

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 9, 2014**

**DUE DATE: March 10, 2014**

Distributed: February 24, 2014



*Cobb County...Expect the Best!*

# SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED 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.



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

3. THIS PLAT WAS PREPARED FOR THE 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.

4. 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 0.7 PER ANGLE POINT, AND WAS ADJUSTED USING COMPARISONS. 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.

V-24 (2014)

TOTAL AREA= 0.455  
OR 19,821

3902 LOCH HIGHLAND PASS  
ROSWEEL, GEORGIA

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSFD00752

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.

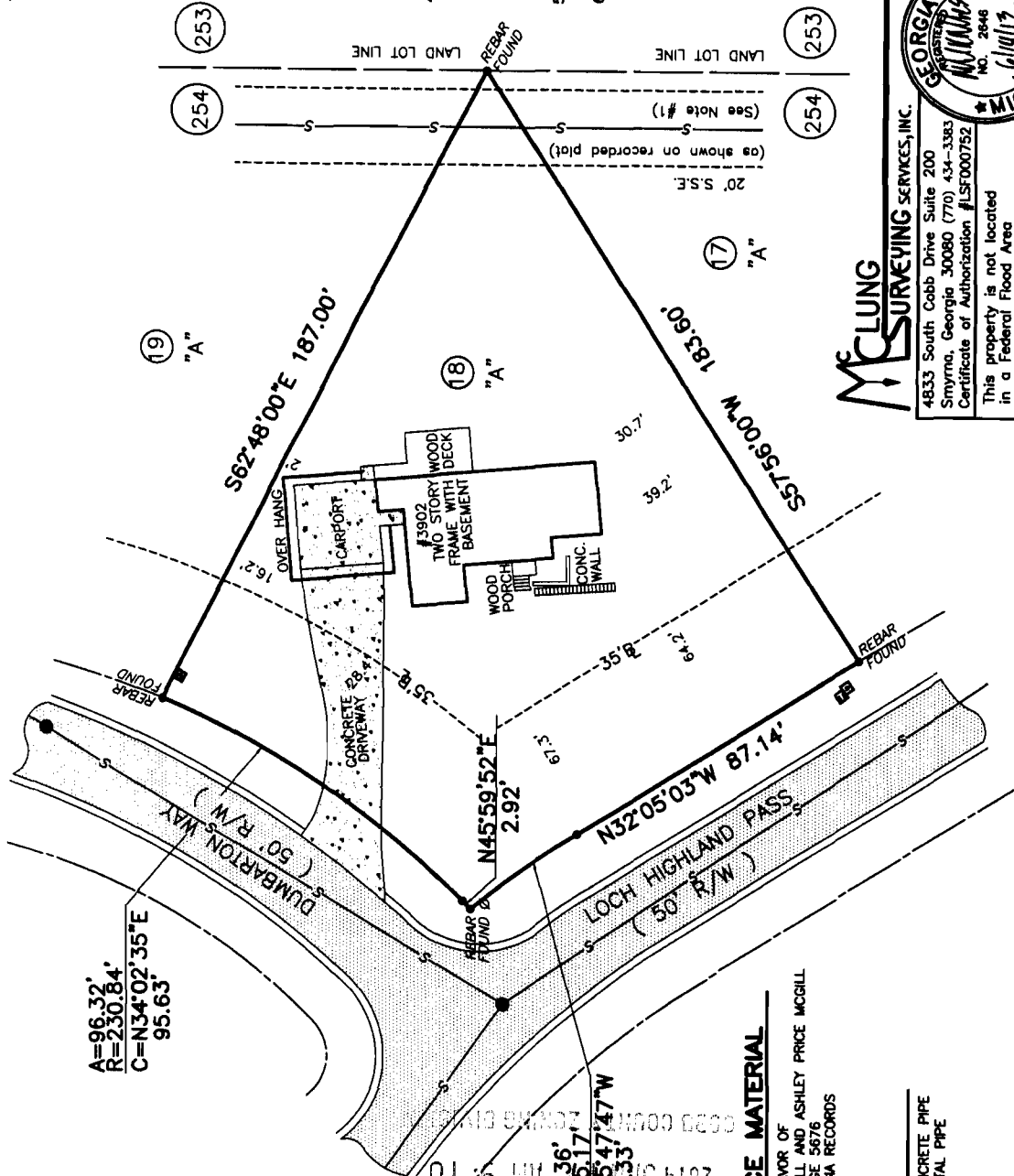
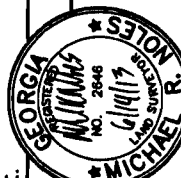
PROPERTY OF  
DAVID RILEY  
HOPE RILEY

LOT 18 BLOCK "A"  
LOCH HIGHLAND  
UNIT 1 SECTION 3

LAND LOT 254  
DISTRICT 16TH  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 6-14-13  
FIELD: 6-13-13 SCALE: 1"=30'

Michael R. Niles  
Georgia RLS #2646  
Member SAMSOC  
JOB#234082



## REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF CHRISTOPHER A. MCGILL AND ASHLEY PRICE MCGILL DEED BOOK 13507 PAGE 5676 COBB COUNTY, GEORGIA RECORDS

## LEGEND

- REINFORCED CONCRETE PIPE
- 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

No.	Revision	Date
1		

**APPLICANT:** Hope Wurdack and David Riley

**PHONE:** 269-589-7400

**REPRESENTATIVE:** Hope Wurdack

**PHONE:** 269-589-7400

**TITLEHOLDER:** David M. Riley and Hope E. Wurdack

**PROPERTY LOCATION:** On the southeast corner of  
Lock Highland Pass and Dumbarton Way  
(3902 Loch Highland Pass).

**PETITION No.:** V-24

**DATE OF HEARING:** 04-09-2014

**PRESENT ZONING:** R-15

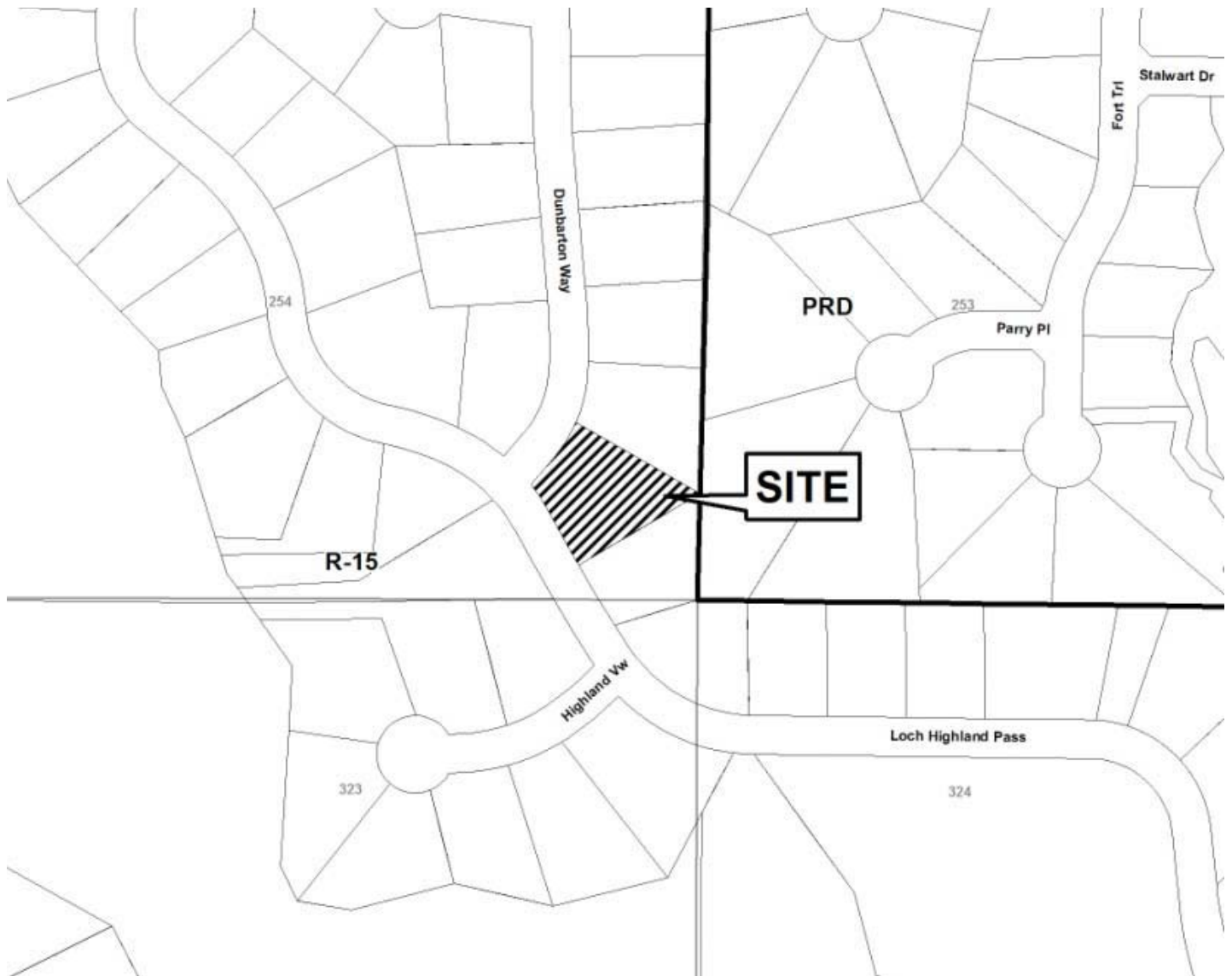
**LAND LOT(S):** 254

**DISTRICT:** 16

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 2 feet adjacent to the northern side.



Application for Variance

Cobb County

COBB COUNTY GEORGIA

2014 JAN 17 AM 9:10

(type or print clearly)

Application No. V-24

Hearing Date: 4-9-14

Applicant Hope Wurdack & David Riley Phone # 269) 589-7400 E-mail mermaidhope@aol.com

Hope Wurdack Address 3902 Loch Highland Pass  
(representative's name, printed) (street, city, state and zip code) Roswell, GA 30075

Hope Wurdack Phone # 269) 589-7400 E-mail mermaidhope@aol.com  
(representative's signature)



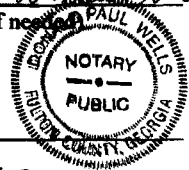
Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

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

My Commission Expires  
March 24, 2017

Titleholder Hope Wurdack & David Riley Phone # 269) 589-7400 E-mail mermaidhope@aol.com

Signature David Riley Address: 3902 Loch Highland Pass, Roswell, GA 30075  
(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-15

Location 3902 Loch Highland Pass  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 254 District 16TH Size of Tract 0.455± Acre(s)

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

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

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

See attached explanation  
exhibit "A"

List type of variance requested: Relief from the required 10' side yard setback for approx. 69 sf. of the left rear of the existing carport. Sec 134-198(4)d.

Exhibit  
V-24 (2014)

"A"

**Statement of hardship:**

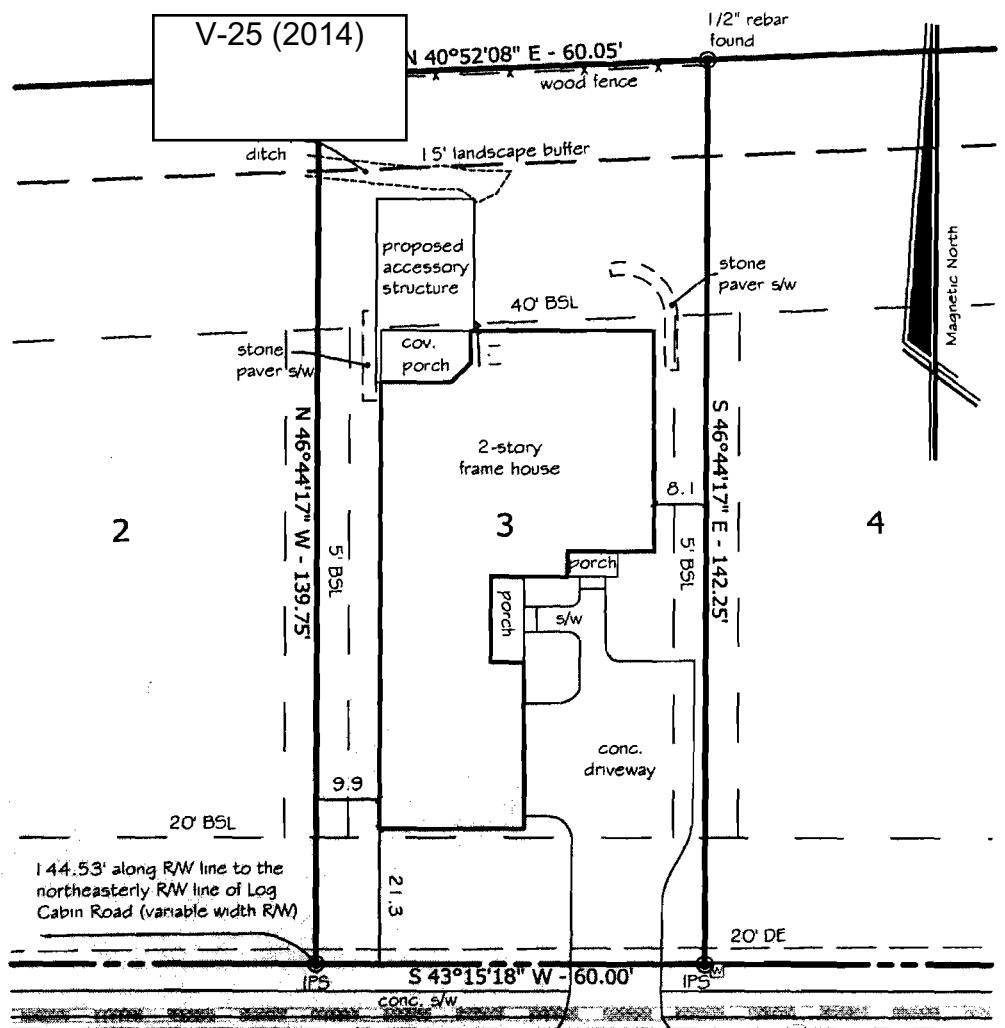
This house and its open carport were constructed in 1975. The carport was located such that left rear corner of the carport (approx. 69 SF of slab and roof overhang) was set within the 10' side yard setback. It is the intention to enclose the carport into a garage for security purposes. This residence has had several break-ins in the past year because it was obvious that no one was home when the open carport was empty.

We request relief from the 10' side yard setback for the area that the existing slab and roof structure falls within (Approx. 69 SF) so as to enclose the carport into a secure garage.

COBB COUNTY GEORGIA  
FILED  
2014 JAN 17 AM 9:10  
COBB COUNTY ZONING DEPT

# LEGEND

AE	Access Easement
B.S.L.	Building Setback Line
CTP	Crimped Top Pipe
DE	Drainage Easement
DI	Drop Inlet
EP	Edge of Pavement
FH	Fire Hydrant
GM	Gas Meter
HW	Head Wall
OCS	Outlet Control Structure
O.L.	On Line
OTP	Open Top Pipe
PP	Power Pole
SSE	Sanitary sewer Easement
TE	Telephone Easement
UE	Utility Easement
OHT	Overhead Telephone Line
UGW	Underground Water Line
UGE	Underground Electric Line
UGTe	Underground Telephone Line
DIP	Ductile Iron Pipe
ICV	Irrigation Control Valve
WV	Water Valve
WM	Water Meter
UGG	Underground Gas Line
CV	Gas Valve
WV	Water Valve
LP	Lamp Post
PP	Power Pole w/ Light
PP	Power Pole
///	Limited Access
UGT	Underground Telephone Line
UGE	Underground Electric Line
G	Gas Line
W	Water Line
+	Overhead Power Line
+	Fence Line
CO	Clean Out
EB	Electric Box
GM	Gas Marker
MH	Sanitary Sewer Manhole
TB	Telephone Box
WMKR	Water Marker
WM	Water Meter
FES	Flared End Section
JB	Junction Box
OCS	Outlet Control Structure
DWCB	Double Winged Catch Basin
SWCB	Single Winged Catch Basin
DI	Drop Inlet
HW	Head Wall
FH	Fire Hydrant
IPS	1/2" Rebar Set



Vinings Orchard Circle  
(81' R/W)

**Survey for:**  
**Tim Huffman**  
**Lot 3 - Vinings Orchard**  
**Land Lot 893 - 17th District - 2nd Section**  
**Cobb County, Georgia**

**Date:** January 14, 2013 **Scale:** 1" = 30'

## NOTES

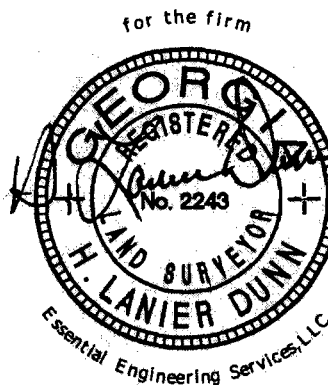
1. Site Area = 8,459 s.f. or 0.194 acres; Impervious = 3,808 s.f. or 45.0%
  2. Site Address = 2717 Vinings Orchard Circle
  3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Cobb County, Georgia, Community Panel Number 13067C0228G, dated December 16, 2008.
  4. This lot is subject to all matters of record as shown on the Final Plat of Vinings Orchard Subdivision, prepared by McFarland-Dyer & Associates, dated 5-24-07, recorded in Plat Book 267, pages 27-28, Cobb County Records.
  5. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 117,449 feet.
- This plat has been prepared using a TOPCON GTS-313 Total Station for angle and distance measurements and has a closure precision of one (1) foot in 25,483 feet and an average angular error of 02 seconds per angle point, and was adjusted using Least Squares.

GRAPHIC SCALE - IN FEET

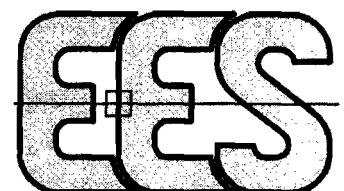


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 Essential Engineering Services, LLC

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2014 JAN 28 AM 11:09  
 REVISED  
 1003 COUNTRY ZONE PLAT 14



**ESSENTIAL ENGINEERING SERVICES**  
 PLANNING • ENGINEERING • ENVIRONMENTAL  
 SURVEYING • LANDSCAPE ARCHITECTURE

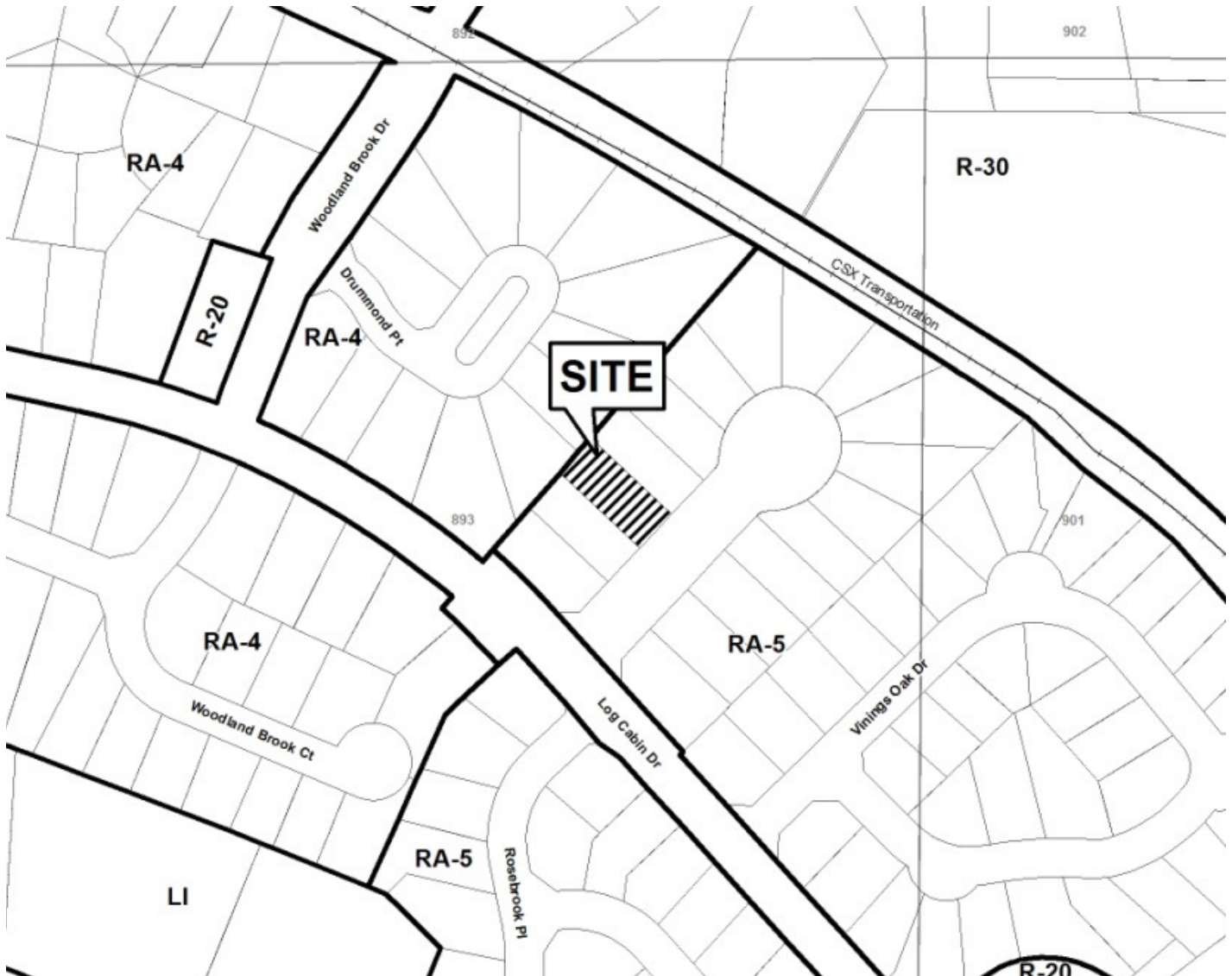
5400 Laurel Springs Parkway - Suite 1105  
 Suwanee, Georgia 30024  
 Phone: 678-380-6007 Fax: 678-380-0371  
 Web: www.essentialengineers.com

CN: 1207\_Lotsurvey-01.dwg

**APPLICANT:** Timothy C. Huffman and Jessica A. Huffman  
**PHONE:** 678-549-8939  
**REPRESENTATIVE:** Timothy C. and Jessica A. Huffman  
**PHONE:** 404-784-7774  
**TITLEHOLDER:** Timothy C. Huffman and Jessica A. Huffman  
**PROPERTY LOCATION:** On the northwestern side  
Vinings Orchard Circle, north of Log Cabin Drive  
(2717 Vinings Orchard Circle).

**PETITION No.:** V-25  
**DATE OF HEARING:** 04-09-2014  
**PRESENT ZONING:** RA-5  
**LAND LOT(S):** 893  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.19 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure (300 square foot freestanding patio shelter) from the required 40 feet to 20 feet; and 2) waive the maximum allowable impervious surface from 40% to 45%.



# Application for Variance

## Cobb County

(type or print clearly)

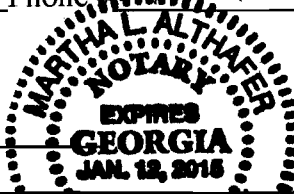
Application No. V-25  
Hearing Date: 4-9-14

Applicant Timothy C Huffman  
Jessica A Huffman Phone # 678-549-8939 E-mail huffman.tim@gmail.com

Timothy C Huffman  
Jessica A Huffman (representative's name, printed) Address 2717 Vinings Orchard Circle SE Smyrna GA  
(street, city, state and zip code) 30080

Tim Huffman  
Jessica A Huffman (representative's signature) Phone # 404-784-7774 E-mail jessica@jessicahuffman.com

My commission expires: Jan. 12, 2015

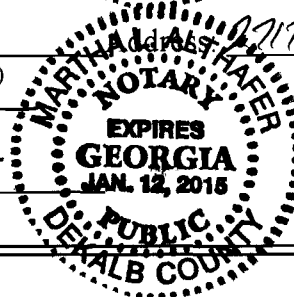


Signed, sealed and delivered in presence of:

Martha L. Althaefer  
Notary Public

Titleholder Timothy C Huffman  
Jessica A Huffman Phone # 678-549-8939 E-mail huffman.tim@gmail.com

Signature Tim Huffman  
Jessica A Huffman (attach additional signatures, if needed) Address 2717 Vinings Orchard Circle SE Smyrna  
(street, city, state and zip code) GA 30080



Signed, sealed and delivered in presence of:

Martha L. Althaefer  
Notary Public

My commission expires: Jan. 12, 2015

Present Zoning of Property RA-5

Location 2717 Vinings Orchard Circle SE Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 District 17 Size of Tract 0.194 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.

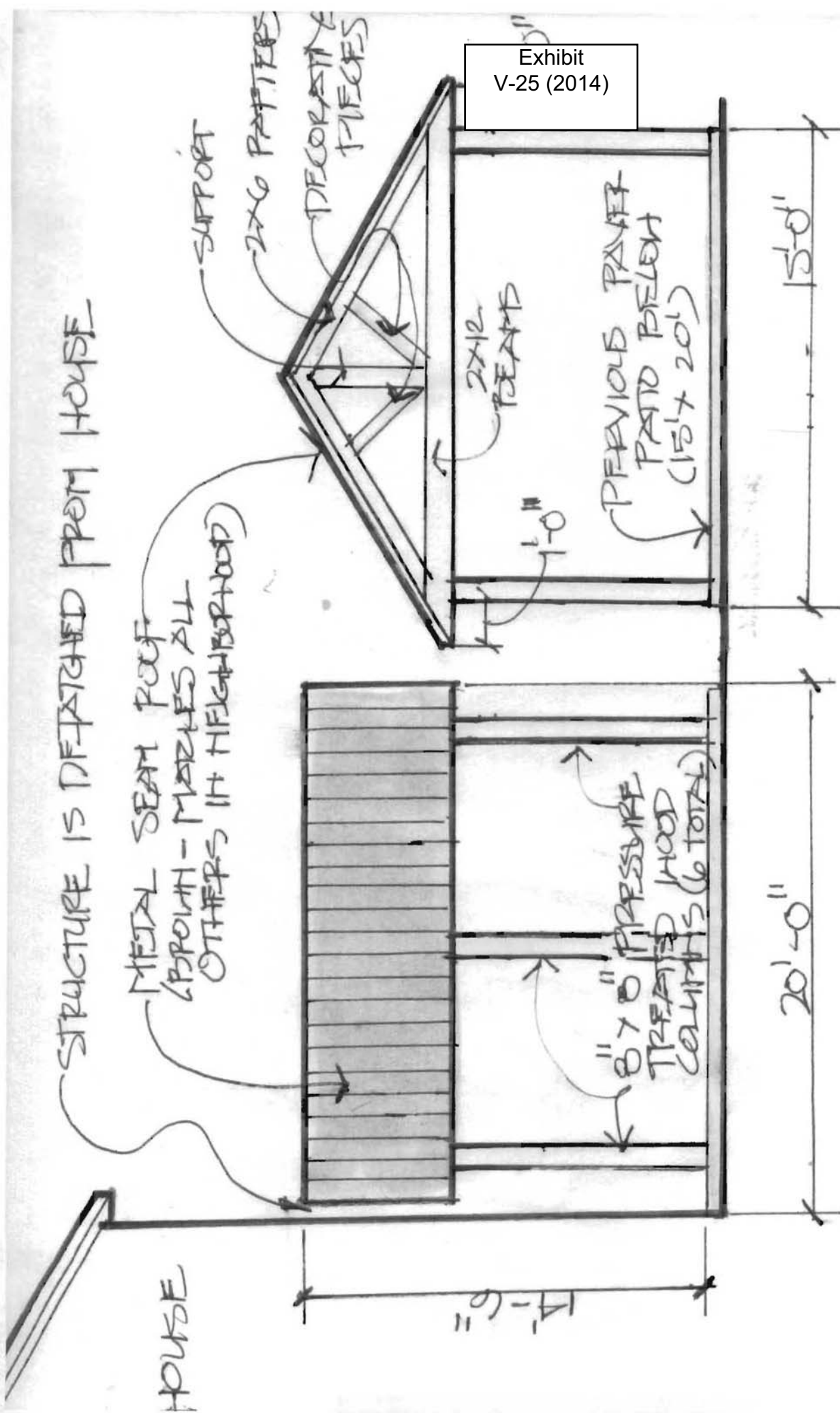
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other ☒

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).

Please attached letter for hardship statement

List type of variance requested: Accessory Structure





REAR VIEW

MAIN ELEVATION

STRUCTURE DETACHED FROM HOUSE

2014 JAN 23 PM 3:28

COBB COUNTY GEORGIA  
FILED IN OFFICE



**APPLICANT:** J. D. Westbrook

**PHONE:** 770-427-8698

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE:** 770-422-7016

**TITLEHOLDER:** Elon Bldg., LLC

**PROPERTY LOCATION:** On the north side of  
Piedmont Road, west of Canton Road  
(695 Piedmont Road).

**PETITION No.:** V-26

**DATE OF HEARING:** 04-09-2014

**PRESENT ZONING:** NRC

**LAND LOT(S):** 566

**DISTRICT:** 16

**SIZE OF TRACT:** 1.32 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the public road frontage from the required 200 feet to 151 feet to allow an  
electronic sign.



# Application for Variance

## Cobb County

COBB COUNTY GEORGIA  
FILED 11/08/13

2014 FEB -3 AM 10:59

(type or print clearly)

Application No. V- 26  
Hearing Date: April 9, 2014

Applicant J. D. Westbrook Phone # 770 427-8698 E-mail elonsalon1@gmail.com  
Sams, Larkin & Huff, LLP  
Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

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

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

Signed, sealed and delivered in presence of:

Debbie S. Johnston  
Notary Public

Titleholder Elon Bldg., LLC Phone # 770 427-8698 E-mail elonsalon1@gmail.com

Signature J. D. Westbrook Address: 695 Piedmont Road, Marietta, GA 30066  
J. D. Westbrook (attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Debbie S. Johnston  
Notary Public

Present Zoning Office of Planning Neighborhood Retail Commercial (NRC)

Location North side of Piedmont Road west of its intersection with Canton Road.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 566 District 16th Size of Tract 1.01 Acre(s)

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

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

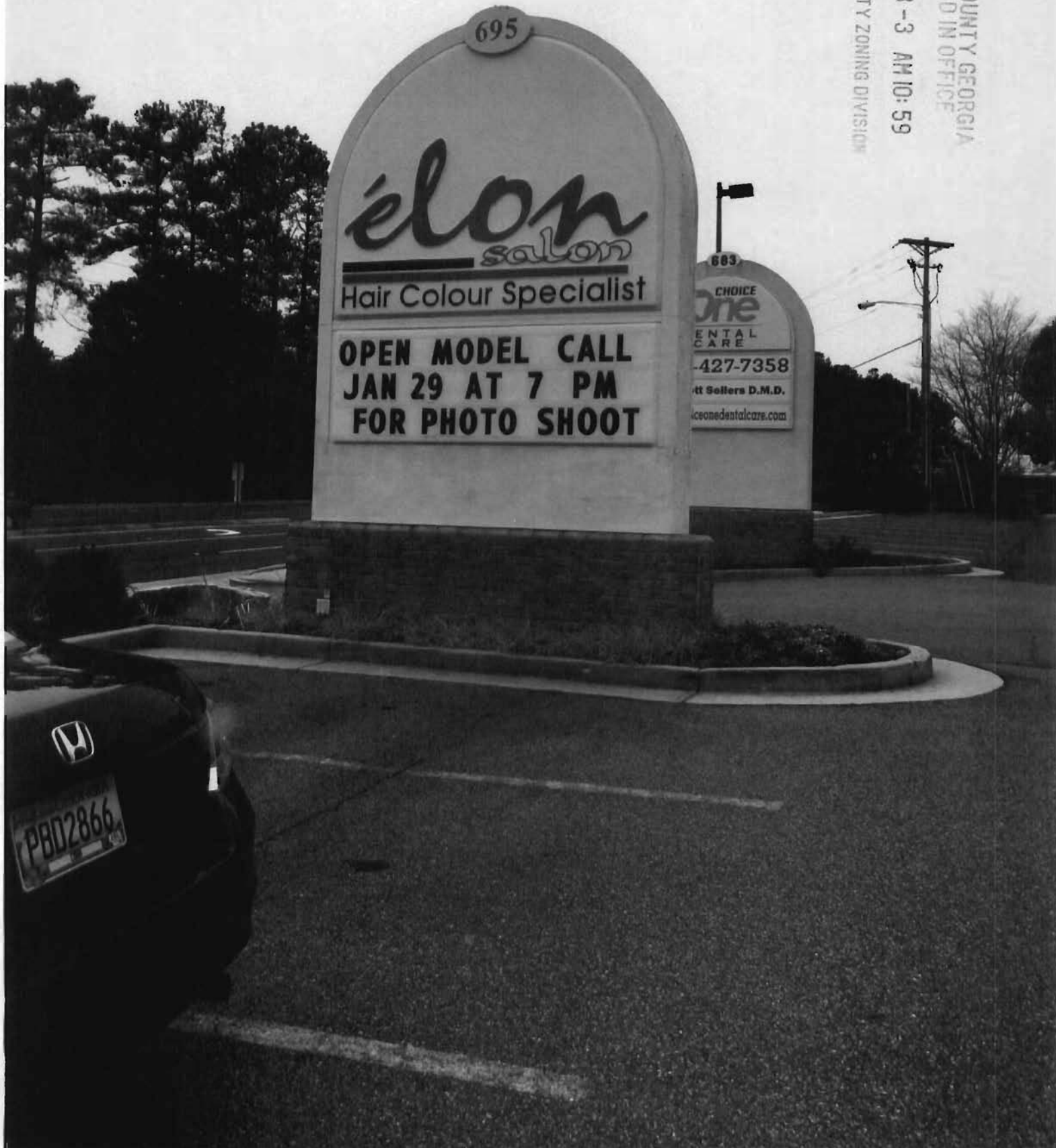
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

A literal interpretation or enforcement of Cobb County's Sign Ordinance provisions does not allow an electronic sign as proposed without waiving certain provisions of the Ordinance thus constituting a legal hardship.

List type of variance requested: Waiver of public front frontage from 200 feet to 151 feet.

EXHIBIT  
V-26 (2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 FEB -3 AM 10:59  
COBB COUNTY ZONING DIVISION





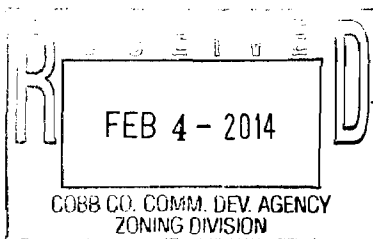




<b>APPLICANT:</b>	<u>Samuel T. and Cynthia S. DeKinder</u>	<b>PETITION No.:</b>	<u>V-27</u>
<b>PHONE:</b>	<u>678-642-7792</u>	<b>DATE OF HEARING:</b>	<u>04-09-2014</u>
<b>REPRESENTATIVE:</b>	<u>Samuel T. Dekinder</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>678-642-7792</u>	<b>LAND LOT(S):</b>	<u>1032</u>
<b>TITLEHOLDER:</b>	<u>Samuel T.DeKinder and Cynthia S. DeKinder</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>On the south side of</u>	<b>SIZE OF TRACT:</b>	<u>0.34 acres</u>
	<u>Weddington Place, south of Robinson Road</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>(2630 Weddington Place)</u>		
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback from the required 45 feet to 35 feet.</u>		







# Application for Variance Cobb County

(type or print clearly)

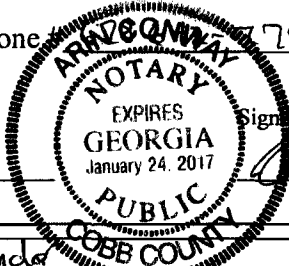
Application No. V-27  
Hearing Date: 4-9-14

Applicant Samuel T. & Cynthia S. DeKinder Phone # 678 642-7792 E-mail gradycty56@aol.com

Samuel T. DeKinder Address 2630 Weddington Place Marietta GA 30068  
(representative's name, printed) (street, city, state and zip code)

Samuel T. DeKinder Phone 678 642-7792 E-mail gradycty56@aol.com  
(representative's signature)

Cynthia S. DeKinder  
My commission expires: 1/24/17

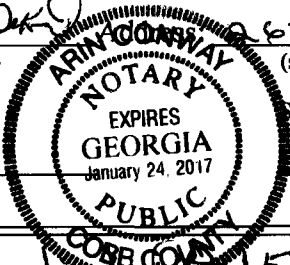


Signed, sealed and delivered in presence of:

Notary Public

Titleholder Samuel T. & Cynthia S. DeKinder Phone # 678 642-7792 E-mail gradycty56@aol.com

Signature Samuel T. DeKinder Cynthia S. DeKinder Address 2630 Weddington Place Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: 1/24/17

Present Zoning of Property Residential (R15)

Location 2630 Weddington Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1032 District 16<sup>th</sup>, 2<sup>nd</sup> Section Size of Tract 15,000 Sq Ft. 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 current (existing) deck extends beyond the setback  
(A variance was obtained when the home was constructed)  
Unless the variance is allowed, we will be unable to  
enclose the existing deck

List type of variance requested: Extend the enclosed deck beyond the  
set back line as the existing deck exists now.

1

IT BARR

ERNEST

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	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
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	

Figure 1. The effect of the concentration of the *Ag* on the *Ag* adsorption capacity of the *Ag*-*Ag* complex. The concentration of the *Ag* was 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9

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1

2014 DEC 17 09:24

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4-340 | 8481 06-29 PM 17-2

**Abstract**

**PETITION No.:** V-28

**PHONE:** 770-948-6922

**DATE OF HEARING:** 04-09-2014

**REPRESENTATIVE:** Cliff Wiley

**PRESENT ZONING:** GC

**PHONE:** 404-202-3673

**LAND LOT(S):** 172, 173, 208, 209

**TITLEHOLDER:** Kennesaw Auto Investments, LLC

**DISTRICT:** 20

**PROPERTY LOCATION:** On the north side of

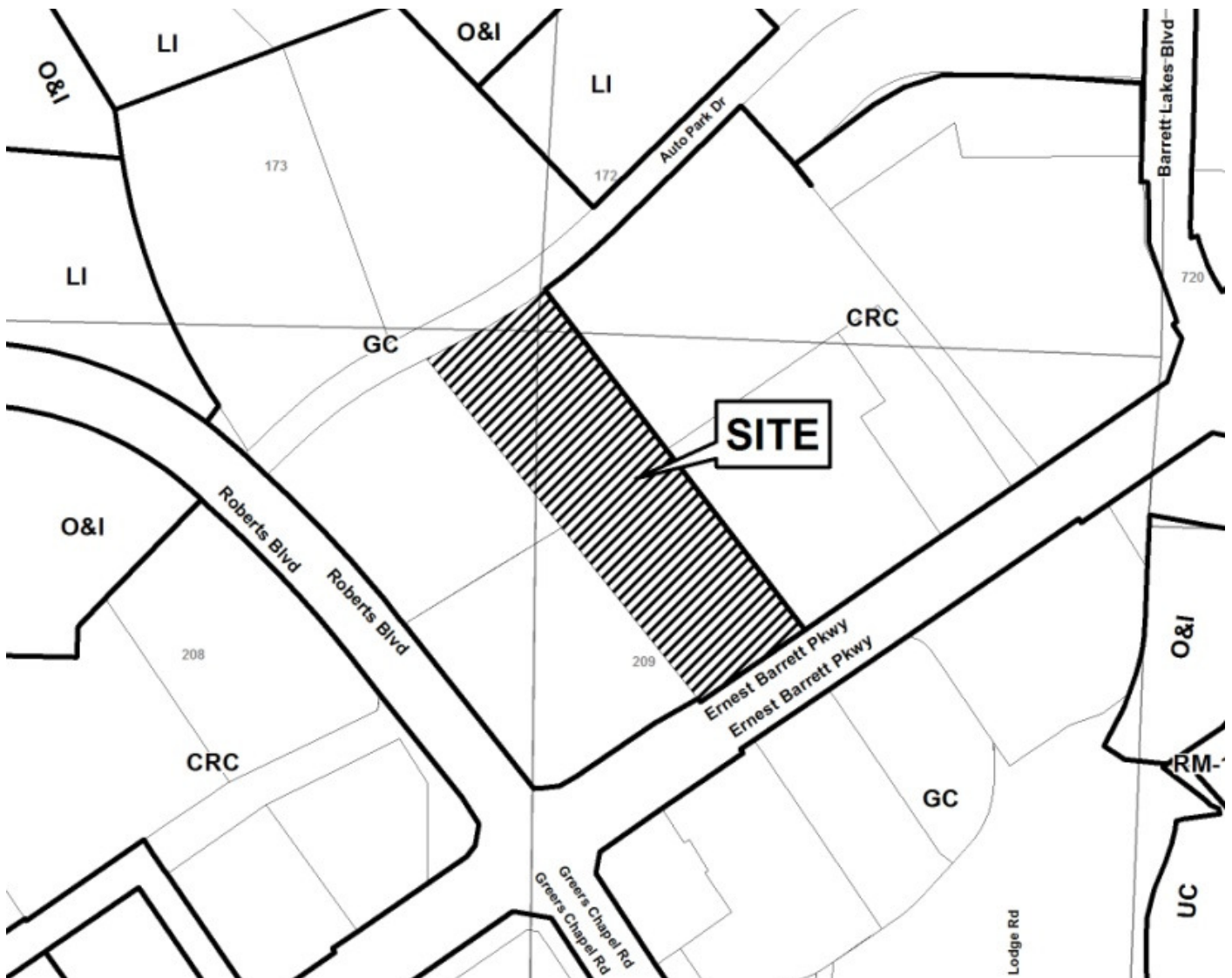
**SIZE OF TRACT:** 4.73 acres

Ernest Barrett Parkway, on the south side of Auto Park Drive, east of Roberts Boulevard

**COMMISSION DISTRICT: 1**

(974 Ernest Barrett Parkway).

**TYPE OF VARIANCE:** Allow placement of sign approximately 60" above the original roof line.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-28  
Hearing Date: 4-9-14

Applicant A+W SIGN COMPANY Phone # 770-948-6922 E-mail saw100@aandwsign  
CLIFF WILEY Address 1985 A VETERANS MEMORIAL, AUSTELL, GA  
(representative's name, printed) (street, city, state and zip code) 30168

C R Wiley Phone # 404-202-3673 E-mail SAME  
(representative's signature)

**Patricia Summers**  
**NOTARY PUBLIC**  
**Cobb County, GEORGIA**  
**My Commission Expires 08/24/2017**

Signed, sealed and delivered in presence of:

Patricia Summers

Notary Public

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

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

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property COMMERCIAL SMALL TRACT GC

Location 974 ERNEST BARRETT PKWY KENNESAW, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 209, 172, 173 District 20 Size of Tract 4.8 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 4.8 ACRES Shape of Property RECTANGLE Topography of Property LEVEL Other \_\_\_\_\_

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

SEE ATTACHMENT 1 a

List type of variance requested: SEE ATTACHMENT 1 b

**EXHIBIT**  
**V-28 (2014)**  
**Attachment 1**

**For Variance on Carl Black Chevrolet, located at 974 Ernest Barrett Pkwy, Kennesaw, Ga. 30144**

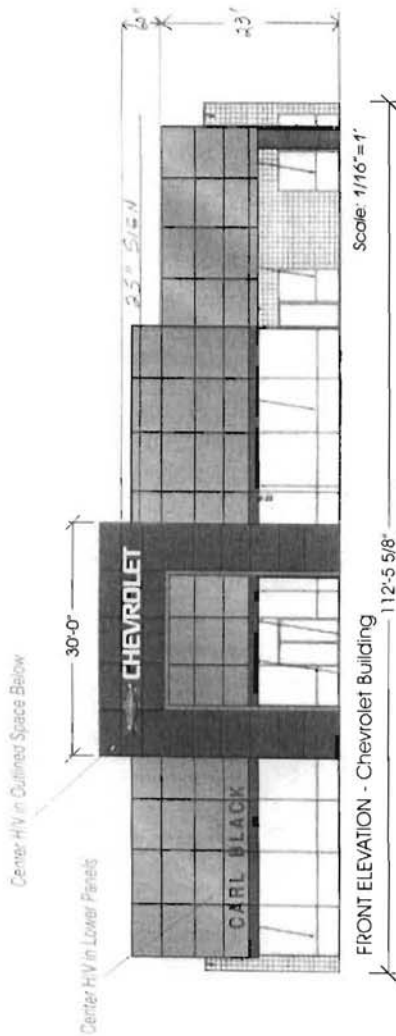
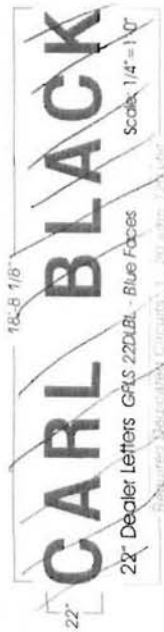
**Variance Hardship 1 a**

General Motors has implemented a national image program requiring all dealerships nationwide to renovate their buildings to accommodate the facade tiles and entrance portal (tower) for the purpose of placing the Chevrolet sign and bowtie over the entrance way in the middle of the portal. The portal has been installed on this building and the cost to make changes at this time would be astronomical.

**Variance type requested 1 b**

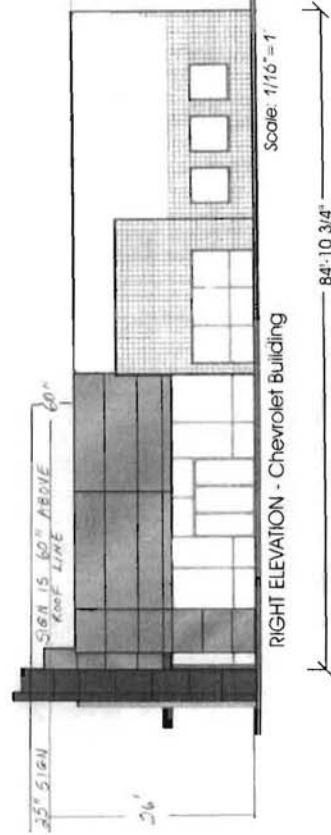
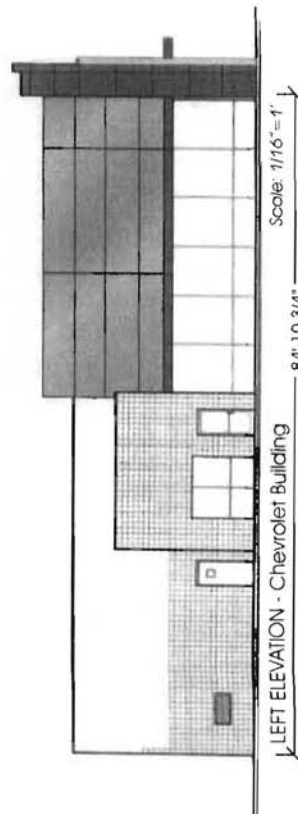
Sign Placement above Roof line: We are requesting to place the Chevrolet sign and bowtie logo onto the entrance portal making it approximately 60" above the original roof line.

2014 FEB -5 AM 9:51  
COOK COUNTY ZONING DEPT.



ELEMENTS					
ELEMENT	SIZE (HEIGHT)	LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
Chevrolet Bowtie 2010	25"	6'-5"	13.37	15 lbs	1 amp
Chevrolet Signature	25"	16'-11 3/4"	35.37	72 lbs	1 amp
Dealer Name Letters	22"	18'-8 1/8"	34.24	8 lbs/letter - 4 characters	

V-28 (2014)



\*\*\*SIGNATURE REQUIRED TO VALIDATE ORDER\*\*\*

DEALER APPROVAL



**PATTISON**  
SIGN GROUP INC.  
410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37623  
• Tel (855) 882-1105 • Fax (888) 594-1106 • Toll Free (866) 715-1576

Pattison Sign Group recommends signage based on the Design Intent Drawing provided by Client. If you find approved design documents differ from the original scale or size, it is recommended that your General Contractor and the revised dimensions of your building facade for additional review. The size and placement of the AUM reveals (shown) is a vital part of our recommendation process to comply with General Motors design guidelines.

\*\*\*Installer to Verify Measurements Due to Field Variations\*\*\*

Electrical ☒ 120V ☐ 240V



www.pattisonsign.com

BAC#	118281
Client	Carl Black Chevrolet Buick GMC
Site	Kirk's Cove, GA
Date	09-09-13
Rev. Date	12-17-13
Rev #	02 rev
Draftman	A. Matthews
Scale	As noted
Page	1/1

V-28 (2014)

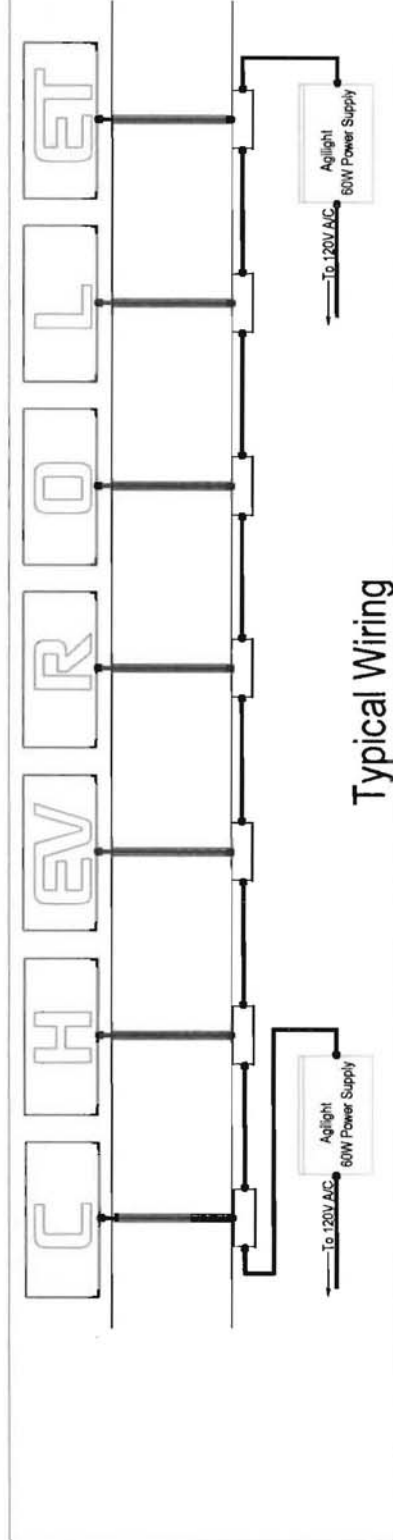
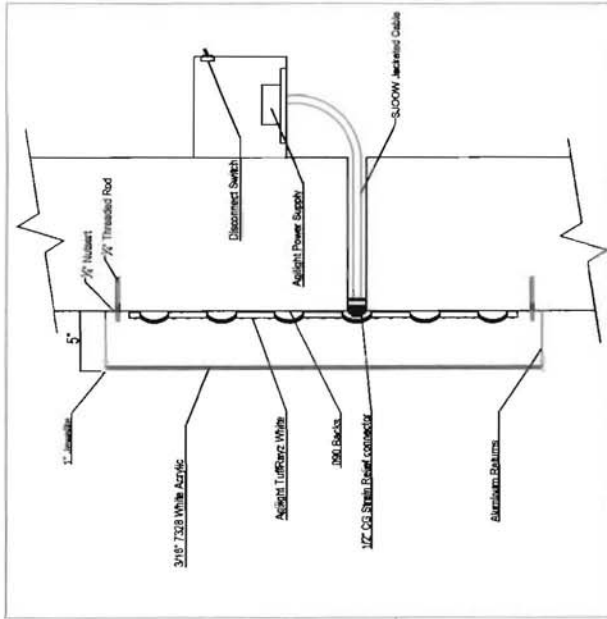
## INSTALLATION INSTRUCTIONS

1. Uncover and inspect for damage.
2. Position support post on wall per installation drawing and drill holes for the screws on pattern.
3. Mount wall per mounting sheet.
4. Electrical:
  - Connect the secondary wires from where according to layout provided.
  - Connect primary wires from power supply to usual provided.
  - Installation of all wiring and electrical connections must conform to NEC requirements and applicable local code. All electrical work must be made by a person qualified by local code requirements.
  - Signs and equipment must be properly grounded per requirements of NEC and local code requirements.
5. Do not test light using sensor trial generator.
6. Test light the sign and clean site of all installations above.

**ELECTRICAL:**

Agilight 60W Power Supply  
CIRCUIT LOAD: 20AMP  
TOTAL CONN LOAD: VARIES  
EACH POWER SUPPLY= 1.0amp  
TOTAL CIRCUIT REQ'D-Depends on load

Mounting Hardware Chart			
	Massenry	Wood	Metal
1/4" Bolts Thru Wall	X	X	X
1/4" Lags W/Shields	X		
1/4" Lag Bolts		X	
1/4" Toggle Bolts			X





## Typical Wiring

NOISIAID GNIN7 1 1988

2014 FEB -6 AM 9:53

COBB COUNTY GEORGIA  
FILED IN OFFICE

FORM C-1000 REVISED 2/10/11	DATE 9/10/2011	 <b>PATTISON</b> MAIN STATION INC.	
NAME A	REV 1	DATE 9/10/2011	BY A
DESCRIPTION REVISED	REV 1	DATE 9/10/2011	BY A
TITLE GM Chevrolet Signature			
APPROVED		DATE 9/10/2011	BY A
SIGNATURE 		DATE 9/10/2011	BY A

V-28 (2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 FEB -6 AM 9:53

COBB COUNTY ZONING DIVISION

# INSTALLATION INSTRUCTIONS

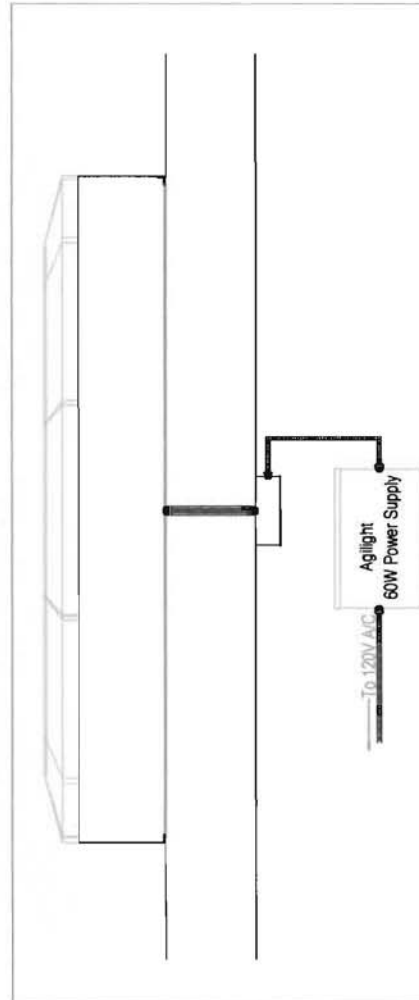
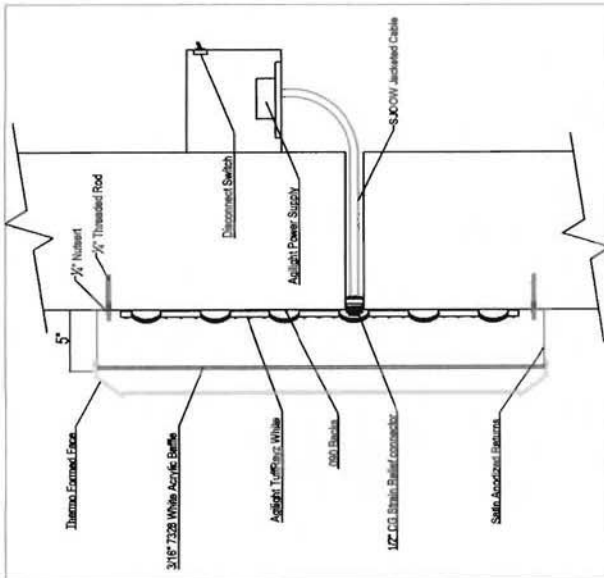
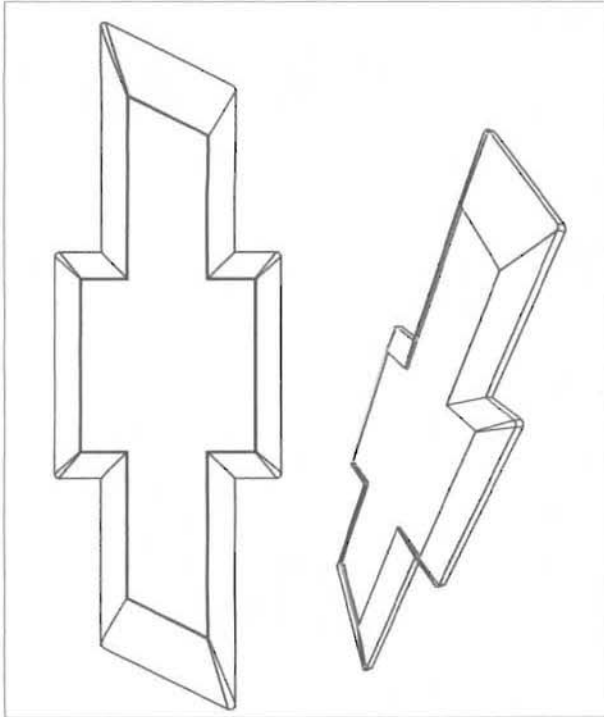
1. Unpack and inspect for damage.
2. Position power supply on wall per elevation drawing and drill holes that per the wires on pattern.
3. Attach to wall per mounting chart.
4. Electrical:
  - Connect the secondary wires from within according to legend provided.
  - Connect primary wires from power supply to circuit provided.
  - Installation of all wiring and electrical connections must conform to NEC requirements and applicable local codes. All connections must be made by a person qualified by local code requirements.
  - Sign and structure must be properly grounded per requirements of NEC and local code requirements.
  - Do not test light using service truck generator.
  - 5. Test light the sign and clean site of all installation debris.

## ELECTRICAL:

Agilight 60W Power Supply  
CIRCUIT LOAD: 20AMP  
TOTAL CONN LOAD: VARIES  
EACH POWER SUPPLY= 1.0amp  
TOTAL CIRCUIT REQ'D-Depends on load

## Mounting Hardware Chart

Material	1/4" Bolts thru Wall	1/4" Lags w/Shields	1/4" Lag Bolts	1/4" Toggle Bolts
Wood	X	X	X	X
Concrete	X	X	X	X
Brick	X	X	X	X
Block	X	X	X	X

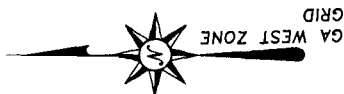


Typical Wiring

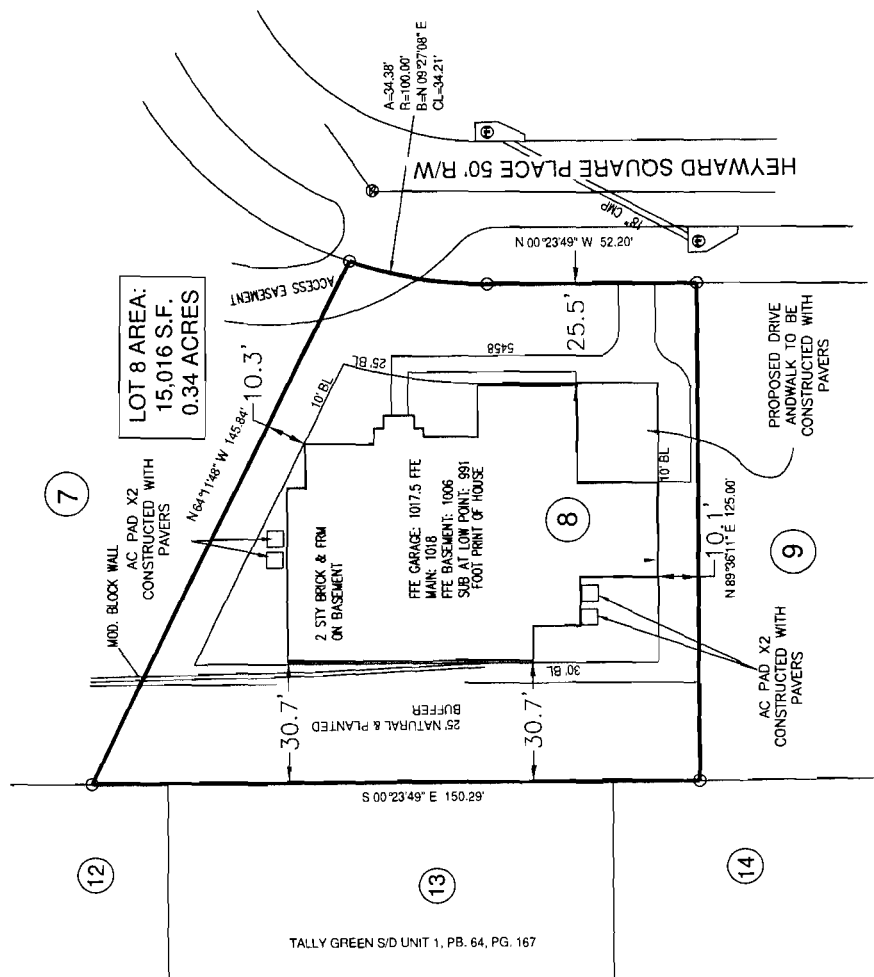
PROJECT NO.	DATE	BY	CHKD	APP'D	DATE
01102011					
TITLE					
GM Chevrolet Bowtie					
SCALE					
SHEET NO.					
SHEET TOTAL					
DRAWN BY					
CHECKED BY					
APPROVED BY					
DATE					



2014 FEB 14 AM 11:00  
2020 COUNTY ZONING DIVISION



## V-29 (2014)



IMPERVIOUS AREA SUMMARY:

HOUSE 4673 sq sft

DRIVE & WALKS:  $1275 \text{ S.F.}(0.60) = 765 \text{ S.F.}$

AC PADS  $X_4=36$  S.F.(.6)=22 S.F.

Note drives, walks & AC pads will be made with covers, which count as 60% Impervious

EXISTING MOD. BLOCK WALL = 84 S.F.

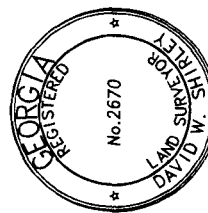
TOTAL IMPERVIOUS SURFACE: 5544 SQ FT

TOTAL LOT AREA	15016 SQ FT
----------------	-------------

$$5544 / 15016 = 36.92\% \text{ IMPERVIOUS}$$

## LEGEND

- MONUMENTED  
PROPERTY CORNER  
RIGHT OF WAY  
PRESENT OR FORMER  
OWNER  
IRON PIN SET 1/2" REBAR  
IRON PIN FOUND 1/2" REBAR  
LAND LOT  
BUILDING LINE



PREPARED BY:  
D&S LAND SURVEYING

PO BOX 4968, CANTON, GA 30114  
770 700 4442, LGEN0006765

DRAWING SCALE: 1" = 30'

**GRAPHIC SCALE:**

30° 60°

60

30"

ONLINE

9

### PLAT OF HOUSE LAYOUT PLAN AND IMPERVIOUS SURFACE CALCULATION:

HEYWARD SQUARE SUBDIVISION

LOT 8, LAND LOT 226

DISTRICT 01, SECTION 01

DISTRICT 01, SECTION 01  
COBB COUNTY GEORGIA

PLAT BOOK 250, PAGE 13

DATE 02/11/2014

PROJ. NO. 13-275

**APPLICANT:** Navkar Builders, LLC

**PETITION No.:** V-29

**PHONE:** 678-523-5997

**DATE OF HEARING:** 04-09-2014

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PRESENT ZONING:** R-15

**PHONE:** 770-422-7016

**LAND LOT(S):** 211, 226

**TITLEHOLDER:** 5458 Heyward Square, LLC

**DISTRICT:** 1

**PROPERTY LOCATION:** On the west side of  
Heyward Square Place, west of Lower Roswell Road  
(5458 Heyward Square Place).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 35% to 36.92%.



# Application for Variance Cobb County

(type or print clearly)

Application No. V- 29  
Hearing Date: April 9, 2014

Applicant Navkar Builders, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com  
Garvis L. Sams, Jr. Address Sams, Larkin & Huff, LLP  
(representative's name, printed) 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(street, city, state and zip code)

Phone # (770) 422-7016 E-mail gsams@slhb-law.com  
(representative's signature)

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

Signed, sealed and delivered in presence of:

Debbie S. Johnston  
Notary Public

Titleholder 5458 Heyward Square, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com

Signature Vijay K. Sams Address: 2820 Adams Oak Lane, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

Debbie S. Johnston  
Notary Public

Present Zoning of Property R-15

Location 5458 Heyward Square Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 226 District 1st Size of Tract 15,016 sq. ft. Acre(s) \_\_\_\_\_

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

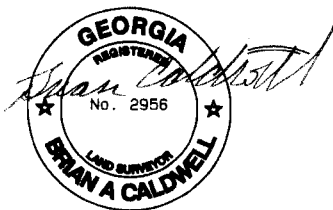
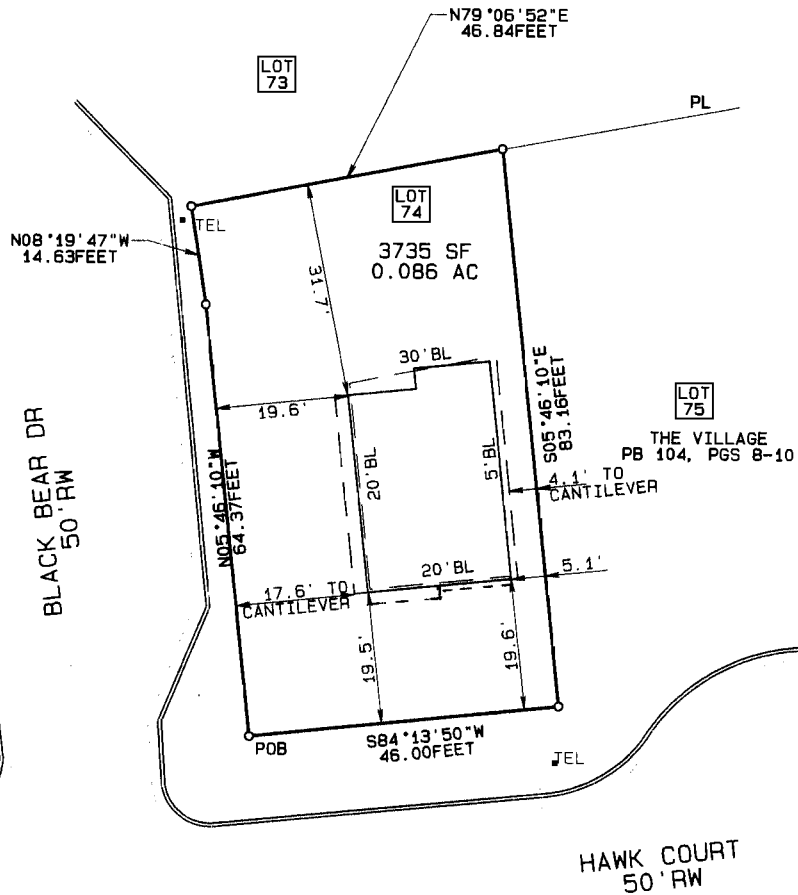
Size of Property X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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).

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions precludes the Applicant and Property Owner from fulfilling contractual obligations to cover the porch/deck and constitutes a hardship.

List type of variance requested: A waiver of impervious surface maximum from 35% to 36.92%.

V-30 (2014)



2014 FEB 14 PM 1:42  
COBB COUNTY ZONING DEPARTMENT

SYMBOLS

- ⊙ FIRE HYDRANT
- UTILITY POLE
- ⊗ SEWER MANHOLE
- WATER METER
- ⊕ WATER VALVE
- ⊙ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊕ GAS METER
- ⊗ LIGHT POLE
- ⊕ GUY WIRE

LEGEND

- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- CTP - CRIMP TOP PIPE
- CMF - CONCRETE MONUMENT FOUND
- CO - SEWER CLEAN OUT
- DB, PG - DEED BOOK, PAGE
- E- - ELECTRIC LINE
- FH - FIRE HYDRANT
- GW - GUY WIRE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- LL - LAND LOT
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- UP - UTILITY POLE
- R/B - REBAR
- R/W - RIGHT OF WAY
- WF - WOOD FENCE
- WM - WATER METER
- WV - WATER VALVE

PRECISION NOTE

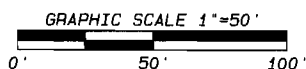
THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,456 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,968 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C01366 COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10

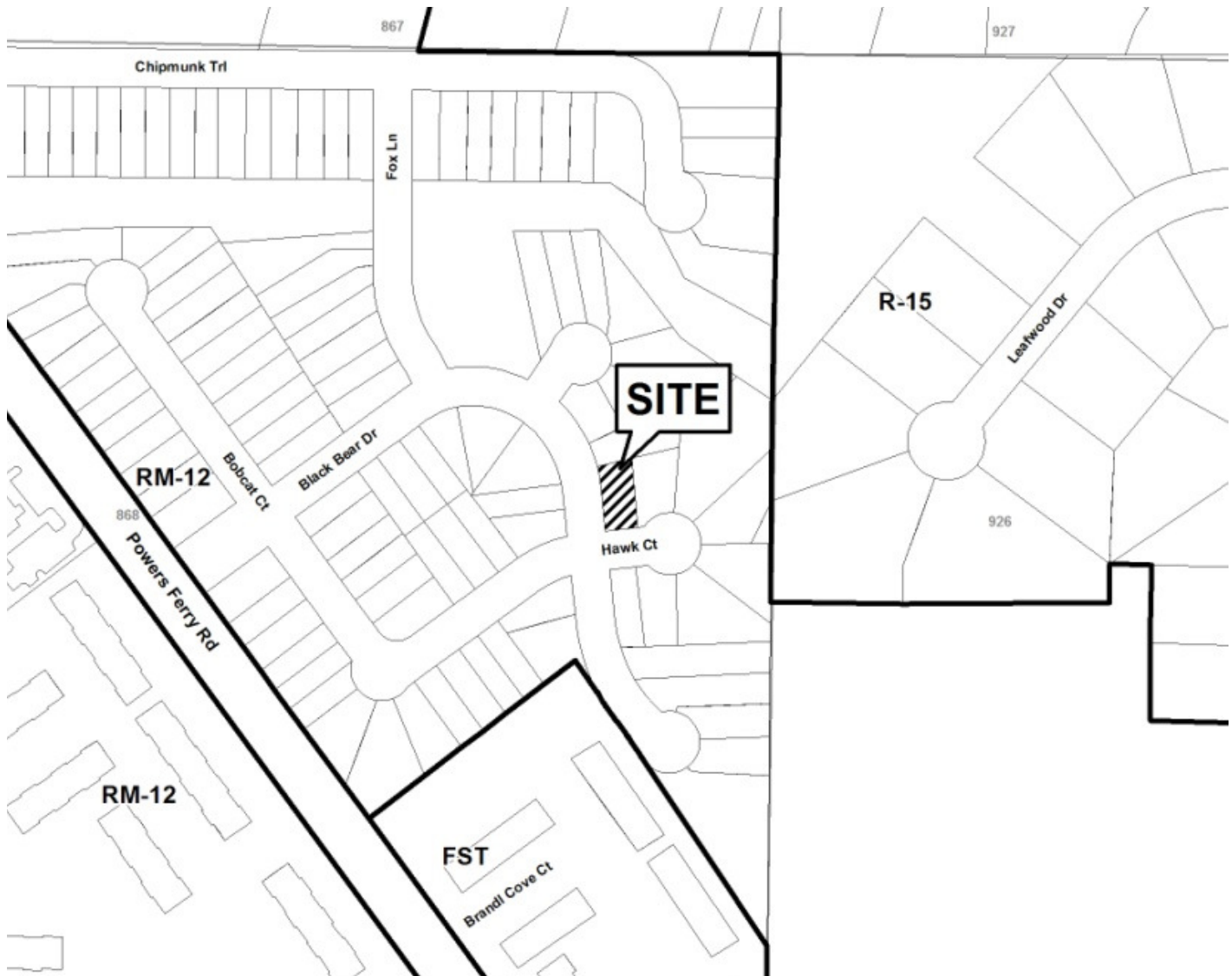


SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

<b>APPLICANT:</b>	<u>Adolfo Diaz</u>	<b>PETITION No.:</b>	<u>V-30</u>
<b>PHONE:</b>	<u>678-851-5896</u>	<b>DATE OF HEARING:</b>	<u>04-09-2014</u>
<b>REPRESENTATIVE:</b>	<u>Adolfo Diaz</u>	<b>PRESENT ZONING:</b>	<u>RM-12</u>
<b>PHONE:</b>	<u>678-851-5896</u>	<b>LAND LOT(S):</b>	<u>868</u>
<b>TITLEHOLDER:</b>	<u>Nor-D, LLC</u>	<b>DISTRICT:</b>	<u>17</u>
<b>PROPERTY LOCATION:</b>	<u>On the northeast corner of</u>	<b>SIZE OF TRACT:</b>	<u>0.09 acres</u>
	<u>Black Bear Drive and Hawk Court</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>(2979 Black Bear Drive).</u>		

**TYPE OF VARIANCE:** Waive the setbacks from the required 20 feet to 19.5 feet from the front property line, from the required 5 feet to 4.1 feet from the minor side, from the required 20 feet to 17.6 feet from the major side, and from 30 feet to 28 feet on the rear.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-30  
Hearing Date: 4-9-14

Applicant Adolfo Diaz Phone # 678-851-5896 E-mail diaznavar@gmail.com  
Adolfo Diaz Address 5515 Wake Forest Run Duluth Ga  
(representative's name, printed) (street, city, state and zip code) 30097

Adolfo Diaz 678 851 5896 E-mail diaznavar@gmail.com  
(representative's signature) (street, city, state and zip code)  
My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of:  
My Commission Expires March 24, 2017 Paul Paul Wells Notary Public

Titleholder Adolfo Diaz Phone # 678 851 5896 E-mail diaznavar@gmail.com  
Signature Adolfo Diaz Address: 5515 Wake Forest Run Duluth Ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30097  
My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of:  
My Commission Expires March 24, 2017 Paul Paul Wells Notary Public

Present Zoning of Property R-3 Residential Lots @ hm-12  
Location 2979 Black Bear dr.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74 District \_\_\_\_\_ Size of Tract \_\_\_\_\_ Acre(s) \_\_\_\_\_

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

Size of Property 12,456 feet 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).

Exit "A"  
List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT**

~~Exhibit~~ V-30 (2014)

Variance:

Reason is we star building house true credit hard money:

And we face difficulty to set foot print of floor plan and we end to not choose. only the approval from zoning department:

Staring we corner lot.is Applying different rules. we end in real small house. we set the house in the approval zoning .

To have what we need. in second story we build the over hung in rights side is 12 inches and left side 24 inches, front is 12 inches and 24 inches..

We tray to have at list look normal house and have the space we need.. to have nice house in subdivision.

To made change in the house is remove or take down we can not afford to do and rebuild...

Tanks for Andes tend.

We have in mind this is not problem to build the way  
Can't have.

2014 FEB 14 PM 1:41  
JACKSON COUNTY ZONING DIVISION

**EXHIBIT**  
**V-30 (2014)**

**The Village Homeowners Association, Inc.**

2973 Black Bear Drive  
Marietta, Georgia 30067  
thevillageatpowersferry.com

February 13, 2014

Cobb County

RE: 2979 Black Bear Drive  
Footprint Variance

To Whom It May Concern:

This letter is to confirm that Mr. Diaz has brought to the attention of the Village Homeowners Association his variance request regarding the footprint of his new home being built at 2979 Black Bear Drive. The HOA is in agreement with his variance request.

Please call me at 770-226-9111 if you need additional information.

Sincerely,

Karen Everett, Treasurer

Karen Everett  
Treasurer  
The Village HOA

ke

COBB COUNTY  
2014 FEB 14 PM 1:42  
PLANNING DIVISION



V-30 (2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE

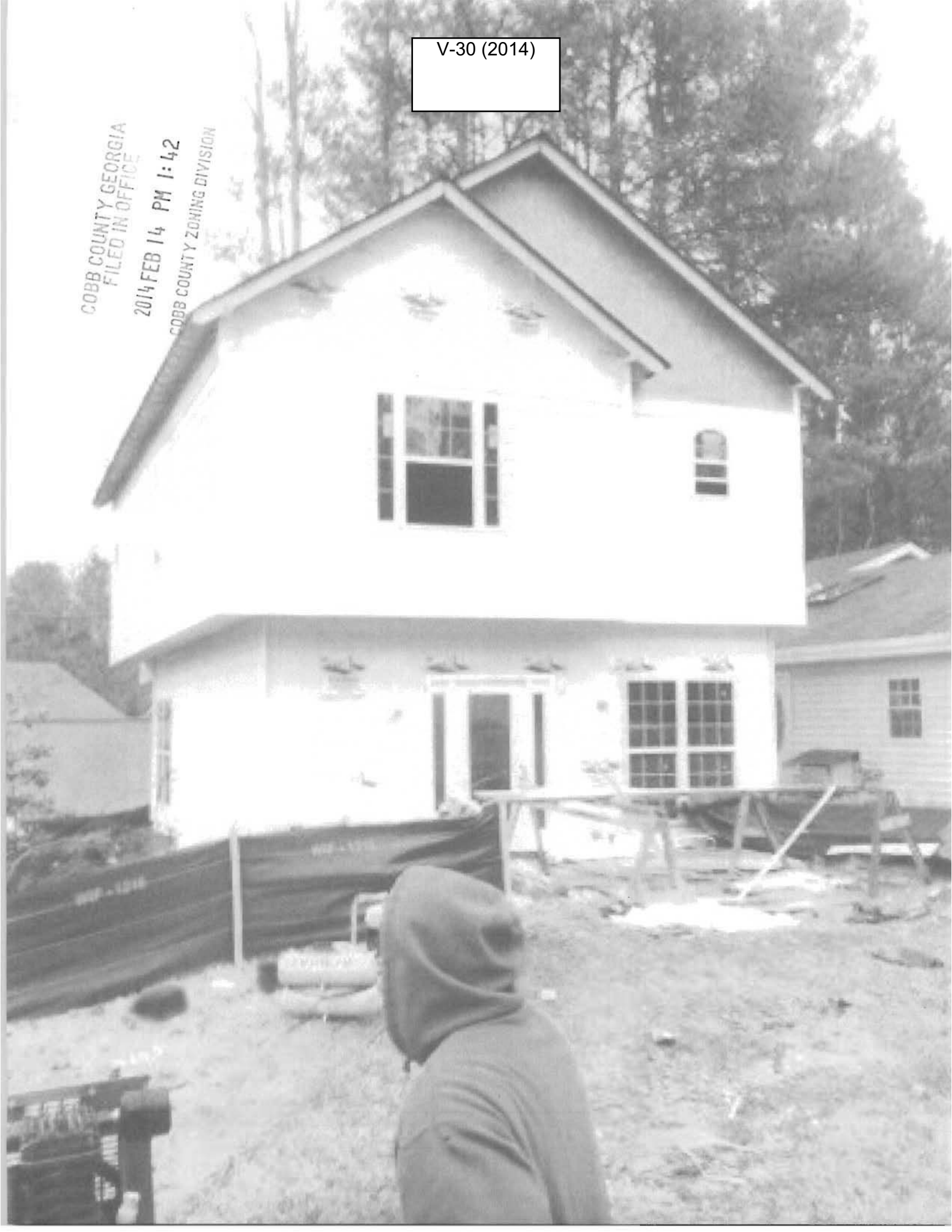
2014 FEB 14 PM 1:42

COBB COUNTY ZONING DIVISION



V-30 (2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 FEB 14 PM 1:42  
COBB COUNTY ZONING DIVISION



V-30 (2014)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2014 FEB 14 PM 1:42

COBB COUNTY ZONING DIVISION



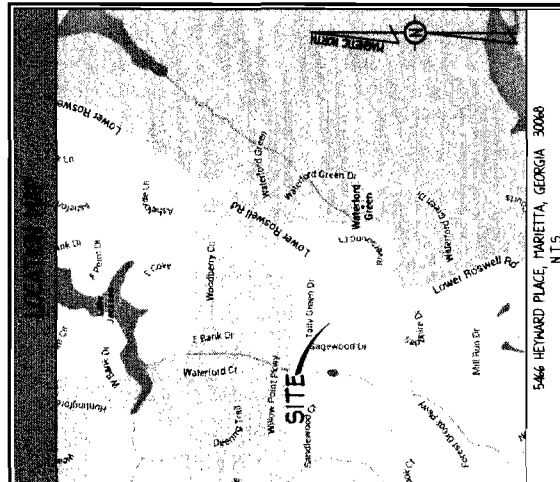
A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The letter 'N' is at the top, and the word 'True' is at the bottom. The left half of the circle is shaded black.

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The letter 'N' is at the top, and the word 'True' is at the bottom. The left half of the circle is shaded black.

HETNARD SQUARE SUBDIVISION, PLAT BOOK 250, PAGES 66-68, LAND LOT 226, DISTRICT 1, SECTION 2

[illegible]

4574 SYDNEY LANE  
MARIETTA, GA 30066  
PHONE: 770-601-1093



<b>APPLICANT:</b>	<u>Navkar Builders, LLC</u>	<b>PETITION No.:</b>	<u>V-31</u>
<b>PHONE:</b>	<u>678-523-5997</u>	<b>DATE OF HEARING:</b>	<u>04-09-2014</u>
<b>REPRESENTATIVE:</b>	<u>J. Kevin Moore</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>770-429-1499</u>	<b>LAND LOT(S):</b>	<u>226</u>
<b>TITLEHOLDER:</b>	<u>Navkar Builders, LLC</u>	<b>DISTRICT:</b>	<u>1</u>
<b>PROPERTY LOCATION:</b>	<u>On the north side of</u>	<b>SIZE OF TRACT:</b>	<u>0.36 acres</u>
	<u>Heyward Square Place, west of Lower Roswell Road</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>(5466 Heyward Square Place).</u>		
<b>TYPE OF VARIANCE:</b>	<u>Waive the maximum allowable impervious surface from 35% to 40%.</u>		



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2014 FEB 14 PM 3:34

(type or print clearly)

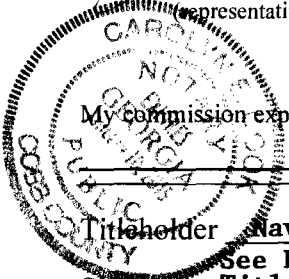
Application No. v-31 (2014)

Hearing Date: 04/09/2014

COBB COUNTY ZONING ORDINANCE

Applicant Navkar Builders, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728



My commission expires: January 10, 2015

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

Titleholder Navkar Builders, LLC Phone # (678) 523-5997 E-mail kaniska@yahoo.com  
See Exhibit "A" for Signature of  
Signature Titleholder's Representative Address: 2820 Adams Oaks Lane, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-15

Location 5466 Heyward Square Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 226 District 1st Size of Tract 0.36± Acre(s)

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

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

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

See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Increase the maximum impervious surface from thirty-five (35) percent to forty (40) percent. (See § 134-198(11)(f)).



**EXHIBIT**  
**V-31 (2014)**

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 31 (2014)  
Hearing Date: April 9, 2014

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Property Owner: Navkar Builders, LLC**

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

Under the R-15 zoning classification, Applicant requests a waiver to allow for an increase in the maximum impervious surface area of 35 percent to 40 percent, as more particularly shown and reflected on the site plan submitted with the Application for Variance. The Applicant proposes to construct a residence on the Property, which is located in the Heyward Square subdivision. This community was originally zoned specific to a site plan, which incorporated numerous unique design features to enhance residential value. Such layout designs included right-of-way actually located on the residential lots, including the Subject Property. As a result, many of the subdivision lots have higher impervious surface areas than typically found in an R-15 development; and, additionally, many of the subdivision lots have impervious surface coverage greater than the maximum allowed of 35 percent.

In order for Applicant to construct a residence consistent with the architectural designs and standards found in Heyward Square, it is necessary to exceed the impervious surface limitation. Further, if Applicant were required to meet the impervious surface limitation, it would result in the construction of a residence not in keeping with the values of similar homes and lots in Heyward Square. As such, application of the subject Ordinance would result in an unnecessary hardship for the Applicant, much more restrictive than the other lots and homes in Heyward Square.

COBB COUNTY ZONING DEPARTMENT  
2014 FEB 14 PM 3:35  
10000 BUCKLE UP DRIVE  
ALPHARETTA, GA 30621

V-32 (2014)

PLAT FOR:~

# JOHN & CHRISTYE KINGSTON

LAND LOT 93, 19th DISTRICT, 2nd SECTION

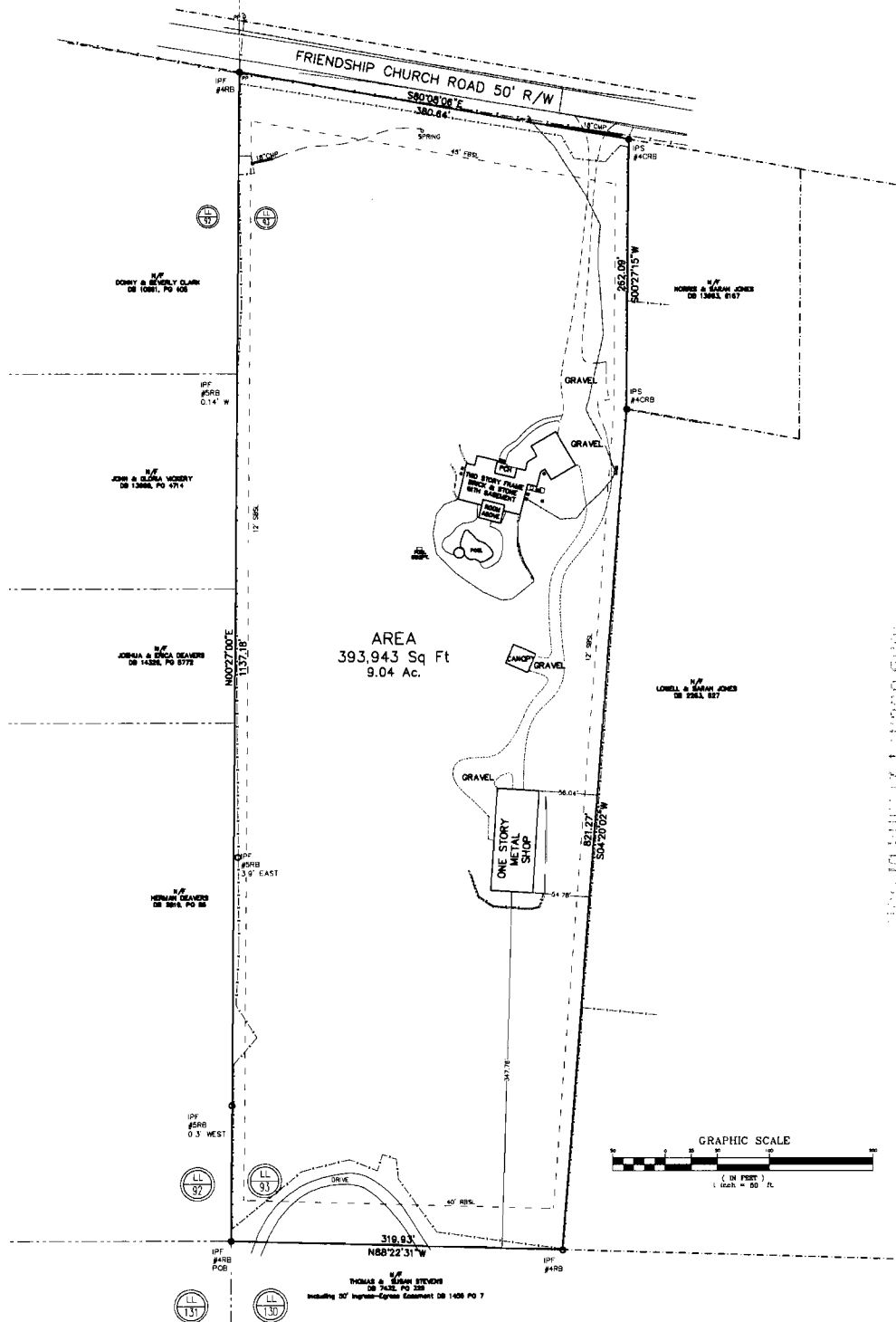
COBB COUNTY, GEORGIA

KNOW AS 630 FRIENDSHIP CHURCH ROAD

EXISTING ZONING: R-30

VARIANCE REQUESTED TO ALLOW AN ACCESSORY BUILDING IN EXCESS OF 650 SQ.FT TO BE LOCATED CLOSURE THAN 100' TO PROPERTY LINE. (54.78' AT CLOSEST POINT)

CURRENT ZONING:  
R-30  
FRONT SETBACK= 45'  
SIDE SETBACK= 12'  
MAJOR SIDE SETBACK= N/A  
REAR SETBACK= 40'

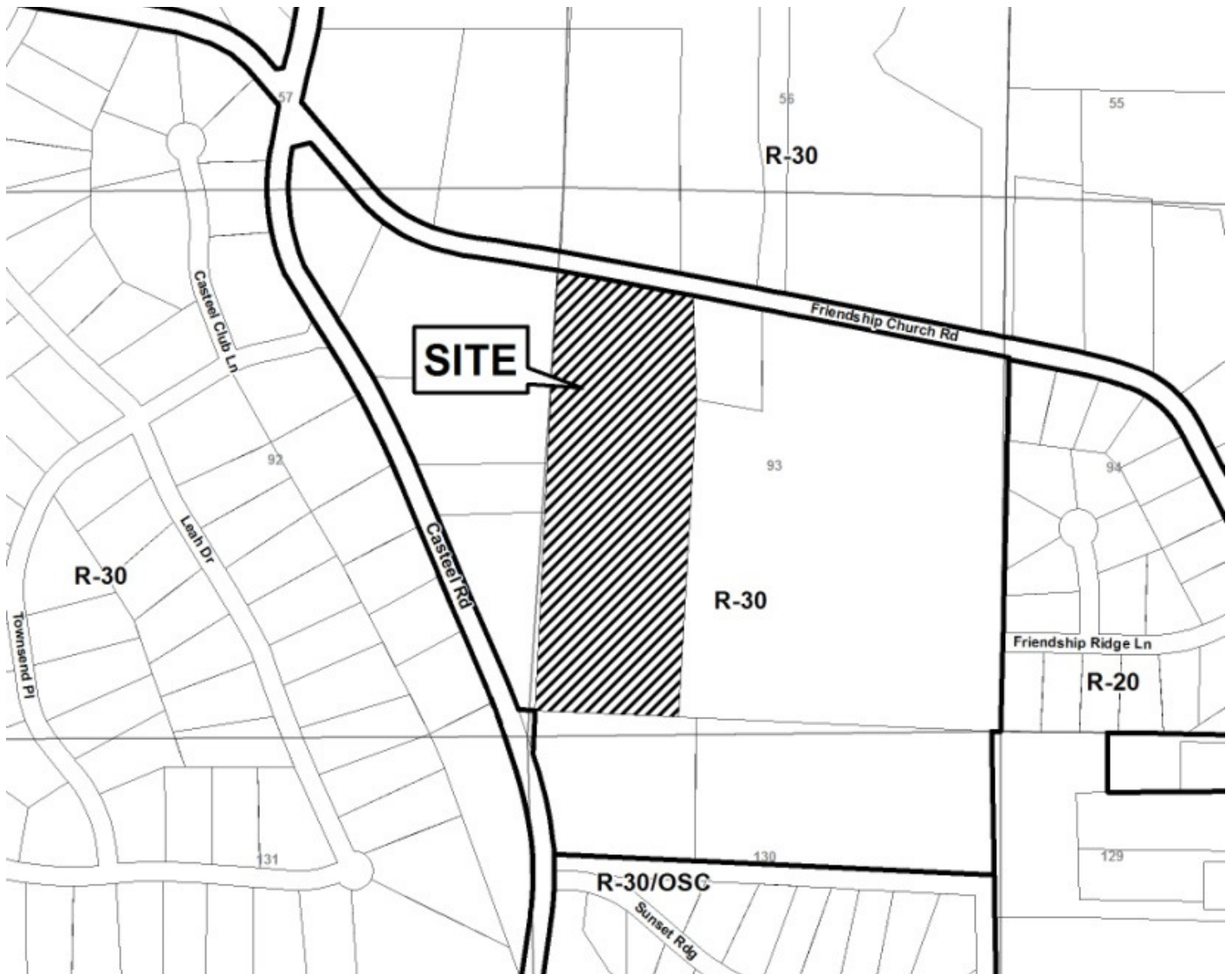


2014 FEB 17 PM 1:04  
COBB COUNTY ZONING DEPT

	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 12,000 FEET. AN ANGULAR ERROR OF 1.22 SECONDS PER ANGULAR POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.		NO LIES, MONUMENTS AND FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2013 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***	
	3595 Canton Road Suite 116, PMB 272 Marietta, GA 30066 Ph. (878) 355-9905 Fax (878) 355-9805		PLAT OF SURVEY FOR <b>JOHN &amp; CHRISTYE KINGSTON</b>	
	LAND LOT 93		DATE 2-10-14 SCALE 1" = 50'	
	19TH DISTRICT BLOCK UNIT SUBDIVISION PHASE		2ND SECTION ACTIVATION COBB COUNTY, GEORGIA BY DATE	



<b>APPLICANT:</b>	<u>John and Christye Kingston</u>	<b>PETITION No.:</b>	<u>V-32</u>
<b>PHONE:</b>	<u>423-596-2840</u>	<b>DATE OF HEARING:</b>	<u>04-09-2014</u>
<b>REPRESENTATIVE:</b>	<u>John Kingston</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>423-596-2840</u>	<b>LAND LOT(S):</b>	<u>93</u>
<b>TITLEHOLDER:</b>	<u>John Kingston and Christye Kingston</u>	<b>DISTRICT:</b>	<u>19</u>
<b>PROPERTY LOCATION:</b>	<u>On the south side of</u>	<b>SIZE OF TRACT:</b>	<u>9.04 acres</u>
	<u>Friendship Church Road, east of Casteel Road</u>	<b>COMMISSION DISTRICT:</b>	<u>1</u>
	<u>(630 Friendship Church Road).</u>		
<b>TYPE OF VARIANCE:</b>	<u>1) Waive side setback for an accessory structure over 650 square feet ("One Story Metal Shop") from the required 100 feet to 54 feet adjacent to the eastern property line; and 2) allow a second electrical meter on a single family residential lot.</u>		



Application for Variance  
Cobb County

2014 FEB 17 PM 1:06

(type or print clearly)

Application No. V-32

Hearing Date: 4-9-14

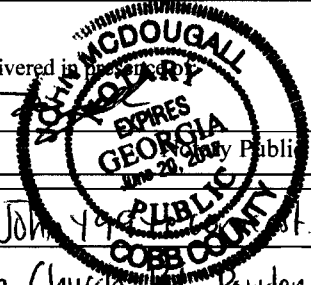
Applicant John & Christine Kingston Phone # 4235962840 E-mail John4994@comcast.net  
John Kingston Address 630 Friendship Church Rd Powder Springs ga  
(representative's name, printed) (street, city, state and zip code) 30127

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

My commission expires: June 20, 2017

Signed, sealed and delivered in presence of:

[Signature]



Titleholder John & Christine Kingston Phone # 4235962840 E-mail John4994@comcast.net

Signature [Signature] Address: 630 Friendship Church Rd Powder Springs ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: June 20, 2017

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-30

Location 630 Friendship Church Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 93 District 19th Size of Tract 9.04 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).

See attached letter

List type of variance requested: ① To allow an accessory building in excess of 650sf to be located closer than 100' to property line

② 2nd meter

**EXHIBIT**  
**V-32 (2014)**

February 13, 2014

To the Board of Zoning,

We purchased the property, 630 Friendship Church Road, Powder Springs, GA, on October 15, 2013. When we purchased the 9 acres, house and metal building, we were not aware that the metal building was in violation of the setback restrictions. We were also not aware that there was a restriction on more than one power meter on the property.

Since moving in, we have cleared out dead trees and brush. We are planning to pave the driveway in the spring when the weather permits. We will continue to make improvements to the property.

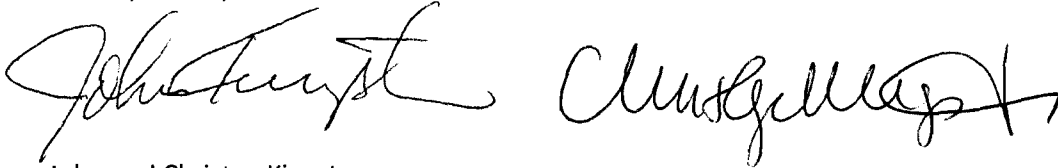
We would like a variance to the 100' setback, as the location of the metal building is unmovable and was on the property at the time of purchase.

We would also like a variance for a second meter, so that we can have electricity to the metal building as it is unfeasible to run extension cords the approximate 300' from the home to the metal building. When the metal building was built, COBB EMC ran a wire from the transformer beside our house to approximately 20' from the metal building. This was done in anticipation of a second meter being established on the metal building. All the wiring is in place for connecting a meter.

In summary, we do not plan to do any commercial enterprise or housing in the metal building. This is solely for maintenance of the equipment used to maintain the property and some simple wood working hobbies. We make no noise and interfere with no one. All of our neighbors, including the one closest to the building has signed they have no issues with the variances.

We request you grant us the variances as without them we will have a difficult time maintaining our property of 9 acres and be restricted to purchasing generators and fuel to maintain our equipment.

Thank you for your consideration,



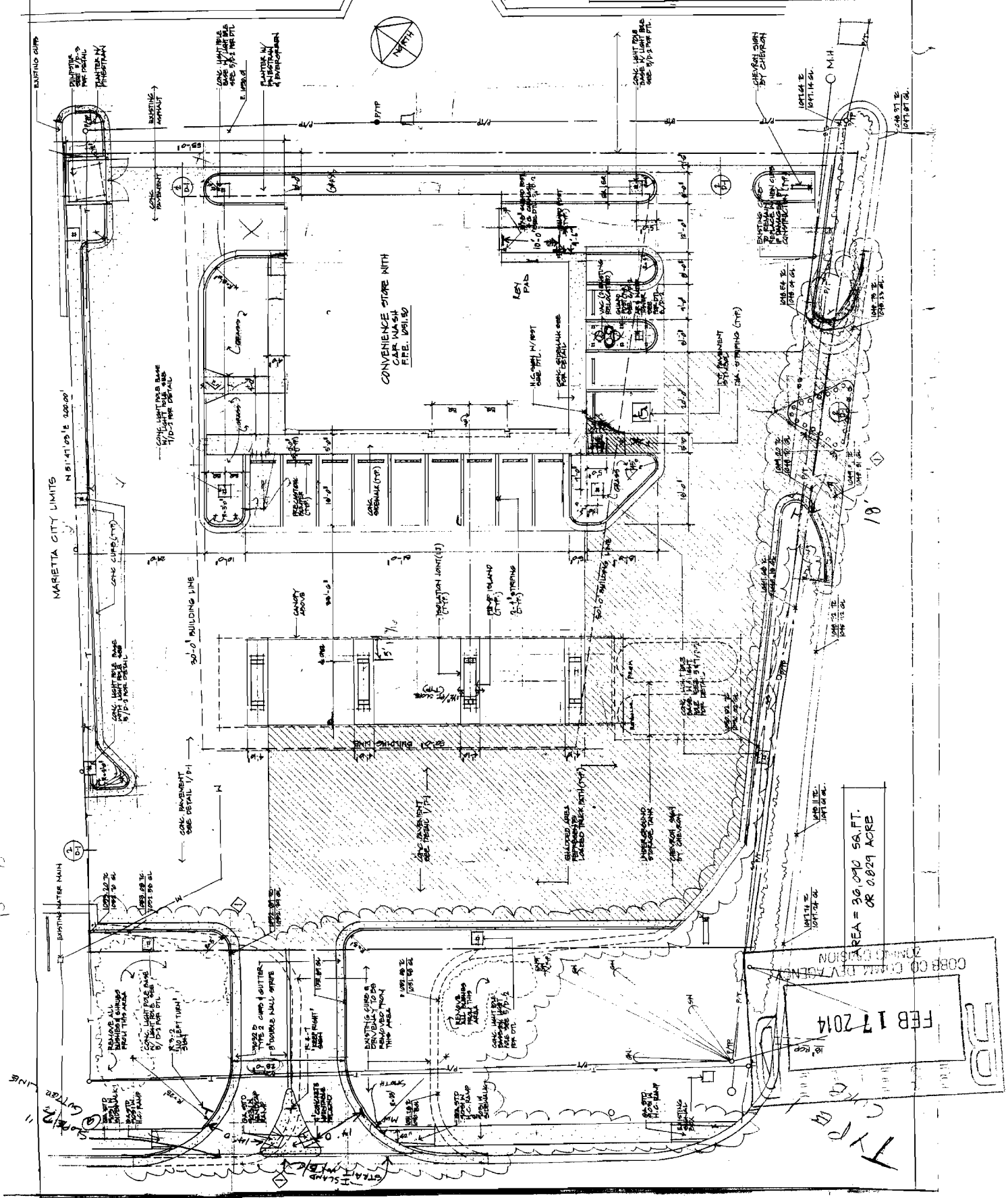
John and Christye Kingston

630 Friendship Church Road

Powder Springs, GA 30127

COBB COUNTY ZONING DIVISION  
2014 FEB 17 PM 1:04  
COBB COUNTY ZONING DIVISION

COBB PARKW.  
2041 COBB PARK  
MARIETTA, GA

[illegible]

**APPLICANT:** Caleb Mosley

**PHONE:** 770-536-0017

**REPRESENTATIVE:** Caleb Mosley

**PHONE:** 770-536-0017

**TITLEHOLDER:** Z M Corporation, INC.

**PROPERTY LOCATION:** At the eastern intersection of Cobb Parkway and Windy Hill Road (2041 Cobb Parkway).

**PETITION No.:** V-33

**DATE OF HEARING:** 04-09-2014

**PRESENT ZONING:** GC

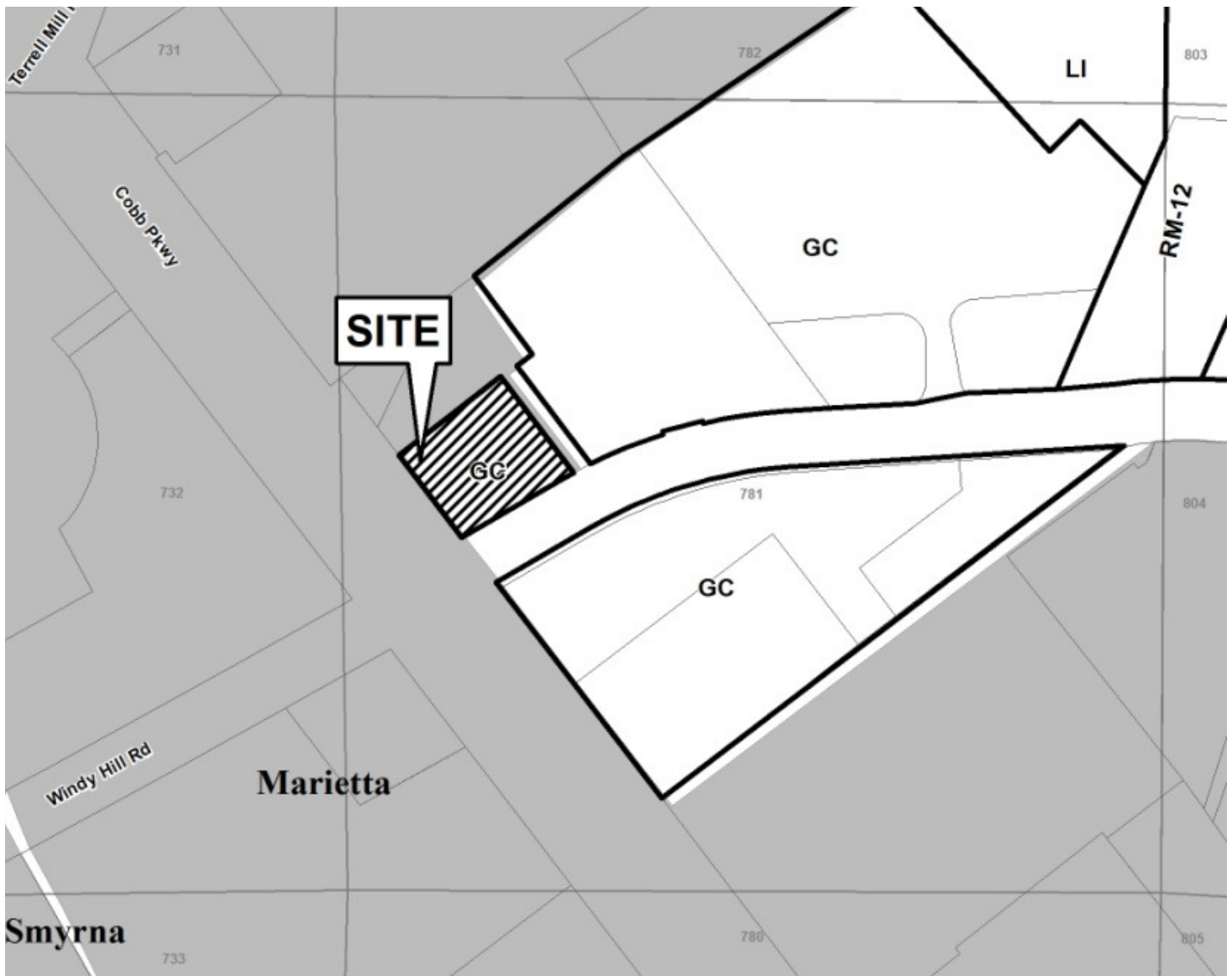
**LAND LOT(S):** 781

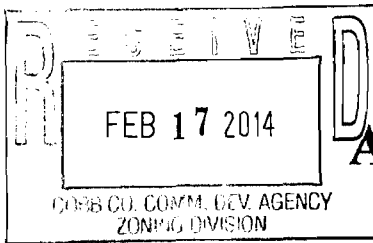
**DISTRICT:** 17

**SIZE OF TRACT:** 0.83 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waiver of public road frontage from 200 feet to 165 feet for an electronic sign; and 2) allow 32 square feet more sign area and 4.16 square feet more sign structure area.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-33  
Hearing Date: 4-9-14

Applicant Caleb Mosley Phone # 770-536-0017 E-mail Cmosley@totalmaginginc.com  
Caleb Mosley Address 2054 Atlas circle gainesville, ga.  
(representative's name, printed) (street, city, state and zip code)  
Caleb Mosley Phone # 770-536-0017 E-mail \_\_\_\_\_  
(representative's signature)

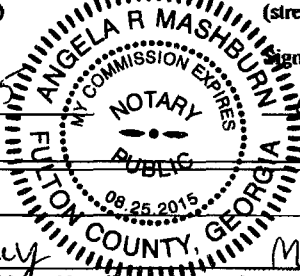
My commission expires: 9-13-14

Signed, sealed and delivered in presence of:

Betty [Signature]  
Notary Public

Titleholder MD MASHAURAT HOSSAIN Phone # 404-406-1457 E-mail hossainmo2@aol.com  
Signature [Signature] Address 2810 LONG GROVE CT., MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 25, 2015



Signed, sealed and delivered in presence of:

Angela R Mashburn  
Notary Public

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

Location 2041 cobb parkway GC  
(street address, if applicable; nearest intersection, etc.) Marietta, GA

Land Lot(s) 781 District 17 Size of Tract 0.829 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.

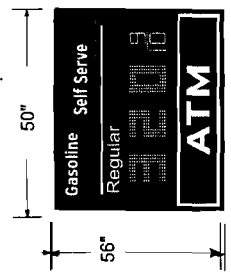
Size of Property 36.090 <sup>sq</sup> Shape of Property square Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

List type of variance requested: request to have to monument based  
sign on property. Customer can't properly display gas  
prices with one sign



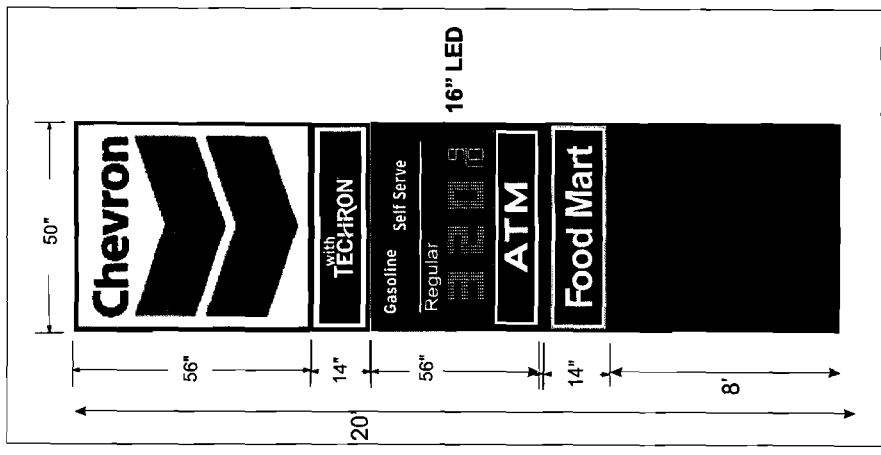
MAIN ID



S.q Footage = 20sq Ft.

20/48

PROPOSED PYLON



EXISTING PYLON

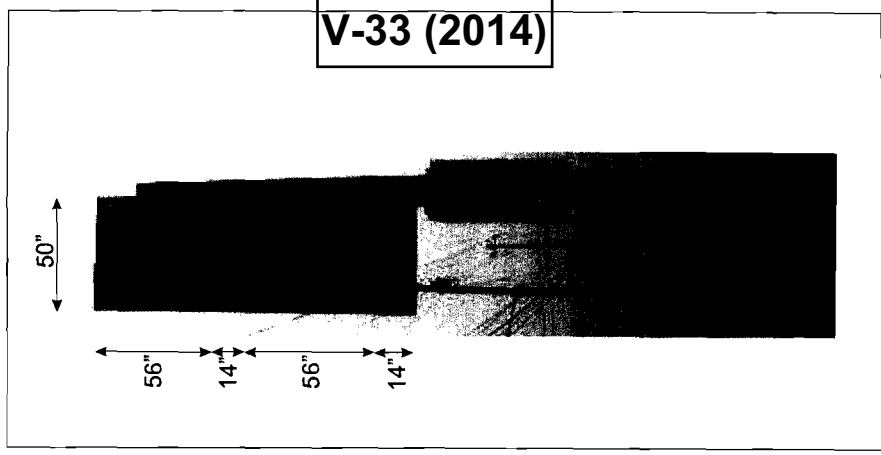


EXHIBIT  
V-33 (2014)

**TOTAL IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

Sign Code

Project Location: 2041 Cobb parkway  
Marietta, GA  
Customer: Thompson Kenny  
Drawn by: CM

Job Number: THO-20858  
Date: 12/4/13  
Scale:

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.