

PRELIMINARY VARIANCE ANALYSIS

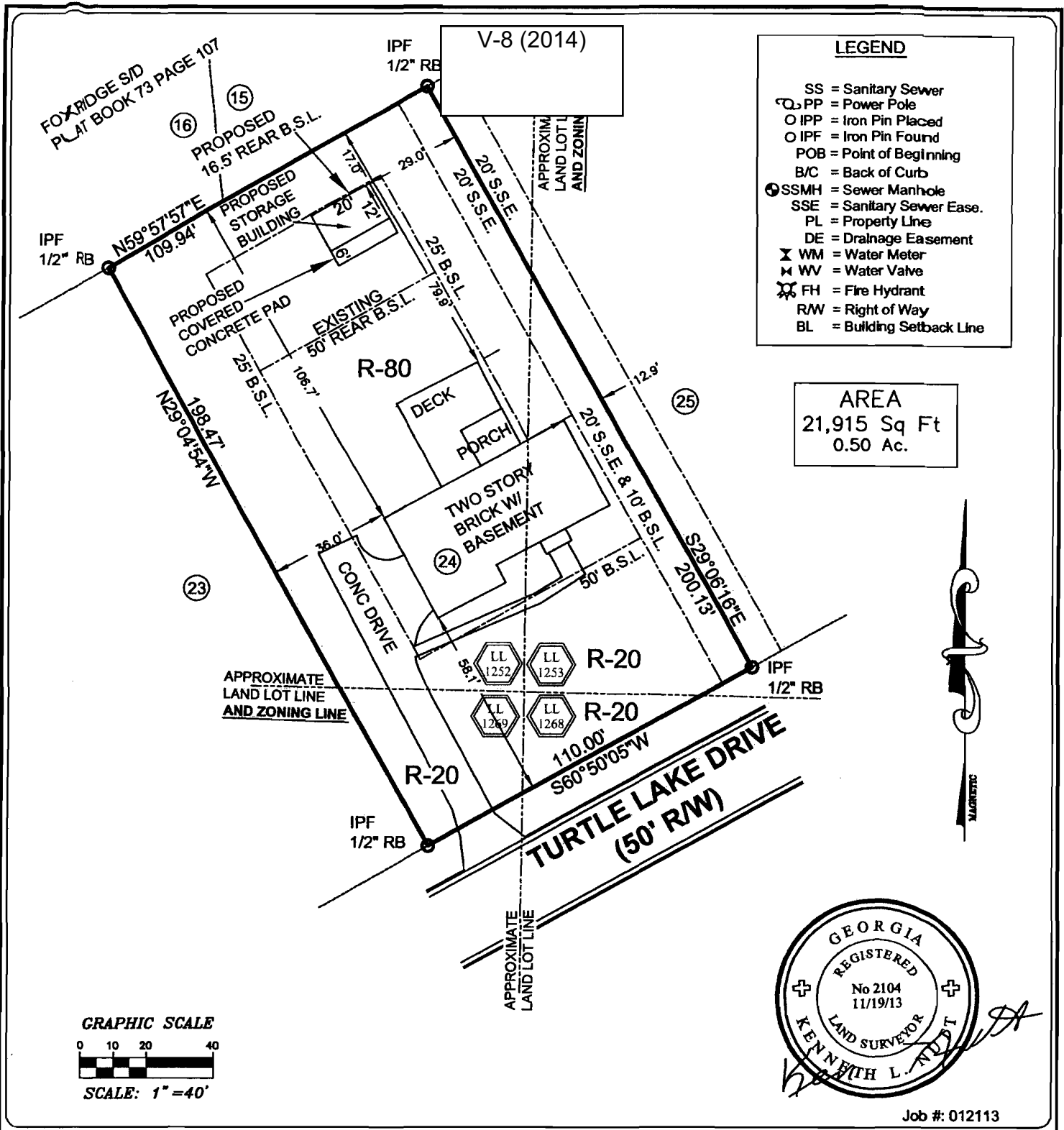
HEARING DATE: February 12, 2014

DUE DATE: January 13, 2014

Distributed: December 20, 2013

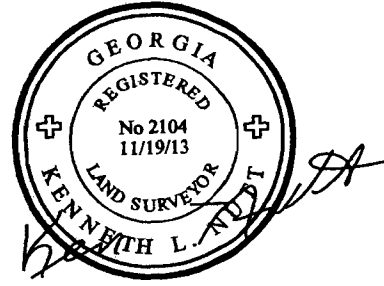
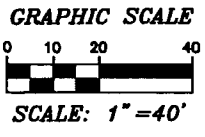


Cobb County...Expect the Best!



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

AREA
21,915 Sq Ft
0.50 Ac.



Job #: 012113

- 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 40,200 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 #13067C0129H, dated 11/02/2012 this property is not located in an area having special flood hazards.

Boundary / Proposed Building Survey for:
J. RAJIN & ZOILA PERSAUD

Lot 24, Block H, Unit Five, Somerset S/D
 Tax ID: 16125200260
 3309 Turtle Lake Drive
 Land Lot: 1252,1253,1268,1269, 16th 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: 11/15/13
 Date Drawn: 11/19/13

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

REFERENCES
 Plat Bk: 75 Pg. 40
 Deed Bk. 15111 Pg. 1366

APPLICANT: Rajin Persaud

PETITION No.: V-8

PHONE: 770-330-4013

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Green Basements and Remodeling

PRESENT ZONING: R-80, R-20

PHONE: 678-445-5533

LAND LOT(S): 1252, 1253, 1268, 1269

TITLEHOLDER: Zoila Duran Persaud and Jhaneshwar Rajin Persaud

DISTRICT: 16

PROPERTY LOCATION: On the north side of Turtle Lake Drive, north of Turtle Lake Court (3309 Turtle Lake Drive).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 360 square foot storage building) from the required 50 feet to 16.5 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-8
Hearing Date: 2-12-14

Applicant RAJIN PERSAUD Phone # 7-330-4013 E-mail rajinpersaud@gmail.com

GREEN BASEMENTS + REMODELING Address 13987 Highway 92
(representative's name, printed) (street, city, state and zip code)

Stephen C. Pridett Phone # 678-445-5533 E-mail Info@stephenpriddett.com
(representative's signature)

My commission expires: 12-2-14

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
AMY NANNANO
CHEROKEE COUNTY, GEORGIA

Titleholder RAJIN PERSAUD Phone # 7-330-4013 E-mail rajinpersaud@gmail.com

Signature J. Rajin Persaud Address: 3309 Turtle Lake Dr 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-2-14

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
AMY NANNANO
CHEROKEE COUNTY, GEORGIA

Present Zoning of Property R-20

Location 3309 Turtle Lake Dr Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1252, 1253, 1268, 1269 District 16TH Size of Tract 0.503 Acre(s)

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

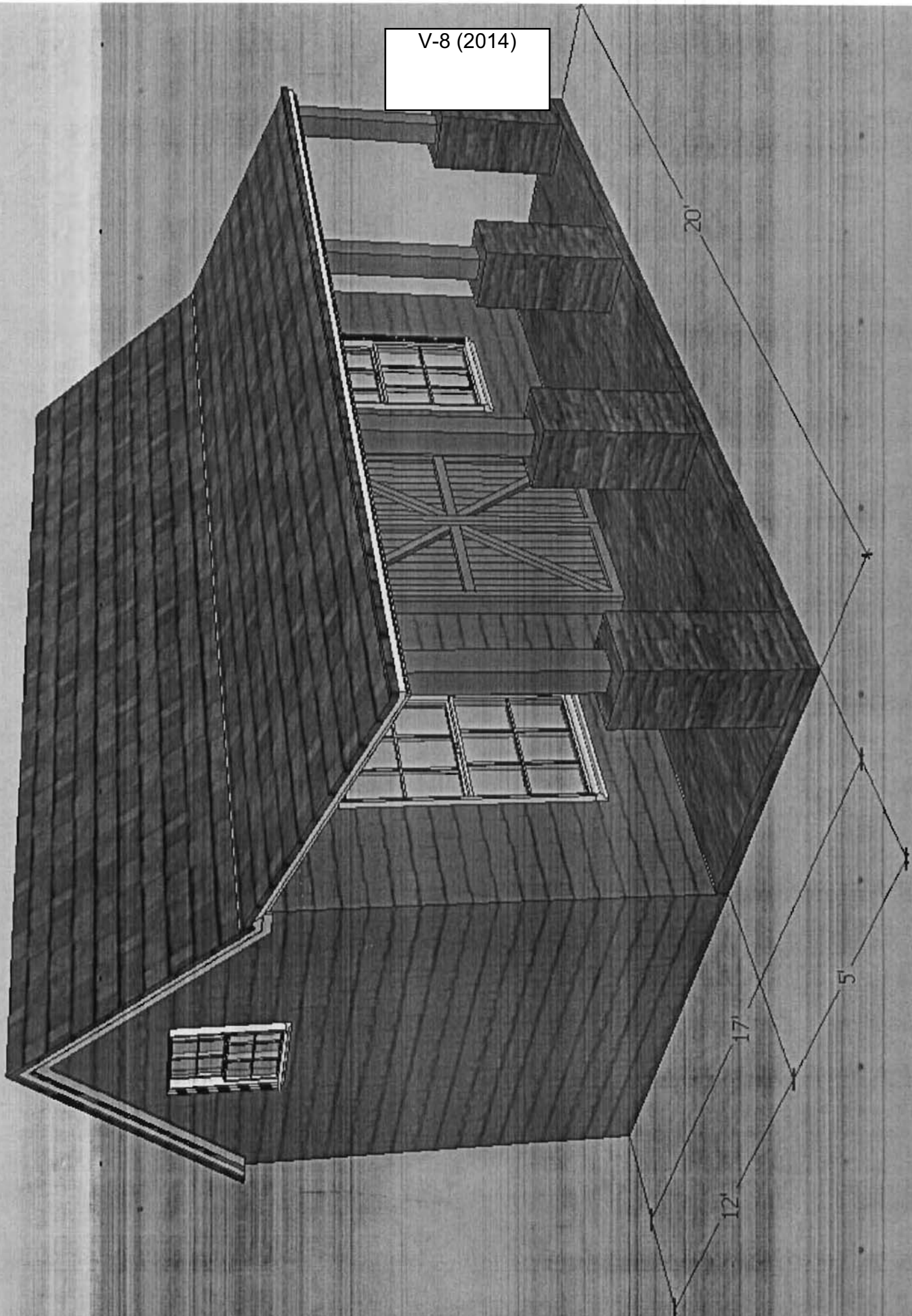
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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

The inability to place my toolshed at the desired location would significantly reduce the amount of green space available to my family as well as hinder future enhancements. Placement at this location is also optimal for my neighbors.

List type of variance requested: Set back from rear property line.

V-8 (2014)



20'

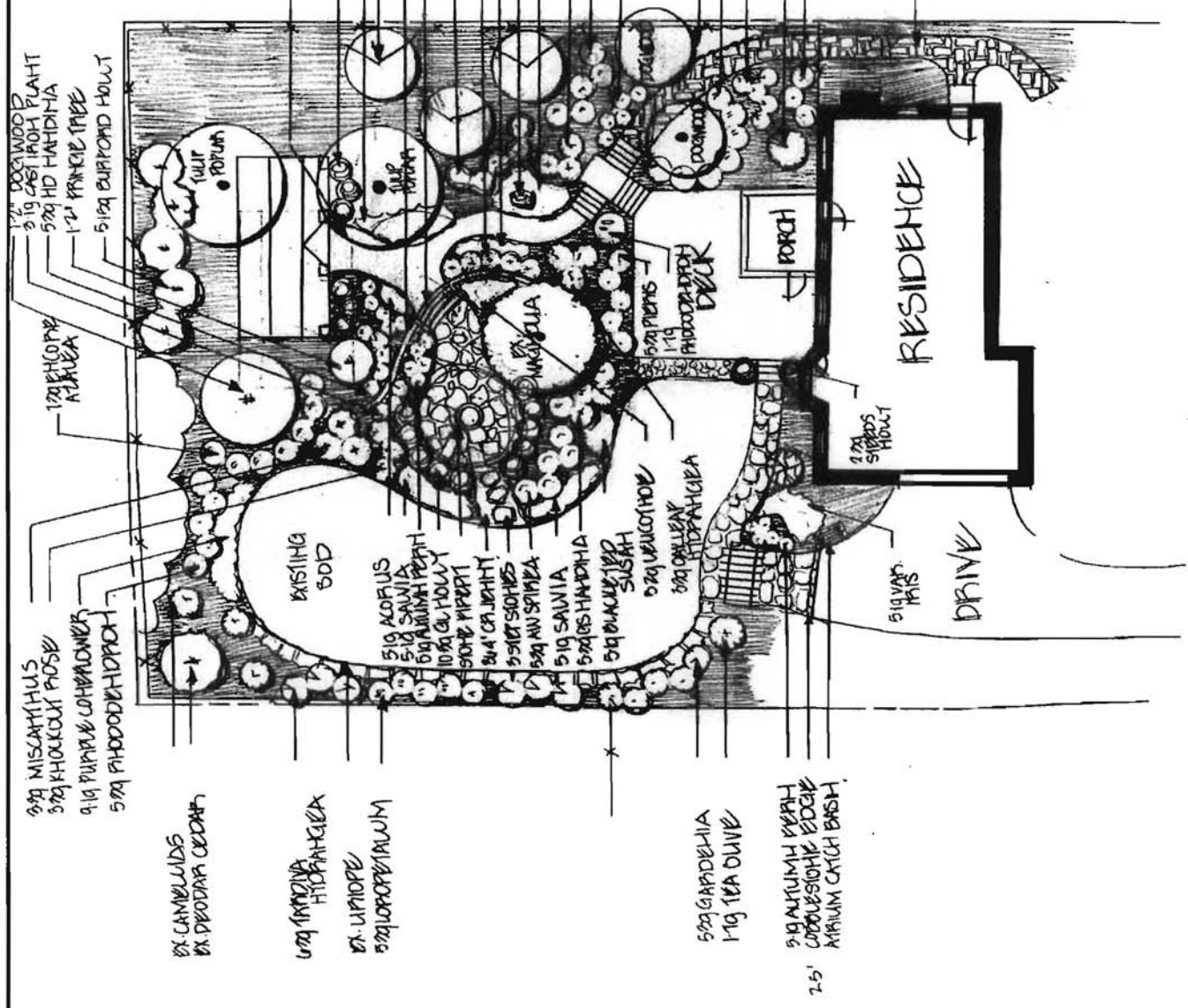
17'

12'

5'

770-560-3661

V-8 (2014)



* FIND ADJUST AS NECESSARY.

PERSAUD RESIDENCE

SCALE: 1/4" = 1'-0"

DRAWN BY: CHA

DATE: 01/21/13

3309 TURTLE LAKE DRIVE

HUNTINGTON HORT. CO.

1 of 1

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

THROUGH OUT GEORGIA 1-800-282-7411

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

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE 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 TOP-GON TOTAL STATION.

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

- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATELY OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OR COMPREHENSIVE FLOOD EVALUATION STUDY IS MORE ACCURATE INFORMATION. FOR FURTHER INFO THE LOCAL DRAINAGE DEPARTMENT, CORPS OF EM INSURANCE COMPANY OR APPRAISER.

- THIS PLAT NOT INTENDED FOR RECORDING.

V-9 (2014)

TOTAL AREA= 0.664± ACRES
OR 28,915± SQ.FT.

521 OAK HILL CIRCLE
MARIETTA, GEORGIA

PROPERTY OF
JEFFREY B. CASHMAN
CHRISTINE T. CASHMAN

LOT 10, BLOCK "G"
UNITS THREE & FOUR
ATLANTA COUNTRY CLUB

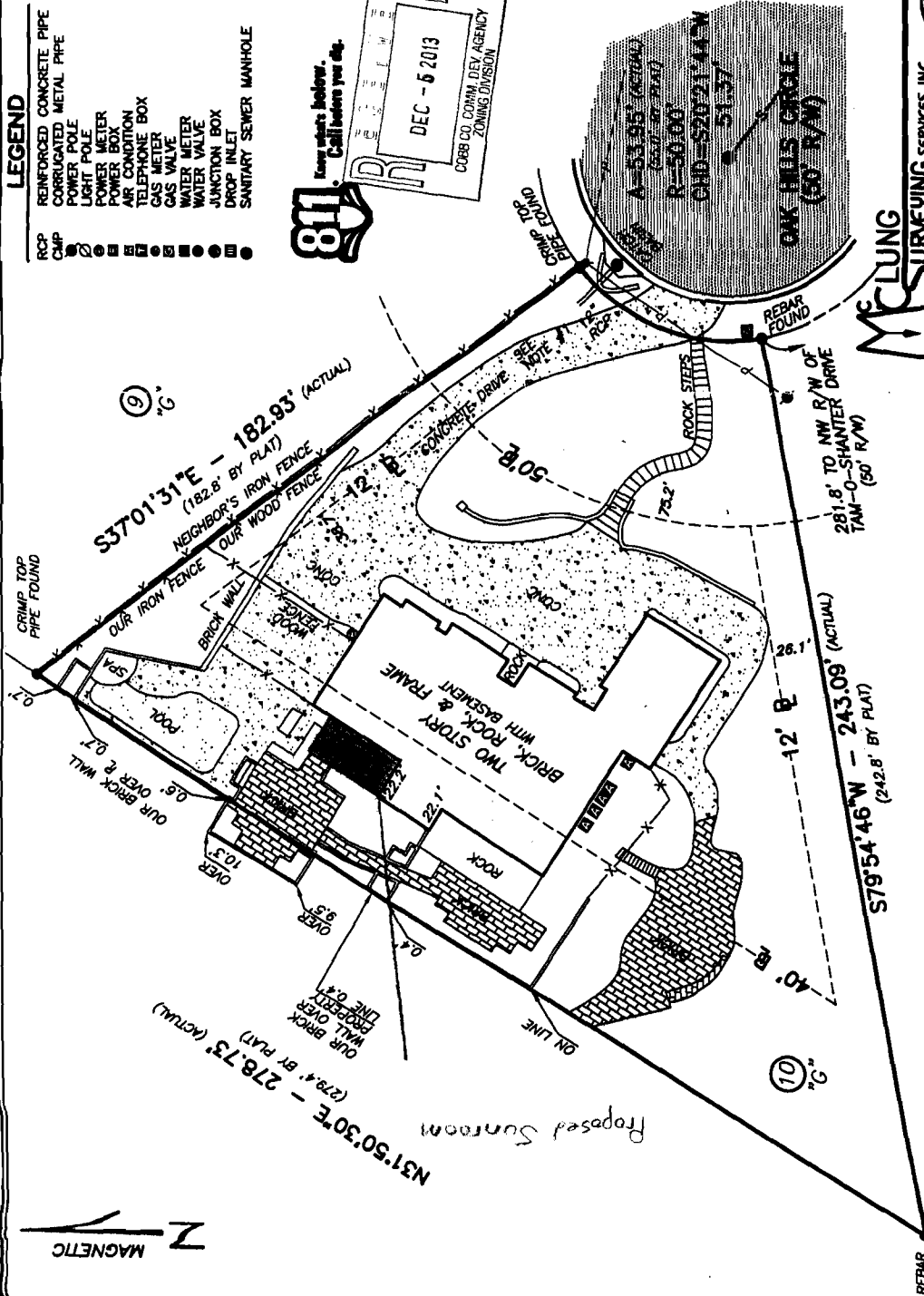
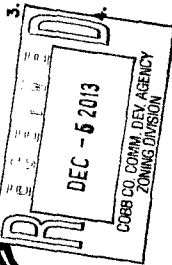
LAND LOT 1088
DISTRICT 17TH.
COUNTY COBB
GEORGIA

SECTION 2ND
PLAT PREPARED: 6-21-12
FIELD: 6-15-12 SCALE: 1"=30'

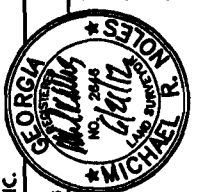
PB 111
PG 57
PG 12840
PG 2550

LEGEND

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



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383



Michael R. Nokes
Georgia RLS #2646
Member SAMSOC
JOB#231923

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.

Fences should not be placed using side dimensions from house.



REFERENCE MATERIAL

- QUIT-CLAIM DEED IN FAVOR OF JANICE J. GRESS DEED BOOK 12840 PAGE 350 COBB COUNTY, GEORGIA RECORDS

No.	Revision	Date
8		
9		

APPLICANT: Jeffrey B. and Christine T. Cashman

PETITION No.: V-9

PHONE: 404-610-5290

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Kyle V. Henry

PRESENT ZONING: R-30

PHONE: 770-560-6134

LAND LOT(S): 1088

TITLEHOLDER: Jeffrey B. Cashman and
Christine T. Cashman

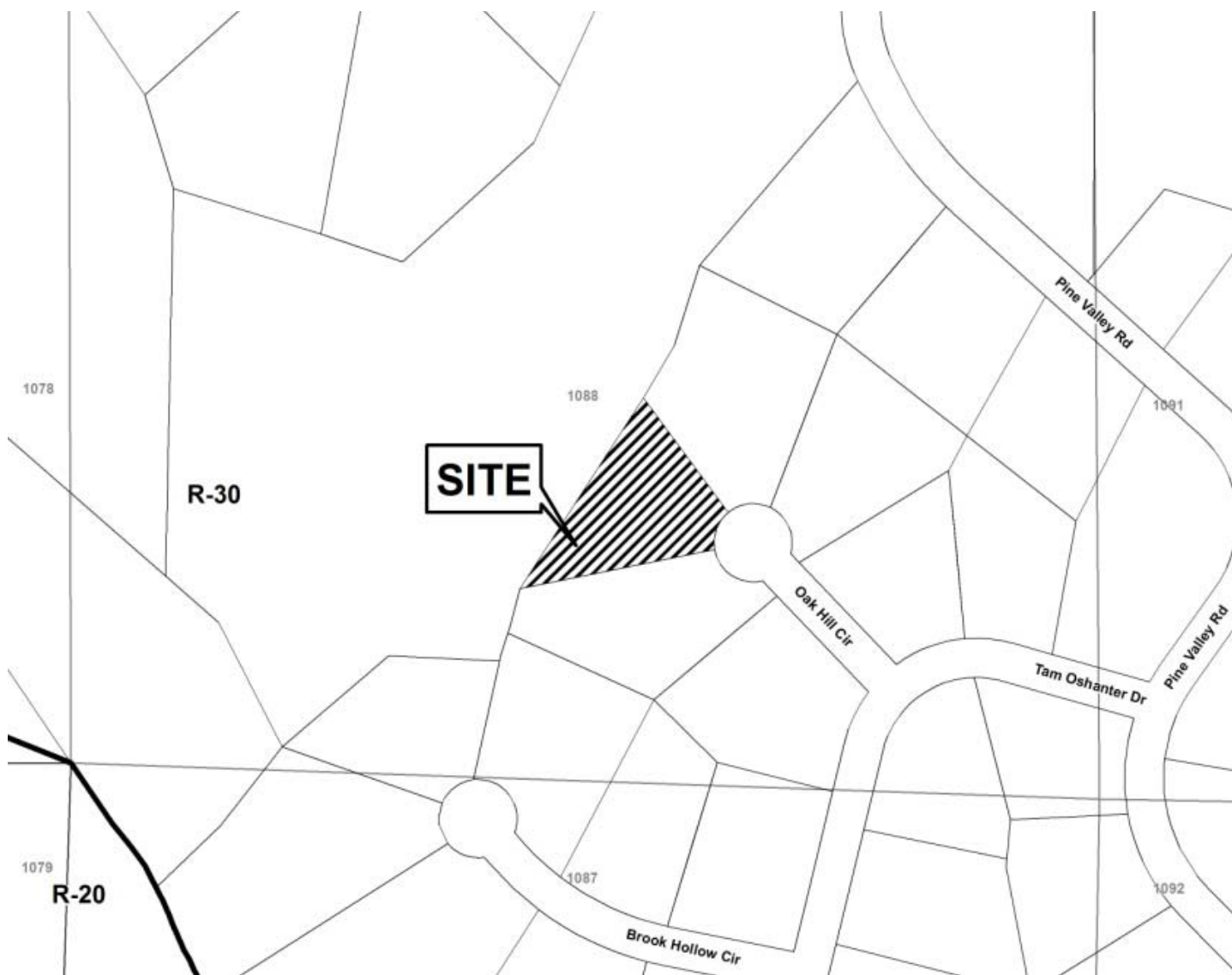
DISTRICT: 17

PROPERTY LOCATION: At the northwest terminus
of Oak Hill Circle, west of Tam O'Shanter Drive
(521 Oak Hill Circle).

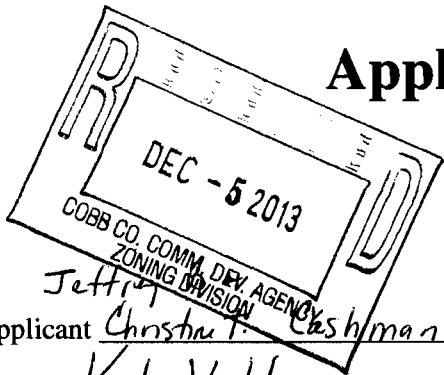
SIZE OF TRACT: 0.66 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 20 feet.



Application for Variance Cobb County

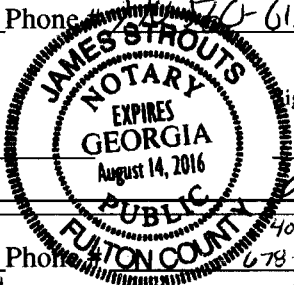


Applicant Jeffrey B. Cashman (type or print clearly) Application No. V-9
 Phone # 404-610-5290 Hearing Date: 2-12-14
 E-mail jeashman@me.com
 E-mail excelnbc@me.com

Address 4855 Mulberry Dr, Marietta, GA 30068
 (street, city, state and zip code)

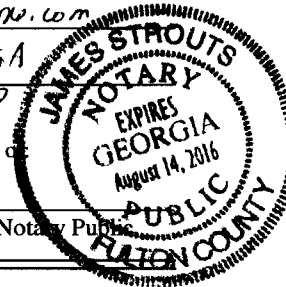
Phone # 770-70-6134 E-mail KVHBuild@Comcast-NO
 (representative's name, printed) (street, city, state and zip code)
 (representative's signature)

My commission expires: 8-14-16 Signed, sealed and delivered in presence of: _____
 Notary Public

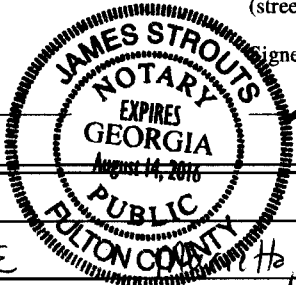


Titleholder JEFFREY B. CASHMAN Phone # 404-610-5290 E-mail jeashman@me.com
Jeffrey B. Cashman Phone # 678-687-0951 E-mail excelnbc@me.com

Signature [Signature] Address: 521 Oak Hill Circle SE Marietta, GA
 (attach additional signatures, if needed) (street, city, state and zip code) 30067



My commission expires: 8-14-16 Signed, sealed and delivered in presence of: _____
 Notary Public



Present Zoning of Property residential
 Location 521 Oak Hill Circle SE Marietta GA 30067
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1088 District 17th 2nd section Size of Tract 0.664 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 0.664 acres Shape of Property irregular Topography of Property sloped to flat Other _____

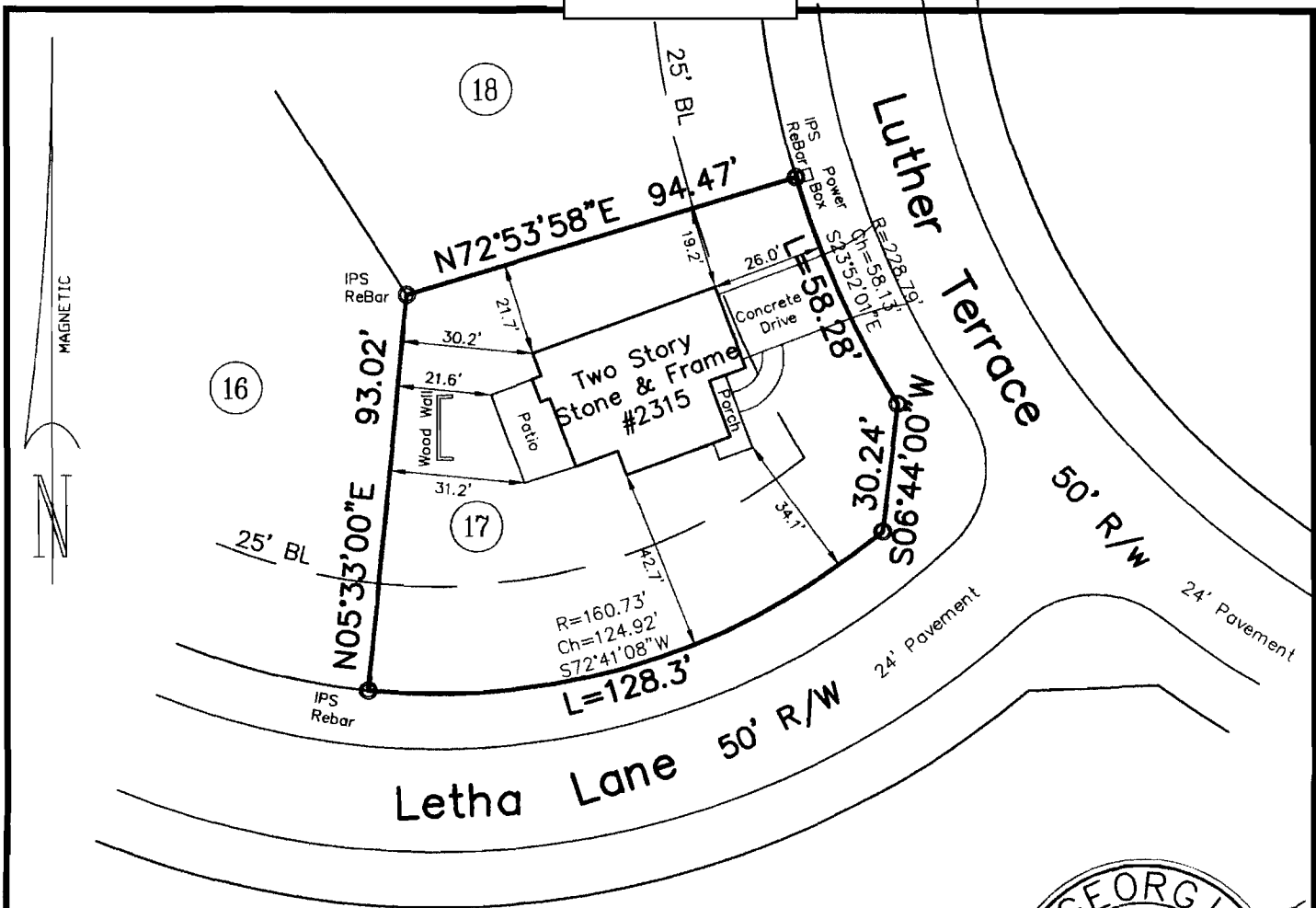
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Working within the constraints of the original 1970's footprint and foundation, the kitchen area and space is limited for functionality. Further - Relocation of additional kitchen space to an alternate area is not

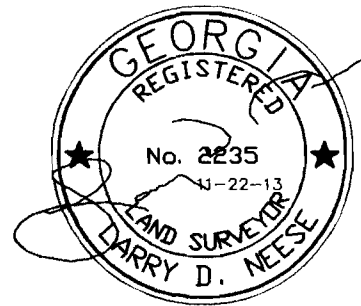
List type of variance requested: Modify existing (brick patio) rear building line setback to 20' in order to allow construction of kitchen addition

feasibly possible outside what is currently proposed.

V-10 (2014)



Area
10,822.8 Sq. Ft.
0.248 Acres



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

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

THIS PROPERTY ~~(IS NOT)~~ IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C01136 DATED Dec.16,2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,687 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 113,547 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

40 20 0 40 80
GRAPHIC SCALE
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:	
Jaime Pineda Javier	
LOT 17	BLOCK
Hice Farm	
PLAT BOOK 149	PAGE 16
LAND LOT 545	
DISTRICT 19th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE Nov.22,2013	REVISED
SCALE: 1= 40'	JOB NO. 130124

Larry D. Neese, PLS

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

APPLICANT: Javier Jaime

PETITION No.: V-10

PHONE: 404-509-2980

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Javier Jaime

PRESENT ZONING: RA-4

PHONE: 404-509-2980

LAND LOT(S): 545

TITLEHOLDER: Javier Jaime-Pineda

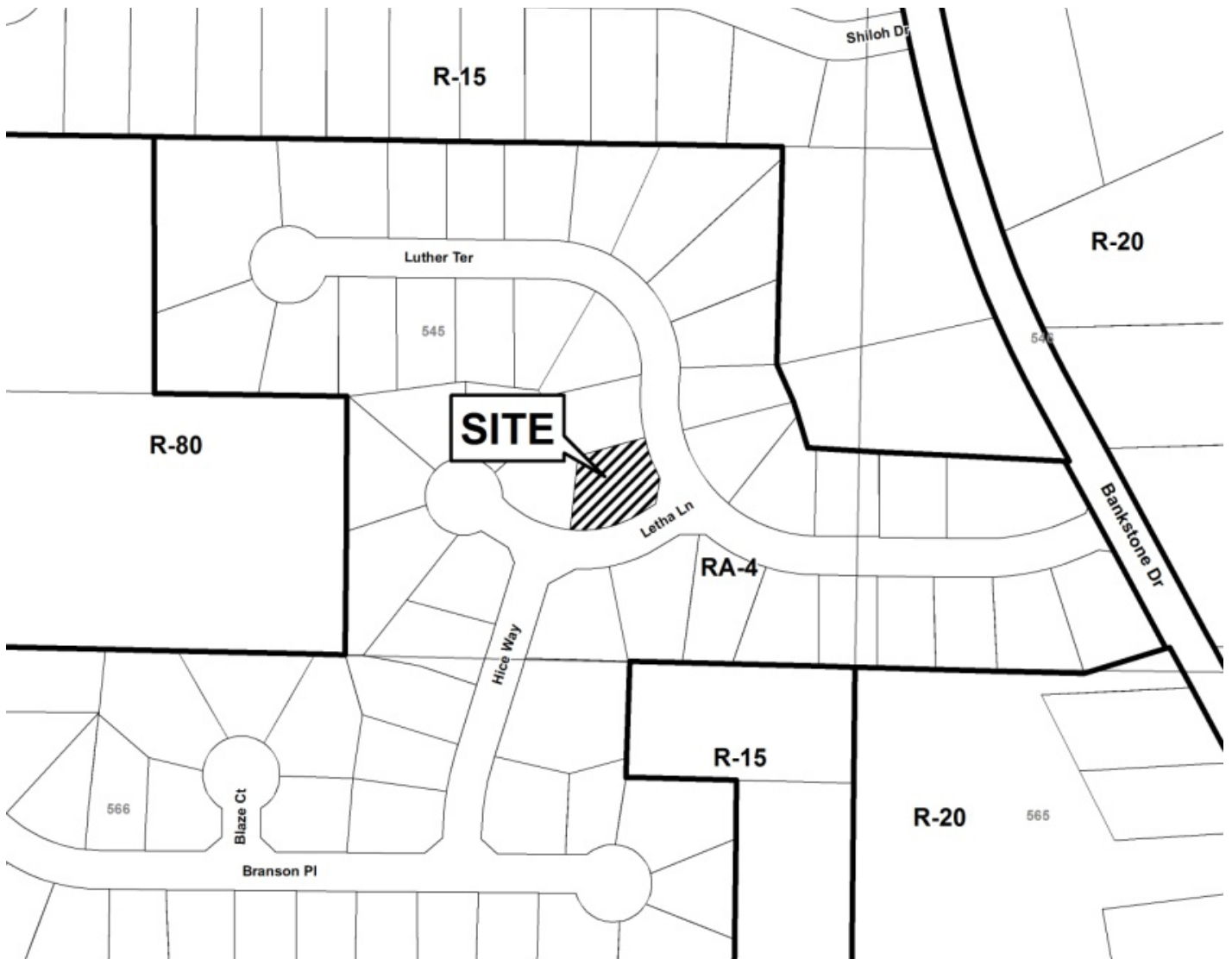
DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Luther Terrace and Letha Lane (2315 Luther Terrace).

SIZE OF TRACT: 0.25 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 21.6 feet.



Application for Variance Cobb County

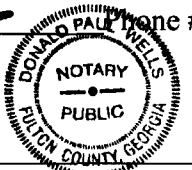
(type or print clearly)

Application No. V-10
Hearing Date: 2-12-14

Applicant Javier Jaime Phone # 404-509-2980 E-mail _____

Javier Jaime Address 2315 Luther Terrace SW
(representative's name, printed) (street, city, state and zip code)

Javier Jaime Phone # 404-509-2980 E-mail _____
(representative's signature)

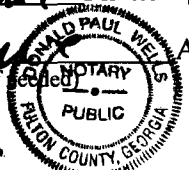


Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

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

Titleholder Javier Jaime Phone # 404-509-2980 E-mail _____

Signature Javier Jaime Address: 2315 Luther Ter - SW
(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 MA-4

Location ~~MA-4~~ 2315 Luther Ter SW
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 54 E District 19th Size of Tract 0.248 Acre(s)

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

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

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

My rear setback is on the side of my house

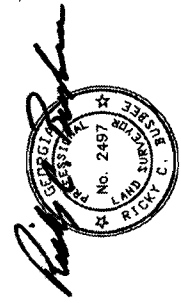
List type of variance requested: Waive rear setback from 30' to 21.6'
to enclose patio

V-11 (2014)



AREA:
26,67 SQ. FT.
0.498 ACRES

NOTE:
EXISTING HOUSE AND IMPROVEMENTS TO BE REMOVED



RIVER FARM ROAD
(50' R/W)

JOHNSON FERRY ROAD
(70' R/W)
D.O.T. PROJECT NO. 4316/4317

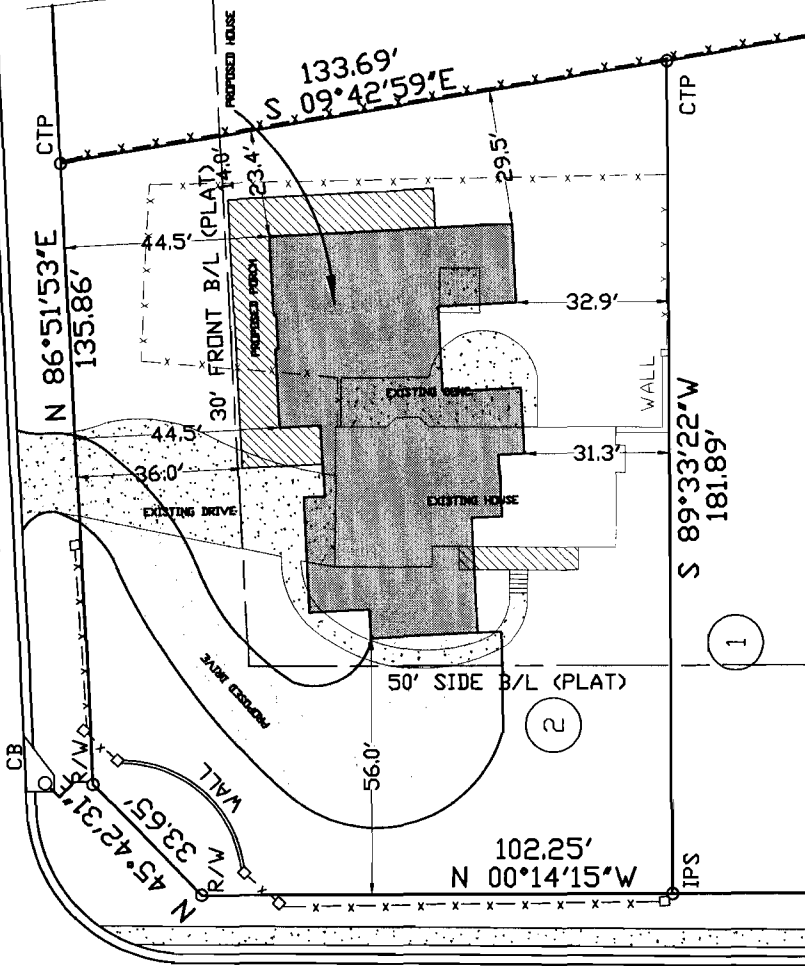


Table with 2 columns: Description and Quantity. Includes items like 'EXISTING HOUSE', 'PROPOSED HOUSE', 'DRIVEWAY', 'WALL', 'CURB', 'CONCRETE', 'ASPHALT', 'GRAVEL', 'WOOD', 'METAL', 'PAINT', 'ELECTRICAL', 'PLUMBING', 'MECHANICAL', 'LANDSCAPING', 'FURNITURE', 'FIXTURES', 'EQUIPMENT', 'MATERIALS', 'LABOR', 'SUBMITTALS', 'PERMITS', 'INSURANCE', 'LIABILITY', 'BOND', 'TAXES', 'FEES', 'CONTINGENCY', 'TOTAL'.



NOTE: THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670003 J, DATED MARCH 4th 2004, ZONE "X".

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670003 J, DATED MARCH 4th 2004, ZONE "X".

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 130670003 J, DATED MARCH 4th 2004, ZONE "X".

PROPOSED SITE PLAN FOR
JARED HAAS & KELLY HAAS
LOT 2, BLOCK "A"
RIVER FARM ROAD, PAGE 35
PLAT 2014-014, DISTRICT 2nd SECTION
LAND LOT 80, 1st DISTRICT, 2nd SECTION
COUNTY OF GEORGIA, 7th, 2013
SCALE: 1"=20'
REVISED: NOVEMBER 20th, 2013
REVISED: DECEMBER 5th, 2013

Logo for Busbee & Poiss Land Surveying Company, 3448 Howell Street, Suite A, Tallahassee, Georgia 32309, Phone: 904.977.5881, Website: www.busbeepoiss.com

APPLICANT: Jared Haas

PETITION No.: V-11

PHONE: 404-403-5778

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Paul Goulw

PRESENT ZONING: R-20

PHONE: 770-335-3824

LAND LOT(S): 83

TITLEHOLDER: Jared Haas and Kelly Haas

DISTRICT: 1

PROPERTY LOCATION: On the southeast corner of
River Farm Road and Johnson Ferry Road
(4800 River Farm Road).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 14 feet.



Application for Variance Cobb County

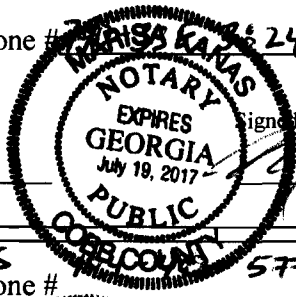
(type or print clearly)

Application No. V-11
Hearing Date: 2-2-14

Applicant JARED HAAS Phone # 404-403-5778 E-mail JAREDTRENTHAAS@YAHOO.COM

Address 4800 RIVER FARM RD MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

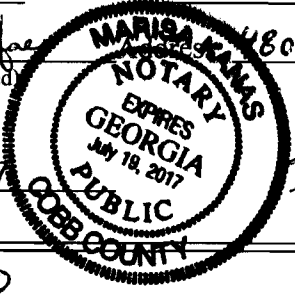
Phone # 770-445-2424 E-mail PAUL@WISDOMPROPERTIES.NET
(representative's signature)



My commission expires: July 19, 2017 Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder JARED HAAS ^{KELLY HAAS} Phone # 5778 E-mail JAREDTRENTHAAS@YAHOO.COM

Signature [Signature] ^{KELLY HAAS} 4800 RIVER FARM RD MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: July 19, 2017 Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R 20

Location 4800 RIVER FARM RD MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 83 District 1st Size of Tract 0.498 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 21,677 SQ.FT Shape of Property REL Topography of Property GENTLE 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).

ORIGINAL LOT AND NEIGHBORHOOD PLATTING WAS ESTABLISHED IN THE 1960'S WHEN JOHNSON FERRY WAS A 2 LANE ROAD, NOW A 6 LANE ARTERY ROAD. REPOSITIONING THIS CORNER LOT WITH EQUAL FRONTAGE FROM JOHNSON FERRY TO THE NEIGHBORHOOD, RIVER FARM RD, REFLECTS THE HIGHEST VALUE AND BEST USE OF THE PARCELY. THE CURRENT REAR YARD PLATTING, SET BACK OF 35 FEET REPRESENTS A HARDSHIP OF ALIGNING THE NEW HOME FOR FRONTAGE ON RIVER FARM RD.

List type of variance requested: REQUESTING A VARIANCE FROM THE CURRENT PLATTED REAR YARD SET BACK OF 35 FEET TO THE R20 ZONING, SIDE YARD SETBACK OF 14 FEET, 4 FEET GREATER THAN THE R20 ZONE SIDE YARD SET BACK.

PLAT OF SURVEY FOR ROSHNI CLARE ABRAHAM BIJOY JOSE

LOCATED IN LAND LOT 42, 18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
298 LEE ROAD

AREA = 0.373 ACRES
(16,252 SQ. FT.)

COBB COUNTY GEORGIA
FILED IN 2013

2013 DEC 11 AM 10:40
COBB COUNTY, GEORGIA

V-12 (2014)

- LEGEND**
- CORNER MONUMENTATION:
 - IS A CORNER SET WITH A 1/2" STEEL
 - IS A CORNER ROD
 - UNMONUMENTED CORNER
 - CORNER TO BE SET UNDER CONSTRUCTION PERMITS
 - X — X — FENCE LINE
 - RR — STEEL REINFORCING ROD
 - OTP — OPEN TOP WATER PIPE
 - CTP — CRIMPED TOP WATER PIPE
 - CL — CENTERLINE
 - BL — BUILDING LINE
 - R/W — RIGHT OF WAY
 - W/L — WALKWAY
 - W/L — LAND LOT LINE
 - W/L — WALKWAY
 - OVERHEAD POWER LINES
 - OAS MAINS
 - SANITARY SEWER MAIN
 - WATER MAIN
 - NFA — NAIL FOUND AT BASE
 - DB — DEED BOOK
 - DB PAGE — DEED PAGE
 - RV MCL — CONCRETE RIGHT OF WAY MONUMENT



NOTE:
DEED CALLS FOR SUBJECT PROPERTY TO BE PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

VETERANS
MEMORIAL HIGHWAY

BASE OF 1/2" R/W IN BROKEN 1/2" CONC. R/W MONUMENT AT THE SOUTHERLY END OF 1 METER AT THE INTERSECTION OF VETERANS MEMORIAL HIGHWAY

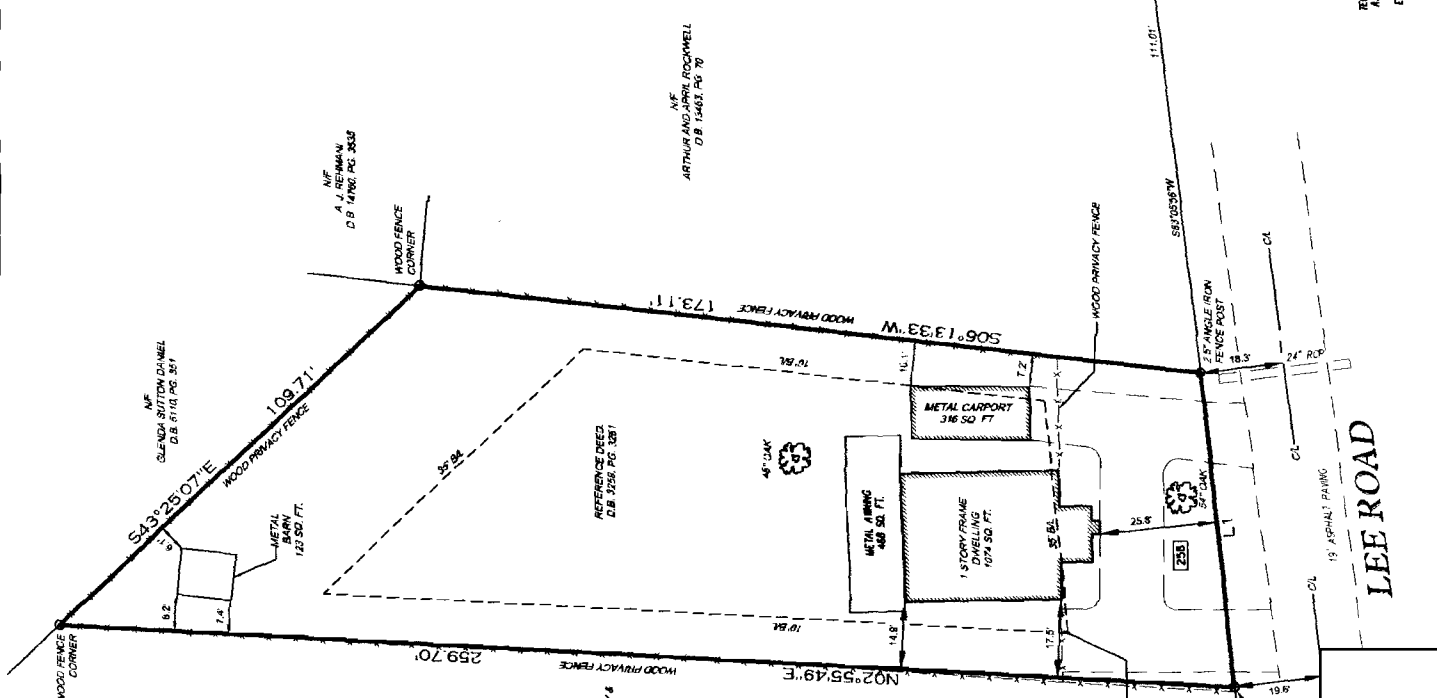


THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER, AND THE SURVEYOR IS A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE PLAT AND IS SATISFIED THAT IT ACCURATELY REPRESENTS THE FIELD SURVEY AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 47-8-87.

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GA 30066
PHONE: 770-428-3000
FAX: 770-428-3004
E-MAIL: BR@RUSSELLE.COM

PROJ. NO. 00009 FILE NO. 12153
FIELD SURVEY DATE: 12/02/13
PLAT DATE: 09/20/13 SCALE: 1"=20'

DATE	DESCRIPTION



LINE	BEARING	LENGTH
1-1	S83°40'00\"W	70.32'

SURVEY NOTES:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
THERE IS A 25' NON-DISTURBANCE BUFFER FROM WATER STREAMS, AND A 50' BUFFER FROM WELLS, SPRINGS, OR OTHER SUBSURFACE WATER BODIES. ANY DISTURBANCE TO THESE BODIES OR TO THE BODY OF WATER HAZARDOUS TO THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY LOCAL, STATE, OR FEDERAL AGENCIES. THE SURVEYOR'S AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF THE SURVEYOR.
ORIGINAL PLATS, NOTES, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS AND ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN

TECHNICAL DATA
ALL LOCATIONS WERE TAKEN FROM TWO INSTRUMENT POSITIONS AND NO CLOSURE WAS PERFORMED. ELEVATION DATUM: NGVD 83. INSTRUMENT: POLAR INSTRUMENT, 1.4\"/>

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THIS FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1596700084 EFFECTIVE DATE: MARCH 4, 2013. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE \"X\" \"X\" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

Platted 11-17-1930 BK 3 PG 129
SMITH S/D House Built in 1942



APPLICANT: Bijoy Jose

PETITION No.: V-12

PHONE: 770-833-1561

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Bijoy Jose

PRESENT ZONING: R-20

PHONE: 770-833-1561

LAND LOT(S): 42

TITLEHOLDER: Roshni Clare Abraham

DISTRICT: 18

PROPERTY LOCATION: On the north side of Lee Road, west of Veterans Memorial Highway (256 Lee Road).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 25.8 feet; 2) waive the side setback for an accessory structure under 650 square feet (316 square foot metal carport) from the required 10 feet to 7.2 feet; and 3) allow an accessory structure (316 square foot metal carport) to the side of the principal structure.



Application for Variance

2013 DEC 11 AM 10:39

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-12
Hearing Date: 2/12/14

Applicant BIJOY JOSE Phone # 770 833 1561 E-mail _____

BIJOY JOSE Address 256 LEE RD MABLETON GA 30126
(representative's name, printed) (street, city, state and zip code)

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

Notary Public, Paulding County, Georgia
My commission expires: September 25, 2016

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

Titleholder Roshni Abraham Phone # 404 904 3555 E-mail _____

Signature [Signature] Address: 256 LEE RD MABLETON GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Paulding County, Georgia
My commission expires: _____

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

Present Zoning of Property 256 LEE RD MABLETON GA 30126 R-20

Location 256 LEE RD LOCATED NEAR COPPER LAKE RD and HWY 78
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 District 18 Size of Tract 0.373 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]

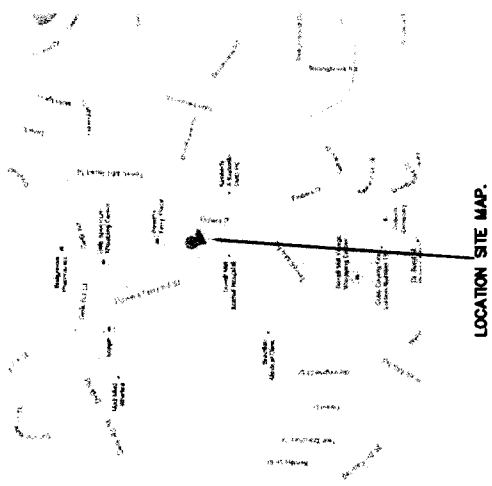
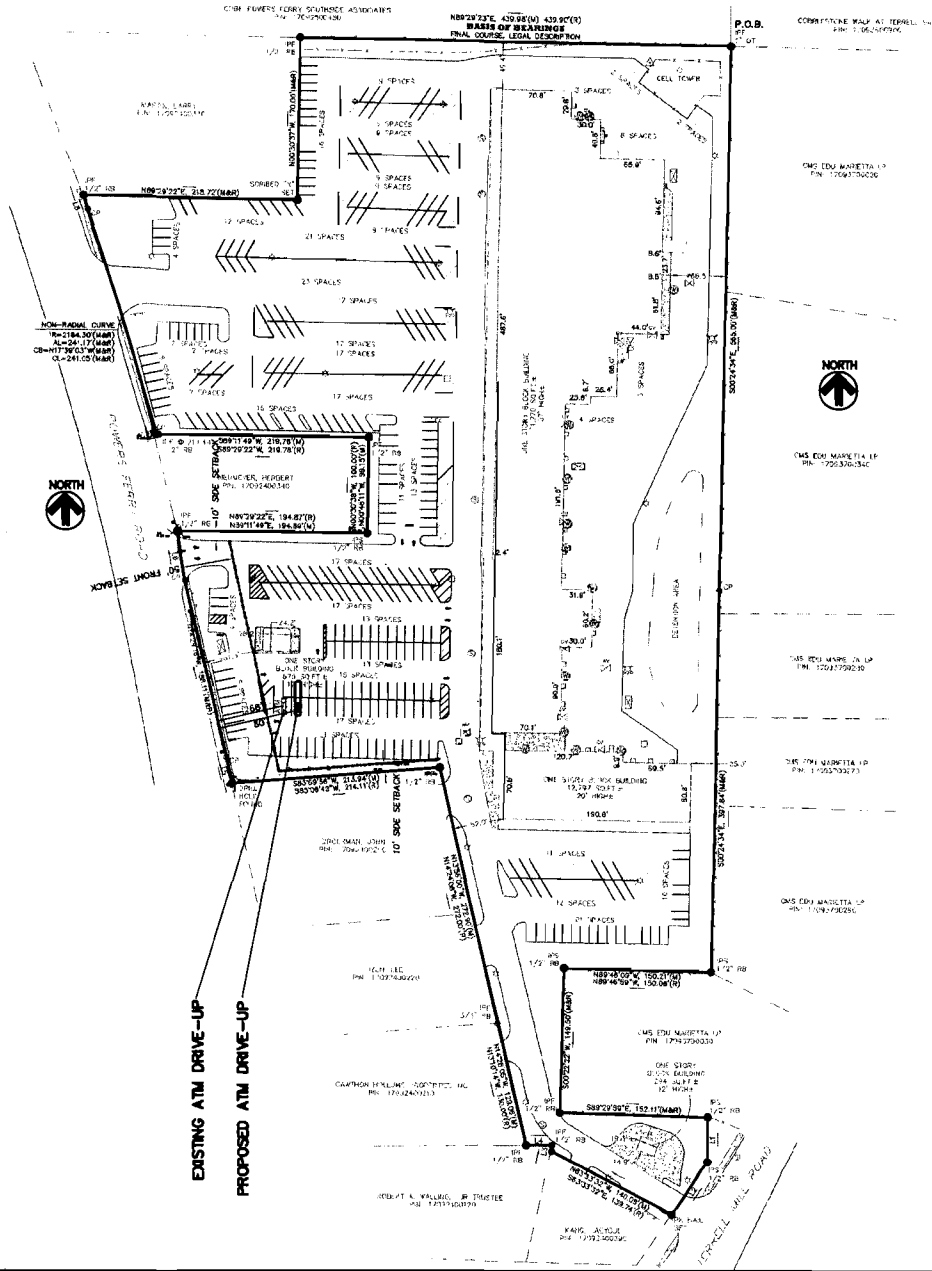
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Big oak tree 54" one in front and 48" oak tree in back of the house is prohibiting critical Root lines for the building carport is best on the side of the house.

List type of variance requested: building on the side of the house.

**POWERS FERRY
REMOTE DRIVE-UP ATM KIOSK.**

EXISTING BUILDINGS	NET SF.	PARKING	
		REQUIRED (1/200 #)	EXISTING PROPOSED W/ATM ADDED
71,845	50,361.5	282	440
			437 (3 SPACES LOST BY ATM)



LOCATION SITE MAP.

REVISIONS	DATE	SITE PLAN	V-13 (2014)	H & T CONSULTANTS, INC. PLANNING - ENGINEERING 520 OLD HERRIS ROAD BURLINGAME, GA 30006 PHONE 804-98-1001 FAX 804-98-1002
				POWER'S FERRY BANK OF AMERICA REMOTE DRIVE-UP ATM KIOSK 1311 Powers Ferry Road Marietta, GA 30067
				LEAD INCH DRAWING DT CHECKED IN DATE 10-9-13 PLATE C-1 SHEET 1 OF 2

2013 DEC 11 AM 10:39
COURTNEY ZONING ENVIRONMENT
C-1
SHEET 1 OF 2

APPLICANT: Stanley Hill

PETITION No.: V-13

PHONE: 904-419-1001

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Stanley Hill

PRESENT ZONING: CRC

PHONE: 904-419-1001

LAND LOT(S): 924

TITLEHOLDER: Nova Equity LLC

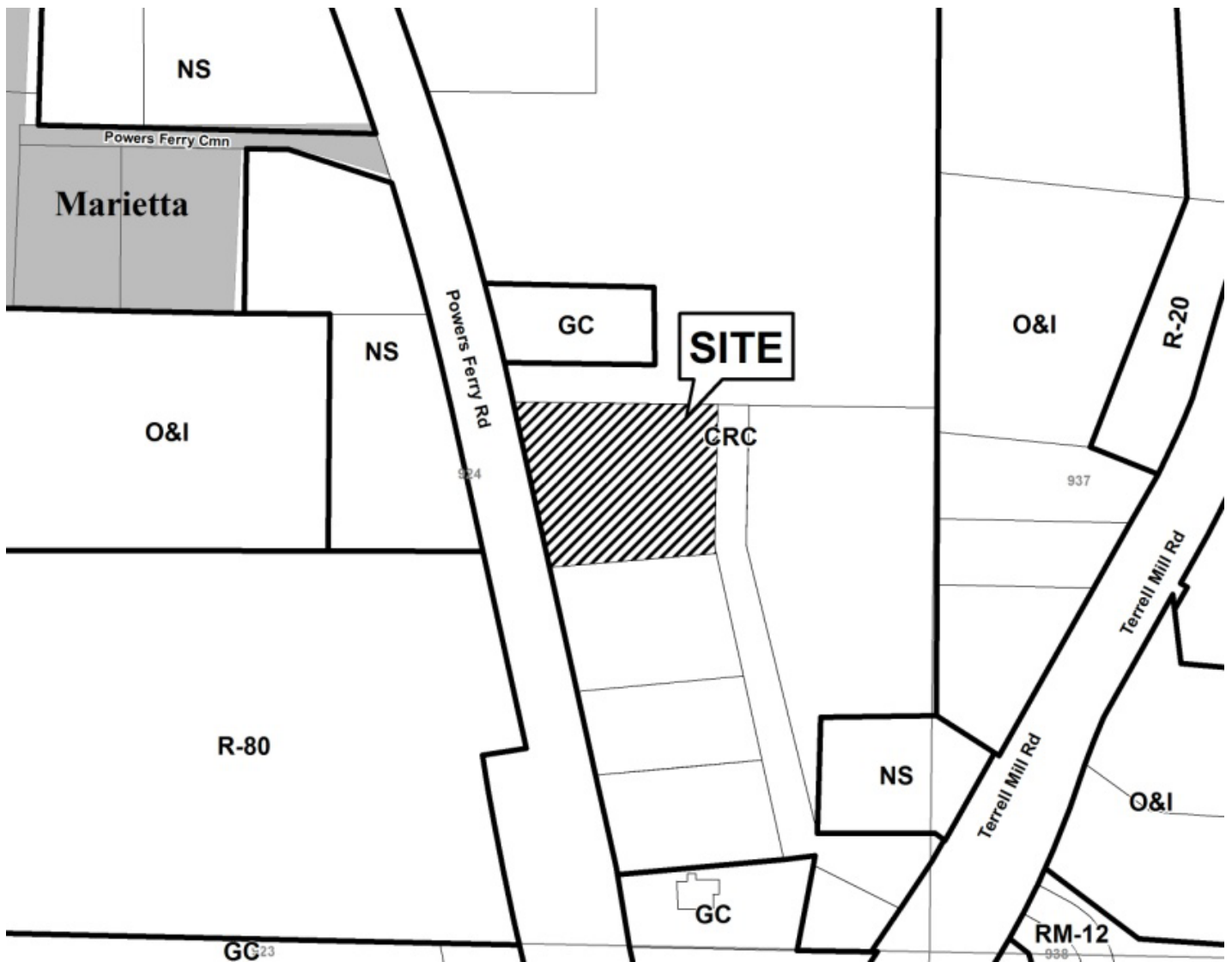
DISTRICT: 17

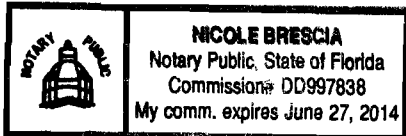
PROPERTY LOCATION: On the east side of Powers Ferry Road, north of Terrell Mill Road
(1311 Powers Ferry Road).

SIZE OF TRACT: 8.49 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an accessory structure (proposed drive up ATM) to the front of the principal building.





Application for Variance

Cobb County

(type or print clearly)

COBB COUNTY GEORGIA
2013 DEC 11 AM 10:38

Application No: V-13
Hearing Date: 2-12-14

Applicant STANLEY HILL Phone # 904-419-1001 E-mail stanleyhill@bellsouth.net

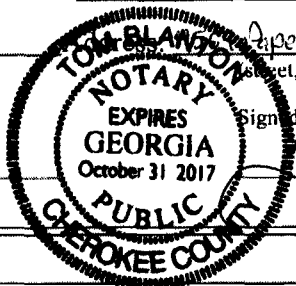
STANLEY HILL Address 930 OLD KINGS RD S, STE 1001, DEX #
(representative's name, printed) (street, city, state and zip code) 32257

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

Signed, sealed and delivered in presence of:
Nicole Brescia
Notary Public

My commission expires: June 27, 2014

Titleholder President Nova Equity LLC Phone # (404) 695-3083 E-mail Novaequityga@gmail.com
Signature [Signature] Supermill Rd, Marietta, Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 10/31/17
Signed, sealed and delivered in presence of:
Tom Blanton
Notary Public

Present Zoning of Property CRC

Location 1311 POWER FERRY RD, MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 9 Size of Tract 8.4874 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 10.7 ac Shape of Property _____ Topography of Property _____ Other X

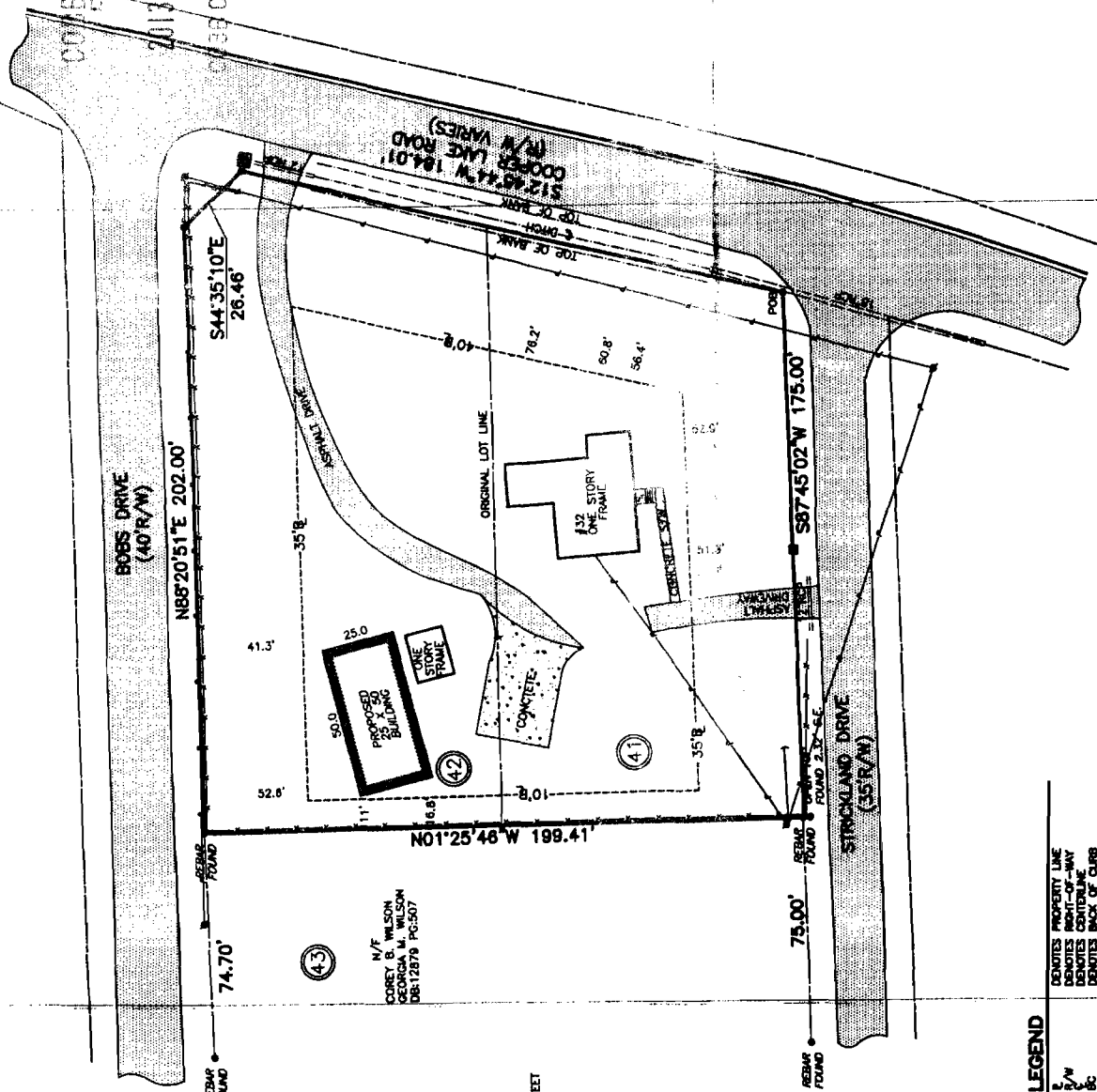
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE ORDINANCE REQUIRES THE ATM TO BE PLACED AT THE REAR OF THE SHOPPING CENTER. THIS CREATES A CONFLICT WITH THE LOADING AREAS/DELIVERY AREA. ADHERANCE TO THE ORDINANCE WILL ALSO CREATE SECURITY ISSUES AS THE ATM WILL BE HIDDEN FROM VIEW. THERE WILL BE NO CUSTOMER VISIBILITY TO THE ATM AS THERE IS NO PUBLIC ACCESS TO THE REAR OF THE BUILDINGS.

List type of variance requested: FROM SECTION 134-225(B) 2.1 TO ALLOW AN ATM IN FRONT OF THE PRINCIPAL BUILDING

V-14 (2014)

COBB COUNTY GEORGIA
 2013 DEC 12 AM 10:18
 COBB COUNTY ZONING DEPARTMENT

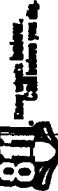


ZONING INFORMATION

- COBB COUNTY R-20
 1. MINIMUM LOT AREA = 20,000 SQ.FT.
 2. MIN./MAX. ACRES = N/A
 3. UNITS PER ACRE / MAX FAR = 1.75 AVERAGE
 4. MINIMUM FLOOR AREA = 1,200 SQ.FT.
 5. MINIMUM LOT WIDTH AT FRONT SET V=BACK = 75/30 FEET
 6. MINIMUM FRONT SET BACK
 7. MAXIMUM COVER = 35%
 8. MAXIMUM HEIGHT = 35 FEET
 9. MINIMUM SIDE YARD = 25 OR 30 FEET
 10. MINIMUM REAR YARD = 10 FEET
 11. MAXIMUM COVER = 35%
 12. MAXIMUM HEIGHT = 35 FEET

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 THE SURVEYOR'S VISUAL INSPECTION AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF BURIED UTILITIES SHOWN HEREON. ADDITIONAL EXAMINATIONS MAY BE NECESSARY TO VERIFY THE LOCATION OF BURIED UTILITIES. BEFORE EXAMINATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS CLIENTS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, AND DOES NOT EXTEND TO ANY OTHER PERSON, FIRM, OR ENTITY WITHOUT THE EXPRESS REPERMISSION OF THE SURVEYOR. NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO PERSONS OR PROPERTY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A BEARING ERROR OF ONE PART IN 10,000. THIS PLAT WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCE OF ONE PART IN 10,000. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. THIS PROPERTY IS RESTRICTED BY COBB COUNTY ZONING REGULATIONS AND RESTRICTIONS. THE R-20 COBB COUNTY ZONING REGULATIONS AND RESTRICTIONS ARE LOCATED AT 15-20 COBB COUNTY ZONING REGULATIONS AND RESTRICTIONS.
6. THIS PLAT NOT BE USED FOR RECORDING.
7. SUBJECT TO ANY AND ALL REPAIRS REQUIRED BY COBB COUNTY AND THE CITY OF MABLETON.

LEGEND

- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- CB DENOTES BACK OF CURB
- EP DENOTES EDGE OF PAVING
- EW DENOTES EDGE OF WALL
- EX DENOTES EXISTING CONCRETE PIPE
- CP DENOTES CORRUGATED METAL PIPE
- LP DENOTES LIGHT POLE
- UP DENOTES UTILITY POLE
- PM DENOTES POWER METER
- V/C DENOTES AIR CONDITIONER CONDENSATE DRAIN
- GW DENOTES GAS VALVE
- GLH DENOTES GAS LINE HANGER
- WH DENOTES WATER VALVE
- WHY DENOTES WATER HYDRANT
- MB DENOTES MOUNTING BOX
- AB DENOTES ABJECTION BOX
- DI DENOTES DRAIN INLET
- SW DENOTES SWAMPY SOBER LINE
- CS DENOTES CLEAN OUT

REFERENCE MATERIAL

- EXECUTIONS DEED IN FAVOR OF RICHARD F. ALLEN DEED BOOK 15018 PAGE 3370-3371 COBB COUNTY, GEORGIA RECORDS
- COBB COUNTY R/W DEED DEED BOOK 8547 PAGE 243 COBB COUNTY, GEORGIA RECORDS



No.	Date

McLUNG SURVEYING SERVICES, INC.

4633 South Cobb Drive Suite 200
 Smyrna, Georgia 30088 (770) 434-3383
 Certificate of Authorization #AFC000763



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

In my opinion this plat is a true and correct representation of the land partitioned.

TOTAL AREA = 0.908± ACRES
 OR 39,452± SQ.FT.

32 STRICKLAND DRIVE
 MABLETON, GEORGIA

SURVEY FOR
 RICHARD ALLEN

LOT 41 AND PART OF LOT 42
 LELAND HEIGHTS

LAND LOT 182
 DISTRICT 17TH
 COBB COUNTY
 GEORGIA
 PLAT PREPARED: 12-10-13
 PLAT NO. 100

APPLICANT: Richard S. Allen

PETITION No.: V-14

PHONE: 404-494-0933

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Richard Allen

PRESENT ZONING: R-20

PHONE: 404-494-0933

LAND LOT(S): 182

TITLEHOLDER: Richard F.Allen and
Richard S. Allen

DISTRICT: 17

PROPERTY LOCATION: On the west side of

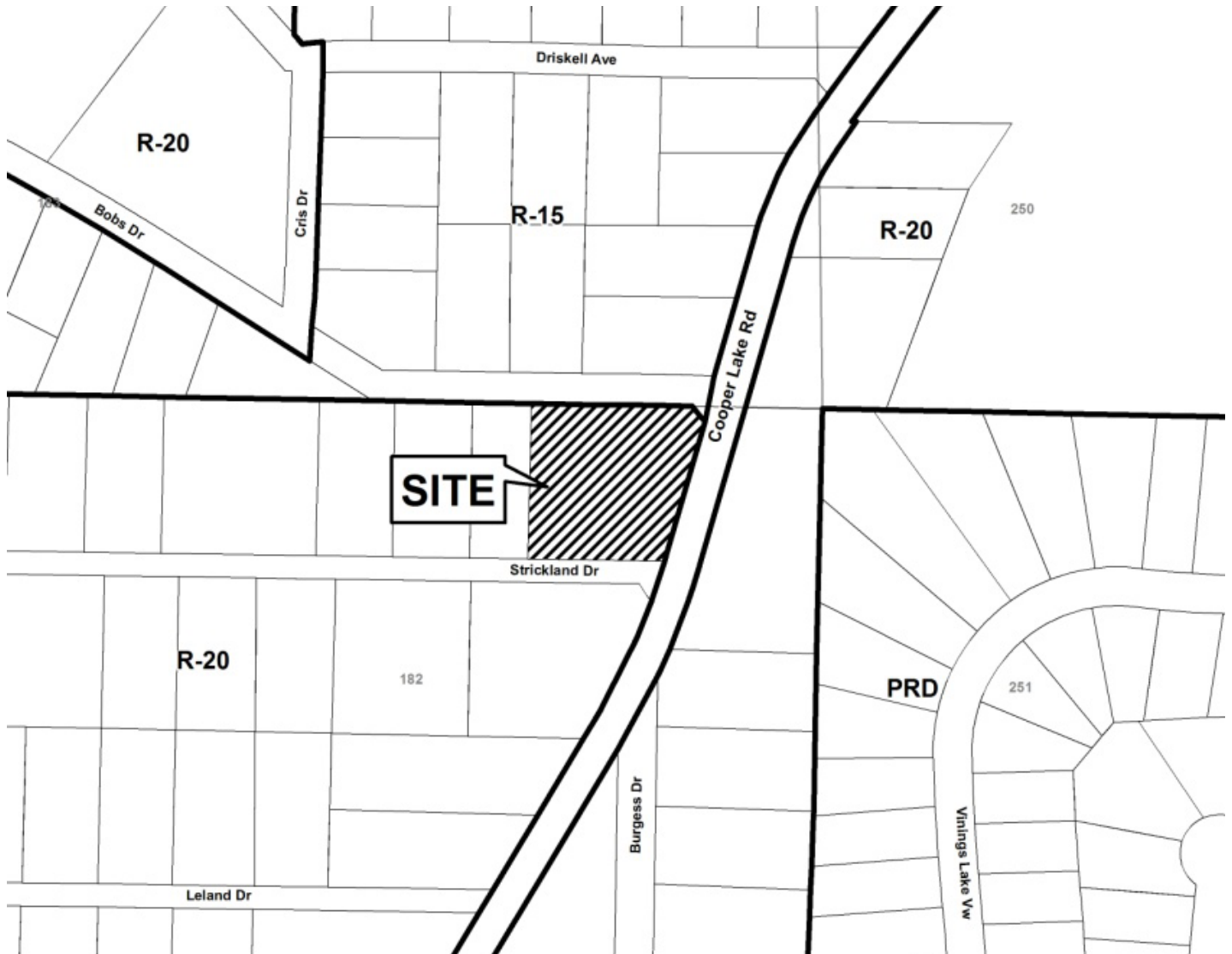
SIZE OF TRACT: 0.90 acres

Cooper Lake Road, bounded by Bobs Drive and
Strickland Drive

COMMISSION DISTRICT: 4

(32 Strickland Drive).

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (proposed 1,250 square foot building) from the required 100 feet to 11 feet on the western side and 41.3 feet on the northern side.



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

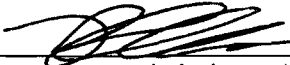
2013 DEC 12 AM 10:17

(type or print clearly)

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

Applicant Richard S. Allen Phone # 404-494-0933 E-mail richallen@gmail.com

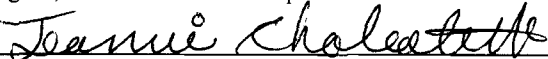
Richard Allen Address 32 Strickland Dr Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-494-0933 E-mail richallen@gmail.com
(representative's signature)


Jeanie M Chobotuk
NOTARY PUBLIC
Muscogee County, GEORGIA
My Commission Expires 6-12-2015

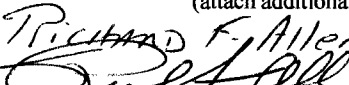
My commission expires: _____

Signed, sealed and delivered in presence of:



Notary Public

Titleholder Richard S. Allen Phone # 404-494-0933 E-mail richallen@gmail.com

Signature  Address: 32 Strickland Drive, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Richard S. Allen

My commission expires: _____
Jeanie M Chobotuk
NOTARY PUBLIC
Muscogee County, GEORGIA
My Commission Expires 6-12-2015

Signed, sealed and delivered in presence of:


Notary Public

Present Zoning of Property Residential R-20

Location 32 Strickland Drive / 1701820090
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1706-0090 Leland Heights District 9-Unincorp Size of Tract 0.93 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.

List type of variance requested: Structure size variance requested. Proposed workshop/garage
is 1250 sq ft. existing residence is 976 sq ft.

V-14 (2014)

"A"

SUBMITTED TO THE VARIANCE BOARD TO REQUEST A VARIANCE ON BEHALF OF:

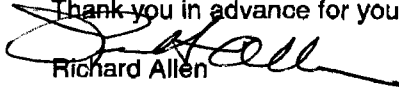
**Owner: Richard Allen
Property: 32 Strickland Drive
Mableton, GA**

I am respectfully requesting that the Variance Board consider my request for a variance on my property due to the following issues which would create a hardship if not granted.

Cobb County limits 3 vehicles per property outside of a garage, and currently I have a classic car collection and watercrafts that would put me in violation of the County Parking Ordinance without the garage. The proposed garage is the smallest structure that can house the classic car collection and watercrafts and keep me within the County Ordinance.

The structure cannot be located on the eastern side of the property due to septic tank. There is no way to attach the structure to the main house due to paved driveway and large tree. It also cannot be located on southern edge of the property due to drainage and elevation issues.

Thank you in advance for your consideration of this matter.


Richard Allen

COBB COUNTY GEORGIA
PLANNING DEPARTMENT
2013 DEC 12 AM 10:17
COBB COUNTY ZONING DIVISION

PREPARED BY
V&M
Vannoy & Minton
 Consulting Engineers, Inc.
 Engineering & Surveying
 1417 Laurel Hill Rd. Suite 17
 Raleigh, NC 27603
 TEL: (770) 827-2888 FAX: (770) 827-2888

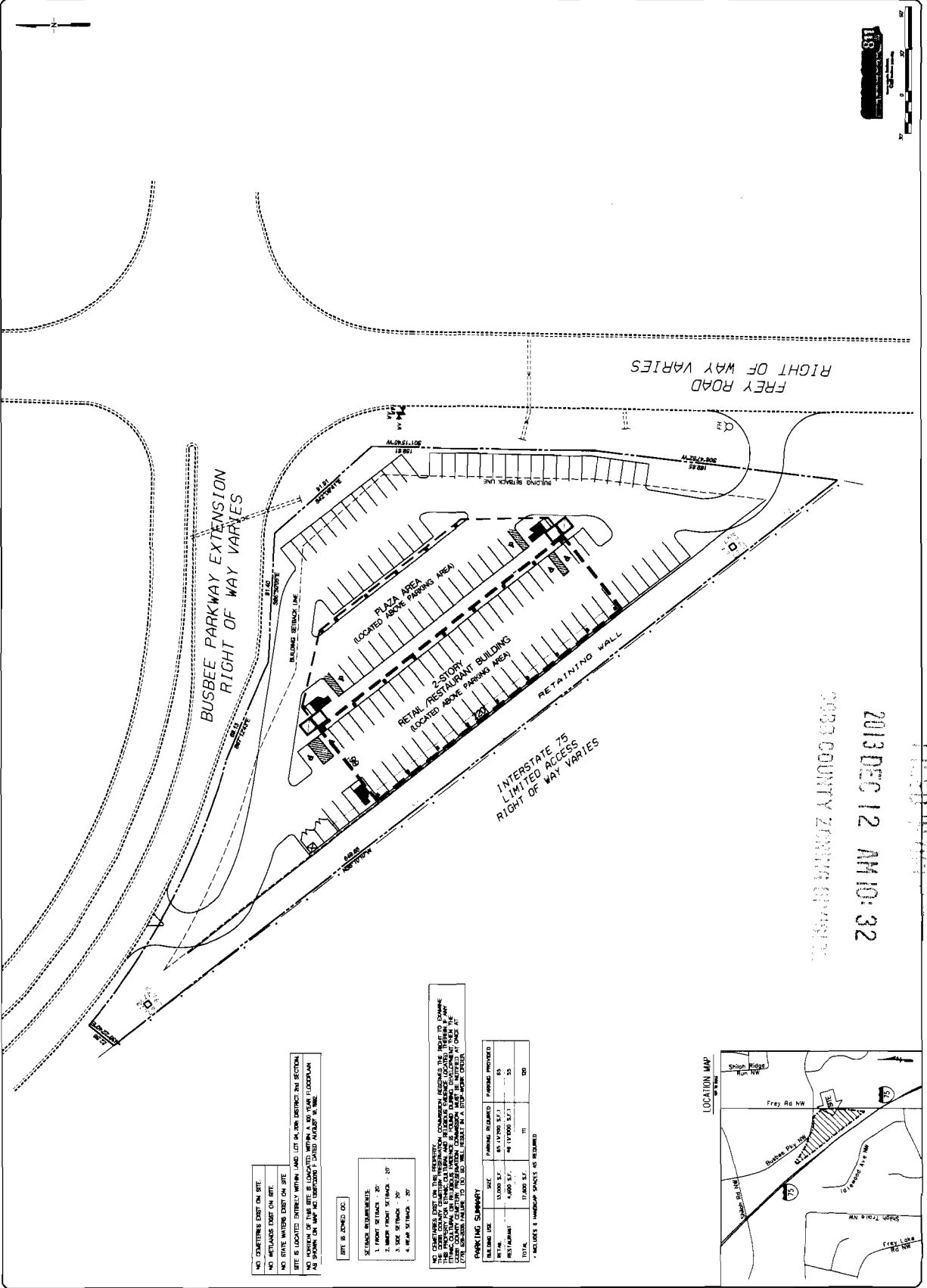
OWNER / DEVELOPER
SEVEN STAR VENTURES
 3446 STRATFORD ROAD
 SUITE 3308
 ATLANTA, GEORGIA 30326
 MR. EDDIE QUARLES
 (770) 929-1844

PROJECT NO. 15-00000000000000000000
THE OWL'S NEST

V-15 (2014)

Scale: 1" = 40'

NO.	DATE	BY	DESCRIPTION
1	11/12/13	MM	ISSUED FOR PERMIT



2013 DEC 12 AM 10:32
 COOBS COUNTY ZONING DEPARTMENT
 COOBS COUNTY REG. 1001
 11/12/13

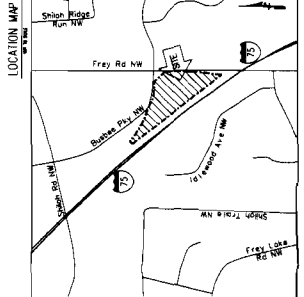
NO EXISTING DRAIN ON SITE.
 NO NEW DRAINAGE DRAIN ON SITE.
 NO EXISTING WATER DRAIN ON SITE.
 NO NEW WATER DRAIN ON SITE.
 SITE IS LOCATED ENTIRELY WITHIN LAND LOT 14, 2ND DISTRICT 2ND SECTION, TOWNSHIP 12N, RANGE 10E, COOBS COUNTY, GEORGIA.
 NO SPRAWL OR UNDESIRABLE DEVELOPMENT IS ANTICIPATED OR INTENDED.

NO EXISTING UTILITIES ON THIS PROPERTY. CONDUITS ARE LOCATED AS SHOWN ON THE SITE PLAN. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE FIRE RESPONSE AREA OF THE COOBS COUNTY FIRE DEPARTMENT. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE RESPONSE AREA OF THE COOBS COUNTY POLICE DEPARTMENT. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE RESPONSE AREA OF THE COOBS COUNTY EMERGENCY SERVICES DEPARTMENT.

NO EXISTING UTILITIES ON THIS PROPERTY. CONDUITS ARE LOCATED AS SHOWN ON THE SITE PLAN. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE FIRE RESPONSE AREA OF THE COOBS COUNTY FIRE DEPARTMENT. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE RESPONSE AREA OF THE COOBS COUNTY POLICE DEPARTMENT. THE PROPERTY IS LOCATED WITHIN THE 15-MINUTE RESPONSE AREA OF THE COOBS COUNTY EMERGENCY SERVICES DEPARTMENT.

PARKING SUMMARY

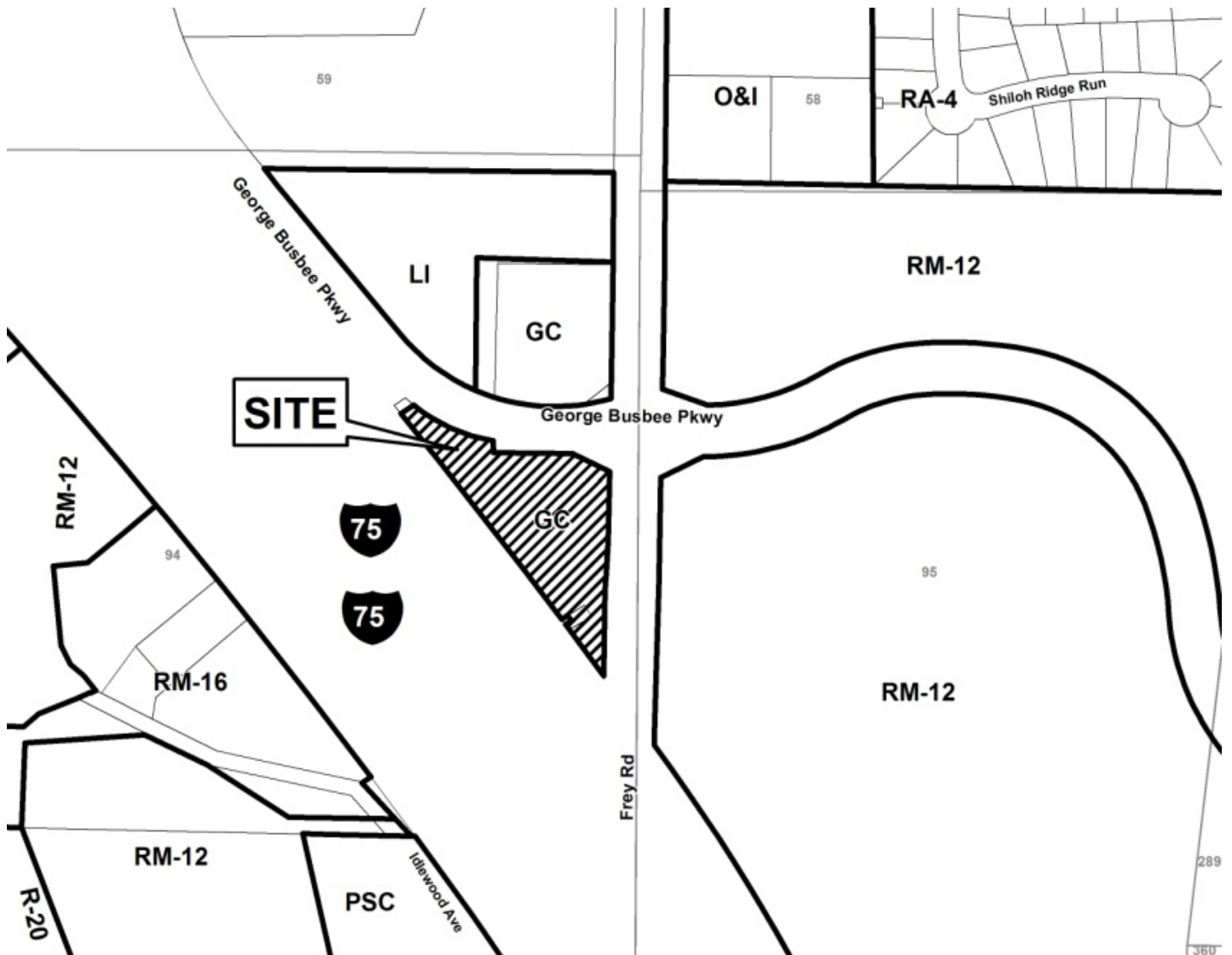
NO.	DATE	BY	DESCRIPTION
1	11/12/13	MM	ISSUED FOR PERMIT



APPLICANT: Seven Star Ventures, LLC
PHONE: 770-329-1944
REPRESENTATIVE: Garvis L. Sams, Jr.
PHONE: 770-422-7016
TITLEHOLDER: Seven Star Ventures, LLC
PROPERTY LOCATION: At the southwest intersection of George Busbee Parkway and Frey Road (Frey Road).

PETITION No.: V-15
DATE OF HEARING: 2-12-14
PRESENT ZONING: GC
LAND LOT(S): 94
DISTRICT: 20
SIZE OF TRACT: 1.81 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 20 feet adjacent to Frey Road; 2) waive the major side setback from the required 25 feet to 20 feet adjacent to George Busbee Parkway, and 3) waive the major side setback from the required 25 feet to 20 feet adjacent to Interstate 75.



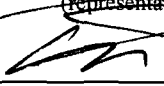
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 DEC 12 AM 10:30
COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

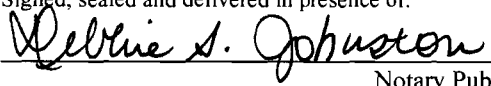
Application No. V- 15
Hearing Date: February 12, 2014

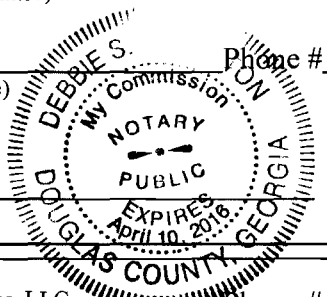
Applicant Seven Star Ventures, LLC Phone # 770 329-1944 E-mail Equarles49@yahoo.com
Sams, Larkin & Huff, LLP
Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(street, city, state and zip code)

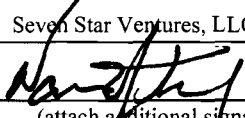
(representative's name, printed)

(representative's signature)

Phone # 770 422-7016 E-mail gsams@samslarkinbuff.com

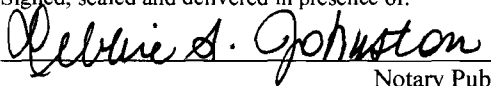
My commission expires: _____

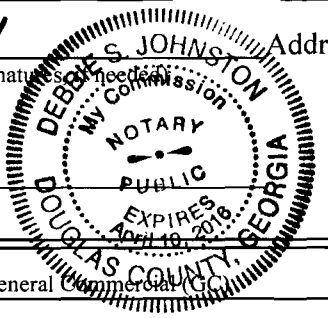
Signed, sealed and delivered in presence of:

Notary Public



Titleholder Seven Star Ventures, LLC Phone # 770 329-1944 E-mail Equarles49@yahoo.com
Signature  Address: Apartment 3308
3345 Stratford Road, Atlanta, GA 30236
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public



Present Zoning of Property General Commercial (GC)

Location The southwest quadrant of the intersection of Busbee Parkway Extension and Frey Road, east of I-75
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 94 District 20th, 2nd Section Size of Tract 1.808 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 Extensive Road Frontage

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.

A literal interpretation or enforcement of Cobb County's Zoning Ordinance provisions does not allow development of the property as proposed (Retail Commercial Development) because of setback constraints. Also, a literal interpretation or enforcement of Ordinance provisions precludes utilization of the subject property (zoned GC) in a meaningful fashion due to the extensive triple road frontage, all of which constitute legal hardships.

List type of variance requested: Waiver of the front setbacks on Frey Road from fifty feet (50') to twenty feet (20'); on Busbee Parkway Extension from thirty feet (30') to twenty feet (20'); and, on I-75 from thirty feet (30') to twenty feet (20').

V-16 (2014)

PLAT TO ACCOMPANY ZONING VARIANCE APPLICATION FOR

JASON BONNER

LOCATED IN LAND LOT 318, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 1, BROOKE FALLS SUBDIVISION P.B. 259, PGS. 43 & 44 3605 STONE DRIVE

NOTE:

ALL BOUNDARY AND ZONING INFORMATION IS TAKEN FROM THE REFERENCED FINAL PLAT. NO FIELD WORK HAS BEEN PERFORMED BY THIS FIRM AT THIS TIME.

ZONING NOTES:

SUBJECT PROPERTY IS ZONED R-30 (PER REFERENCED PLAT)

- MINIMUM LOT SETBACKS:
- FRONT 30'
 - SIDE 10'
 - MAJOR SIDE 20'
 - REAR 30'
- MINIMUM HOUSE SIZE: 3,000 SQ. FT.
MINIMUM LOT SIZE: 20,000 SQ. FT.

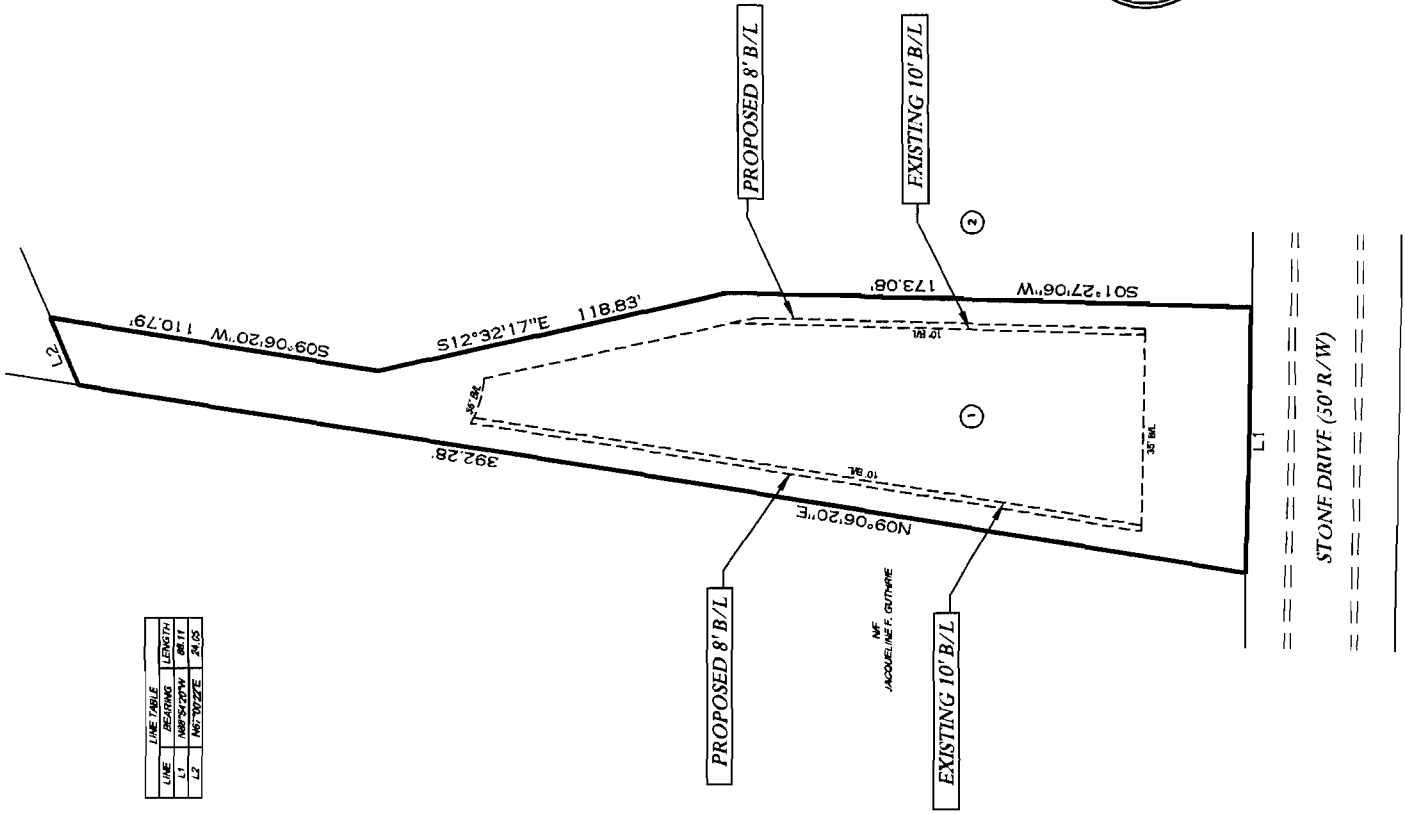
COBB COUNTY ZONING DIVISION
 2013 DEC 12 PM 3:43
 COUNTY GEORGIA
 FILED IN OFFICE



DATE	DESCRIPTION

THE RUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2001 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 (770) 972-7777
 E-MAIL: RENG@RUSSELLE.COM

PROJ. NO. C06098 FILE C06098
 FIELD SURVEY DATE N/A
 PLAT DATE 12/8/13 SCALE 1"=30'



LINE	TABLE	LENGTH
L1	1	1107.91
L2	2	1107.91



FLOOD STATEMENT
 WHILE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAP (FIRM NO. 130703010) EFFECTIVE DATE: 08/01/2010 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONES: "X", "A", "Y" (SPECIAL) "Y" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN "X" (SPECIAL) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; "A" AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1' TO 4' AND "Y" (SPECIAL) AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1' TO 4' AND AREAS NOT PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

APPLICANT: Melissa Bonner

PETITION No.: V-16

PHONE: 404-542-1717

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Jason Bonner

PRESENT ZONING: R-20/OSC

PHONE: 404-218-4862

LAND LOT(S): 318

TITLEHOLDER: Melissa Bonner

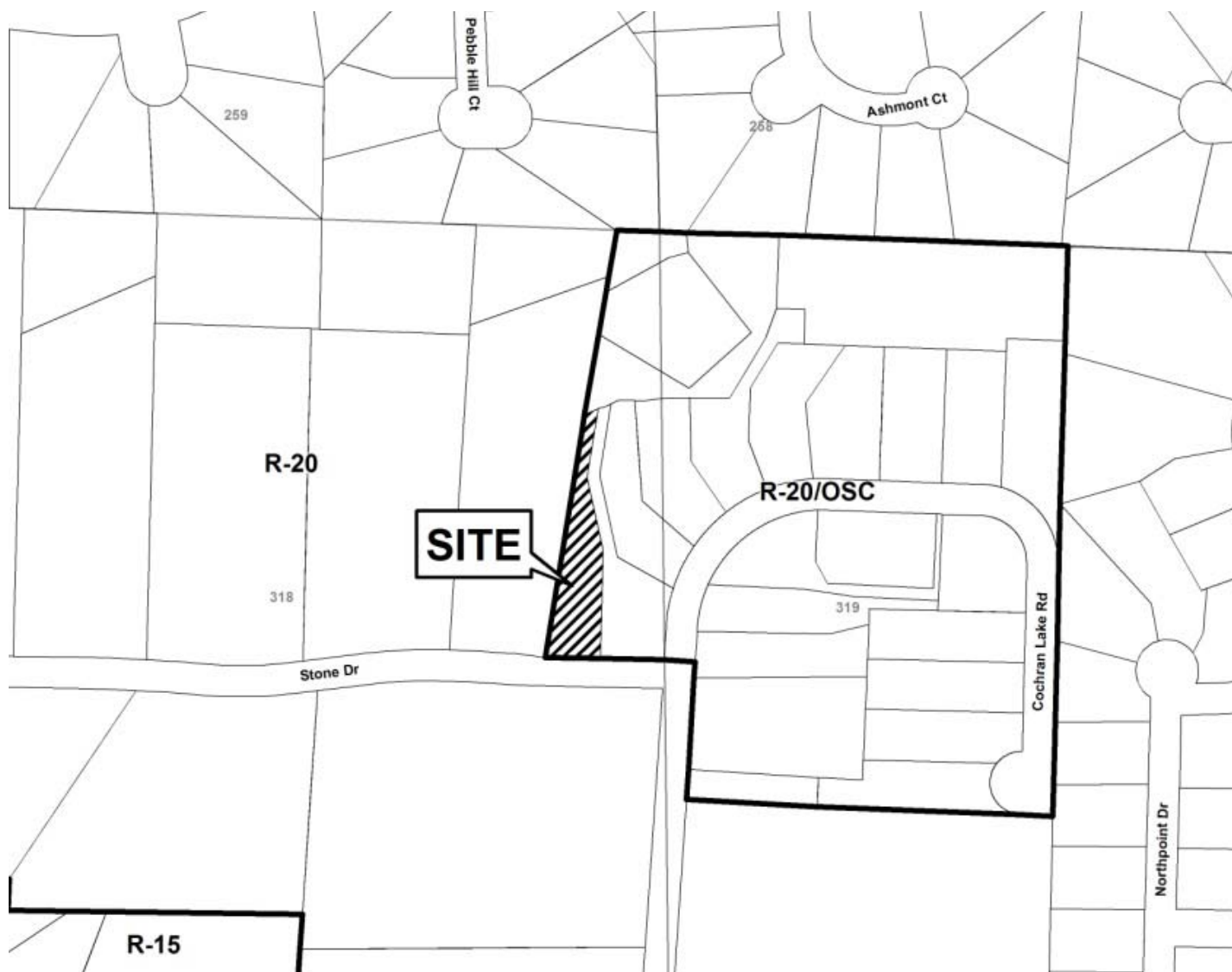
DISTRICT: 16

PROPERTY LOCATION: On the north side of Stone Drive, west of Cochran Lake Road (3605 Stone Drive).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setbacks from the required 10 feet to 8 feet.



Application for Variance Cobb County

2013 DEC 12 PM 3:43

COBB COUNTY ZONING APPEALS

(type or print clearly)

Application No. V-16
Hearing Date: 2-12-14

Applicant Melissa Bonner Phone # (404)5421717 E-mail melissa@bonnerbuilt.com
Jason Bonner Address 2220 Rosemoore Walk
(representative's name, printed) (street, city, state and zip code) Marretta, 30062

[Signature] Phone # (404)218-4862 E-mail bonnerjite@gmail.com
(representative's signature) **MARTHA CHAMBLISS**
NOTARY PUBLIC

My commission expires: 6-25-2016 Signed, sealed and delivered in presence of:
[Signature] **MARTHA CHAMBLISS**
Cobb County, Georgia
My Comm. Expires 06/25/2016 Notary Public

Titleholder Melissa Bonner Phone # (404)542-1717 E-mail melissa@bonnerbuilt.com
Signature [Signature] Address: 2220 Rosemoore Walk
(attach additional signatures, if needed) (street, city, state and zip code) Marretta, GA 30062
MARTHA CHAMBLISS
NOTARY PUBLIC

My commission expires: 6-25-2016 Signed, sealed and delivered in presence of:
[Signature] **MARTHA CHAMBLISS**
Cobb County, Georgia
My Comm. Expires 06/25/2016 Notary Public

Present Zoning of Property _____

Location 3605 Stone Drive Marretta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 16th Size of Tract .5 Acre(s)

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

Size of Property 20,000 sq ft Shape of Property Rectangle Topography of Property sloping Other _____

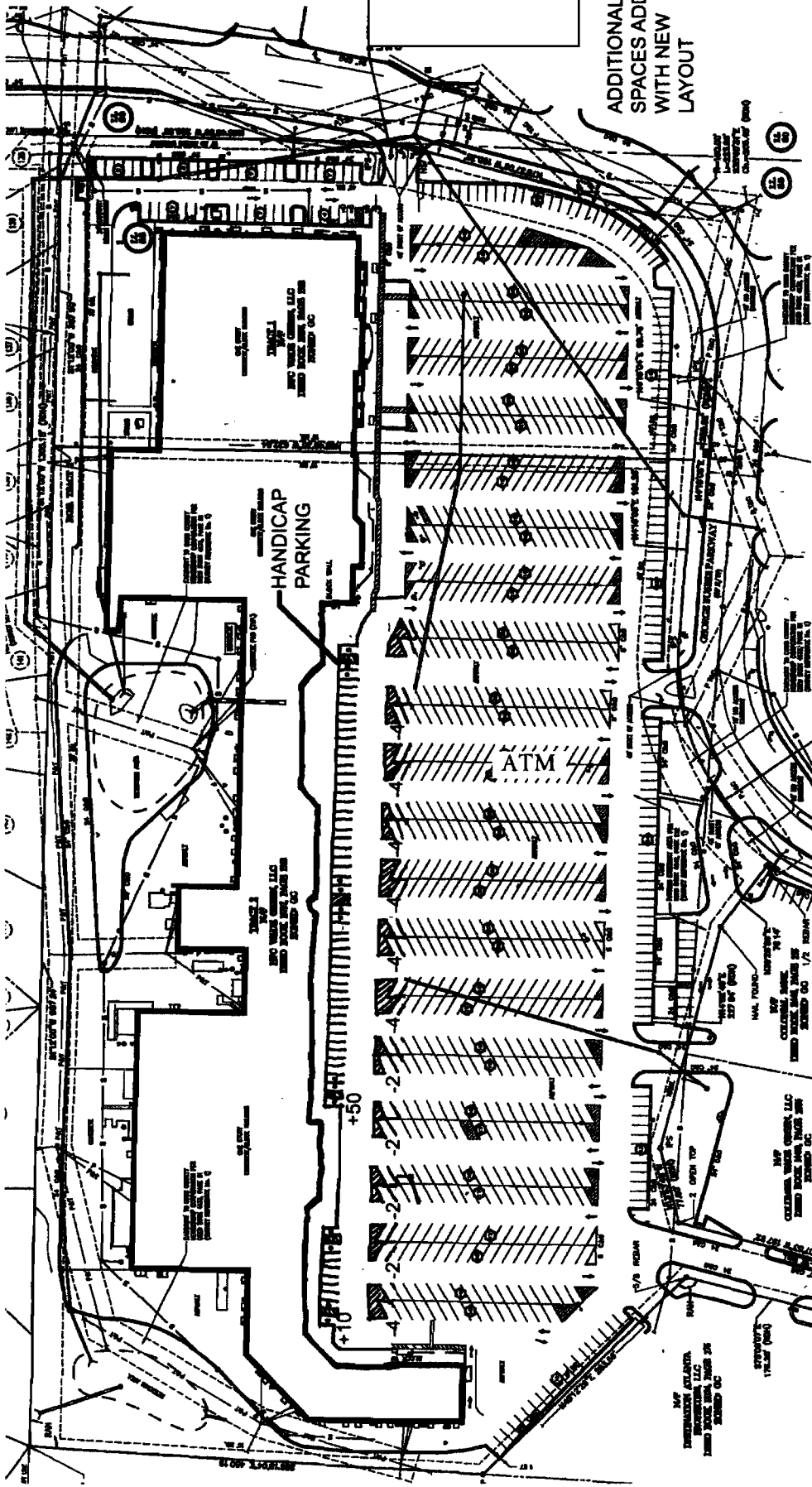
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The lot narrows in the back and the home we are wanting to build does not allow for this. Front width is 62ft and back narrows to 52.

List type of variance requested: We would like the side setbacks to be changed from 10ft to 8ft on both sides.

V-17 (2014)

ADDITIONAL 24 SPACES ADDED WITH NEW LAYOUT



BY: MLH/RE
 2013 DEC 12 PM 1:11
 DRAWING: 0009 COUNTY ZONING
 SKETCH

JOB NUMBER: 0009 COUNTY ZONING
 DATE: 04/26/10

PROJECT: WADE GREEN CROSSING
 LOCATION: COBB COUNTY, GEORGIA

CLIENT: WADE GREEN CROSSING

0009 COUNTY ZONING

APPLICANT: Matthew Kiger

PETITION No.: V-17

PHONE: 301-356-2494

DATE OF HEARING: 2-12-14

REPRESENTATIVE: Matthew Kiger

PRESENT ZONING: GC

PHONE: 301-356-2494

LAND LOT(S): 55

TITLEHOLDER: HPC Wade Green, LLC

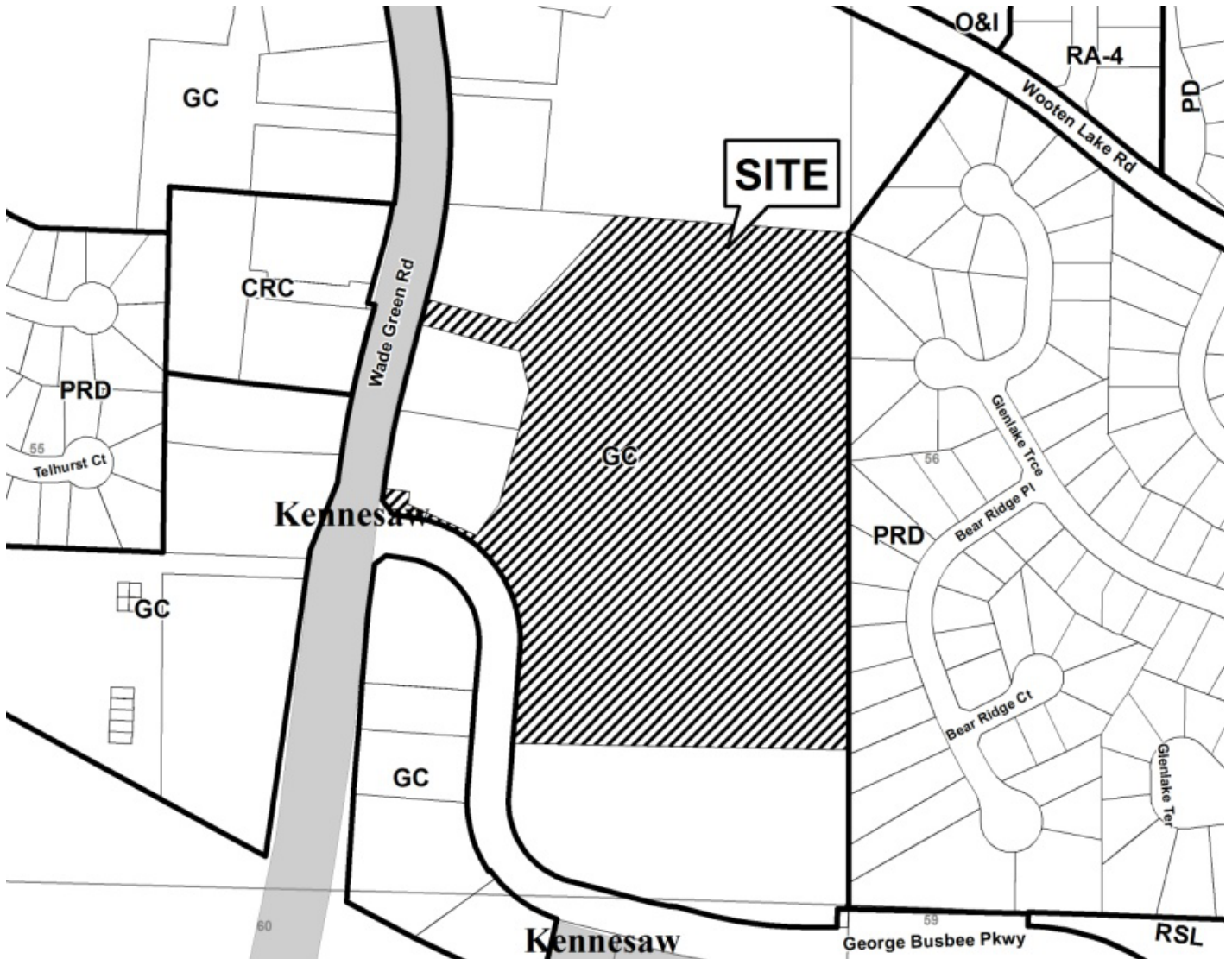
DISTRICT: 20

PROPERTY LOCATION: On the east side of Wade Green Road, north of George Busbee Parkway (4200 Wade Green Road).

SIZE OF TRACT: 14+ acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow an accessory structure (proposed freestanding ATM) to the front of the principal structure.



2013 DEC 12 PM 4:46

COBB COUNTY ZONING OF **Application for Variance**
Cobb County

(type or print clearly)

Application No. V-17
Hearing Date: 2-12-14

Applicant MATTHEW KIGER Phone # 301-356-2994 E-mail KIGER@DSWINC.COM

MATTHEW KIGER
(representative's name, printed) Address 2007 Gateway Blvd Charlotte, NC 28208
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 301-356-2994 E-mail KIGER@DSWINC.COM

My commission expires: May 17th 2016
MELINDA E. RHODES
NOTARY PUBLIC
Union County
North Carolina
My Commission Exp. May 17, 2016
Notary Public

Titleholder HPC WADE GREEN, LLC Phone # 214-599-0631 E-mail SUE@MACLAYPROPERTIES.COM

Signature [Signature] Address: 7557 Rambler Rd. #965, Dallas, TX 75231
(attach additional signatures, if needed) (street, city, state and zip code)

Steven F. Shellenberger
11-/06/2017
My commission expires: 11-06-2017
Theresa Richardson Rayski
Commission Expires 11-06-2017
Theresa R. Rayski
Notary Public

Present Zoning of Property GC (General Commercial)

Location 4700 Wade Green Road, Marietta, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 55 2nd Section District 20th District Size of Tract Tract E2 Acre(s)

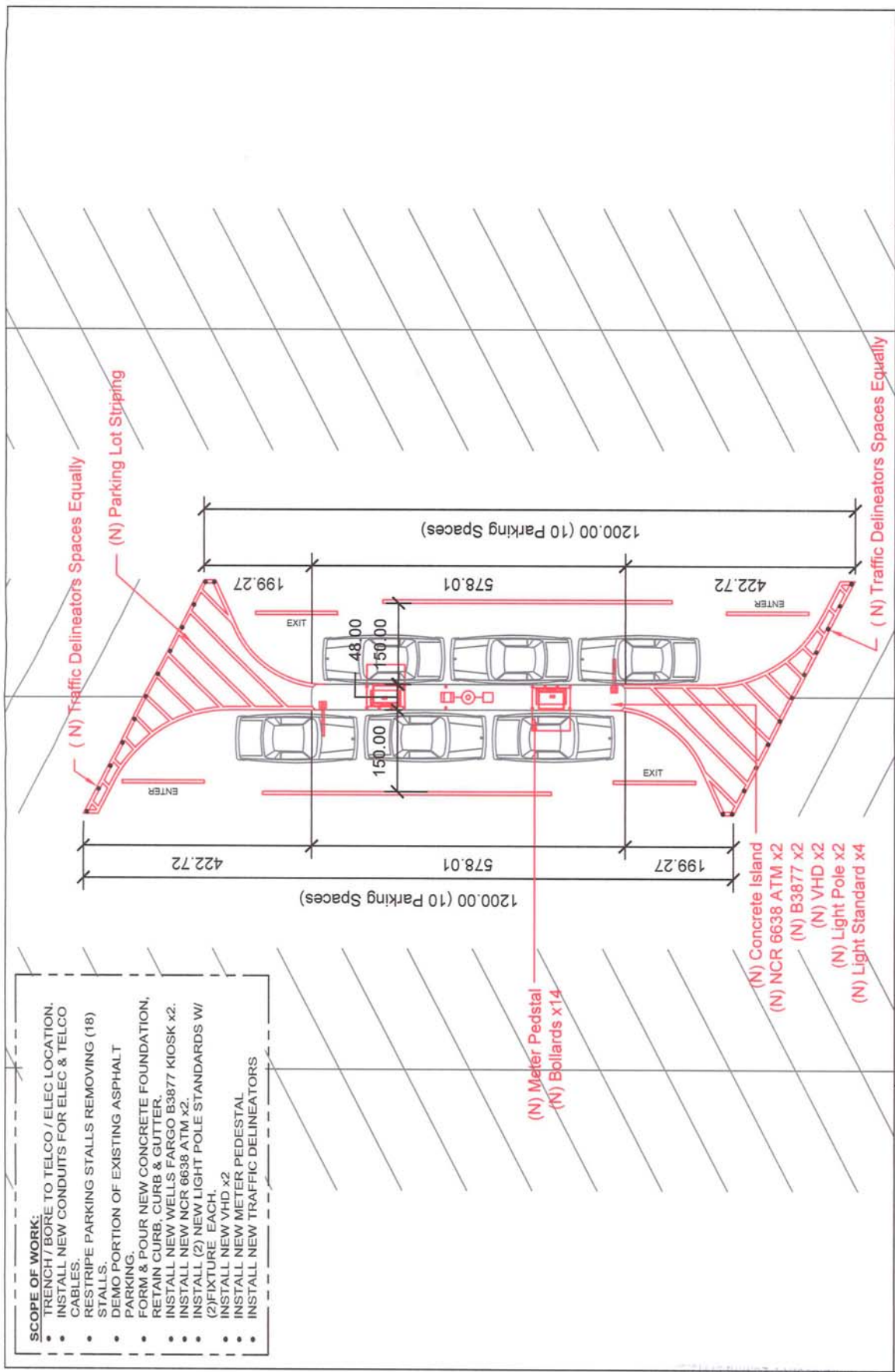
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 18.9894 acres 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 location of the ATM is for higher visibility for Wells Fargo Customers. This location was planned out with the land lord to be beneficial for the shopping center and the Bank. Any other location in the shopping center would not be profitable for either party.

List type of variance requested: VARIANCE TO INSTALL FREE STANDING ATM



security works
122 Lafayette Avenue
Laurel, Maryland 20707
Phone 301/762-2577
Fax 301/776-1273

WELLS FARGO

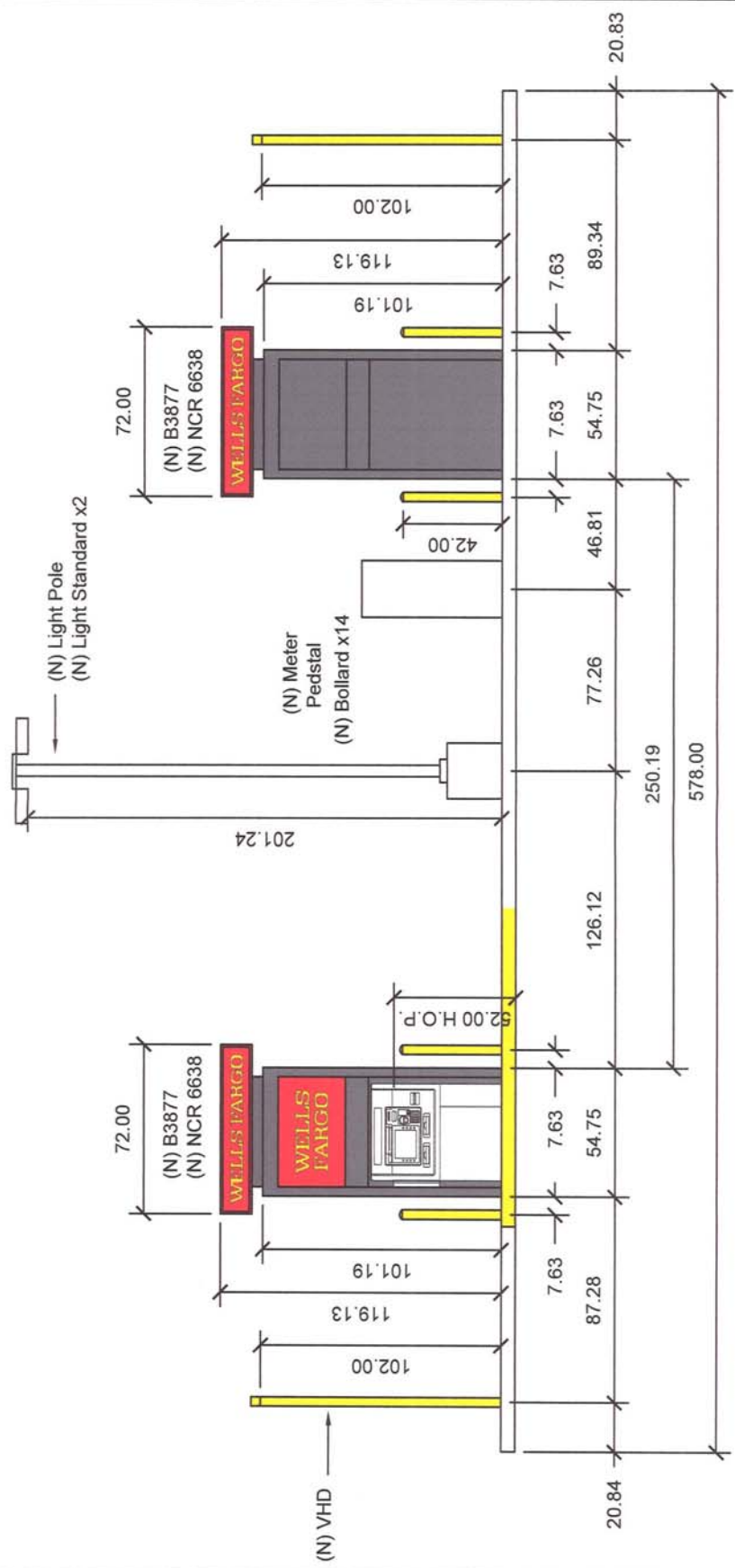
Wade Green Crossing
4200 Wade Green Road
Kennesaw, Georgia 30144

New ATM
19959
Proposed Plan View

Revised
05/09/2013
Option C
Drive-Up

Scale:
1" = 20'-0"
05/02/2013
Page: 5 of 7

2013 DEC 12 PM 4:48
CDBG COUNTY GEORGIA
MLEN IN DESIGN



COBB COUNTY GEORGIA
 FILED IN DESIGN
 2013 DEC 12 PM 4:48
 COBB COUNTY ZONING DIVISION

security works
 122 Lafayette Avenue
 Laurel, Maryland 20707
 Phone: 301/786-2577
 Fax: 301/786-1273



Wade Green Crossing
 4200 Wade Green Road
 Kennesaw, Georgia 30144

New ATM
 19959
 Proposed Elevation

Revised
 05/09/2013
 Option C
 Drive-Up

Scale:
 3/16" = 1'-0"
 05/02/2013
 Page: 6 of 7



2013 DEC 12 PM 4:48
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 ROBB COUNTY GEORGIA
 ROAD COUNTY ZONING DIVISION



security works
 122 Lafayette Avenue
 Laurel, Maryland 20707
 Phone: 301.776.2577
 Fax: 301.776.1273



Wade Green Crossing
 4200 Wade Green Road
 Kennesaw, Georgia 30144

New ATM
 19959
 Elevation

Revised
 05/09/2013
 Option C
 Drive-Up

Scale:
 Not to Scale
 05/02/2013
 Page: 7 of 7