

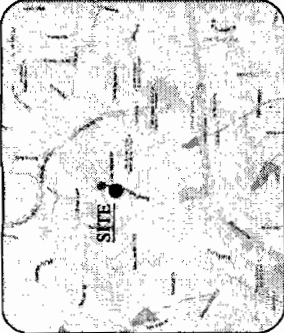
PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 9, 2015

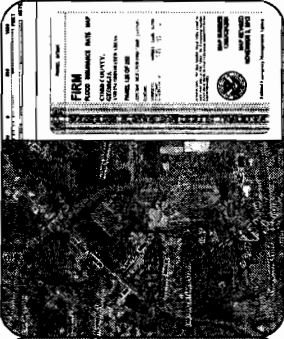
DUE DATE: November 9, 2015



Cobb County... Expect the Best!

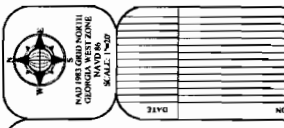


Vicinity Map

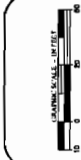
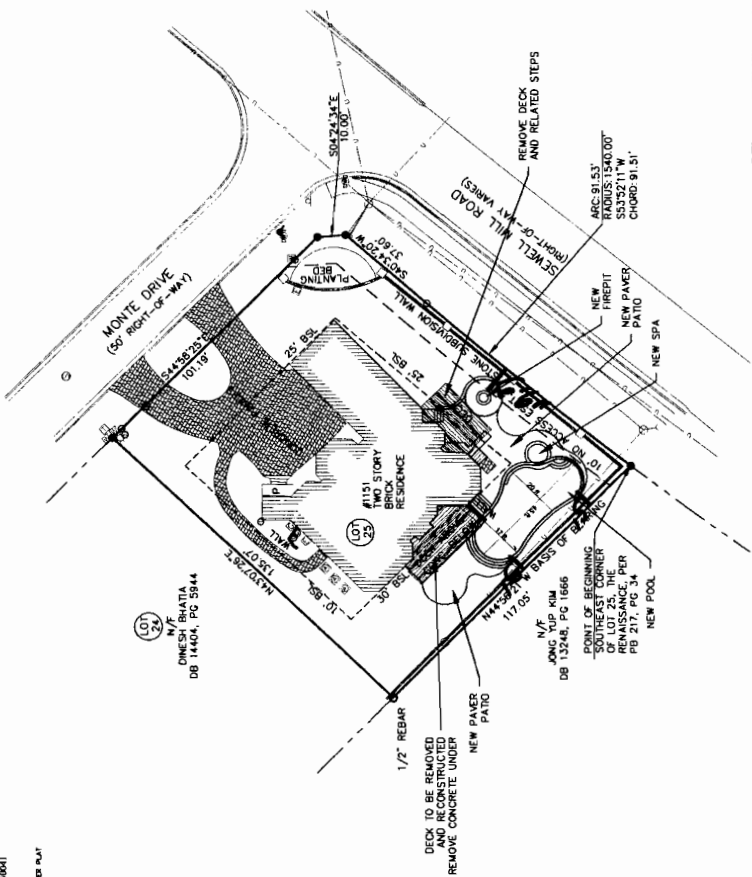


FIRM Panel Vignette

ZONING R-15
DISTRICT 11-10-2007
FOR THE CITY OF ATLANTA
PLANNING DEPARTMENT
DATE: 11-10-2007



- GENERAL NOTES:**
1. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 2. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 3. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 4. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
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 10. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 11. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 12. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 13. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 14. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.
 15. THE SITE IS A 1.5 ACRE LOT, 110' WIDE AND 200' DEEP.



LEGEND:

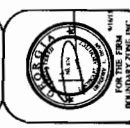
- 1. EXISTING LOT LINES
- 2. EXISTING LOT LINES
- 3. EXISTING LOT LINES
- 4. EXISTING LOT LINES
- 5. EXISTING LOT LINES
- 6. EXISTING LOT LINES
- 7. EXISTING LOT LINES
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- 12. EXISTING LOT LINES
- 13. EXISTING LOT LINES
- 14. EXISTING LOT LINES
- 15. EXISTING LOT LINES

TREE LEGEND:

- 1. EXISTING LOT LINES
- 2. EXISTING LOT LINES
- 3. EXISTING LOT LINES
- 4. EXISTING LOT LINES
- 5. EXISTING LOT LINES
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- 11. EXISTING LOT LINES
- 12. EXISTING LOT LINES
- 13. EXISTING LOT LINES
- 14. EXISTING LOT LINES
- 15. EXISTING LOT LINES



BOUNDARY
zone, inc.
LAND SURVEYING SERVICES
1151 MONTPELIER DRIVE, SUITE 100
ATLANTA, GEORGIA 30318
PHONE: 404.525.1111
WWW.BOUNDARYZONE.COM



V-163
(2015)

VARIANCE PLAN

PREPARED FOR THE
1151 MONTPELIER DRIVE
LOT 25, 16TH DISTRICT
COBB COUNTY, GEORGIA

APPLICANT: Derek Murray

PHONE: 770-733-8229

REPRESENTATIVE: Preeti Puri

PHONE: 678-756-5370

TITLEHOLDER: Manish Puri

PROPERTY LOCATION: On the west corner of
Sewell Mill Road and Monte Drive
(1151 Monte Drive).

PETITION No.: V-163

DATE OF HEARING: 12-09-2015

PRESENT ZONING: R-15

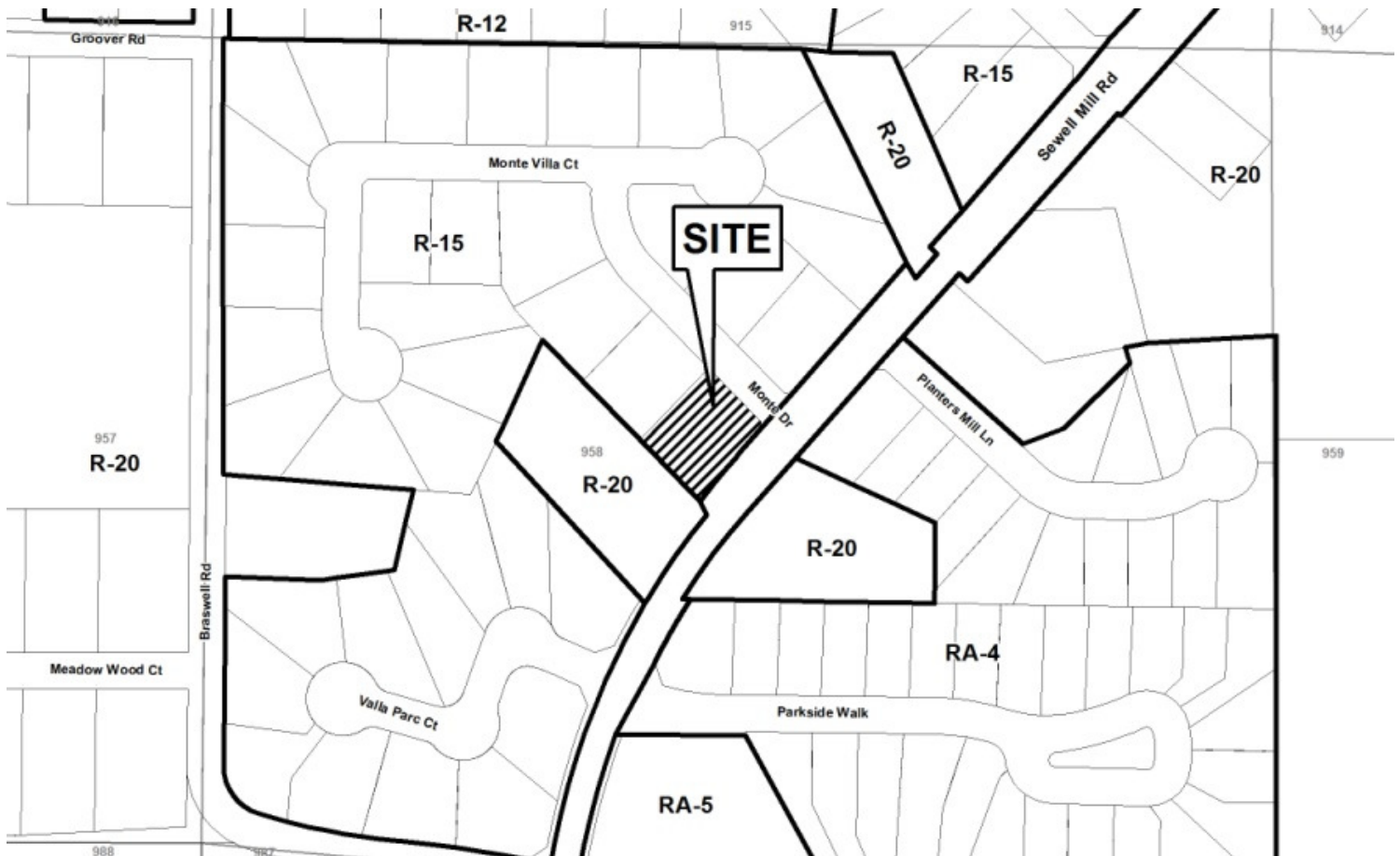
LAND LOT(S): 958

DISTRICT: 16

SIZE OF TRACT: 0.35 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface from 35% to 40%; and 2) allow
an accessory structure (new pool, spa, and patio) to be closer to the side street right-of-way line than the principal
building.



Application for Variance Cobb County

(type or print clearly)

Application No. V-163
Hearing Date: 12-9-15

Applicant Derek Murray Phone # 770 733 8229 E-mail Derek.Murray30@gmail.com
PREETI PURI Address 1151 Montclair Dr. Cobb, GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-756-5370 E-mail preetipuri@rocketmail.com
(representative's signature)

My commission expires: _____

ALAIN J SUAREZ
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Dec. 14, 2015

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder MANISH PURI Phone # 678-838-9700 E-mail mpuri@bellsouth.net

Signature Manish Puri Address: 1151 Monte Drive Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

ALAIN J SUAREZ
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Dec. 14, 2015

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-1S

Location 1151 Monte dr.

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

Land Lot(s) 958 District 16 Size of Tract 15,082 sq 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 _____

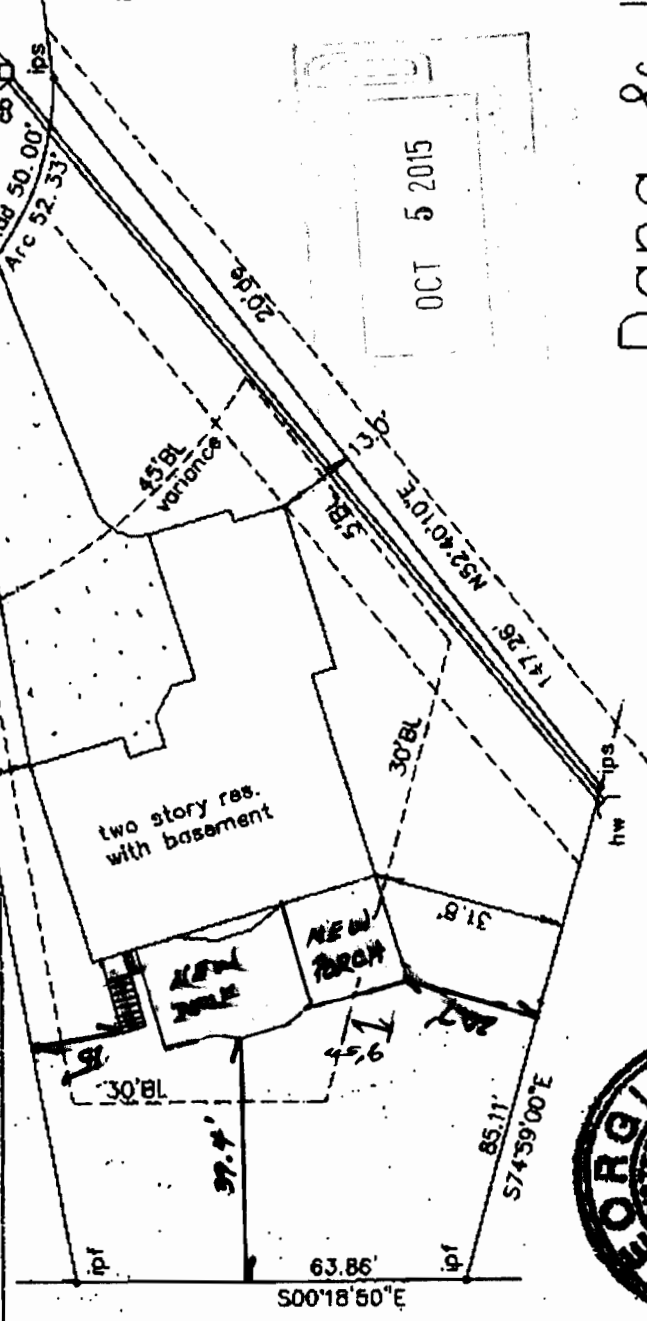
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

If we were to follow the terms of the original ordinance, we would be unable to build a swimming pool because of the shape & slope of the yard & the retaining wall on the property.

List type of variance requested: Side of house, Impervious coverage

PROPOSED

total lot area 13690.6 sf, 0.314 acres	
house.....	2334 sf
drive.....	1590 sf
rear walk.....	16 sf
bay window.....	30 sf
exis. deck & steps.....	248 sf
proposed deck addition.....	492 sf
total.....	4710 sf
4710/13690.6=34% impervious	



LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/T=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=FENCE
- SC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- GB=GAS METER
- SS=SANITARY SEWER ESM/T
- DE=DRAINAGE ESM/T
- ESM/T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE

V-164
(2015)

30' 15' 0'

GRAPHIC SCALE IN FEET

survey for

Dana & Lisa Pellerin

Rev. 10-1-2015: storm line, house

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

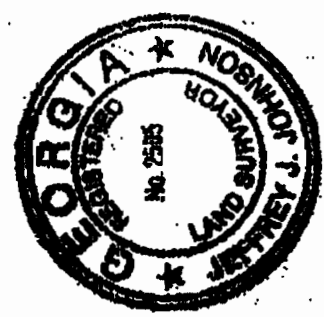
Land Lot 160
 District 19, Sec. 2
 Cobb County, Ga.
 Broadlands
 Unit Five
 Lot 105
 4875 Manatee Ct.

DATE: 9-24-2015 SCALE: 1"=30' JOB NO: 15-107

REFERENCE
 PLAT BOOK 199 PAGE 58
 survey by J.A. Evans

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 1000+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT
 THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000+ FEET

EQUIPMENT USED: TOPCON GTS-2



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

Jeffrey J. Johnson
 JEFFREY J. JOHNSON R.L.S. 2505

APPLICANT: Dana and Lisa Pellerin

PHONE: 770-424-4572

REPRESENTATIVE: J. Lamar Lea

PHONE: 404-626-8303

TITLEHOLDER: Dana A. Pellerin and Lisa M. Pellerin

PROPERTY LOCATION: At the western terminus of Manatee Court, west of Magnolia Springs Trace (4875 Manatee Court).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.

PETITION No.: V-164

DATE OF HEARING: 12-09-2015

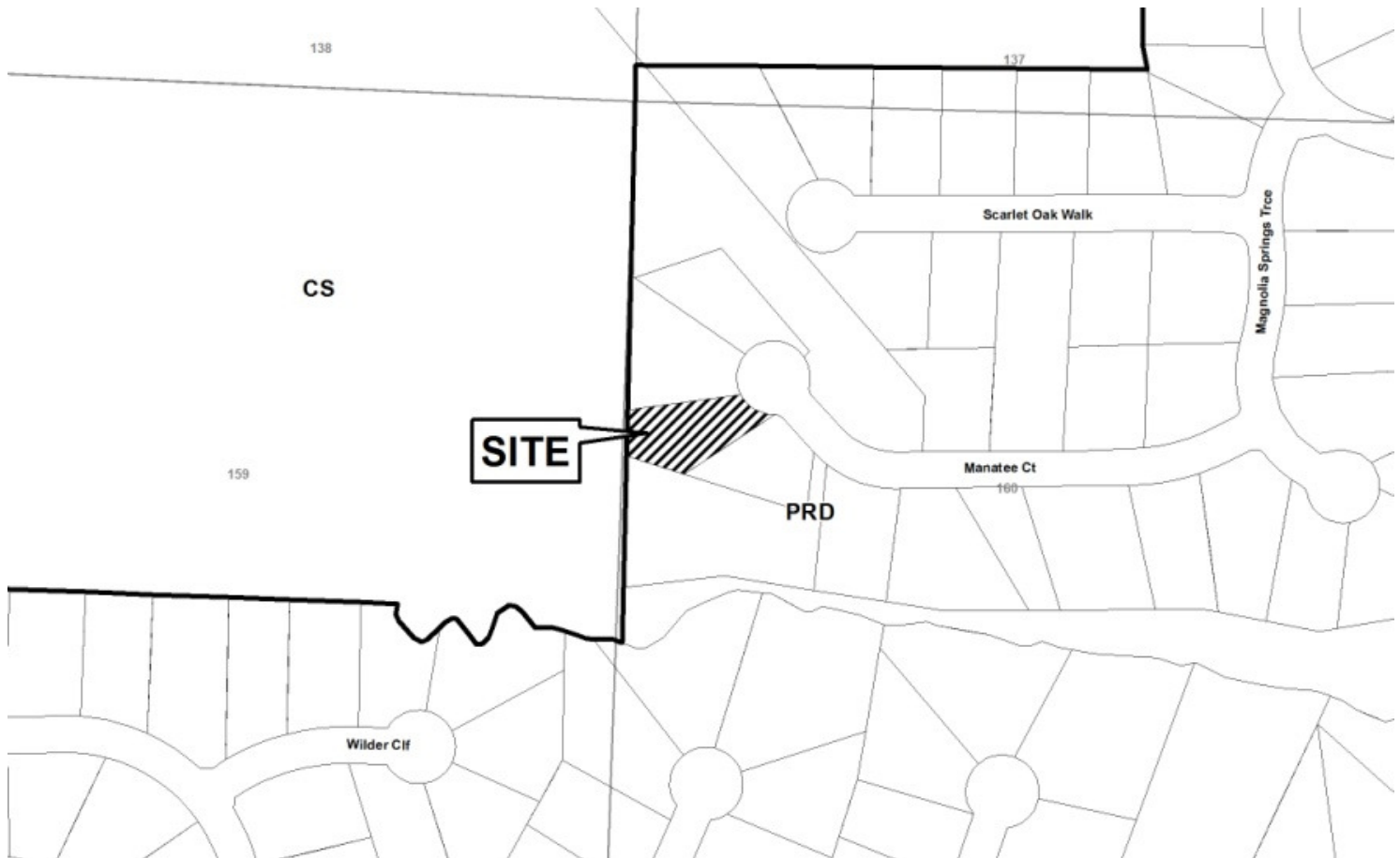
PRESENT ZONING: PRD

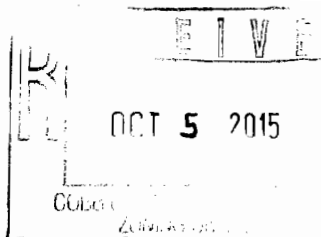
LAND LOT(S): 160

DISTRICT: 19

SIZE OF TRACT: 0.31 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

(type or print clearly)

Application No. V-164
Hearing Date: 12-9-15

Applicant DANA + LISA PELLERIN Phone # 770-424-4572 E-mail DPPELLERIN70@COMCAST.NET
LPPELLERIN01@COMCAST.NET

J. LAMAR LEE

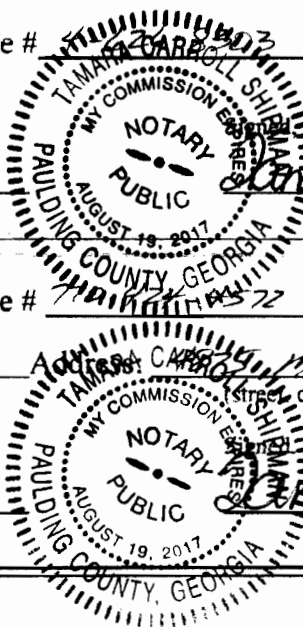
(representative's name, printed)

Address 350 BRIDY PLACE, ALPHARETTA, GA 30009
(street, city, state and zip code)

(representative's signature)

Phone # 770-424-4572 E-mail LAMAR@DECKSOUTH.COM

My commission expires: 8-19-17



sealed and delivered in presence of:

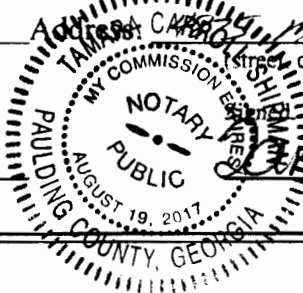
Notary Public

Titleholder DANA PELLERIN Phone # 770-424-4572 E-mail DPPELLERIN70@COMCAST.NET
LISA PELLERIN

Signature [Signature]
(attach additional signatures, if needed)

Address 4875 MANATEE COURT, POWDER SPRINGS, GA 30127
(street, city, state and zip code)

My commission expires: 8-19-17



sealed and delivered in presence of:

Notary Public

Present Zoning of Property PAD

Location 4875 MANATEE COURT, POWDER SPRINGS, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 19-2 Size of Tract 0.3135 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 REFERENCED LOT, BEING A CUL DE SAC LOT, IS IRREGULARLY SHAPED, HAVING 5 SIDES.
THE REAR 30' SETBACK CUTS DIAGONALLY ACROSS THE PROPERTY + COMES WITHIN 2' OF SW
CORNER OF HOUSE + CUTS ACROSS CURRENT DECK LEAVING THE DECK 6.5' INSIDE THE 30'.
APPLICANT IS REPLACING OLD DECK WITH A NEW PORCH / DECK THAT WILL FALL
APPROXIMATELY 9'5" INTO CURRENT 30' SETBACK.

List type of variance requested: APPLICANTS REQUESTS THAT THE 30' SETBACK AT REAR
TO BE RELOCATED TO 20'.

APPLICANT: Vinings Overlook, LLC

PHONE: 270-791-2424

REPRESENTATIVE: David G. Chandler

PHONE: 270-791-2424

TITLEHOLDER: Vinings Overlook, LLC

PROPERTY LOCATION: On the west side of

Overlook Parkway, north of Paces ferry Road

(No Assigned Address).

PETITION No.: V-165

DATE OF HEARING: 12-09-2015

PRESENT ZONING: O&I

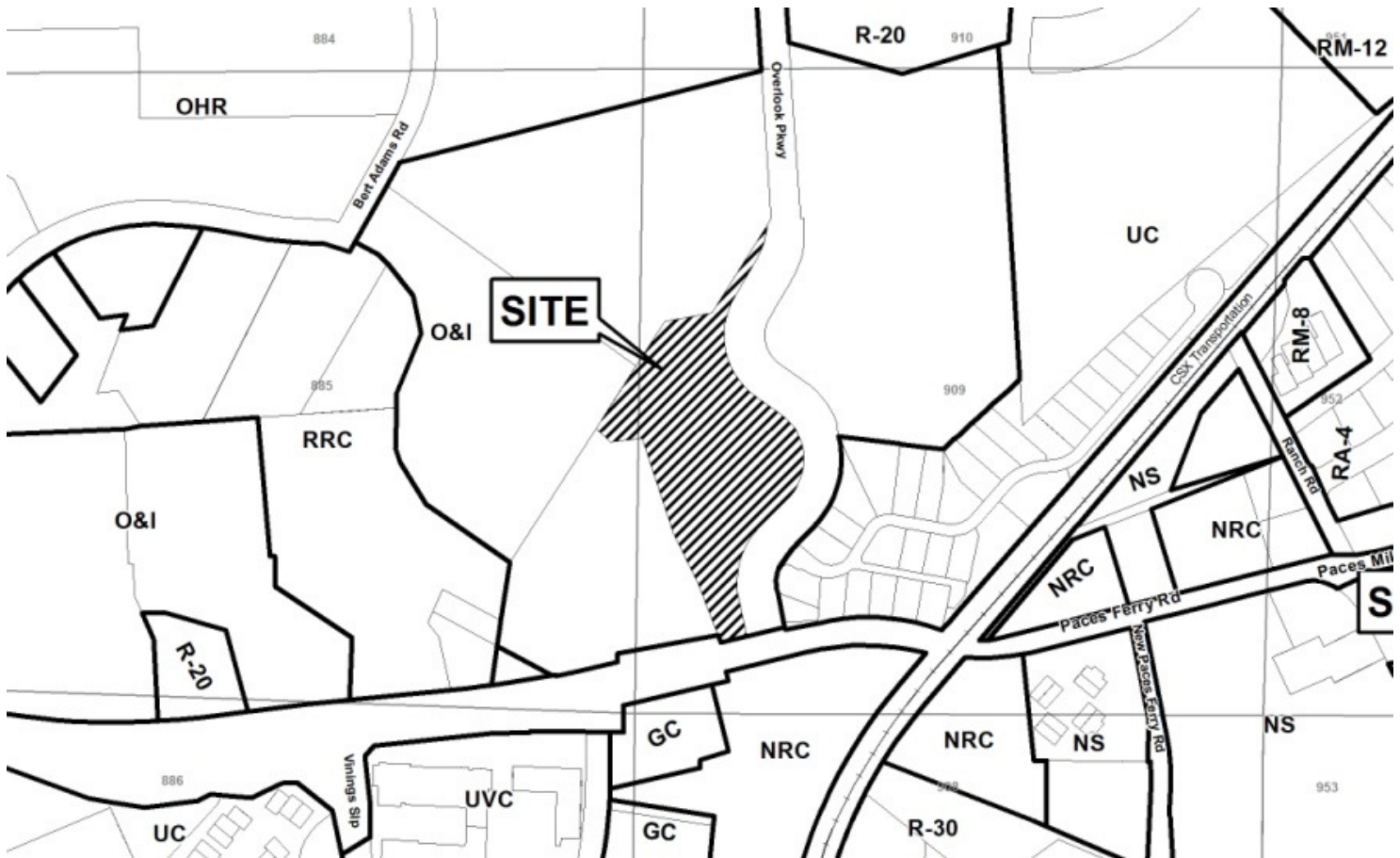
LAND LOT(S): 885, 909

DISTRICT: 17

SIZE OF TRACT: 3.14 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: To amend the approved site plan of V-58 of 2015.





Application for Variance Cobb County

(type or print clearly)

Application No. V-165
Hearing Date: 12-9-15

Applicant VININGS OVERLOOK, LLC Phone # 270-791-2424 E-mail cre500@aol.com

DAVID G. CHANDLER
(representative's name, printed)

Address 2600 CHANDLER DRIVE BOWLING GREEN KY 42104
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 270.791.2424 E-mail CRE500@AOL.COM

My commission expires: 4.29.18

LESSLYE P. HARRIS
NOTARY PUBLIC - ID #510617
STATE AT LARGE
KENTUCKY
My Commission Expires April 29, 2018

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

Titleholder VININGS OVERLOOK, LLC Phone # 270-791-2424 E-mail cre500@aol.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 2600 CHANDLER DRIVE BOWLING GREEN KY 42104
(street, city, state and zip code)

My commission expires: 4.29.18

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

Present Zoning of Property O-I (OFFICE INSTITUTIONAL)

Location NORTHWEST INTERSECTION OF PACES FERRY RD AND OVERLOOK PKWY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 885 + 909 District 17 Size of Tract 3.14 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property X 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).

THERE ARE SEVERAL ENCUMBRANCES ON THE SUBJECT PROPERTY LIMITING THE BUILDING FOOTPRINT SIZE. THE PROPERTY IS ODDLY SHAPED, THE CURVY ROAD FRONTAGE CREATES UNUSABLE AREAS OF THE PROPERTY, AND IS HAMPERED BY 2-100' GEORGIA POWER EASEMENTS AND A COLONIAL PIPELINE EASEMENT. THE PROPERTY IS ALSO VERY STEEP HAVING AN ELEVATION DIFFERENCE OF OVER 76' WITHIN ITS 3.14 ACRES.

List type of variance requested:

VARIANCE TO COBB COUNTY ZONING ORDINANCE SEC. 134-215(7) MAXIMUM BUILDING HEIGHT OF 4 STORIES AND 52 FEET. REQUESTING VARIANCE TO HAVE 5 STORIES AND 68 FEET FOR A HOTEL. A COURTYARD BY MARRIOTT HOTEL IS PROPOSED FOR THE PROPERTY AND THE DEVELOPER IS

Revised: March 5, 2013

RESPECTFULLY REQUESTING THIS VARIANCE DUE TO LIMITATIONS TO THE BUILDING FOOTPRINT.

THIS VARIANCE WAS PREVIOUSLY APPROVED AS V-58 ON APRIL 1, 2015. A CHANGE IN THE SITE PLAN HAS REQUIRED THIS NEW REQUEST.

CONSENT AGENDA (CONT.)

- V-55** **LEONARD AND ERIKA KIM** (Erika Y. Kim and Leonard Kim, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 24 feet (existing); and 2) waive the minimum lot size from the required 15,000 square feet to 13,836 square feet (existing) in Land Lot 426 of the 16th District. Located on the southeast corner of Bells Ferry Road and Chastain Manor Way (3402 Chastain Manor Way).

To **approve** variance request subject to:

- **Site plan received by the Zoning Division February 12, 2015, for the shown encroachments *only* (attached and made a part of these minutes)**

- V-57** **BURGER KING** (Johnny L. Roper and Betty J. Roper, owners) requesting a variance to allow a wall sign to project more than 24 inches from the building surface on which it is attached in Land Lot 27 of the 19th District. Located at the southwest intersection of Ernest Barrett Parkway and Dallas Highway (2495 Dallas Highway).

To **approve** variance request subject to:

- **Letter of intent for the Applicant received February 12, 2015 (attached and made a part of these minutes)**

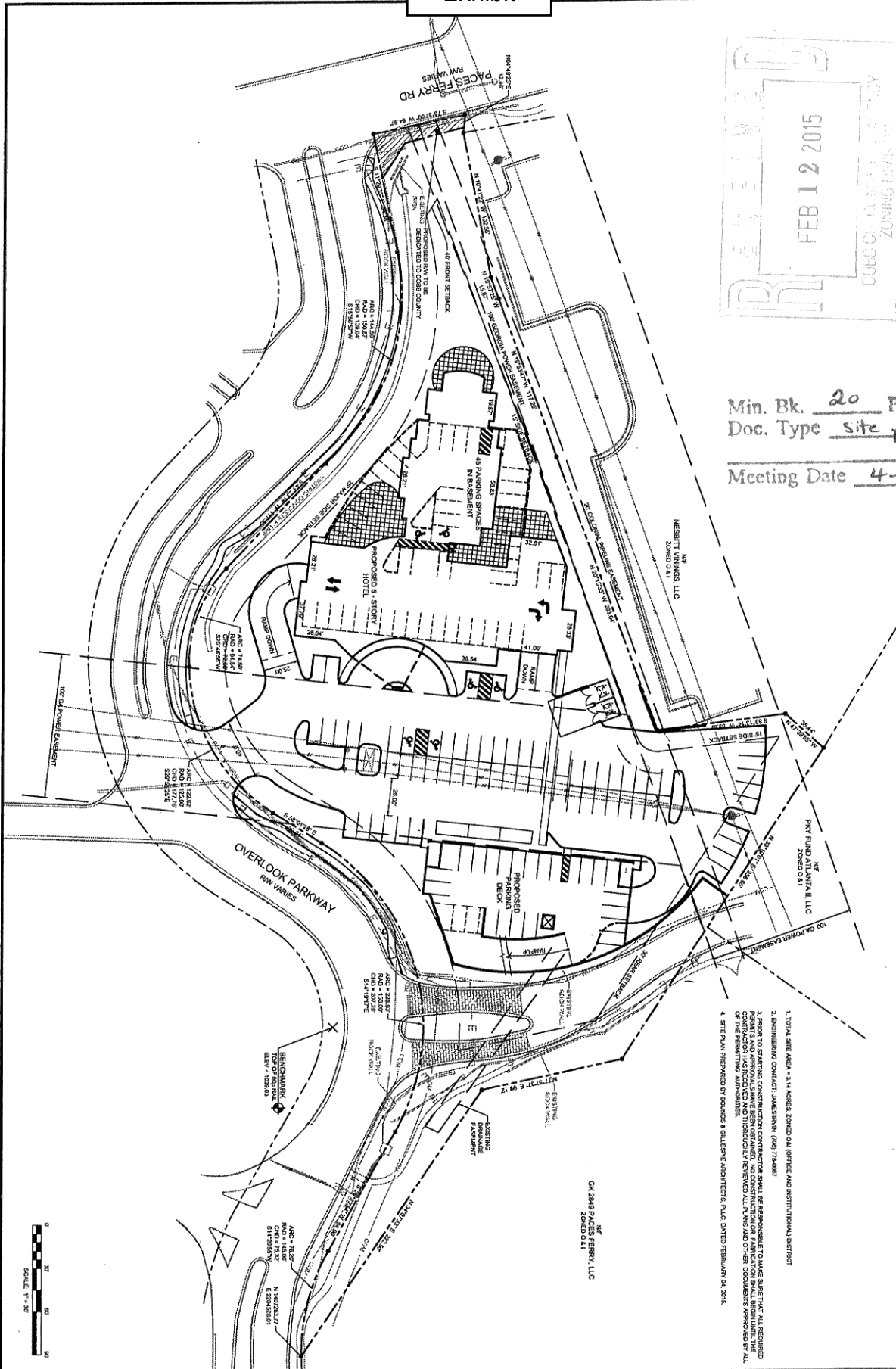
- V-58** **VININGS OVERLOOK, LLC** (Atlantic Capital Bank, owner) requesting a variance to waive the maximum building height from 52 feet and no more than four stories to allow five stories and approximately 68 feet in Land Lots 885 and 909 of the 17th District. Located on the west side of Overlook Parkway, north of Paces Ferry Road.

To **approve** variance request subject to:

- **Site plan received by the Zoning Division February 12, 2015, (attached and made a part of these minutes)**
- **Restaurant to be used by hotel patrons *only***
- **Cobb DOT to review the FAA Study**

REC'D
FEB 12 2015
COMMUNICATIONS SECTION
ZUSING 10/15/14

Meeting Date 4-1-15

[illegible]

164 PROFESSIONAL PARK DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsd.com

fsd Foothills
Sand
design

PREPARED BY:



Vaughn & Melton
Consulting Engineers, Inc.

Engineering - Surveying
300 Chastain Center Blvd, Ste 325
Kennesaw, Georgia 30144
Tel: 770-627-3590 Fax: 770-627-3594
www.VAUGHNMELTON.com

SEVEN SPRINGS DEVELOPMENT

5652 Harbormist Drive
Powder Springs, GA 30127

CONTACT
Dwayne Edde
770.403.9240

V-166
(2015)

HOLMES MILL at HORSESHOE BEND

LOTS 7D & 7E - CALEB JAMES RD

PROJECT ADDRESS
19th, 618

DIST. / LAND LOT
COBB COUNTY, GA

CITY, COUNTY, STATE

RCS
CHECKED

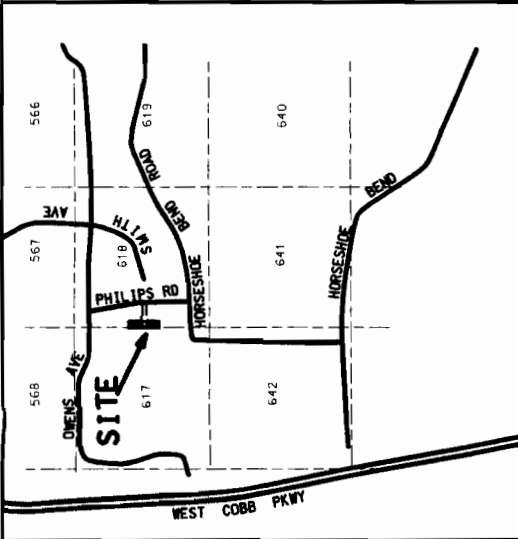
10/05/15
DATE

PROJECT No.

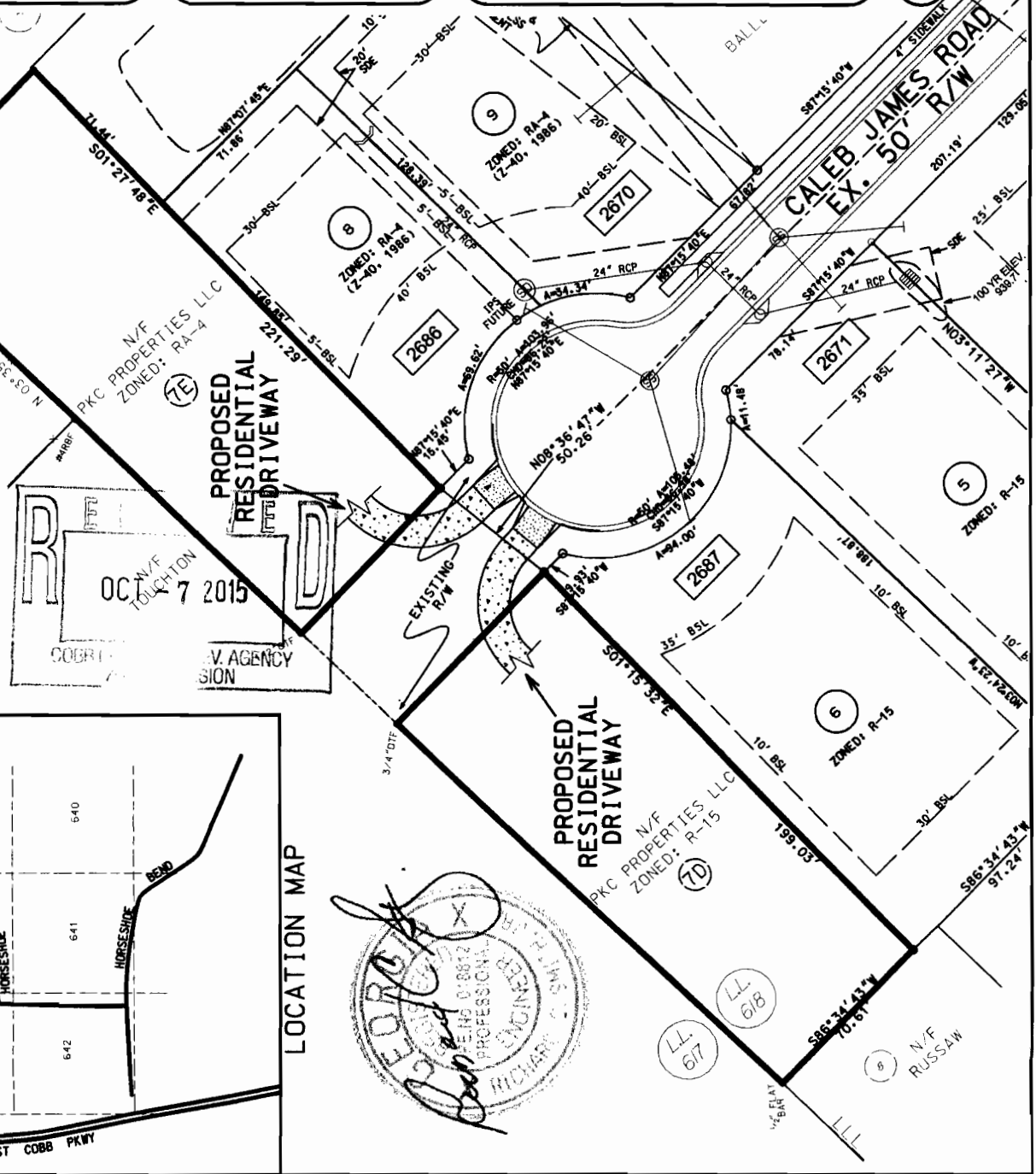


GRAPHIC SCALE

BOUNDARY INFORMATION
TAKEN FROM FINAL PLAT
FOR "HOLMES MILL at
HORSESHOE BEND"
PB 238, PG 33 (7/21/05)



LOCATION MAP



APPLICANT: Dwayne Edde

PHONE: 770-403-9240

REPRESENTATIVE: Dwayne Edde

PHONE: 770-403-9240

TITLEHOLDER: W. Mitchell Morris and Kimberly Edde

PROPERTY LOCATION: On the north and south side beyond the western terminus of Caleb James Road, west of Phillips Road (2695 and 2696 Caleb James Road).

TYPE OF VARIANCE: Waive the minimum public road frontage to zero.

PETITION No.: V-166

DATE OF HEARING: 12-09-2015

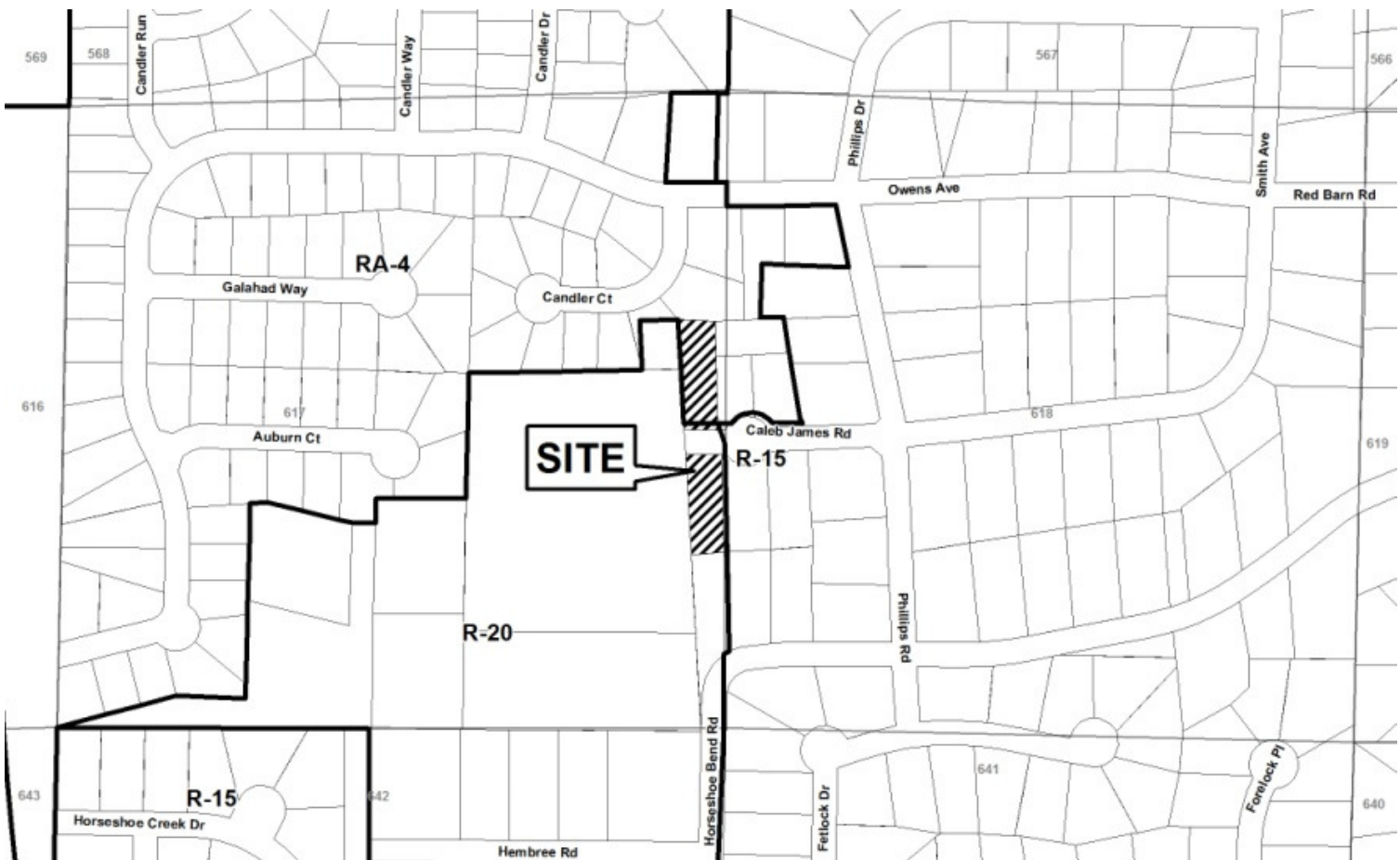
PRESENT ZONING: R-20, RA-4

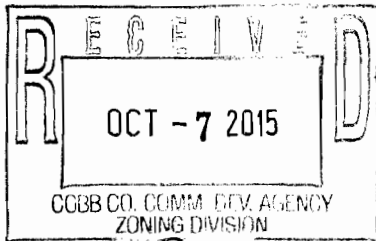
LAND LOT(S): 617, 618

DISTRICT: 19

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 4





Application for Variance Cobb County

(type or print clearly)

Application No. V-1166

Hearing Date: 12-9-15

Applicant DWAYNE EDE Phone # 770-403-9240 E-mail DGEDDE@COMCAST.NET

DWAYNE EDE
(representative's name, printed)

Address 5652 HARBORWAY 1ST DR. POWERS, GA 30127
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # _____ E-mail _____

My commission expires: 5/4/2019



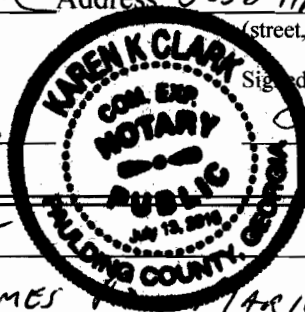
Signed, sealed and delivered in presence of:

Christian N. Vandenberg
Notary Public

Titleholder KIMBERLY EDE Phone # 770-943-8508 E-mail KIM EDE@COMCAST.NET

Signature [Signature] Address: 5652 HARBORWAY 1ST DR. POWERS, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 13, 2018



Signed, sealed and delivered in presence of:

Karen K. Clark
Notary Public

Present Zoning of Property RA-4, R-15

Location 2696 + 2695 CALCO JAMES RD. MARIETTA, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 618 District 19 Size of Tract 1 Acre(s)

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

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

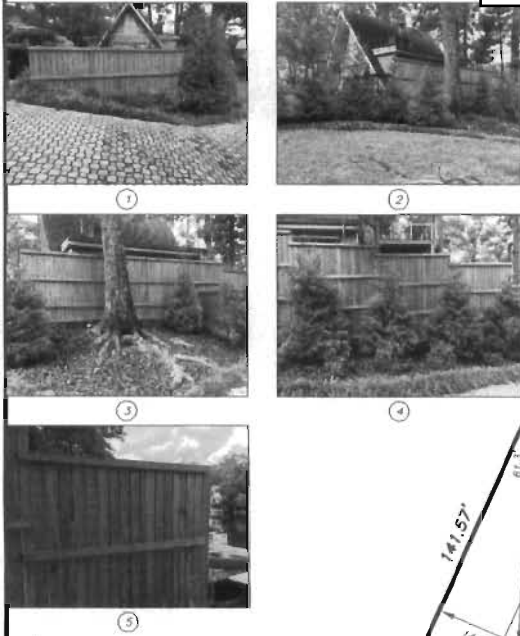
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

COBB COUNTY PREVENTED THE CUL-DE-SAC FROM BEING EXTENDED DUE TO PROPERTY LINE MISUNDERSTANDING. WE WERE TOLD AT THE TIME THAT DRIVEWAYS COULD BE ADDED OFFSTREET SINCE R-O-W WAS ALREADY THERE. COST OF EXTENDING ROAD WOULD GREATLY EXCEED THE VALUE OF THE TWO LOTS AND MAKE IT UNAFFORDABLE TO BUILD A HOUSE.

List type of variance requested: ALLOW DRIVEWAY THROUGH R-O-W TO LOTS

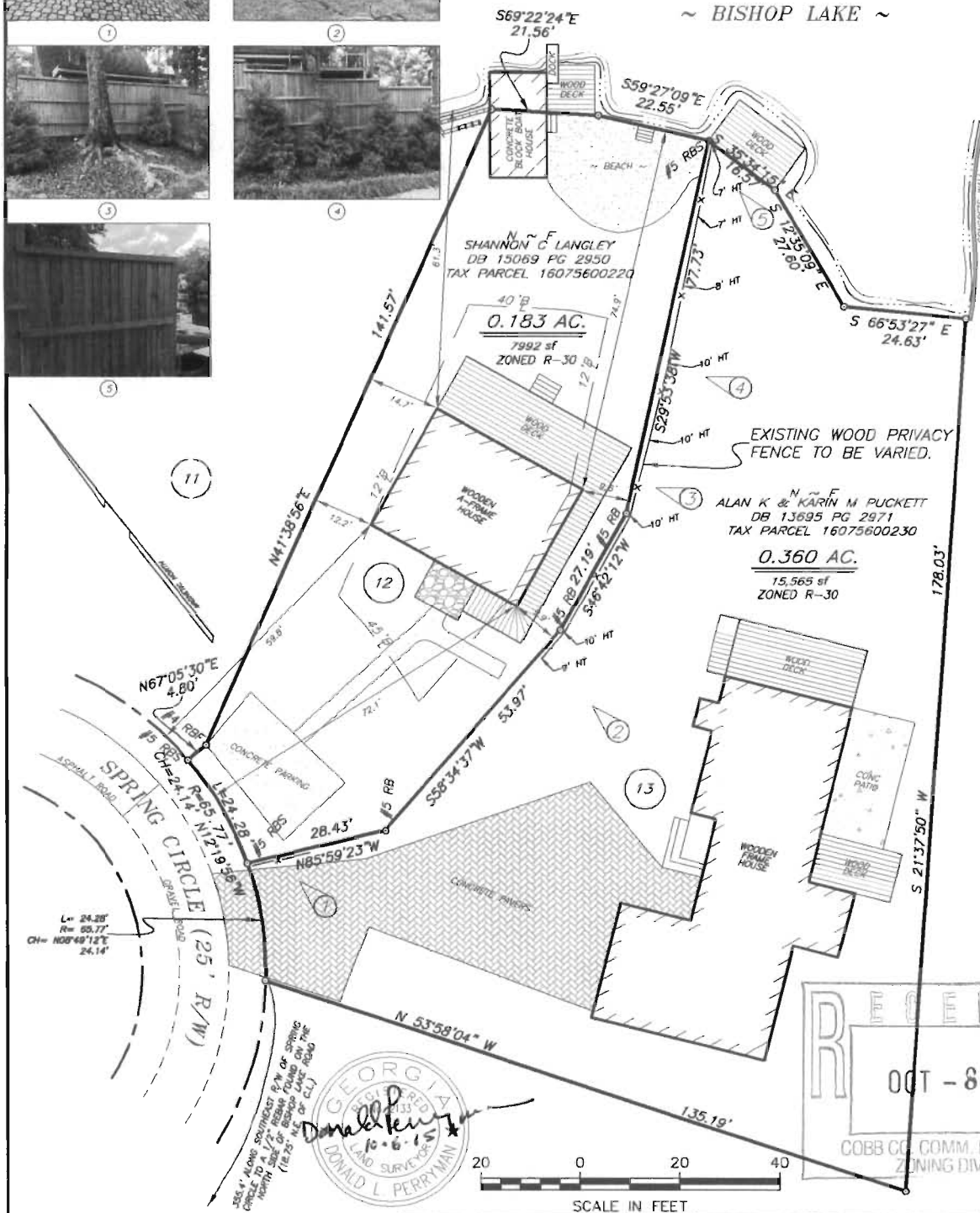
V-167
(2015)

SITE PHOTOGRAPHS



VARIANCE REQUESTED

1. INCREASE MAXIMUM FENCE HEIGHT FROM 6 FEET to 10 feet



THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067 C 0202 G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2009. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

FIELD CLOSURE: 1/7600
ANG. ERROR: < 04" ANG. PT.
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GTS-303
W/ MCV DATA COLLECTOR
PLAT CLOSURE: > 1/

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 THE LAW.

VARIANCE PLAT FOR:
LOT 13, BLOCK F, BISHOP LAKE S/D FOR:
KAREN M. PUCKETT
4480 SPRING CIRCLE
MARIETTA, GEORGIA

SURVEYS PLUS, INC.
3065 SOUTH COBB DR., S.E.
SMITHS, GEORGIA 30080
PHONE: (770) 444-9730
FAX: (770) 444-9730

JOB NO.	45059	REVISIONS	DATE
DRAWN BY:	RTD		
CHECKED BY:	DLP		
DATE:	10-3-15		
SCALE:	1"=20'		
FIELD DATE:	9-12-11		

LOCATED IN
LAND LOTS 756
16th DISTRICT
2nd SECTION
COBB COUNTY,
CITY OF
GEORGIA

APPLICANT: Karin M. Puckett

PHONE: 770-973-7658

REPRESENTATIVE: Alan K. Puckett

PHONE: 770-815-5316

TITLEHOLDER: Karin M. Puckett

PROPERTY LOCATION: On the east side of Spring
Circle, east of Bishop Lake Road
(4464 Spring Circle).

PETITION No.: V-167

DATE OF HEARING: 12-09-2015

PRESENT ZONING: R-30

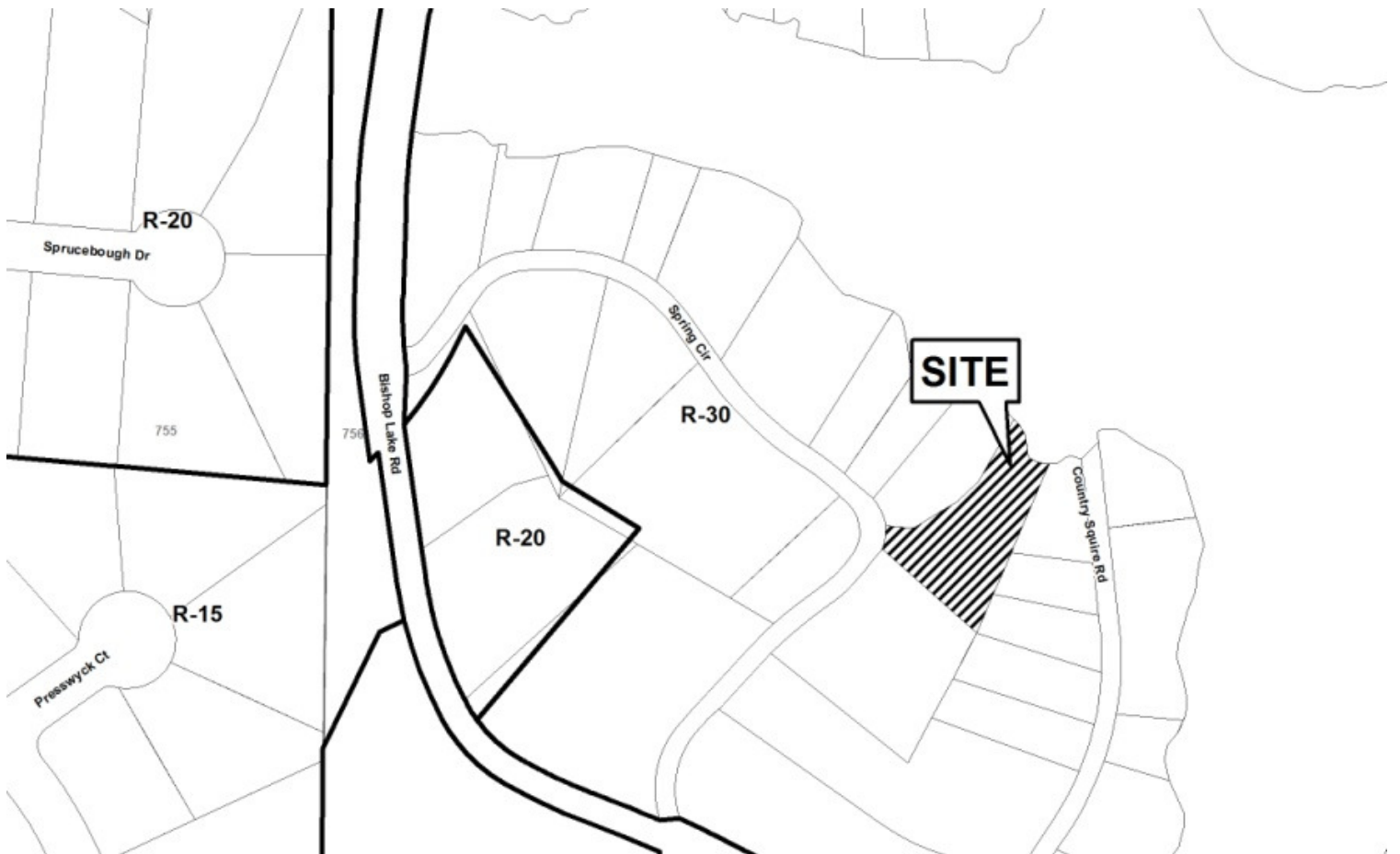
LAND LOT(S): 756

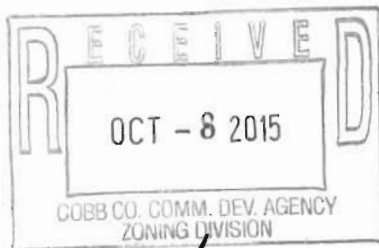
DISTRICT: 16

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 15 feet adjacent to the eastern
property line; and 2) increase the maximum allowable fence height in front of or to the side of the house in a
residential district from six (6) feet to ten feet.





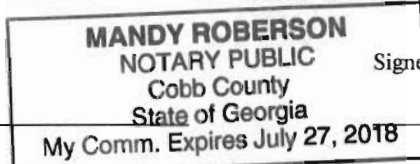
Application for Variance Cobb County

(type or print clearly)

Application No. V-147
Hearing Date: 12-9-15

Applicant Karin M Puckett Phone # 770 913 7658 E-mail kpuck1978@bell
Alan K. Puckett Address 4464 Spring Circle ne, Marietta
(representative's name, printed) (street, city, state and zip code)
GA. 30062
Alan K. Puckett Phone # 770 815 5316 E-mail kpuckett@AtlantaWalls
(representative's signature) (street, city, state and zip code) com

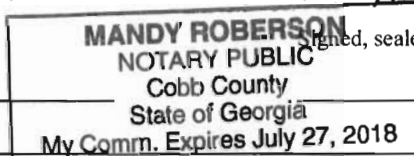
My commission expires: 7-27-18



Signed, sealed and delivered in presence of: Mandy Roberson
Notary Public

Titleholder Karin M Puckett Phone # 770 913 7658 E-mail kpuck1978@bell
Signature [Signature] Address: 4464 Spring Circle ne
(attach additional signatures, if needed) (street, city, state and zip code) Marietta, GA 30062

My commission expires: 7-27-18



Signed, sealed and delivered in presence of: Mandy Roberson
Notary Public

Present Zoning of Property R30

Location 4464 Spring Circle Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16th Size of Tract 0.360 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).

To Keep Ten foot high fence for Privacy.
The fence is existing and was Built with consent
of Neighbor 3 years ago.

List type of variance requested: waive code from 6' to 10'

APPLICANT: Jane K. Dinnen and James Dinnen

PHONE: 678-642-7765, 404-386-5579

REPRESENTATIVE: Jane K. Dinnen and James Dinnen

PHONE: 678-642-7765-404-386-5579

TITLEHOLDER: Jane Dinnen and James Dinnen

PROPERTY LOCATION: On the west side of

Eastside Drive, south of Bishop Lake Road

(2090 Eastside Drive).

PETITION No.: V-168

DATE OF HEARING: 12-09-2015

PRESENT ZONING: R-30

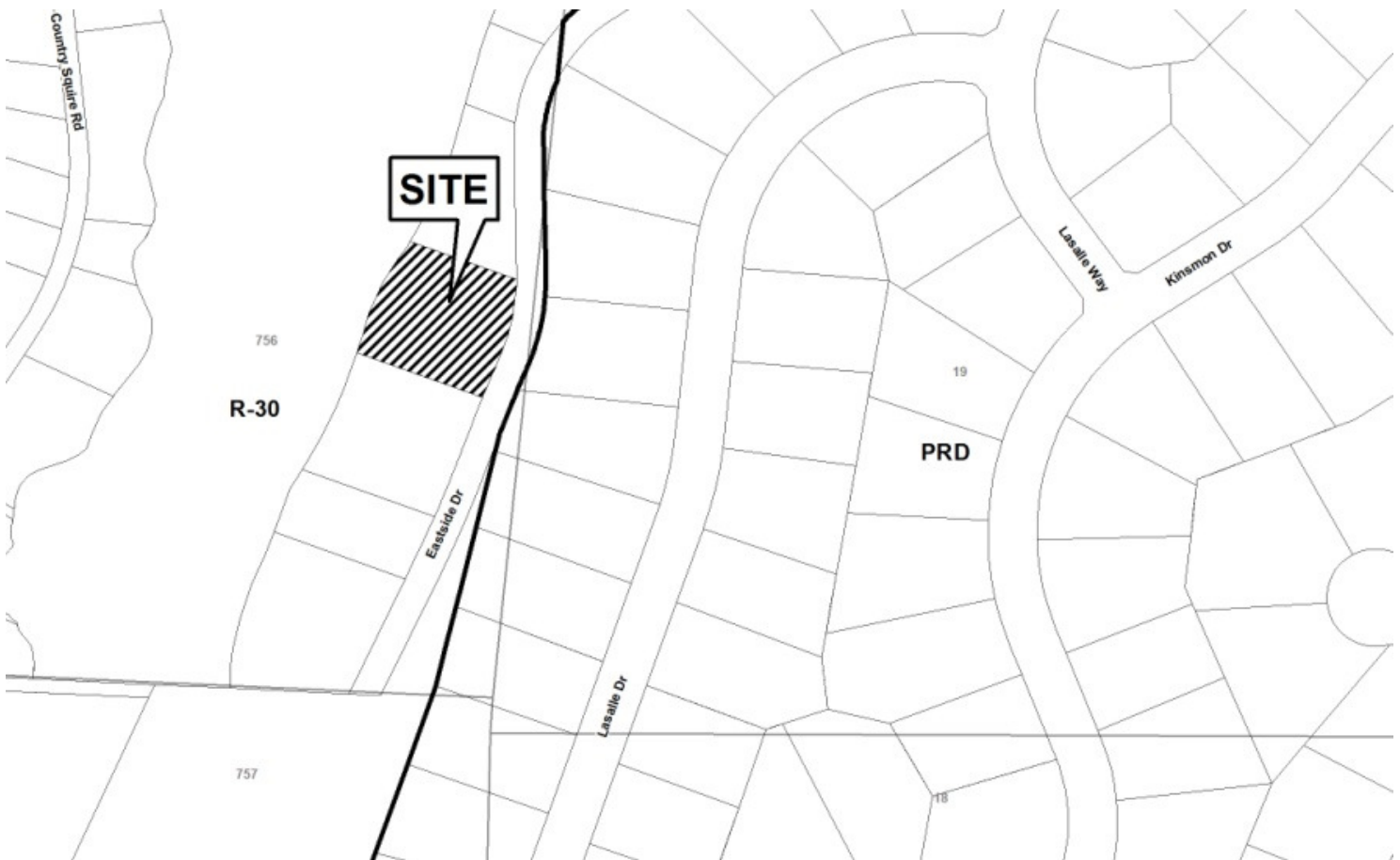
LAND LOT(S): 756

DISTRICT: 16

SIZE OF TRACT: 0.38 acres

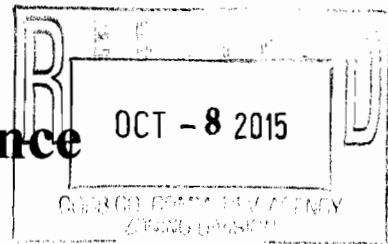
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 40 feet; and 2) waive the rear setback from the required 40 feet to 25 feet.



Application for Variance Cobb County

(type or print clearly)



Application No. V-1168
Hearing Date: 12-9-15

Applicant Jane K. Dinnen Phone # 678-642-7765 E-mail jkdinnen@gmail.com

Jane K. Dinnen Address 4412 Spring Circle NE, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

Jane K. Dinnen Phone # 678-642-7765 E-mail jkdinnen@gmail.com
(representative's signature)

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018
Cobb County, Georgia
My Commission Expires
January 9, 2018

Notary Public

Titleholder Jane K. Dinnen Phone # 678-642-7765 E-mail jkdinnen@gmail.com

Signature Jane K. Dinnen Address: 4412 Spring Circle NE, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018
Cobb County, Georgia
My Commission Expires
January 9, 2018

Notary Public

Present Zoning of Property R-30

Location 2090 Eastside Dr. Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract _____ Acre(s)

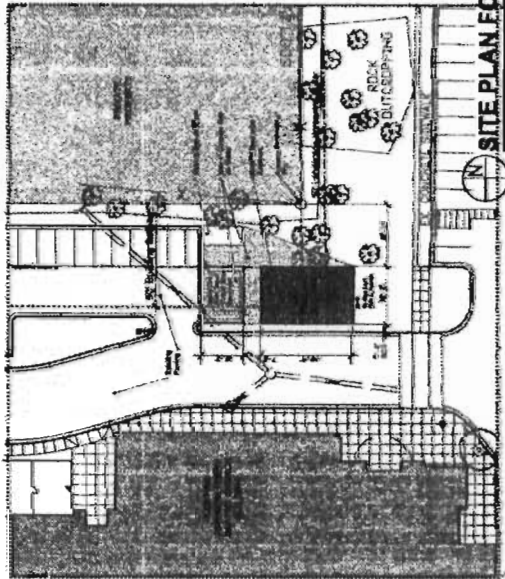
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

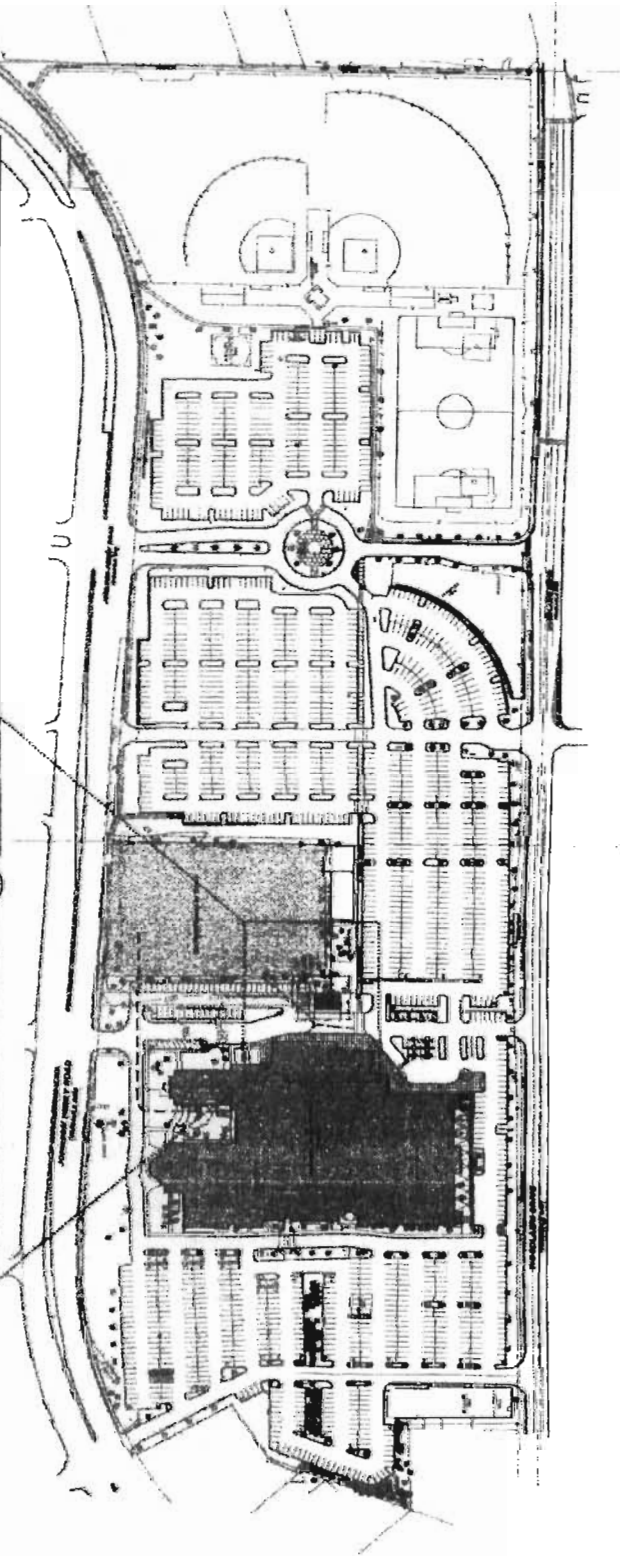
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Since our neighborhood was developed in the late 1930's, none of the lots
comply with current zoning requirements. We would like to extend the rear of the house
to 25 feet from the rear lot line. It will be no closer to the lake
than the 25 foot State undisturbed Buffer Requirement. As house
stands now, it requires a variance as well.

List type of variance requested: Rear Setback & Front Setback



SITE PLAN FOR SETBACK DISTANCE VARIANCE REQUEST



SITE PLAN of the OVERALL CHURCH CAMPUS



APPLICANT: Johnson Ferry Baptist Church, Inc.

PHONE: 770-973-6561

REPRESENTATIVE: John H. Moore

PHONE: 770-429-1499

TITLEHOLDER: Johnson Ferry Baptist Church, Inc.

PROPERTY LOCATION: On the west side of
Johnson Ferry Road, east side of Woodlawn Drive
(955 Johnson Ferry Road).

PETITION No.: V-169

DATE OF HEARING: 12-09-2015

PRESENT ZONING: R-20

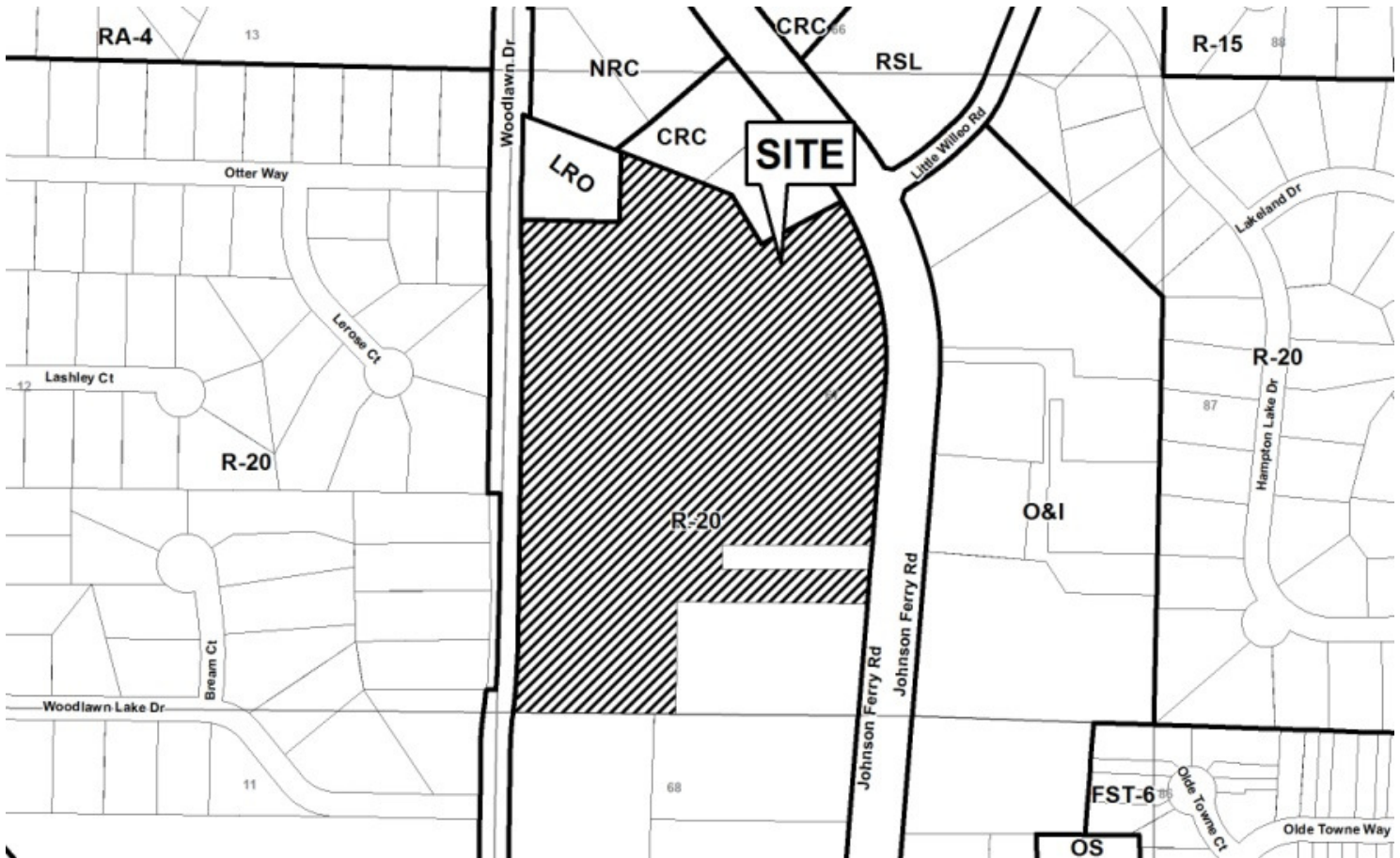
LAND LOT(S): 67

DISTRICT: 01

SIZE OF TRACT: 15.76 acres

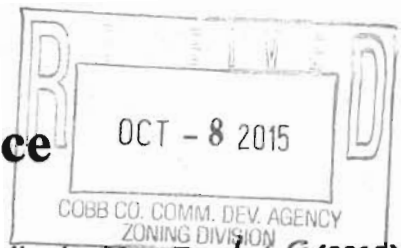
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1.) Waive the setback for a church use from the required 50 feet to 30 feet along the southerly property line; 2) allow an accessory structure to the side of the primary structure.



Application for Variance Cobb County

(type or print clearly)



Application No. V-169(2015)
Hearing Date: 12/09/2015

Applicant Johnson Ferry Baptist Church, Inc. Phone # (770) 973-6561 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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



My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

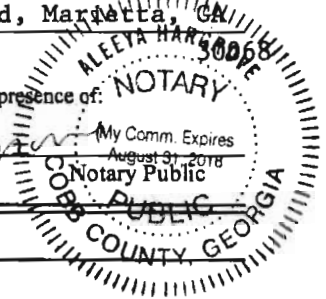
[Signature]
Notary Public

Titleholder Johnson Ferry Baptist Church, Inc. Phone # (770) 973-6561 E-mail _____

Signature BY: [Signature] Address: 955 Johnson Ferry Road, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)
Jerry Maxfield
Business Administrator

Signed, sealed and delivered in presence of:

[Signature] My Comm. Expires August 31, 2018
Notary Public



My commission expires: August 31, 2018

Present Zoning of Property R-20

Location West side of Johnson Ferry Road; East side of Woodlawn Drive;
North of Lower Roswell Road (955 Johnson Ferry Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 67 District 1st Size of Tract 15.76± Acre(s)

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

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

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

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

List type of variance requested: (1) Waiver of the building setback along the southerly property line with the adjacent single-family residence located at 919 Johnson Ferry Road from the required fifty (50) feet to thirty (30) feet, as more particularly shown and reflected on the site plan. (§ 134-271(4)(d)).

N

PLAT PREPARED: 2-25-14
FIELD: 2-20-14 SCALE: 1"=20'

APPLICANT: Specialty Pool and Spa

PHONE: 770-664-2200

REPRESENTATIVE: Richard Fricker

PHONE: 770-560-6086

TITLEHOLDER: Robert J. Slimp and Martha M. Slimp

PROPERTY LOCATION: At the northern terminus
of Canopy Drive, north of Jamerson Road, south of
Cherokee Avenue
(5037 Canopy Drive).

PETITION No.: V-170

DATE OF HEARING: 12-09-2015

PRESENT ZONING: R-15

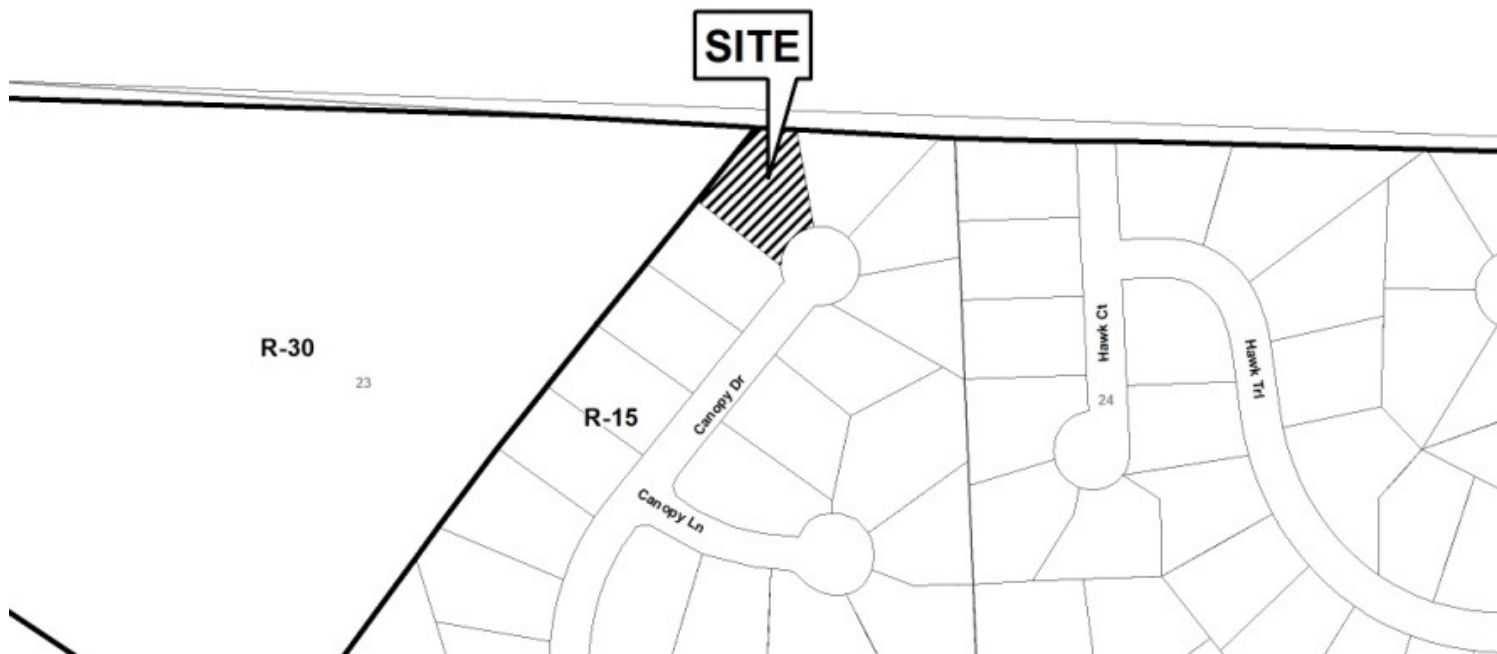
LAND LOT(S): 23

DISTRICT: 16

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 3

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



Application for Variance Cobb County

(type or print clearly)

Application No. 17-170

Hearing Date: 12-9-15

Applicant Specialty Pool and SPA Phone # 770-664-2200 E-mail rfricker@SpecialtyPoolandSPA.com

Richard Fricker
(representative's name, printed)

Address 12230 New Providence rd. Milton, GA. 30004
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-664-2200 E-mail Same as Above
770-560-6086 c

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Martha M. Slimp Phone # 512-633-5944 E-mail Shellyslimp@mac.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 5037 Canopy Dr. Marietta, GA 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____
Andrea L. Little
Notary Public, Fulton County, GA
My Commission Expires March 11, 2017

[Signature]
Notary Public

Present Zoning of Property _____

Location 5037 Canopy Dr Marietta, GA. 30066 / Johnson R.O. ^{cross} ST.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 23 District 16th Size of Tract 0.344 Acre(s)

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

Size of Property 14,999 Shape of Property Triangle Topography of Property Sloping 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).

Hardship - Not Enough impervious surface left for pool/SPA...
request a 40% impervious Allowance To Apply To Coping/Small Deck/
Steps
40% Allowance is 5999 Sq Ft. Existing site has 5707 Sq Ft.
impervious

List type of variance requested: ADDITIONAL impervious surface to allow pool/SPA
Pool Deck will be pervious surface ie. turf/eco-deck or Belgard
Triangular shape lot has very limited space on lot. Family with
children desires pool for recreation - many neighbors have pools
within sub-division

Revised: March 5, 2013