

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: June 11, 2014

DUE DATE: May 12, 2014

Distributed: April 21, 2014



Cobb County... Expect the Best!

V-41
2014

001/001

AF 49149

OK to accept for variance

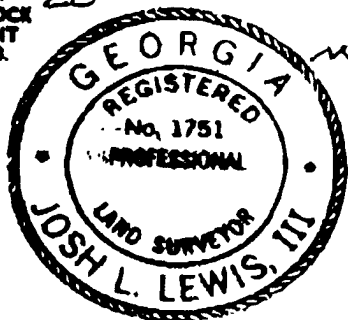
application

Rob Hpsack

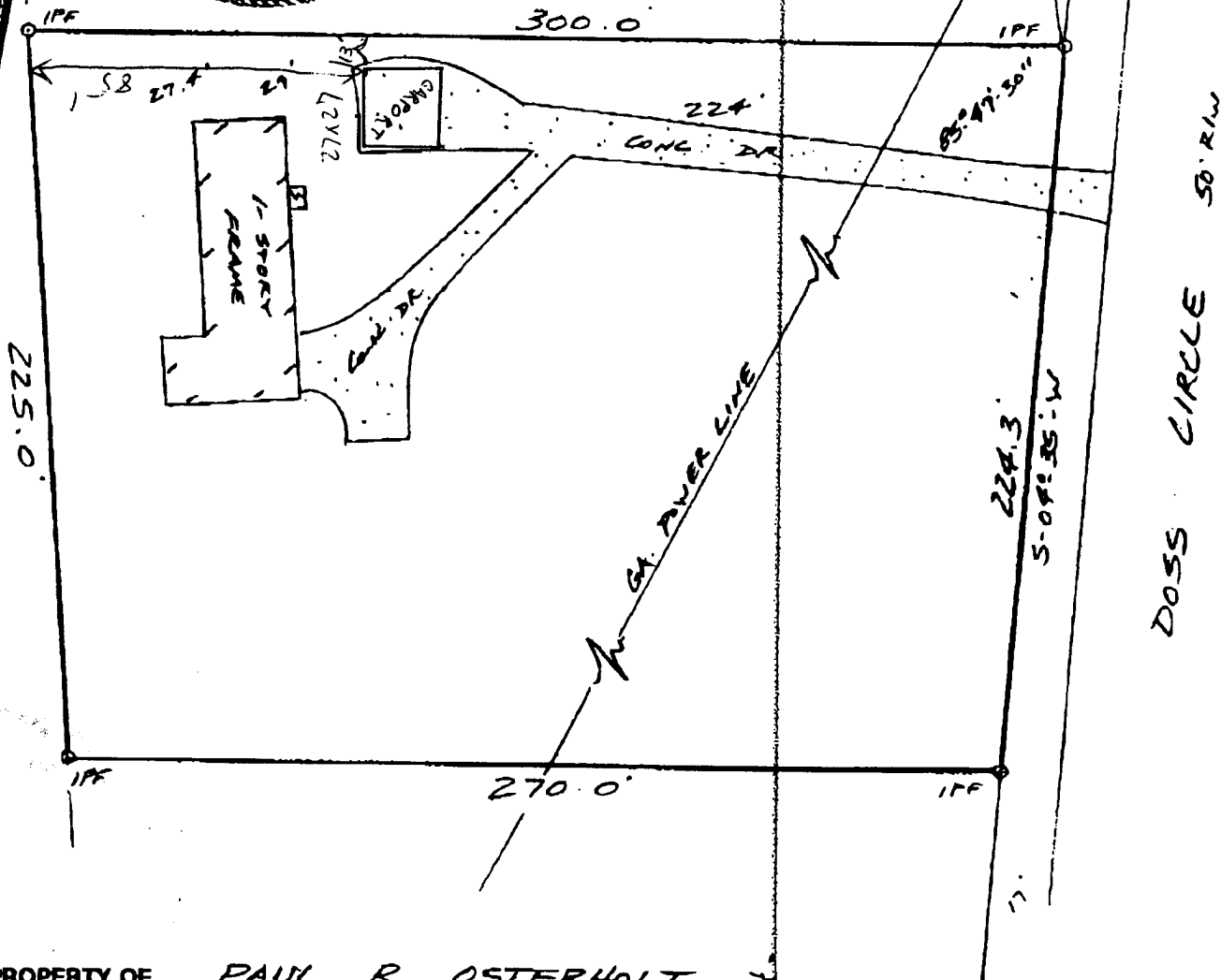
3-20-14

LOT
BLOCK
UNIT
SUB.

20



M A J LANDERS

400.0' TO R/W
OGLESBY ROADPROPERTY OF PAUL R. OSTERHOLT
SHEILA W. OSTERHOLT

LAND LOT 1053 19TH DISTRICT 2ND SECT.

COBB COUNTY, GEORGIA

SCALE 1" = 50'

DATE: 6-16-88

REG. LAND SURVEYOR NO. 1751

GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT

I have, this date, examined the
"FIA OFFICIAL FLOOD HAZARD MAP"
and found referenced lot (IS NOT)
in an area having special flood hazards.

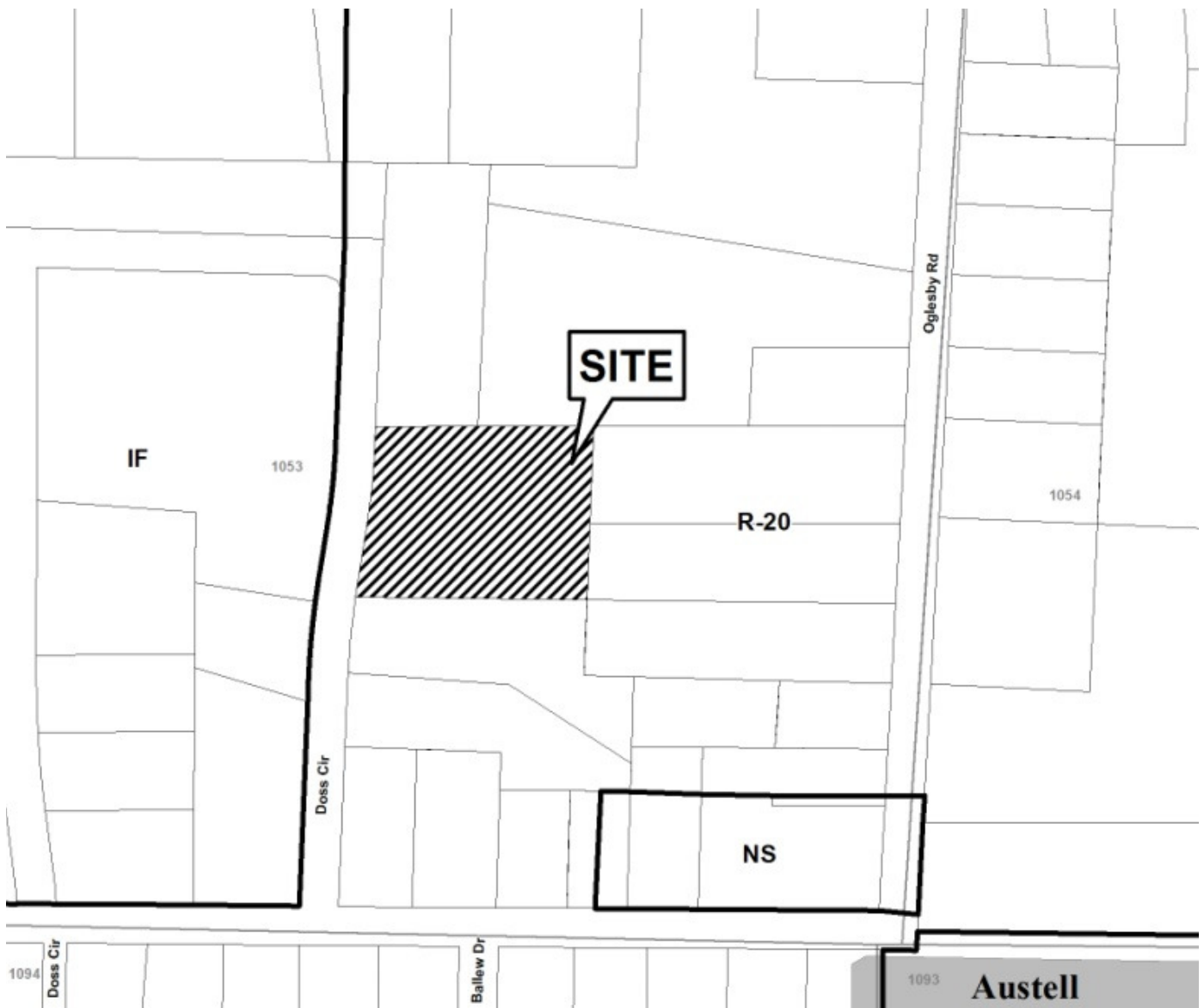
FENCES SHOULD NOT BE PLACED USING
SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

NO. 406129

APPLICANT:	<u>Paul R. Osterholt</u>	PETITION No.:	<u>V-41</u>
PHONE:	<u>770-439-0054</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>Paul R. Osterholt</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-439-0054</u>	LAND LOT(S):	<u>1053</u>
TITLEHOLDER:	<u>Paul R. and Shelia W. Osterholt</u>	DISTRICT:	<u>19</u>
PROPERTY LOCATION:	<u>On the west side of Doss Circle, north of Oglesby Road (4550 Doss Circle).</u>	SIZE OF TRACT:	<u>1.30 acres</u>
		COMMISSION DISTRICT:	<u>4</u>

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure (729 square foot detached garage); and 2) waive the setback for an accessory structure over 650 square feet (729 square foot detached garage) from 100 feet off any property line to 13 feet adjacent to the south property line and 85 feet adjacent to the east property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-41

Hearing Date: 6-11-14

Applicant PAUL R. OSTERHOLT

Phone # 770-439-0054

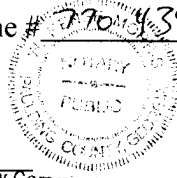
E-mail osterholt@bellsouth.net

Paul R. Osterholt
(representative's name, printed)

Address 4550 Doss Circle Powder Springs, GA
(street, city, state and zip code) 30127

Paul R. Osterholt
(representative's signature)

Phone # 770-439-0054 E-mail _____



Signed, sealed and delivered in presence of:

Deborah R. Carter

My commission expires: 5/13/17

My Commission Expires
May 13, 2017

Notary Public

Titleholder PAUL R. & SHEILA W. OSTERHOLT

Phone # 770-439-0054

E-mail osterholt@bellsouth.net

Signature Paul R. Osterholt
(attach additional signatures, if needed)

Address: 4550 DOSS CIRCLE, POWDER SPRINGS, GA
(street, city, state and zip code) 30127

Sheila W. Osterholt
DEBORAH R. CARTER

My commission expires: Notary Public, Cobb County, Georgia

My Commission Expires **MAY 16, 2017**

Signed, sealed and delivered in presence of:

Deborah R. Carter

Notary Public

Present Zoning of Property R-20

Location 4550 Doss Circle Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1053 District 19 Size of Tract 1.3 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).

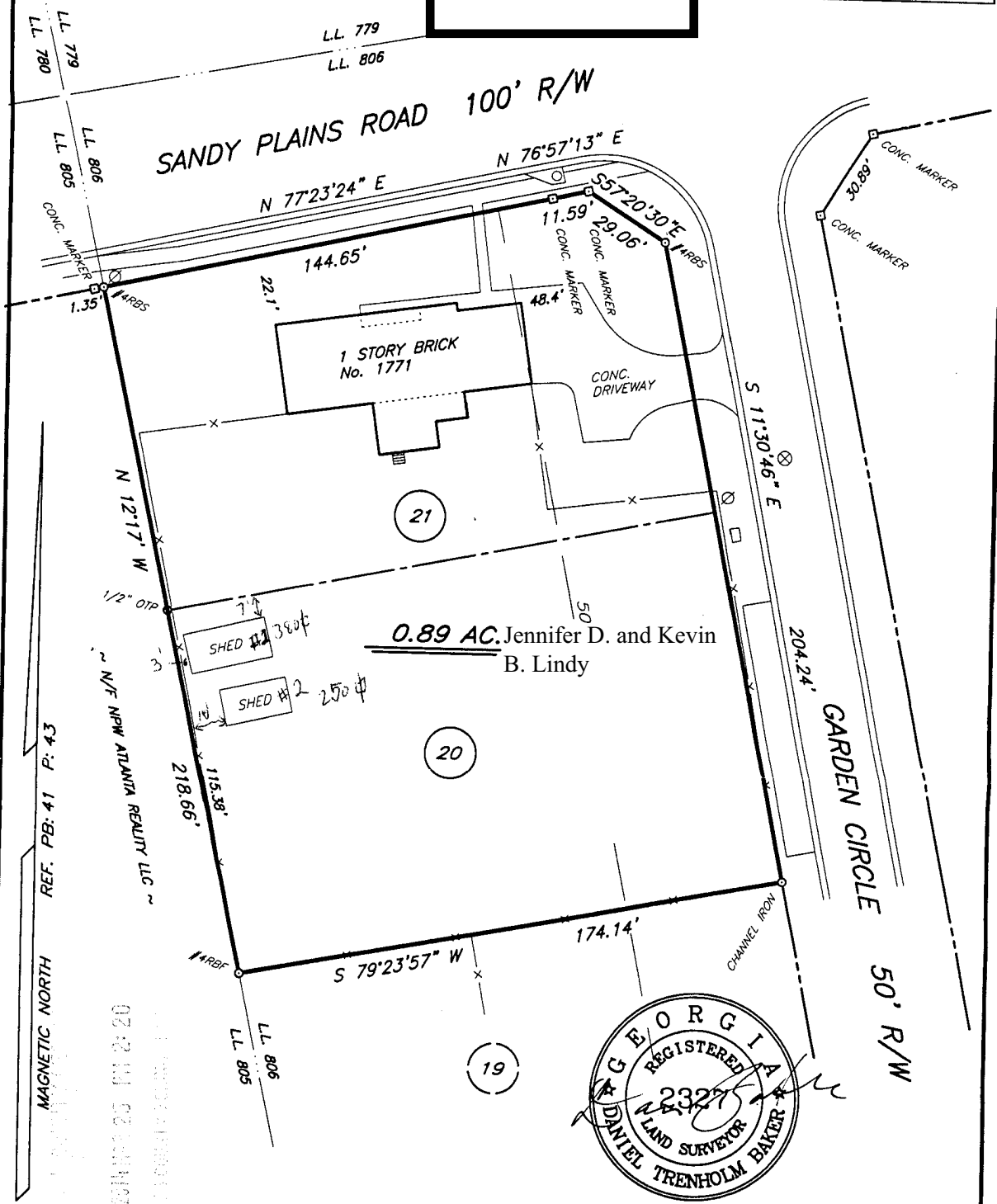
Structure cannot be located to rear because of Septic Lines

List type of variance requested: Allow accessory structure to be located to the front of the primary structure.

THIS PLAT IS PREPARED FROM A FIELD SURVEY OF
 1/10" = 40' SCALE; LINEAR PRECISION OF TRAVERSE: 1/10"
 USING THE COMPASS RULE. LINEAR PRECISION

V-42
 2014

ODOLITE AND ELECTRONIC DISTANCE
 MEASUREMENTS. THE TRAVERSE WAS ADJUSTED
 BY THE METHOD OF LEAST SQUARES. MATTERS OF TITLE ARE EXCEPTED.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
 PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL
 # 13067 C 0035 F DATED AUGUST 18, 1992

DATE	: 8-30-07
SCALE	: 1"=40'
DRAWN BY	: BLF
CHECKED BY	: DTB
045/BE2021	

DANIEL BAKER, PC
SURVEYORS/ENGINEERS

Post Office Box 2047
 CARTERSVILLE, GEORGIA 30120
 (770) 382-5969

SURVEY FOR :

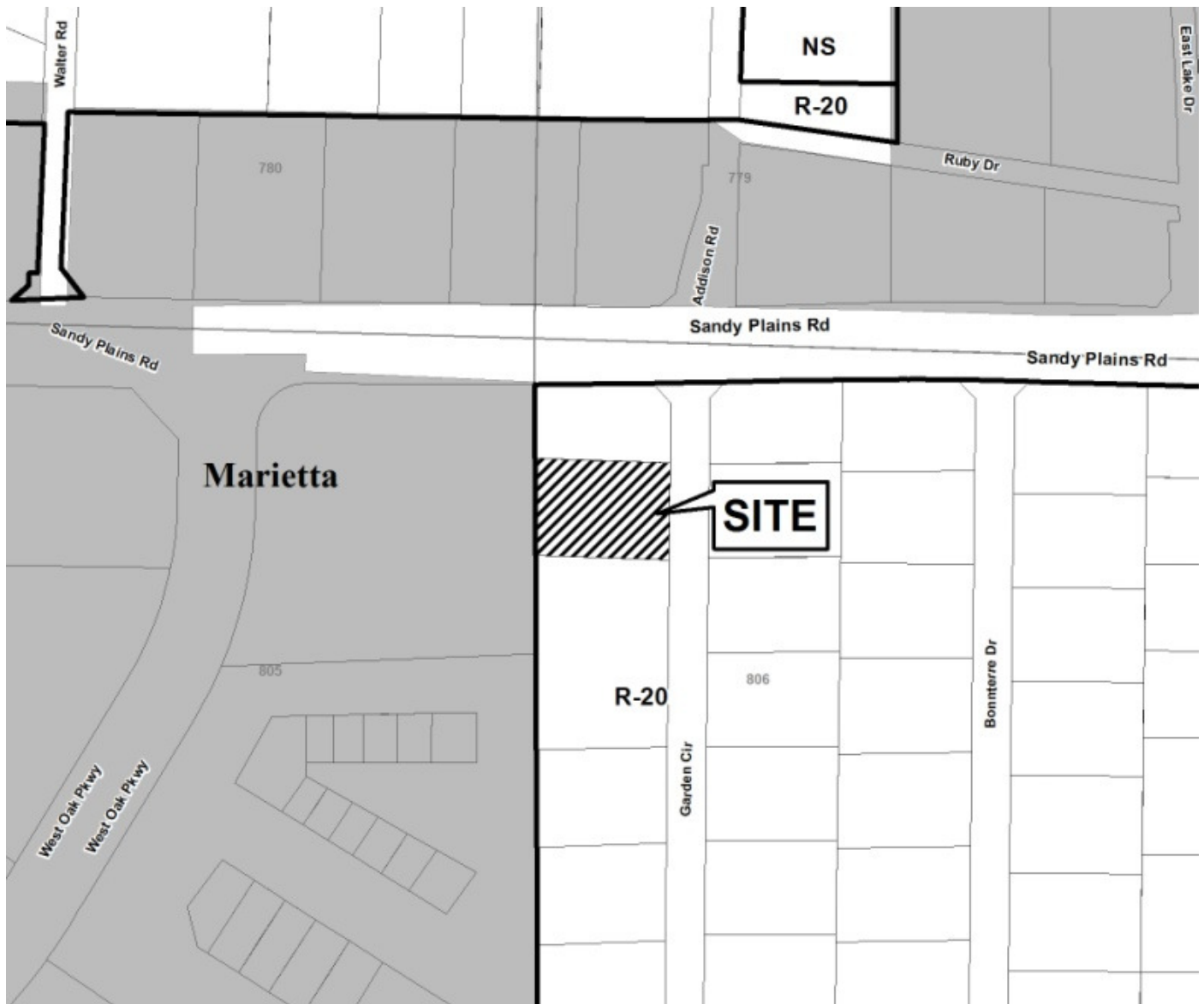
RAYMOND KERR
DOROTHY KERR

LOT # 20 & 21
 BONNTERRE ESTATES

LOCATED IN L.L. 806
 16th DIST., 2nd SECT.,
 COBB COUNTY, GA.

APPLICANT:	<u>Raymond Kerr</u>	PETITION No.:	<u>V-42</u>
PHONE:	<u>770-427-2114</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>Raymond Kerr</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-427-2114</u>	LAND LOT(S):	<u>806</u>
TITLEHOLDER:	<u>Raymond and Dorothy E. Kerr</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>At the southwestern intersection of Sandy Plains Road and Garden Circle</u>	SIZE OF TRACT:	<u>0.89 acres</u>
	<u>(1760 Sandy Plains Road, 1755 Garden Circle)</u>	COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: 1) Waive the major side setback on Lot 21 from 25 feet to 22 feet; 2) allow two accessory structures on a lot without a primary structure on Lot 20; 3) waive the setback for an accessory structure over 144 square feet (existing shed #1 being 380 square feet) from 35 feet to 3 feet adjacent to the west property line, and from 10 feet to 7 feet adjacent to the north property line; 4) waive the rear setback for an accessory structure over 144 square feet (existing shed #2 being 250 square feet) from 35 feet to 10 feet.



Application for Variance Cobb County

04/11/14 PM 2:19

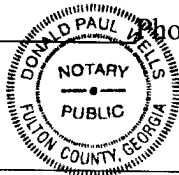
(type or print clearly)

Application No. V-42
Hearing Date: 6-11-14

Applicant RAYMOND KERR Phone # 770 427-2114 E-mail _____

RAYMOND KERR Address 1760 SANDY PLAINS RD. MARIETTA GA
(representative's name, printed) (street, city, state and zip code) 30066

Raymond Kerr Phone # 770 427-2114 E-mail _____
(representative's signature)



My commission expires: _____

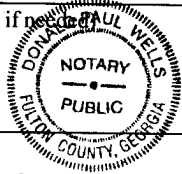
My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

Titleholder RAYMOND KERR Phone # 770 427-2114 E-mail _____

Signature Raymond Kerr Address: 1760 SANDY PLAINS RD. MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066



My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

Present Zoning of Property R-7B

Location 1755 GARDEN CIR NE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 806 District 16TH Size of Tract 0.89 AC Acre(s)

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

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

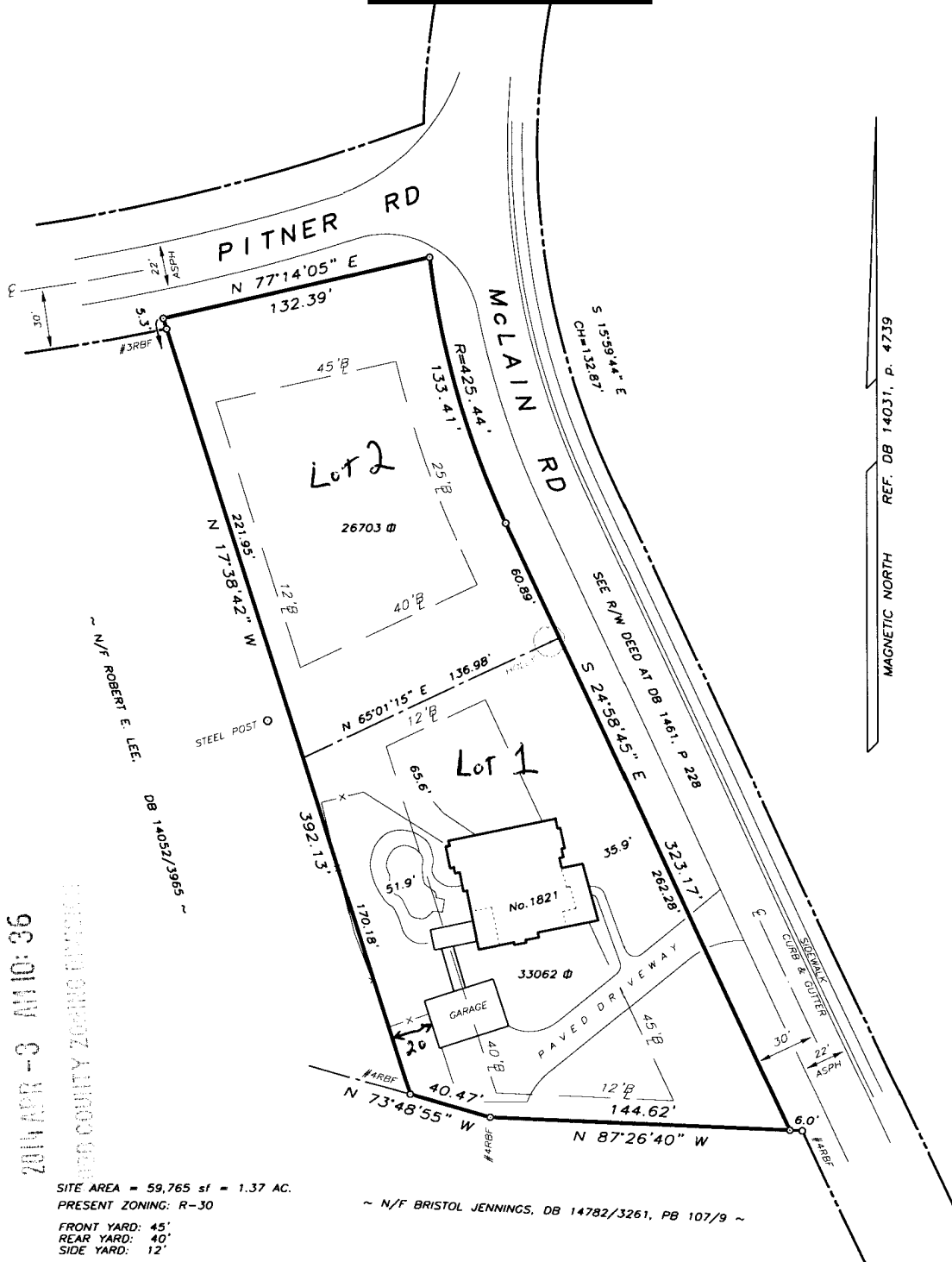
This Shed has been on this lot since 1985
its use for hobby and grand equipment
It will cost to much to move it!

List type of variance requested: We ask for this shed to
remain on this lot, It is not part
of the house lot!
DCR

V-43
2014

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A METRIC MEASURING INSTRUMENT; LINEAR PRECISION OF TRAVERSE: 1/69,709; USING THE COMPASS RULE. LINEAR PRECISION OF THE

ELECTRONIC DISTANCE MEASUREMENT; CURVE WAS ADJUSTED; ALL OTHERS ARE EXCEPTED.



2014 APR -3 AM 10:36

SITE AREA = 59,765 sf = 1.37 AC.
PRESENT ZONING: R-30
FRONT YARD: 45'
REAR YARD: 40'
SIDE YARD: 12'



OCGA 15-6-67 APPROVAL IS REQUIRED TO RECORD THIS SURVEY

DATE	03-01-14
SCALE	1"=50'
DRAWN BY	DTB
CHECKED BY	DTB
014\madison	03-22-14, BLDG SETBACKS

BOUNDARY SURVEY FOR:

B.T. MADISON
SUSAN M. MADISON



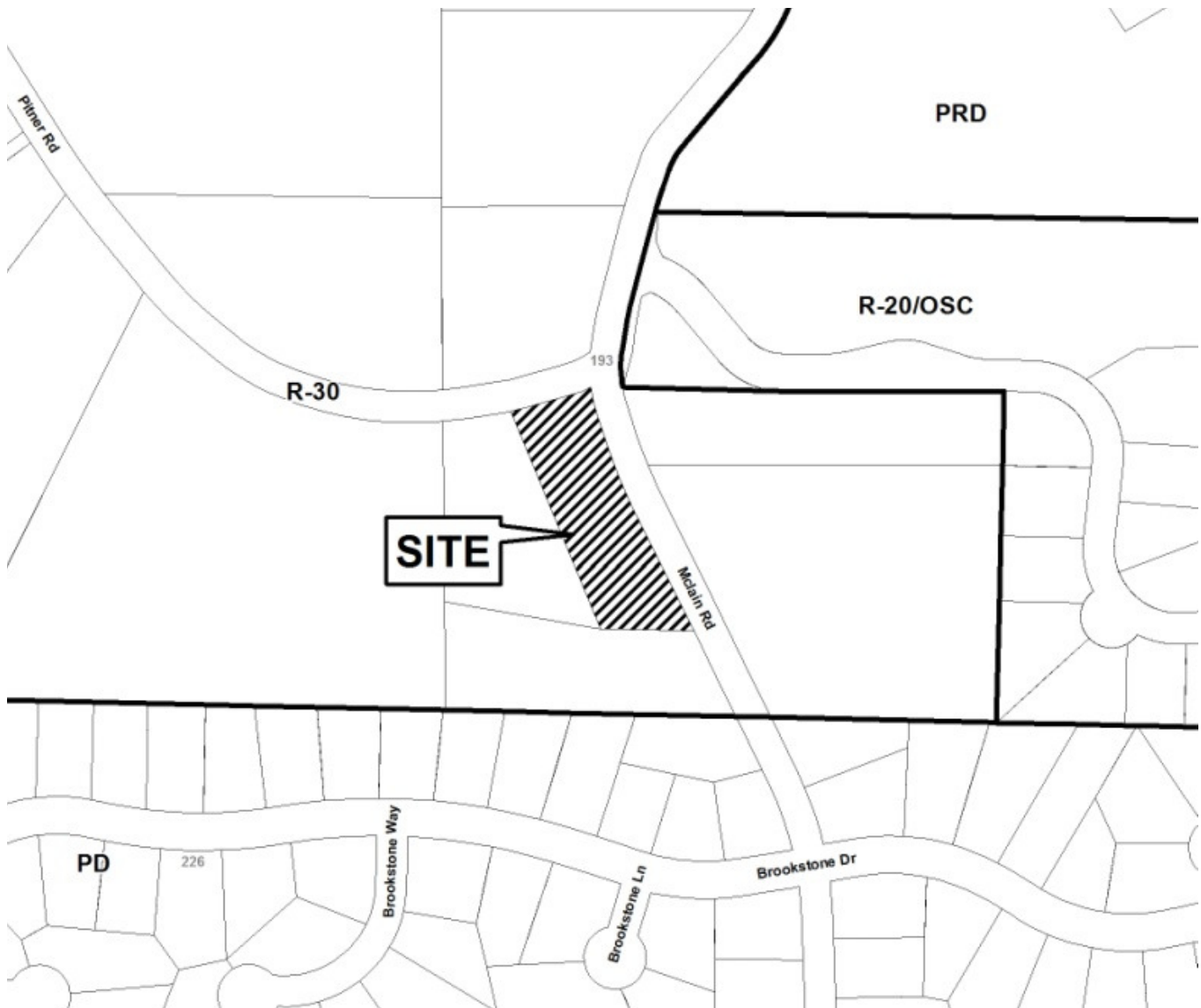
DANIEL BAKER, PC
LAND SURVEYORS

Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-5969

LOCATED IN L.L. 193
20th DIST., 2nd SECT.,
COBB COUNTY, GA.

APPLICANT:	<u>Susan M. Madison</u>	PETITION No.:	<u>V-43</u>
PHONE:	<u>770-312-7524</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>Susan M. Madison</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-312-7524</u>	LAND LOT(S):	<u>193</u>
TITLEHOLDER:	<u>B.T. and Susan M. Madison</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>At the southwestern</u> <u>intersection of Pitner Road and McLain Road</u> <u>(1821 McLain Road)</u>	SIZE OF TRACT:	<u>1.39 acres</u>
		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: 1) Waive the rear setback from 40 feet to 20 feet on Lot 1 ; 2) waive the front setback from 45 feet to 35 feet on Lot 1; and 3) waive the minimum lot size from 30,000 square feet to 26,703 square feet on Lot 2.



COBB COUNTY BOARD OF ZONING APPEALS

2014 APR -3 AM 10:35

COBB COUNTY ZONING DEPARTMENT

Application for Variance Cobb County

(type or print clearly)

Application No. V-43

Hearing Date: 6-11-14

Applicant SUSAN M. MADISON Phone # 770-312-7524 E-mail 2bf12abellsouth.net

SUSAN M. MADISON Address 1821 McLAIN RD, NW, ATLANTA, GA 30101
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 770-312-7524 E-mail 2bf12abellsouth.net
(representative's signature)

My commission expires: 3/4/16

Signed, sealed and delivered in presence of:

Titleholder B.T. MADISON 404-915-5810
SUSAN M. MADISON Phone # 770-312-7524 E-mail 2bf12abellsouth.net

Signature [Signature] Address: 1821 McLAIN RD NW Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/4/16

Signed, sealed and delivered in presence of:

Present Zoning of Property R30

Location 1821 McLAIN RD NW, Acworth, GA 30101 PITTSBURGH LANE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 193 District 20 Size of Tract 1.41 Acre(s)

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

Size of Property ☒ Shape of Property ☐ Topography of Property ☐ Other ☐

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

We are currently residing on this property and have become empty-nesters. Our current residence is too large and need something smaller, which we are planning to build next door. Due to my hip replacement and elderly parents' needs we are building a ranch home, which is smaller. We love this community and cannot find over

List type of variance requested: LOT SPLIT

V-43
"over-side"

an affordable piece of property. We truly would be appreciative if we could build on and split our current lot. Thank you for your consideration of this variance.

Sincerely,
Steve Madison

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

V-43

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that B.T.

MADISON + SUSAN M. MADISON intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of LOT SPLIT to build home on the premises described in the application.

Signature

Printed name

Address

1. <u>Kelly A Barnes</u>	<u>Kelly Barnes</u>	<u>1885 Pitner Road, NW Acworth GA</u>
2. <u>Anita Merryman</u>	<u>Anita Merryman</u>	<u>1815 McLain Rd. Acworth, 30101</u>
3. <u>Julia Cox</u>	<u>JULIA COX</u>	<u>1798 McLain Rd Acworth GA 30101</u>
4. <u>Robert Wan</u>	<u>Robert Wan</u>	<u>1789 McLain Rd Acworth GA 30101</u>
5. <u>John Ferrell</u>	<u>John Ferrell</u>	<u>1850 McLain Rd Acworth GA 30101</u>
(Cont'd) 6. <u>John Ferrell</u>	<u>John Ferrell</u>	<u>1889 McLain Rd Acworth, GA 30101</u>
7.		
8.		
9.		
10.		
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13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

(Attach additional pages if necessary)

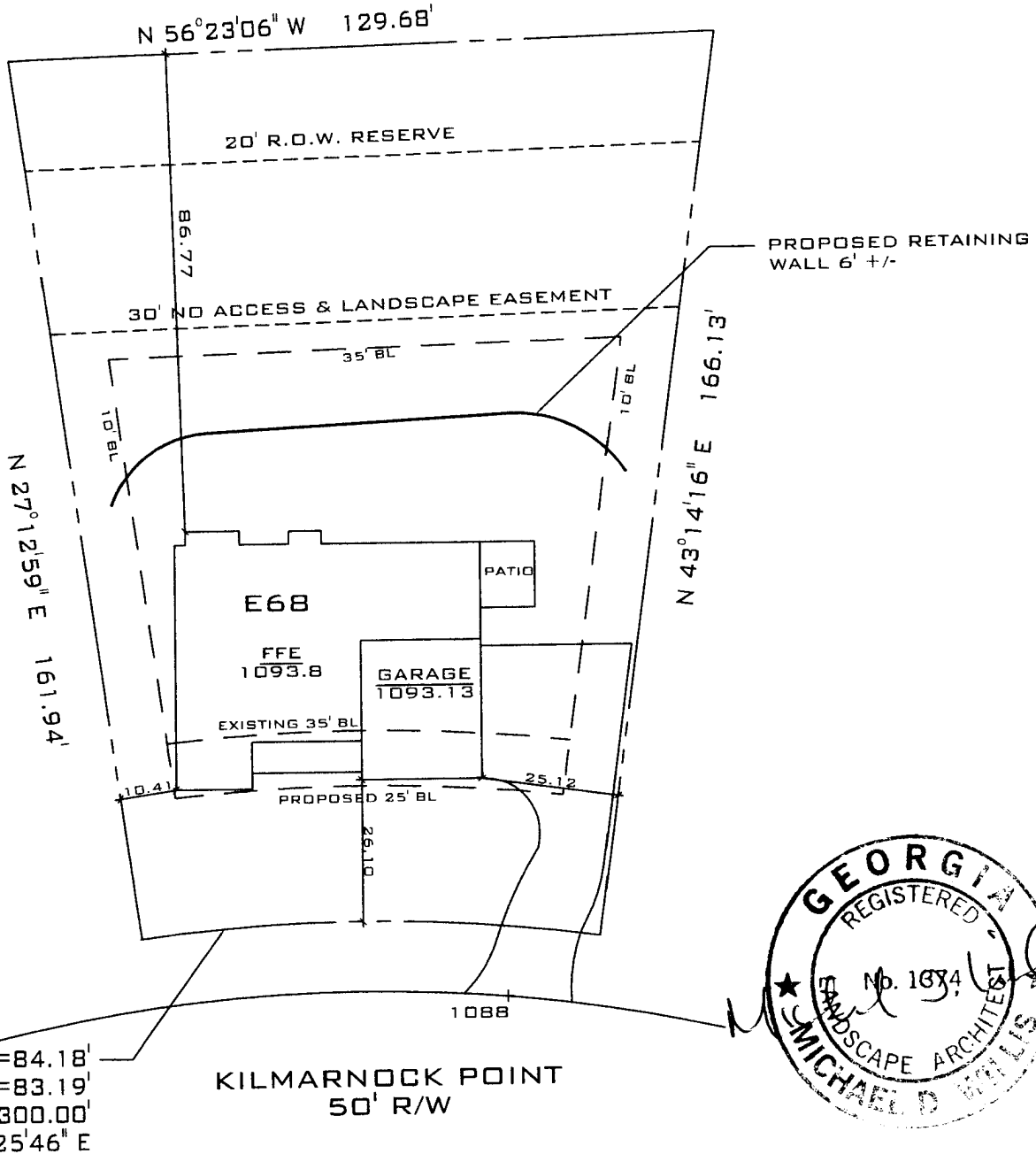
Revised October 1, 2009

V-44
2014

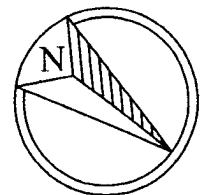
VARIANCE REQUESTED

CHANGE 35' FRONT BUILDING LINE
TO 25' FRONT BUILDING LINE

ADDRESS:
1343 KILMARNOCK POINT
KENNESAW, GA. 30152



Land Lot	District	Section	County	scale
242	20th	2nd	Cobb	1"=30'
prepared for	location	drawn by	date	
Province Properties	The Overlook at Marietta Country Club	MW	04-03-14	



APPLICANT:	<u>Province Homes, LLC</u>	PETITION No.:	<u>V-44</u>
PHONE:	<u>770-509-7009</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>David B. Swales</u>	PRESENT ZONING:	<u>R-20 OSC</u>
PHONE:	<u>770-509-7009</u>	LAND LOT(S):	<u>242</u>
TITLEHOLDER:	<u>Province Homes, LLC</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>On the southwesterly side</u>	SIZE OF TRACT:	<u>0.39 acres</u>
	<u>Kilmarnock Point and on the northeasterly side of</u>	COMMISSION DISTRICT:	<u>1</u>
	<u>Stilesboro Road (1345 Kilmarnock Point).</u>		
TYPE OF VARIANCE:	<u>Waive the front setback from 35 feet to 25 feet.</u>		



Application for Variance
Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 6-11-14

Applicant PROVINCE HOMES, LLC

Phone # 770 509-7009

E-mail dswales@province.com
mblackwood@province.com

David B. Swales, Sr.

1000 Cobb International Drive, Suite D

Melba A. Blackwood

Address Kennesaw, GA 30152

(representative's name, printed)

(street, city, state and zip code)

Melba A. Blackwood
(representative's signature)

Phone # 770 509-7009

E-mail mblackwood@province.com

My commission expires: 10/31/16

Signed, sealed and delivered in presence of:

Christina Thompson
Notary Public

Titleholder PROVINCE HOMES, LLC

Phone # 770 509-7009

E-mail mblackwood@province.com

Signature Melba A. Blackwood
(attach additional signatures, if needed)
Manager

1000 Cobb International Dr., Suite D
Kennesaw, GA 30152
(street, city, state and zip code)

My commission expires: 10/31/16

Signed, sealed and delivered in presence of:

Christina Thompson
Notary Public

Present Zoning of Property R-20 OSC (Z-20/2002)

Location 1345 Kilmarnock Point (Lot 68, Block E, Unit I, Phase 2 Overlook at Marietta Country Club)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 242 District 20 Size of Tract .39 Acre(s)

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

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

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).

Necessary retaining wall due to topography requires the house be located closer to Street.

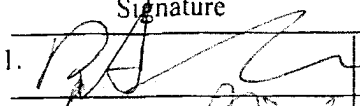
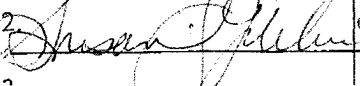
List type of variance requested:

Reduction of front set-back from existing 35' to 25'.

V-49

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS **TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

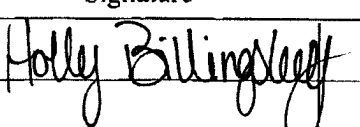
By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
PROVINCE HOMES, LLC intends to make an application to the appropriate Cobb County
 Authorities for a variance request for the purpose of reducing the front set-back from _____ on the
35' to 25'
 premises described in the application.

	Signature	Printed name	Address
1.		Robert A. Gilchrist	1341 Kilmarnock Point
2.		Susan Gilchrist	'1

Page 2 of 2

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS **TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
PROVINCE HOMES, LLC intends to make an application to the appropriate Cobb County
 Authorities for a variance request for the purpose of reducing the front set-back from _____ on the
35' to 25'
 premises described in the application.

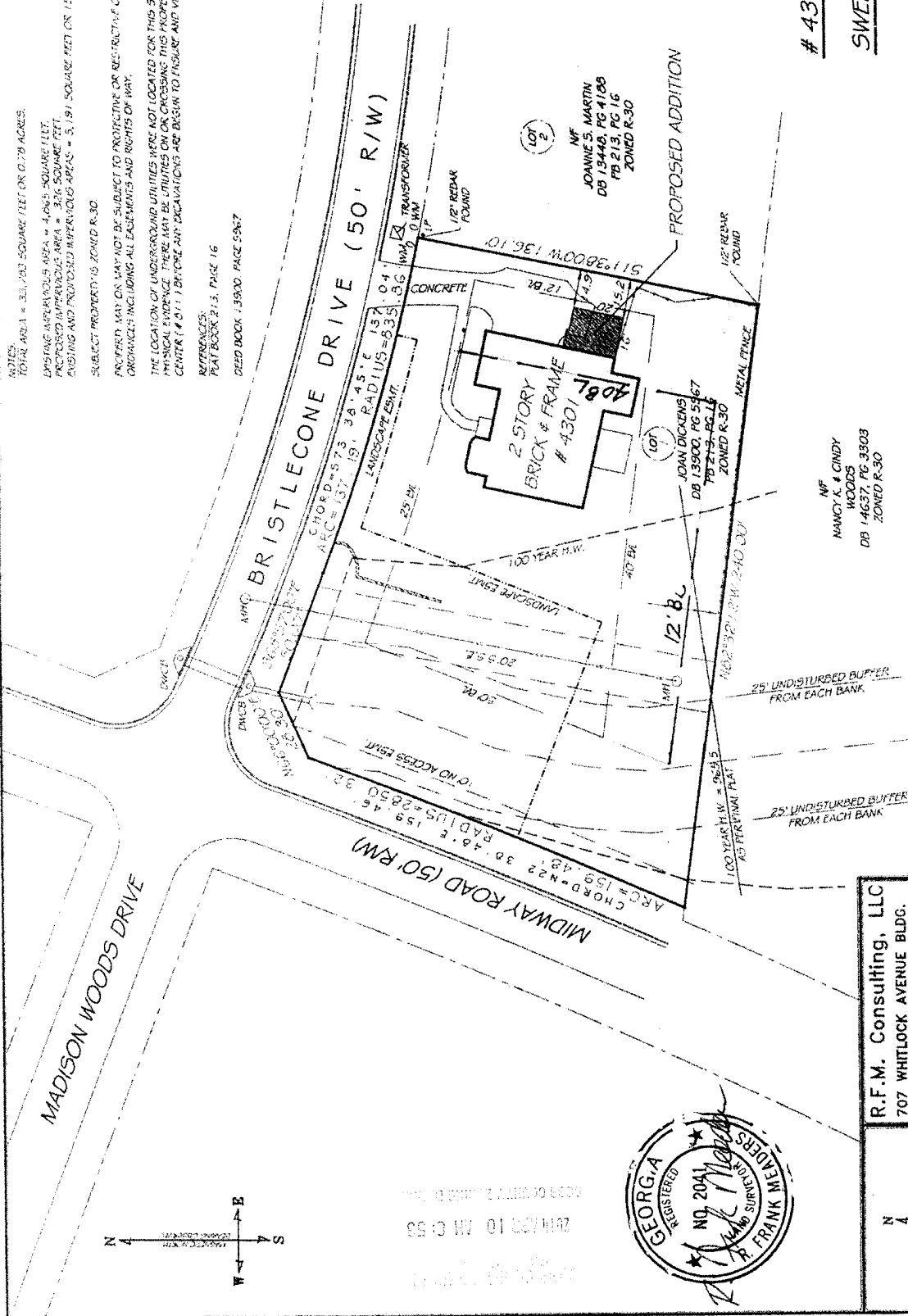
	Signature	Printed name	Address
1.		Holly Billingsley	1349 Kilmarnock Point
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			

V-45
2014

NOTES:
TOTAL AREA = 3.3703 SQUARE FEET OR 0.78 ACRES.
EXISTING IMPERVIOUS AREA = 4,065 SQUARE FEET.
PROPOSED IMPERVIOUS AREA = 326 SQUARE FEET.
EXISTING AND PROPOSED IMPERVIOUS AREAS = 5,191 SQUARE FEET OR 15.5%
SUBJECT PROPERTY IS ZONED R-30.

PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS SET FORTH IN PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (800) 488-8888 BEFORE ANY EXCAVATIONS ARE BEGUN TO INSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

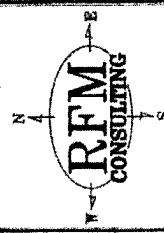
REFERENCES:
PLAT BOOK 213, PAGE 16
DEED BOOK 13900, PAGE 5967



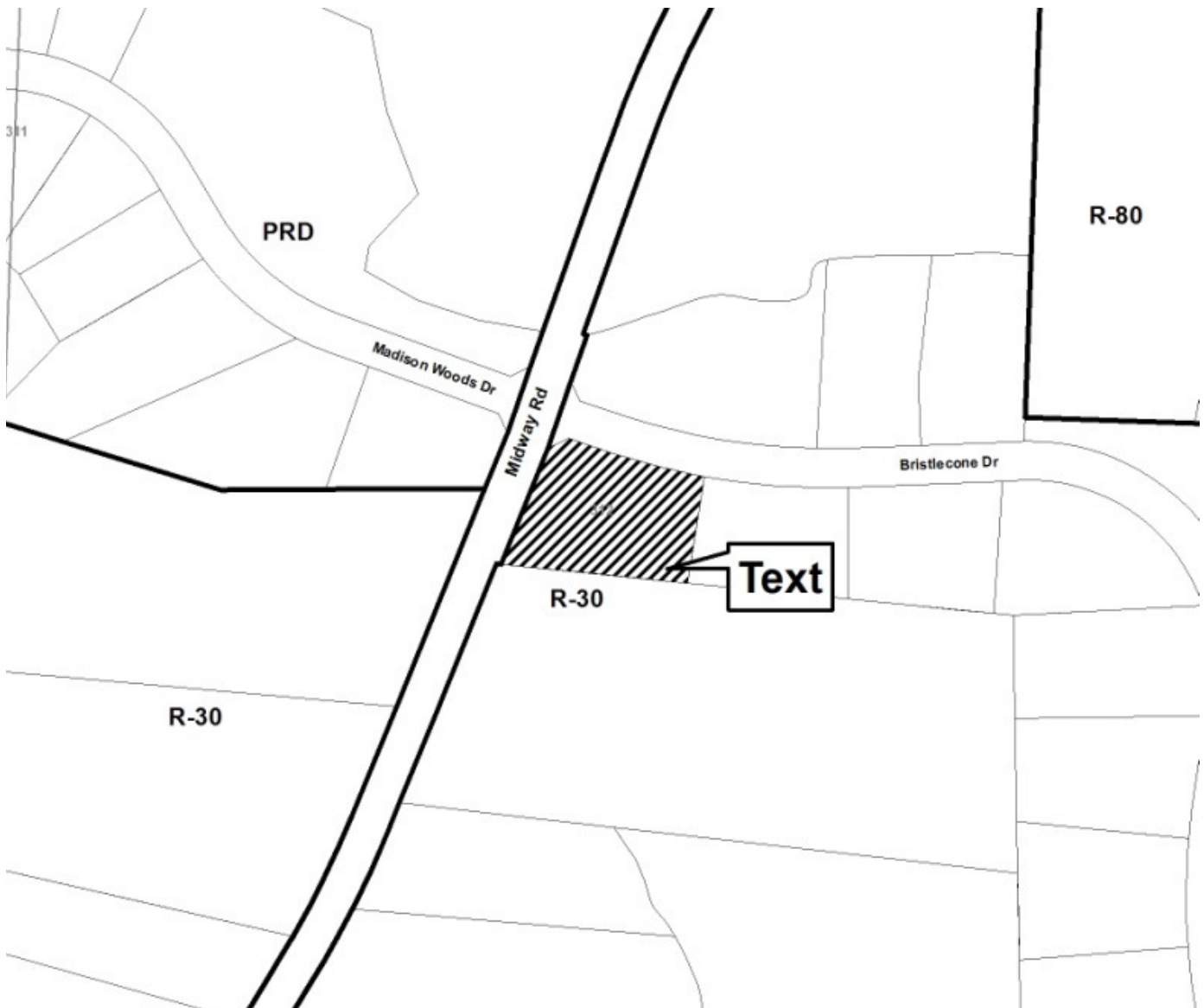
SITE PLAN
FOR
4301 BRISTLECONE DRIVE
LOT 1
SWEET PINE CREEK, PHASE I
LOCATED IN
LAND LOT 312
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 03-18-2014 ~ SCALE: 1"=40'



R.F.M. Consulting, LLC
707 WHITLOCK AVENUE BLDG.
A-37 MARIETTA, GA 30064
PHONE (770) 757-3977 FAX
(770) 499-8496
EMAIL: RFM@BELL.SOUTH.NET



APPLICANT:	<u>Joan Dickens</u>	PETITION No.:	<u>V-45</u>
PHONE:	<u>678-331-8528</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>Mike Vickerman</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-310-4388</u>	LAND LOT(S):	<u>312</u>
TITLEHOLDER:	<u>Joan Dickens</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>At the southeast</u>	SIZE OF TRACT:	<u>0.78 acres</u>
<u>intersection of Bristlecone Drive and Midway Road</u>		COMMISSION DISTRICT:	<u>1</u>
<u>(4301 Bristlecone Drive).</u>			
TYPE OF VARIANCE:	<u>Waive the rear setback from 40 feet to 14 feet.</u>		



Application for Variance Cobb County

2014 JUN 10 AM 8:53

(type or print clearly)

Application No. V-45

Hearing Date: 6-11-14

Applicant JOAN DICKENS Phone # 678-331-8528 E-mail TEXASGALFW@GMAIL.COM

MIKE VICKERMAN Address 3124 WHEERIDGE DR. MARETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-310-4388 E-mail MIKE@GOODASNEW.INFO
(representative's signature)

J. Kelly-Mcdonald
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
June 3, 2017

Signed, sealed and delivered in presence of:

My commission expires: June 3 2017

Jm

Notary Public

Titleholder JOAN DICKENS Phone # 678-331-8528 E-mail TEXASGALFW@GMAIL.COM

Signature [Signature] Address: 4301 BRESTLEONE DR. MARETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

J. Kelly-Mcdonald
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
June 3, 2017

Signed, sealed and delivered in presence of:

My commission expires: June 3 2017

[Signature]

Notary Public

Present Zoning of Property R-30 RESIDENTIAL LOTS

Location 4301 BRESTLEONE DR. / MIDWAY ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 312 District 20TH Size of Tract _____ Acre(s)

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

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

ADDING KITCHEN ROOM / BREAKFAST AREA WILL ALLOW
MRS. DICKENS TO FURTHER ENJOY HER HOME AND
ENTERTAIN HER WHOLE FAMILY. AND A BATHROOM
CLOSE TO KITCHEN WILL MAKE IT EASIER TO
RELAX HERSELF WHILE COOKING AND BAKING

List type of variance requested: BUILDING SET BACK ON "BACK" OF LOT
BUILDING ORIGINALLY PUT HOUSE OUTSIDE BUILDING
SET BACK LINES. MRS. DICKENS WANTS TO ADD
14x20 ADDITION TO EAST SIDE OF HOME
ON LEFT SIDE WHEN DRIVING HOME FROM BRESTLEONE
DRIVE.

Revised: March 5, 2013

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that MRS.
JOAN DICKENS intends to make an application to the appropriate Cobb County
Authorities for a variance request for the purpose of 14X20 ADDITION ON LEFT SIDE on the
premises described in the application.

Signature	Printed name	Address
1. <u>Lynn Carnell</u>	<u>Lynn Carnell</u>	<u>4300 Bristlecone Dr.</u>
2. <u>L. Carnell</u>	<u>Larry Carnell</u>	<u>" "</u>
3. <u>Joanne Martin</u>	<u>Joanne Martin</u>	<u>4299 Bristlecone Dr.</u>
4. <u>Gary P. Martin</u>	<u>Gary P. Martin</u>	<u>4299 Bristlecone Dr.</u>
5. <u>Nancy K Woods</u>	<u>NANCY K. WOODS</u>	<u>85 MIDWAY Rd., Marietta</u>
6. <u>Cindy Woods</u>	<u>CINDY WOODS</u>	<u>85 MIDWAY Rd., Marietta</u>
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2010/10/01 10:55 AM
Cobb County Zoning Dept.

APPLICANT: Isiah Battle

PHONE: 404-641-3584

REPRESENTATIVE: Isiah Battle

PHONE: 404-641-3584

TITLEHOLDER: Thomas P. Prandato

PROPERTY LOCATION: On the easterly side of
State Route 92 and on the southerly side of Old
Mountain Park Road (4750 Alabama Road).

PETITION No.: V-46

DATE OF HEARING: 06-11-14

PRESENT ZONING: NRC

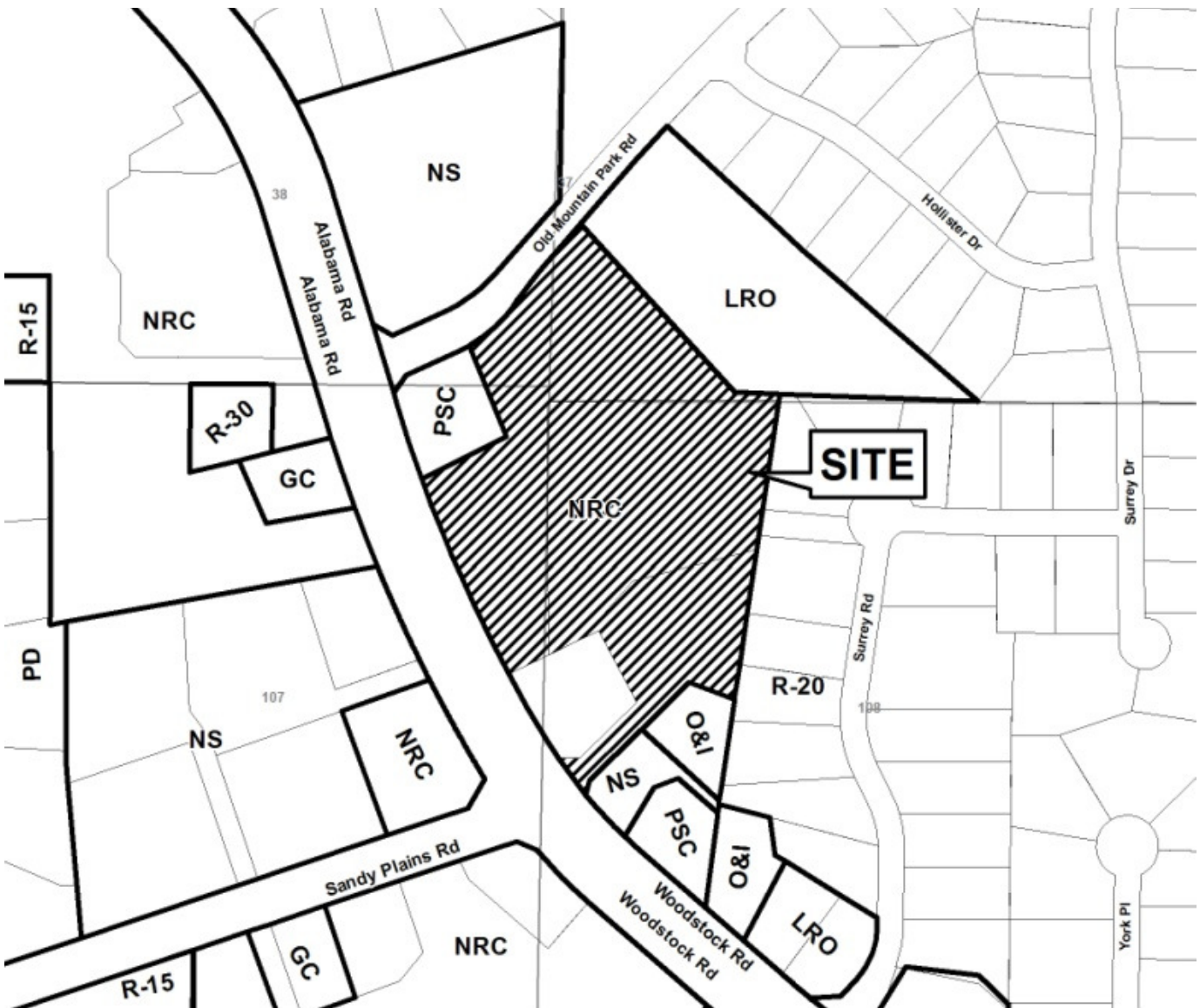
LAND LOT(S): 37,38,107,108

DISTRICT: 16

SIZE OF TRACT: 9.118 acres

COMMISSION DISTRICT: 3

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



Application for Variance

Cobb County

(type or print clearly)

Application No. V-46

Hearing Date: 6-11-14

Applicant ISAIAH BATTLE Phone # 404-641-3584 E-mail ISAIAH-BATTLE13@yahoo.com
ISAIAH BATTLE Address 2499 WATERS RUN DECATUR GA 30035
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 404-641-3584 E-mail _____
(representative's signature)

My commission expires: March 15, 2017

Signed, sealed and delivered in presence of:

Deborah S. Battle

Notary Public

Titleholder THOMAS P. PRANDATO Phone # 513-824-7099 E-mail TPRANDATO@PHILLIPSEDISON.COM
Signature [Signature] Address: 11501 NORTHLAKE DR. CINCINNATI, OH
(attach additional signatures, if needed) (street, city, state and zip code) 45249

My commission expires: March 15, 2017

Signed, sealed and delivered in presence of:

Deborah S. Battle

Notary Public

Present Zoning of Property Commercial NAC
Location 4750 Alabama Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 37, 38, 107 & 108 District 16 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 X Shape of Property _____ Topography of Property _____ Other X

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

The current restrictions for accessory structures on this property creates a hardship relating to accessibility & safety as placing the drive-up only ATM behind the primary structure would result in limited accessibility & visibility which creates unsafe conditions for customers

List type of variance requested: Request a variance to the location restrictions on accessory structures on this property to allow the drive-up only ATM to be located in the front parking lot of the subject property.

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS **TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____ intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of Driveway RSM on the premises described in the application.

	Signature	Printed name	Address
1.	<i>[Signature]</i>	THOMAS P. PRANDATO	11501 NORTHLAKE DR. CINCINNATI, OH
KFE/TB. 2.	<i>[Signature]</i>	Amy Lutz	4725 Alabama Rd Roswell GA
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(Attach additional pages if necessary)

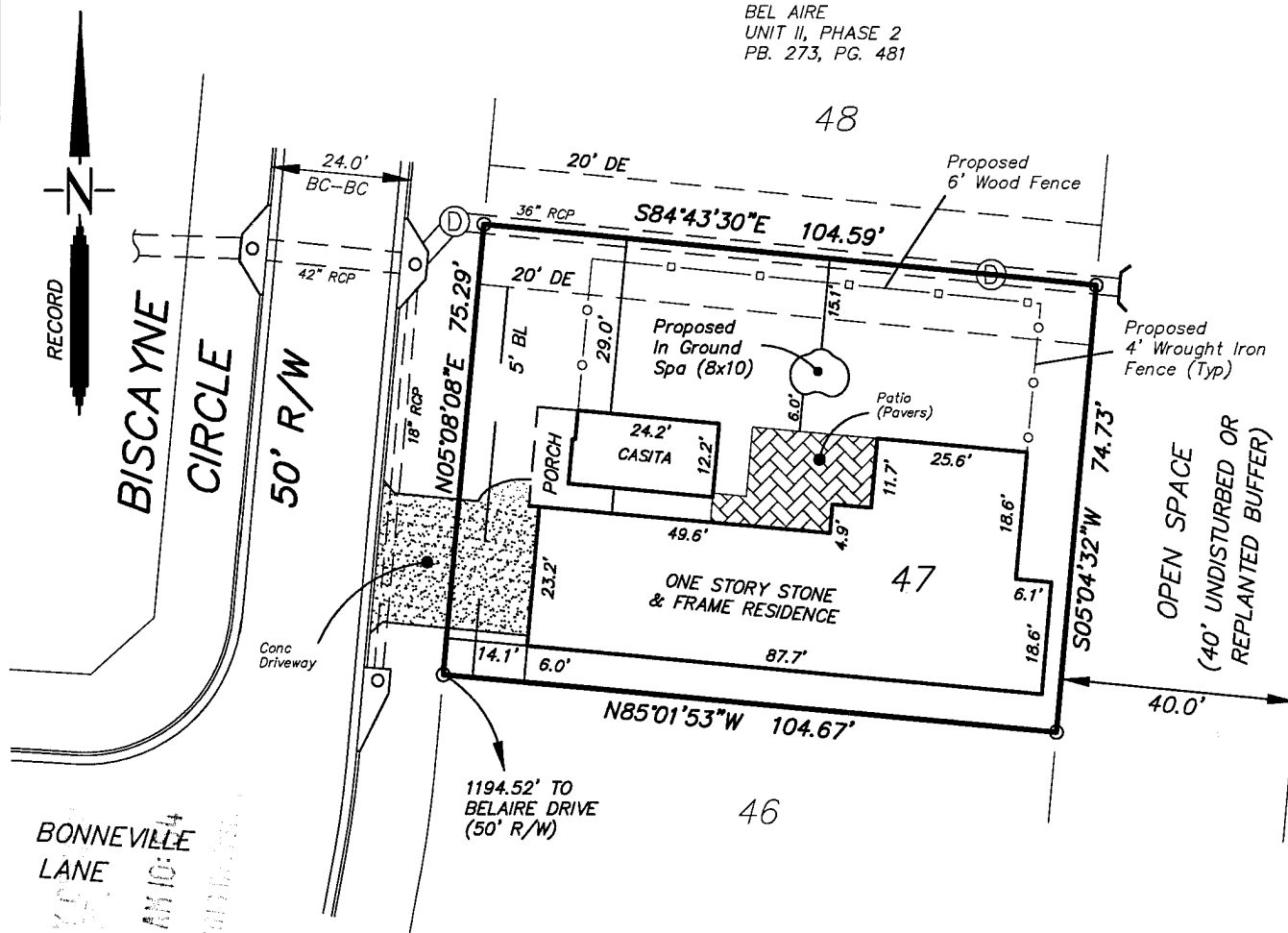
Revised October 1, 2009

V-47
2014

THIS PROPERTY IS NOT LOCATED WITHIN
100 YEAR FLOOD ZONE ACCORDING TO COBB
COUNTY F.I.R.M. PANEL 0089 G, COMMUNITY
NUMBER 130052, DATED: DEC. 16, 2008.

CURRENT OWNERS:
JAY D. & KRISTINE R. THOMAS
DEED REFERENCE
DB. 15129, PG. 2612

BEL AIRE
UNIT II, PHASE 2
PB. 273, PG. 481



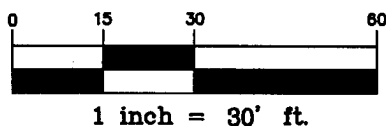
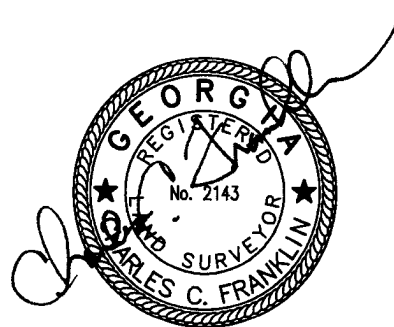
REFERENCE PLAT:
PB. 272, PG. 628

PROPERTY ADDRESS:
4722 BISCA YNE CIRCLE
POWDER SPRINGS, GEORGIA 30127

PLOT PLAN FOR VARIANCE APPLICATION:

JAY D. THOMAS

BEING LOT 47
BEL AIRE, UNIT II, PHASE 1
LOCATED IN LAND LOT 799
IN THE 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 30' DATE: APRIL 07, 2014

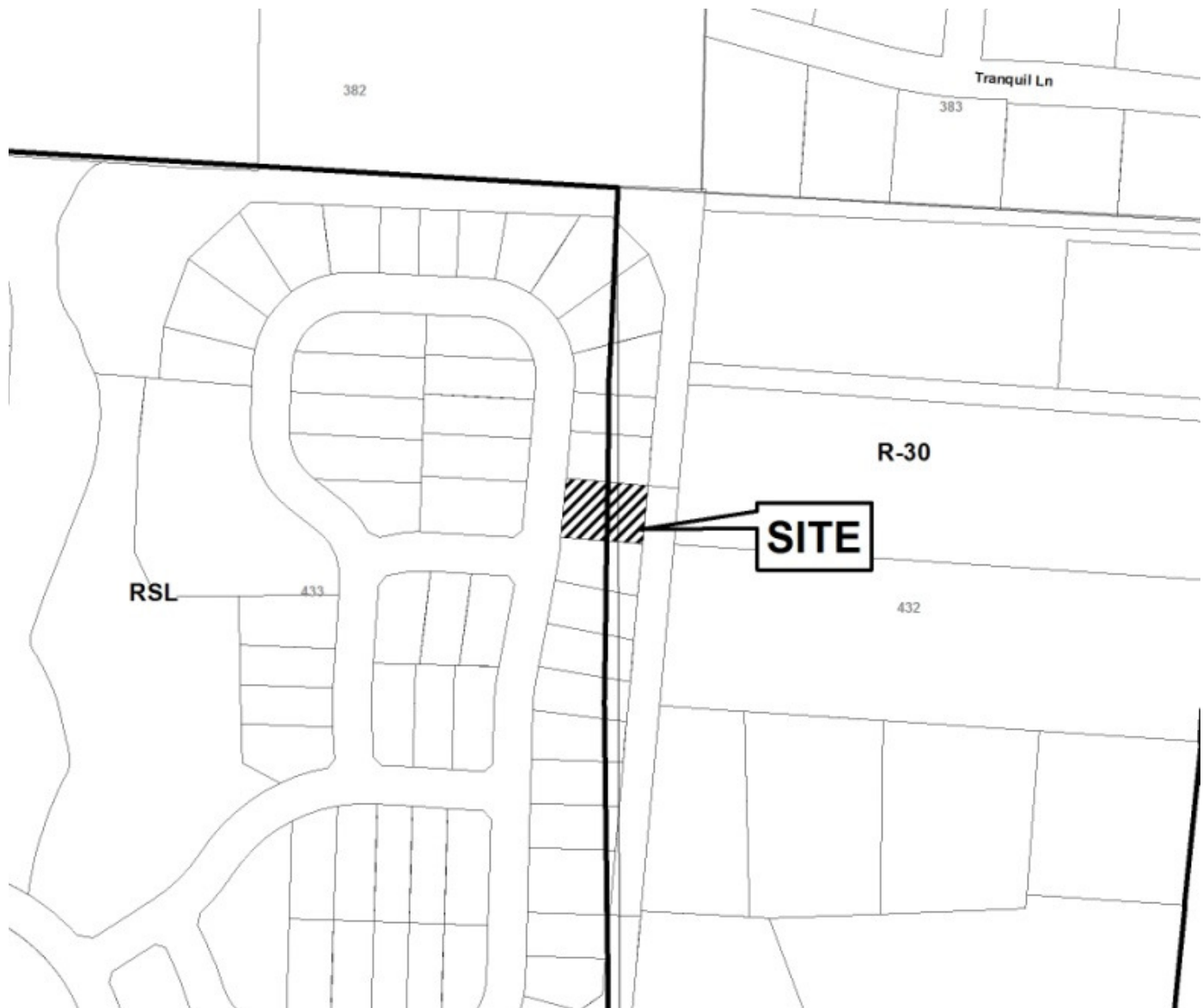


Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

314100

APPLICANT:	<u>Jay D. Thomas</u>	PETITION No.:	<u>V-47</u>
PHONE:	<u>770-362-6755</u>	DATE OF HEARING:	<u>06-11-14</u>
REPRESENTATIVE:	<u>Jay D. Thomas</u>	PRESENT ZONING:	<u>RSL</u>
PHONE:	<u>770-362-6755</u>	LAND LOT(S):	<u>799</u>
TITLEHOLDER:	<u>Jay D. Thomas</u>	DISTRICT:	<u>19</u>
PROPERTY LOCATION:	<u>On the east side of</u>	SIZE OF TRACT:	<u>0.18 acres</u>
<u>Biscayne Circle, north of Bonneville Lane</u>		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: Allow an accesory structure (proposed in ground spa) to the side of the primary structure.



Application for Variance Cobb County

2014 APR 10 AM 10:59

(type or print clearly)

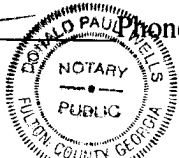
Application No. V-47

Hearing Date: 6-11-14

Applicant JAY D. THOMAS Phone # 770-362-6755 E-mail JAY@JDTREPS.COM

Jay JAY D. THOMAS Address 4722 BISCAYNE CIRCLE
(representative's name, printed) (street, city, state and zip code)

Jay D. Thomas Phone # 770-362-6755 E-mail JAY@JDTREPS.COM
(representative's signature) POWDER SPRINGS, GA 30127



Signed, sealed and delivered in presence of:

Donald Paul Wells

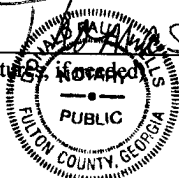
Notary Public

My commission expires: _____

My Commission Expires
March 24, 2017

Titleholder Kristine R. Thomas Phone # 770-846-4124 E-mail KTDWGS@hotmail.com

Signature Kristine R. Thomas Address: 4722 Biscayne Circle
(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 4722

Location 4722 BISCAYNE CIRCLE, POWDER SPRINGS, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 47 District 19th Size of Tract .68 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 .68 acre Shape of Property Square Topography of Property 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

NO BACKYARD SO COURT YARD HAD TO BE UTILIZED

List type of variance requested: ingraved spa

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____

Jay Thomas intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of in ground spa on the premises described in the application.

Signature	Printed name	Address
1. <u>Joyce Schell</u>	<u>Joyce Schell</u>	<u>WS-Sales</u>
2. <u>Nancy Fulton</u>	<u>Nancy Fulton</u>	<u>4710 Biscayne Circle</u>
3. <u>Mary Driegers</u>	<u>Mary Driegers</u>	<u>4698 Biscayne Circle</u>
4. <u>Marcie Morelli</u>	<u>MARIE MORELLI</u>	<u>4778 Biscayne Circle</u>
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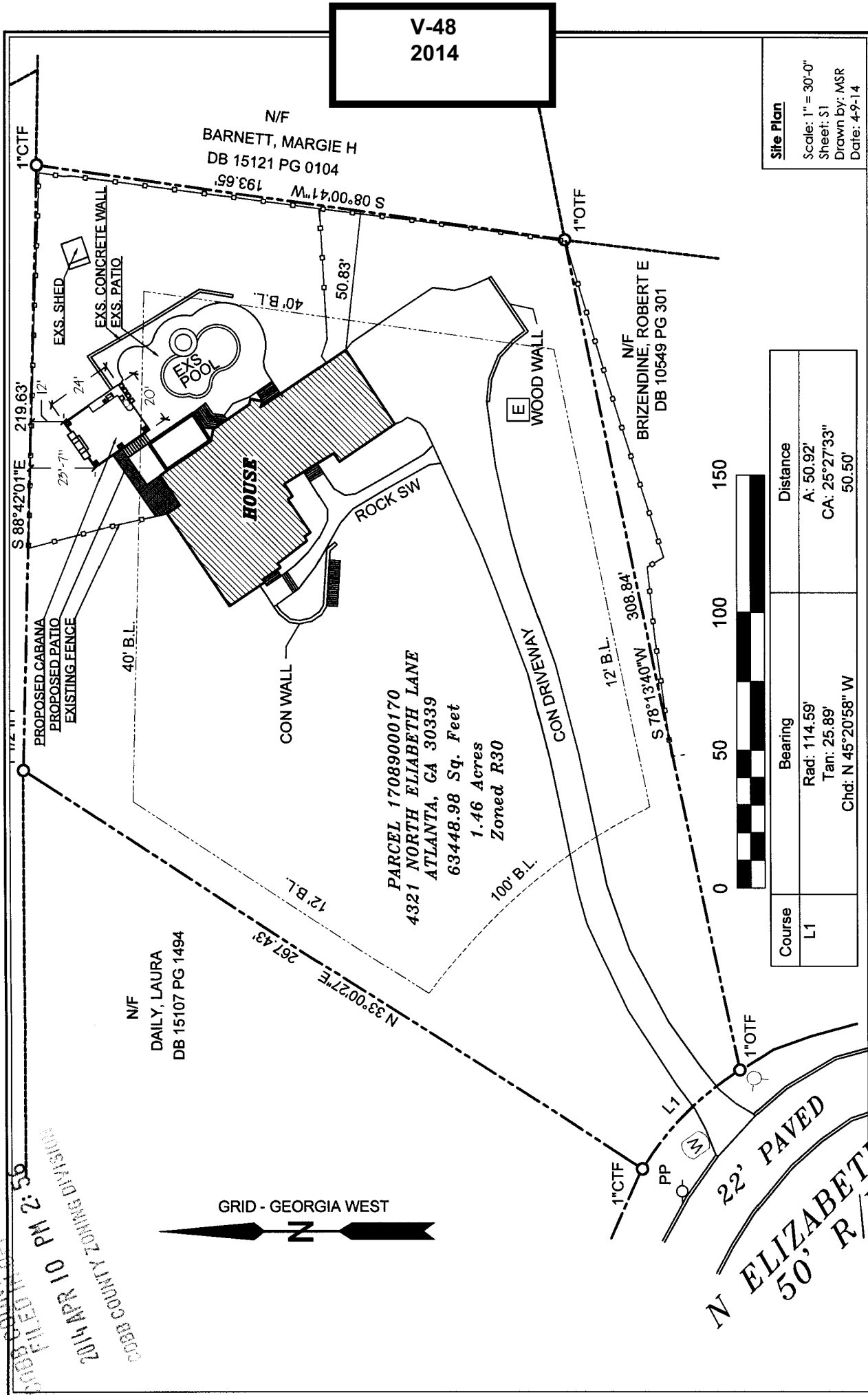
(Attach additional pages if necessary)

Revised October 1, 2009

V-48
2014

Site Plan
Scale: 1" = 30'-0"
Sheet: S1
Drawn by: MSR
Date: 4-9-14

Course	Bearing	Distance
L1	Rad: 114.59' Tan: 25.89' Chd: N 45°20'58" W	A: 50.92' CA: 25°27'33" 50.50'



APPLICANT: Joanne Carabillo

PHONE: 404-915-4420

REPRESENTATIVE: Micah Rogers

PHONE: 770-237-0284

TITLEHOLDER: Joanne M. and Philip J. Carabillo

PROPERTY LOCATION: On the northeasterly side
of North Elizabeth Lane, north of Rebel Valley View
(4321 North Elizabeth Lane).

PETITION No.: V-48

DATE OF HEARING: 06-11-14

PRESENT ZONING: R-30

LAND LOT(S): 890

DISTRICT: 17

SIZE OF TRACT: 1.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 480
Square foot cabana) from 40 feet to 12 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

2014 APR 10 PM 2:56

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-48

Hearing Date: 6-11-14

Applicant Joanne Carabillo

Phone # (404) 915-4420

E-mail JMASCELLINO@yahoo.com

MICAH ROGERS

(representative's name, printed)

Address 3221 Bailey Road, Decola GA 30019

(street, city, state and zip code)

Micah Rogers

(representative's signature)

Phone # (770) 237-0284

E-mail Micah@BoyleDesign.com

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Joanne Carabillo

Phone # (404) 915-4420

E-mail JMASCELLINO@yahoo.com

Signature Joanne Carabillo

(attach additional signatures, if needed)

Address: 4321 N. Elizabeth Ln, Atlanta

(street, city, state and zip code)

Notary Public, Paulding County, Georgia

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires August 10, 2014

Notary Public

Present Zoning of Property R-30

Location 4321 N. Elizabeth Ln, Atlanta

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

Land Lot(s) 890 District 17 Size of Tract 1.46 Acre(s)

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

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

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

Homeowner is attempting to add a 20'x24' cabana on the N/NW side of their existing pool patio.

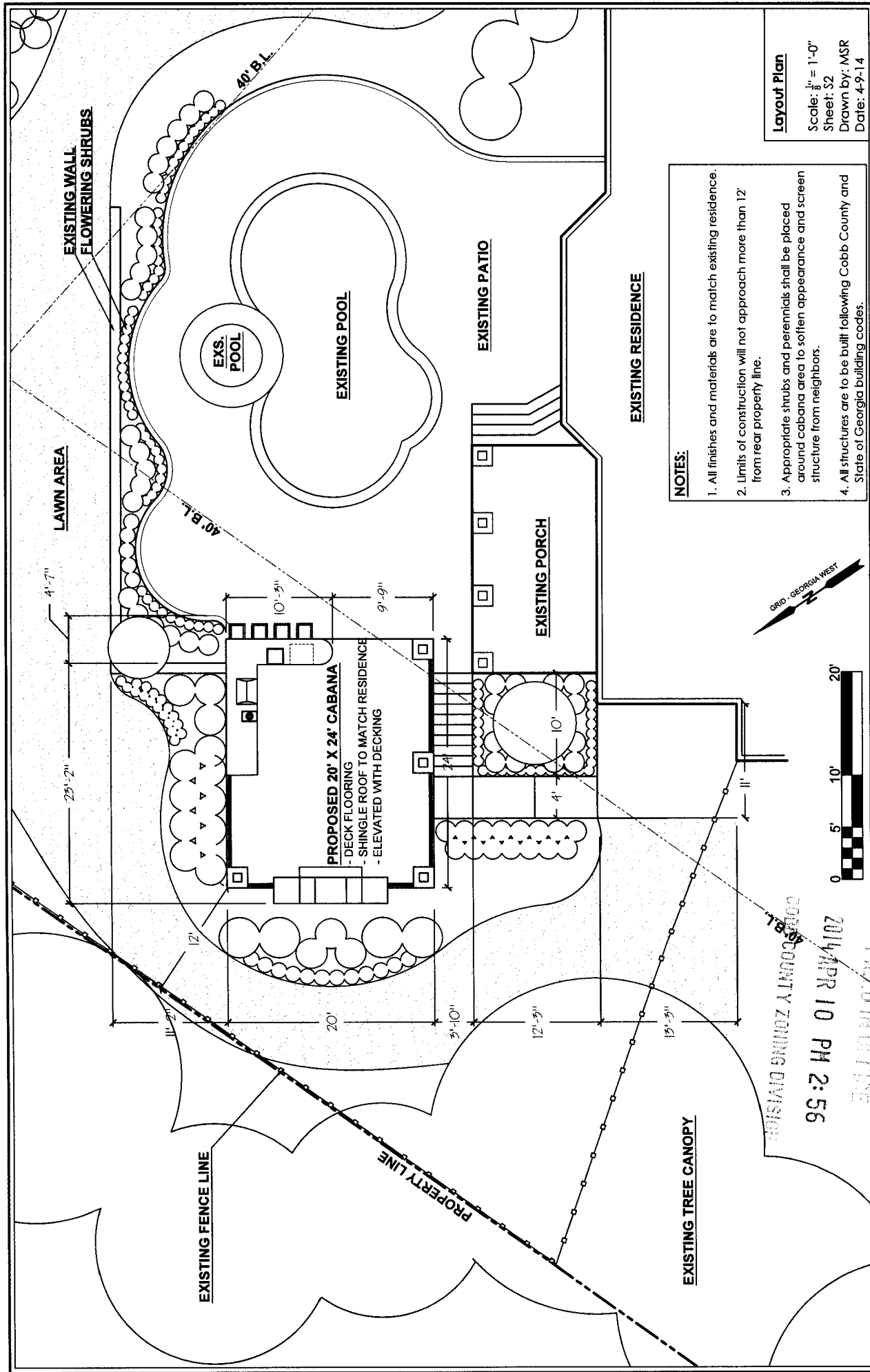
The Northernmost property line is considered a rear setback line and thus has a 40' setback,

eliminating the possibility of any construction on that side of the residence. Residents feel that

this property line should be considered a side setback property line and thus have a 12' setback.

All other locations for this improvement have been considered but better lines and/or topography prohibit it.

List type of variance requested: Alteration of rear setback line; change rear property line designation to side property line designation

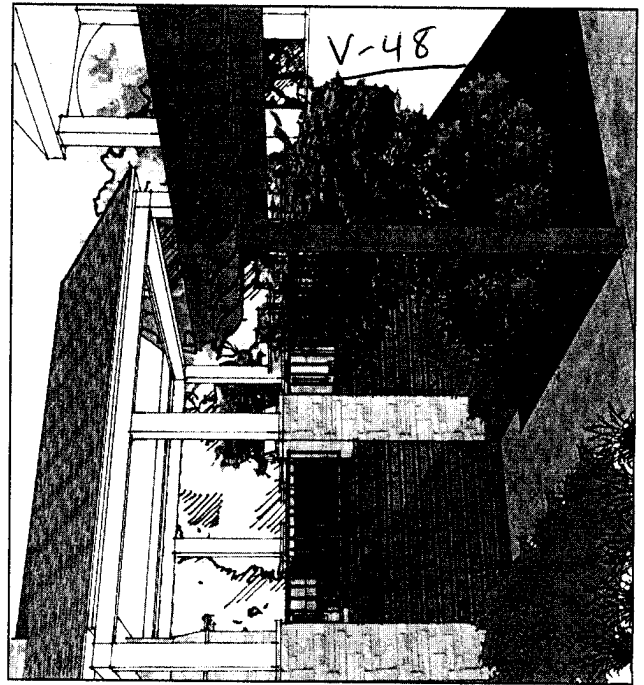
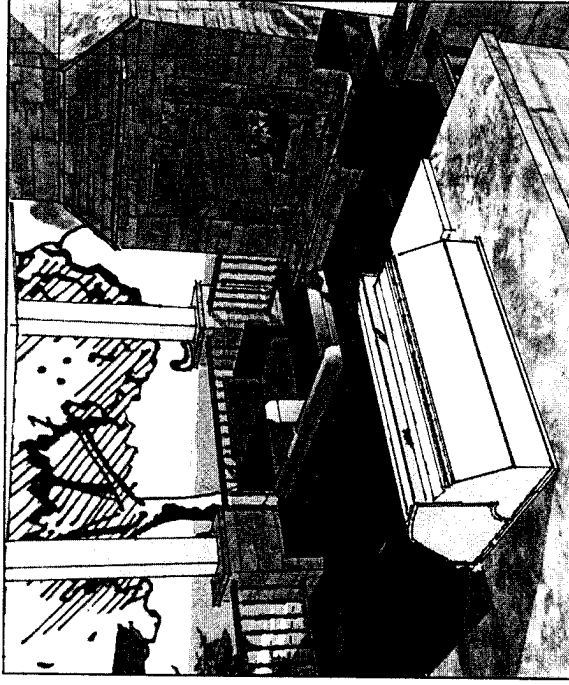
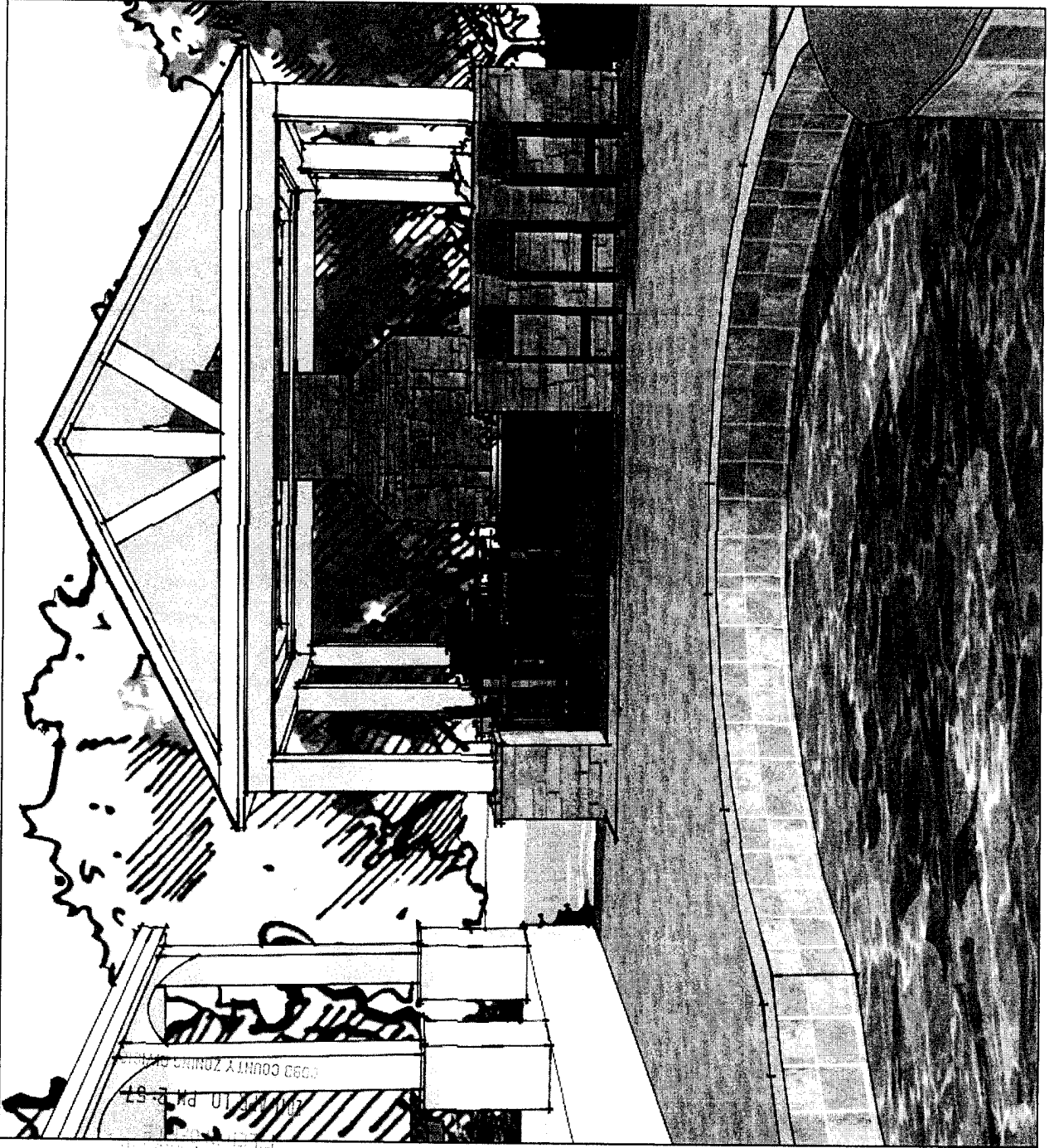




THE CARABILLO RESIDENCE

Atlanta, Georgia

770 . 237 . 0284
www.BoyceDesign.com

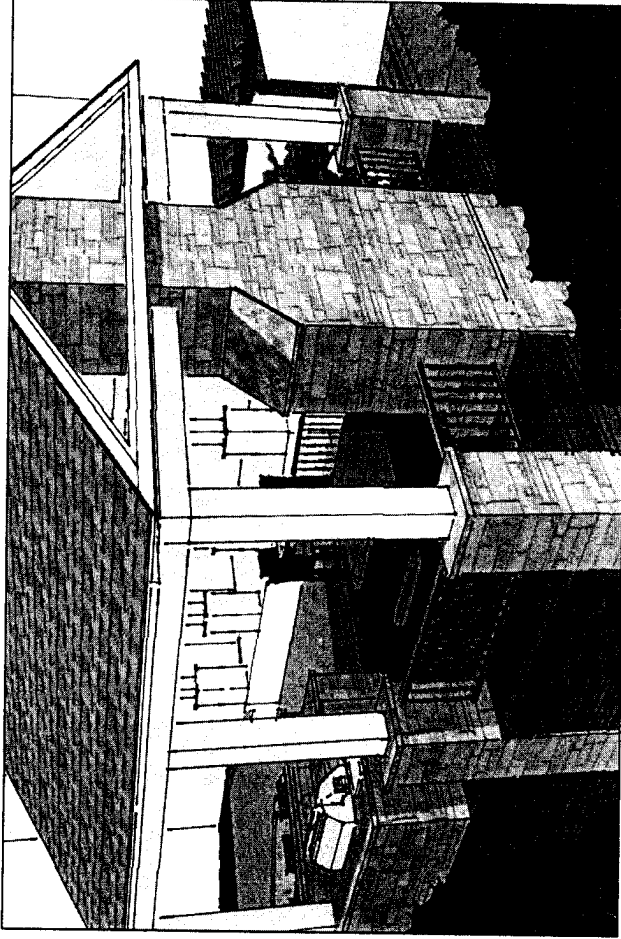
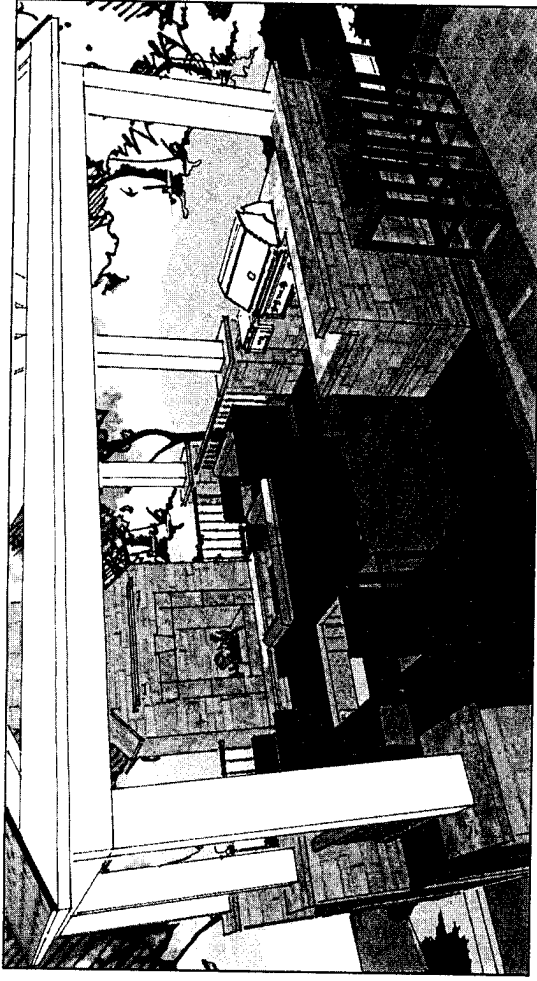
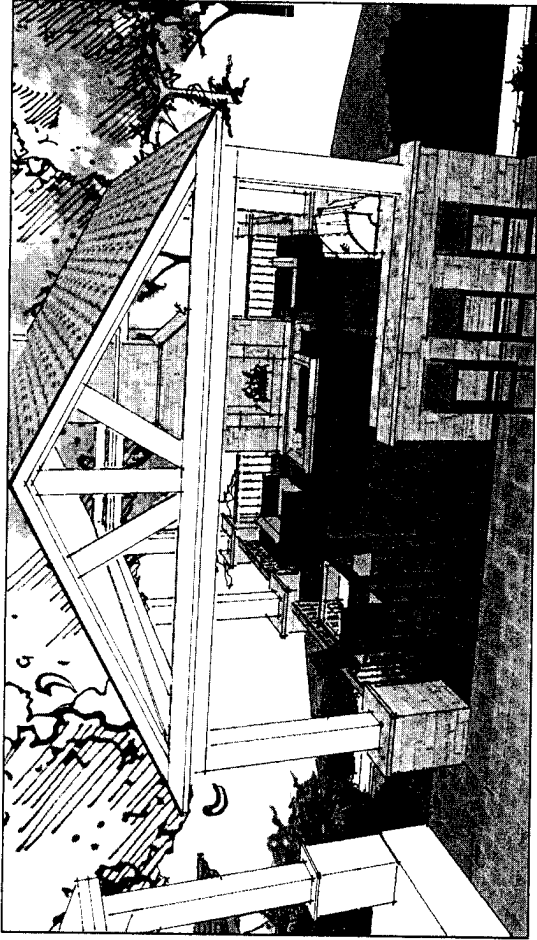


Perspective Concept Images

THE CARABILLO RESIDENCE

Atlanta, Georgia

770 . 237 . 0284
www.BoyceDesign.com



Perspective Concept Images

V-48

V-49
2014

COBB COUNTY GEORGIA
FILED IN OFFICE

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL 2:54

LEGEND

- REBAR FOUND OR SET (RFR)
- IRON PIN CALCULATED OR SET (IRS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

LOT AREA
0.488 ACRES +/-
20009 SQ. FT. +/-

IMPERVIOUS
AREA
774 SQ. FT. OR
31.8% OF LOT

PROPOSED CORING AREA IS 50 FT.
TO THE IMPROVED LOT COURSE
43 SQ. FT. AWAY FROM THE IMPROVED
LOT COURSE. TOTAL OF 774 SQ.
50 FT. OR 31.8% OF LOT.

SUBJECT LOT IS
LOT 4
MARLTON PARK SUBDIVISION
PLAT BOOK 388 PAGES 43-44
TAX ID 1000040770

SITE REFERENCES:
1) DEED BOOK 14829 PAGE 6409
2) DEED BOOK 14718 PAGE 1443
3) TAX MAPS AND TAX DATA AVAILABLE
ONLINE FROM THE COBB COUNTY
WEB SITE.

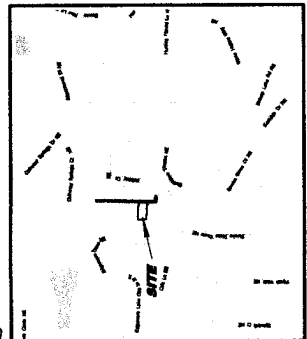
PLAT CERTIFICATION NOTICE #1

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE
PERSONS INTERESTED IN THE PROPERTY SHOWN HEREON. THE PLAT DOES NOT
CONSTITUTE A WARRANTY OF ANY KIND, AND THE SURVEYOR MAKES NO
EXPRESS REPRESENTATION BY THE SURVEYOR HEREON. REMAINING
THE PLAT IS TO BE USED BY THE PERSONS INTERESTED.

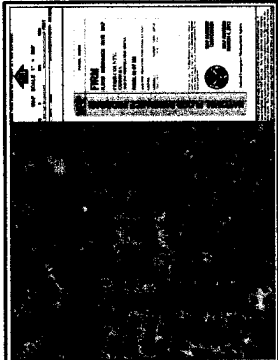
STATE WATER NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR ADJUSTMENT AS TO
THE LOCATION OF ANY WATER RIGHTS OR WATER RIGHTS. ANY WATER RIGHTS
ADJACENT TO THE PROPERTY SHOWN HEREON ARE THE PROPERTY OF THE
PROPERTY OWNER AND NOT THE SURVEYOR. THE SURVEYOR MAKES NO
ADJUSTMENT OR OTHER WORK. THE PROPERTY OWNER ADVISES
ADJACENT AS TO THE EXISTENCE OF WATER RIGHTS THAT MAY AFFECT
THE SURVEY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY
BE REQUIRED.

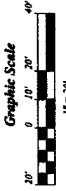
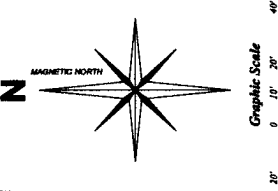
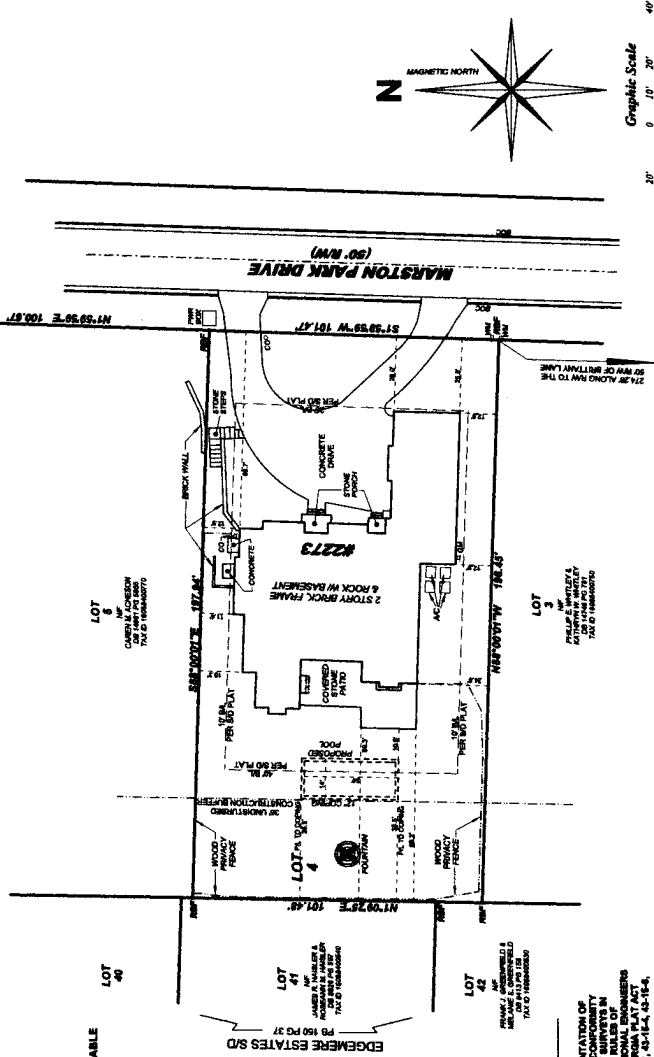
ACCORDING TO THE SURVEYOR PLAT RECORDS THIS
SITE IS ZONED R-2.



LOCATION MAP
NOT TO SCALE



NO PORTION OF THIS PLAT IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA
FLOOD INSURANCE RATE MAPS. THE PLAT IS NOT A FLOOD HAZARD MAP OF THE
COBB COUNTY, GEORGIA DATED MARCH 14, 2013.



LAND SURVEYING, CONSULTING, COMMERCIAL, RESIDENTIAL 2:54

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF
THE SURVEYED LAND AND THE ADJACENT LANDS SHOWN
WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 18-2 OF THE RULES OF
PRACTICE AND PROCEDURE OF THE BOARD OF SURVEYING
AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT
O.C.G.A. 16-4-47, AUTHORITY O.C.G.A. SECS. 16-4-47, 16-4-48,
16-4-49, 16-4-50.

MATTERS OF TITLE ARE EXCEPTED

© COPYRIGHT AARROW SURVEYING 2014

BOUNDARY/SUBDIVISION SURVEY FOR:
**JOEL BRESS &
ELAINE BRESS**
LOCATED AT:
#2273 MARLTON PARK DRIVE
LAND LOT 684 OF THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

PCIO/NOFS 251124	
TDSF: 08-131	MOCE MP4 1785
ESBF: 1402105	EJUBDQJ27U
ESBK: 002.LC	TFDUPQJ3CE
CD: LQJQJ.LC	DPVQJQJ3PC
CD: FQJFQJ2.LC	TJUBF: HFPJHJ4
ESBPX: KQJUEJF: 140205	

REVISIONS:

SHEET 01 OF 01

AARROW SURVEYING
LICENSE NO. LSF000595
2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

APPLICANT: Atlas Pools

PETITION No.: V-49

PHONE: 770-451-3700

DATE OF HEARING: 06-11-14

REPRESENTATIVE: John Gulya

PRESENT ZONING: R-20

PHONE: 770-451-3700

LAND LOT(S): 684

TITLEHOLDER: Joel and Elaine Bress

DISTRICT: 16

PROPERTY LOCATION: On the west side of

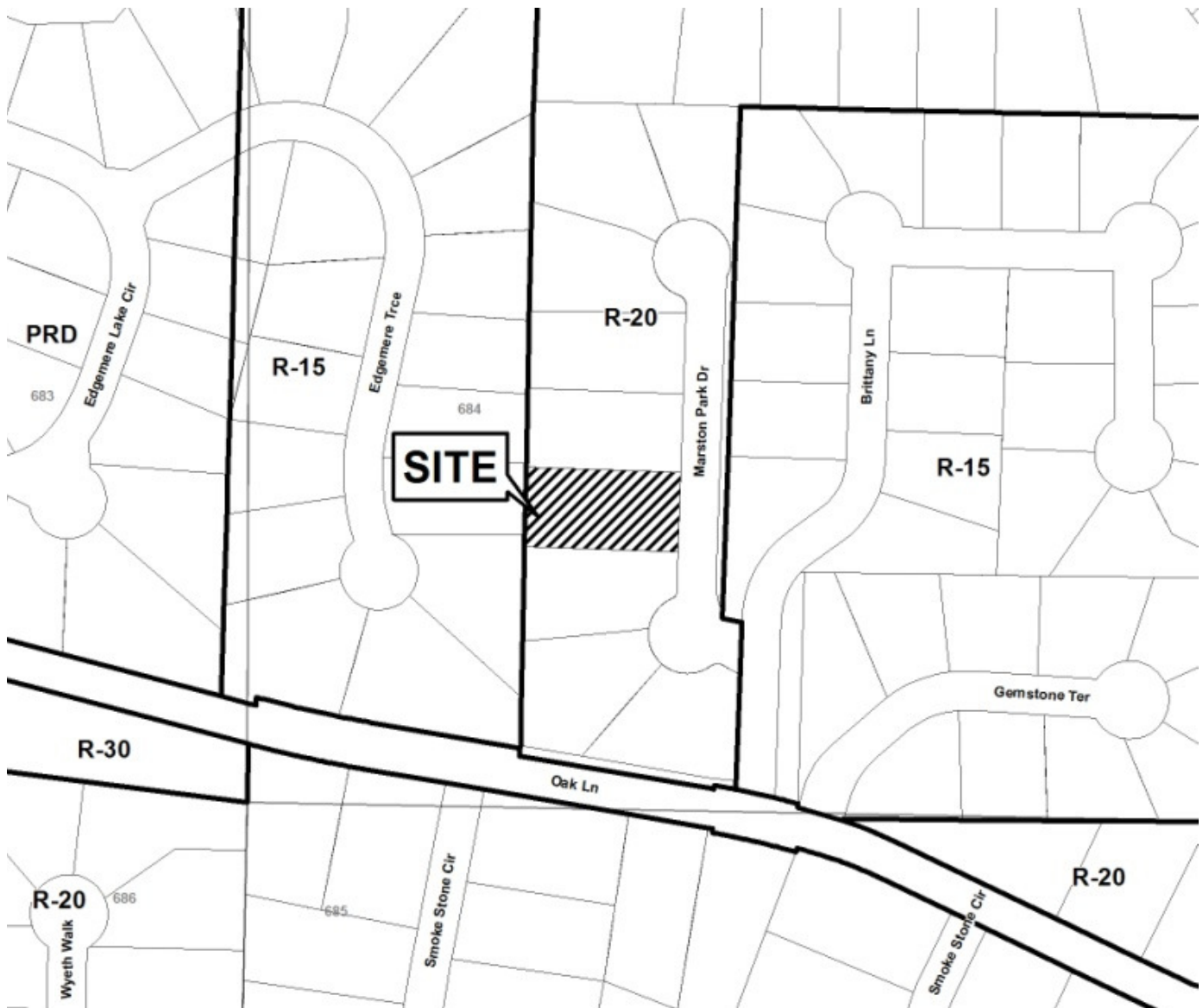
SIZE OF TRACT: 0.459

Marston Park Drive, north of Oak Lane

COMMISSION DISTRICT: 3

(2273 Marston Park Drive).

TYPE OF VARIANCE: Increase the allowable impervious surface from 35% to 40%.



COBB COUNTY GEORGIA
FILED IN

Application for Variance

2014 APR 10 PM 2:54

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-49Hearing Date: 6-11-14Applicant Atlas PoolsPhone # (770) 451-3700 E-mail jgulya@atlaspools.comJohn GulyaAddress 6100 Peachtree Trl Blvd Atlanta, 30360

(representative's name, printed)

(street, city, state and zip code)

John Gulya

(representative's signature)

Phone # (404) 375-6840 E-mail jgulya@atlaspools.comMy commission expires: 10.13.2014

ANNIRATE CLARKE

Notary Public

Cobb County

State of Georgia

My Commission Expires Oct 13, 2014

Notary Public

Titleholder X JOEL BRESSPhone # 770 485 5748 E-mail joel.bress@gmail.comSignature Joel Bress

(attach additional signatures, if needed)

Address 2273 Marston Park Drive Marietta GA 30062

ANNIRATE CLARKE

Notary Public

Cobb County

State of Georgia

My Commission Expires Oct 13, 2014

Notary Public

Present Zoning of Property ResidentialLocation 2273 Marston Park Drive

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

Land Lot(s) 684 District 16th Size of Tract 0.45 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.

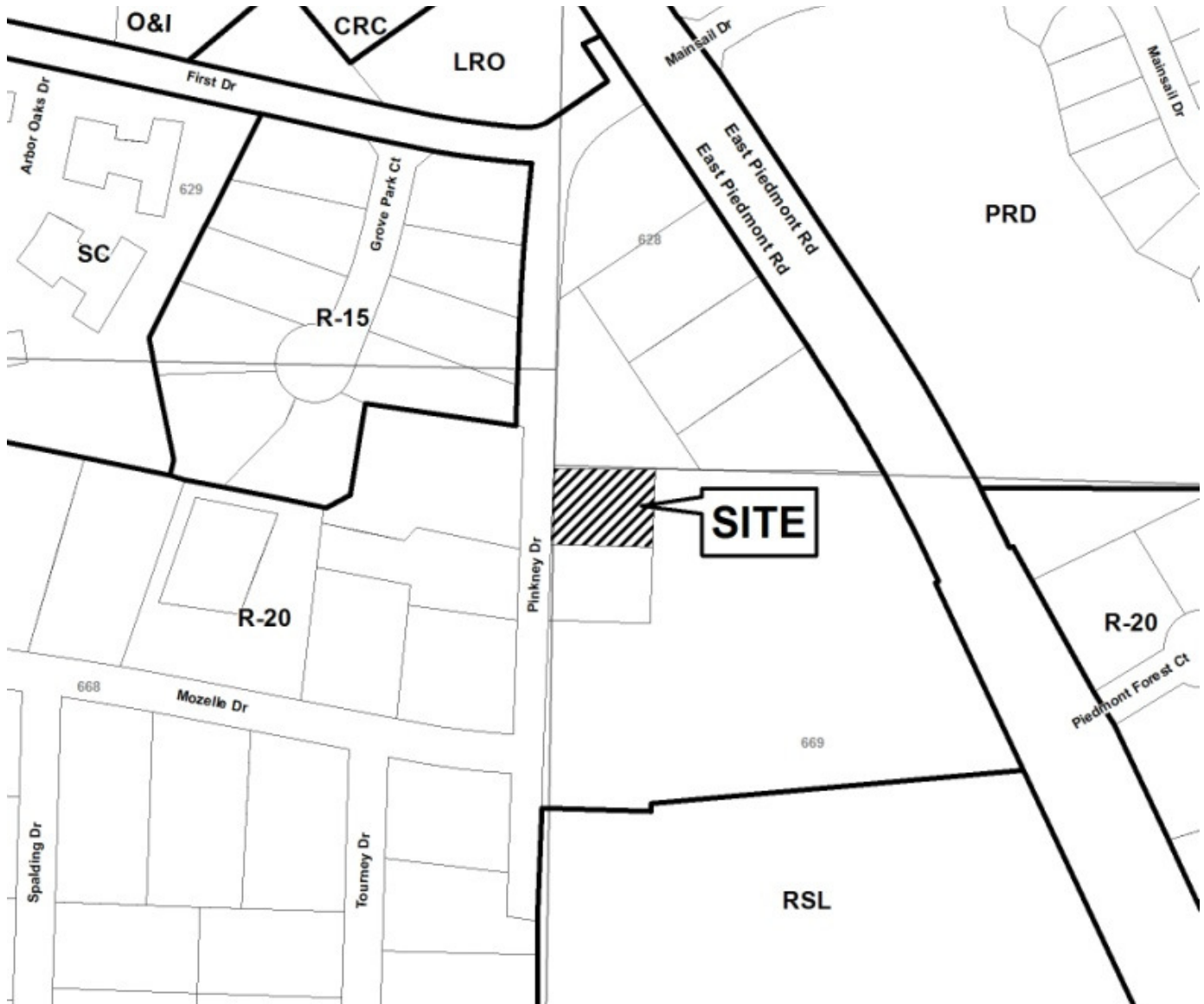
by not receiving variance pool would not be installedList type of variance requested: asking to have 40% lot coverage(39.0)

House Built in 1961. Lot size Grandfathered.

APPLICANT: Jennifer D. and Kevin B. Lindy
PHONE: 404-805-2675
REPRESENTATIVE: Jennifer D. and Kevin B. Lindy
PHONE: 404-805-2675
TITLEHOLDER: Jennifer D. and Kevin B. Lindy
PROPERTY LOCATION: On the east side of
Pinkney Drive, north of Mozelle Drive
(2356 Pinkney Drive).

PETITION No.: V-50
DATE OF HEARING: 06-11-2014
PRESENT ZONING: R-20
LAND LOT(S): 669
DISTRICT: 16
SIZE OF TRACT: 0.298 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (existing 576 square foot detached garage) from 35 feet to 14 feet; 2) waive the setback for a structure over 144 square feet (existing 195 square foot block storage building) from 35 to zero adjacent to the east property line and from 10 feet to zero feet adjacent to the north property line; 3) waive the maximum allowable impervious surface from 35% to 54%.



Application for Variance Cobb County

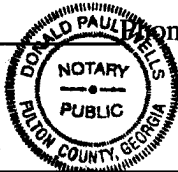
(type or print clearly)

Application No. V-50
Hearing Date: 10-11-14

Applicant Jennifer D. and Kevin B. Lindy Phone # (404) 805-2675 E-mail jenn.duval@gmail.com

KEVIN B. LINDY Address 2356 PINKNEY DR. MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-751-6277 E-mail KBLINDY2008@GMAIL.COM
(representative's signature)



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

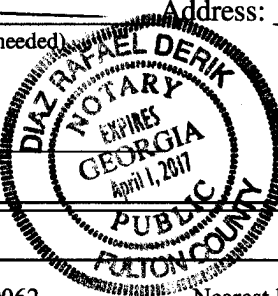
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Jennifer D. and Kevin B. Lindy Phone # (404) 805-2675 E-mail jenn.duval@gmail.com

Signature [Signature] Address: 2356 Pinkney Dr. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/1/17 Signed, sealed and delivered in presence of:
[Signature]
Notary Public



Present Zoning of Property R20

Location 2356 Pinkney Dr. Marietta, GA 30062 Nearest Intersection: Sandy Plains Rd. and East Piedmont Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 669 District 16 Size of Tract 0.29 Acre(s)

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

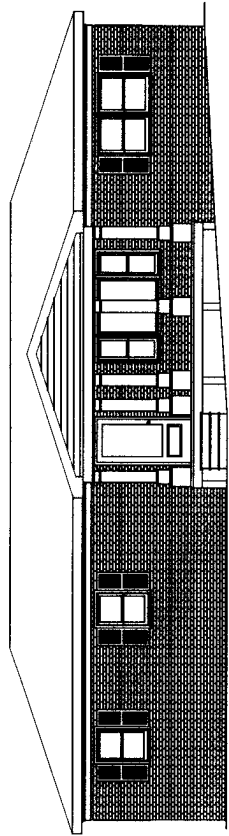
Size of Property X Shape of Property _____ Topography of Property _____ Other X

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

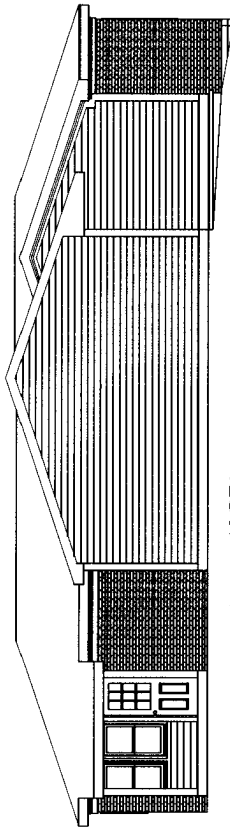
Current zoning without variance: (1) Restricts homeowners' ability to modify and/or change existing structure preventing any rebuild of the home if subject to fire or other natural disasters;
(2) Restricts homeowners' ability to beautify, renovate and/or remodel the home; and
(3) Will cause a default on a current renovation loan obtained due to failure to obtain building permit and perform renovations within the bank mandated time frame under the contract.

List type of variance requested: (1) Reduce Rear Setbacks from 35ft to 12ft; (2) Reduce impervious square footage requirements (if needed).

Existing



-LINDY (ASB) FRONT ELEVATION-
-SCALE 1/4" = 1'-0"



-LINDY (ASB) REAR ELEVATION-
-SCALE 1/4" = 1'-0"

Drawing Index	
1	Front Elev. As-Built Section
2	Left Elev. As-Built Section
3	Right Elev. As-Built Section
4	Front Floor Layout
5	First Floor Layout
6	Second Floor Layout
7	Basement Layout
8	Roof Layout
9	Section A-A
10	Section B-B

GENERAL PLAN NOTES:

1) All buildings shall meet or exceed all applicable codes and regulations. Where not specified, all construction shall conform to the latest editions of the International Building Code and the International Residential Code.

2) Number of levels & areas of construction shall be determined by the owner. The number of levels and areas of construction shall be determined by the owner.

3) All interior spaces shall be finished to meet the owner's requirements. The finish shall be determined by the owner.

4) All exterior spaces shall be finished to meet the owner's requirements. The finish shall be determined by the owner.

5) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

6) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

7) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

8) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

9) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

10) All construction shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

Innovative Designs Group
2550 Sandy Plains Rd., STE 225
Marietta, GA 30066
(404) 791-6277

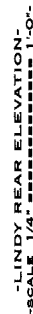
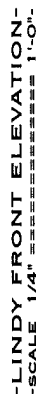
PLAN NAME: **Lindy As-Built**

Area	Square Feet
Basement	N/A
First Floor	1675 SQ. FT.
Second Floor	N/A
Total	1675 SQ. FT.
Bedrooms	3
Bathrooms	2
Width	35'-0"
Depth	44'-0"

4/10/14	1
PRINTING	



INNOVATIVE DESIGNS GROUP
A Design/Build Company



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Drawing Index			
		10	Typical Details 1
		11	Typical Details 2
1	Floor/Room As-Built Elevations	12	Details 3 & Notes
2	Left / Right As-Built Elevations		
3	First Floor As-Built Layout		
4	Floor/Room Elevations		
5	Left / Right Elevations		
6	Roof Overlaid		
7	Foundation Layout		
8	First Floor Layout		
9	Second Floor Layout		

GENERAL PLAN NOTES:

- 2.1 All hardware windows must meet industry agreed code requirements. All hardware must be of the same code and must be matched with manufacturer price to order.
- 2.2 Number of trades & times at exterior must be determined by contractor according to site conditions.
- 2.3 All engine doors on plane (other than 90 degree) are 45 degree, unless otherwise noted.
- 2.4 Inseam Design Group, LLC assumes no responsibility for the site conditions or the use of these drawings during construction. These plans are not meant developed for a specific site, but are intended to be used on all well-sited availability of plans with site conditions.

Interactive Design Group, LLC assumes no liability for any changes made to these

plans. Only a qualified designer, architect, contractor, or structural engineer should attempt modifications as even minor changes in one area of the house could lead to major problems in other areas.

Plans shall be reviewed by a contractor
to insure that these meet code requirements
and to make provisions in cases where:

where the house is to be constructed.

...of contractor must verify all conditions and dimensions prior to beginning construction. All dimensions should be made as indicated and means

scaled.

verified these plans meet structural, foundation and site conditions for any specific

jurisdiction, it will be the contractor's responsibility to insure that all local codes are met in the construction

All mechanical and plumbing requirements of these plans.

shall be verified prior to beginning construction. Innovative Designs, does not provide mechanical or plumbing drawings.

Contractor to size heating and cooling loads per local codes, climatic conditions

While every attempt has been made in and building orientations.

preparation of these drawings to avoid mistakes, innovative Design cannot guarantee against human error.

Innovative Designs

2550 Sandy Plains Rd. S.

Manetta, GA 30088
(404) 751-6277

PLAN NAME: Linda Addi

Area	Squa
------	------

Basement N

1950	First Floor
1900	Second Floor

Total	2950
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Bedrooms

Bathrooms	60
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water	6'
Depth	

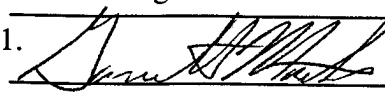



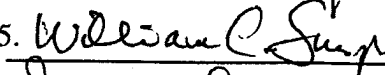


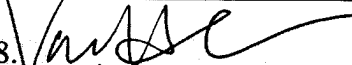
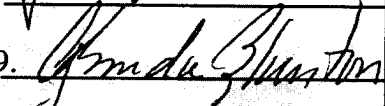
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PRINTING
7/10/11

PRINTING	
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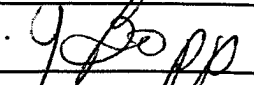

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS **TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST**

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
 Jennifer D. and Kevin Lindy _____ intends to make an application to the appropriate Cobb County
 Authorities for a variance request for the purpose of 1st and 2nd Floor Additions (Renovations) on the
 premises described in the application.

Signature	Printed name	Address
1. 	Garrett Matthews	2385 Pinkney Dr
2. 	Pat + Dick Hertwig	2076 Mozelle Dr.
3. 	JOHN BJERKE	2250 TOWNLEY DR
4. 	Mahipari	2261 Townley Drive
5. 	William C. Smyre	2271 TOWNLEY DR.
6. 	Shari Swann	2401 Pinkney Drive
7. 	DAVID J. WEISE	2411 E. PIEDMONT RD.
8. 	VANN HOLLAND	2346 PINKNEY DR
9. 	Glynda Blanton	2375 Pinkney Dr.
10.		

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By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
 Jennifer D. and Kevin Lindy _____ intends to make an application to the appropriate Cobb County
 Authorities for a variance request for the purpose of 1st and 2nd Floor Additions (Renovations) on the
 premises described in the application.

Signature	Printed name	Address
1. 	Geraldine Lopp	2408 Pinkney Drive
2. 	OW ANDRESS	2408 Pinkney Drive
3.		
4.		
5.		
6.		