

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 13, 2014

DUE DATE: July 14, 2014

Distributed: June 20, 2014



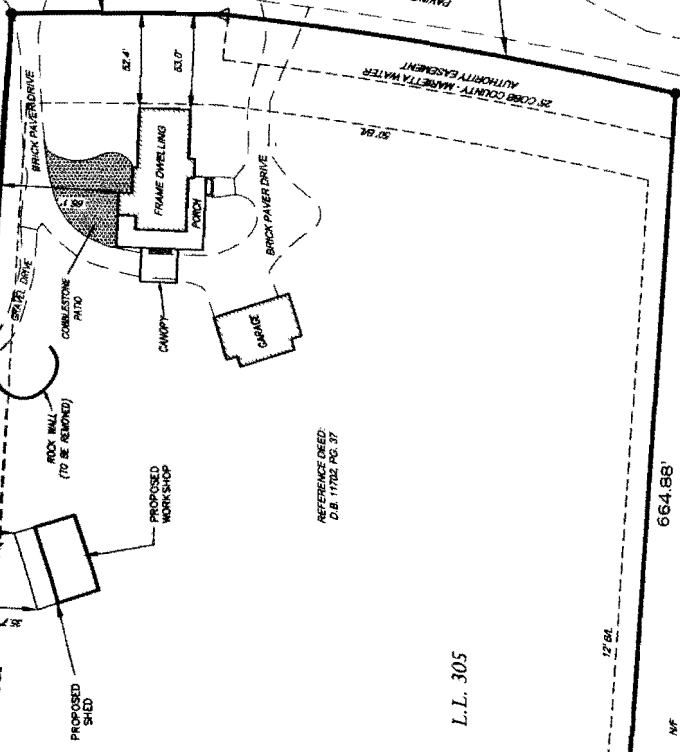
Cobb County... Expect the Best!

2014 JUL 12 PM 12:51
 CHORD = 117.84
 R = 2229.02
 L = 117.85

CORNER ROAD
 (R/W VARIES)

CHORD = 252.08
 S10°11'36"W
 R = 2186.21
 L = 252.22'

V-61
 (2014)



608.01'

12' 6"

S86°13'29"E

37.85'

N15°49'54"E

N86°05'24"W

664.88'

12' 6"

608.01'

IMPROVEMENT LOCATION PLAN FOR
JOHN A. WEBB
 LOCATED IN LAND LOTS 304 & 305, 19TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA
 1570 CORNER ROAD

AREA = 5.441 ACRES

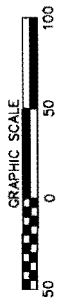
SURVEY NOTES:
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.
 THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY, NOR PROVIDED TO THIS FIRM AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.
 THERE IS A 25' NON-DISTURBANCE BUFFER/WARM WATER STREAM(S) ADJACENT TO ANY STREAM OR BODY OF WATER (SUCH AS A STREAM, RIVER, LAKE, OR OCEAN). ALL BUFFER(S) PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.
 THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.
 ORIGINAL PLATS, NOTES AND OTHER DOCUMENTS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC INSTRUMENTS OF SERVICE AND ADE THE PROPERTY OF THE SURVEYOR.
 THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CONFIRMED WITH THE COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.
 THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ZONING NOTE:
 SUBJECT PROPERTY IS ZONED R-30
 SETBACK: 30'
 FRONT: 50'
 REAR: 40'
 SIDE: 10'
 EXISTING PROPERTY COVERAGE = 11%
 PROPOSED PROPERTY COVERAGE = 12%
 MAXIMUM ALLOWABLE COVERAGE = 25%

SURVEY REFERENCE AND NOTE:
 THIS PLAT IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAT IS TO UPDATE A SURVEY PREVIOUSLY PREPARED BY THIS FIRM IN ORDER TO DEPICT ALL CURRENT PROPERTY IMPROVEMENTS. THE PREVIOUSLY ESTABLISHED BY THIS FIRM AND DO NOT REPRESENT A NEW BOUNDARY SURVEY. BOUNDARY INFORMATION IS TAKEN FROM THE PLAT OF SURVEY FOR THE WALTER H. CANTRELL DIVISION, PREPARED BY THE RUSSELLE COMPANY DATED 07/14/08. SEE THE REFERENCED PLAT FOR RECORD THE INFORMATION.
 COBB WATER AUTHORITY EASEMENT IS BASED ON DEED # 4 OF D.S. 10102, P.C. 348, COBB COUNTY RECORDS.

FLOOD STATEMENT
 I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 138720087G EFFECTIVE DATE: DECEMBER 16, 2008
 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONES: "X"
 "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

- LEGEND**
- CORNER MONUMENTATION:
 - MONUMENTED CORNER
 - UNMONUMENTED CORNER
 - CONSTRUCTION PERMITS:
 - Y. PERMITS TO BE SET WHEN CONSTRUCTION PERMITS
 - RR = STEEL RENEWABLE ROD
 - OTF = OPEN TOP WATER PIPE
 - PP = POWER POLE
 - OL = OVERTHE LINE
 - GL = GROUND LINE
 - RL = RIGHT OF WAY
 - LL = LAND LOT LINE
 - WL = WATER MAINS
 - GL = GAS MAINS
 - SL = SANITARY SEWER MAIN
 - NS = NAIL SET AT BASE
 - NS = NAIL SET AT TOP
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - RM MON. = CONCRETE RIGHT OF WAY MONUMENT



DATE	DESCRIPTION

THE RUSSELLE COMPANY
 PROFESSIONAL LAND SURVEYORS
 2081 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 (770) 843-9903
 E-MAIL: BENDIRUSSELLE.COM
 PROL. NO. 00128 FILE # 888-11-14-006
 FIELD SURVEY DATE: 06/27/14
 PLAT DATE: 08/12/14 SCALE: 1"=50'



APPLICANT: John Webb

PETITION No.: V-61

PHONE: 770-335-8586

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: John Webb

PRESENT ZONING: R-30

PHONE: 770-335-8586

LAND LOT(S): 304, 305

TITLEHOLDER: John A. Webb

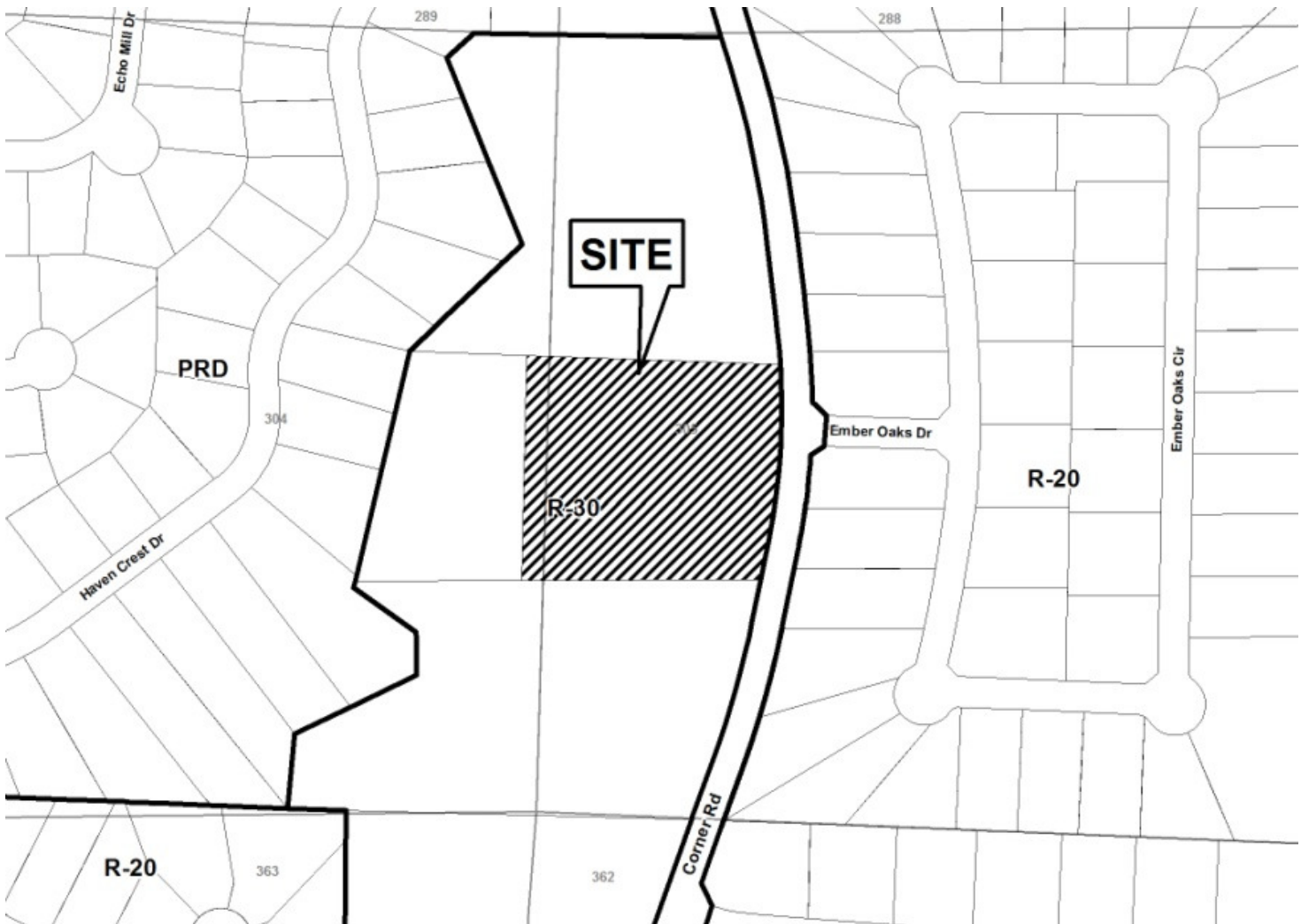
DISTRICT: 19

PROPERTY LOCATION: On the eastern side of
Corner Road, across from Ember Oaks Circle
(1570 Corner Road).

SIZE OF TRACT: 5.44 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (approximately 1,575 square foot proposed workshop) from the required 100 feet from any property line to 20 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 650 square feet (approximately 11,800 square foot existing chicken house) from the required 100 feet from any property line to 15 feet adjacent to the north property line and 45 feet adjacent to the south property line.



Application for Variance Cobb County

2014 MAY 12 PM 12:51

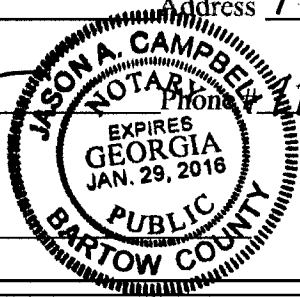
(type or print clearly)

Application No. V-61
Hearing Date: 8-13-14

Applicant JOHN WEBB Phone # 770-335-8586 E-mail jwebbo@comcast.net

JOHN WEBB
(representative's name, printed) Address 1570 CORNER RD, POWDER SPRINGS, GA
(street, city, state and zip code) 30127

John A Webb
(representative's signature)



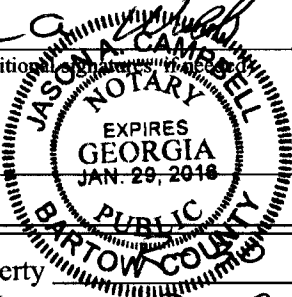
Phone # 770-335-8586 E-mail jwebbo@comcast.net

Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder JOHN WEBB Phone # 770-335-8586 E-mail jwebbo@comcast.net

Signature John A Webb Address: 1570 CORNER RD, POWDER SPRINGS GA
(attach additional signatures if necessary) (street, city, state and zip code) 30127



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property R-30

Location 1570 CORNER RD, POWDER SPRINGS, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 304 & 305 District 19 Size of Tract 5.441 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 5.441a Shape of Property RECT. Topography of Property ROLLING 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).

THIS VARIANCE WOULD ALLOW DRIVEWAY ACCESS TO MY SHOP BY EXTENSION OF THE EXISTING DRIVEWAY. WITHOUT IT, ACCESS WOULD BE IMPRACTICAL AND PROHIBITIVELY EXPENSIVE, GREATLY DIMINISHING THE UTILITY OF THE BUILDING.

List type of variance requested: A SETBACK REDUCTION TO 20 FEET FROM STANDARD OF 100 FEET. NOTE: 20 FT SETBACK IS THE MINIMUM ALLOWED

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN ON THIS SURVEY. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 876000000. AND THE DATE OF THE MAP WAS 08/01/2004. THIS SURVEY WAS MADE BY GEOGRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH LINE OF SURVEY REFERENCE 1.

THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED R-20 PER COBB COUNTY ZONING ORDINANCE: (ARTERIAL STREET), MINIMUM FRONT BUILDING SETBACK - 40 FEET (LOCAL STREET), 35 FEET (COLLECTOR STREET), MINIMUM MAJOR SIDE BUILDING SETBACK - 35 FEET, MINIMUM MINOR SIDE BUILDING SETBACK - 10 FEET. THIS INFORMATION SHOULD BE VERIFIED WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID COUNTY.

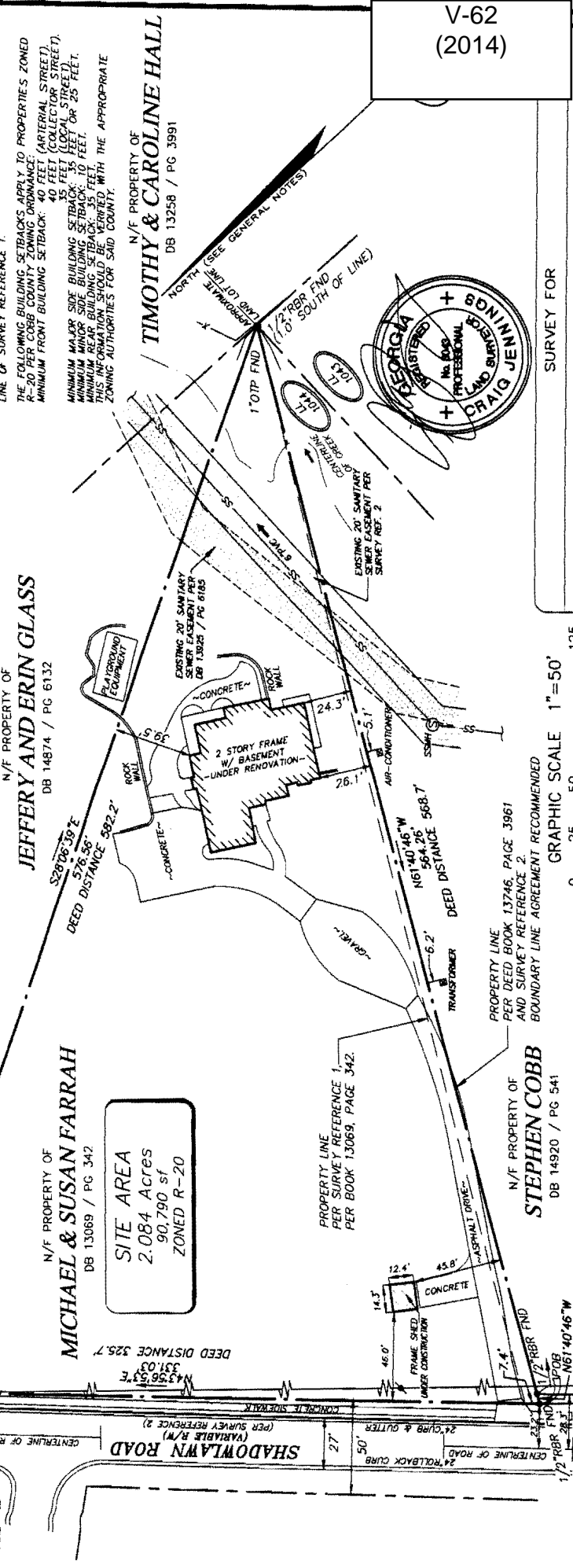
REVISIONS

No.	Date	Description
1.	05/06/2014	Added New Shed (Under Construction)

LEGEND

STANDARD ABBREVIATIONS
 CMP CORRUGATED METAL PIPE
 CMF CONCRETE MOUNDMENT FND
 CTP CRIMPED TOP PIPE
 FND FOUND
 OIP OPEN TOP PIPE
 POB POINT OF BEGINNING
 RBR IRON REINFORCING BAR

STANDARD SYMBOLS
 POWER POLE
 FIRE HYDRANT
 GUY WIRE
 POWER LINE



V-62
(2014)

SURVEY FOR
MICHAEL P. FARRAH &
 AND
SUSAN M. FARRAH

SITE INFORMATION

COUNTY: COBB	STATE: GEORGIA
LAND LOT: 1044	DISTRICT: 17th
SECTION: 2nd	REVIEWED: JDT
PROJ TECH: MGH	PROJ MGR: MGH
SURVEY DATE: MARCH 27, 2004	DRAWING SCALE: 1" = 50'
GS Dwg File: 20041845.dwg	GS Job No.: 20041845

Geosurvey, Ltd.

Land Surveying & Mapping
 1660 Barnes Mill Road
 Marietta, Georgia 30062
 Phone: (770) 795-9900
 Fax: (770) 795-8880
 Certificate of Authorization LSF#000621



CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,654. AN ANGULAR ERROR OF 01 SECONDS PER SETUPL AND WAS NOT ADJUSTED. A TOP-CORRECTION WAS APPLIED TO ALL ANGLES. THE FIELD DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,144 FEET. MGH, INIT.

PROPERTY LINE
 PER DEED BOOK 13746, PAGE 3961
 AND SURVEY REFERENCE 2.

BOUNDARY LINE AGREEMENT RECOMMENDED

PROPERTY LINE
 PER DEED BOOK 13746, PAGE 3961
 AND SURVEY REFERENCE 2.

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 PER DEED BOOK 13746, PAGE 3961
 AND SURVEY REFERENCE 2.

BOUNDARY LINE AGREEMENT RECOMMENDED

PROPERTY LINE
 PER DEED BOOK 13746, PAGE 3961
 AND SURVEY REFERENCE 2.

BOUNDARY LINE AGREEMENT RECOMMENDED

COBB COUNTY ZONING ORDINANCE
 2014 MAY 20 AM 10:12

APPLICANT: Michael and Susan Farrah

PHONE: 770-951-8770

REPRESENTATIVE: Michael and Susan Farrah

PHONE: 770-951-8770

TITLEHOLDER: Michael Patrick Farrah and Susan Michelle Farrah

PROPERTY LOCATION: On the south side of Shadowlawn Road, across from Somerset Trace (439 Shadowlawn Road).

TYPE OF VARIANCE: Allow an accessory structure to the front of the primary structure (approximately 177 square foot shed).

PETITION No.: V-62

DATE OF HEARING: 8-13-2014

PRESENT ZONING: R-20

LAND LOT(S): 1044

DISTRICT: 17

SIZE OF TRACT: 2.04 acres

COMMISSION DISTRICT: 2



COBB COUNTY ZONING BOARD
2014 MAY 20 AM 10:12
COBB COUNTY ZONING BOARD

Application for Variance

Cobb County

(type or print clearly)

Application No. V-62
Hearing Date: 8-13-14

Applicant Michael & Susan Farrah Phone # 770-951-8770 E-mail susanfarrah@me.com

MICHAEL FARRAH / SUSAN FARRAH Address 439 Shadowlawn Rd, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-951-8770 E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: October 18, 2014

Crystal Pepper
Notary Public

Titleholder Michael Farrah / Susan Farrah Phone # 770-951-8770 E-mail susanfarrah@me.com

Signature [Signature] Address: 439 Shadowlawn Rd, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October 18, 2014

Crystal Pepper
Notary Public

Present Zoning of Property R-20

Location 439 Shadowlawn Road, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044 District 17th Size of Tract 2.084 Acre(s)

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

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

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

Home is located at rear of property. Backyard is heavily wooded on steep slope to creek. Proposed shed replaces previous shed in front of property with no removal of trees or land disturbance.

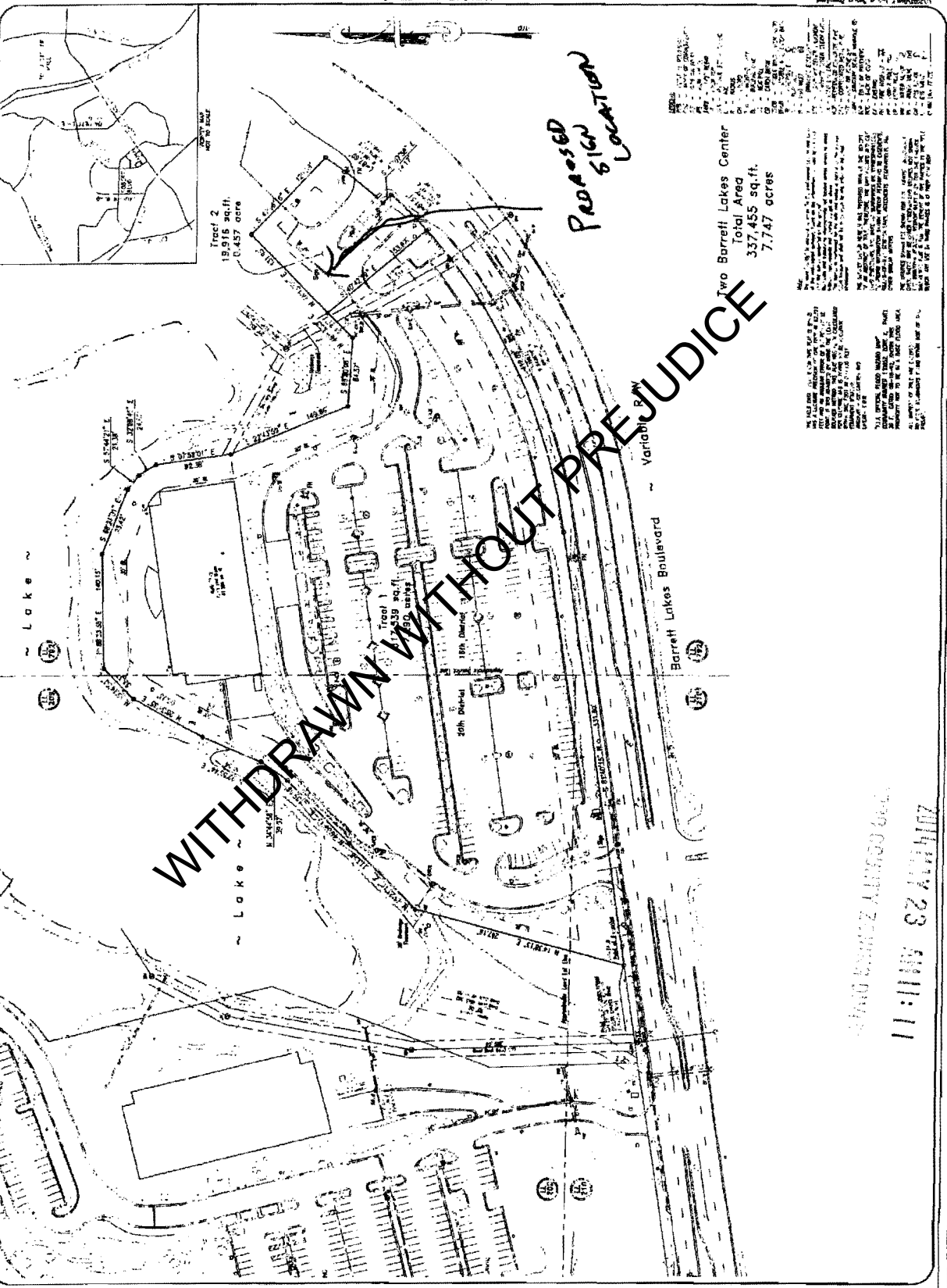
List type of variance requested: Allowance of small shed 12x14 in front portion of property. All siding and roofing to match existing exterior of home. Shed location not visible from street.

V-63
(2014)



POPE & LAND Enterprises, Inc.
LAND LOTS 209, 210 ~ 20th Dist. ~ 2nd Section
LAND LOT 972 ~ 16th District ~ 2nd Section
GEORGIA

DATE	
SCALE	
PROJECT	
DRAWING DATE	
BY	
CHECKED	
APPROVED	
DATE	



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF POPE & LAND ENTERPRISES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POPE & LAND ENTERPRISES, INC.

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2014/07/23 5:11:11
COUNTY ZONING DIVISION

APPLICANT: Danny Lankford

PETITION No.: V-63

PHONE: 404-983-5851

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Danny Lankford

PRESENT ZONING: UC

PHONE: 404-983-5851

LAND LOT(S): 792

TITLEHOLDER: P & L Barrett LP

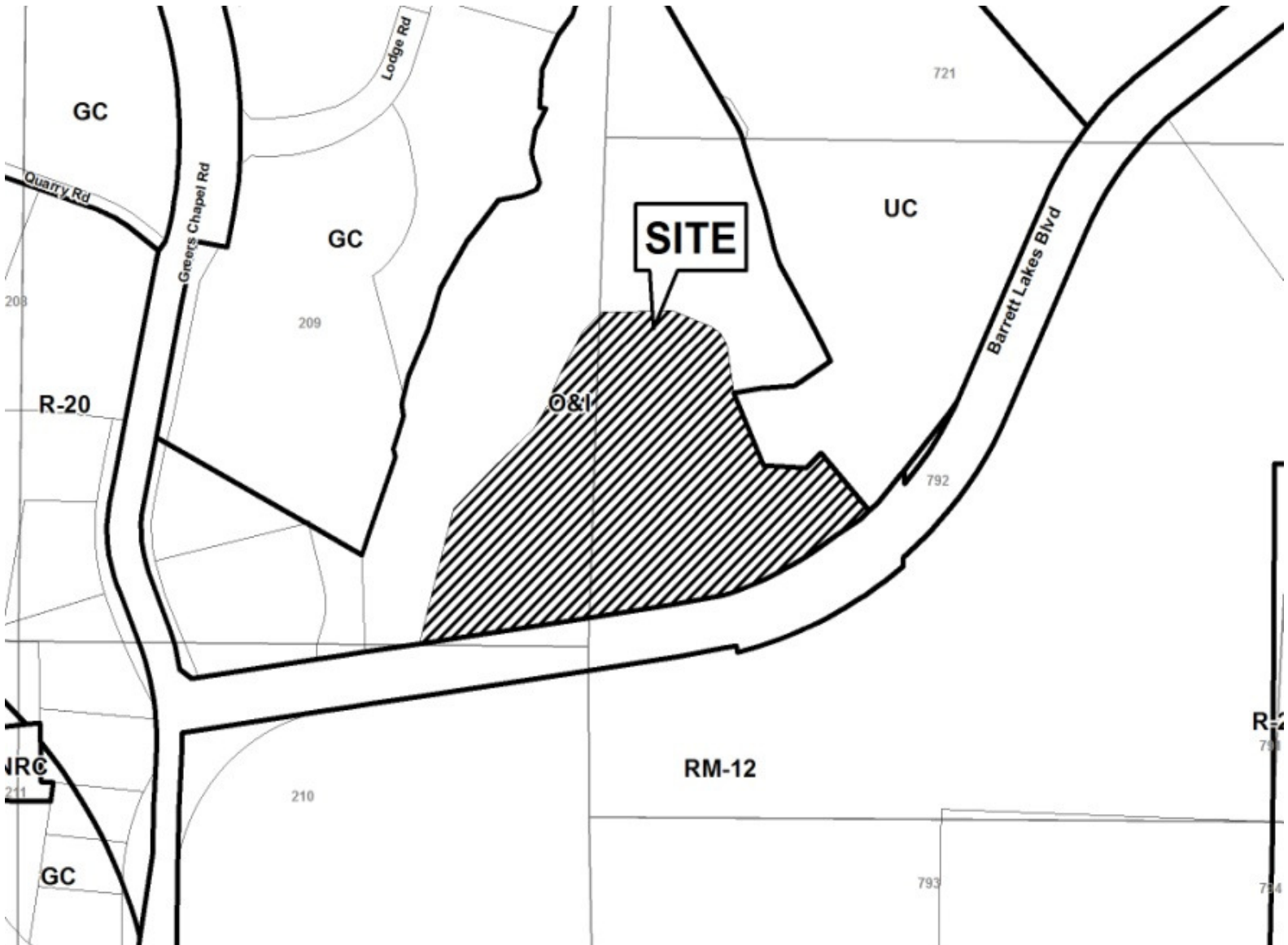
DISTRICT: 16

PROPERTY LOCATION: On the west side of Barrett Lakes Boulevard
Lakes Boulevard
(1825 Barrett Lakes Boulevard).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: WITHDRAWN WITHOUT PREJUDICE



Application for Variance Cobb County

COBB COUNTY ZONING

2014 MAY 23 AM 11:10

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-63

Hearing Date: 8-13-14

Applicant DANNY LANKFORD

Phone # 404-983-5851

E-mail dlankford@henryincorporated.com

DANNY LANKFORD

(representative's name, printed)

Address 2285 PARK CENTRAL BLVD DECATUR GA 30033

(street, city, state and zip code)

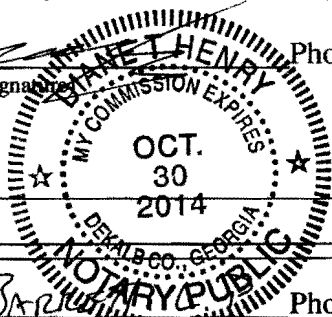
[Signature]

(representative's signature)

Phone # 404-983-5851

E-mail dlankford@henryincorporated.com

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder P&L Barrett

[Signature]
c/o P&L Barrett

(attach additional signatures, if needed)

Phone # 770-980-0808

E-mail LRUFF@P&LAND.COM

Address: 3725 Cumberland Blvd #400

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

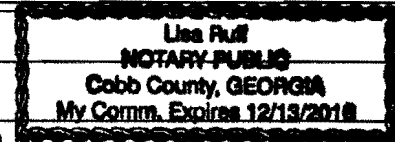
Notary Public

My commission expires: 12-13-16

Present Zoning of Property O1

Location 1825 Barrett Lakes Boulevard

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



Land Lot(s) 209

District 20

Size of Tract 7.7 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.

the property has a shared entrance and the applicant would like to install a sign that will direct traffic to their building properly, but with a sign that is more aesthetically unique than a standard entrance directional sign.

List type of variance requested: additional monument sign on property, less than 200' away from another monument sign (Sec 134.314.b.2)

*** LEGEND ***

- POB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAIN HOLE
- SSL SANITARY SEWER LINE
- CO SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD INLET
- HW HEAD WALL
- PP POWER POLE
- PL POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- GM GAS METER
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHANG
- OU OWNERSHIP UNCLEAR
- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTF OPEN TOP PIPE FOUND
- CTP CROMP TOP PIPE FOUND
- RB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- MAG MAGNETIC READING IP
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WN WET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT
- BR BRICK
- FR FRAME
- WD WOOD
- SM SIGN
- P PLAT
- D DEED
- R RECORD
- F FIELD
- N NBORS.

V-64
(2014)

KEY NOTES:

SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY BE PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

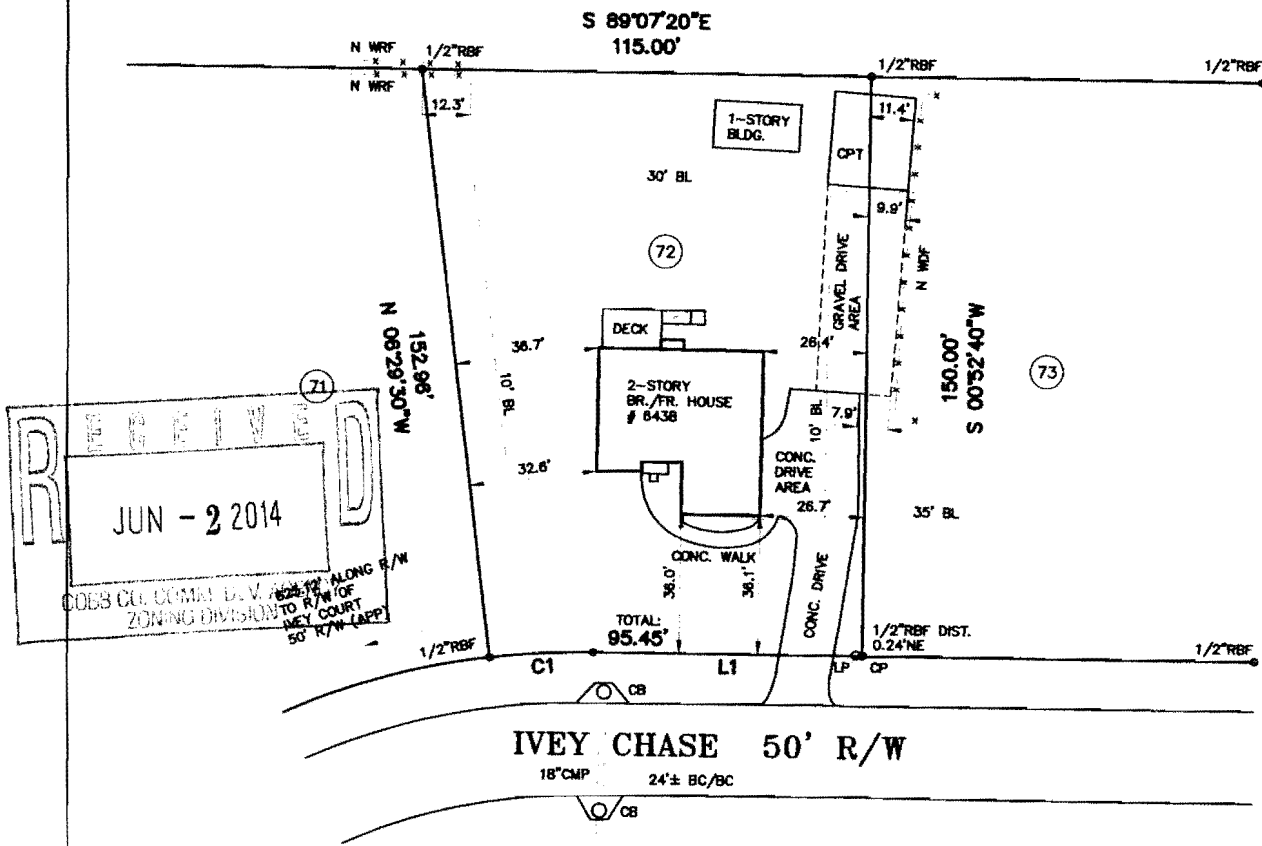
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

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

4. 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, ENTITY.

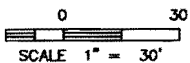
COURSE	BEARING	DISTANCE		
L1	N 89°07'20" W	69.08'		
CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	205.00'	26.37'	26.35'	S 87°11'13" W

N/F PRESTON J. BEAVERS (APP)



PROPERTY ADDRESS:
6438 IVEY CHASE
MABLETON, GA 30126

LAND AREA:
0.362 AC



PLAT PREPARED FOR:

ALTAMESE FINCH

LOT 72	BLOCK
SUBDIVISION IVEY TERRACE	UNIT II
LAND LOT 276	18TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE MAY 22, 2014	PRINTED/SIGNED MAY 24, 2014
PLAT BOOK 136	PAGE 25
DEED BOOK 13790	PAGE 1073
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGLE ERROR OF 0.8 SECONDS PER ANGLE 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 300,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE SCHEMATIC FOUND WITHIN 500' OF THIS PROPERTY.

COORD # 20140572
DWG # 20140572

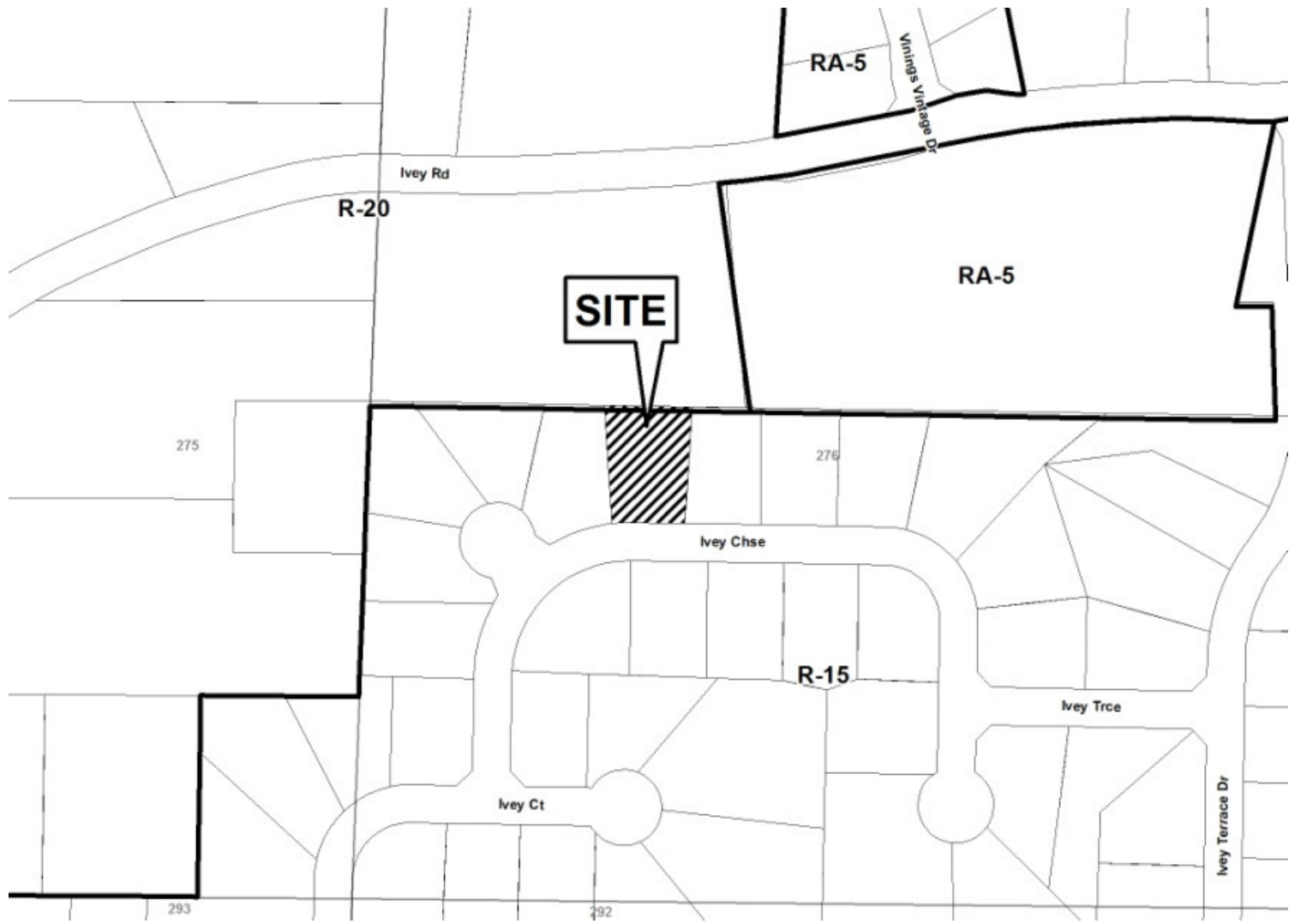
SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

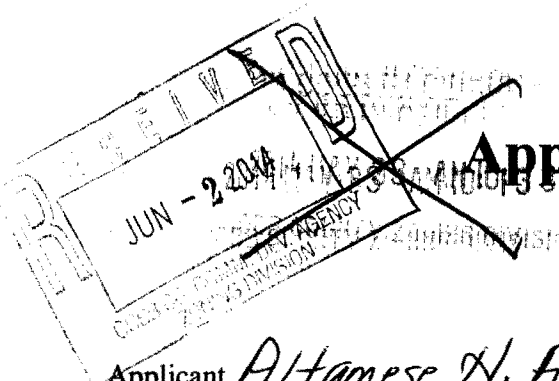
70 LIBBOK POEYEL
ALBANY, GA 31704
FAX 404-851-0841
TEL 404-858-0747
INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Altamese H. Finch and Theodore R. Finch, Jr.
PHONE: 770-547-5875, 404-375-0816
REPRESENTATIVE: Altamese H. Finch and Theodore R. Finch, Jr.
PHONE: 770-547-5875, 770-675-6869
TITLEHOLDER: Altamese H. Finch and Theodore Finch, Jr.
PROPERTY LOCATION: On the north side of Ivey Chase, west of Ivey Trace Drive (6438 Ivey Chase).

PETITION No.: V-64
DATE OF HEARING: 08-13-2014
PRESENT ZONING: R-15
LAND LOT(S): 276
DISTRICT: 18
SIZE OF TRACT: 0.36 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 144 square feet (approximately 264 square foot 1 story building) from the required 30 feet from the rear property line to 6 feet; and 2) waive the setback for an accessory structure over 144 square feet (approximately 500 square foot carport) from the required 30 feet from the rear property line to 3 feet and from the required 10 feet from the side property line to zero feet adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-64
Hearing Date: 8-13-14

Applicant Altamese N. Finch Phone # 770-547-5875 E-mail AltameseFinch@att.net

(representative's name, printed) Address 6438 Ivey Chase, SE, Mableton, GA 30126
(street, city, state and zip code)

Altamese N Finch Phone # 770-547-5875 E-mail altamesefinch@att.net
(representative's signature)

My commission expires: 6/6/17

NAKKIYYA A. KING
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 06, 2017

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

Titleholder Altamese N Finch Phone # 770-547-5875 E-mail Altamesefinch@att.net

Signature Altamese N Finch Address: 6438 Ivey Chase SE, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6/6/17

NAKKIYYA A. KING
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires June 06, 2017

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

Present Zoning of Property R-15

Location 6438 Ivey Chase, SE, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 276 District 18th Size of Tract 0.362 Acre(s)

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

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

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).

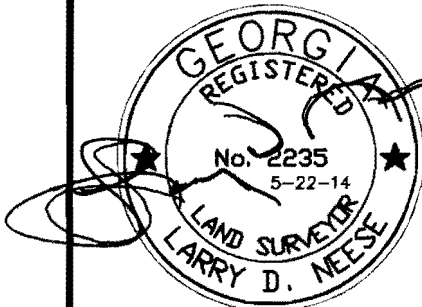
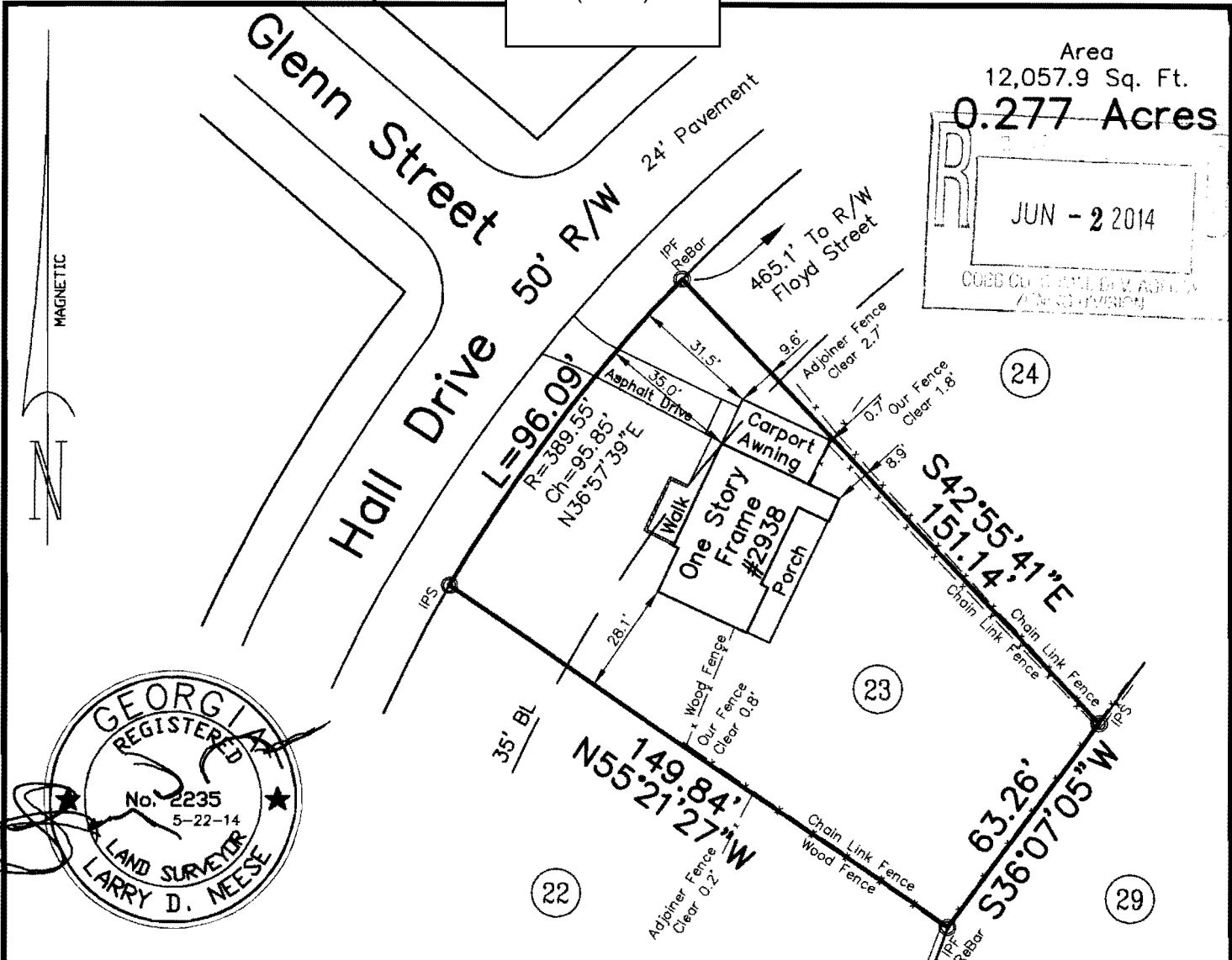
We would have to remove accessory structures. The tool shed holds tools, equipment and lawn equipment. Tool shed was built by Heartland Industries, Inc on September 13, 1993. The homeowner next door built a fence straight down because they did want their fence on a slope. The fence had been up about 10 yrs before the cap was built. Replacing the structures would be costly and we are not financially able to replace them.

List type of variance requested: Accessory structure

V-65
(2014)

Area
12,057.9 Sq. Ft.
0.277 Acres

JUN - 2 2014
COBB COUNTY BOARD OF ADJUSTMENT
7/10/13 DIVISION



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

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

THIS PROPERTY (IS/IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0118H DATED March 4, 2014
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,476 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,328 FEET.
 EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R
 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.
 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



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

SURVEY FOR: Jose Mendoza	
LOT 23	BLOCK D
Cobb Heights	
PLAT BOOK 13	PAGE 11
LAND LOT 305	
DISTRICT 17	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 5-20-14	PLAT DATE 5-21-14
SCALE: 1" = 40'	JOB NO. 140047

Larry D. Neese, PLS

P. O. Box 34, Jasper, Georgia 30143 (770) 428-2122 E-Mail: Lneese2235@aol.com

APPLICANT: Jose Mendoza

PETITION No.: V-65

PHONE: 404-748-0783

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Jose Mendoza

PRESENT ZONING: R-20

PHONE: 713-493-4684

LAND LOT(S): 305

TITLEHOLDER: Jose Mendoza

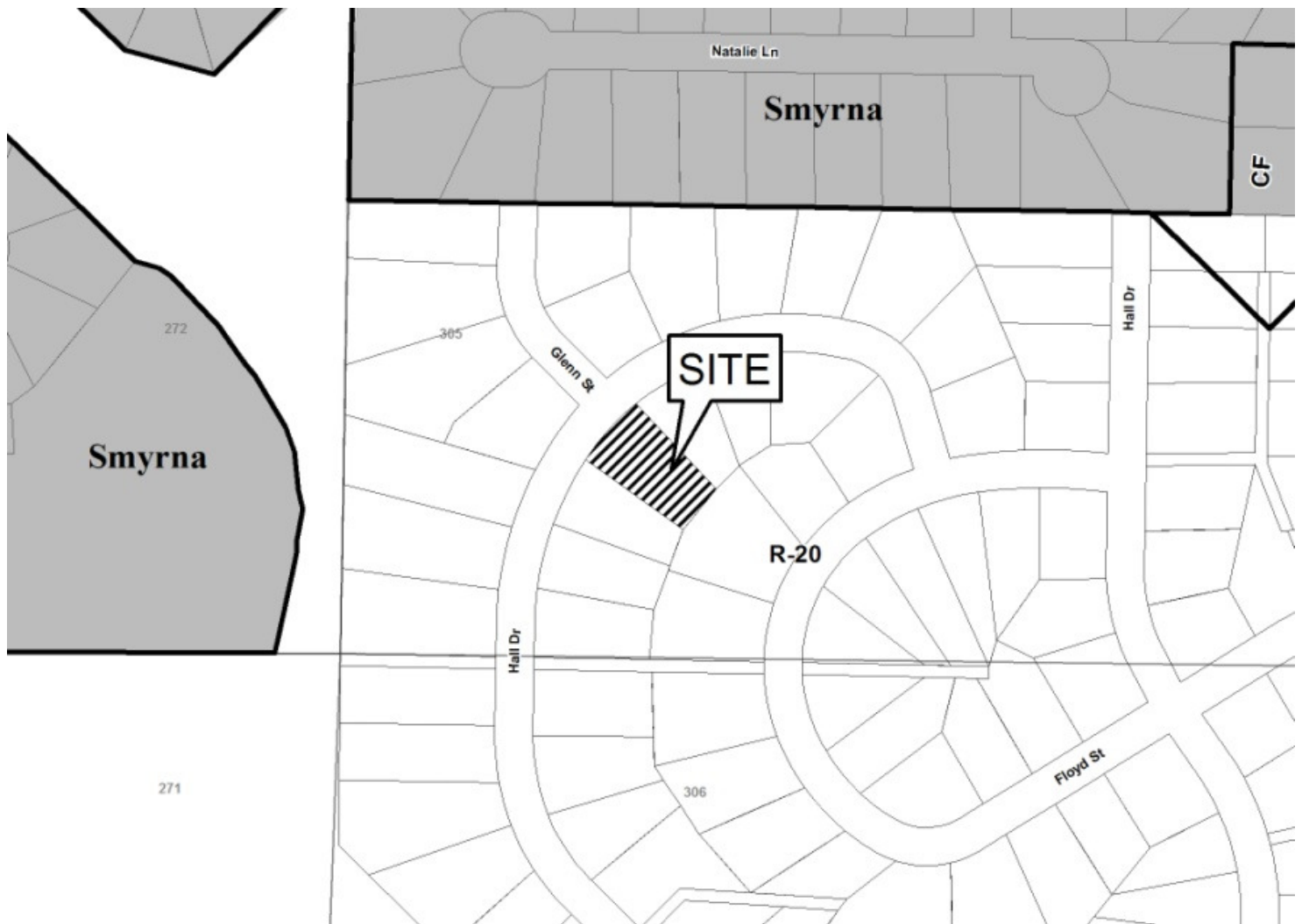
DISTRICT: 17

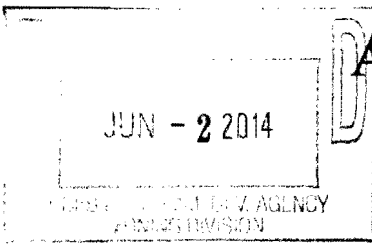
PROPERTY LOCATION: On the south side of Hall Drive, across from Glenn Street (2938 Hall Drive).

SIZE OF TRACT: 0.28 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 31.5 feet; and 2) waive the side setback from the required 10 feet to 0.7 feet adjacent to the easterly property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-65
Hearing Date: 8-13-14

Applicant Jose Mendoza Phone # 404-7480783 E-mail _____

Jose Mendoza Address 2938 Hall Dr. Smyrna, GA 30082
(representative's name, printed) (street, city, state and zip code)

Jose Mendoza Phone # 713-4934684 E-mail _____
(representative's signature)

LUZ F CEDIEL
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 27, 2015

Signed, sealed and delivered in presence of:
Luz F Cediel
Notary Public

My commission expires: _____

Titleholder Jose Mendoza Phone # 404-7480783 E-mail _____

Signature Jose Mendoza Address: 2938 Hall Dr. Smyrna, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

LUZ F CEDIEL
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 27, 2015

Signed, sealed and delivered in presence of:
Luz F Cediel
Notary Public

My commission expires: _____

Present Zoning of Property R-20

Location 2938 Hall Dr Smyrna ga 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 E District 17 Size of Tract .277 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).

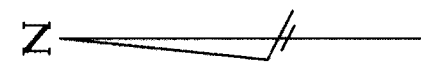
- ① Existing home had attached carport, within required side setback - would like to keep.
- ② Added laundry room addition in line with existing house without knowledge of required 10' side setback.

List type of variance requested: _____

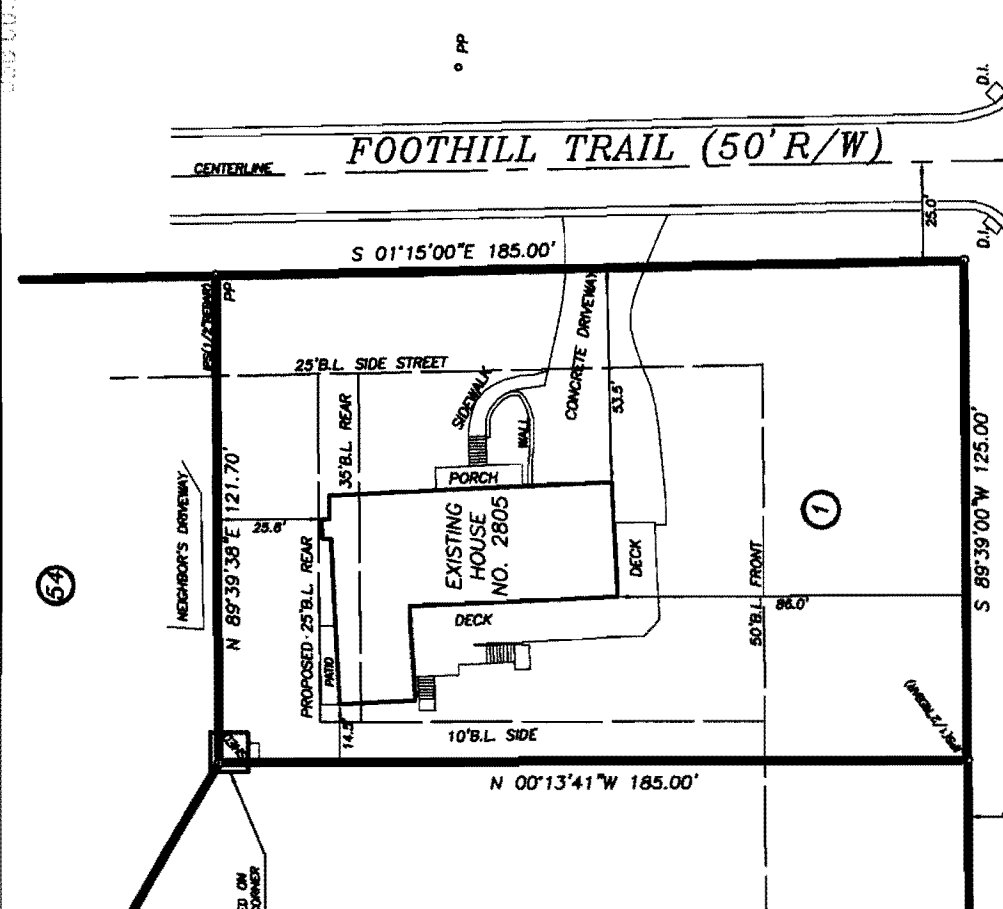
2014 JUN -3 PM 3:55

COBB COUNTY, GEORGIA

SURVEY PLAT
 PREPARED FOR:
**DAN L. POLLEY and
 ROSE ANN POLLEY**
 LAND LOT: 522 DISTRICT: 16th SECTION: 2nd
 COBB COUNTY, GEORGIA



**LOT AREA:
 22,818 SQUARE FEET
 0.52 ACRE**

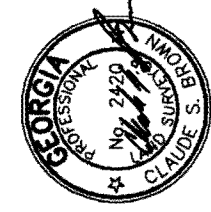


PLAT REFERENCE
 LOT 1 BLOCK
**CARIBOU HILLS
 SUBDIVISION**
 RECORDED IN PLAT BK. 49 PG. 154

LEGEND

--- IP	IRON PIN SET (1/2" REBAR)
--- IP	(1/2" REBAR)
--- R/W	RIGHT OF WAY
--- PP	POWER POLE
--- W	UNDERGROUND WIRES
--- L	LAND LOT
--- CMP	CORRUGATED METAL PIPE
--- RCP	REINFORCED CONCRETE PIPE
--- CB	CATCH BASIN
--- JB	JUNCTION BOX
--- B/M	BUILDING MARK
--- D.O.T.	DEPARTMENT OF TRANSPORTATION
--- C/O	CLEAN OUT
--- FM	FIRE HYDRANT
--- GM	GAS METER
--- MM	METER
--- U.E.	UTILITY EASEMENT
--- D.E.	DRAINAGE EASEMENT
--- S.S.E.	SANITARY SEWER EASEMENT

V-66
(2014)



PREPARED BY:
REGISTERED LAND SURVEYORS, INC.
 136 SAVANNA ESTATES DRIVE
 CANTON, GEORGIA 30115
 PHONE (770) 968-7676 FAX (770) 998-2745

GRAPHIC SCALE: 1" = 30'

JOB No. 2642 DATE: 5-14-2014

GENERAL NOTES:

- (1) FIELD DATA CLOSURE IS ONE FOOT IN 29,486 FEET WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED WAS A TOPCON GRT-2003
- (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 1,513,109 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.

APPLICANT: Dan and Rose Ann Polley

PETITION No.: V-66

PHONE: 770-973-7009

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Scott and Deb Polley

PRESENT ZONING: R-20

PHONE: 404-569-7781

LAND LOT(S): 522

TITLEHOLDER: Rose Ann and Dan L. Polley

DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of Macby Drive and Foothill Trail (2805 Foothill Trail).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 25 feet adjacent to the north property line; and 2) waive the setbacks for an accessory structure under 144 square feet (approximately 100 square foot shed) from the required 5 feet to zero feet adjacent to the north and west property lines.



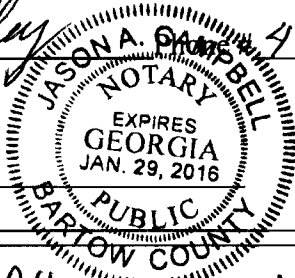
Application for Variance Cobb County

2014 JUL -3 PM 3:55 (type or print clearly)

Application No. V-66
Hearing Date: 8-13-14

Applicant Dan & Rose Ann Polley Phone # 7-973-7009 E-mail DanPolley2@BellSouth.Net
Scott Polley Address 123 SAVANNA Estates DR Canton Ga 30115
(representative's name, printed) (street, city, state and zip code)

Deb Polley Deb Polley Phone # 4-569-7781 E-mail JALMAN@Comcast.Net
(representative's signature)

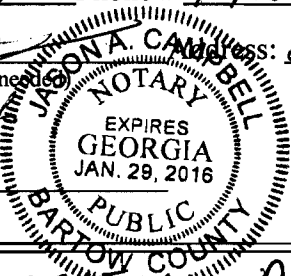


Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder Rose Ann & Dan L Polley Phone # 7-973-7009 E-mail DAN Polley 2@BellSouth.Net
Signature Dan L Polley Address: 2805 Foot Hill Trail Marietta Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property RESIDENTIAL R-20
Location 2805 FOOT HILL TRAIL MARIETTA, GA. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 522 District 16th Size of Tract 0.52 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).

Horse was built this way in 1971

List type of variance requested: REDUCE REAR 35 FOOT SETBACK TO A 25 FOOT REAR SETBACK

RETRACEMENT SURVEY FOR
**STEVE LASKO &
 CONNIE LASKO**
 IN LAND LOT 35
 20th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

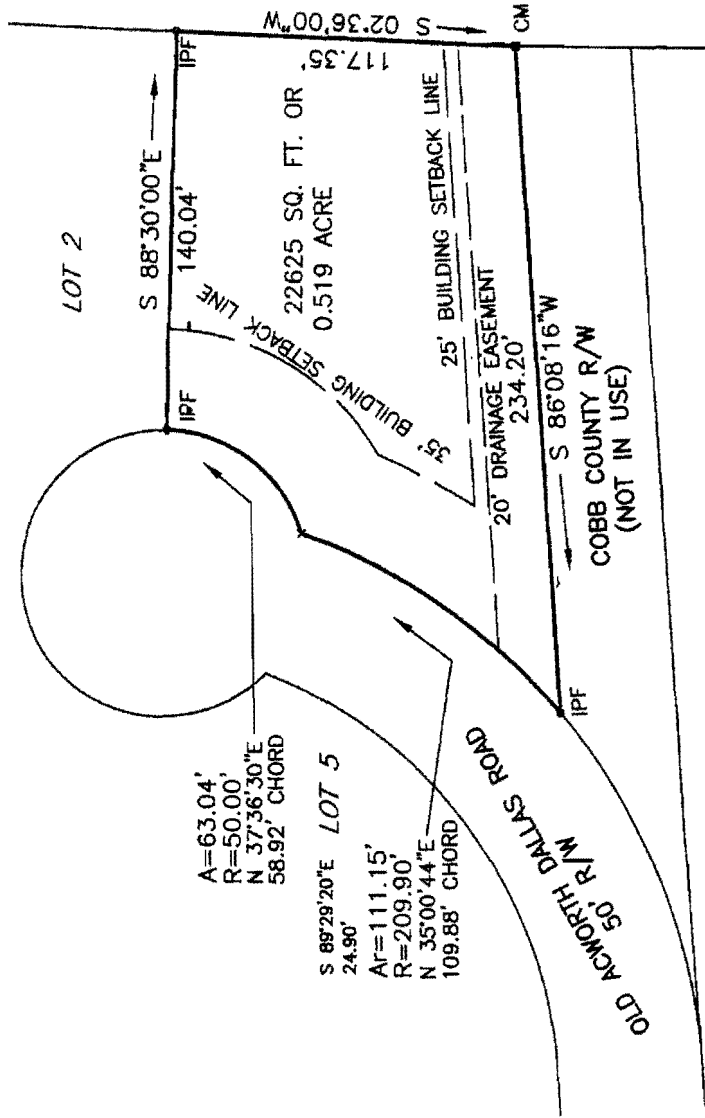
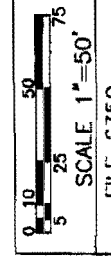
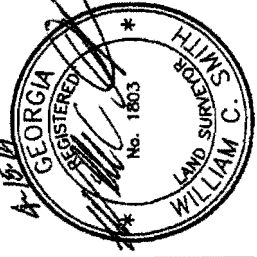
V-67
 (2014)

6350.CRD 6350.DWG
 FLOOD INSURANCE RATE MAP 13067C004.G
 DATED DEC. 16, 2008 SHOWS THIS PROPERTY
 IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR)
 EXCEPT AS SHOWN.

PLAT CLOSURE:
 ONE FOOT IN
 \$16,000 FEET.

APRIL 15, 2014



U. S. ARMY CORP OF ENGINEERS

FIELD TRAVERSE:
 CLOSURE; ONE FOOT IN 20,000 FEET
 USING A LIETZ SET 3.
 ANGULAR ERROR; 0'00'06" PER ANGLE
 POINT USING A LIETZ SET 3.
 ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
 2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
 PHONE 770-382-0457

REGISTERED LAND SURVEYOR No. 1803

R/W	RIGHT OF WAY	R	RADIUS LP-- LIGHT POLE
IPF	IRON PIN PLACED	-X-X-	FENCE
IPF	IRON PIN FOUND	○	LAND LOT LINE
CM	CONCRETE MARKER	—	CENTER LINE
CH	CHORD	—	POWER LINE
L OR A	LENGTH OF CURVE	PR	DRYED DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH
 THE TECHNICAL STANDARDS FOR PROPERTY
 SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER
 180-7 OF THE RULES OF THE GEORGIA BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND
 LAND SURVEYORS AND AS SET FORTH IN THE
 GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY
 O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6,
 43-15-19, 43-15-22.

M.S. NORTH

APPLICANT: Robert and Judy Benowitz

PETITION No.: V-67

PHONE: 770-383-3441

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Robert and Judy Benowitz

PRESENT ZONING: R-20

PHONE: 770-383-3441

LAND LOT(S): 35

TITLEHOLDER: Robert A. and Judy M. Benowitz

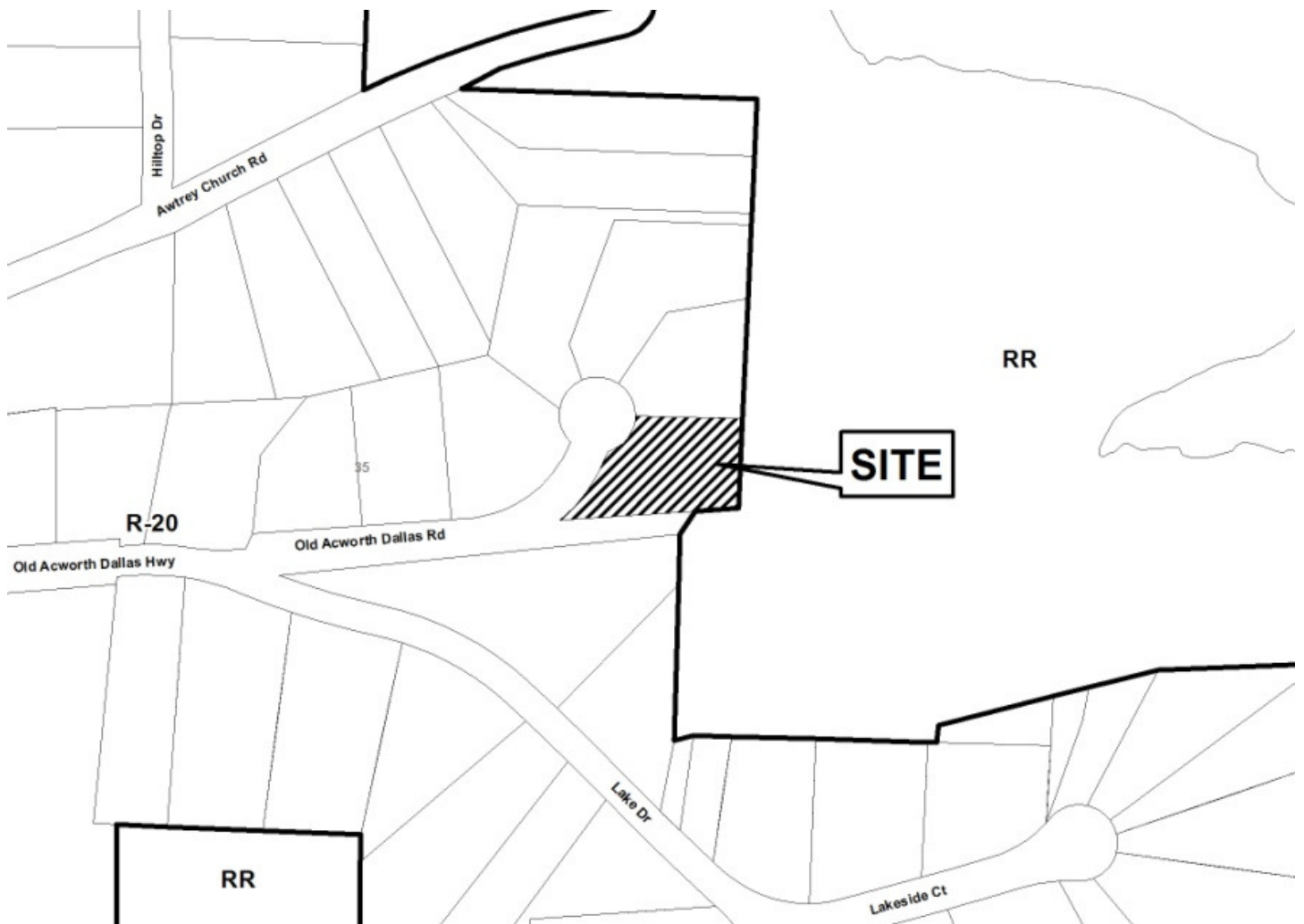
DISTRICT: 20

PROPERTY LOCATION: At the eastern terminus
of Old Acworth Dallas Road
(4758 Old Acworth Dallas Road).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the major side setback from the required 25 feet to 5 feet adjacent to the south
property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-67

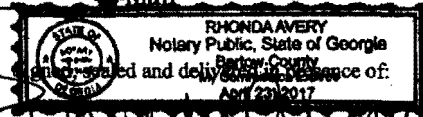
Hearing Date: 8-13-14

Applicant ROBERT & Judy BENOWITZ Phone # 770-383-3441 E-mail Judybenowitz@gmail.com

Address _____
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 04-23-2017



Notary Public

Titleholder ROBERT & Judy BENOWITZ Phone # 770-383-3441 E-mail judybenowitz@gmail.com

Signature Judy Benowitz Address: 17 Galway Dr. Marietta, GA 30120
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 4758 Old AC WORTH DALLAS Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 District 20th Size of Tract .52 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 52 acres Shape of Property rectangle Topography of Property wooded Other slopings

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).

Due to soil conditions, a drip emitter septic system is required, requiring more field lines than a conventional septic system. please see attached drawing with proposed house & septic line from Riverbend. Soil Consultant The 20ft drainage easement on the right side of my lot is too much.

List type of variance requested: we request a 5ft setback instead of 25ft building setback. The abandoned rd to the right of the property has an adequate drain pipe underneath according to storm & water Dept of Cobb County. A 5ft setback would remove the hardship to build an adequate house.

Revised: March 5, 2013

Thank you. Judy Benowitz

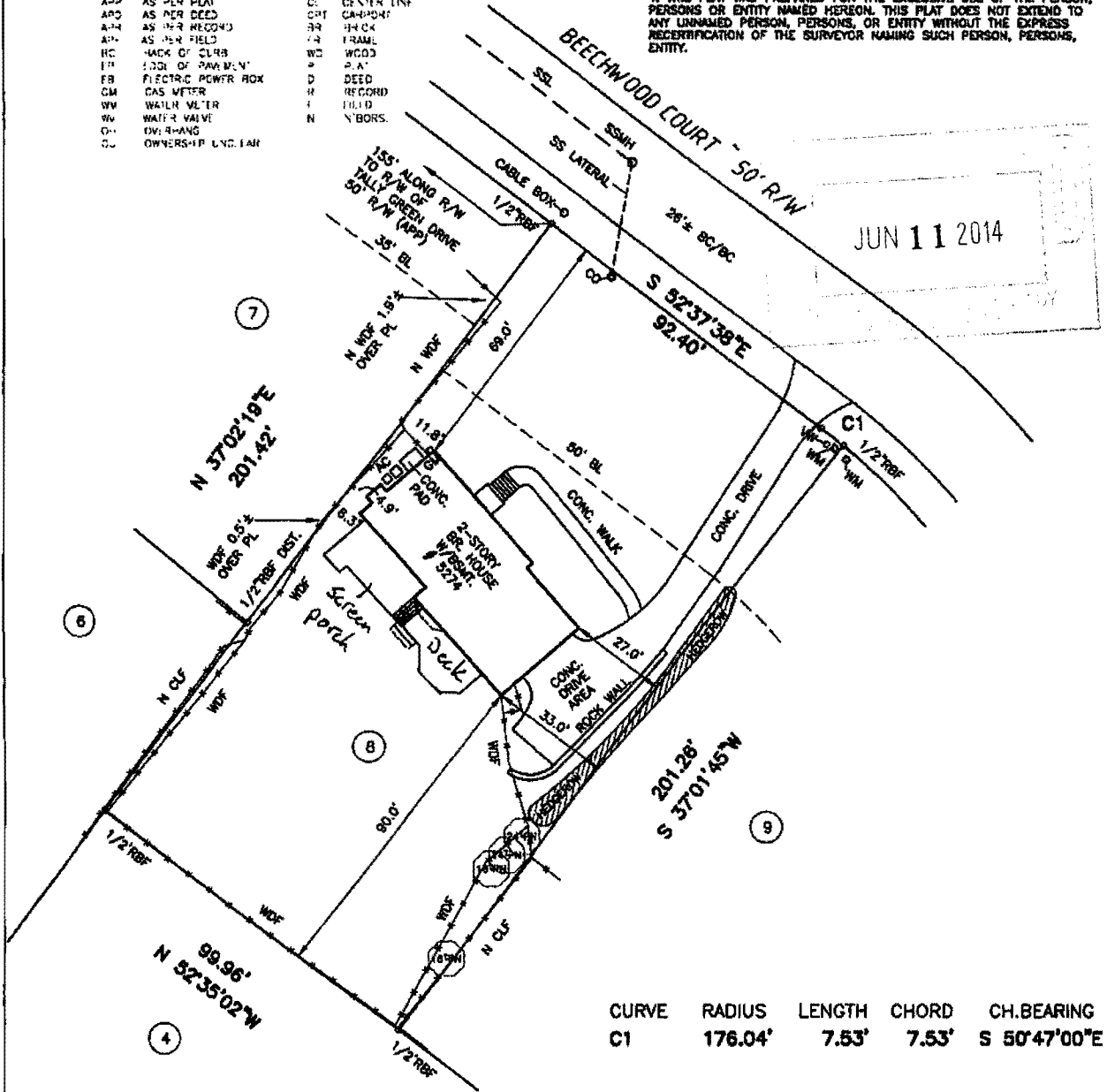
*** LEGEND ***

- PCB POINT OF BEGINNING
- MAH MAN HOLE
- SS SANITARY SEWER LINE
- CS GAS SEWER C/LANDOUT
- CB CATCH BASIN
- JR JUNCTION BOX
- D DRAINAGE DITCH
- V VARD INLET
- HW HEAD WALL
- PR POWER POLE
- HW POWER LINE
- SS SANITARY SEWER (SW)
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCH REINFORCED CONCRETE
- APP AS PER PLAT
- ARD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- HC HACK OF CURB
- IP SIDE OF PAVEMENT
- FB ELECTRIC POWER BOX
- GM GAS METER
- WW WATER METER
- WV WATER VALVE
- OW OWNERSHIP
- LAR LAND AREA
- RM IRON PIPE FOUND
- CS CONCRETE FOUND
- CH CHIMNEY FOUND
- RE REINFORCING BAR FOUND
- VAG VAGUARY FOUND
- AN ANGLE IRON FOUND
- CA CALCULATED POINT
- CH CHAIN LINK FENCE
- WO WOOD FENCE
- WH WIRE FENCE
- WW WET WATER
- FC FENCE CORNER
- H BUILDING LINE
- R/W RIGHT OF WAY
- IR IRON PIPE LINE
- PC PARTIAL CORNER
- C CENTER LINE
- CR CURB POINT
- BR BRICK
- TR TRAIL
- WO WOOD
- PA PAVEMENT
- D DEED
- R RECORD
- F FIELD
- N NORTHERS

V-68
(2014)

SURVEY NOTES:

1. ALL SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY BE PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
2. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
3. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IN NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. 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 REAFFIRMATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	176.04'	7.53'	7.53'	S 50°47'00"E

PROPERTY ADDRESS:
5274 BEECHWOOD CT.
MARIETTA, GA 30068

LAND AREA:
0.332 AC
14464.43 SF

0 30
SCALE 1" = 30'

PLAT PREPARED FOR:
ADAM FRALEY

LOT 8	BLOCK 'B'	
SUBDIVISION TALLY GREEN	UNIT 1	
LAND LOT 211	1ST DISTRICT 2ND SECTION	
COBB COUNTY, GEORGIA		
FIELD WORK DATE APR 16, 2014	PRINTED/SIGNED MAY 05, 2014	
PLAT BOOK 64	PAGE 157	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 14134	PAGE 5877	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000 FEET, AN ANGULAR ERROR OF 55 SECONDS PER ANGLE POINT AND WAS CALCULATED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FROM CURVES AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

COORD # 20110205
DWG # 20110205

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

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

P.O. BOX 430318
ATLANTA, GA 30342
FAX 404-801-0841
TEL. 404-252-5747
WWW.SURVEYLANDEXPRESS.COM

APPLICANT: Adam Fraley

PETITION No.: V-68

PHONE: 770-552-2397

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Adam Fraley

PRESENT ZONING: R-20

PHONE: 770-552-2397

LAND LOT(S): 211

TITLEHOLDER: Adam M. and Erin J. Fraley

DISTRICT: 1

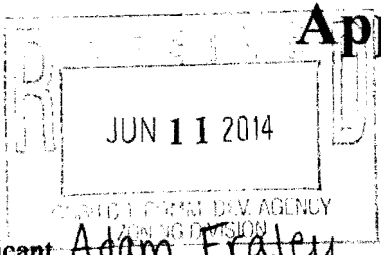
PROPERTY LOCATION: On the south side of
Beechwood Court, west of Talley Green Drive
(5274 Beechwood Court).

SIZE OF TRACT: 0.33 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 4.9 feet adjacent to the north property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-68
Hearing Date: 8-13-14

Applicant Adam Fraley Phone # 770-552-2397 E-mail fraleys@att.net
Adam Fraley Address 5274 Beechwood Ct., Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)
Adam Fraley Phone # 770-552-2397 E-mail fraleys@att.net
(representative's signature)

Signed, sealed and delivered in presence of:
Erin J. Fraley
Notary Public

My commission expires: Aug. 16, 2015

Titleholder Adam M. Fraley + Erin J. Fraley Phone # 770-552-2397 E-mail fraleys@att.net
Signature Adam Fraley Erin J. Fraley Address: 5274 Beechwood Ct., Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Erin J. Fraley
Notary Public

My commission expires: Aug. 16, 2015

Present Zoning of Property _____

Location 5274 Beechwood Ct., Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 211 District P1 district 2nd section Size of Tract .50 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(d), then leave this part blank).

We would like to enclose our existing deck as a screened in porch. This would not change the footprint; however, the existing deck is less than 10 feet from the property boundary. The deck was constructed along with the house in 1979.

List type of variance requested: boundary variance.

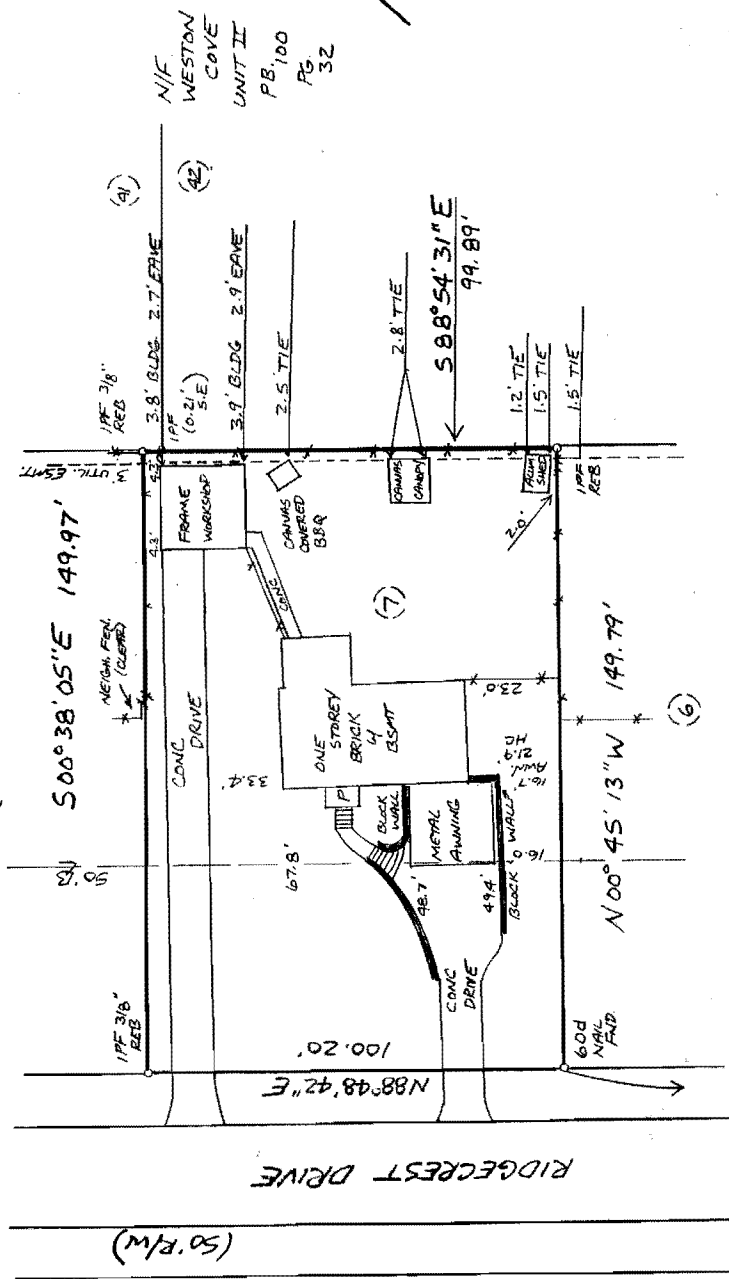
2014 JUN 1 AM 11:16
 2014 JUN 1 AM 11:16
 2014 JUN 1 AM 11:16

MAGNETIC

V-69
 (2014)



AREA = 0.3442 ACRE
 # 3357 RIDGECREST DRIVE



PANEL NO. 13067000944
 LOCATION COBB "X11"
 ZONE "X11"
 I HAVE THIS DATE, EXAMINED THE TITLE OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE NOT IN AN AREA HAVING SPECIAL FLOOD REGULATIONS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN ONE HUNDRED FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS CHECKED BY MEASUREMENTS OF THE ENTIRE PERIMETER. THE AREA HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN TWO THOUSAND FEET.

EQUIPMENT USED: TOPCON STS-100
 IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

James A. Evans
 J.A. EVANS
 SURVEYING CO., INC.
 POWDER SPRINGS, GEORGIA
 PH. 770-943-0000

SURVEY FOR:

MARSHA WARDSWORTH
 RICHARD B. WARDSWORTH

REVISIONS	UNIT	TWO
LOT 7	BLK. "C"	UNIT TWO
RIDGEVIEW		
PHASE I		
LAND LOT	646	
DISTRICT	19TH SECTION 2ND	
COBB	COUNTY, GEORGIA	
PLAT BOOK	56 PAGE 34	
DATE:	6-4-14 SCALE: 1" = 30'	
JOB #	209-14	
CHKD	CC	
DRAWN	CC	

P.O.B.
 625.0' TO 50.0' W
 RIDGE ROAD
 (RECORD TIE)

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia As set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 48-5-50.

APPLICANT: Marsha and Richard Wadsworth

PETITION No.: V-69

PHONE: 770-527-0080

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Marsha and Richard Wadsworth

PRESENT ZONING: R-15

PHONE: 770-527-0080

LAND LOT(S): 646

TITLEHOLDER: Marsha R. and Richard B. Wadsworth

DISTRICT: 19

PROPERTY LOCATION: On the south side of
Ridgecrest Drive, west of Valley View Drive
(3357 Ridgecrest Drive).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure (approximately 400 square foot metal awning); 2) waive the setback for an accessory structure over 144 square feet (400 square foot frame workshop) from the required 30 feet from the rear property line to 3.8 feet adjacent to the south property line and from the required 10 feet from the side property line to 4.3 feet adjacent to the east property line; 3) waive the setback for an accessory structure under 144 square feet (approximately 30 square foot canvas covered bbq) from the required 5 feet from the rear property line to 2.5 feet adjacent to the south property line; 4) waive the setback for an accessory structure under 144 square feet (approximately 100 square foot canvas canopy) from the required 5 feet from the rear property line to 2.8 feet adjacent to the south property line; and 5) waive the setbacks for an accessory structure under 144 square feet (approximately 60 square foot aluminum shed) from the required 5 feet from the rear property line to 1.2 feet adjacent to the south property line and from the required 5 feet from the side property line to 1.5 feet adjacent to the west property line.



COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

2014 JUN 11 AM 11:16

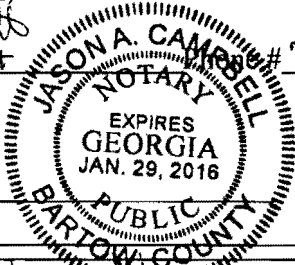
(type or print clearly)

Application No. V-69

Hearing Date: 8/13/2014

Applicant Marsha Richard Wadsworth Phone # 770 527 0080 E-mail marsharicke@hotmail.com
Marsha Wadsworth Address 3357 Ridgcrest Dr Powder Springs
Richard Wadsworth (street, city, state and zip code) GA 30127
 (representative's name, printed)

Marsha Wadsworth # 770 527 0080 E-mail marsharicke@hotmail.com
Richard B. Wadsworth (representative's signature)

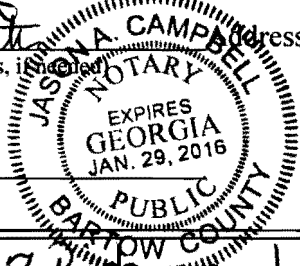


My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
 Notary Public

Titleholder Marsha Wadsworth Phone # 770 527 0080 E-mail marsharicke@hotmail.com
Richard B. Wadsworth Address: 3357 Ridgcrest Dr P.S. 30127
Marsha Wadsworth (attach additional signatures, if needed) (street, city, state and zip code)
Richard B. Wadsworth



My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
 Notary Public

Present Zoning of Property 3357 Ridgcrest Dr Powder Springs R-15
 Location 3357 Ridgcrest Dr Powder Springs GA 30127
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 19th Size of Tract 0.3442 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).

Protects Auto's on display daily bases from weather.
Out building storage for law equipment / with concrete ramp attached.

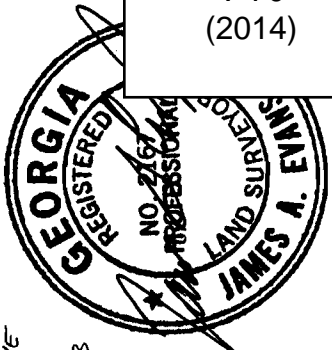
List type of variance requested: to keep Attached carport Awning and out building in place.

JUN 11 2014

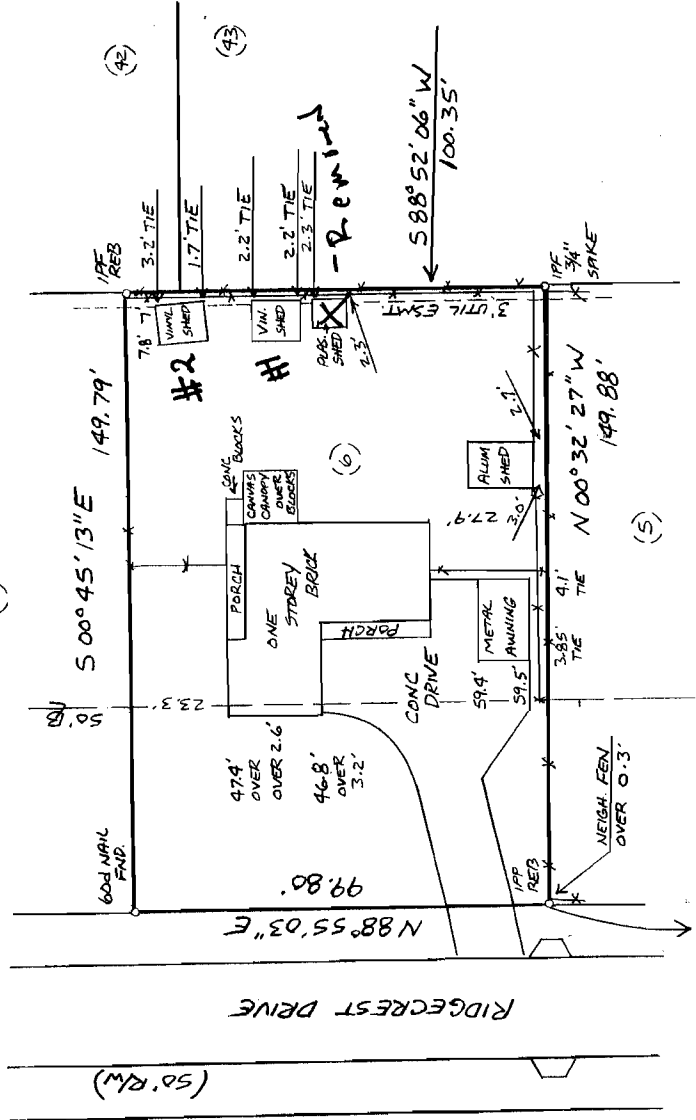
MAGNETIC

N/4 WESTON COVE
JT-II
PB. 100
PG. 23

V-70
(2014)



AREA = 0.3442 ACRE
336.9 RIDGECREST DRIVE



P.O.B.
525.0' TO 50'R/W
RIDGE ROAD
(RECORD TIE)

PANEL NO. 1306720094H
LOCATION CDBS
ZONE 1 X 1

I HAVE THIS DATE, EXAMINED THE
"A" OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSEST APPROXIMATION OF ONE FOOT IN ONE HUNDRED FEET AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND HAS
ADJUSTED UNDER COMPASS RULE. THIS MAP OR PLAT HAS
BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND
PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF
GEORGIA.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:

BUDDY L. REECE
SYLVIA H. REECE

LOT	BLK. "C"	UNIT TWO	REVISIONS
RIDGEVIEW			
LAND LOT	646		
DISTRICT	1974	SECTION 2 NP	CC
CDBS		COUNTY, GEORGIA	DRAWN
PLAT BOOK	56	PAGE 34	JOB #
DATE:	6-4-14	SCALE: 1" = 30'	2/0-1/4



This survey was prepared in conformity with The
Technical Standards for Property Surveys in Georgia
As set forth in Chapter 180-7 of the Board Rules of the
Georgia Board of Registration for the Professional
Engineers and Land Surveyors and as set forth in the
Georgia Plat Act O.C.G.A. 15-6-57.

APPLICANT: Buddy L. and Sylvia H. Reece

PETITION No.: V-70

PHONE: 770-943-1967

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Buddy L. and Sylvia H. Reece

PRESENT ZONING: R-15

PHONE: 770-943-1967

LAND LOT(S): 646

TITLEHOLDER: Buddy L. and Sylvia H. Reece

DISTRICT: 19

PROPERTY LOCATION: On the south side of
Ridgecrest Drive, west of Valley View Drive
(3369 Ridgecrest Drive).

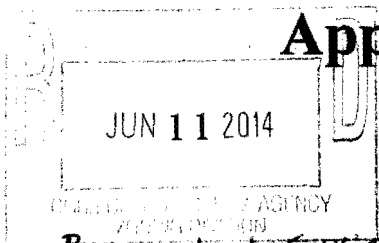
SIZE OF TRACT: 0.344

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure (approximately 240 square foot metal awning); 2) waive the setback for an accessory structure over 144 square feet (approximately 240 square foot metal awning) from the required 10 feet from the side property line to 3.85 feet adjacent to the west property line; 3) waive the setback for an accessory structure over 144 square feet (approximately 176 square foot aluminum shed) from the required 10 feet from the side property line to 2.7 feet adjacent to the west property line; 4) waive the setback for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #1) from the required 5 feet from the rear property line to 2.2 feet adjacent to the south property line; and 5) waive the setback for an accessory structure under 144 square feet (approximately 120 square foot vinyl shed #2) from the required 5 feet from the rear property line to 1.7 feet adjacent to the south property line.



Application for Variance Cobb County

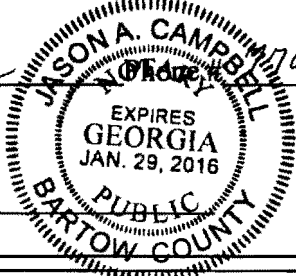


(type or print clearly)

Application No. V-70
Hearing Date: 8-13-14

Applicant Buddy L. + Sylvia H. Reece Phone # 770-943-1967 E-mail SYLVIA REECE@BELL SOUTH.NET
Buddy L. Reece
Sylvia H. Reece Address 3369 RIDGECREST DR POWDER SPRINGS
(representative's name, printed) (street, city, state and zip code) 30127-1840

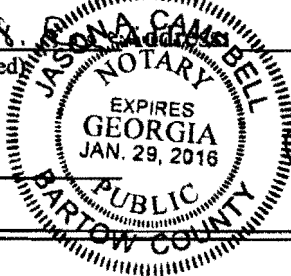
Buddy L. Reece
Sylvia H. Reece Phone # 770-943-1967 E-mail SYLVIA REECE@BELL SOUTH.NET
(representative's signature)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Titleholder Buddy L. + Sylvia H. Reece Phone # 770-943-1967 E-mail SYLVIA REECE@BELL SOUTH.NET
Signature Buddy L. Reece Sylvia H. Reece Address _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

My commission expires: _____

Present Zoning of Property R-15

Location 3369 RIDGECREST DRIVE POWDER SPRINGS, GA. 30127-1840
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 646 District 19 Size of Tract 0.3442 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.

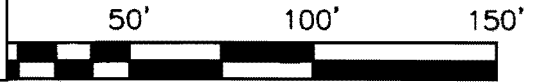
Size of Property 100X 150 Shape of Property _____ Topography of Property _____ Other _____

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).

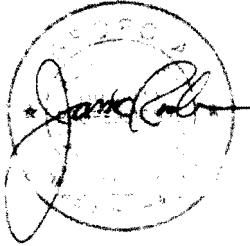
THE AWNING IS TO PROTECT MY CAR FROM BAD WEATHER AND TO HELP MY WIFE, WHO IS A CANCER SURVIVOR. IT WAS SMALL CELL LUNG CANCER. SHE ALSO HAS ASTHMA.

List type of variance requested: 2 VINYL BLDGS, 1 ALUM SHED, 1 METAL AWNING
WE ARE NOT FINANCIALLY ABLE TO MOVE THE BUILDINGS. WE WERE IN BANKRUPTCY. 1 VINYL BLDG. BEEN THERE SINCE 2003, THE OTHER ONE IN 2004 AND THE ALUM. BLDG. I BELIEVE THE CARPORT AWNING HAS BEEN THERE SINCE 2006 OR 2007.

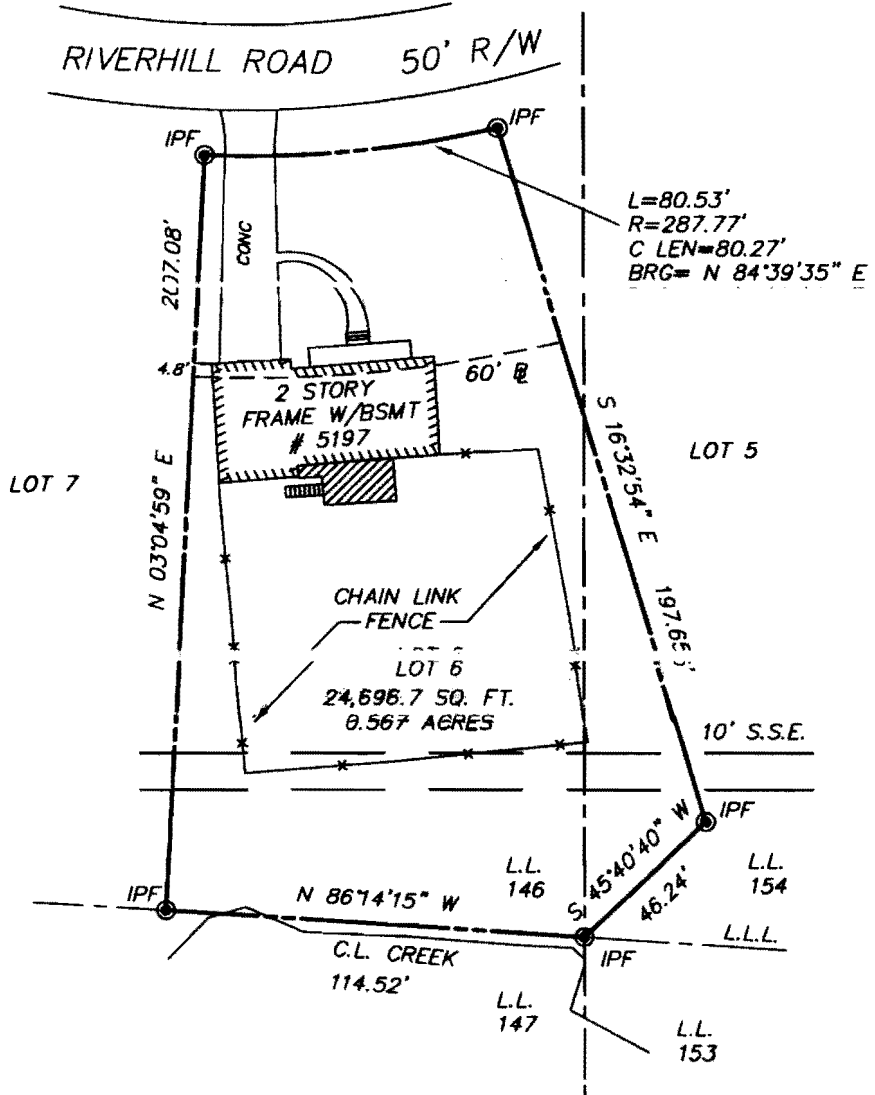
V-71
(2014)



THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND DIGITAL THEODOLITE AND AN ELECTRONIC DISTANCE METER. 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 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET. I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA RLS# 3033



ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

SURVEY FOR:

LANDPRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2011

DRABEK

LAND LOTS 146 & 154	LOT 6
DISTRICT 1	UNIT THREE
SECTION 2	RIVERHILL
COBB COUNTY, GA	SUBDIVISION

SCALE 1" = 50'	DATE 06/08/2011	PROJECT NO. 20110608
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APPLICANT: Terri Drabek

PETITION No.: V-71

PHONE: 770-330-5306

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Terri L. and Steven J. Drabek

PRESENT ZONING: R-20

PHONE: 770-330-5306, 678-296-2125

LAND LOT(S): 146, 154

TITLEHOLDER: Steven J. and Terri L. Drabek

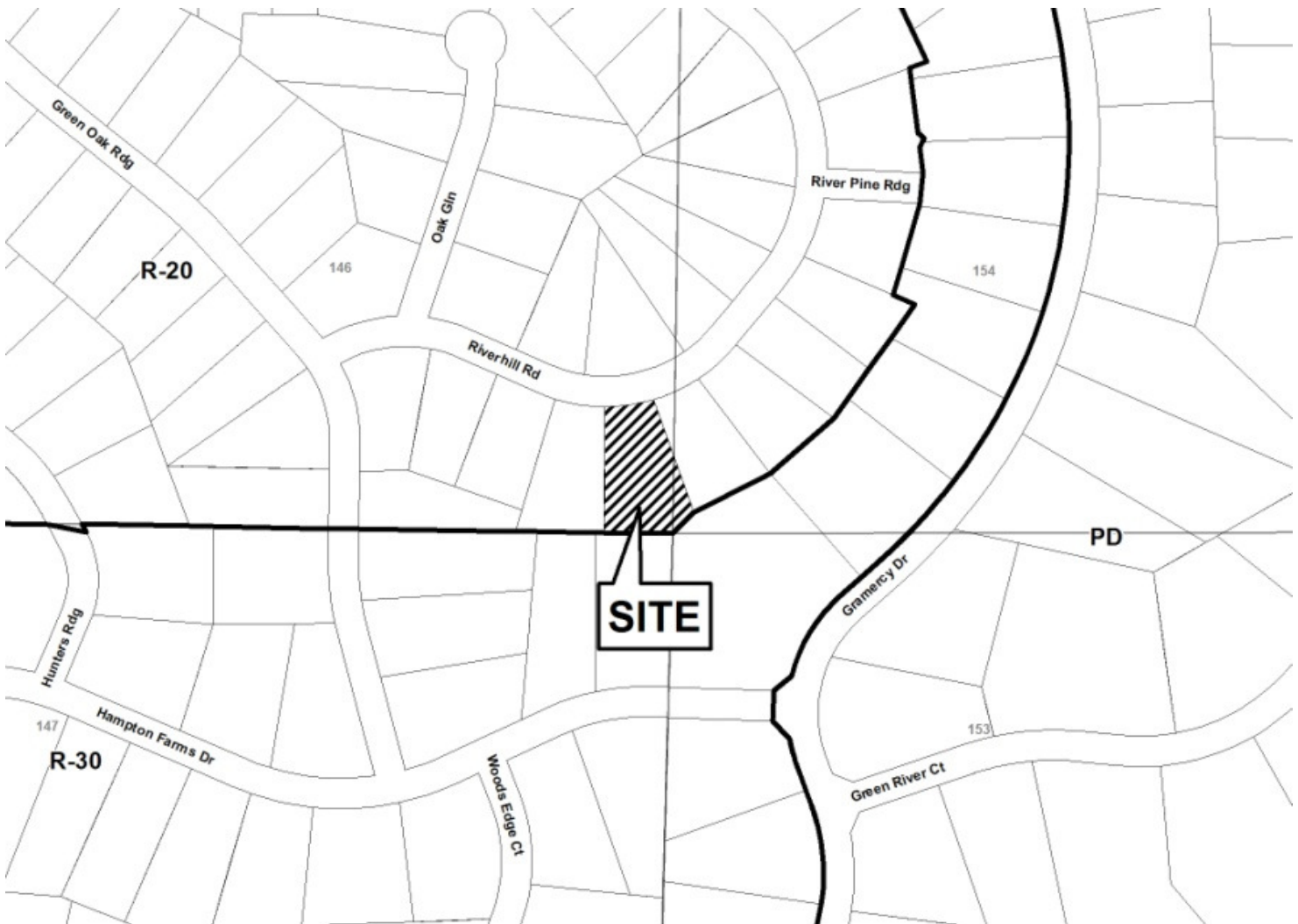
DISTRICT: 1

PROPERTY LOCATION: On the south side of Riverhill Road, west of Green Oak Ridge (5197 Riverhill Road).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 4.8 feet.



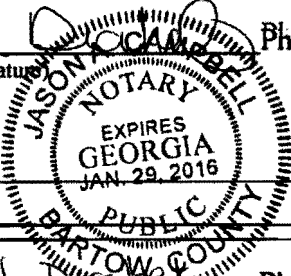
Application for Variance Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: 8-13-14

Applicant Terri Drabek Phone # 7703305306 E-mail tldrabek@yahoo.com
Address 5197 Riverhill Rd NE, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Terri Drabek Phone # 770 E-mail _____
(representative's signature)



My commission expires: _____

Signed, sealed and delivered in presence of:
Jason D. Campbell
Notary Public

Titleholder Steven J. Drabek Phone # 678-296-2125 E-mail stevdrabek@yahoo.com
Signature _____ Address: 5197 RIVERHILL ROAD MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 28, 2015

Signed, sealed and delivered in presence of:
Willa Willis
Notary Public

Present Zoning of Property Residential

Location 5197 Riverhill Road NE, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 146 + 154 District 1st Size of Tract 0.567 Acre(s)

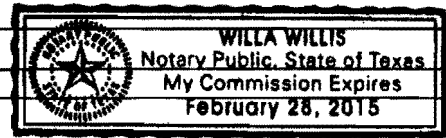
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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 purchased the property in 1999 and the survey indicated we met the side set back of 10'. However, the surveyor used an incorrectly placed pin. A second+third survey using the correct pins indicate a side set back of only 4.8 feet. Therefore, we need a variance in order to be in compliance with the set back, without having to move the house.

List type of variance requested: Side set back requirement reduced from 10 to 4.8 feet.

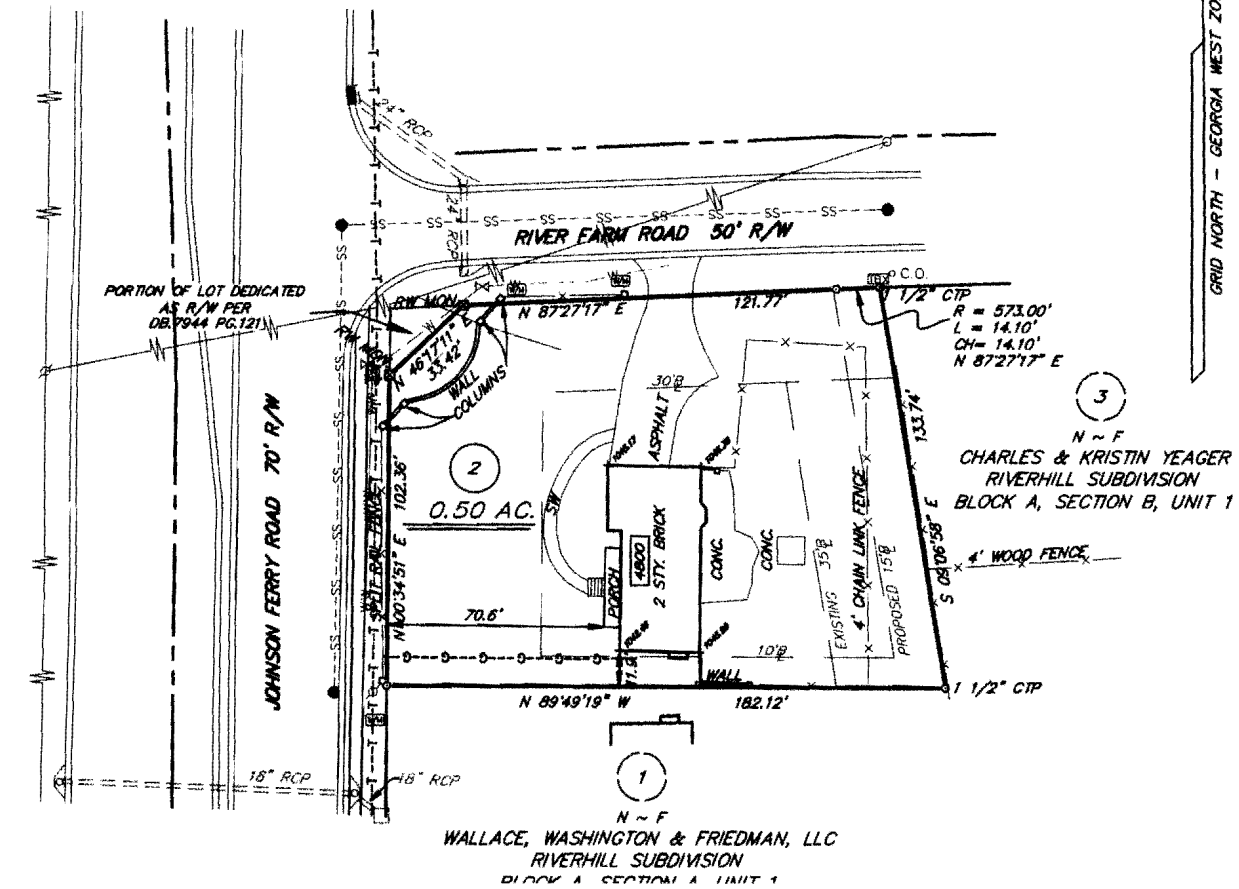


V-72
(2014)

SURVEYOR REFERENCES:

CURRENT OWNER:
KAREN LEIGH SMITH
D.B. 15123, PG. 1678
P.B. 44, PG. 35

LEGEND	
⊠ P.P. - POWER POLE	△ C.B. - C
⊠ L.P. - LIGHT POLE	⊠ R.C.P. -
⊠ F.H. - FIRE HYDRANT	⊠ C.M.P. -
⊠ M.H. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
⊠ W.M. - WATER METER	• W.V. - WATER VALVE
⊠ G.M. - GAS METER	⊠ TELEPHONE MANHOLE
○ R.B.S. - REINFORCING BAR SET	--- E --- UNDERGROUND ELECTRICAL LINE
○ R.B.F. - REINFORCING BAR FOUND	⊠ OVERHEAD POWER LINES
○ C.T.F. - CRIMP TOP PIPE FOUND	⊠ HW. - HEADWALL
○ O.T.F. - OPEN TOP PIPE FOUND	⊠ P.B.X. POWERBOX
⊠ R/W MON. - RIGHT-OF-WAY MONUMENT	--- W --- WATER LINE
--- X --- TYPE OF FENCE	--- T --- UNDERGROUND TELEPHONE LINE
○ J.B. - JUNCTION BOX	--- G --- GAS LINE
⊠ D.I. - DROP INLET / YARD INLET	



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (P.L.A.) COMMUNITY NUMBER # 130032, MAP NUMBER # 13067C0133 J DATED MARCH 4, 2013.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/28,652; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/477,650. MATTERS OF TITLE ARE EXCEPTED.



Gaskins

ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION SERVICES

Marietta Office: 1266 Powder Springs Rd, Marietta, Georgia 30064, Phone: (770) 424-7168
 LEFH 789, www.gaskinsurvey.com
 Canton Office: 2288 Marietta Highway, Canton, Georgia 30114, Phone: (770) 479-9698

FIELD DATE: 3/12/14	DRAWN BY: OGR
OFFICE DATE: 3/17/14	CHECKED BY: CAE
SCALE: 1"=40'	FILE: P-/C121

BOUNDARY SURVEY FOR:
CIRCLE W CONSTRUCTION
LOT 2, RIVERHILL SUBD.,
BLOCK A, SECTION A, UNIT 1
LOCATED IN L.L.83
1st DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: Circle W Construction Co., Inc.

PETITION No.: V-72

PHONE: 678-873-1860

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: William A. Willis

PRESENT ZONING: R-20

PHONE: 678-873-1860

LAND LOT(S): 83

TITLEHOLDER: Circle W Construction Co., Inc.

DISTRICT: 1

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

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 15 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-72
Hearing Date: 8-13-14

Applicant CIRCLE W CONSTRUCTION CO, INC. Phone # 678-873-1860 E-mail LWILLS2@AOL.COM

WILLIAM A. WILLS Address 613 CLUB LANE, , MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-873-1860 E-mail LWILLS2@AOL.COM
(representative's signature)

Notary Public, Cherokee County, Georgia
My commission expires: My Commission Expires February 28, 2015

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

Titleholder CIRCLE W CONSTRUCTION CO, INC. Phone # 678-873-1860 E-mail LWILLS2@AOL.COM

Signature [Signature] Address: 613 CLUB LANE, MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Cherokee County, Georgia
My commission expires: My Commission Expires February 28, 2015

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

Present Zoning of Property R-20

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

Land Lot(s) B3 District 1ST Size of Tract .50 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 .5 AC Shape of Property REC. Topography of Property GENTLE Other _____

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

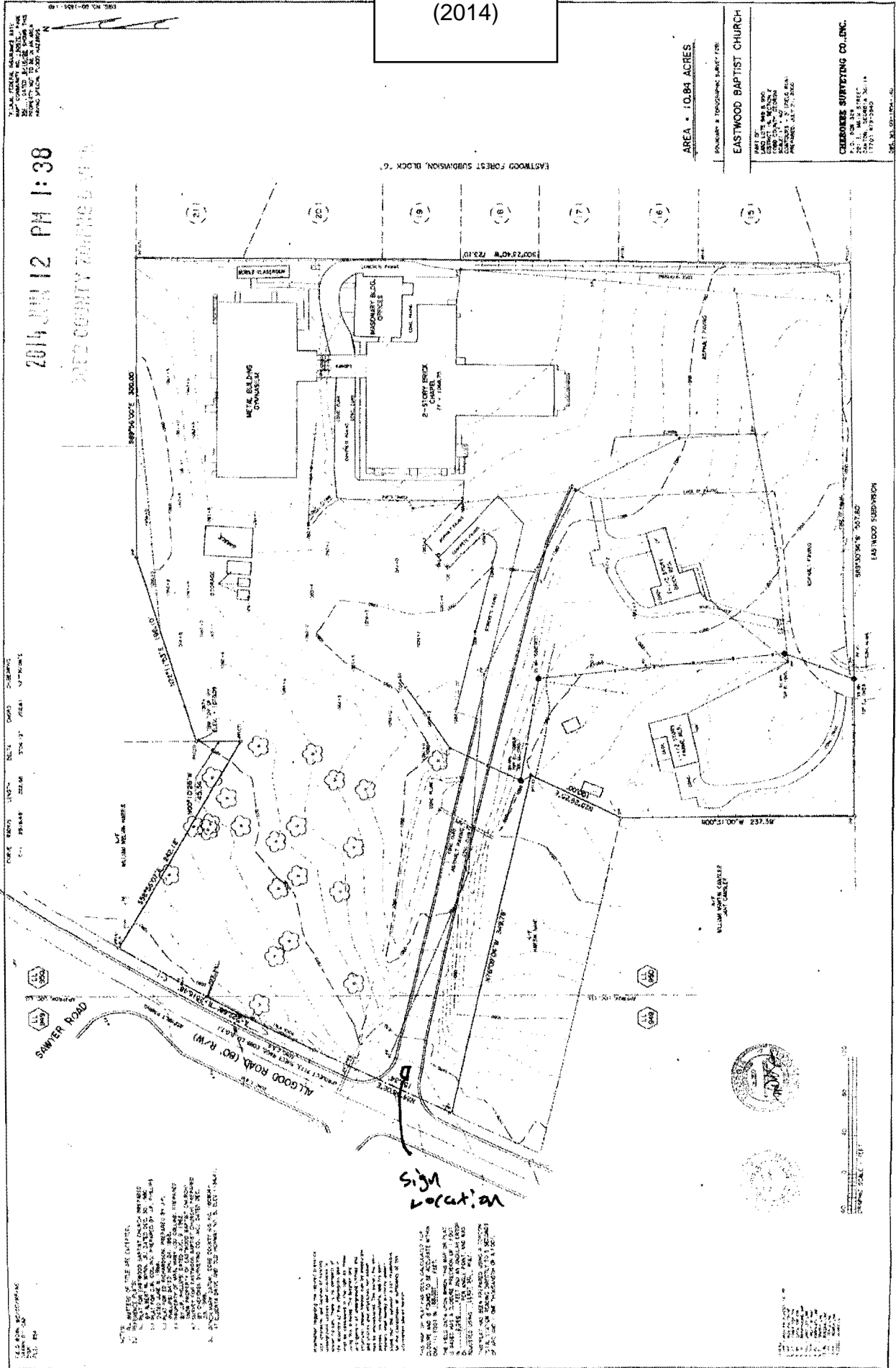
LOT WAS PLATTED BACK IN THE 1960'S WHEN JOHNSON FERRY WAS A TWA LANE RD. THE CURRENT HOME FACES JOHNSON FERRY, WHICH IS NOW A SIX LANE RD. I WOULD LIKE TO DEMOLISH THE CURRENT HOME AND BUILD A NEW HOME FACING RIVER FARM RD. THE CURRENT 35' REAR SET BACK CAUSES A HARDSHIP BECAUSE OF THE REDUCED BUILDABLE FRONTAGE ON RIVER FARM RD.

List type of variance requested: REQUESTING A REDUCTION OF THE REAR SET BACK FROM 35' TO 15'

V-73
(2014)

2014 JUN 12 PM 1:38

DEED COUNTY ZONING 6 (R) (1)



AREA = 10.84 ACRES

EASTWOOD BAPTIST CHURCH

CHESSON SURVEYING CO., INC.

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE FIELD SURVEYOR.

2. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

3. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

4. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

5. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

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18. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

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21. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

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40. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

41. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

42. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

43. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

44. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

45. THE PROPERTY IS TO BE USED FOR CHURCH AND RELATED PURPOSES ONLY.

APPLICANT: Eastwood Baptist Church

PETITION No.: V-73

PHONE: 770-973-9011

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Derek MacArthur

PRESENT ZONING: R-20

PHONE: 770-973-9011

LAND LOT(S): 949, 950

TITLEHOLDER: Eastwood Baptist Church Trust

DISTRICT: 16

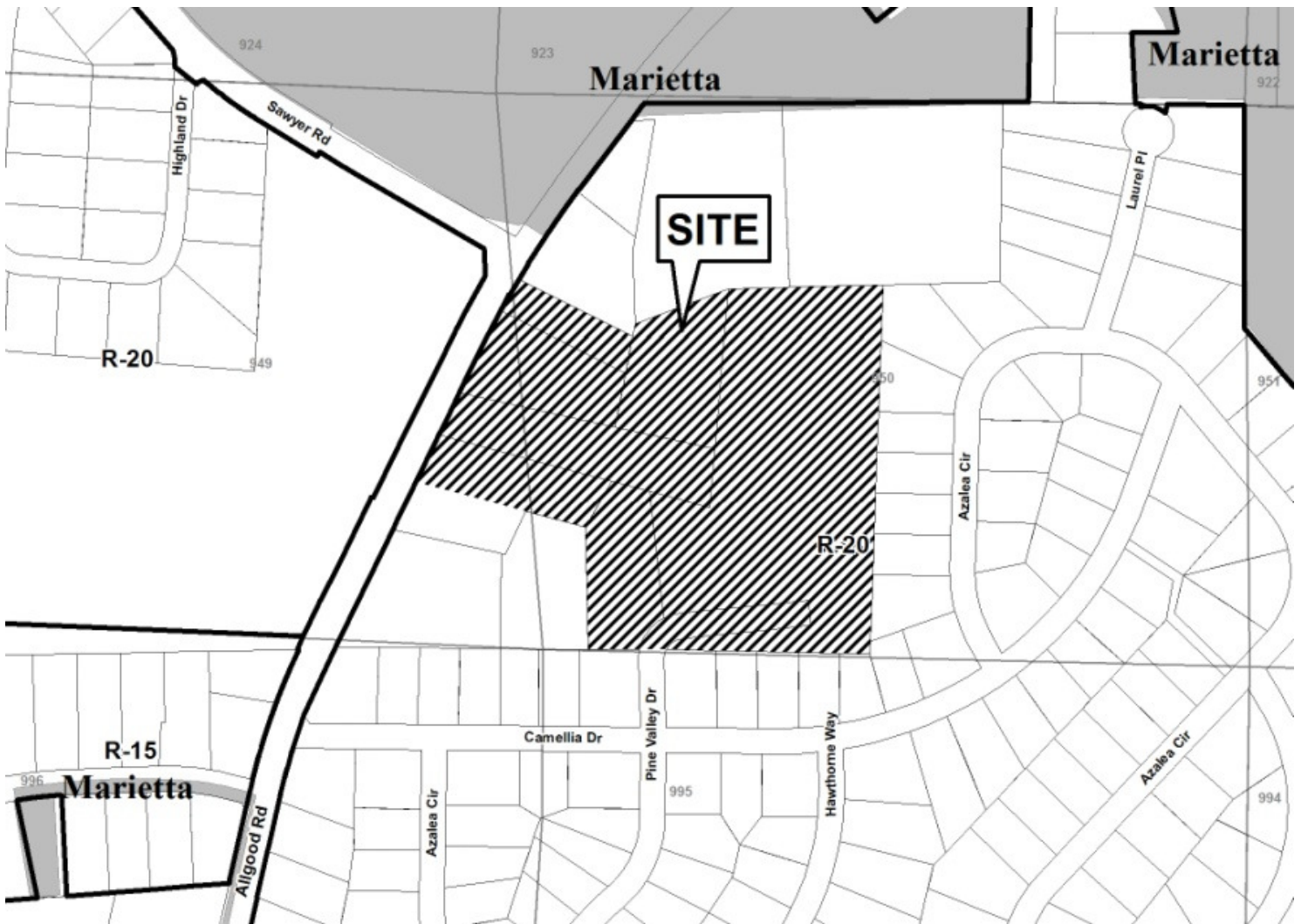
PROPERTY LOCATION: On the east side of
Allgood Road, south of Sawyer Road

SIZE OF TRACT: 10.84 acres

(1150 Allgood Rd).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum height of a sign for nonresidential uses in residential zones from the required 8 feet to 13.5 feet; 2) waive the 50' building setback from 50' to 5' adjacent to the east property line; and 3) reduce the 35' landscape buffer from 35' to zero feet adjacent to the east property line and from 35' to 10' adjacent to the west property line.



Application for Variance

Cobb County

2014 JUN 12 PM 1:37

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-73

Hearing Date: 8-13-14

Eastwood Baptist Church

Applicant Derek MacArthur Phone # 770-973-9011 E-mail derek.macarthur@yahoo.com

Derek MacArthur Address 1150 Allgood Rd Marietta 30062
(representative's name, printed) (street, city, state and zip code)

Derek MacArthur Phone # 770-973-9011 E-mail derek.macarthur@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Adam Budy

Notary Public



Titleholder Donald S. Frank Phone # 770-973-9011 E-mail DSF164@ADL.COM

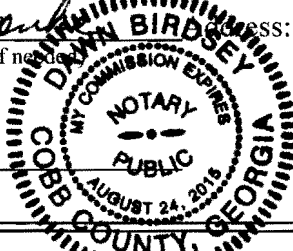
Signature Donald S. Frank Address: 1150 Allgood Rd Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Adam Budy

Notary Public



Present Zoning of Property R-20

Location 1150 Allgood Rd Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 949 + 950 District 16-52 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 R

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 church currently has a 13' high sign and would like to replace it with a nicer updated version. R-20 only allows for an 8' high sign. Based on the location of our sign an 8' high sign would not be seen, our church is not visible from the road so it is essential that our sign be seen.

List type of variance requested: Variance to allow a new sign the same 13' height as the current sign.

Exhibit
V-73
(2014)



JOB NAME: Eastwood Baptist Church
 CLIENT: Fred Goodnight
 PHONE: 404-498-8951
 FAX:
 EMAIL: fgoodnight@eastwoodbaptist.com
 ADDRESS: 42314
 PROOF DATE: 1/10/14
 FILE NAME: Kimberly
 DESIGNER:
 SCALE:

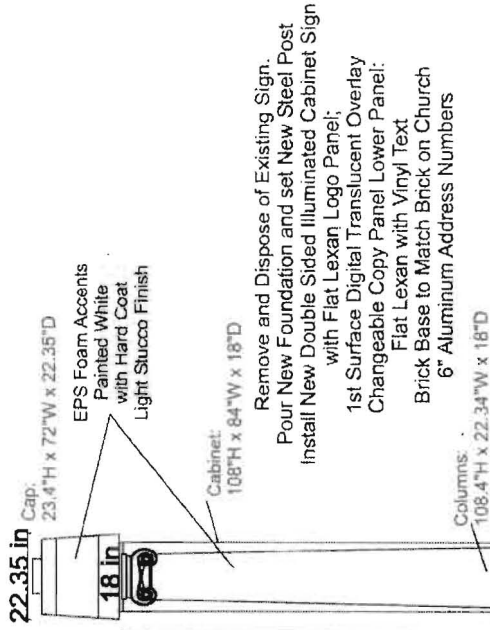
CUSTOMER APPROVAL:
 DATE:

This document is owned by, and the information contained in it is proprietary to, Southern Sign Systems, Inc. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Southern Sign Systems, Inc. Holder also agrees to immediately return this document upon request of Southern Sign Systems, Inc.

84"



Sign Area: 63 sq ft
 Structure Area: 140 sq ft



Sign Area: 108"H x 84"W: 643 sq ft
 Structure Area: 161"H x 125.25"W: 140 sq ft

COBB COUNTY ZONING DIVISION

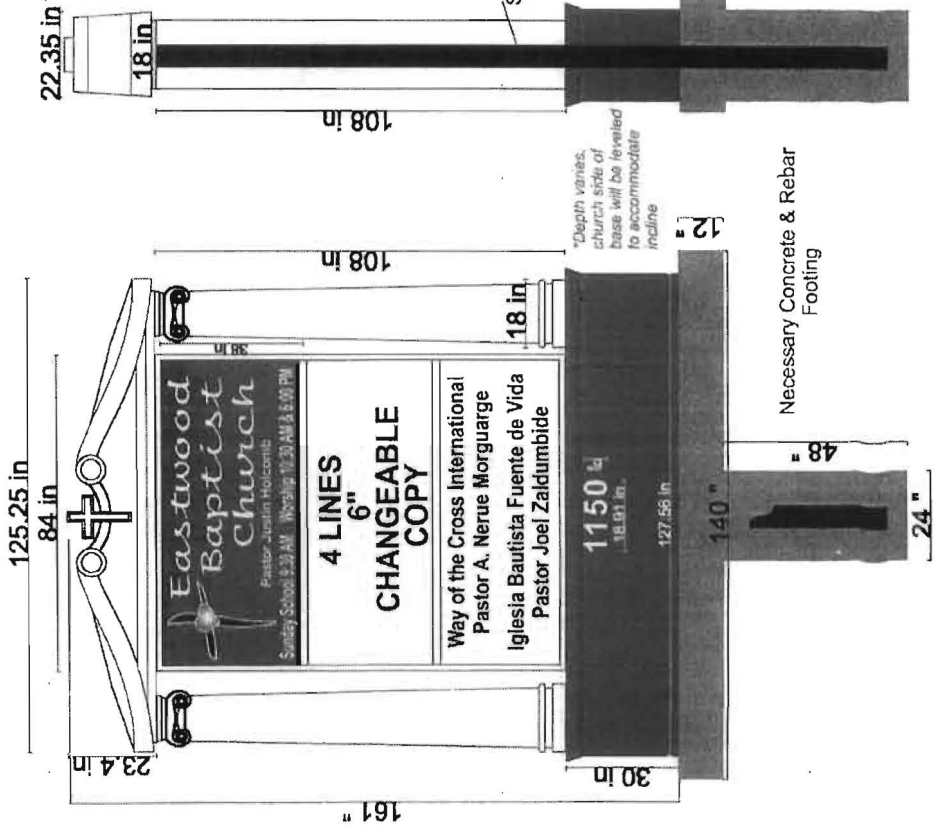
2014 JUN 12 PM 1:37

FILED IN OFFICE
 COBB COUNTY, GEORGIA

Proposed View



Current View



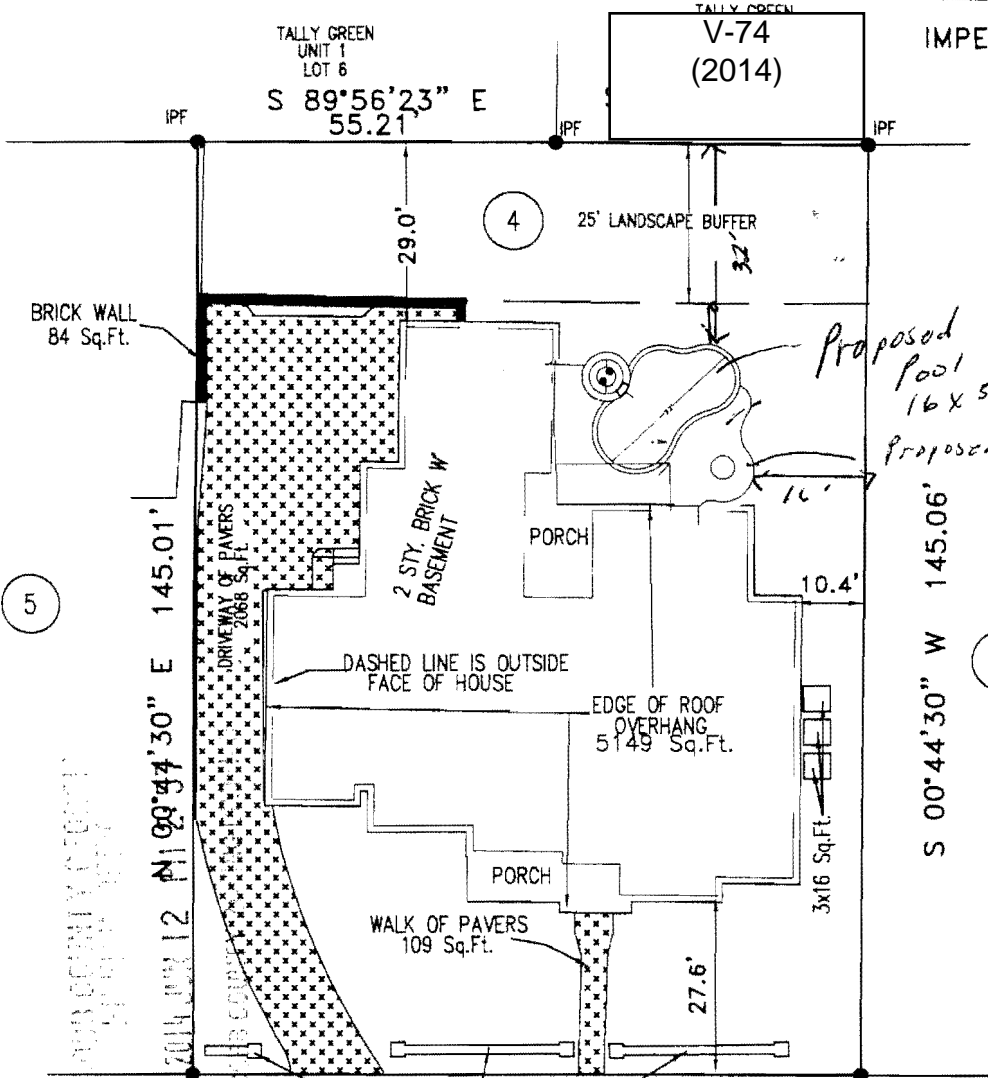
- Remove and Dispose of Existing Sign.
- Pour New Foundation and set New Steel Post with Flat Lexan Logo Panel;
- 1st Surface Digital Translucent Overlay Changeable Copy Panel Lower Panel: Flat Lexan with Vinyl Text
- Brick Base to Match Brick on Church
- 6" Aluminum Address Numbers

TALLY GREEN
UNIT 1
LOT 6

V-74
(2014)

IMPERVIOUS SURFACE INFORMATION:

DESC.	AREA Sq.Ft.
ROOF	5149
DRIVE 2068x0.6=	1240
WALK 109x0.6=	65.4
WALL	84
ROCK WALL	100
A/C PADS	48
TOTAL	6686.4
TOTAL LOT AREA	15,010
% OF IMPERVIOUS	44.5%



IMPERVIOUS CALCULATION

Existing	6686
Pool & Spa	544
Paver Patio	680 *.6= 408
Total	7094
Lot size	15010
% of Impervious	47%

LEGEND

- MONUMENTED PROPERTY CORNER
- R/W RIGHT OF WAY
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET 1/2" REBAR
- IPF IRON PIN FOUND 1/2" REBAR
- LL. LAND LOT
- BL BUILDING LINE

NOTES:

EQUIPMENT = LEICA TS02
FIELD E/C = RADIAL
NO ADJUSTMENT MADE
PLAT E/C = 100000+
CREW = DWS
DRAWN = D.W.S.
MAP DATE : 5-27-2014
FIELD DATE: 5-27-2014

HEYWARD SQUARE PLACE 50' R/W



Swimming Pool

Contractor:

Aqua Design Pools & Spas, LLC
1120 Pilgrim Road
Cumming, GA 30040
770517-1117

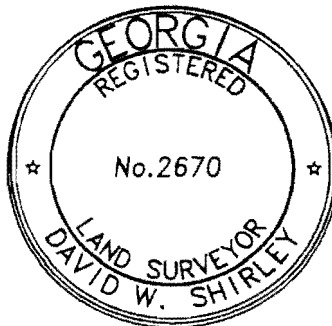
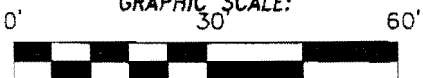
The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

Owner

John J Woods
5474 Heyward Square Place
Marietta, GA 30068
404 386-8853

PREPARED BY:
D&S LAND SURVEYING
PO BOX 4968, CANTON, GA 30114
770 720-4443 LSF#765

DRAWING SCALE: 1" = 30'
GRAPHIC SCALE:



PLAT OF ASBUILT:
HEYWARD SQUARE SUBDIVISION
LOT 4, LAND LOT 226
DISTRICT 01, SECTION 01
COBB COUNTY GEORGIA
PLAT BOOK 250, PAGE 13

DATE 05-27-2014

PROJ. NO. 14-156

APPLICANT: Aqua Design Pools & Spas, LLC

PETITION No.: V-74

PHONE: 770-517-1117

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Delinda Umberger

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 226

TITLEHOLDER: Janelle Blaylock Woods

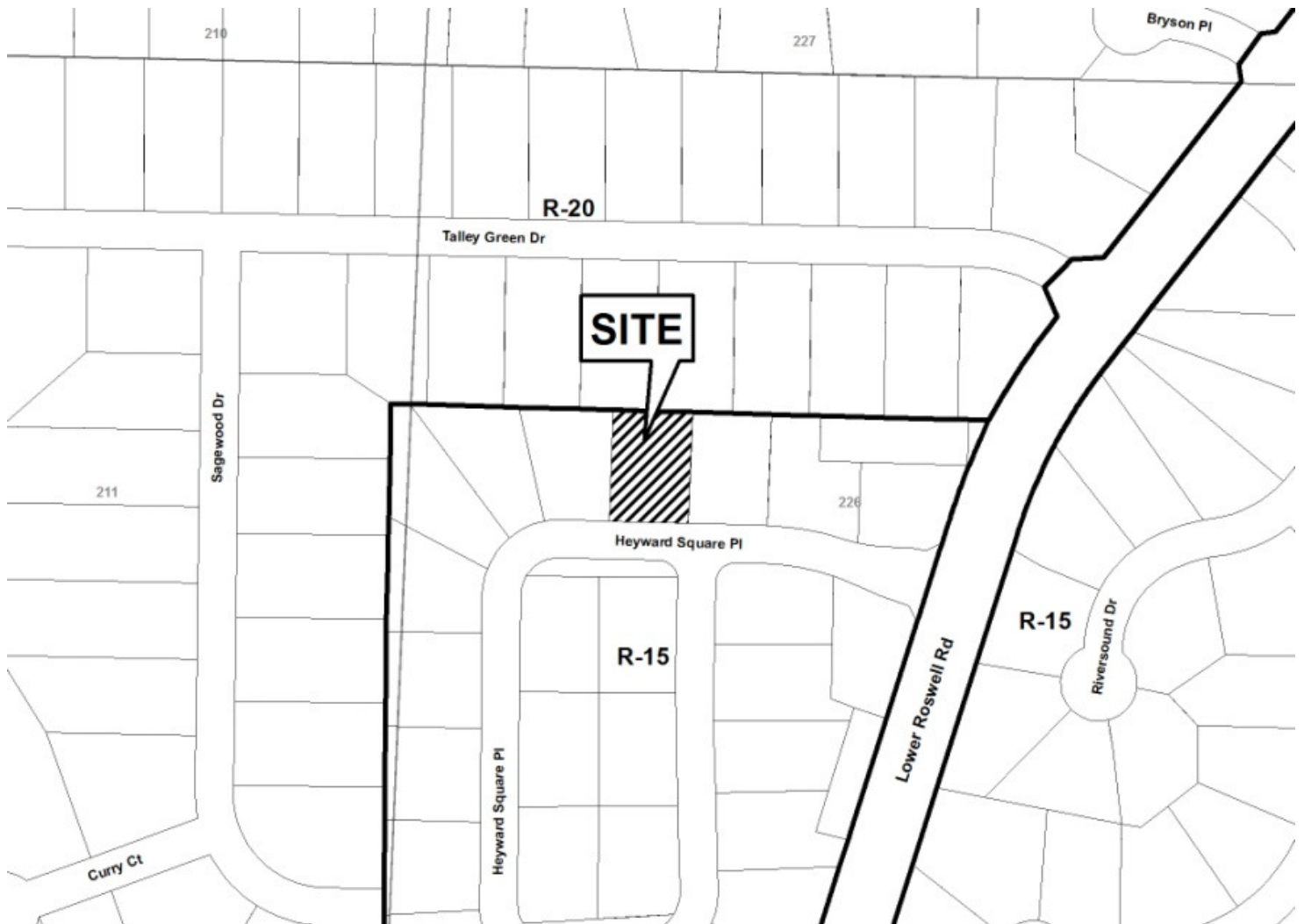
DISTRICT: 1

PROPERTY LOCATION: On the north side of
Heyward Square Place, west of Lower Roswell Road
(5474 Heyward Square Place).

SIZE OF TRACT: 0.35 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 47.5%.



COBB COUNTY ZONING DEPARTMENT
2014 JUN 12 PM 2:57
COBB COUNTY ZONING DEPARTMENT

Application for Variance Cobb County

(type or print clearly)

Application No. V-74
Hearing Date: 8-13-14

Applicant Delinda Umberger Phone # 770-517-1117 E-mail construction@aquadesignpools.com

Aqua Design Pools & Spas, LLC Address 1120 Pilgrim Road, Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-517-1117 E-mail construction@aquadesignpools.com
(representative's signature)

TINA MAILLET
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Aug. 29, 2016

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

My commission expires: 8/29/16

Titleholder John Woods Phone # 770-517-1117 E-mail _____

Signature [Signature] Address: 5474 Heyward Square Place, Marietta GA 30068
(attach additional signatures) (street, city, state and zip code)

JULIE JONES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires January 8, 2017

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

My commission expires: _____

Present Zoning of Property R-15

Location 5474 Heyward Square Place, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

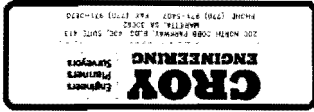
Land Lot(s) 226 District 1st District 2nd Section Size of Tract 0.345 Acre(s)

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 _____

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.
When the Woods purchased their home, their plans included a pool. A pool permit was approved and issued. Several factors led to the postponement of the pool. Without the variance, the homeowner cannot build the pool and install adequate deck around the pool. The proposed pool deck would be pavers. Please see attached approved site plan and permit 2007.

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 47.5%



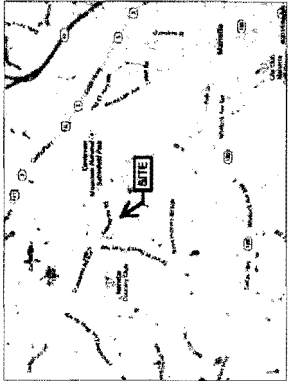
GRADING ONLY PLANS FOR
PARKSIDE
DISTRICT, 2ND SECTION
GEORGIA

V-75
(2014)

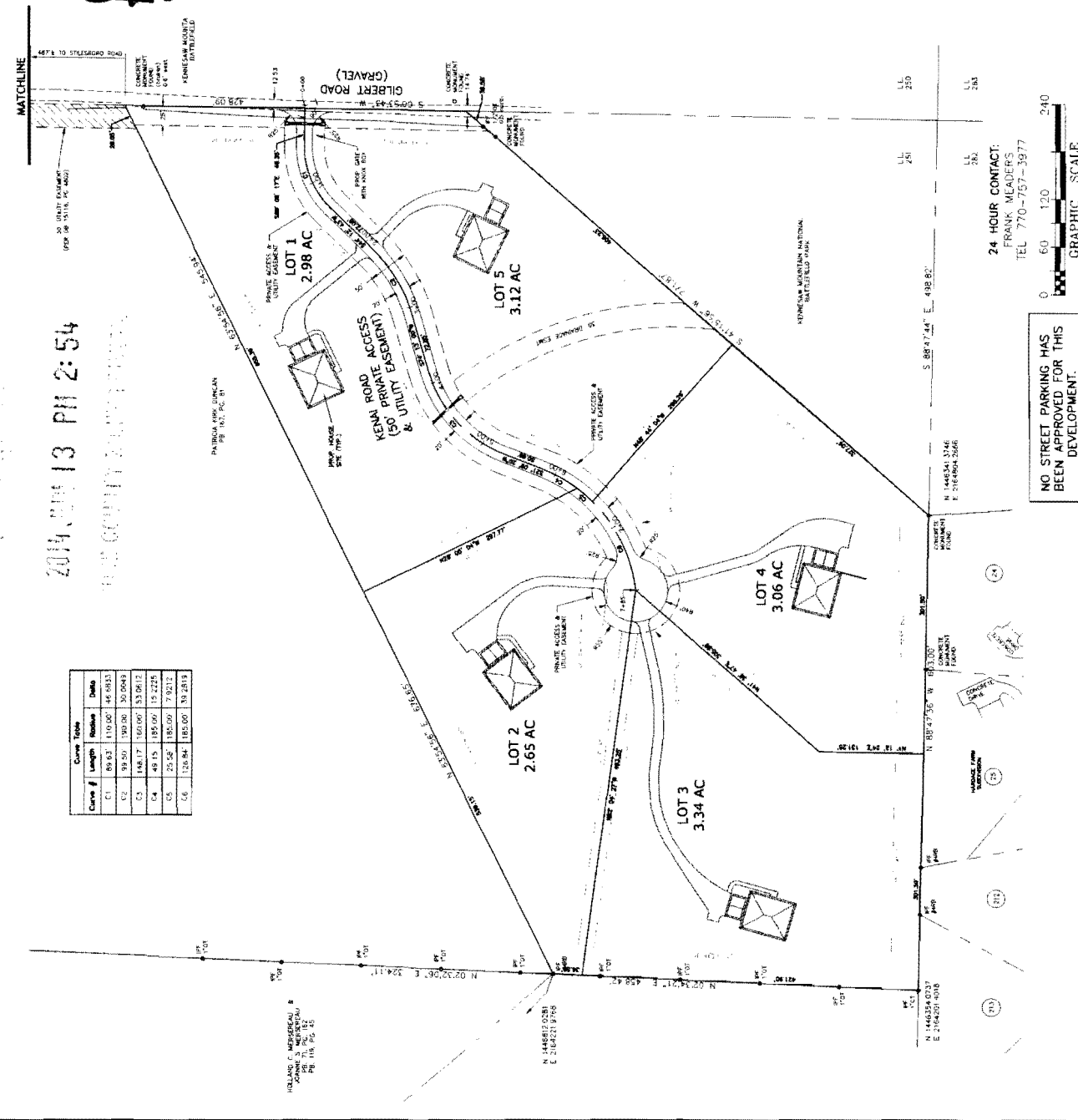
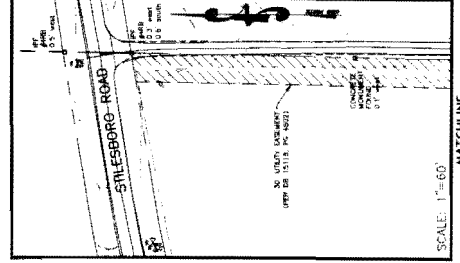
REVISIONS:	DATE	DESCRIPTION



GSWCC CERT #05769
PROJECT # 1336.00
DRAWN BY UNCHECKED BY
DEM MWM
SCALE 1"=60'
DATE 6-11-14
SHEET NUMBER VS-1



- NOTES AND CERTIFICATIONS
- PROPOSED NAME OF RESIDENTIAL SUBDIVISION: THE ESTATES AT PARKSIDE
 - OWNER OF RECORD AND DEVELOPER: DOME FIELD INSURERS, 187 McLAREN GATES DR, FORT WALTON BEACH, FL 32410
 - THIS PLAN WAS PREPARED BASED ON SURVEY DATA PROVIDED BY: DOME CONSULTING, LLC, 1000 W. WINDY HILL, MARIETTA, GA 30064, 770-757-3977
 - AREA SUMMARY:
 - TOTAL AREA OF PARCEL BEING SUBDIVIDED = 15.15 AC
 - AREA BEING SUBDIVIDED FOR RESIDENTIAL USE = 15.15 AC
 - CURRENT ZONING: R-20
 - REQUIRED BUILDING SETBACKS:
 - FRONT = 35 FT
 - SIDE = 10 FT (MINOR)
 - REAR = 35 FT (MAJOR)
 - PROPOSED PRIVATE ACCESS EASEMENT WIDTH = 30 FT
 - ADJACENT ZONING:
 - WEST: R-20 (COBB COUNTY)
 - SOUTH: R-20 (CITY OF MARIETTA)
 - EAST: KENNESAW MOUNTAIN NATIONAL BATTLEFIELD PARK
 - DITCH PROPOSED TO BE LOCATED IN THE CENTER OF THE ROAD WHICH WILL BE USED TO DRAIN THE ROAD AND ADJACENT AREAS. THIS DITCH WILL BE LOCATED IN THE CENTER OF THE ROAD AND WILL BE USED TO DRAIN THE ROAD AND ADJACENT AREAS. THIS DITCH WILL BE LOCATED IN THE CENTER OF THE ROAD AND WILL BE USED TO DRAIN THE ROAD AND ADJACENT AREAS.



2014 JUN 13 PM 2:54

Curve #	Length	Radius	Delta
C1	89.63'	110.00'	145.0533'
C2	99.50'	100.00'	160.0000'
C3	146.17'	100.00'	133.0611'
C4	49.15'	100.00'	15.2225'
C5	25.58'	100.00'	7.9212'
C6	126.84'	100.00'	138.2813'

24 HOUR CONTACT:
FRANK MEADERS
TEL 770-757-3977



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

APPLICANT: Elliott Homes, Ltd.

PETITION No.: V-75

PHONE: 770-423-0293

DATE OF HEARING: 8-13-2014

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 251

TITLEHOLDER: Paragon Partners, LLC

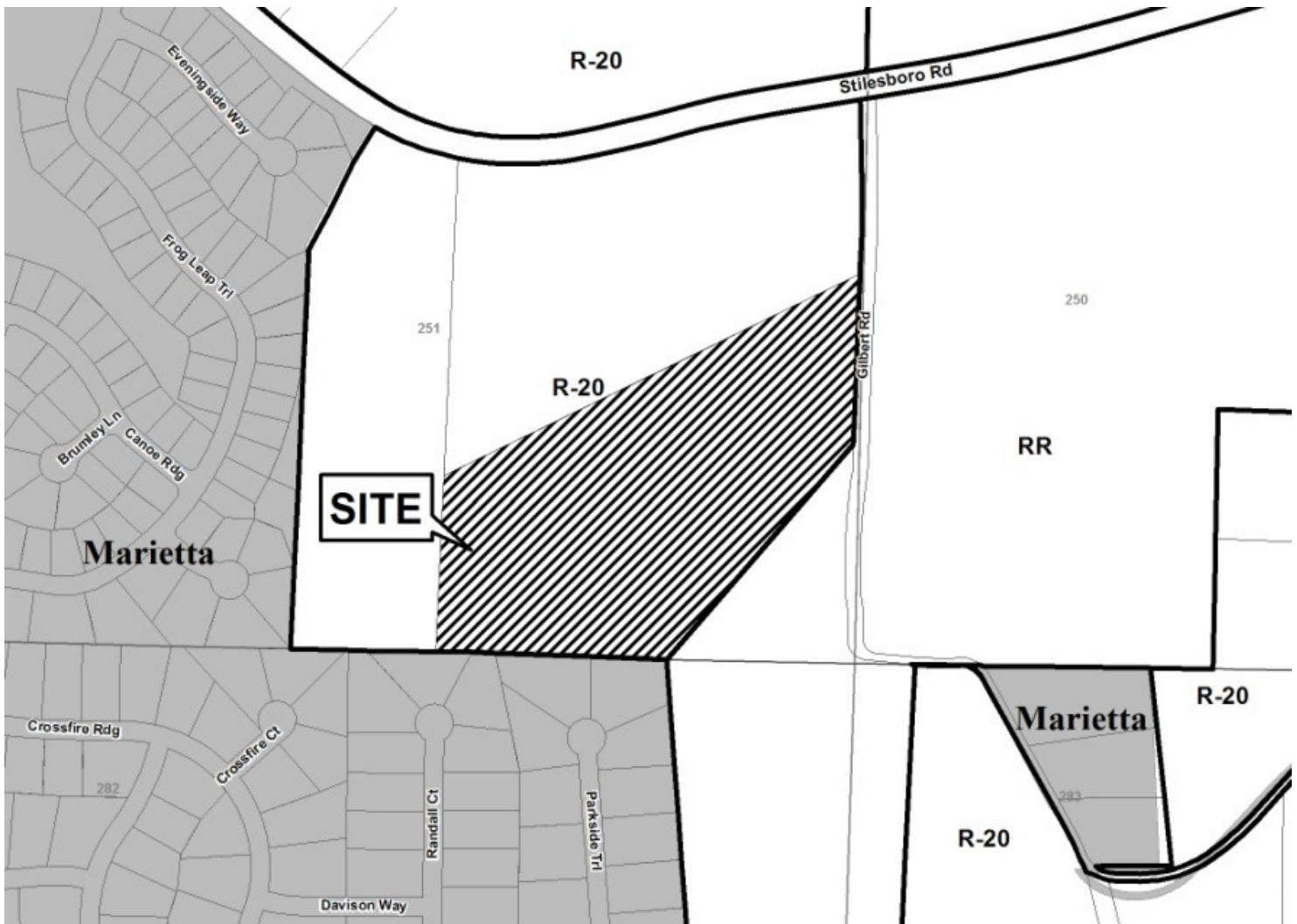
DISTRICT: 20

PROPERTY LOCATION: On the west side of
Gilbert Road, south of Stilesboro Road
(1651 Gilbert Road).

SIZE OF TRACT: 15.14 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) To allow three homes off a private easement for lots 1-3; 2) to allow two homes off a private easement for lots 4 and 5; 3) reduce the width of a private easement from 25' to 15' for lots 1-3; and 4) reduce the width of a private easement from 25' to 15' for lots 4 and 5.



Application for Variance Cobb County

2014 JUN 13 PM 2: 53

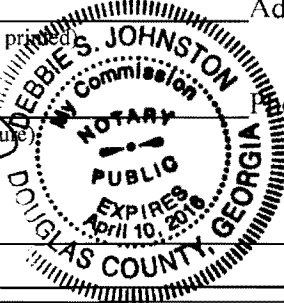
(type or print clearly)

Application No. V- 75
Hearing Date: August 13, 2013

Applicant Elliott Homes, Ltd. Phone # (770) 423-0293 E-mail elliotthomes@bellsouth.net
Sams, Larkin, Huff & Balli, LLP Address 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address Marietta, GA 30064
(representative's name, printed) (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 Paragon Partners, LLC Phone # (310) 966-7593 E-mail mark@paragoninvestors.com

Signature See Attached Address: 409 Santa Monica Boulevard, Suite 2E
(attach additional signatures, if needed) Address: Santa Monica, California 90401
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location The west side of Gilbert Road, south of its intersection with Stilesboro Road.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 251 District 20th Size of Tract 15.14 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).

A literal interpretation or enforcement of Cobb County Zoning Ordinance provisions works a hardship upon the Applicant and Property Owner in view of the fact that Gilbert Road, which has been owned the National Park Service (NPS) since 1939, is a private road and is utilized as an easement traversed by all property owners on Gilbert Road from its intersection with Stilesboro Road to its intersection with Old Mountain Rd.

List type of variance requested: To allow a maximum number of five (5) homes (on Lots ranging from a minimum of 2.5 acres to 3.3 acres) off of Gilbert Road which is a private easement owned by the NPS.