

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: January 8, 2014**

**DUE DATE: December 9, 2013**

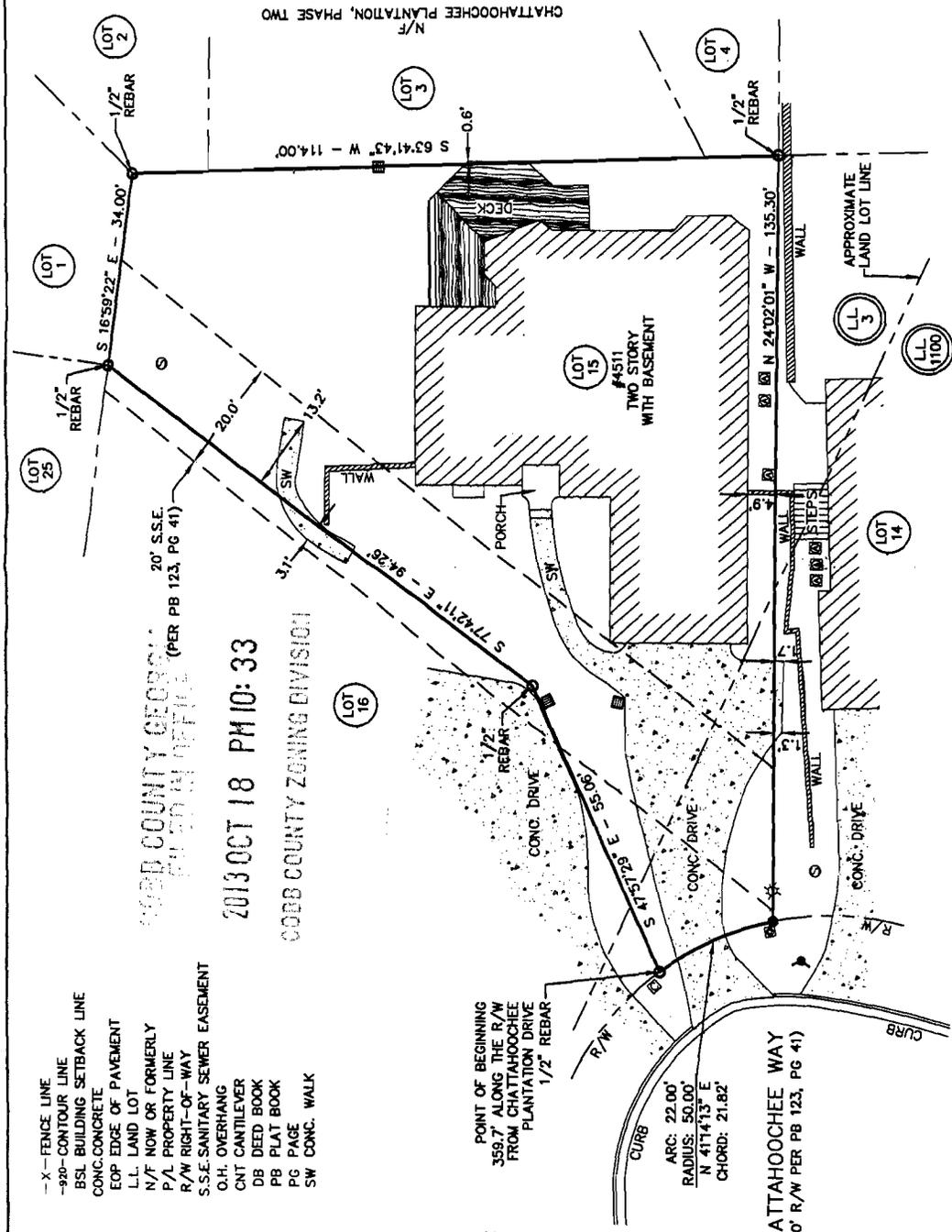
Distributed: November 22, 2013



*Cobb County... Expect the Best!*

- LEGEND:**
- PROPERTY CORNER
  - FOUND (AS NOTED)
  - 1/2" REBAR WITH CAP SET LSF# 839
  - R/W MONUMENT
  - ▲ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ R/W RIGHT-OF-WAY
  - ⊕ LIGHT POLE
  - ⊕ POWER/LIGHT POLE
  - ⊕ GUY WIRE
  - ⊕ POWER METER
  - ⊕ POWER BOX
  - ⊕ A/C UNIT
  - ⊕ MANHOLE
  - ⊕ CLEAN OUT
  - ⊕ CATCH BASIN
  - ⊕ JUNCTION BOX
  - ⊕ OUTFLOW STRUCTURE
  - ⊕ DRAINAGE INLET
  - ⊕ GAS METER
  - ⊕ GAS VALVE
  - ⊕ CABLE BOX
  - ⊕ TELEPHONE BOX
  - ⊕ SIGNAL CONTROL BOX
  - ▲ SIGN

COBB COUNTY GEORGIA  
 PLANNING OFFICE (PER PB 123, PG 41)  
 2013 OCT 18 PM 10:33  
 COBB COUNTY ZONING DIVISION



POINT OF BEGINNING  
 359.7' ALONG THE R/W  
 FROM CHATTAHOOCHEE  
 PLANTATION DRIVE  
 1/2" REBAR

ARC: 22.00'  
 RADIUS: 50.00'  
 N 41°14'13" E  
 CHORD: 21.82'

CHATTAHOOCHEE WAY  
 (50' R/W PER PB 123, PG 41)

NORTH  
 PER PB 123, PG 41  
 SCALE: 1"=20'

**BOUNDARY SURVEY**  
 PREPARED FOR: MAMATHA HIRANNAMAH  
 LOT 15, BLOCK A, PHASE ONE,  
 CHATTAHOOCHEE PLANTATION,  
 LAND LOTS 3 & 1100,  
 17TH DISTRICT, 2ND DISTRICT  
 COBB COUNTY, GEORGIA - 10/04/13

V-1 (2014)  
 10/4/13  
 FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE

PROJECT  
 1434801  
 SHEET  
 1 OF 1

**BOUNDARY ZONE, INC.**  
 LAND SURVEYING SERVICES  
 4195 SOUTH LEE STREET  
 SUITE 101  
 BUFORD, GA 30518  
 235 PEACHTREE STREET NE  
 SUITE 400,  
 ATLANTA, GA 30303  
 WWW.BOUNDARYZONE.COM  
 (770) 271-5772 / (919) 363-9226  
 APEX, NC 27523

GRAPHIC SCALE - IN FEET  
 0 10 20 40

TOTAL AREA: 0.232 ACRES / 10,096 SQUARE FEET.  
 BOUNDARY REFERENCE: DEED BOOK 14723, PAGE 3212 & PLAT BOOK 123, PAGE 41.  
 FIELDWORK PERFORMED ON 09/27/13.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.  
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
 © COPYRIGHT 2013 - BOUNDARY ZONE, INC.  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

**APPLICANT:** Mamatha Hirannaiah

**PETITION No.:** V-1

**PHONE:** 205-823-4353

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Mamatha Hirannaiah

**PRESENT ZONING:** R-15

**PHONE:** 205-823-4353

**LAND LOT(S):** 3, 1099, 1100

**TITLEHOLDER:** Dilip K. Sivanna and Mamatha Hirannaiah

**DISTRICT:** 1, 17

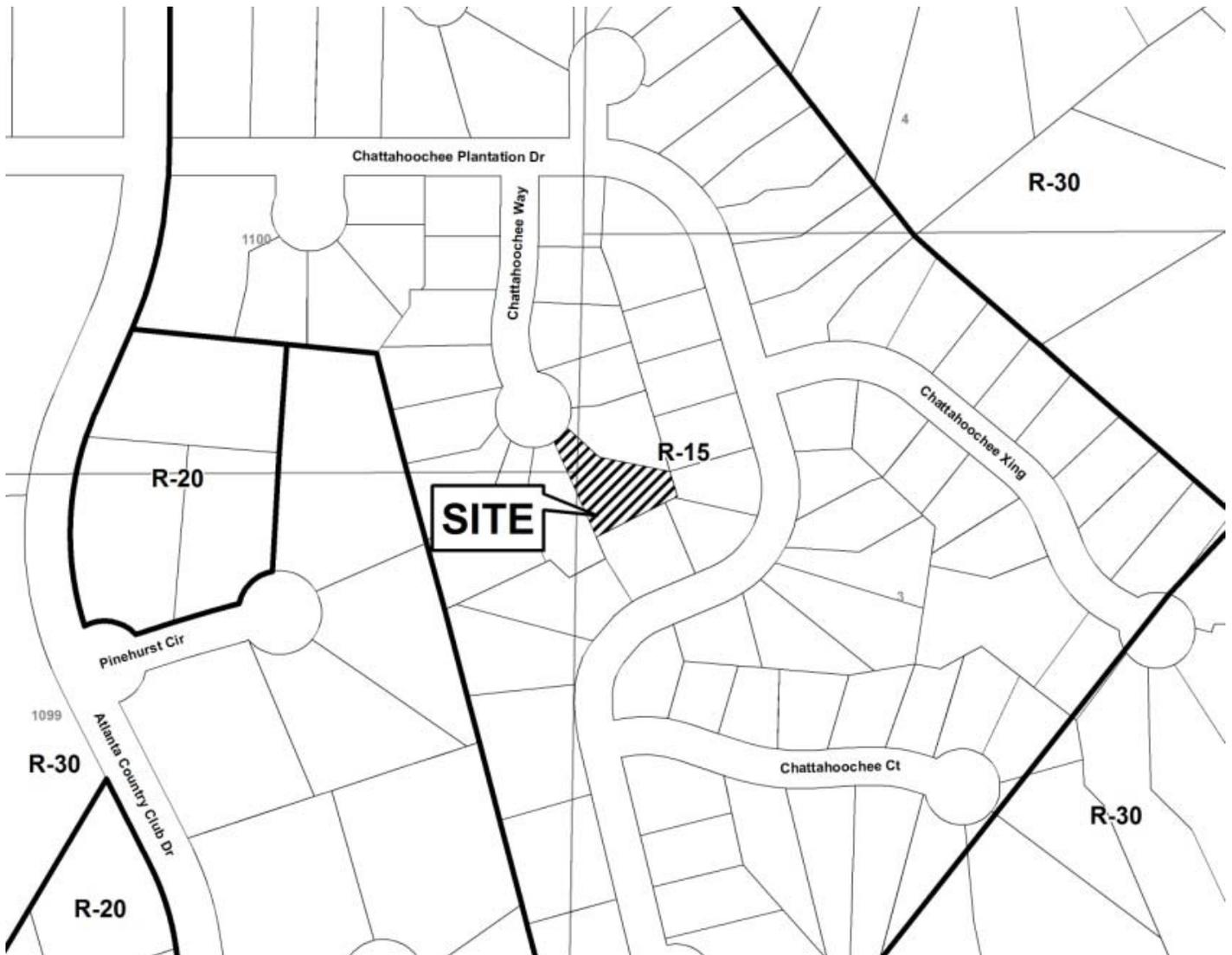
**PROPERTY LOCATION:** At the southern terminus of Chattahoochee Way, south of Chattahoochee

**SIZE OF TRACT:** 0.23 acres

Plantation Drive (4511 Chattahoochee Way).

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback for an open, uncovered deck from the required 5 feet to zero feet.



# Application for Variance

COBB COUNTY GEORGIA  
CLERK OF SUPERIOR COURT

## Cobb County

(type or print clearly)

Application No. V-10

Hearing Date: 1/6/14

2013 OCT 18 PM 10:33

Applicant MAMATHA HIRANNAIAH Phone # 205.823.4353 E-mail mhirann@gmail.com

MAMATHA HIRANNAIAH Address 4511 Chattahoochee Way SE Marietta  
(representative's name, printed) (street, city, state and zip code) GA 30067

Mamatha H Phone # 205.823.4353 E-mail \_\_\_\_\_  
(representative's signature)

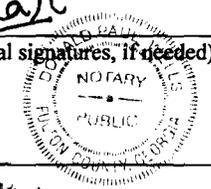


Signed, sealed and delivered in presence of:  
Donald Paul Wells My Commission Expires  
March 24, 2017 Notary Public

My commission expires: 3/24/17

Titleholder MAMATHA HIRANNAIAH Phone # 205.823.4353 E-mail mhirann@gmail.com

Signature Mamatha H Address: 4511 Chattahoochee Way SE Marietta  
(attach additional signatures, if needed) (street, city, state and zip code) GA 30067



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

My commission expires: \_\_\_\_\_

My Commission Expires  
March 24, 2017

Present Zoning of Property R-15

Location 4511 Chattahoochee Way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 3.1100 District 17 Size of Tract 10.107 ac/Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

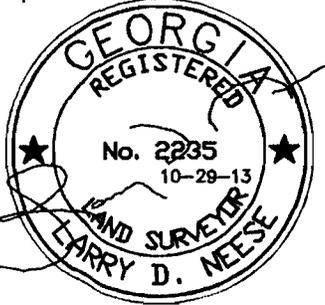
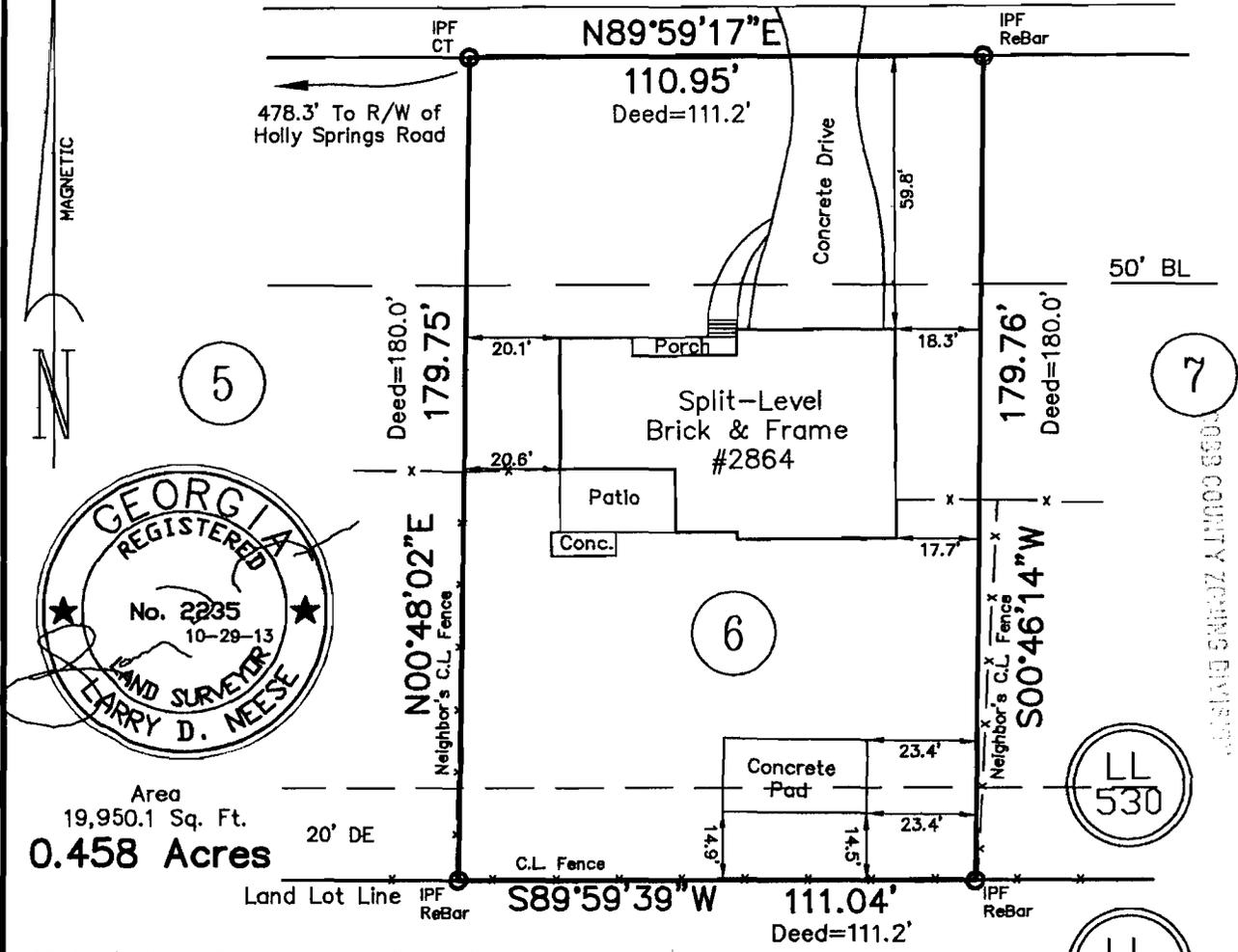
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

We bought our home Aug 2009 and it had the deck then. We were notified that there need to be setbacks. The deck already existed prior to us buying our home.

List type of variance requested: Waive rear setback to 0 feet.

V-2 (2014)

# St. Andrews Way 50' R/W 28' Pavement



Area  
19,950.1 Sq. Ft.  
**0.458 Acres**

LL  
530

LL  
551

COBB COUNTY ZONING DIVISION  
 2013 NOV -4 AM 10:27  
 COBB COUNTY GEORGIA  
 5150 W. PARKWAY

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. 15-6-87.

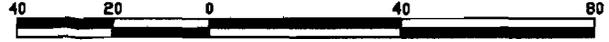
THIS PROPERTY (IS/IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0064G DATED Dec. 16, 2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,648 FEET AND AN ANGULAR ERROR OF 2.2 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 114,358 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkdaSet60R LINEAR SokkdaSet60R

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:	
<b>Louis Fajardo</b>	
LOT 6	BLOCK
Ashford Pines Unit One	
PLAT BOOK 52	PAGE 154
LAND LOT 530	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Oct.29, 2013	REVISED
SCALE: 1= 40'	JOB NO. 130113

**Larry D. Neese, PLS**

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

**APPLICANT:** Louis Fajardo

**PETITION No.:** V-2

**PHONE:** 770-977-8609

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Louis Fajardo

**PRESENT ZONING:** R-20

**PHONE:** 770-977-8609

**LAND LOT(S):** 530

**TITLEHOLDER:** Louis Fajardo

**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of St. Andrews Way, east of Holly Springs Road (2864 St. Andrews Way).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (proposed 16' by 31' storage room on existing concrete pad) from the required 35 feet to 14 feet.



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

2013 NOV -4 AM 10: 27

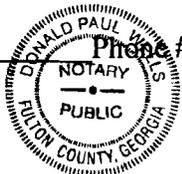
(type or print clearly)

Application No. V-2  
Hearing Date: 1/8/14

COBB COUNTY ZONING DIVISION

Applicant LOUIS FATARDO Phone # 770-9778609 E-mail mfahard6373@Comcast.net  
Address 2864 ST. ANDREWS WAY MARIETTA GA 30062  
(representative's name, printed) (street, city, state and zip code)

Louis Fardo  
(representative's signature)



Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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

My commission expires: \_\_\_\_\_  
My Commission Expires March 24, 2017

Titleholder LOUIS FATARDO Phone # 770 9778609 E-mail mfahard6373@Comcast.net  
Signature Louis Fardo Address: 2864 ST ANDREWS WAY MARIETTA GA 30062  
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

**REGINALD METERS**  
NOTARY PUBLIC  
Cobb County, Georgia  
My Comm. Expires Oct. 14, 2016  
Signed, sealed and delivered in presence of:  
Reginald Meters  
Notary Public

My commission expires: October 14, 2016

Present Zoning of Property \_\_\_\_\_

Location 2864 SAINT ANDREWS WAY NE MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 530 District 16th Size of Tract 0.458 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).

I DO HAVE A 10" PIPE RUNNING ACROSS THE PROPERTY ABOUT 27' FROM THE REAR OF THE HOUSE

List type of variance requested: ON THE EXISTING CONCRETE BASE I WOULD LIKE TO BUILD A STORAGE ROOM 16' WIDE X 31 LONG

**LEGEND**

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

V-3 (2014)

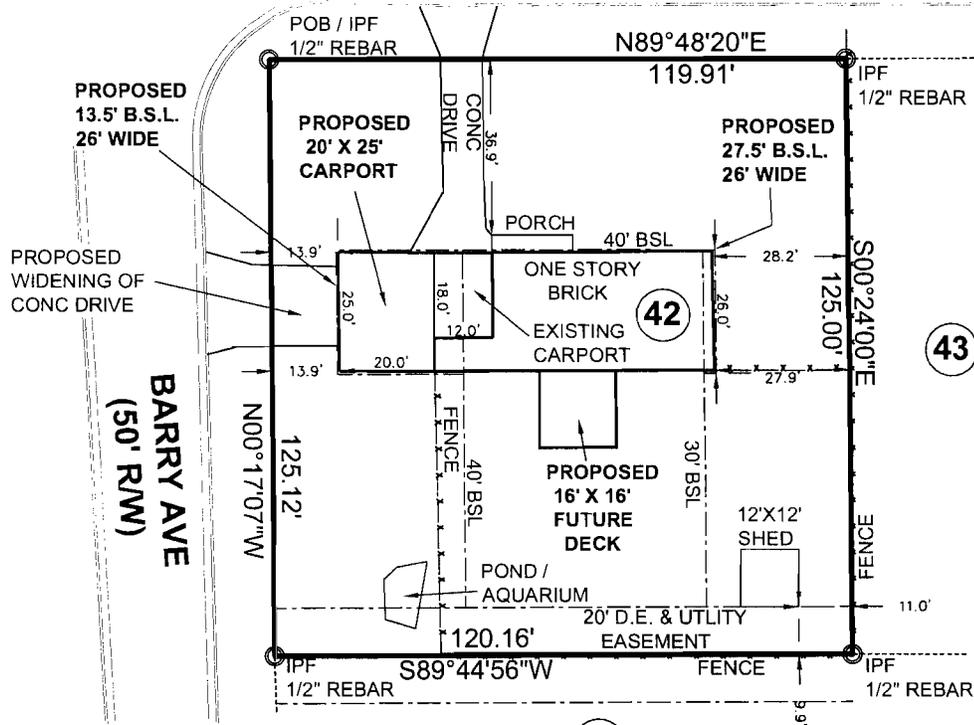
GRAPHIC SCALE



SCALE: 1" = 40'

MAGNETIC

**MARK LANE  
(50' R/W)**



COBB COUNTY GEORGIA  
 2013 NOV -5 PM 4:16  
 COBB COUNTY ZONING DEPARTMENT

**ZONING INFORMATION**

Property Zoned R-15  
 Single Family Residential District  
 Min. Lot Area = 15,000 S.F.  
 Min Street Frontage = 75 Feet  
 Max Lot Coverage = 35%

**Setbacks:**

Front - 40 Feet Per S/D Plat  
 Sides - 10 ft - 25 Feet (Major)  
 Rear - 30 Feet

**AREA**  
 Lot 42  
 15,011 Square Feet  
 (0.34 Acres)



Job #: 008713

- 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 # 13067C0118H, dated 03/04/2013 this property is not located in an area having special flood hazards.

**Zoning Variance for:  
DAVID & CYNTHIA D. ALVARADO**

**TAX ID: 17023400350**  
**146 MARK LANE**  
**Lot 42 - Block "E" - Norton Park S/D Unit "12"**  
**Land Lot 234 17th District 2nd Section**  
**Cobb County, Georgia**



**Perimeter Surveying Co., Inc**

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

Party Chief: KN  
 Date Surveyed: 11/01/13  
 Date Drawn: 11/04/13

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

**REFERENCES**

Plat Bk: 52 Pg. 136  
 Deed Bk. Pg.

**APPLICANT:** Cynthia D. Alvarado

**PETITION No.:** V-3

**PHONE:** 770-805-0184

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Cynthia D. Alvarado

**PRESENT ZONING:** R-15

**PHONE:** 770-354-9743

**LAND LOT(S):** 234

**TITLEHOLDER:** David Alvarado and Cynthia D. Roan

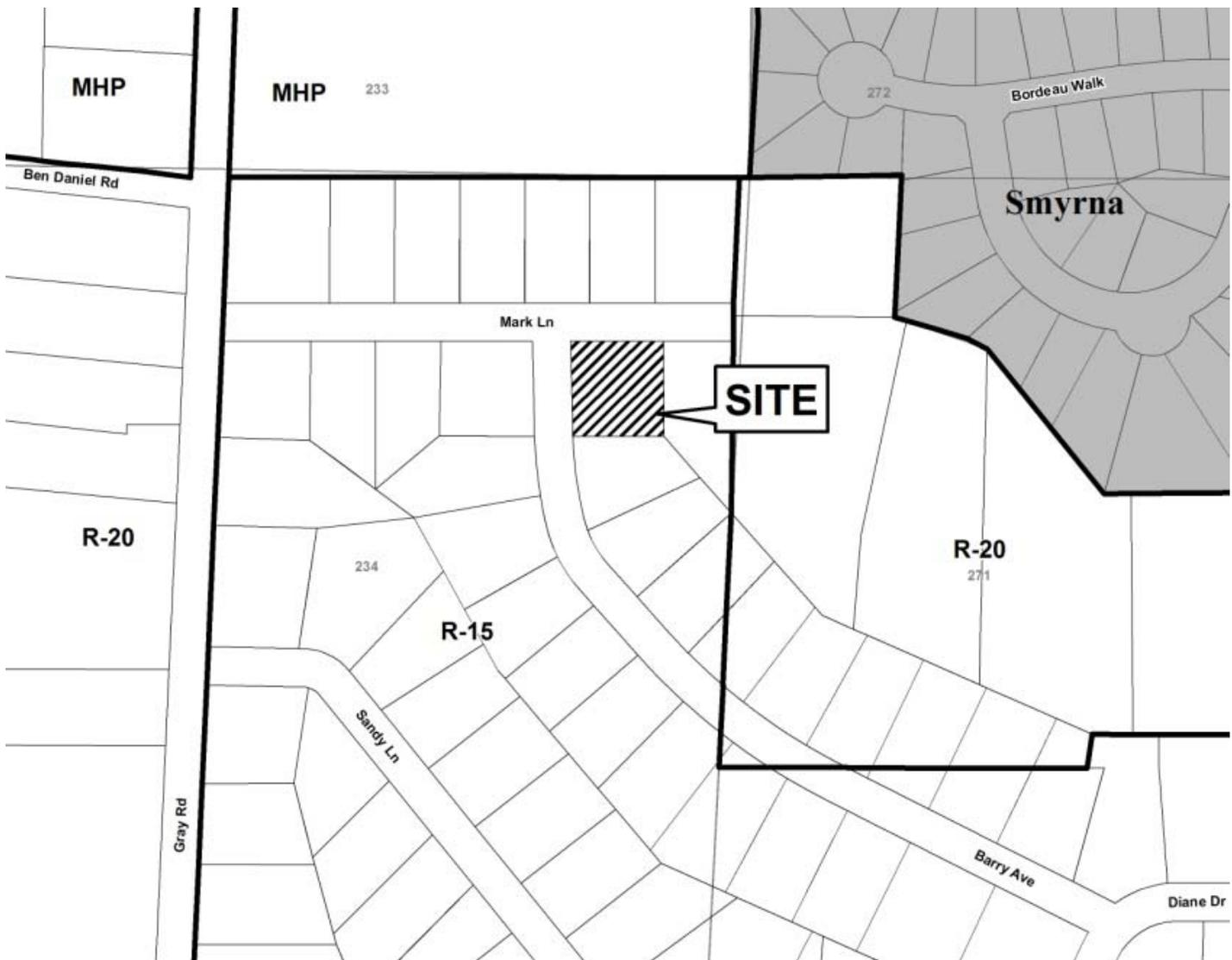
**DISTRICT:** 17

**PROPERTY LOCATION:** On the corner of Mark Lane and Barry Avenue  
(146 Mark Lane).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the major side setback from the required 25 feet to 13.5 feet.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2013 NOV -5 PM 4:16

(type or print clearly)

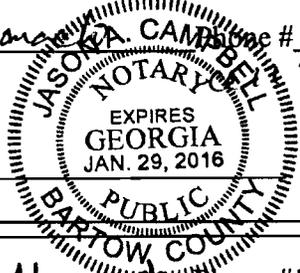
Application No. V-~~1~~<sup>3</sup>  
Hearing Date: 1-8-14

COBB COUNTY ZONING DIVISION

Applicant Cynthia D. Alvarado Phone # 770 8050184 E-mail cdroan2011@yahoo.com

Cynthia D. Alvarado Address 146 Mark Ln SE Smyrna Ga 30082  
(representative's name, printed) (street, city, state and zip code)

Cynthia D. Alvarado Phone # 770 8050184 E-mail cdroan2011@yahoo.com  
(representative's signature) 770 354-9743



My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Jasoka Campbell  
Notary Public

Titleholder Cynthia D. Alvarado Phone # 770 354 9743 E-mail cdroan2011@yahoo.com

Signature Cynthia D. Alvarado Address: 146 Mark Ln SE Smyrna Ga 30082  
(attach additional signatures, if needed) (street, city, state and zip code)

See Attached



My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017

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

Present Zoning of Property R-15

Location 146 Mark Ln SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 17<sup>th</sup> 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 \_\_\_\_\_

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).

House was built before zoning ordinance. I need variance to build carport on side driveway so that we can have a covered parking spot to park our vehicles out of the elements and to bring our lot up to current zoning standards

List type of variance requested: variance required to waive setback as indicated on the site plan



**APPLICANT:** Charles N. D'Huyvetter

**PETITION No.:** V-4

**PHONE:** 404-231-3500

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Charles N. D'Huyvetter

**PRESENT ZONING:** R-30

**PHONE:** 404-231-3500

**LAND LOT(S):** 756

**TITLEHOLDER:** Charles N. and Lynne K. D'Huyvetter

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Country Squire Road, north of Bishop Lake Road (2050 Country Squire Road).

**SIZE OF TRACT:** 0.35 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to zero feet; 2) waive the rear setback from the required 40 feet to zero feet; and 3) increase the maximum allowable impervious surface from 35% to 45.1%.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

2013 NOV 11 AM 8:41

## Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-4

Hearing Date: 11/8/14

Applicant CHARLES N D'HOYVETTER Phone # 404-231-3501 E-mail charlie@dspecpa.com

CHARLES N D'HOYVETTER Address 2050 COUNTRY SQUIRE RD MARIETTA GA  
(representative's name, printed) (street, city, state and zip code)

Charles N. D'Hoyster Phone # 404-231-3500 E-mail charlie@dspecpa.com  
(representative's signature) (Notary Public)

**NOTARY PUBLIC**  
Fulton County, GEORGIA  
My Comm. Expires  
June 20, 2016

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

My commission expires: June 20, 2016

Titleholder Charles N. D'Hoyster Phone # 404-231-3500 E-mail charlie@dspecpa.com  
Lynne K. D'Hoyster Address: 2050 COUNTRY SQUIRE RD MARIETTA GA  
Signature (attach additional sheets, if needed) (street, city, state and zip code)

**NOTARY PUBLIC**  
Fulton County, GEORGIA  
My Comm. Expires  
June 20, 2016

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

My commission expires: June 20, 2016

Present Zoning of Property R-30

Location 2050 COUNTRY SQUIRE RD MARIETTA GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16<sup>th</sup> Size of Tract .33 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

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).

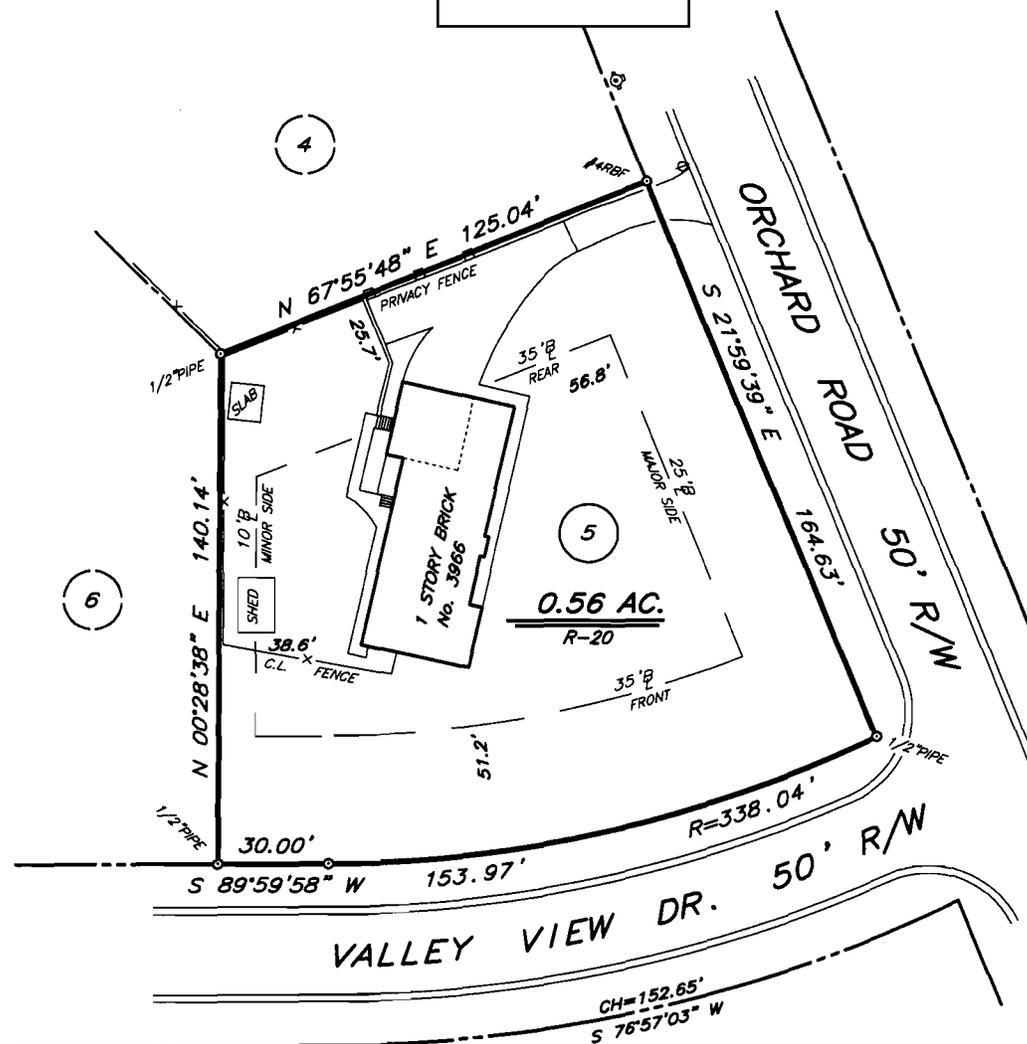
- HOME WAS HIT BY TORNADO ON JUNE 13 2013 AND MY WIFE AND I HAVE BEEN OUT OF OUR HOME IN TEMPORARY QUARTERS SINCE THEN  
- MY WIFE HAS MOBILITY ISSUES (USES CRUTCHES OR WALKER APPLIANCE)

List type of variance requested: WAVE REAR SETBACK ; WAVE LOT SIZE ;  
WAVE FRONT SETBACK ; WAVE MAXIMUM IMPERVIOUS SURFACE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/100,000; ANGULAR PRECISION OF TRAVERSE: 5" ±. THE TRAVERSE WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. MATTERS OF TITLE ARE EXCEPTED.

V-5 (2014)

DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/100,000; ANGULAR PRECISION OF TRAVERSE: 5" ±. THE TRAVERSE WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. MATTERS OF TITLE ARE EXCEPTED.



2013 NOV 12 AM 9:31  
 COBB COUNTY ZONING DIVISION  
 REF. PB: 14 P: 198  
 MAGNETIC NORTH

COBB COUNTY GEORGIA  
 2013 NOV 12 AM 9:31



OCGA 15-6-67 APPROVAL IS NOT REQUIRED TO RECORD THIS SURVEY

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL # 13067 C 0226 G DATED DECEMBER 16, 2008



DATE	: 1-4-93
SCALE	: 1"=40'
DRAWN BY	: DTB
CHECKED BY	:
2528/GNB6/VH5C	11-08-13

SURVEY FOR :  
**ANDY CHAN**

**DANIEL BAKER, PC**  
**LAND SURVEYORS**

Post Office Box 2047  
 CARTERSVILLE, GEORGIA 30120  
 (770) 382-5868

LOT 5, Block "C"  
 VININGS HEIGHTS, Sect 1  
 LOCATED IN L.L. 768  
 17th DIST., 2nd SECT.,  
 COBB COUNTY, GA.

**APPLICANT:** Andy Chan

**PETITION No.:** V-5

**PHONE:** 404-645-4771

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Andy Chan

**PRESENT ZONING:** R-20

**PHONE:** 404-645-4771

**LAND LOT(S):** 768

**TITLEHOLDER:** Andy Chan

**DISTRICT:** 17

**PROPERTY LOCATION:** On the corner of Orchard Road and Valley View Drive  
(3966 Orchard Road).

**SIZE OF TRACT:** 0.56 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 144 square feet (approximately 150 square foot shed) from the required 10 feet to 5 feet adjacent to the western property line.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2013 NOV 12 AM 9:31

(type or print clearly)

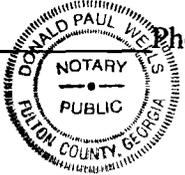
Application No. V-5  
Hearing Date: 1-8-14

COBB COUNTY ZONING DIVISION

Applicant ANDY CHAN Phone # 404 645 4771 E-mail ANDYCHAN617@GMAIL.COM

ANDY CHAN Address 3966 ORCHARD RD SE  
(representative's name, printed) (street, city, state and zip code)

Andy Chan  
(representative's signature)



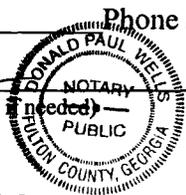
Phone # 404 645 4771 E-mail \_\_\_\_\_

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

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder ANDY CHAN Phone # 404 645 4771 E-mail ANDYCHAN617@GMAIL.COM

Signature Andy Chan Address: 3966 ORCHARD RD SE  
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Present Zoning of Property R-20

Location 3966 ORCHARD RD SE SMYRNA GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 5, BLOCK "C" District VININGS HEIGHTS Size of Tract 0.56 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 LIKE TO ENCLOSE THE CARPORT AREA TO CONVERT INTO LIVING SPACE. THIS WILL ALSO INCREASE THE VALUE OF MY HOME AND THE AREA. THIS IS THE ONLY SPACE ON MY HOME THAT ALLOWS ME TO INCREASE THE LIVING AREA.

List type of variance requested: ENCLOSE CARPORT CONVERT INTO LIVING SPACE.

**SURVEY**

V-6 (2014)

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.



Know what's below.  
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.

FOR THE EXCLUSIVE USE OF THE NAMED HEREON. THIS PLAT IS THE PROPERTY OF THE SURVEYOR. NO REISSUANCE OR RE-CERTIFICATION OF THIS PLAT IS NECESSARY UNLESS THE SURVEYOR, PERSONS OR ENTITY.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

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

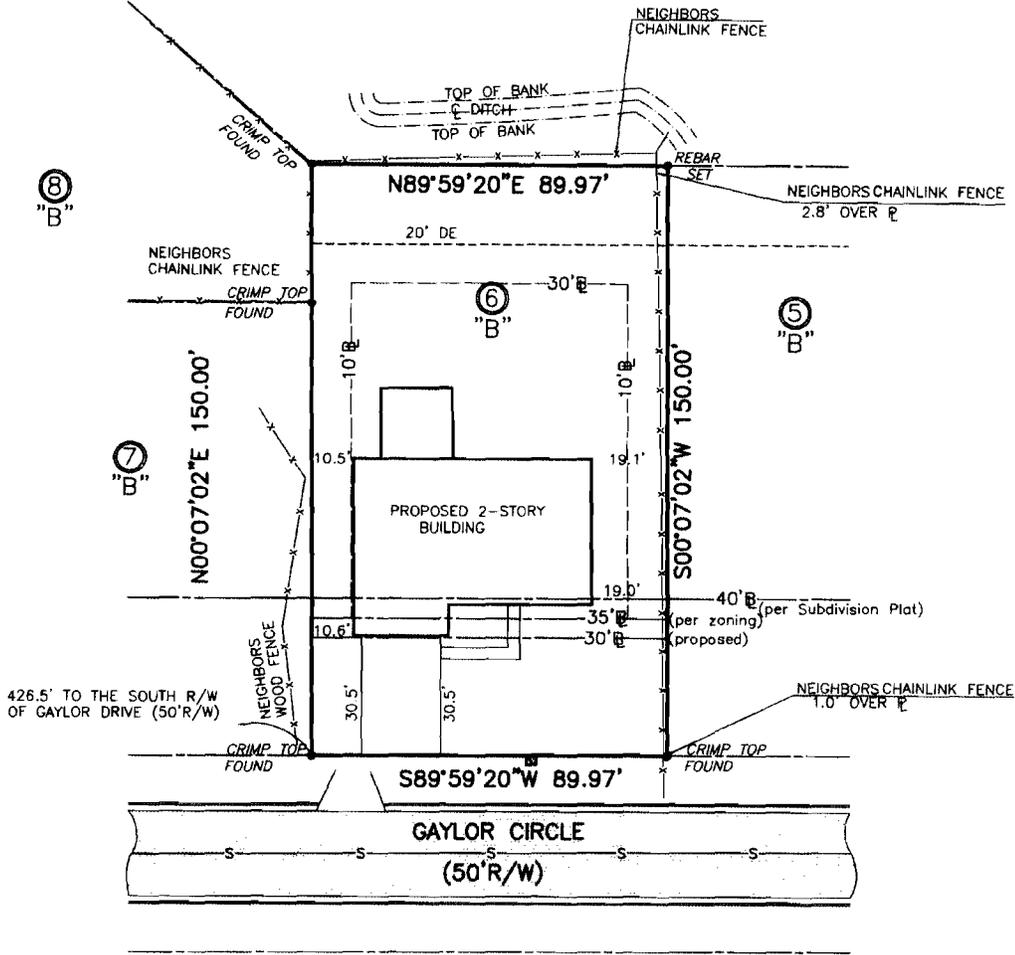
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.

COBB COUNTY, GEORGIA  
NOV 12 PM 2:10  
COBB COUNTY ZONING DIVISION

**REFERENCE MATERIAL**

- DEED UNDER POWER IN FAVOR OF STATE BANK AND TRUST COMPANY DEED BOOK 15088 PAGE 4732-4739 COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 0.309± ACRES  
OR 13,497± SQ.FT.

1559 GAYLOR CIRCLE S.E.  
SMYRNA, GEORGIA

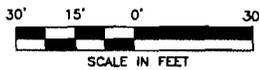
PROPOSED HOUSE LOCATION FOR  
MATT HARRIS

LOT 6 BLOCK "B"  
WADE ELLIS SUBDIVISION EXTENSION NO.2

LAND LOT 605  
DISTRICT 17TH. 2ND SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 9-24-13  
FIELD: 9-24-13 SCALE: 1"=30'

PB 23  
PG 94



**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 platted.



Michael R. Nales  
Georgia RLS #2846  
Member SAMSOG  
JOB#235071-sp

**LEGEND**

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PP POWER POLE
- LP LIGHT POLE
- PM POWER METER
- PO POWER BOX
- AC AIR CONDITION
- TE TELEPHONE BOX
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- JB JUNCTION BOX
- DI DROP INLET
- SS SANITARY SEWER MANHOLE

**APPLICANT:** Matthew Harris

**PETITION No.:** V-6

**PHONE:** 404-295-1605

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Parks F. Huff, Esq.

**PRESENT ZONING:** R-15

**PHONE:** 770-422-7016

**LAND LOT(S):** 605

**TITLEHOLDER:** Matthew C. and Rachel L. Harris

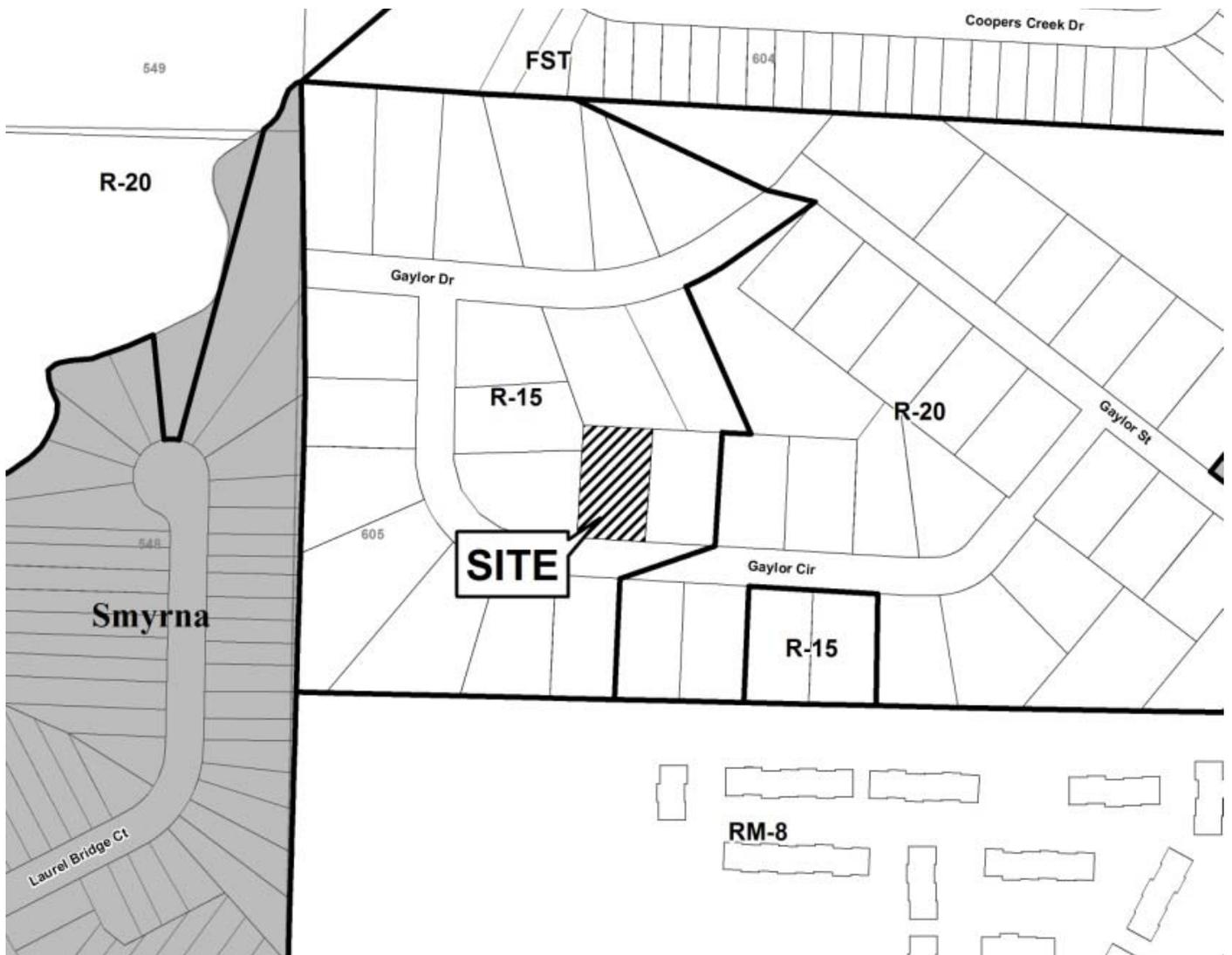
**DISTRICT:** 17

**PROPERTY LOCATION:** On the north side of  
Gaylor Circle, west of Gaylor Street  
(1559 Gaylor Circle).

**SIZE OF TRACT:** 0.31 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet.



# Application for Variance

2013 NOV 12 PM 2:09

## Cobb County

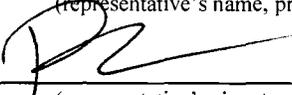
COBB COUNTY ZONING DIVISION

(type or print clearly)

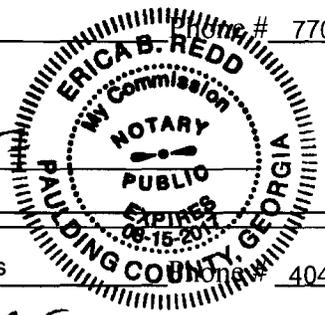
Application No. v-6  
Hearing Date: 1-8-14

Applicant Matthew Harris Phone # 404-295-1605 E-mail Matt.Harris@yahoo.com

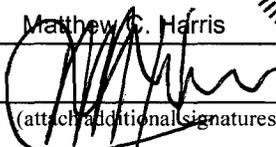
Parks F. Huff, Esq. Address 376 Powder Springs Street, Suite 100, Marietta, Georgia, 30064  
(representative's name, printed) (street, city, state and zip code)

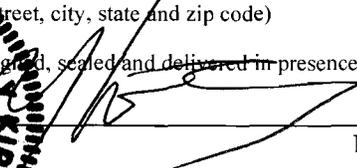
 Phone # 770-422-7016 E-mail phuff@samslarkinbuff.com  
(representative's signature)

My commission expires: 8-15-17 Signed, sealed and delivered in presence of:  
Erica B. Redd Notary Public



Titleholder Matthew C. Harris Phone # 404-295-1605 E-mail Matt.Harris@yahoo.com

Signature  Address 2090 Village Station Crossing, Smyrna, Georgia, 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10-31-14 Signed, sealed and delivered in presence of:  
 Notary Public



Present Zoning of Property R-15

Location 1559 Gaylor Circle  
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 605 District 17th Size of Tract 13,497 Sq. Ft. ~~Acres~~

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 subject property is smaller than 15,000 square feet and has topography dropping from the front to the back. The applicant seeks variances to accommodate smaller lot size and the topography allowed for the construction of a new home for the applicant on the subject property.

List type of variance requested: 1.) Variance Sec. 134-198 (4)(a) reduce the minimum lot size from 15,000 square feet to 13,000 square feet for the existing lot. 2.) Variance Sec. 134 -198(4)(d) To reduce the front set back from 35 feet to 30 feet.

**LOCATION MAP**  
Not to Scale

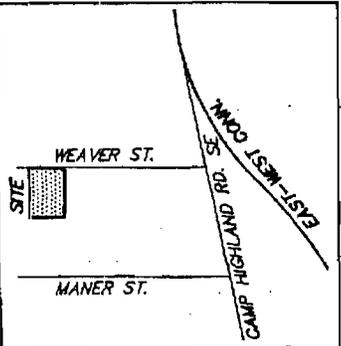


Exhibit "Plat with Property Description"  
Cobb County Georgia  
Tract 6A

2013 NOV 13 PM 4:18  
COBB COUNTY ZONING DIVISION

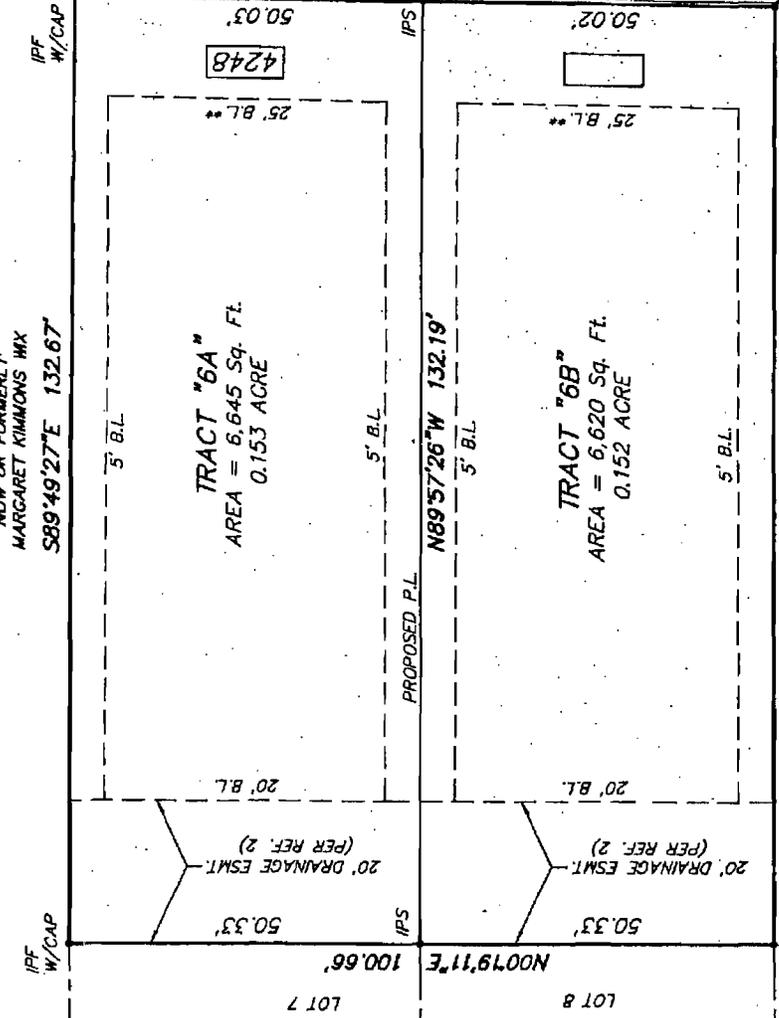
- ABBREVIATIONS**
- IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - R.W. = RIGHT OF WAY
  - SSE = SANITARY SEWER EASEMENT
  - DE = DRAINAGE EASEMENT
  - LLL = LAND LOT LINE
  - C.L. = CENTERLINE
  - FARB = 1 1/2" REBAR
  - CT = CRIMP TOP PIN
  - OT = OPEN TOP PIN
  - CAP = CORRUGATED METAL PIPE
  - DI = DROP INLET
  - JB = JUNCTION BOX
  - MH = MANHOLE
  - CB = CATCH BASIN
  - BM = BENCHMARK
  - PP = POWER POLE
  - FH = FIRE HYDRANT
  - B.C. = BACK OF CURB
  - E.P. = EDGE OF PAVEMENT
  - TX = TRANSFORMER

AUGUST 17, 2010:  
1) ADDED BLOCK FOR RECORDING INFORMATION.  
2) CHANGED LOT IDENTIFICATIONS.

NOW OR FORMERLY  
DUBOSE SMITH DUBOSE  
LIMITED PARTNER, LLLP

NOW OR FORMERLY  
ATLANTA REAL ESTATE ACQUISITIONS, L.L.C.  
(WEAVER STREET AT MANER STREET)

NOW OR FORMERLY  
MARGARET KIMMONS MX  
S89°49'27"E 132.67'



NOW OR FORMERLY  
NORTH ATLANTA BANK  
LOT 5

**PHILLIP PLESKA**  
PLAT FOR  
(BEING LOT 6, WEAVER STREET AT MANER STREET)  
LOCATED IN LAND LOT 694  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
AUGUST 16, 2010 1"=20'



THIS PLAT SUPERCEDES A PORTION OF THE PLAT  
RECORDED IN PLAT BOOK 261, PAGE 12.  
THIS PLAT FILED IN OFFICE \_\_\_\_\_ PAGE \_\_\_\_\_  
RECORDED IN PLAT BOOK \_\_\_\_\_  
CLERK, COBB SUPERIOR COURT \_\_\_\_\_ DATE \_\_\_\_\_

**BARTO!**

1501 CANTON (7)

JOB # 10-099 DRAWN  
FIELD DATE: 8-13-10



GENERAL NOTE: THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1847 AND 1850. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

V-7 (2014)

TOTAL

**APPLICANT:** Tracy DiPrima

**PETITION No.:** V-7

**PHONE:** 678-427-7691

**DATE OF HEARING:** 1-8-2014

**REPRESENTATIVE:** Traci DiPrima

**PRESENT ZONING:** RA-5

**PHONE:** 678-427-7691

**LAND LOT(S):** 694

**TITLEHOLDER:** Philip L. Pleska

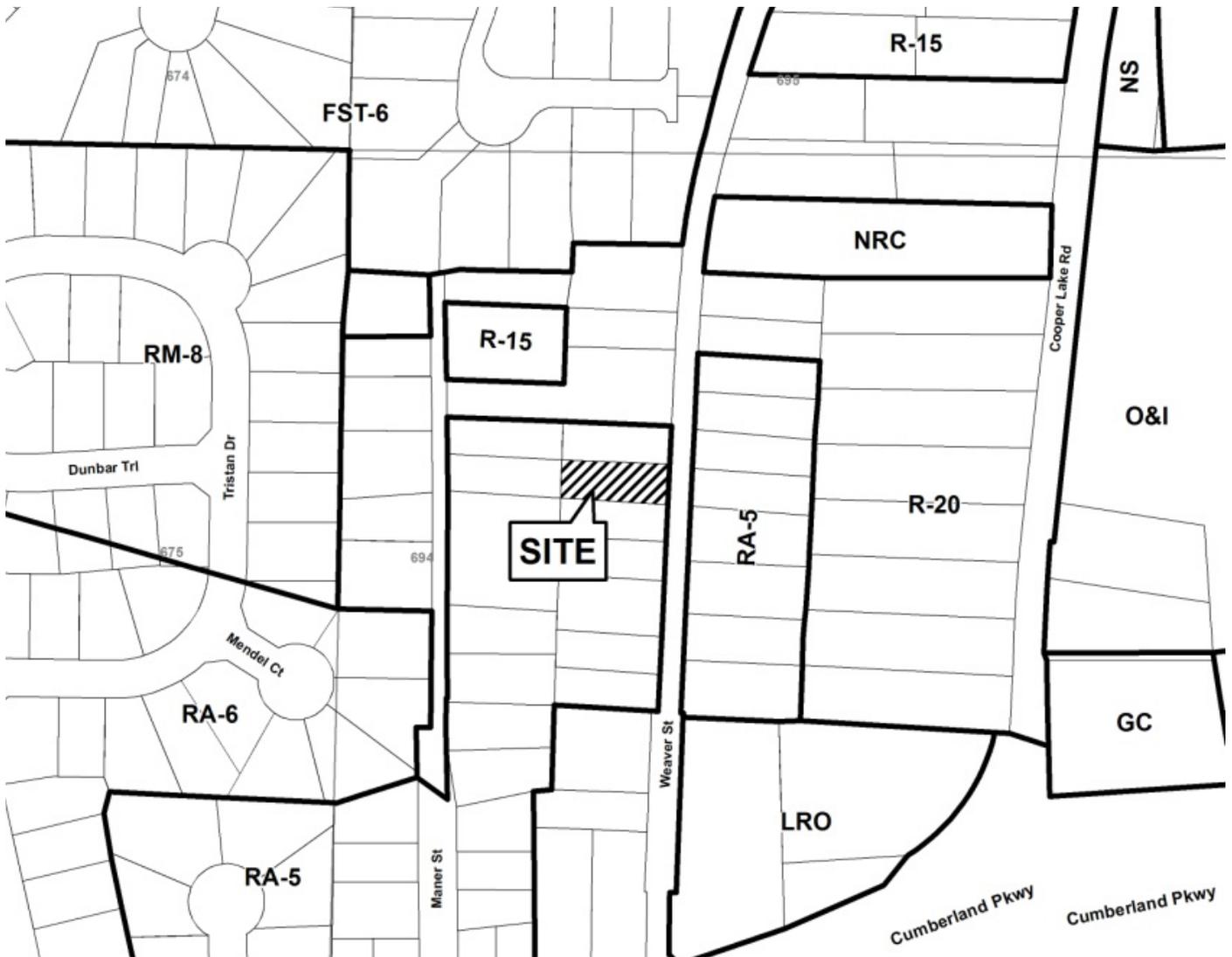
**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of Weaver Street, north of Cooper Lake Road (4252 Weaver Street).

**SIZE OF TRACT:** 0.15 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the required spacing between houses from 15 feet to 10 feet.



COBB COUNTY RECORDS  
FILED IN THE

# Application for Variance

2013 NOV 13 PM 4:18

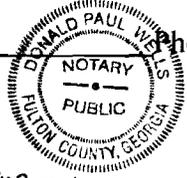
## Cobb County

(type or print clearly)

Application No. V-T  
Hearing Date: 11/8/14

Applicant Traci Di Prima Phone # 678-427-7691 E-mail traci@greenhousepropertiesllc.com  
Traci Di Prima Address 1579 Monroe Dr Suite F330 Atlanta GA 30324  
(representative's name, printed) (street, city, state and zip code)

Traci Di Prima Phone # 678-427-7691 E-mail greenhouseproperties@gmail.com  
(representative's signature)



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

My commission expires: My Commission Expires March 24, 2017

Titleholder Phil Beck Phone # 478-452-8448 E-mail phil@beck.com  
Signature [Signature] Address: 243 Hynesbrook  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Frances  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property RA-5

Location 4252 Weaver St Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 6 District 17 Size of Tract .152 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).

If the home to be built conforms to the architectural controls of 15 feet between structures, the burden of this setback ~~is~~ lies with lot 4252 Weaver since the 2 neighboring homes have already built to their building lines. This will force the future home to be only 30ft wide, which is smaller than other homes on the same street. The home value will be worth 40% less if forced to abide the current setbacks.

List type of variance requested: Area variance  
allow 10 feet between structures