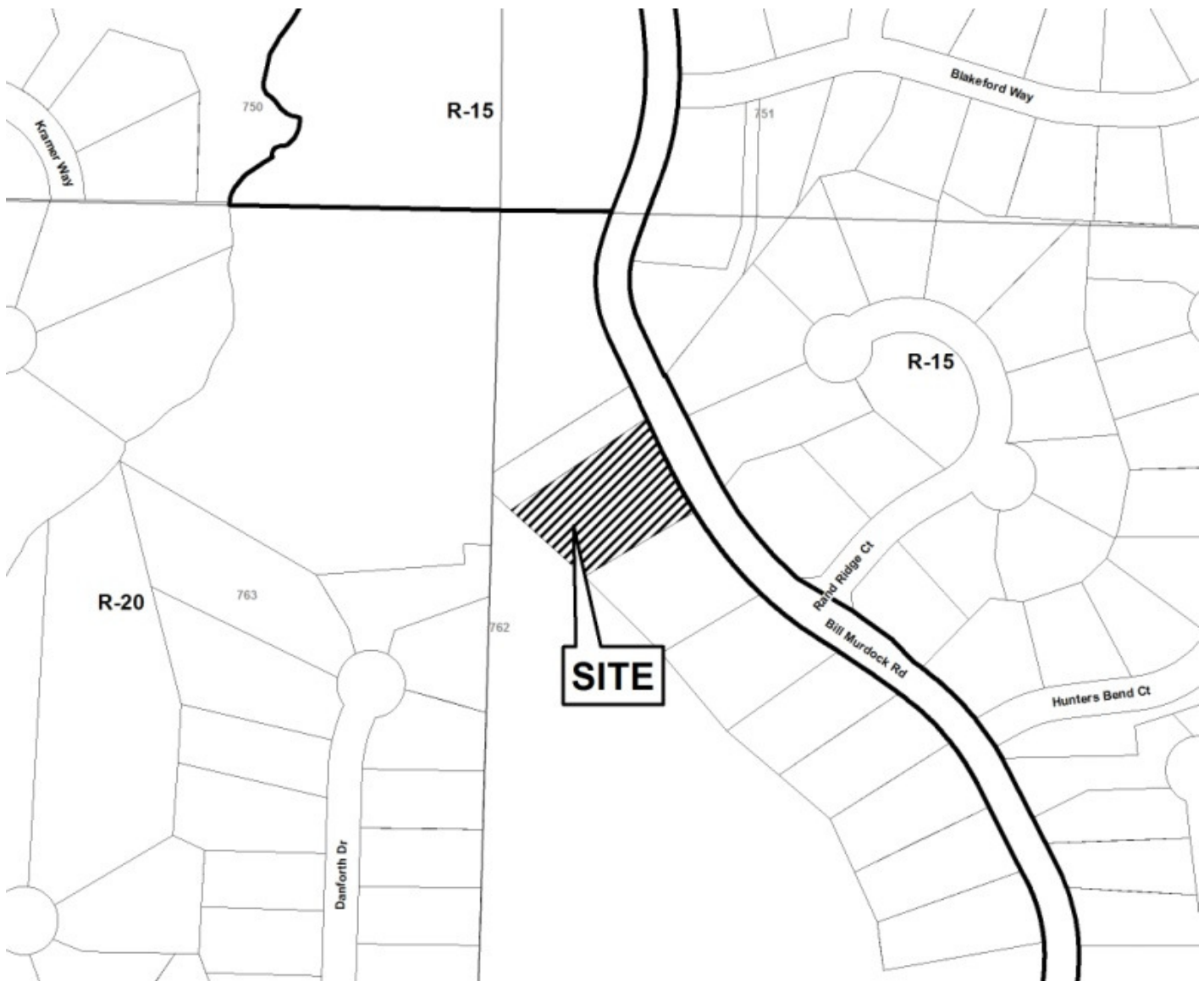
LAND LOT(S): 762

DISTRICT: 16

SIZE OF TRACT: 0.85 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (728 square foot "proposed garage") to the side of the principal building; and 2) waive the setbacks for an accessory structure over 650 square feet (728 square foot "proposed garage") from the required 100 feet to 73.2 feet adjacent to the front property line and to 29 feet adjacent to the side property line to the north.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 JUL -1 PM 1:58

(type or print clearly)

Application No. V-104
Hearing Date: 9/11/13

COBB COUNTY ZONING DIVISION

Applicant James T. + Brenda L. Beasley Phone # 404-317-0515 E-mail jbrhome1917@aatt.net

James T. Beasley
(representative's name, printed)

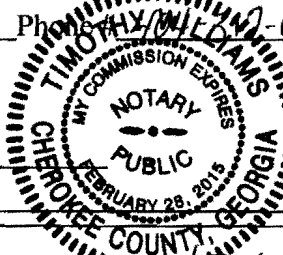
Mailing Address P.O. Box 72196 Marietta, GA 30007

Residence Address: 1917 Bill Murdock Rd, Marietta, GA 30062
(street, city, state and zip code)

Phone # 404-317-0515 E-mail

AND Brenda L. Beasley
(representative's signature)

My commission expires: 02-28-2015



Signed, sealed and delivered in presence of:

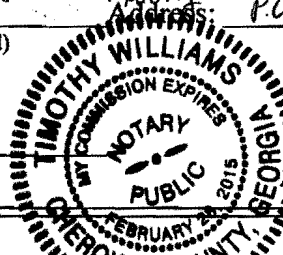
Timothy Williams
Notary Public

Titleholder James T. + Brenda L. Beasley Phone # 404-317-0515 E-mail jbrhome1917@aatt.net

Signature James T. Beasley
(attach additional signatures, if needed)

Mailing Address: P.O. Box 72196, Marietta, GA 30007
(street, city, state and zip code)

My commission expires: 02-28-2015



Signed, sealed and delivered in presence of:

Timothy Williams
Notary Public

Present Zoning of Property R-20

Location 1917 Bill Murdock Rd. Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 762 District 16 Size of Tract .85 Acre(s)

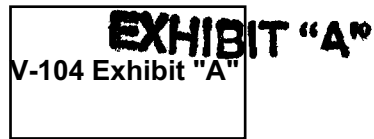
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property X Other 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 Page 2 Attached. See Exhibit A

List type of variance requested: To waive setbacks from 100' to proposed site plan
and to allow building to be on side of house.



COBB COUNTY VARIANCE APPLICATION

James T. Beasley and Brenda L. Beasley

**Proposed Detached Garage at 1917 Bill Murdock Road,
Marietta, GA 30062**

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -1 PM 1:59
COBB COUNTY ZONING DIVISION

PAGE 2

HARDSHIP TO BUILD GARAGE WITHOUT VARIANCE:

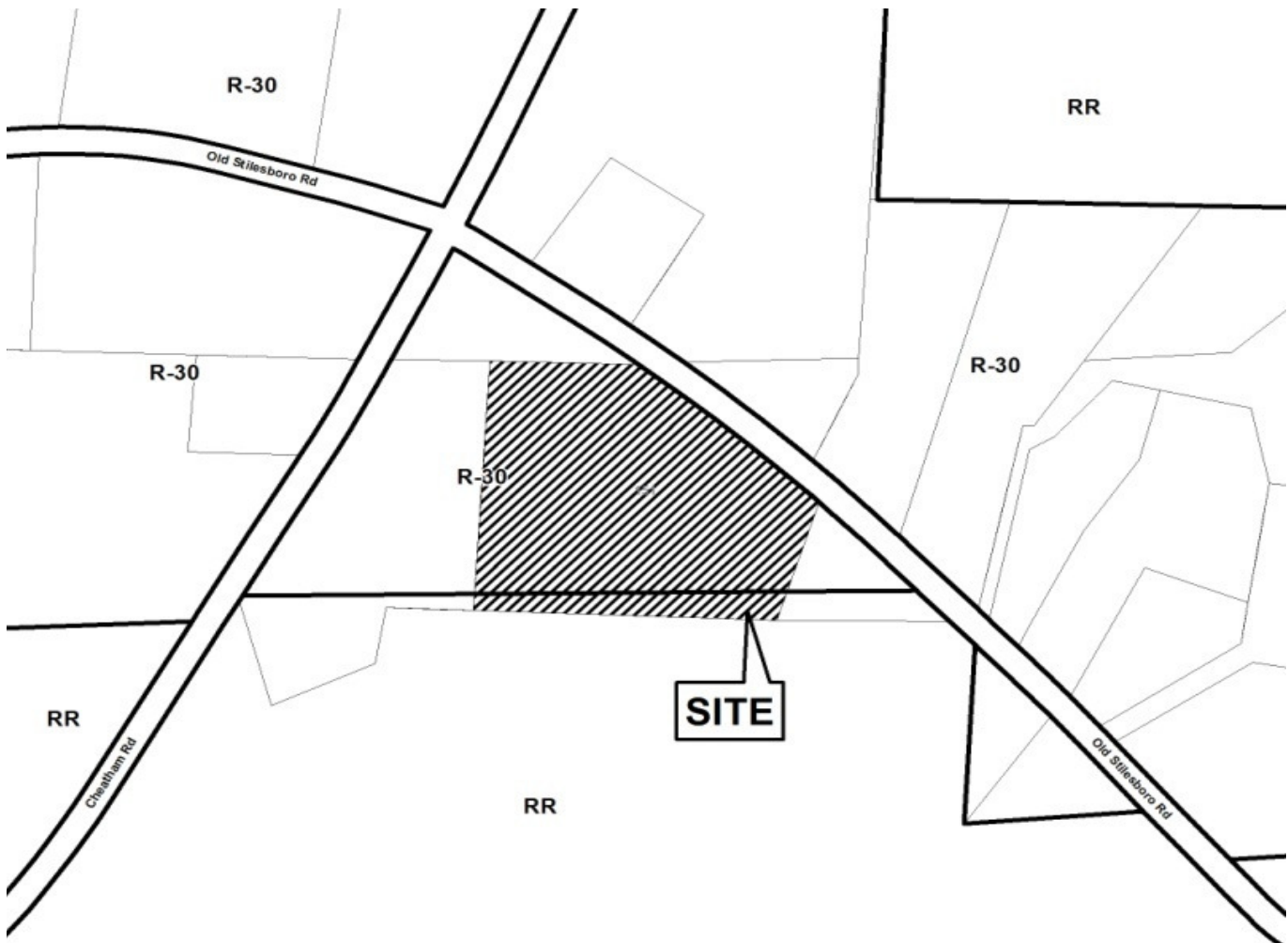
1. PLACEMENT – Without variance, cost of construction would be significantly more expensive:
 - A. Backyard –
 - . Has two 30 year old underground trash holes
 - . Grade slopes off behind existing driveway on lot 4 onto Lot 3. (Both lots are at lower elevation from street – Bill Murdock Road)
 - . Is fenced and landscaped with hardwoods, a few 30+ year old pines, shrubs, flowering plants and hardscapes
 - B. Home is all brick exterior with no reasonable way to attach garage to existing structure and floor plan.

2. SIZE –
 - A. A smaller garage would not accommodate a truck and boat with trailer.
 - B. A one story garage would not be architecturally compatible with our home and neighborhood and would not provide desired storage capacity. (The planned garage structure will be a mini replica of our home with brick exterior, 2 side entry garage doors, a front door and windows on street side that replicate the front of our home, loft storage, and hip roof with matching architectural shingles.)

APPLICANT: Lowell C. Hoven
PHONE: 678-354-6025
REPRESENTATIVE: Lowell C. Hoven
PHONE: 678-354-6025
TITLEHOLDER: Lowell Craig Hoven
PROPERTY LOCATION: On the south side of Old
Stilesboro Road, east of Cheatham Road
(6000 Old Stilesboro Road).

PETITION No.: V-105
DATE OF HEARING: 09-11-2013
PRESENT ZONING: R-30
LAND LOT(S): 151
DISTRICT: 20
SIZE OF TRACT: 5.95 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory building (918 square foot "Barn" and 911 square foot "Garage") to be constructed upon a lot before construction of the principal building has commenced; 2) allow an accessory building (918 square foot "Barn" and 911 square foot "Garage") to the side or in front of the principal building; 4) waive the setbacks for an accessory structure over 650 square feet (911 square foot "Garage") from the required 100 feet to 90 feet adjacent to the southern property line; 5) waive the setbacks for an accessory structure over 650 square feet (918 square foot "Barn") from the required 100 feet to 85 feet adjacent to the southern property line and 55 feet adjacent to the eastern property line; and 6) allow more than one gas and electrical meter on the property.



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -8 AM 9:17

(type or print clearly)

Application No. V-105
Hearing Date: 9-11-13

COBB COUNTY ZONING DIVISION
Applicant Lowell C. Hoven

Phone # 678-354-6025 E-mail _____

Lowell C. Hoven Address 2319 Starr Lake Drive Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

Lowell C. Hoven
(representative's signature)

Phone # 678-354-6025 E-mail hovernv@bellsouth.net

Signed, sealed and delivered in presence of:

Cathy Cottrell

Notary Public

My commission expires: 5-17-2014

Titleholder Lowell C. Hoven Phone # 678-354-6025 E-mail hovernv@bellsouth.net

Signature Lowell C. Hoven Address 2319 Starr Lake Drive Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5-17-2014

Cathy Cottrell
Notary Public

Present Zoning of Property 6000 R-30

Location 6000 Old Stilesboro Rd, Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 151 District 20th 2nd Sec Size of Tract 5.946 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 5.946 Shape of Property _____ Topography of Property Sloped 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).

If barn is built behind principal structure many trees will have to be removed. Proposed site is on the most level high point of property where there is already pasture area and it will have a minimal environmental impact.

List type of variance requested: Waive no accessory building construction prior to principal building being constructed. Waive 100ft setback on southeast property line for horse barn from 100ft to 55ft. Waive no accessory building location from rear of principal structure to front southeast side. Also include southern setback from 100' to 85'.

Revised: March 5, 2013

Allow second electrical or gas meter to accommodate house and barn separately.

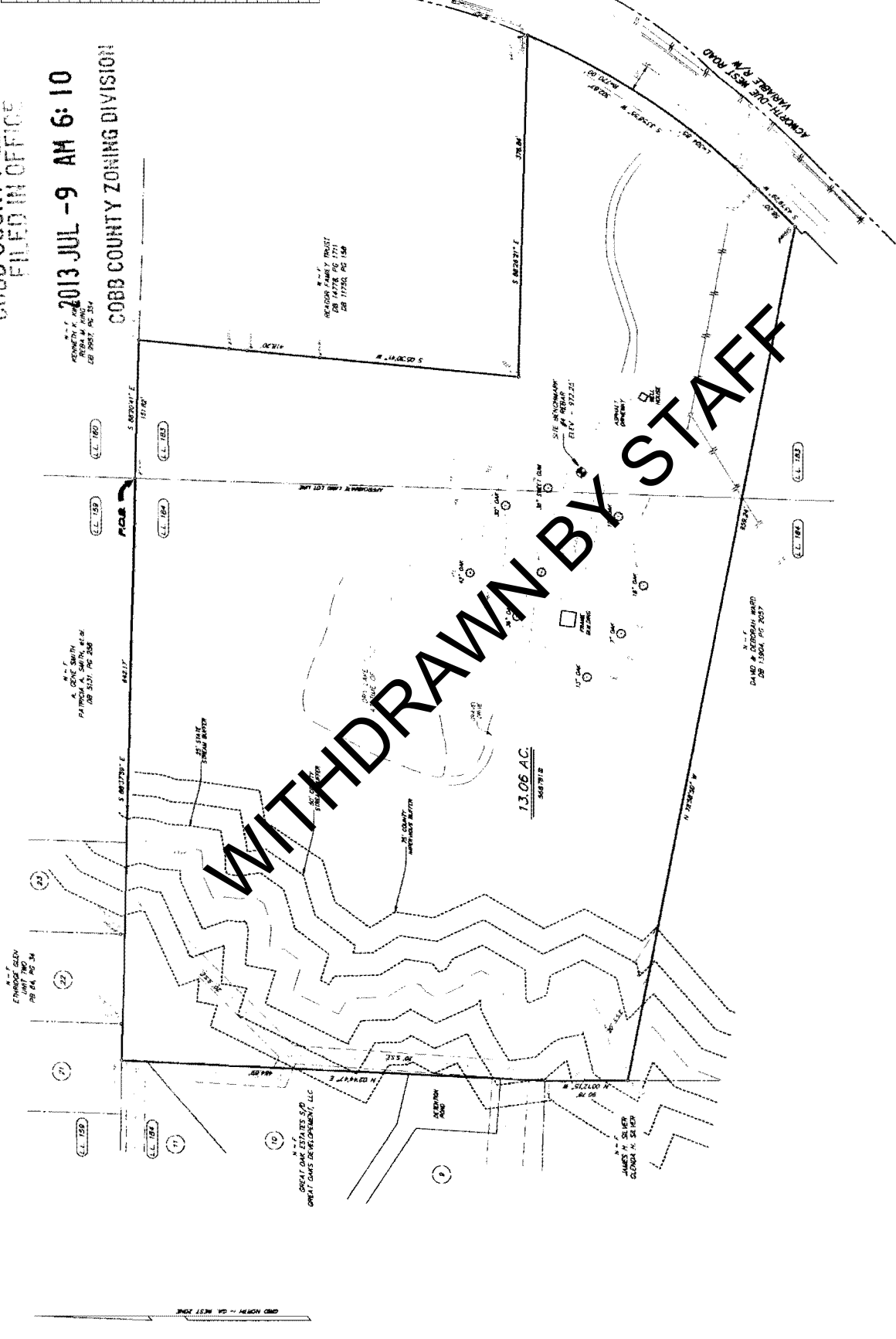
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -9 AM 6:10

COBB COUNTY ZONING DIVISION

LEGEND

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



BOUNDARY SURVEY FOR
ANDY OXBLEY &
KRISTEN OXBLEY
2505 KNOX ROAD WEST ROAD
LOCALITY IN L.L. 181 & 184
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GA.

Gaskins
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1234
Fax: 404.525.1235
www.gaskinsurvey.com

DATE 12-12-12
BY J. Gaskins
SCALE 1" = 100'
CREATED BY J. Gaskins
FIELD BOOK

COBB COUNTY
2006
SCALE 1" = 100'

THIS MAP OF LAND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE PREPARER OF THIS MAP MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO MAKE ANY DECISIONS BASED ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO MAKE ANY DECISIONS BASED ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO MAKE ANY DECISIONS BASED ON THIS MAP.

APPLICANT: Andy O'Kelley

PHONE: 770-652-5365

REPRESENTATIVE: Andy O'Kelley

PHONE: 770-652-5365

TITLEHOLDER: Andy O'Kelley

PROPERTY LOCATION: On the west side of

Acworth Due West Road at the terminus of Old
Stilesboro Road

(2345 Acworth Due West Road).

PETITION No.: V-106

DATE OF HEARING: 09-11-2013

PRESENT ZONING: R-30

LAND LOT(S): 183, 184

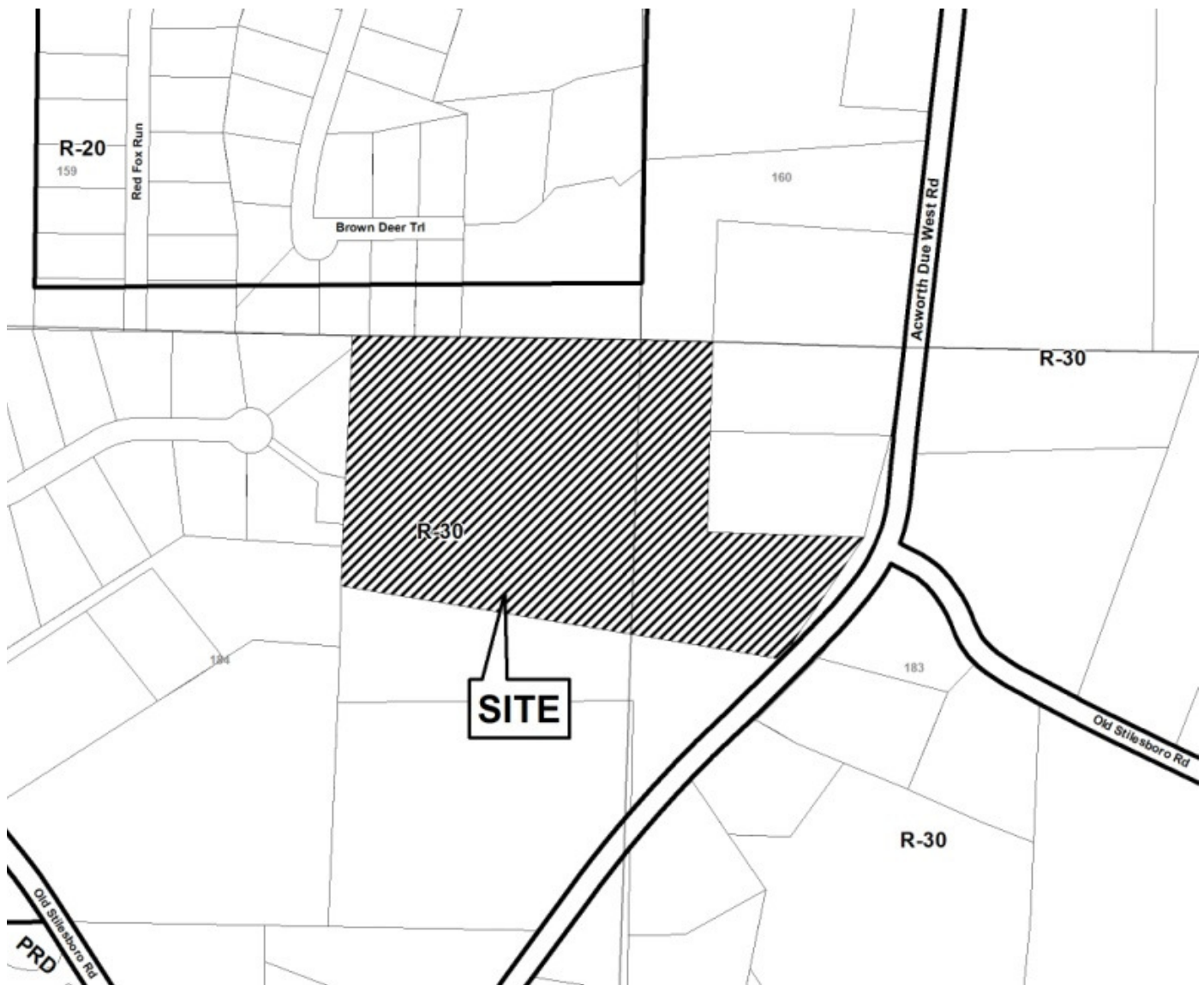
DISTRICT: 20

SIZE OF TRACT: 13.06 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow a second electrical meter on a single family residential lot.

WITHDRAWN BY STAFF



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -9 AM 6:10

COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-106

Hearing Date: 9-11-13

Applicant ANDY O'KELLEY Phone # 770-652-5365 E-mail ANDY@BBHELECTRIC.COM

Address 4649 LIBERTY SQUARE DR. ACWORTH, GA 30101

(representative's name, printed)

(street, city, state and zip code)

Andy O'Kelley Phone # (770) 652-5365 E-mail ANDY@BBHELECTRIC.COM
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2/15/15

Titleholder ANDY O'KELLEY Phone # 770-652-5365 E-mail ANDY@BBHELECTRIC.COM

Signature *Andy O'Kelley* Address: 4649 LIBERTY SQUARE DR ACWORTH, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 2/15/15

Present Zoning of Property R-30

Location 2345 ACWORTH DUE WEST RD. KENNESAW, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183/184 District 20 Size of Tract 13.5 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.

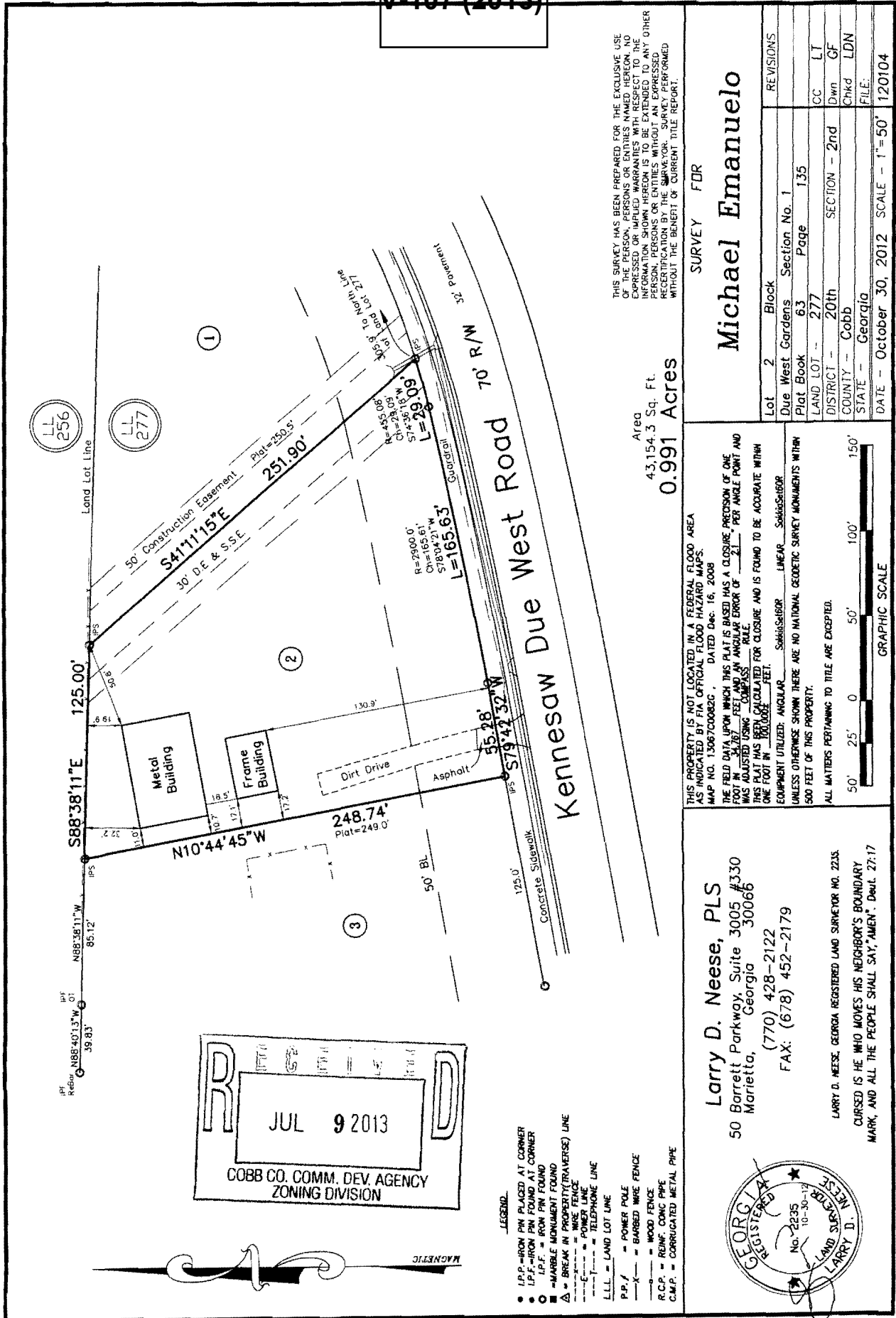
Size of Property X Shape of Property _____ Topography of Property _____ Other _____

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).

Due to the size of the property it is impractical to install electrical power to the front of the property from the primary structure. An additional meter/service is needed to power future gate and lighting.

List type of variance requested: Additional Electrical Meter

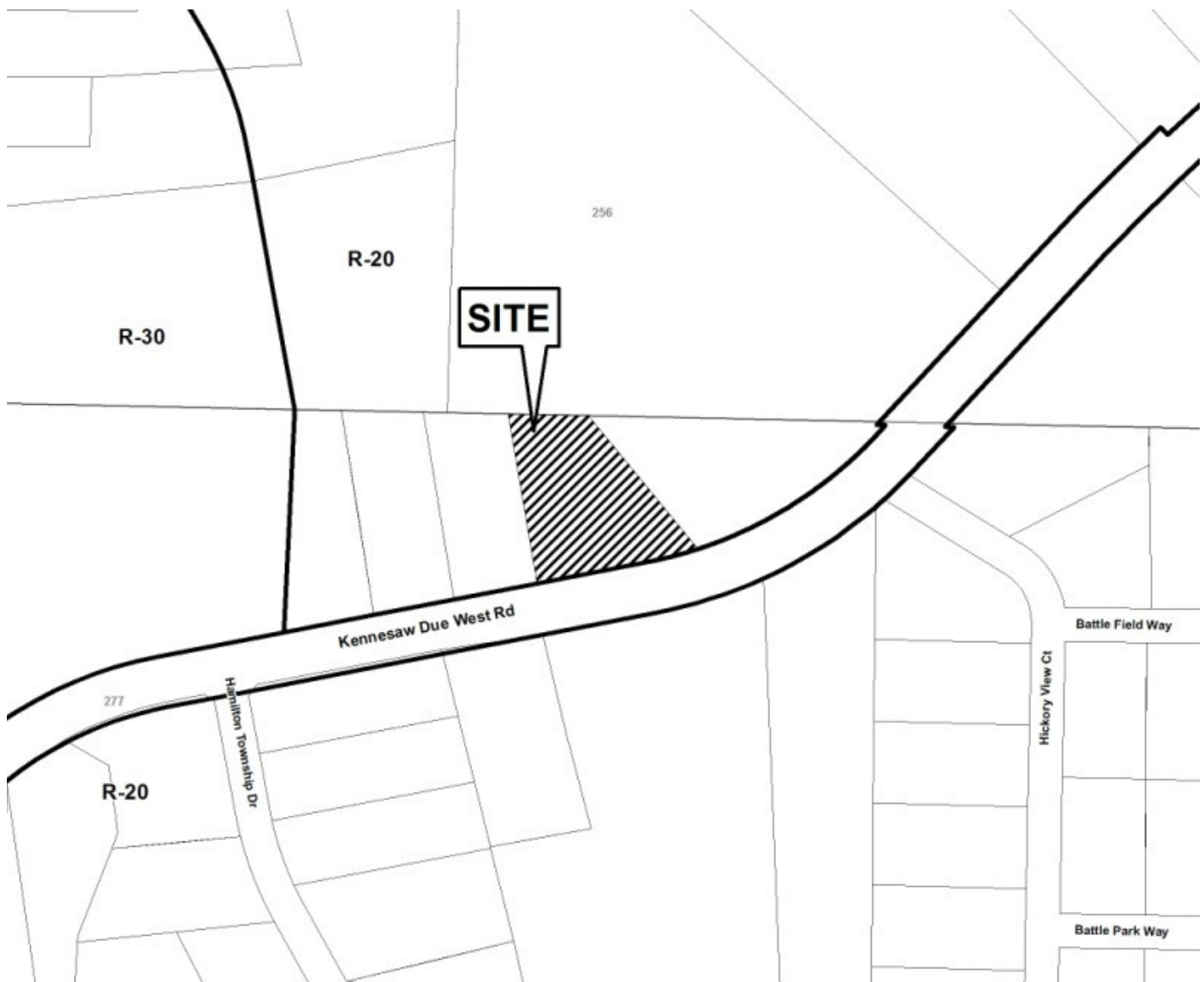
V-107 (2013)



APPLICANT: Michael Emanuelo
PHONE: 678-525-8530
REPRESENTATIVE: Rebekah Gudbee
PHONE: 678-449-5206
TITLEHOLDER: Estate of Stanley Carvice Kilby
PROPERTY LOCATION: On the north side of
Kennesaw Due West Road, east of Hamilton Road
(875 Kennesaw Due West Road).

PETITION No.: V-107
DATE OF HEARING: 09-11-2013
PRESENT ZONING: R-20
LAND LOT(S): 277
DISTRICT: 20
SIZE OF TRACT: 0.99 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow two accessory buildings (existing 864 square foot "Frame Building" and existing 2,501 square foot "Metal Building") on a lot without a principal building; 2) waive the setbacks for an accessory structure over 650 square feet (existing 864 square foot "Frame Building") from the required 100 feet to 90 feet adjacent to the northern property line and 17 feet adjacent to the western property line; and 3) waive the setbacks for an accessory structure over 650 square feet (existing 2,501 square foot "Metal Building") from the required 100 feet to 50 feet adjacent to the eastern property line, 19 feet adjacent to the northern property line, and 10 feet adjacent to the western property line.



Application for Variance Cobb County

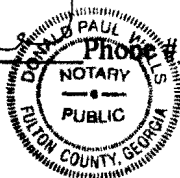
(type or print clearly)

Application No. V-107
Hearing Date: 9-11-13

Applicant Michael Emanuel Phone # 678-525-8530 E-mail _____

Rebekah Godbee Address 1181 Amberton Ln. Powder Spr. GA
(representative's name, printed) (street, city, state and zip code) 30127

[Signature] Phone # 678-449-5206 E-mail bgodbee@comcast.net
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature] 7/2/13 Notary Public

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

Titleholder Tommye Rebecca Treena Phone # 256-831-4206 E-mail nanue@earthlink.net
Signature [Signature] Address: 3020 Brentwood Dr Oxford, AL
(attach additional signatures, if needed) (street, city, state and zip code) 36203

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My commission expires: _____

Present Zoning of Property R 20

Location 875 Kennesaw Due West Rd. Kenn. GA 30153
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 6277 District 20 Size of Tract .991 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.

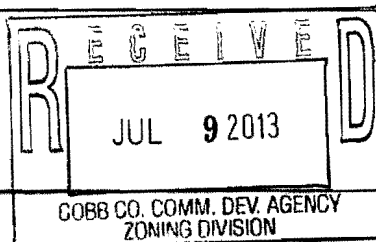
Size of Property .991 AC Shape of Property _____ Topography of Property _____ Other _____

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).

Buildings were constructed by previous owner, and we are unsure if permits or approval were ever obtained. Current location is in violation of current zoning laws and we would like variance to remedy the default.

List type of variance requested: Variance for accessory structures (existing) without a primary residence also on lot, and variance for approved set back of accessory structures from property lines.

Revised: March 5, 2013



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 11 AM 9:12

COBB COUNTY ZONING DIVISION

AREA
30,000 sq.ft.
0.69 acres

LEGEND:

B. BEARING
BSL. BUILDING SETBACK LINE
CH. CHORD
C/L. CENTERLINE
C.M.F. CONCRETE MONUMENT FOUND
C.T.P. CRIMPED TOP PIPE
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
E.O.P. EDGE OF PAVEMENT
I.P.F. IRON PIN FOUND
I.P.S. IRON PIN SET
L. LAND LOT LINE
L.L. LENGTH OF ARC
O.T. OPEN TOP PIPE FOUND
P.B. PLAT BOOK
P.P. POWER POLE
R. RADIUS
R.B.F. REBAR FOUND
R/W. RIGHT OF WAY
R.C.P. REINFORCED CONCRETE PIPE
U.S.E. UNDERGROUND ELECTRIC
U.G.E. UNDERGROUND ELECTRIC
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
S.M.H. SEWER MANHOLE
S.S.E. SANITARY SEWER EASEMENT
WD. WOODEN

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C0333 G, EFFECTIVE DATE OF 12/15/2008. ZONE "X" AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN."

CURRENT ZONING

SUBJECT PROPERTY CURRENTLY ZONED "R-30"
ZONING DEPARTMENT - COBB COUNTY GIS ONLINE ZONING MAP
BUILDING SETBACKS:
FRONT: 45 FEET
SIDE: 12 FEET
REAR: 40 FEET

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.

DATE 6/07/2012 SCALE 1" = 40'

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

MASON ELDRIDGE

LAND LOT 82 DISTRICT 2ND SECTION UNIT ONE COBB COUNTY, GEORGIA

SUBDIVISION HAMPTON FARMS BLOCK 1ST LOT 3

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PLOTTED BY:

REFERENCE: PLAT BOOK 60, PAGE 128 DEED BOOK 13851, PAGE 5384

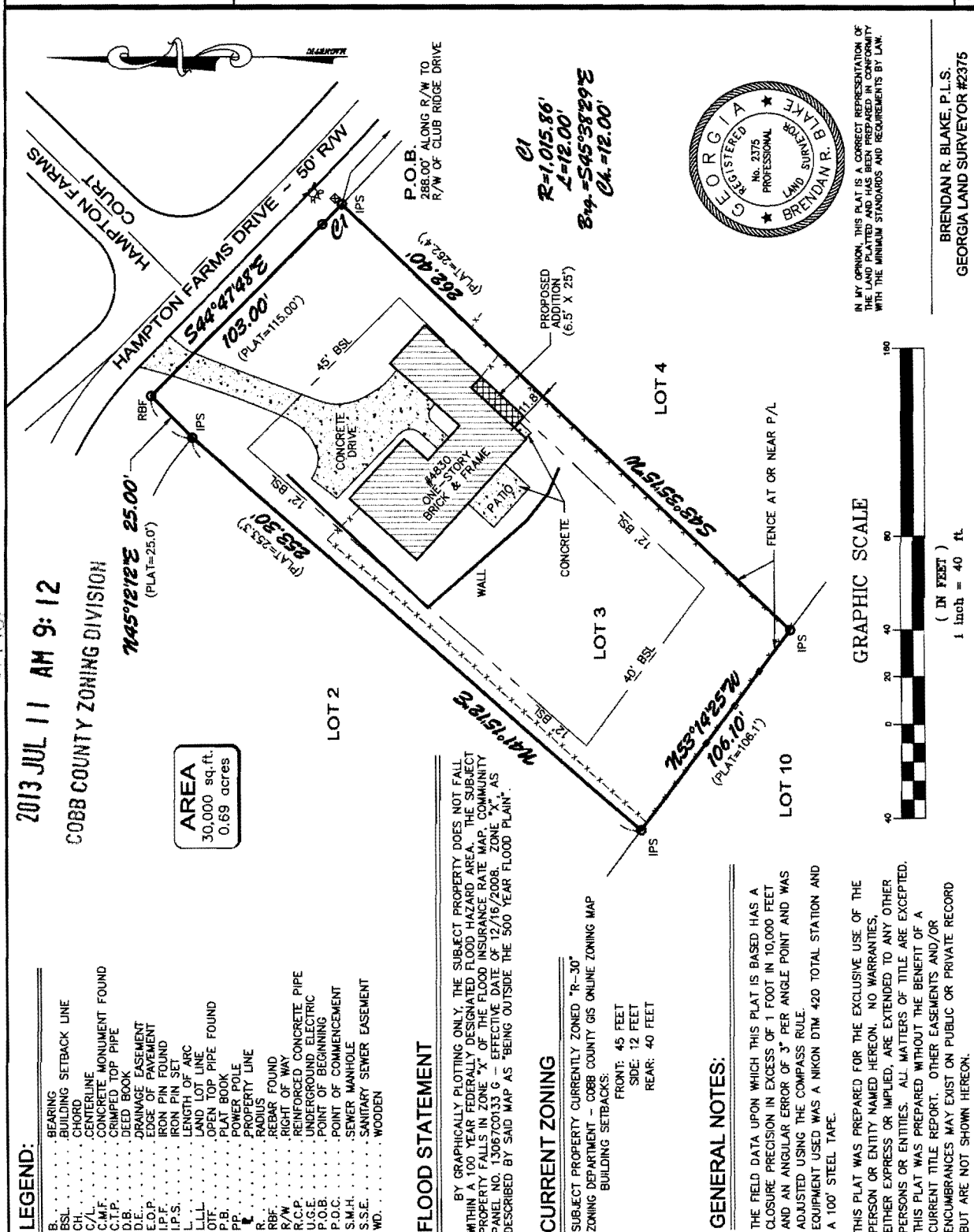
P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547
TELEPHONE (678) 293-5505 FAX (678) 293-5655

BLAKE ENGINEERING & LAND SURVEYING

COBB COUNTY, GEORGIA

12-212 JOB NUMBER:

V-108 (2013)



BRENDAN R. BLAKE, P.L.S.
GEORGIA LAND SURVEYOR #2375

APPLICANT: Frank Mason Eldridge, Jr.

PHONE: 404-964-9257

REPRESENTATIVE: Frank Mason Eldridge, Jr.

PHONE: 404-964-9257

TITLEHOLDER: Frank Mason Eldridge, Jr.

PROPERTY LOCATION: On the south side of
Hampton Farms Drive, east of Johnson Ferry Road
(4830 Hampton Farms Drive).

PETITION No.: V-108

DATE OF HEARING: 09-11-2013

PRESENT ZONING: R-30

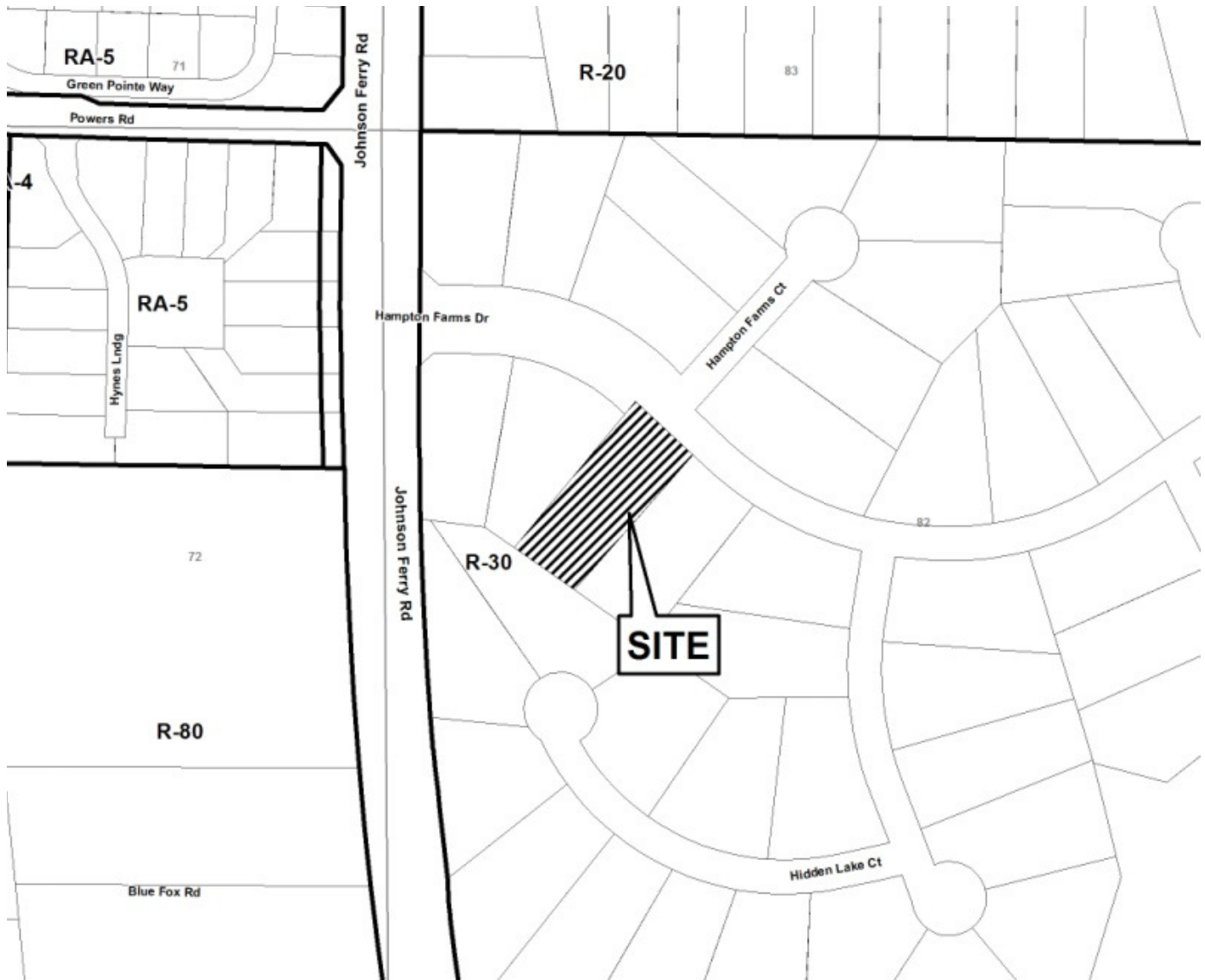
LAND LOT(S): 82

DISTRICT: 1

SIZE OF TRACT: 0.69 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 12 feet to 11 feet adjacent to the eastern
property line.



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 11 AM 9:11

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-108

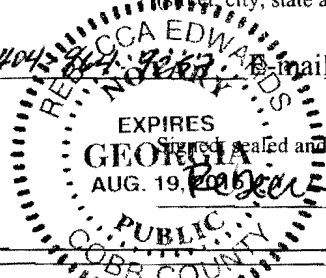
Hearing Date: 9-11-13

Applicant FRANK MASON ELDRIDGE, JR Phone # 404-964-9257 E-mail mason.eldridge@kw.com

FRANK MASON ELDRIDGE, JR Address 4630 HAMPTON FARMS DR. 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-964-9257 E-mail mason.eldridge@kw.com
(representative's signature)

My commission expires: Aug 19, 2015



Signed, sealed and delivered in presence of:

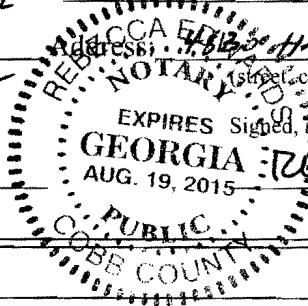
Robert Edwards

Notary Public

Titleholder FRANK MASON ELDRIDGE, JR Phone # 404-964-9257 E-mail mason.eldridge@kw.com

Signature [Signature] Address 4630 HAMPTON FARMS DR 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 19, 2015



Signed, sealed and delivered in presence of:

Robert Edwards

Notary Public

Present Zoning of Property R-30

Location 4830 HAMPTON FARMS DR. 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 82 District 2 Size of Tract .69 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.

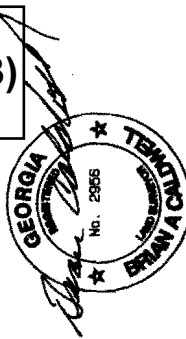
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

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 purchased my home in July 2012 and the SE corner of my laundry room is 11.7 feet from my side property line. We would like to add on a 2nd level to that side of the house and my architect determined the best location for the stairs would be there. We would like to build back off the existing corner of the laundry and come straight back.

List type of variance requested: _____

V-109 (2013)



Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

David Blackmore

BEING
9825 More Ln. Marietta, Ga 30062

LOCATED IN
LAND LOT 330, DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA

2 SHEETS OF 2

DATE: 6-05-2013

JOB#WERE3625
DRAWN BY BAC

Impervious Surface Area

Total House & Garage = 3506

Total Drive & Walks = 1766

Total Stairs & Patios = 1118

Total Pool Deck & Pavillion = 1059

$$\text{Total Impervious Space} = 7451 / 20,001 = 37.25\%$$

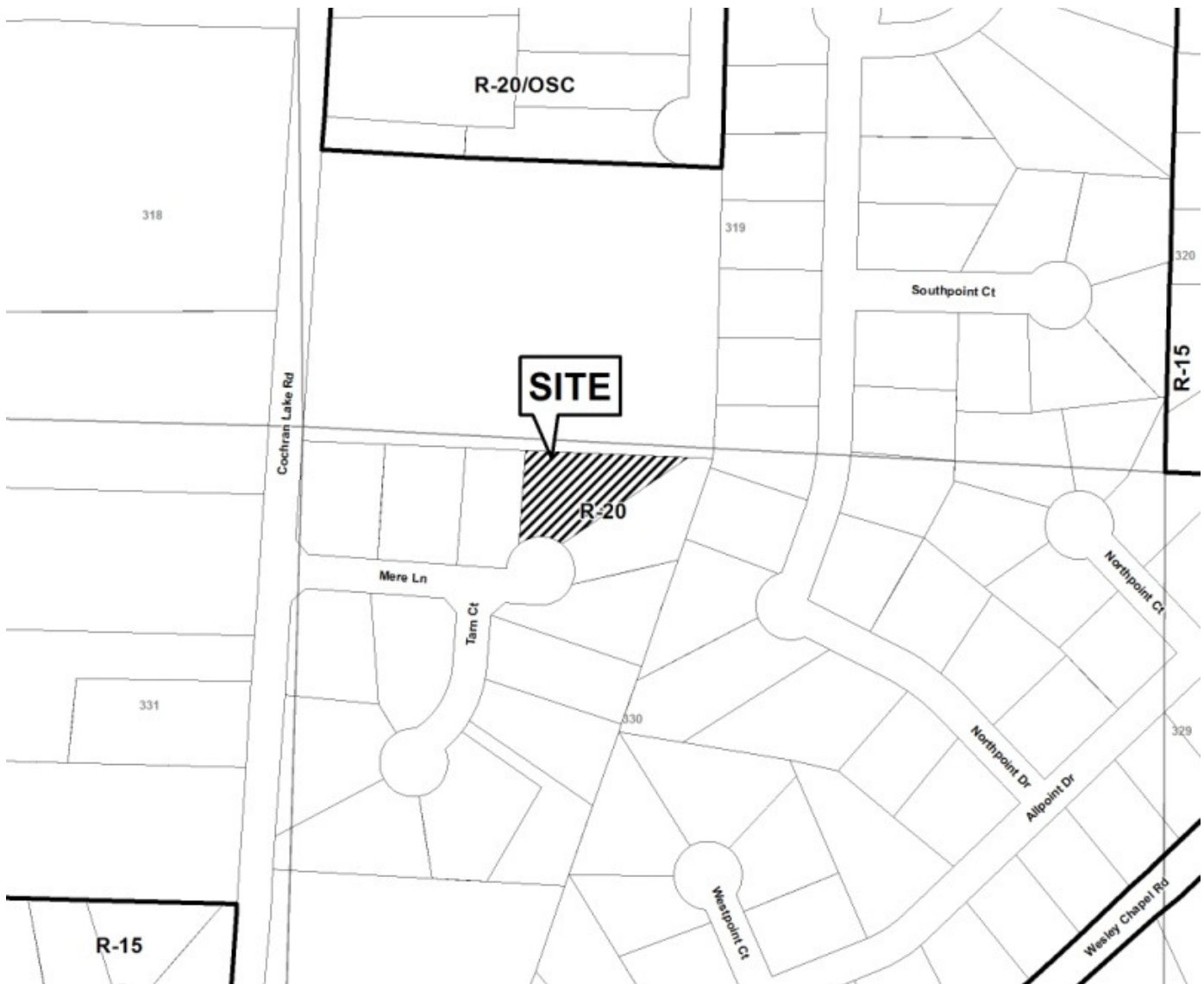
LOCATION
AREA 1

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL 11 AM 11:23
COBB COUNTY ZONING DIVISION

2013 JUL 11 AM 11:23

COBB COUNTY ZONING DIVISION

APPLICANT:	<u>David B. and Dianne E. Blackmore</u>	PETITION No.:	<u>V-109</u>
PHONE:	<u>770-652-6453</u>	DATE OF HEARING:	<u>09-11-2013</u>
REPRESENTATIVE:	<u>David B. Blackmore</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-652-6453</u>	LAND LOT(S):	<u>330</u>
TITLEHOLDER:	<u>David B. and Dianne E. Blackmore</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>At the terminus of Mere Lane, east of Tarn Court</u>	SIZE OF TRACT:	<u>0.46 acres</u>
	<u>(3625 Mere Lane).</u>	COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the maximum allowable impervious surface from 35% to 37.25%.</u>		



Application for Variance

COBB COUNTY GEORGIA
FILED IN OFFICE

Cobb County

(type or print clearly)

Application No. V-109
Hearing Date: 9-11-13

2013 JUL 11 AM 11:22

Applicant DAVID B. BLACKMORE Phone # 770-652-6453 E-mail dbaz1113y@yahoo.com
DIANNE E. BLACKMORE

DAVID B. BLACKMORE Address 3625 MERE LANE, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

David B. Blackmore Phone # 770-652-6453 E-mail dbaz1113y@yahoo.com
(representative's signature)

Heldi Fischer
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
06/18/2016

Signed, sealed and delivered in presence of:

My commission expires: 6/18/16 H. Fischer
Notary Public

Titleholder DAVID B. BLACKMORE Phone # 770-652-6453 E-mail dbaz1113y@yahoo.com
DIANNE E. BLACKMORE
Signature David B. Blackmore Address: 3625 MERE LANE, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Heldi Fischer
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
06/18/2016

Signed, sealed and delivered in presence of:

My commission expires: 6/18/16 H. Fischer
Notary Public

Present Zoning of Property R-30

Location 3625 MERE LANE, Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 330 District 16 Size of Tract .459 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).

WE HAVE A HANDICAPPED & AUSTIC CHILD WHO CANNOT USE PUBLIC POOLS. HE HAS CEREBRAL PALSY AND HAS REGULAR AQUATIC THERAPY NEEDS. WE JUST MOVED FROM ANOTHER HOUSE THAT HAD A POOL.

List type of variance requested: Requesting additional impervious area.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL 11 PM 2:24
COBB COUNTY ZONING DIVISION



SITE PLAN
SCALE 1" = 30'-0"

PROJECT INFORMATION:

OWNER:
WILL GOODMAN
325 TOWNESIDE LN, MARIETTA, GA 30064
770-941-2423

LANDSCAPE ARCHITECT:
WILL GOODMAN
325 TOWNESIDE LN, MARIETTA, GA 30064
770-941-2423

LOT INFORMATION:
LAND LOT: 290 DISTRICT: 20th
ZONING: R-20
SITE ACREAGE: 0.46 ACRES

IMPERVIOUS SURFACE CALCULATIONS:
PAVEMENT: 3,698 SF
TOTAL IMPERVIOUS: 6,911 SF
TOTAL SITE: 70,196
IMPERVIOUS COVERAGE: 34.2%
ALLOWABLE COVERAGE: 35.0%

24 HOUR EMERGENCY CONTACT:
MICHAEL DRAA 770-841-2825

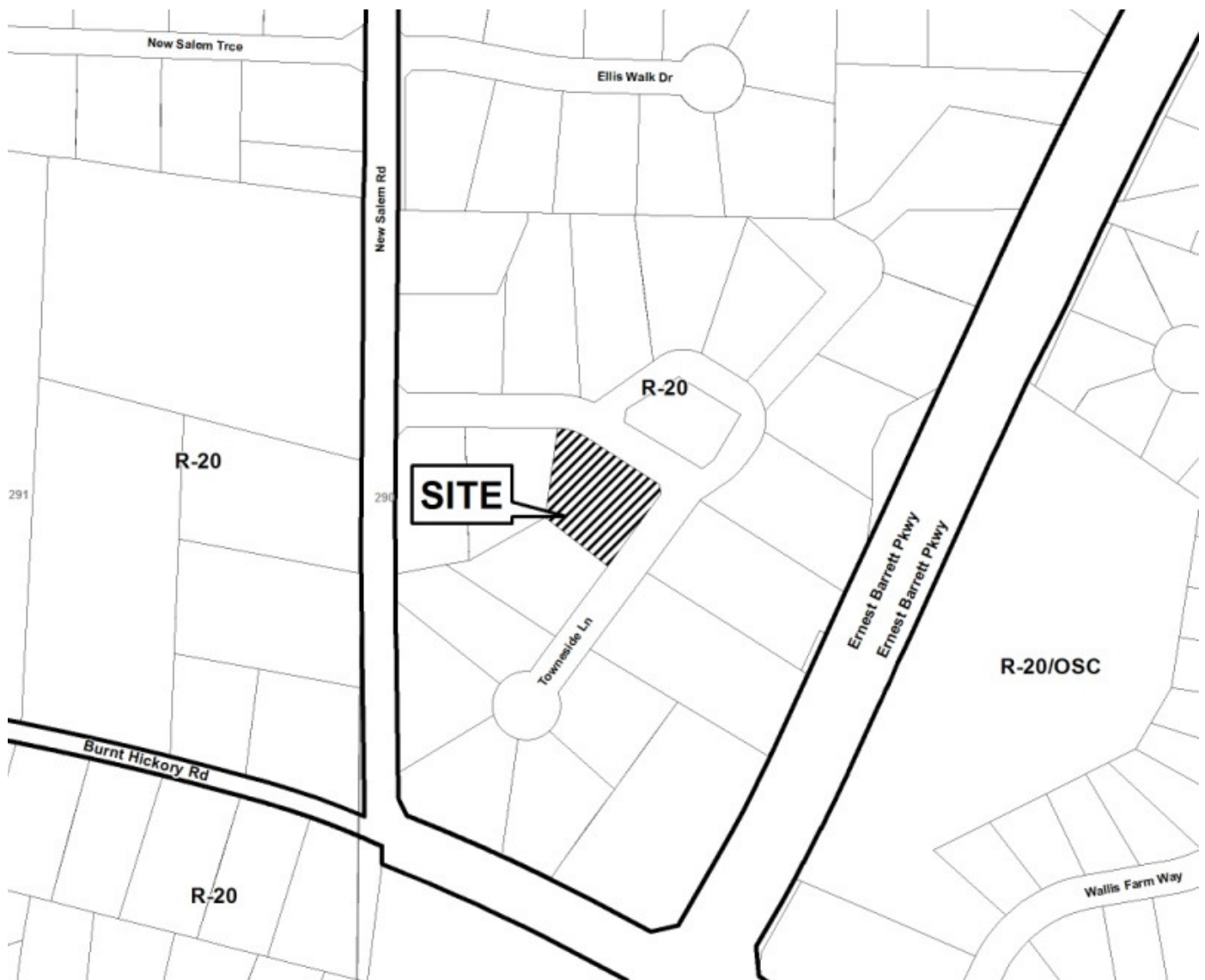
DRAA RESIDENCE
325 TOWNESIDE LANE, MARIETTA, GEORGIA, 30064
(3102) 011-A

Goodman and Associates, Inc.
Landscape Architecture
Garden Design
325 Townside Ln
Marietta, Georgia 30064
770-941-2423

DRAWING APPROVED FOR CONSTRUCTION	
DATE: 7/1/2013	BY: [Signature]
TITLE OF SHEET	
SHEET 1 OF 1	
SCALE: 1" = 30'-0"	
PROJECT: DRAA RESIDENCE	
SHEET: 1	

APPLICANT:	<u>Michael R. Draa</u>	PETITION No.:	<u>V-110</u>
PHONE:	<u>770-841-2825</u>	DATE OF HEARING:	<u>09-11-2013</u>
REPRESENTATIVE:	<u>Michael R. Draa</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-841-2825</u>	LAND LOT(S):	<u>290</u>
TITLEHOLDER:	<u>Michael R. Draa</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>At the southwest corner of</u> <u>Townside Lane, east of New Salem Road</u> <u>(525 Townside Lane).</u>	SIZE OF TRACT:	<u>0.46 acres</u>
		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 34.6 feet (existing); and 2) waive the rear setback from the required 35 feet to 25 feet adjacent to the western property line.



Application for Variance

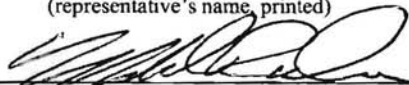
Cobb County

2013 JUL 11 PM 2:24
 (type or print clearly)
 COBB COUNTY ZONING DIVISION

Application No. V-110
 Hearing Date: 9-11-13

Applicant Michael R Drac Phone # 770-841-2825 E-mail MichaelRDrac@gmail.com

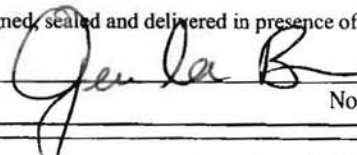
Michael R Drac Address 525 Townside Ln, Marietta, GA 30064
 (representative's name, printed) (street, city, state and zip code)


 (representative's signature)

Phone # 770-841-2825 E-mail MichaelRDrac@gmail.com

Notary Public, Cobb County, Georgia
 My Commission Expires November 3, 2011


Signed, sealed and delivered in presence of:



Notary Public

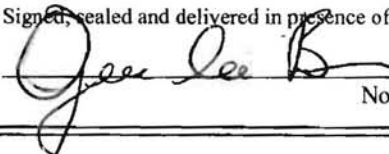
My commission expires: _____

Titleholder Michael R Drac Phone # 770-841-2825 E-mail MichaelRDRAC@gmail.com

Signature  Address: 525 Townside Ln, Marietta, GA 30064
 (attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cobb County, Georgia
 My Commission Expires November 3, 2014

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 525 Townside Ln, Marietta, GA 30064
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 290 District 20 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 20,199 S.F. 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: Set-back Variance Requested for back-yard
Construction. Adding porch over existing pool deck