

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 10, 2014

DUE DATE: November 10, 2014

Distributed: October 17, 2014



Cobb County...Expect the Best!

APPLICANT: Cheryl R. Eaves

PHONE: 404-680-9343

REPRESENTATIVE: Cheryl R. Eaves

PHONE: 404-680-9343

TITLEHOLDER: Kyle L. Pickett Special Needs Trust

PROPERTY LOCATION: On the north side of
Anderson Drive, west of Atlanta Road
(2075 Anderson Drive).

PETITION No.: V-116

DATE OF HEARING: 12-10-2014

PRESENT ZONING: R-20

LAND LOT(S): 698

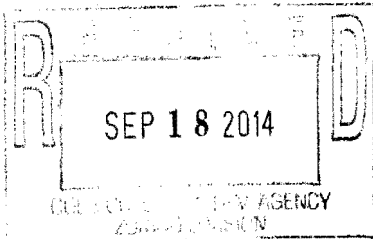
DISTRICT: 17

SIZE OF TRACT: 0.33 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 24 feet; and 2) waive the
impervious surface from a maximum of 35% to 39.2%.





Application for Variance Cobb County

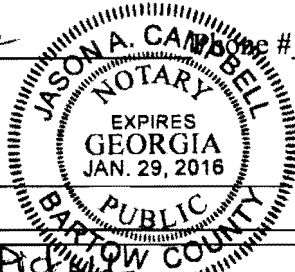
(type or print clearly)

Application No. V-116
Hearing Date: 12-10-14

Applicant Cheryl R. Eaves Phone # 404 680-9343 E-mail creaves2010@att.net
Cheryl R. Eaves Address 3350 Riverwood Pkwy #1900 Atlanta GA
(representative's name, printed) (street, city, state and zip code) 30339

Cheryl R. Eaves E-mail _____
(representative's signature)

My commission expires: _____

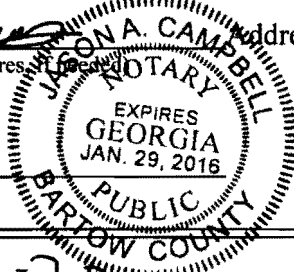


Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Kyle Loga Pickens Special Needs Trust Phone # 404 680-9343 E-mail creaves2010@att.net
Signature Cheryl R. Eaves Address: 2075 Anderson Dr. Smyrna 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property R-20

Location 2075 Anderson Dr. Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1698 District 17 Size of Tract 0.33 Acre(s)

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

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

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

I have had plans modified X3 for past 12 months for this lot. I/we must have a ranch home (only 2803sq ft) because of medical illness/injury and future surgeries. Steps in a home are very dangerous for me (I can provide medical data if needed). The extra 10' is for my larger bedroom to accommodate wheelchair and overnight nurse. The lot is odd shaped and makes it difficult to sit house at the back left corner.

List type of variance requested: Waive the rear setback from the required 35' to 24.1'. Waive additional 280sq ft for rear porch for rolling a wheel chair/using crutches (Impervious)
It is a financial hardship and architects are at a loss to do anything else to fit this house for our medical needs.

Swimming Pool

Contractor:

Aqua Design Pools & Spas, LLC

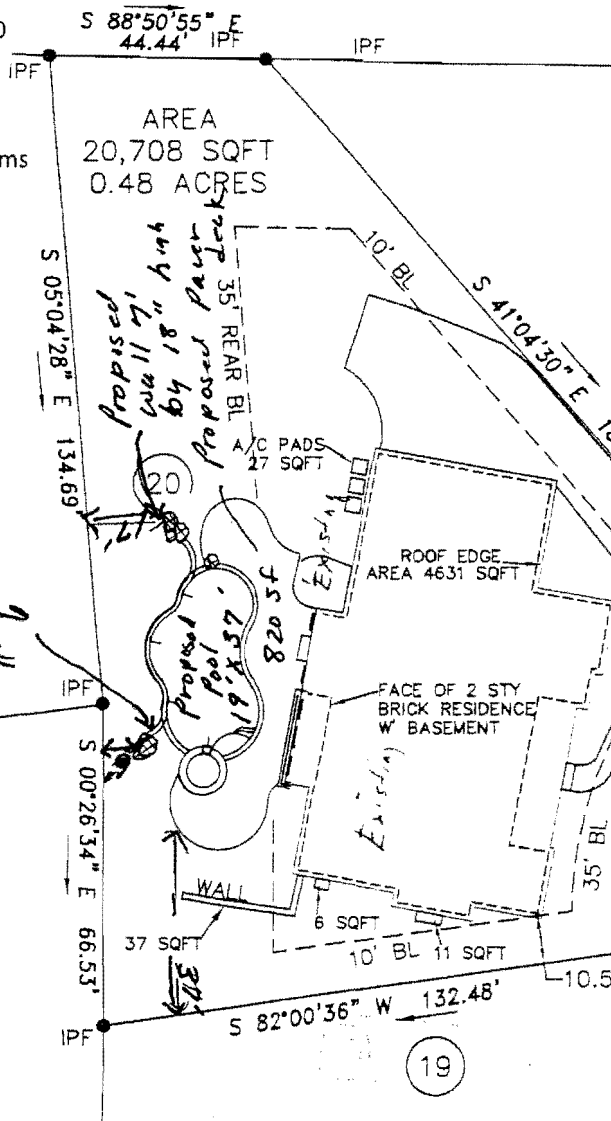
1120 Pilgrim Road
Cumming, GA 30040
770517-1117

Homeowner

Brett & Nicole Williams
1295 Adams Oaks Ct
Marietta, GA 30062

V-117
(2014)

RD BEARING
S 41°45' E



IMPERVIOUS SURFACE INFORMATION:
ROOF = 4631 SQFT
DRIVE = 2111 SQFT
WALK = 178 SQFT
A/C PADS = 27 SQFT
PATIO = 116 SQFT
DOOR PADS & WALL = 59 SQ FT
TOTAL = 7122 SQFT
TOTAL LOT AREA = 20,708 SQFT
7122 / 20708 =
34.39% IMPERVIOUS SURFACE

21

IMPERVIOUS CALCULATION

Existing	7122
Proposed Pool & Spa	658
Proposed wall	13
Proposed Paver Patio	820 * .6 = 492
Total Proposed	505
Total Existing & Proposed	7627
Lot size	20202
38 % Max	7070



OCT - 6 2014

PROPERTY LOCATED IN
LAND LOT 890

DISTRICT 16

SECTION : 2 COUNTY: COBB
STATE OF GEORGIA

FIELD WORK: 03/27/2014

DRAWN: DS

CHECKED: DWS

FIELD E/C = 1' IN 15,000'+

MAP E/C = 1' IN 100,000'+

PLAT OF AS-BUILT SURVEY FOR BRETT & NICOLE WILLIAMS

LOT 20, THE ENCLAVE AT ADAMS OAKS S/D
ADDRESS : 1295 ADAMS OAKS COURT

04/02/2014

THIS PARCEL OF LAND DOES NOT LIE IN
THE 100 YEAR FLOOD PLAIN ACCORDING
TO COBB COUNTY F.I.R.M. MAP#
13067C0126G, DATED 12/16/2008

REFERENCE:

RECORDED PLAT OF SURVEY
IN PLAT BOOK 258, PAGE 99

PREPARED ON 04/03/2014 BY:

D&S LAND SURVEYING

770 720-4443

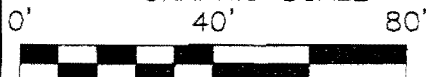
313 RED FOX., PO BOX 4968, CANTON, GA 30114

LEGEND

●	BOUNDARY CORNER
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
IPS	IRON PIN SET
IPF	IRON PIN FOUND
L.L.	LAND LOT
S/D	SUBDIVISION
BL	BUILDING LINE

DRAWING SCALE : 1" = 40'

GRAPHIC SCALE



APPLICANT: Brett and Nicole Williams

PETITION No.: V-117

PHONE: 770-517-1117

DATE OF HEARING: 12-10-2014

REPRESENTATIVE: Faye Y. Colbert

PRESENT ZONING: R-20

PHONE: 770-517-1117

LAND LOT(S): 911

TITLEHOLDER: Nicole M. Williams

DISTRICT: 16

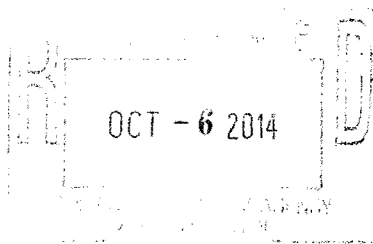
PROPERTY LOCATION: At the northern terminus
of Adams Oak Court, north of Adams Oak Lane
(1295 Adams Oak Court).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the impervious surface from a maximum of 35% to 38%.





Application for Variance Cobb County

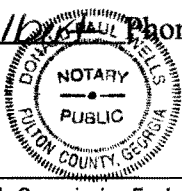
(type or print clearly)

Application No. V-117
Hearing Date: 12-10-14

Applicant Brett and Nicole Williams Phone # 770-517-1117 E-mail construction@aquadesignpool.com

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

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



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

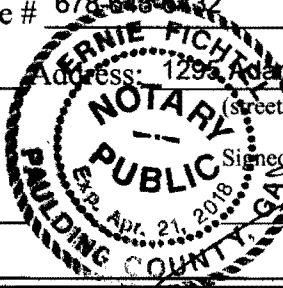
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Brett & Nicole Williams Phone # 678-648-6432 E-mail construction@aquadesignpools.com

Signature Brett M. Williams Address: 1295 Adams Oaks Court, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Nicole M. Williams

My commission expires: 04/21/2018
Signed, sealed and delivered in presence of:
[Signature]
Notary Public



Present Zoning of Property R-20

Location 1295 Adams Oaks Court, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 890 District 16 Size of Tract .475 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Without the variance, the homeowner will not be able to install adequate deck around the swimming pool. The proposed pool deck would be pavers

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 38%

V-118
(2014)

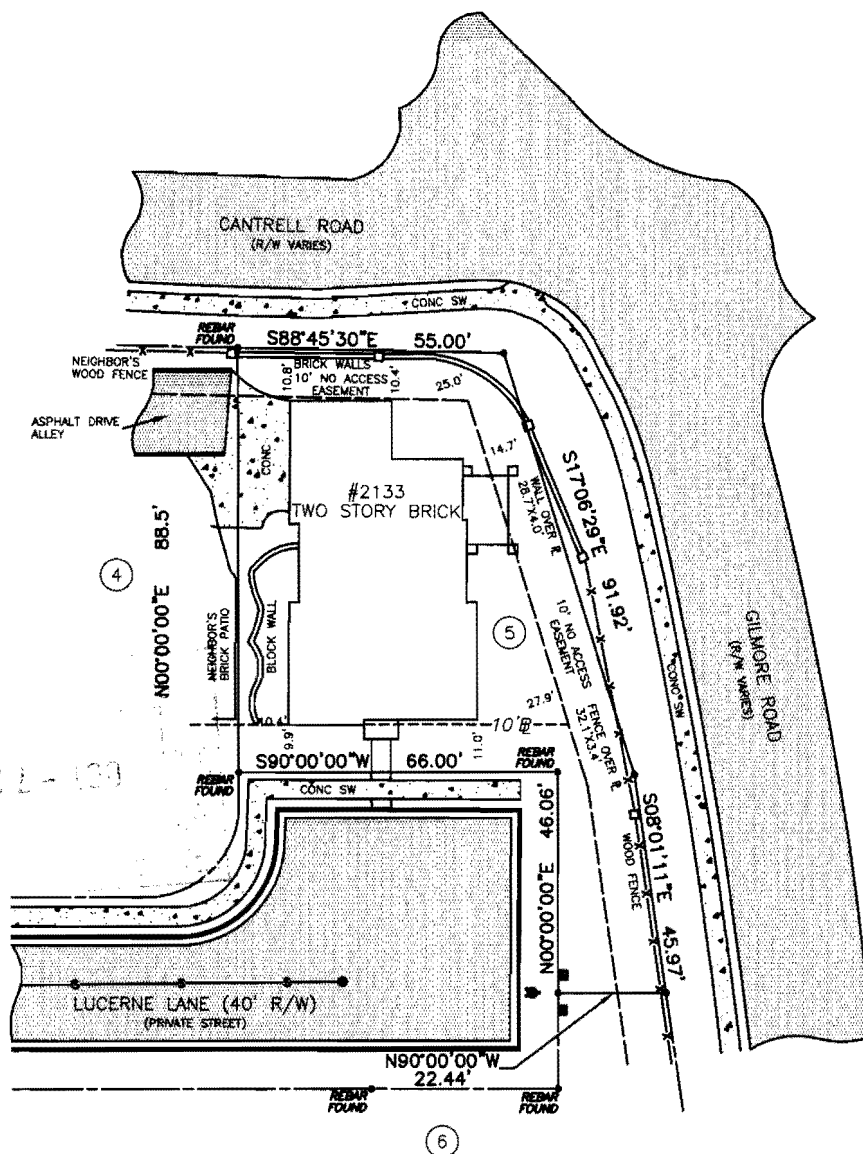
SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. THIS PLAT NOT INTENDED FOR RECORDING.



LEGEND

—	DENOTES PROPERTY LINE
— X —	DENOTES RIGHT-OF-WAY
—	DENOTES CENTERLINE
—	DENOTES BACK OF CURB
—	DENOTES GUTTER
—	DENOTES EDGE OF PAVING
—	DENOTES TOP OF WALL
—	DENOTES BOTTOM OF WALL
—	DENOTES FENCE
—	DENOTES REINFORCED CONCRETE PIPE
—	DENOTES CORRUGATED METAL PIPE
—	DENOTES POWER POLE
—	DENOTES LIGHT POLE
—	DENOTES GUY WIRE
—	DENOTES POWER LINE
—	DENOTES POWER METER
—	DENOTES AIR CONDITION
—	DENOTES TELEPHONE BOX
—	DENOTES GAS METER
—	DENOTES GAS VALVE
—	DENOTES GAS LINE MARKER
—	DENOTES WATER METER
—	DENOTES WATER VALVE
—	DENOTES FIRE HYDRANT
—	DENOTES MONITORING WELL
—	DENOTES HEADWALL
—	DENOTES JUNCTION BOX
—	DENOTES DROP INLET
—	DENOTES SANITARY SEWER LINE
—	DENOTES SANITARY SEWER MANHOLE
—	DENOTES CLEAN OUT

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF CURTIS J. DASHIELL
DEED BOOK 18002 PAGE 253
COBB COUNTY, GEORGIA RECORDS



No.	Revision	Date
1		

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

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

In my opinion this plat is a correct representation of the land platted.



Michael R. Niles
Georgia RLS #2040
Member SAGSOG
JOB#237822

TOTAL AREA= 0.158± ACRES
OR 6,891± SQ.FT.

2133 LUCERNE LANE
SMYRNA, GEORGIA

SURVEY FOR
CURTIS J. DASHIELL

LOT 5
WEST VININGS PLACE

LAND LOT 746
DISTRICT 17TH. 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 9-26-14
FIELD: 9-24-14 SCALE: 1"=20'

PG 194
PGS 98-99

APPLICANT: Curtis J. Dashiell

PHONE: 404-944-8707

REPRESENTATIVE: Curtis J. Dashiell

PHONE: 404-944-8707

TITLEHOLDER: Curtis J. Dashiell Revocable Trust

PROPERTY LOCATION: On the north side of

Lucerne Lane, west of Gilmore Road, south of Cantrell Road

(2133 Lucerne Lane).

PETITION No.: V-118

DATE OF HEARING: 12-10-2014

PRESENT ZONING: RM-8

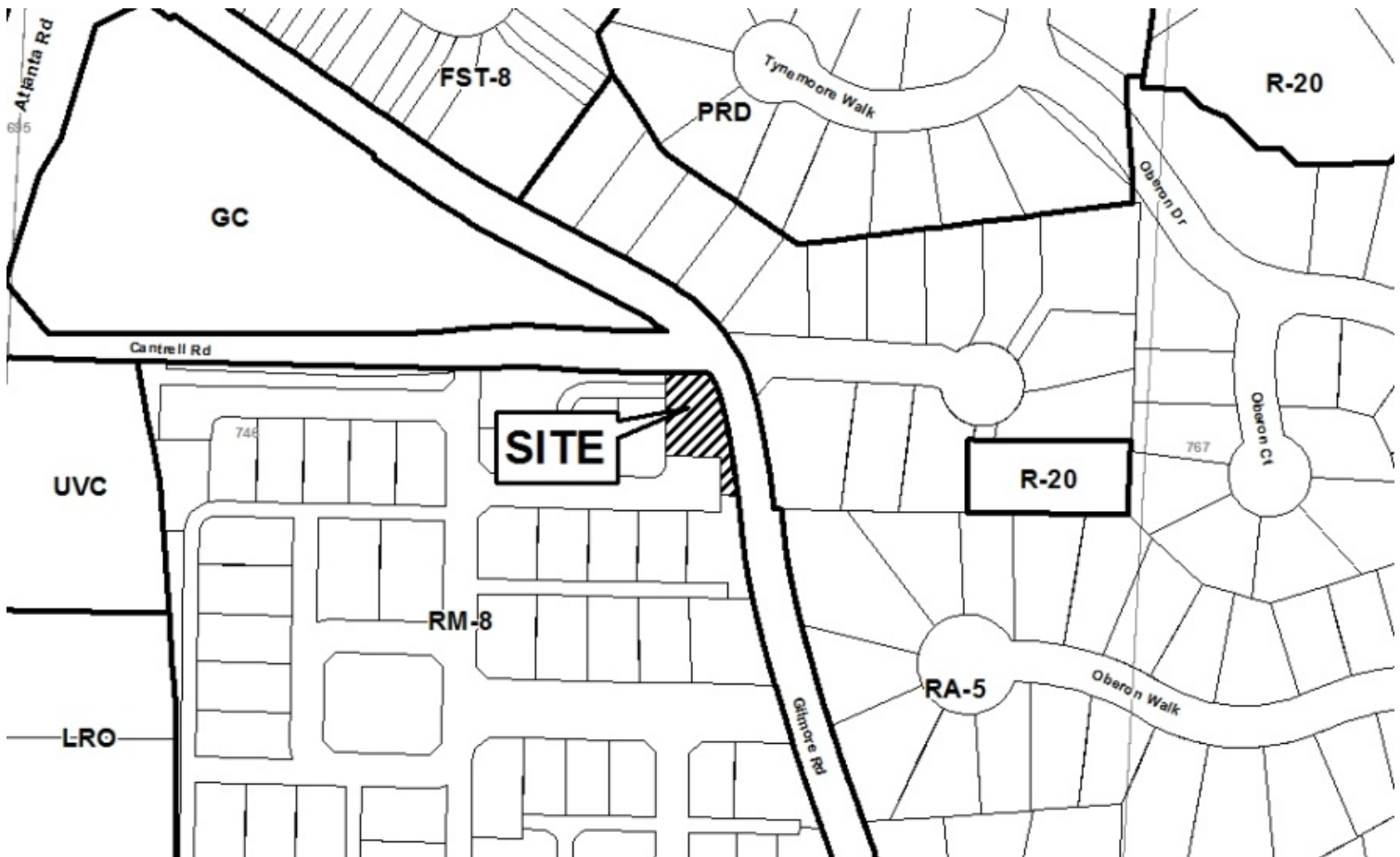
LAND LOT(S): 746

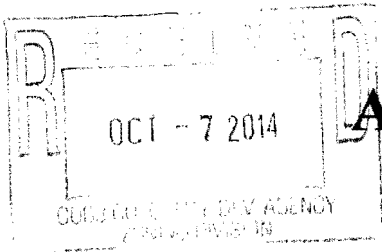
DISTRICT: 17

SIZE OF TRACT: 0.16 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 10 feet to 5 feet.





Application for Variance Cobb County

(type or print clearly)

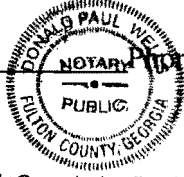
Application No. V-118

Hearing Date: 12-10-14

Applicant Curtis J Dashie II Phone # 404 944 8707 E-mail curtdashie11@gmail.com

Address 2133 Lucerne Ln Smyrna GA 30080
(street, city, state and zip code)

(representative's name, printed)
CJ Dashie II
(representative's signature)



Phone # above

E-mail same as above

My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells

Notary Public

Titleholder Curtis J Dashie II Phone # same as above E-mail curtdashie11@gmail.com

Signature CJ Dashie II Address: 2133 Lucerne Ln Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



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 RM-8

Location 2133 Lucerne Ln Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 746 District 17 Size of Tract 0.158 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).

Need protection from weather when entering or exiting home.

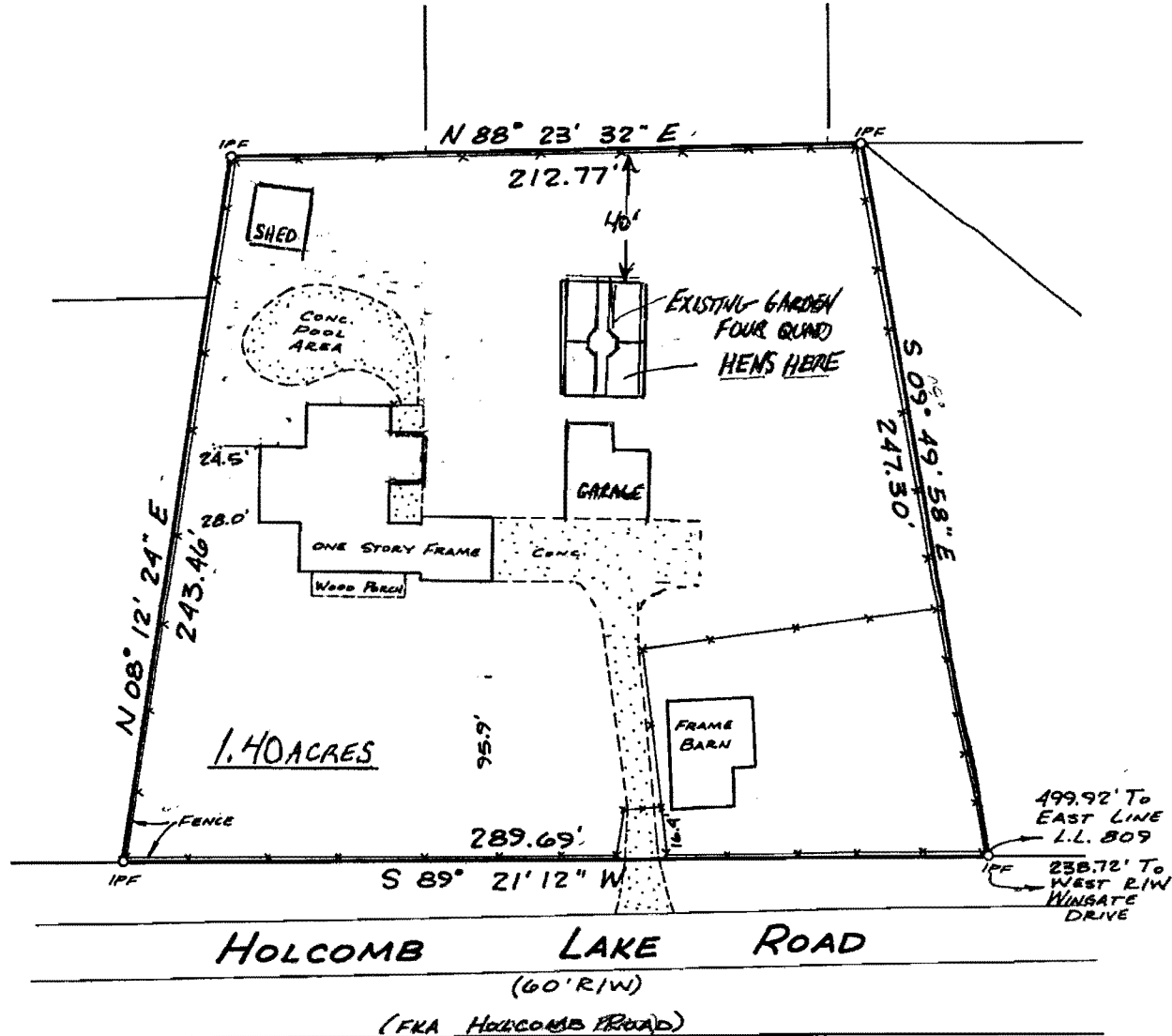
List type of variance requested: Need setback reduced from 10 feet to 5 feet for columns for covered porch.

V-119
(2014)

THE FIELD DATA WERE OBTAINED BY THE FOLLOWING METHODS:
CLOSED PROVISION BY ONE FOOT IN 10,000
FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE
POINT, AND WAS ADJUSTED BY THE CRANFIELD'S RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000
FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED
BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM
A SINGLE MAGNETIC OBSERVATION.

007 - 9 2014

N



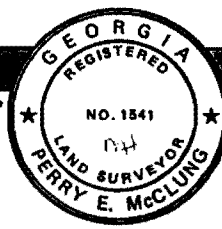
McLUNG
SURVEYING INC.

1545 HOLCOMB LAKE ROAD

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

In my opinion this plat is a correct representation of the land plotted.

Perry E. McClung
Perry E. McClung, Surveyor



1/27/10
Fences should not be placed using side dimensions from house.

PROPERTY OF
DAVID M. BLAUVELT
KATRINA D. BLAUVELT

40'

LAND LOT 809
DISTRICT 16TH SECTION 2ND
COUNTY COBB
GEORGIA

DATE 7-28-95 SCALE 1" = 40'

DB 6102 PG 314
PB PG
MM

APPLICANT: David and Katrina Blauvelt

PHONE: 404-200-6998

REPRESENTATIVE: Katrina Blauvelt

PHONE: 404-200-6998

TITLEHOLDER: David M. and Katrina D. Blauvelt

PROPERTY LOCATION: On the north side of
Holcomb Lake Road, east of Scufflegrit Road
(1545 Holcomb Lake Road).

PETITION No.: V-119

DATE OF HEARING: 12-10-2014

PRESENT ZONING: R-30

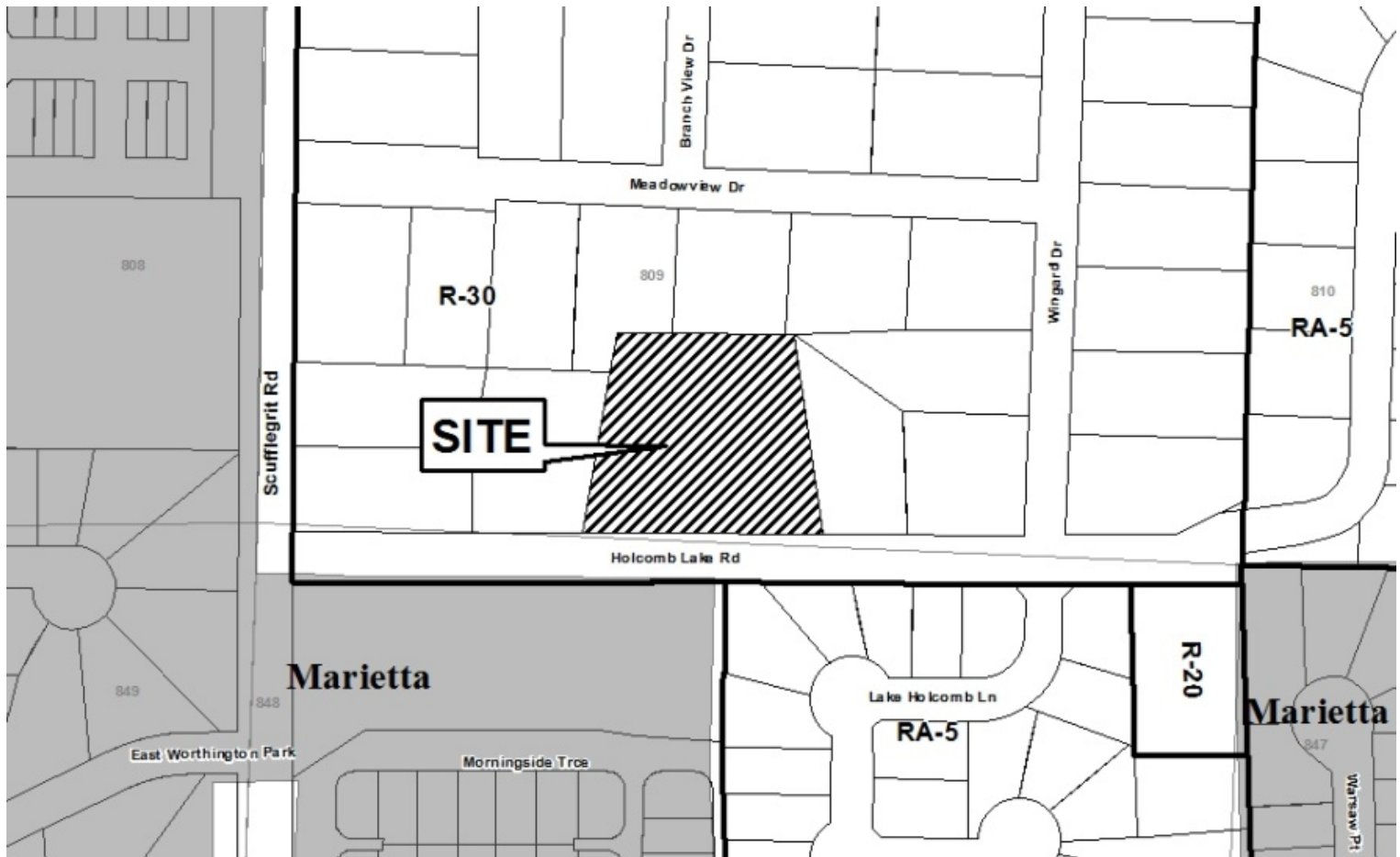
LAND LOT(S): 809

DISTRICT: 16

SIZE OF TRACT: 1.4 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.



Application for Variance

Cobb County

(type or print clearly)

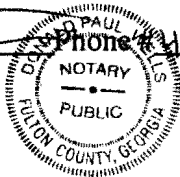
OCT - 9 2014

Application No. V-719

Hearing Date: 12-10-14

Applicant David + Katrina Blumett Phone # 404-200-6998 E-mail Katrina.Blumett@gmail.com
Katrina Blumett Address 1545 Holcomb Lake Rd Marietta GA
(representative's name, printed) (street, city, state and zip code) 30062

[Signature] Phone # 404-200-6998 E-mail Katrina.Blumett@gmail.com
(representative's signature)



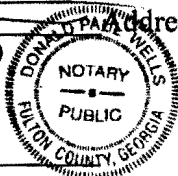
Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 24, 2017

[Signature]
Notary Public

Titleholder Katrina Blumett Phone # 404-200-6998 E-mail Katrina.Blumett@gmail.com
Signature [Signature] Address: 1545 Holcomb Lake Rd Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062



Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 24, 2017

[Signature]
Notary Public

Present Zoning of Property R30

Location 1545 Holcomb Lake Rd Marietta GA 30062 off of
(street address, if applicable; nearest intersection, etc.) Southpark

Land Lot(s) 809 District 16th Size of Tract 1.40 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 1.4 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).

List type of variance requested: _____

Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 2-4.
2. Have you mailed a notice of your application and its information to your Homeowners Association (if such exists. Instructions for identifying whether or not Homeowners Associations exist are available for downloading via the Community Development webpage. YES ___ NO NO HON
3. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES ✓ NO ____.

[Signature]
Signature

Kathleen Blauvelt
Print Name

County Code adopted by the Board of Commissioners March 11, 2014:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) The poultry shall be kept/ maintained within a fenced area to the rear of the house;
- (b) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (c) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (d) The poultry shall not cause a nuisance, as defined by State Law;
- (e) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (f) The slaughter of any hen on site is strictly prohibited;
- (g) The fee for the variance application shall be \$150.00; renewal fees shall be \$100.00
- (h) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for up to 2 year terms thereafter;
- (i) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section.

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on March 11, 2014. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section. The BOC determination will take place the following month at the scheduled Zoning Hearing.

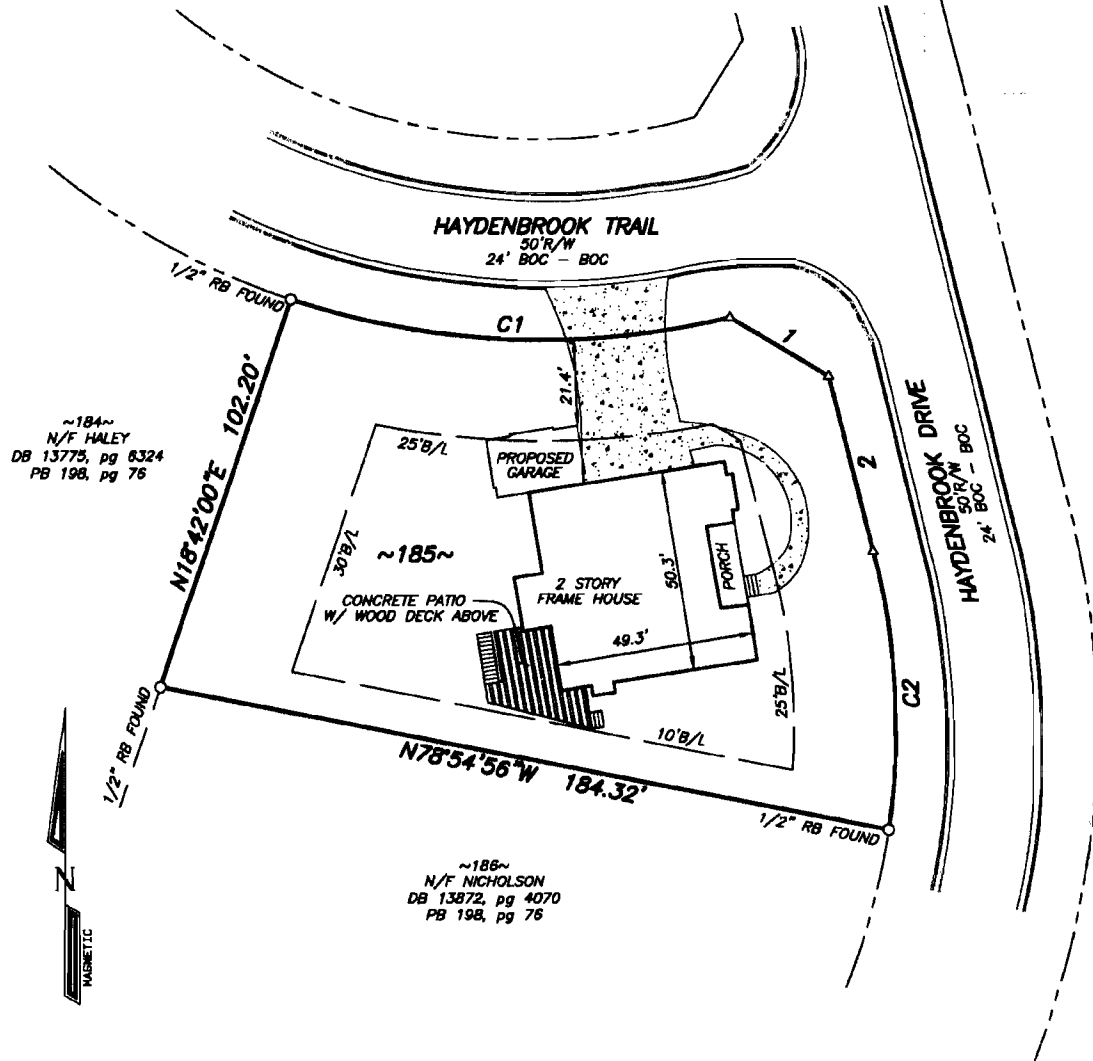
V-120
(2014)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	194.31'	110.89'	109.39'	S87°36'11"E
C2	179.95'	70.00'	69.56'	S02°57'22"E

EXISTING IMPERVIOUS AREA: 24.3%
PROPOSED IMPERVIOUS: 26.3%

LINE	BEARING	DISTANCE
1	S59°00'00"E	28.33'
2	S14°06'00"E	44.98'

OCT - 9 2014



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130082
PAGE 0014 G, DATED 12/18/08
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 198, PAGE 78

ALL MATTERS OF TITLE ARE
EXCEPTED.

SURVEY FOR:

**GRANT J. SMITH &
SHANNON C. SMITH**

BROOKSTONE		
LOT- 185	P.D. 1	UNIT XXIII
LAND LOT- 194		
DISTRICT- 20th	SECTION- 2nd	
COUNTY- COBB	STATE- GEORGIA	
DATE- JULY 18, 2014	SCALE 1"= 30'	
REVISED-	B KR29-14	

APPLICANT: Shannon C. Smith

PHONE: 770-919-1569

REPRESENTATIVE: Shannon C. Smith

PHONE: 678-471-5245

TITLEHOLDER: Grant J. and Shannon C. Smith

PROPERTY LOCATION: At the southwest corner of
Haydenbrook Drive and Haydenbrook Trail
(1971 Haydenbrook Trail).

PETITION No.: V-120

DATE OF HEARING: 12-10-2014

PRESENT ZONING: PD

LAND LOT(S): 194

DISTRICT: 20

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the major side setback from the required 25 feet to 21.4 feet adjacent to the
north property line.



Application for Variance Cobb County

OCT - 9 2014

(type or print clearly)

Application No. V-120
Hearing Date: 12-10-14

Applicant Shannon C. Smith Phone # 770 919-1569 E-mail ShannonCCSmith@yahoo.com
Shannon C. Smith Address 1971 Haydenbrook Trail NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Shannon C. Smith Phone # 678-471-5245 E-mail ShannonSmith@yahoo.com
(representative's signature)

My commission expires: 8/2016

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

Applicant Shannon C. Smith Phone # 678-471-5245 E-mail _____
Shannon C. Smith Address: 1971 Haydenbrook Trail NW
(street, city, state and zip code) Acworth 30101

My commission expires: 3/1/16
Signed, sealed and delivered in presence of:
Michelle
Notary Public

Present Zoning of Property PRD
Location 1971 Haydenbrook Trail NW (Haydenbrook Trail & Haydenbrook Drive)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 194 District 20th Size of Tract .40 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.

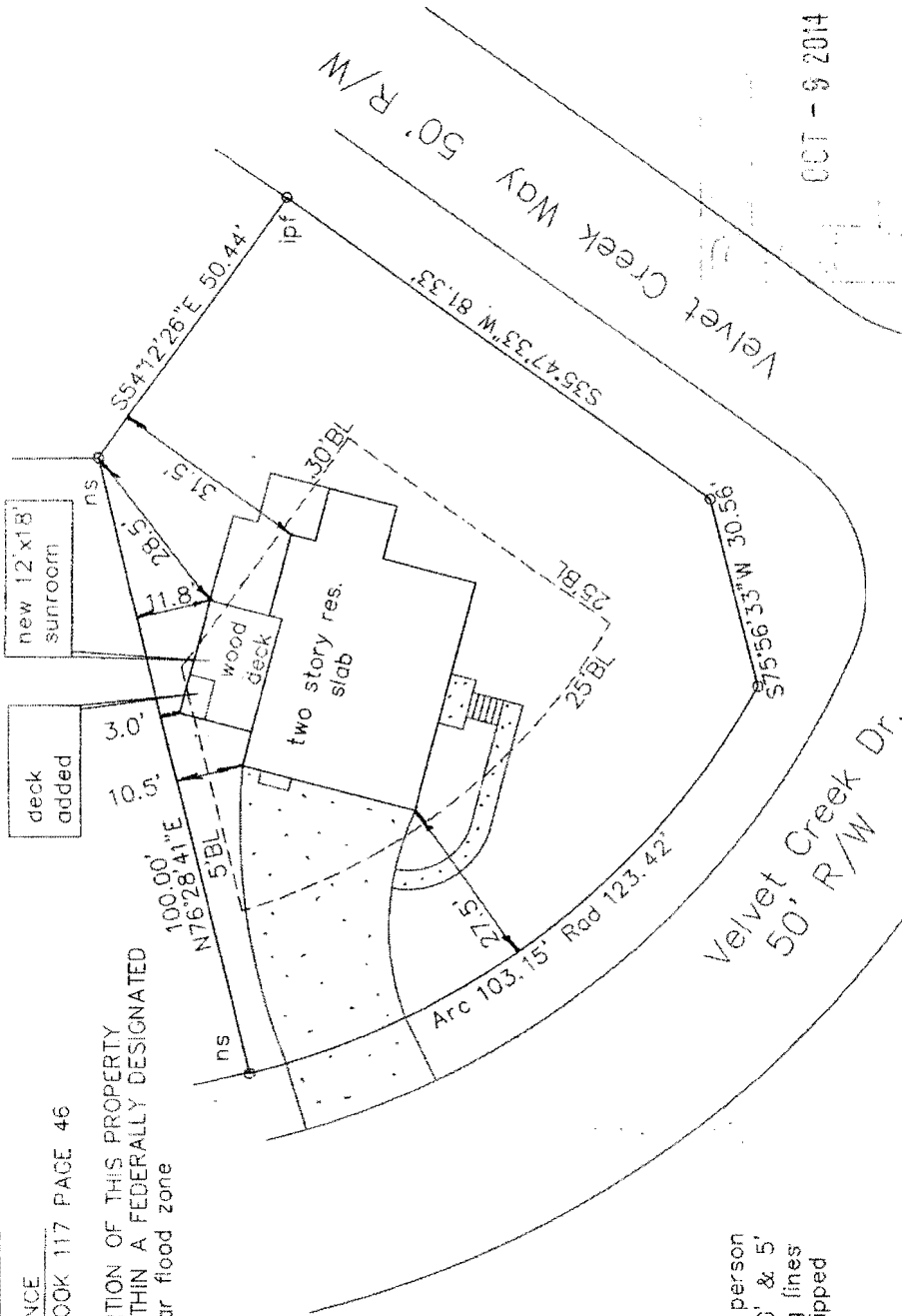
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

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.

With the property being a corner lot there is no place to construct the detached garage w/out encroaching into setback. We are requesting the minimum necessary.

List type of variance requested: Encroach into setback by 3'

NO PORTION OF THIS PROPERTY
LIES WITHIN A FEDERALLY DESIGNATED
100 year flood zone



zoning person
said 30' & 5'
building lines
were flipped



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN $\frac{10000}{100000}$ FEET AND AN ANGULAR
ERROR OF $\frac{3}{100000}$ PER ANGLE POINT
THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
 $\frac{100000}{100000}$ FEET

EQUIPMENT USED: TOPCON GTS-2

JOHNSON
SURVEYING

4585 River Parkway
Unit "F"
Atlanta Ga. 30339
678-557-1449

LAND LOT 774
DISTRICT 19, Sec. 2
Cobb County, Ga.
Hidden Creek
Phase One
Lot 21
3412 Velvet Creek Dr.

DATE: 7-15-2014

SCALE: 1"=30'

JOB NO: 14-63

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- C=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE

30' 15' 0'

GRAPHIC SCALE IN FEET

V-121
(2014)

OCT - 9 2014

survey for

Mildred Kreske

APPLICANT: Gerald J. Kreske

PETITION No.: V-121

PHONE: 404-395-9595

DATE OF HEARING: 12-10-2014

REPRESENTATIVE: John Lawless

PRESENT ZONING: RA-4

PHONE: 404-395-9595

LAND LOT(S): 774

TITLEHOLDER: Gerald John and Janet C. Kreske

DISTRICT: 19

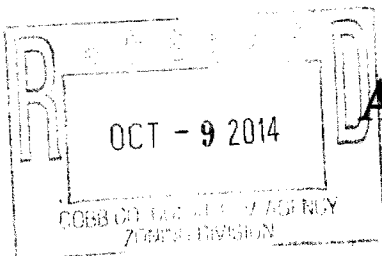
PROPERTY LOCATION: At the northwest corner of
Velvet Creek Way and Velvet Creek Drive
(3412 Velvet Creek Drive).

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback from the required 5 feet to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 28.5 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. 1-121
Hearing Date: 12-10-14

Applicant GERALD J. KRESKE Phone (404) 955-8875 E-mail GERALDKRESKE7100@COMCAST.NET
JOHN LAWLESS Address 3412 VELVET CREEK DR SW, MARIETTA, GA 30008
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: 12 May 2018

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

Titleholder GERALD JOHN KRESKE Phone # 404-395-9595 E-mail GERALDKRESKE@COMCAST.NET
Signature [Signature] Address: 3412 VELVET CREEK DR SW, MARIETTA, GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)
My commission expires: 12 May 2018
Signed, sealed and delivered in presence of [Signature]
Notary Public

Present Zoning of Property _____
Location 3412 VELVET CREEK DR SW, MARIETTA, GA 30008
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 774 District 19th 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 _____

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).

Reduce Rear Setback from 30' to 3' in order to
Build 19x12 sunroom on existing deck

List type of variance requested: _____

V-122
(2014)

TWIN PEAKS
ARCHITECTURAL
SITE PLAN

TWIN PEAKS RESTAURANT
Armen Taverna Conversion
2425 George Bush Dr
KENNESAW, GA

ARCHITECTURAL
SITE PLAN

CS-3

NOTE:
PROPOSED SIGNAGE IS TO BE LOCATED ON THE
EXISTING BUILDING. ALL SIGNAGE SHALL BE
REMOVED TO THE PROPERTY BY THE
REPAIR TO THE BUILDING. THE
EXISTING BUILDING OF WHICH IS IN THE
EXISTING BUILDING OF WHICH IS IN THE

SIGN E

Apply for Variance

SIGN D

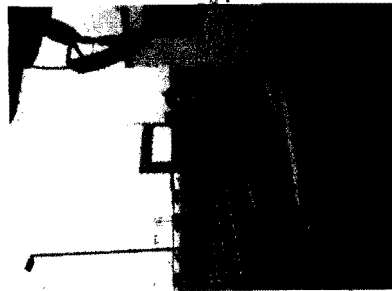
SIGN B

SIGN A

SIGN C

Note power lines
we need to avoid
and have covered
before installing pylon

PROPOSED
ARCHITECTURAL SITE PLAN
1
SCALE 1/8"



APPLICANT: TP-Kennesaw, LLC

PHONE: 404-618-0105

REPRESENTATIVE: Clay C. Mingus

PHONE: 404-618-0105

TITLEHOLDER: Danny Kapro Yun

PROPERTY LOCATION: On the north side of

Ernest Barrett Parkway, west of George Busbee Parkway,
east of Interstate 75

(2475 George Busbee Parkway).

PETITION No.: V-122

DATE OF HEARING: 12-10-2014

PRESENT ZONING: GC

LAND LOT(S): 646

DISTRICT: 16

SIZE OF TRACT: 1.88 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum total sign area from 120 square feet to 153.21 square feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-122
Hearing Date: 12-10-14

Applicant TP-Kennesaw, LLC Phone # 404-618-0105 E-mail clay@LaCimaLLC.com
Clay C. Minus Address 3365 Piedmont Rd. #1050, Atlanta, GA 30305
(representative's name, printed) (street, city, state and zip code)

Clay C. Minus Phone # 404-618-0105 E-mail clay@LaCimaLLC.com
(representative's signature) Patricia B. Frederick
Notary Public, Fulton County, Georgia
My Comm. Expires 07/22/2018

My commission expires: _____

Signed, sealed and delivered in presence of:

Patricia B. Frederick
Notary Public

Titleholder Benny Kapro Yun Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC

Location 2475 George Busbee Pkwy, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0646 District 8-TC10 Size of Tract 1.878 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).

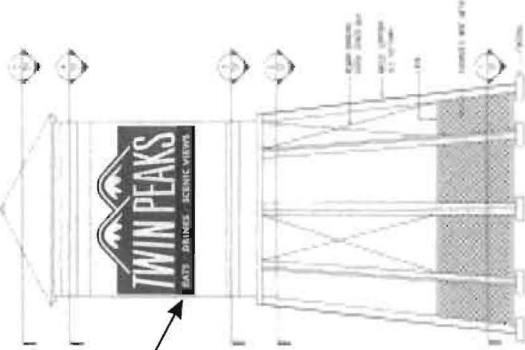
Given the lack of Barnett Parkway access to this parcel, and, further, the circuitous route down Busbee Pkwy into a driveway, to the end of a cul-de-sac, and into open parking lot, this signage would provide much needed visibility to find our business. (The tower is already approved and constructed; we just need to paint our sign on it.)

List type of variance requested: Signage variance. The tower on which the sign will be posted is already approved and constructed. We need a variance to allow this to paint our sign on the tower.

Apply for Variance

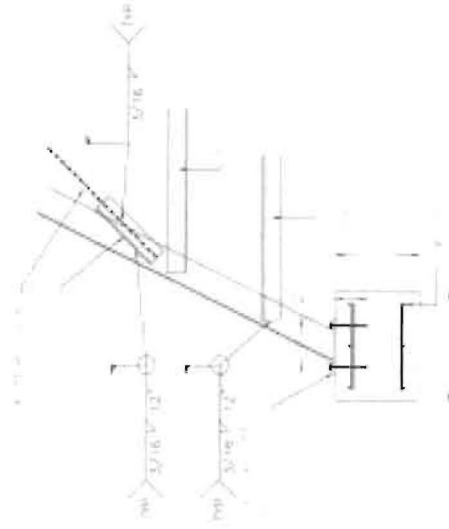
SIGN D

APPROX. 56" TALL X 96" WIDE
FACE BACK DRIVE WAY
NOT VISIBLE FROM ROAD
HAND PAINTED WITH ANTIQUE FINISH



WATER TOWER ELEVATION
SCALE: 3/4" = 1'-0"

SECTION 2
SCALE: 3/4" = 1'-0"



SECTION 1
SCALE: 3/4" = 1'-0"

SECTION 3
SCALE: 3/4" = 1'-0"

DAVID WHITE, P.E.
REGISTERED ENGINEER
SINCE 1998
SINCE 1998

S-4

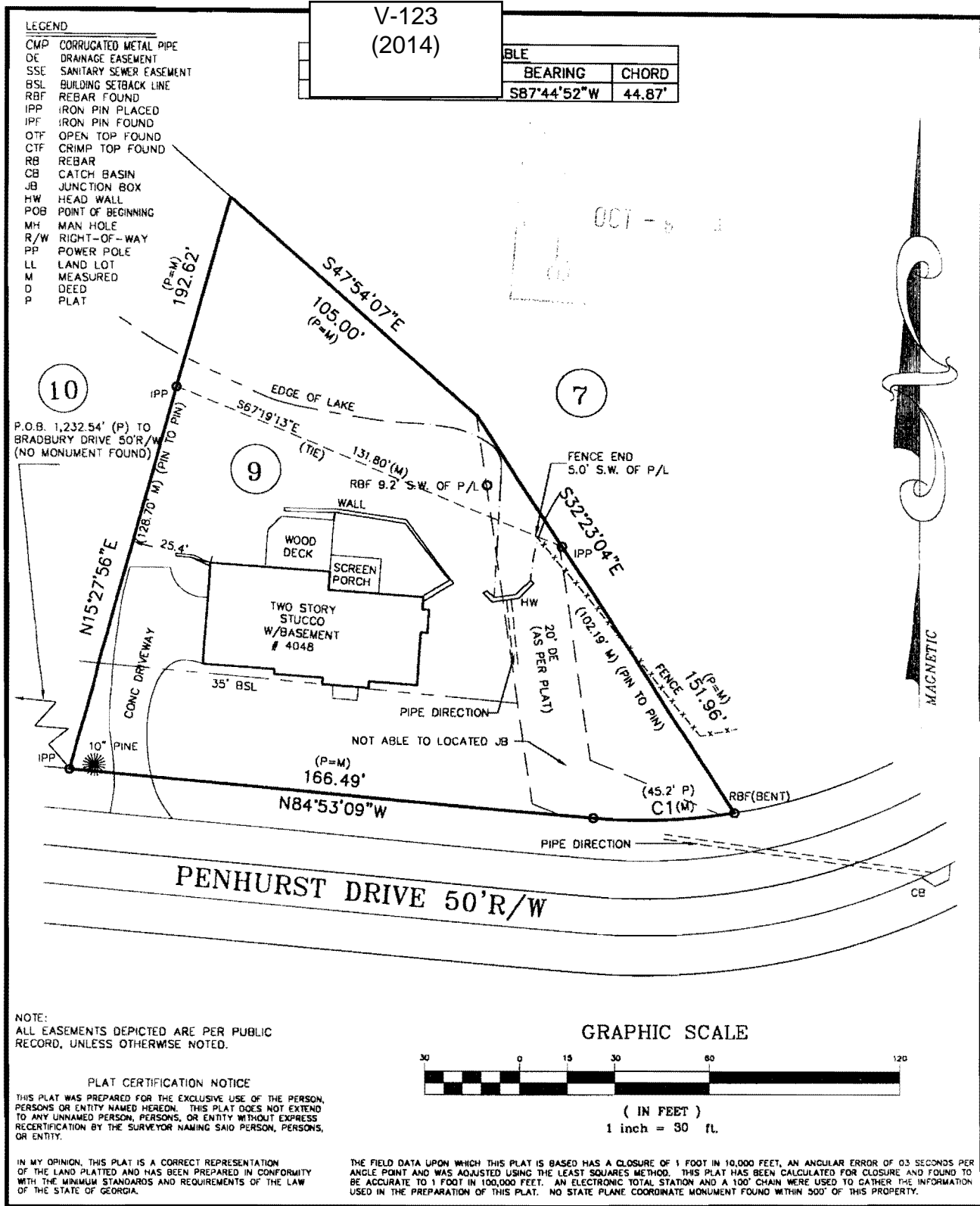
V-122
(2014)

TWIN PEAKS RESTAURANT
Avenue Tavern Conversion
2475 George Busbee Parkway
KENNESAW, GA

Development
2475 George Busbee Parkway
KENNESAW, GA 30144
SINCE 1998

DATE: 11/11/14
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"





JOB NUMBER: 08-04324 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
	ART SHEARIN		10/17/08
	OWNER / PURCHASER		SCALE
	ART SHEARIN		1" = 30'
	LAND LOT 831 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
LOT 9 BLOCK C UNIT 1-B AREA OF LOT: 22,546 S.F.			
SUBDIVISION PENHURST			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

PLOTTED BY: _____ PLAT PREPARED FOR: _____ PLAT BOOK 92 PAGE 61
 DEED BOOK _____ PAGE _____

APPLICANT: William A. Shearin, Jr.

PHONE: 770-579-3650

REPRESENTATIVE: William A. Shearin, Jr.

PHONE: 770-579-3650

TITLEHOLDER: William A. Shearin, Jr.

PROPERTY LOCATION: On the north side of
Penhurst Drive, east of Bradbury Drive
(4048 Penhurst Drive).

PETITION No.: V-123

DATE OF HEARING: 12-10-2014

PRESENT ZONING: R-15

LAND LOT(S): 831

DISTRICT: 16

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 30 feet.



OCT - 9 2014

Application for Variance Cobb County

(type or print clearly)

Application No. V-123
Hearing Date: 12-10-14

Applicant William A Shearin Jr Phone # 770 579 3650 E-mail wasdor@bellsouth.net
William A Shearin Jr Address 4048 Penhurst Dr Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

William A Shearin Jr
(representative's signature)



E-mail _____

My commission expires: _____

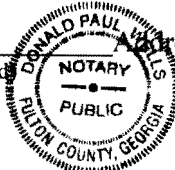
My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Mills
Notary Public

Titleholder William A Shearin Jr Phone # 770 579 3650 E-mail _____

Signature William A Shearin Jr Address: 4048 Penhurst Dr Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Mills
Notary Public

Present Zoning of Property R-15

Location 4048 Penhurst Dr Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 831 District 16 Size of Tract 22546 ^{sq. ft.} Acres(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.

Due to factors beyond my control, this house was built too close to the front street to allow a porch. There is a natural body of water + a storm drain easement which constricts the usable space. The lack of a porch means I and all guests and family must stand in the rain/snow/etc when entering. Also, the sun bakes + destroys the finish on the unshaded porch, causing maintenance expense. I am on a fixed income and this is a hardship.

List type of variance requested: change front set back from 35 to 30 feet

Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart, which is the actual sample. Client to either provide samples or specifications for custom colors prior to production or approve Denyse color samples or color specifications.

- C-1** Black
- C-2** White
- C-3** SW 6850 Classic Light Buff
- C-4** SW 7017 Dotan Gray
- C-5** Stone (to match existing building)
- C-6** Pantone 292 C
- C-7** PMS 485

General Notes and Specifications

Max Sign Area Allowed: Not Provided | **Max Height:** Not Provided
Designed Sign Area: 80 sq ft (196" H x 120" W)
Application: exterior
Service and Installation Access: thru face

FINAL ELECTRICAL HOOK UP BY OTHERS.

Electrical Requirements: 120 volt 60 hz
Connection Type: permanent continuous operation
One (1) 20 amp dedicated branch circuit(s) w/ ground bonding wire
Each sign must be connected to a dedicated branch circuit with its own transformer.

Wire Size: 12 awg / conduit size: 1/2"
Circuit #1 Max. Line Current: 10A
Designed Wind Speed: 90 MPH

Inspected & labeled in accordance with UL Standard for Electric Signs.
Signage must be installed in accordance with Article 600 of the NEC and other applicable local codes. This includes proper grounding & bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

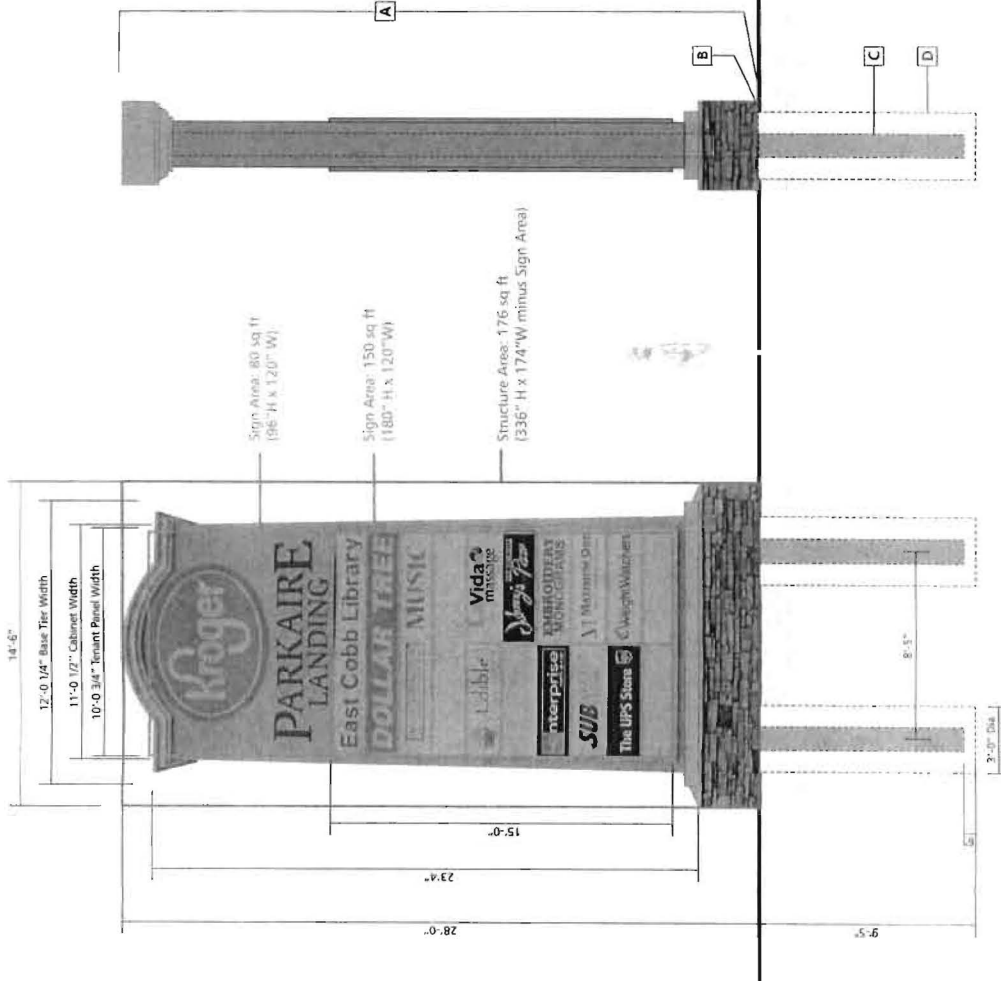
Construction Specifications

- A** New Constructed Sign and Stone Base to match Existing Sign in Photo with the exception of the trim at bottom to be simplified into one tier Header to other existing sign of this type
- B** Steel Angle for ledge to support Weight of Stone, no Masonry
- C** Standard Steel Pipe, 12" ID, 375" wall - Section Modulus 43.8
- D** Pier Concrete Foundation 3000PSI Concrete

PLEASE NOTE: Denyse is responsible for running electric to signs in new locations.



Existing Location



Sign 5 - Main ID - Sign New Built /Relocation

Scale: Approx 3/16" = 1'

APPLICANT: Retail Planning Corporation

PHONE: 770-956-8383

REPRESENTATIVE: John H. Moore

PHONE: 770-429-1499

TITLEHOLDER: Sun Life Assurance Company of
Canada

PROPERTY LOCATION: On the south side of
Lower Roswell Road, on the east side of Johnson Ferry
Road, and on the southwestern side of Davidson Road.

PETITION No.: V-124

DATE OF HEARING: 12-10-2014

PRESENT ZONING: GC

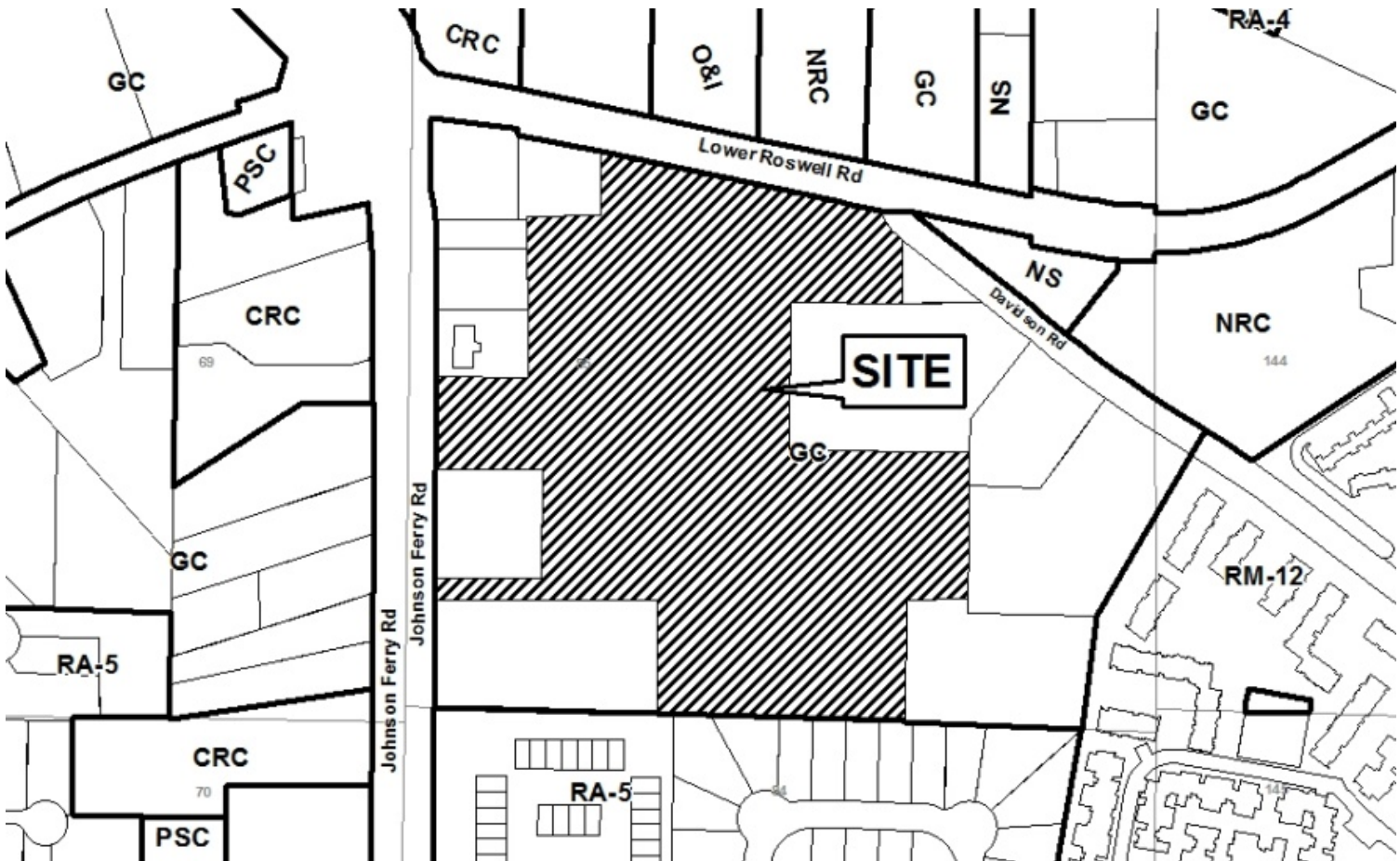
LAND LOT(S): 85

DISTRICT: 1

SIZE OF TRACT: 22 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum total sign area from the approved 686.6 square feet to 764.6 square feet; and 2) waive the maximum allowable sign structure area from the approved 1,548 square feet to 1,470 square feet to correct previous approval from V-39 of 2014 relative to "Proposed - Sign 5."





Application for Variance Cobb County

(type or print clearly)

Application No. V-124 (2014)
Hearing Date: 12/10/2014

Applicant Retail Planning Corporation Phone # (770) 956-8383 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mij.com
(representative's signature) Georgia Bar No. 519800 w7@mij.com

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Sun Life Assurance Company of Canada Phone # _____ E-mail _____
Signature See Exhibit "A" for Signature of Titleholder's Representative Address: One Sun Life Executive Park
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC
Location Intersection of the easterly side of Johnson Ferry Road and the southerly side of Lower Roswell Road; southwesterly side of Davidson Road (Parkaire Landing Shopping Center)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 85 District 1st Size of Tract 22± Acre(s)

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

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

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

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

List type of variance requested: Waiver of specific provisions of Cobb County Sign Ordinance, § 134-313; et seq., which would allow for the replacement and relocation of the existing overall tenant signage pursuant to the "Proposed - Sign 5," prepared by Denyse Companies dated June 25, 2012, last revised June 16, 2014.

V-124
(2014)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.:
Hearing Date:

V- 124 (2014)
December 10, 2014

OCT - 9 2014

Applicant:
Titleholder:

Retail Planning Corporation
Sun Life Assurance Company of Canada

SUN LIFE ASSURANCE COMPANY OF CANADA

BY:

TITLE:

Printed Name:

Deborah Thorne
Authorized Signer

BY:

TITLE:

Printed Name:

William M. Barres
Authorized Signer

Address:

One Sun Life Executive Park
Wellesley Hills, MA 02481

Telephone No.:

()

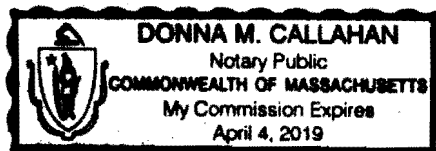
Signed, sealed, and delivered in the presence of:

Notary Public

Commission Expires:

April 4, 2019

[Notary Seal]



V-124
(2014)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 124 (2014)
Hearing Date: December 10, 2014

OCT - 9 2014

Applicant: Retail Planning Corporation
Titleholder: Sun Life Assurance Company of Canada

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

Applicant is the management company of the Parkaire Landing Shopping Center located at the intersection of the easterly side of Johnson Ferry Road and the southerly side of Lower Roswell Road and the southwesterly side of Davidson Road, Land Lot 85, 1st District, 2nd Section, Cobb County, Georgia (hereinafter the "Center"). Applicant has been involved in the refurbishing and redevelopment of the Center, and the redevelopment project is nearing the final stages. On June 11, 2014, the Cobb County Board of Zoning Appeals approved a sign package to replace and upgrade signage on the perimeter of the Center (V-39 (2014)). However, an error was made in the area and the structure size of the tenant signage of the approved drawing (page 9 of the drawings attached to the official minutes of the June 11, 2014, Board of Zoning Appeals Variance Hearing). Applicant is seeking to correct the errors contained within the approved drawing for tenant signage, and submits the revised, corrected drawing titled "Proposed - Sign 5," dated June 25, 2012, last revised June 16, 2014, prepared by Denyse Companies. All other signage related to the Center approved by the Board of Zoning Appeals in V-39 (2014) will remain unchanged and unaffected by the requested variance and correction in this Application for Variance.

V-125
(2014)

OB Designs

CUSTOMER:

AVATAR CONSTRUCTION

START DATE	COMPLETE DATE	JOB SITE CO.
10/02/14	10/08/14	COBB

10/02/14	10/06/14	CODE	SHEET NO. 2 OF 4
DESCRIPTION		STYLE #	

10/02/14	10/06/14	CODE	SHEET NO. 2 OF 4
DESCRIPTION		STYLE #	

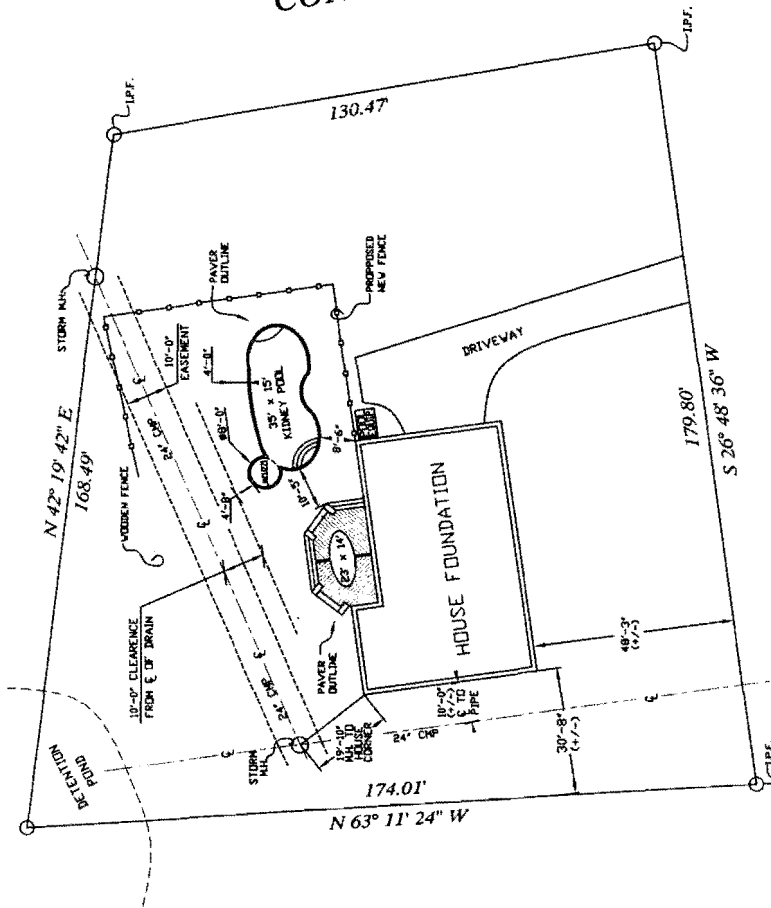
NOTE:

**CONTRACTOR MUST CHECK
ALL DIMENSIONS AT SITE**

CONNEMARA DRIVE 50' R/W

EXMOOR DRIVE 50' R/W

SCALE:
1" = 30'



SCALE:
1" = 30'

APPLICANT: Ramin S. Bayani

PHONE: 770-778-9290

REPRESENTATIVE: Michael Fortunato

PHONE: 404-729-7021

TITLEHOLDER: Ramin S. and Laura L. Bayani

PROPERTY LOCATION: On the southwest corner
of Connemara Drive and Exmoor Drive
(4513 Exmoor Drive).

PETITION No.: V-125

DATE OF HEARING: 12-10-2014

PRESENT ZONING: R-20

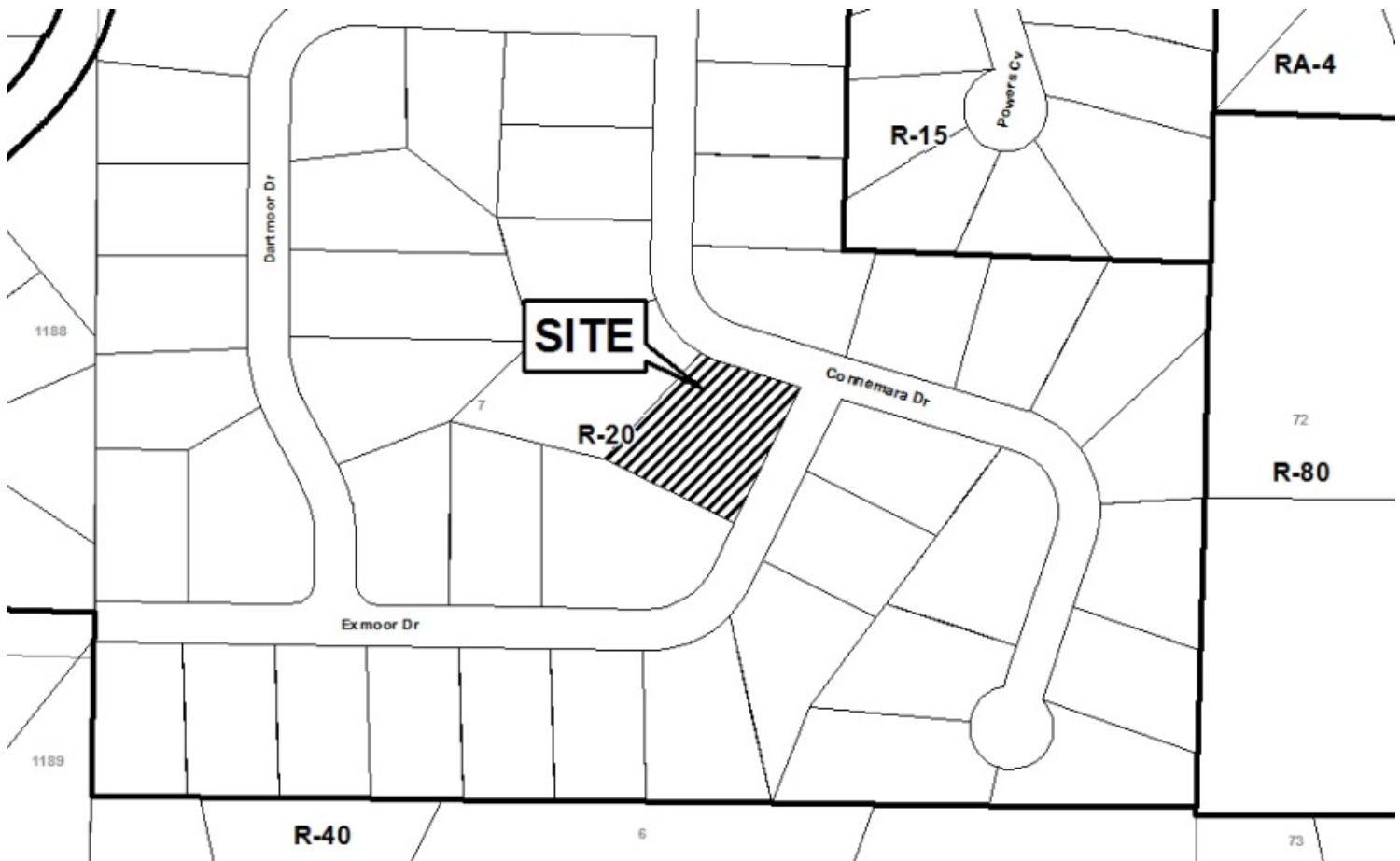
LAND LOT(S): 7

DISTRICT: 1

SIZE OF TRACT: 0.58 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow an accessory use (proposed 35 foot by 15 foot kidney pool) to be located closer
to the side street right-of-way line than the principal building.



OCT 14 2014

Application for Variance Cobb County

(type or print clearly)

Application No. V-125
Hearing Date: 12-10-14

Applicant Ramin S. Bayani Phone # 770-778-9290 E-mail rsb6262@aol.com

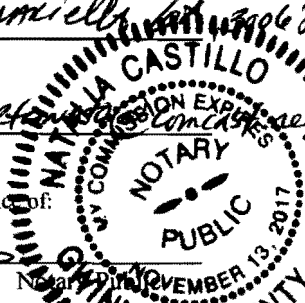
Michael Fortunato Address 504 Indian Hills Pkwy Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404) 729-7021 E-mail Michael.Fortunato@comcast.net
(representative's signature)

My commission expires: 11-13-2017

Signed, sealed and delivered in presence of:

Natalia Castillo



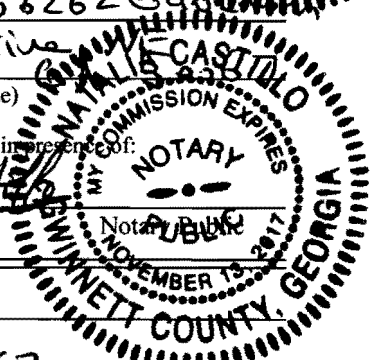
*Titleholder Ramin S. Bayani & Laura Bayani Phone # 770-778-9290 E-mail rsb6262@aol.com

Signature [Signature] Address: 4513 Exmoor Drive Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-13-2017

Signed, sealed and delivered in presence of:

Natalia Castillo



Present Zoning of Property R-20

Location 4513 EXMOOR DR. NE Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 1st Size of Tract 3/4 - 1 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).

List type of variance requested: TO have Pool Closed to Road on
SIDE of House Due to EASEMENT in Backyard