

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: June 10, 2015

DUE DATE: May 11, 2015

Distributed: April 20, 2015



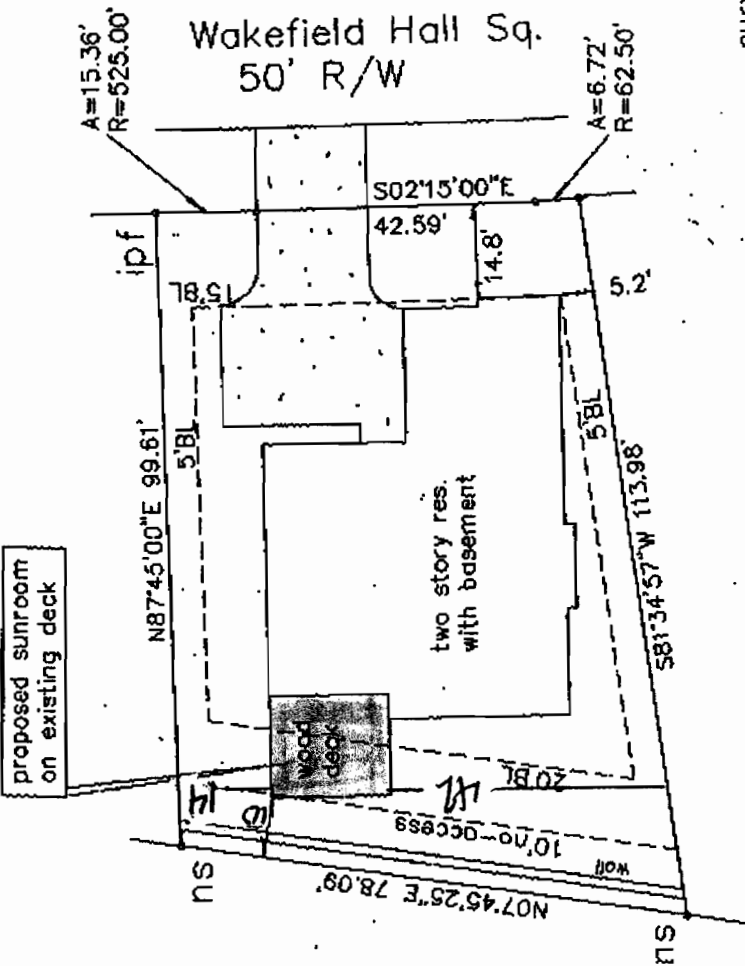
Cobb County...Expect the Best!

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

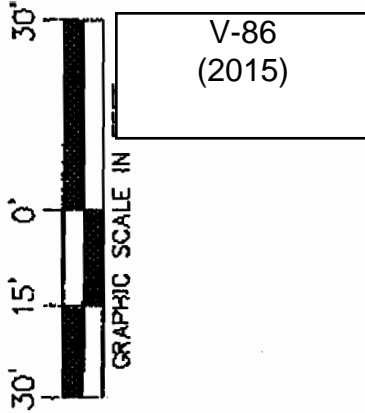
Atlanta Road
SR 3
R/W varies

61' b-d

proposed sunroom
on existing deck



Wakefield Hall Sq.
50' R/W

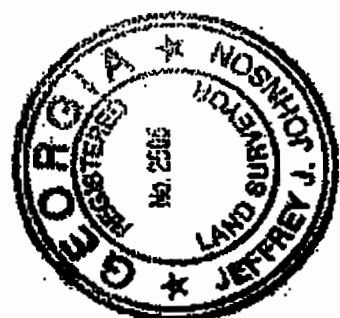


LEGEND

- IP=IRON PIN SET
- PF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- WH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=SERVICE
- SC=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
- LL=LAND LOT LINE

survey for

Angelle Hammond



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

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

JOHNSON
SURVEYING

4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
578-557-1449

Land Lot 744
District 17, Sec. 2
Cobb County, Ga.
Wakefield Estates
Lot 57
3848 Wakefield Hall Sq.

DATE: 4-2-2015

SCALE: 1"=50'

EQUIPMENT USED: TOPCON GTS-2

JOB NO: 15-40

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

APPLICANT: Angelle Hammond

PHONE: 678-296-0276

REPRESENTATIVE: Thomas Ingram

PHONE: 678-296-0276

TITLEHOLDER: Anthony Peoples and Angelle Hammond

PROPERTY LOCATION: On the west side of

Wakefield Hall Square, east of Atlanta Road

(3848 Wakefield Hall Square).

PETITION No.: V-86

DATE OF HEARING: 06-10-2015

PRESENT ZONING: RA-5

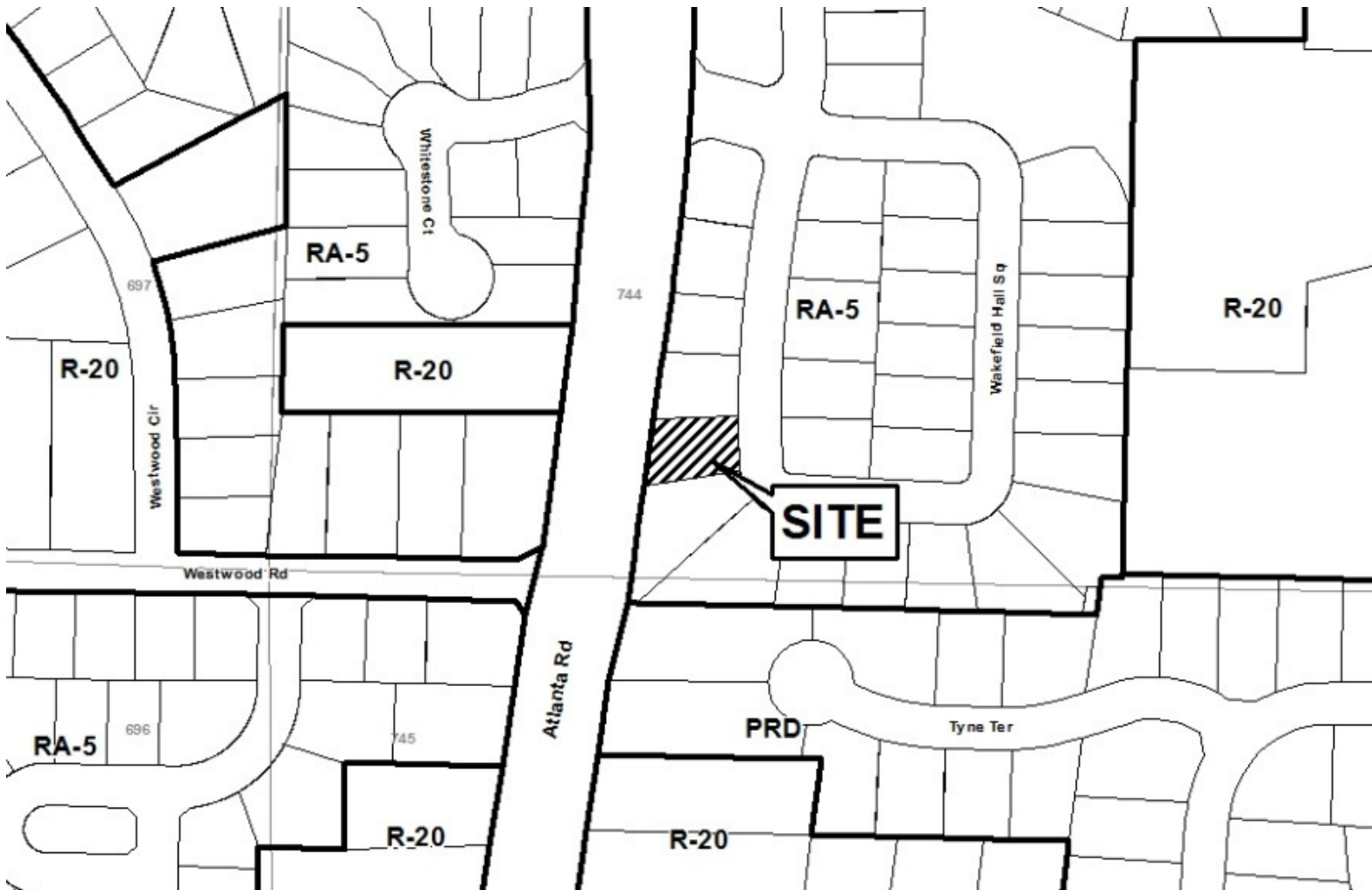
LAND LOT(S): 744

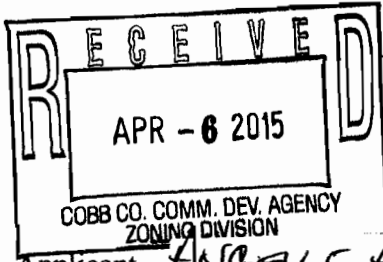
DISTRICT: 17

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 20 feet to zero feet; and 2) waive the front setback from the required 15 feet to 14 feet; and 2) increase allowable impervious surface from 40% to 52% (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. V-86

Hearing Date: 6-10-15

Applicant ANGELLE HAMMOND Phone # 678-296-0376 E-mail THOM@DCENCLOSURES.COM

THOMAS INGRAM
(representative's name, printed)

Address 2021 BAKER CT. KENNESAW GA
(street, city, state and zip code) 30144

Thomas Ingram
(representative's signature)

Phone #

E-mail

My commission expires:



Signed, sealed and delivered in presence of:

Trisha Sheffield

Notary Public

Titleholder ANGELLE HAMMOND

Phone #

E-mail

Signature

Angelle Hammond
(attach additional signatures, if needed)

Address 3848 WAKEFIELD HALL SQ - SMYRNA, GA

(street, city, state and zip code)

30080

My commission expires:



Signed, sealed and delivered in presence of:

Trisha Sheffield

Notary Public

Present Zoning of Property RESIDENTIAL

Location 3848 WAKEFIELD HALL SQ - SMYRNA, GA 30080

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

Land Lot(s) 744 District 17 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 REAR SET BACK

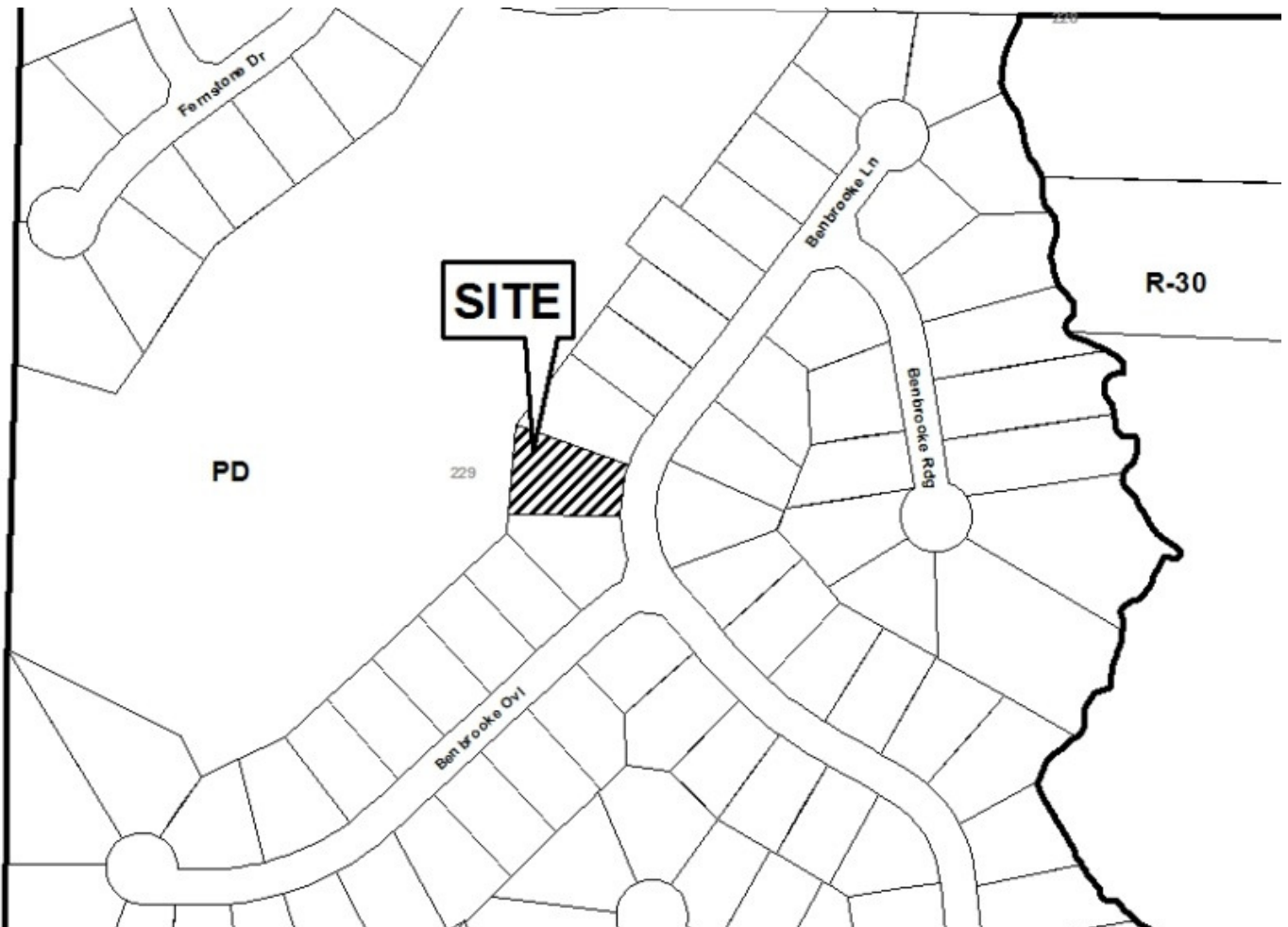
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

CAN NOT USE REAR DECK BECAUSE OF SUN & BEING BOTHERED BY INSECTS. BY BUILDING A SUNROOM ON THE DECK WOULD ALLOW THE HOMEOWNER TO ENJOY THE DECK WITHOUT HAVING THE SUN BEATING DOWN ON THEM & WITHOUT BEING BOTHERED BY INSECTS.

List type of variance requested:

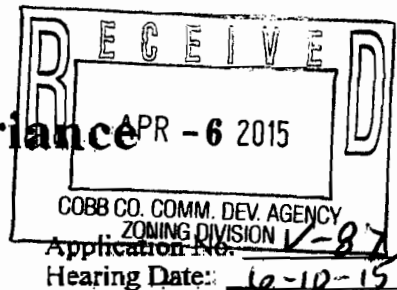
WOULD LIKE TO REDUCE THE REAR SET BACK FROM 20' TO ZERO.

APPLICANT:	<u>Laura Hubsch</u>	PETITION No.:	<u>V-87</u>
PHONE:	<u>770-420-9042</u>	DATE OF HEARING:	<u>06-10-2015</u>
REPRESENTATIVE:	<u>Amy N. Hall</u>	PRESENT ZONING:	<u>PD</u>
PHONE:	<u>770-318-8097</u>	LAND LOT(S):	<u>229</u>
TITLEHOLDER:	<u>Laura I. Hubsch, and her successors, as the Trustee of The Laura I. Husbch Revocable Trust</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>On the west side of Benbrooke Lane, north of Benbrooke Overlook (1383 Benbrooke Lane).</u>	SIZE OF TRACT:	<u>0.36 acres</u>
TYPE OF VARIANCE:	<u>To increase the maximum allowable impervious surface from 40% to 53%</u>		

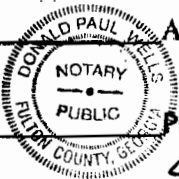


Application for Variance Cobb County

(type or print clearly)



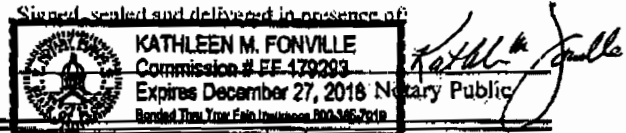
Applicant Laura Hubsch Phone # 770-420-9042 E-mail hubschte@bellsouth.net
Amy N. Hall Address 2020 Avalon Pkwy, McDonough, GA 30252
(representative's name, printed) (street, city, state and zip code)
Amy N. Hall Phone # 770-318-8097 E-mail NikkiAmos22@gmail.com
(representative's signature)



My Commission Expires 12-27-2018 and delivered in presence of:
My commission expires: 12-27-2018 Kathleen M. Fonville Notary Public
KATHLEEN M. FONVILLE
Commission # FF 179293
Expires December 27, 2018
Bonded This Year For Insurance \$20,000.00

Titleholder Laura Hubsch Phone # 770-420-9042 E-mail hubschte@bellsouth.net
Signature Laura J. Hubsch Address: 1383 Benbrooke Lane, Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-27-2018



Present Zoning of Property PD
Location 1383 Benbrooke Ln NW, Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District _____ Size of Tract _____ Acre(s) _____

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

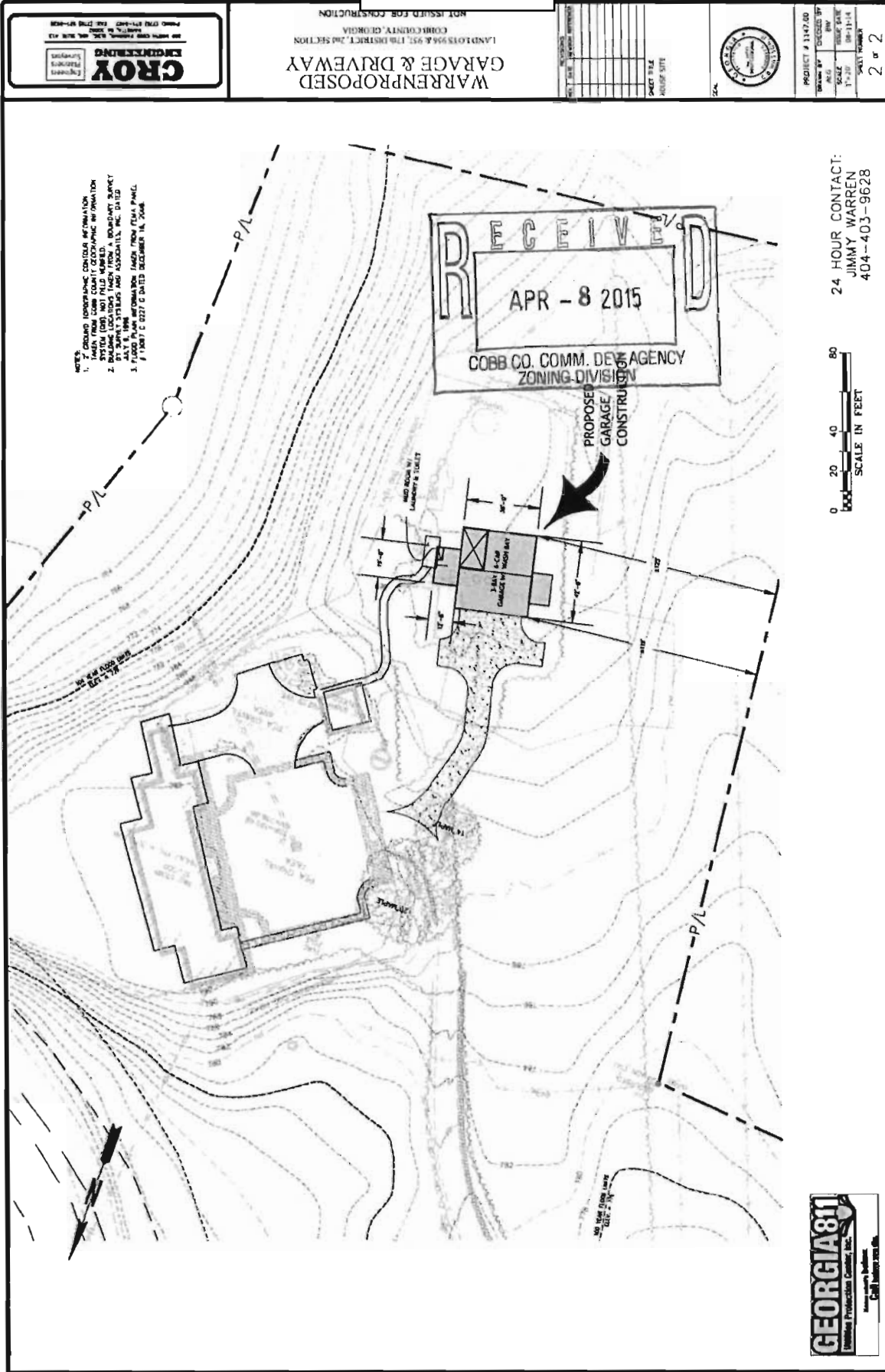
Size of Property X Shape of Property _____ Topography of Property _____ Other _____

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).

Existing material was already over limit allowed.
Just trying to add on top of existing material.

List type of variance requested: To allow 53% impervious.

V-88
(2015)



WARREN PROPOSED
GARAGE & DRIVEWAY
COBB COUNTY, GEORGIA
LAND LOTS 956 & 957, 1TH DISTRICT, 2ND SECTION
NOT ISSUED FOR CONSTRUCTION

GROV
Engineering
Surveying
Mapping
Photogrammetry
GIS
Civil
Mechanical
Electrical
Plumbing
HVAC
Structural
Foundation
Retaining Walls
Site Work
Construction Management



PROJECT # 114700
SHEET NO. 2 OF 2
DATE 11-1-14
SCALE 1"=40'
TYPICAL DATE 11-1-14
PLOT NUMBER 2 OF 2

GEORGIA811
Toll Free 1-800-811-8111
Call before you dig

APPLICANT: Croy Engineering, LLC

PHONE: 770-971-5407

REPRESENTATIVE: C.B. (Butch) Watson, III

PHONE: 770-971-5407

TITLEHOLDER: James K. Warren

PROPERTY LOCATION: On the south side of
Woodland Brook Drive, north of Farmington Drive
(4135 Woodland Brook Drive).

PETITION No.: V-88

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-30

LAND LOT(S): 956, 957, 970

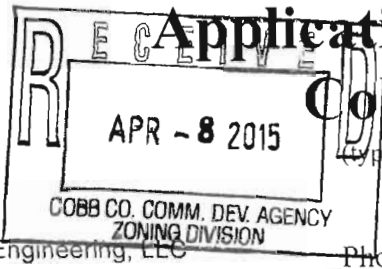
DISTRICT: 17

SIZE OF TRACT: 5 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: To allow a second electrical meter on a single family residential lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-88
Hearing Date: 6-10-15

Applicant Croy Engineering, LLC Phone # (770) 971-5407 E-mail bwatson@croyengineering.com

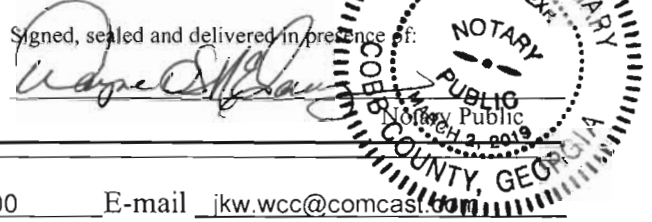
C.B. (Butch) Watson, III Address 200 North Cobb Parkway, Suite 413, Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

C.B. Watson
(representative's signature)

Phone # (770) 971-5407 E-mail bwatson@croyengineering.com

My commission expires: 02 Mar 2015

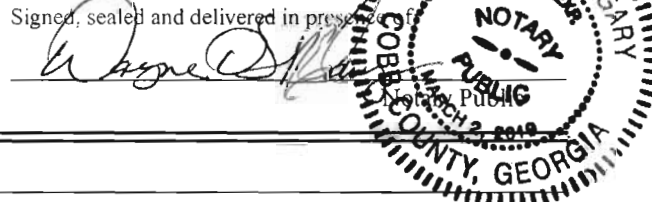
Signed, sealed and delivered in presence of:



Titleholder James K. Warren Phone # (770) 432-3700 E-mail jkw.wcc@comcast.com

Signature J K Warren Address: 4135 Woodland Brook Drive, Atlanta GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



My commission expires: 02 Mar 2015

Present Zoning of Property R-30

Location 4135 Woodland Brook Drive, Atlanta GA 30339; Parcels 17095600270, 17095600020 & 17095600090
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 956, 957 & 970 District 17 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 X Topography of Property _____ Other _____

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

Detached garage, previously variance V-98, October, 2014

Georgia Power Company, electrical provider, stat that the existing service line to the existing house is inadequate to service the previously variance detached garage, requiring a second electrical service meter and line of the property.

List type of variance requested: Second Electrical Service Meter to serve previously variance detached garage
(V-98, 10/2014)

APPLICANT: Shannon D. Brown

PHONE: 404-783-7266

REPRESENTATIVE: Shannon D. Brown

PHONE: 404-783-7266

TITLEHOLDER: Betty Sue Meadows

PROPERTY LOCATION: At the eastern terminus of
Alcan Road, east of Hiram Lithia Springs Road
(4790 Alcan Drive).

PETITION No.: V-89

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-30

LAND LOT(S): 1099

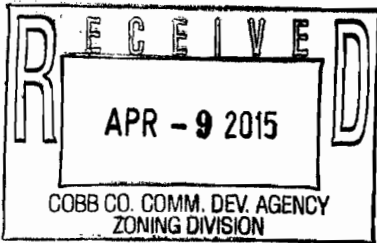
DISTRICT: 19

SIZE OF TRACT: 14.4 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the road frontage for proposed Lot 1 from the required 75 feet to 50 feet; and 2)
waive the road frontage for proposed Lot 2 from the required 75 feet to zero feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-89
Hearing Date: 6-10-15

Applicant ^{na} Shannon D. Brown Phone # 404-783-7266 E-mail brownestonehomes@comcast.net
Shannon D. Brown Address 33 Moonshadow Way Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Shannon D. Brown Phone # 404-783-7266 E-mail brownestonehomes@comcast.net
(representative's signature)

My commission expires: 8/1/2016

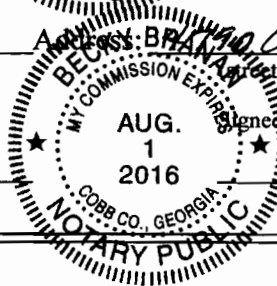


Signed, sealed and delivered in presence of:

Becky Branan
Notary Public

Titleholder ^{na} Betty S. Meadows Phone # 404-783-6771 E-mail jimm.betty.Meadows@bellSouth.net
Signature Betty S. Meadows Address 4790 Alcan Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/1/2016



Signed, sealed and delivered in presence of:

Becky Branan
Notary Public

Present Zoning of Property _____

Location 4790 Alcan Drive Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1099 District 19th Size of Tract 17.4 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 17.4 Acres Shape of Property ☒ Topography of Property _____ Other _____

^{total 3 lots}
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEE ATTACHED DESCRIPTION

List type of variance requested: _____

V-89
(2015)
Exhibit

Intent:

Divide parcel 19-1099-0-001-0 (14.4 acres), creating two parcels. The proposed southern parcel will be 10.5 acres and become future Lot 2. The remaining parcel (3.9 acres) will be combined with existing parcel 19-1099-0-002-0 (3.0 acres) to create future Lot 1 with a total of 6.9 acres.

Variance:

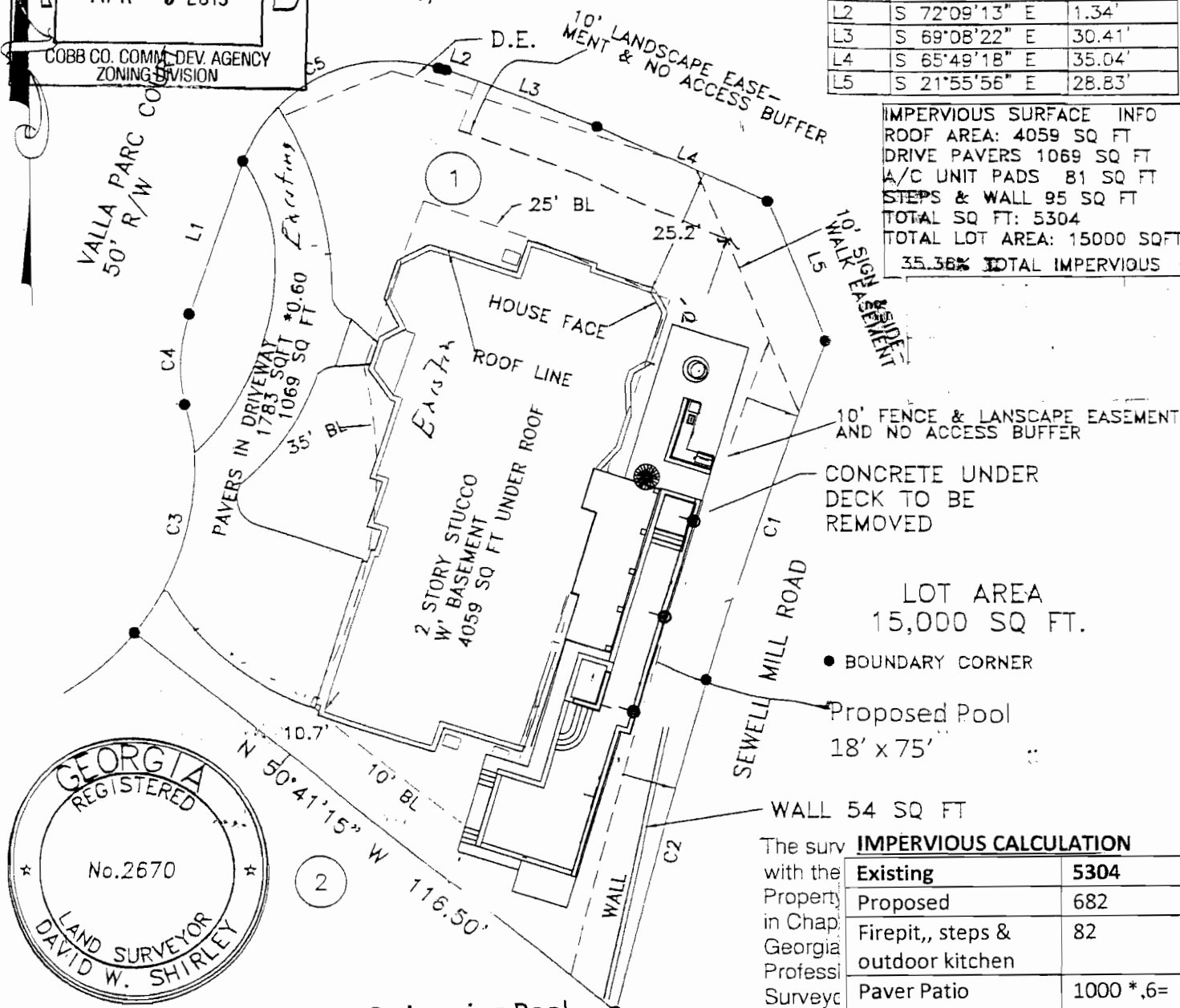
1. Reduce public road frontage from 75' to 50' for future Lot 1 (6.9 acres)
2. Reduce public road frontage from 75' to 0' for future Lot 2 (10.5 acres)

RECEIVED
APR - 9 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

CURVE	ARC LENGTH	V-90 (2015)		DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.37'			24°07"	S 19°07'17" W	69.35'
C2	66.65'			51°32"	S 15°29'27" W	66.64'
C3	46.63'			7°21'55"	N 12°35'08" E	44.96'
C4	17.53'	30.00'		33°28'47"	N 02°37'46" E	17.28'
C5	46.21'	30.00'		88°15'17"	N 63°42'47" E	41.78'

LINE	BEARING	DISTANCE
L1	N 19°35'09" E	30.38'
L2	S 72°09'13" E	1.34'
L3	S 69°08'22" E	30.41'
L4	S 65°49'18" E	35.04'
L5	S 21°55'56" E	28.83'

IMPERVIOUS SURFACE INFO
 ROOF AREA: 4059 SQ FT
 DRIVE PAVERS 1069 SQ FT
 A/C UNIT PADS 81 SQ FT
 STEPS & WALL 95 SQ FT
 TOTAL SQ FT: 5304
 TOTAL LOT AREA: 15000 SQFT
 35.36% TOTAL IMPERVIOUS



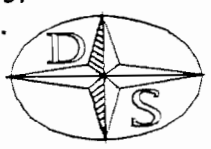
DRAWING SCALE: 1" = 30'
 GRAPHIC SCALE:
 0' 30' 60'

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

The survey with the Property in Chap. Georgia Professional Surveyor Georgia

IMPERVIOUS CALCULATION	
Existing	5304
Proposed	682
Firepit,, steps & outdoor kitchen	82
Paver Patio	1000 *.6= 600
Total Existing & Proposed	5986
Lot size	15000
35% Max	5250
Requesting	40%

PREPARED BY:
 D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 313 RED FOX DRIVE
 CANTON, GA 30114
 770-720-4443
 LSF#000756



MAP OF ASBUILT SURVEY & IMPERVIOUS CALCULATION FOR
ANAND SHAH & NIMISHA SHAH
 2290 VALLA COURT, MARIETTA, GEORGIA
 LAND LOT 958, 16th DISTRICT, 2nd SECTION
 LOT 1, THE PARC, PLATBOOK 264, PAGE 30
 FIELD DATE: 03/25/2015, MAP DATE 03/30/2015

APPLICANT: Anand Shah

PHONE: 770-517-1117

REPRESENTATIVE: Aqua Design Pools & Spas,
LLC

PHONE: 770-517-1117

TITLEHOLDER: Anand Shah and Nimisha A Shah

PROPERTY LOCATION: On the east side of Valla
Parc Court, west of Sewell Mill Road
(2290 Villa Parc Court).

TYPE OF VARIANCE: To increase the maximum allowable impervious surface from 35% to 40%.

PETITION No.: V-90

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-15

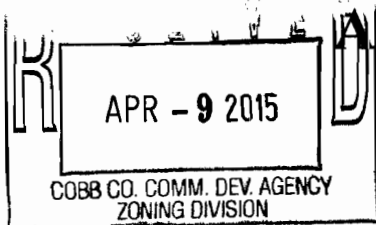
LAND LOT(S): 958

DISTRICT: 16

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 3





Application for Variance Cobb County

(type or print clearly)

Application No. ✓-90
Hearing Date: 6-10-15

Applicant Anand Shah Phone # 770-517-1117 E-mail _____

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) (street, city, state and zip code)

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

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

Titleholder Anand Shah, NIMISHA SHAH Phone # 770-517-1117 E-mail anandshah72@gmail.com

Signature [Signature] Address: 2290 Valla Parc Ct. Marietta, GA, 30072
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-1-2018 My Commission Expires April 1, 2018
Linda Henderson
NOTARY PUBLIC
Cherokee County, GEORGIA
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property R-15

Location 2290 Valla Parc Ct. Marietta, GA 30072
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 16-958 District 9- Unincorporated Size of Tract .3444 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).

1785 SF of driveway was installed (as instructed by cobb go building dept.) by builder with
infiltrators under this area to allow for the construction of pool & deck which was part of the plan for homeowner.
Without the variance, the homeowner will not be able to install adequate

deck around the swimming pool. The proposed deck would be pavers.

List type of variance requested: Increase the maximum percentage of impervious surface allowed from
35% to 40%

V-91
(2015)

THIS SITE IS NOT LOCATED WITHIN ANY FLOOD HAZARD ZONE AS
DEFINED BY F.E.M. COMMUNITY PANEL NO. 138530302 FOR
INCORPORATED COBB COUNTY, GEORGIA, DATED DECEMBER 16, 1992.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
INFINITE FEET AND CONTAINS 0.459 ACRES.

A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE
METER WAS USED TO OBTAIN THE LINEAR AND ANGULAR
MEASUREMENTS USED IN THE PREPARATION OF THIS MAP.

THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN +10,000 FEET AND
AN ANGULAR ERROR OF 33" PER ANGLE POINT, AND WAS
ADJUSTED USING THE LEAST SQUARES METHOD.

LINE	BEARING	DISTANCE
L1	S 79°09'10" W	100.00'



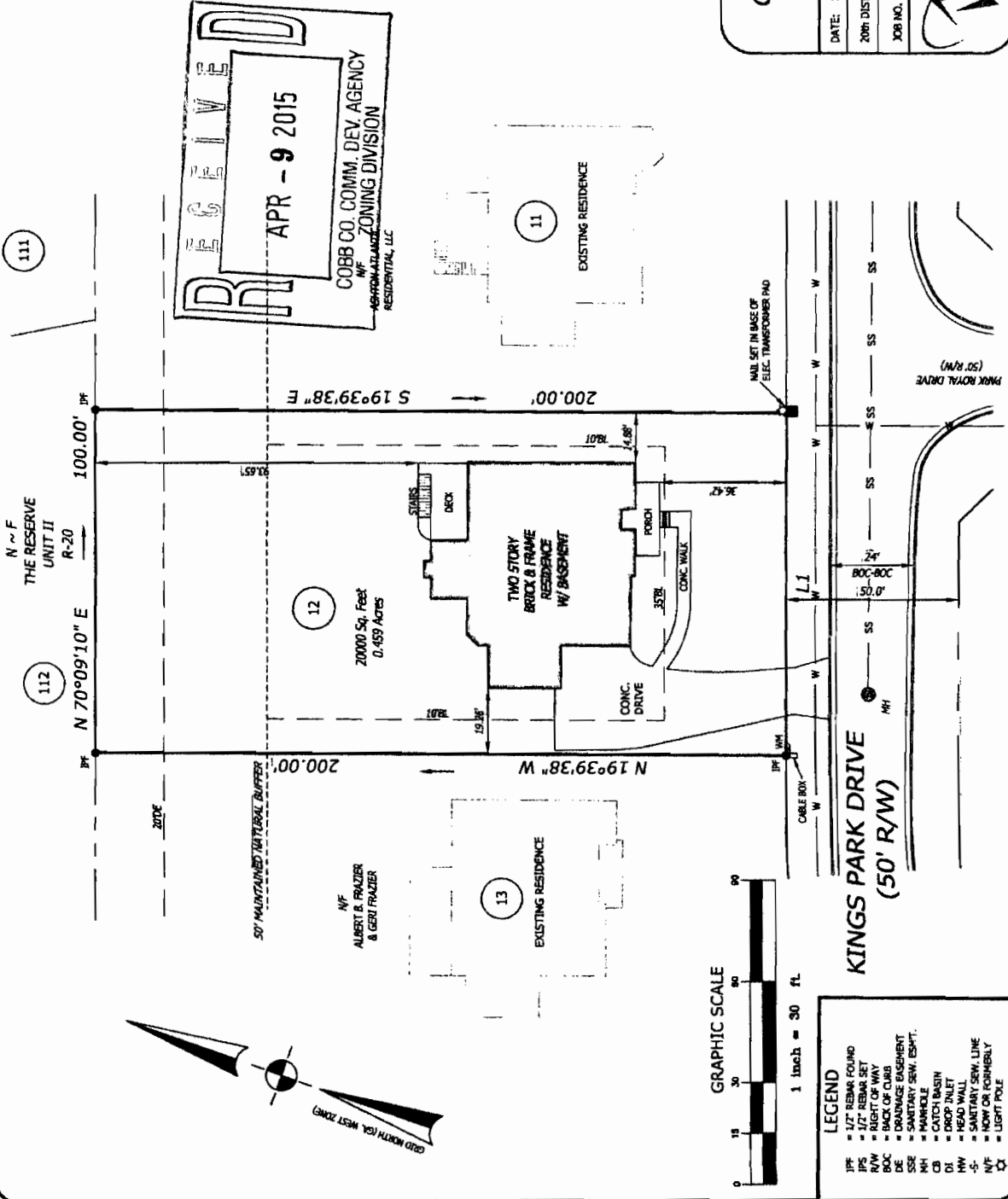
1434 KINGS PARK DRIVE
LOT 12 ~ UNIT 1
THE HERITAGE AT KENNESAW MOUNTAIN
FINAL PLAT RECORDED PLAT BOOK 272
PAGE 753, COBB COUNTY RECORDS

SURVEY FOR:

**Christopher D. Countryman
& Denise Countryman**

DATE: 10/18/13	LAND LOT(S) 245
20th DISTRICT:	2nd SECTION COBB COUNTY, GEORGIA
JOB NO. 12010	DWG. FILE: FINAL12 SCALE: 1" = 30'

MARK VEAL, RLS
REGISTERED LAND SURVEYOR
1397 CLARECASTLE LN.
BUDOK, GEORGIA 30519
770-231-0065



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - RIGHT OF WAY
 - BACK OF CURB
 - DRAINAGE EASEMENT
 - SANITARY SEW. EMBT.
 - WATER LINE
 - CATCH BASIN
 - DROP IN UTI
 - HEAD WALL
 - SANITARY SEW. LINE
 - N/F = NOW OR FORMERLY
 - ☆ = LIGHT POLE

APPLICANT: Chris and Denise Countryman

PHONE: 770-380-5137

REPRESENTATIVE: Chris and Denise Countryman

PHONE: 770-380-5137

TITLEHOLDER: Denise and Christopher Countryman

PROPERTY LOCATION: On the north side of Kings Park Drive, west of Old 41 Highway
(1434 Kings Park Drive).

TYPE OF VARIANCE: To allow a wrought iron fence in the rear 50 foot "natural maintained buffer" on Lot 12 instituted by previous variance case V-29 of 2010.

PETITION No.: V-91

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-20

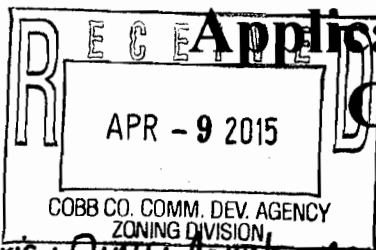
LAND LOT(S): 245

DISTRICT: 20

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

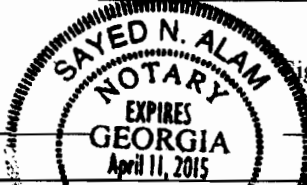
(type or print clearly)

Application No. V-91
Hearing Date: 6-10-15

Applicant Chris + Denise Countryman Phone # 770-380-5137 E-mail countryman26@comcast.net
Chris + Denise Countryman Address 1434 Kings Park Drive Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Chris Countryman Phone # 770-380-5137 E-mail countryman26@comcast.net
(representative's signature)

My commission expires: 4-11-15



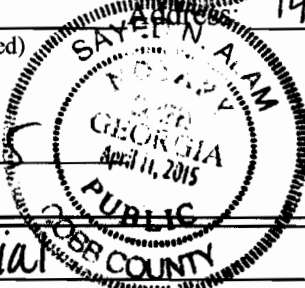
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Denise Countryman Phone # 770-380-5137 E-mail countryman26@comcast.net

Signature [Signature] 1434 Kings Park Drive Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-11-15



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property Residential

Location 1434 Kings Park Drive Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 245 District 20th Size of Tract 0.46 Acre(s)

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

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

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

Our current property has a 50' natural maintained buffer. The buffer is almost half of our backyard space. Our family is unable to use and appreciate the area of our yard. We believe the 50' buffer for our lot is excessive.

List type of variance requested: We want to extend our wrought iron fence into the natural maintained buffer. We do not want to disturb or clear any of the existing trees or plants within the buffer. We want to contribute to, invest in, and continue to maintain the current buffer.

V-91
(2015)
Exhibit

Application for Variance Cobb County

(type or print clearly)

Application No. V-29

Hearing Date: 4-14-10

Applicant ACR ENGINEERING Business Phone 678-291-0000 Home Phone 770-622-5969

ABBAS HEIDARI
(representative's name, printed)

Address 3040 HOLCOM BRIDGE RD., SUITE G-2
NORCROSS, GA. 30071
(street, city, state and zip code)

A. Heidari
(representative's signature)

Business Phone 678-291-0000 Cell Phone 404-234-7415

Signed, sealed and delivered in presence of:

My commission expires: Oct. 2, 2012



Notary Public

Titleholder QUEENS GATE, LLC Business Phone 770-391-1233 Home Phone 404-409-5007

Signature Moshe Manoh
(attach additional signatures, if needed)

Address: 4828 ASHFORD DUNWOODY ROAD
ATLANTA, GA 30338
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Oct 2, 2012



Notary Public

Present Zoning of Property R-20

Location OLD HWY. 41

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

Land Lot(s) 245 & 244 District 20 Size of Tract 64.3 Acre(s)

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

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

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.

We are requesting this Variance Topographical Limitations, in particular a creek, will cause under difficulty for this project. we also believe it will be in everyone's interest, including the citizen of Cobb County, to ensure this project becomes a successful portion of the community.

List type of variance requested: 1. REDUCTION FROM 20,000 SQ.FT. TO 15,000 SQFT FOR LOTS 17-29, 53, 57-64, 70-72 & 72B.

2. REDUCTION OF LOT WIDTH FROM 100' TO 75' FOR LOTS 17-29 & 53-724.

3. REDUCTION OF FRONT BUILDING SET BACK FROM 35' TO 25' FOR LOTS 17-29 & 53-724.

ORIGINAL DATE OF APPLICATION: 04-14-10

APPLICANT'S NAME: ACR ENGINEERING

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON APRIL 14, 2010**

ACR ENGINEERING (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of Lots 17 through 29, 53, 57 through 64, 70 through 72 and 72b from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for Lots 17 through 29 and 53 through 72g, in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway.

The Applicant's representative, Mr. Lane Frostbaum, addressed the Board to request a continuance. The opposition was agreeable to this request. Thereafter, the following motion was made:

MOTION: Motion by Hovey, second by Williams, to continue variance request V-29 until the May 12, 2010 Board of Zoning Appeals Variance Hearing.

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 04-14-10

APPLICANT'S NAME: ACR ENGINEERING

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON MAY 12, 2010**

ACR ENGINEERING (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of Lots 17 through 29, 53, 57 through 64, 70 through 72 and 72b from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for Lots 17 through 29 and 53 through 72g in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway.

The Applicant's representative, Mr. Lane Frostbaum, addressed the Board to request a continuance. The opposition was agreeable to this request. Thereafter, the following motion was made:

MOTION: Motion by Hovey, second by Williams, to continue variance request V-29 until the June 9, 2010 Board of Zoning Appeals Variance hearing.

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 04-14-10

APPLICANT'S NAME: ACR ENGINEERING

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON JUNE 9, 2010**

ACR ENGINEERING (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of lots 17 through 29, 53, 57 through 64, 70 through 72 and 72b from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for lots 17 through 29 and 53 through 72g in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway. *(Continued by the Board of Zoning Appeals from their April 14, 2010 and May 12, 2010 hearings and continued by Staff from the June 9, 2010 Variance hearing; therefore was not considered at this hearing)*

ORIGINAL DATE OF APPLICATION: 04-14-10APPLICANT'S NAME: ACR ENGINEERING

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON JULY 14, 2010**

ACR ENGINEERING (Queen's Gates, LLC, owner) requesting a variance to: 1) waive the lot size of lot ~~23 through 30~~ 23, lot 23A, and lots 24 through 30 from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for lots 17 through 30 and 53 through 72g in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway and at the eastern end of Valley Reserve Court.

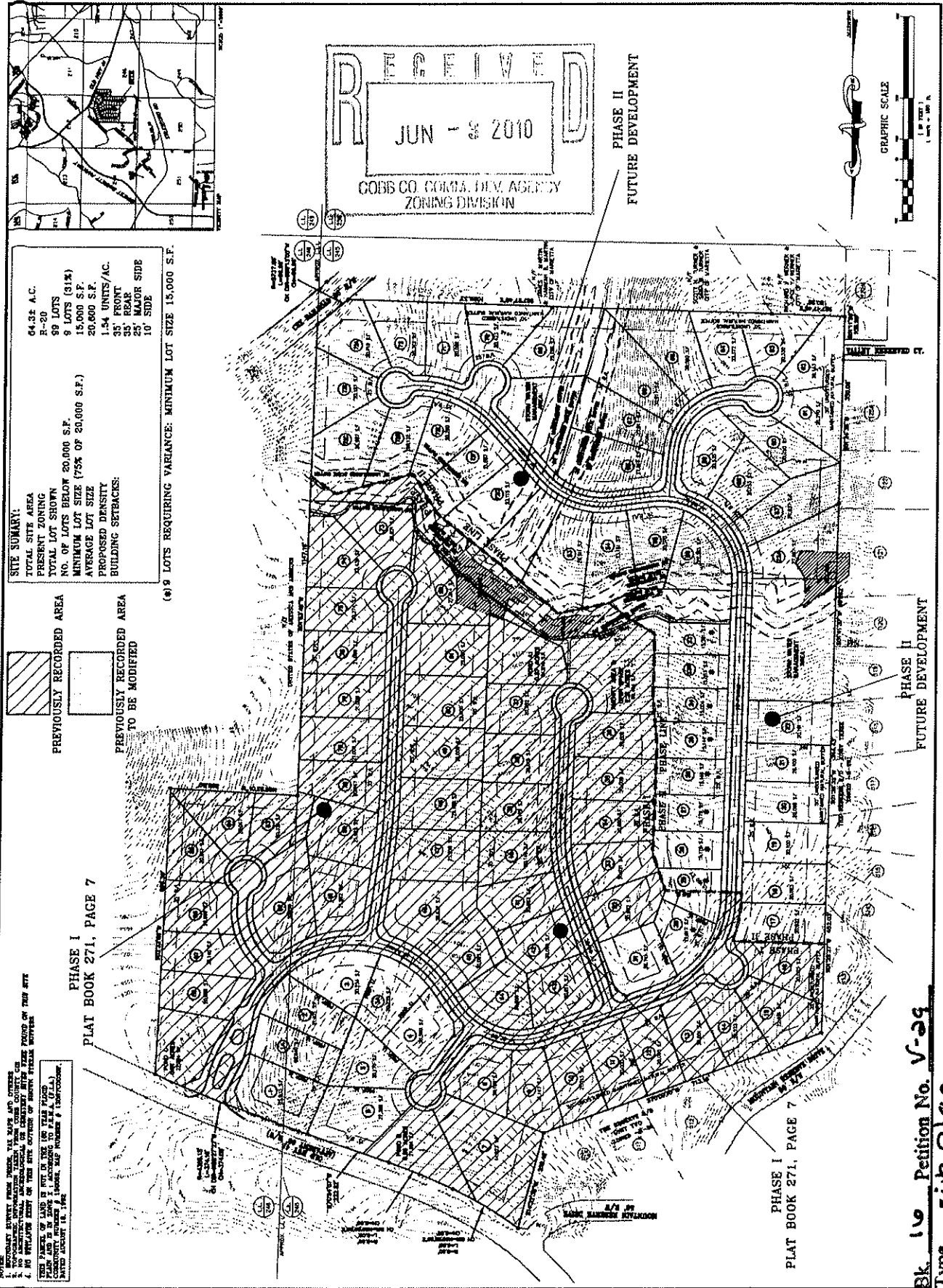
The public hearing was opened and Mr. Blair Schlosberg addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Hovey, second by Swanson, to approve variance request subject to:

- *revised site plan received by the Zoning Division June 3, 2010 with the District Commissioner to approve minor modifications (attached and made a part of these minutes)*
- *letter of agreeable conditions from Mr. Lane R. Frostbaum dated June 16, 2010 (attached and made a part of these minutes) with the following change:*
 - *Item No. 1 revised to read – "A minimum 50' "Natural Maintained Buffer" as defined in the Cobb County Code will be created along all Queens Gates Subdivision lots bordering The Reserve and along all lots bordering those residents of Button Hill Road contiguous to the subject property. Additionally, the same "Natural Maintained Buffer" with KMNP will be created, except to the extent that it shall be a 35' "Natural Maintained Buffer" as opposed to a 50' "Natural Maintained Buffer."*
- **District Commissioner to approve minor modifications**
- **Development and Inspections Division comments and recommendations**
- **Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **final ratification of lot size reduction by the Board of Commissioners at the zoning hearing on July 20, 2010 at 9:00 a.m.**

VOTE: **ADOPTED 4-0**

V-91 (2015) Exhibit	
FOR VARIANCE PLAT	
QUEENS GATE BRIDGE COUNTY, GEORGIA	
144, 20TH DISTRICT, 2ND SECTION	
APPROVED BY DATE BY	
REMARKS/NOTES	
APPROVED BY DATE BY	
REMARKS/NOTES	
APPROVED BY DATE BY	
REMARKS/NOTES	



Min. Bk. 10 Petition No. V-29
Doc. Type side plan
Meeting Date 7/14/10

Two Ravinia Drive, Suite 700
Atlanta, GA 30346
Phone: 770-709-0055
Fax: 770-804-0900

June 16, 2010

Via email and U.S. Mail
John P. Pederson, Manager
Cobb County Zoning Division
P.O. Box 649
Marietta, Georgia 30061

JUN 18 2010

12:30 pm

[Signature]

Min. Bk. 16 Petition No. V-29
Doc. Type letter of agree-
able conditions
Recording Date 7/14/10

Re: Variance Application No. V-29 – Queens Gates Subdivision

Dear John:

As you are aware, I represent the applicant and Queens Gates, LLC (“Queens Gates”), the owner of the Queens Gates subdivision, regarding the above application which has been rescheduled to July, 2010. After consultation with your division and listening to suggestions by the Board of Zoning Appeals (“BZA”), the applicant and Queens Gates negotiated and reached a compromise with The Reserve Subdivision, Button Hill homeowners, and the National Park Service at Kennesaw Mountain National Battlefield Park (“KMNBK”). This letter serves as the applicant and Queens Gates’ agreement to the following stipulations, which, upon the approval of V-29, shall become conditions of the approval of the variance and binding upon the subject property:

1. A minimum 50’ undisturbed “Maintained Natural Buffer” (“MNB”) as defined in the Cobb County Code will be created along all Queens Gates Subdivision lots bordering The Reserve and along all lots bordering those residents of Button Hill Road contiguous to the subject property. Additionally, the same undisturbed buffer with KMNBK will be created, except to the extent that it shall be a 35’ MNB as opposed to a 50’ MNB.
2. Queens Gates will install a low visibility fence (ex. Black, chain link, or wood privacy fence) approximately 4’-5’ in height with a gate only at a specific location agreed to by KMNBK in writing along the property boundary between Queens Gates Subdivision and KMNBK; except that no fence shall be installed within the 50’ stream bank buffers to allow for proper stream flow and passage of natural debris during periods of high storm water runoff. Queens Gates agrees to retain a surveyor prior to fence installation to confirm that the fence is placed on Queens Gates’ property as close as practical to the KMNBK boundary and to minimize the removal of or impact to existing trees and other vegetation within the KMNBK.

John P. Pederson, Manager
Cobb County Zoning Division
June 16, 2010
Page 2

V-91
(2015)
Exhibit

Application No. V-29
Expiring Date 7/14/10
Continued

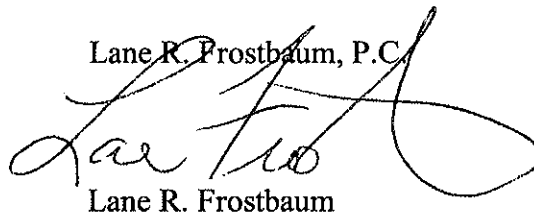
PAGE 8 OF 8

3. No road connection will be constructed between Queens Gate and Valley Reserve Court or other roads within The Reserve or the Button Hill Road homes. The only ingress and egress from the Queens Gates Subdivision will be through the access shown on the plans onto Old Highway 41.
4. All homes constructed in the Queens Gates Subdivision will comply with a minimum 3,000 square feet home size.
5. Queens Gates will install brick and stone on the exterior of the retainer basin walls that are visible from Old Highway 41.
6. Screening materials will be planted to conceal concrete walls facing Button Road.

Accompanying for your convenience I enclose a copy of the most recent subdivision plan which identifies the subdivision's MNBs and that there aren't any road connections between Queens Gate and the adjoining landowners. Should you, any member of your staff or the BZA Members seek additional information or have any questions, please do not hesitate to contact me.

Very truly yours,

Lane R. Frostbaum, P.C.



Lane R. Frostbaum

cc: Queens Gates, LLC
Abbas Heidari
Doug Kindred on behalf of The Reserve (via email)
Jim Martin individually and on behalf of the Button Hill Road homeowners (via email)
Scott Turner (via email)
Stanley C. Bond, Ph.D., Superintendent KMNB (via email)

ORIGINAL DATE OF APPLICATION: 04-14-10APPLICANTS NAME: ACR ENGINEERING

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**

BOC DECISION OF 07-20-10 ZONING HEARING:**OTHER BUSINESS ITEM #5 – TO CONSIDER GRANTING SPECIAL EXCEPTIONS
FOR REDUCING THE REQUIRED LOT SIZE AS RECOMMENDED BY THE BOARD
OF ZONING APPEALS FROM THEIR JULY 14, 2010 VARIANCE HEARING**

To consider granting Special Exceptions for reducing the required lot size as recommended by the Board of Zoning Appeals from their July 14, 2010 Variance Hearing regarding Variance Applications V-29 and V-45.

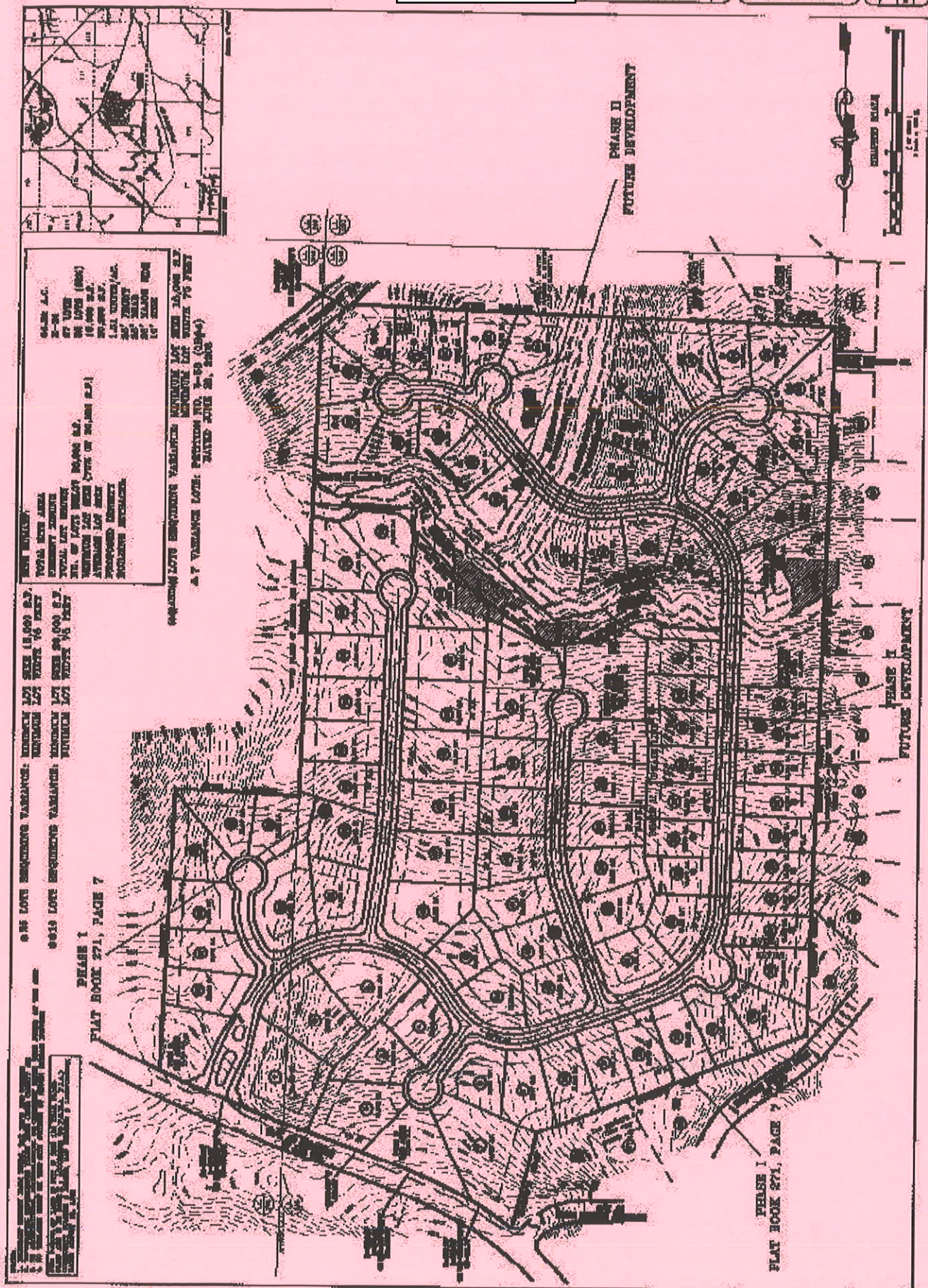
V-29 **ACR ENGINEERING** (Queen's Gates, LLC, owner) requesting a variance to:
1) waive the lot size of lot ~~23 through 30~~ 23, lot 23A, and lots 24 through 30 from the required 20,000 square feet to 15,000 square feet; and 2) waive the front setback from the required 35 feet to 25 feet for lots 17 through 30 and 53 through 72g in Land Lots 245 and 246 of the 20th District. Located on the south side of Old Highway 41, east of Barrett Parkway and at the eastern end of Valley Reserve Court.

Mr. John Pederson, Zoning Division Manager, provided information regarding V-29 (ACR Engineering). Following presentation and discussion, the following motion was made:

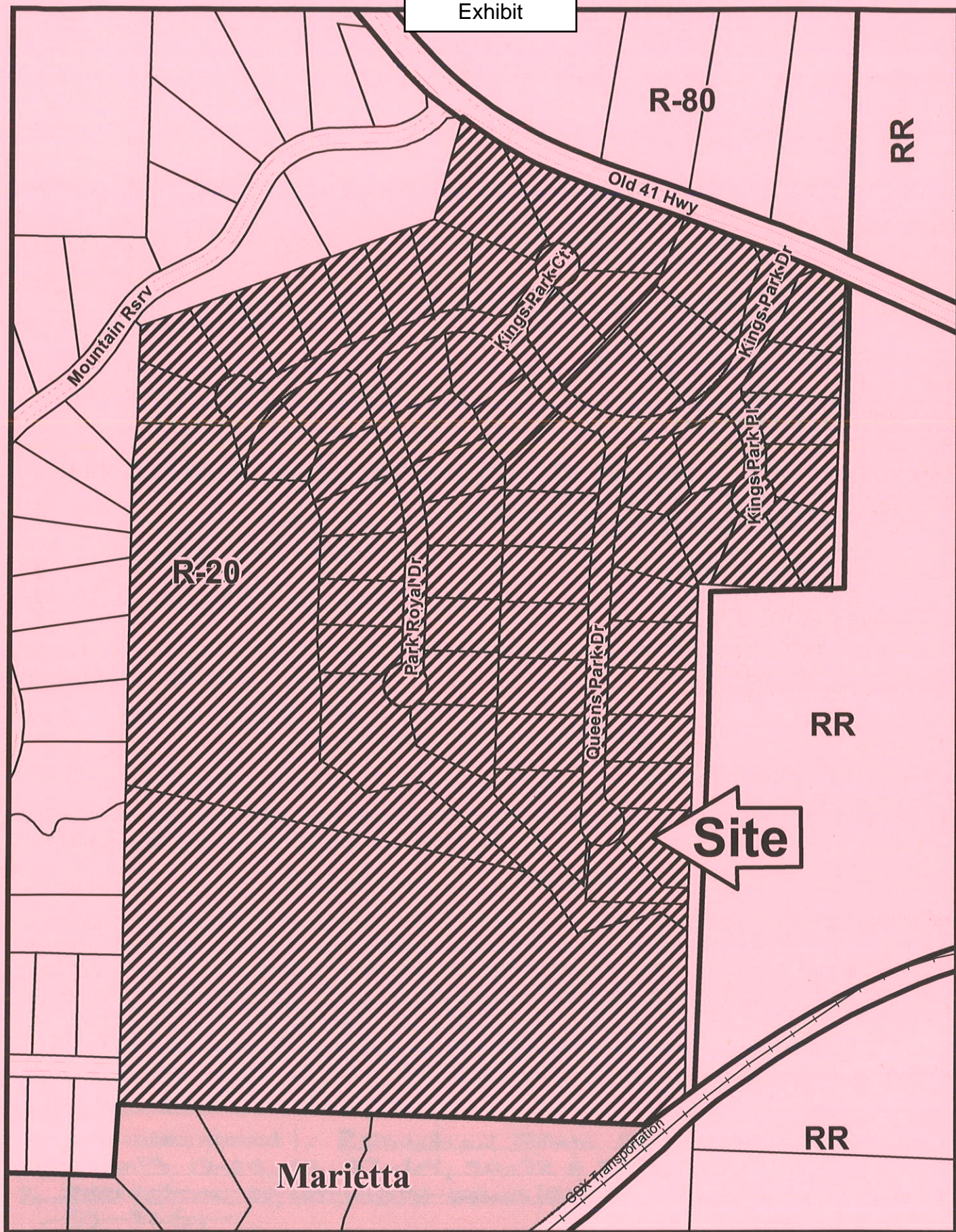
MOTION: Motion by Goreham, second by Ott, to **approve** a Special Exception pursuant to Zoning Ordinance Amendment adopted September 12, 2000 and amended July 8, 2003, Section 134-271(8) for V-29 of 2010 (ACR Engineering) to waive the minimum lot size on lot 23A, and lots 24 through 30 from the required 20,000 square feet to 15,000 square feet.

VOTE: **ADOPTED 4-0**

V-91
(2015)
Exhibit



V-91
(2015)
Exhibit



This map is provided for display and planning purposes only. It is not meant to be a legal description.

200 0 200
Feet

[City Boundary
Zoning Boundary

APPLICANT: Victor J. Ferlaino

PHONE: 404-523-0641

REPRESENTATIVE: Parks F. Huff

PHONE: 770-422-7016

TITLEHOLDER: Victor and Valeria Ann Ferlaino

PROPERTY LOCATION: On the south side of
Blakeford Way, east of Bill Murdock Road
(3646 Blakeford Way).

PETITION No.: V-92

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-15

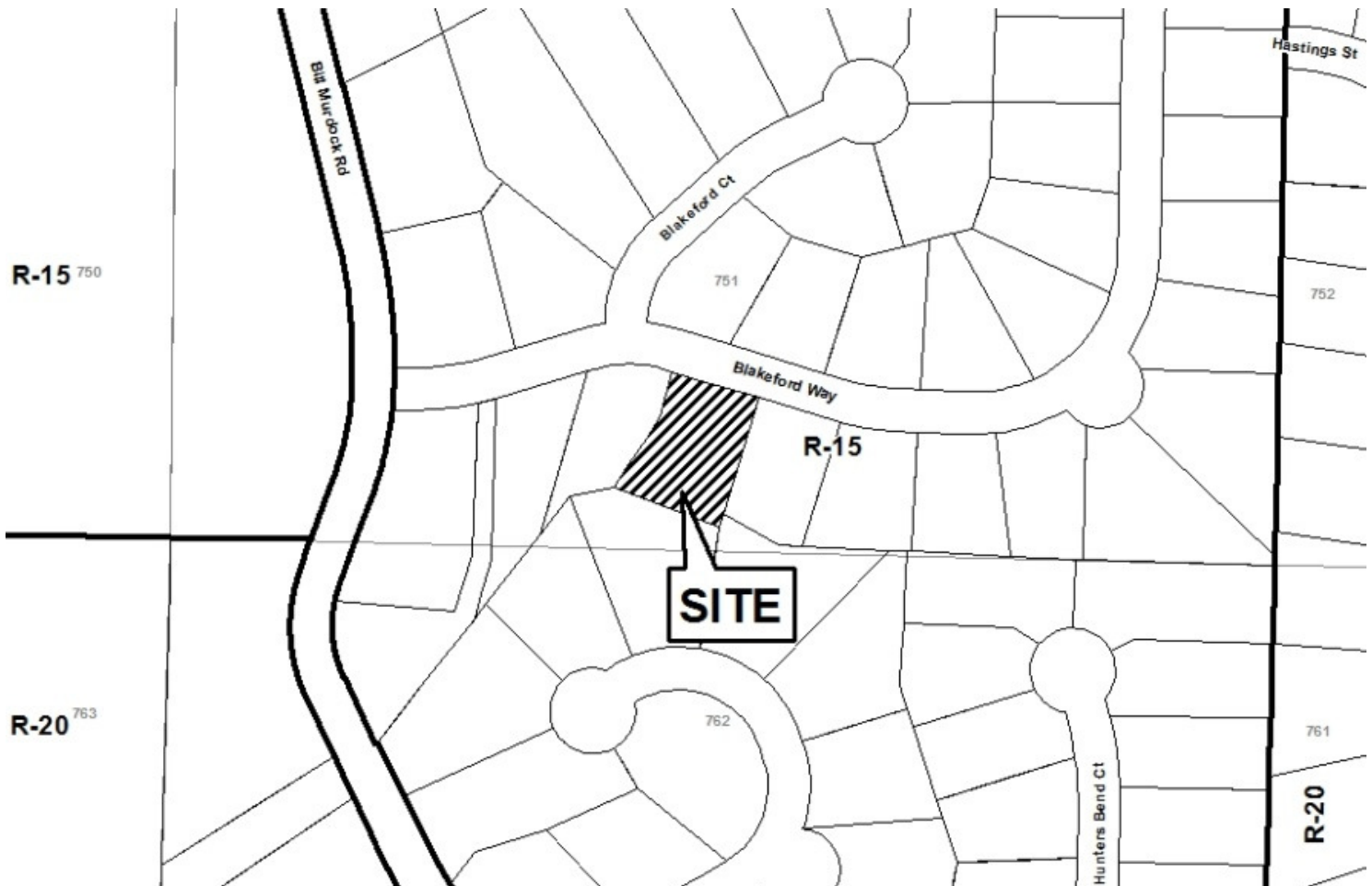
LAND LOT(S): 751

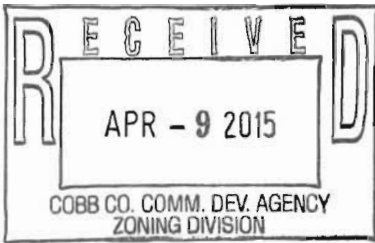
DISTRICT: 16

SIZE OF TRACT: 0.42 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) To increase the maximum allowable impervious surface from 35% to 75.67%; 2) waive the setback for an accessory structure under 650 sq. ft. (432 sq. ft. 1 story stone building) from the required 10 feet to three (3) feet adjacent to the eastern property line; and 3) to allow an accessory structure intended to be habitable (432 sq. ft. 1 story stone building) to be detached from the principal structure, and be to the side of the principal building.





Application for Variance Cobb County

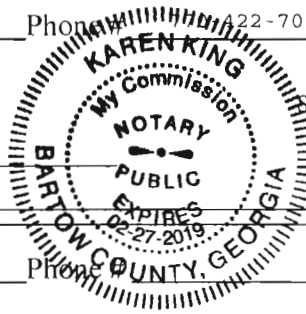
(type or print clearly)

Application No. V-92
Hearing Date: June 10, 2015

Applicant Victor J. Ferlaino Phone # 404-523-0641 E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
by: Parks F. Huff Address 376 Powder Springs Street, Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-523-7016 E-mail phuff@slhb-law.com
(representative's signature)

My commission expires: 2-27-19



Signed, sealed and delivered in presence of:

Karen L. King

Notary Public

Titleholder(s) See Attached 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 R-15

Location on the south side of Blakeford Way, east of Bill Murdock Road (3646 Blakeford Way)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 751 District 16th, 2nd Section Size of Tract 0.422 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 X Other _____

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

The property has steep topography which created erosion and water intrusion into the basement. To address this problem, the owner installed pavers to manage the drainage. Additionally, the owner built an accessory structure on an existing patio over 10 years ago. This attractive structure is approximately 3 feet from the property line.

List type of variance requested: 1) 134-198(11)(f): To increase the percentage of impervious surface from 35% to 75.67%; 2) 134-198(12)(a): To allow a 432 sq. ft. accessory structure 3.0 feet from the property line; and, 3) 134-198(12)(a)(10): To allow an existing accessory structure with habitable space to not be attached to the principle structure.

[illegible]

APPLICANT: Jonathan Adams - JLA Services

PHONE: 678-233-7134

REPRESENTATIVE: Jonathan Adams

PHONE: 678-233-7134

TITLEHOLDER: Bostwich HP, LLC

PROPERTY LOCATION: North of the terminus of
Notty Pine Trail, north of Wendy Lane
(3260 Notty Pine Trail).

PETITION No.: V-93

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-20

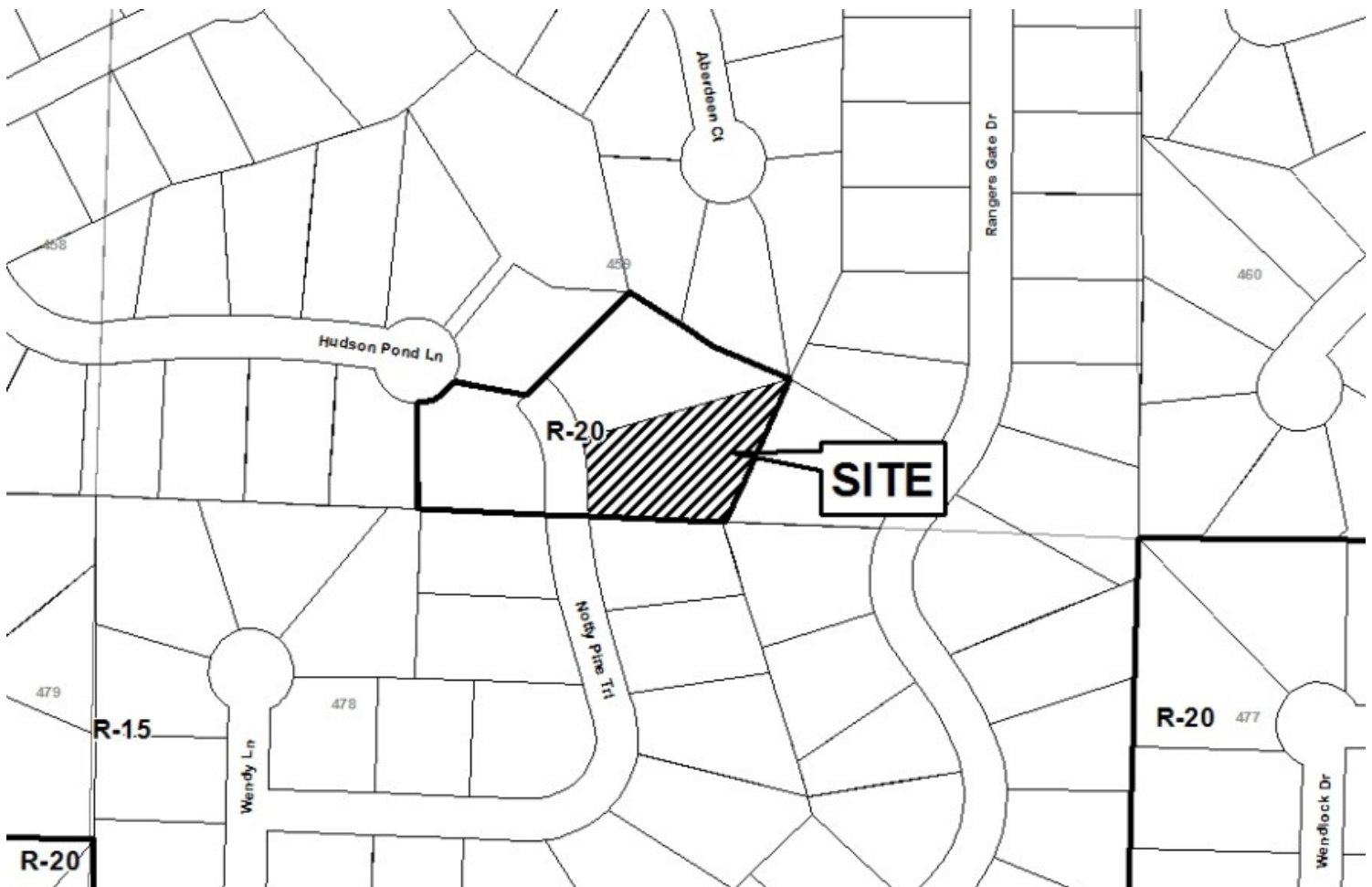
LAND LOT(S): 459

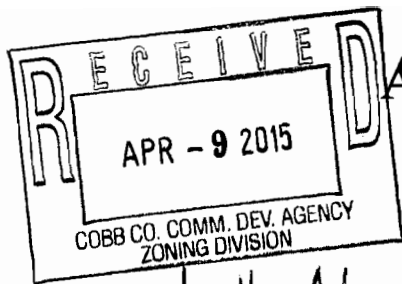
DISTRICT: 16

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) To waive the minimum public road frontage from the required 75 feet to zero feet; 2)
allow a third home off a private easement; and 3) reduce the lot size for a house off a private easement from 80,000
square feet to 23, 086 square feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-93
Hearing Date: 6-10-15

Applicant Jonathan Adams - JLA Services Phone # 678-233-7134 E-mail jadams@havenwood.biz

Jonathan Adams Address 2766 Bentwood Dr, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-233-7134 E-mail jadams@havenwood.biz
(representative's signature)

My commission expires: February 28, 2019
Signed, sealed and delivered in presence of: [Signature] (IDVER) Notary Public

Titleholder Bostwick HP LLC Phone # 404-808-8082 E-mail CHARLIE@BRIGHTWATERHOMES.COM

Signature [Signature] Address 5115 Long Island Dr. Atlanta, GA 30027
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 28, 2019
Signed, sealed and delivered in presence of: [Signature] (IDVER) Notary Public

Present Zoning of Property R-20

Location 3260 Notty Pine Trail, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 459 District 16 Size of Tract 0.53 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).

Currently, there is easement-only access to one home and one lot at the end of Notty Pine Trail. The home has been accessing Notty Pine Trail via easement since 1983. We seek a variance to allow construction of a home on the vacant lot known as 3260 Notty Pine Trail. Without the variance, a home cannot be built, as was approved for 3270 Notty Pine Trail, and Cobb DOT cannot accept the area for a road.

List type of variance requested: Waiver of road frontage requirement to zero feet -- access via easement

APPLICANT: DeNyse Companies

PHONE: 770-942-0688

REPRESENTATIVE: Derrick Nursey

PHONE: 404-539-4125

TITLEHOLDER: Circle 75 Venture Partners, LLC

PROPERTY LOCATION: On the southwesterly side
of Circle 75 Parkway, north of Windy Ridge Parkway
(2875 Crescent Parkway).

TYPE OF VARIANCE: To allow a wall sign to project more than 24 inches from the buiding surface on which it
is attached (62").

PETITION No.: V-94

DATE OF HEARING: 06-10-2015

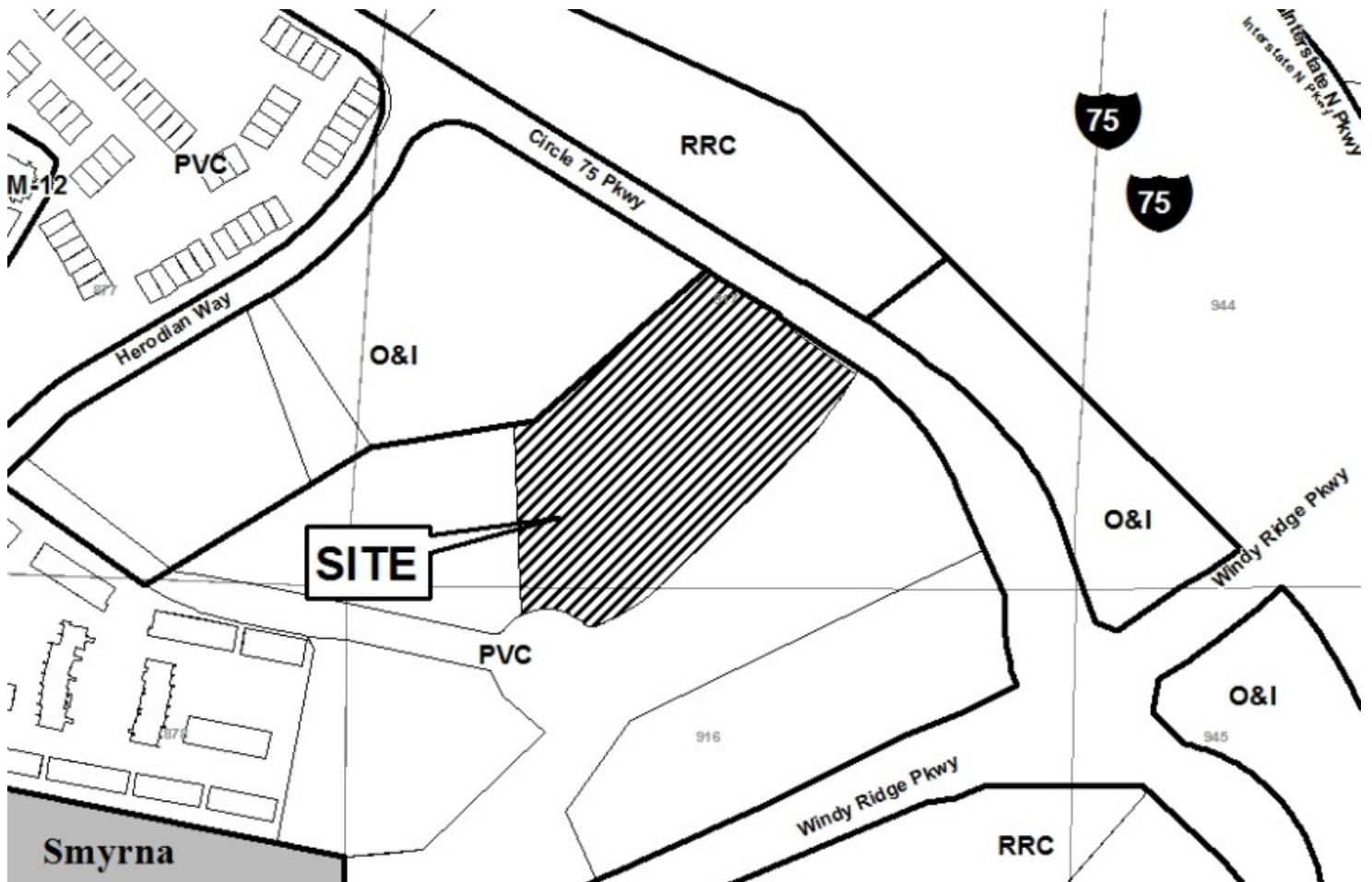
PRESENT ZONING: PVC

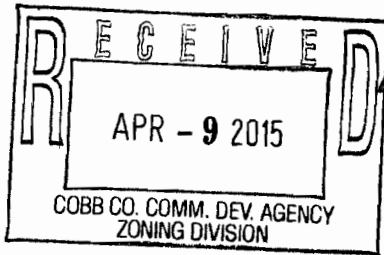
LAND LOT(S): 916, 917

DISTRICT: 17

SIZE OF TRACT: 4.56 acres

COMMISSION DISTRICT: 2





Application for Variance Cobb County

(type or print clearly)

Application No. V-94
Hearing Date: 6-10-15

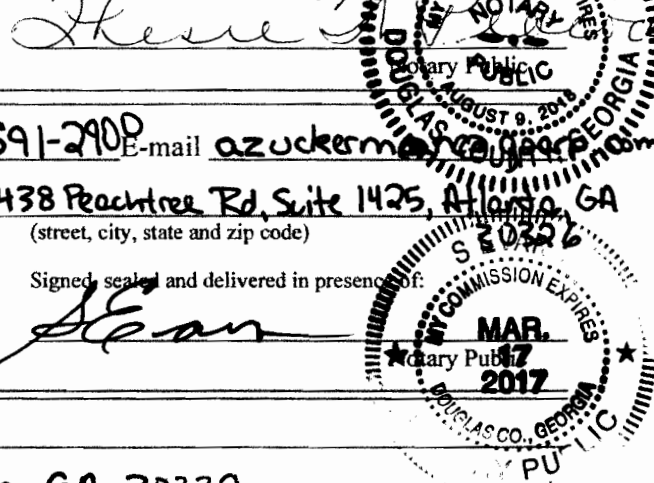
Applicant DeNyse Companies Phone # 770-942-0688 E-mail dnursey@denyseco.com

Derrick Nursey Address 4521 Industrial Access Rd. Douglasville, GA
(representative's name, printed) (street, city, state and zip code) 30134

[Signature] Phone # 404-539-4125 E-mail dnursey@denyseco.com
(representative's signature)

My commission expires: 08-09-18

Signed, sealed and delivered in presence of:

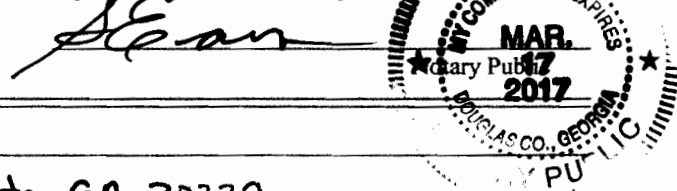


Titleholder Circle 75 Venture Partners, LLC Phone # 404-591-2900 E-mail azuckerman@circle75.com

Signature [Signature] Address: 3438 Peachtree Rd, Suite 1425, Atlanta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/17/2017

Signed, sealed and delivered in presence of:



Present Zoning of Property _____

Location 2875 Crescent Parkway SE, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 916 and 917 District 17th Size of Tract 4.56 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).

- VISIBILITY IS GREATLY IMPAIRED
- THEY CAN'T HAVE AN ILLUMINATED MONUMENT. THE PROJECT BUILDING HAS ROAD FRONTAGE, BUT NO LAND TO PLACE A MONUMENT.
- TO RESEMBLE SEMINAL SHOE STORE TYPES USED IN ADJACENT BRAVES MILITARY USE DEVELOPMENT AND STADIUM
- ROAD IMPROVES VISIBILITY MINIMIZES ACCIDENTS

List type of variance requested: INCREASE IN SHOE WIDTH. CODE PLANTS
24" IN WIDTH.

WE WOULD LIKE TO APPLY FOR 4'6" PLUS 8" OF EXPOSED SUPPORT
ARMS.

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Management Company
N/A

Property Name & Address
Reserve at the Ballpark
Circle 75
Smyrna GA

Opportunity Number
10485

Sales Representative Ashley Sch	V-94 (2015)	
Designer WJB		
Date 11.12.2014		

Revision Date

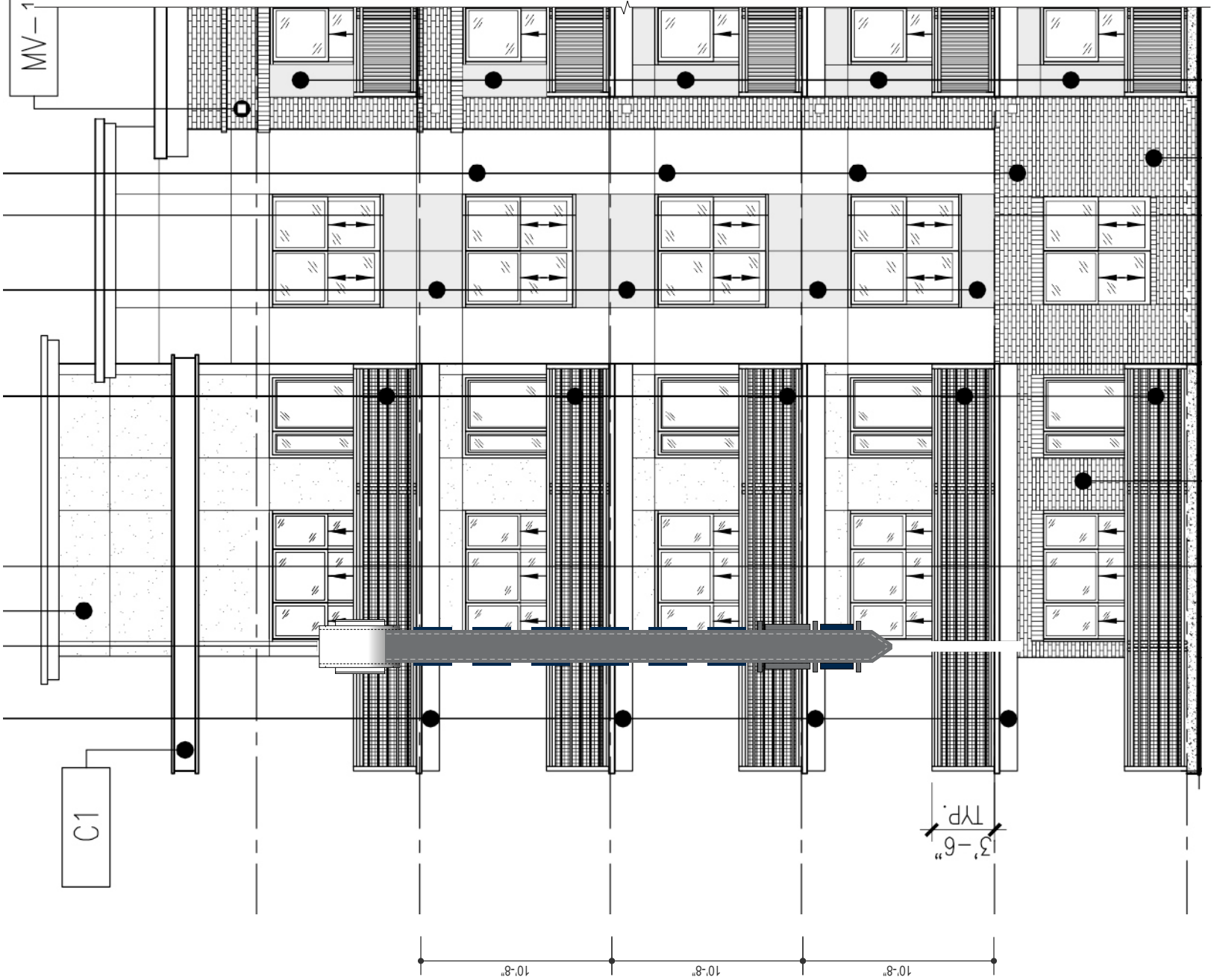
0	12.22.2014 wjb
	1.14.2015 wjb
	1.21.2015 wjb
	2.3.2015 wjb
	2.4.2015 wjb
	3.19.2015 wjb
	3.25.2015 wjb

Design Time

17

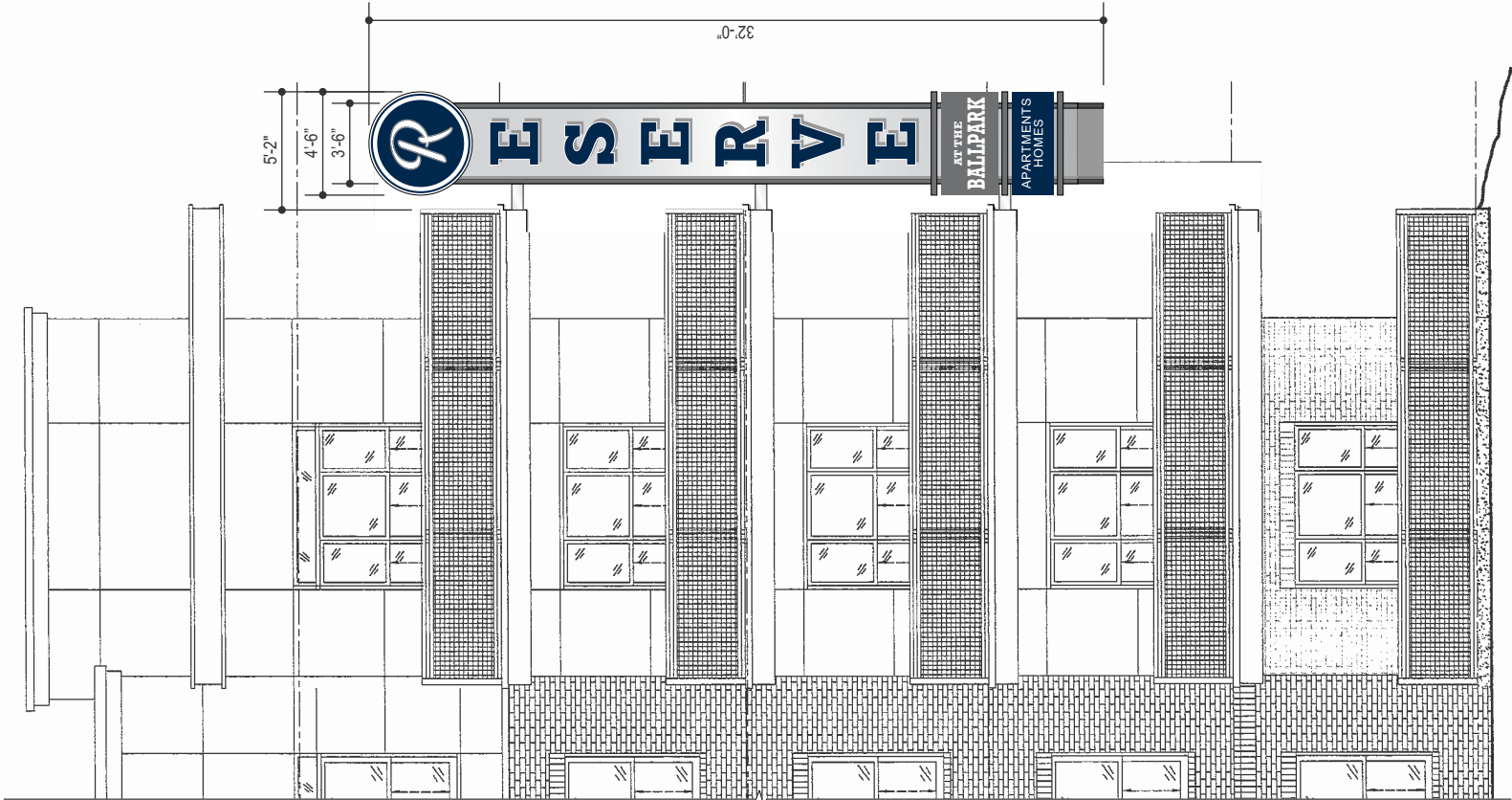
Customer Approval

Filename
Exterior IDs 1 v9



Partial East Elevation at Sign

Scale: 1/8" = 1'-0"



Partial South Elevation at Sign

Scale: 1/8" = 1'-0"



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.



Design Intent Only

This design is based on pre-engineered specifications and is pending approval from the authority having jurisdiction.



More Information Required

Before fabrication can proceed on this sign, additional information is required.

2

APPLICANT: Efrain Araya

PHONE: 770-744-8575

REPRESENTATIVE: Efrain Araya

PHONE: 770-744-8575

TITLEHOLDER: Pablo Alvarez

PROPERTY LOCATION: On the west side of Old
Concord Road, south of Church Road
(3238 Old Concord Road).

PETITION No.: V-95

DATE OF HEARING: 06-10-2015

PRESENT ZONING: R-15

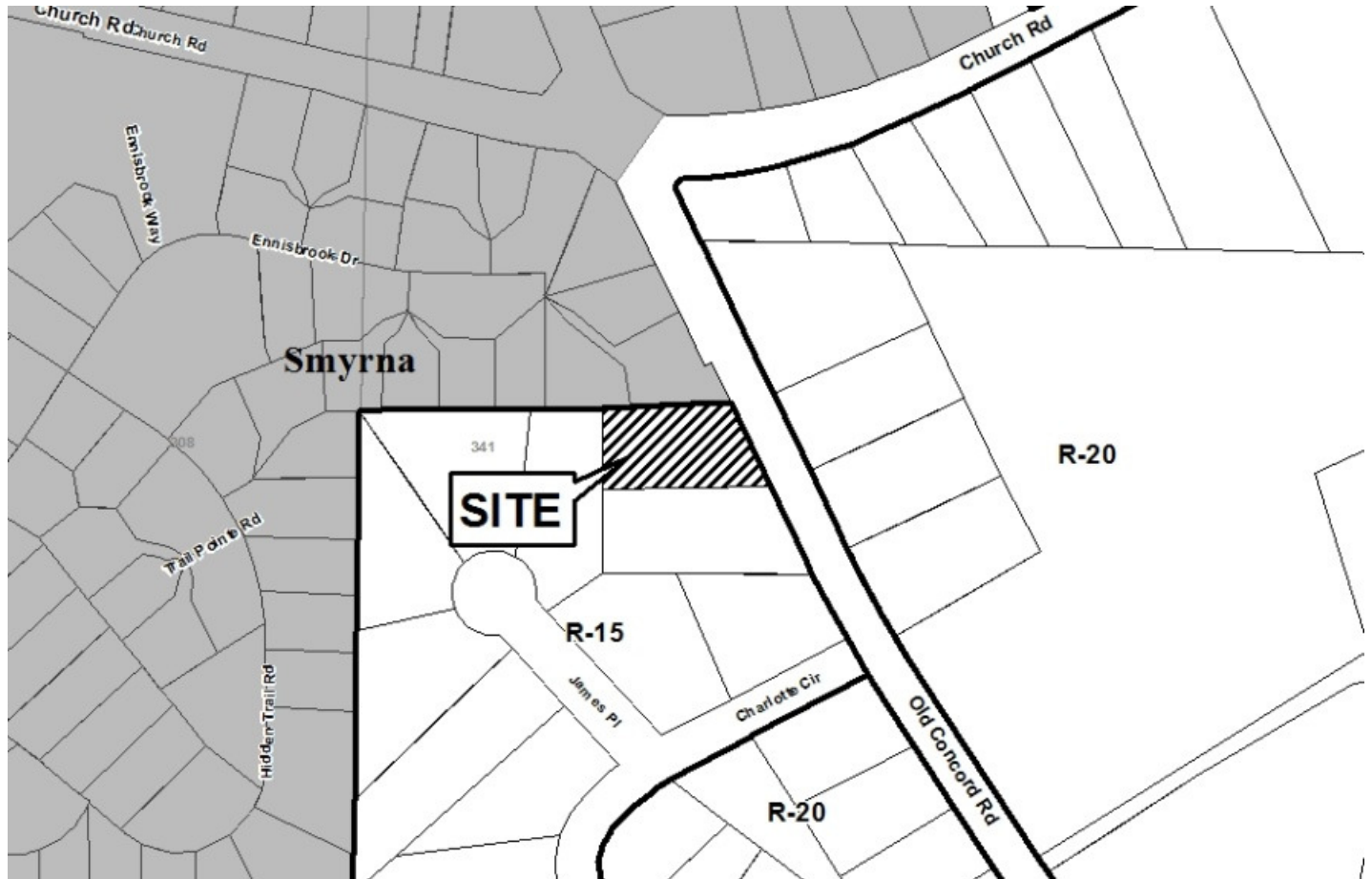
LAND LOT(S): 341

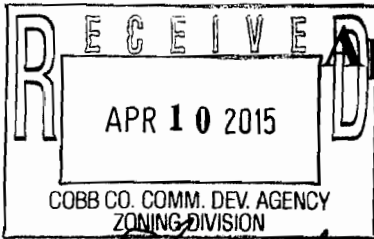
DISTRICT: 17

SIZE OF TRACT: 0.42 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 8 feet adjacent to the southern
property line; 2) waive the setback for an accessory structure under 144 square feet (approximately 25 sq. ft. shed)
from the required five (5) feet to three (3) feet adjacent to the southern property line and to zero feet adjacent to the
rear; 3) waive the setback for an accessory structure under 650 square feet (approximately 250 sq. ft. shed on skids)
from the required 30 feet from rear to nine (9) feet and from the required 10 feet from the side to four (4) feet adjacent
to the norther property line; 4) waive the setback for an accessory structure under 650 square feet (approximately 375
sq. ft. carport) from the required 10 feet from the side to one (1) foot adjacent to the northern property line; and 5)
allow an accessory structure (approximately 375 sq. ft. carport) to be to the side of the principal structure.





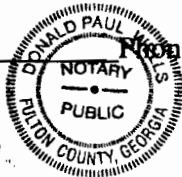
Application for Variance Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: 6-10-15

Applicant Efrain Araya Phone # 7707448575 E-mail arayae@frain@yahoo.com
(representative's name, printed) Address 3238 Old Concord Rd Smyrna GA 30082
(street, city, state and zip code)

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

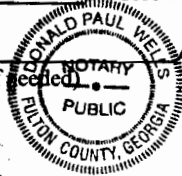


Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

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

Titleholder Efrain Araya Phone # 7707448575 E-mail arayae@frain@yahoo.com
Signature Efrain Araya Address: 3238 Old Concord Rd Smyrna GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

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

Present Zoning of Property R-15
Location 3238 Old Concord Rd Smyrna GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 341 District 17 Size of Tract 0.42 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 WANT TO RETAIN THE GRASS IN THE REAR OF THE
Building AND PLACE THE CARPORT ON THE SIDE OF THE
Building WHERE THERE IS NO GRASS.

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