

PRELIMINARY VARIANCE ANALYSIS

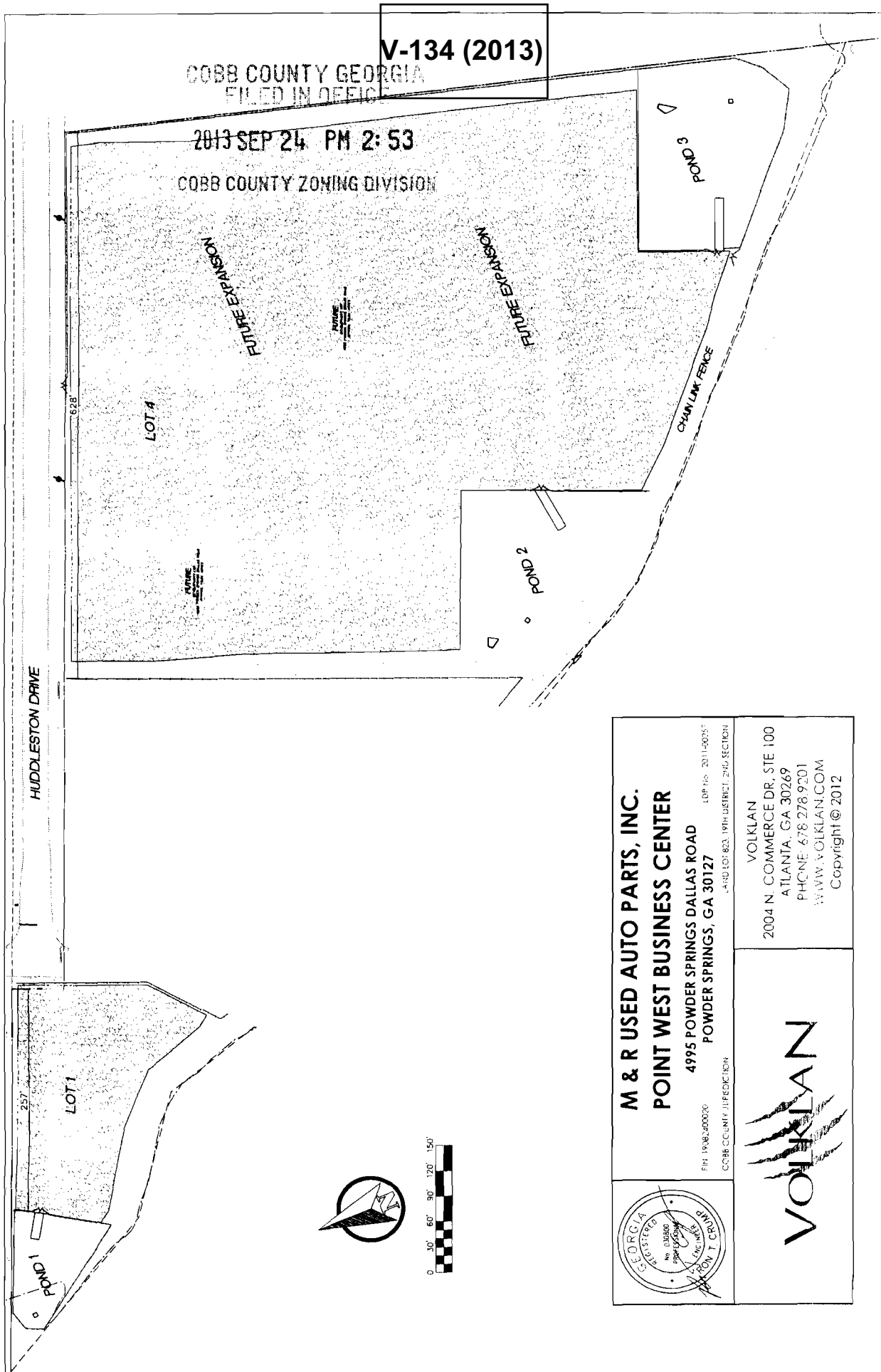
HEARING DATE: December 11, 2013

DUE DATE: November 11, 2013

Distributed: October 23, 2013



Cobb County... Expect the Best!



APPLICANT: M & R Auto Parts

PHONE: 404-936-0252

REPRESENTATIVE: Ike Taher

PHONE: 770-579-2070

TITLEHOLDER: Selma, LLC

PROPERTY LOCATION: On the south and west side
of Huddleston Drive, south of Powder Springs Dallas
Road

(4995 Powder Springs Dallas Road).

PETITION No.: V-134

DATE OF HEARING: 12-11-13

PRESENT ZONING: HI

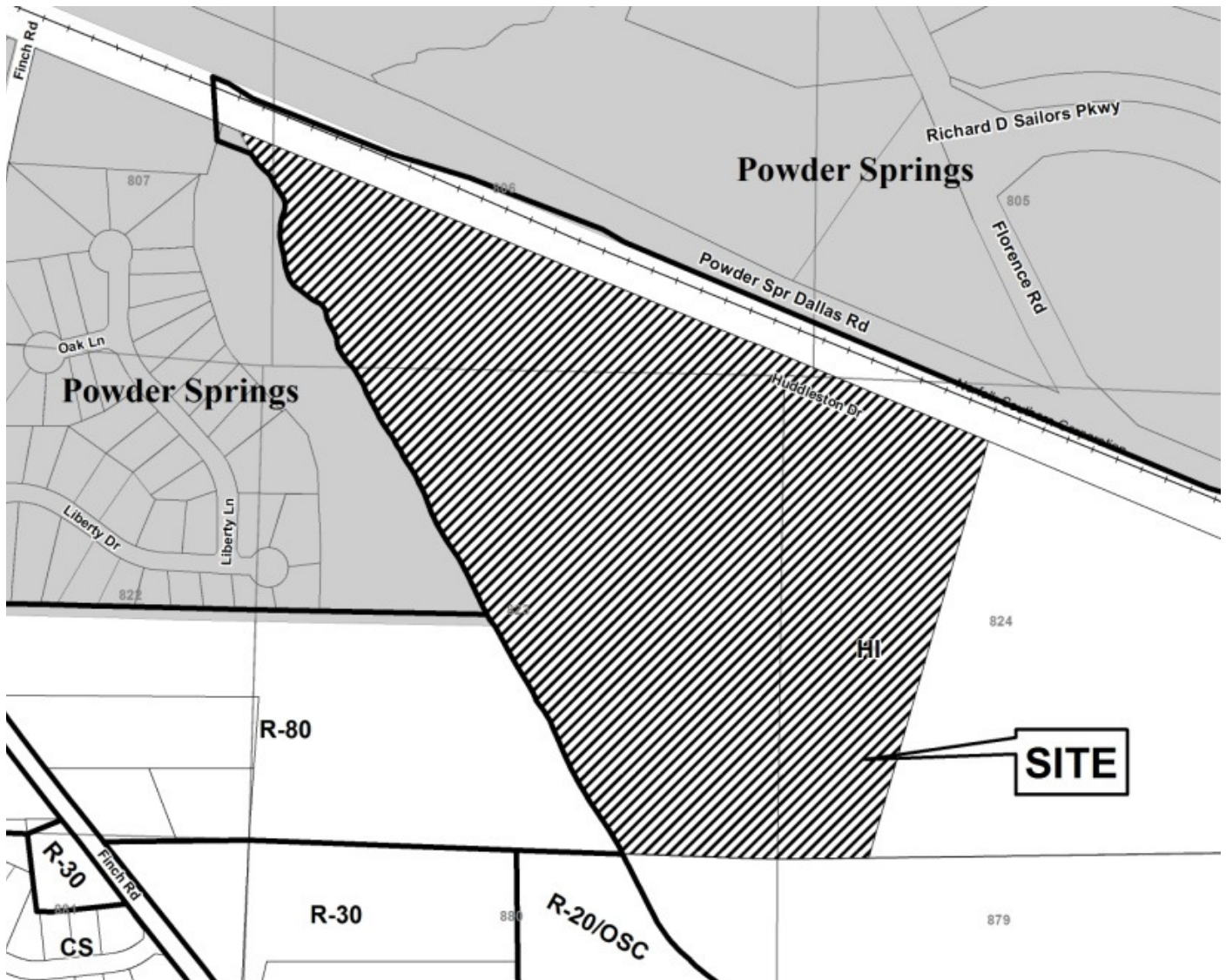
LAND LOT(S): 806, 823, 824

DISTRICT: 19

SIZE OF TRACT: 37.25 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the requirement of parking on a "treated and hardened" surface to allow for parking on a gravel mix with unmarked spaces.



COBB COUNTY ZONING DIVISION
Application for Variance
Cobb County

2013 SEP 24 PM 2: 53

(type or print clearly)

Application No. V-134

Hearing Date: 12-11-13

CHERYL ANN DELK
NOTARY PUBLIC

Cobb County - State of Georgia
My Comm. Expires Oct. 4, 2014

Applicant M&R Auto Parts Phone # 404.936.0252 E-mail mit786@hotmail.com

Ike Taher Address 3310 Chastain Ridge Drive, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

M. I. Taher Phone # 770-579-2070 E-mail mit786@hotmail.com
(representative's signature)

My commission expires: 10/4/2014

Signed, sealed and delivered in presence of:

Cheryl Ann Delk

Notary Public

CHERYL ANN DELK
NOTARY PUBLIC

Cobb County - State of Georgia
My Comm. Expires Oct. 4, 2014

Titleholder Rukhsana Taher Phone # 404.936.0252 E-mail mit786@hotmail.com

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

My commission expires: 10/4/2014

Signed, sealed and delivered in presence of:

Cheryl Ann Delk

Notary Public

Present Zoning of Property HI (Heavy Industrial) & SLUP-7

Location 4995 Powder Springs Dallas Road, Powder Springs, GA 30127

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

Land Lot(s) 806, 823, 824, and 825 District 19th Size of Tract 37.25+/- Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property _____ Other 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).

Holding the fenced compound area to the off-street parking regulations of pavement and will require excessive pavement to be constructed across the entire property prior to having tenant uses. Site has already been designed to control stormwater water quality and flood for the limited use currently being parked within the fenced and gravelled compound limits.

List type of variance requested: Sec. 134-272 Traffic and Parking, item (5) a. numbers 3 and 4.

Parking of vehicles inside the fenced area labeled as Future Expansion on the site plan, to be permitted on gravel mix and/or the like, such as cement waste, instead of required surface treated and hardened with cement, asphalt, tar and gravel, or the like, and to not require painted lines within the fenced

APPLICANT: John Rife

PHONE: 770-820-1597

REPRESENTATIVE: R. Newsom

PHONE: 770-820-1597

TITLEHOLDER: John Rife, Jr. and Ree Rife

PROPERTY LOCATION: On the west side of

Windstone Circle, north of Lassiter Road

(2966 Windstone Circle).

PETITION No.: V-135

DATE OF HEARING: 12-11-13

PRESENT ZONING: R-15/OSC

LAND LOT(S): 538

DISTRICT: 16

SIZE OF TRACT: 0.23 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 38.95%.



Application for Variance

Cobb County

2013 SEP 25 AM 11:14

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-135

770-820-1597 Hearing Date: 12-11-13

Applicant

Phone # 404-229-4033

E-mail Rnewsom@rcspodga.com
john.rife@att.net

Address

915 Ferncroft Ct. Roswell 30075

(street, city, state and zip code)

Phone # 770-820-1597

E-mail Rnewsom@rcspodga.com

My commission expires: 3/8/2016

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder

Phone # 404-229-4033

E-mail john.rife@att.net

Signature

Address: 2966 WINDSTONE CIR, MARIETTA, GA 30062

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property

R-15

Location

2966 WINDSTONE CIRCLE, MARIETTA, GA 30062

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

Land Lot(s)

538

District

16

Size of Tract

.234

Acre(s)

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

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

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

Without being granted the Variance, we will not be able to install a swimming pool that would be used for therapy.

List type of variance requested:

Increase the maximum lot coverage of 35% to 38.95%.

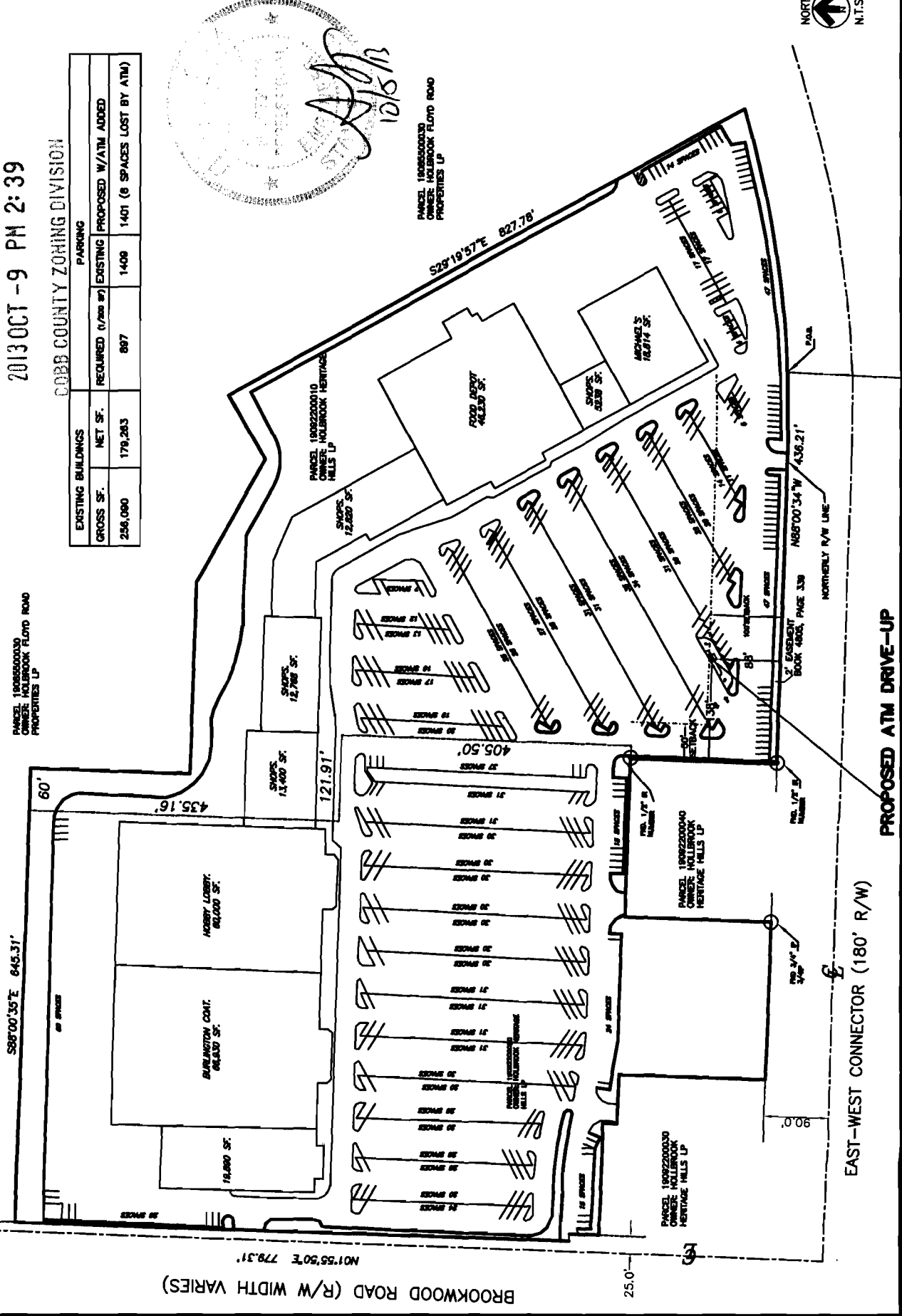
COBB COUNTY GEORGIA
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2013 OCT -9 PM 2:39

COBB COUNTY ZONING DIVISION

EXISTING BUILDINGS	NET SF.	REQUIRED (7,000 SF)	EXISTING	PROPOSED W/ATM ADDED
	256,060	170,263	897	1400 (6 SPACES LOST BY ATM)

PARCEL 19065500030
OWNER: HOLBROOK FLOYD ROAD
PROPERTIES LP



BROOKWOOD ROAD (R/W WIDTH VARIES)

EAST-WEST CONNECTOR (180' R/W)

PROPOSED ATM DRIVE-UP

APPLICANT: Stanley Hill

PHONE: 904-419-1001

REPRESENTATIVE: Stanley Hill

PHONE: 904-419-1001

TITLEHOLDER: Holbrook Heritage Hills, L.P.

PROPERTY LOCATION: On the north side of
East-West Connector, east of Brookwood Drive
(1355 East-West Connector).

PETITION No.: V-136

DATE OF HEARING: 12-11-13

PRESENT ZONING: PSC

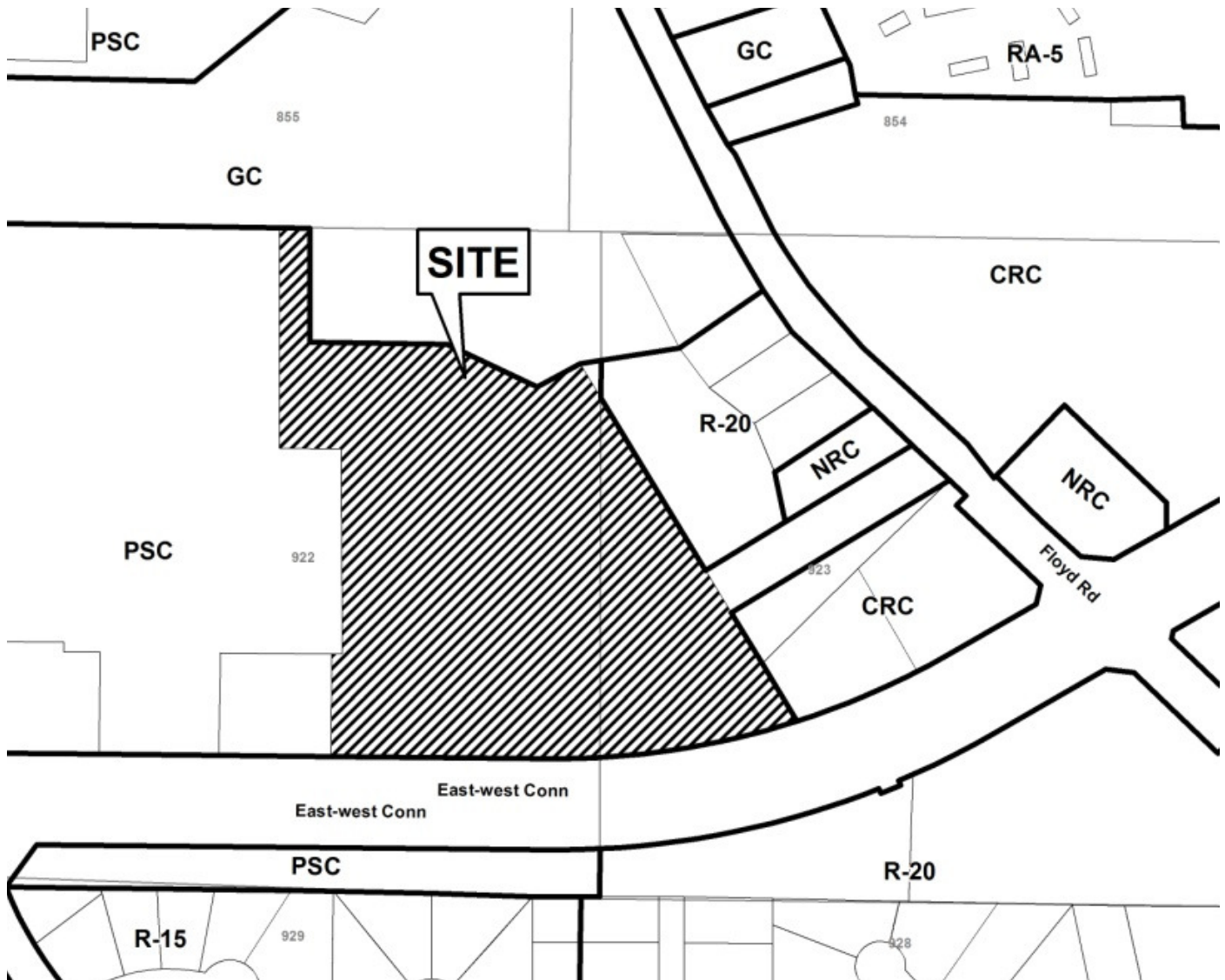
LAND LOT(S): 922, 923

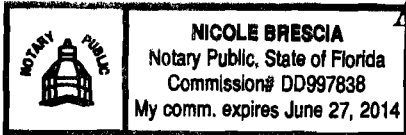
DISTRICT: 19

SIZE OF TRACT: 13.57 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) To allow an accessory structure (proposed ATM) to be located to the front of the principal building; 2) waive the front setback for the proposed ATM from 100 feet to 88 feet; and 3) waive the side setback from 50 feet to zero feet (adjacent to the Hobby Lobby).





Application for Variance Cobb County

(type or print clearly)

Application No. V-136

Hearing Date: 12-11-13

Applicant Stanley Hill Phone # 904.419.1001 E-mail stankyhill@bellsouth.net

STANLEY HILL Address 9310 Old Kings Rd S Suite 1001
(representative's name, printed) (street, city, state and zip code) JACKSONVILLE, FL 32257

Stanley Hill Phone # 904-419-1001 E-mail stankyhill@bellsouth.net
(representative's signature)

My commission expires: June 27, 2014

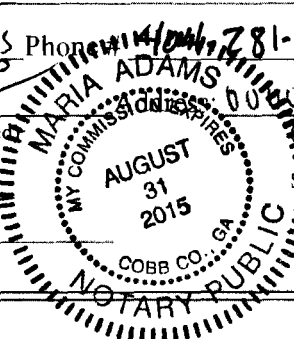
Signed, sealed and delivered in presence of:

Nicole Brescia
Notary Public

Titleholder Holbrook Heritage Hms Phone # 404.281-2823 E-mail _____

Signature Laila Holbrook
(attach additional signatures, if needed) 1000 OFF BROOKWOOD DR SW
(street, city, state and zip code)

My commission expires: 8/31/15



Signed, sealed and delivered in presence of:

Maria Adams
Notary Public

Present Zoning of Property PSC

Location 1355 East-West Connector

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

Land Lot(s) 921 District 19 Size of Tract 13.568 Acre(s)

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

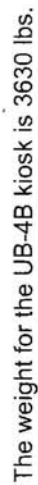
Size of Property _____ Shape of Property X Topography of Property _____ Other X

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).

THE ORDINANCE REQUIRES THE ATM TO BE PLACED AT THE REAR OF THE SHOPPING CENTER. THIS CREATES A CONFLICT WITH THE LOADING ZONE'S RESERVED FOR THIS AREA. ADHERANCE TO THE ORDINANCE WILL ALSO CREATE SECURITY ISSUES AS THE ATM WILL BE HIDDEN FROM VIEW. THERE WILL ALSO BE NO CUSTOMER VISIBILITY TO THE ATM AS THERE IS NO PUBLIC ACCESS TO THE REAR OF THE BUILDING.

List type of variance requested: FROM SECTION 134-225(13) 9.2. TO ALLOW AN ATM IN FRONT OF THE PRINCIPAL BUILDING.

COBB COUNTY ZONING DIVISION



Customer: BANK OF AMERICA
Salesman: Aaron Carrico
Drawn By: SRS
Date: 9/5/2012
Drawing No: **A777**
Pg. 1 of 20

COBB COUNTY GEORGIA
FILED IN OFFICE

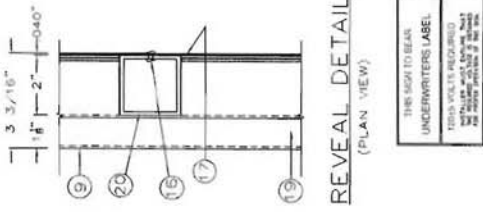
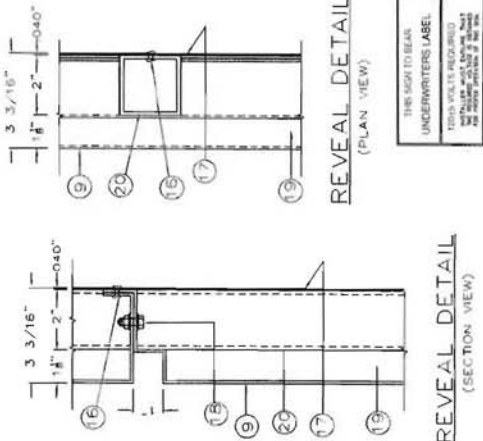
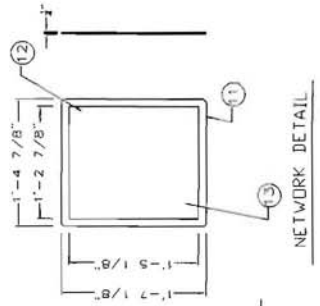
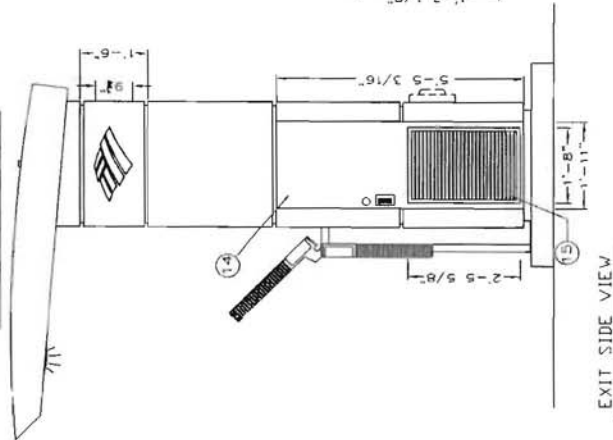
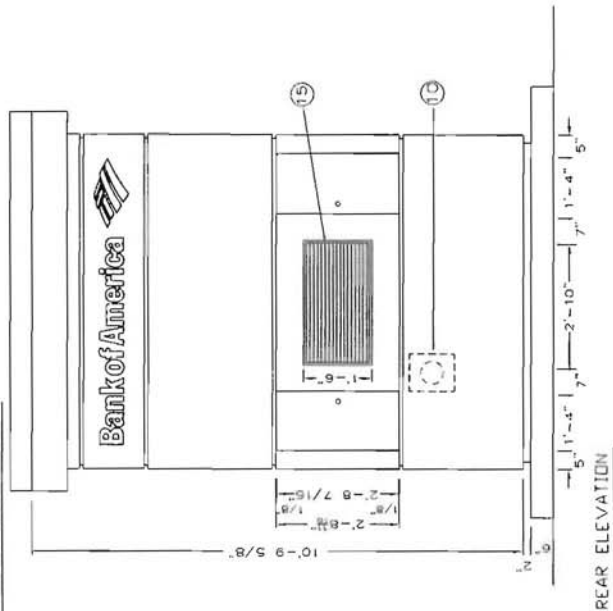
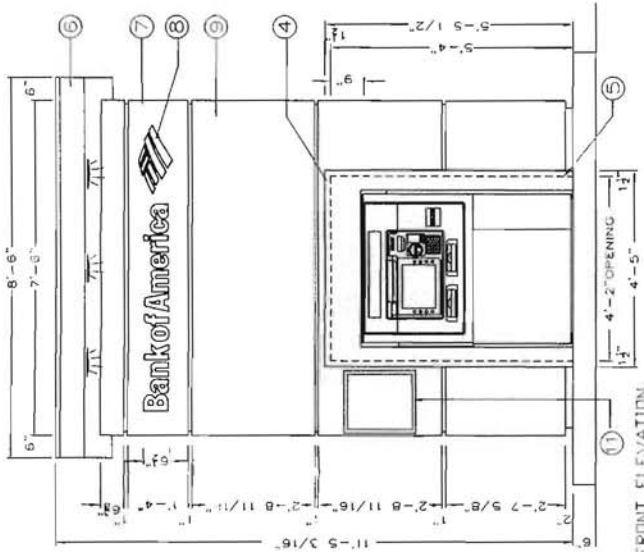
2013 OCT -9 PM 2:38

COBB COUNTY ZONING DIVISION

FINAL SIZING FOR ALL STRUCTURAL MEMBERS, ALL JOINTS, ALL CONNECTIONS, ALL BOLTS, FOUNDATIONS, AND REINFORCEMENT TO BE SIZED AND REINFORCED IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE, LOCAL, STATE AND FEDERAL CODES. FABRICATOR IS RESPONSIBLE FOR THE PREVENTION OF ANY LIGHT LEAKS. LEADS FROM BACK OF ILLUMINATED LETTERS/SYMBOL SHALL BE A MINIMUM OF 6'-0" IN LENGTH MEASURED FROM THE BACK OF THE SURFACE OF LETTERS/SYMBOL.

PAINT INTERIORS OF ALL CABINETS WHITE FOR LIGHT ENHANCEMENT. ALL PAINTS TO BE TWO-PART POLYURETHANE. COLOR FILM TO BE MATCHED IN 3M #652 SERIES FILMS.

MATERIAL SPECIFICATIONS
CHAMPAGNE METALLIC - MATTHEWS
SOA 6194SP SEMI GLOSS
RED - MATTHEWS MP66190
VINYL -
BLUE 3M 3632-8222
RED 3M 3632-2472
DEPOSIT -
AMERISTONE #012 STONEY CREEK.



- NOTE:
1. PHOTOCELL TO BE INTERMATIC #4021C.
 2. DOWNLIGHTING AS REQ'D. (SEE REFLECTED CEILING PLAN)
 3. NOT IN USE
 4. ATM FILLER PANEL TO BE .090" THK ALUMINUM AMERISTONE #012 STONEY CREEK DRYVIT TEXTURE FINISH TO BE APPLIED TO EXTERIOR FACE OF BUILDING TO MATCH REVEAL FINISH.
 5. REVEAL FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT FINISH.
 6. FABRICATED ALUMINUM CANOPY PAINTED SOA 6194SP CHAMPAGNE SILVER SEMI GLOSS WITH A SMOOTH FINISH.
 7. 1/2" THK TRANSLUCENT #7328 WHITE MOLDED ACRYLIC PANEL TO BE RECESSED INTO CANOPY TO MATCH REVEAL FINISH. RECESSED PANEL TO BE 2'-4 1/2" WIDE & FLAESCARE TO ALLOW 3/8" THK #7328 WHITE ACRYLIC PUSH THRU.
 8. 3/8" THK TRANSLUCENT #7328 WHITE ACRYLIC PUSH THRU PANEL TO BE RECESSED INTO CANOPY TO MATCH REVEAL FINISH. RECESSED PANEL TO BE 2'-4 1/2" WIDE & FLAESCARE TO ALLOW 3/8" THK #7328 WHITE ACRYLIC PUSH THRU.
 9. .090" THK BRAKEFORMED ALUMINUM WALL PANELS AS SHOWN AMERISTONE #012 STONEY CREEK DRYVIT TEXTURE FINISH APPLIED TO EXTERIOR.
 10. PREFERRED LOCATION OF METER BOX (IF NEEDED)
 11. 1/8" THK CLEAR LEXAN NETWORK FRAME. PAINT NETWORK PANELS WITH CHAMPAGNE SILVER SEMI GLOSS SMOOTH FINISH.
 12. 1/8" THK CLEAR NETWORK BACK PANEL. ATTACH TO NETWORK FRAME WITH 1/4" DIA. STAINLESS STEEL SCREWS. PAINT NETWORK PANEL SOA 6194SP CHAMPAGNE SILVER SEMI GLOSS SMOOTH FINISH.
 13. 1'-2 1/2" X 1'-5" PRINTED LEXAN INSERT WITH TWO 2" TAPE SUPPLIED BY CUSTOMER
 14. FABRICATED HOLLOW ALUMINUM DOOR. PAINT FINISH TO BE AMERISTONE #012 STONEY CREEK DRYVIT. CREEK DRYVIT TEXTURE FINISH.
 15. FLUSHED IN GRILLE WITH AMERISTONE #012 STONEY CREEK DRYVIT TEXTURE FINISH.
 16. 5/32" S.S. RIVETS FOR ATTACHMENT OF INTERIOR PANELS
 17. .040" THK ALUMINUM INTERIOR WALL PANEL
 18. 10-24 BOLTS, NUTS & WASHERS (8" O.C.)
 19. R11 FIBERGLASS INSULATION IN WALLS.
 20. 2" X 2" X 1/8" THK STEEL TUBING.

CONCEPT UNLIMITED, INC.
MODEL CB-4B DRIVE-UP
(2013) 931-A
LIBRARY

Client: BANK OF AMERICA
Designer:
Drawn By: S. SPITZBERG
Date: 8/27/2012
Drawing No.: B2003
Sheet: 5 of 20

TRAVERSE CLOSURE - 1:10,000+
 ANGULAR ERROR - 2 SEC's/STA.
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 MAGNETIC BEARING ROTATED TO MATCH
 REFERENCED PLAT.
 PLAT CLOSURE - 1:116,233
 ALL MATTERS OF TITLE EXCEPTED.

THIS PROPERTY IS NOT LOCATED WITHIN
 A FEMA 100 YEAR FLOOD ZONE ACCORDING
 TO COBB COUNTY F.I.R.M. PANEL 0126 H
 COMMUNITY #130052 DATED: NOV. 02, 2012

REFERENCE PLAT:

PB. 93, PG. 82

PROPERTY ADDRESS:

2297 COLLINWORTH DRIVE
 MARIETTA, GEORGIA 30062

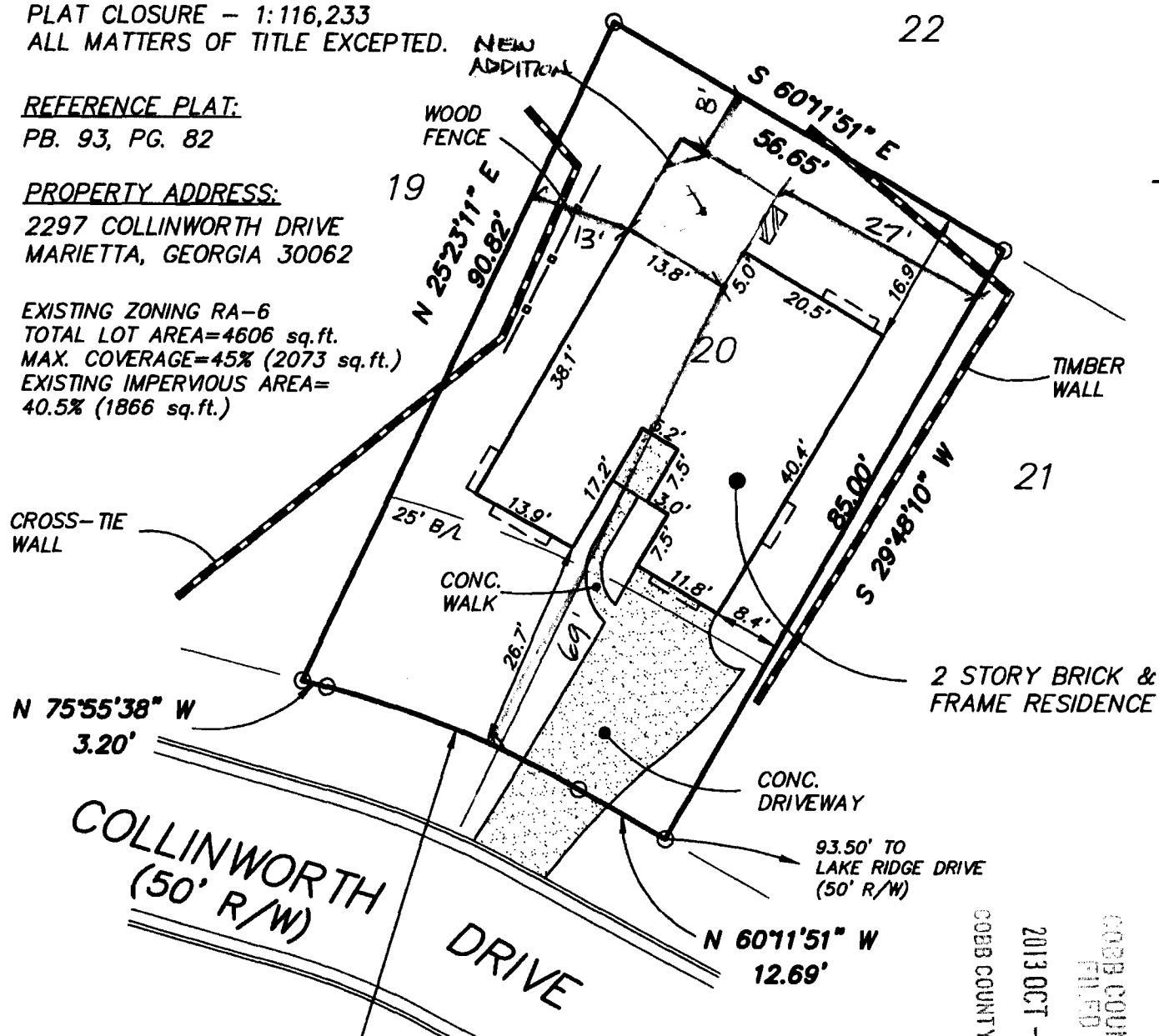
EXISTING ZONING RA-6

TOTAL LOT AREA=4606 sq.ft.

MAX. COVERAGE=45% (2073 sq.ft.)

EXISTING IMPERVIOUS AREA=

40.5% (1866 sq.ft.)



L=34.32'
 R=125.00'
 CH=34.21'
 BRG=N68°03'45"W

SURVEY FOR:

JULIA NANCY MARTIN

BEING LOT 20, EAST LAKE RIDGE
 SUBDIVISION-PHASE ONE
 LOCATED IN LAND LOT 988
 IN THE 16TH, DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 20' DATE: JULY 29, 2013



Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399



1 inch = 20' ft.

713001

APPLICANT:	<u>Julia Martin</u>	PETITION No.:	<u>V-137</u>
PHONE:	<u>404-694-0593</u>	DATE OF HEARING:	<u>12-11-13</u>
REPRESENTATIVE:	<u>Guy Lamarca</u>	PRESENT ZONING:	<u>RA-6</u>
PHONE:	<u>770-565-8999</u>	LAND LOT(S):	<u>988</u>
TITLEHOLDER:	<u>Julia N. Martin</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the north side of</u> <u>Collinworth Drive, west of Bradford Lane</u> <u>(2297 Collinworth Drive).</u>	SIZE OF TRACT:	<u>0.11 acres</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 16.7 feet (previous variance V-146 of 1993) to 8 feet.</u>		



Application for Variance
Cobb County

2013 OCT -9 PM 2:39

COBB COUNTY ZONING DIVISION (type or print clearly)

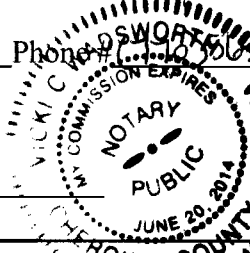
Application No. V-137
Hearing Date: 12-11-13

Applicant JULIA MARTIN Phone # (404) 694-0593 E-mail julia.martin@lmeo.com

GUY LAMARCA SUNFUN REMODELING INC. Address 2297 COLLINWORTH DR; MARIETTA, GA 30062
(representative's name, printed) d/b/a ATLANTA DESIGN BUILD (street, city, state and zip code)

[Signature] Phone # (404) 694-0593 E-mail guy@atlantadb.com
(representative's signature)

My commission expires: 6/20/14



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

Titleholder JULIA MARTIN Phone # (404) 694-0593 E-mail julia.martin@lmeo.com

Signature [Signature] Address: 2297 COLLINWORTH DR; MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 28, 2015

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

Present Zoning of Property RA-6

Location 2297 COLLINWORTH DR, MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 988 District 16th Size of Tract .105739 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.

See Attachment A

List type of variance requested: WAVE EXISTING REAR SETBACK FROM 16.7' to 8'-0"

EXHIBIT**V-137 (2013)****Attachment A**COBB COUNTY GEORGIA
FILED IN OFFICE**Attachment To Application For Variance For 2297 Collinworth Dr, Marietta, GA**2013-06-25 PM 2:40
COBB COUNTY ZONING DIVISION**Application No: V-____ (2013)****Hearing Date: 12/11/2013**

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

I respectively request the rear setback of 16.7 feet (16.7 feet was previously approved through variance application V-146 on 7/14/1993) be waived to 8.0 feet to allow the installation of a 12' by 14' addition at the rear of my home. The addition will fit within the footprint of the existing 12' by 14' deck which in disrepair and needs to be removed. This deck has been in place since the home was originally built in the 1980s.

I desire to replace the deck with an enclosed room for the following reasons:

1. I have been in my home for over 20 years and have never used the deck for anything except storing pine straw.
2. This deck does not offer me the standard benefits for which a deck is typically built.

Namely:

a. Enjoying the outdoors:

- i. The view from the deck is less than picturesque given that there is no vegetative barrier from the back of my deck to the adjoining neighborhood. Additionally, because of my proximity to the rear property line, I cannot plant such a vegetative barrier.

b. Providing room for entertaining:

- i. Surrounding houses have direct view to my deck. Therefore, in order to have any privacy for entertaining, privacy screens would have to surround the deck. Such privacy screens would essentially just be an enclosed room with no roof.
- ii. Even with privacy screens, the house directly behind me is at an elevation which allows direct view onto the deck.
- iii. Proximity of the houses is such that outdoor entertainment could be a nuisance to my neighbors. [In the 20+ years that I have lived in the neighborhood, the only times that noises have bothered me are when the neighbors are either outside on the street or on their decks.]

c. Enjoying the sun:

- i. I have had surgery to remove skin cancer and several precancerous skin lesions. Therefore, I do not sit in the sun for enjoyment.

d. Providing a lower-cost/shorter construction time benefit over an enclosed room:

EXHIBIT
V-137 (2013)

- i. Given that I do not actually use or enjoy the deck, I am willing to pay a bit more for something that I would actually use (such as an enclosed room).
- 3. The enclosed room would offer me much-needed additional space on the lower level of my house (at a significantly lower cost/disruption than having to move):
 - a. Room for heavy exercise equipment:
 - i. I need a room for my heavy exercise equipment. The only "spare" room in my house (i.e., not a bedroom, living room, dining room, or kitchen) is an upstairs loft. The proposed enclosed room would easily accommodate my exercise equipment (which is currently in my kitchen).
 - b. Accomodation for "Aging In Place":
 - i. The enclosed room would provide me an additional room for use in the future as I age and can no longer easily use the upstairs rooms in my house.
- 4. The enclosed room would not require as much regular maintenance as the deck (i.e., cleaning off leaves, power washing, and sealing).

COBB COUNTY GEORGIA
FILED 10/09/2013
2013 OCT -9 PM 2:40
COBB COUNTY ZONING DIVISION

Application for Variance

EXHIBIT Cobb County

V-137 (2013)
(type or print clearly)

Application No. V-146
Hearing Date: 7-14-93

Applicant JULIA NANCY MARTIN Business Phone 494-2624 Home Phone 509-7282

JULIA NANCY MARTIN Address 2297 COLLINWORTH DR; MARIETTA GA 30062
(representative's name, printed)

[Signature] Business Phone 494-2624
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 3/95

Titleholder JULIA NANCY MARTIN Business Phone 494-2624 Home Phone 509-7282

Signature [Signature] Address 2297 COLLINWORTH DR; MARIETTA, GA 30062
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 3/95

Present Zoning of Property BA 4

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 3-28-9.12A 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 Attached Explanation

List type of variance requested: Waive rear building line from 30' to 16.7'

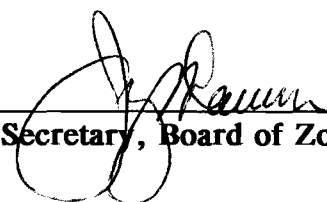
EXHIBIT
V-137 (2013)

Variance Application No. #V-146
Hearing Date: 07/14/93
Page 2

Location Located on the northeasterly side of Collinworth Dr., 93.5 ft. northwest of East Lake Ridge Drive.
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 988 District 16th Size of Tract 0.1057 Acre(s)

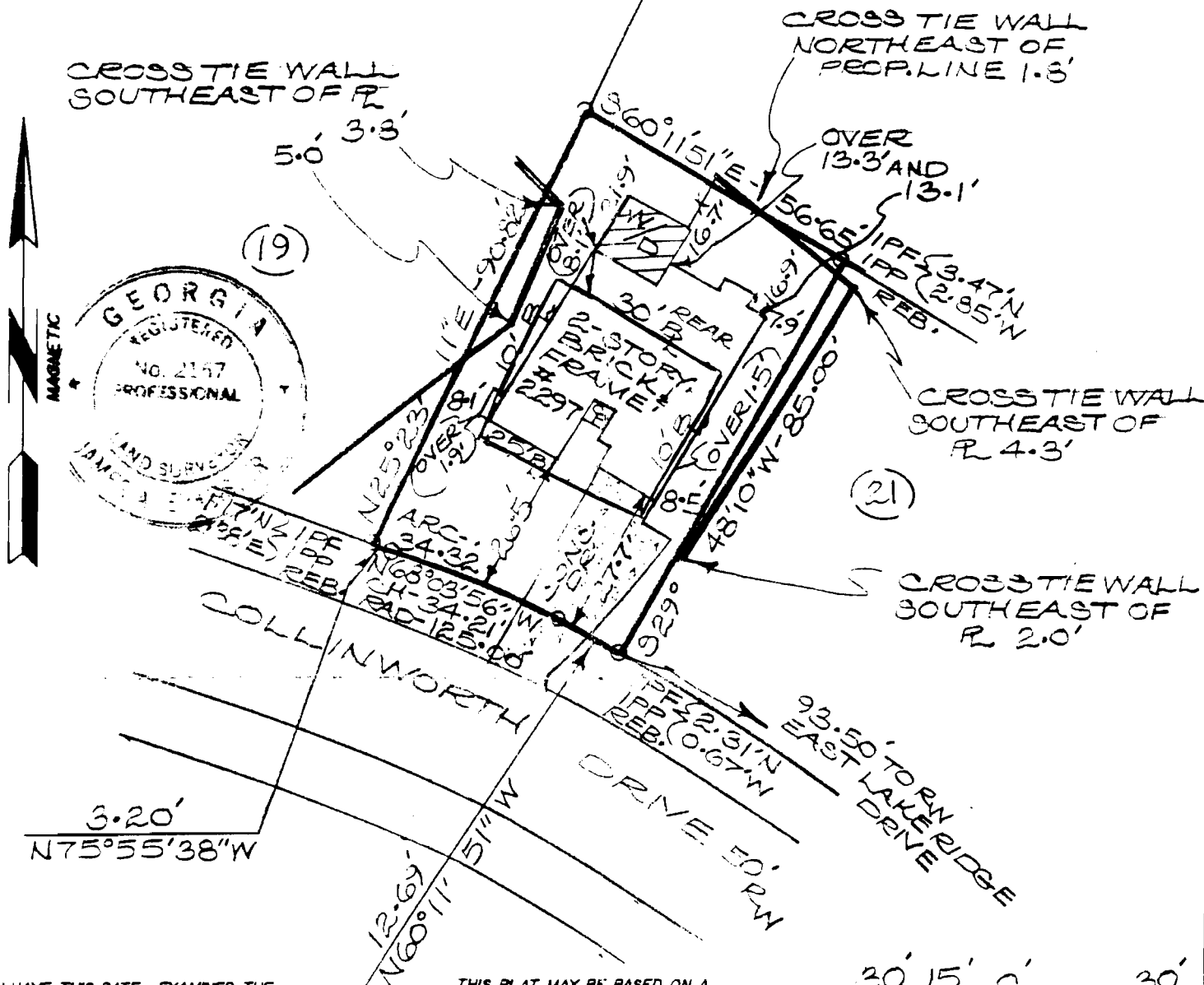
OFFICE USE ONLY

Decision of Board of Zoning Appeals 07/14/93 The Board of Zoning Appeals **approved**
application to waive the rear yard setback from the required 30 feet to 16.7 feet. Motion by
Jones, second by Homan, carried 5-0.


Secretary, Board of Zoning Appeals

VARIANCE TO BUILDING LINE
EXHIBIT
 HOMESTEAD EXEMPTION 0744
V-137 (2013)

AREA
 0.1057 ACRES



I HAVE THIS DATE, EXAMINED THE
 "FIA OFFICIAL FLOOD HAZARD MAP"
 AND FOUND REFERENCED HOUSE (NCT)
 IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A
 RECORDED PLAT FROM IRON PINS
 REFERENCED ON SAID PLAT FOR
 CLOSURE TIE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN
 ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
 ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
 BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
 RATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
 TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
 SURVEYING CO., INC.
 MYRNA, GEORGIA
 775-7155

SURVEY FOR:

JULIA MARTIN

LOT 20 BLK. UNIT	REVISIONS
EAST LAKE RIDGE	
PHASE ONE	
LAND LOT 986	
DISTRICT 16 TH SECTION 2 ND	CC
COBB COUNTY, GEORGIA	DRWN C.J.
PLAT BOOK 93 PAGE 82	CHKD
DATE: 8-27-92 SCALE: 1" = 30'	JOB #
	327492



Proposed Plot Plan

2000 Old North Parkway, P.O. Box 442, Marietta, Georgia 30066 770-792-9888
ROBERT L. JONES, P.E.
MECHANICAL
09-10-2013
DATE
SHEET 1 of 1
JOB NO. 1301

V-138 (2013)

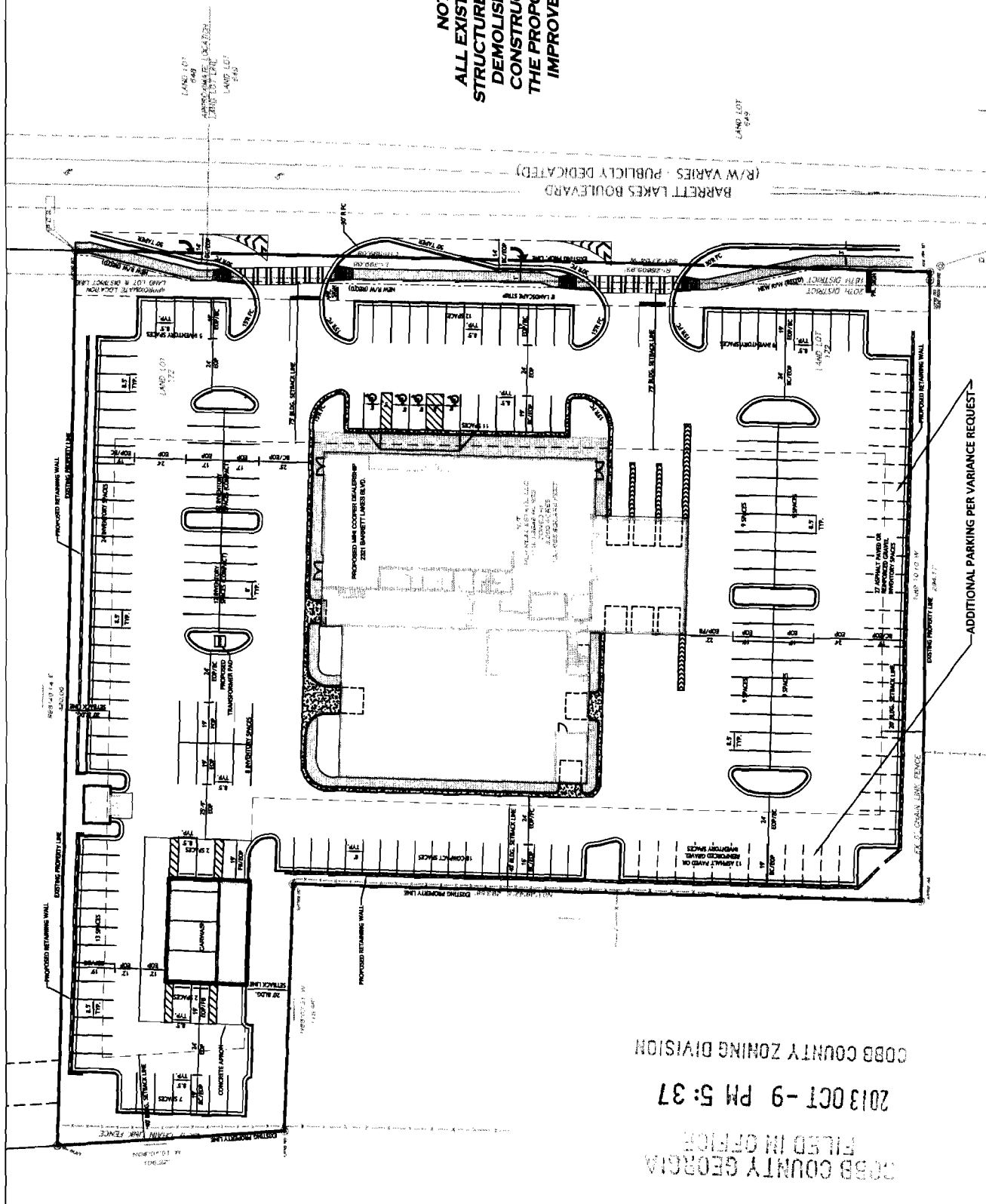
SONS
MINI
1171 JONESBORO
2021 BARRETT L.



NO.	DATE	REVISION
1	09-10-2013	DATE
2	09-10-2013	DATE
3	09-10-2013	DATE
4	09-10-2013	DATE
5	09-10-2013	DATE
6	09-10-2013	DATE
7	09-10-2013	DATE
8	09-10-2013	DATE
9	09-10-2013	DATE
10	09-10-2013	DATE

NOT FOR CONSTRUCTION

NOTE:
ALL EXISTING SITE
STRUCTURES WILL BE
DEMOLISHED FOR
CONSTRUCTION OF
THE PROPOSED SITE
IMPROVEMENTS.



COBB COUNTY ZONING DIVISION
2013 OCT -9 PM 5:37
FILED IN OFFICE
COBB COUNTY GEORGIA

APPLICANT: C. V. Nalley IV

PHONE: 770-969-0755

REPRESENTATIVE: C. V. Nalley IV

PHONE: 770-969-0755

TITLEHOLDER: PLH Real Estate, LLC

PROPERTY LOCATION: On the west side of
Barrett Lakes Boulevard, south of Cobb Place Boulevard
(2321 Barrett Lakes Boulevard).

PETITION No.: V-138

DATE OF HEARING: 12-11-13

PRESENT ZONING: HI

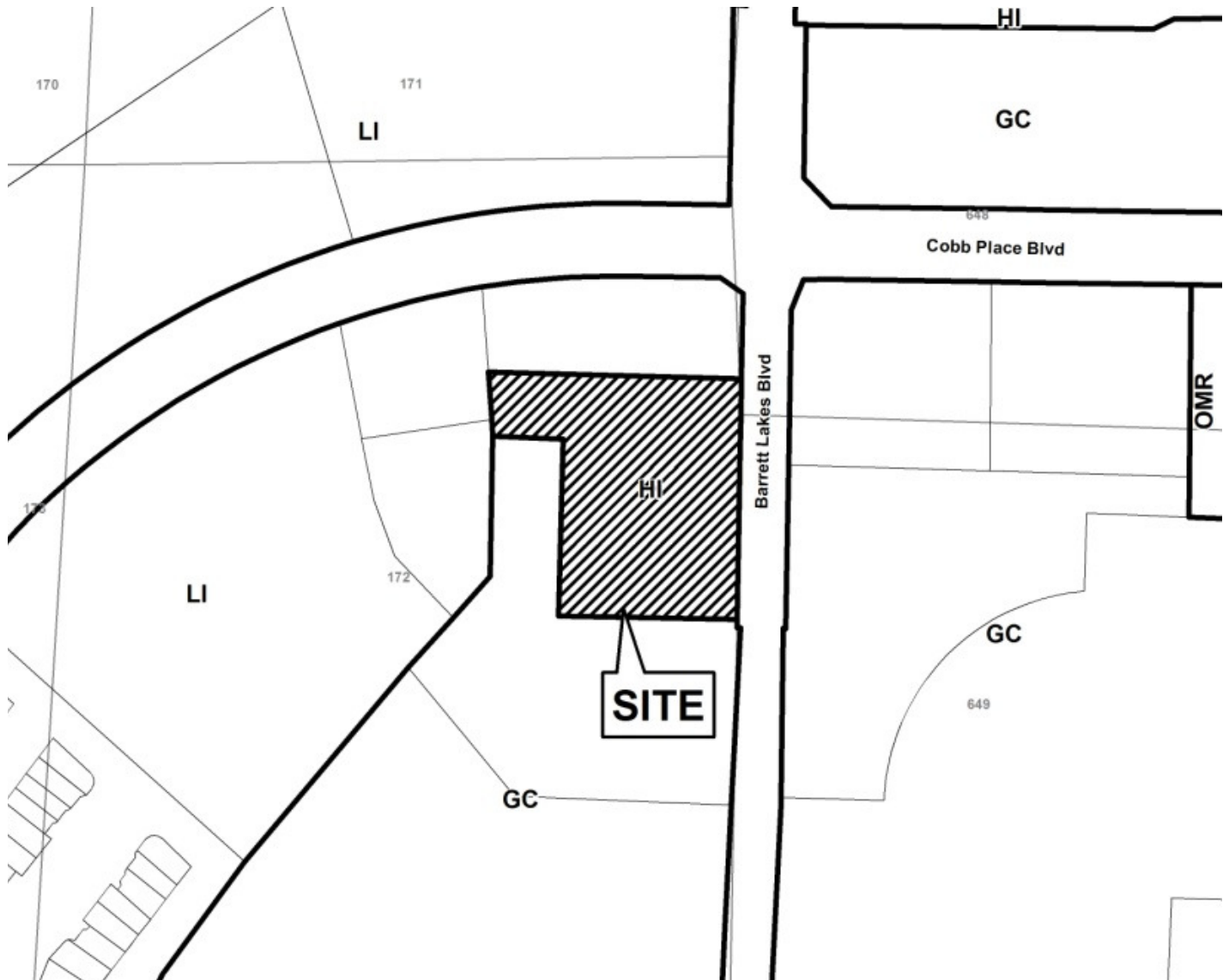
LAND LOT(S): 172

DISTRICT: 20

SIZE OF TRACT: 3 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface from 80% to 85%; 2) waive the requirement of parking on a "treated and hardened" surface to allow a commercially available reinforced pervious gravel pavement alternative; and 3) waive the minimum depth of a parking stall from the required 19 feet to 17 and 18 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT -9 PM 5:36

COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

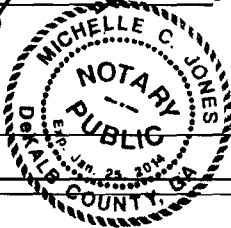
Application No. V-138
Hearing Date: 12-11-13

Applicant C.V. NALLEY IV Phone # 770-969-0755 E-mail CNALLEY@SONSAVEDGADUP.COM

C V NALLEY IV Address 4171 JONESBORO ROAD UNION CITY, GA. 30291
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 1 E-mail _____
(representative's signature)

My commission expires: _____



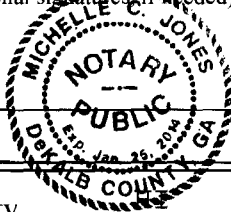
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder _____ Phone # 770-633-7409 E-mail richard@pymire.com

Signature _____ Address: 1865 COBB PKWY SOUTH MARIETTA, GA. 30060
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property _____

Location 2321 Barrett Lakes Blvd, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 648 & 649 of 16th District District 16 and 20 Size of Tract 3.00 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 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).

The proposed Mini Cooper Dealership must have a sufficient number of parking spaces for vehicle inventory

to adequately store the various models, colors, trim packages, etc. on site in order to meet customer

demand and be a viable business venture.

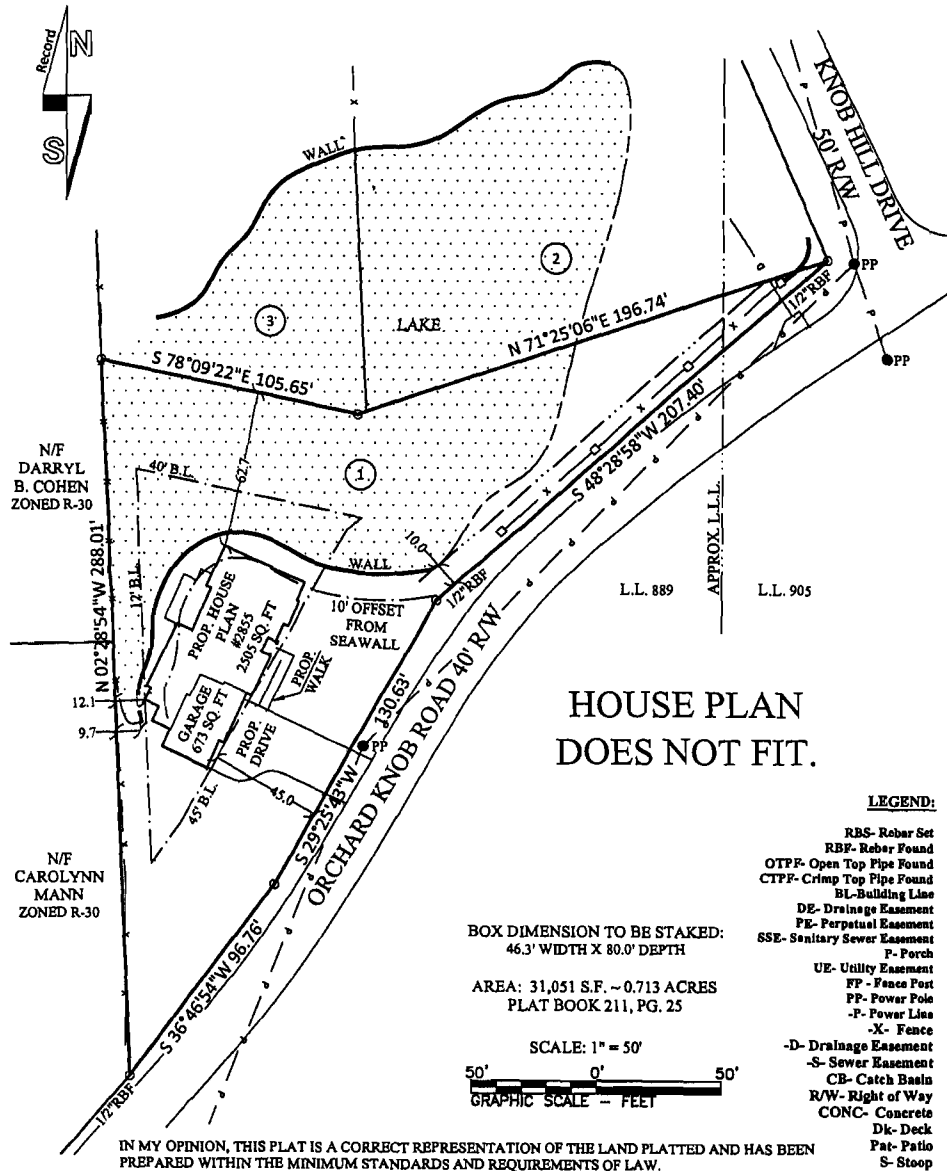
List type of variance requested: 1) Increase allowed impervious area from 80% (RAC) to 85%. Sec. 134-231(12)(f).
2) Waive parking surfacing requirement to allow use of commercially available reinforced pervious gravel pavement alternatives (such as Gravelpave2) which are considered 100% pervious by Cobb County Stormwater. These alternatives use a plastic or other rigid reinforcing matrix with a gravel inlay designed to prevent rutting and support heavy vehicle loading while allowing for infiltration of stormwater into underlying soils. 134-272(5)(c)

Revised: March 5, 2013

V-139 (2013)

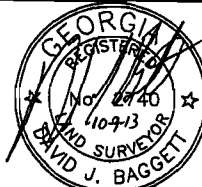
GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.



SURVEY FOR:
MICHELLE HORSTEMEYER
SUBDIVISION: KNOB HILL
LOT: 1 BLOCK: A
LAND LOT: 889 & 905
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
ORDER DATE: 07/09/2013
FIELD WORK DATE: 07/10/2013
2013070177 HORSTEMEYER

**CARTER LAND SURVEYORS
AND PLANNERS**
2780 Peachtree Industrial Boulevard
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterland.com
Atlanta • Charlotte • Houston • Dallas
Galveston • Beaumont



COBB COUNTY ZONING DIVISION

2013 OCT 10 AM 11:48

COBB COUNTY GEORGIA
FILED IN OFFICE

APPLICANT:	<u>JWC Interests, LLC</u>	PETITION No.:	<u>V-139</u>
PHONE:	<u>770-806-6034</u>	DATE OF HEARING:	<u>12-11-13</u>
REPRESENTATIVE:	<u>Edward Woodland</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-806-6034</u>	LAND LOT(S):	<u>889, 905</u>
TITLEHOLDER:	<u>JWC Interests, LLC</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>On the north side of</u> <u>Orchard Knob Drive, west of Knob Hill Drive</u> <u>(2855 Orchard Knob Drive).</u>	SIZE OF TRACT:	<u>0.71 acres</u>
TYPE OF VARIANCE:	<u>Waive the front setback from the required 45 feet to 30 feet.</u>		



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 OCT 10 AM 11:48

(type or print clearly)

Application No. V-439

Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

Applicant JWC Interests, LLC Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com

Edward Woodland

(representative's name, printed)

Address 2355 Log Cabin Drive, Smyrna GA 30080
(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com

Signed, sealed and delivered in presence of:

My commission expires: 3/19/2014

Notary Public

Titleholder JWC Interests, LLC Phone # 770-806-6034 E-mail ewoodkade@c-enterprises.com

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

Address: 2355 Log Cabin Drive Smyrna GA 30080
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/19/2014

Notary Public

Present Zoning of Property 2855 Oakhurst Rd Atlanta GA 30339

Location R-30 J2
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 889 and 905 District 2 Size of Tract 0.713 Acre(s)

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

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

The property is irregularly shaped and borders a small lake/pond. The topography slopes from the front of the property to the lake at the rear very severely. The 45' front building line makes it difficult to fit a home and meet the finished floor requirement

List type of variance requested:

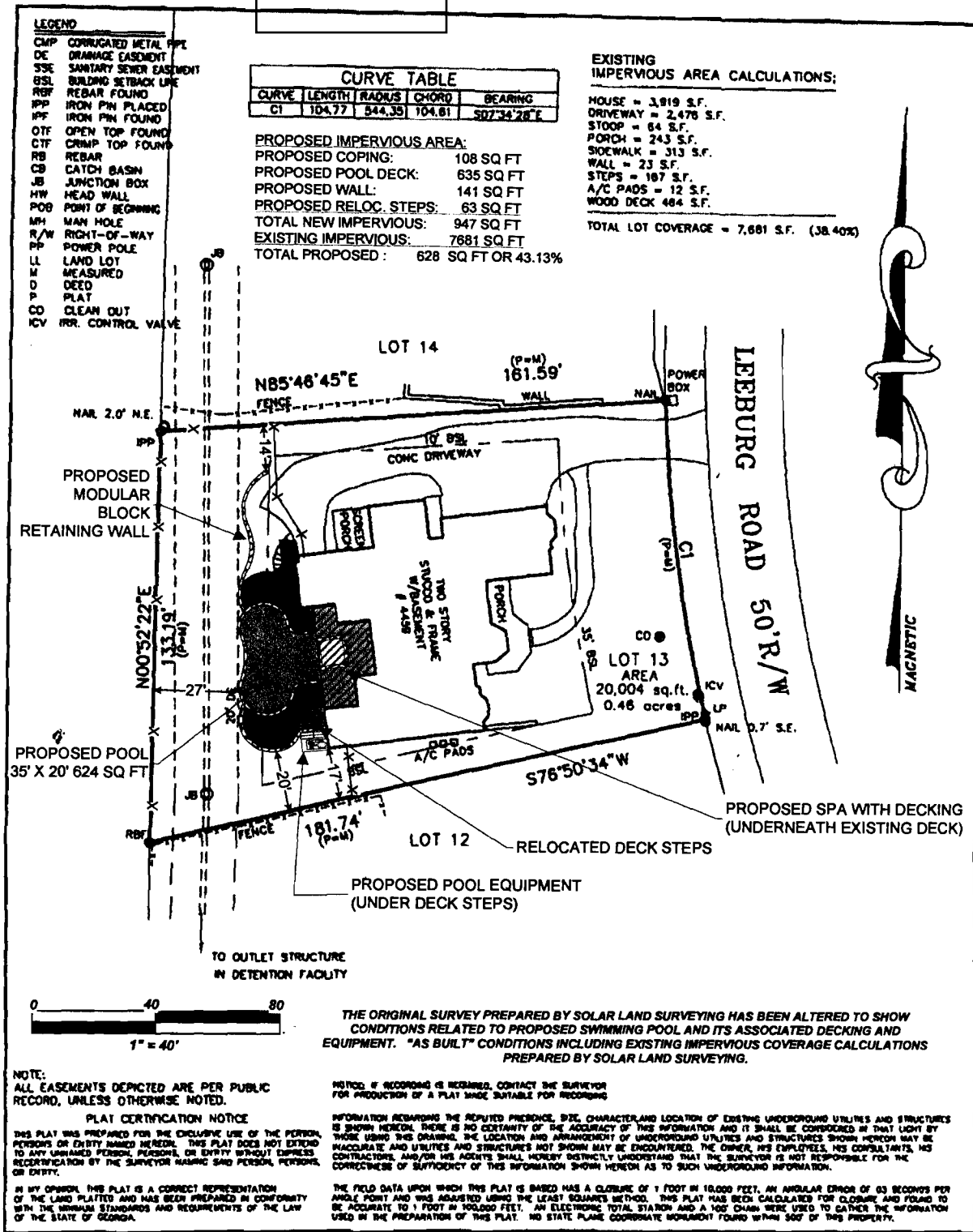
Variance from 45' Front Building line to a 30' front building line

V-140 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10 PM 1:04

COBB COUNTY ZONING DIVISION



REVISED 08/19/13 STORM SEWER TO OUTLET STRUCTURE FIELD DATE 03/07/13

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

OWNER / PURCHASER: **MICHELLE KOLTUNOVSKY** DATE: **03/11/13**

MICHELLE KOLTUNOVSKY

LAND LOT 175 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 13 BLOCK UNIT AREA OF LOT: 20,004 S.F.

SUBDIVISION THE GROVE AT HIGHLAND POINTE

PLAT BOOK 205 PAGE 65-65
DEED BOOK PAGE

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

APPLICANT:	<u>Michelle Koltunovsky</u>	PETITION No.:	<u>V-140</u>
PHONE:	<u>678-860-8284</u>	DATE OF HEARING:	<u>12-11-13</u>
REPRESENTATIVE:	<u>Jared D. Crawford</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-458-9177</u>	LAND LOT(S):	<u>175</u>
TITLEHOLDER:	<u>Michelle K. Koltunovsky and John D. Dixon</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the west side of</u>	SIZE OF TRACT:	<u>0.46 acres</u>
	<u>Leesburg Road, south of Mountain Road</u>	COMMISSION DISTRICT:	<u>3</u>
	<u>(4459 Leesburg Road).</u>		
TYPE OF VARIANCE:	<u>Increase the maximum allowable impervious surface from 35% to 43.13%.</u>		



2013 OCT 10 PM 1:04

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-140

Hearing Date: 12-11-13

Applicant Michelle Koltunovsky Phone # 678-860-8284 E-mail _____

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

Jared D. Crawford Phone # 770-458-9174 E-mail jared@artisticpools.com
(representative's signature)

My commission expires: 3/8/2014

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Michelle Koltunovsky Phone # 678-860-8284 E-mail MichelleKolt@yahoo.com

Signature Michelle Koltunovsky Address: 4459 Leesburg Rd Marietta GA
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location 4459 Leesburg Rd Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 175 District 16th Size of Tract 0.46 Acre(s)

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

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

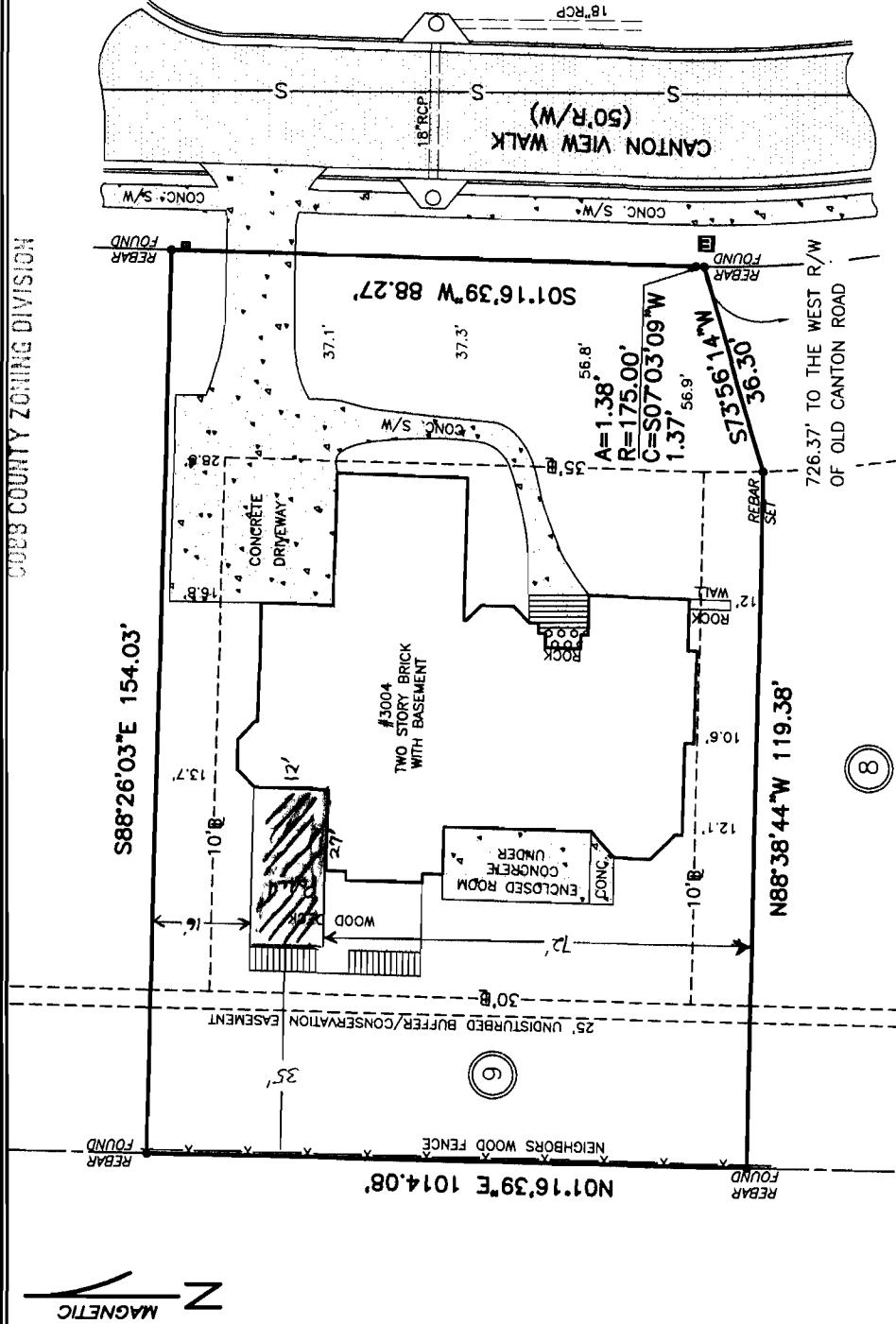
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Homeowners Michelle Koltunovsky and John Dixon are interested in building a swimming pool on their property. Due to the rear drainage easement and the topography of their site, the pool is already a challenge for their property, but now we have come to find that their lot was over-built prior to their purchase and exceeds lot coverage.

List type of variance requested: Michelle Koltunovsky and John Dixon, along with Artistic Pools Inc., are requesting a variance from the 35% lot coverage to 43.13% to allow for swimming pool construction. Their existing lot coverage prior to pool construction is 38.40%

2013 OCT 10 PM 1:54

COBB COUNTY ZONING DIVISION



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSION OF PERSONS OR ENTITY NAMED HEREON. IT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION BY SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS THE CLOSURE PRECISION OF ONE FOOT IN 100,000. AN ANGULAR ERROR OF 02" PER ANGLE IS ADJUSTED USING COMPASS RULE. THIS PLAT IS CALCULATED FOR CLOSURE AND IS FOUND WITHIN ONE FOOT IN 100,000+ FEET LINE MEASUREMENTS WERE OBTAINED BY USING TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.

TOTAL AREA= 0.352± ACRES
OR 15,337± SQ.FT.

3004 CANTON VIEW WALK
MARIETTA, GEORGIA

SURVEY FOR
MARVIN E. FLEWELLEN
CAREN L. FLEWELLEN

LOT 9
CANTON GLEN

LAND LOT 982
DISTRICT 16TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 9-23-13
FIELD: 9-3-13 SCALE: 1"=20'



Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#2234795

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

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

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

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
MARVIN E. FLEWELLEN AND CAREN L. FLEWELLEN
DEED BOOK 15088 PAGE 548
COBB COUNTY, GEORGIA RECORDS

IMPERVIOUS

BLDG FOOTPRINT = 3,380 SQ FT
CONC DRIVE = 1,633 SQ FT
WOOD DECK = 651 SQ FT
CONCRETE = 346 SQ FT
TOTAL IMPERVIOUS AREA = 6,010 SQ FT
TOTAL LOT AREA = 15,337 SQ FT
IMPERVIOUS AREA = 39%

LEGEND

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

No.	Revision	Date
1.	ADDED IMPERVIOUS AREA	10-2-13

APPLICANT: Frank Pologrutto

PHONE: 770-235-6929

REPRESENTATIVE: Francis P. Pologrutto

PHONE: 770-235-6929

TITLEHOLDER: Marvin E. and Caren L. Flewellen

PROPERTY LOCATION: On the western side of
Canton View Walk, west of Canton View Way
(3004 Canton View Walk).

PETITION No.: V-141

DATE OF HEARING: 12-11-13

PRESENT ZONING: R-15

LAND LOT(S): 982

DISTRICT: 16

SIZE OF TRACT: 0.35 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 39.12%.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 OCT 10 PM 1:53

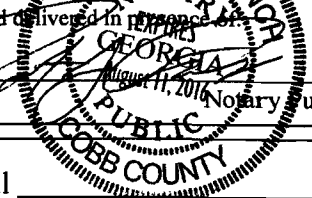
(type or print clearly)

Application No. V-141
Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

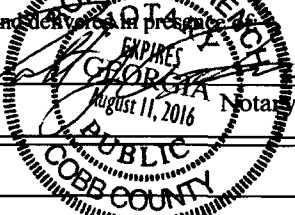
Applicant FRANK POLOGRITO Phone # 770-235-6929 E-mail FRANK1@Decksandmore.biz
FRANCIS P. POLOGRITO Address 3004 CANTON VIEW WALK Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)
FRANK POLOGRITO Phone # 770-235-6929 E-mail FRANK1@Decksandmore.biz
(representative's signature)

My commission expires: 11 August 2016

Signed, sealed and delivered in presence of

Notary Public

Titleholder CAREN Fleweller Phone # _____ E-mail _____
Signature Caren Fleweller Address: 3004 CANTON VIEW WALK Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11 August 2016

Signed, sealed and delivered in presence of

Notary Public

Present Zoning of Property R-15
Location 3004 CANTON VIEW WALK
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 982 District 16TH Size of Tract .352 acres 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 .352 acres Shape of Property Square 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).

Please see EXHIBIT "A"

List type of variance requested: we would like to build a simple screened IN porch on the existing footprint of the deck



EXHIBIT
V-141 (2013)

EXHIBIT "A"



Hello: Board members
Cobb County

Variance request

Marvin & Caren Flewellen
3004 Canton View Walk
Marietta, GA 30068
Land Lot 982, Lot 9, 2nd section
Sub-Div: Canton Glen
District 16th Cobb County

Letter of Intent

Variance Request & Support for a New Screened In Porch

We want to build a screened in porch on the back of the Flewellen's home, the porch measures 12'x27'= 324 Sq ft for the screened in porch. The porch will be located directly on top of an existing deck and we will conform to all the front, side and rear setbacks. Unfortunately, this property sits on .352 acres of land and where the total impervious surface for the current home is as follows:

Total amount of space for this lot = 15,337 Sq ft = .352 acres

Total Impervious space for this.....= 6,010 Sq ft

Total lot Coverage area is.....39% (as the Property sits now!!)

We will **not increase any of the lot coverage area** it will **remain the same**. We are simply requesting to build a **simple Screened in Porch** on the existing **footprint of the deck**.

We are simply requesting a variance approval to adjust the total Max. Coverage area **from 35% to 39.12%**

Once again we thank you very much for your consideration and support on approving this variance request

Sincerely,
Frank Pologruto President

P.S. If you have any questions please call I am always here to help.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 10 PM 1:53
COBB COUNTY ZONING DIVISION

Master
DESIGN
Awards 2010
Detached Structure

CotY 2011
Regional winner
Regional Exterior under \$100,000

1060 MEDLIN STREET • SMYRNA, GA 30080 • 770-235-6929 • WWW.DECKSANDMORE.BIZ

OUTDOOR KITCHENS • SCREENED-IN PORCHES • CUSTOM DECKS • ADDITIONS • SUNROOMS • BASEMENTS • BATHROOMS

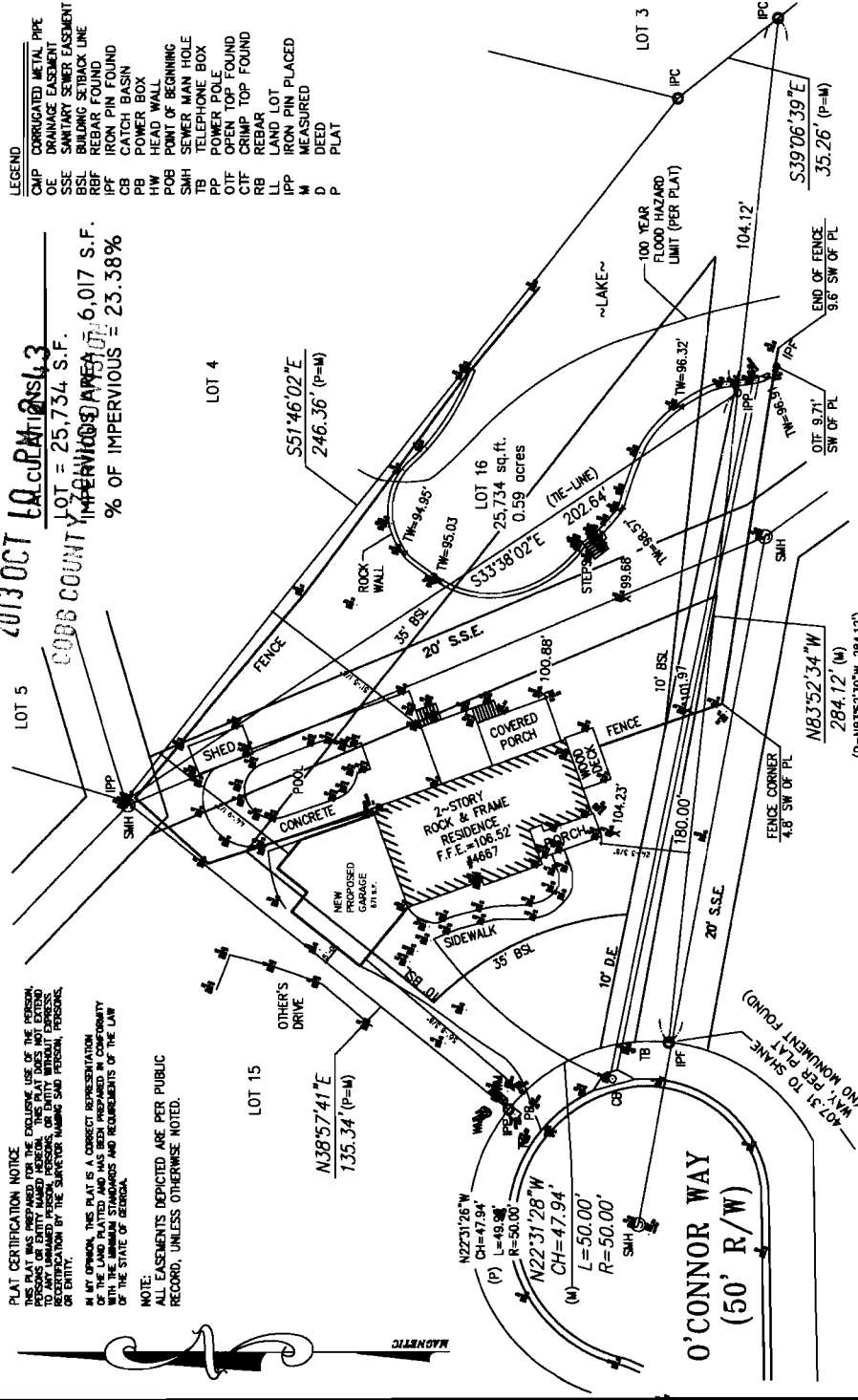
COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10
COBB COUNTY
LOT = 25,734 S.F.
INTERVIEWS AREA = 6,017 S.F.
% OF IMPERVIOUS = 23.38%

PLAT CERTIFICATION NOTICE
THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF REVENUE AND THE RECORDS OF THE DEPARTMENT OF TRANSPORTATION AND HAS FOUND NO RECORDS OF ANY OTHER PLATS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS PLAT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE DEPARTMENT OF REVENUE AND THE RECORDS OF THE DEPARTMENT OF TRANSPORTATION AND HAS FOUND NO RECORDS OF ANY OTHER PLATS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS PLAT.

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

- LEGEND
- CMP CORRUGATED METAL PIPE
 - OE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - PB POWER BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - SMH SEWER MAN HOLE
 - TB TELEPHONE BOX
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT



LOT 17

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.

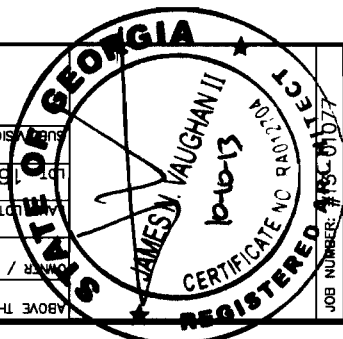
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN PREPARED BY THE SURVEYOR AND FOUND TO BE CORRECT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DEPARTMENT OF REVENUE AND THE RECORDS OF THE DEPARTMENT OF TRANSPORTATION AND HAS FOUND NO RECORDS OF ANY OTHER PLATS OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

GRAPHIC SCALE



DATE 3/20/13		TODD VAUGHN		SCALE 1" = 30'	
TODD VAUGHN		TODD VAUGHN		TODD VAUGHN	
COBB COUNTY, GEORGIA		17TH DISTRICT		BLOCK	
SHANNON GLEN		SUBDIVISION		LOT 187	
SOLAR LAND SURVEYING COMPANY		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993		TELEPHONE (770) 794-9055 FAX (770) 794-9052	
PLAT BOOK 79		PAGE 58		DEED BOOK 18	
PAGE 58		PAGE 58		PAGE 58	



(1012)-142-V

APPLICANT: Leonard Vaughan

PHONE: 404-391-7845

REPRESENTATIVE: Leonard Vaughan

PHONE: 404-391-7845

TITLEHOLDER: Leonard T. Vaughan

PROPERTY LOCATION: At the eastern terminus of
O'Connor Way, east of Shane Way
(4667 O'Connor Way).

PETITION No.: V-142

DATE OF HEARING: 12-11-13

PRESENT ZONING: R-20

LAND LOT(S): 187

DISTRICT: 17

SIZE OF TRACT: 0.59 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet on the northwestern side; and
2) waive the rear setback for an accessory structure under 144 square feet (existing "shed") from the required 5 feet to
4 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance Cobb County

2013 OCT 10 PM 2:43

(type or print clearly)

Application No. V-142
Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

Applicant Leonard Vaughan Phone # 404-391-7845 E-mail todd.c.norwoodg.com
Leonard Vaughan Address 4667 O'Connor Way, Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404 391 7845 E-mail todd.c.norwoodg.com
(representative's signature)

My commission expires: 08-05-2017

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
COBB COUNTY, GEORGIA
EXPIRES 08-05-2017

Titleholder Leonard Vaughan Phone # 404 391 7845 E-mail todd.c.norwoodg.com

Signature [Signature] Address: 4667 O'Connor Way, Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 08-05-2017

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
COBB COUNTY, GEORGIA
EXPIRES 08-05-2017

Present Zoning of Property R-20

Location 4667 O'Connor Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 187 District 17 Size of Tract .59 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 is in a cul-de-sac which has caused an odd shape property. Used a garage for home. Current setbacks, easements and lake hinder being able to build inside setbacks. Proposing / Requesting to reduce side setback from 10' to 5' to allow for garage to be built. Current house does not have garage.

List type of variance requested: Reduce side setback on NW corner of Property from 10' to 5' to allow for constructing a 2 car garage

LEGEND

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RBF REBAR FOUND
- LL JUNCTION BOX
- LL LAND LOT LINE
- LL LIGHT POLE
- LL MANHOLE
- LL PROPERTY LINE
- LL BACK OF CURB
- LL BUILDING LINE
- LL EDGE OF PAVEMENT
- LL CHAIN LINK
- LL CENTERLINE
- LL DRAINAGE EASEMENT
- LL DROP INLET
- LL PORCH
- LL GAR PORT
- LL POWER POLE
- LL RIGHT-OF-WAY
- LL SANITARY SEWER EASEMENT
- LL SANITARY SEWER MANHOLE
- LL UTILITY EASEMENT
- LL SINGLE WING CATCHBASIN
- LL DOUBLE WING CATCHBASIN
- LL HEADWALL

V-143 (2013)

THIS PLAT
CLOSURE
AND IS FOR
FOOT IN

ED FOR
EPARTURES
WITHIN ONE

ML48147

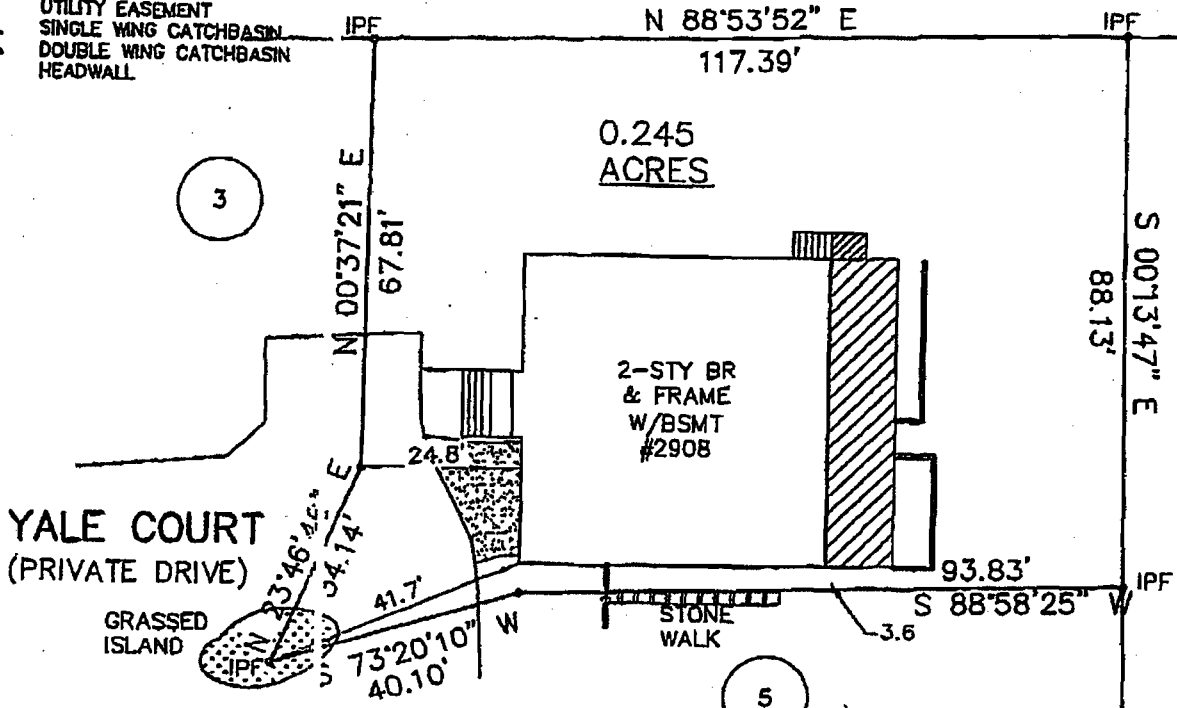
NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 10,000+ FEET AND AN ANGULAR
ERROR OF 02" PER ANGLE POINT AND WAS
ADJUSTED USING COMPASS RULE.

A TOPCON - TOTAL STATION WAS USED TO
OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION
OF THIS PLAT.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 10 PM 4:10
COBB COUNTY ZONING DIVISION

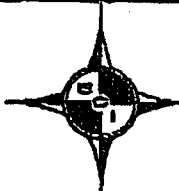
LL 953
LL 954



SURVEY FOR
**LEWIS SAPP &
 ANN SAPP**
 LOT 4 UNIT 1
 SUBDIVISION: COURTYARDS OF VININGS
 LAND LOT 954 17th DIST. 2ND SECT.
 COBB COUNTY, GEORGIA
 SCALE: 1" = 30' OCTOBER 18, 2007
 REC. IN PLAT BOOK 116, PG. 16



IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND PLATTED AND
 HAS BEEN PREPARED IN CONFORMITY WITH
 THE MINIMUM STANDARDS AND REQUIREMENTS
 OF LAW.



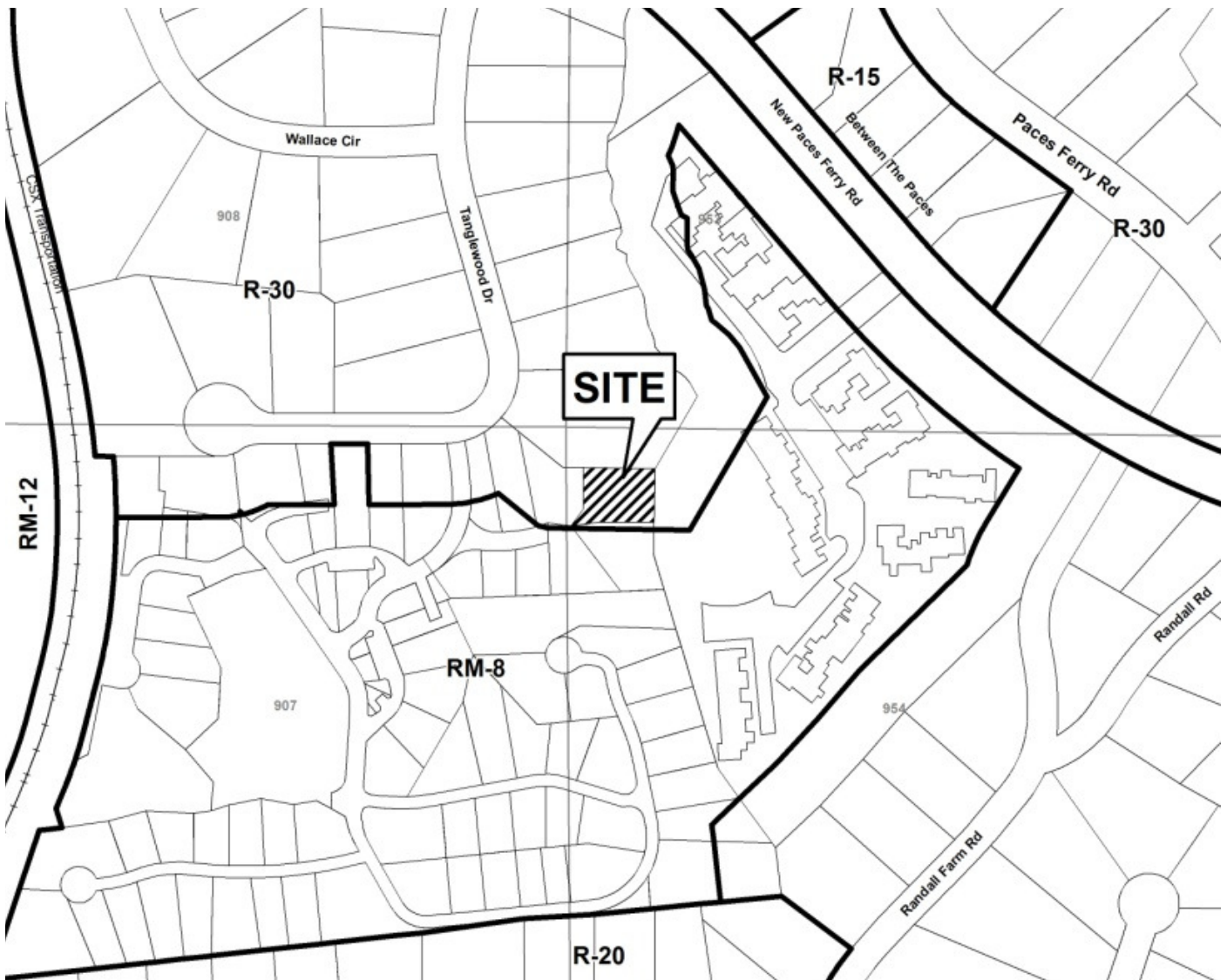
SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
 1330 HEWATT ROAD - SNELLVILLE, GEORGIA 30039
 (770) 736-7666 FAX (770) 736-4623
 MAIL@SURVEYCONCEPTS.NET

APPLICANT: John Lewis and Anne C. Sapp
PHONE: 770-431-8435
REPRESENTATIVE: John Lewis Sapp
PHONE: 770-431-8435
TITLEHOLDER: John L. and Anne C. Sapp
PROPERTY LOCATION: At the eastern terminus of
Yale Court, east of Courtyard Drive
(2908 Yale Court).

PETITION No.: V-143
DATE OF HEARING: 12-11-13
PRESENT ZONING: R-30
LAND LOT(S): 954
DISTRICT: 17
SIZE OF TRACT: 0.25 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 24.8 feet (existing); 2) waive the side setback from the required 12 feet to 3.6 feet on the southern side (existing); and 3) waive the rear setback from the required 40 feet to 29 feet (proposed).



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance Cobb County

2013 OCT 10 PM 4:09

(type or print clearly)

Application No. V-143

Hearing Date: 12-11-13

COBB COUNTY JOHN LEWIS SAPP

Applicant ANNE C. SAPP

Phone # 770-431-8435

E-mail SAPP@ETSW.COM

John Lewis Sapp

(representative's name, printed)

Address 2908 YALE CT. S. E.

(street, city, state and zip code)

John Lewis Sapp

(representative's signature)

Phone # 770-431-8435

E-mail SAPP@ETSW.COM

Signed, sealed and delivered in presence of:

Ellen S. Dickerson 10/9/13

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 2015

My commission expires: _____

Titleholder JOHN LEWIS SAPP
ANNE C. SAPP

Phone # 770-431-8435

E-mail SAPP@ETSW.COM

Signature Paul Sapp John Lewis Sapp

(attach additional signatures, if needed)

Address: 2908 YALE CT. SE. ATLANTA, GA 30339

Signed, sealed and delivered in presence of:

Ellen S. Dickerson 10/9/13

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 26, 2015

My commission expires: _____

Present Zoning of Property R 30

Location 2908 YALE CT. SE.

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

Land Lot(s) 954 District 17 Size of Tract .254 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.

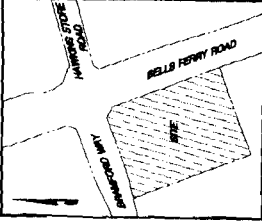
Size of Property _____ Shape of Property _____ Topography of Property STEEP SLOPE Other _____

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 EXISTING deck ON the rear of the house is TOO NARROW for comfortable use by the owners and their guests. The backyard is a forested area making a usable deck an ideal place for outdoor use and enjoyment of nature. The topography of the backyard is TOO STEEP for use without an adequately sized deck.

List type of variance requested: Waive the rear yard set back from 40 feet to 29' 11 3/8"

VICINITY MAP

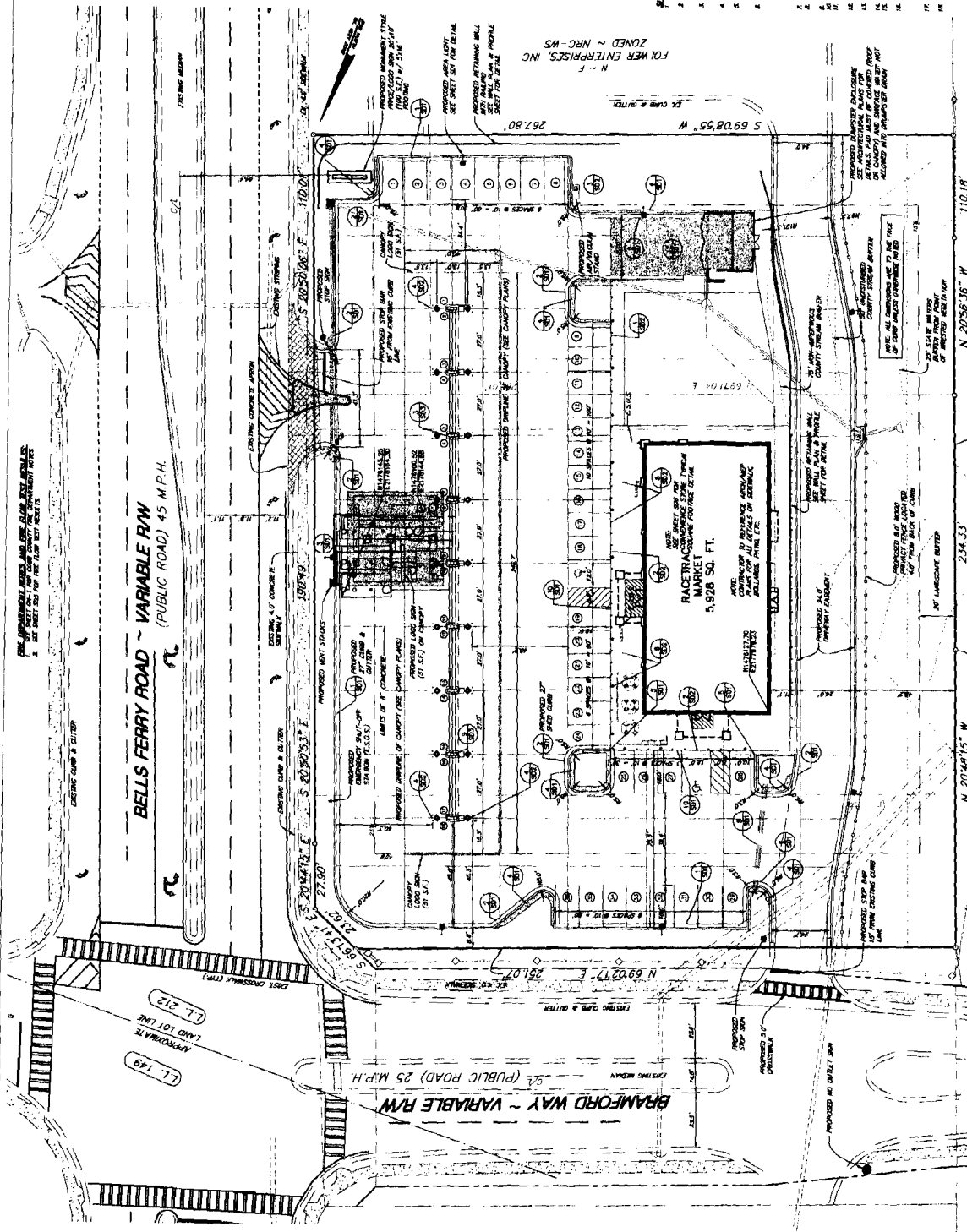


LEGEND

- ① INDICATES DISTINGUISHING ELEMENTS
 ② INDICATES DISTINGUISHING GRADES
 ③ SHOWS LOCATION OF EXISTING UTILITY
 ④ SHOWS LOCATION OF EXISTING ZULU
 ⑤ SHOWS LOCATION OF EXISTING ZULU
 ⑥ SHOWS LOCATION OF EXISTING ZULU
 ⑦ 1/2" WATER LINE TO EXISTING SERVICE OR WELL
 ⑧ WATER LINE FOR IRRIGATION
 ⑨ MANHOLE ON SEPTIC TANK
 ⑩ BURIED TELEPHONE SERVICE FROM NEAREST EXISTING
 UTILITY POLE
 ⑪ UNDERGROUND IN CONDUIT
 ⑫ UNDERGROUND CABLE (SEE SHEET SD-1)
 ⑬ UNDERGROUND CABLE (SEE SHEET SD-1)
 ⑭ DISPENSER NUMBER
 ⑮ DISPENSER LOCATION
 ⑯ INDICATES 6" CONCRETE AREA
 ⑰ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)
 ⑱ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)
 ⑲ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)
 ⑳ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)
 ㉑ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)
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 ㊿ PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-2)

24 HR. PHONE & EMERGENCY CONTACT:
JERRY MARR
770-531-7000 EXT. 1634

CONTACT RACETRAC PETROLEUM, INC. PROJECT
MANAGER PRIOR TO ANY REVISIONS TO THE
PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

[illegible]

N-W
THE PARK AT BELLS FERRY
ZONED PRD-MS

NOTES:

1. ACCESS SOUTHWEST-CORNER OF AND OVER-SLOPE IS TO MATCH THE STANDARD 8" PER LT. (FLAT SLOPE PER AM)
2. BOTTOM OF CEMETARY HEIGHTS ADJACENT TO FS + 14, ADJACENT TO FS + 18

MOVES.

[illegible]

APPLICANT: Racetrac Petroleum, Inc.

PHONE: 770-431-7600

REPRESENTATIVE: Parks F. Huff

PHONE: 770-422-7016

TITLEHOLDER: Mountainprize, Inc.

PROPERTY LOCATION: On the southwest corner
of Bells Ferry Road and Bramford Way
(4335 and 4329 Bells Ferry Road).

PETITION No.: V-144

DATE OF HEARING: 12-11-13

PRESENT ZONING: NRC

LAND LOT(S): 212

DISTRICT: 16

SIZE OF TRACT: 2.12 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive Cobb Code Section 134-313 (o)(2) to allow four (4) electronic signs and to
increase the allowed size from 32 square feet to 38 square feet.



2013 OCT 10 PM 4:11

COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-144
Hearing Date: 12-11-13

Applicant Racetrac Petroleum, Inc. Phone # (770) 431-7600 E-mail Mharritt@racetrac.com

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

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

My commission expires: _____

Signed, sealed and delivered in presence of:

Erica B. Redd
Notary Public

Titleholder Mountain Prize, Inc. Phone # (770) 431-7600 E-mail Bmilam@racetrac.com

Signature [Signature] Address: 3225 Cumberland Blvd. SE Atlanta, GA 30339
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Erica B. Redd
Notary Public

Present Zoning of Property NRC

Location 4335 and 4329 Bells Ferry Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 212 District 16 Size of Tract 2.12 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).

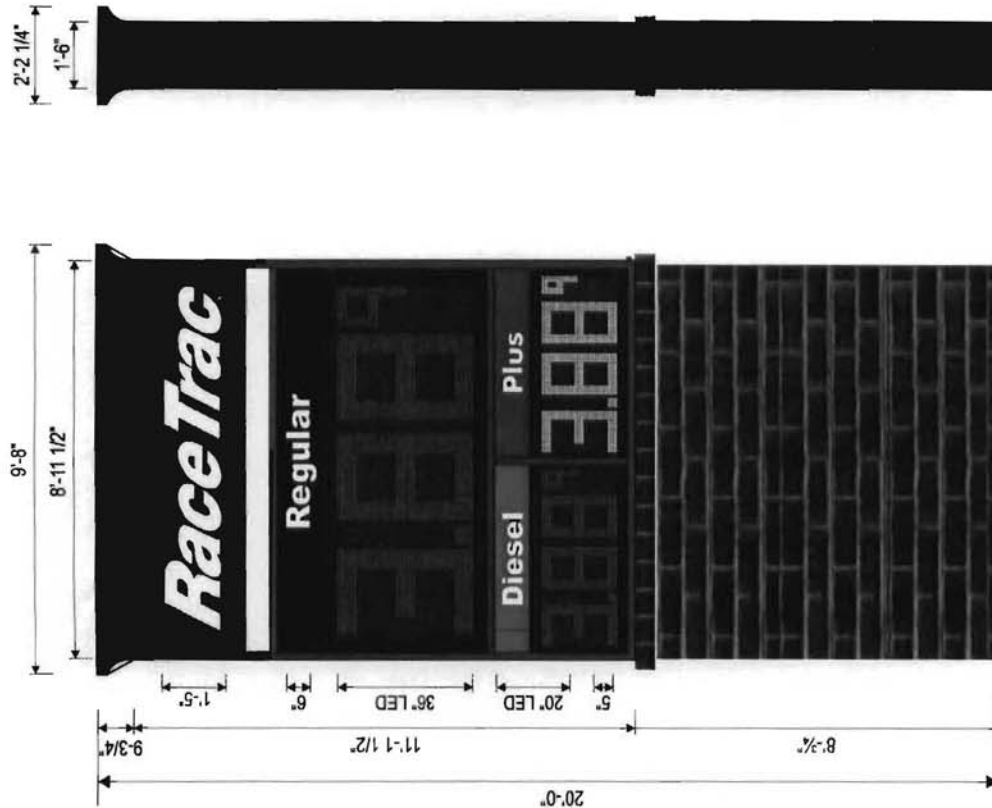
To aide drivers ability to quickly read gas prices and options, Racetrac requests that the electronic signage size be increased from 32 sq. ft. to 38 sq. ft. Additionally the Applicant requests 2 panels per side so that the static display can be located between the price signs, not below.

List type of variance requested: Cobb Code Section 134-313 (0)(2) to allow 4 electronic signs and to increase the allowed size from 32 sq. ft. to 38 sq. ft.

100 SF Price Sign - 36" & 20" LED - Profile

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

page 26



Sloan Sign Box II
LED Interior Illumination

Specifications:

- Sign Faces:**
- Logo panel: Flat .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics.
 - Red-3M vinyl translucent 3630-33 ; Blue outline to be overlay applied 3M vinyl translucent 3630-157 Sultan Blue; "RaceTrac, "R", & Stripe to be show-through translucent 3630-020 White.
 - Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl opaque 180C-22 Matte Black; "Regular" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
 - Diesel Product Panel: Solar Grade Polycarbonate: Background to be 1st surface applied 3M vinyl translucent 3630-26 Green; "Diesel" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
 - Plus Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied 3M vinyl translucent 3630-33 Red; "Plus" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Interior Illumination:** Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies.
- Sign Frame:** .25" x 2" aluminum angle sign frame with .080" thick aluminum cladding.
- Extruded aluminum** 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainers to be painted dark bronze.
- Sign Support:** Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.
- External steel sign support** to meet building and local sign codes. Size of steel and footing as required per site requirements.

EXHIBIT
V-144 (2013)

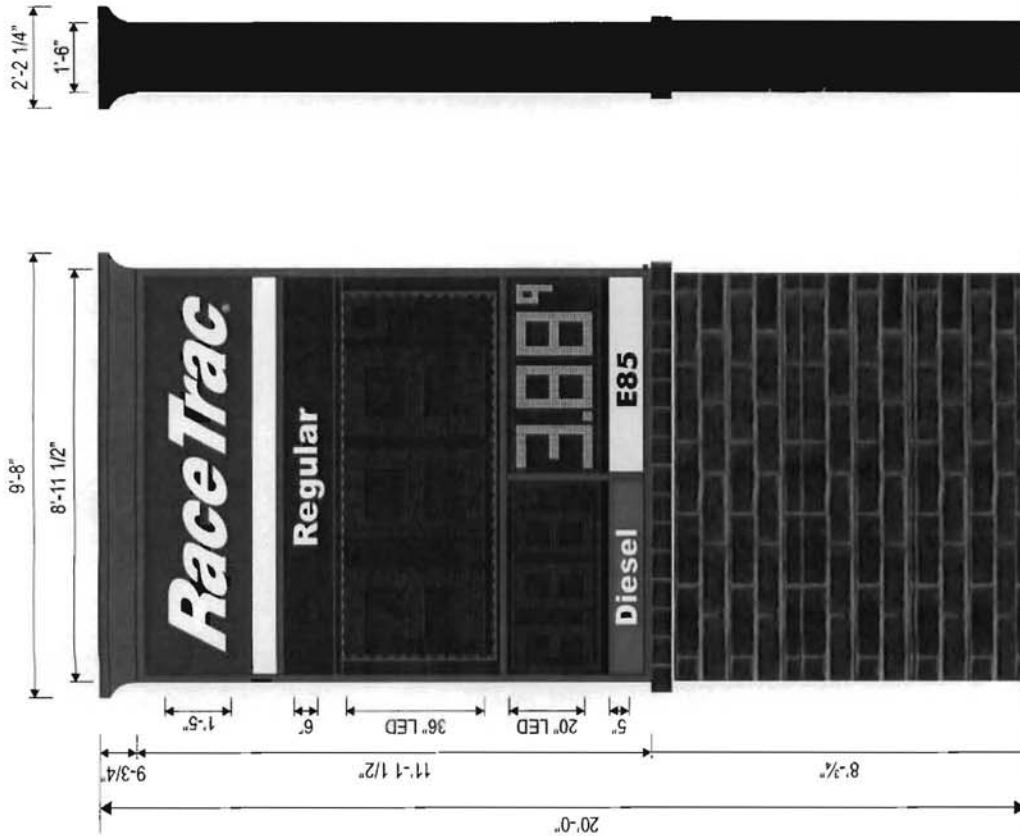
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 10 PM 4:12
COBB COUNTY ZONING DIVISION

RaceTrac

100 SF Price Sign - 36" & 20" LED - Profile

*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

page 26



Sloan Sign Box II
LED Interior Illumination

Specifications:

Sign Faces:

- Logo panel: Flat .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics.
- Red-3M vinyl translucent 3630-33 ; Blue outline to be overlay applied 3M vinyl translucent 3630-157 Sultan Blue; "Race Trac, "R", & Stripe to be show-through translucent 3630-020 White.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl opaque 180C-22 Matte Black; "Regular" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied 3M vinyl translucent 3630-26 Green; "Diesel" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Plus Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied 3M vinyl translucent 3630-33 Red; "Plus" to be show-through white or 1st surface applied 3M vinyl translucent 3630-020 White.
- Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies.
- Sign Frame: .25" x 2" aluminum angle sign frame with .080" thick aluminum cladding.
- Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainers to be painted dark bronze.
- Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.
- External steel sign support to meet building and local sign codes.
- Size of steel and footing as required per site requirements.

EXHIBIT

V-144 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10 PM 4:13

COBB COUNTY ZONING DIVISION

RaceTrac

COBB COUNTY ZONING DIVISION

SIGN EASEMENT EXHIBIT
FOR
WALTON COMMUNITIES
OF
WALTON RIVERWOOD

LAND LOTS 977, 978 & 1015
2ND SECTION
COBB COUNTY
17TH DISTRICT
GEORGIA
SCALE: 1" = 50'
OCTOBER 9, 2013: PREPARE EXHIBIT

TECHNICAL SURVEY SERVICES, INC.
Land Surveyors
794 WEST CIRCLE, SW
CONTERS, GEORGIA 30012
Telephone (770) 922-6391
FAX (770) 922-0767
JOBS: INLANDWOODLAND SCREEN FILE: WALTON RIVERWOODLAND

IRON PIN FOUND
IRON PIN SET
REBAR
OPEN TOP PIPE
RIGHT OF WAY
MANHOLE
CATCH BASIN
DROP INLET
JUNCTION BOX
RAISED TOP DRO
HEADWALL
CORRUGATED MET
REINFORCED CON
POINT OF BEGINN
DEED BOOK
PAGE



U.S. HIGHWAY 41
STATE ROUTE 3
A.K.A. COBB PARKWAY
(VARIABLE R/ - PUBLIC ROAD)

ST. ONWAY PG
45 PG
45 PG
45 PG

APPROXIMATE SIGN
EASEMENT AREA
DB 14880, PG 432

IT FOR FIBER OPTIC GOES UP WALL
THROUGH THE TOP NO EVIDENCE OF
WHERE IT GOES AFTER THE WALL

NG DECK

TYPE OF VARIANCE: 1) Waive the required portion of the sign ordinance requiring ground-based monument signage for commercial developments and allowing for placement of a "blade" sign; and 2) waive the distance a sign can protrude from a building from 2 feet to 4 feet six inches.

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

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10 PM 4:41

COBB COUNTY ZONING DIVISION
Riverwood Apartments

Application for Variance Cobb County

(type or print clearly)

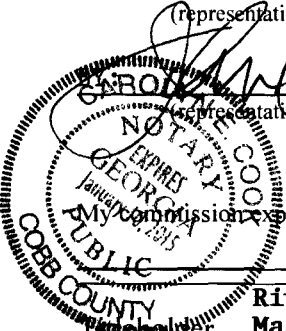
Application No. V-145 (2013)
Hearing Date: 12/11/2013

Applicant Master, LLC Phone # (678) 303-4100 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(Representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public



Riverwood Apartments
Master, LLC

Phone # (678) 303-4100 E-mail _____

Signature See Attached Exhibit "A" Address: 218 New Market Parkway
(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 UC, CRC

Location Westerly side of Cobb Parkway (U.S. Highway 41); northely of Cumberland
(street address, if applicable; nearest intersection, etc.) Boulevard

Land Lot(s) 977, 978, 1015 District 17th Size of Tract 4.362 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 Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of required portion of Sign Ordinance requiring ground-based monument signage for commercial developments and allowing for placement of "blade" sign. (See § 134-311; et seq.)

EXHIBIT
V-145 (2013)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 145 (2013)
Hearing Date: December 11, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Property Owner: Riverwood Apartments Master, LLC

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

The property for which the requested variance is sought is a 4.362 acre parcel within an overall development known as "Riverwood" (hereinafter "Property" or "Subject Property"). The Applicant/Property Owner is developing the Subject Property for an apartment community to be known as "Walton Riverwood" pursuant to, and in conformance with, the rezoning of the Subject Property to the UC and CRC zoning classifications approved by the Cobb County Board of Commissioners.

The Georgia Department of Transportation has acquired certain rights and easements along the westerly right-of-way of Cobb Parkway for the construction of certain roadway improvements. The approximate location for placement of the required ground-based monument sign for the Walton Riverwood development is located within a slope easement which is currently held by the Georgia Department of Transportation. There is no other location for a ground-based monument sign for the development; and, thus requires a blade sign on the corner of one of the buildings which lies immediately adjacent to, and is visible from, Cobb Parkway. Therefore, Applicant/Property Owner requests a waiver of the requisite section of the Cobb County Sign Ordinance to allow for the placement of a "blade" sign in lieu of the required ground-based monument signage until such time as construction is completed and the slope easement area is no longer needed by the Georgia Department of Transportation.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 OCT 10 PM 4:41
COBB COUNTY ZONING DIVISION

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 10 PM 4:42

COBB COUNTY ZONING DIVISION



Partial Elevation
Scale: 1/8" = 1'-0"

Blade Sign / Elevation

X

For your records, please note that the design of this blade sign is for informational purposes only and is not intended to be used for any other purpose.

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Management Company
Walton Communities

Property Name & Address
Walton Riverwood
GA

Blade Number
1000000

Exhibit
V-145 (2013)

11.09.2012 AC
11.09.2012 AC
02.14.2013 AC
02.14.2013 AC
03.02.2013 AC
03.02.2013 AC
03.02.2013 AC
03.30.2013 AC

Design Time

6

Filename

Blade 112 v2

☐ Concept
☐ Preliminary
☐ Production

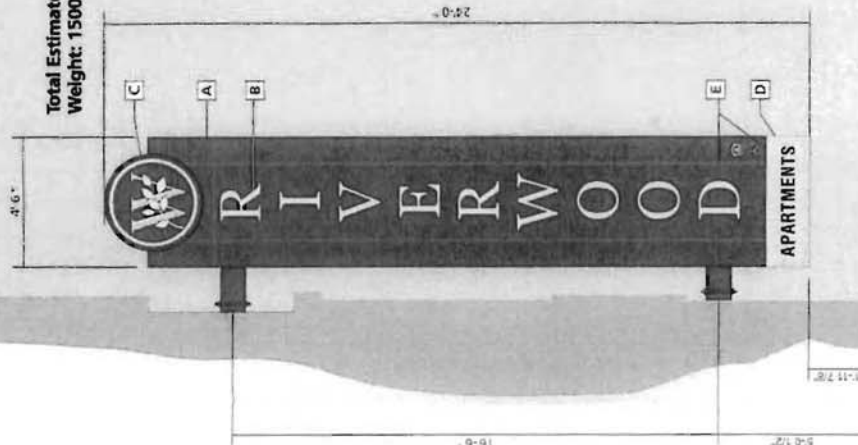
1.0

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

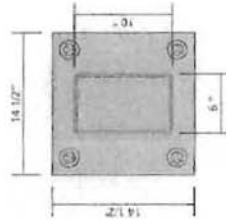
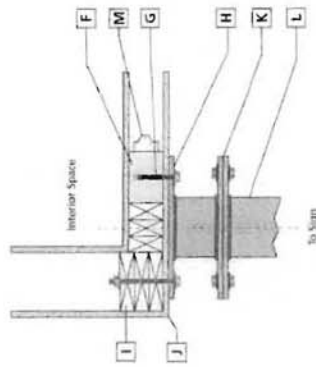
Total Estimated
Weight: 1500 lbs



Front
Scale: 1/4" = 1'-0"



End View
Scale: 1/4" = 1'-0"



Mounting Detail
Scale: 1" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart results or actual appearance. Colors are for reference only. Colors are not to be used for reproduction or duplication. Colors are for reference only. Colors are not to be used for reproduction or duplication.

- (C-1) Pantone 488 U
- (C-2) Pantone Black 4U
- (C-3) White
- (C-4) Pantone Black 7U

Construction Specifications

- A Fabricated internally illuminated aluminum cabinet with rounded face and push-through acrylic copy
- B 3/4" acrylic push-through copy
- C 1/2" acrylic with translucent, digitally printed graphics
- D 3/4" acrylic push-through copy with opaque painted faces
- E Paint Break
- F 1 1/2" x 5 1/4" PSL Post
- G 1/2" Dia A316 Grade Bolt engaging Stud Pack every 6" o.c.
- H 1/2" Thick Steel Plate Inside Wall
- I Solid Studs
- J Exterior Fascia Finish
- K 1/2" Steel Plate to Plate Bolted and or Welded Connection
- L Steel Rect Tube 6" x 10" x .25" wall Section Modulus 20.6
- M Simpson A34 Ties and Bolts

General Notes and Specifications

- Max Sign Area Allowed: XX | Max Height: XX
- Designed Sign Area: XX Sq Ft (Based on)
- Application: exterior
- Service and Installation Access: This access provided
- FINAL ELECTRICAL WORK BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Use (1) 20 amp Dedicated Branch Circuit(s) w/ ground bonding wire to be installed and required for proper operation of GFI equipped transformers
- Wire Size: 12 awg / conduit size: 1/2"
- Circuit #1 Max. Line Current: 10A
- Designed Wind Speed: 90 MPH
- Inspected & labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts & methods of installation in accordance with Article 600 of the NEC, and other applicable local codes. This includes proper grounding & bonding.
- This lighted product may contain Fluorescent, Neon, LED lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.
- Disconnect switch(es) UL & ID labels. [X] Vent - 2" Dia. Louvered

DENYSE

1,800.941.7446
www.denyseco.com

Address | Nashville | Tennessee
Office | Charlotte | North Carolina

Management Company
Walton Communities

Property Name & Address
Walton Riverwood

GA

66A

55083

02.12.2013 ac

02.18.2013 ac

03.02.2013 ac

03.07.2013 ac

03.30.2013 ac

Design Time

6

Filename

Blade Id 2 v5

Concept

Preliminary

Production

1.1

Exhibit
V-145 (2013)

Blade Sign / Detail

X

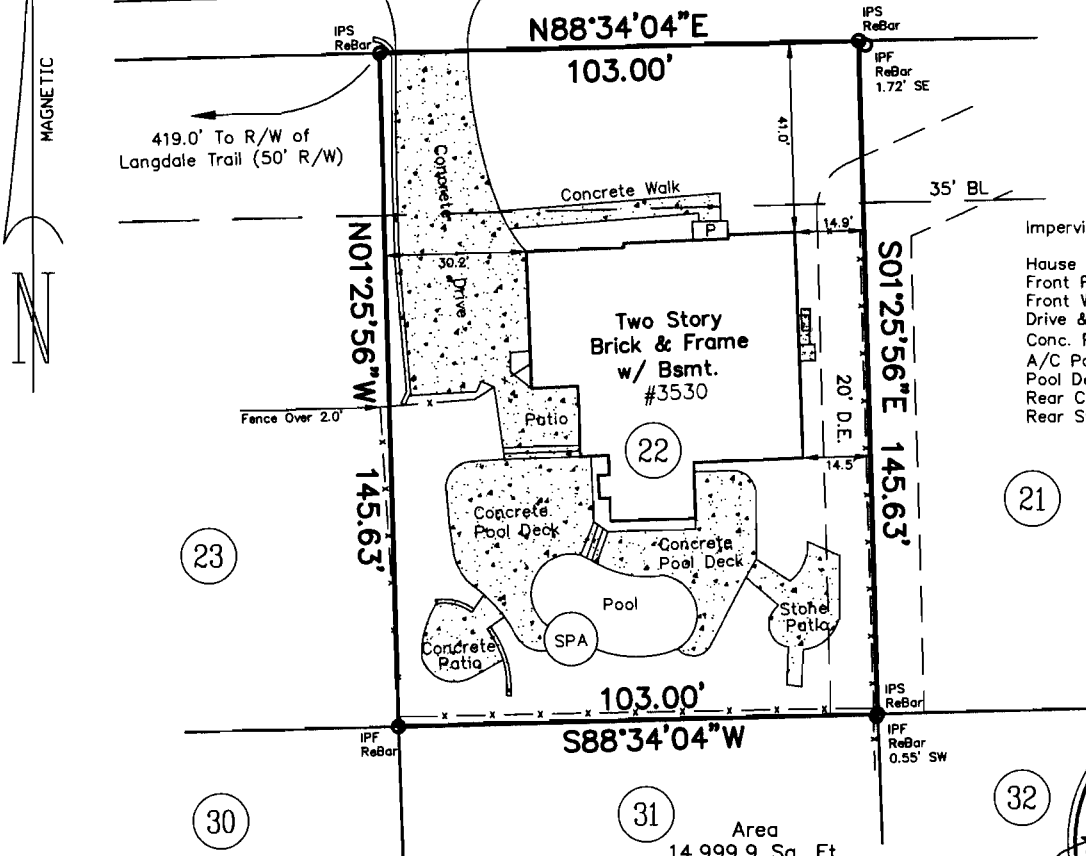
V-146 (2013)

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

Billingsly Drive 50' R/W 24' Pavement

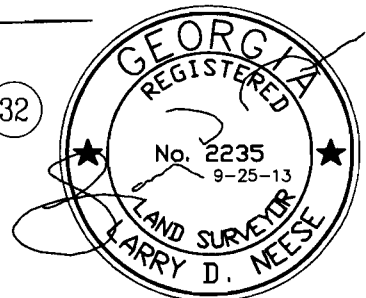


Impervious Calculations:

House Footprint	2,813.5 S.F.
Front Porch	30.2 S.F.
Front Walk	194.8 S.F.
Drive & Wall	1,633.5 S.F.
Conc. Patio (off Drive)	293.8 S.F.
A/C Pad & Stoop	31.3 S.F.
Pool Deck	1,493.2 S.F.
Rear Conc. Patio	254.7 S.F.
Rear Stone Patio	310.3 S.F.
Total Area	7,055.3 S.F.
(Allowable 35%=5,250.0 S.F.)	

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 ~~IS~~ IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

PANEL NO. 13067C0127H

DATED Nov. 2, 2012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,653 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 112,658 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. 27:17

SURVEY FOR:
**Stephen Gubelman &
Jayne Gubelman**

LOT 22	BLOCK
Princeton Corners Unit II	
PLAT BOOK 104	PAGE 5
LAND LOT 909	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Sept. 20, 2013	REVISED Sept. 25, 2013
SCALE: 1" = 30'	JOB NO. 130102

Larry D. Neese, PLS

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

APPLICANT: Stephen and Jayne E. Gubelman

PHONE: 770-977-1881

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: Stephen and Jayne Gubelman

PROPERTY LOCATION: On the south side of
Billingsly Drive, east of Langdale Trail
(3530 Billingsley Drive).

PETITION No.: V-146

DATE OF HEARING: 12-11-13

PRESENT ZONING: R-15

LAND LOT(S): 909

DISTRICT: 16

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 47%.



Application for Variance

Cobb County

COBB COUNTY GEORGIA
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2013 OCT 10 PM 4:45

(type or print clearly)

Application No. V-144 (2013)

Hearing Date: 12/11/2013

Applicant Stephen and Jayne E. Gubelman Phone # (770) 977-1881 E-mail sgubelman@pfmonline.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature)

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of

Carolyn E. Cook
Notary Public
COBB COUNTY GEORGIA
January 10, 2015

Titleholder Stephen and Jayne E. Gubelman Phone # (770) 977-1881 E-mail sgubelman@pfmonline.com
Signature [Signature] Address: 3530 Billingsley Drive
(attach additional signatures, if needed) (street, city, state and zip code)
Jayne Gubelman

Signed, sealed and delivered in presence of

Carolyn E. Cook
Notary Public
COBB COUNTY GEORGIA
January 10, 2015

My commission expires: January 10, 2015

Present Zoning of Property R-15

Location 3530 Billingsley Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 909 District 16th Size of Tract 0.34 Acre(s)

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

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

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

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

List type of variance requested: (1) Increase the maximum impervious surface area from thirty-five (35) percent to forty-three (43) percent. (See § 134-198(11)(f)).

EXHIBIT**V-146 (2013)****EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 146 (2013)
Hearing Date: December 11, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

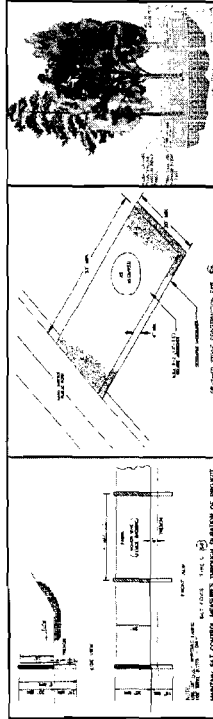
Applicants/Property Owners: Stephen Gubelman and Jayne E. Gubelman

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

Pursuant to the R-15 zoning classification, Applicants request a waiver to allow for an increase in the maximum impervious surface area of 35 percent to 47 percent, as more particularly shown and reflected on the site plan submitted with the Application for Variance. In 2004, Applicants completed the installation of an in-ground pool, together with a pool deck and rear patio area. At that time, the impervious surface area was 47 percent, consistent with applicable ordinances. A keeping room was recently added to the residence where the existing rear patio was located; as well as other maintenance items; however, the impervious area remains 47 percent.

The existing impervious surface area does not change the area which existed in the past. Only due to the "technicality" of Cobb County's "non-conforming use" ordinance does this situation become an issue. Failure to grant the variance would result in an unwarranted loss of use; which has been established since 2004; and grandfathered. Further, the request is justified given that Applicant is not requesting an expansion of a non-conforming use or structure; but only seeking to maintain the use of the home as it has been for many years. The overall impervious surface area currently existing, and as requested in this Application for Variance, is 47 percent.

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THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO CONCURRENT WITH LAND DISTURBING ACTIVITIES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF APPROVED PLAN DOES NOT PREVENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

COUNTY INSPECTORS MAY REMOVE SALT FENCE OR MAY BUILT DOWN SLOPE OF ANY GROUND DISTURBANCE AND SPOIL PILES.

THE PLACEMENT OF DUMPSTERS AND PARKING OF VEHICLES IS PROHIBITED WITHIN THE RIGHT OF WAY.

AREA OF DISTURBANCE - 0.09 ACRES
 TOTAL AREA - 20,000 SQ. FT. OR 0.4591 ACRES
 PROPERTY ZONED: R-20
 BUILDING SETBACK LINES
 FRONT - 50 FEET (PER ZONING)
 SIDE - 10 FEET
 REAR - 35 FEET

REFERENCE: P.B. 50, PG. 75

ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.

WATERS OF THE STATE DO NOT EXIST WITHIN 200 FEET OF SITE.

THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.

SALT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 1711 TEMPORARY SALT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS 2009 EDITION.

MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT THE PROJECT AND AFTER EACH BANK AND REPAIRED BY GENERAL CONTRACTOR.

SALT FENCE TO BE WIRE MESH REINFORCED.

THIS FLOOD STATEMENT IS NOT LOCATED IN A SPECIAL FLOOD ZONE. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE.

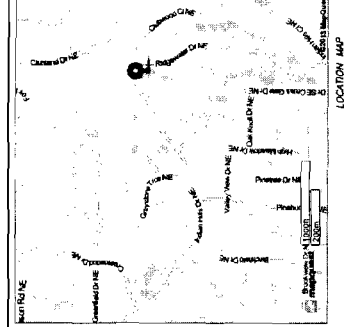
DATE: 2013 OCT 10 PM 6:08

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2008 COUNTY ZONING DIVISION

2008 COUNTY ZONING DIVISION

2008 COUNTY ZONING DIVISION



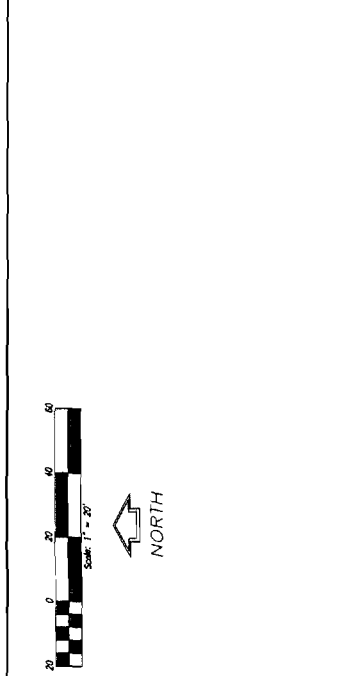
V-147 (2013)

LOT 86
 LOT 85
 LOT 84

58 LOT 85
 59 LOT 86
 60 LOT 87
 61 LOT 88

LOT 85
 LOT 86
 LOT 87
 LOT 88

LOT 89
 LOT 90
 LOT 91
 LOT 92



LOT 86
 LOT 85
 LOT 84

58 LOT 85
 59 LOT 86
 60 LOT 87
 61 LOT 88

LOT 85
 LOT 86
 LOT 87
 LOT 88

LOT 89
 LOT 90
 LOT 91
 LOT 92

LOT 93
 LOT 94
 LOT 95
 LOT 96

LOT 97
 LOT 98
 LOT 99
 LOT 100

APPLICANT: Kelly Rowley

PHONE: 678-641-7347

REPRESENTATIVE: Robert M. Rowley

PHONE: 678-481-5455

TITLEHOLDER: Kelly C. Rowley

PROPERTY LOCATION: On the west side of
Ridgewater Drive, south of Indian Hills Drive
(535 Ridgewater Drive).

PETITION No.: V-147

DATE OF HEARING: 12-11-13

PRESENT ZONING: R-20

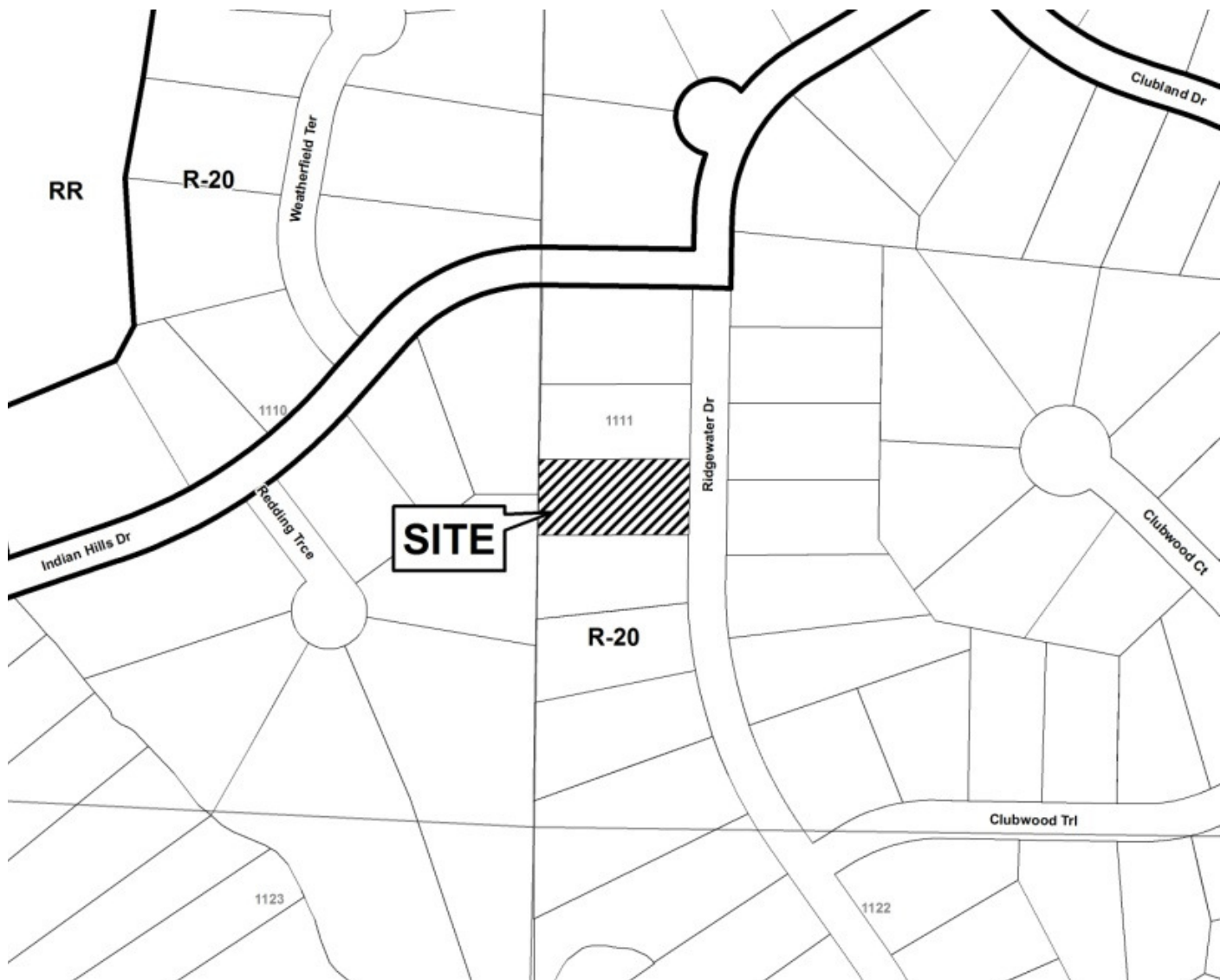
LAND LOT(S): 1111

DISTRICT: 16

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 26 feet; and 2) waive the side setback from the required 10 feet to 9 feet (existing) on the southern side and 8 feet on the northern side.



COBB COUNTY GEORGIA
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Application for Variance

Cobb County

2013 OCT 10 PM 6:08

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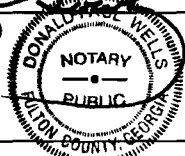
Application No. V-147
Hearing Date: 12-11-13

COBB COUNTY ZONING DIVISION

Applicant Kelly Rowley Phone # 678.641.7347 E-mail KMCSams@aol.com

ROBERT M. ROWLEY Address 535 RIDGEWATER DR MARETTA
(representative's name, printed) (street, city, state and zip code) GA 30068

[Signature] Phone # 678 481 5455 E-mail BOB@RESTOR-IT.NET
(representative's signature)



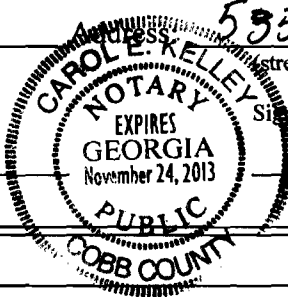
My commission expires: _____

Signed, sealed and delivered in presence of:
[Signature] 10/10/13
Notary Public

My Commission Expires
March 24, 2017

Titleholder Kelly Rowley Phone # 678.641.7347 E-mail Kmcsams@aol.com

Signature Kelly Rowley Address 535 Ridgewater Dr Marietta Ga
(attach additional signatures, if needed) (street, city, state and zip code) 30068



My commission expires: Nov. 24, 2013

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

Present Zoning of Property R-2D

Location 535 Ridgewater Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1111 District 16th Size of Tract .4591 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).

CURRENTLY ONLY HAVE 1 CAR GARAGE. WOULD LIKE
TO TURN GARAGE INTO BR + ADD 2 CAR GARAGE TO
MATCH NEIGHBORHOOD.

List type of variance requested: TEAR DOWN SINGLE GARAGE @ NORTH END
OF GARAGE + ADD BR + 2 CAR GARAGE W/ SIDE ENTRANCE
TOWARD ROAD SET BACK.