

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: September 11, 2015**

**DUE DATE: August 12, 2015**

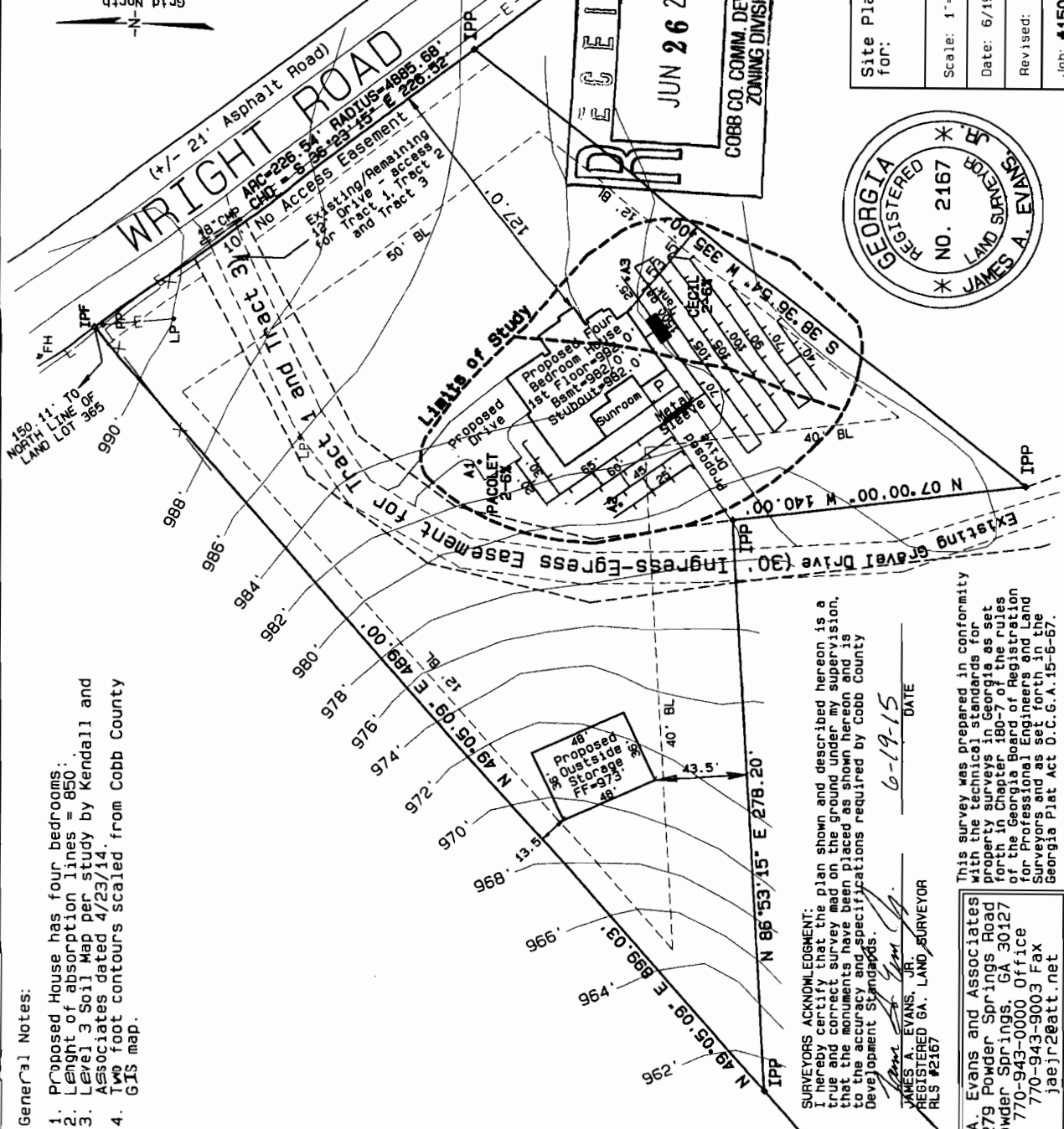
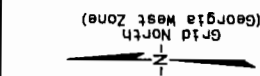
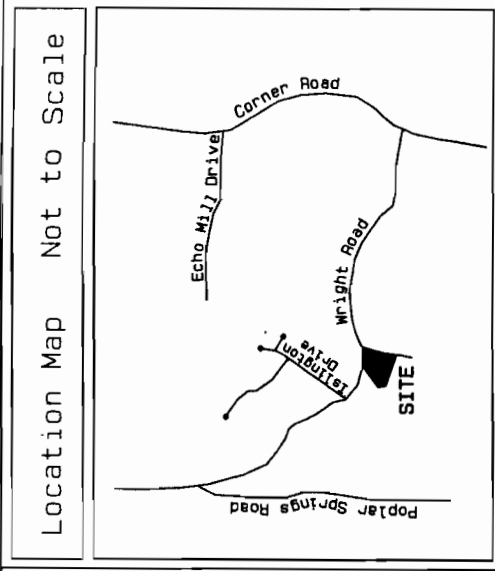
Distributed: July 17, 2015



*Cobb County... Expect the Best!*

General Notes:

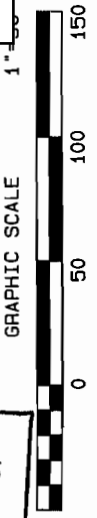
1. Proposed House has four bedrooms.
2. Length of absorption lines = 850'.
3. Level 3 Soil Map per study by Kendall and Associates dated 4/23/14.
4. Two foot contours scaled from Cobb County GIS map.



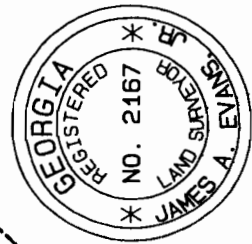
V-112  
(2015)

5577 Wright Road  
Tract 2  
2.000 Acres  
87,120 sq. ft.

RECEIVED  
JUN 26 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Site Plan for:	KENNETT EARL BENNETT and TRACY DIANE BENNETT		
Scale:	1"=50	Land Lot 365	19th District, 2nd Section
Date:	6/19/2015	Cobb County, Georgia	Plat Book 274, Page 189
Revised:		Drawn By:	Daniel Lee Branham, Sr.
Job:	#150078-2	Surveyor:	James A. Evans, Jr., GA. RLS #2167



SURVEYORS ACKNOWLEDGMENT:  
I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon and is to the accuracy and specifications required by Cobb County Development Standards.

James A. Evans, Jr.  
JAMES A. EVANS, JR.  
REGISTERED GA. LAND SURVEYOR  
RLS #2167  
6-19-15 DATE

This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

J.A. Evans and Associates  
3279 Powder Springs Road  
Powder Springs, GA 30127  
770-943-0000 Office  
770-943-9003 Fax  
jaejr2eatt.net

150078-2

**APPLICANT:** Kenneth and Tracy L. Bennett

**PHONE:** 770-778-9054

**REPRESENTATIVE:** Kenneth E. Bennett

**PHONE:** 770-778-9054

**TITLEHOLDER:** Tracy Luttrell Bennett and Kenneth E. Bennett

**PROPERTY LOCATION:** On the west side of Wright Road, west of Corner Road (5577 Wright Road).

**PETITION No.:** V-112

**DATE OF HEARING:** 09-11-2015

**PRESENT ZONING:** R-30

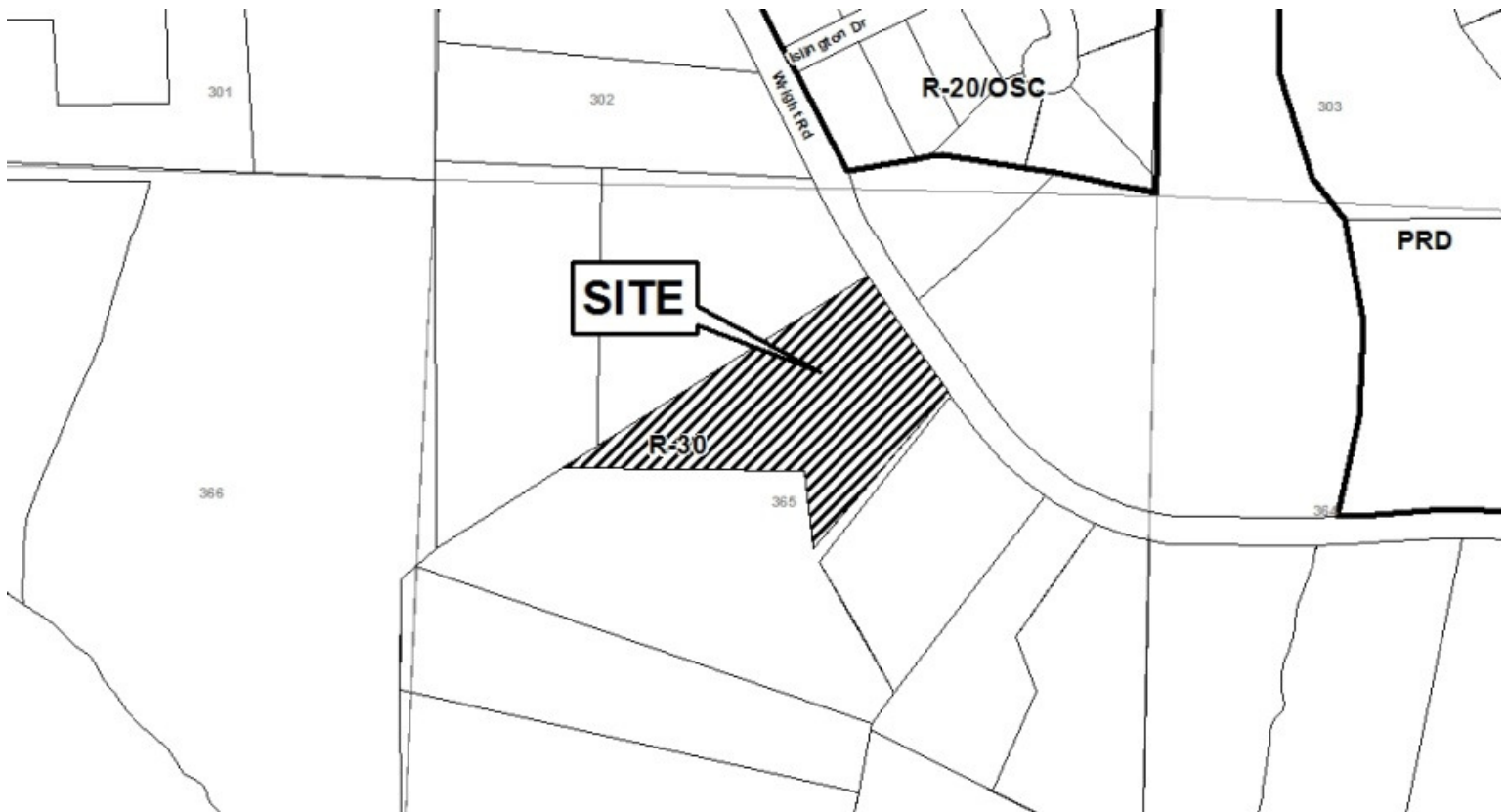
**LAND LOT(S):** 365

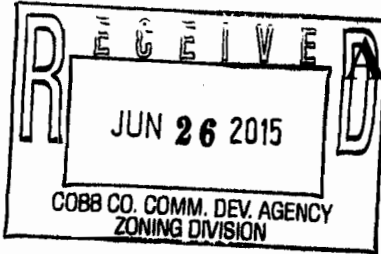
**DISTRICT:** 19

**SIZE OF TRACT:** 2 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (proposed 1,728 square foot storage building) from the required 100 feet to 13 feet adjacent to the northwestern side and to 43 feet adjacent to the rear property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-112  
Hearing Date: 9-11-15

Applicant Kenneth E & Tracy L. Bennett Phone # 770-778-9054 E-mail tdbennett@bellsouth.net  
Kenneth E Bennett  
TRACY L. BENNETT Address 5577 Wright Road Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

Kenneth E Bennett Phone # 770-778-9054 E-mail tdbennett@bellsouth.net  
(representative's signature)

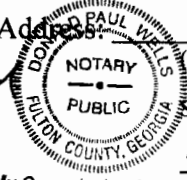


Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Titleholder Kenneth E & Tracy L. Bennett Phone # 770-778-9054 E-mail \_\_\_\_\_

Signature Kenneth E Bennett Address \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)  
Tracy L. Bennett



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-30

Location 5577 Wright Road Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 365 District 19<sup>th</sup> Size of Tract 2 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).

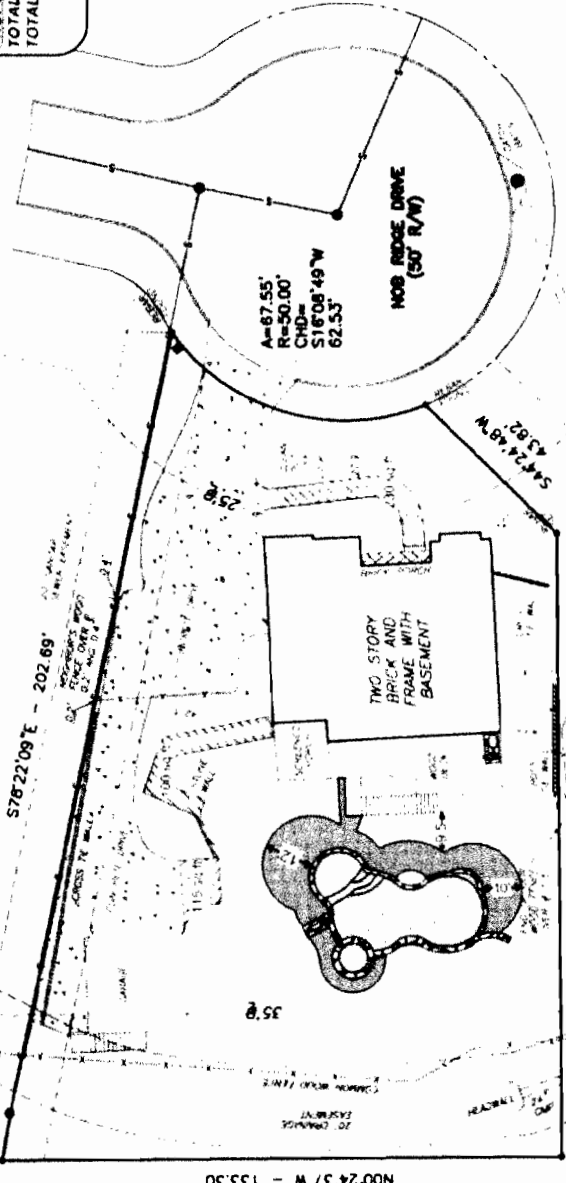
Due to the shape of the property, we are requesting a setback variance for a 48' x 36' storage building

List type of variance requested: Setback variance from 100 to 13.5 on the side and from 100ft to 43.5ft on back corner

N  
MAGNETIC

TOTAL LOT: 0.46 ACRES OR 20196 SQ.FT.  
 IMPERVIOUS SURFACE COVERAGE:  
 EXISTING IMPERVIOUS: 7685 SQ.FT.  
 (1157 SQ.FT.  
 (1100) SQ.FT.  
 (230) SQ.FT.  
 138 SQ.FT.  
 172 SQ.FT.  
 512 SQ.FT.  
 0 SQ.FT.  
 TOTAL PROPOSED IMPERVIOUS: 8062 SQ.FT OR 39.91%  
 TOTAL ALLOWED 35%.

759.75' TO S.W.  
 R/W OF LOMBARD  
 STREET (50' R/W)



RECEIVED  
 JUL - 7 2015  
 COBB CO. COMM. DEV. A  
 ZONING DIVISION

V-113  
 (2015)

TOTAL AREA= 0.46442 ACRES  
 OR 20,196± SQ.FT.  
 844 MOB RIDGE DRIVE  
 MARIETTA, GEORGIA

McLUNG SURVEYING SERVICES, INC.  
 4833 South Cobb Drive, Suite 200  
 Smyrna, Georgia 30080  
 Telephone: (770) 433-1100  
 Fax: (770) 433-1101  
 Candidate of Administration #3200752

The office of  
 the Surveyor General  
 of the State of Georgia  
 has approved this  
 plan for recording  
 and the reproduction is  
 correct.

The property is not located  
 in a Federal Flood Area as  
 indicated by FEMA  
 Official Flood Hazard Maps

In the opinion of the  
 Surveyor General  
 the correct representation of the  
 land is shown.

DATE PREPARED: 6-19-15  
 DRAWN BY: J. W. WOOD  
 CHECKED BY: J. W. WOOD  
 TITLE: V-113 (2015)

PLAT NO. 101  
 SECTION 2ND  
 DISTRICT 19TH  
 COBB COUNTY  
 GEORGIA

LOT 29, BLOCK "A"  
 MOB RIDGE SUBDIVISION

LAND LOT 102  
 SECTION 2ND  
 DISTRICT 19TH  
 COBB COUNTY  
 GEORGIA

PLAT PREPARED: 6-19-15

REFERENCE MATERIAL  
 1. OUTLINE DEED IN FAVOR OF  
 TED BOON (1977) PAGE 3079  
 COBB COUNTY GEORGIA RECORDS

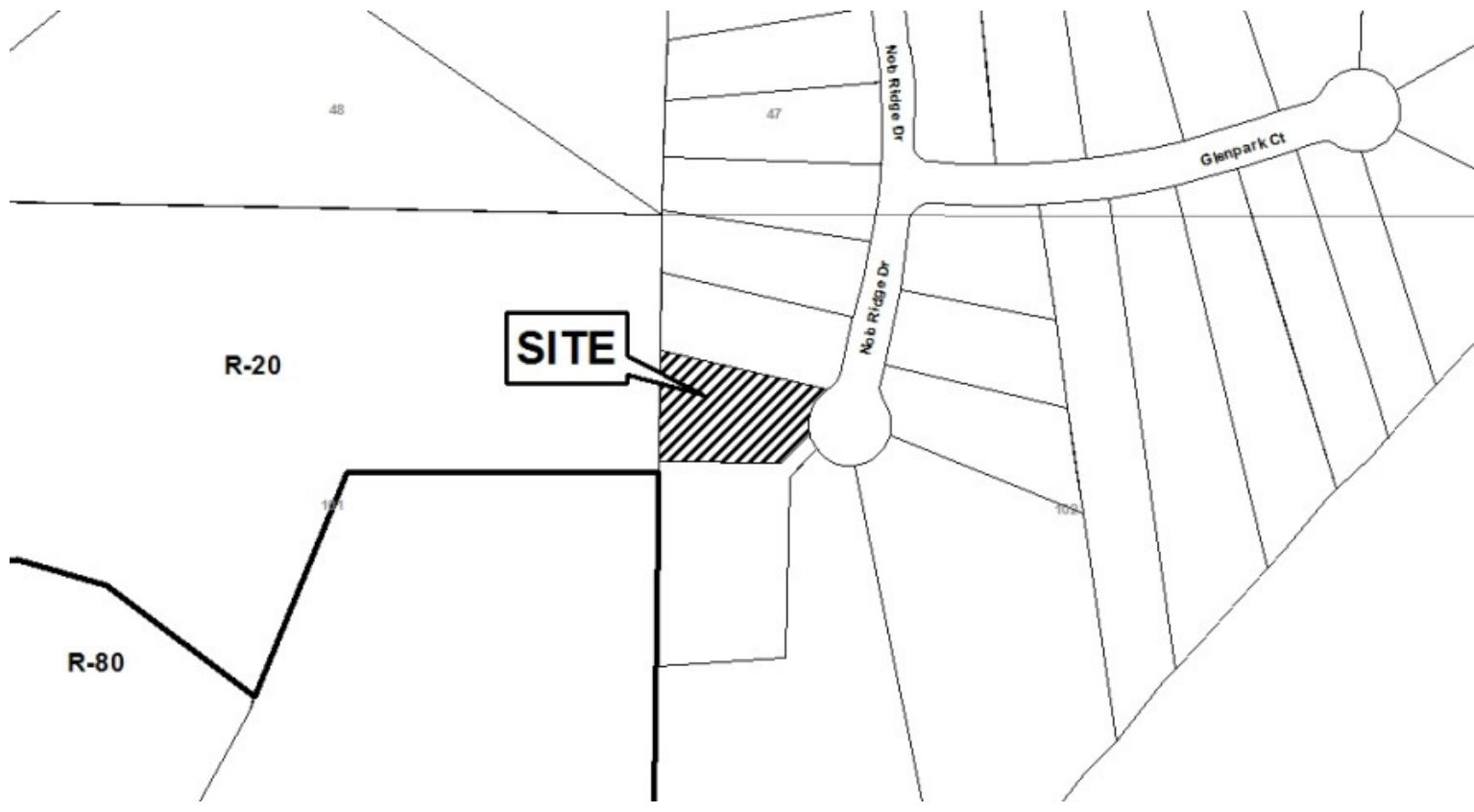
REFERENCE MATERIAL  
 EXISTING HOUSE = 2435 SQ. FT.  
 EXISTING DRIVE = 3540 SQ. FT.  
 EXISTING GARAGE = 639 SQ. FT.  
 EXISTING SIDEWALK = 119 SQ. FT.  
 EXISTING WALLS = 139 SQ. FT.  
 IMPERVIOUS TOTAL = 7685 SQ. FT. (34%)  
 COBB COUNTY # 20 - 358

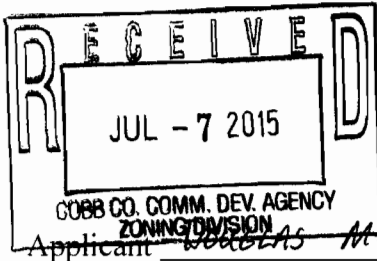
No.	Revision	Date

**APPLICANT:** Douglas M. and Lisa J. Jacobs  
**PHONE:** 770-425-0802  
**REPRESENTATIVE:** Douglas M. and Lisa J. Jacobs  
**PHONE:** 770-425-0802  
**TITLEHOLDER:** Doug M. and Lisa Jacobs  
**PROPERTY LOCATION:** At the southern terminus  
of Nob Ridge Drive, south of Glenpark Court  
(844 Nob Ridge Drive).

**PETITION No.:** V-113  
**DATE OF HEARING:** 09-11-2015  
**PRESENT ZONING:** R-20  
**LAND LOT(S):** 102  
**DISTRICT:** 19  
**SIZE OF TRACT:** 0.46 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the maximum allowable impervious surface from the required 35% to 40%;  
2) waive the side setback for an accessory structure over 144 square feet (existing 576 square foot garage) from the  
required 10 feet to 9 feet adjacent to the northern property line; and 3) waive the rear setback for an accessory structure  
over 144 square feet (existing 576 square foot garage) from the required 35 feet to 30 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-113  
Hearing Date: 9-11-15

Applicant DOUGLAS M. JACOBS Phone # 770-425-0802 E-mail douglasmjacobs@aim.com

DOUGLAS M. JACOBS Address 844 Nob Ridge Drive, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-425-0802 E-mail douglasmjacobs@aim  
(representative's signature)

My commission expires: September 25, 2015 Signed, sealed and delivered in presence of: Jeanie Klenetob  
Notary Public



Titleholder DOUGLAS M. JACOBS Address: 844 Nob Ridge Drive, Marietta, GA 30064  
Signature [Signature] E-mail douglasmjacobs@aim.com  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: September 25, 2015 Signed, sealed and delivered in presence of: Jeanie Klenetob  
Notary Public

Present Zoning of Property R20

Location 844 NOB RIDGE DRIVE, MARIETTA, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 District 19 Size of Tract .464 Acre(s)

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

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

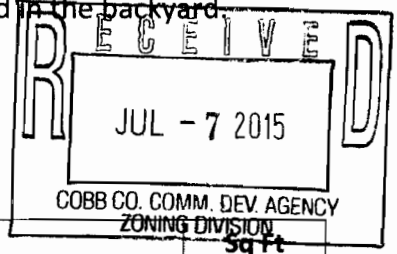
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

\* Please see attached "Reason for Hardship" page included.

List type of variance requested: Pervious & Impervious Surface

As our lot size is less than 1/2 acre, it is unfortunately restricting us from building the designed, free form pool (shown on the accompanying site plan), as doing so would result in slightly exceeding the maximum percentage of impervious surface allocated for our property. Currently our wooden deck/screened porch (approximately 794 sq ft) is included in our existing impervious surface, but since we recognize the importance of maintaining as much pervious surface as possible, we propose removing the existing concrete patio located under the deck/screened porch and replacing it with pavers. Additionally, as part of the overall design/proposal we will do the following:

1. Remove an existing stack-stone wall located in the backyard.
2. Remove an existing concrete slab used as a turnaround, also located in the backyard.
3. Replace the existing concrete front walkway with pavers.
4. Utilize pavers around the pool instead of concrete decking.



Below is a summary of our proposed impervious surface:

<b>Impervious Surface Coverage:</b>	<b>Sq Ft</b>
Existing Impervious Surface per Survey	7,685
Remove Existing Stone Walls	(100)
Remove Existing Turnaround	(115)
Remove Existing Front Walkway	(230)
Proposed Pervious Paver Front Walkway (230 @ 60%)	138
Proposed Coping Wall & Steps	172
Proposed Pervious Pool Deck (853 @ 60%)	512
Proposed Pool Equipment	0
<b>Total Proposed Impervious - Sq Ft</b>	<b>8,062</b>
<b>Total Proposed Impervious - % (calculation = 8,062 sq ft/20,196 sq ft)</b>	<b>39.92%</b>
<b>Total Delta - Existing Impervious Sq Ft (7,685) vs. Proposed Impervious Sq Ft (8,062)</b>	<b>377</b>
<b><u>Deck/Concrete Patio for additional consideration:</u></b>	
Exclude Existing Deck from Existing Impervious Surface (keep Screened Porch - 162 sq ft)	(632)
Proposed conversion of Concrete Patio under deck to Pavers (794 @ 60%)	476
<b>Total Proposed Impervious - Sq Ft</b>	<b>7,906</b>
<b>Total Proposed Impervious - % (calculation = 7,906 sq ft/20,196 sq ft)</b>	<b>39.15%</b>
<b>Total Delta - Existing Impervious Sq Ft (7,685) vs. Proposed Impervious Sq Ft (7,906)</b>	<b>221</b>
<i>Note: Total Lot = .464 Acres or 20,196 Sq Ft</i>	

In conclusion, we are respectfully requesting a variance allowance of 377 square feet (Proposed Impervious of 8,062 sq ft less Existing Impervious of 7,685 sq ft) so we can build the pool and associated pool decking shown on the accompanying site plan. The resulting pool will allow for many additional hours of family recreation as well as improve the value of our property.

Thank you in advance for your consideration of this matter.





**APPLICANT:** Richard Schuster PhD PC

**PETITION No.:** V-114

**PHONE:** 914-672-9764

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Jim McEleavy

**PRESENT ZONING:** R-20

**PHONE:** 845-399-5125

**LAND LOT(S):** 693

**TITLEHOLDER:** Richard J. Schuster PHD  
Psychologist PC

**DISTRICT:** 19

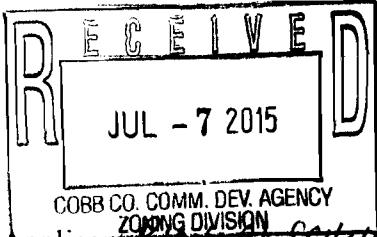
**PROPERTY LOCATION:** At the northern terminus  
of Applewood Drive, north of Horseshoe Bend Road, and  
on the north side of Cider Mill Court  
(3040 Applewood Drive).

**SIZE OF TRACT:** 4.65 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the minimum road frontage from the required 75 feet to 50 feet for proposed Tract B and to zero feet for proposed Tract A.





# Application for Variance Cobb County

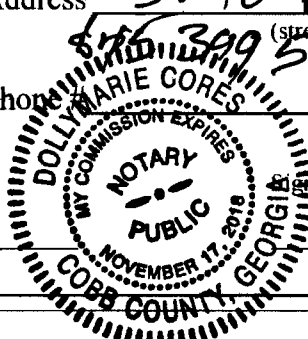
(type or print clearly)

Application No. N-114  
Hearing Date: 9-11-15

Applicant RICHARD SCHUSTER PhD PE Phone # 914 672 9764 E-mail myrnaanover@msn.com

JIM MCELEAVY Address 3040 APPLEWOOD DR Marietta  
(representative's name, printed) (street, city, state and zip code)

Jim Mc Eleavy Phone # 770 399 5125 E-mail JamesMcEleavy@aol.com  
(representative's signature) (street, city, state and zip code)



My commission expires: Nov 17, 2018  
Signed, sealed and delivered in presence of: Dolymarie Cores  
Notary Public

Titleholder RICHARD SCHUSTER PhD PE Phone # 914 672 9764 E-mail myrnaanover@msn.com

Signature [Signature] Address: 4 MARTINE AVE APT 805 WHITE PLAINS NY  
(attach additional signatures, if needed) (street, city, state and zip code) 10606

**INDRANIE RAMCHARRAN** Signed, sealed and delivered in presence of:  
Notary Public, State of New York  
No. 01RA6195375  
Qualified in New York County  
Commission Expires April 19, 2017  
Indranie Ramcharran  
Notary Public

Present Zoning of Property R3 (Residential)

Location 3040 APPLEWOOD DR. MARIETTA  
Parcel # (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 190693 00020 District 9 Size of Tract 4.6 Acre(s)

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

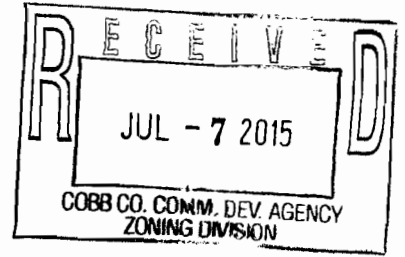
Size of Property 4.6 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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).

Pls see page 2 (attached)

List type of variance requested: Road frontage variance reduce to 50 feet

7 V-114 (2015) Exhibit 2



**HARDSHIP EXPLANATION :**

**We are in the process of subdividing the 4.6 acres (located at 3040 Applewood Dr Marietta) and would like to request a variance to reduce the road frontage to 50 feet, because we are a few feet short of the required 75 feet to access the subdivided properties - Tract A and Tract B. Both properties would be inaccessible without a variance and this would create undue hardship essentially rendering the property worthless.**

A handwritten signature in black ink, appearing to read "Richard Schuster", written over a solid horizontal line.

**Richard Schuster PhD PC**

V-115  
(2015)

This plat supersedes a portion of the plot recorded in Plat Book 213, Page 1E.  
The purpose of this revision is to:  
To add land from Lot 82 to lot 83 to clear the detached garage property line encroachment.

Approved by: \_\_\_\_\_ Date \_\_\_\_\_  
Cobb County Water System / \_\_\_\_\_ Date \_\_\_\_\_  
Cobb County Zoning Division / \_\_\_\_\_ Date \_\_\_\_\_  
Cobb County Development & Inspections Division / \_\_\_\_\_ Date \_\_\_\_\_

**Owner's Acknowledgment**

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for informational purposes and is not intended to constitute a warranty of any kind. No warranty of any nature shall be made by Cobb County. No warranty shall be created by the subdivision or combination of this property.

And further, I warrant that I own, fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims against the property shown hereon which might arise from the plat hereon. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

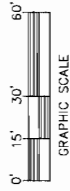
Signature \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

**Addresses:**

Lot 82  
4288 Bristolcone Drive  
Marietta, Ga. 30064

Lot 83  
4290 Bristolcone Drive  
Marietta, Ga. 30064

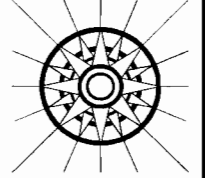
This survey was prepared in conformity with the Technical Standards for Property Surveys of the Georgia Board of Professional Engineers and Land Surveyors. The survey is in compliance with the Georgia Plat Act O.C.G.A. 44-8-87.



GRAPHIC SCALE

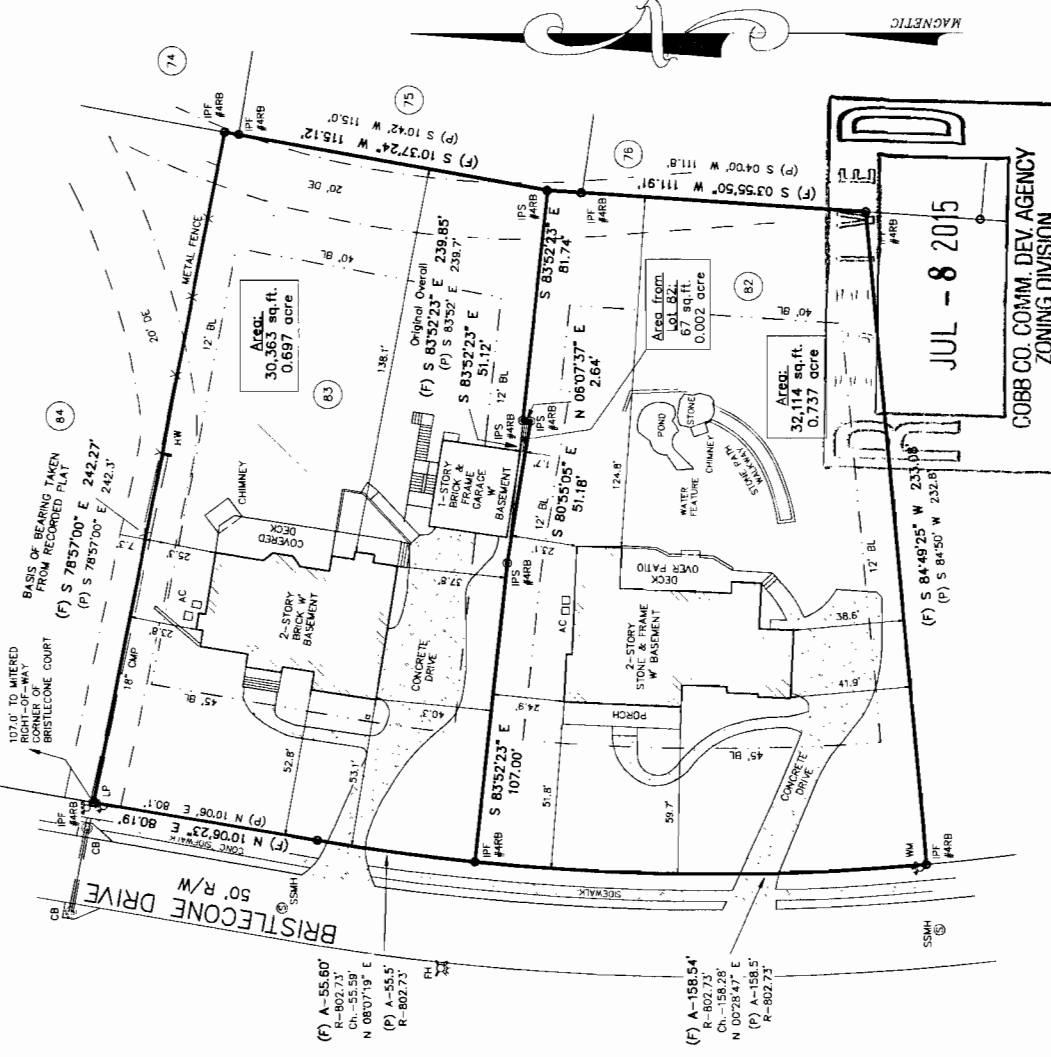
**TASO & ASSOCIATES, LLC**  
LAND SURVEYORS

3330 Cobb Parkway  
Atlanta, Georgia 30301  
877-581-8102  
taso survey@yahoo.com



**(F)- FIELD MEASUREMENTS**  
**(P)- RECORD PLAT MEASUREMENTS**

- LEGEND:**
- BOC - BACK OF CURB
  - BL - BUILDING LINE
  - CB - CHISEL BRASS
  - CL - CENTERLINE
  - CONC - CONCRETE
  - DE - DRAINAGE EASEMENT
  - DI - DROP INLET
  - EA - EXISTING EASEMENT
  - HW - HEADWALL
  - IPS - IRON PIN SET
  - JUN - JUNCTION
  - LAB - 1/2" REBAR
  - JBOX - JUNCTION BOX
  - PP - POWER POLE
  - R - RADIUS
  - R/W - RETAINING WALL
  - SEE - SANITARY SEWER EASEMENT
  - SSMH - SANITARY SEWER MANHOLE



Re-Plat of:  
**Lots 1 and 2**  
**Sweet Pine Creek**  
Located in Land Lot 312  
20th District - 2nd Section  
Cobb County, Georgia  
June 25, 2015  
Scale: 1" = 30'

SURVEYOR'S CERTIFICATE:  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND THE MEASUREMENTS AND CALCULATIONS MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON EXIST AND THE DISTANCES, BEARINGS, SPECIES, TYPES AND MATERIALS ARE CORRECTLY SHOWN.

MAINTAINING COORDINATES  
DWS 2448  
DATE

THE SURVEY SURVEY HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED, AND TASO & ASSOCIATES, LLC MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWING HEREON PERTAINING TO EASEMENTS, INTERESTS, ENDEASUREMENTS, TAXES, ENCUMBRANCES, OR OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION (LOT 82) OF ONE IN 111,337 FEET, (LOT 83) OF ONE IN 136,248 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES WITHIN ONE FOOT IN 18,450 FEET AND IS FOUND TO BE ACCURATE EQUIPMENT UTILIZED: ANGULAR - TRIMBLE S6, LINEAR - EDM

TRIA OFFICIAL FLOOD HAZARD MAP, COMMUNITY NO. 130052, MAP ZONE "X", PAGE 0803 G, DATE DEC. 16, 2008 SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

**APPLICANT:** Jerre Barnes

**PETITION No.:** V-115

**PHONE:** 770-403-3284

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Wanda Stephens

**PRESENT ZONING:** R-30

**PHONE:** 770-235-5099

**LAND LOT(S):** 312

**TITLEHOLDER:** Robert M. and Jerre F. Barnes

**DISTRICT:** 20

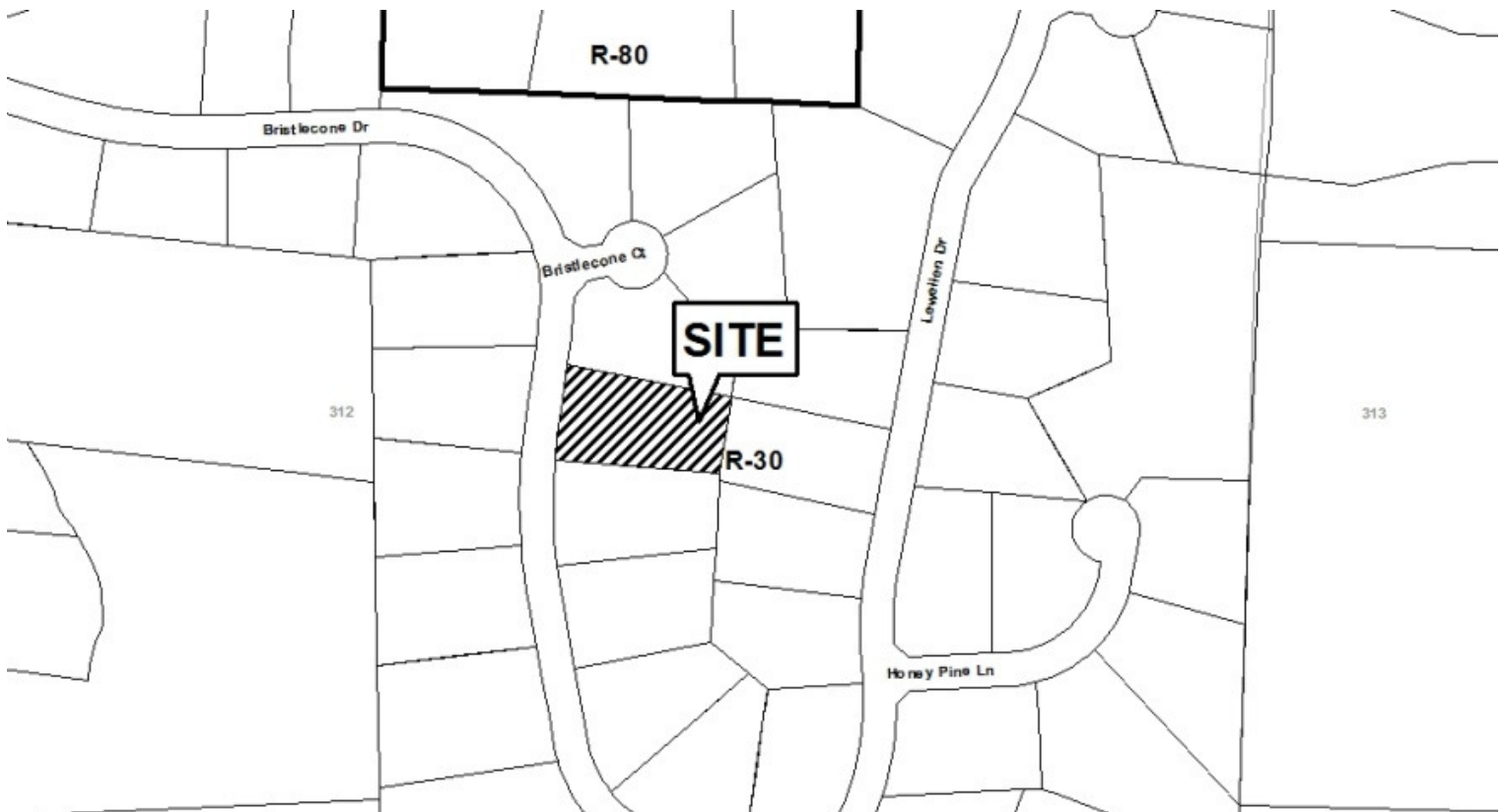
**PROPERTY LOCATION:** On the east side of  
Bristlecone Drive, west of Midway Road

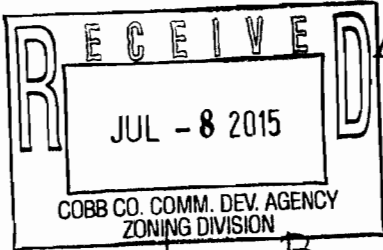
**SIZE OF TRACT:** 0.70 acres

(4290 Bristlecone Drive).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (approximately 840 square foot garage) from the required 100 feet to 1 foot adjacent to the southern property line and 93 feet from the rear.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-115  
Hearing Date: 9-11-15

Applicant Jerre Barnes Phone # 770-403-3284 E-mail michaeljerre@bellsouth.net

Wanda Stephens Address 3475 Dallas Hwy Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

Wanda Stephens Phone # 770-235-5999 E-mail wanda@stephens@gmail.com  
(representative's signature)



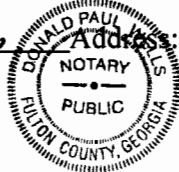
Signed, sealed and delivered in presence of:

Donald Paul Welch  
Notary Public

My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017

Titleholder Jerre Field Barnes Phone # 770-403-3284 E-mail michaeljerre@bellsouth.net

Signature Jerre Field Barnes Address: 4290 Bristlecone Drive  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald Paul Welch  
Notary Public

My commission expires: \_\_\_\_\_ My Commission Expires March 24, 2017

Present Zoning of Property R30

Location 4290 Bristlecone Drive Marietta, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 312 District 20 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).

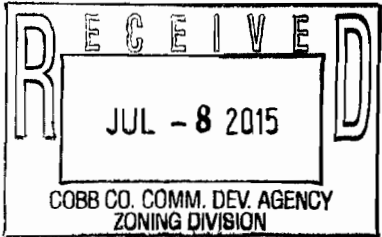
See attached Explanation  
See attached copy of original permit and Certificate of Occupancy  
See attached requested Surveys

List type of variance requested: Building Set Back Line Variance

Explanation:

V-115  
(2015)  
Exhibit

Owner of 4290 Bristlecone Dr. added the 2 bay 3 sided brick garage addition in approx. 2002, using the pins located in the back and front yard. A permit from Cobb County was applied for and all inspections completed for the project. A certificate of completion is attached. While selling the property, a survey was completed by the potential Buyer and the pin in the backyard was not in the correct place and the garage and retaining wall was built approx. 1.7 feet over the property line. The affected neighbor will give a small section of the property in order to remove the encroachment. An approval on the building line change and a variance is needed since it is over the building set back line.







**APPLICANT:** Susan R. Hampton

**PETITION No.:** V-116

**PHONE:** 404-218-6216

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Susan R. Hampton

**PRESENT ZONING:** R-20

**PHONE:** 404-218-6216

**LAND LOT(S):** 1051, 1110

**TITLEHOLDER:** Susan R. Hampton

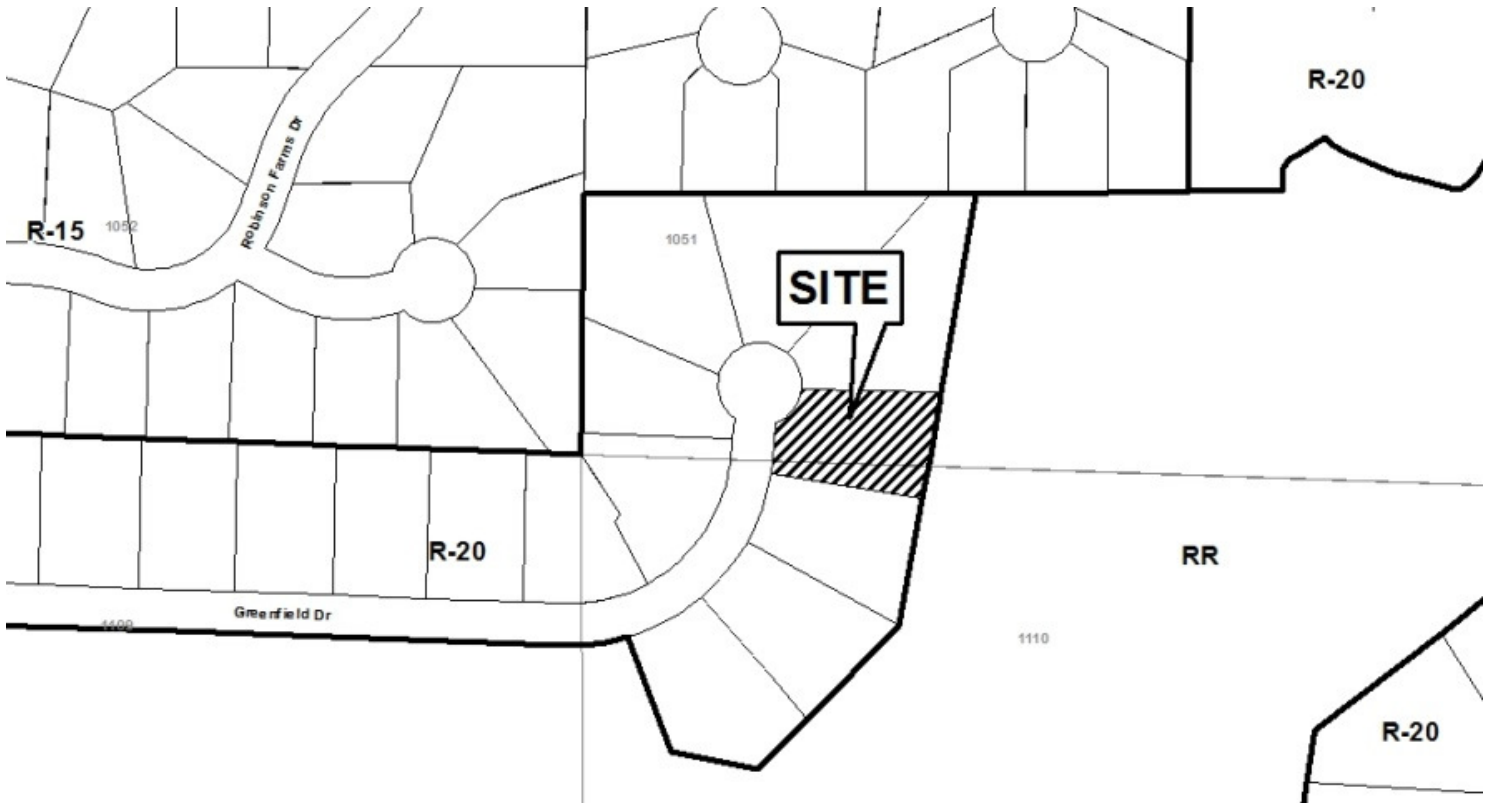
**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Greenfield Drive, east of Creekwood Drive  
(3442 Greenfield Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to eight (8) feet adjacent to the northern property line; and 2) waive the rear setback from the required 35 feet to 17 feet.

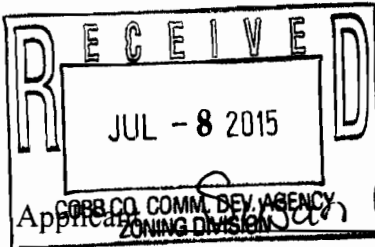


# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-116  
Hearing Date: 9-11-15



Applicant Susan R. Hampton Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com

Susan R. Hampton Address 3442 Greenfield Dr, Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com  
(representative's signature)

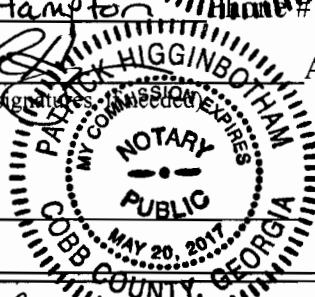


Signed, sealed and delivered in presence of:  
[Signature] Notary Public

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

Titleholder Susan R. Hampton Phone # 404-218-6216 E-mail Susan.hampton@lionbank.com

Signature [Signature] Address: 3442 Greenfield Dr, Marietta, GA 30068  
(attach additional signatures) (street, city, state and zip code)



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

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

Present Zoning of Property R-20

Location 3442 Greenfield Dr, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1051, 1110 District 16th District Size of Tract 20058 Sq. Ft or 0.460 AC. Acre(s)

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

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

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 original house was built (in 1974) with the back corner over the setback. The existing deck has not changed since I bought the property. I would like to add a roof to cover approx. 50% of the deck. This will not be an enclosure.... roof only. The house backs up to a fairway and items in this request will not obstruct the view of adjacent properties. Original layout of the house on the lot in 1974 has caused the issues for this request.

List type of variance requested: 1) Reduction of the rear setback from 35 feet to 17 feet, 2) Reduction of the side setback from 10 feet to 8 feet. (The construction as shown shows the house is not over the setback but the construction of the footings may encroach into the setback.)

V-117  
(2015)

**NOTES:**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TITLE ACT, CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.A

PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE TITLE ACT, CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 18,447 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 109,596 FEET.

TOTAL AREA = 15,841 SQUARE FEET OR 0.36 ACRES. TOTAL IMPERVIOUS AREA = 6,210 SQUARE FEET OR 39 %.

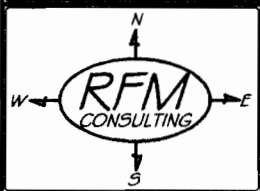
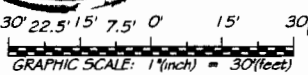
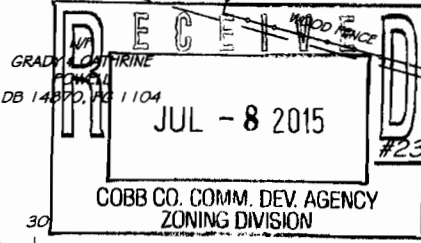
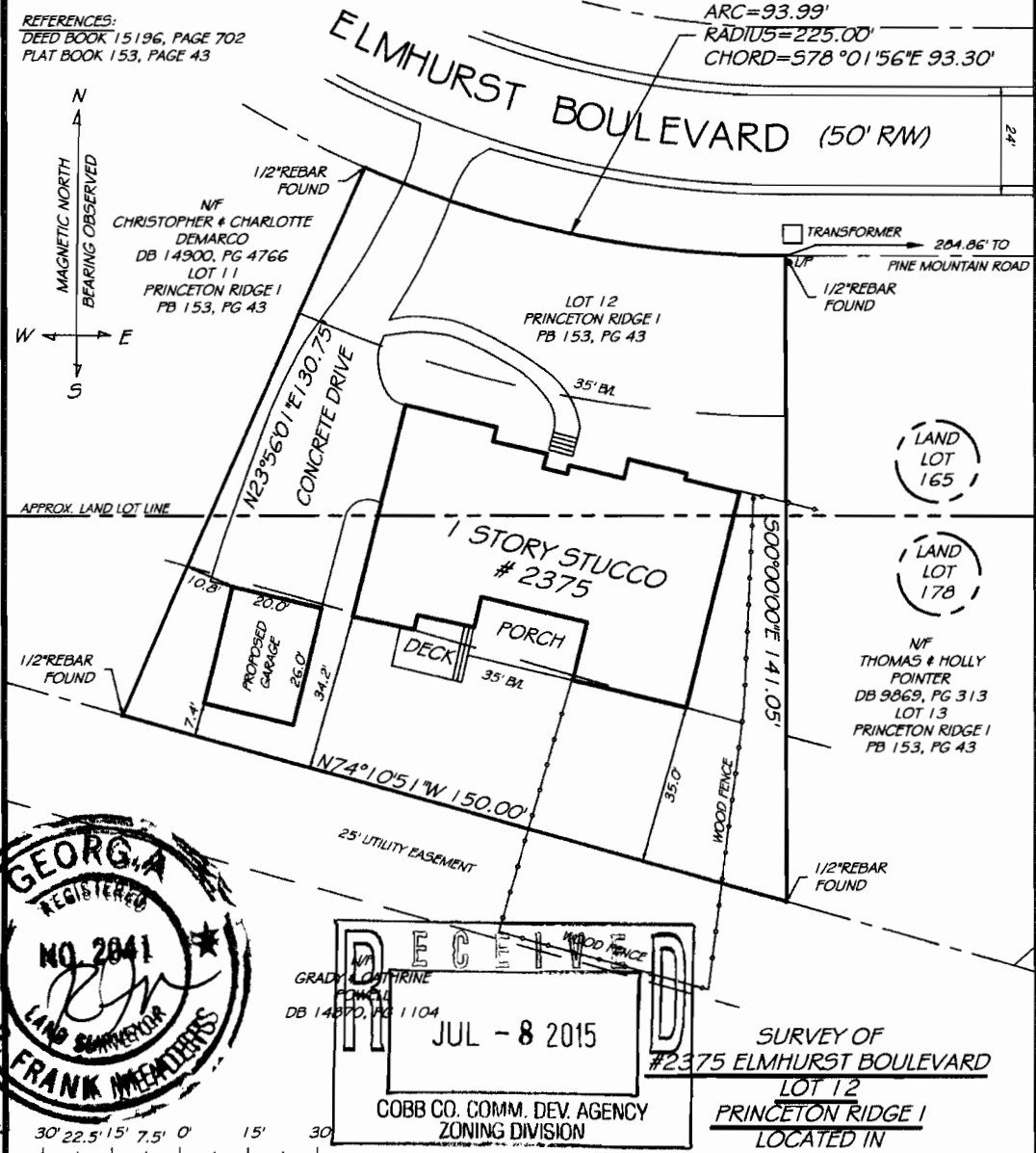
PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCE INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THERE MAY BE BURDENS, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER ( # 811 ) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

**REFERENCES:**

DEED BOOK 15196, PAGE 702  
PLAT BOOK 153, PAGE 43



**R.F.M. CONSULTING, LLC**  
707 WHITLOCK AVENUE  
BUILDING A-37  
MARIETTA, GA 30064  
(770) 757-3977  
EMAIL: RFMCON@BELLSOUTH.NET

SURVEY OF  
**#2375 ELMHURST BOULEVARD**  
**LOT 12**  
**PRINCETON RIDGE I**  
LOCATED IN  
LAND LOTS 165 & 178  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
FIELD DATE: 06-19-2015  
PLAT DATE: 06-22-2015  
SCALE: 1" (INCH) = 30' (FEET)  
revised 07-02-15 to show proposed garage.

Drawing by Mark R. Price, Jr.  
CDE 678-319-9270  
FILE:ELMHURST BLVD.dwg

**APPLICANT:** Robert E. Hite, Jr.

**PETITION No.:** V-117

**PHONE:** 678-909-6450

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Robert E. Hite, Jr.

**PRESENT ZONING:** R-20

**PHONE:** 770-855-0447

**LAND LOT(S):** 165, 178

**TITLEHOLDER:** Robert E. Hite, Jr. and Mary Lou Hite

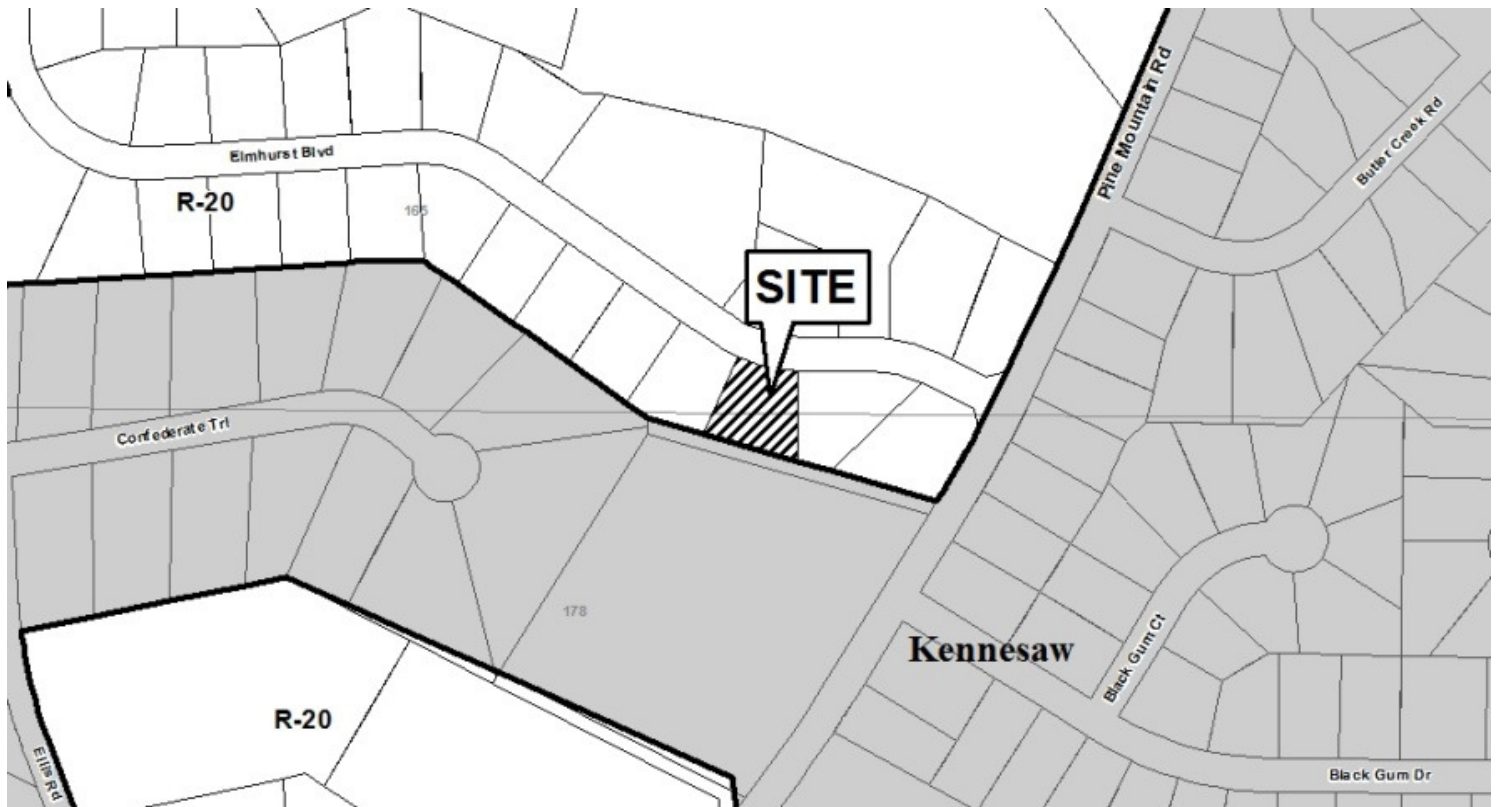
**DISTRICT:** 20

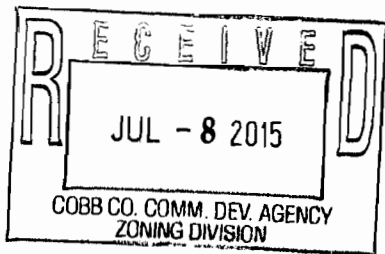
**PROPERTY LOCATION:** On the south side of Elmhurst Boulevard, west of Pine Mountain Road (2375 Elmhurst Boulevard).

**SIZE OF TRACT:** 0.36 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 34 feet; 2) waive the rear setback for an accessory structure over 144 square feet (proposed 520 square foot garage) from the required 35 feet to seven (7) feet; and 3) increase the maximum impervious surface from 35% to 39%.





# Application for Variance Cobb County

(type or print clearly)

Application No. ✓-117  
Hearing Date: 9-11-15

Applicant ROBERT E. HITE JR. Phone # 678-909-6450 E-mail white.2375@comcast.net

ROBERT E. HITE JR Address 2375 ELMHORST BLVD NW KENNESAW GA 30152-6053  
(representative's name, printed) (street, city, state and zip code)

Robert E. Hite Jr. CELL 770-855-0447 Phone # 678-909-6450 E-mail white.2375@comcast.net  
(representative's signature)

**DORIS GRANT  
NOTARY PUBLIC  
PAULDING COUNTY  
STATE OF GEORGIA  
My Commission Expires Feb. 15, 2016**

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

Titleholder ROBERT E HITE JR Phone # 678-909-6450 E-mail white.2375@comcast.net  
MARY LOU HITE

Signature Robert E Hite Address: 2375 ELMHORST BLVD NW KENNESAW GA 30152-6053  
(attach additional signatures, if needed) (street, city, state and zip code)

Mary Lou Hite  
**DORIS GRANT  
NOTARY PUBLIC  
PAULDING COUNTY  
STATE OF GEORGIA  
My Commission Expires Feb. 15, 2016**

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

Present Zoning of Property R-20

Location 2375 ELMHORST BLVD NW KENNESAW GA 30152.6053  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 165 + 178 District 20<sup>th</sup>, 2<sup>nd</sup> SECTION Size of Tract 0.36 Acre(s)

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

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

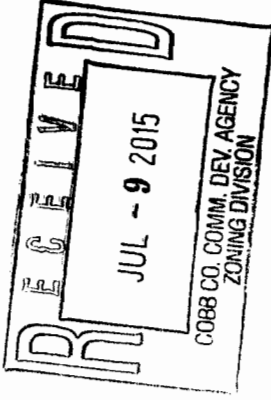
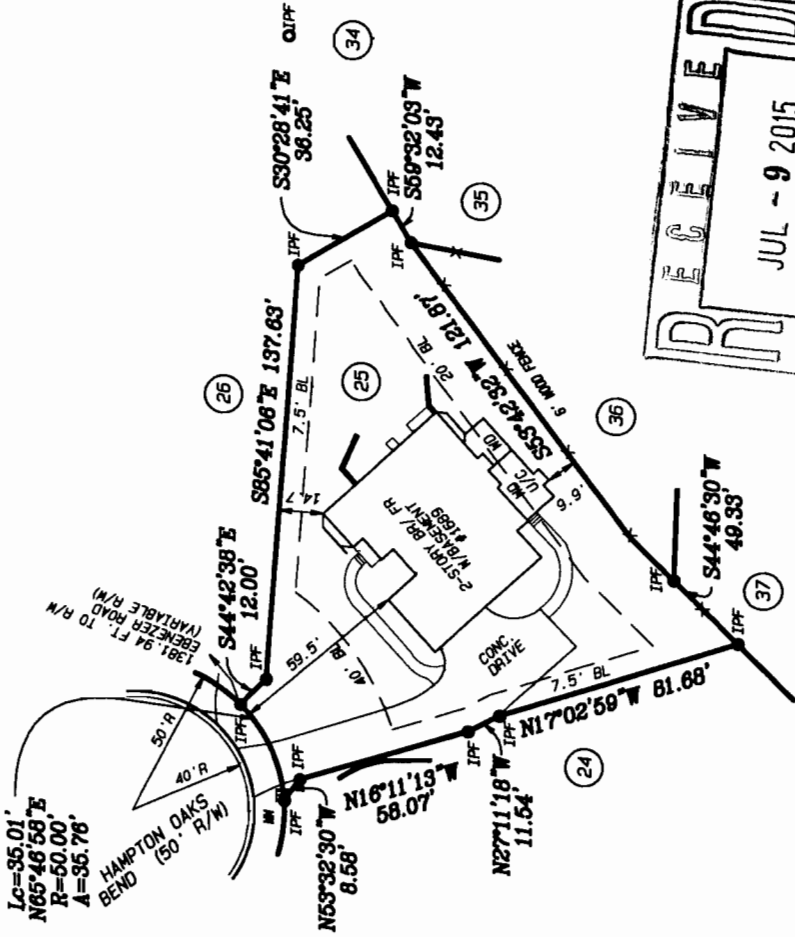
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

HOUSE HAS EXTREMELY SMALL GARAGE (19' X 20') WITH NO ROOM FOR ANY STORAGE. NEED TO GARAGE TWO ADDITIONAL CARS (ONE A CLASSIC THUNDERBIRD) AND ASSORTED LAWN EQUIPMENT, INCLUDING A JOHN DEERE TRACTOR/MOWER.

List type of variance requested: SETBACK FROM REAR PROPERTY LINE. PROPOSED GARAGE DOES NOT HAVE 35' FROM PROPERTY LINE. THE UTILITY EASEMENT BEHIND MY LOT HAS BOTH GAS & WATER LINES AND SERVES AS A DRAINAGE DITCH FOR THE NEARBY CUL-DE-SAC, NOT SUITABLE FOR BUILDING.

V-118  
(2015)

6058



THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REAR SETBACK FROM 20 FEET TO 9.9 FEET.

CURRENT ZONING:  
R-20 (OSC-99-010)  
LOT AREA: 16,166 SQ. FT.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

- SURVEY NOTES:**
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 129,213 FEET.
  - 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 AND WAS ADJUSTED USING THE COMPASS RULE.
  - EQUIPMENT - TOPCON GPT 9205A ROBOTIC STATION
  - DATE OF SURVEY - 06-25-15
  - I, HAVE THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD PLAND MAP 2012 CONJUNCTIVE WITH THE OFFICIAL COAKEL DATED 06/25/15 AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
  - #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

- SURVEY REFERENCES:**
- PLAT OF HAMPTON OAKS SUBDIVISION RECORDED IN PLAT BOOK 220, PAGES 21-24.

REVISION RECORD	DATE	PURPOSE



**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(770) 483-0242

DRAWN BY	RBB
CHECKED BY	RBB
DRAWING SCALE	1" = 40'
FILE NUMBER	6058. PRO
JOB NUMBER	6058

**VARIANCE PLAT**  
LOT 25 HAMPTON OAKS

LOCATED IN: LAND LOT 377  
16TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
DATE: JUNE 26, 2015  
PREPARED FOR:  
**JACKIE MERCER-HOLLIE**

**APPLICANT:** Jacqueline Mercer-Hollie

**PETITION No.:** V-118

**PHONE:** 770-565-3284

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Mary K. Flanagan

**PRESENT ZONING:** R-20 OSC

**PHONE:** 404-695-7524

**LAND LOT(S):** 377

**TITLEHOLDER:** Jacqueline Mercer-Hollie

**DISTRICT:** 16

**PROPERTY LOCATION:** At the southern terminus of Hampton Oaks Bend, north of Ebenezer Road (1689 Hampton Oaks Bend).

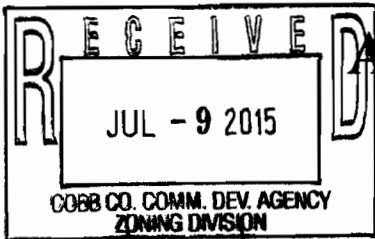
**SIZE OF TRACT:** 0.37 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 20 feet to 9 feet.







# Application for Variance Cobb County

(type or print clearly)

Application No. 8-118  
Hearing Date: 9-11-15

Applicant Jacqueline Mercer-Hollie Phone # 770-565-3284 E-mail hollief@aol.com

Mary K. Flanagan Address 1689 Hampton Oaks Bend Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

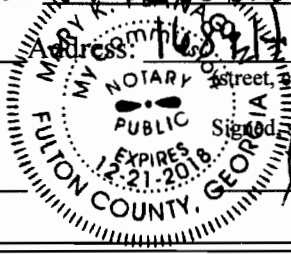
[Signature] Phone # 404-495-1524 E-mail kflanagan11@gmail.com  
(representative's signature)



My commission expires: 12/21/18 Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder Jacqueline Mercer-Hollie Phone # 770-565-3284 E-mail hollief@aol.com

Signature Jacqueline Mercer-Hollie Address: 1689 Hampton Oaks Bend Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 12/21/18 Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R20 OSC

Location 1689 Hampton Oaks Bend Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16<sup>th</sup> Size of Tract .37 Acre(s)

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

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

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

SEE Attachment

List type of variance requested: Waive Setback from 20ft to 9.9 feet

RE: Request for Variance

In Sept of last year (2014), we contracted an independent contractor to cover our existing deck, to turn it into a screened in porch.

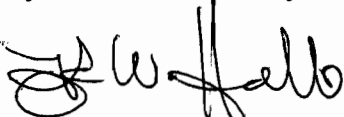
This particular contractor began the job, but in Nov of 2014, his wife sustained major injuries resulting from an auto accident. Her injuries required that she have 24 hour care. Initially, the contractor had family members providing this care, but ultimately, he ended up being the one who had to stay with her.

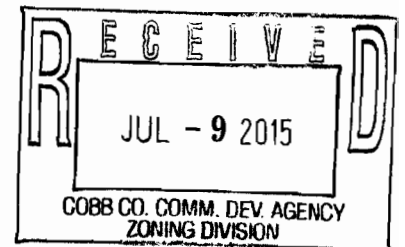
This resulted in him only working on our screened in porch only on the weekends, and ultimately not at all. It has been months since he last showed up to do any work, and our screened in porch is somewhere around 75% completed.

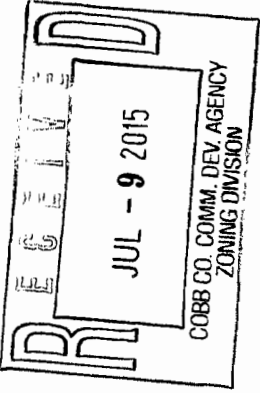
We have since hired a new contractor who informed us that the previous contractor had not obtained the required permits for this job. We have since attempted, through our current contractor to obtain the necessary paperwork to complete this job.

We are requesting variance so that this project can be completed. Our neighbors have all agreed that our project does not violate the HOA rules/regulations for Hampton Oaks Bend. This variance will allow us to complete the project and get our screened in porch out of the construction mode that it has been in since last September 2014.

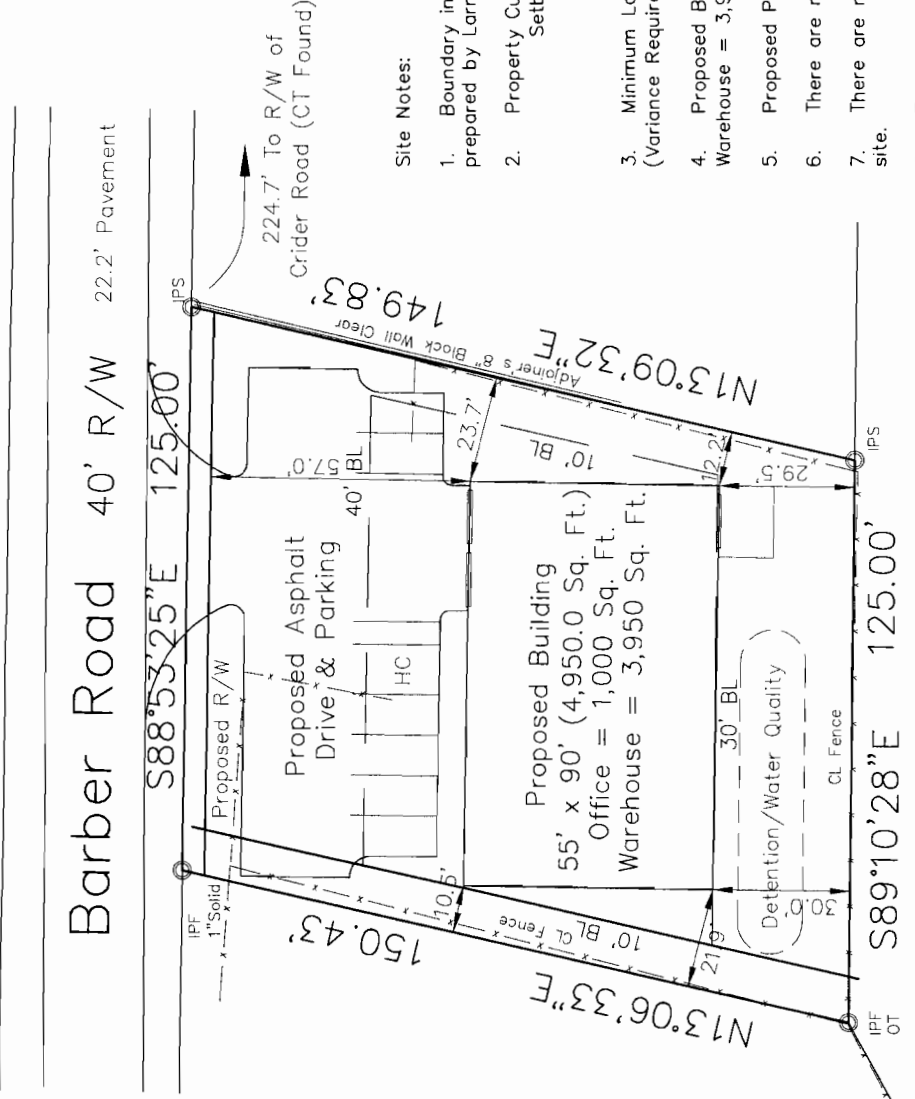
Any consideration that you can give us in this matter is greatly appreciated.

  
FRANKLIN W. HOLLIE





V-119  
(2015)

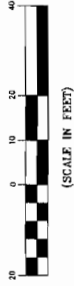


Site Notes:

- Boundary information taken from a Survey For Juan Munoz, prepared by Larry D. Neese, dated June 13, 2015.
- Property Currently Zoned GC  
 Setbacks: Front = 40'  
 Side = 10'  
 Rear = 30'
- Minimum Lot Size = 20,000 Sq. Ft. (Variance Required)
- Proposed Building 4,950 Sq. Ft. (Office = 1,000 Sq. Ft. Warehouse = 3,950 Sq. Ft.)
- Proposed Parking = 7 Spaces (1 Handicapped) (6 Required)
- There are no cemeteries on site or adjacent to the site.
- There are no architectural or archeological landmarks on site.
- There is no 100 year flood plain on site.

Existing Area  
 18,344.9 Sq. Ft.  
 Future R/W Dedication  
 625.0 Sq. Ft.  
 Net Area 17,719.9 Sq. Ft.

Area  
 18,344.9 Sq. Ft.  
 0.421 Acres



Larry D. Neese, PLS  
 ENGINEERS PLANNERS SURVEYORS  
 194 Cadence Trail  
 Canton, Georgia 30115  
 (770) 428 - 2122  
 E-Mail: Lneese2235@aol.com

Site Development Plan For  
 Juan Munoz

66 Barber Road, Marietta, GA 30008	CC: HP
LAND LDT: 225	JWB: MAS
DISTRICT: 17th	CHKD: LDN
COUNTY: Cobb	FILE: 150047
STATE: Georgia	
DATE: July 6, 2015	SCALE: 1" = 20'

OWNER/DEVELOPER  
 Juan Munoz  
 1035 Brook Avenue  
 Marietta, GA. 30062  
 CONTACT: Armando  
 Munoz  
 Ph: (770) 527-4773

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL No. 13067C CITYSH, DATED March 04, 2013 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

**APPLICANT:** Juan Munoz

**PETITION No.:** V-119

**PHONE:** 770-527-4773

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Juan Munoz

**PRESENT ZONING:** GC

**PHONE:** 770-527-4773

**LAND LOT(S):** 225

**TITLEHOLDER:** The GMC Concrete Company

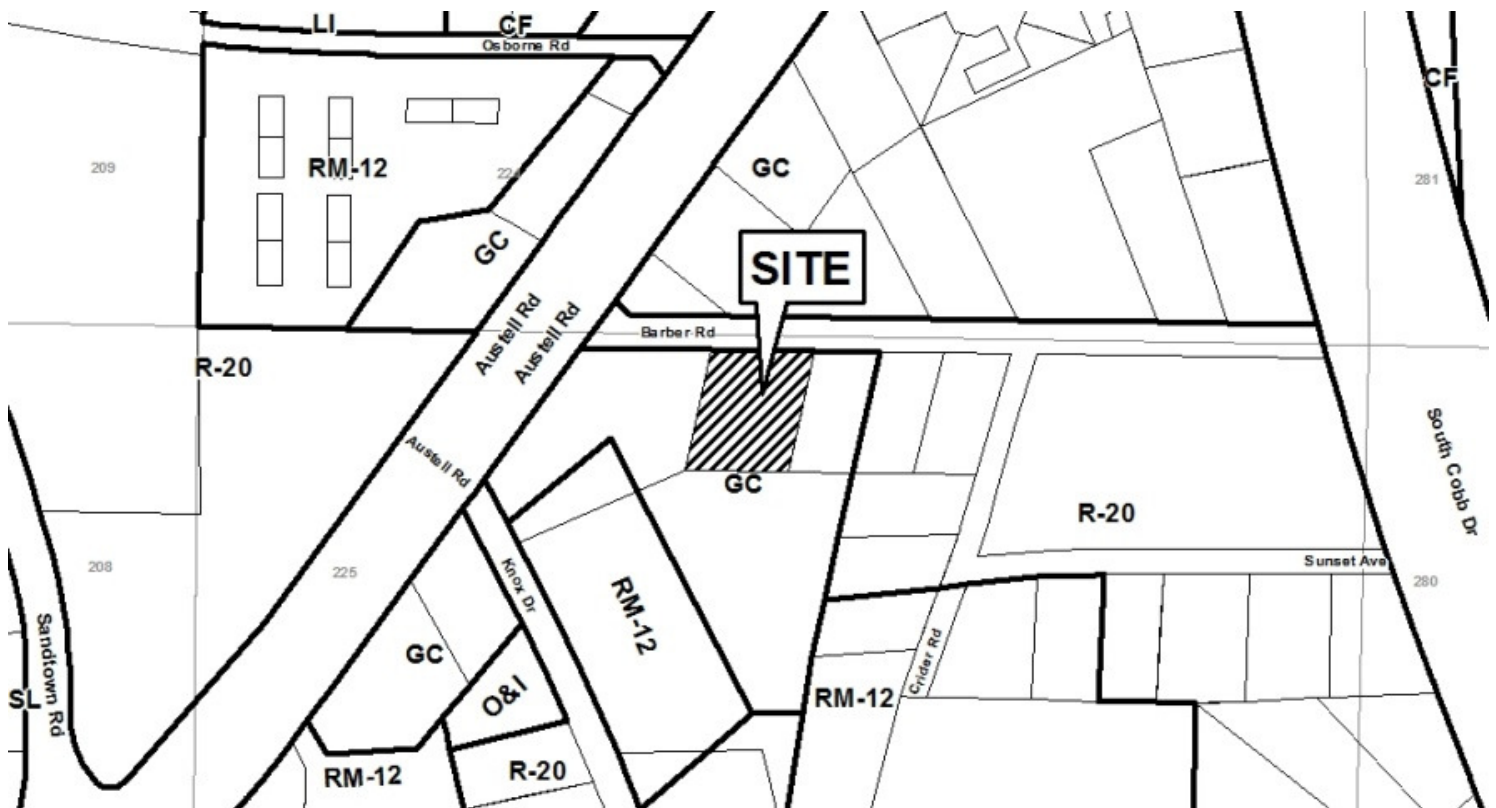
**DISTRICT:** 17

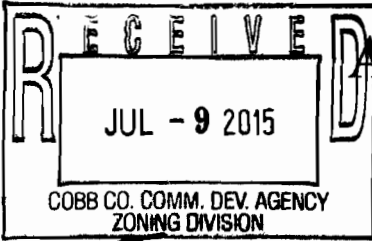
**PROPERTY LOCATION:** On the south side of Barber Road, east of Austell Road (66 Barber Road).

**SIZE OF TRACT:** 0.42 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 29 feet; 2) waive the minimum lot size from the required 20,000 square feet to 17,719 square feet; and 3) increase the allowable floor area ratio from .25 to .28.





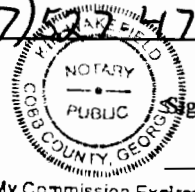
# Application for Variance Cobb County

(type or print clearly)

Application No. V-119  
Hearing Date: 9-11-15

Applicant Juan Munoz Phone # 770 527-4773 E-mail munozarmando@bell  
Juan Munoz Address 1035 Brook Ave Marietta, Ga 30062  
(representative's name, printed) (street, city, state and zip code)

Juan Munoz Phone # 770 527-4773 E-mail munozarmando@bell  
(representative's signature) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Juan Munoz  
Notary Public

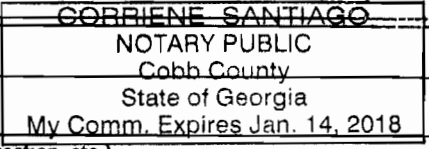
My commission expires: 11/19/18

Titleholder The Gmc Concrete Phone # 770 527-4773 E-mail munozarmando@bell  
Juan Munoz Address: 1035 Brook Ave Marietta Ga 30062  
Signature: Juan Munoz (attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Juan Munoz  
Notary Public

My commission expires: 01/14/2018

Present Zoning of Property G.C.  
Location 66 Barber Rd  
(street address, if applicable; nearest intersection, etc.)



Land Lot(s) 225 District 17th Size of Tract 0.421 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).

Construction of new building to be used for office and tool /small equipment repair and maintenance for my own construction business

List type of variance requested: Lot Zize and Rear Set back

V-120  
(2015)

CHURCH PARKING

HOUSE

PROP. PARKING

PROP. NEW ENTRY

SENNELL MILL ROAD

PROPOSED DRIVEWAY IMPROVEMENT

SPRINTS CHINESE CHRISTIAN CHURCH NORTHHEAT 7-1-15

2

NORTH



1" = 40'-0"

EXISTING NEIGHBOR DRIVE

PROP. NEW TO CONSTRUCTION TO EXISTING DRIVE

PROP. REMOVAL OF THE EXISTING DRIVE AND NEW LS AREA

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

ENVELOPE SUBMITTED AS:  
DOWNS UNIT ONE  
PB 5.2 PG 96

02am

**APPLICANT:** Robert J. Sand

**PETITION No.:** V-120

**PHONE:** 404-944-7329

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Daniel S. Chang

**PRESENT ZONING:** R-20

**PHONE:** 678-428-2523

**LAND LOT(S):** 762, 823

**TITLEHOLDER:** Atlanta Chinese Christian Church  
Northwest, Inc.

**DISTRICT:** 16

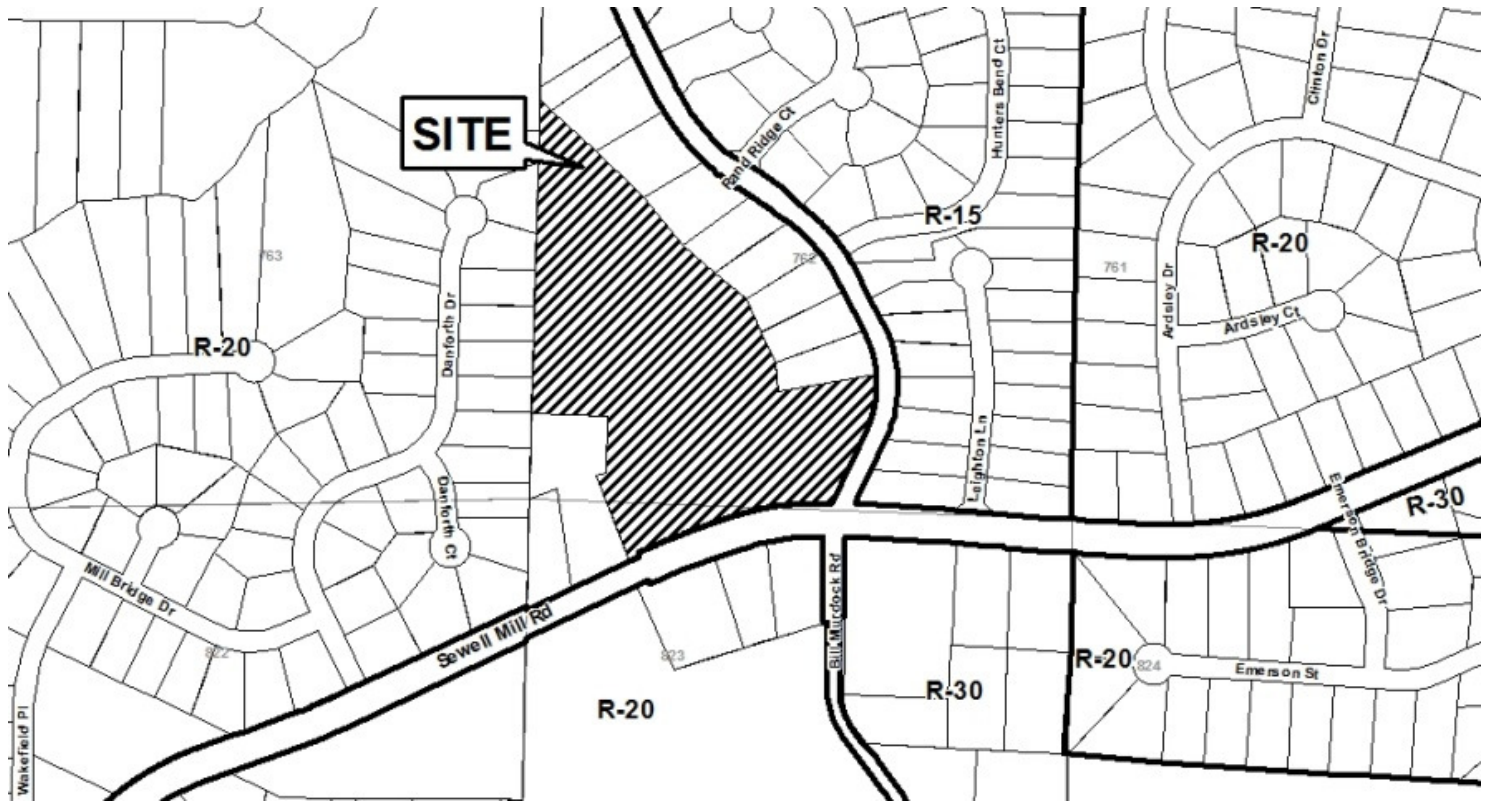
**PROPERTY LOCATION:** On the northwest corner of  
Sewell Mill Road and Bill Murcock Road

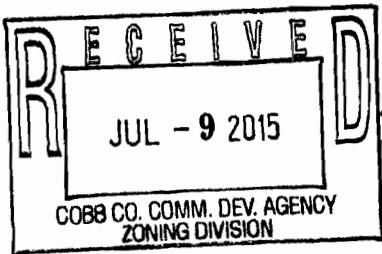
**SIZE OF TRACT:** 10.32 acres

(1837 Bill Murdock Road).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the required 35 foot landscaped screening buffer for a church adjacent to residential property in southwest corner adjacent to Sewell Mill Road to allow existing driveway and new connection to proposed parking area.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-120  
Hearing Date: 9-11-15

Applicant ROBERT J. SAND Phone # 404-944-7329 E-mail SAND1949@GMAIL.COM

DANIEL S. CHENG Address 3451 SHERIDAN CHASE MARIETTA GA 30067  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-428-2523 E-mail DC00701@GMAIL.COM  
(representative's signature)

My commission expires: Feb. 18, 2019

Signed, sealed and delivered in presence of:  
Dangqi Chen  
Notary Public

Titleholder ROBERT J. SAND Phone # 404-944-7329 E-mail SAND1949@GMAIL.COM

Signature [Signature] Address: 4732 Stirling Court, Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Feb. 18, 2019

Signed, sealed and delivered in presence of:  
Dangqi Chen  
Notary Public

Present Zoning of Property CHURCH R-20

Location 1937 BILL MURDOCK ROAD MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 762 & 823 District 16TH Size of Tract 11 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).

REMOVE EXISTING PORTION OF DRIVEWAY AND CONNECT THE REMAINING DRIVEWAY TO NEW CHURCH PARKING LOT. SEE ATTACHED 2 DRAWINGS. ADVANTAGES ARE 1.) TO AVOID CONFLICTION TO THE NEIGHBORS DRIVEWAY ENTRY OR CHURCH DRIVEWAY ENTRY SINCE TWO ENTRIES ARE SIDE BY SIDE, 2.) TO IMPROVE TRAFFIC SAFETY ALONG SEWELL MILL ROAD BY ELIMINATING THE EXISTING DRIVEWAY ENTRY WHICH IS LESS THAN 100' FROM THE NEW CHURCH ENTRY, AND 3.) TO ALLOW LANDSCAPING OVER

List type of variance requested: THE REMAINING PORTION OF DRIVEWAY FOR A BETTER TO ALLOW DRIVEWAY IMPROVEMENT AND MORE PLEASANT SEPARATION WITH THE NEIGHBORS. WITHIN THE 35' NON-DISTURBANCE BUFFER ZONE REQUIREMENT WHERE CHURCH IS LOCATED ADJACENT TO RESIDENTIAL PROPERTY.



**Variance Request Plat**

# Lance Cooper Residence Addition

Cobb County, Georgia Land Lot 280& 281, 19th District, 2nd Section

prepared for:

**Lance Cooper and Sonya Cooper**

**DGM**  
LANDMARKING  
CONSULTANTS

1775 Oak Park  
Bos. Sims #212  
MINNESOTA  
GA 30133  
770 514-9006  
FA 314-9461

Scale: 1" = 20'  
July 7, 2015

Revisions:


**Variance Request**

1. reduction in 100' exterior setback from 100' to 11.5' to accommodate accessory structure (barn).
2. request for accessory structure (barn) to be located in front of primary structure's rear plane.



**Site Data**

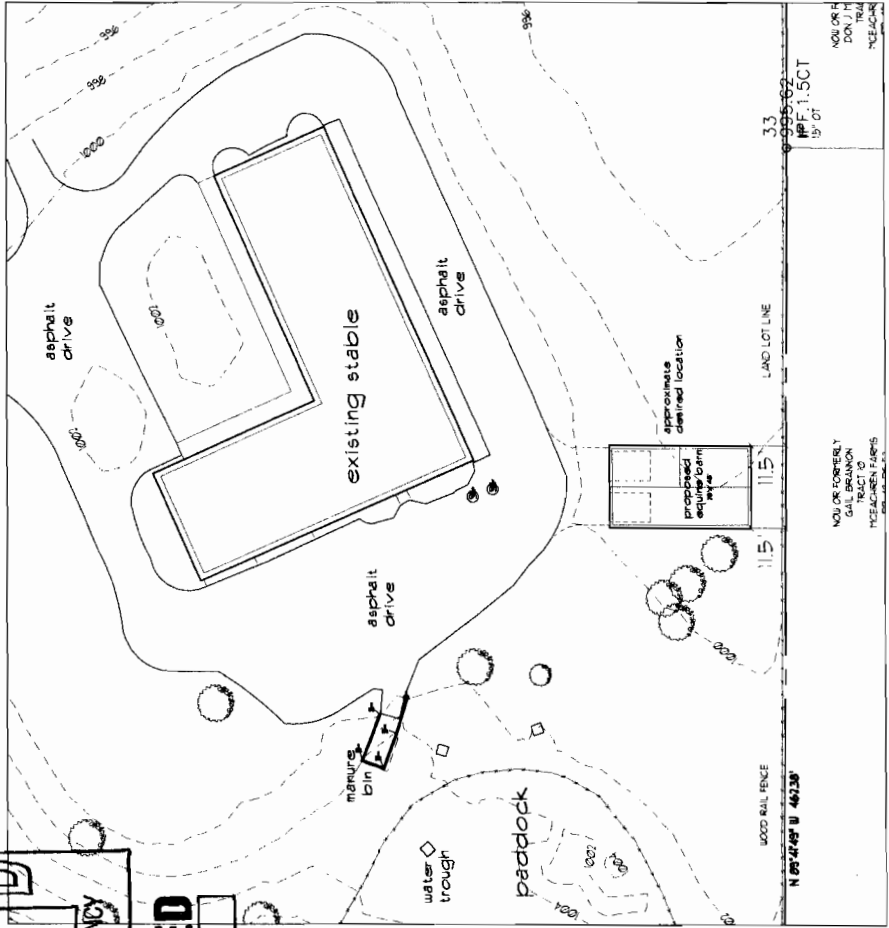
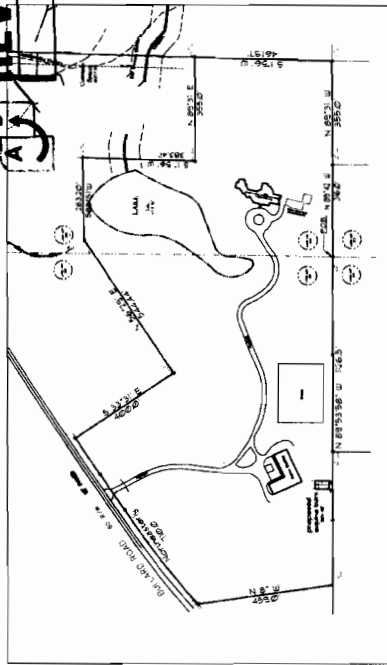
Total Site Area: 28.26 AC  
Present Zoning: R-80  
Building Setbacks: front: 60' rear: 50' side: 25'

**Subject Area**

scale: 1" = 20'

**RECEIVED**  
JUL 13 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**REVISED**



**Overall Property Limits**

scale: 1" = 200'

- Notes:**
1. Boundary and topographic survey provided by Taso and Associates, dated 2/05-5/06.
  2. All dimensions and variance rules map (R19) #306/TC00-057.
  3. All dimensions are based on portion of this site contains floodplain.
  4. No easements are known to exist on site.
  5. Stream and wetland classifications are to be determined.
  6. No archaeological or architectural landmarks are known to exist on site.
  7. No utility easements are known to exist on site.
  8. Stormwater management and water quality structures are conceptual; in size and will be revised based on hydrologic study.

NO. OF FOREBAY: 1  
GALL. BRANON: 1  
DOWNS: 1  
MCEACHERS FLYERS: 1  
NO. OF FOREBAY: 1  
DOWNS: 1  
MCEACHERS FLYERS: 1

**APPLICANT:** Lance Cooper

**PETITION No.:** V-121

**PHONE:** 770-366-6230

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** David Meyer

**PRESENT ZONING:** R-80

**PHONE:** 770-514-9006

**LAND LOT(S):** 280, 281

**TITLEHOLDER:** Lance and Sonja Cooper

**DISTRICT:** 19

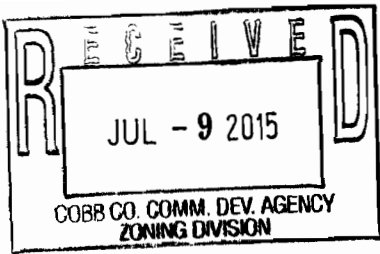
**PROPERTY LOCATION:** On the south side of  
Bullard Road, west of Villa Rica Road  
(1401 Bullard Road).

**SIZE OF TRACT:** 28.26 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (1,344 square foot barn) from the required 100 feet to 11.5 feet from the rear; and 2) allow an accessory structure (1,344 square foot barn) to be located in front of the principal building.





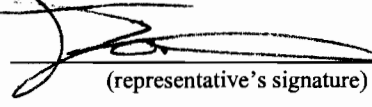
# Application for Variance Cobb County

(type or print clearly)

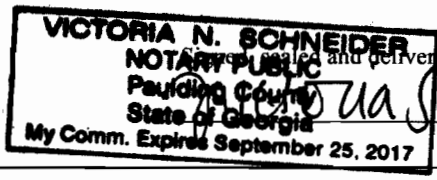
Application No. V-121  
Hearing Date: 9-11-15

Applicant Lance Cooper Phone # \_\_\_\_\_ E-mail Lance@thecooperfirm.com

David Meyer Address 975 Cobb Place Blvd, Suite 212, Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

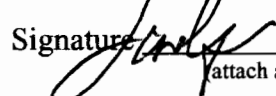
 Phone # 770-514-9006 E-mail DMeyer@DGMLPC.com  
(representative's signature)

My commission expires: 9/25/2017

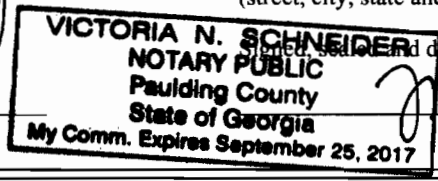


Witnessed and delivered in presence of:  
Victoria Schneider  
Notary Public

Titleholder Lance Cooper Phone # 770 366 2630 E-mail Lance@thecooperfirm.com

Signature  Address: 1401 Bullard Road Powder Springs, GA 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/25/2017



Witnessed and delivered in presence of:  
Victoria Schneider  
Notary Public

Present Zoning of Property R-80

Location 1401 Bullard Road Powder Springs, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 281 District 19 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).

PLACING PROPOSED ACCESSORY STRUCTURE 100' FROM PROPERTY LINE WOULD DIMINISH AESTHETICS OF HORSE FARM, RESIDENCE, AND VIEW FROM BULLARD ROAD

List type of variance requested: Decreasing set back for accessory structure from 100' to 11-1/2'



**DESIGN WORKS**

COBB COUNTY:  
1480 Sheen Road NW  
Suite #3000  
Atlanta, GA 30144  
Phone 770.790.3655  
Fax 770.790.3650

FANNIN COUNTY:  
722 Black Dog Trail  
P.O. Box 839  
Pine Ridge, GA 30673  
Phone 706.331-1024

V-122  
(2015)

ATL  
464  
SHE

PROPOSED SITE PLAN

FILE	
PROJECT	
ISSUE	REVISIONS

SEAL



7-9-15

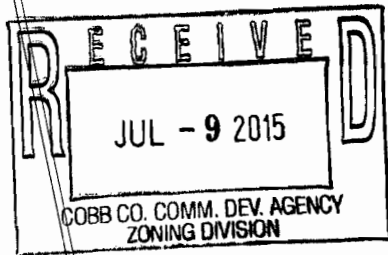
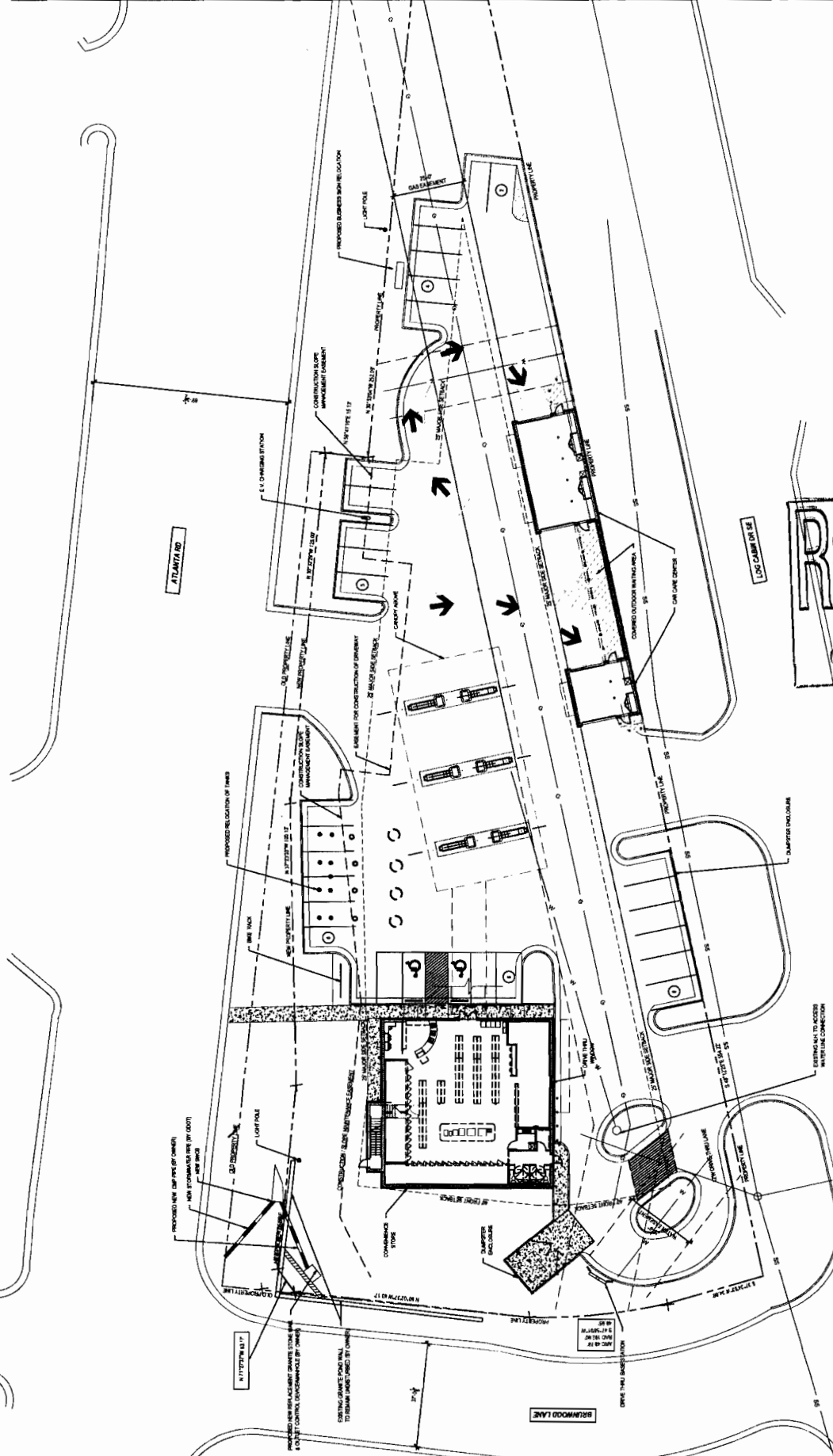
DRAWN BY: 3.3

DATE: 07/09/15

PROJECT NO: 1537

SHEET NO: A-0.1

Copyright © 2015  
R. Design Works



PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

**APPLICANT:** Manzoor Haque

**PETITION No.:** V-122

**PHONE:** 678-522-2198

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Salama Shelton

**PRESENT ZONING:** GC

**PHONE:** 770-790-3655

**LAND LOT(S):** 763, 764, 821

**TITLEHOLDER:** Sean Enterprise, LLC

**DISTRICT:** 17

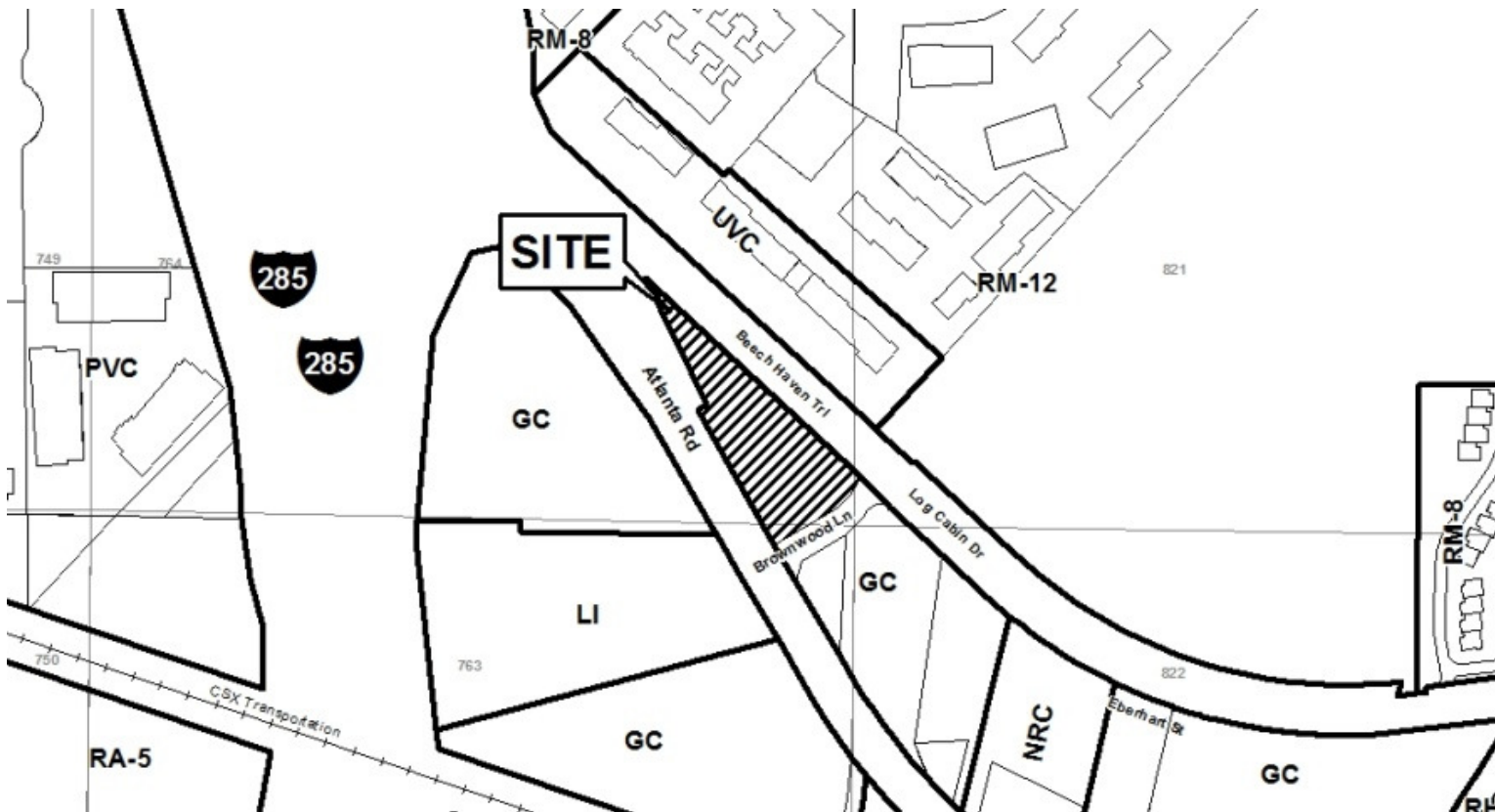
**PROPERTY LOCATION:** On the north side of  
Brownwood Drive, between Beech Haven Trail and  
Atlanta Road

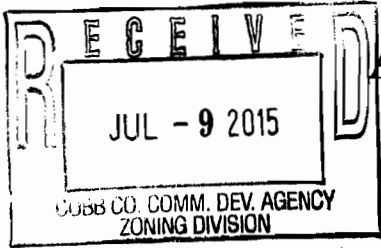
**SIZE OF TRACT:** 1.23 acres

(4641 South Atlanta Road).

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the major side setback from the required 25 feet to zero feet adjacent to Beech Haven Trail for the proposed car care center (emissions and hard car wash); 2) waive the maximum allowable impervious surface from the required 70% to 73%; 3) waive the queue spaces for both the emissions station and hand car wash from the required five (5) each to three (3) for the emissions station and four (4) for the hand car wash; 4) waive the landscape enhancement strip along areas adjacent to right of way and parking areas from the required eight (8) feet to zero feet as shown; and 5) allow an accessory structure (dumpster enclosure) to be closer to the side street than the primary structure.





# Application for Variance Cobb County

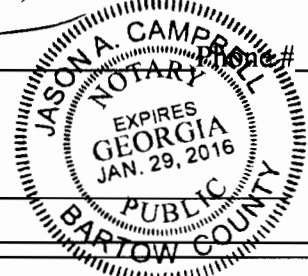
(type or print clearly)

Application No. V-122  
Hearing Date: 9-11-15

Applicant Manzoor Haque Phone # (678) 522-2198 E-mail manzoor.haque@gmail.com  
Salama Shelton Address 1480 Shiloh Rd NW Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

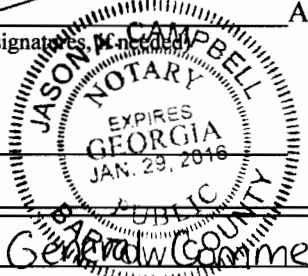
[Signature] Phone # (770) 790-3655 E-mail sshelton@rdesignworks.com  
(representative's signature)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Titleholder Sean Enterprises, LLC Phone # (678) 522-2198 E-mail manzoor.haque@gmail.com  
Signature [Signature] Address: 4641 S. Atlanta Rd Atlanta, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Present Zoning of Property General Commercial  
Location 4641 S. Atlanta Rd Atlanta, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 763, 764, 821 District 17 Size of Tract 1.22754 Acre(s)

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

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

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

(Please attached letter)

List type of variance requested: 1) Zoning setbacks; 2) Impervious surface; 3) queue spaces; 4) Landscape strips

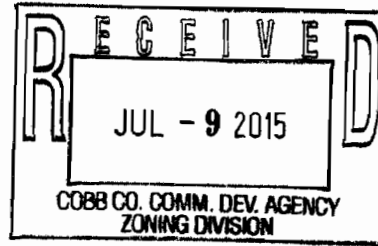
V-122  
(2015)  
Exhibit

July 8, 2015

Salama Shelton  
1480 Shiloh Rd  
Kennesaw, GA 30144

Subject: Shell Gas Station | Variance Application

To whom it may concern:



The following statement is provided on behalf of our client, Manzoor Haque, in order to explain how the application of the zoning ordinances to the site without variances would create unnecessary hardship.

Due to the constraints on Manzoor Haque's existing site and the GDOT's construction impediment within his property boundary, we are requesting variances in an effort to improve the conditions of his site. The proposed project would require variances regarding zoning setbacks, impervious surface, queue space count, and landscaping strips along new paving.

One of our biggest challenges is the relocation of the hand car wash building. Currently, the new Atlanta Rd access point installed by GDOT forces traffic to flow directly into the existing hand car wash building. It must be relocated in order to allow better circulation on the site. The 25' major side setback requirements paired with the easement locations makes relocation very difficult. The hand car wash service is a productive component of his business, and there is a high volume of customers serviced in the community. Therefore, relocation of this building is of high priority to the owner. The location we selected would require a setback variance approval due to its close proximity to the property line. Please note that the 10' water easement setback has been addressed on the north facing side of the proposed Care Care Center.

The required parking count of 29 spaces has been accommodated with this design; however, the five queuing spaces required for the Car Care Center poses a challenge given our narrow site. As previously mentioned, the Car Care Center has limited space, and a variance for required queuing spaces would allow the client to keep the functionality of his hand car wash building and also offer emissions testing on site.

The 8' landscaping strip requirement mentioned in our site concept meeting has been addressed in areas where we found it possible. There are some areas on the site that do not have the 8' landscaping strip between the property line and the new paving. The inclusion of the landscaping strips was restricted due to the priority of allotting space for the 24' drives throughout the site and the required parking count.

Based on our proposed site plan, the impervious surface area is at 76%. Please note that after GDOT acquired the R/W from the property, the site became 73% impervious. Although the impervious requirement of 70% is not currently met, our design offers more accessible green space which makes this site more pedestrian-friendly and welcoming.

Our design process this far, has been very difficult due to the additional restrictions resulting from GDOT's construction and impediment on the site. This R/W acquired by GDOT, the triangular shaped site along with gas and water easements have challenged us to come up with a design that allows the owner to improve the conditions of his site while also remaining a competitive and innovative businessperson. The design was based not only on the owner's planned site improvements, but also the Atlanta Road Design Guidelines.

Sincerely,

Salama Shelton





**APPLICANT:** Glendon E. and Renee S. Allen

**PETITION No.:** V-123

**PHONE:** 770-977-5595

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** Renee S. Allen

**PRESENT ZONING:** R-15

**PHONE:** 404-791-3796

**LAND LOT(S):** 818

**TITLEHOLDER:** Glendon E. and Renee S. Allen

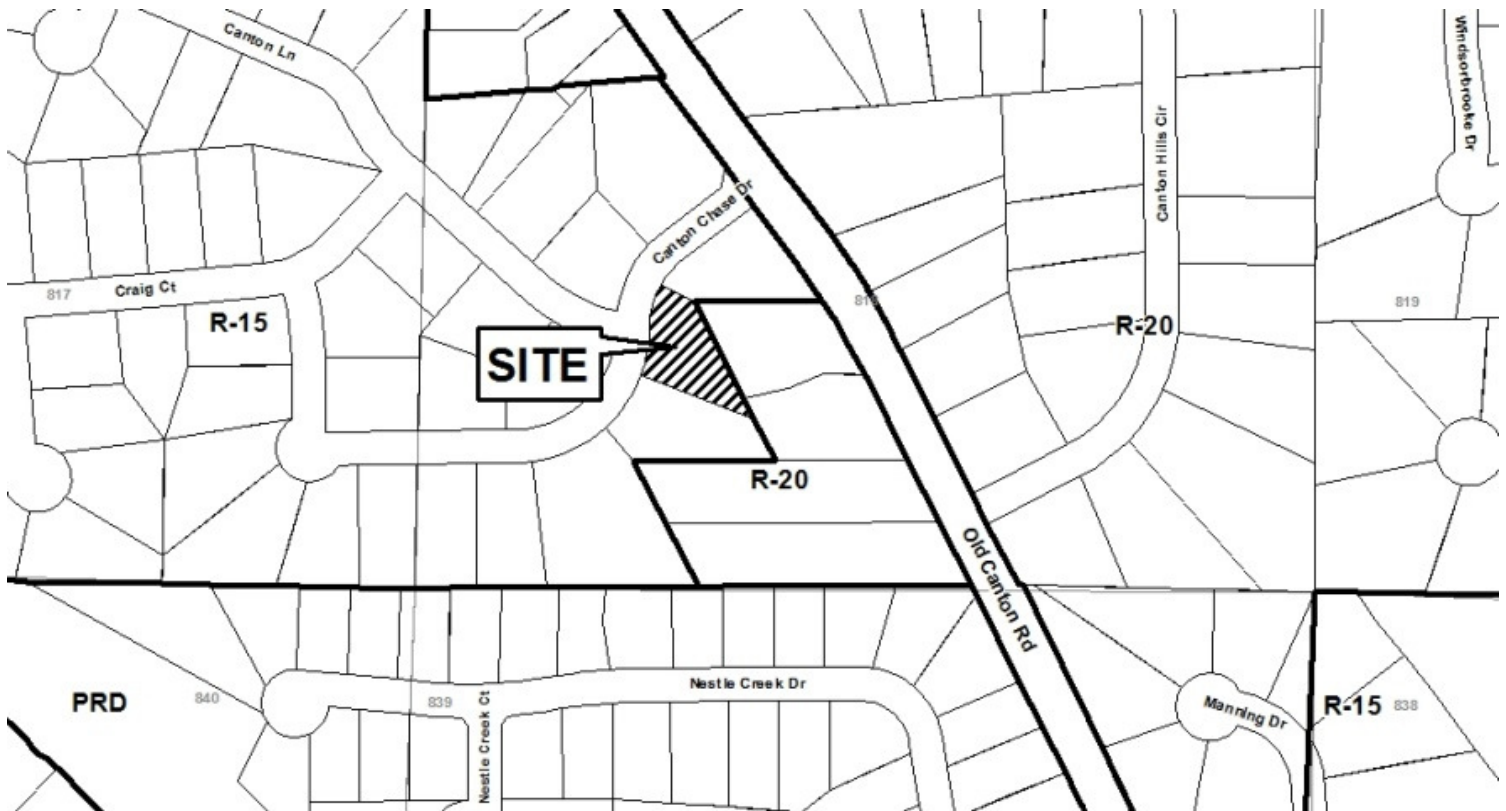
**DISTRICT:** 16

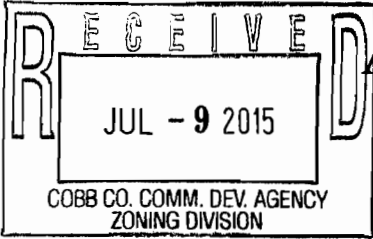
**PROPERTY LOCATION:** On the east side of Canton Chase Drive, southwest of Old Canton Road (2948 Canton Chase Drive).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 28 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-123  
Hearing Date: 9-11-15

Applicant Glendon E. & Renee S. Allen Phone # 770 977-5595 E-mail drsalen@telbairh.net

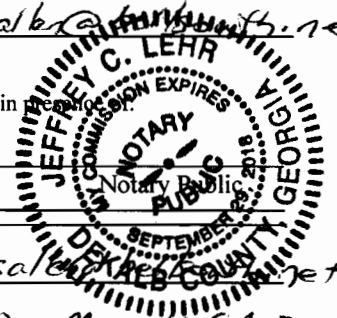
Renee S. Allen Address 2948 Canton Chase Dr. Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Renee S. Allen Phone # (404) 791-3796 E-mail drsalen@telbairh.net  
(representative's signature)

My commission expires: SEPTEMBER 29, 2018

Signed, sealed and delivered in presence of:

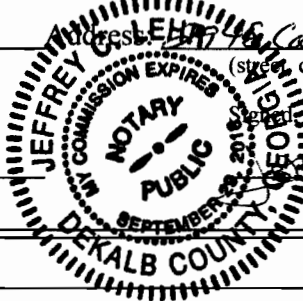
Jeffrey C. Lehr



Titleholder Renee S. Allen Phone # 770 977-5595 E-mail drsalen@telbairh.net

Signature Renee S. Allen  
(attach additional signatures, if needed)  
Glendon E. Allen  
Glendon E. Allen  
Address 2948 Canton Chase Dr. Marietta, GA 30062  
(street, city, state and zip code)

My commission expires: SEPTEMBER 29, 2018  
Signed, sealed and delivered in presence of:  
Jeffrey C. Lehr  
Notary Public



Present Zoning of Property R-15

Location 2948 CANTON CHASE DRIVE, MARIETTA, GA 30062 OLD CANTON ROAD AND SEWELL MILL ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 818 District 16 Size of Tract 0.344 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(25) front setback

List type of variance requested: Applicants request a waiver of the required minimum front setback from thirty five (35) feet to thirty (30) feet in order to construct a portico over existing stoop. To allow the portico to extend into the front setback area would result in minimum impact, if any at all, upon the subject property or any other adjacent or surrounding properties. See photos attached



**APPLICANT:** Traton Homes, LLC

**PETITION No.:** V-124

**PHONE:** 770-427-2714

**DATE OF HEARING:** 09-11-2015

**REPRESENTATIVE:** J. Kevin Moore

**PRESENT ZONING:** RM-12

**PHONE:** 770-429-1499

**LAND LOT(S):** 622

**TITLEHOLDER:** Traton Homes, LLC

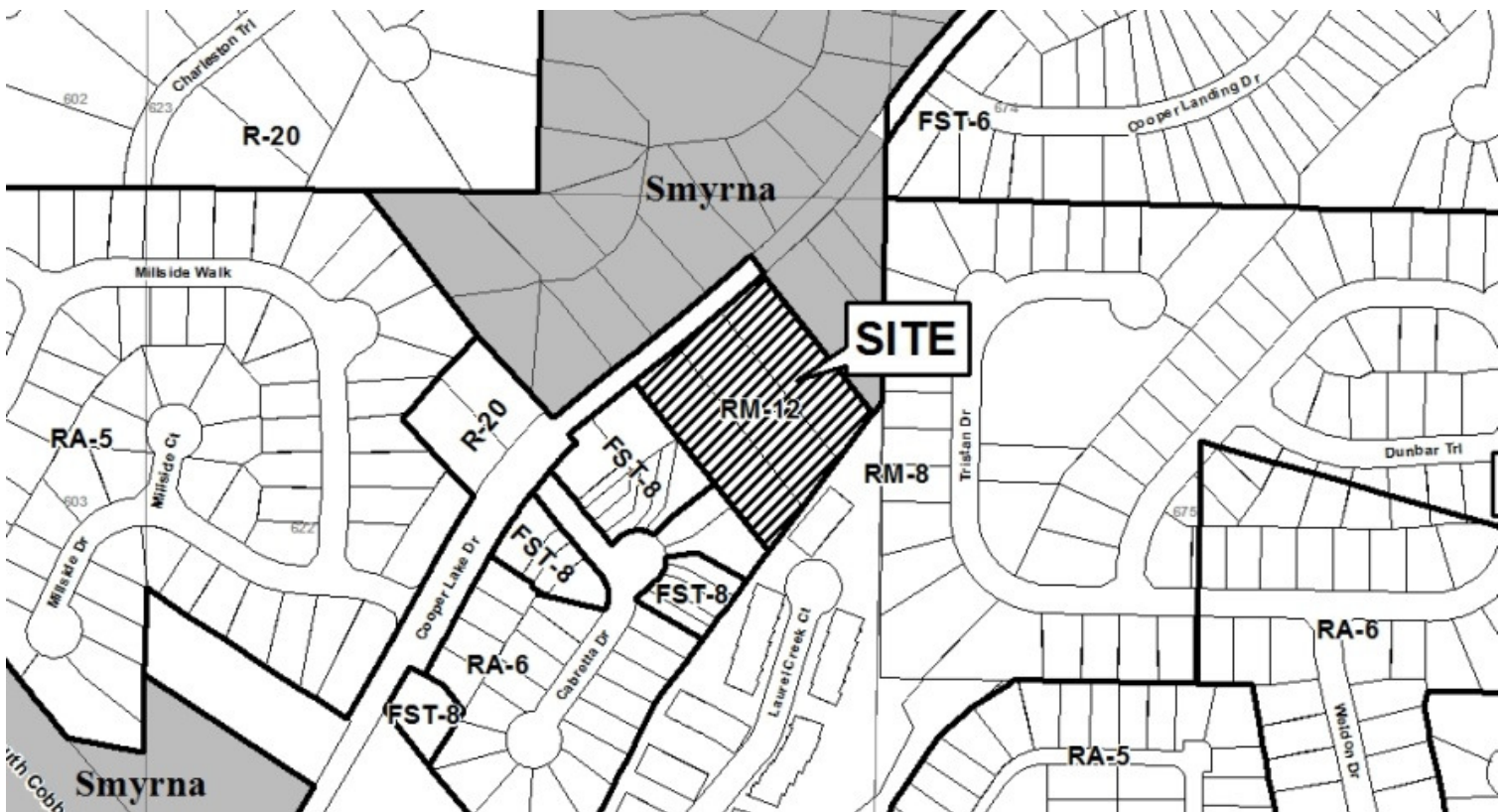
**DISTRICT:** 17

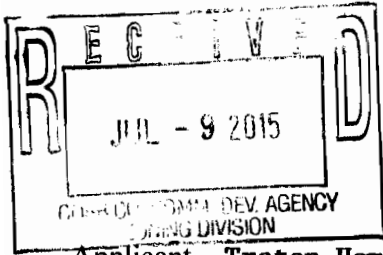
**PROPERTY LOCATION:** On the south side of Cooper Lake Drive, north of Carbredda Drive (1766, 1774, 1780 Cooper Lake Drive).

**SIZE OF TRACT:** 2.27 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the front setback from the required 50 feet to 40 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. v-124 (2015)  
Hearing Date: 09/11/2015

Applicant Traton Homes, LLC Phone # (770) 427-2714 E-mail \_\_\_\_\_  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

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



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

Commission expires: January 10, 2019

Titleholder Traton Homes, LLC Phone # (770) 427-2714 E-mail \_\_\_\_\_

Signature BY: [Signature] Address: 720 Kennesaw Avenue, Marietta, GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)  
William C. Poston, Jr., Member



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

Commission expires: January 10, 2019

Present Zoning of Property RM-12

Location Southeasterly side of Cooper Lake Drive; northeasterly of Cabretta Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 622 District 17th Size of Tract 2.27 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 "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required front setback from fifty (50) feet to forty (40) feet for Lots 1-9, Brandly Hall, as shown on Final Plat submitted with Application for Variance. (See § 134-206(4)(d)).

V-124  
(2015)  
Exhibit

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

Application No.: V- 124 (2015)  
Hearing Date: September 11, 2015

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

**Applicant/Titleholder: Traton Homes, LLC**

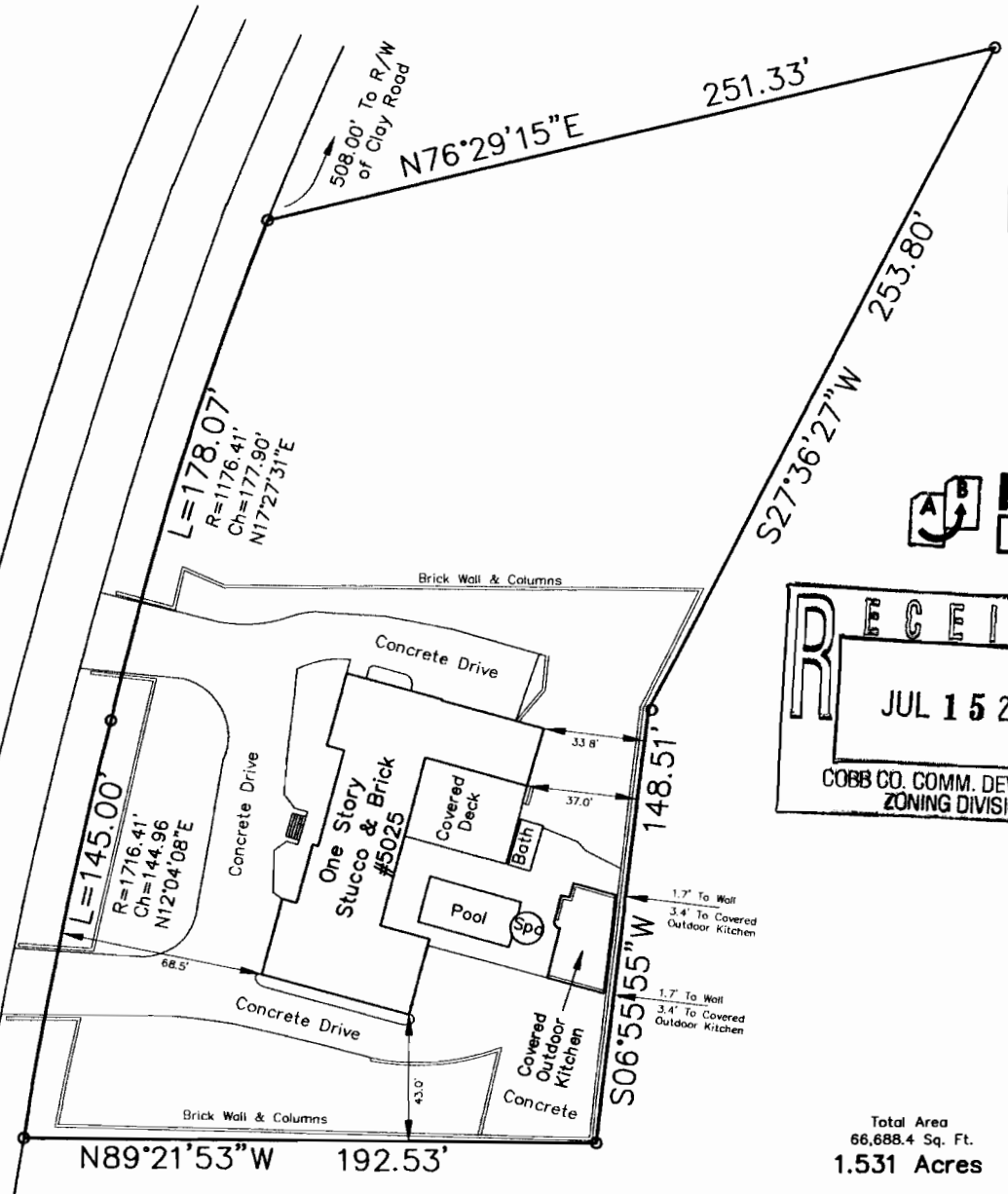
Please state what hardship would be created by following the normal terms of the ordinance:

Applicant is the Owner and Developer of approximately 2.27 acres located on the southeasterly side of Cooper Lake Drive, northeasterly of Cabretta Drive, Land Lot 622, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property is currently zoned to the RM-12 zoning category, and is being developed for a townhome community known as "Brandly Hall." Applicant requests a waiver of the minimum front setback from the required fifty (50) feet to forty (40) feet, as more particularly shown and reflected on the "Final Plat for Brandly Hall," prepared for Applicant by ACR Engineering, Inc., dated April 22, 2015, last revised May 26, 2015, submitted contemporaneously with this Application for Variance.

The Subject Property was purchased by Applicant in February 2015, and, at the time of purchase, partial installation of infrastructure had occurred; including, but not limited to, streets and curbing. The engineer for the previous developer "called out" the front setback for Lots 1-9 as fifty (50) feet on the development plans; but, when scaled off and measured, the actual setback was forty (40) feet for Lots 1-9. To deny the requested variance would render Lots 1-9 undevelopable; or require Applicant to reconfigure the lot layout for the entire development; or, alternatively, to build much smaller homes which are not marketable.

The waiver of the front setback would have no impact on adjacent or nearby properties, and would allow the development to proceed as originally planned and approved.

V-125  
(2015)



**REVISED**

**RECEIVED**  
JUL 15 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Total Area  
66,688.4 Sq. Ft.  
1.531 Acres

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

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



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13067C0203H, DATED March 04, 2013.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,267 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

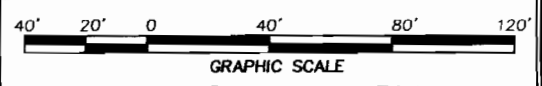
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkisoSetBOR LINEAR SokkisoSetBOR

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

SURVEY FOR:		
<b>Juan Arcadia Martinez</b>		
5025 Linda Vista Drive	REVISIONS ---	
Mapleton, Georgia 30126		
LAND LOT: 1153	CC: HP	
DISTRICT: 19th	SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN	
STATE: Georgia	SCALE : 1"=40'	SURVEY/
FIELD DATE: 7-09-15	PLAT DATE: 7-09-15	JOB: 150054



**Larry D. Neese, PLS**  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428-2122  
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

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

**APPLICANT:** Juan A. Martinez

**PHONE:** 770-689-9943

**REPRESENTATIVE:** Juan A. Martinez

**PHONE:** 770-689-9943

**TITLEHOLDER:** Juan Arcadia Martinez

**PROPERTY LOCATION:** On the east side of Linda Vista Drive, south of Clay Road  
(5025 Linda Vista Drive).

**PETITION No.:** V-125

**DATE OF HEARING:** 09-11-2015

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1153

**DISTRICT:** 19

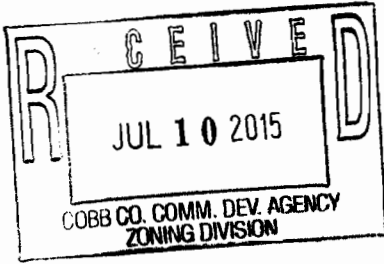
**SIZE OF TRACT:** 1.53 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 600 square foot covered outdoor kitchen) from the required 35 feet to zero feet; and 2) waive the rear setback from the required 35 feet to 30 feet.







# Application for Variance Cobb County

(type or print clearly)

Application No. v-125 (2015)  
Hearing Date: 09/11/2015

Applicant Juan A. Martinez Phone # (770) 689-9943 E-mail \_\_\_\_\_

Juan A. Martinez Address Post Office Box 1868, Mableton, GA 30126  
(representative's name, printed) (street, city, state and zip code)

Juan A. Martinez Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

Commission expires: January 10, 2019

Titleholder Juan Arcadia Martinez Phone # (770) 689-9943 E-mail \_\_\_\_\_

Signature Juan A. Martinez Address: Post Office Box 1868, Mableton, GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

Commission expires: January 10, 2019

Present Zoning of Property R-20

Location 5025 Linda Vista Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1153 District 19th Size of Tract 1.7 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other 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 attachment.

List type of variance requested: Waiver of required rear setback from thirty-five (35) feet to zero (0) feet. (See § 134-197(4)(d)).

V-125  
(2015)  
Exhibit

**ATTACHMENT TO APPLICATION FOR VARIANCE**

**Application No.:** V- 125 (2015)  
**Hearing Date:** September 11, 2015

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

**Applicant/Titleholder:      Juan A. Martinez**

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

I am the owner of the property located at 5025 Linda Vista Drive. I hired a contractor to construct certain improvements to the rear of my home and was unaware the contractor failed to obtain proper permitting and failed to comply with the minimum setback requirements for my property. The work is essentially completed. I am seeking a waiver of the minimum required thirty-five (35) foot rear setback to zero (0) feet to allow the improvements which have been constructed to remain.

V-126  
(2015)

**\* LEGEND \***

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

INDICATES STAIRS

EXCAVATIONS BEING MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

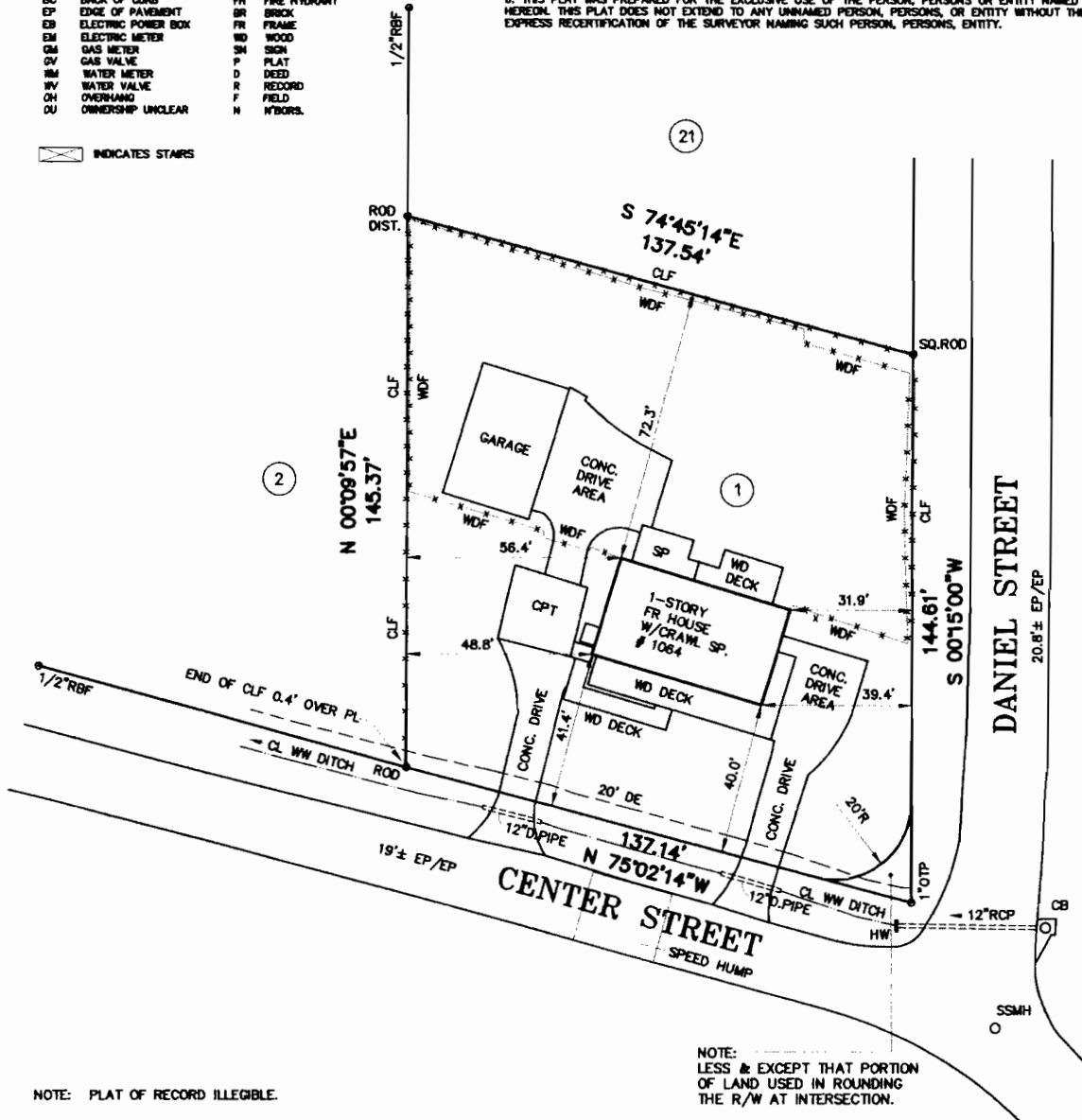
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.

3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.

5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



NOTE: PLAT OF RECORD ILLEGIBLE.

PROPERTY ADDRESS:  
1064 CENTER STREET  
MABLETON, GA 30126

LAND AREA:  
0.441 AC

PLAT PREPARED FOR:

**JENNIFER ROOT**

LOT 1 BLOCK  
SUBDIVISION PATTERSON HEIGHTS UNIT  
LAND LOT 1223 19TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA

FIELD WORK DATE JUN 04, 2015 PRINTED/SIGNED JUN 08, 2015

PLAT BOOK 15 PAGE 74 ALL MATTERS PERTAINING  
DEED BOOK 14951 PAGE 4071-4083 TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

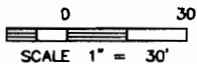
COORD # 20150825  
DWG # 20150825

**SURVEY LAND EXPRESS, INC.**  
LAND SURVEYING SERVICES



*James A. Stepany*

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE GEORGIA STATUTES AND REGULATIONS OF LAW.



70 LENOX SQUARE  
ATLANTA, GA 30384  
FAX 404-801-0841  
TEL 404-852-6747  
INFO@SURVEYLANDEXPRESS.COM

**APPLICANT:** Jennifer Root

**PHONE:** 770-319-5765

**REPRESENTATIVE:** Jennifer Root

**PHONE:** 770-319-5765

**TITLEHOLDER:** Jennifer P. Root

**PROPERTY LOCATION:** On the northwest corner  
of Daniel Street and Center Street  
(1064 Center Street).

**PETITION No.:** V-126

**DATE OF HEARING:** 09-11-2015

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1222, 1223

**DISTRICT:** 19

**SIZE OF TRACT:** 0.44 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (864 square foot detached garage) from the required 100 feet to 10 feet adjacent to the western property line and to 32 feet from the rear; and 2) allow an accessory structure (400 square foot carport) to be located to the side of the principal building.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-126  
Hearing Date: 9-11-15

Applicant Jennifer Root Phone # 770 319 5765 E-mail 2roots@bellsouth.net  
Jennifer Root Address 1064 Center St, Mableton, GA 30126  
(representative's name, printed) (street, city, state and zip code)  
\_\_\_\_\_  
(representative's signature) Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

My commission expires: 03-25-2019 Signed, sealed and delivered in presence of Crystal Pinckney  
03-25-2019 NOTARY PUBLIC  
Cobb County, GEORGIA  
My Commission Expires March 25, 2019

Titleholder Jennifer Root Phone # 770 319 5765 E-mail 2roots@bellsouth.net  
Signature Jennifer Root Address: 1064 Center St, Mableton, GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03-25-2019 Signed, sealed and delivered in presence of:  
Crystal Pinckney  
Crystal Pinckney  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Commission Expires March 25, 2019

Present Zoning of Property \_\_\_\_\_  
Location 1064 Center St, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)  
My Commission Expires March 25, 2019

Land Lot(s) 1223 District 19 Size of Tract .441 Acre(s)

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

Size of Property \_\_\_\_\_ 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).

When I bought this house 3 years ago, the carport sheltering the handicap entrance was imperative for me. My access to my house will be dangerous if not dry. As I purchased this carport with the house, I respectfully request a variance to keep it

List type of variance requested: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_