

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: February 10, 2016

DUE DATE: January 11, 2016

Distributed: December 21, 2015



Cobb County...Expect the Best!

30' 22.5' 15' 7.5' 0' 15' 30'

GRAPHIC SCALE: 1" (inch) = 30' (feet)

APPLICANT: DeWayne D. Allen

PHONE: 678-542-7905

REPRESENTATIVE: DeWayne D. Allen

PHONE: 678-542-7905

TITLEHOLDER: DeWayne Allen

PROPERTY LOCATION: On the north side of Farm

Hill Court, West of Old Farm Court

(755 Farm Hill Court).

PETITION No.: V-20

DATE OF HEARING: 02-10-2016

PRESENT ZONING: RM-10T

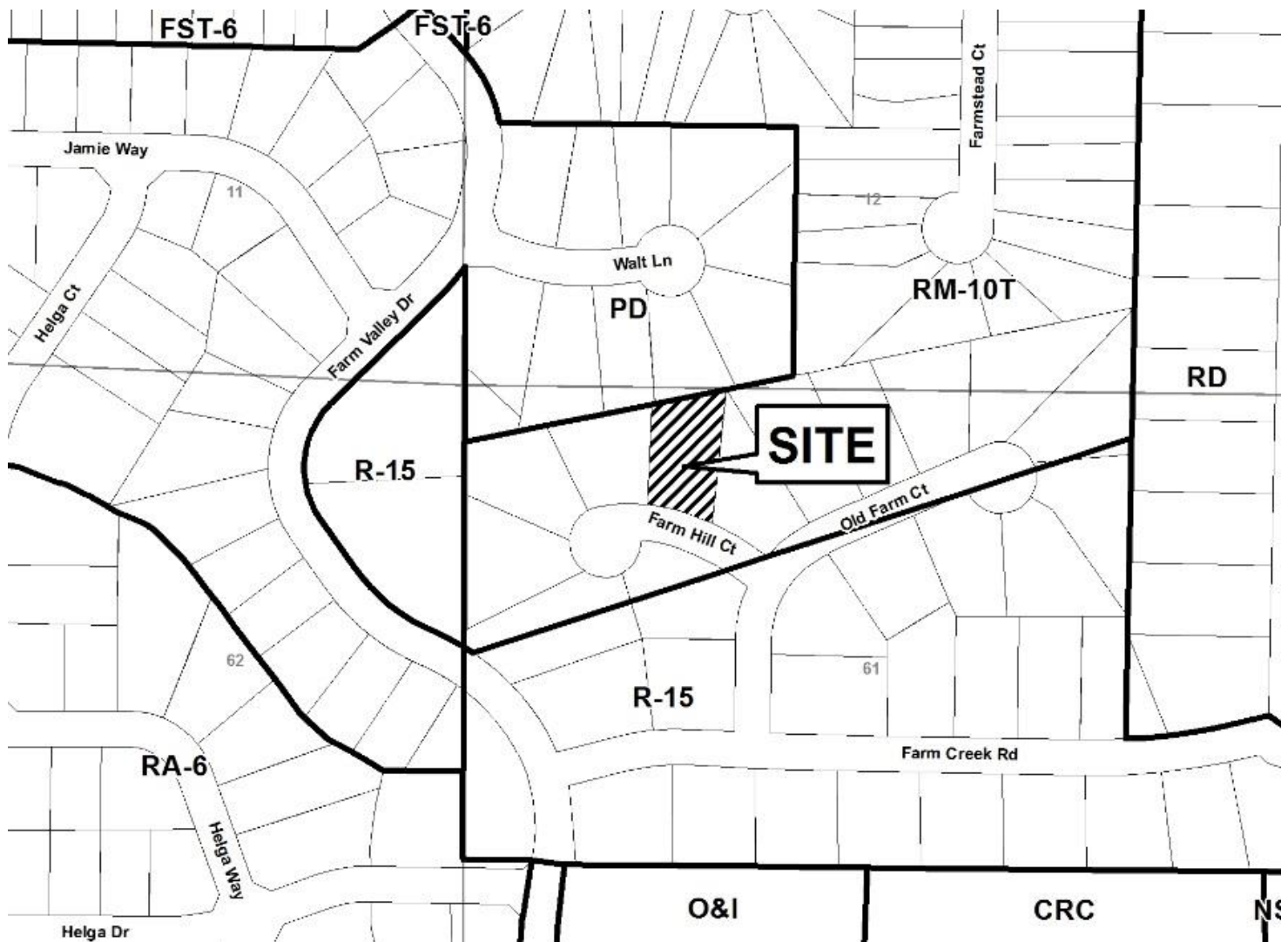
LAND LOT(S): 61

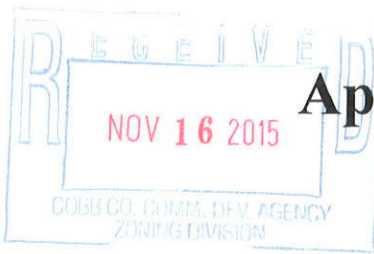
DISTRICT: 16

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 210 square foot deck and gazebo) from the required 35 feet to 9 feet.





Application for Variance Cobb County

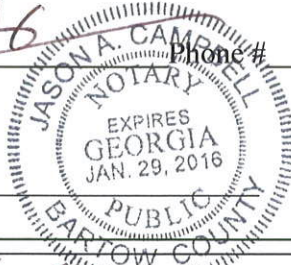
(type or print clearly)

Application No. V-20
Hearing Date: 2-10-14

Applicant DEWAYNE D. ALLEN Phone # 678-542-7905 E-mail DAVEN755@GMAIL.COM
DEWAYNE D. ALLEN Address 755 FARM HILL CT, WOODSTOCK, GA 30188
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder DEWAYNE ALLEN Phone # 678-542-7905 E-mail _____

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

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property 755 FARM HILL CT, WOODSTOCK, GA 30188

Location 755 FARM HILL CT, WOODSTOCK, GA 30188
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 39 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).

BUILDING GAZEBO ON CONCRETE PAD. THAT WAS ON PROPERTY WHEN IT WAS PURCHASED. GAZEBO IS 2 FEET TO CLOSE TO PROPERTY LINE.

List type of variance requested: DO TO SIZE OF GAZEBO (SQUARE FOOTAGE) ASKING THAT THE 2 FEET BE APPROVED TO KEEP WITHIN ZONING GUIDE LINES.

- X-X- = Fence
-  = Fire Hydrant
-  = Power Pole
- FHP = Fire Hydrant Placed
- IFP = Iron Pin Placed
- QIPF = Iron Pin Found
-  = Light Pole
- POB = Point of Beginning
- Reb = Rebar
- (Dist) = Disturbed
- LL = Land Lot
- LLL = Land Lot Line
- Sq.Ft = Square Feet
- Ac. = Acres
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- Pin = Parcel Identification #
- (F) = Field Measured
- (R) = Record Measurement
- R/W = Right of Way
- = Power Line
- = Telephone Line

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based is based on a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, as adjusted using Compass Rule.
- This plat has been calculated for closure and found accurate within one foot in 690,000,000 feet.
- This plat subject to all easements public and private.

V-21
(2016)

Survey was prepared in conformity with the Technical Standards for Property Surveying in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in the Georgia Surveying Act of 1967.

at O.C.G.A. 15-6-67.

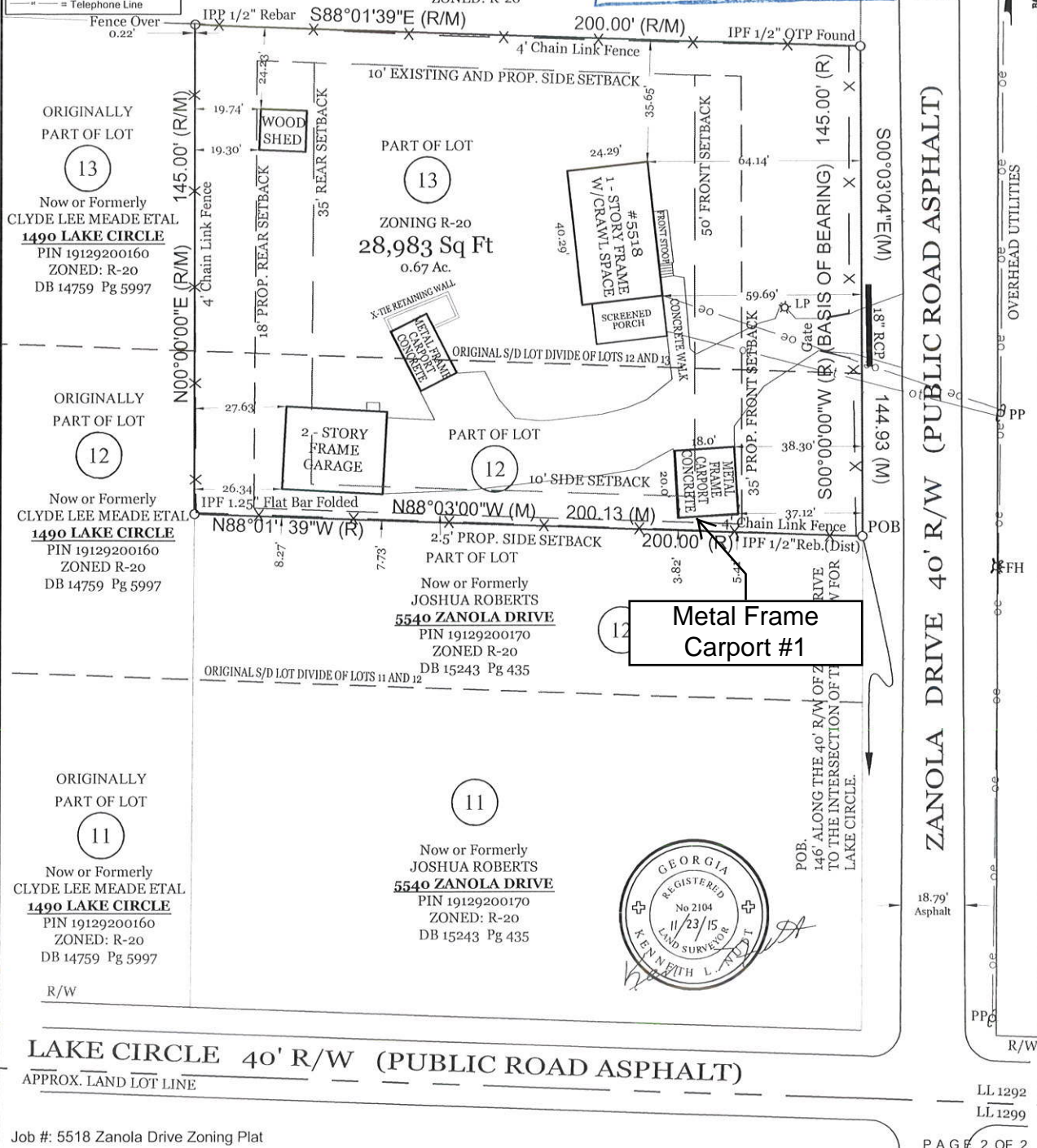
COB.C.A.15667

RECEIVED

DEC - 4 2015

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BASIS OF READING FROM PLAT BOOK 14 PAGE 108



C:\Land Projects 2015\Zanola Drive Zoning Plat\dwg\Zanola Driv

Perimeter Surveying Co., Inc



1065 Sandtown Road, SW., Marietta, GA 30008
Phone: (770) 421-1186 Fax: (770) 425-6768
KENCOPER@AOL.COM

Zoning Variance Survey for:
Jeffery A. LaPlante

5518 ZANOLA DRIVE
PIN 19129200150 *ZONED: R-20*
LAND LOT 1292 OF THE 19TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
LOT(S) PART OF 12 AND 13
LEONARD G. HALL SUBDIVISION

Plat Book: 14
Deed Book: 11439

Page: 196
Page: 249


Area = 28,983 Sq.Ft., 0.67 Acres (R) 28,984 Sq.Ft., 0.67 Acres (M)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

According to F.I.R.M. Community Panel # 13067C0203H, dated 03/04/2013. This property is not located in an area having special flood hazards.

Computed by: RNUTT
Drawn by: RNUTT
Checked by: KLNUTT

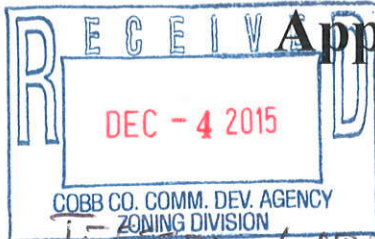
Party Chief: KWALTERS
Date Surveyed: 11/21/2015
Date Drawn: 11/22/2015

GRAPHIC SCALE
0 7.5' 15' 30'

SCALE: 1" = 30'

APPLICANT:	<u>Jeffery Laplante</u>	PETITION No.:	<u>V-21</u>
PHONE:	<u>678-389-3957</u>	DATE OF HEARING:	<u>02-10-2016</u>
REPRESENTATIVE:	<u>Jeffery A. Laplante</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-389-3957</u>	LAND LOT(S):	<u>1292</u>
TITLEHOLDER:	<u>Jeffery A. Laplante</u>	DISTRICT:	<u>19</u>
PROPERTY LOCATION:	<u>On the west side of Zanola Drive, north of Lake Circle</u>	SIZE OF TRACT:	<u>0.67 acres</u>
	<u>(5518 Zanola Drive).</u>	COMMISSION DISTRICT:	<u>4</u>

TYPE OF VARIANCE: 1) Allow an accessory structure (metal frame carport #1) to the front and side of the principal structure; 2) waive the side setback for an accessory structure under 650 square feet (approximately 360 square foot metal frame carport #1) from the required 10 feet to three (3) feet adjacent to the southern property line; 3) waive the required setbacks for an accessory structure over 650 square feet (approximately 750 square foot 2-story frame garage) from the required 100 feet to seven (7) feet adjacent to the southern property line and to 26 feet adjacent to the rear property line; and 4) waive the rear setback for an accessory structure under 650 square feet (approximately 168 square foot wood shed) from the required 35 feet to 19 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-21

Hearing Date: 2-10-16

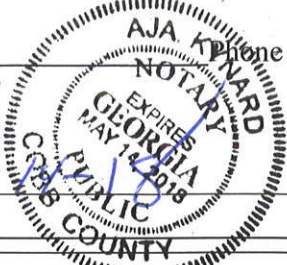
Applicant JEFFERY LAPLANTE Phone # 6783893557 E-mail LAPLANTE98@Yahoo.com

JEFFERY A LAPLANTE Address 5578 ZANOLA Drive, Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 6783893557 E-mail LAPLANTE98@Yahoo.com

My commission expires: 4-14-18



Signed, sealed and delivered in presence of:

[Signature] 12-4-15
Notary Public

Titleholder JEFFERY LAPLANTE Phone # 6783893557 E-mail LAPLANTE98@Yahoo.com

Signature [Signature] Address 5578 ZANOLA Drive, Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-14-18



Signed, sealed and delivered in presence of:

[Signature] 12-4-15
Notary Public

Present Zoning of Property R-20

Location _____

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

Land Lot(s) 1292 District 19th Size of Tract .67 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 ☒

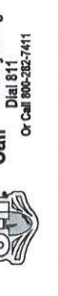
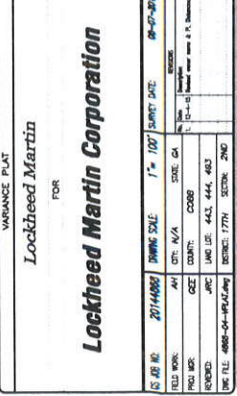
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

DETACHED STRUCTURE IN FRONT OF HOME TO RIGHT FOR PARKING
CARPET INSTALLED 23 YEARS AGO BY PROFESSIONALS I WAS
NOT AWARE OF ANY VIOLATIONS.

THERE HAVE BEEN NO COMPLAINTS FROM ANYONE
OTHER THAN COBB COUNTY. SIGNATURES CONFIRMING THIS

List type of variance requested: ARE FOUND IN THE PACKAGE.

HENCE I AM SUBMITTING THIS VARIANCE TO CORRECT THIS
ISSUE.



APPLICANT: Lockheed Martin Corporation

PHONE: 404-873-8618

REPRESENTATIVE: Scott A. Fisher, Esq

PHONE: 404-873-8618

TITLEHOLDER: LOCKHEED MARTIN CORPORATION

PROPERTY LOCATION: On the east side of Dixie Avenue, south of George Mcmillan Drive and north of Broad Street

(No address given).

PETITION No.: V-22

DATE OF HEARING: 02-10-2016

PRESENT ZONING: HI

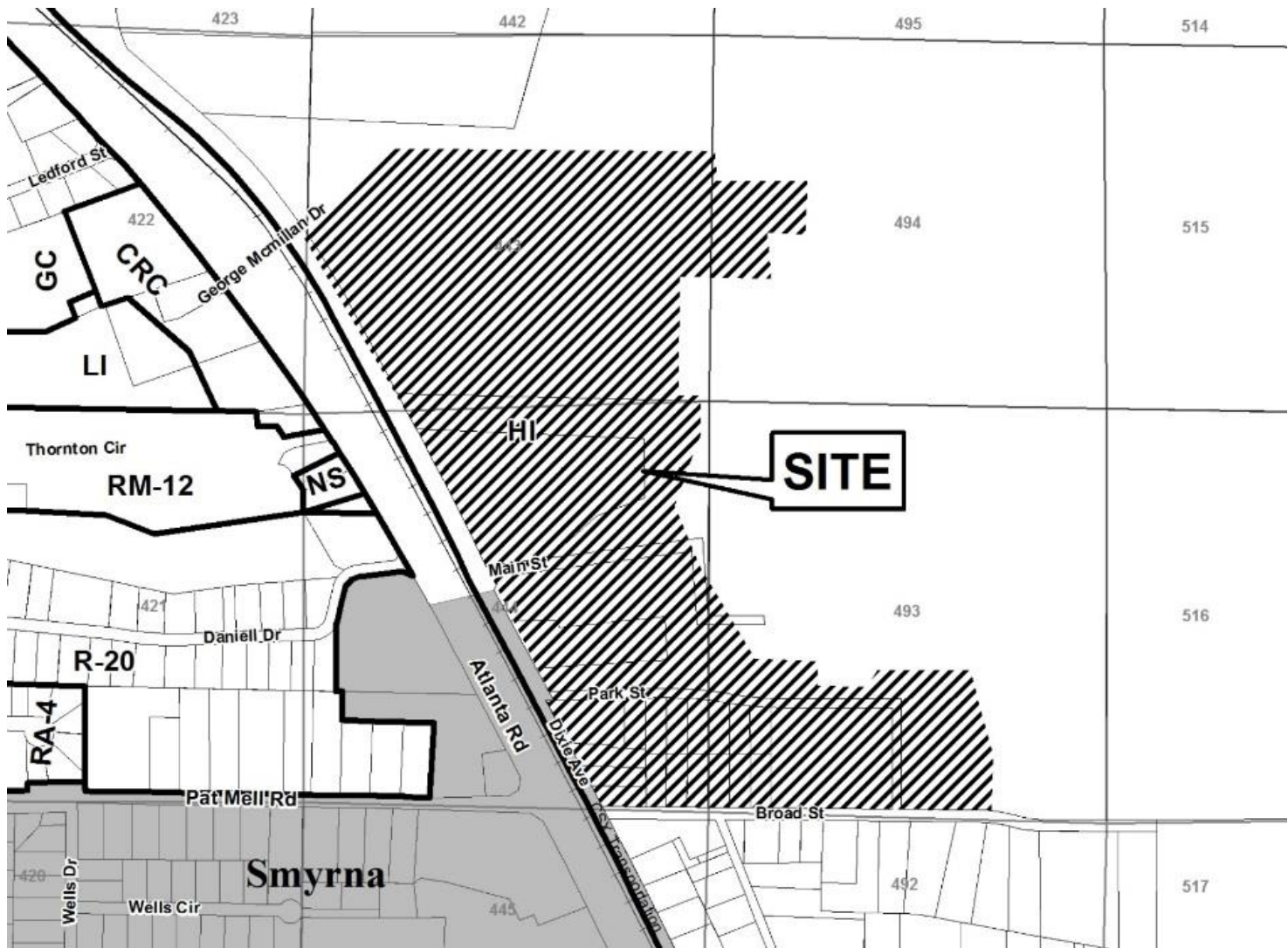
LAND LOT(S): 443, 444, 493, 494

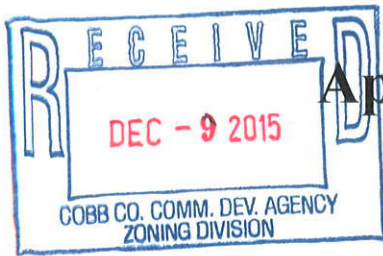
DISTRICT: 17

SIZE OF TRACT: 52.39 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the required 50 foot front setback and 40 foot rear setback as depicted on variance plat submitted.





Application for Variance Cobb County

(type or print clearly)

Application No. V-22
Hearing Date: 2-10-16

Applicant Lockheed Martin Corporation Phone # _____ E-mail _____
Scott A. Fisher, Esq. Arnall Golden Gregory LLP, 171 17th Street, NW, Suite 2100, Atlanta, GA 30363
Address _____
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 404-873-8618 E-mail scott.fisher@agg.com
(representative's signature) (street, city, state and zip code)
Signed, sealed and delivered in presence of: [Signature]
My commission expires: March 19, 2019 Notary Public

Titleholder Lockheed Martin Corporation Phone # 404-873-8618 E-mail scott.fisher@agg.com
SEE ATTACHED SIGNATURE PAGE c/o Arnall Golden Gregory LLP, 171 17th Street, NW, Suite 2100, Atlanta, GA 30363
Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)
Signed, sealed and delivered in presence of: _____
My commission expires: _____ Notary Public

Present Zoning of Property "HI" Heavy Industrial District
Location Dixie Avenue and Park Street
(street address, if applicable; nearest intersection, etc.) Parcel 1 = 12.432
Parcel 2 = 20.047
Land Lot(s) 443, 444, 493 District 17th Size of Tract Parcel 3 = 19.871 Acre(s)

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

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

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

SEE ATTACHED PAGES

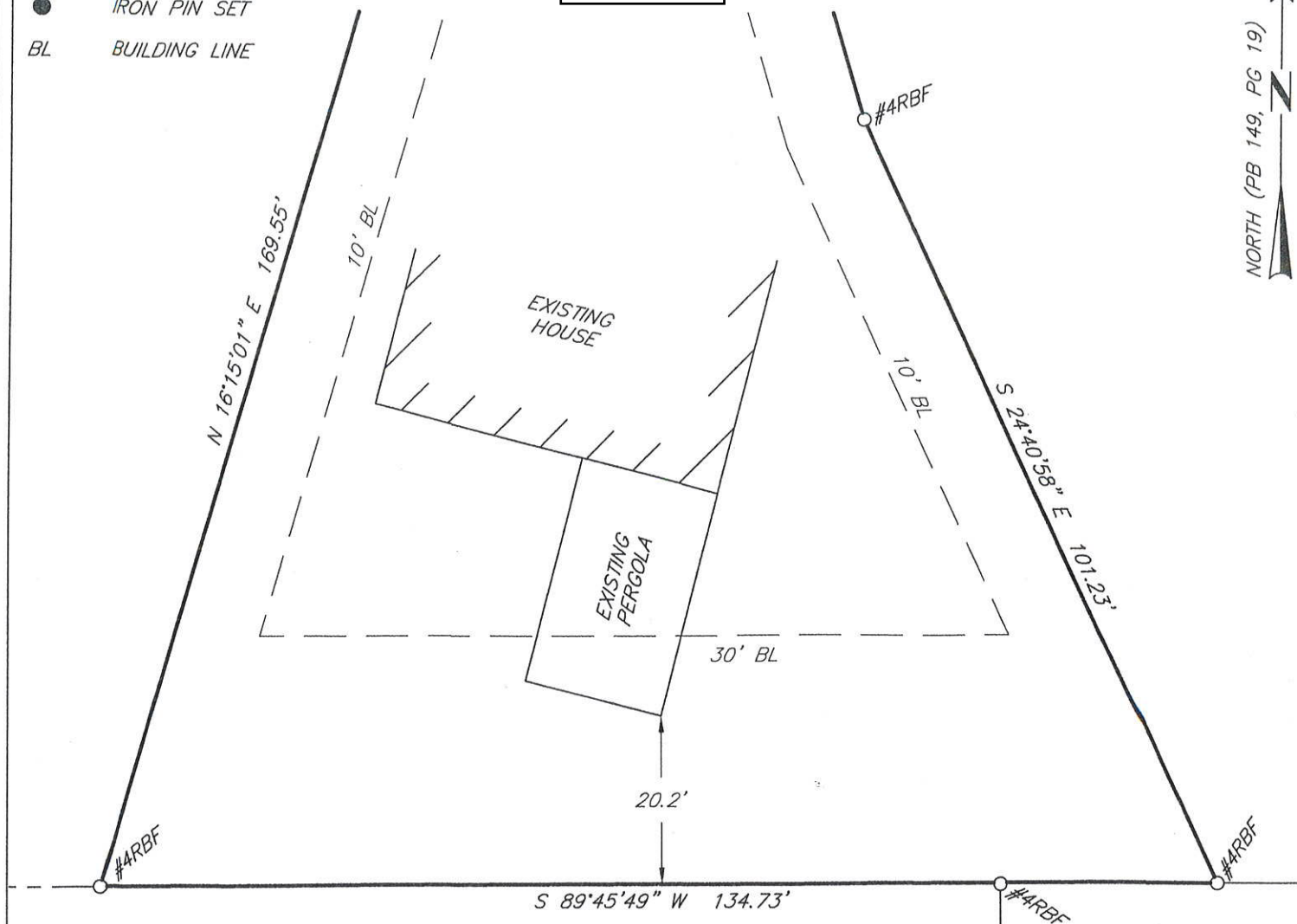
List type of variance requested: _____
Setback
Parking

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- BL BUILDING LINE

V-23
(2016)

NORTH (PB 149, PG 19)

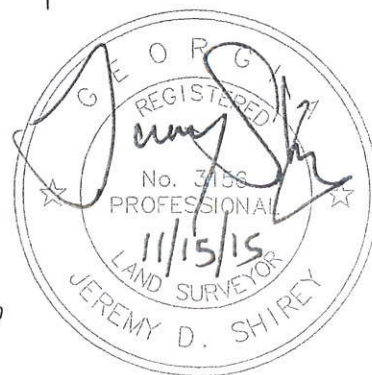
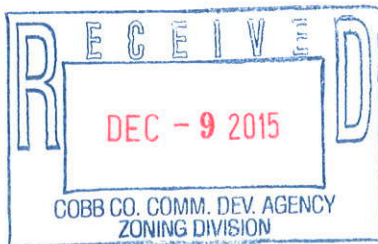


ZONING

R-15 (PER COBB COUNTY GIS)

FRONT SETBACK - 35 FEET
REAR SETBACK - 30 FEET
SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED
WITH COBB COUNTY **



SURVEY EXHIBIT FOR:
2158 CHARTLEY PLACE

JASON BROOKS

LOT 5, CHARTLEY WOODS
PB 149, PG 19

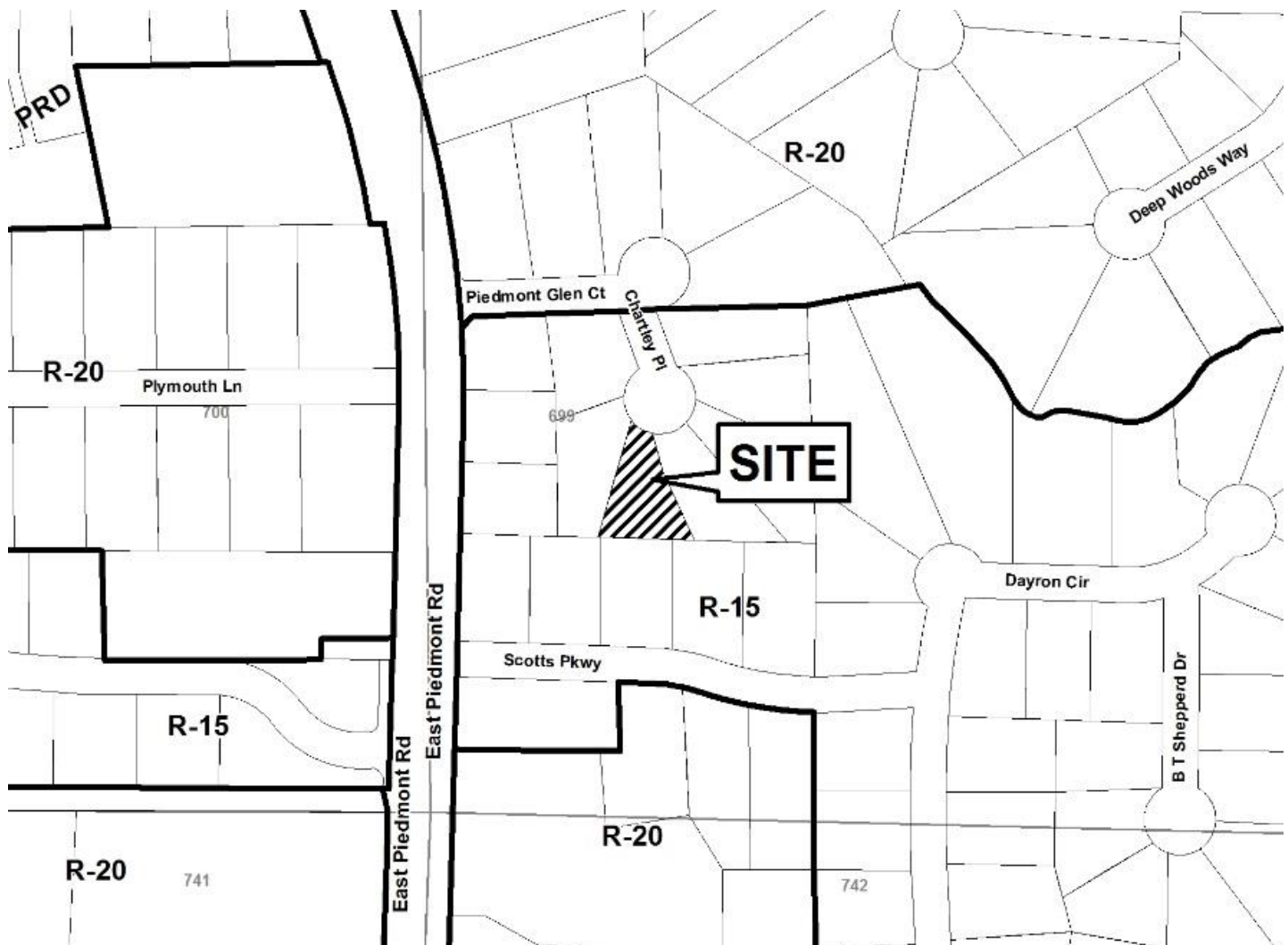
1513 OWENBY DRIVE
MARIETTA GA 30066
770-402-7926

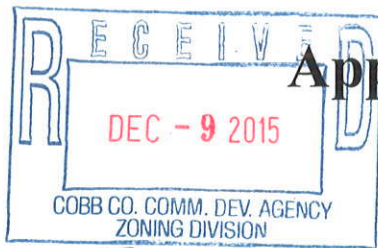
WWW.WIDEOPENLANDSURVEYING.COM

JOB #2158CHARTLEY

FIELD DATE:	11/12/15
PLAT DATE:	11/15/15
SCALE:	1"=20'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	699
SECTION:	2nd

APPLICANT:	<u>Jason Brooks</u>	PETITION No.:	<u>V-23</u>
PHONE:	<u>404-673-5612</u>	DATE OF HEARING:	<u>02-10-2016</u>
REPRESENTATIVE:	<u>Jason Brooks</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>404-673-5612</u>	LAND LOT(S):	<u>699</u>
TITLEHOLDER:	<u>Jason Brooks</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>At the southern terminus</u>	SIZE OF TRACT:	<u>0.28</u>
	<u>of Chartley Place, south of Piedmont Glen Court</u>	COMMISSION DISTRICT:	<u>3</u>
	<u>(2158 Chartley Place).</u>		
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 30 feet to 20 feet.</u>		





Application for Variance Cobb County

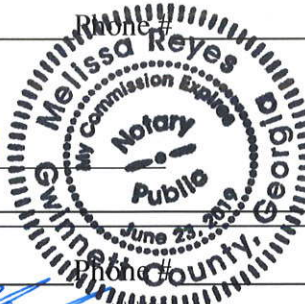
(type or print clearly)

Application No. V-23
Hearing Date: 2-10-15

Applicant JASON BROOKS Phone # 404-673-5612 E-mail jbrooks@gsguardfunding.com
JASON BROOKS Address 2158 CHARTLEY PL Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] E-mail _____
(representative's signature)

My commission expires: 07/23/2019



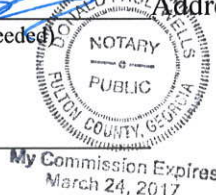
Signed, sealed and delivered in presence of:

[Signature] Notary Public

Titleholder JASON BROOKS Phone # _____ E-mail _____

Signature [Signature] Address: 2158 CHARTLEY PL Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature] Notary Public

Present Zoning of Property R 15

Location 2158 CHARTLEY PL Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 699 District 16th 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).

The project of building an attached pergola to the house was completed in full in October 2015. Homeowner was not aware of the requirements necessary with regards to permitting and setback limits. The property in the rear is an unbuildable lot. The cost of removing the pergola would create a hardship for the property owner.

List type of variance requested: Requesting a variance to waive the rear setback from the required 30 feet to 20 feet in lot #5 in the Chartley Woods subdivision, 2158 Chartley Pl Marietta GA 30062



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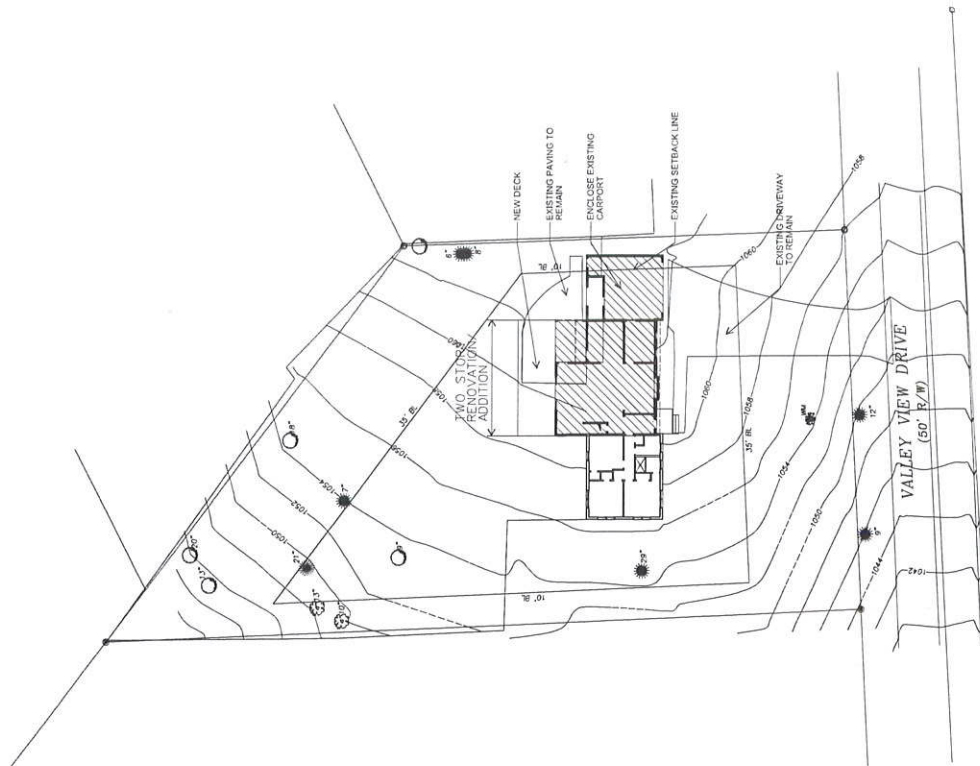
woolton architecture llc
404.388.4078
wooltonarch@atl.net

(2016)
24-V-A

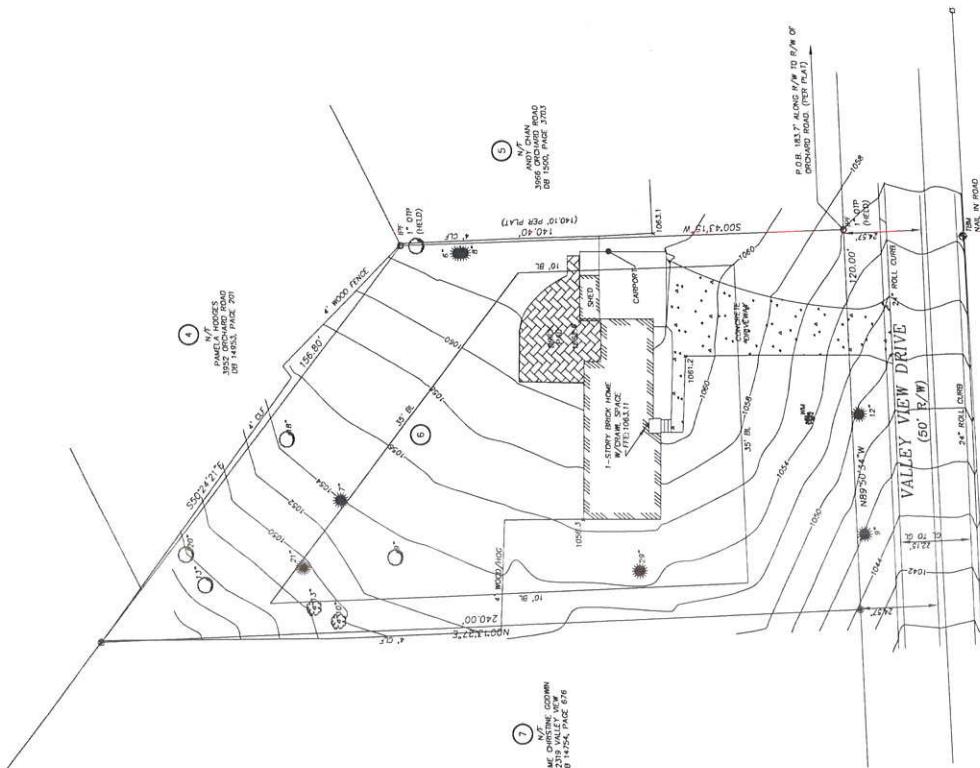
Alterations and Additions to:
Labouchere Residence
2331 Valley View Drive
Smyrna, Georgia 30080

1. City, State, County, and Project Name	2. Project No.	3. Drawing No.	4. Drawing Title
5. Date	6. Scale	7. Author	8. Checker
9. Date	10. Scale	11. Author	12. Checker
13. Date	14. Scale	15. Author	16. Checker
17. Date	18. Scale	19. Author	20. Checker
21. Date	22. Scale	23. Author	24. Checker
25. Date	26. Scale	27. Author	28. Checker
29. Date	30. Scale	31. Author	32. Checker
33. Date	34. Scale	35. Author	36. Checker
37. Date	38. Scale	39. Author	40. Checker
41. Date	42. Scale	43. Author	44. Checker
45. Date	46. Scale	47. Author	48. Checker
49. Date	50. Scale	51. Author	52. Checker
53. Date	54. Scale	55. Author	56. Checker
57. Date	58. Scale	59. Author	60. Checker
61. Date	62. Scale	63. Author	64. Checker
65. Date	66. Scale	67. Author	68. Checker
69. Date	70. Scale	71. Author	72. Checker
73. Date	74. Scale	75. Author	76. Checker
77. Date	78. Scale	79. Author	80. Checker
81. Date	82. Scale	83. Author	84. Checker
85. Date	86. Scale	87. Author	88. Checker
89. Date	90. Scale	91. Author	92. Checker
93. Date	94. Scale	95. Author	96. Checker
97. Date	98. Scale	99. Author	100. Checker

Sheet No. A-010

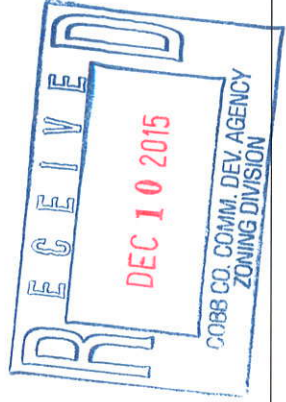


02. ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



01. EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE:
INFORMATION SHOWN ON THIS DRAWING IS
FROM A SURVEY BY MERRIDIAN GEOMATICS
PROJECT NO. 2014-01-01, DATED 1/25/2014.



APPLICANT: Andrea Labouchere

PHONE: 480-313-2192

REPRESENTATIVE: Andrea Labouchere

PHONE: 480-313-2192

TITLEHOLDER: Paul E. Bernard, Andrea Labouchere, and Mark Labouchere

PROPERTY LOCATION: On the north side of Valley View Drive, and west of Orchard Road (2331 Valley View Drive).

PETITION No.: V-24

DATE OF HEARING: 02-10-2016

PRESENT ZONING: R-20

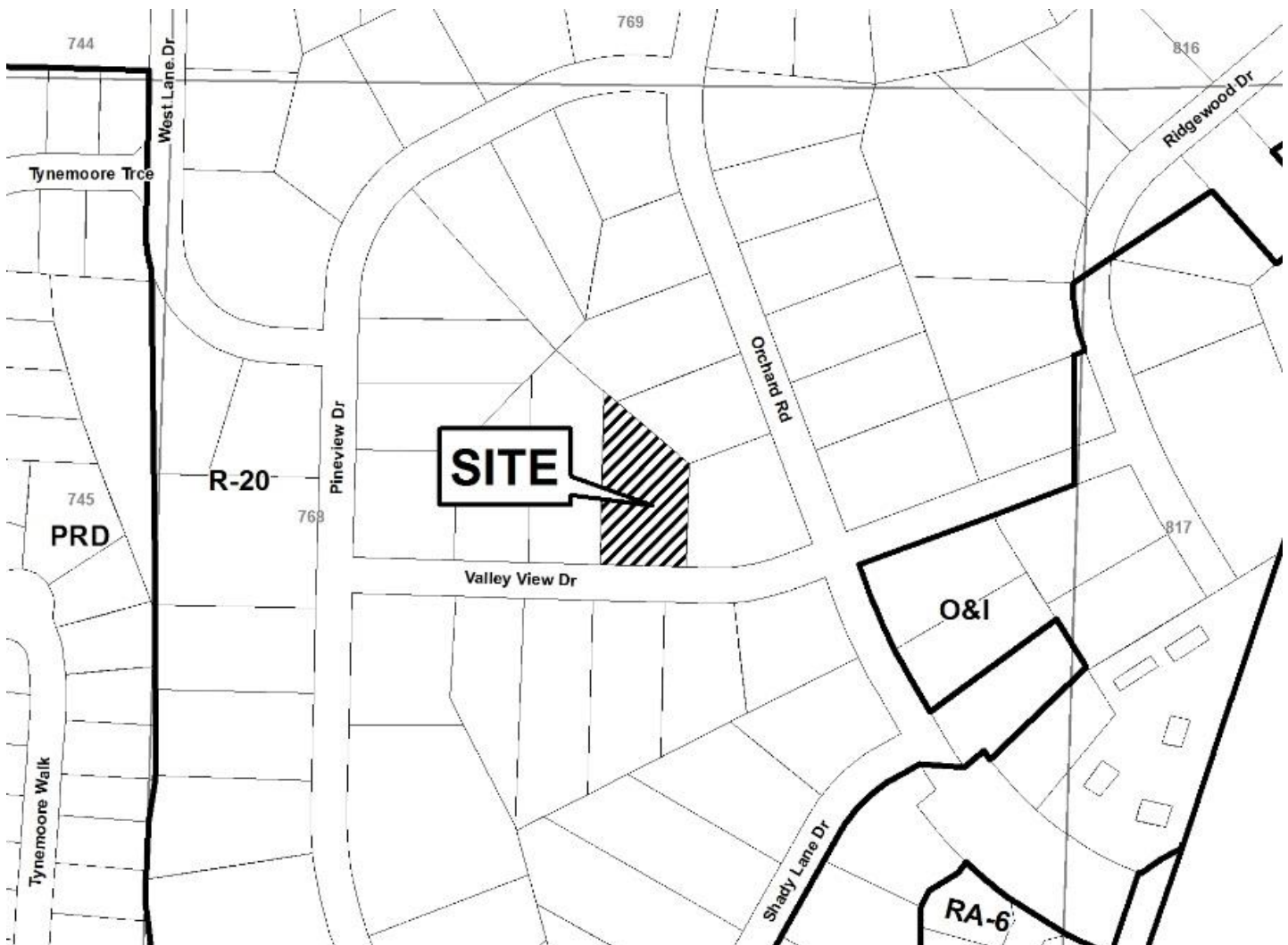
LAND LOT(S): 768

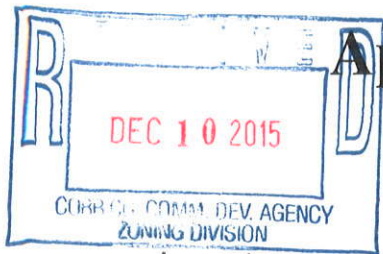
DISTRICT: 17

SIZE OF TRACT: 0.53

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to three (3) feet adjacent to the eastern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-24
Hearing Date: 2-10-16

Applicant Andrea Labouchere Phone # 480 313 2192 E-mail andrealabouchere@gmail.com

Andrea Labouchere Address 2331 Valley View Dr. Smyrna 30080
(representative's name, printed) (street, city, state and zip code)

Andrea Labouchere Phone # 480 313 2192 E-mail andrealabouchere@gmail.com
(representative's signature) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 24, 2017

Donald Paul Wells
Notary Public

Titleholder Andrea Labouchere Phone # 480 313 2192 E-mail andrealabouchere@gmail.com

Signature Andrea Labouchere Address 2331 Valley View Dr. Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 24, 2017

Donald Paul Wells
Notary Public

Present Zoning of Property _____

Location 2331 Valley View Dr. Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 768 District 17th Size of Tract 0.527 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 ☒

Does the property or this request need a second electrical meter? YES _____ NO ☒

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).

carport is existing house built in 1956 + we want to enclose garage.

List type of variance requested: to change setback from 10 feet to 3 feet.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS DETERMINED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,301 FEET.
5. ALL IPF & IPS ARE 1/4" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. BY GRAPHIC PLOTTING, NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AND LIES IN ZONE X-1 (AREA OUTSIDE OF THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 15067C0016, EFFECTIVE DATE OF DECEMBER 16, 2008.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH.
9. DATE(S) OF FIELD SURVEY: DECEMBER 8, 2015
10. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF BOUNDARIES, UTILITIES, EASEMENTS, OR RIGHT-OF-WAY INFORMATION OF VISIBLE ADJACENT LOTS, OR ANY OTHER INFORMATION, IS NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

V-25
(2016)

1. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
2. THERE ARE NO WETLANDS ON THIS PROPERTY.
3. THERE ARE NO STREAMS ON THIS PROPERTY.
4. THERE IS NO FLOODPLAIN ON THIS PROPERTY.
5. THERE ARE NO ZONING BUFFERS APPLICABLE TO THIS PROPERTY.

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. 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.

JAMES H RADER GEORGIA RLS# 3033



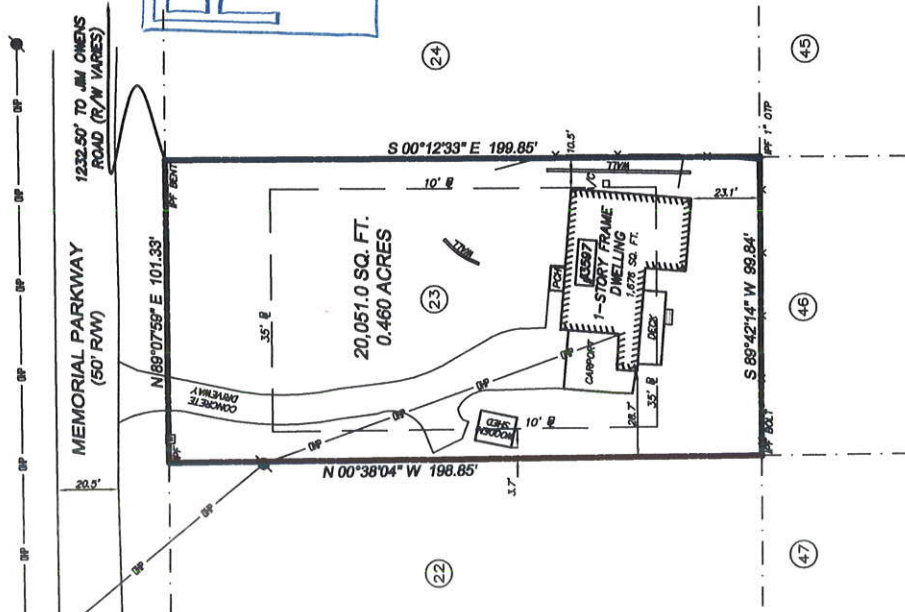
LAND PRO

SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
CONVLSUR7.2015

RETRACEMENT SURVEY FOR:

HAROLD GROFF

LAND LOT 143 DISTRICT 20 SECTION 2 COSS COUNTY, GA	LOT 23, BLOCK "F" KENNESAW ACRES UNIT 1 PLAT BK 16, PG 105	SCALE 1" = 30'	DATE 12/09/15	PROJECT NO. 20151209	SHEET 1 OF 1
---	---	-------------------	------------------	-------------------------	-----------------



ENDING NOTES

PROPERTY ZONING: B-20 SINGLE-FAMILY RESIDENTIAL DISTRICT

PROPERTY ZONING: R-20 SINGLE-FAMILY RES.
MINIMUM LOT AREA: 20,000 SQ. FT.
EXISTING LOT AREA: 20,051 SQ. FT.

EXISTING LOT AREA:	20,000
EXISTING LOT WIDTH:	75'
MINIMUM LOT WIDTH:	75'
EXISTING LOT WIDTH:	100'

EXISTING LOT WIDTH:
MINIMUM BUILDING SETBACKS:
FRONT: 75'

FRONT: 35'
SIDE: 10'

REAR: 35'
MAXIMUM COVERAGE:

EXISTING COVERAGE:
MAXIMUM HEIGHT:
EXISTING HEIGHT:

EXISTING HEIGHT:

LEGEND

[illegible]

APPLICANT: Harold Groff

PHONE: 404-984-4449

REPRESENTATIVE: Harold P. Groff

PHONE: 404-984-4449

TITLEHOLDER: Harold P. Groff

PROPERTY LOCATION: Located on the south side
of Memorial Parkway, west of Jim Owens Road
(3597 Memorial Parkway).

PETITION No.: V-25

DATE OF HEARING: 02-10-2016

PRESENT ZONING: R-20

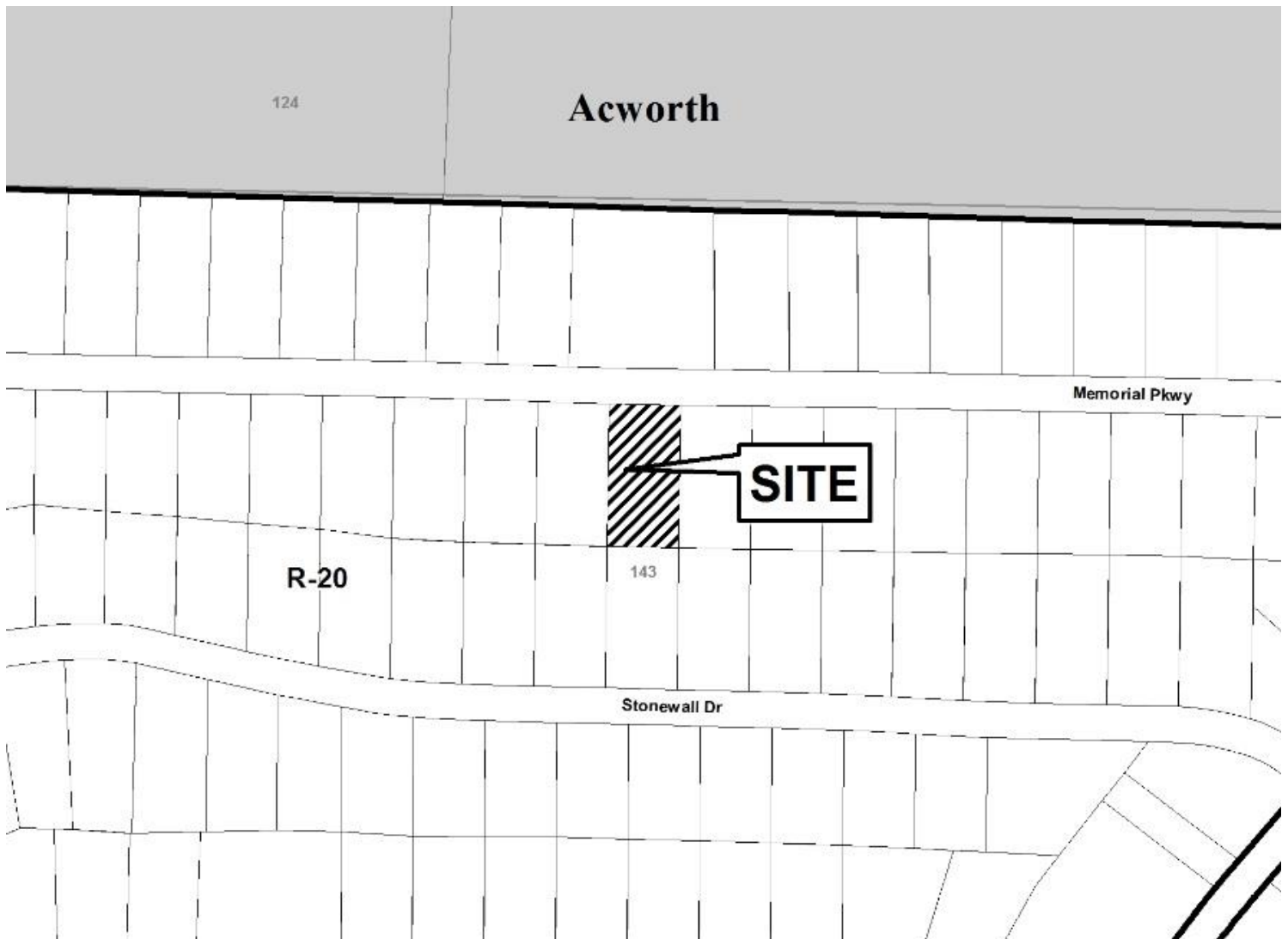
LAND LOT(S): 143

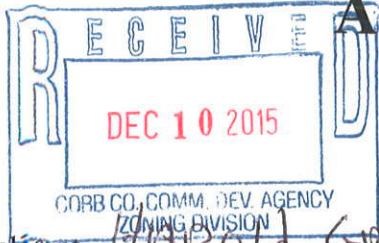
DISTRICT: 20

SIZE OF TRACT: 0.460 ACRES

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (wooden shed) to the front and side of the principal
structure; 2) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot
wooden shed) from the required five (5) feet to three (3) feet adjacent to the western property line; and 3) waive the
rear setback from the required 35 feet to 23 feet.





Application for Variance Cobb County

(Type or print clearly)

Application No. V-25
2-10-16

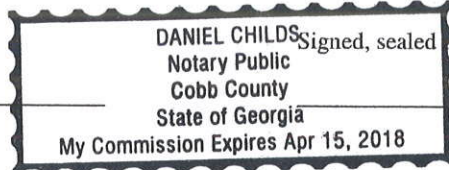
Applicant HAROLD GROFF Phone # 404-984-4449 E-mail HAROLD GROFF@YAHOO.COM

Address 3597 MEMORIAL PKWY KENNESAW GA 30152

Harold P. Groff
(representative's signature)

Phone # _____ E-mail _____

My commission expires: 4-15-18



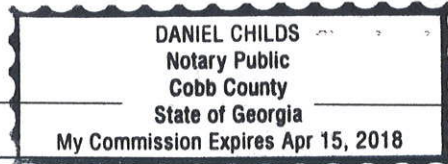
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder HAROLD GROFF Phone # 404-984-4449 E-mail HAROLD GROFF@YAHOO.COM

Signature Harold P. Groff Address: 3597 MEMORIAL PKWY KENNESAW GA, 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-15-18



[Signature]
Notary Public

Present Zoning of Property R-20 RESIDENTIAL

3597 Memorial Pkwy
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 143 District 20th Size of Tract 1.46 Acre(s)

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

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

Does the property or this request need a second electrical meter? YES _____ NO X

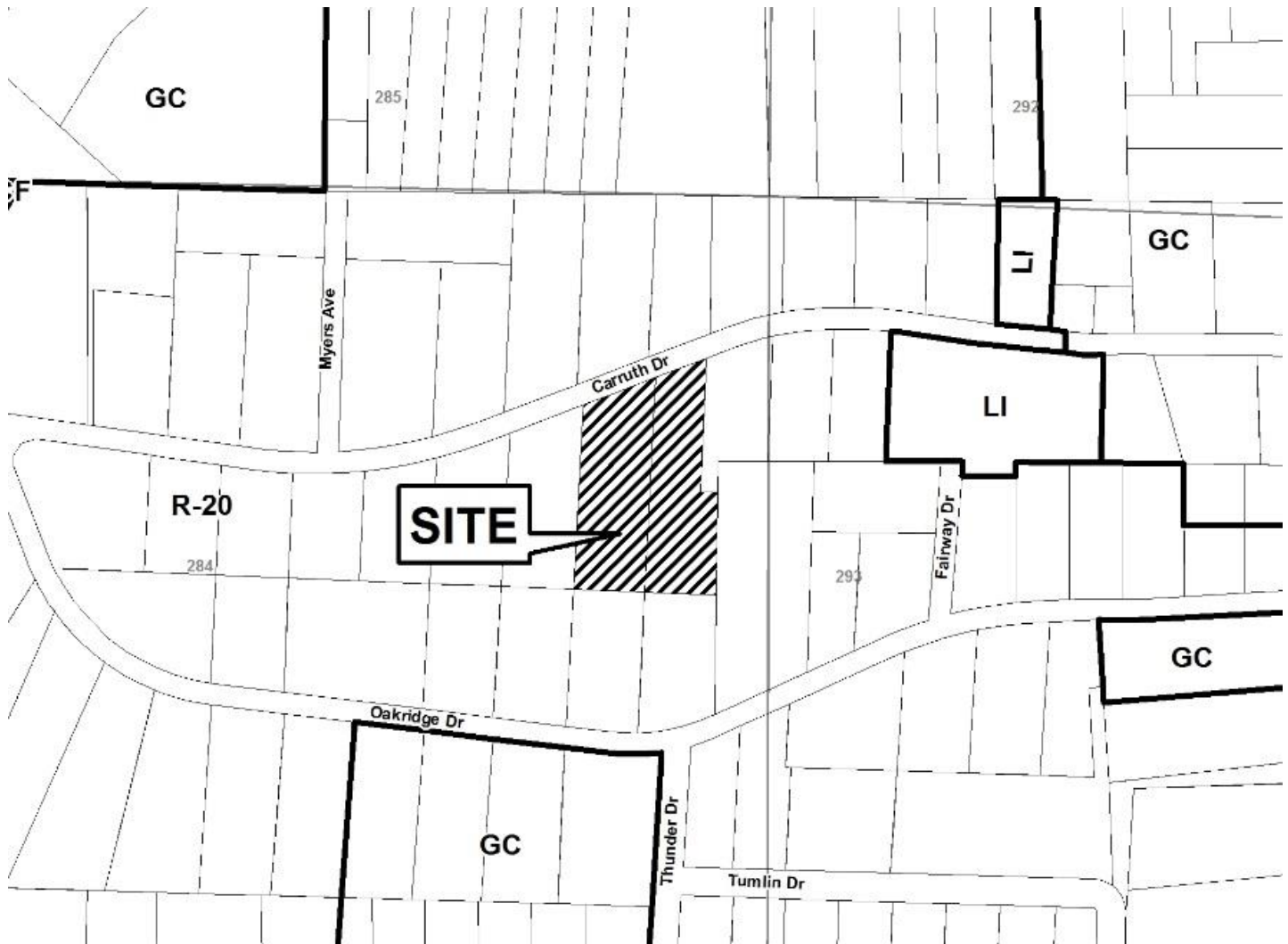
determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

to MOVE OR TEAR down the SHED would BE a financial
HARDSHIP on my FAMILY, I DO NOT HAVE THE RESOURCES TO
DO EITHER

List type of variance requested: VARIANCE REQUEST FOR ACCESSORY Building
which HAS BEEN on the property FOR MORE than 20YRS
* THE SHED IN QUESTION cannot BE MOVED due to SEVERAL
PINE TREES

[illegible]

APPLICANT:	<u>Ken Adams</u>	PETITION No.:	<u>V-26</u>
PHONE:	<u>470-204-1591</u>	DATE OF HEARING:	<u>02-10-2016</u>
REPRESENTATIVE:	<u>Ken Adams</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>470-204-1591</u>	LAND LOT(S):	<u>284</u>
TITLEHOLDER:	<u>Kenneth J. Adams</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>On the south side of</u>	SIZE OF TRACT:	<u>1.229 acres</u>
	<u>Carruth Drive, west of West Atlanta Street</u>	COMMISSION DISTRICT:	<u>4</u>
	<u>(276 Carruth Drive).</u>		
TYPE OF VARIANCE:	<u>Waive the front setback from the required 30 feet to 27 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-26
Hearing Date: 2-10-16

Applicant KEN ADAMS Phone # 470.204.1591 E-mail voxcidcc@comcast.net
KEN ADAMS
(representative's name, printed) Address 276 CARRUTH DR MARIETTA, GA 30060
(street, city, state and zip code)

Kenneth J Adams
(representative's signature) Phone # 470.204.1591 E-mail voxcidcc@comcast.net



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

Signed, sealed and delivered in presence of:

Donald Paul Wells

Notary Public

Titleholder KEN ADAMS Phone # 470.204.1591 E-mail voxcidcc@comcast.net
Signature Kenneth J Adams Address: 276 CARRUTH DR MARIETTA GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)



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

Signed, sealed and delivered in presence of:

Donald Paul Wells

Notary Public

Present Zoning of Property R-20

Location 276 CARRUTH DRIVE, MARIETTA, GA. 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 284 District 17th Size of Tract 1.229 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 ☒

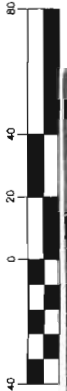
Does the property or this request need a second electrical meter? YES _____ NO _____.

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).

ZONING DEPARTMENT IS REQUESTING VARIANCE AS
CONDITION FOR APPROVING LOT COMBINATION PLAT.

List type of variance requested: REDUCE FRONT SETBACK FROM 30'
TO 27.3'. ALL STRUCTURES ARE EXISTING.

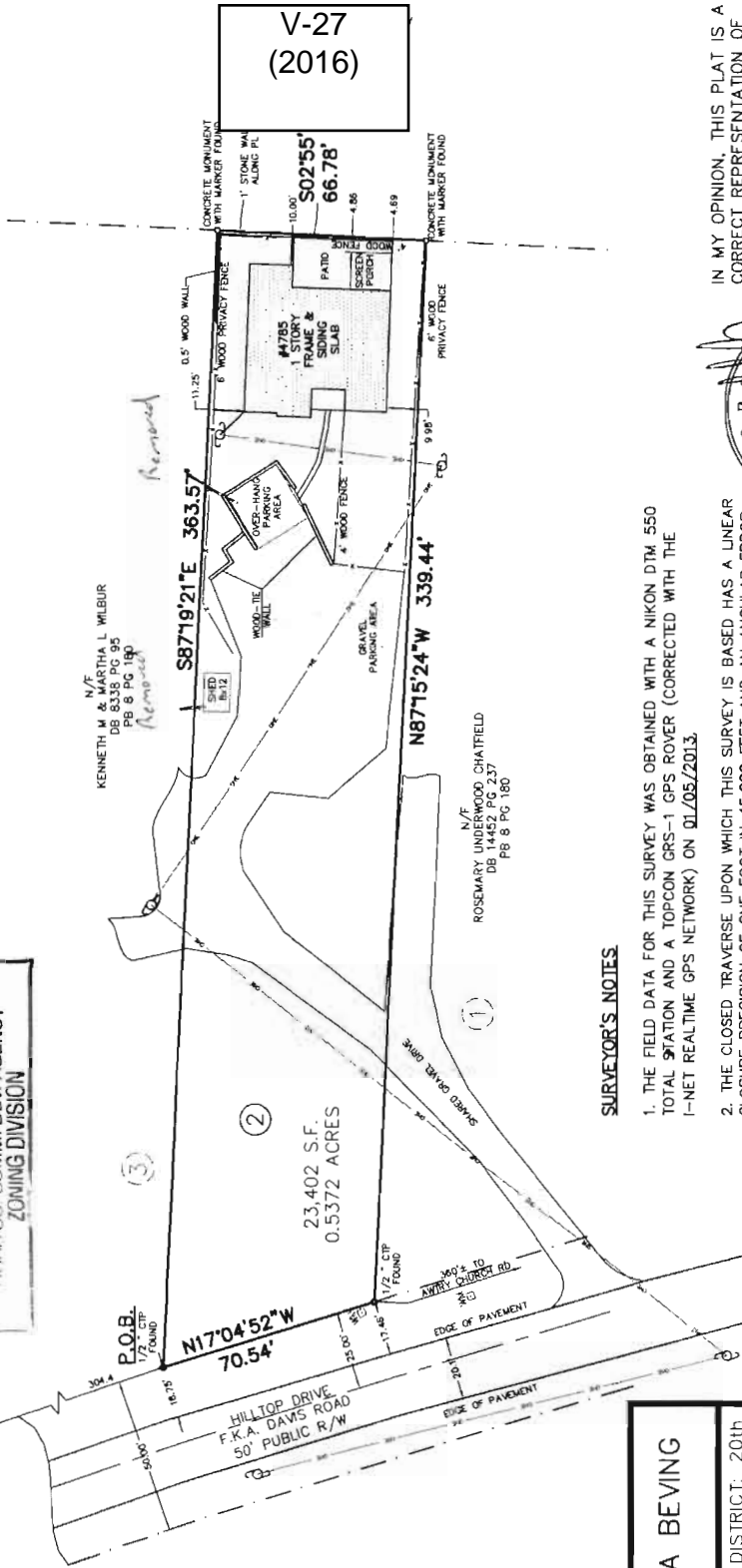
GRAPHIC SCALE



LEGEND

- X—X— FENCE
- O—O— AERIAL POWER LINE
- P—P— POWER POLE
- L—L— LIGHT POLE
- G—G— GUY WIRE
- W—W— WATER VALVE
- M—M— WATER METER

- C—C— CORRUGATED METAL PIPE
- R—R— REINFORCED CONCRETE PIPE
- I—I— IRON PIN FOUND
- P—P— CRIMP TOP PIPE
- O—O— OPEN TOP PIPE
- M—M— IRON PIN FOUND/SET
- M—M— MONUMENT FOUND



SURVEYOR'S NOTES

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON 01/05/2013.
2. THE CLOSED TRAVERSE UPON WHICH THIS SURVEY IS BASED HAS A LINEAR CLOSURE PRECISION OF ONE FOOT IN 45,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN 346,202.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 13067C004G, WHICH BEARS AN EFFECTIVE DATE OF 12/16/2008 AND IS NOT A SPECIAL FLOOD HAZARD AREA.



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.
 GRANT R.L.S. NO. 12168
 *NOT VALID UNLESS SIGNED

GSA, INC.
 GRANT SHEPHERD & ASSOCIATES, INC.
 LAND SURVEYING AND PLANNING, SITE DEVELOPMENT
 CONSTRUCTION MANAGEMENT-CONSTRUCTION LAYOUT

735 Langstaff Blvd., Suite A, Marietta, Georgia 30066
 PH: 770-418-9223 Fax: 770-418-9226
 info@gsasurveying.com
 www.gsasurveying.com

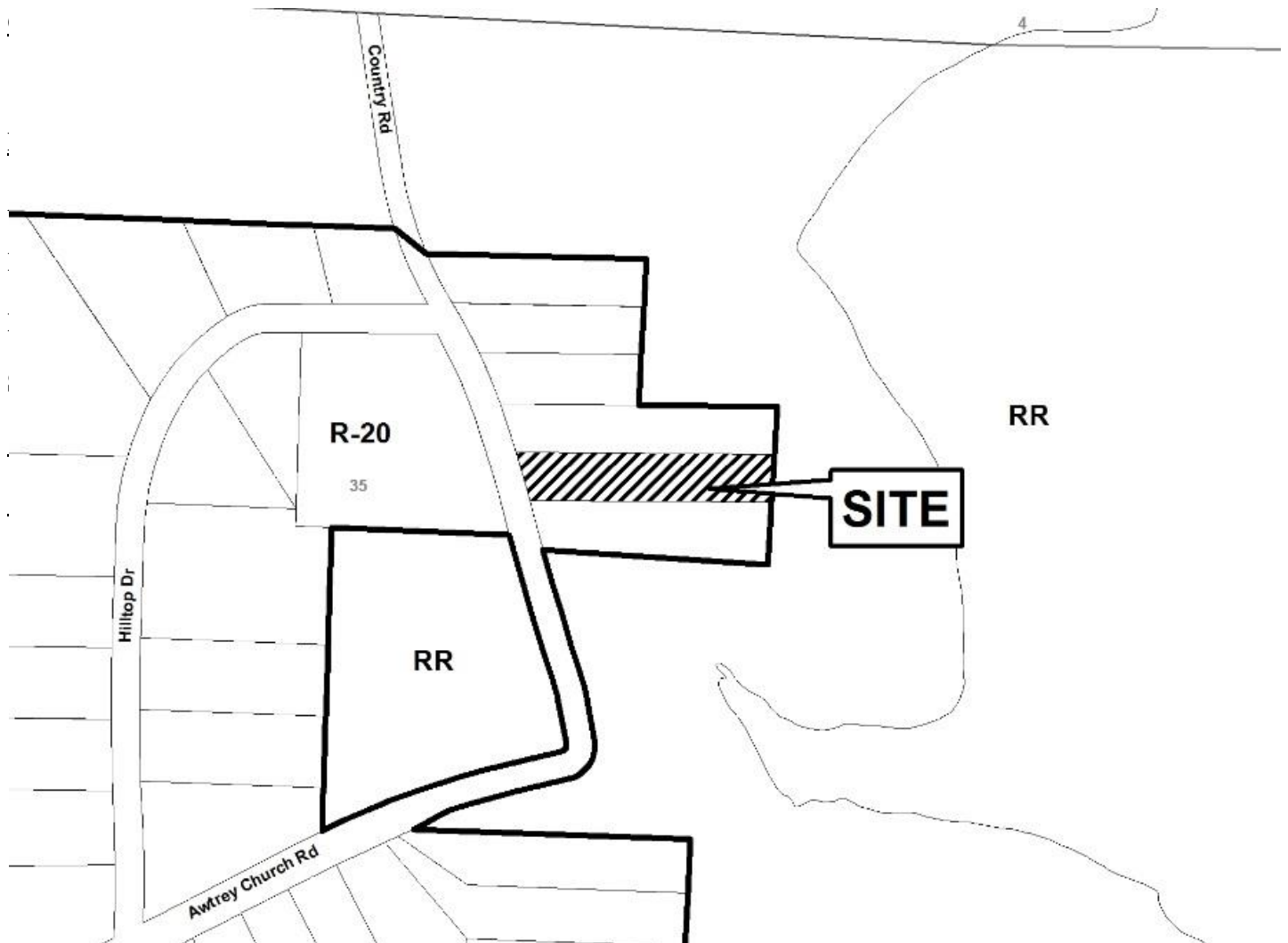
STEVE & LINDA BEVING

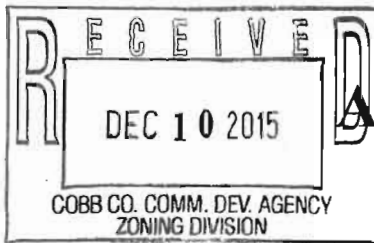
SURVEY FOR:

LAND LOT: 35 SECTION: 2nd DISTRICT: 20th
 COBB COUNTY, GEORGIA
 LOT: 2 SUBDIVISION: GLOVER SMITH SUBDIVISION
 REFERENCE: PB 8 PG 180; DB 149738 PG 854;
 DB 5118 PG 421;

SCALE: 1" = 40'
 DATE: JANUARY 10, 2013
 DRAWN BY: M.R.S.
 CHECKED BY: S.G.S.

APPLICANT:	<u>Steven K. & Linda M. Beving</u>	PETITION No.:	<u>V-27</u>
PHONE:	<u>678-797-5943</u>	DATE OF HEARING:	<u>02-10-2016</u>
REPRESENTATIVE:	<u>Linda Beving</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>404-210-2549</u>	LAND LOT(S):	<u>35</u>
TITLEHOLDER:	<u>Steven K. Beving and Linda M. Beving</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>On the east side of Country Road, north of Awtrey Church Road (4785 Hilltop Drive).</u>	SIZE OF TRACT:	<u>0.54 acres</u>
		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>1) Waive the rear setback from the required five (5) feet (previous variance case V-25 of 1989) to four (4) feet; and 2) waive the side setback from the required 10 feet to nine (9) feet adjacent to the southern property line.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-27
Hearing Date: 2-10-16

Applicant STEVEN K. & Linda M. BEving Phone # 678-797-5943 E-mail rolltidenga@comcast.net

Linda Beving
(representative's name, printed)

Address 4785 Hilltop Dr NW 30101
(street, city, state and zip code)

[Signature]
(representative's signature)



Phone # 404 210 2549 E-mail rolltidenga@comcast.net

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

Signed, sealed and delivered in presence of:

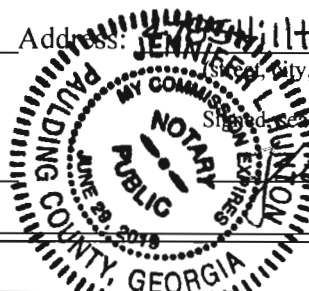
[Signature]
Notary Public

Titleholder STEVEN K. & Linda M. BEving Phone # 678-797-5943 E-mail rolltidenga@comcast.net

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

Address: 4785 Hilltop Dr NW Acworth, GA 30101
(street, city, state and zip code)

My commission expires: 6-29-2015



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property _____

Location 4785 Hilltop Dr. NW Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 District 20th Size of Tract 0.5372 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 porch structure would have to be torn down

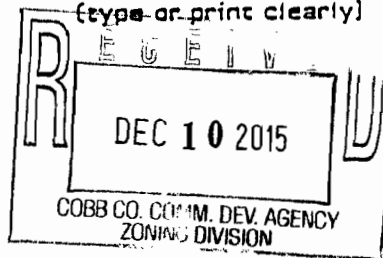
List type of variance requested: Correct the original variance of 5 feet to

4.69 feet and 4.86 feet at the rear corners of the porch. Enclose porch.

V-27
(2016)
Exhibit

APPEAL FOR VARIANCE
E

COBB COUNTY BOARD OF APPEALS
(type or print clearly)



Application No. #25
Hearing Date 02.08.89

Applicant Robert & Lori Donovan Business Phone 4278339 Home Phone 422-7567
(business name)

Same Address 3585 West Hampton Dr.
(representative's name, printed)

Robert & Lori Donovan Business Phone above Home Phone above
(representative's signature)

Titled as Robert I. & Lori T. Donovan Business Phone 427-8339 Home Phone 422-7567

Signature [Signature] Address 3585 West Hampton Dr. Marietta, GA 3006
(attach additional signatures, if needed)

Present Zoning R-30 Type of Variance Applicant requests that a variance be
for building permit. We are wanting to have a variance to build as close to
the back property line which is abutting the corps of engineering (Army)
lake property. The other buildings in the adjoining lots are on the lines
and would not be different than the present buildings which are there.

wave rear line from required 35' to 5'

Location 4785 Hilltop Drive, Acworth, Georgia
(street address, if applicable, nearest intersection, etc.)

Land Lots 35 District 20th Size of Tract .6 acres acre(s)

Decision of Board of Appeals 02/08/89 Board of Appeals approved application subject to removal
of existing structure and trailer on site. Motion by Christian, second by Dameron, carried 5-0.

Lynne Christian
SECRETARY, BOARD OF APPEALS

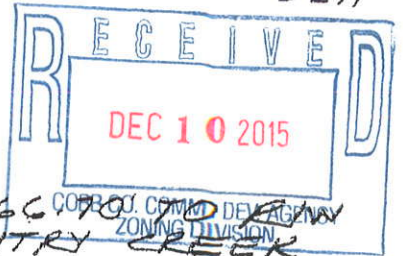
MAG. NORTH

LOT 138
BLOCK
UNIT 1 PHASE-2
SUB. OWENS MEADOW

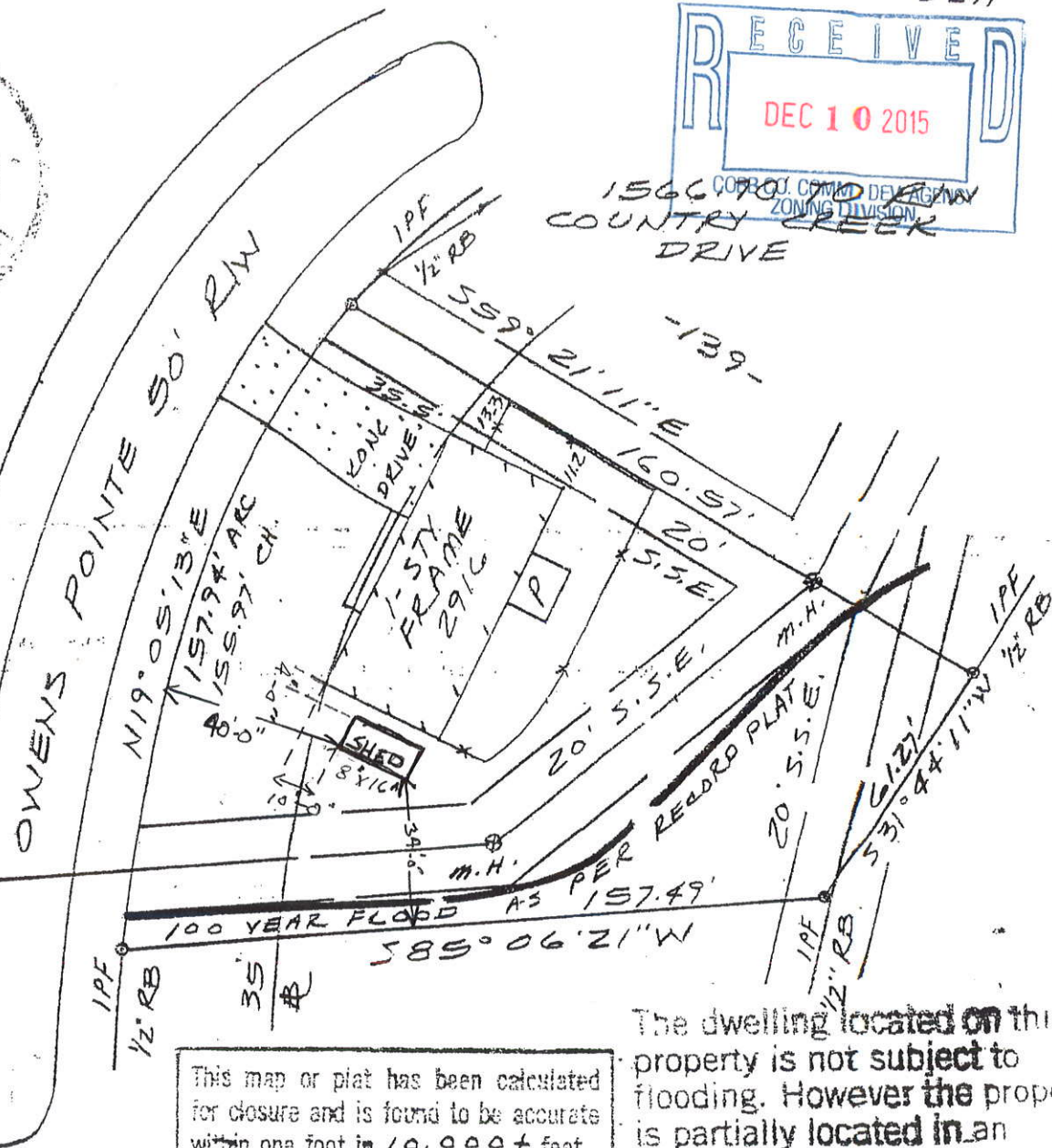
V-28
(2016)

FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS REQUESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

3 L 11



EQUIPMENT USED IN
PREPARING THIS PLAT
HEWLETT PACKARD 86
GUPPY GTS-10D
100' STEEL TAPE



This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

The dwelling located on this property is not subject to flooding. However the property is partially located in an identified flood hazard area (PER RECORD PLAT)

CHARLES H. GARRETT
MONICA ASHBURN GARRETT

LAND LOT 163 20TH DISTRICT 2ND SECT.
COBB COUNTY, GEORGIA

SCALE 1" = 40' DATE: 3-8-93

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does appear to be in an area having special flood hazards.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

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

100-75

NO. 123028

MCR (PER

APPLICANT: Charles H. Garrett

PETITION No.: V-28

PHONE: 770-974-5181

DATE OF HEARING: 02-10-2016

REPRESENTATIVE: Charles H. Garrett

PRESENT ZONING: R-15

PHONE: 678-643-1581

LAND LOT(S): 163

TITLEHOLDER: Charles H. Garrett and Monica
Ashburn Garrett

DISTRICT: 20

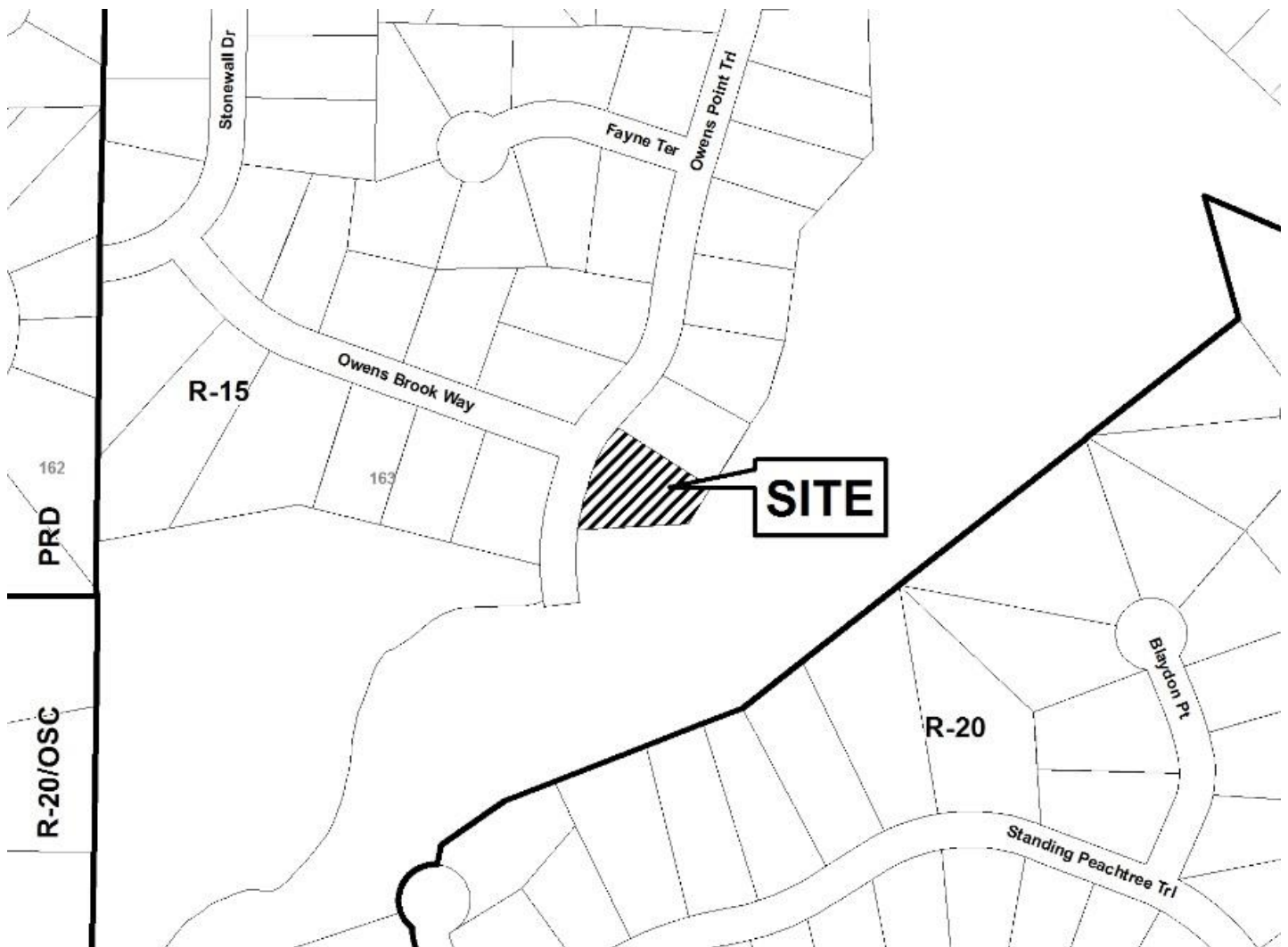
PROPERTY LOCATION: South of Fayne Terrace,
on the east side of Owens Point Trail

SIZE OF TRACT: 0.36 acres

(2916 Owens Point Trail).

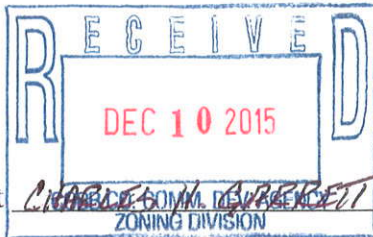
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow an accessory structure (shed) to the side of the principal structure.



Application for Variance

Cobb County



(type or print clearly)

Application No. V-28
Hearing Date: 2-10-16

Applicant CHARLES H. GARRETT Phone # 770-974-5181 E-mail CHARLESGARRETT@BELLSOUTH.NET

CHARLES H. GARRETT

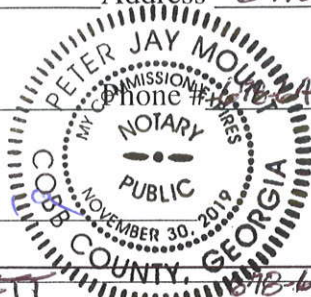
(representative's name, printed)

Address 2916 OWENS POINT TR. KENNESAW, GA. 30152

(street, city, state and zip code)

C

(representative's signature)



Phone # 770-974-5181 E-mail CHARLESGARRETT@BELLSOUTH.NET

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11/30/2019

Titleholder MONICA A. GARRETT Phone # 770-974-5181 E-mail MONICAGARRETT@GMAIL.COM
CHARLES H. GARRETT Phone # 770-974-5181 E-mail CHARLESGARRETT@BELLSOUTH.NET

Signature Monica A. Garrett Address: _____

(attach additional signatures if needed)

(street, city, state and zip code)

SIGNATURE [Signature]

Signed, sealed and delivered in presence of:

My commission expires: 11/30/2019



[Signature]

Notary Public

Present Zoning of Property _____

Location 2916 OWENS POINT TRAIL NW, KENNESAW, GA 30152

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

Land Lot(s) 163 District 20 Size of Tract 3/4 Acre(s)

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

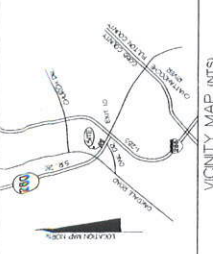
Size of Property _____ Shape of Property _____ Topography of Property ☒ Other _____

Does the property or this request need a second electrical meter? YES _____ NO ☒

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).

PROPERTY BEHIND PRIMARY STRUCTURE SLOPES IN GRADE AND IS UNFEASIBLE TO PLACE SHED THE ONLY LEVEL LOCATION IS ON EITHER SIDE OF THE PRIMARY STRUCTURE OR SET BACK FROM BACK OF PRIMARY STRUCTURE 65' WHICH PUTS SHED IN A FLOOD ZONE

List type of variance requested: TO KEEP SHED (8X16) LOCATED TO SIDE OF PRIMARY STRUCTURE OFFSET BACK FROM FRONT OF PRIMARY STRUCTURE 100' FEET AND FOUR FEET PARALLEL TO SIDE, NOTE SHED HAS BEEN LOCATED IN THIS LOCATION FOR AT LEAST 10 YEARS PRIOR TO THIS APPLICATION. OFF-SET 40'-0" FROM FRONT PROPERTY LINE, OFF-SET 34'-0" FROM SIDE (RIGHT) PROPERTY LINE.



- SITE NOTES:**
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
 - THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
 - DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER WILL BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.
 - REFER TO SHEET CLD FOR PAVING SPECIFICATIONS.

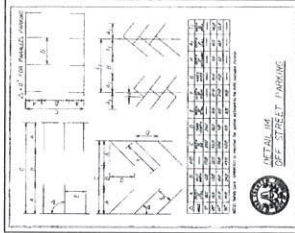
ADA NOTES:

- [illegible]



EMERGENCY PRESERVATION

COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE AND REMOVE ANY EVIDENCE LOCATED THEREIN, IF ANY AGGUS EVIDENCE LOCATED THEREIN, IF ANY ETHNIC, CULTURAL OR AGGUS EVIDENCE IS FOUND DURING DEVELOPMENT. THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 526-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.



ALBINO - FORMER

- PAVING LEGEND**
- | | |
|---|---|
|  | CONCRETE SIDEWALK |
|  | 8" HEAVY DUTY CONCRETE PAVING |
|  | 8" REGULAR DUTY CONCRETE PAVING |
|  | M/L AND N/LAY W/LS
95mm SUPERPAVE |
|  | NEW ASPHALT PAVEMENT
(SEE DOT NOTE 8) |
|  | RED COLORED STAMPED CONCRETE
SIDEWALK SWICH PATTERNS |

SITE DATA TABLE

SITE AREA: ±0.993 ACRES

STURBED SITE AREA:	±1.1 ACRES
AREA BREAKOUT:	EXISTING PROPOSED
IMPVIOUS	3004 SF. 36125 SF.

TOTAL SITE AREA
43,321.0± 5F.
0.995± ACRES
CURRENTLY ZONED "CRC"
TAY DIN 1707530000

TAX PIN 17075300200

Withdrawn By Staff



**SOUTH COBB DRIVE
GEORGIA S.R. 280
RIGHT OF WAY 200'
POSTED SPEED LIMIT 45 MPH**

GEORGIA DOT NOTES:

- [illegible]

COBB COUNTY NOTES:

- COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA). EXCEPT FOR NOTIFICATION REQUIREMENT. THE COMMUNITY DEVELOPMENT AGENCY RESPONSIBLE FOR COMPLIANCE WITH ADA ACT.
- ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
- ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION, I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
- THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO CITY PARKING.



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Lithium Production Center, Inc.
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DEC 10 2015

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: RaceTrac Petroleum

PETITION No.: V-29

PHONE: 770-422-7016

DATE OF HEARING: 02-10-2016

REPRESENTATIVE: Parks F. Huff

PRESENT ZONING: CRC

PHONE: 770-422-7016

LAND LOT(S): 753

TITLEHOLDER: OWC LTD.

DISTRICT: 17

PROPERTY LOCATION: On the east side of South

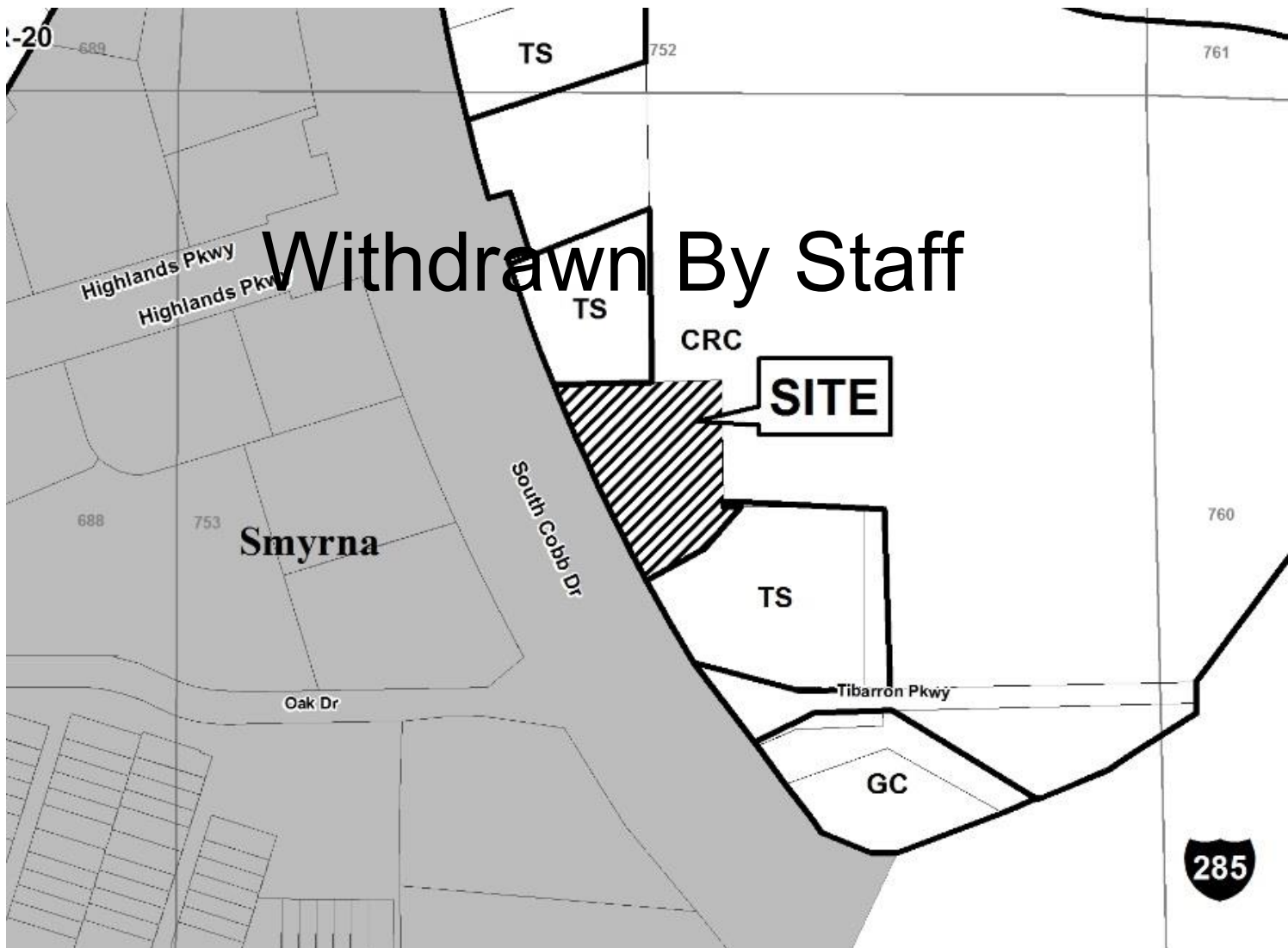
SIZE OF TRACT: 1 acre

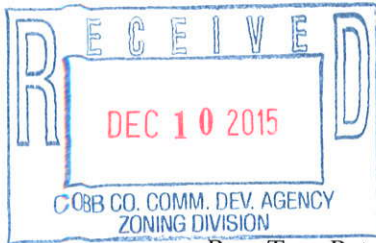
Cobb Drive, north of Interstate 285

COMMISSION DISTRICT: 2

(5191 South Cobb Drive).

TYPE OF VARIANCE: 1) Increase the maximum sign height from 35 feet to 31 feet; 2) allow a 50 foot LED sign in lieu of 32 square foot messaging area; and 3) increase the total sign area from 120 square feet to 150 square feet.





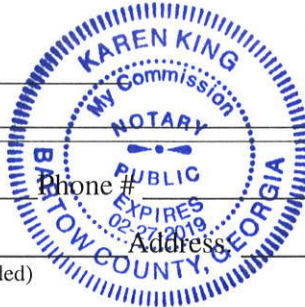
Application for Variance Cobb County

(type or print clearly)

Application No. V- 29
Hearing Date: Feb. 10, 2016

Applicant RaceTrac Petroleum Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
by: Parks F. Huff Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 770-422-7016 E-mail phuff@slhb-law.com
(representative's signature)

My commission expires: 2-27-19



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder See Attached Phone # _____ E-mail _____
Signature _____ Address _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property CRC
Location Located on the east side of South Cobb Drive north of Pittman Park (111 South Cobb Drive)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 753 District 17th Size of Tract 0.995 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 X Other _____

Does the property or this request need a second electrical meter? YES _____ NO 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).

RaceTrac is redeveloping an older store and needs to replace an existing sign with a modern LED sign. The sign height is 40 feet and the LED area is 50 square feet for a total sign area of 150 square feet. Due to topography and other signs located on adjacent properties, the extra height is needed for visibility.

List type of variance requested: Vary Cobb County Code Sections 134-313 and 134-314 to increase the the maximum sign height from 35 feet to 41 feet; allow a 50 foot LED sign in lieu of 32 square foot messaging area; and, increase the total sign area from 120 square feet to 150 square feet.

Revised: November 18, 2015

* The Applicant specifically reserves the right to amend any information set forth in this Variance Application at any time during the variance process.

REGULAR CASES (CONT.)

Z-9 QUIK TRIP CORPORATION (CONT.)

- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Revised Cobb DOT comments and recommendations dated April 17, 2014, *not otherwise in conflict*
- Owner/developer to enter into a Development agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously

Clerk's Note: Commissioner Birrell requested that DOT staff research the possibility of including sidewalks along Hickory Grove Road in the Safe Routes to School grant.

Z-24

WACETRAQ PETROLEUM, INC. (owner) requesting Rezoning from TS to **CRC** for the purpose of Parking Improvements for Existing Convenience Store with Fuel Sales in Land Lot 753 of the 17th District. Located on the northeast side of South Cobb Drive, north of Tibarron Parkway (5191 South Cobb Drive).

The public hearing was opened and Mr. Parks Huff and Ms. Mary Rose Barnes addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Lee, to **approve** Rezoning to the **CRC** zoning district **subject to**:

- Site plan received by the Zoning Division March 6, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Letter of agreeable conditions from Mr. Parks Huff dated April 23, 2014 (attached and made a part of these minutes) *with the following change*:
 - Item No. 6 - add to end: "... or increase non-conformity with the Zoning Ordinance."
- Applicant agrees to comply with the existing sign ordinance as well as any future changes approved by the Board of Commissioners
- Applicant to assess the southern drive for possibly repaving

REGULAR CASES (CONT.)

Z-24 RACETRAC PETROLEUM, INC.

- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations, with stipulated letter superseding comments regarding pervious pavement or pavers**
- **Cobb DOT comments and recommendations, with sidewalks along South Cobb Drive frontage to be installed "if" required by Georgia Department of Transportation**

VOTE: ADOPTED unanimously

Clerk's Note: Commissioner Ott requested that staff evaluate the ordinance as it relates to windows signs during the next round of code amendments. Chairman Lee stated his concurrence with this request.

Z-25

THE CENTER FOR CHILDREN AND YOUNG ADULTS, INC. (owner) requesting Rezoning from R-1C and R-2C to NRC for the purpose of Accessory Recreation Use for Existing Center in Land Lots 60 and 85 of the 17th District. Located at the northeast intersection of Austell Road and Schaffer Road (2221 Austell Road).

The public hearing was opened and Ms. Kim Borna, and Ms. Mary Stewart addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to approve Rezoning to the NRC zoning district **subject to:**

- **Site plan and recreation area plan received by the Zoning Division March 6, 2014, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **For this Applicant and this use only**
- **Garbage trucks are limited to entering and leaving the facility between the hours of 7:00 a.m. and 7:00 p.m.**
- **Landscape buffer improvements along parking lot, to be approved by County Arborist (Schaffer Road)**

V-30
(2016)

[illegible]

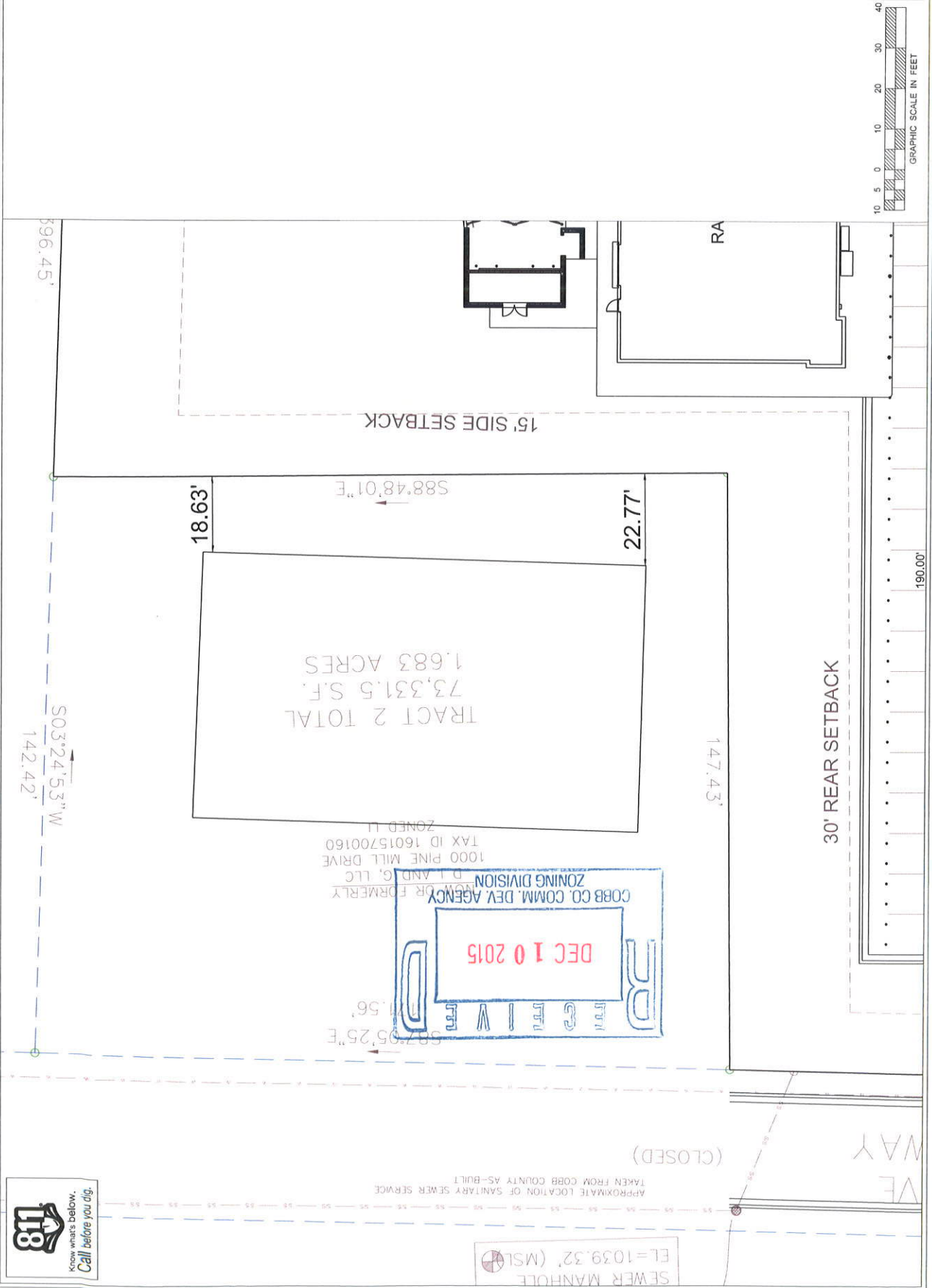
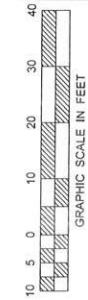
THESE PLANS ARE
SUBJECT TO FEDERAL
COPYRIGHT LAWS
ANY USE OF SAME
WITHOUT THE
EXPRESSED WRITTEN
PERMISSION OF
RACETRAC
PETROLEUM,
PHOTO

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

RaceTrac

SITE PLAN

DATE	12/8/2015
SCALE	1:10
DRAWN-BY	BHAWTHORNE
CHECKED-BY	SHALLOWFORD
C-3.1	1
SHEET NO.	VERSION



Know what's below.
Call before you dig.

APPLICANT: RaceTrac Petroleum

PHONE: 770-422-7016

REPRESENTATIVE: Parks F. Huff

PHONE: 770-422-7016

TITLEHOLDER: D I and G, LLC

PROPERTY LOCATION: On the south side of Pine
Mill Drive, east of Canton Road
(1000 Pine Mill Drive).

PETITION No.: V-30

DATE OF HEARING: 02-10-2016

PRESENT ZONING: LI

LAND LOT(S): 157

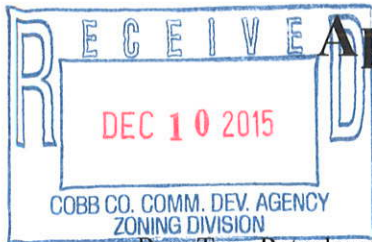
DISTRICT: 16

SIZE OF TRACT: 1.69 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 15 feet; 2) waive the side setback from the required 20 feet to 15 feet adjacent to the western property line; and 3) waive the minimum lot size from the required 40,000 square feet to 20,000 square feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V- 30
Hearing Date: Feb. 10, 2016

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

[Signature] Phone # 770-422-7016 E-mail phuff@slhb-law.com
(representative's signature)

My commission expires: 2-27-19

Signed, sealed and delivered in presence of:

Karen S. King
Notary Public

Titleholder See Attached Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Present Zoning of Property LI

Location Located on the south side of Pine Mill Drive, east of Canton Road (1000 Pine Mill Drive)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 District 16th Size of Tract 1.683 Acre(s)

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

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

Does the property or this request need a second electrical meter? YES _____ NO 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).

The subject property includes an existing industrial building. The rear setback will be 15 feet, an existing side setback of 17 feet and reduce the minimum lot size from 40,000 to 20,000 square feet.

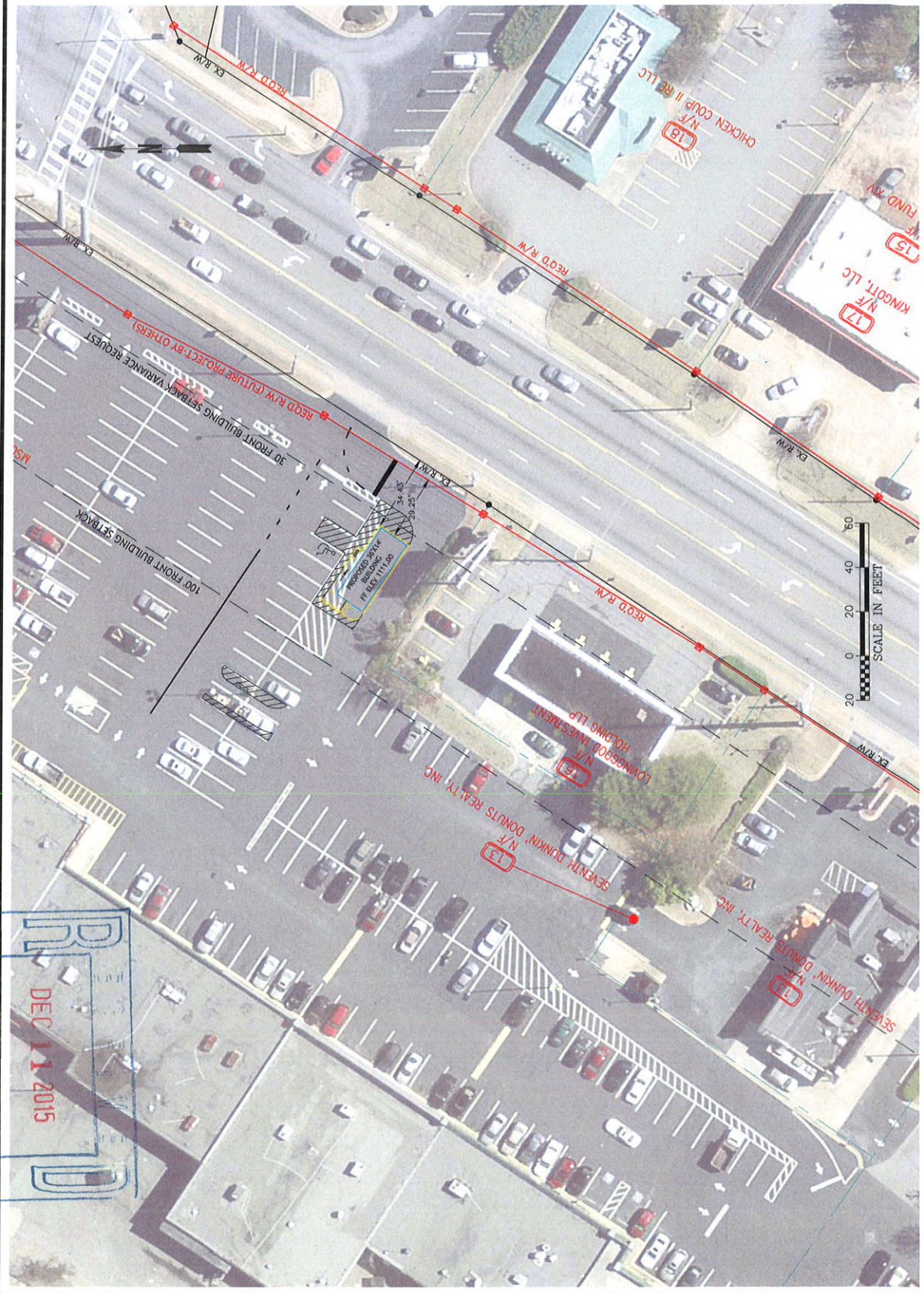
List type of variance requested: Section 134-230: 1) Reduce the rear setback from 30 feet to 15 feet for an existing industrial building; 2) Reduce the side setback (west) from 20 feet to 15 feet (existing); and, 3) Reduce the lot size from 40,000 to 20,000 square feet.

Revised: November 18, 2015

* The Applicant specifically reserves the right to amend any information set forth in this Variance Application at any time during the variance process.

[illegible]

SHEET TITLE CONCEPTUAL SITE	DRAWN BY ZRS	CHECKED BY
	SCALE 1" = 20'	ISSUE DATE 10/22/2015
PROJECT NUMBER 1407.00		DRAWING NUMBER AERIAL
		SHEET 00-01 of 01



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Jon Erwin

PHONE: 402-672-8522

REPRESENTATIVE: Jon Erwin

PHONE: 402-672-8522

TITLEHOLDER: MSC NAPLES, LLC

PROPERTY LOCATION: On the west side of Sandy Plains Road, at the terminus of Post Oak Tritt Road (2745 Sandy Plains Road).

PETITION No.: V-31

DATE OF HEARING: 02-10-2016

PRESENT ZONING: PSC

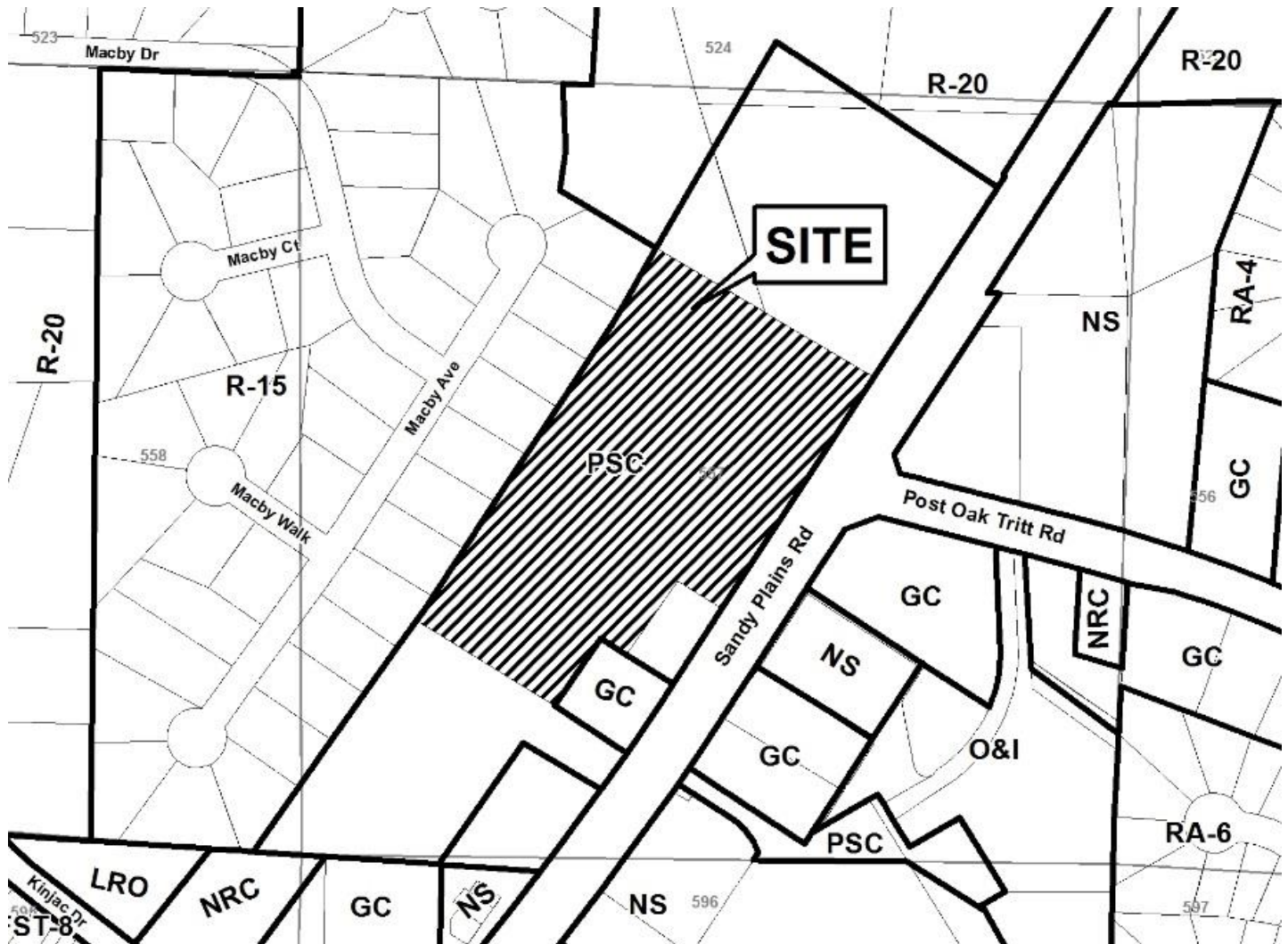
LAND LOT(S): 557

DISTRICT: 16

SIZE OF TRACT: 8.95

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 100 feet to 29 feet; and 2) waive the side setback from the required 50 feet to 20 feet adjacent to the western property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-31

Hearing Date: 2-10-16

Applicant Jon Erwin

Phone # 402-672-8522 E-mail jon.sodaug@gmail.com

Jon Erwin

(representative's name, printed)

Address 1079 Longwood Dr. Woodstock GA 30189

(street, city, state and zip code)

(representative's signature)

Phone # 402-672-8522 E-mail jon.sodaug@gmail.com



My commission expires: 12/22/2015

Signed, sealed and delivered in presence of:

Notary Public

Titleholder MSC Napier, LLC

Phone # _____

E-mail _____

Signature _____

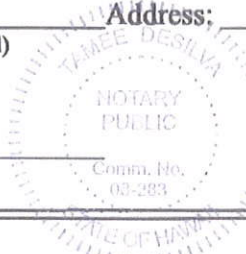
(attach additional signatures, if needed)

Address: _____

(street, city, state and zip code)

My commission expires: 8/3/14

NOTARY CERTIFICATE ON NEXT PAGE



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location Intersection of Sandy Plains Rd. & Post Oak Tr. H

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

Land Lot(s) 524, 557 & 558

District 16

Size of Tract 8.95

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).

This setback variance is required for my business as the property owner will not ~~even~~ allow this building if setback 100'.

List type of variance requested: modify setback to 50' on frontage