

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: October 1, 2015**

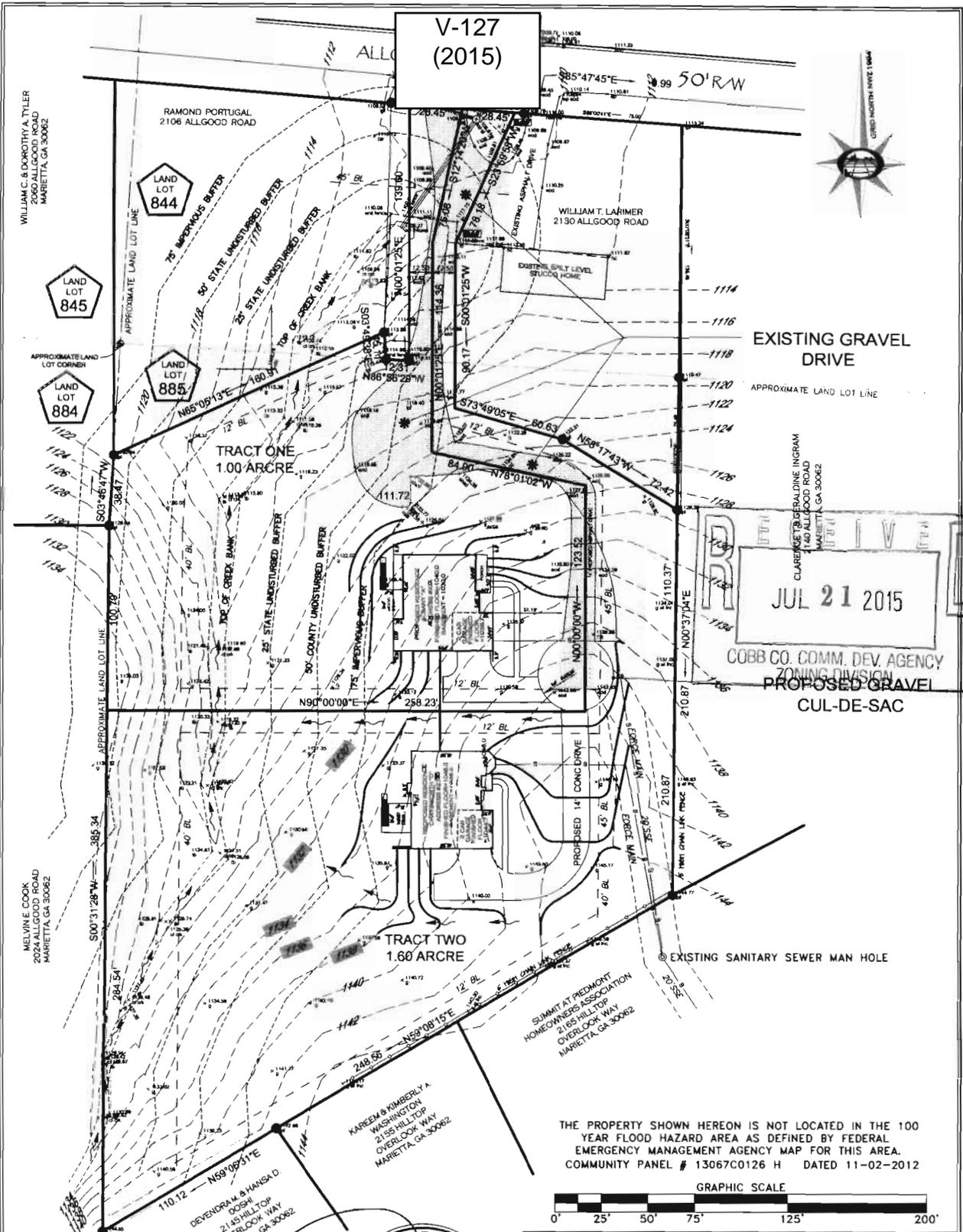
**DUE DATE: September 1, 2015**

Distributed: August 21, 2015



*Cobb County... Expect the Best!*

V-127  
(2015)



EXISTING GRAVEL DRIVE

APPROXIMATE LAND LOT LINE

JUL 21 2015

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
PROPOSED GRAVEL  
CUL-DE-SAC

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA. COMMUNITY PANEL # 13067C0126 H DATED 11-02-2012



- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- - 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER UNLESS OTHERWISE SHOWN.
- M.H. - SANITARY SEWER MAN HOLE
- P.P. - POWER POLE
- BTOB - BACK TO BACK OF CURB
- F.H. - FIRE HYDRANT
- C.B. - CATCH BASIN
- D.E. - DRAINAGE EASEMENT
- J.B. - JUNCTION BOX
- S.S.E. - SANITARY SEWER EASEMENT
- B.L. - BUILDING SET BACK LINE
- - DIRECTION OF DRAINAGE FLOW



LEVEL II, GSWCC REG.#4419  
FOR THE FIRM  
**PLANNING & DEVELOPMENT PC**  
2477 MACHIN HWY.  
MARIETTA, GA 30067-1900  
(770) 314-1964  
pdpc.net

VARIANCE EXHIBIT FOR  
**UNITED CONTRACTORS INC.**  
2406 WISTFUL WAY, MARIETTA GA 30066, 770-480-5016

ADDRESS · 2112 ALLGOOD ROAD	
PARCEL ID · 16088500090	ZONING · R30
LOCATED IN: LAND LOT · 844 & 885 DISTRICT · 16th, SECTION 2 CITY · N/A COUNTY · COBB, GEORGIA	DRAWN BY FLB CHECKED BY REVISIONS :
SCALE 1" = 50'	DATE 07-20-2015

**APPLICANT:** Michael Aqleh

**PETITION No.:** V-127

**PHONE:** 678-770-3356

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Michael Aqleh

**PRESENT ZONING:** R-30, R-20

**PHONE:** 678-770-3356

**LAND LOT(S):** 844, 885

**TITLEHOLDER:** Riad Awad

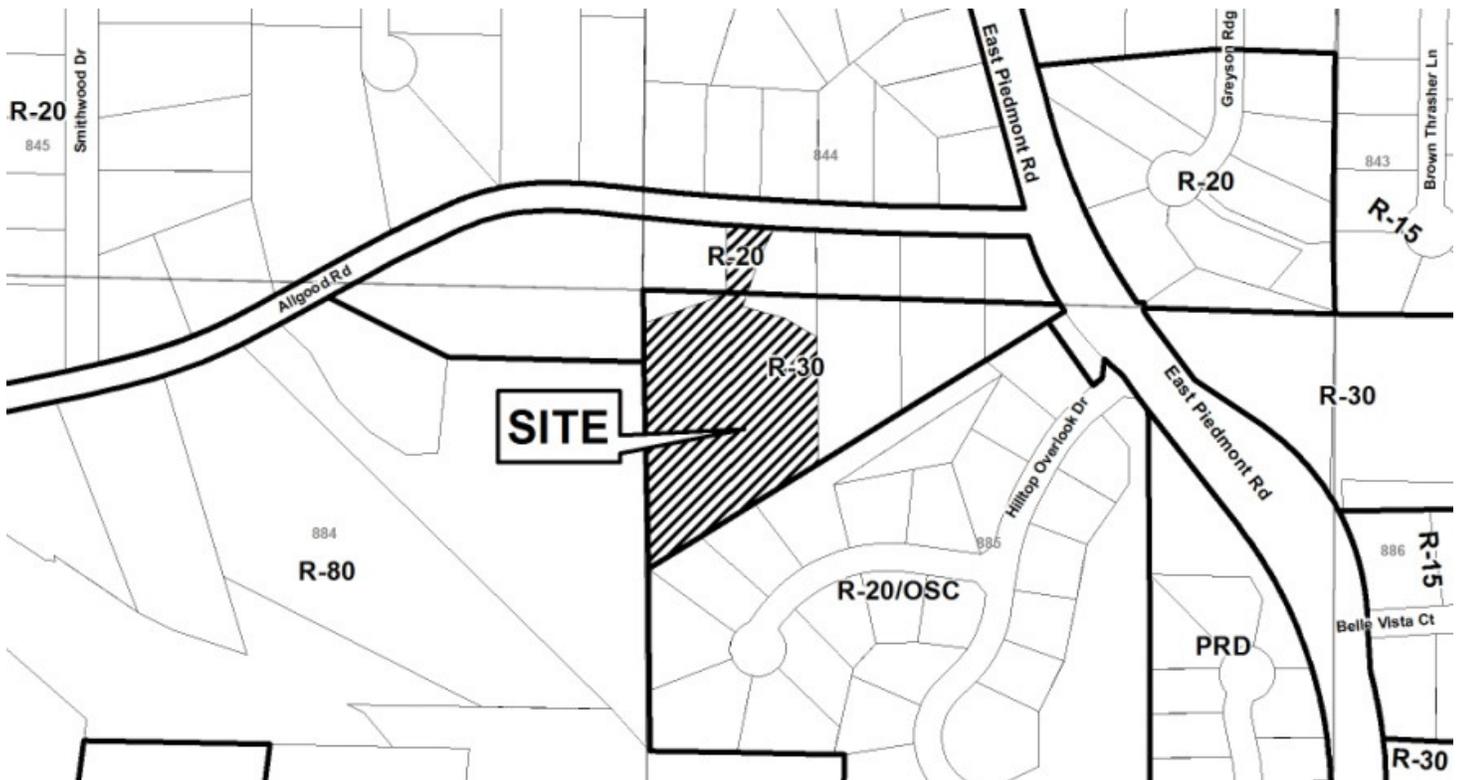
**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of  
Allgood Road, west of East Piedmont Road  
(2112 Allgood Road).

**SIZE OF TRACT:** 2.60 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the minimum lot frontage from the required 75 feet to 28.45 feet for proposed tracts one and two; 2) waive the minimum lot width at the front setback line from the required 75 feet to approximately 20 feet for proposed tracts one and two; 3) waive the front setbacks for proposed tracts one and two from the required 50 feet to 12 feet adjacent to the northern property lines; 4) waive the rear setbacks for proposed tracts one and two from the required 40 feet to 12 feet adjacent to the southern property lines; and 5) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-127  
Hearing Date: 10-1-15

Applicant Michael Aqleh Phone # 6787703356 E-mail UnitedContractors@bellsouth.net  
Michael Aqleh Address 2406 Wistful Way, Marietta, Ga 30066  
(representative's name, printed) (street, city, state and zip code)

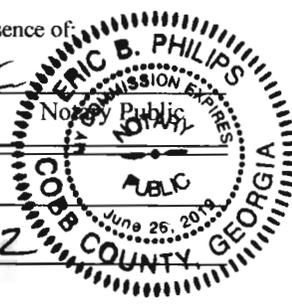
[Signature] Phone # 6787703356 E-mail UnitedContractors@bellsouth.net  
(representative's signature)



My commission expires: 09-28-2017 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Riad Awad Phone # 2053405127 E-mail rayawad66@gmail.com  
Signature [Signature] Address: 2221 Part Ridge Lane, Hoover, AL, 35226  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 26, 2019 Signed, sealed and delivered in presence of: Eric B. Philip  
Notary Public



Present Zoning of Property R-30  
Location 2112 All Good Rd. Marietta, 30062  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 844 and 885 District 16<sup>th</sup> Sect. 2 Size of Tract \_\_\_\_\_ Acre(s)

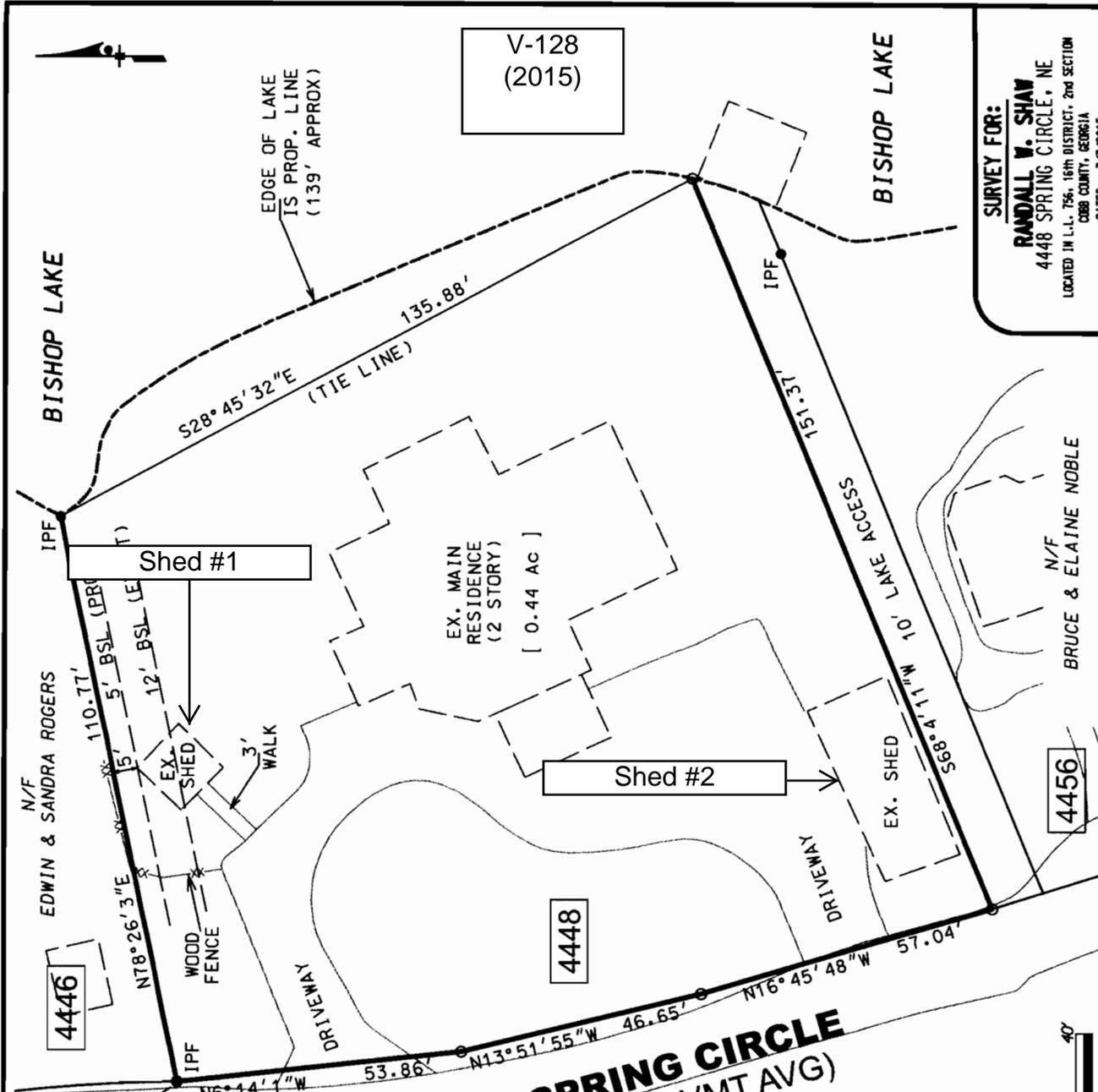
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 2.63 Acres Shape of Property square 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 property is too large. We would like to split for two homes. Each will be over one acre in size.

List type of variance requested: requesting approval to build two homes on property, one street to access two lots and adjusting front property lines.



**SURVEY FOR:**  
**RANDALL W. SHAW**  
 4448 SPRING CIRCLE, NE  
 LOCATED IN L.L. 756, 16th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA  
 DATED: 7/7/2015

445' TO EASTERLY R/W OF BISHOP LAKE RD

**COBB COUNTY**  
**JUL 22 2015**  
 COBB CO. COMM DEV AGENCY  
 ZONING DIVISION



EQUIPMENT USED = TOPCON CTS TOTAL STATION  
 ALL MATTER OF TITLE ARE EXCEPTED. THIS SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE  
 A. PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FIRM PANEL #:  
 13087 C 0131 G, DATED DEC 16, 2008

- SITE DATA**
1. EXISTING ZONING: R-30
  2. SITE AREA: 0.44 Ac +/-
  3. PROPOSED VARIANCE: WAIVE SIDE BSL ALONG NORTHERN PROPERTY LINE FROM 12' TO 4', ABUTTING THE ROGERS PROPERTY, AS SHOWN.

- REFERENCE MATERIAL**
1. QUIT CLAIM DEED  
 DB. 13471, PG. 5661  
 COBB COUNTY RECORDS.
  2. WARRANTY DEED  
 DB. 14892, PG. 741  
 AFORESAID RECORDS.
  3. PLAT OF PROPERTY OF C.M. BISHOP  
 RECORDED IN PB. 3, PG. 161  
 AFORESAID RECORDS.



**ROGER S. LEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 1145 / 7877 HWY 92  
 WOODSTOCK, GA 30188  
 PHONE 770-653-9984

**APPLICANT:** Randall Shaw

**PETITION No.:** V-128

**PHONE:** 770-974-6907

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Randall Shaw

**PRESENT ZONING:** R-30

**PHONE:** 770-974-6907

**LAND LOT(S):** 756

**TITLEHOLDER:** Randall W. Shaw

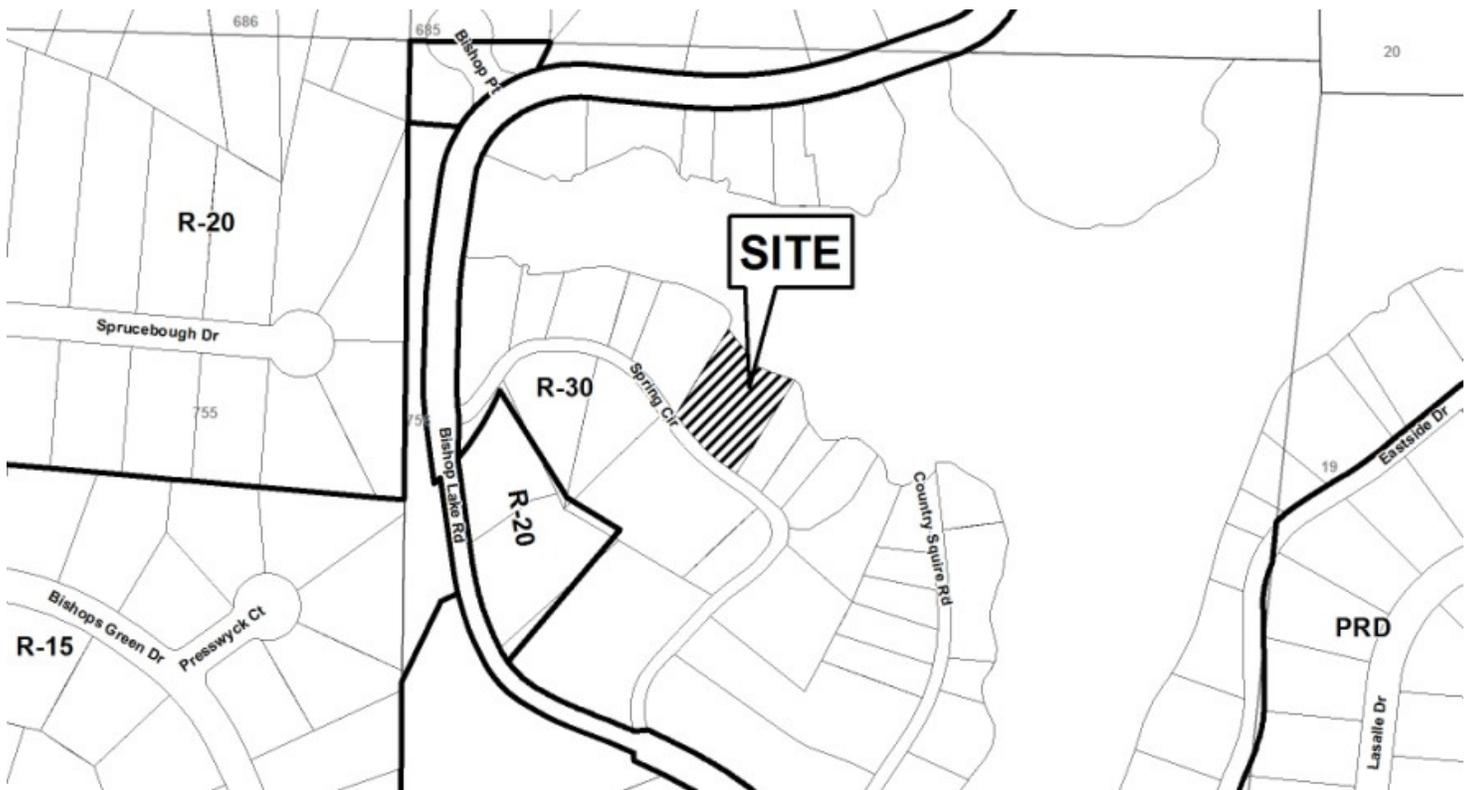
**DISTRICT:** 16

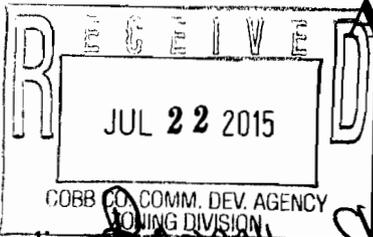
**PROPERTY LOCATION:** On the northeast side of Spring Circle, east of Bishop Lake Road (4448 Spring Circle).

**SIZE OF TRACT:** 0.44 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing approximately 132 square foot shed #1 and existing approximately 592 square foot shed #2) in front of the primary structure; 2) waive the side setback for an accessory structure under 650 square feet (existing shed #2) from the required 12 feet to one (1) foot adjacent to the south property line; 3) waive the front setback for an accessory structure under 650 square feet (existing shed #2) from the required 45 feet to 10 feet; and 4) waive the rear setback (existing residence) from the required 40 feet to approximately 30 feet adjacent to the lake.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-128  
Hearing Date: 10-1-15

Applicant RANDALL SHAW Phone # 7709746907 E-mail BARV PUB @ Bellsouth.net

Address RANDALL SHAW 4448 Spring Cir  
(representative's name, printed) (street, city, state and zip code)

Signature Randall Shaw Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



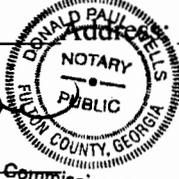
Signed, sealed and delivered in presence of:  
Donald Paul Wells  
Notary Public

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

Titleholder RANDALL SHAW Phone # 7709746907 E-mail BARV PUB @ Bellsouth.net

Signature Randall Shaw Address 4448 Spring Circle  
(attach additional signatures, if needed) (street, city, state and zip code)

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



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

Present Zoning of Property R-30

Location 4448 Spring Cir  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16th 2nd Section Size of Tract .44 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 is on lake, no area to put shed other than side of yard.

List type of variance requested: VARIANCE to Keep Shed at side of House



**APPLICANT:** Ray Summerour

**PETITION No.:** V-129

**PHONE:** 678-314-5686

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Ray Summerour

**PRESENT ZONING:** R-15

**PHONE:** 678-314-5686

**LAND LOT(S):** 948

**TITLEHOLDER:** Ray D. Summerour

**DISTRICT:** 16

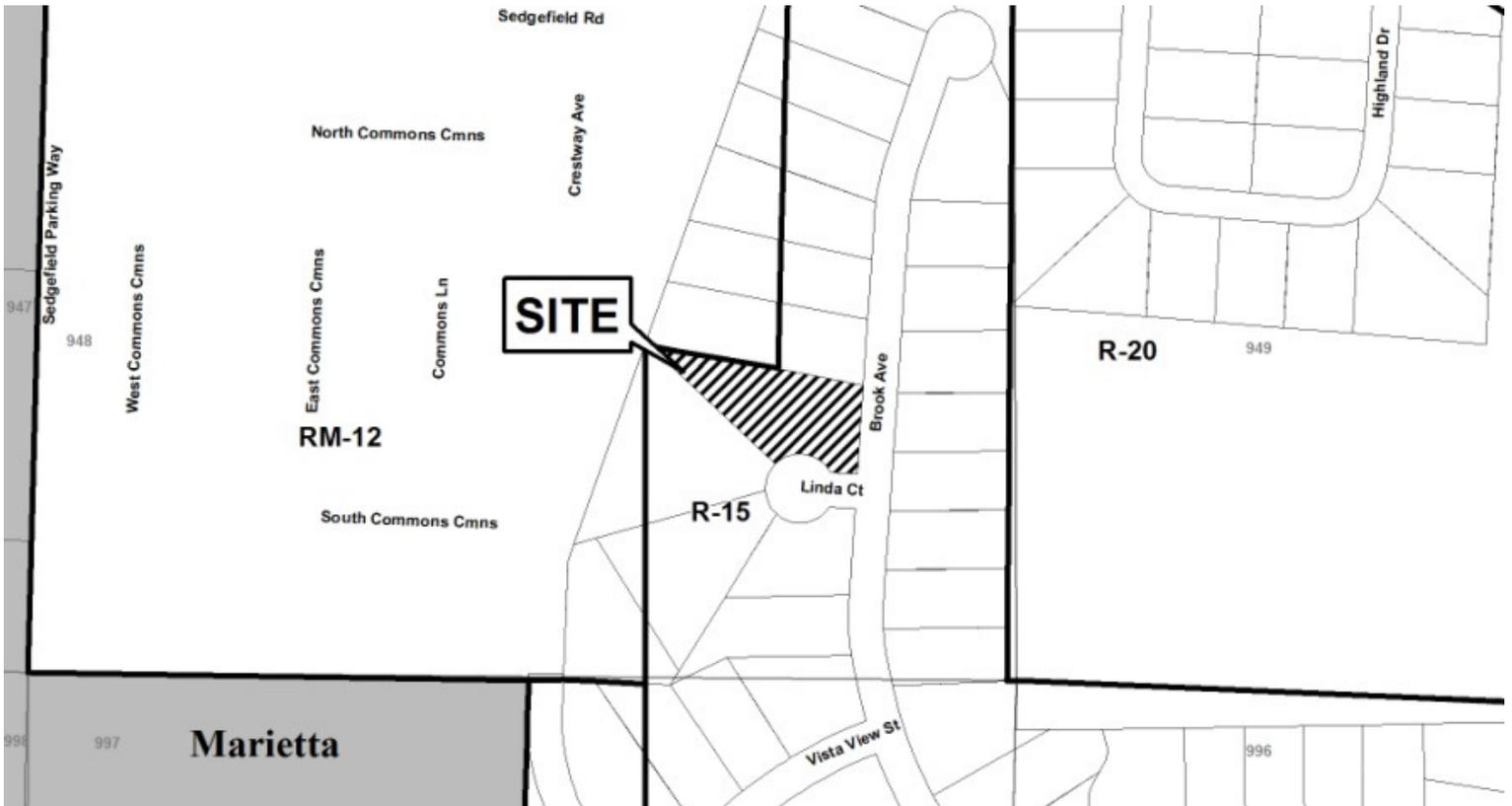
**PROPERTY LOCATION:** On the northwest corner of Linda Court and Brook Avenue

**SIZE OF TRACT:** 0.59 acres

(1093 Brook Avenue).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 1.6 feet; 2) waive the rear setback from the required 30 feet to seven (7) feet; and 3) waive the rear setback for an accessory structure under 650 (approximately 160 square foot dog pen) from the required 30 feet to zero feet.



# Application for Variance Cobb County

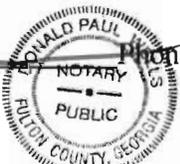
(type or print clearly)

Application No. V-129  
Hearing Date: 10-1-15

Applicant Ray Summerour Phone # 678-314-5686 E-mail RASummerour@bellsouth.net

Ray Summerour Address 1093 Brook Ave Milledgeville GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-314-5686 E-mail ray  
(representative's signature)

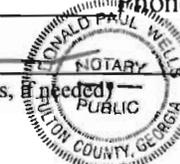


Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

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

Titleholder Ray Summerour Phone # 678-314-5686 E-mail \_\_\_\_\_

Signature [Signature] Address: 1093 Brook Ave Milledgeville GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R-15

Location 1093 Brook Ave Milledgeville GA LINDA COURT  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 948 District 16th Size of Tract 0.587 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 25,581 sq ft 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).

REQUEST TO PUT CARPORT NEXT SIDE OF HOUSE BECAUSE EXISTING HOUSE IS SPLIT LEVEL HOUSE. ONCE CARPORT ADDED WILL COMPLY WITH HOUSES IN NEIGHBORHOOD

List type of variance requested: To install 24x24 Carport to existing house



**APPLICANT:** Luis Naranjo

**PETITION No.:** V-130

**PHONE:** 770-951-8800

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Luis Naranjo

**PRESENT ZONING:** CRC

**PHONE:** 770-951-8800

**LAND LOT(S):** 804

**TITLEHOLDER:** Dr. Luis A. Naranjo

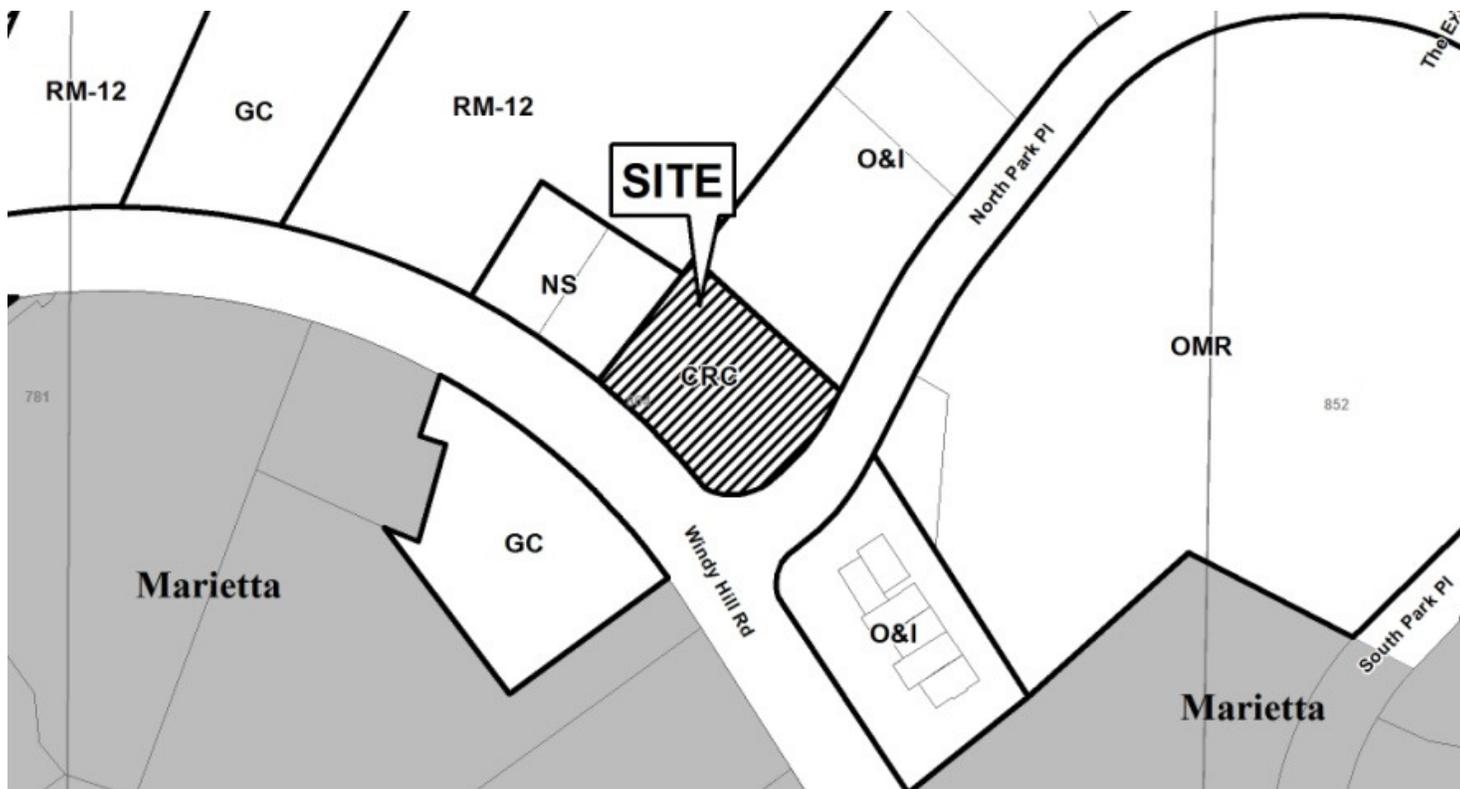
**DISTRICT:** 17

**PROPERTY LOCATION:** On the north corner of  
North Park Place and Windy Hill Road  
(2475 Windy Hill Road).

**SIZE OF TRACT:** 1.18 acres

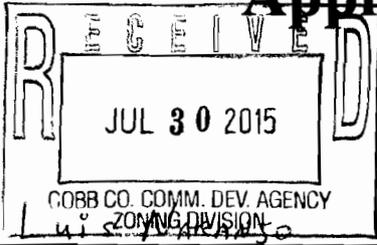
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable sign area from 120 square feet to 150 square feet.



# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-130  
Hearing Date: 10-1-15

Applicant Luis Naranjo Phone # 770-951-8800 E-mail DRLUISELUNICO@gmail.com

Luis NARANJO Address 2475 Windy Hill Rd, Marietta, GA 30067  
(representative's name, printed) (street, city, state and zip code)

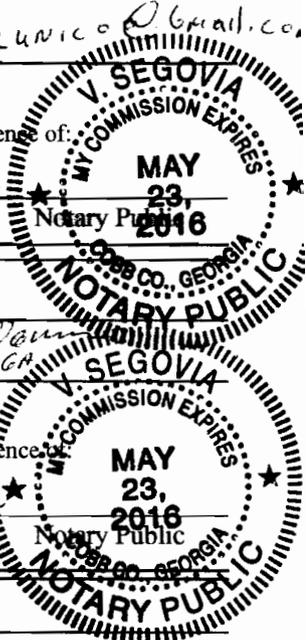
Phone # 770-951-8800 E-mail DALUISELUNICO@gmail.com

(representative's signature)

Signed, sealed and delivered in presence of:

V. Segovia

My commission expires: May 23, 2016



Titleholder Luis NARANJO Phone # 770 951-8800 E-mail DRLUISELUNICO@gmail.com

Signature [Signature] Address: 2475 Windy Hill Rd Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

V. Segovia

My commission expires: May 23, 2016

Present Zoning of Property Commercial

Location 2475 Windy Hill Road Marietta, GA, 30067  
Property ID 17-0804-0-021-0 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 804 District CC10-CSSD2 (17) Size of Tract 1.18 Acre(s)

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

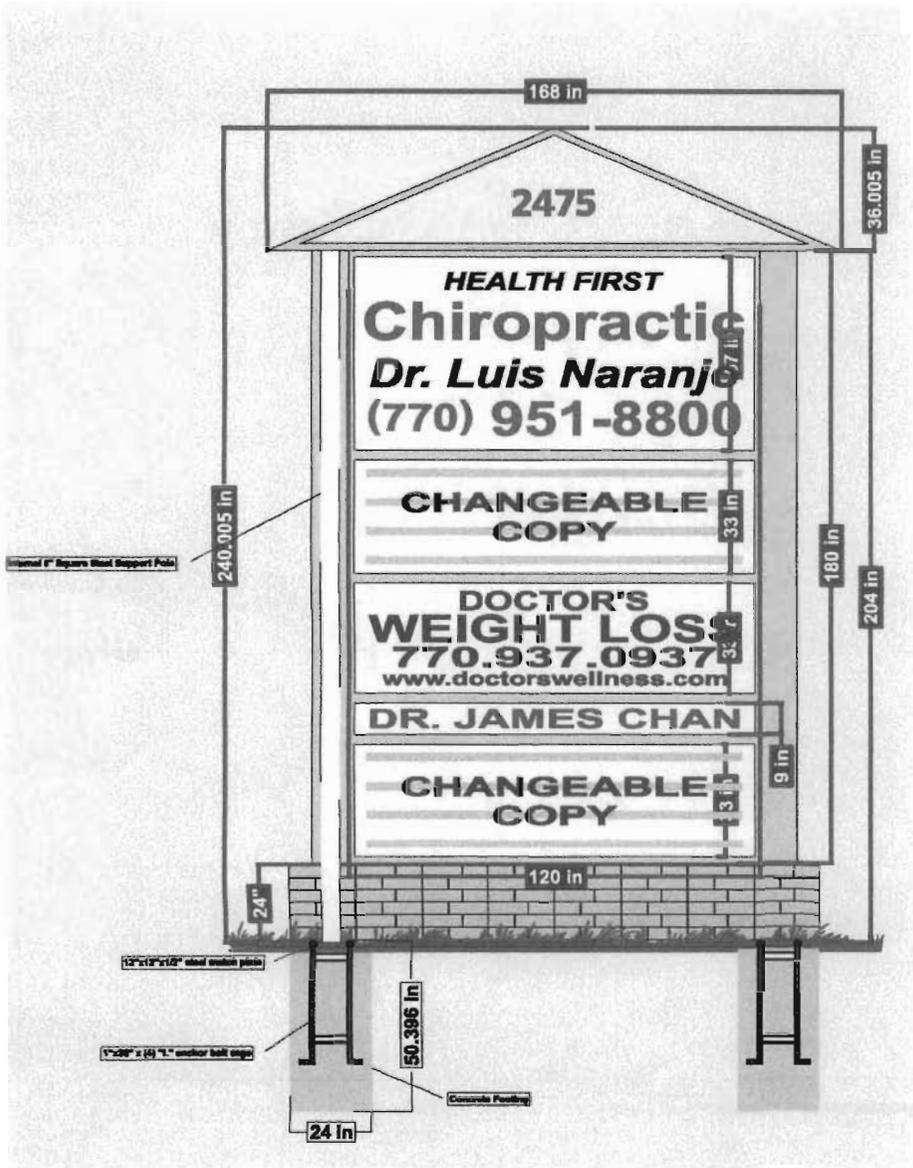
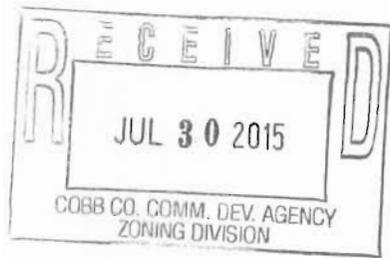
Size of Property 1/8 acre Shape of Property square Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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).

Cobb DOT ~~wallet~~ widening Road so Right of way changed which results in moving sign out of Right of way. The sign has been at that location approximately 25 years. The sign is larger than average and was approved when first installed. Just relocating a few feet out of Right of way for new Road

List type of variance requested: Relocation, sign bigger than Average, Size

V-130  
(2015)  
Exhibit



# Application for Variance

## Cobb County

V-130  
(2015)  
Exhibit  
(type or print clearly)

Application No. V-1609  
Hearing Date: 10/9/99

Applicant Dr Luis A. NARANJO Day Phone (770) 951-8800 Home Phone (770) 518-8313  
DR. LUIS A. NARANJO Address 2475 Windy Hill Rd Marietta, GA. 30067  
(representative's name, printed) (street, city, state and zip code)  
*Dr Luis A. Naranjo* Day Phone (770) 951-8800  
(representative's signature)

My commission expires: Aug 30 1999

Signed, sealed and delivered in presence of:  
*V. Segura*  
Notary Public

Titleholder DR Luis A. NARANJO Day Phone (770) 951-8800 Home Phone (770) 518 8313  
Signature *Dr Luis A. Naranjo* Address 2475 Windy Hill Rd. Marietta GA. 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 30 1999

Signed, sealed and delivered in presence of:  
*V. Segura*  
Notary Public

Present Zoning of Property Office and Industrial  
Location 2475 Windy Hill Rd, Marietta, GA, 30067 ; Windy Hill Rd and north by North West.  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) Lot #10 Land Lot 804 District 17<sup>th</sup> Dist Size of Tract 1.2 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 3-28-9.12A 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. My office and property are situated on a curve of 44 degrees on Windy Hill Road to the East. There is a big 20 foot x 5 foot concrete monument of north by north west and to the west huge 60 foot pine trees and signs. I'm also located at the bottom end of Windy Hill Rd. There for there is no visibility for a sign unless it is closer to street.

List type of variance requested: let me put my sign 8 feet from curb, just like my neighbors have theirs and also the signs across the street. I will bring pictures to hearing. I am located on a variable right of way so this should not be a problem. Also there is already a ball south pad side there.

ORIGINAL DATE OF APPLICATION: 10/96

APPLICANT'S NAME: DR. LUIS A. NARANJO

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

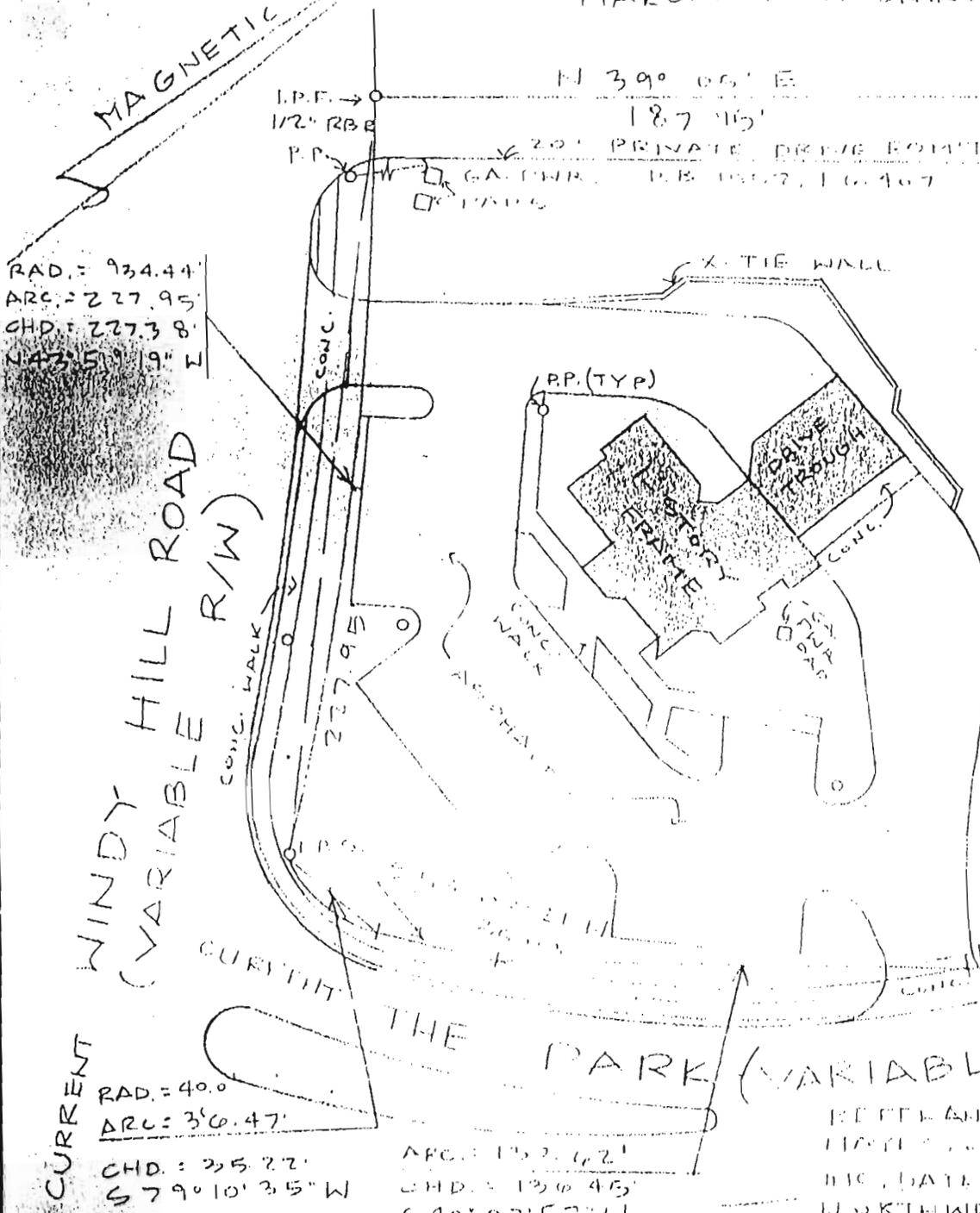
THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON OCTOBER 9, 1996

V-169 DR. LUIS A. NARANJO requests a variance to: (1) waive the side yard setback from required 10 feet to allow a sign 8 feet from the side property line; (2) waive the required setback for a sign from required 62 feet from centerline and allow a sign 1 foot behind the right-of-way in Land Lot 804 of the 17th District. 1.2 acre. Located on the east side of Windy Hill Road and the west side of The Park at their intersection (2475 Windy Hill Road).

BZA DECISION OF 10-9-96: The Board of Zoning Appeals, as part of the Consent Agenda, approved variance requests subject to the removal of the sign, at no cost to Cobb County, if road improvements necessitate removal in the future (property owner is to submit this agreement in written form prior to permitting of the signs - with document language to be formulated by the County Legal Department). Motion by Vansant, second by Dawson, carried 5-0. Clerk's Note: Upon reading of the stipulation the applicant publicly stated agreement with condition as stated above.

1177  
MARGARET S. SKINNER

I.P.F.  
1/2" RBR



RAD. = 934.44'  
ARC. = 227.95'  
CHD. = 227.38'  
N 43° 51' 19" W

WINDY HILL ROAD  
(VARIABLE R/W)  
CONC. WALK  
227.95'

255.57'  
S 50° 54' 56" E  
I.P.F.  
CONC. DRIVE  
1184.0'

CURRENT  
RAD. = 40.0'  
ARC. = 356.47'  
CHD. = 225.22'  
S 79° 10' 35" W

THE PARK (VARIABLE R/W)  
CONC. DRIVE  
1184.0'

ARC. = 152.62'  
CHD. = 136.45'  
S 40° 07' 52" W

REFERENCE  
MAP OF THE CITY OF MARIETTA, GEORGIA  
DATED 1/3/74 - NORTH BY  
NORTHWEST-OFFICE PARK

I have, this date, examined the FIA official flood hazard map and have determined that this property (12 N01) is in an area having special flood hazards.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Robert B. Detertson*

HERNDON SURVEYING & DESIGN, INC.  
MARIETTA, GEORGIA 971-5079

LOT 10 BLOCK  
NORTH BY NORTHWEST-OFFICE PARK  
LL 801 17<sup>TH</sup> DISTRICT 2<sup>ND</sup> SECTION  
COBB COUNTY, GEORGIA  
DATE 1 20 95 SCALE 1" = 50'  
MADE FOR LUIS A NAZANJO



**APPLICANT:** Captain D's, LLC

**PETITION No.:** V-131

**PHONE:** 770-948-6116

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Danny Lankford

**PRESENT ZONING:** GC, LI

**PHONE:** 404-983-5851

**LAND LOT(S):** 38

**TITLEHOLDER:** CNL APF Partners, LP

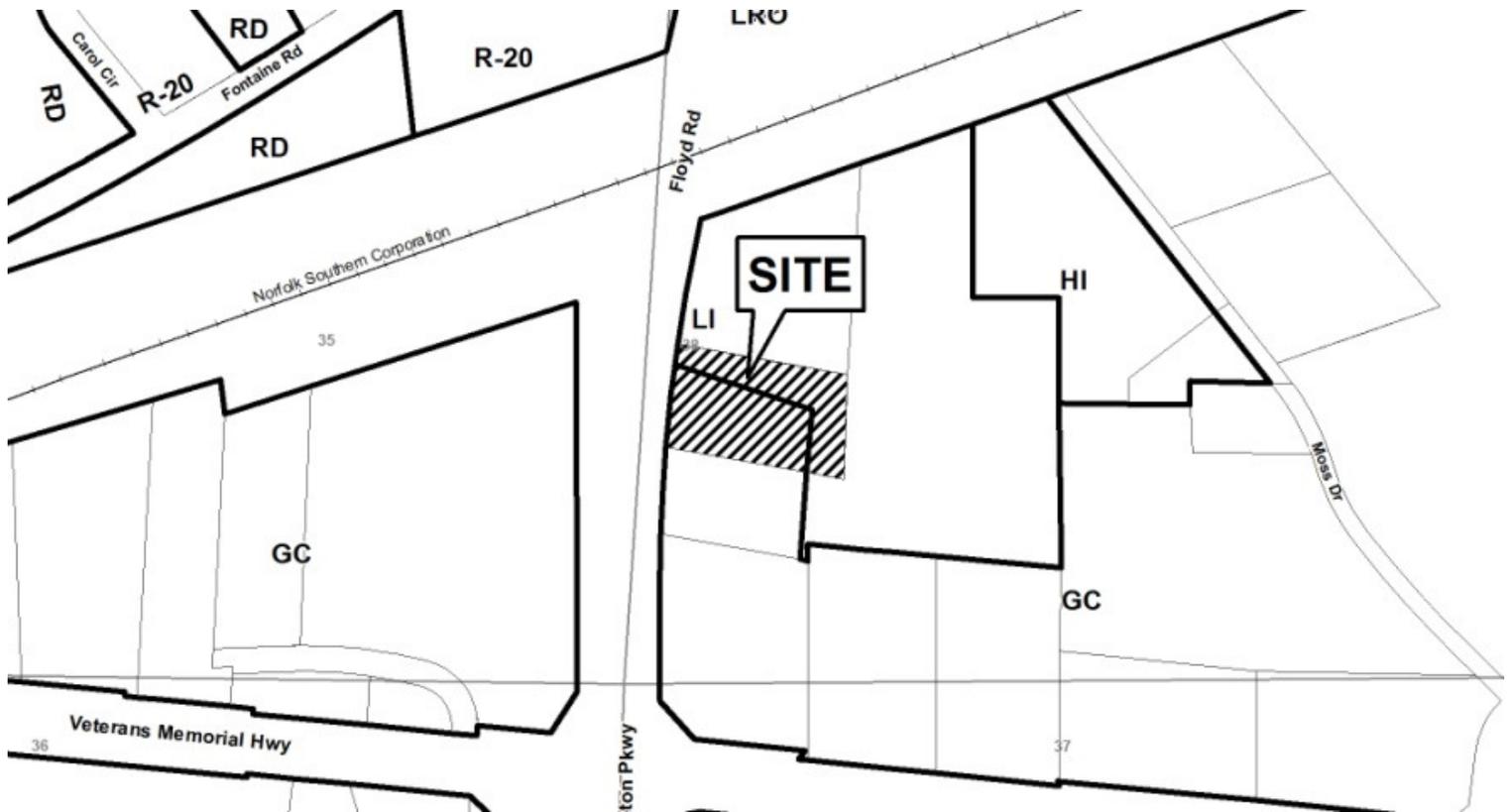
**DISTRICT:** 17

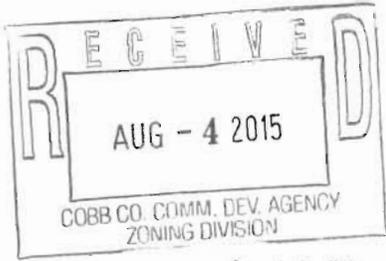
**PROPERTY LOCATION:** On the east side of Floyd Road, north of Veterans Memorial Highway (5545 Floyd Road).

**SIZE OF TRACT:** 0.54 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Increase the maximum allowable sign area from 65 square feet to 112 square feet.





# Application for Variance Cobb County

(type or print clearly)

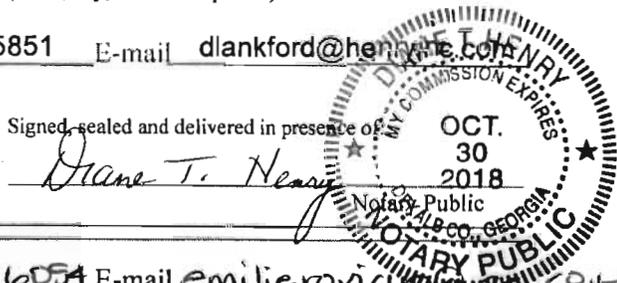
Application No. V-131  
Hearing Date: 10-1-15

Applicant Captain D's, LLC Phone # 770-948-6116 E-mail \_\_\_\_\_

Danny Lankford Address 2285 Park Central Boulevard, Decatur, GA 30035  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-983-5851 E-mail dlankford@henryinc.com  
(representative's signature)

My commission expires: October 30, 2018



Signed, sealed and delivered in presence of: Diane T. Henry

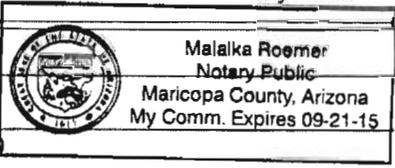
Titleholder CNL APF Partners, LP Phone # 480.563.6054 E-mail emilierovic@cnl.com  
adventure limited partnership

Signature [Signature] Address: 8371 E. Hartford Dr. Ste # 200 Scottsdale  
LYENA M. HALL (street, city, state and zip code) AZ 85295  
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of: Malaka Roemer  
Notary Public

My commission expires: 09-21-15

Present Zoning of Property GC  
Location 5545 Floyd Road, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)



Land Lot(s) 38 District 17 Size of Tract .535 Acre(s)

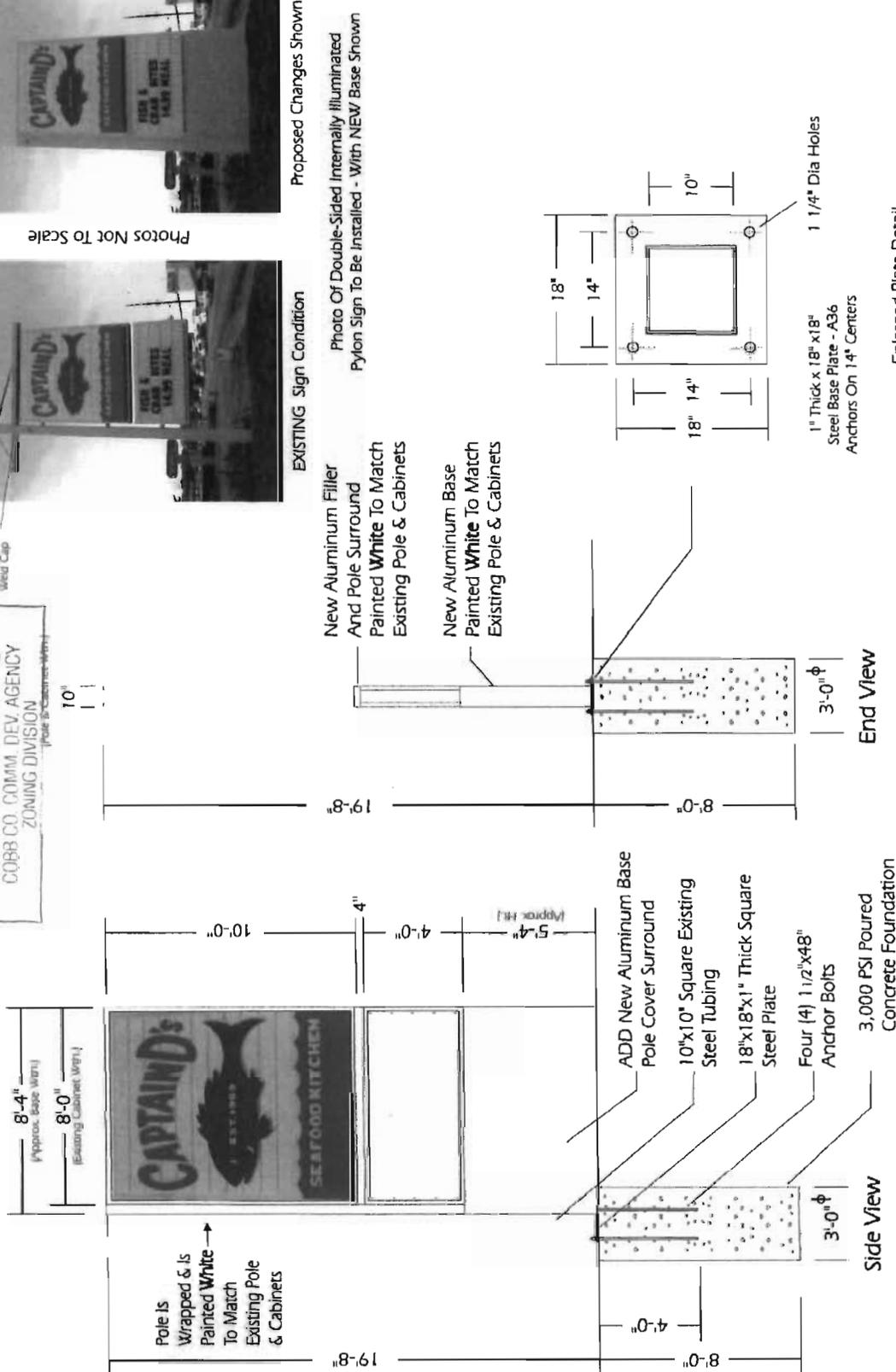
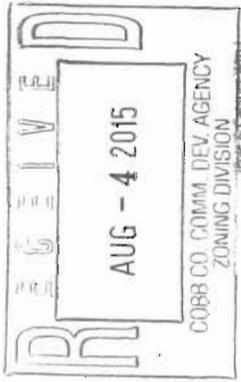
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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).

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

List type of variance requested: Increase in allowable sign face area from 65 square feet to 112 square feet, per Section 134-314 of the Cobb County Code of Ordinances



Sign Square Footage Boxed  
 8'-0" x 14'-0" = 112 Sq.Ft.

One (1) Double-Sided Internally Illuminated Pylon Sign

Scale: 1/4" = 1'-0"

**HENRY**  
 2285 Park Central Blvd  
 Atlanta, GA 30329  
 770.593.1234  
 770.593.1538 Fax  
 www.henryreporting.com



**V-131  
 (2015)  
 Exhibit**

Captain D  
 5551 Floyd  
 Maberton,  
 69436  
 Sharon Ca  
 Bruce Bernhard

03-09-2015

4-13-1588 REV  
 -ADD Pole Cover  
 5-01-1588 REV  
 -Revise Pole Cover

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Pylon Sign

15-05-01 IFC Permit - 69436  
 Capt D's - Pylon Sign 1 of 1



**APPLICANT:** McDonald's Real Estate Company

**PETITION No.:** V-132

**PHONE:** 678-235-3635

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Teresa Curry - Tylin  
International

**PRESENT ZONING:** GC

**PHONE:** 678-235-3624

**LAND LOT(S):** 851, 876

**TITLEHOLDER:** McDonald's Real Estate Company  
of Columbia, Maryland

**DISTRICT:** 17

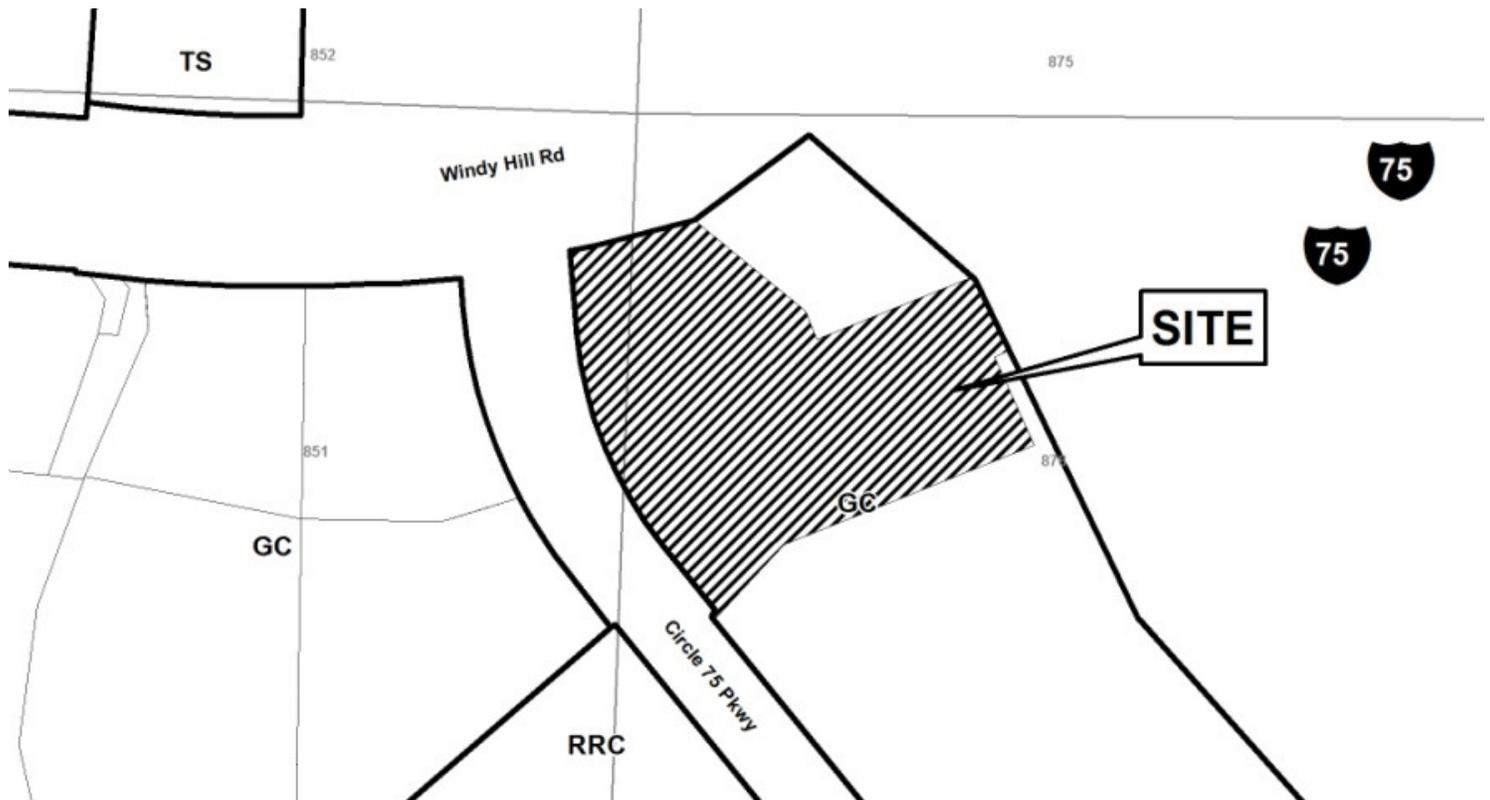
**PROPERTY LOCATION:** On the southeast corner of  
Circle 75 Parkway and Windy Hill Road, west of  
Interstate 75

**SIZE OF TRACT:** 1.82 acres

(2700 Windy Hill Road).

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the landscape enhancement strip from the required eight (8) feet to two (2) feet adjacent to Windy Hill Road and to 3.5 feet adjacent to Circle 75 Parkway as shown on submitted site plan.

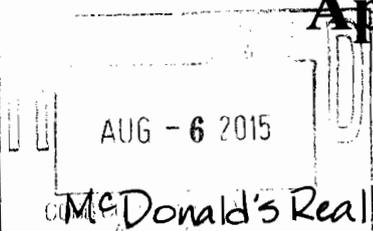


# Application for Variance Cobb County

(type or print clearly)

Application No. V-132

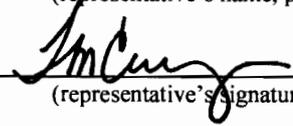
Hearing Date: 10-1-15

 AUG - 6 2015  
Applicant McDonald's Real Estate Company

Phone # 678-235-3635

E-mail lorraine.wynn@tylin.com

TERESA CURRY-TYLIN INTERNATIONAL Address 260 PEACHTREE ST., SUITE 900, ATLANTA, GA 30303  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature) Phone # 678-235-3624

E-mail teresa.curry@tylin.com

**Claire Clack**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
My Comm. Expires  
**09/09/17**

Signed, sealed and delivered in presence of:

Claire Clack

Notary Public

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

Titleholder McDonald's Real Estate Company,  
a Delaware Corporation Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

Signature See attached  
(attach additional signatures, if needed)

Address: One McDonald's Plaza, Attn: V.S. Legal, LLC - 010-0162,  
Oak Brook, IL 60523  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property GC

Location 2700 Windy Hill Rd., Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 851 & 876 District 17 Size of Tract 1.8 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 hardship statements.

List type of variance requested: Install 2 menuboards at drive-thru that are 38.8 s.f.

4.5' side & 6.0' front encroachments into the  
landscape buffer

V-133  
(2015)

LEGEND

□ P.P. - POWER POLE	△ C.B. - CATCH BASIN
□ L.P. - LIGHT POLE	▬ R.C.P. - REINFORCED CONCRETE
⊕ F.H. - FIRE HYDRANT	▬ C.M.P. - CORRUGATED METAL PIPE
⊙ M.H. - SANITARY SEWER MANHOLE	▬ F.F.E. - FINISHED FLOOR ELEVATION
⊙ W.M. - WATER METER	⊕ W.V. - WATER VALVE
⊙ G.M. - GAS METER	⊕ S.C.O. - SEWER CLEAN OUT
⊙ R.B.S. - REINFORCING BAR SET	⊕ T.M. - TELEPHONE MANHOLE
⊙ R.B.F. - REINFORCING BAR FOUND	▬ U.E.L. - UNDERGROUND ELECTRICAL LINE
⊙ C.I.F. - CRIMP TOP PIPE FOUND	▬ O.P.L. - OVERHEAD POWER LINES
⊙ O.T.F. - OPEN TOP PIPE FOUND	▬ H.W. - HEADWALL
□ R/W MON. - RIGHT-OF-WAY MONUMENT	▬ P.B.X. - POWERBOX
⊕ TYPE OF FENCE	▬ W-W - WATER LINE
⊙ J.B. - JUNCTION BOX	▬ T-T - UNDERGROUND TELEPHONE LINE
▬ D.I. - DROP INLET / YARD INLET	▬ G - GAS LINE



LOCATION MAP 1" = 2000'

TOTAL AREA = 3.47 ACRES
PRESENT ZONING - R-30
MIN. FRONT MAJOR = 50'
MIN. SIDE MAJOR/MINOR = 35'/12'
MIN. REAR = 40'
MAX. IMPERVIOUS = 35%
MAX. BUILDING HEIGHT = 35 FEET

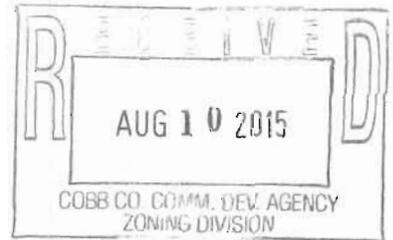
EXISTING & PROPOSED IMPERVIOUS NOTES:

EXISTING IMPERVIOUS = 2756 S.F.  
 PROPOSED IMPERVIOUS = 3635 S.F.  
 ALLOWABLE IMPERVIOUS = 52957 S.F.

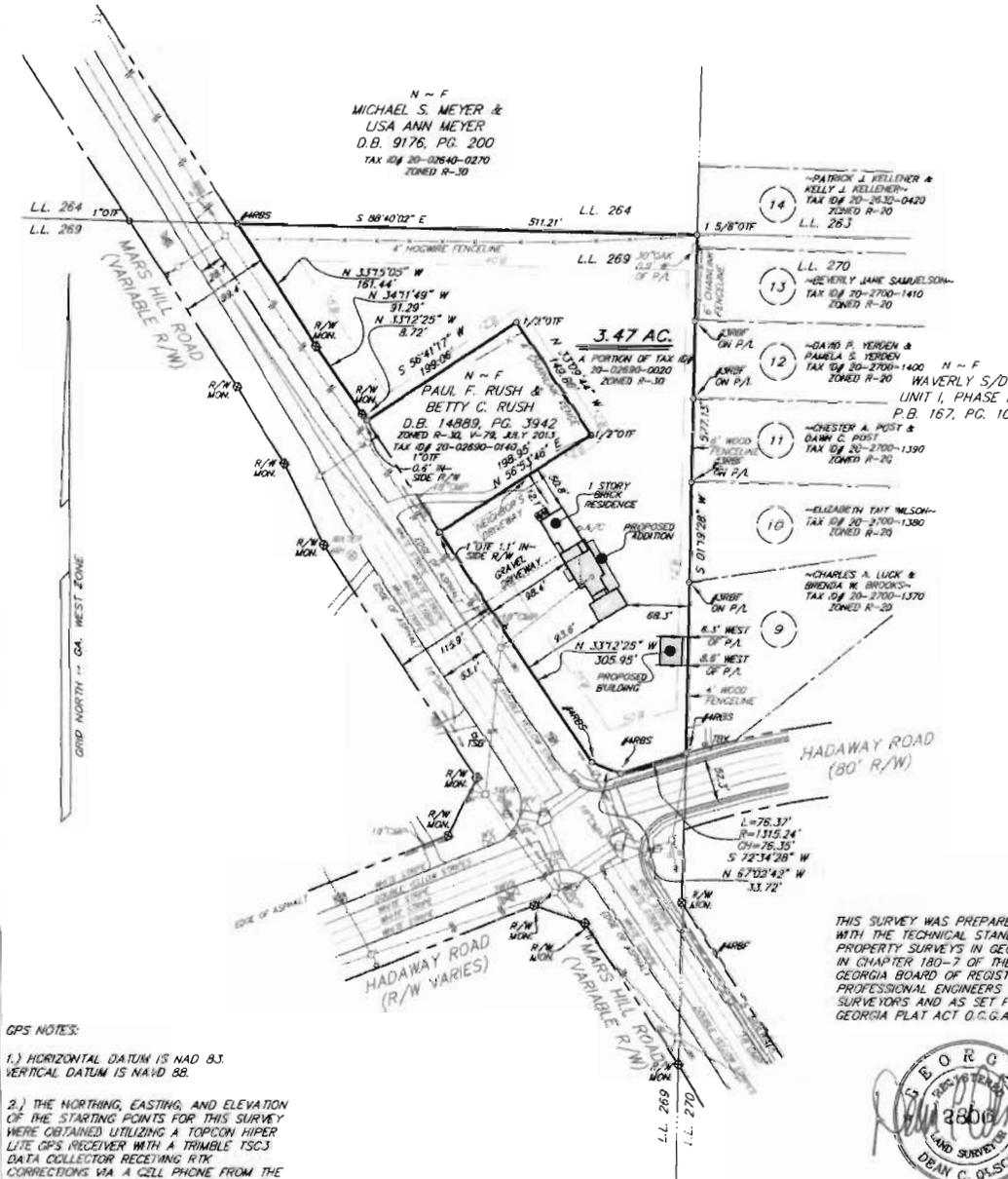
BREAKDOWN:  
 EXISTING RESIDENCE = 1575 S.F.  
 EXISTING GRAVEL DRIVEWAY = 1181 S.F.  
 PROPOSED RESIDENCE ADDITION = 2864 S.F.\*  
 \*DOES NOT INCLUDE PORTION OF EXISTING RESIDENCE THAT IS BEING REMODELED  
 PROPOSED BUILDING = 771 S.F.

VARIANCE NOTES:

THE PURPOSE OF THIS VARIANCE IS TO ALLOW FOR THE PROPOSED BUILDING TO BE 6.3' OFF THE EASTERN PROPERTY LINE



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.



GPS NOTES:  
 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAID 88.  
 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TOPCON HIPER LITE GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_ ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052. MAP NUMBER # 13007 C. 0077 G. DATED DECEMBER 16, 2008.

CURRENT OWNER:  
 RICHARD W. KING &  
 KRISTIN A. KING  
 D.B. 15246, PG. 3613

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/54,461. ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/352,964. MATTERS OF TITLE ARE EXCEPTED.

REVISIONS	

**Gaskins**  
 BOUNDARY RETRACEMENT SURVEY & ZONING VARIANCE PLAT FOR:  
**RONALD W. KING & KRISTIN A. KING**  
 824 MARS HILL ROAD

LOCATED IN L.L. 269  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

FIELD DATE: 6-9-15  
 OFFICE DATE: 6-10-15  
 SCALE: 1"=100'

DRAWN BY: MAN  
 CHECKED BY: DCO  
 FILE: S/BND/COBB/20/...

BOUNDARY RETRACEMENT SURVEY & ZONING VARIANCE PLAT FOR:  
**RONALD W. KING & KRISTIN A. KING**  
 824 MARS HILL ROAD

LOCATED IN L.L. 269  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

**APPLICANT:** Ronald W. King

**PETITION No.:** V-133

**PHONE:** 404-514-1001

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Ronald W. King

**PRESENT ZONING:** R-30

**PHONE:** 404-514-1001

**LAND LOT(S):** 269

**TITLEHOLDER:** Ronald W. and Kristin A. King

**DISTRICT:** 20

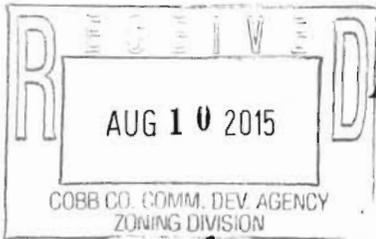
**PROPERTY LOCATION:** At the northeast intersection of Hadaway Road and Mars Hill Road (824 Mars Hill Road).

**SIZE OF TRACT:** 3.47 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed approximately 768 square foot building) to the side of the primary structure; 2) waive the side setback for an accessory structure over 650 square feet (proposed approximately 768 square foot building) from the required 100 feet to 6.3 feet adjacent to the eastern property line; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface.





# Application for Variance Cobb County

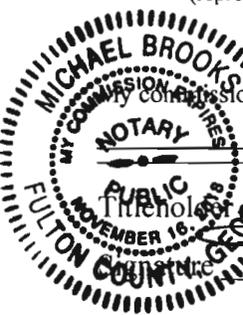
(type or print clearly)

Application No. V-133  
Hearing Date: 10-1-15

Applicant Ronald W King Phone # 404-514-1001 E-mail king5131@aol.com

Ronald W King Address 824 MARSHILL RD KENNESAW GA 30152  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-514-1001 E-mail king5131@aol.com  
(representative's signature)



My commission expires: 11-16-2018

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

Ronald W King Phone # 404-514-1001  
KEISTIN A KING Phone # 404 514 1000 E-mail king5131@aol.com

[Signature] Address: 824 MARSHILL RD KENNESAW GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-16-2018

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

Present Zoning of Property R-30

Location 824 Mars Hill Rd Kennesaw Ga 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 2109 District 20th Size of Tract 3.47

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).

Unevenly graded wooded lot

List type of variance requested: The purpose of the variance is to allow for the proposed building to be 6.3" off the Eastern property line.

**\* LEGEND \***

- |                           |                          |
|---------------------------|--------------------------|
| POB POINT OF BEGINNING    | IP IRON PIN FOUND        |
| LLI LAND LOT LINE         | IPS IRON PIN SET         |
| MH MAN HOLE               | OTP OPEN TOP PIPE FOUND  |
| SSL SANITARY SEWER LINE   | CTP CRIMP TOP PIPE FOUND |
| CO 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.  | WRF WIRE FENCE           |
| DE DRAINAGE EASEMENT      | WW WET WEATHER           |
| UE UTILITY EASEMENT       | FC FENCE CORNER          |
| AE ACCESS EASEMENT        | BL BUILDING LINE         |
| TB 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           | FH FIRE HYDRANT          |
| EP EDGE OF PAVEMENT       | BR BRICK                 |
| EB ELECTRIC POWER BOX     | FR FRAME                 |
| EM ELECTRIC METER         | WD WOOD                  |
| GM GAS METER              | SN SIGN                  |
| GV GAS VALVE              | P PLAT                   |
| WM WATER METER            | D DEED                   |
| WV WATER VALVE            | R RECORD                 |
| OH OVERHANG               | F FIELD                  |
| OU OWNERSHIP UNCLEAR      | N N'BORS.                |

**SURVEY**

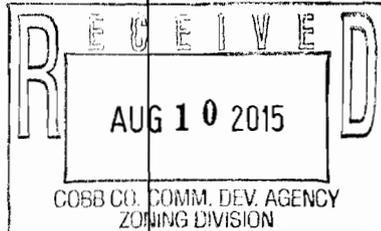
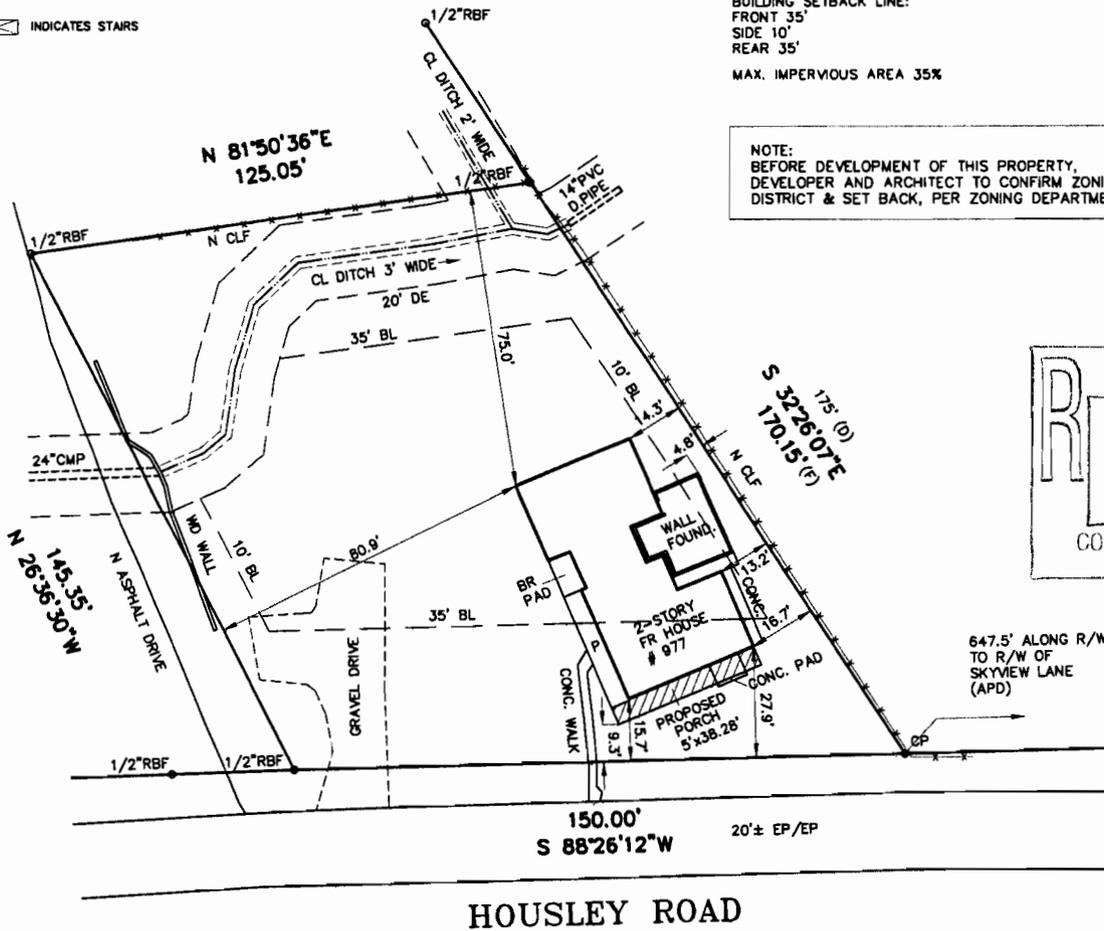
V-134  
(2015)

1. STORM OVER THE STRUCTURE VARY FROM 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 AGENCY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEYOR 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.

COBB COUNTY  
ZONING DISTRICT R-20  
BUILDING SETBACK LINE:  
FRONT 35'  
SIDE 10'  
REAR 35'  
MAX. IMPERVIOUS AREA 35%

NOTE:  
BEFORE DEVELOPMENT OF THIS PROPERTY,  
DEVELOPER AND ARCHITECT TO CONFIRM ZONING  
DISTRICT & SET BACK, PER ZONING DEPARTMENT.

INDICATES STAIRS



PROPERTY ADDRESS:  
977 HOUSLEY ROAD  
MARIETTA, GA 30066

PLAT PREPARED FOR:

**LEE BRATTON**

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 445	16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUL 21, 2015	PRINTED/SIGNED JUL 23, 2015

LAND AREA:  
0.449 AC  
19574.56 SF

PLAT BOOK DEED BOOK 15117, PAGE 625. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 06 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 100,000+ 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 600' OF THIS PROPERTY.



COORD # 20151105  
DWG # 20151105

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

70 LENOX POINTE,  
ATLANTA, GA 30384  
FAX 404-801-0941  
TEL 404-858-6747  
INFO@SURVEYLANDEXPRESS.COM  
PAPER FORMAT 11"x17"

**APPLICANT:** Donald and Donna Bratton

**PETITION No.:** V-134

**PHONE:** 678-907-2693, 678-907-2674

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Donald and Donna Bratton

**PRESENT ZONING:** R-20

**PHONE:** 678-907-2693, 678-907-2674

**LAND LOT(S):** 445

**TITLEHOLDER:** Don and Donna Lee Bratton

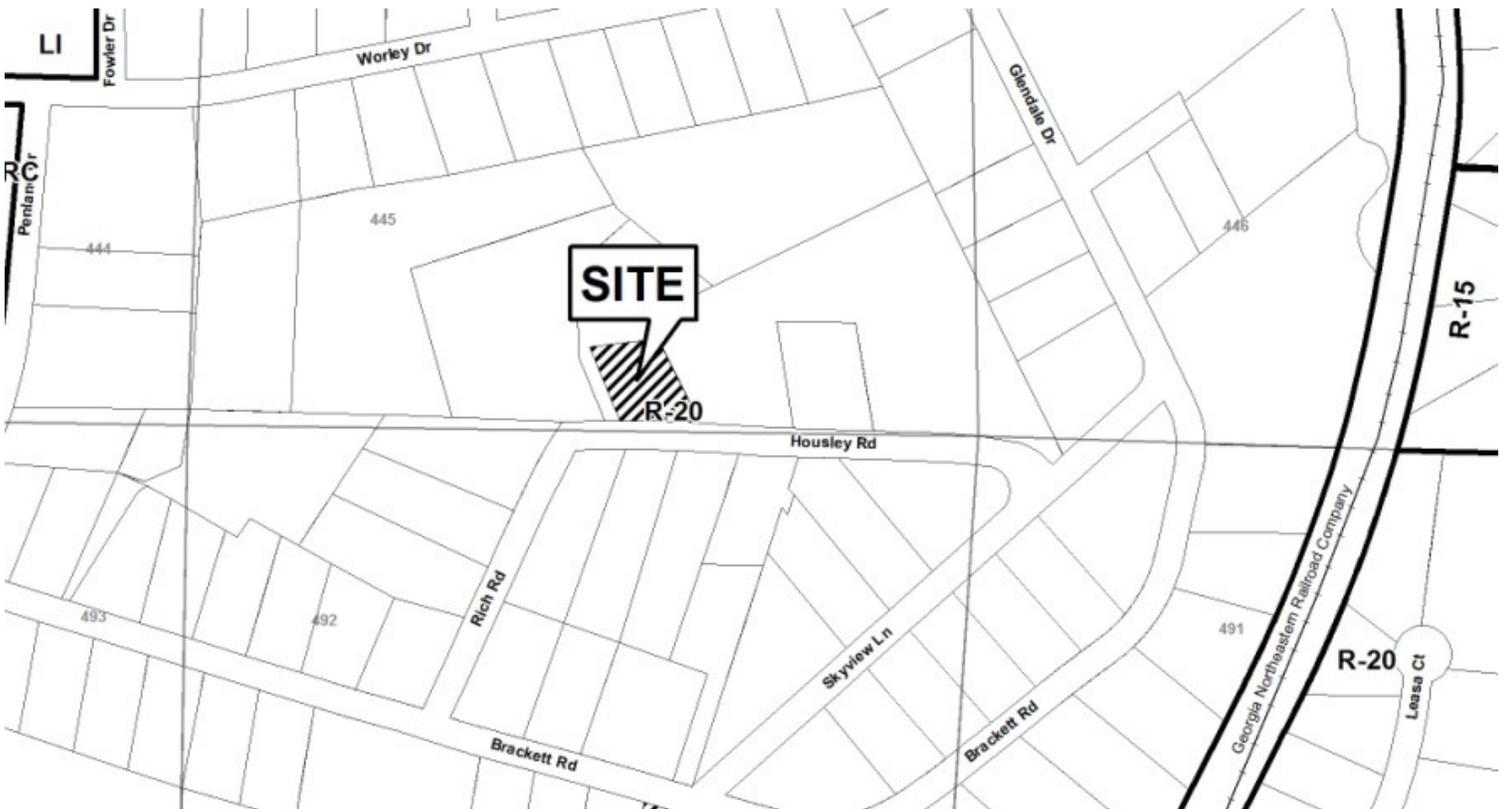
**DISTRICT:** 16

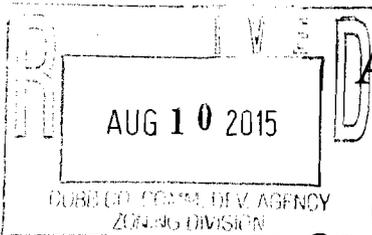
**PROPERTY LOCATION:** On the north side of Housley Road, east of Rick Road (977 Housley Road).

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to nine (9) feet; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 3) waive the side setback from the required 10 feet to 4.8 feet for the existing wall foundation.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-134  
Hearing Date: 10-1-15

Applicant DONALD BRATTON DENNA BRATTON Phone # 678-907-2693 678-907-2674 E-mail D.BRATTON@COMCAST.NET L.BRATTON@COMCAST.NET

Address DONALD BRATTON DENNA BRATTON 977 HOUSLEY RD. MARIETTA, 30066  
(representative's name, printed) (street, city, state and zip code)

(representative's signature) [Signature] Phone # 678-907-2693 678-907-2674 E-mail D.BRATTON@COMCAST.NET L.BRATTON@COMCAST.NET

My commission expires: Jan 14, 2019

IRYNA KASHANSKAYA  
Notary Public  
FULTON COUNTY  
State of Georgia  
Signed, sealed and delivered in presence of:  
My Commission Expires JAN 14, 2019  
[Signature] Kashanskaya  
Notary Public

Titleholder DONALD BRATTON DENNA BRATTON Phone # 678-907-2693 678-907-2674 E-mail D.BRATTON@COMCAST.NET L.BRATTON@COMCAST.NET

Signature [Signature] [Signature] Address: 977 HOUSLEY RD MARIETTA GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Jan 14, 2019

IRYNA KASHANSKAYA  
Notary Public  
FULTON COUNTY  
State of Georgia  
Signed, sealed and delivered in presence of:  
My Commission Expires JAN 14, 2019  
[Signature] Kashanskaya  
Notary Public

Present Zoning of Property R-20

Location 977 HOUSLEY RD. MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 445 District 16 Size of Tract 0.449 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 19574.56 Sq.Ft. Shape of Property RECTANGLE 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 home was built late in the 1950's. Today in 2015, the home's footprint sits very close to Housley Road. The "side" of the house is our main entrance from the paved parking pad into the home. The porch would provide cover from the weather and also connect the original sidewalks on the front & back of the home. Beyond the functionality, it would also enhance the visual aesthetics of the home.

**I seek permission to build a covered 5 ft. by 30 ft. porch to protect people from the weather.**

List type of variance requested: BUILDING VARIANCE

MAGNETIC

V-135  
(2015)

AREA= 0.3444 ACRES  
# 607 SUTTON WAY



**SURVEY FOR:**  
RANDY SHERVEN  
AMIE SHERVEN

REVISIONS	
LOT 7	BLK. UNIT 2
SUTTON'S MILL	
PHASE 2	
LAND LOT 98	
DISTRICT 19TH SECTION 2ND	
COBB COUNTY, GEORGIA	
PLAT BOOK 102 PAGE 98	
DATE: 6-7-12 SCALE: 1" = 30'	

PANEL NO. 13067C008AG  
LOCATION COBB ZONE 11 X V

I HAVE THIS DATE, EXAMINED THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED AND IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATE ACCURACY OF ONE FOOT AND AN ADJUSTED LOANS COMPASS BEARING PER ANGLE POINT, AND HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,000 FEET.

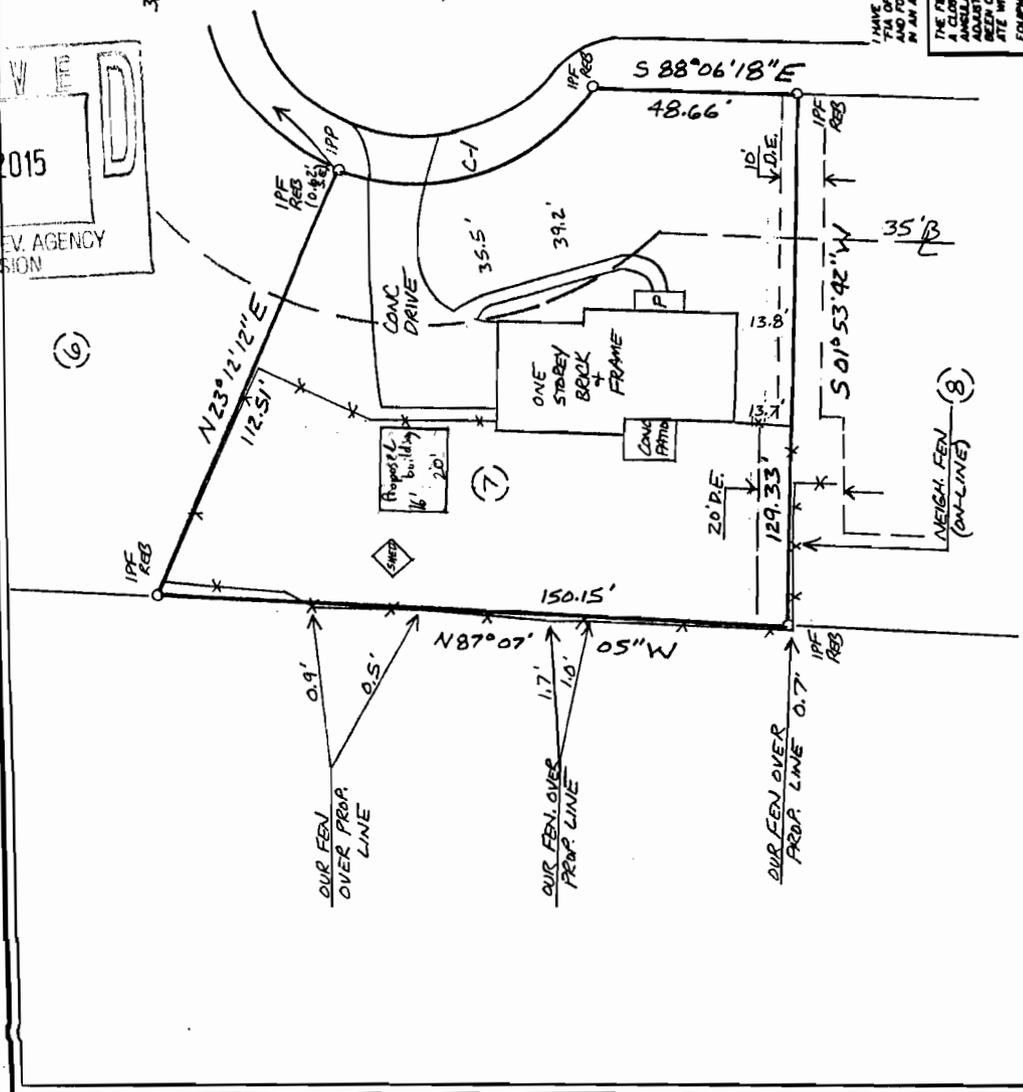
EQUIPMENT USED:  
TOPCON 673-816

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

**RECEIVED**  
AUG 11 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

P.O.B.  
38438 TD 50' R/W  
SUTTON DRIVE  
(RECORDED TIE)

SUTTON WAY  
(50' R/W)



C-1= N 71°59'59" E 69.43'.CH  
70.01'-A 50.0'-R

**APPLICANT:** Tara Truscott

**PETITION No.:** V-135

**PHONE:** 678-925-4136

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Patrick Croasdale

**PRESENT ZONING:** R-15

**PHONE:** 770-235-4896

**LAND LOT(S):** 98

**TITLEHOLDER:** Tara Brianne Truscott

**DISTRICT:** 19

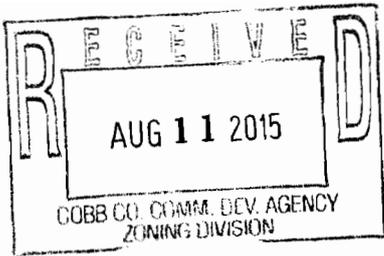
**PROPERTY LOCATION:** On the south side of  
Sutton Way, south of Sutton Drive  
(607 Sutton Way).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (proposed 320 square foot building) from the required 30 feet to 23 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-135  
Hearing Date: 10-1-15

Applicant Tara Truscott Phone # 678-925-4136 E-mail ttruscott84@gmail.com

Patrick Croasdale Address 607 Sutton Way Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # 770-235-4896 E-mail pkcroa1248@gmail.com  
(representative's signature)

My commission expires: \_\_\_\_\_  
**Merry S DeSimone**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**  
**My Commission Expires March 21, 2018**

Signed, sealed and delivered in presence of:  
Merry S DeSimone  
Notary Public

Titleholder Tara Truscott Phone # 678-925-4136 E-mail ttruscott84@gmail.com

Signature [Signature] Address: 607 Sutton Way Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
**Merry S DeSimone**  
**NOTARY PUBLIC**  
**DeKalb County, GEORGIA**  
**My Commission Expires March 21, 2018**

Signed, sealed and delivered in presence of:  
Merry S DeSimone  
Notary Public

Present Zoning of Property A-15

Location 607 Sutton Way Marietta; West Sandtown Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 District 19 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 \_\_\_\_\_ 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).

The building will not fit in the space provided.

List type of variance requested: request back property build line be reduced from 30' to 23.5'



**APPLICANT:** Michael and Loriann Thibodeaux

**PHONE:** 678-986-1213

**REPRESENTATIVE:** Michael and Loriann Thibodeaux

**PHONE:** 678-986-1213

**TITLEHOLDER:** Michael E. and Loriann Thibodeaux

**PROPERTY LOCATION:** On the east side of Gordon Combs Road, north of Burnt Hickory Road (650 Gordon Combs Road).

**PETITION No.:** V-136

**DATE OF HEARING:** 10-01-2015

**PRESENT ZONING:** R-20

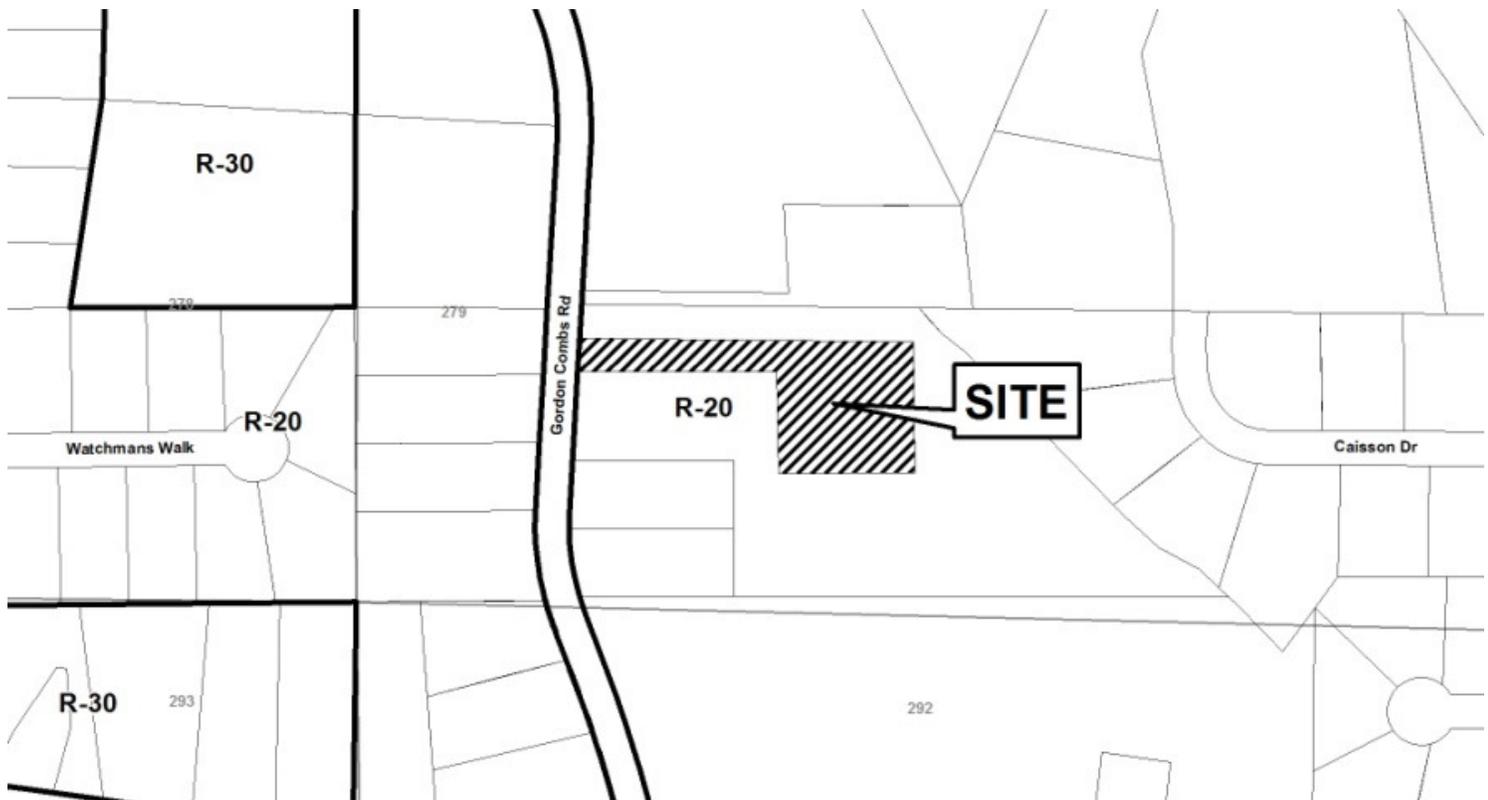
**LAND LOT(S):** 279

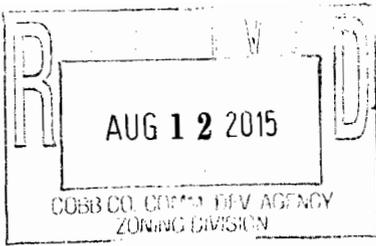
**DISTRICT:** 20

**SIZE OF TRACT:** 1.9 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the lot frontage from the required 75 feet to 50 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 50 feet; and 3) waive the front setback from the required 40 feet to 35 feet.





# Application for Variance Cobb County

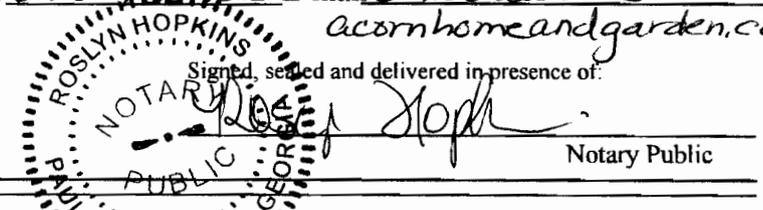
(type or print clearly)

Application No. V-136  
Hearing Date: 10-1-15

Applicant Michael & Lorann Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com  
Lorann Thibodeaux  
Michael Thibodeaux Address 1075 Gordon Combs Rd. Marietta 30064  
(representative's name, printed) (street, city, state and zip code)

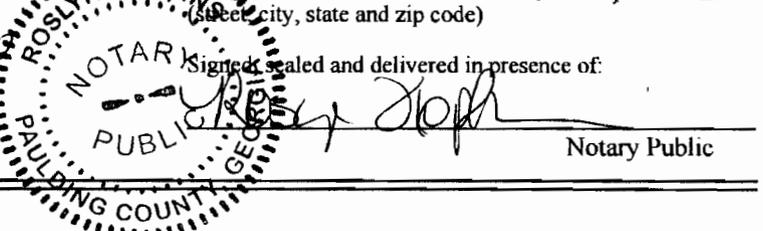
Lorann Thibodeaux  
Michael Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com  
(representative's signature)

My commission expires: Jan 18, 2016



Titleholder Michael & Lorann Thibodeaux Phone # 678-986-1213 E-mail Lthibodeaux@acornhomeandgarden.com  
Signature Lorann Thibodeaux Address 1075 Gordon Combs Rd Marietta 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Michael Thibodeaux  
My commission expires: Jan 18, 2016



Present Zoning of Property R-20

Location 650 Gordon Combs Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 20th, 2nd section Size of Tract 1.90 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).

Current home is not habitable and renovation guidelines cannot be met due to cost restrictions of code. Current road front is 50' wide for property. This property cannot be used as a residence in R30 or any zoning as it stands.

List type of variance requested: Requesting permission to subdivide 1.90 acres into 2 lots with shared driveway. Lot 1 being 1 acre to be held for personal residence. Lot 2, being .90 acre to be held for future family use. 1) To waive lot width from 15 ft to 50ft; 2) waive front setback from 40 feet to 35 feet.

**GENERAL PLAT NOTES:**

THE FIELD DATA DATED 9-27-14 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 57,975 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 76,952 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF WILL ARENDT. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

**IMPERVIOUS CALCULATION**

Existing (40%)	6001
Proposed Pool & Spa	559
Outdoor Kitchen	56
Proposed Paver	1087 * 6=
Patio	652
Total Proposed	708
Total Existing & Proposed	6709
Lot size	14995
35% Max	5249
46%	6709

**Homeowner**

Amar & Shefali Patel  
2264 Valla Parc Ct  
Marietta, GA 30062

**Swimming Pool**

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

Scale 1" = 30'

**LEGEND**

- P.P. - POWER POLE
- ⊗ L.P. - LIGHT POLE
- ☐ POWERBOX
- ⊗ M.H. - SANITARY SEWER MANHOLE
- ⊗ W.M. - WATER METER
- ⊗ O.H. - OVERHEAD POWER LINES
- RBS - REINFORCING BAR SET
- RBF - REINFORCING BAR FOUND
- CTF - CRIMP TOP PIPE FOUND
- OFT - OPEN TOP PIPE FOUND
- ⊏ HW - HEADWALL
- X— TYPE OF FENCE
- U.B. - JUNCTION BOX
- ⊗ D.I. - DROP INLET / YARD INLET
- ⊗ C.B. - CATCH BASIN

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

**IMPERVIOUS SURFACES:**

HOUSE	4,024 S.F.
PERVIOUS DRIVEWAY	1,881 S.F.
	X.60
	1,117 S.F.
WOOD DECK	489 S.F.
FOUNTAIN	132 S.F.
WALLS	94 S.F.
STAIRS	85 S.F.
STOOP	61 S.F.
TOTAL	8001 S.F.
	40.0%



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 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, 15-6-67, 43-15-4, 43-15-6, 43-15-19, & 43-15-22.



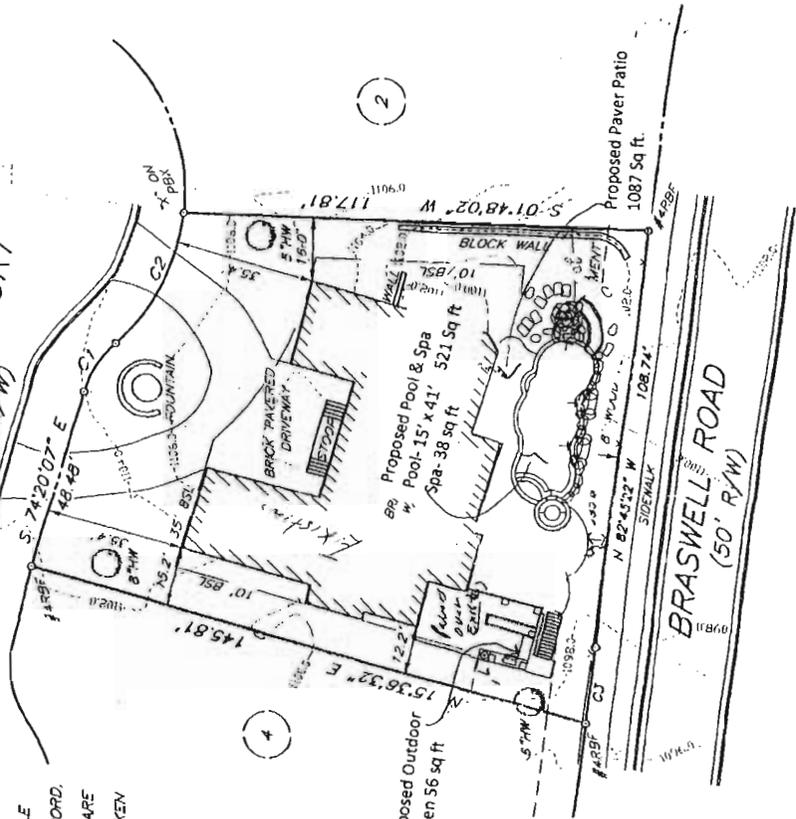
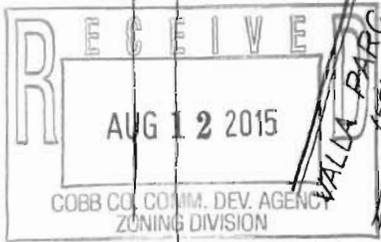
SCALE IN FEET

BOUNDARY SURVEY FOR  
**MRS. AMAR PATEL**  
958 & 987, 1811 DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

V-137  
(2015)

DATE: 9-28-14  
SCALE: 1"=30'  
DRAWN BY: KAB  
CHECKED BY: KAB  
VLLA PARC.DWG  
JOB NO.

LAND SERVICES  
4131 Boringbrook Dr  
Marietta, Georgia 30067  
www.pristine-surveyors.com



**APPLICANT:** Shefali Patel

**PETITION No.:** V-137

**PHONE:** 770-856-1825

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Aqua Design Pools and Spas, LLC

**PRESENT ZONING:** R-15

**PHONE:** 770-517-1117

**LAND LOT(S):** 958

**TITLEHOLDER:** Shefali Patel

**DISTRICT:** 16

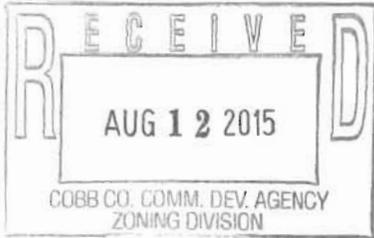
**PROPERTY LOCATION:** On the south side of Valla Parc Court, west of Sewell Mill Road and on the north side of Braswell Road  
(2264 Valla Parc Court).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 46%.





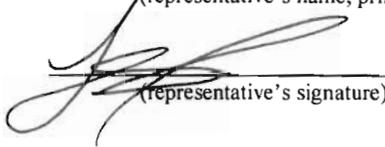
# Application for Variance Cobb County

(type or print clearly)

Application No. V-137  
Hearing Date: 10-1-15

Applicant Shefali Patel Phone # 770-856-1825 E-mail shefali112@yahoo.com

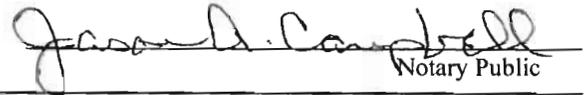
Aqua Design Pools and Spas LLC Address 1120 Pilgrim Road, Cumming, GA 30040  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)



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

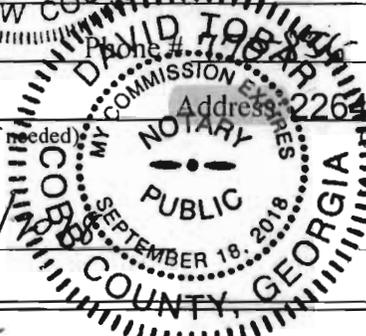
Signed, sealed and delivered in presence of:

  
Notary Public

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

Titleholder Shefali Patel Phone # 770-856-1825 E-mail shefali112@yahoo.com

Signature Shefali Patel Address 2264 Valla Parc Ct, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: 09/18

Present Zoning of Property R-15

Location 2264 Valla Parc Ct, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 958 & 987 District 16 Size of Tract .34 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).

1861 SF of the Patels driveway was installed (as instructed by Cobb Co. Building Dept.) by the builder with infiltrators under the area to allow for the construction of a pool and deck. The pool has been a future project plan for the homeowner since the home was built.  
With out the Variance, the homeowner will not be able to install adequate decking around the swimming pool. The proposed deck would be pavers.

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

Increase the impervious surface allowed from 35% to 46%.  
The Existing impervious, when the house was completed, is 40%.

LEGEND	
□	P.P. - POWER POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	M.M. - WATER METER
⊕	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RB - REINFORCING BAR FOUND
○	OT - OPEN TOP PIPE FOUND
-X-	TYPE OF FENCE
—	C.B. - CATCH BASIN
—	R.C.P. - REINFORCED CONCRETE PIPE
⊥	WATER VALVE
—	OVERHEAD POWER LINES
1234	STREET ADDRESS

**SURVEY REFERENCES:**  
 PLAT OF SURVEY FOR MARK AND ANDREA SMITH BY ETOWAH ENGINEERING & SURVEYING BY RONNIE L. RAY, GRLS #1781, DATED 6-20-1995.

**CURRENT OWNER:**  
 ANDREA D. SMITH  
 D.B. 8960, PG. 98

**GPS NOTES:**  
 1.) HORIZONTAL DATUM IS NAD 83.  
 VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHAMPION TR0 GPS RECEIVER WITH A SCEPTER II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X. ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0103 H, DATED MARCH 4, 2013

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/185,549; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/199,978. MATTERS OF TITLE ARE EXCEPTED.

**RECORDED**

**AUG 12 2015**

COBB COUNTY LAND DIV. AGENCY  
 ZONING DIVISION

**LEGEND**

□ P.P. - POWER POLE  
 ⊕ F.H. - FIRE HYDRANT  
 ⊕ M.H. - SANITARY SEWER MANHOLE  
 ⊕ M.M. - WATER METER  
 ⊕ G.M. - GAS METER  
 ○ RBS - REINFORCING BAR SET  
 ○ RB - REINFORCING BAR FOUND  
 ○ OT - OPEN TOP PIPE FOUND  
 -X- TYPE OF FENCE  
 — C.B. - CATCH BASIN  
 — R.C.P. - REINFORCED CONCRETE PIPE  
 ⊥ WATER VALVE  
 — OVERHEAD POWER LINES  
 1234 STREET ADDRESS

**SURVEY REFERENCES:**  
 PLAT OF SURVEY FOR MARK AND ANDREA SMITH BY ETOWAH ENGINEERING & SURVEYING BY RONNIE L. RAY, GRLS #1781, DATED 6-20-1995.

**CURRENT OWNER:**  
 ANDREA D. SMITH  
 D.B. 8960, PG. 98

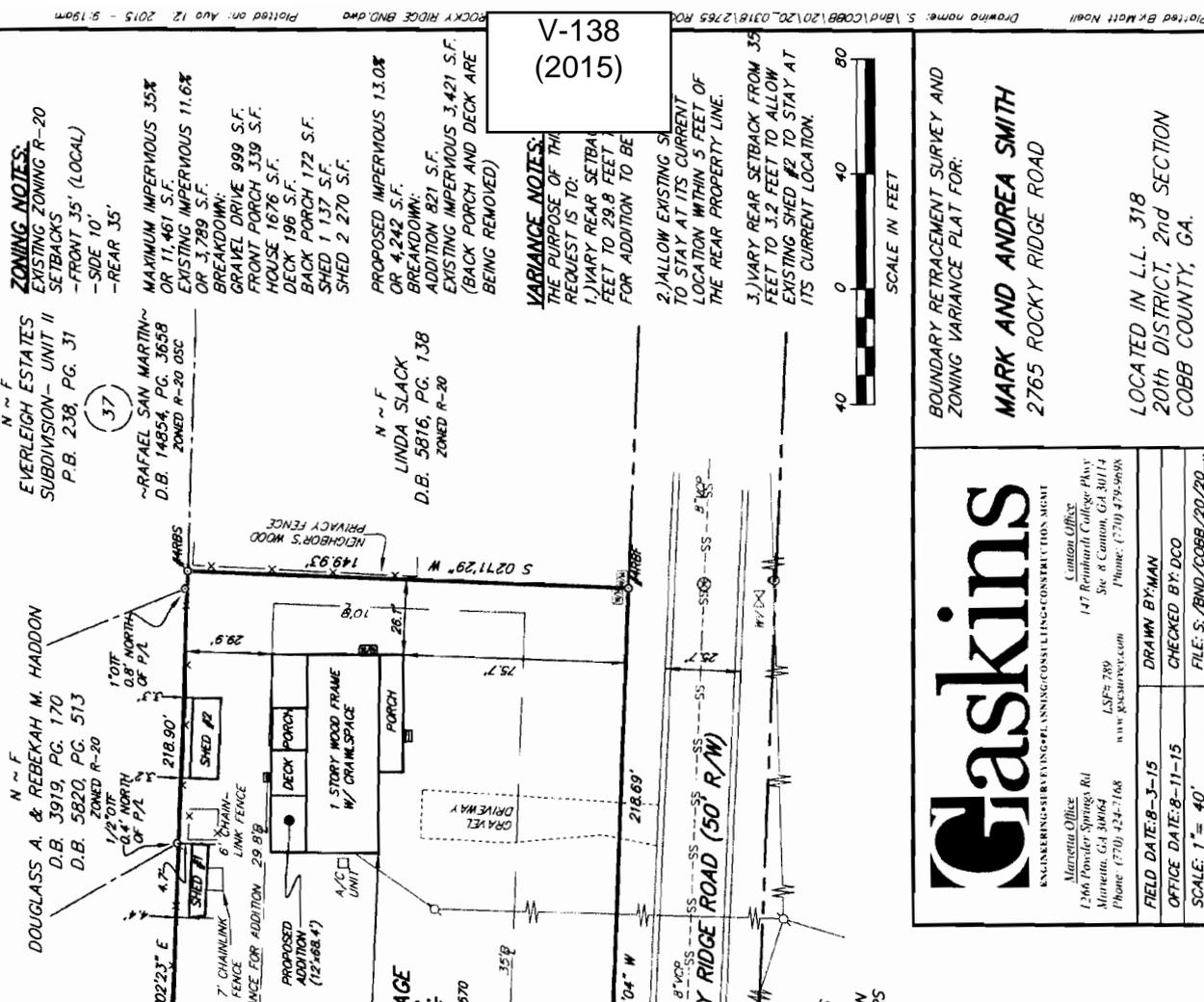
**GPS NOTES:**  
 1.) HORIZONTAL DATUM IS NAD 83.  
 VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHAMPION TR0 GPS RECEIVER WITH A SCEPTER II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X. ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0103 H, DATED MARCH 4, 2013

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/185,549; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/199,978. MATTERS OF TITLE ARE EXCEPTED.



**Gaskins**  
 ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION

Lawrence Office  
 1366 Powder Springs Rd  
 Marietta, GA 30064  
 Phone: (770) 424-1668  
 www.gaskins.com

Lawrence Office  
 147 Reinhardt College Pkwy  
 Sw. 8 Canton, GA 30114  
 Phone: (770) 479-9658

FIELD DATE: 8-11-15  
 OFFICE DATE: 8-11-15  
 SCALE: 1" = 40'

DRAWN BY: MAN  
 CHECKED BY: DCO  
 FILE: S:\BND\COBB\20120

**ZONING NOTES:**  
 EXISTING ZONING R-20  
 SETBACKS  
 -FRONT 35' (LOCAL)  
 -SIDE 10'  
 -REAR 35'

MAXIMUM IMPERVIOUS 35%  
 OR 11,461 S.F.  
 EXISTING IMPERVIOUS 11.6%  
 OR 3,789 S.F.

BREAKDOWN:  
 GRAVEL DRIVE 999 S.F.  
 FRONT PORCH 339 S.F.  
 HOUSE 1676 S.F.  
 DECK 196 S.F.  
 SHED 1,137 S.F.  
 SHED 2 270 S.F.

PROPOSED IMPERVIOUS 13.0%  
 OR 4,242 S.F.  
 BREAKDOWN:  
 ADDITION 871 S.F.  
 EXISTING IMPERVIOUS 3,421 S.F.  
 (BACK PORCH AND DECK ARE BEING REMOVED)

**VARIANCE NOTES:**  
 THE PURPOSE OF THE REQUEST IS TO:  
 1.) VARY REAR SETBACK FEET TO 29.8 FEET FOR ADDITION TO BE  
 2.) ALLOW EXISTING SHED TO STAY AT ITS CURRENT LOCATION WITHIN 5 FEET OF THE REAR PROPERTY LINE.  
 3.) VARY REAR SETBACK FROM 35 FEET TO 3.2 FEET TO ALLOW EXISTING SHED #2 TO STAY AT ITS CURRENT LOCATION.

SCALE IN FEET  
 0 40 80

**V-138**  
**(2015)**

BOUNDARY RETRACEMENT SURVEY AND ZONING VARIANCE PLAT FOR:  
**MARK AND ANDREA SMITH**  
 2765 ROCKY RIDGE ROAD

LOCATED IN L.L. 318  
 20th DISTRICT, 2nd SECTION  
 COBB COUNTY, GA.

EVERLEIGH ESTATES SUBDIVISION - UNIT II P.B. 238, PG. 31

~RAFAEL SAN MARTIN~ D.B. 14854, PG. 3658 ZONED R-20 OSC

DOUGLASS A. & REBEKAH M. HADDON D.B. 3919, PG. 170 D.B. 5820, PG. 513 ZONED R-20

MILARD W. SLAYTON, JR. & CAMILLE C. SLAYTON D.B. 15012, PG. 3833 ZONED R-20

THOMAS SCOTT SMITH & LORI SMITH D.B. 13839, PG. 323 ZONED R-20

LINDA SLACK D.B. 5616, PG. 138 ZONED R-20

GRID NORTH ~ GA. WEST ZONE

EVERLEIGH ESTATES SUBDIVISION - UNIT II P.B. 238, PG. 31

~RAFAEL SAN MARTIN~ D.B. 14854, PG. 3658 ZONED R-20 OSC

DOUGLASS A. & REBEKAH M. HADDON D.B. 3919, PG. 170 D.B. 5820, PG. 513 ZONED R-20

MILARD W. SLAYTON, JR. & CAMILLE C. SLAYTON D.B. 15012, PG. 3833 ZONED R-20

THOMAS SCOTT SMITH & LORI SMITH D.B. 13839, PG. 323 ZONED R-20

LINDA SLACK D.B. 5616, PG. 138 ZONED R-20

GRID NORTH ~ GA. WEST ZONE

EVERLEIGH ESTATES SUBDIVISION - UNIT II P.B. 238, PG. 31

~RAFAEL SAN MARTIN~ D.B. 14854, PG. 3658 ZONED R-20 OSC

DOUGLASS A. & REBEKAH M. HADDON D.B. 3919, PG. 170 D.B. 5820, PG. 513 ZONED R-20

MILARD W. SLAYTON, JR. & CAMILLE C. SLAYTON D.B. 15012, PG. 3833 ZONED R-20

THOMAS SCOTT SMITH & LORI SMITH D.B. 13839, PG. 323 ZONED R-20

LINDA SLACK D.B. 5616, PG. 138 ZONED R-20

GRID NORTH ~ GA. WEST ZONE

**APPLICANT:** Mark H. Smith

**PHONE:** 404-277-2493

**REPRESENTATIVE:** Mark H. Smith

**PHONE:** 770-428-4789

**TITLEHOLDER:** Mark H. Smith

**PROPERTY LOCATION:** On the north side of Rocky Ridge Road, east of Ernest Barrett Parkway (2765 Rocky Rodge Road).

**PETITION No.:** V-138

**DATE OF HEARING:** 10-01-2015

**PRESENT ZONING:** R-20

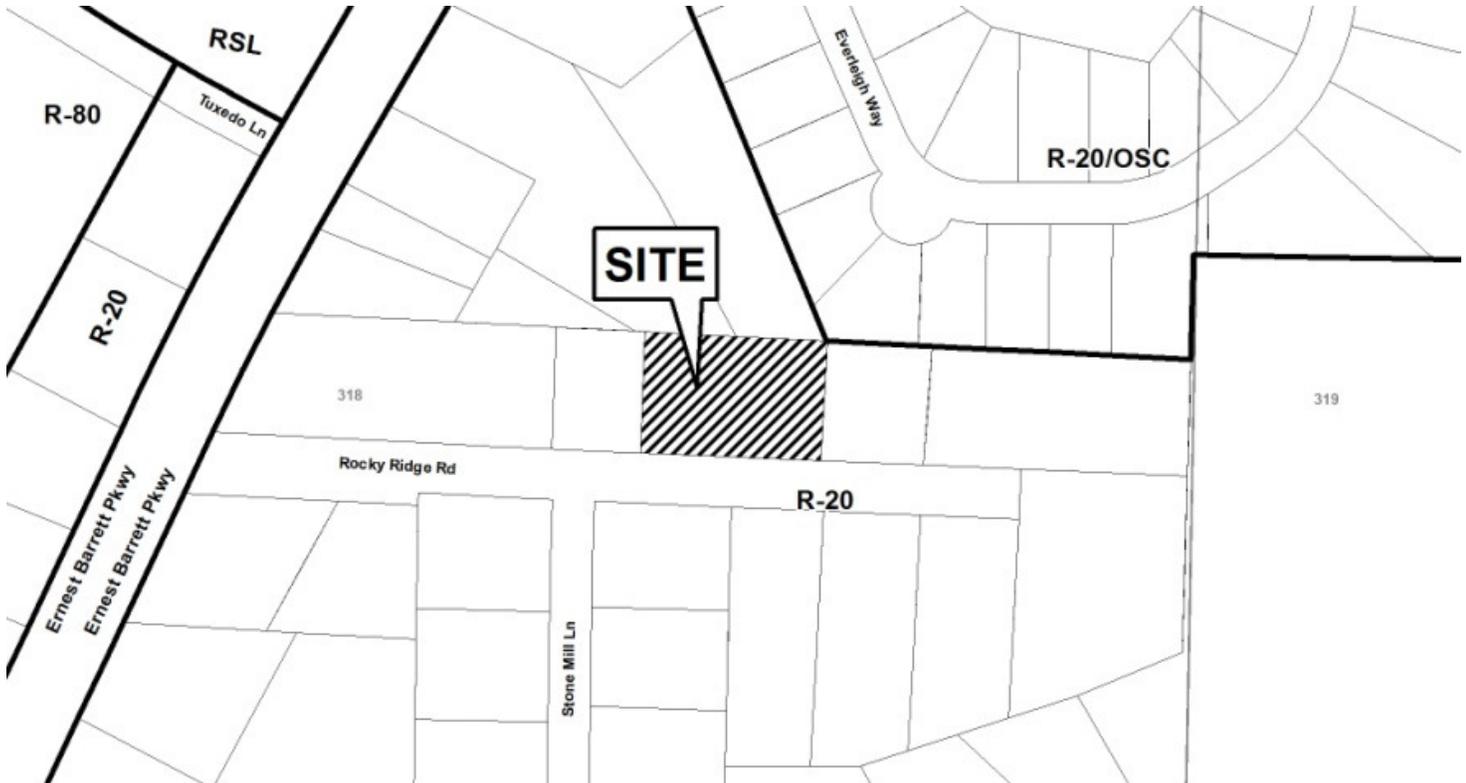
**LAND LOT(S):** 318

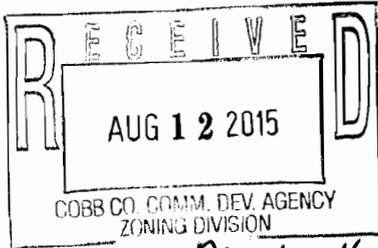
**DISTRICT:** 20

**SIZE OF TRACT:** 0.75 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 29 feet; 2) waive the rear setback for an accessory structure under 144 square feet (137 square foot shed #1) from the required five (5) feet to four (4) feet; 3) waive the rear setback for an accessory structure under 650 square feet (270 square foot shed #2 ) from the required 35 feet to three (3) feet; and 4) allow parking and/or access to parking areas in a residential district on a non-hardened surface.





# Application for Variance Cobb County

(type or print clearly)

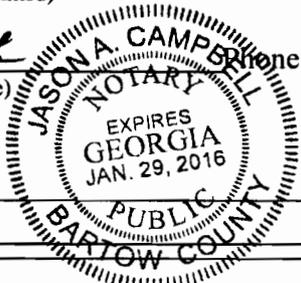
Application No. V-138  
Hearing Date: 10-1-15

404 277 2453

Applicant Mark H. Smith Phone # 770 428 4789 E-mail Mark.smith@cobbcounty.org

Mark H. Smith Address Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

Mark H. Smith Phone # 770 428 4789 E-mail \_\_\_\_\_  
(representative's signature)



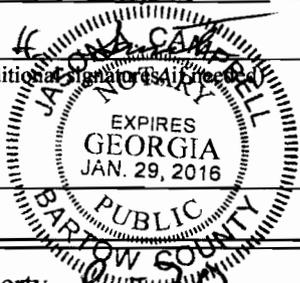
My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Titleholder Mark H. Smith Phone # 404 277 2453 E-mail \_\_\_\_\_  
770 428 4789

Signature Mark H. Smith Address: \_\_\_\_\_  
(attach additional signatures if needed) (street, city, state and zip code)



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

Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Present Zoning of Property RM-10

Location 2765 Rocky Ridge Rd Marietta, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 20 Size of Tract .70 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 permitted my addition in 1955, nothing was ever said at that time, that my screened porch and deck were in rear set back. I'm not increasing existing width of addition, just length. So room can be used year round.

List type of variance requested: For covered deck and sunroom addition

**SURVEY INFORMATION**  
 SUPPLIED BY BUILDER,  
 SURVEY BY: WEST GEORGIA  
 SURVEYORS, INC.

V-139  
 (2015)

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA  
 100 YEAR FLOOD ZONE ACCORDING TO  
 COBB COUNTY F.I.R.M. PANEL 0037G, COMMUNITY  
 NO. 130052, MAP REVISED, DEC. 16, 2008

**BUILDING SETBACKS**

FRONT-35'  
 REAR-30'  
 SIDE-10'

**PRESENT ZONING:**

R15 WITH VARIENCES  
 PER PLAT  
 DATED 7-9-87

GAILLARDIA  
 WAY  
 (50' R/W)

**AREA:**

0.28 ACRES  
 12,381 SQ.FT.

**PROPERTY ADDRESS:**

444 GAILLARDIA WAY  
 MARIETTA, GA 30062

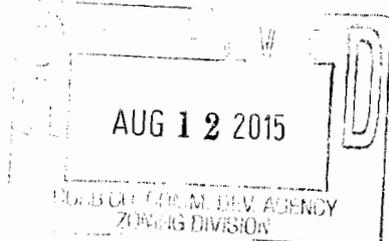
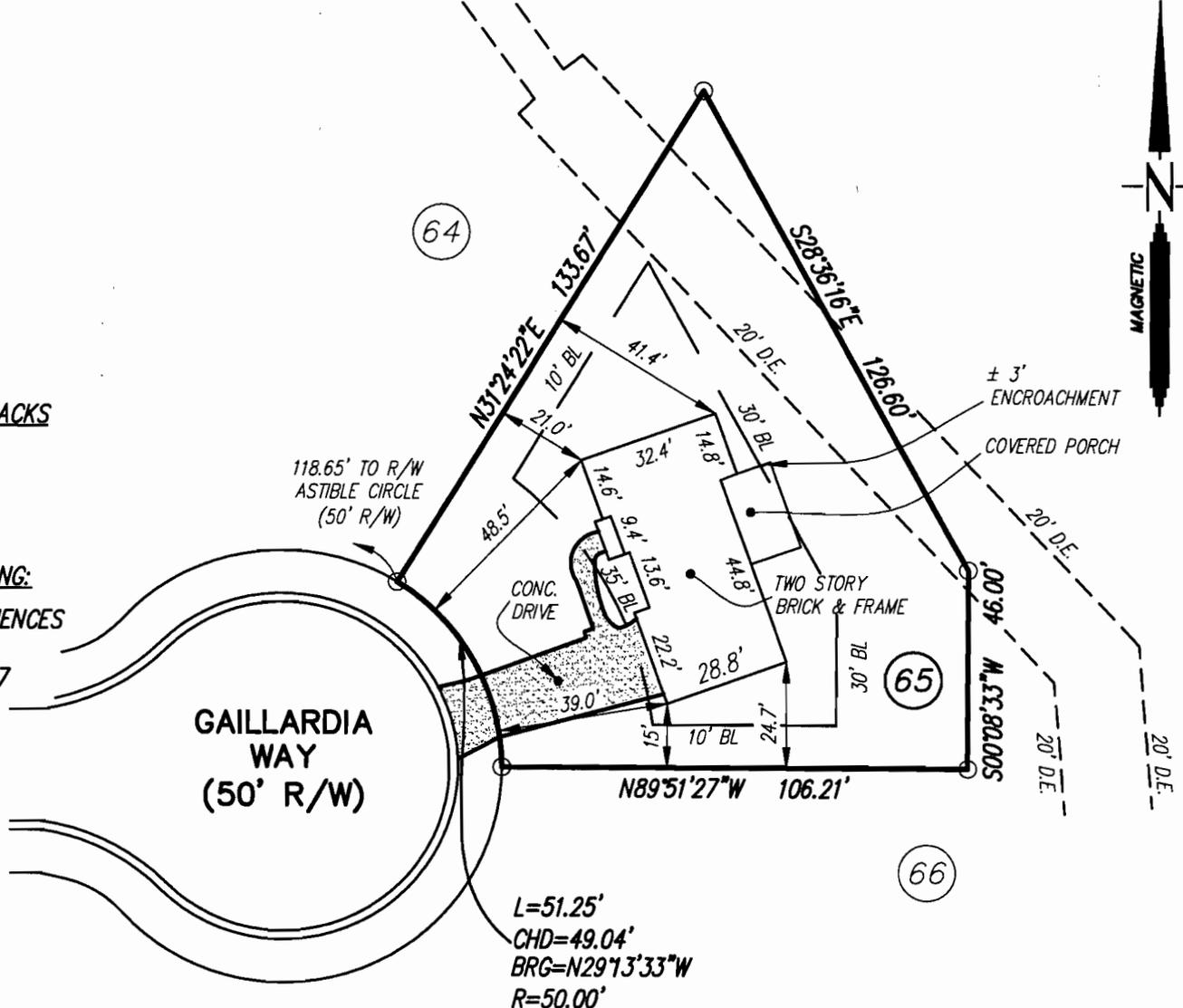
**REFERENCE PLAT:**

PB. 141, PG. 42

**ZONING VARIANCE FOR:**

**MICHAEL ROBERTS**

BEING LOT 65, UNIT IX, CHESTNUT HILL  
 LOCATED IN LAND LOT 142  
 IN THE 16TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 SCALE: 1" = 40' DATE: AUG. 6, 2015



**Centerline Surveying Systems, Inc.**

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

715021

**APPLICANT:** Michael E. Roberts

**PETITION No.:** V-139

**PHONE:** 770-262-4754

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Doug Patten

**PRESENT ZONING:** R-15

**PHONE:** 770-424-0028

**LAND LOT(S):** 142

**TITLEHOLDER:** Michael E. Roberts

**DISTRICT:** 16

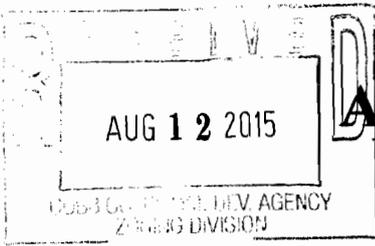
**PROPERTY LOCATION:** At the eastern terminus of Gaillardia Way, east of Astible Circle (444 Gaillardia Way).

**SIZE OF TRACT:** 0.28 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 27 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-139  
Hearing Date: 10-1-15

Applicant Michael E. Roberts Phone # 770-262-4754 E-mail mrob513@comcast.net

Doug Patten Address 1301 Shiloh Rd. Kennesaw Ga 30144  
(representative's name, printed) (street, city, state and zip code)

Way Patten Phone # 770-424-0028 E-mail dpatten.css@gmail.com  
(representative's signature)

My commission expires: 11/15/17  
Signed, sealed and delivered in presence of:  
Lauren H  
Notary Public

Titleholder Michael E. Roberts Phone # 770-262-4754 E-mail mrob513@comcast.net

Signature Michael E Roberts Address: 444 Gaillardia Way, Acworth, Ga. 30102  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/15/17  
Signed, sealed and delivered in presence of:  
Lauren H  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 444 Gaillardia Way, Acworth, 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 142 District 16 Size of Tract 1/2 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 .28 Ac Shape of Property DDDI Topography of Property MODERATE TO GENTLE Other \_\_\_\_\_

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

THIS APPLICATION IS TO ENCLOSE AN EXISTING DECK AS A SCREENED PORCH - THIS COVERING WOULD CAUSE AN ENCROACHMENT IN THE REAR SETBACK. THE CURRENT DECK WOULD HAVE TO BE REMOVED AND REBUILT TO COVER IT WITH A ROOF.

List type of variance requested: Rear setback variance for covered deck.



**Parnell & Associates, Inc.**  
 LAND SURVEYING ENGINEERING SETTING PLANNING  
 DEVELOPMENT CONSTRUCTION LAYOUT  
 SURVEYING  
 (404) 366-7111 (NO MESSAGES)  
 18342 PARNELL ROAD  
 ATLANTA, GEORGIA 30328



**V-140  
 (2015)**

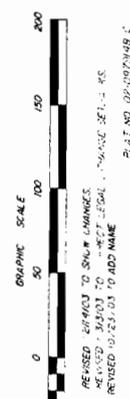
**PARKING REQUIREMENTS:**  
 1.25 Spaces per unit  
 1.0 Spaces per unit with no restaurant, conference/banquet or meeting facilities

**TOTAL ACREAGE = 5.7259**

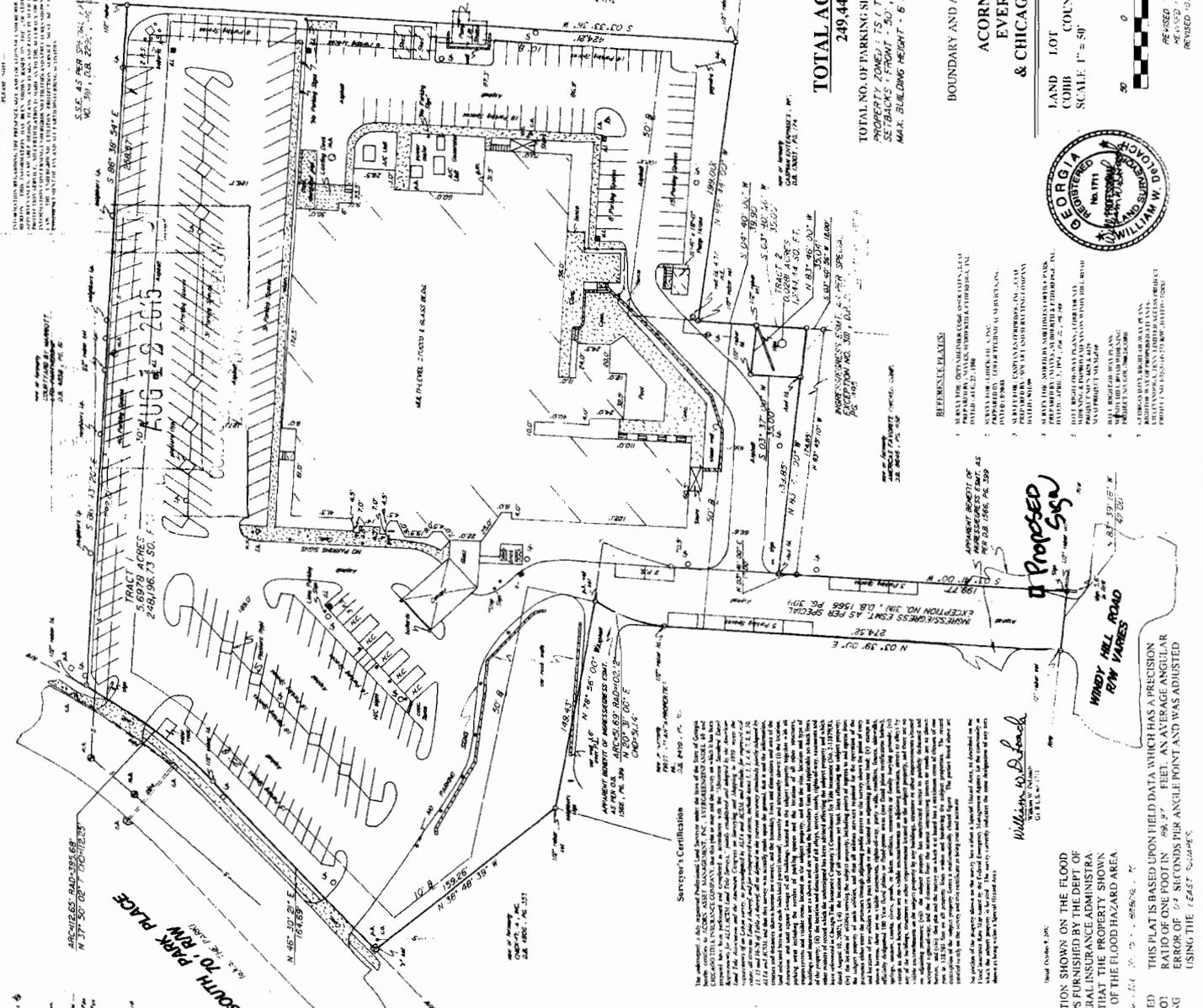
TOTAL NO. OF PARKING SPACES = 287 (THIS INCLUDES 5 I.L.C. SPACES)  
 PROPERTY ZONED : FS (TOWN-STEP SERVICES DISTRICT)  
 SETBACKS - FRONT - 50' - SIDE - 10' - MAJOR SIDE 25' & REAR - 30'  
 MAX. BUILDING HEIGHT - 6 STORES AS PER ZONING VARIANCE DATED 11/18/76

BOUNDARY AND ABOVE GROUND "AS-BUILT" SURVEY FOR:  
**ACORN ASSET MANAGEMENT, INC.,  
 EVERGREEN/ZINFANDEL 69  
 & CHICAGO TITLE INSURANCE COMPANY**

LAND LOT 852  
 COBB COUNTY  
 SCALE: 1" = 50'  
 17th DISTRICT  
 GEORGIA  
 OCT. 9, 2002



- REFERENCES:**
1. AS BUILT SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, 17th DISTRICT, COBB COUNTY, GEORGIA, 1976, BY WILLIAM W. BOND, S.P.S., 25823.
  2. AS BUILT SURVEY FOR ACORN ASSET MANAGEMENT, INC., 17th DISTRICT, COBB COUNTY, GEORGIA, 2002, BY WILLIAM W. BOND, S.P.S., 25823.
  3. AS BUILT SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, 17th DISTRICT, COBB COUNTY, GEORGIA, 1976, BY WILLIAM W. BOND, S.P.S., 25823.
  4. AS BUILT SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, 17th DISTRICT, COBB COUNTY, GEORGIA, 1976, BY WILLIAM W. BOND, S.P.S., 25823.
  5. AS BUILT SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, 17th DISTRICT, COBB COUNTY, GEORGIA, 1976, BY WILLIAM W. BOND, S.P.S., 25823.



**Proposed**  
 William W. Bond  
 S.P.S. 25823

**WINDY HILL ROAD  
 ROW VARIES**

**LEGEND**

- 1. 1/4" = 1" (Horizontal) Feet
- 2. 1/4" = 1" (Vertical) Feet
- 3. 1/4" = 1" (Diagonal) Feet
- 4. 1/4" = 1" (Curved) Feet
- 5. 1/4" = 1" (Dashed) Feet
- 6. 1/4" = 1" (Dotted) Feet
- 7. 1/4" = 1" (Solid) Feet
- 8. 1/4" = 1" (Thin Solid) Feet
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- 223. 1/4" = 1" (Dotted) Feet
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**Overall**  
**Legal Description**

THE SOUTHWEST CORNER OF THE EAST 1/4 OF THE SOUTH 1/4 OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 12 WEST, COBB COUNTY, GEORGIA, BEING 1.25 ACRES, MORE OR LESS, AS SHOWN ON THE PLAT OF THE SURVEY FOR THE ACORN ASSET MANAGEMENT, INC., EVERGREEN/ZINFANDEL 69, CHICAGO TITLE INSURANCE COMPANY, 17TH DISTRICT, COBB COUNTY, GEORGIA, 2002, BY WILLIAM W. BOND, S.P.S., 25823.

**Surveyor's Certification**

I, the undersigned, a Licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original plat of the survey for the ACORN ASSET MANAGEMENT, INC., EVERGREEN/ZINFANDEL 69, CHICAGO TITLE INSURANCE COMPANY, 17TH DISTRICT, COBB COUNTY, GEORGIA, 2002, BY WILLIAM W. BOND, S.P.S., 25823.

**LIST OF SPECIAL EXCEPTIONS (PART II) SCHEDULE 'E' INSURANCE COMPANY'S DIRECTIVE DATE 8/20/02**

1. The area shown on this plat has been calculated for closure and has a precision ratio of one foot in 348,601 feet. A traverse data obtained using a TOPCON GTS-1 SERIES TOTAL STATION.
2. THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 348,601 FE

**APPLICANT:** EZ 69 RH Windy Hill, LLC

**PHONE:** 916-263-0222

**REPRESENTATIVE:** Damian Presiga

**PHONE:** 813-918-1058

**TITLEHOLDER:** EZ 69/RH Windy Hill LLC

**PROPERTY LOCATION:** On the north side of Windy Hill Road and on the east side of South Park Place, west of Interstaet 75 (2055 South Park Place).

**TYPE OF VARIANCE:** \_\_\_\_\_

**PETITION No.:** V-140

**DATE OF HEARING:** 10-01-2015

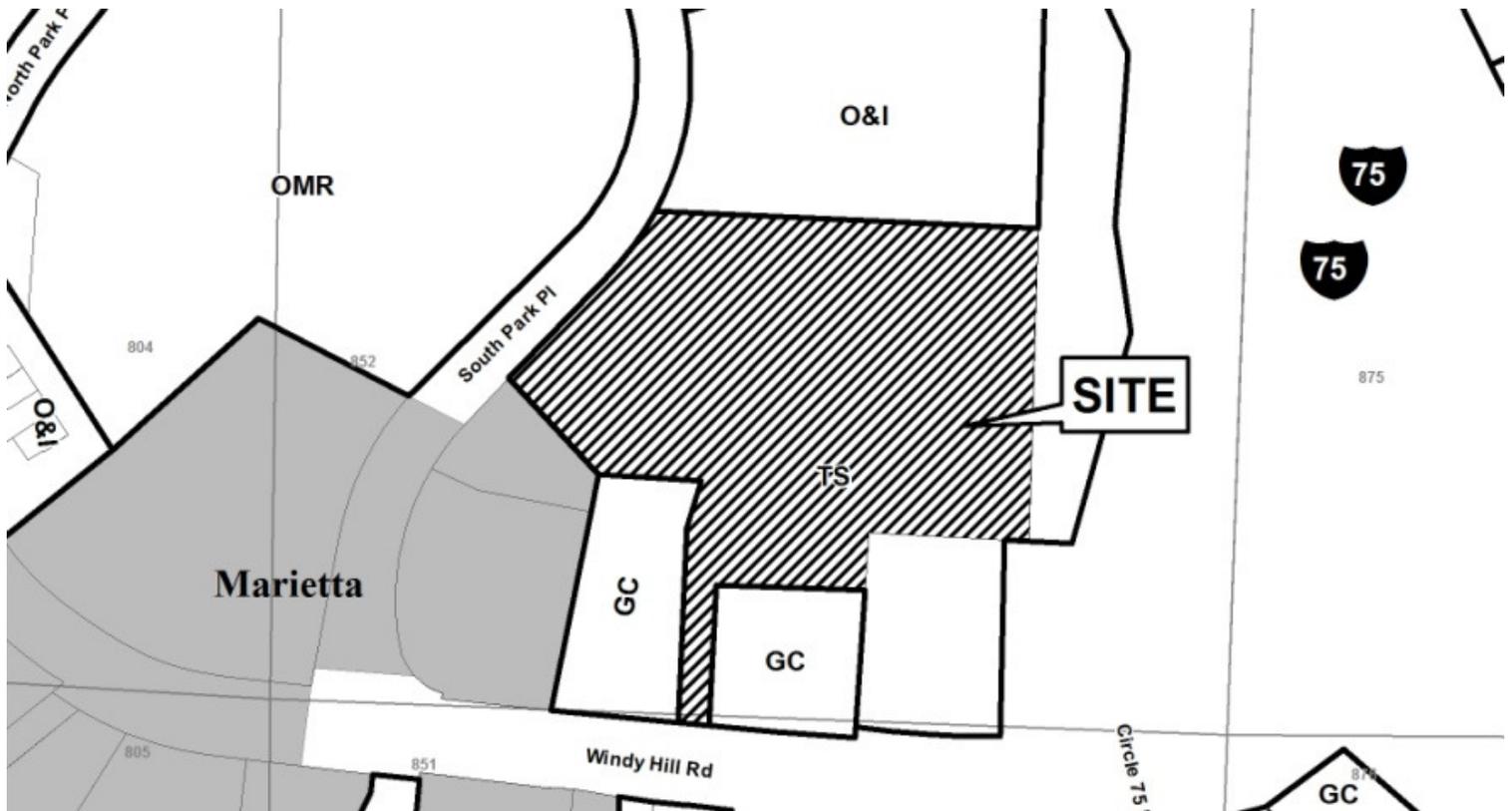
**PRESENT ZONING:** TS

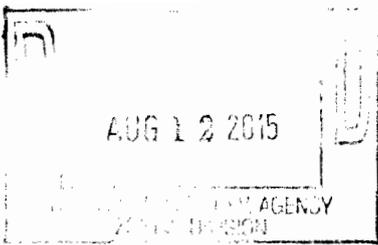
**LAND LOT(S):** 851, 852

**DISTRICT:** 17

**SIZE OF TRACT:** 5.73 acres

**COMMISSION DISTRICT:** 2





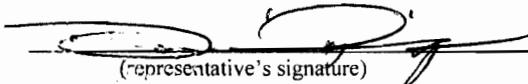
# Application for Variance Cobb County

(type or print clearly)

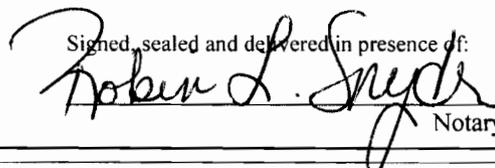
Application No. V-140  
Hearing Date: 10-1-15

Applicant EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail \_\_\_\_\_

Damian Presiga Address 2055 South Park Place  
(representative's name, printed) (street, city, state and zip code)

 Phone # 813-918-1058 E-mail damian.presiga@britanniapacific.com  
(representative's signature)

My commission expires: 11/20/17

Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail Eva.Hill@britanniapacific.com

Signature Eva.Hill, president Address: 621 Capitol Mall Suite 1900, Sacramento CA 95814  
(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 Commercial Large Tracts

Location 2055 South Park Pl  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17-0852-0-013-0 District 7Y - CUMBERLAND CID SSD2 Size of Tract 5.7259 Acre(s)

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

Size of Property 5.7259 Shape of Property "T" Shaped 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 reason this would cause hardship without the variance that 90% of our guest use this sign as the entry point into our hotel. It would be a significant impact to the operations, revenue and guest satisfaction. The size of the sign and placement would be inline with our neighbor's sign on each side of our property. The only reason we have to apply for this variance is to continue to have Windy Hill RD entry sign that was grandfathered at its current location and has been at this location since the 80's. The reason for the relocation of the sign, is a result of selling a segment of our land (where the sign is currently located) to the county to allow for expansion of Windy Hill RD. Since we have to relocate the sign, we are no longer grandfathered to keep the sign on Windy Hill Rd. When we went for signage approval we were rejected because the sign would be within 10' from the edge of the property line as required per code section 134-314 (b).(4), and if If the sign is at least 10' from the edge of the easement then it will be in the middle of the drive.

List type of variance requested: Variance for Code section 134-314 (b)(4), to allow for placement of sign within 10' of edge of property/easement Code Section 134-314 (b).(4); Location. All signs must be located on private property, except signs erected on public property by any authorized governmental unit. No sign can be erected on or encroach on any public right-of-way. No sign shall be located within 62 feet of the center line of an arterial road right-of-way, within 52 feet of the center of a major collector road right-of-way or within 42 feet of the center of any other road right-of-way, and no closer than one foot behind the public right-of-way. All signs shall conform to the side yard setback per zoning classification. In no event shall signs be placed in the mitered corner as set out in section 134-313(k)(2).

V-140  
(2015)

29

LANTA PROPERTIES, INC.  
E TABLE SHEET 9A

31

EZ 69/RH WINDY  
HILL, LLC  
SEE TABLE  
SHEET 9A

33

AMERICA'S FAVORITE CHICKEN COMPANY  
SEE TABLE SHEET 9A

Proposed  
Location

Current  
Location

STA. 135+06.29  
STA. 34+00.00

R/W

35+00

136+00

137+00

S182°48'04.7" E

WINDY HILL ROAD

SVP237

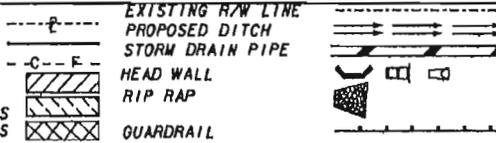
KC20591

KC20595

SVP746

Right of Way: 1,015.82 square feet

PROPERTY LINE  
REQUIRED R/W LINE  
CONSTRUCTION LIMITS  
EASEMENT FOR CONSTR  
& MAINTENANCE OF SLOPES  
EASEMENT FOR CONSTR OF SLOPES  
EASEMENT FOR CONSTR OF DRIVES



COBB COUNTY DEPARTMENT OF TRANSPORTATION

1890 County Services Parkway

Marietta, Georgia 30008-4014

Project: Windy Hill Road Improvements

Project Number: E4030

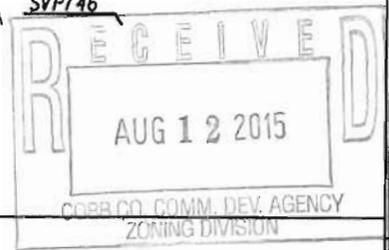
Parcel Number: 31

Owner: EZ69/RH WINDY HILL, LLC, a Delaware limited liability company

Property is Located in Land Lot 852 in the 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia

Scale: Not to scale

Plan Dated: 6/13/13 REVISED: N/A



Note: For preliminary design purposes only.  
 Accurate field survey and dimension verification  
 required before beginning construction.



PROPOSED



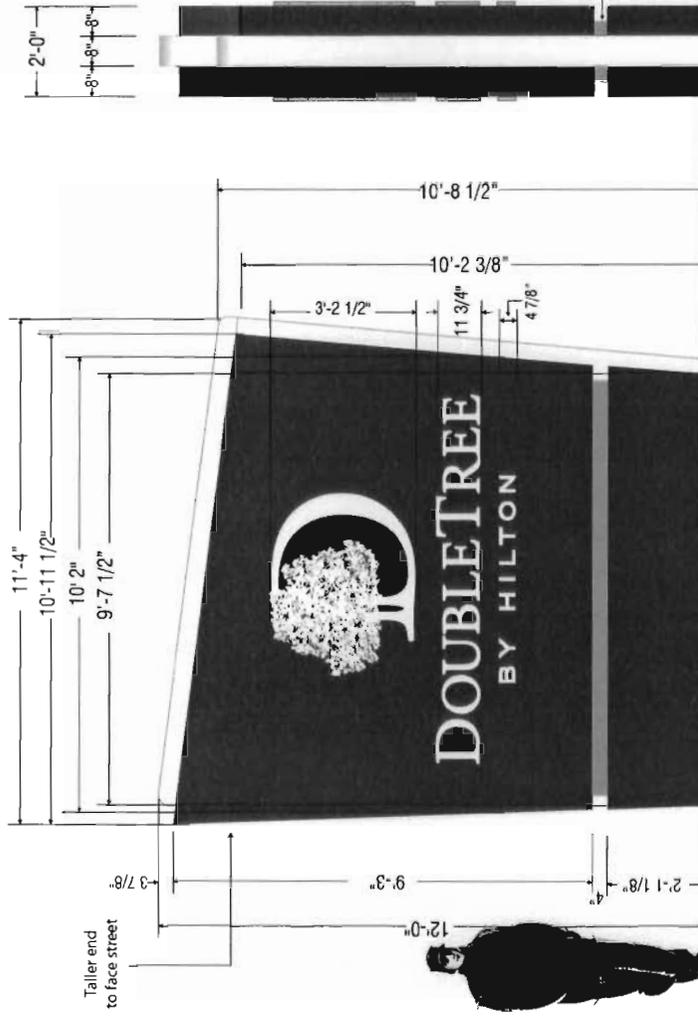
EXISTING

Print History	Date	Description	Title	DoubleTree	Sign Type	DT-M70 R13
6382BE	4/21/14		City/State	Atlanta, GA	Location	As Illustrated
			Customer	Britannia Pacific Properties	Size	9' 3" x 10' 11.5" (101 sq ft)
			Acct Exec.	AC	OAH:	12' 0"
			Quote	29288	Description	DFI Monument
			Line	9		

**LAURETANO**  
SIGN GROUP

1 Tremco Drive Terryville, CT 06786  
 phone: 860.582.0233 fax: 860.583.0949  
 signs@lauretano.com www.lauretano.com

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Scale: 1/4" = 1'

**MATERIALS / COLORS**

**CABINET:**  
1" x 1" x 1/8" alum. tube frame .063" alum. filler painted to match PMS 4695c brown (smooth finish).

**PRIMARY FACES:**  
.125" cut-thru aluminum w/ push-thru logo & copy (3/4" clear acrylic w/ 1/2" projection & 1/4" shoulder). 2nd surface diffuser film. Logo: 1st surface 3-layer digital printing  
-1st layer - 3M UJ3630-20 black opaque  
-2nd layer - 3M UJ3650-114 PMS 4695c  
-3rd layer - 3M 3619 overlaminant

**ACCENT (illuminated):**  
White polycarbonate internally illuminated.

**REVEAL:**  
.080" alum. painted to match PMS 583c green (smooth finish).

**BASE / POLE CLADDING:**  
.080" alum. painted to match PMS 4695c brown (smooth finish).

**LIGHTING/ELECTRICAL:**  
GE Tetra PowerStrip DS LEDs (6 LEDs/mod, 1 mod/ft).  
GE Tetra PowerMAX white LEDs (3 LEDs/mod, 1 mod/1.5 ft).  
(1) GE PS24-180U & (2) PS 12-60 power supplies.

**NOTES**

1. UL LABELS REQUIRED - Install in accordance with NEC
2. Underground electrical primary service provided to sign by customer's electrician. Final connection made by sign contractor as determined per local sign ordinances.
3. If available power is not 120 volt, then a difference in price will apply or a step down transformer will need to be used.



CLIENT APPROVAL	
AUTHORIZED SIGNATURE	DATE
PROCEED TO PRODUCTION	
AUTHORIZED SIGNATURE	DATE
<b>LAURETANO</b> <b>SIGN GROUP</b> 1 Tremco Drive Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

**TECHNICAL PAGE**

Print 6382BE Quote 29288  
Date 4/21/14 Line 9

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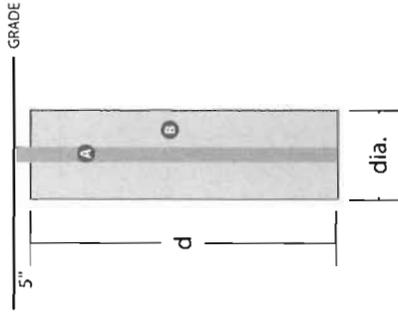
**POLE / FOOTING**

**SPREAD FOOTING OPTION:**

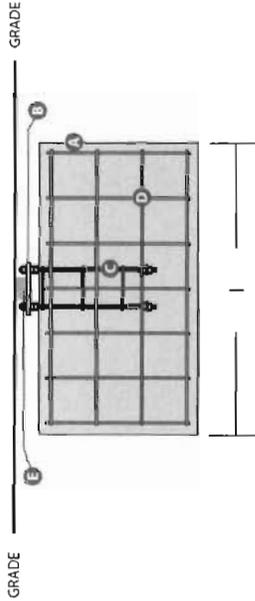
- A 4' 0" (w) x 8' 0" (l) x 3' 6" (d) #3000 concrete footing
- B 6" x 6" x 5/16" steel tube
- C (4) 1" x 3/6" anchor bolts
- D 5/8" rebar anchor cage, 1' x 1' grid pattern
- E 10' x 10' x 3/4" steel baseplate

**AUGER FOOTING OPTION:**

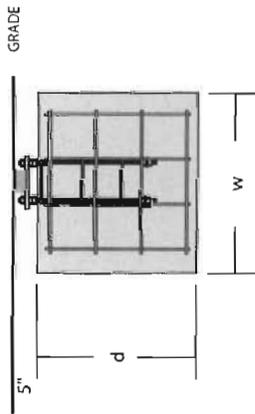
- A 6" x 6" x 5/16" steel tube
- B 3' 0" dia x 8' 9" deep concrete, #3000 mix



**AUGER FOOTING**  
NOT TO SCALE



**SPREAD FOOTING - END VIEW**  
NOT TO SCALE



**SPREAD FOOTING - FRONT VIEW**  
NOT TO SCALE



**LAURETANO**  
SIGN GROUP  
1 Tremco Drive Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

**TECHNICAL PAGE**

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29

LANTA PROPERTIES, INC.  
SEE TABLE SHEET 9A

KC20485  
135\*79.54  
100.00' LT

KC20484  
135\*45.00  
80.00' LT

2 STA. 135+06.29  
1 STA. 34+00.00

31

EZ 59/RH WINDY  
HILL, LLC  
SEE TABLE  
SHEET 9A

KC20487  
136\*21.62  
100.00' LT

KC20482

33

AMERICA'S FAVORITE CHICKEN COMPANY  
SEE TABLE SHEET 9A

KC20486  
136\*50.00  
100.00' LT

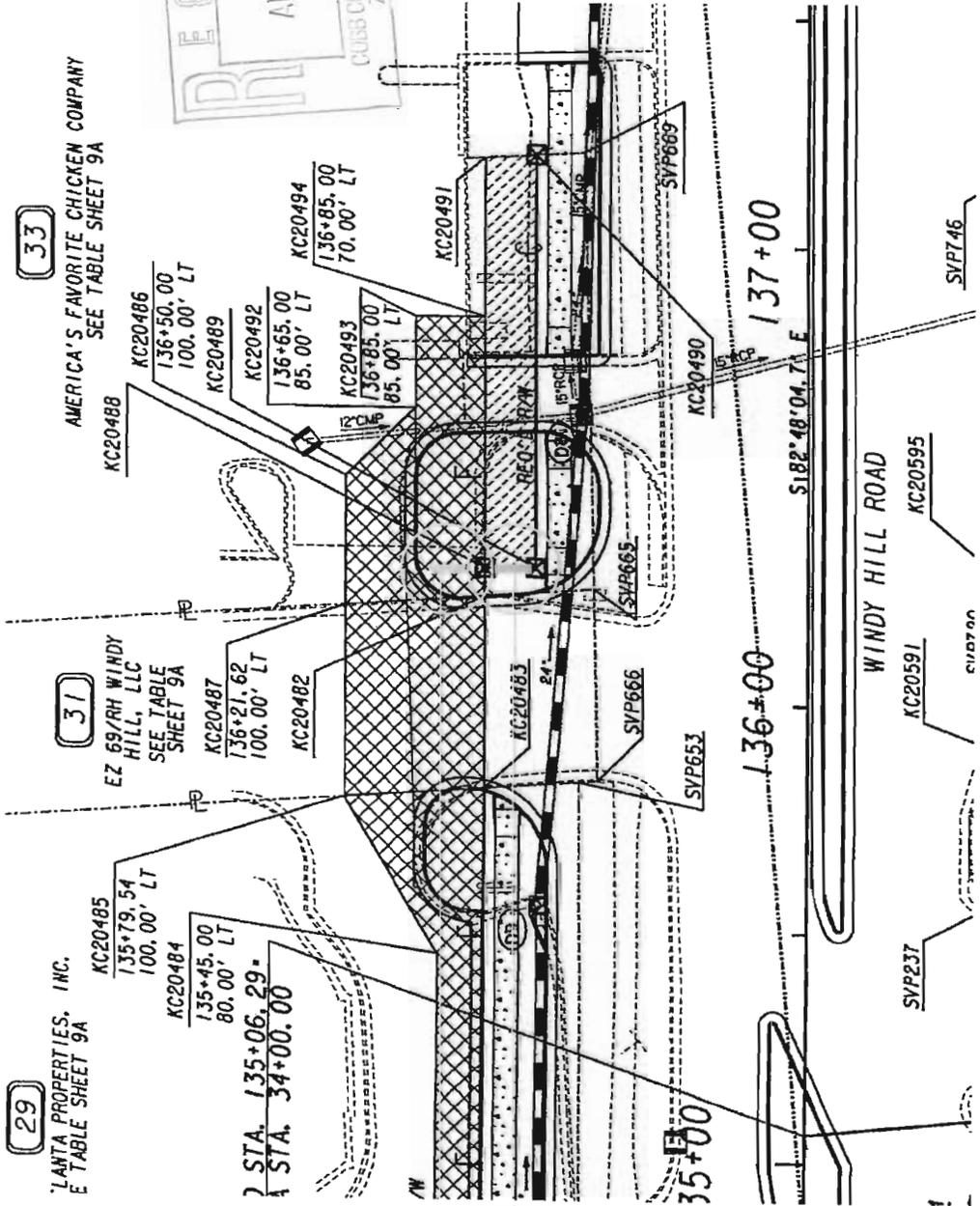
KC20489  
136\*65.00  
85.00' LT

KC20492  
136\*85.00  
70.00' LT

KC20493  
136\*85.00  
65.00' LT

KC20494  
136\*85.00  
70.00' LT

LINE B / LIVE  
CURRENT  
SIGN



Site Plan - NTS

**LAURETANO**  
SIGN GROUP  
1 Tremco Drive Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title
6151BE	3/28/14	Atlanta, GA	DoubleTree
6151BE-2	4/21/14	Customer	Britannia Pacific Properties
		Acct Exec.	AC
		Quote	29288

1 of 1 This drawing contains original elements created by Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. It is also the property of Lauretano Sign Group, Inc. and may not be reproduced, copied, transmitted by electronic or web, or exhibited in any fashion or shown to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc. This design remains the property of Lauretano Sign Group, Inc. and may not be used in any way until full payment is received by Lauretano Sign Group, Inc.

V-141  
(2015)

**JUDITH A. SEIFERT**

PLAT TO ACCOMPANY VARIANCE APPLICATION FOR  
LOCATED IN LAND LOT 1028, 18TH DISTRICT, 2ND  
C288 COUNTY, GEORGIA

TOTAL AREA - 1530 AC  
66,627 SQ. FT.



DATE	DESCRIPTION
07-08-15	MISC REVISIONS

**THE RUSSELL COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2281 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
(770) 943-9603  
E-MAIL: CORUSSELL@RUSSELLCOMP.COM  
FAX: 770-943-9603  
FIELD SURVEY DATE: 3/10/04  
PLAT DATE: 3/26/04 SCALE: 1"=40'



STATE OF GEORGIA DEPARTMENT OF  
TRANSPORTATION 130' R/W  
(SILVER COMET TRAIL)

AUG 18 2015

N/E  
JOHN W. BAILEY  
PREMISES SEE BAILEY  
D.B. 3099, PG. 83

N/E  
JOHN W. BAILEY  
D.B. 11272, PG. 138

N/E  
ROBBY PAUL SHERMAN  
D.B. 14318, PG. 3174

PROPERTY OF  
JUDITH A. SEIFERT  
D.B. 15053, PG. 3145

N/E  
PAUL E. CARTER  
JUDITH A. CARTER  
D.B. 14238, PG. 1891

ANDREWS 50' R/W  
ROAD

CHORD =  
1870.14'E  
R=1040.87'  
L=178.13'

CHORD =  
1870.29'E  
R=1040.87'  
L=22.98'



**TECHNICAL DATA**  
TRAVERSE PRECISION: 1/13,475  
ANGLE ERROR: 0 SEC/1000 SQ. FT. SQUARES  
EQUIPMENT: TOPCON GTS-303  
PLAT PRECISION: 1/71,481

**FLOOD STATEMENT**  
I HAVE THIS DATE EXAMINED THE FLOOD  
INSURANCE POLICY FOR THE COMMUNITY  
PRELIMINARY FLOOD ZONE  
EFFECTIVE DATE: AUGUST 18, 1992  
THE MAP GRAPHICALLY DEPICTS THE SUBJECT  
PROPERTY TO BE IN ZONE "X"  
THE CHARACTERISTIC OF THIS ZONE IS  
AN UNDESIRABLE FLOOD  
YEAR FLOOD PLAN.

- LEGEND**
- CORNER MONUMENTATION:
    - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
    - CORNER FOUND
    - UNMONUMENTED CORNER
    - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
  - X — X — FENCE LINE
  - — — — — STEEL REINFORCING ROD
  - — — — — CONCRETE TOP WATER PIPE
  - — — — — C/P — CENTERLINE
  - — — — — B/L — BUILDING LINE
  - — — — — L/L — LAND OUTLINE
  - — — — — WATER MAIN
  - — — — — OVERHEAD POWER LINES
  - — — — — GAS MAINS
  - — — — — SEWER MAIN
  - — — — — UNIDENTIFIED
  - — — — — INAG — MAIL SET AT BASE



**APPLICANT:** Judith Seifert Trustee of the Judith Seifert Revocable Trust dated December 14, 2000

**PHONE:** 770-843-8833

**REPRESENTATIVE:** Judith Seifert

**PHONE:** 770-843-8833

**TITLEHOLDER:** Judith A. Seifert, as Trustee of the Judith Seifert Revocable Trust dated December 14, 2000

**PROPERTY LOCATION:** On the south side of Anderson Mill Road, north of McDuffie Road (2237 Anderson Mill Road).

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to eight (8) feet adjacent to the west property line.

**PETITION No.:** V-141

**DATE OF HEARING:** 10-01-2015

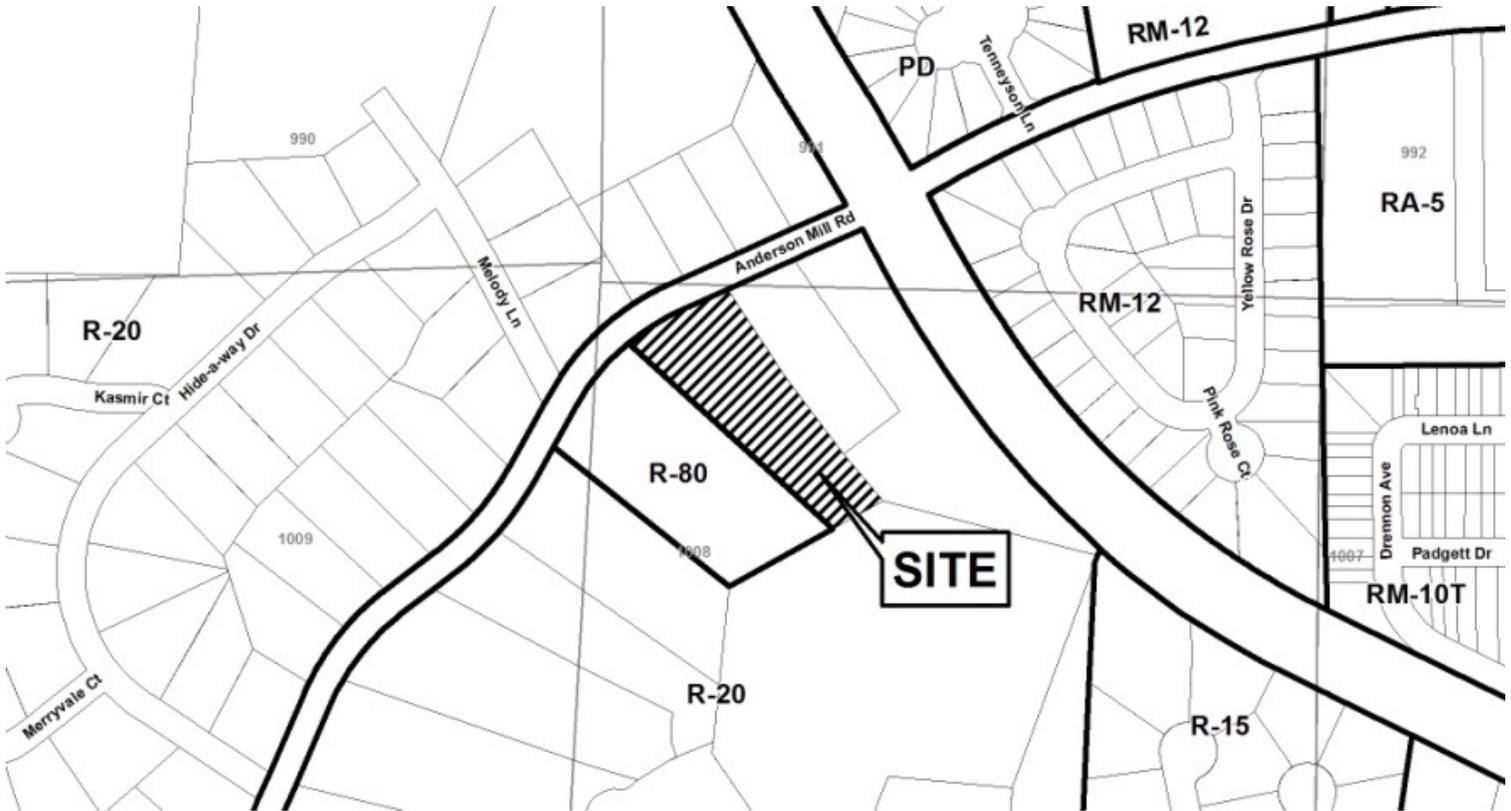
**PRESENT ZONING:** R-20

**LAND LOT(S):** 1008

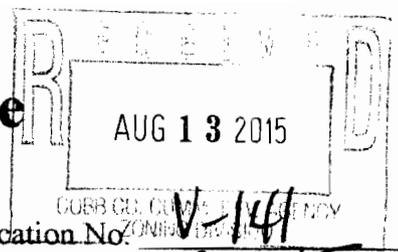
**DISTRICT:** 19

**SIZE OF TRACT:** 1.53 acres

**COMMISSION DISTRICT:** 4



# Application for Variance Cobb County



Judith Seifert Trustee (type or print clearly) Application No: V-141  
of the Judith Seifert Revocable Trust dated December 14, 2000 Hearing Date: 10-1-15  
Applicant December 14, 2000 Phone# 770-843-8833 E-mail judyvs@bellsouth.net

Judith Seifert Address 2237 Anderson Mill Rd., Austell, GA 30106  
(representative's name, printed) (street, city, state and zip code)

Judith Seifert Phone # 770-843-8833 E-mail judyvs@bellsouth.net  
(representative's signature)

J. L. Bowman  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My commission expires: My Comm. Expires 11/19/2016

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

Judith Seifert Trustee of the Judith Seifert Revocable Trust  
Titleholder dated Dec. 14, 2000 Phone # 770-843-8833 E-mail judyvs@bellsouth.net

Signature Judith Seifert Address: 2237 Anderson Mill Rd., Austell, GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

J. L. Bowman  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My commission expires: My Comm. Expires 11/19/2016

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

Present Zoning of Property \_\_\_\_\_

Location 2237 Anderson Mill Rd, Austell, GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1008 District 10th Size of Tract 1.530 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).

List type of variance requested: I want to reconfigure my 1.53 acres to sell approx .50 to 3/4 acre to adjacent neighbors Bobby and Paula Sherman. They would add to their current .90 acre lot and have a new survey keeping as 1 lot. My current lot needs an 18" (1 1/2') variance to clear the 10' property line on the side of Paul and Judith Carter's property line.

Revised: March 5, 2013  
requirement



**APPLICANT:** Michele Taylor

**PETITION No.:** V-142

**PHONE:** 678-697-6475

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Theodore Lee

**PRESENT ZONING:** RM-12

**PHONE:** 770-560-1833

**LAND LOT(S):** 868

**TITLEHOLDER:** Michele K. Sparks

**DISTRICT:** 17

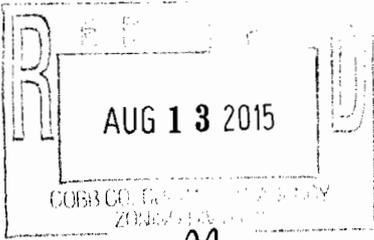
**PROPERTY LOCATION:** At the northern terminus of Hawk Court, east of Black Bear Drive (2969 Hawk Court).

**SIZE OF TRACT:** 0.33 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the exterior rear setback from the required 40 feet to 24 feet (existing); 2) waive the side setback for an accessory structure under 144 square feet (approximately 12 square foot block shed #1) from the required 5 feet to 0.8 feet adjacent to the west property line; 3) waive the side setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 5 feet to zero feet adjacent to the west property line; 4) waive the front setback for an accessory structure under 650 square feet (82 square foot block shed #2) from the required 20 feet to eight (8) feet; and 5) allow an accessory structure (approximately 12 square foot block shed #1 and 82 square foot block shed #2) to the side/in front of the primary structure.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-142  
Hearing Date: 10-1-15

Applicant Michele Taylor Phone # 678-697-6475 E-mail michele\_sparks3@yahoo.com  
Theodore Lee Address 2969 Hawk Ct SE, Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)  
Theodore Lee Phone # 770-5601833 E-mail Prowler935@gmail.com  
(representative's signature)

My commission expires: 9-26-2017  
Signed, sealed and delivered in presence of: [Signature] - Q Pye  
Notary Public

Titleholder Michele Taylor Phone # 678-697-6475 E-mail michele\_sparks3@yahoo.com  
Signature: Michele Taylor Address: 4709 Nature Trail Austell GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)



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

Present Zoning of Property RM12  
Location 2969 Hawk Ct SE Marietta GA 30067 - Powers Ferry & Delk Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 868 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 \_\_\_\_\_

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).

Code Violation - built before new code rules

List type of variance requested: Accessory Structure - For Motorcycle

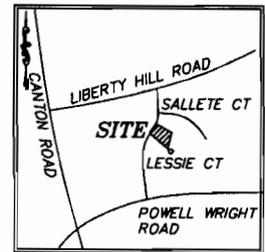
**GENERAL NOTES**

1. BASIS OF BEARINGS WERE TAKEN FROM REFERENCE #1.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.
4. EQUIPMENT USED: GEODIMETER 610S ROBOTIC TOTAL STATION.
5. FIELD WORK FOR SURVEY COMPLETED ON OR ABOUT 5/2/15. NO SITE VISIT MADE SINCE THIS DATE.
6. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

V-143  
(2015)

ft.  
res

AUG 13 2015



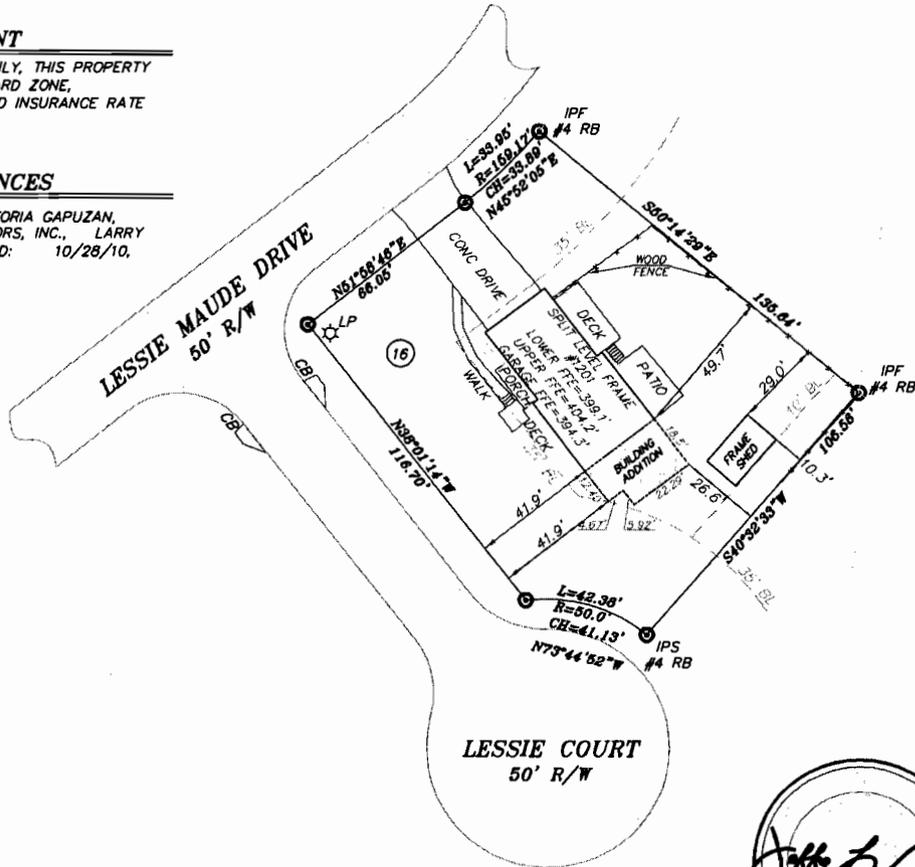
**VICINITY MAP**  
N.T.S.

**FLOOD STATEMENT**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM).

**SURVEY REFERENCES**

1. SURVEY FOR: JAY & VICTORIA GAPUZAN, BY: WEST GEORGIA SURVEYORS, INC., LARRY D. NEESE, RLS #2235, DATED: 10/28/10, LAST REVISED: 10/18/10.



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft.

**LEGEND**

IPS	IRON PIN SET	SMH	SAN MAN HOLE
IPF	IRON PIN FOUND	-X-X-	FENCE
CM	CONC. MONUMENT FOUND	⊗	SAN SEWER LAT
OT	OPEN TOP PIN	C/O	SEWER CLEAN OUT
CT	CRIMP TOP PIN	PP	POWER POLE
#4 RB	REINFORCING BAR	FH	FIRE HYDRANT
R/W	RIGHT-OF-WAY	GV	GAS VALVE
POC	POINT OF COMMENCEMENT	WV	WATER VALVE
POB	POINT OF BEGINNING	⊗	WATER METER

**SURVEYOR'S CERTIFICATION**

IN MY PROFESSIONAL OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND ASBUILT CONDITIONS SHOWN HEREON. THIS SURVEY HAS BEEN PREPARED FOR 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. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

*Jeffrey L. Nipper*

8/4/15

JEFFREY L. NIPPER, GA. PLS #2736

DATE

<b>SURVEY PREPARED FOR:</b>		
JAY PAUL B. & VICTORIA GAPUZAN		
LOCATED IN:		
LAND LOT 661 of the 16th DISTRICT, 2nd SECTION		
COBB COUNTY, GEORGIA		
SCALE: 1" = 40'	DATE: 5/18/15	LOT #16 - POWELL STATION
DRAWN: J. NIPPER	CHECKED: J. NIPPER	PLAT BOOK: 108, PAGE 77

<b>SURVEY PREPARED BY:</b>
JEFFREY L. NIPPER
GA. PLS #2736
3309 WEATHERED WOOD WAY
REX, GEORGIA 30273

**APPLICANT:** Jay Gapuzan

**PETITION No.:** V-143

**PHONE:** 404-787-7083

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Andy Ledbetter

**PRESENT ZONING:** R-15

**PHONE:** 770-652-0215

**LAND LOT(S):** 661

**TITLEHOLDER:** Jay Paul B. and Victoria P. Gapuzan

**DISTRICT:** 16

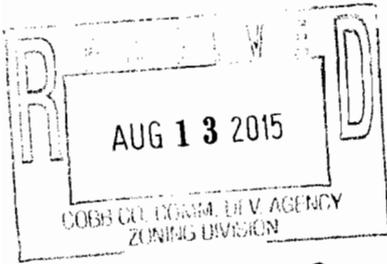
**PROPERTY LOCATION:** On the southeast corner of  
Lessie Maude Drive and Lessie Court  
(1201 Lessie Court).

**SIZE OF TRACT:** 0.37 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 26 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-143  
Hearing Date: 10-1-15

Applicant Jay Gapuzan Phone # 404-787-7083 E-mail jaygapuzan@yahoo.com  
Andy Ledbetter Address 2033 Sweetwater Ch. Rd. Douglasville, GA 30134  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # 770-272-0215 E-mail andy@nwgcservices.com  
(representative's signature)

My commission expires: 1-28-17



Signed, sealed and delivered in presence of:  
Linda A. Walters  
Notary Public

Titleholder Jay Gapuzan Phone # 404-787-7083 E-mail jaygapuzan@yahoo.com  
Signature Jay Paul B. Gapuzan Address: 1201 Lessie Ct Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-28-17



Signed, sealed and delivered in presence of:  
Linda A. Walters  
Notary Public

Present Zoning of Property \_\_\_\_\_  
Location 1201 Lessie Ct Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 661 District 16th Size of Tract .365 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 request a variance be granted due to being on a corner lot with increased setbacks, and the size of our lot. We cannot add on to our home due to constraints of setback. A variance was granted to 10' for a storage bldg and we request this be for all structures.

List type of variance requested: Existing variance for 10' build line for other structures be applied to all structures.



**APPLICANT:** Professional Permits

**PETITION No.:** V-144

**PHONE:** 574-257-2954

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Doug Merritt

**PRESENT ZONING:** GC, LI

**PHONE:** 574-257-2954

**LAND LOT(S):** 781, 782

**TITLEHOLDER:** Due to numerous titleholders a complete list is on file in the Zoning Office

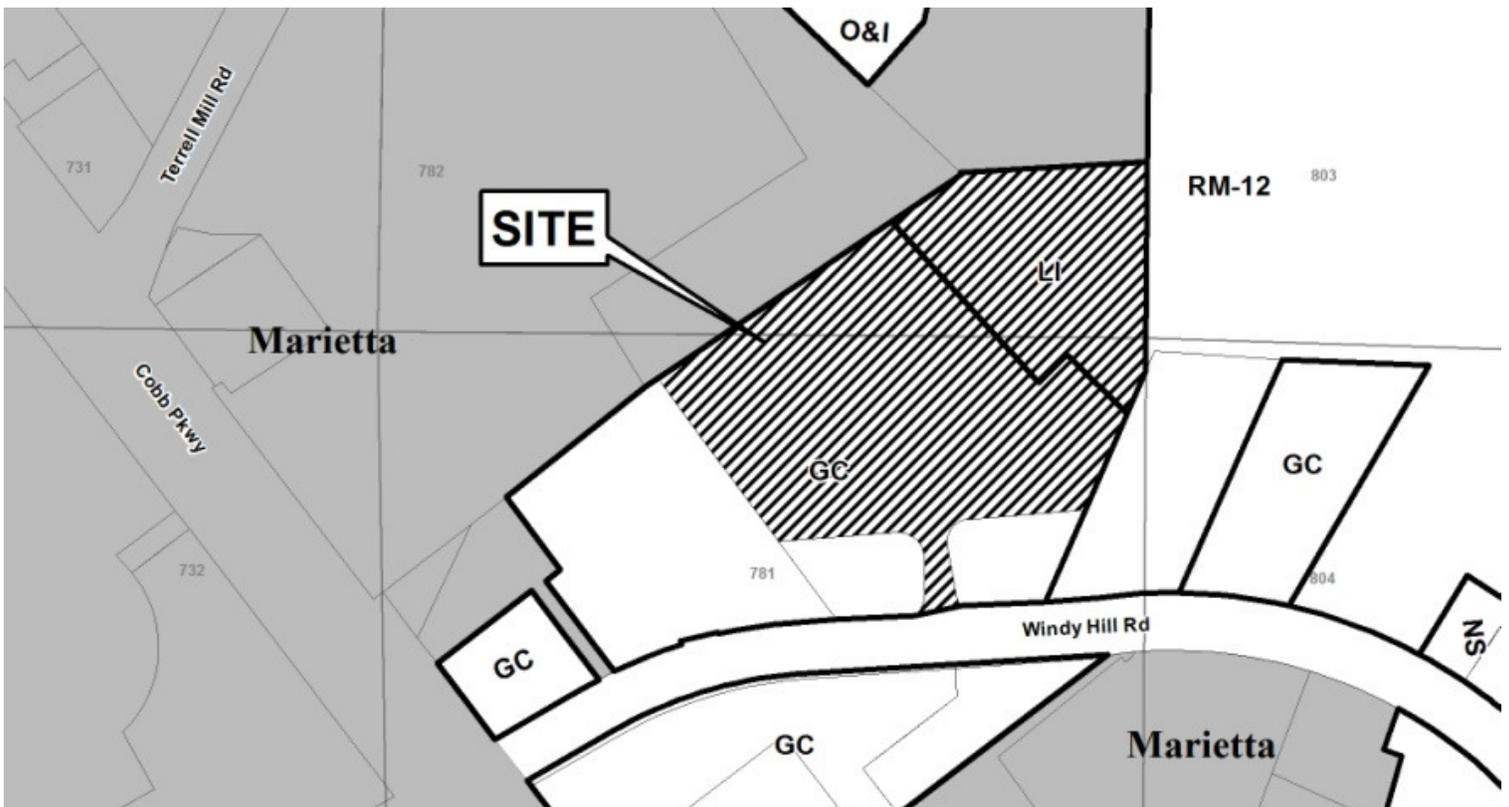
**DISTRICT:** 17

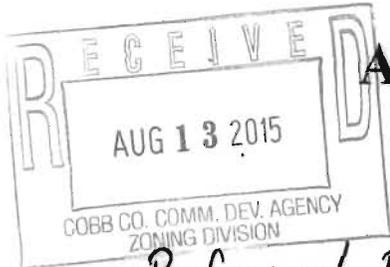
**PROPERTY LOCATION:** On the north side of Windy Hill Road, east of Cobb Parkway (2359 Windy Hill Road).

**SIZE OF TRACT:** 9.15 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable wall sign area from 127.66 square feet to 197.5 square feet.





# Application for Variance Cobb County

(type or print clearly)

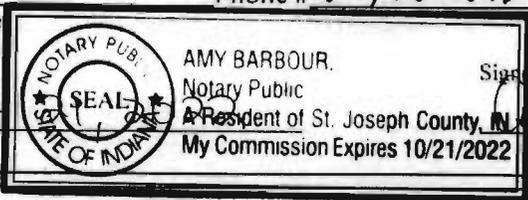
Application No. V-144  
Hearing Date: 10-15

Applicant Professional Permits Phone # 574 257 2954 E-mail dm@professionalpermits.com

Doug Merritt  
(representative's name, printed) Address 2319 Lindbergh East Mableton, GA 30154  
(street, city, state and zip code)

[Signature]  
(representative's signature) Phone # 574 257 2954 E-mail dm@professionalpermits.com

My commission expires: Oct



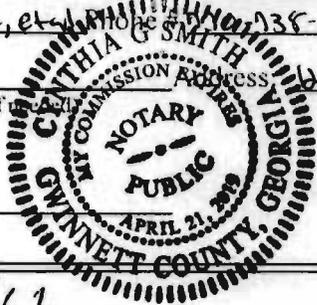
Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder ML-Windy Hill, LLC, et al Phone # 404-358-2001 E-mail dgoodman@emc-atlanta.com

Signature [Signature]  
(attach additional signatures, if applicable) Address 1515 High Tower Trail, # B200 Atlanta, GA 30350  
(street, city, state and zip code)

My commission expires: 4-21-19



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Present Zoning of Property GC/L1

Location 2359 Windy Hill Road SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7161 + 782 District 17 Size of Tract \_\_\_\_\_ Acre(s)

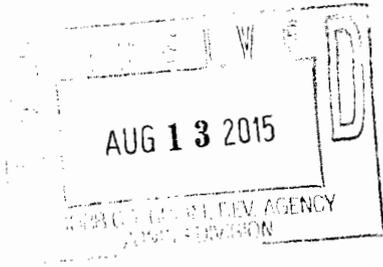
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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 A

List type of variance requested: a 197.5 square foot wall sign where the maximum allowed square footage is 128 square feet.



Attachment "A"  
Cobb County – Board of Zoning Appeals  
Ollie's  
2359 Windy Hill Road SE – Windy Hill Village

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:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Response: The Windy Hill Village, Shopping Center is approximately 10 (+/-) acre retail development with a primary shared identification sign situated along Windy Hill Road, SE. The design aspects of the development provide a forward parking field at the main entrance of the development and Ollie's is situated at the Northeast corner of the primary retail structure. The proposed wall sign is located within an architectural alcove unique to this site and development. Ollie's will be the anchor tenant and a motorist upon entering the development will not have ANY direct line-of-sight to the wall sign until the motorist drives to the Northeast corner of the primary structure. The hardship is based on the pre-existing development condition and we pray the Board of Zoning Appeals will understand the setback of the proposed wall sign from the internal drive lane and concur the minor increase in scale of the business wall sign is necessary to promote wayfinding upon entering the development. Approval of the proposed wall sign will encourage pedestrian safety.

B. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Response: Relief, if granted will encourage positive retail development and encourage occupancy for the site specific location. The built condition, in conjunction with the advanced setback of the primary structure as it relates to Windy Hill Road, SE warrant a reasonable increase in sign scale. Enforcement of the strict application of the terms of the ordinance will continue to allow an undersized sign for the specific space and force turn-over and aggravate the internal motorist wayfinding needs.

C. Such conditions are peculiar to the particular piece of property involved; and

Response: The site specific condition is unique to this development and not found under the same built environment combining identical site factors in Cobb County.

D. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

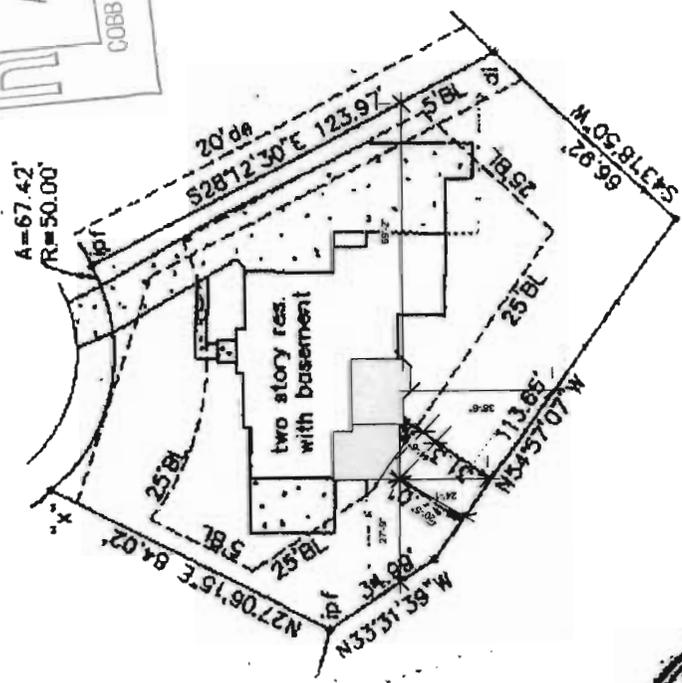
Response: Relief, if granted will encourage safe internal wayfinding for the motorist and pedestrian within the development. The tenant space is situated within an architectural alcove that is specific to this site. Granting of this request will not present a proliferation of requests by other tenants as the condition is unique to the specific space within the built environment.



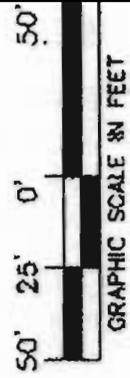
**LEGEND**

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

RECEIVED  
 AUG 13 2015  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



V-145  
(2015)



survey for

**Jeff & Julie Bernard**

**JOHNSON  
SURVEYING**

4545 River Parkway  
Unit "13-M"  
Atlanta Ga. 30339  
678-557-1449

Land Lot 828  
District 16, Sec. 2  
Cobb County, Ga.  
East Hampton  
Unit 4-C  
Lot 35  
4504 Wingham Pl.



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

*Jeffrey J. Johnson*

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  
100000+ FEET

**APPLICANT:** John Bernard

**PETITION No.:** V-145

**PHONE:** 404-217-8055

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** John Lea

**PRESENT ZONING:** PRD

**PHONE:** 770-452-3325

**LAND LOT(S):** 828

**TITLEHOLDER:** Jonathan E. and Julie K. Bernard

**DISTRICT:** 16

**PROPERTY LOCATION:** At the southern terminus

**SIZE OF TRACT:** 0.34 acres

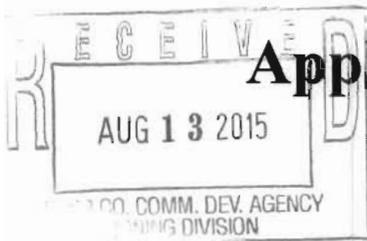
Wingham Place, east of Waterbury Lane

**COMMISSION DISTRICT:** 2

(4504 Wingham Place).

**TYPE OF VARIANCE:** Waive the rear setback from the required 25 feet to 20 feet.

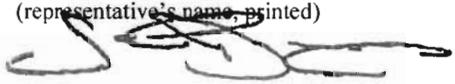




# Application for Variance Cobb County

(type or print clearly)

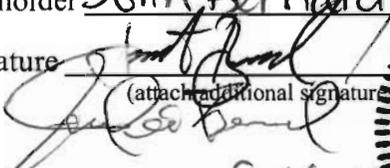
Application No. V-145  
Hearing Date: 10-1-15

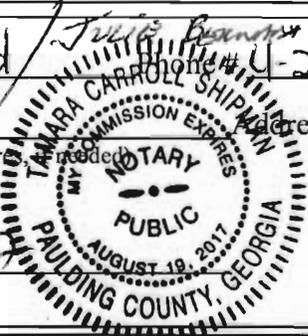
Applicant John Bernard Phone # 4-217-8055 E-mail jbernard888@gmail.com  
John Lea Address 1057 Wiley Bridgerd, Woodstock, GA 30188  
(representative's name, printed) (street, city, state and zip code)  
 Phone # 7-452-3325 E-mail john.lea@select.com  
(representative's signature)



My commission expires: 8-19-17

Signed, sealed and delivered in presence of:  
Tamara C Shipman  
Notary Public

Titleholder John Bernard Phone # 4-217-8055 E-mail jbernard888@gmail.com  
Signature  Address: 4504 Wingham Pl, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)  
My commission expires: 8-19-17  
Signed, sealed and delivered in presence of:  
Tamara C Shipman  
Notary Public



Present Zoning of Property \_\_\_\_\_

Location 4504 Wingham Pl, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 828 District 16, Sec. 2 Size of Tract 34 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).

APPLYING THE TERMS OF THE ZONING ORDINANCE W/O THE VARIANCE WOULD ELIMINATE THE ABILITY TO IMPROVE THE PROPERTY W/ A SCREEN PORCH

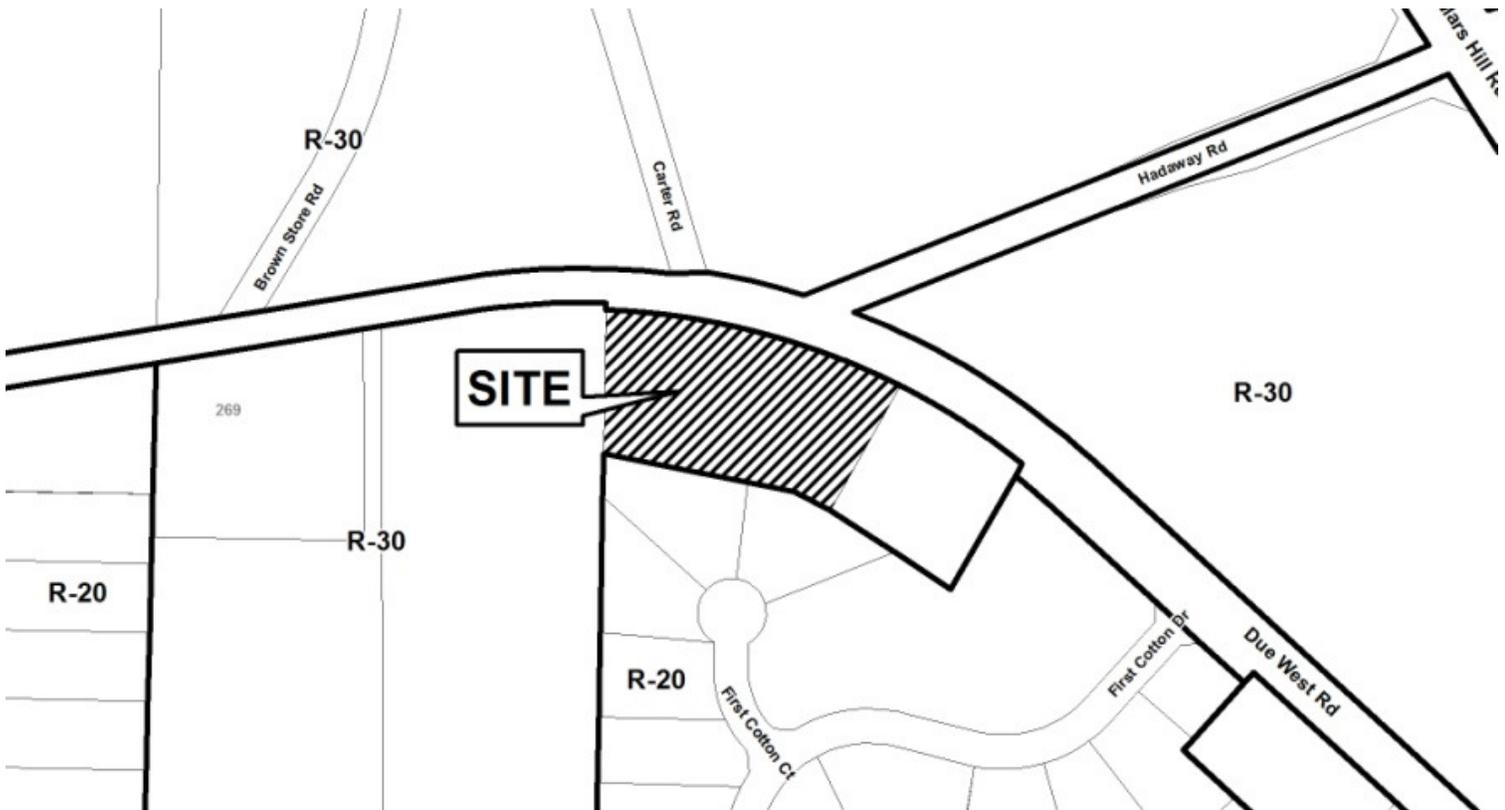
List type of variance requested: Variance requested to allow porch to be built 4.5' over the rear 25' setback.



**APPLICANT:** Stephanie Lynn and Gregory John Conboy  
**PHONE:** 770-401-2531  
**REPRESENTATIVE:** Stephanie Lynn Conboy  
**PHONE:** 770-401-2531  
**TITLEHOLDER:** Gregory John and Stephanie Lynn Conboy  
**PROPERTY LOCATION:** On the south side of Due West Road, across from Carter Road and Hadaway Road (5661, 5663 Due West Road).

**PETITION No.:** V-146  
**DATE OF HEARING:** 10-01-2015  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 269  
**DISTRICT:** 20  
**SIZE OF TRACT:** 1.92 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1)Waive the front setback from the required 50 feet to 48 feet on lot 1 and to 34 feet on lot 2; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-148  
 Hearing Date: 10/1/15

Applicant Stephanie Lynn & Gregory John Conboy Phone # 770 401 2531 E-mail scconboy@gmail.com

Stephanie Lynn Conboy Address 4505 Registry Place Kennesaw GA 30152  
(representative's name, printed) (street, city, state and zip code)

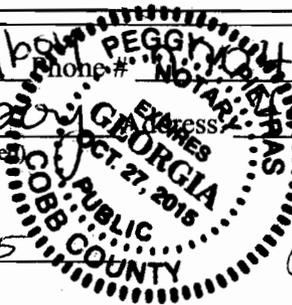
[Signature] Phone # 770 401 2531 E-mail scconboy@gmail.com  
(representative's signature)



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

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

Titleholder Stephanie Lynn & Gregory John Conboy Phone # 770 401 2531 E-mail scconboy@gmail.com  
 Signature [Signature] Address 4505 Registry Place Kennesaw GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: 30152  
[Signature]  
 Notary Public

My commission expires: 10/27/2015

Present Zoning of Property \_\_\_\_\_  
 Location 5061, 5063 Doe West Road, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 269 District 20 Size of Tract 1.91 Acre(s)

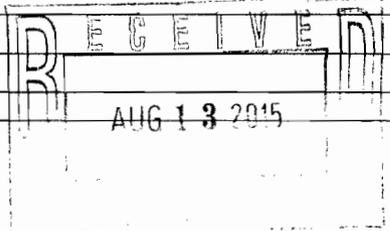
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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).

Without this variance we will not be able to obtain permits on property because they require one house per land lots

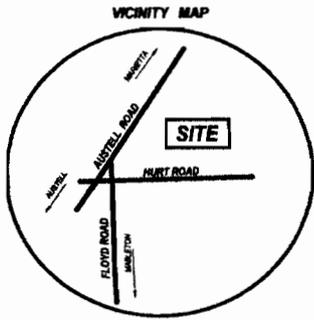
List type of variance requested: We are requesting a setback variance



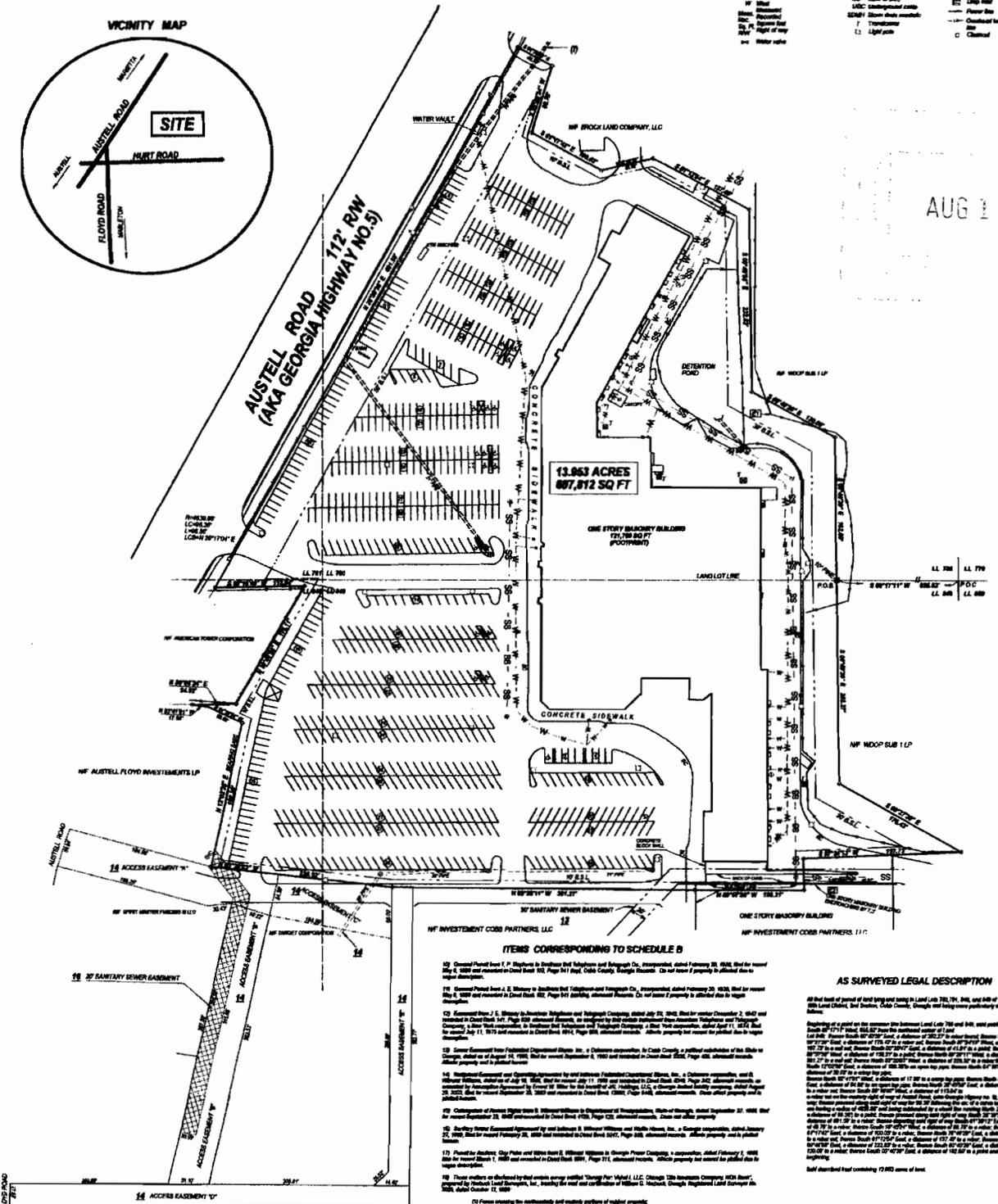
V-147  
(2015)

LEGEND OF SYMBOLS AND ABBREVIATIONS

Table with 3 columns: Symbol, Description, and Abbreviation. Includes symbols for checked in records, points of commencement, and various utility lines.



AUG 13 2015



ITEMS CORRESPONDING TO SCHEDULE B

- List of items corresponding to Schedule B, including references to various survey records and legal descriptions.

AS SURVEYED LEGAL DESCRIPTION

AS SURVEYED LEGAL DESCRIPTION text detailing the boundaries and area of the surveyed property.

STATEMENT OF ENCROACHMENTS

- Statement of encroachments listing items such as 'FORCE ENCROACHING ONTO SUBJECT PROPERTY BY 117' and 'BARNY BUILDING ENCROACHING ONTO SUBJECT PROPERTY BY 7.2'.

UTILITY NOTES

UTILITY NOTES text regarding the location of utilities shown hereon and the responsibility of the owner.

FLOOD STATEMENT

FLOOD STATEMENT text regarding flood zones and the location of the subject property.

MISCELLANEOUS NOTES

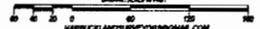
- MISCELLANEOUS NOTES including 'ZONING OF PROPERTY - DC (GENERAL COMMERCIAL DISTRICT)', '704 REGULAR PARKING SPACES', and '20 HANDICAP PARKING SPACES'.

SURVEY FOR:

SURVEY FOR: HARRUCK LAND SURVEYORS, INC. LAND SURVEYORS, INC. WILLIAM G. HARRUCK, REGISTERED LAND SURVEYOR NO. 3068 GEORGIA REGISTERED LAND SURVEYOR NO. 3068

PROPERTY ADDRESS: 3068 AUSTELL ROAD

TELEPHONE: 770-555-0886 FAX: 770-555-0887 REVISED: 11/04/2014 (REVISED)



SCALE: 1" = 80'

Disclaimer text: 'The undersigned being a registered surveyor of the State of Georgia hereby certifies that in accordance with the provisions of the Georgia Surveying Act, he has surveyed the above described land and the boundaries thereon as shown on the attached plat and that the same are true and correct to the best of his knowledge and belief and that he is not aware of any other person claiming an interest in the same.'



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 807 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 19-4-47, AUTHORITY O.C.G.A. SECS. 15-4-47, 42-1-14, 42-1-14, 42-1-15, 42-1-16, 42-1-17, 42-1-18, 42-1-19, 42-1-20, 42-1-21, 42-1-22, 42-1-23, 42-1-24, 42-1-25, 42-1-26, 42-1-27, 42-1-28, 42-1-29, 42-1-30, 42-1-31, 42-1-32, 42-1-33, 42-1-34, 42-1-35, 42-1-36, 42-1-37, 42-1-38, 42-1-39, 42-1-40, 42-1-41, 42-1-42, 42-1-43, 42-1-44, 42-1-45, 42-1-46, 42-1-47, 42-1-48, 42-1-49, 42-1-50, 42-1-51, 42-1-52, 42-1-53, 42-1-54, 42-1-55, 42-1-56, 42-1-57, 42-1-58, 42-1-59, 42-1-60, 42-1-61, 42-1-62, 42-1-63, 42-1-64, 42-1-65, 42-1-66, 42-1-67, 42-1-68, 42-1-69, 42-1-70, 42-1-71, 42-1-72, 42-1-73, 42-1-74, 42-1-75, 42-1-76, 42-1-77, 42-1-78, 42-1-79, 42-1-80, 42-1-81, 42-1-82, 42-1-83, 42-1-84, 42-1-85, 42-1-86, 42-1-87, 42-1-88, 42-1-89, 42-1-90, 42-1-91, 42-1-92, 42-1-93, 42-1-94, 42-1-95, 42-1-96, 42-1-97, 42-1-98, 42-1-99, 42-1-100, 42-1-101, 42-1-102, 42-1-103, 42-1-104, 42-1-105, 42-1-106, 42-1-107, 42-1-108, 42-1-109, 42-1-110, 42-1-111, 42-1-112, 42-1-113, 42-1-114, 42-1-115, 42-1-116, 42-1-117, 42-1-118, 42-1-119, 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42-1-1018, 42-1-1019, 42-1-1020, 42-1-1021, 42-1-1022, 42-1-1023, 42-1-1024, 42-1-1025, 42-1-1026, 42-1-1027, 42-1-1028, 42-1-1029, 42-1-1030, 42-1-1031, 42-1-1032, 42-1-1033, 42-1-1034, 42-1-1035, 42-1-1036, 42-1-1037, 42-1-1038, 42-1-1039, 42-1-1040, 42-1-1041, 42-1-1042, 42-1-1043, 42-1-1044, 42-1-1045, 42-1-1046, 42-1-1047, 42-1-1048, 42-1-1049, 42-1-1050, 42-1-1051, 42-1-1052, 42-1-1053, 42-1-1054, 42-1-1055, 42-1-1056, 42-1-1057, 42-1-1058, 42-1-1059, 42-1-1060, 42-1-1061, 42-1-1062, 42-1-1063, 42-1-1064, 42-1-1065, 42-1-1066, 42-1-1067, 42-1-1068, 42-1-1069, 42-1-1070, 42-1-1071, 42-1-1072, 42-1-1073, 42-1-1074, 42-1-1075, 42-1-1076, 42-1-1077, 42-1-1078, 42-1-1079, 42-1-1080, 42-1-1081, 42-1-1082, 42-1-1083, 42-1-1084, 42-1-1085, 42-1-1086, 42-1-

**APPLICANT:** YHDR LLC

**PETITION No.:** V-147

**PHONE:** 516-662-4885

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Daniel Daeho Kim

**PRESENT ZONING:** GC

**PHONE:** 404-210-0546

**LAND LOT(S):** 780, 849

**TITLEHOLDER:** YHDR, LLC

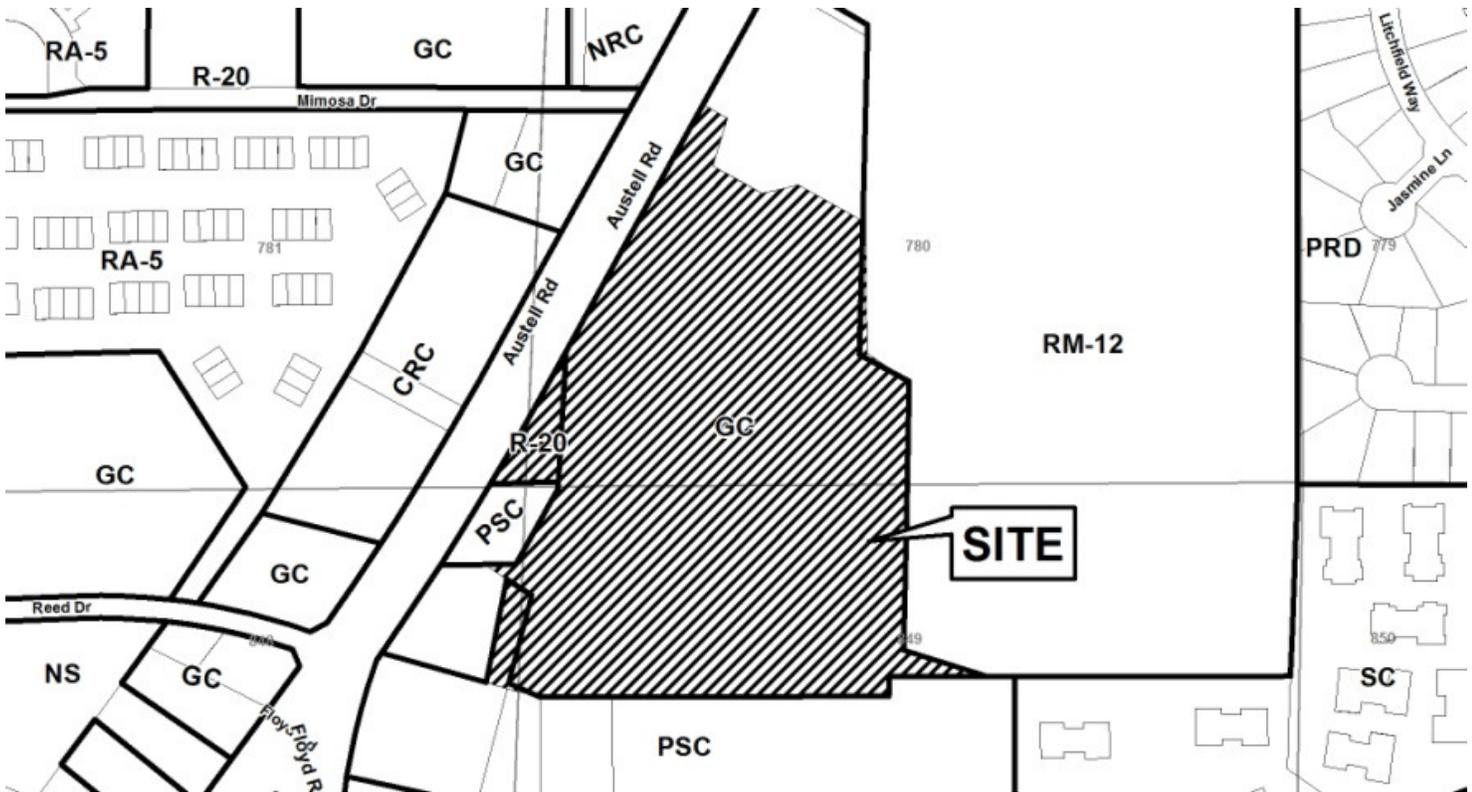
**DISTRICT:** 19

**PROPERTY LOCATION:** On the east side of Austell Road, north of Floyd Road (3565 Austell Road).

**SIZE OF TRACT:** 13.95 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** \_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. V-147  
Hearing Date: 10-1-15

Applicant Yhdrllc ~~Daniel Daeho Kim~~ Phone # 516-662-4885 E-mail Yhdrllc@gmail.com

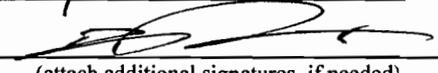
Daniel Daeho Kim  
(representative's name, printed) Address 3565 Austell Rd. Marietta GA 30008  
(street, city, state and zip code)

  
(representative's signature) Phone # 516-404-210-0546 E-mail yhdrllc@gmail.com

**EVGENIYA MAREK**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Feb. 26, 2017

My commission expires: Feb 26, 2017  
Signed, sealed and delivered in presence of:  
Evgeniya Marek 8-13-15  
Notary Public

Titleholder yhdrllc Phone # 404-210-0546 E-mail yhdrllc@gmail.com

Signature   
(attach additional signatures, if needed) Address: 3565 Austell Rd. Marietta GA 30008  
(street, city, state and zip code)

**EVGENIYA MAREK**  
NOTARY PUBLIC  
Cobb County  
State of Georgia  
My Comm. Expires Feb. 26, 2017

My commission expires: Feb 26, 2017  
Signed, sealed and delivered in presence of:  
Evgeniya Marek 8-13-15  
Notary Public

Present Zoning of Property GC. General Commercial

Location 3565 Austell Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 780 District 19<sup>th</sup> Size of Tract 13.953 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).

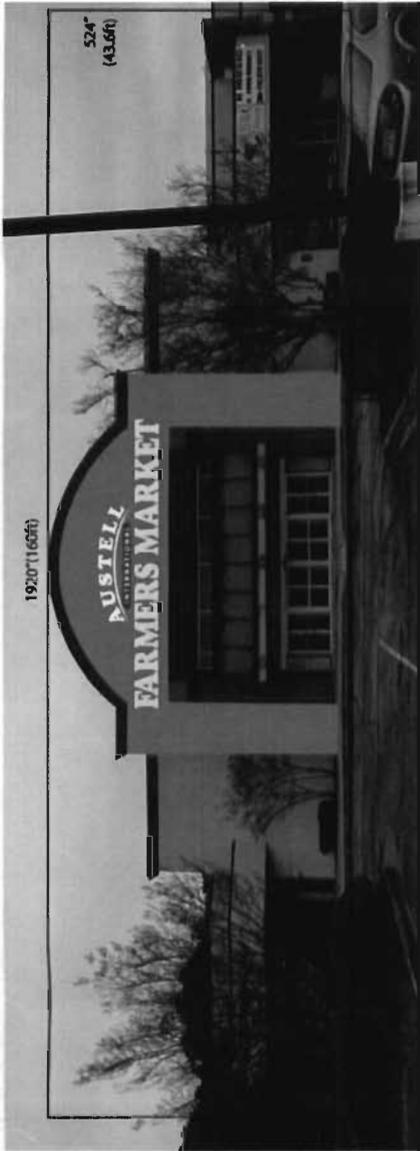
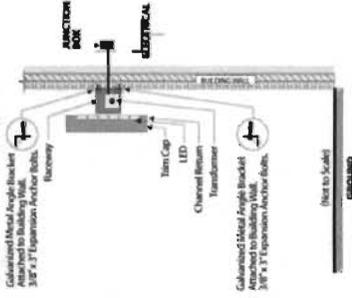
The property for which we will be putting up the sign is not very close to the main road; it is set back so the sign is not very readily visible. In order to have the sign stand out, it is important that the sign is big enough for it to be easily visible. The maximum size that is allowed without the variance approval is not big enough.

List type of variance requested:  
The size of the sign needs to be bigger.

V-147  
(2015)  
Exhibit

RECEIVED  
AUG 13 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**Mounting Detail Drawing**



Channel Letter Wall sign w/ Race-way - FRONT

► Detail Drawing



Customer: Austell International Farmers Market  
 Address: 3565 Austell Rd. Marietta, GA 30040  
 Phone/Fax: 516.662.4885  
 E-mail: [Redacted]

unlimited imagination  
**GOM**  
 PRINTING & SIGNS  
 \*\*\* Copyright 2010 GOM PRINTING & SIGNS, All rights reserved. This design is under property of GOM PRINTING & SIGNS. In any circumstance this design may not be duplicated or reproduced without purchase or consent from GOM PRINTING & SIGNS. Photo's represented on this drawing are for layout purposes only. Sign is not to scale end could be larger or smaller than actual product.

**AREA**  
21,054.326 SQ. FT.  
0.483 ACRES

V-148  
(2015)



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 State of Georgia Code, Official Code of Georgia Annotated, §§ 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4, 43-15-4.

AUG 13 2015

**LEGEND**

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- BL Building Line
- ⊙ Telephone Poles
- ⊙ Cable TV Box
- ⊙ Light Pole
- ⊙ Power Pole
- ⊙ Electric Meter
- ⊙ Irrigation Control Valve
- ⊙ Fire Hydrant
- ⊙ Water Meter
- ⊙ Sanitary Sewer Manhole
- ⊙ Sewer Clean Out
- ⊙ Gas Meter
- ⊙ Air Conditioning Unit
- ⊙ Fence
- ⊙ Neighbor's Fence
- ⊙ Overhead Electric Line
- ⊙ Sanitary Sewer
- ⊙ Sanitary Sewer (Net Field Location)
- ⊙ Stormwater Pipe
- ⊙ Stormwater Pipe (Net Field Location)



4' 35"

Declination  
Magnetic North

4' 35"

Magentic North

4' 35"

Declination

Magentic North

4' 35"

Magentic North

4' 35"

Magentic North

4' 35"

Magentic North

4' 35"

Magentic North

**ZONING**

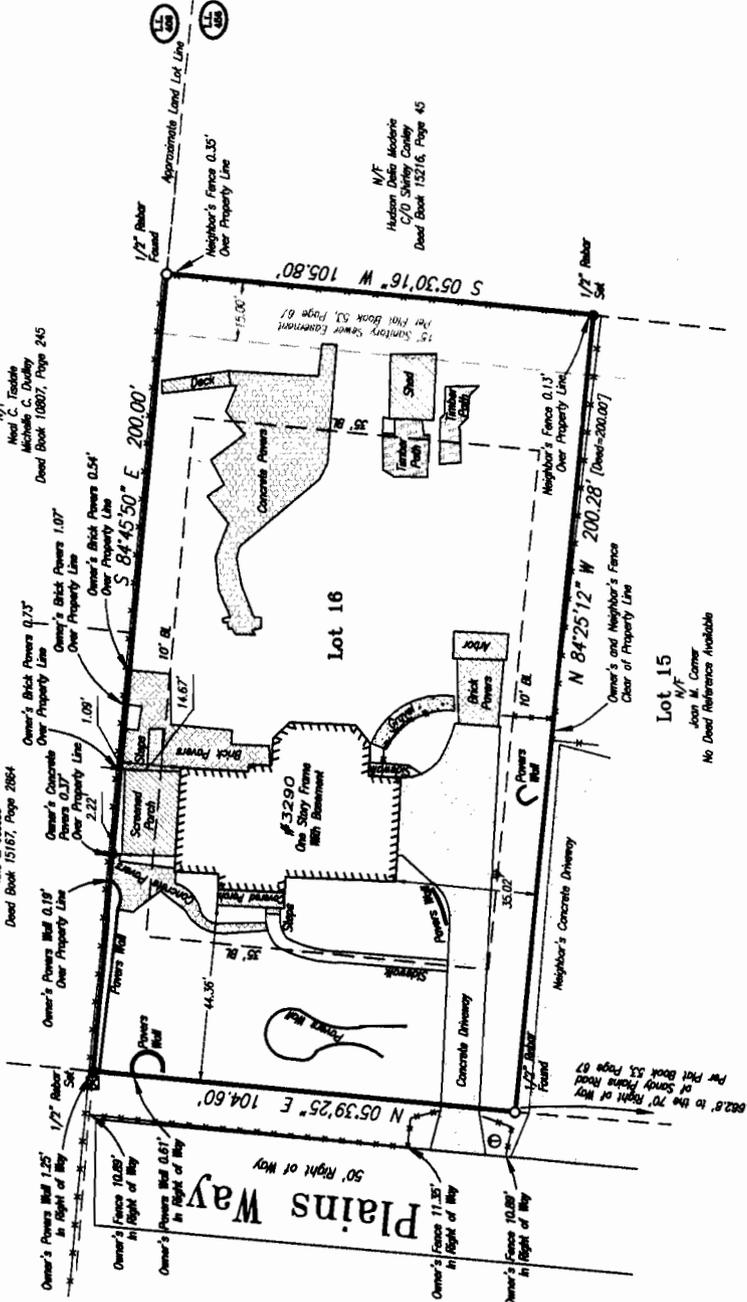
- (Cobb County)
- (R-20) (Single Family Residential)
- Front yard setback-40' (Major Streets)
- Front yard setback-35' (Minor Streets)
- Side yard setback-10'
- Back yard setback-35'
- Back yard setback-30'
- Height of structure-35'
- Height of structure-30'
- Height of structure-25'
- Height of structure-20'
- Height of structure-15'
- Height of structure-10'
- Height of structure-5'
- Height of structure-0'

**SURVEY NOTES**

1. Equipment used: Leica 1200 robotic total station and Mitutoyo MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survey.

**CLOSURE STATEMENT**

The field data upon which this plat is based was gathered by an open traverse. This plat has been calculated for closure and found to be accurate to 1 foot in 180,012 feet.



DATE: 4/30/15 SCALE: 30'

155 CLETFWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIANLANDSURVEYING.COM

**CHRISTOPHER WYATT**  
**ELIZABETH WYATT**

SURVEY PLAT FOR:  
3280 Plains Way, Marietta Georgia 30066

LAND LOT: 456  
BLOCK: 16th DISTRICT  
UNIT: 2nd SECTION  
PHASE:

SUBDIVISION: Plains Estates  
PLAT BOOK 33 . PAGE 67  
DEED BOOK 15142 . PAGE 180  
PARTY CHIEF: W.C.

REVISION DATE:  
FIELD DATE: 5/13/15 SHEET 1 OF 1

DRAWING NUMBER F33-296  
JOB NUMBER 194863

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 EXPRESS RETRIBUTION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY. ALL OTHERS FORBIDDEN TO TITLE AND EXCEPTED.

**APPLICANT:** Elizabeth and Christopher Wyatt

**PETITION No.:** V-148

**PHONE:** 703-307-4784

**DATE OF HEARING:** 10-01-2015

**REPRESENTATIVE:** Elizabeth Wyatt

**PRESENT ZONING:** R-20

**PHONE:** 703-307-4784

**LAND LOT(S):** 456

**TITLEHOLDER:** Elizabeth A. and Christopher Alan Wyatt

**DISTRICT:** 16

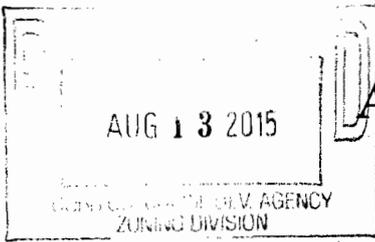
**PROPERTY LOCATION:** On the east side of Plains Way, north of Plains Court (3290 Plains Way).

**SIZE OF TRACT:** 0.48 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source; 2) waive the rear setback for an accessory structure under 650 square feet (existing approximately 192 square foot shed) from the required 35 feet to 13 feet; 3) waive the rear setback for an accessory structure under 144 square feet (existing approximately 51 square foot deck) from the required 5 feet to one (1) feet; and 4) waive the side setback from the required 10 feet to one (1) foot adjacent to the north property line.





# Application for Variance Cobb County

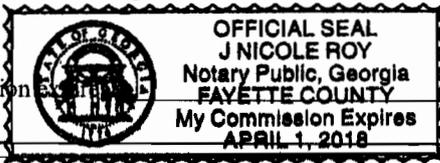
(type or print clearly)

Application No. V-148

Hearing Date: 10-1-15

Applicant Elizabeth + Christopher Wyatt Phone # 703-307-4784 E-mail annie.chris.wyatt@gmail.com  
Elizabeth Wyatt Address 3290 Plains Way; Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

Elizabeth Wyatt Phone # 703-307-4784 E-mail annie.chris.wyatt@gmail.com  
(representative's signature)

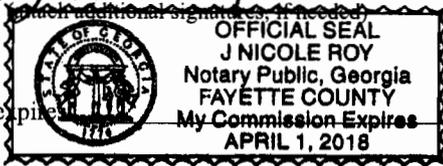


My commission expires

Signed, sealed and delivered in presence of:

J Nicole Roy  
Notary Public

Titleholder Elizabeth + Christopher Wyatt Phone # 703-307-4784 E-mail annie.chris.wyatt@gmail.com  
Signature Elizabeth Wyatt Address: 3290 Plains Way; Marietta, GA 30066  
(street, city, state and zip code)



My commission expires

Signed, sealed and delivered in presence of:

J Nicole Roy  
Notary Public

Present Zoning of Property Residential

Location 3290 Plains Way Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

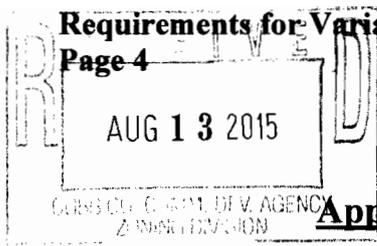
Land Lot(s) 16045600200 District 3 (Tax: 9) Size of Tract 0.48 Acre(s)

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 105' x 200' Shape of Property Rect. Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

List type of variance requested: Backyard Chickens



V-148  
(2015)  
Exhibit

Application No. V-148  
Hearing Date: 10-1-15

**Applicant's information for requesting backyard chickens**

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

Elizabeth Wyatt  
Signature

Elizabeth Wyatt  
Print Name

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

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source. Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet. In considering whether to authorize the keeping of poultry as provided in this paragraph, the board of zoning appeals shall take into account the impact upon the adjoining property. For the purposes of this section, adjoining shall mean those properties that are directly contiguous and not separated by a public or private roadway. Further, all such applications recommended by the board of zoning appeals for approval shall be subject to the following requirements:

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

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