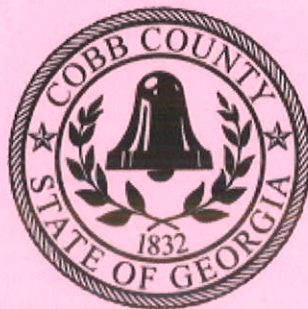


PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 9, 2016

DUE DATE: February 8, 2016

Distributed: January 26, 2016



Cobb County... Expect the Best!

V-32
(2016)

The Field Data upon which this plat was based has a Closure Precision of one foot in 250,000 Feet, and an Angular error of 2.22" per Angle Point, and was adjusted using Crandall's rule.

This Survey was not using a Topcon GTS-2S (N) with angle prism and a 100' Steel Tape.

This survey has been calculated for closure by traversing the boundaries and is found to be accurate within one foot in 250,000 feet.

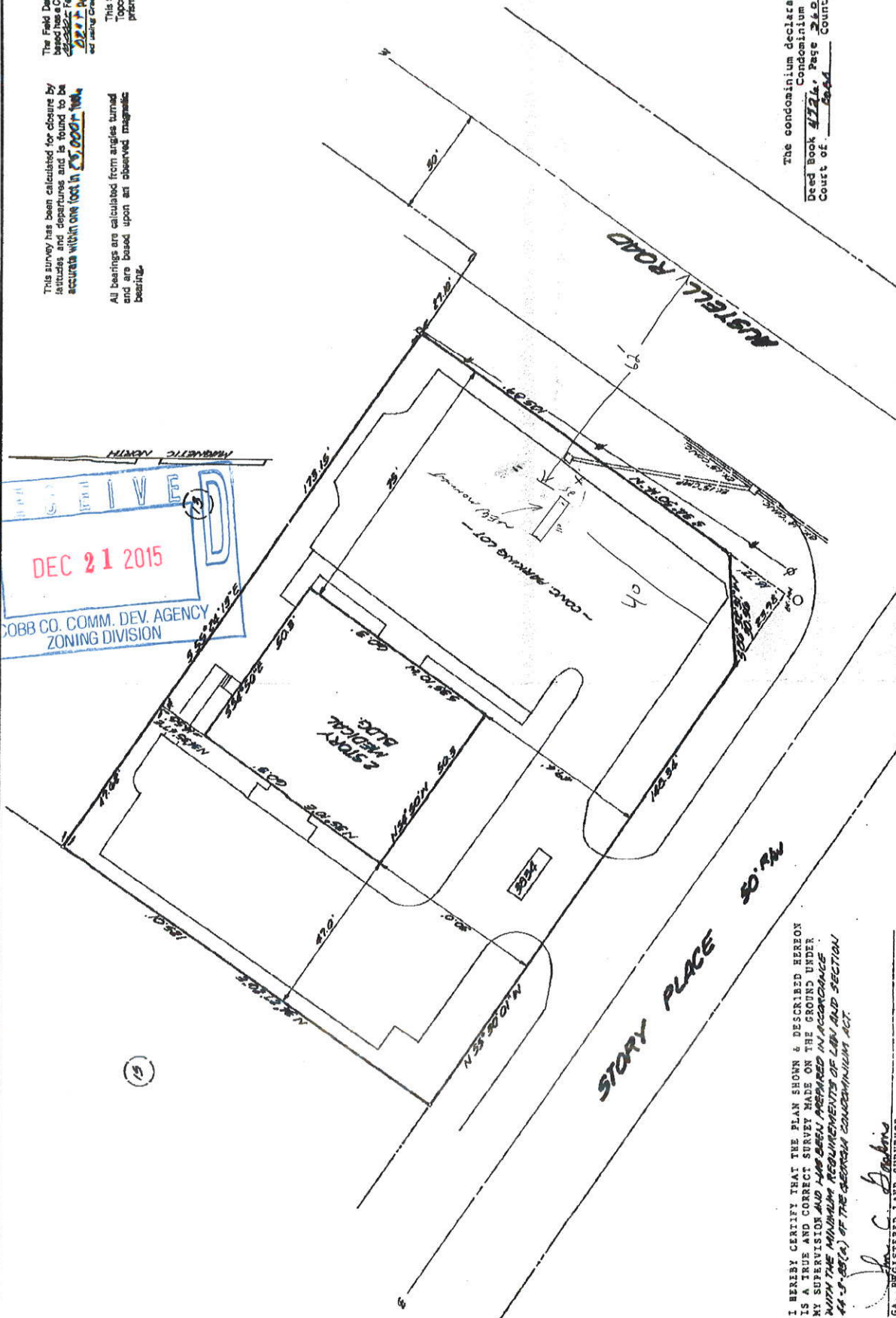
All bearings are calculated from angles turned and are based upon an observed magnetic bearing.

The condominium declaration for Condominium is recorded in Deed Book 4124, Page 240 of the Superior Court of Cobb County, Georgia records.

MEDART CONDOMINIUM

BLUE RIDGE MANOR SUBD.
LOT 14
LAND LOT 050
SUBDIVISION - 14th
COBB COUNTY, GEORGIA

| | | |
|---|----------|------------|
| DATE | 10/12/07 | REVISIONS: |
| SCALE | 1"=80' | |
| DRAWN BY | JRM | |
| CHECKED BY | JRM | |
| FOR | AS 497 | |
| GASKINS SURVEYING CO. | | |
| 256 POWDER SPRINGS RD. MARIETTA, GEORGIA PHONE 474-7165 | | |



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 DEC 21 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREOF IS TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF LAW AND SECTION 44-5-25(a) OF THE GEORGIA CONDOMINIUM ACT.

John C. Gaskins
G.A. REGISTERED LAND SURVEYOR

THIS PLAT AMENDS THAT CERTAIN RESIDENTIAL PLAT FOR BLUE RIDGE MANOR SUBDIVISION RECORDED ON APRIL 8, 1961, IN PG 22, AS 25 COBB CO RECORDS 80-REMOVED LOT #14 FROM THAT SUBDIVISION.

Field on 11-24-07 3:30pm
Cadastral Plat Book 5 Page 74
John C. Gaskins, Surveyor

John C. Gaskins 87-612

THIS CERTIFICATE I HAVE VISITED THE SITE AND VIEWED THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS ON THESE PLANS AND SPECIFICATIONS, PLATTINGS, ELEVATIONS AND DETAILS TO WHICH THIS PLAN IS REFERRED, ARE TRUE AND CORRECT AS SHOWN ON THESE PLANS AS CONSTITUTE THE INSTRUMENTAL RECORD OF THE PROPERTY DESCRIBED AND AS TO BE SURELY ESTABLISH THE PHYSICAL BOUNDARIES OF SUCH UNITS.

APPLICANT: Medart Condominium

PETITION No.: V-32

PHONE: 404-382-7457

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Hil Hughes

PRESENT ZONING: O&I

PHONE: 404-382-7457

LAND LOT(S): 856

TITLEHOLDER: Pythagoras Professional Group, LLC

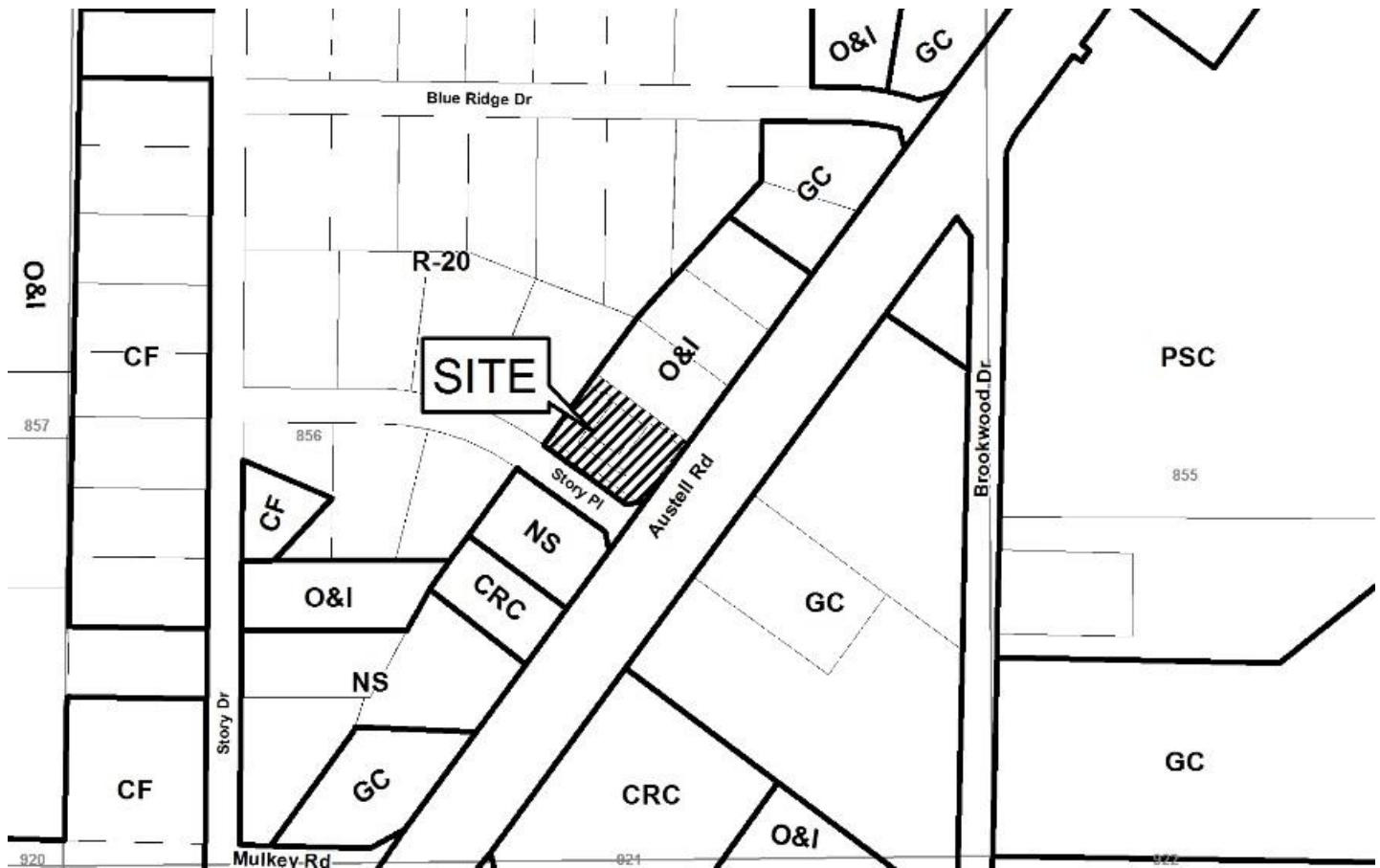
DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Story Place and Austell Road
Story Place and Austell Road
(3834 Austell Road).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: To allow an electronic sign on a lot without at least 200 feet of public road frontage on one road (105.89 feet).





Application for Variance Cobb County

(type or print clearly)

Application No. V-32
Hearing Date: 3-9-16

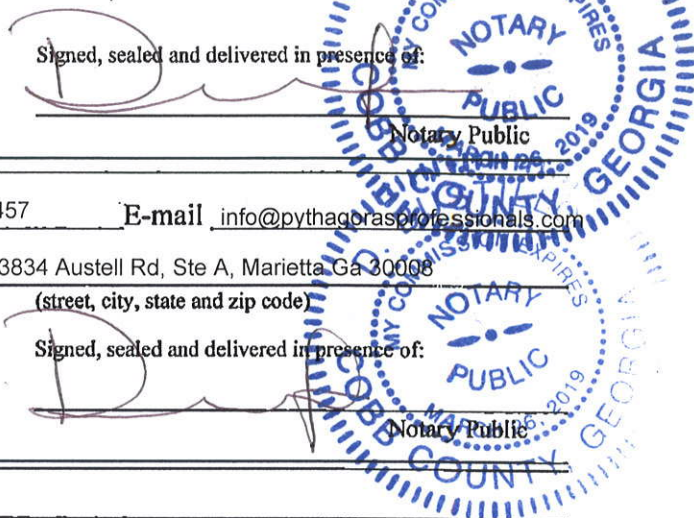
Applicant Medart Condominium Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com

Hil Hughes Address 3834 Austell Rd, Ste A, Marietta Ga 30008
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com
(representative's signature)

My commission expires: March 29, 2019

Signed, sealed and delivered in presence of:



Titleholder Medart Condominium Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com

Signature [Signature] Address: 3834 Austell Rd, Ste A, Marietta Ga 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 29, 2019

Signed, sealed and delivered in presence of:

Present Zoning of Property 19085609000 / O + 1

Location 3834 Austell Rd, Marietta Ga 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 856 District 19th Size of Tract .57 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).

The property is currently utilized as executive office space with short-term lease opportunities for lawyers, tax accountants, and other professionals. Due to the occasional short-term nature of these businesses, the constant construction, changing and signage would place an undue burden on the property holder, as well as interference with the area near Austell Rd each time a new tenant is changed. Allowing this variance will further the public interest in the continuation of beautifying Cobb County by replacing a sign nearly 30 years old with a modern, attractive monument sign in keeping with other recent constructions in the area.

List type of variance requested: variance to sec. 134-313 subsection 2a (must be located on a property/lot with at least 200 feet of public road frontage)

General Notes:
 1.) Minimum concrete strength shall be 4000PSI Concrete w/ 550 7% air
 2.) Aluminum Requirements:
 (a) Tubing, Plates, rolled shapes and bars shall be 1/8"thk. wall min. 6061-T6, or equal, unless otherwise noted.
 (b) All Aluminum bolted connections shall be made with Stainless Steel A320 bolts or equivalent
 (c) Field connections and damaged or abraded areas of protective coating shall be touch-up painted with compatible material.
 (d) All field welds shall comply with AWS code for procedures, appearance and quality of welds.
 (e) Welding shall be in accordance with AWS D1.2
 (f) Aluminum alloy filler 4043 shall be used in all structural welds
 (g) Fillet weld size shall not exceed thinnest member thickness of joined sections.
 (h) Welding process GMAW or GTAW shall be in accordance with AWS D1.2
 (i) Provide neoprene gaskets between dissimilar metals if/where applicable

3.) Steel Requirements:
 (a) All plate, angle, channel, tee and wide flange shall be ASTM A36 grade unless otherwise specified.
 (b) Square and rectangular tube shall be ASTM A500 Grade B
 (c) Round pipe shall be ASTM A53 Grade B or equivalent
 (d) Design and fabrication according to AISC Steel Construction Manual 14th edition
 (e) Bolts to be A325 or A320 BB Class 2 or equivalent.
 - Foundation Anchor Bolts to be A36 Minimum.
 4.) Concrete design & construction to be in accordance w/ ACI 318-11
 5.) Concrete poured into constrained earth excavations must cure under proper conditions for 4 days prior to sign box installation. (Exception: if the overall height of the sign is less than 20 feet and the sign pole is adequately braced against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
 6.) For pier and caisson footings, concrete must be poured against undisturbed earth (Backfill is unacceptable).
 Maintain a minimum 3" cover over all embedded steel (Not applicable to direct burial footings) Rebar is not required for direct burial footings.
 - Anchor Bolts without rebar shall have a minimum Welded Wire Mesh Reinforcement. Install 6x6 (WWM), 8.5 to 11 gauge, in circular pattern inch offset from footing perimeter min., 3" clearance from top and bottom
 Anchor bolts shall be tied to the WWM.
 Provide a minimum of 6" cover between bottom of support pole and bottom concrete footing on all direct burial footings, unless otherwise noted.
 Presumptive Load/Bearing Values 1500psf Vertical Capacity, 100psf L Galvanic protection is required where dissimilar metals contact.
 Galvanic protection is also required where Aluminum Contacts Concrete Coat with Bituminous material where Alum. Contacts Concrete.

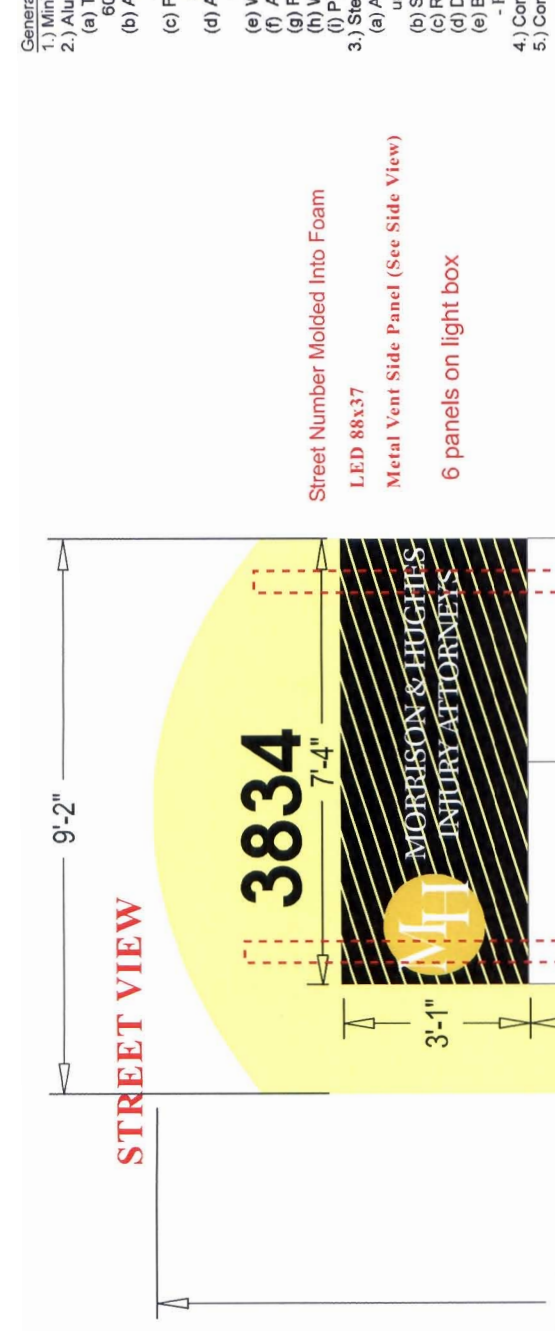
10/23/2015
 Jere Murdoch, P.E.
 Professional Engineer
 GA P.E. License #PE036786

MURDOCH ENGINEERING
 SIGN STRUCTURE PROFESSIONALS

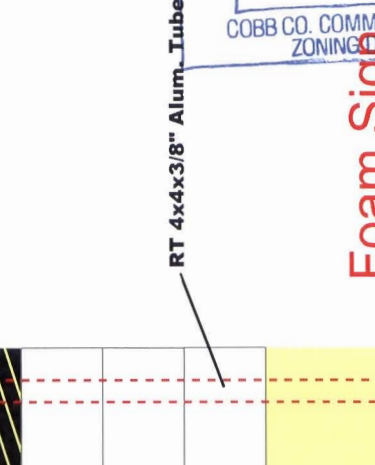
PYLON SUPPORT DESIGN CERTIFICATION
 Morrison & Hughes Attorneys
 3834 Austell Rd.
 Marietta Ga 30008

2 Hummingbird Ct.
 Howell, New Jersey 07731
 Tel. (973) 570-8215

Pg. S-1



RT 4x4x3/8" Alum. Tube
 Foam Sign
 Sign Skirt | Underground
 (2) Poles within Sign
 Concrete Filled Holes
 24" Diam. x 5'-0" Deep
 3000psi Conc. Min.



Designed per IBC - 2012 with 2014 Georgia Amendments
 Snow Loads:
 Ground Snow Load.....Pg-5 psf
 Snow Exposure Factor...Ce=1.0
 Snow Load Importance...Is=1.1
 Thermal Factor.....Ct=1.0
 Wind Loads:
 Risk Category.....II
 Ultimate Wind Speed.....115 mph
 Basic Wind Speed.....90 mph
 Wind Importance Factor...I=1.00
 Wind Exposure.....C
 Gust Factor.....0.85

Engineers Footing Options:
 1.) Two(2) 24" Diam. x 5'-0" Deep below grade min.
 2.) Two(2) 36"x36" x 4'-6" Deep below grade min.
 Support Options:
 1.) Two(2) RT 4x4x3/8" Alum. Tubes
 2.) Two(2) 4x4x1/4" Steel Tubes
 3.) Two(2) 5" Diam. x .258" Steel Pipes
 - Supports O.C. Spacing TBD by Others.
 ** Sign Size has been Estimated to be 13'-8" Tall by 9'-2" Tall or Less
 It is acceptable to install sign with 125.31 Sq. Ft. Total or Less on provided structural design by my office.

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JAN 6 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 A LEICA TS-12 TOTAL STATION WAS USED FOR THIS SURVEY.

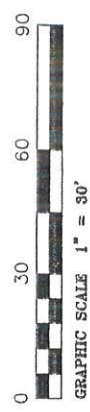
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 420,000 FEET.

THIS PLAT IS NOT REQUIRED TO BE APPROVED BY A GOVERNING AUTHORITY, AND IS NOT SUBJECT TO GEORGIA CODE SECTION, 16-6-67.

"FEMA FLOOD HAZARD MAP" 13087C0187H DATED MARCH 04, 2013, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.

| CURVE | ARC LENGTH | RADIUS |
|-------|-------------|--------|
| C1 | 22.19' | 50.00' |
| S | 43°49'28" E | 22.01' |



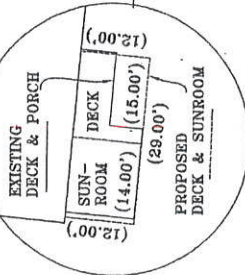
KNIGHT & KNIGHT LAND SURVEYORS, LLC.
 116 CENTER ROAD S.E.
 CARTERSVILLE, GEORGIA 30121
 PHONE: (770) 382-7975 or (770) 382-5525
 EMAIL: knightsurveyors@gmail.com

SUBJECT PROPERTY ADDRESS:
 3160 PALISADES COURT,
 MARIETTA, GEORGIA, 30087

194.12' ALONG R/W TO THE SOUTHEAST R/W INTERSECTION OF NORTH PALISADES CIRCLE & SOUTH R/W OF PALISADES COURT TO THE POINT OF BEGINNING.

**PALISADES COURT
 (50' PUBLIC R/W)**

N/F
 SUSAN HINKLE
 DB. 14278 ~ PG. 5834
 PB. 78 ~ PG. 143
 LOT 6



INSERT NOT TO SCALE
 6' WOOD FENCE
 10' FENCE MAINTENANCE EASEMENT
 3/8" RBF
 LL 995
 LL 994

N/F
 JULIAN J. & LUNA C. LEVY
 DB. 7957 ~ PG. 497
 PB. 142 ~ PG. 35
 BELMONT SUBD., UNIT 4, LOT 6

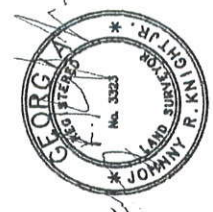
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

IMPERVIOUS SURFACE:
 EXISTING HOUSE WITH BUILT IN CARPORT: 2,305 SQ. FT.
 EXISTING CONCRETE DRIVE & SIDEWALK: 574 SQ. FT.
 EXISTING OUTER BRICK STOOP: 32 SQ. FT.
 EXISTING BACK DECK: 264 SQ. FT.

TOTAL: 3275 SQ. FT.
 LOT AREA: 7814 SQ. FT.
 LOT COVERAGE: 41.81%

ZONING INFORMATION:
 PROPERTY ZONED: RA-4
 FRONT SETBACK: 25 FEET
 SIDE SETBACK: 5 FEET
 REAR SETBACK: 20 FEET
 LANDSCAPE BUFFER: 10 FEET
 MAXIMUM LOT COVERAGE: 40%

**V-33
 (2016)**



REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|-----|----|------------|----------------|
| 1 | RE | 12/17/2015 | INITIAL ISSUE. |

DATE OF FIELD WORK: 12/10/2015
 DATE OF PLAT: 12/14/2015

BOUNDARY SURVEY FOR:

DEAN B. & BEAURY A. TALLEY
LOT 7 BLOCK "A" OF PARK PLACE
SUBDIVISION LOCATED IN LAND LOT 995
17TH. DISTRICT, 2ND. SECTION,
COBB COUNTY, GEORGIA

APPLICANT: Dean & Beaury Talley

PETITION No.: V-33

PHONE: 678-773-7996

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Thomas Ingram- DC Enclosures

PRESENT ZONING: RA-4

PHONE: 678-296-0276

LAND LOT(S): 994, 995

TITLEHOLDER: Dean B. Talley and Beaury A. Talley

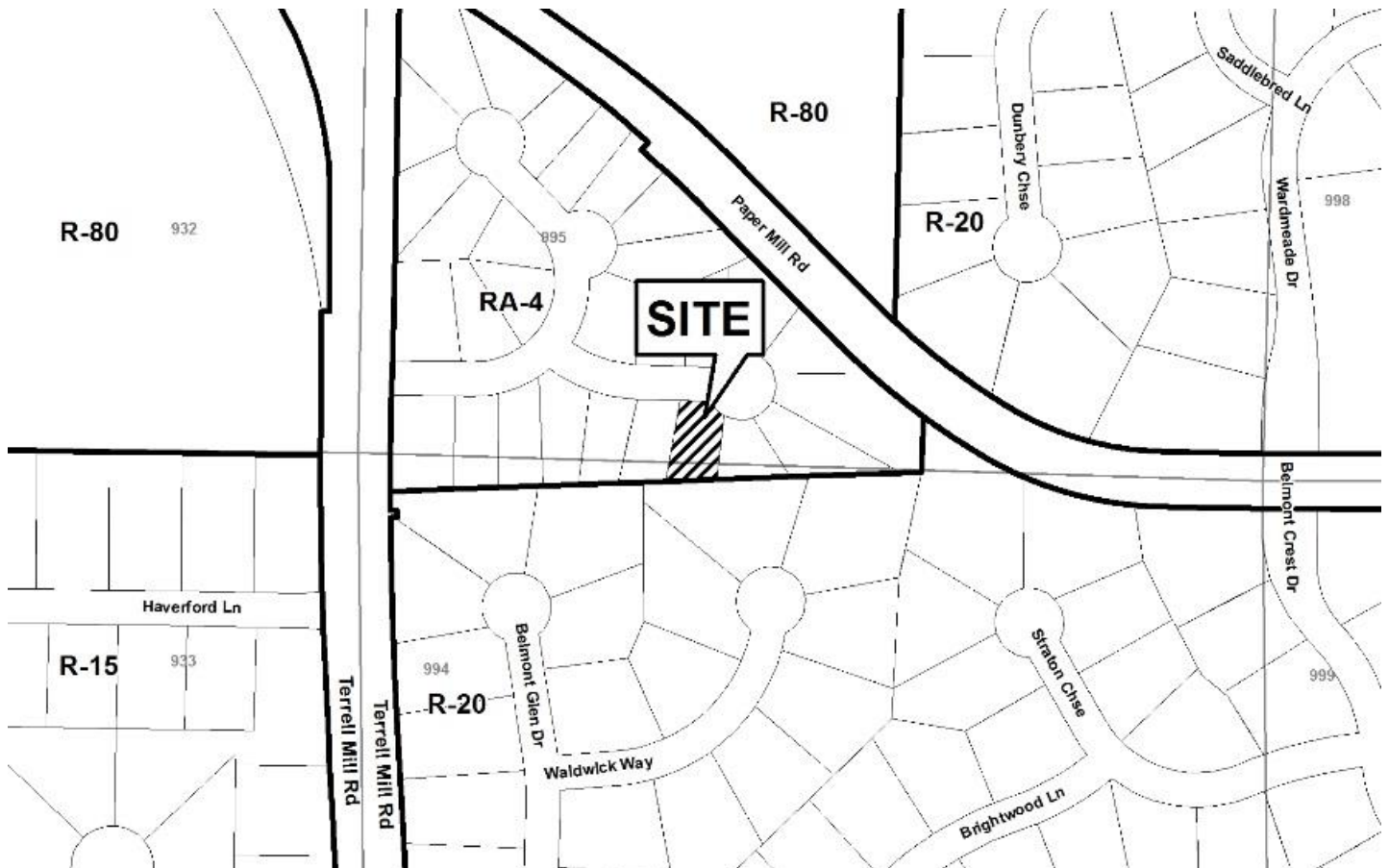
DISTRICT: 17

PROPERTY LOCATION: On the south side of Palisades Court, east of North Palisades Court and Terrell Mill Road (3180 Palisades Court).

SIZE OF TRACT: 0.18 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 25 feet; 2) waive the front setback from the required 20 feet to 19 feet; and 3) waive the maximum allowable impervious surface from 40% to 45%.





Application for Variance Cobb County

(type or print clearly)

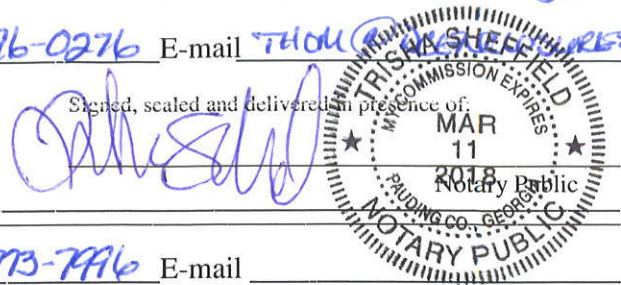
Application No. V-33
Hearing Date: 3-9-14

Applicant DEAN & BEAURY TALLEY Phone # 678-773-7916 E-mail THOM@DCENCLOSURES.COM

THOMAS J. TALEY - DC ENCLOSURES Address 2031 BAKER CT - KENNESAW, GA 30144
(representative's name, printed) (street, city, state and zip code)

Thomas Taley Phone # 678-296-0276 E-mail THOM@DCENCLOSURES.COM
(representative's signature)

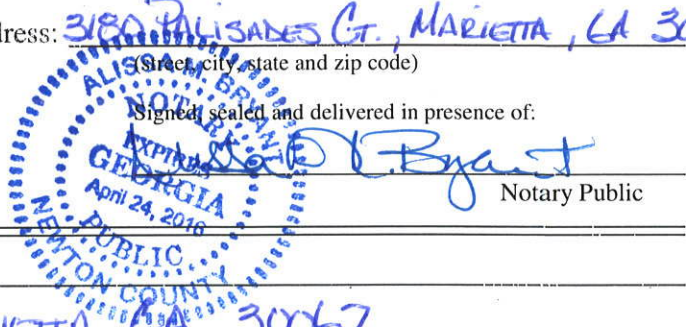
My commission expires: 03-11-2018



Titleholder DEAN & BEAURY TALLEY Phone # 678-773-7916 E-mail _____

Signature _____ Address: 3180 PALISADES CT., MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 24, 2016



Present Zoning of Property RA-4

Location 3180 PALISADES CT., MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 995 District 17 Size of Tract _____ Acre(s) _____

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

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

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).

CAN NOT ENJOY BACK DECK WITHOUT BEING BOTHERED BY INSECTS & WITHOUT SQUI BEATING DOWN ON THEM.

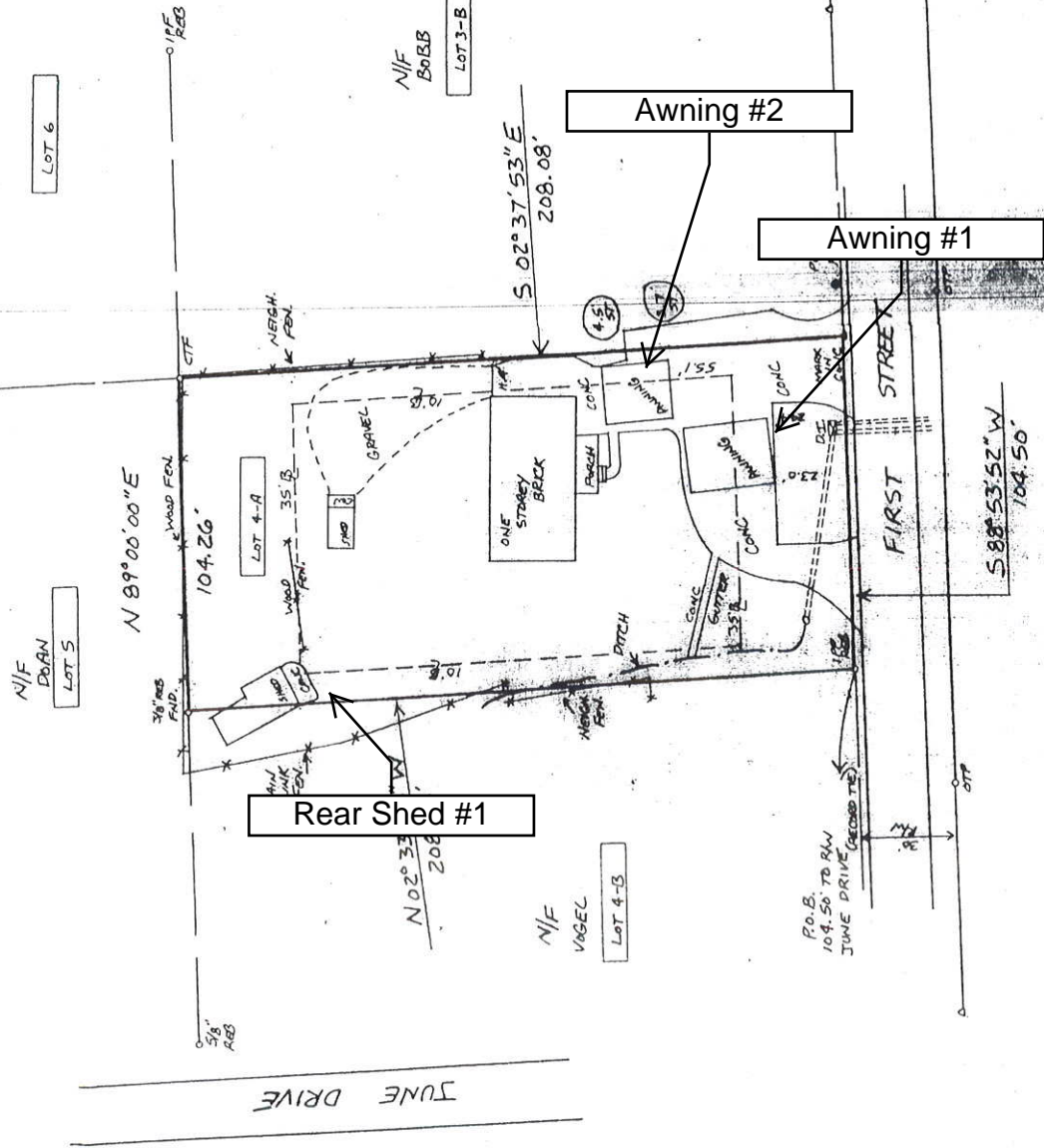
List type of variance requested: MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE CHANGE FROM 40% TO 45% TO ALLOW A SUNROOM BE BUILT ON DECK. ALSO REDUCE REAR SET BACK FROM 30' TO 25'

MAGNETIC

V-34
(2016)



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Project No. 130620203H

SURVEY FOR:

JA EVANS
SURVEYING CO. INC.
POWER SURVEYS, GEORGIA
1100 W. BERRY ST. SUITE 100
ALPHARETTA, GA 30201
PHONE: 770-240-1100
FAX: 770-240-1101
WWW.JAEVANS.COM

APPLICANT: Mark Thibeaux

PETITION No.: V-34

PHONE: 678-725-4089

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Kathleen Thibeaux

PRESENT ZONING: R-20

PHONE: 678-725-4089

LAND LOT(S): 1289

TITLEHOLDER: Mark Anthony Thibeaux and
Kathleen M. Thibeaux

DISTRICT: 19

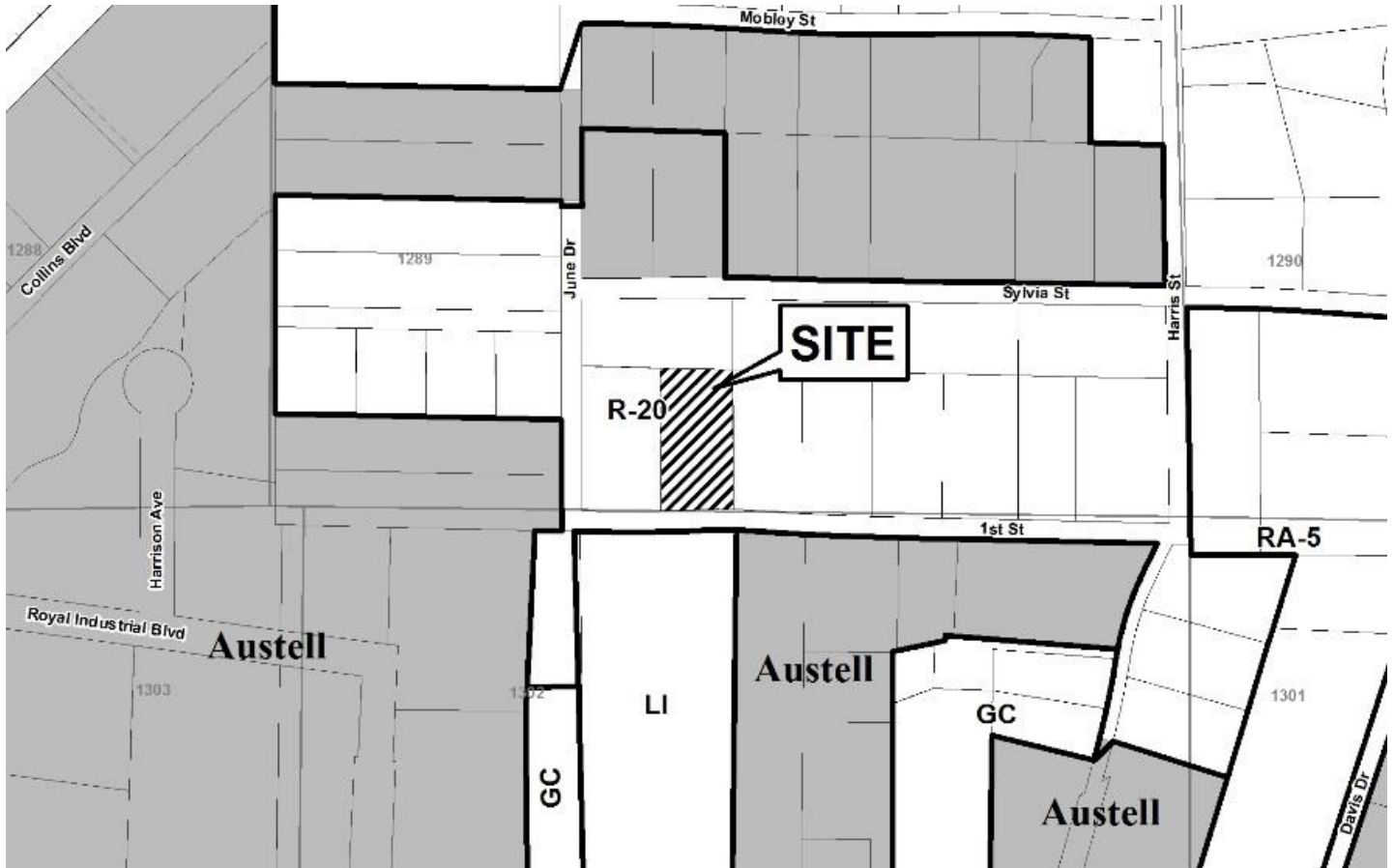
PROPERTY LOCATION: On the north side of
First Street, east of June Drive

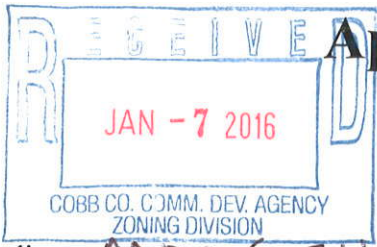
SIZE OF TRACT: .46

(1876 First Street).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the required setback for an accessory structure under 650 square feet (rear shed #1) from the required 35 feet from the rear to 10 feet and from the required 10 feet adjacent to the western side to zero feet; 2) waive the required setback for an accessory structure under 650 square feet (500 square foot awning #1) from the required 35 feet from the front to 23 feet; 3) waive the required setback for an accessory structure under 650 square feet (400 square foot awning #2) from the required 10 feet to three (3) feet adjacent to the east property line; and 4) allow an accessory structure (both awnings) to be located in front of the principal structure





Application for Variance Cobb County

(type or print clearly)

Application No. V-34
Hearing Date: 3-9-16

Applicant MARK THIBEAUX Phone # 678-7254089 E-mail MT CONCRETE 47 ACH

Mark Thibaux
(representative's name, printed)

Address 1876 FIRST ST. AUSTELL GA 30106
(street, city, state and zip code)

Kathleen Thibaux
(representative's signature)

Phone # 678-7254089 E-mail _____

My commission expires: August 29, 2018



Signed, sealed and delivered in presence of:

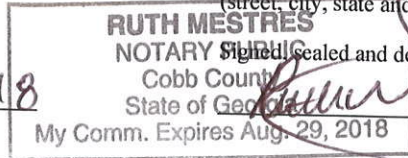
Notary Public

Titleholder MARK THIBEAUX Phone # 6787254089 E-mail MTCONCRETE47 ACH

Signature Mark Thibaux
(attach additional signatures, if needed)

Address: 1876 FIRST ST. AUSTELL GA 30106
(street, city, state and zip code)

My commission expires: August 29, 2018



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location 1876 FIRST ST. AUSTELL GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1289 District 1974 Size of Tract 1/3 Acre(s)

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

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

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

I HAVE A SEPTIC TANK AND FEILD LIVES IN THE BACK YARD.

List type of variance requested: TWO METAL CAR PORT TO PROTECT MY GAS MACHINE I USE TO WORK WITH AND MY CARS I PAID A LOT OF MONEY FOR IN COBB COUNTY.

V-35
(2016)

REVISIONS
01/05/16 ADD IMPERVIOUS CHART, REMOVE SETBACK LINES

SURVEY FOR
THE HOLY SABBATH MINISTRIES
INTERNATIONAL, INC.
IN LAND LOT 477, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SHEET 1 OF 1
JOB NO. 15-043
OCT B, 2015

PINNACLE
LAND SURVEYING SERVICES
121 HAWKINS FARM LANE
BALL GROUND, GEORGIA 30107
TEL (678) 910-8368 FAX (770) 735-2093
phils@pinnacle.net

IMPERVIOUS SURFACES

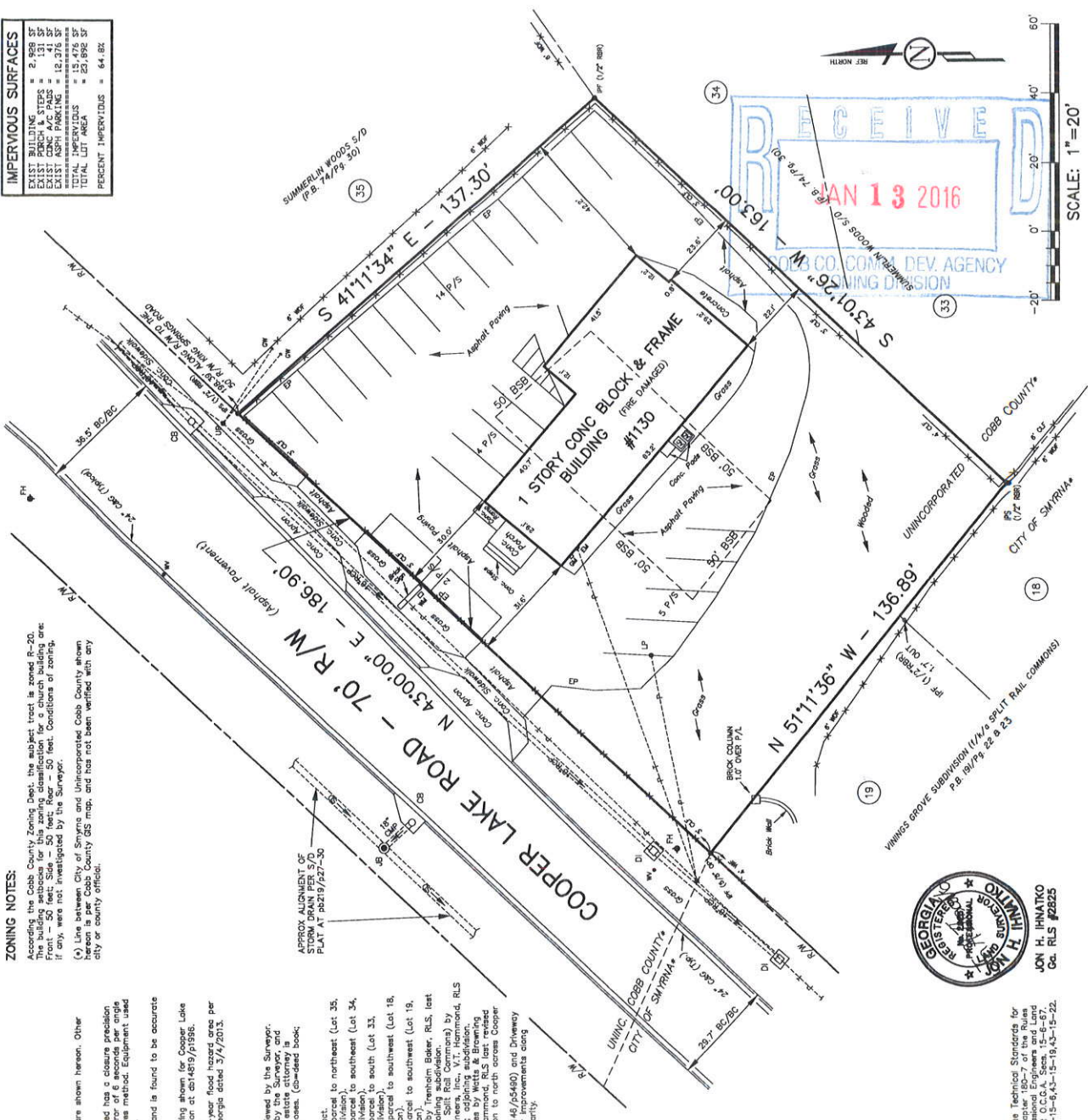
| | |
|---------------------|-------------|
| EXIST BUILDING | = 2,888 SF |
| EXIST PAVEMENT | = 131 SF |
| EXIST CONC PAVEMENT | = 18,371 SF |
| EXIST ASPHALT DRIVE | = 23,892 SF |
| TOTAL IMPERVIOUS | = 45,282 SF |
| PERCENT IMPERVIOUS | = 64.82% |

ZONING NOTES:
According to the Cobb County Zoning Dept. the subject tract is zoned R-20. The building setbacks for this zoning classification for a church building are: Front - 50 feet, Side - 50 feet, Rear - 50 feet. Conditions of zoning, if any, were not investigated by the Surveyor.
(c) Line between City of Smyrna and Unincorporated Cobb County shown on the County GIS map, and has not been verified with any city or county official.

GENERAL NOTES:
(1) Area of tract: 23,892 sf (0.5465 acres).
(2) Date of field preparation: 10/18/2015.
(3) Only readily visible above-ground utilities are shown hereon. Other utilities not shown likely exist.
(4) The field data upon which this plat is based has a closure precision of 1/100,000 feet, or angular error of 6 seconds per angle. The closure error was calculated using the following formula:
for survey: Topcon GTS-313 total station.
(5) This plat has been calculated for closure and is found to be accurate within one foot in 144,313 feet.
(6) Reference north & bearings based on bearings shown for Cooper Lake Road right-of-way line per deed description at db14819/p1395.
(7) No sections of this tract, line, which is 100-year flood hazard zone per FEMA Map 1309740007H, Cobb County, Georgia dated 3/14/2010.

REFERENCE DOCUMENTS:
The following documents were obtained and reviewed by the Surveyor:
(a) Deed to the subject tract, as recorded in the Cobb County Deed Book, and investigation of title-related matters by a real estate attorney is suggested prior to using this plat for title purposes. (deceased book; plat-book; Cobb County, Georgia records).
(b) db14819/p1395 Warranty Deed, adjoining parcel to northeast (Lot 35).
(c) db13306/p5294 Warranty Deed, adjoining parcel to southeast (Lot 34).
(d) db15203/p2202 Warranty Deed, adjoining parcel to south (Lot 33).
(e) db7054/p163 Warranty Deed, adjoining parcel to southwest (Lot 18).
(f) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(g) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(h) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(i) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(j) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(k) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(l) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(m) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(n) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(o) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(p) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(q) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(r) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(s) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(t) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(u) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(v) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(w) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(x) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(y) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).
(z) db14379/p303 Warranty Deed, adjoining parcel to southwest (Lot 18).

NOTE: Temporary Construction Easement (db15146/p5490) and Driveway Easement (db15146/p5493) to Cobb County for improvements along Cooper Lake Road are not shown hereon for clarity.



JON H. IWANIKO
Ge. RLS #2925

This survey was prepared in conformity with the Technical Standards for Professional Engineers and Land Surveyors of the State of Georgia, as set forth in the Georgia Code, Official Code of Georgia Annotated, Sections 15-6-67, 15-6-68, 15-6-69, 15-6-70, 15-6-71, 15-6-72, 15-6-73, 15-6-74, 15-6-75, 15-6-76, 15-6-77, 15-6-78, 15-6-79, 15-6-80, 15-6-81, 15-6-82, 15-6-83, 15-6-84, 15-6-85, 15-6-86, 15-6-87, 15-6-88, 15-6-89, 15-6-90, 15-6-91, 15-6-92, 15-6-93, 15-6-94, 15-6-95, 15-6-96, 15-6-97, 15-6-98, 15-6-99, 15-7-1, 15-7-2, 15-7-3, 15-7-4, 15-7-5, 15-7-6, 15-7-7, 15-7-8, 15-7-9, 15-7-10, 15-7-11, 15-7-12, 15-7-13, 15-7-14, 15-7-15, 15-7-16, 15-7-17, 15-7-18, 15-7-19, 15-7-20, 15-7-21, 15-7-22, 15-7-23, 15-7-24, 15-7-25, 15-7-26, 15-7-27, 15-7-28, 15-7-29, 15-7-30, 15-7-31, 15-7-32, 15-7-33, 15-7-34, 15-7-35, 15-7-36, 15-7-37, 15-7-38, 15-7-39, 15-7-40, 15-7-41, 15-7-42, 15-7-43, 15-7-44, 15-7-45, 15-7-46, 15-7-47, 15-7-48, 15-7-49, 15-7-50, 15-7-51, 15-7-52, 15-7-53, 15-7-54, 15-7-55, 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APPLICANT: Quick Response Force

PETITION No.: V-35

PHONE: 678-269-4773

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Joshua Brown

PRESENT ZONING: R-20

PHONE: 770-880-9412

LAND LOT(S): 477

TITLEHOLDER: The Holy Sabbath Ministries
International, Inc.

DISTRICT: 17

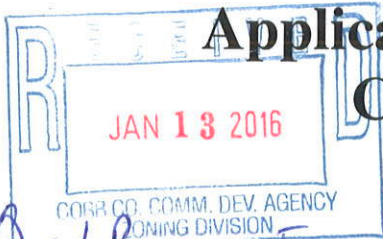
PROPERTY LOCATION: Located on the south side
of Cooper Lake Road, west of King Springs Road
(1130 Cooper Lake Road).

SIZE OF TRACT: 0.55 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum lot size for a church use from the required 5 acres to 0.55 acres;
2) waive the setbacks for a church use from the required 50 feet to 30 feet from the front, to 42 feet adjacent to the
north property line, and to 22 feet from the rear; 3) waive the 35 foot landscape screening buffer adjacent to a
residential property line to zero on the north, east, and south property lines; and 4) allow parking in the required front
yard of an R district for a use other than single-family residential.





Application for Variance Cobb County

(type or print clearly)

Application No. V-35
Hearing Date: 3-9-16

Applicant Quick Response Force Phone # 678-269-4773 E-mail Josh@AskQRF.com

Joshua Brown Address 3049 Marietta Hwy STE 100 Canton, GA 30114
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-880-9412 E-mail Josh@AskQRF.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 11/31/2017

Titleholder THE HOLY SABBATH MINISTRIES INTL. HUMPHREY MBA DUSTHA Phone # 770-439-9198 E-mail hmbad54@gmail.com

Signature [Signature] Address: 1130 COOPER LAKE RD, SMYRNA GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 11/31/2017

Present Zoning of Property R20

Location 1130 Cooper Lake Rd. Smyrna, GA. 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 477 District 17th Size of Tract 0.55 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 23,958 sqft Shape of Property _____ Topography of Property _____ 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).

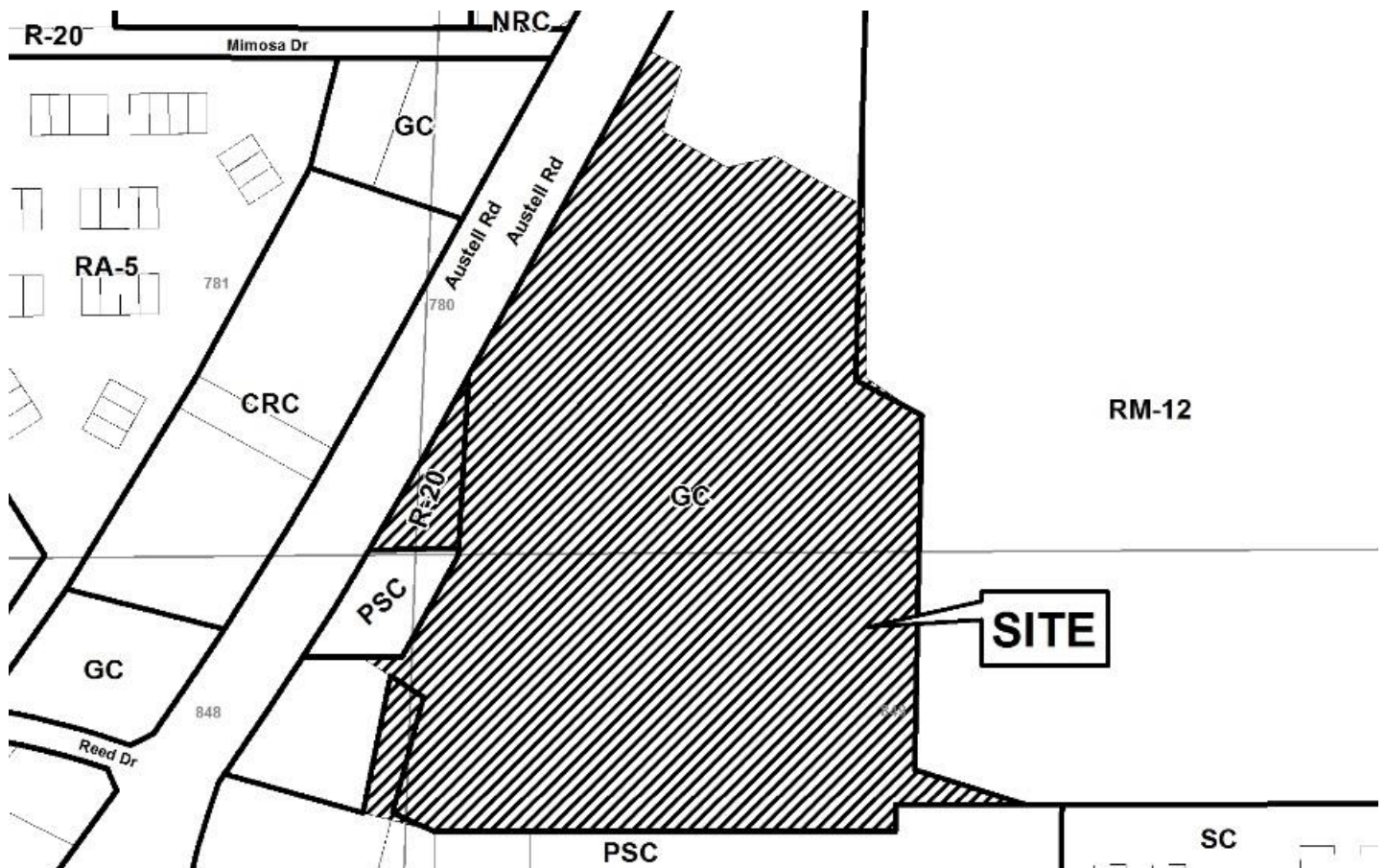
We are requesting a VARIANCE to waive the County ordinance to rebuild the church building on the existing foundation. The church was destroyed by a fire that is suspected to be Arson.

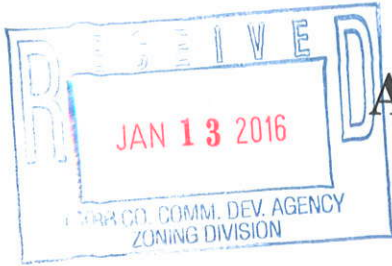
List type of variance requested: 1) Minimum Lot size, 2) Structure located a minimum of 50 feet from any property line, 3)

APPLICANT: YHDR LLC
PHONE: 404-210-0546
REPRESENTATIVE: Daniel Daeho Kim
PHONE: 404-210-0546
TITLEHOLDER: YHDR, LLC
PROPERTY LOCATION: On the east side of Austell Road, north of Floyd Road (3565 Austell Road).

PETITION No.: V-36
DATE OF HEARING: 03-09-16
PRESENT ZONING: GC
LAND LOT(S): 780, 781, 848, 849
DISTRICT: 19
SIZE OF TRACT: 13.95 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the maximum allowable sign area from 347.22 square feet (previous case V-147 of 2015) to 620 square feet on the front facade; and 2) waive the maximum allowable sign area from 137.66 square feet to 347.22 square feet on the side facade.





Application for Variance Cobb County

(type or print clearly)

Application No. V-36
Hearing Date: 3-9-16

Applicant YHDR LLC Phone # 404-210-0546 E-mail yhdrllc@gmail.com

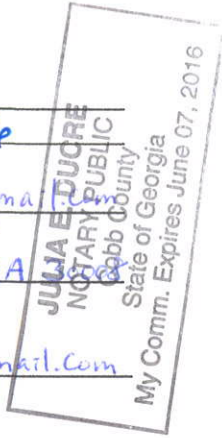
Daniel Daeho Kim Address 3565 Austell Rd. Marietta, GA
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: June 7, 2016

[Signature]
Notary Public



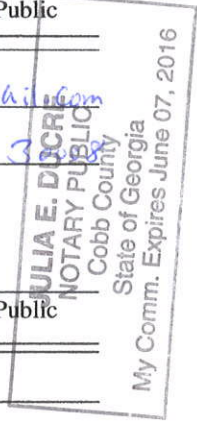
Titleholder YHDR LLC Phone # 404-210-0546 E-mail yhdrllc@gmail.com

Signature [Signature] Address: 3565 Austell Rd. Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 7, 2016

[Signature]
Notary Public



Present Zoning of Property GC General Commercial

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

Land Lot(s) 780 District 19th Size of Tract 13.953 Acre(s)

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

Size of Property Shape of Property Topography of Property Other

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).

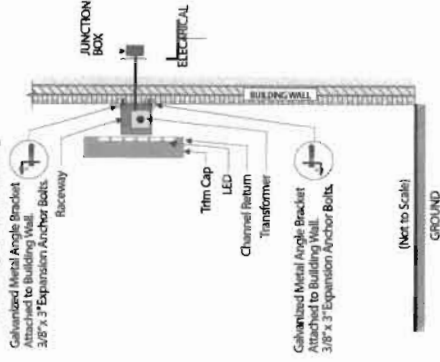
The property for which we will be putting up the sign is not very close to the main road; it is set back so the sign is not very readily visible. In order to have the sign stand out, it is important that the sign is big enough for it to be easily visible.

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

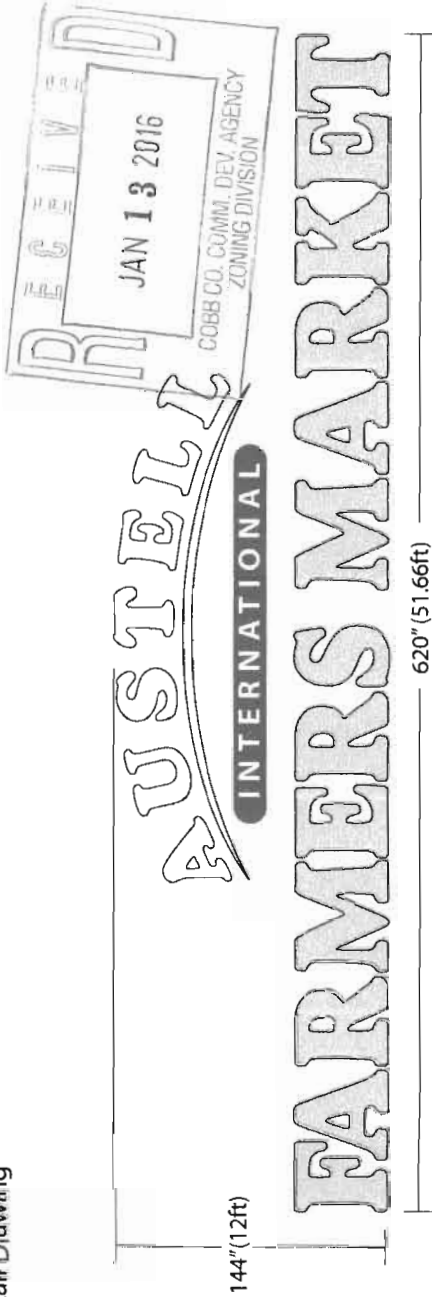
Channel Letter Wall sign w/ Race-way - FRONT



Mounting Detail Drawing



► Detail Drawing



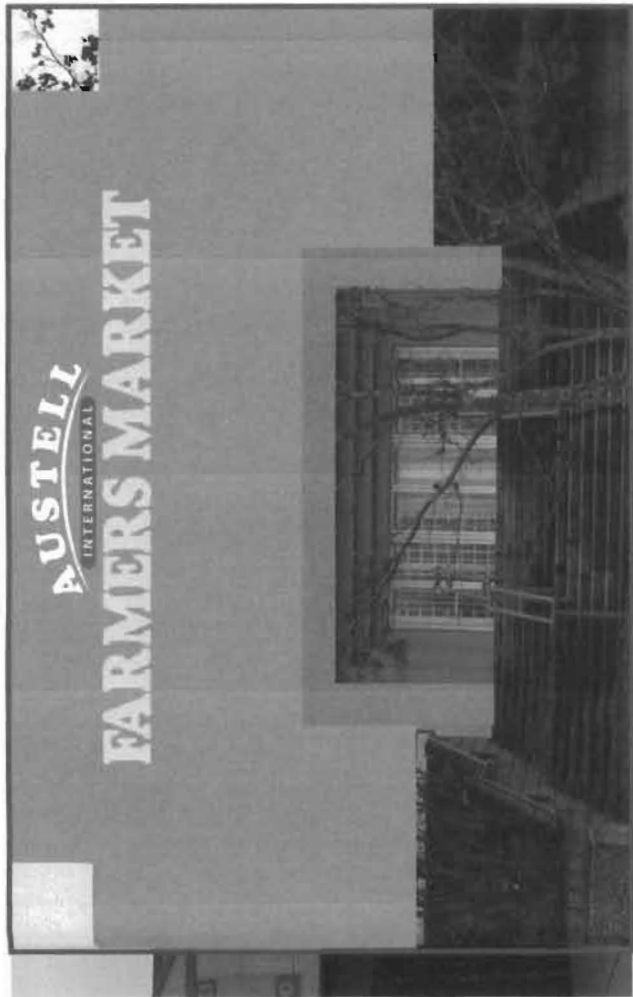
Raceway
 (Painted To Match Building Facade Color)
 Channel Depth: 5"
 Channel Return: Black
 Trim Cap: Black
 Face: See Drawing

Project Amount : \$12,000

| | | | | | | | |
|---|--------------------------------------|---|----------|--|-----|------------|--------------|
| Customer: | Austell International Farmers Market | Company: | Manietta | State/Zip: | GA, | Phone/Fax: | 516.662.4885 |
| Address: | 3565 Austell Rd. | City: | Manietta | | | E-mail: | |
| unlimited imagination GOM PRINTING & SIGNS | | tel: 678-205-0408 / fax: 678-205-0420 e-mail: gomprinting@gmail.com 3700 Oakcliff Rd. Doraville, GA 30340 | | *** Copyright 2010 GOM PRINTING & SIGNS, All rights reserved. This design is under property of GOM PRINTING & SIGNS. In any circumstance this design may not be duplicated or reproduced without purchase or consent from GOM PRINTING & SIGNS. Photo's represented on this drawing are for layout purposes only. Sign is not to scale end could be larger or smaller than actual product. | | | |

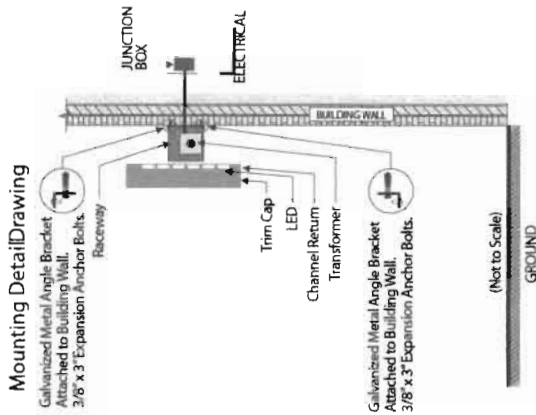
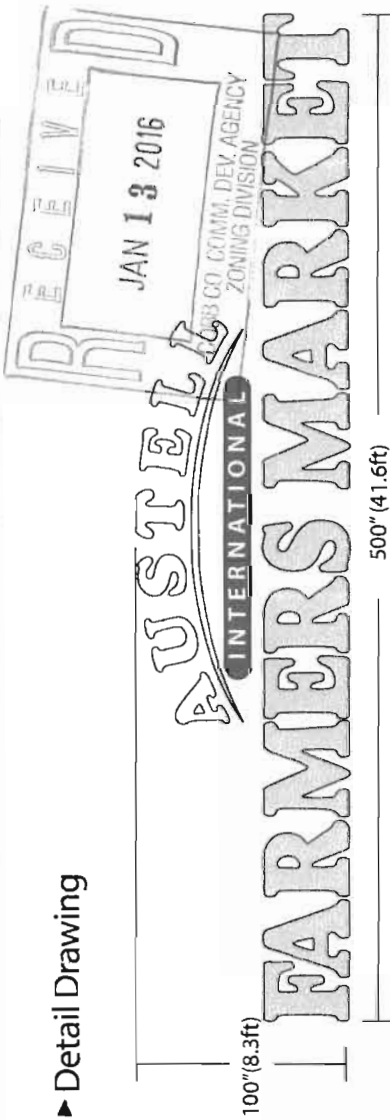
Channel Letter Wall sign w/ Race-way - SIDE

826" (68.83FT)



542" (45.16FT)

► Detail Drawing



UL LISTED

Raceway
(Printed To Match Building Finish Color.)
Channel Depth: 6"
Channel Return: Black
Trim Cap: Black
Finish: Site Drawing

Project Amount : \$10,000



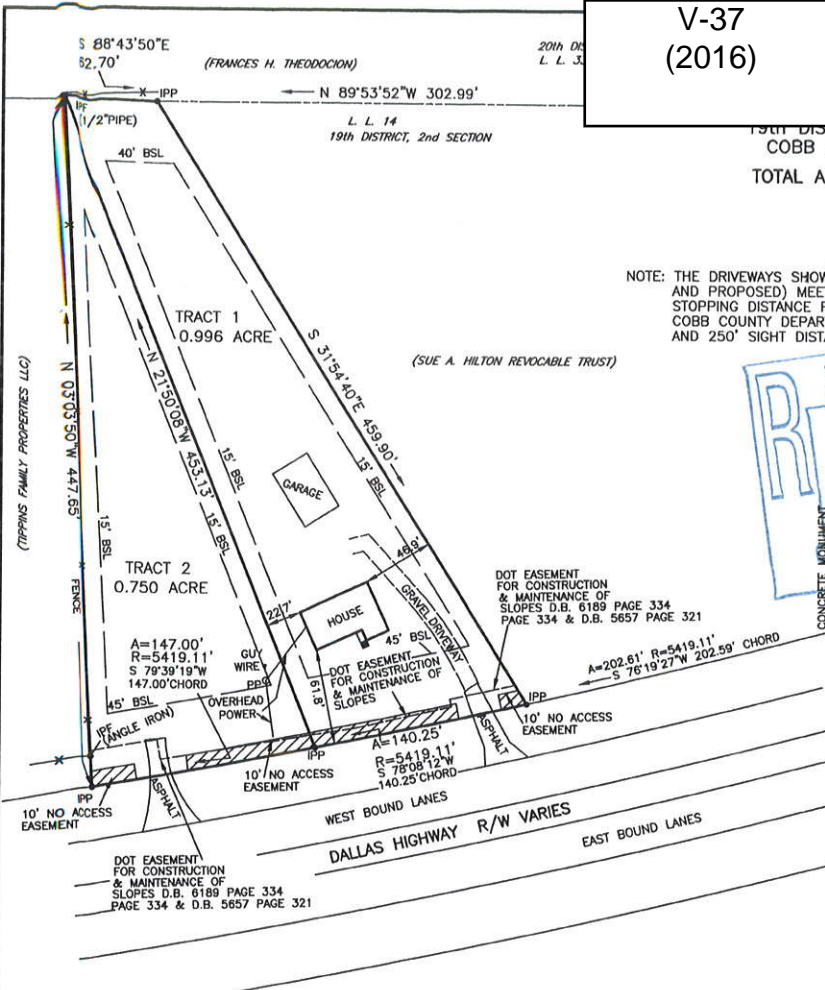
current status

| | | | | | |
|---|--------------------------------------|------------|----------|------------|--------------|
| Customer: | Austell International Farmers Market | Company: | | Phone/Fax: | 404.918.8429 |
| Address: | 3565 Austell Rd. | City: | Marietta | Email: | |
| | | State/Zip: | GA. | | |
| <p>*** Copyright 2010 GOM PRINTING & SIGNS. All rights reserved. This design is under property of GOM PRINTING & SIGNS. In any circumstance this design may not be duplicated or reproduced without purchase or consent from GOM PRINTING & SIGNS. Photo's represented on this drawing are for layout purposes only. Sign is not to scale end could be larger or smaller than actual product.</p> | | | | | |

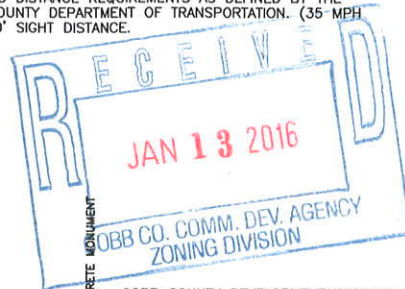


V-37
(2016)

SURVEY FOR
E. NICHOLS &
A. NICHOLS
IN LAND LOT 14
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
TOTAL AREA = 1.746 ACRES



NOTE: THE DRIVEWAYS SHOWN ON TRACTS 1 AND 2 (EXISTING AND PROPOSED) MEET THE MINIMUM INTERSECTION AND STOPPING DISTANCE REQUIREMENTS AS DEFINED BY THE COBB COUNTY DEPARTMENT OF TRANSPORTATION. (35 MPH AND 250' SIGHT DISTANCE).



ZONING
THIS PROPERTY IS ZONED "R30"
(SINGLE FAMILY RESIDENTIAL)
FOR MORE INFORMATION CONTACT:
COBB COUNTY COMMUNITY DEVELOPMENT
(770) 528-2004
FRONT SET BACK: 45 FEET
SIDE SET BACK: 12 FEET
REAR SET BACK: 40 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____
Zoning Division _____ Date _____
Development & Inspection Division _____ Date _____
PLAT FILED IN OFFICE _____, RECORDED IN _____
PLAT BOOK _____, PAGE _____
CLERK, COBB COUNTY SUPERIOR COURT _____ DATE _____

NOTE: It is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent (NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).

OWNER'S ACKNOWLEDGEMENT

I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

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

Signature _____ Printed Name _____ Date _____

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, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

DATE OF LAST FIELD SURVEY WORK: 11-13-2015

FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 20,000 FEET USING A LIETZ SET 3.
ANGULAR ERROR; 0'00'06" PER ANGLE POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No. 1803

| | | | | |
|--------|-----------------|-------|---------------|------------|
| R/W | RIGHT OF WAY | R | RADIUS LP | LIGHT POLE |
| IPP | IRON PIN PLACED | -X-X- | FENCE | |
| IPF | IRON PIN FOUND | --- | LAND LOT LINE | |
| CM | CONCRETE MARKER | ○ | CENTER LINE | |
| CH | CHORD | --- | POWER LINE | |
| L OR A | LENGTH OF CURVE | PP | POWER POLE | |

SURVEYOR'S ACKNOWLEDGEMENT

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

Signature _____ Printed Name _____ Date _____
Registered Ga. Land Surveyor No. 1803

An on-site sewage management system permit will be issued by Cobb County Board of Health upon compliance with the Rules and Regulations for On-Site Sewage Management Systems.

COBB COUNTY BOARD OF HEALTH CERTIFICATION

This subdivision has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Dated this _____ day of _____, 20____.

Environmental Health District Director for Cobb County Public Health

Lot Designations:

- OUT Currently unsuitable for on-site sewage management systems.
- SP Approval of individual site plan required prior to issuance of on-site sewage management system permit.
- SPA Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.

FLOOD INSURANCE RATE MAP 13067C0083 G DATED DEC. 18, 2008 SHOWS THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

NOTE: IRON PINS ARE (1/2"RE-BAR) EXCEPT AS SHOWN.



PLAT CLOSURE;
ONE FOOT IN
145,000 FEET.
NOVEMBER 11, 2015

SCALE 1"=60'
FILE 6510

GEORGIA ZONE WEST
GRID NORTH

APPLICANT: Daniel C. Nichols

PETITION No.: V-37

PHONE: 770-427-7637

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Daniel C. Nichols

PRESENT ZONING: R-30

PHONE: 678-758-6279

LAND LOT(S): 14

TITLEHOLDER: Charles E. Nichols and Floya L. Nichols

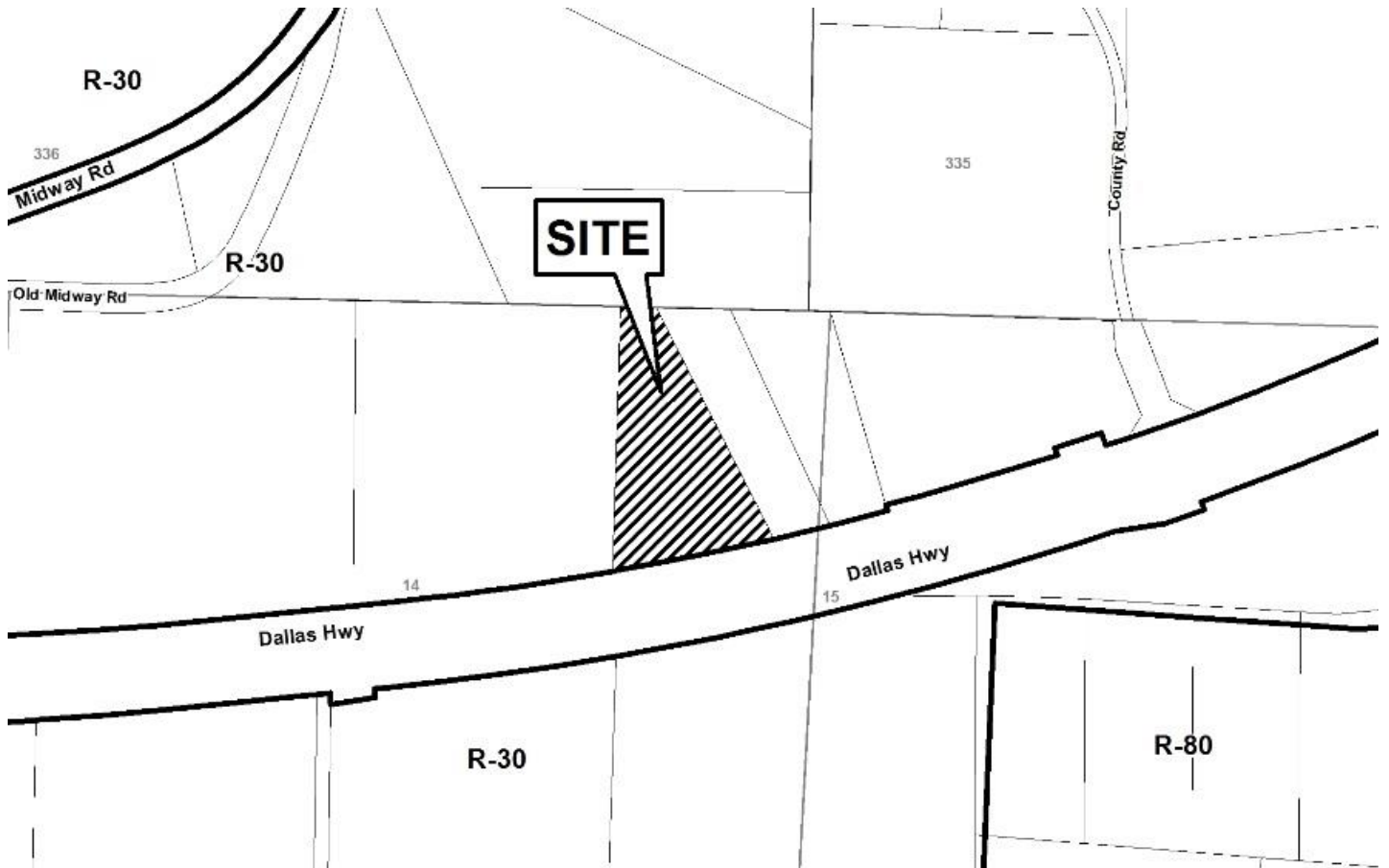
DISTRICT: 19

PROPERTY LOCATION: On the north side of Dallas Highway, east of Midway Road (4356 Dallas Highway).

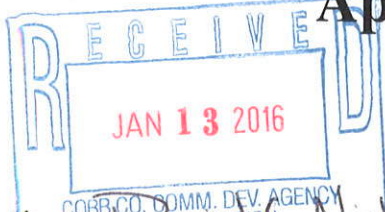
SIZE OF TRACT: 1.77 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setback for an accessory structure (approximately 1,000 square foot garage) from the required 100 feet to 35 feet adjacent to the east property line and to 45 feet adjacent to the west property line of proposed tract 1.



Application for Variance Cobb County



(type or print clearly)

Application No. V-37
Hearing Date: 3-9-16

Applicant Daniel C. Nichols Phone # 770-427-7637 E-mail _____

Daniel C. Nichols Address 4844 Beckford Pl. Powder Springs Ga 30127
(representative's name, printed) (street, city, state and zip code)

Daniel C. Nichols Phone # 678-758-6279 E-mail 0161966@bellsouth.net
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 6/20/17

[Signature] 1/12/16
Notary Public

Titleholder Charles E + Hoya Nichols Phone # 770-427-7637 E-mail _____

Signature Charles E + Hoya Nichols Address: 4356 Dallas Hwy Marietta Ga 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 6/20/17

[Signature] 1/12/16
Notary Public

Present Zoning of Property R-30

Location 4356 Dallas Hwy, North side of Dallas Hwy between County Rd + Midway Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0014 District 19 Size of Tract 1.77 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).

My garage is currently grandfathered and doesnt meet current zoning standards for me to split my lot, my garage is over 650 sq ft. and is currently 36' from my property line. Zoning division comments Proposed lot split creates nonconformity with required setback of existing garage

List type of variance requested: Setback variance, my garage was built in 1982 and appoving my lot split will not make the garage any closer to my property line. This is preventing me from being able to sell this lot, which meets all R-30 requirements. We plan to sell lot to our grandson to build a single family residents on.

APPLICANT: Amber M. Bishop

PETITION No.: V-38

PHONE: 770-315-9636

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Amber M. Bishop

PRESENT ZONING: RA-5

PHONE: 770-315-9636

LAND LOT(S): 694

TITLEHOLDER: Amber M. Bishop and Shelly L. Weed

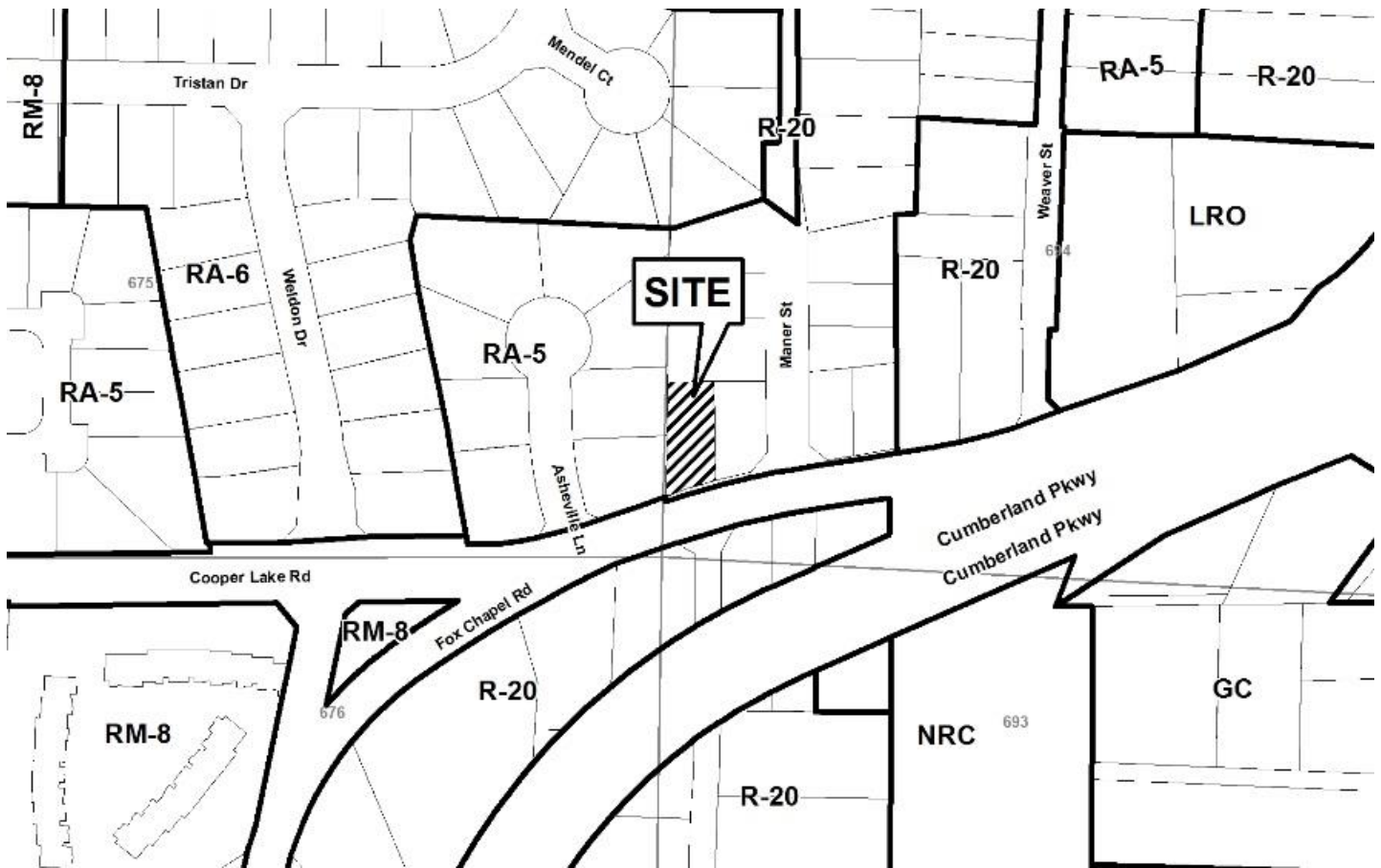
DISTRICT: 17

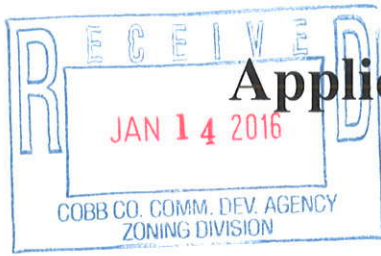
PROPERTY LOCATION: On the north side of Cooper Lake Road, west of Maner Street (1935 Cooper Lake Road).

SIZE OF TRACT: .17 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required five (5) feet to four (4) feet adjacent to the east property line; and 2) increase the maximum allowable impervious surface from 40% to 44 %.





Application for Variance Cobb County

(type or print clearly)

Application No. V-38
Hearing Date: 3-9-16

Applicant Amber M Bishop Phone # 770-315-9636 E-mail abishop2020@gmail.com

Amber M Bishop Address 1935 Cooper Lake Rd SE Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

Amber M Bishop Phone # ↑ E-mail ↑
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature] 1/11/16
Notary Public

My commission expires: 5/4/18

Titleholder Amber M Bishop Phone # 770-315-9636 E-mail abishop2020@gmail.com
SHERRY WOOD

Signature Amber M Bishop Address: 1935 Cooper Lake Rd SE Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
[Signature] 1/11/16
Notary Public

My commission expires: 5/4/18

Present Zoning of Property RA-5

Location 1935 Cooper Lake Rd SE Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17th Size of Tract 0.17 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.

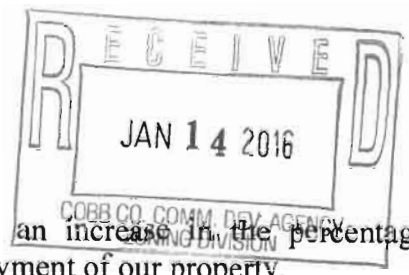
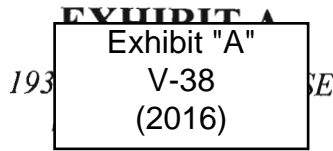
Size of Property _____ Shape of Property Topography of Property _____ Other _____

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).

Please see Exhibit A (Attached)

List type of variance requested: Impervious surface area
39% currently
want 44%



We humbly request your permission, and a variance, to allow an increase in the percentage of impervious surface area from 39% to 44%, to allow us the full use and enjoyment of our property.

We would like to:

- (1) put in a patio and pergola along the side of our house — adding 324 square feet in impervious area; and
- (2) increase the driveway by 66 square feet, adding a narrow strip of pebbled concrete to make the driveway a more usual shape).

*A total of 390 square feet of impervious surface area

We have been proud residents of Cobb County for more than a decade and absolutely love it! We recently purchased a beautiful home that sat on the market for nearly six months. The home is amazing but the lot is less than desirable. In fact, the seller's realtor said she showed the home more than *ninety times* but the unusual lot, narrow driveway, and limited yard and green space just would not work for people with pets or children. This house is our "forever" home and we want to be able to enjoy it to the fullest.

The lot shares a narrow brick driveway with its neighbor. [Pic 1, Pic 2, Pic 3] It borders very two busy roads so the front yard is not safe for kids or animals. [Pic 4, Pic 5] The only "green space" is at the end of the shared driveway and along the side of the house where there is only pine straw. [Pic 6 and 7] The driveway is currently difficult to maneuver within. [Pic 3, Pic 6] When we purchased the home, we envisioned widening the driveway a bit so that two cars can more easily maneuver in and out of the garage. Right now, we are forced to drive into the grass to maneuver.

Undoubtedly, the biggest issue is a lack of privacy or livable outdoor space. We envisioned a beautiful patio, pergola, and built in grill, where elegant outdoor furniture, gauzy outdoor curtains could provide an urban oasis. We were unaware that we were close to the limit on impervious surface area. We humbly request that the Zoning Commission grant us a small variance, 4%, .

The neighbors whose backyard runs along where we propose to install the patio and pergola, (4359 and 4363 Asheville Lane SE) will not be affected by the upgrade to the outdoor space. We will not encroach on the 5 foot setback requirement. Currently, large evergreen trees and a wrought iron fence serve as substantial visual and sound boundaries. The pergola will be in keeping with the architecture of the house. It will be beautiful. The beams will match the beams that already exist in the back yard. [Pic 6, Pic 8] Stacked stone that matches the front façade of the house will serve as bases to the pillars. In fact, the pergola will be similar to that which exists in our neighbor's yard @ 4310 Manor Street.

While granting the variance would garner our gratitude and appreciation, it would also:

- (1) Increase the property value and general appeal of the property should it ever go back on the market. Having a house sit on the market for nearly half a year hurts the property value of all surrounding houses. If we are able to fence in that side of the house and put the ground to use, the house will ultimately appeal to a larger segment of the home-buying population.
- (2) Cause the lot to be more livable and significantly increase the percentage of the lot which can be used on a daily basis. Right now, the entire side of the house is useless space. Grass will not grow because of the amount of shade thrown by the mature evergreens.
- (3) It will give my family and children a safe and sanitary place to play, away from the busy road.
- (4) Increase the aesthetic appeal of the neighborhood.
- (5) Make the driveway more user-friendly and protect the surrounding grass (which is currently being trampled by tires of cars with average turning radiuses). It is a really small strip of concrete but it will make a world of difference.

Exhibit "A"
V-38
(2016)



PICTURE 2

Shared driveway. The only "yard" available is at the end of the driveway



Exhibit "A"
V-38
(2016)

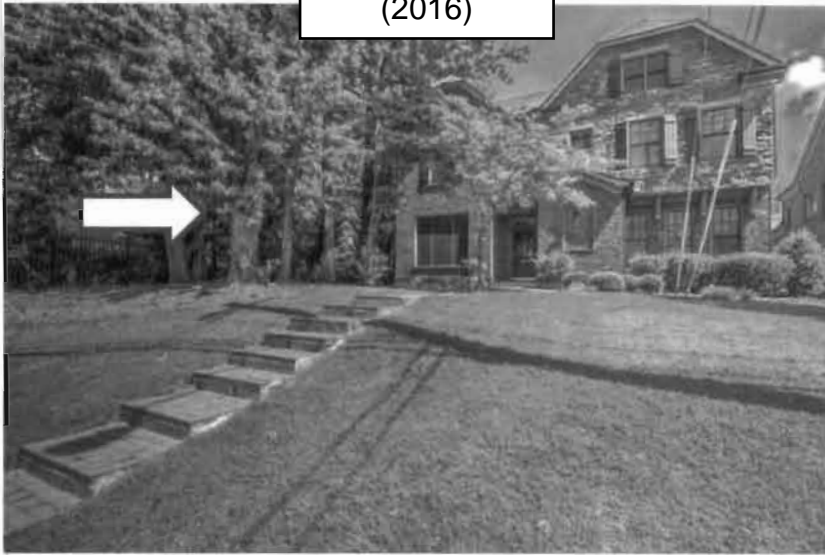


PICTURE 4

Front of house looks out on Cooper Lake Rd, the Silver Comet Trail, and the East-West Connector. The front yard is essentially un-usable as a play space for children or to socialize. The noise and traffic alone make it un-usable.



Exhibit "A"
V-38
(2016)



Front of the home. Patio and pergola will be along the left side of the lot, not really visible from the street due to the trees and how much it will be set back from the front of the house. The privacy fence may be somewhat visible from the street.

PICTURE 6



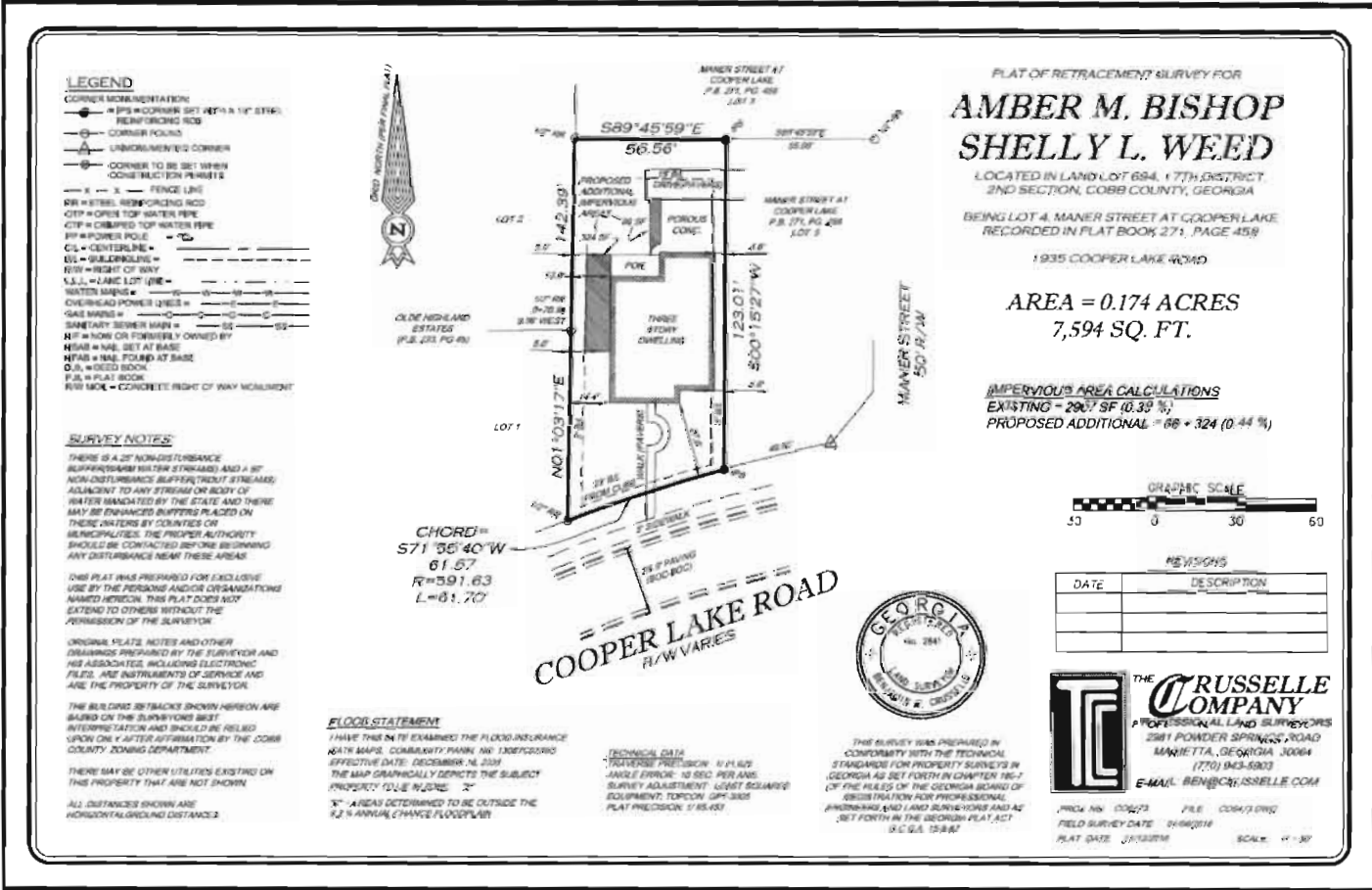
Exhibit "A"
V-38
(2016)



PICTURE 8



Exhibit "A"
V-38
(2016)

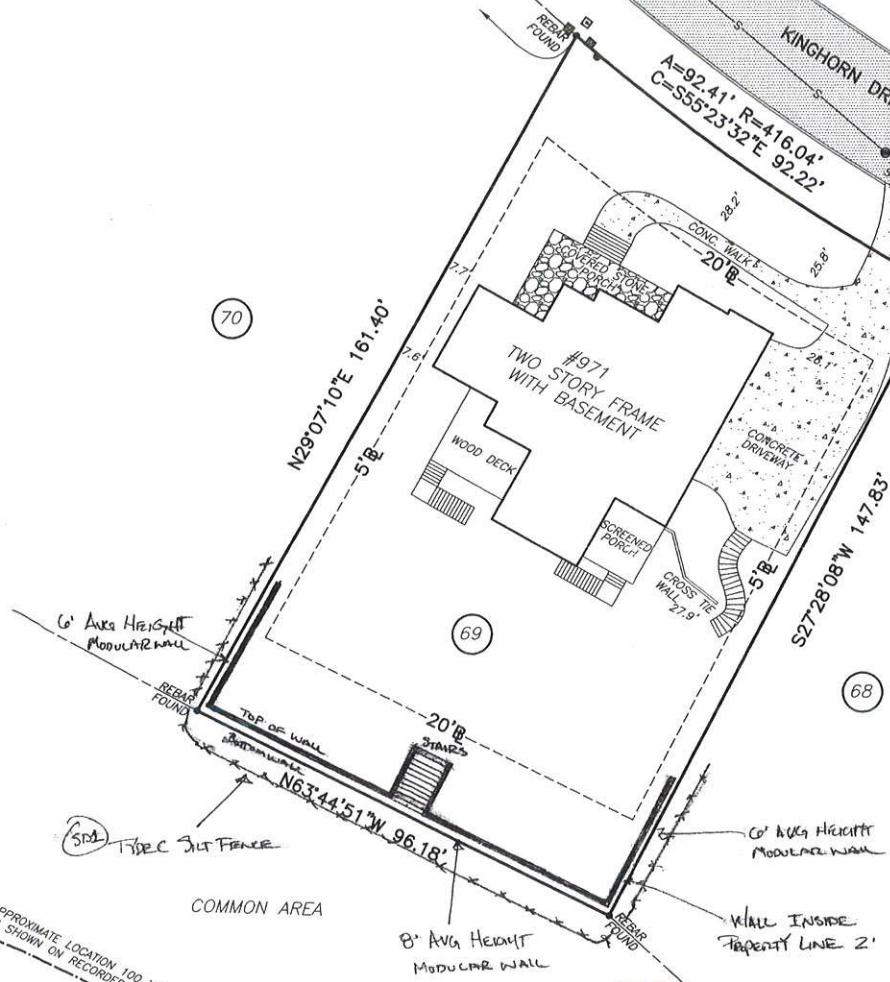
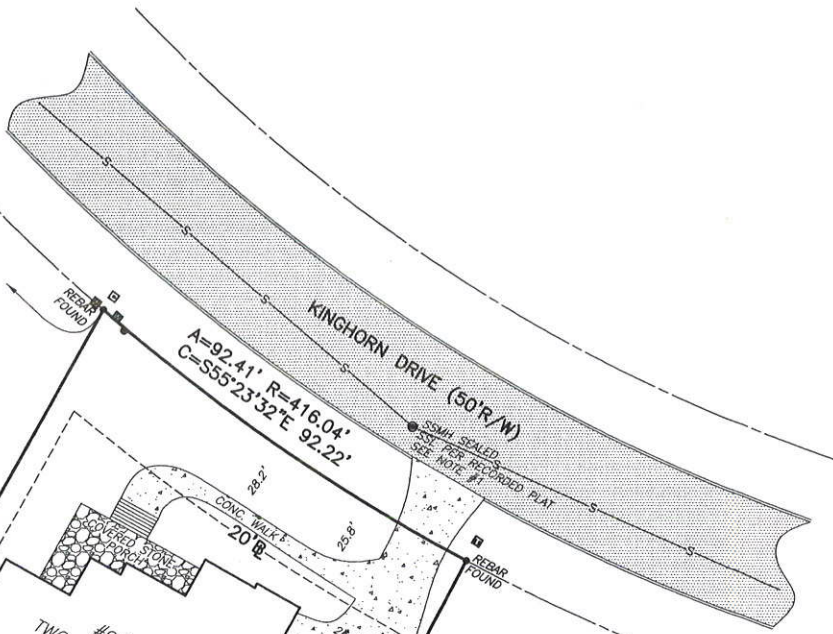


MAGNETIC

N

V-39
(2016)

1,028.04' TO THE WEST R/W OF KINGHORN COURT (50'R/W)

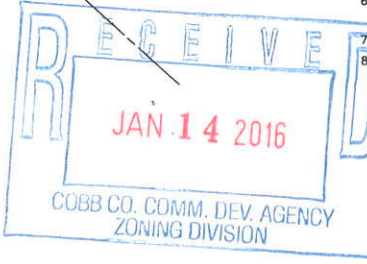


SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,813 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



TOTAL AREA= 0.330± ACRES OR 14,358± SQ.FT.

971 KINGHORN DRIVE KENNESAW, GEORGIA

SURVEY FOR STEPHEN SNOW AMBER SNOW

LOT 69 UNIT ONE WOODBRIDGE AT HAMILTON LAKE

LAND LOT 257 DISTRICT 20TH 2ND SECTION COBB COUNTY GEORGIA PLAT PREPARED: 10-16-15 FIELD: 10-13-15 SCALE: 1"=20'

LEGEND

| | | |
|------|---------|--------------------------|
| R | DENOTES | PROPERTY LINE |
| R/W | DENOTES | RIGHT-OF-WAY |
| C | DENOTES | CENTERLINE |
| BC | DENOTES | BACK OF CURB |
| G | DENOTES | GUTTER |
| EP | DENOTES | EDGE OF PAVING |
| TW | DENOTES | TOP OF WALL |
| BW | DENOTES | BOTTOM OF WALL |
| X-X | DENOTES | FENCE |
| RCP | DENOTES | REINFORCED CONCRETE PIPE |
| CMP | DENOTES | CORRUGATED METAL PIPE |
| PP | DENOTES | POWER POLE |
| LP | DENOTES | LIGHT POLE |
| GW | DENOTES | GUY WIRE |
| P | DENOTES | POWER LINE |
| PM | DENOTES | POWER METER |
| PB | DENOTES | POWER BOX |
| A/C | DENOTES | AIR CONDITION |
| TB | DENOTES | TELEPHONE BOX |
| GM | DENOTES | GAS METER |
| GV | DENOTES | GAS VALVE |
| GLM | DENOTES | GAS LINE MARKER |
| WM | DENOTES | WATER METER |
| WV | DENOTES | WATER VALVE |
| FH | DENOTES | FIRE HYDRANT |
| MW | DENOTES | MONITORING WELL |
| HW | DENOTES | HEADWALL |
| JB | DENOTES | JUNCTION BOX |
| DI | DENOTES | DROP INLET |
| S | DENOTES | SANITARY SEWER LINE |
| SSMH | DENOTES | SANITARY SEWER MANHOLE |
| CO | DENOTES | CLEAN OUT |

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF STEPHEN SNOW AND AMBER SNOW DEED BOOK 15213 PAGE 5147-5149 COBB COUNTY, GEORGIA RECORDS



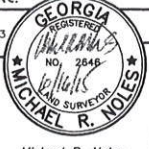
| No. | Revision | Date |
|-----|----------|------|
| | | |

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383 Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Noles Georgia RLS #2646 Member SAMSOG JOB#240584

APPLICANT: Stephen Snow

PETITION No.: V-39

PHONE: 678-656-3022

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Stephen Snow

PRESENT ZONING: R-30/OSC

PHONE: 678-656-3022

LAND LOT(S): 257

TITLEHOLDER: Stephen Snow and Amber Snow

DISTRICT: 20

PROPERTY LOCATION: On the south side of

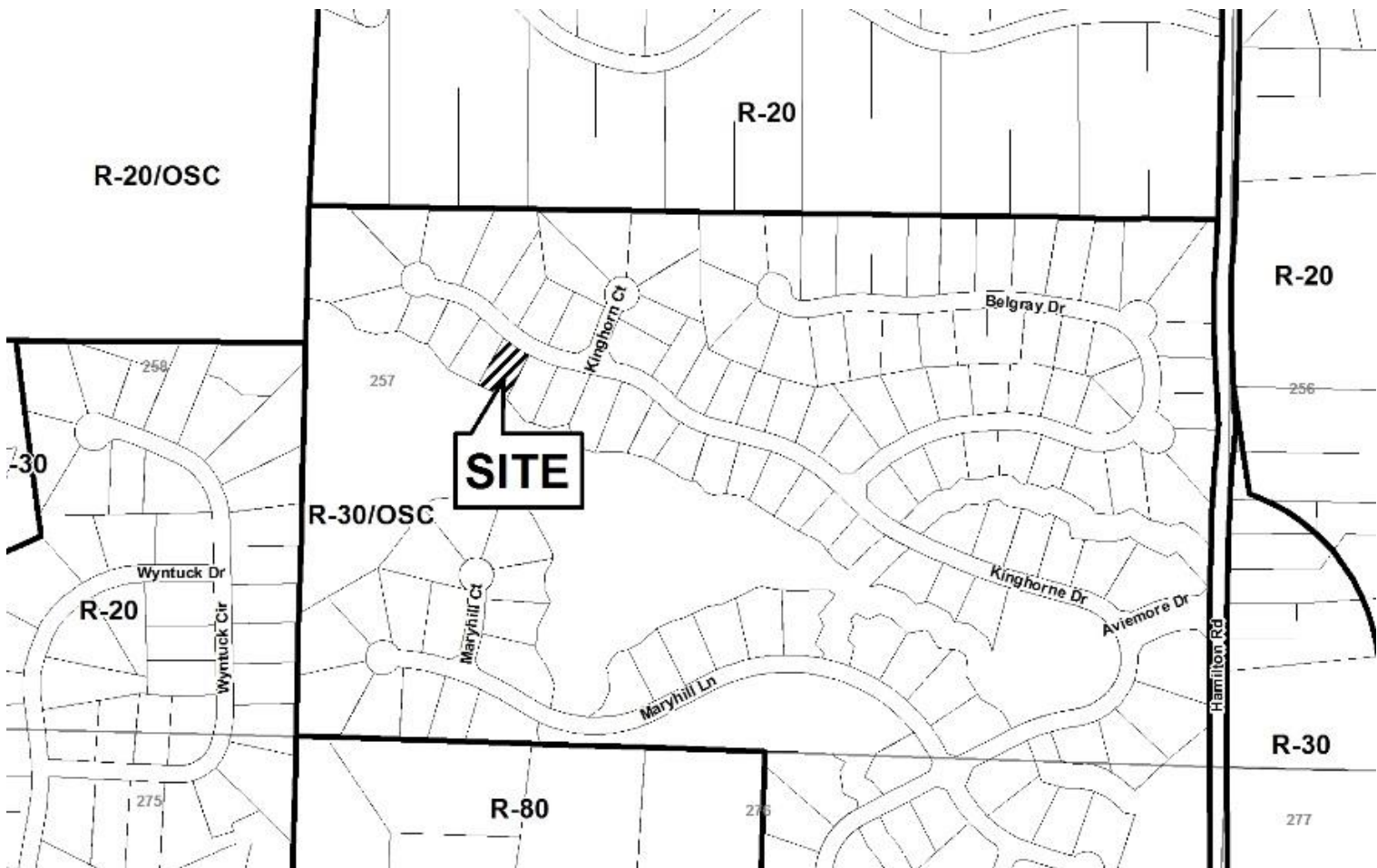
SIZE OF TRACT: 0.33 acre

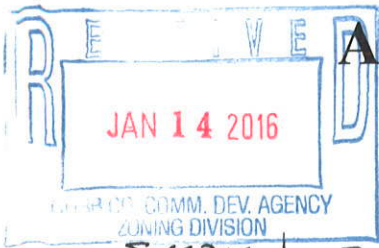
Kinghorn Drive, west of Kinghorn Court

COMMISSION DISTRICT: 1

(971 Kinghorne Drive).

TYPE OF VARIANCE: Waive the setback for a retaining wall between six feet and 11 feet in height (eight foot wall) from the required 10 feet to zero feet adjacent to the rear property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-39
Hearing Date: 3-9-16

Applicant STEPHEN SNOW Phone # (678) 656-3022 E-mail SSNOW@BSLAW.NET

- SAME - Address 971 KINGHORN DR., KENNESAW, GA 30152
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (678) 656-3022 E-mail SSNOW@BSLAW.NET
(representative's signature)

My commission expires: _____

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

Titleholder STEPHEN + AMBER SNOW Phone # (678) 656-3022 E-mail SSNOW@BSLAW.NET

Signature [Signature] Address: 971 KINGHORN DR., KENNESAW, GA 30152
(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 R30/05C

Location 971 KINGHORN DR., KENNESAW, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 257 District 20TH, 2ND SEC. Size of Tract 0.33 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).

OUR BACKYARD IS LARGELY UNUSABLE DUE TO THE SLOPE. A 0'-8' (VARIES) RETAINING WALL IS NECESSARY TO LEVEL THE YARD AS A PLAY AREA. THE 10' SET BACK FOR WALLS GREATER THAN 6' TALL WOULD REDUCE THE FLAT AREA BY APPROX. 1000 SF + GREATLY REDUCE THE USABLE SPACE + DEFEAT THE INTENT OF THE PROJECT.

List type of variance requested:
WAIVE THE 10' SETBACK REQUIREMENT UNDER CODE §134-267 SO THE RETAINING WALL CAN BE CONSTRUCTED CLOSER TO THE SIDE + REAR PROPERTY LINES. ARCHITECT'S RENDERINGS ARE ATTACHED.

APPLICANT: South Eastern Engineering, Inc.

PETITION No.: V-40

PHONE: 770-702-7052

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Nathan Adrian

PRESENT ZONING: HI

PHONE: 770-700-7052

LAND LOT(S): 498, 504, 503

TITLEHOLDER: Anil M. Patel

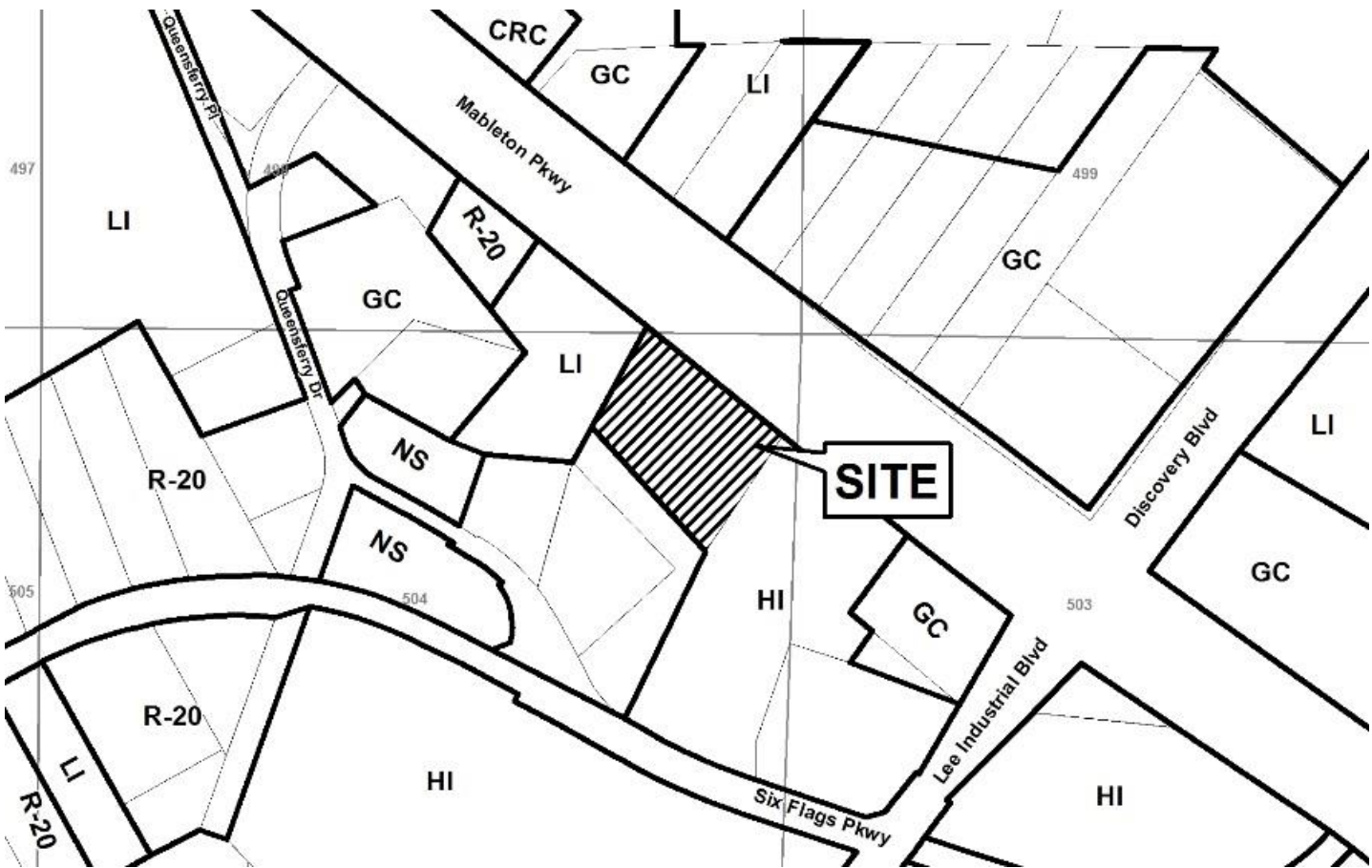
DISTRICT: 18

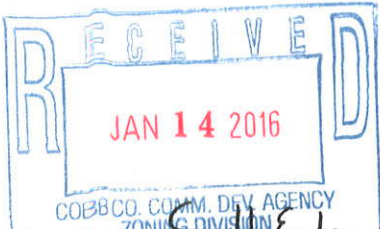
PROPERTY LOCATION: On the south side of Mableton Parkway, west of Lee Industrial Boulevard (7040 Mableton Parkway).

SIZE OF TRACT: 1.84 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 15 feet; and 2) waive the landscape screening buffer adjacent to a residentially zoned property from the required 50 feet to 15 feet along the rear.





Application for Variance Cobb County

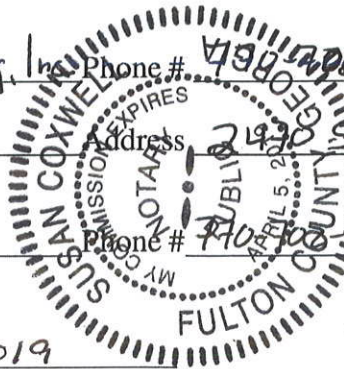
(type or print clearly)

Application No. V-40
Hearing Date: 3-9-16

Applicant South Eastern Engineering, Inc. Phone # 770-700-7052 E-mail nadrian@seengineering.com

Nathan Adrian
(representative's name, printed) Address: 2430 Sandy Plains Road Marietta, GA 30066
(street, city, state and zip code)

Nathan Adrian
(representative's signature) Phone # 770-700-7052 E-mail nadrian@seengineering.com



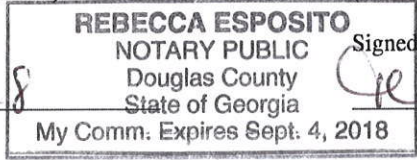
My commission expires: 4-5-2019

Signed, sealed and delivered in presence of:
Susan Coxwell
Notary Public

Titleholder Amil M. Patel Phone # 770-739-5555 E-mail Radiogun1@gmail.com

Signature Amil Patel Address: 4020 Pineridge Rd. SE Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sept 4, 2018



Signed, sealed and delivered in presence of:
Rebecca Esposito
Notary Public

Present Zoning of Property HI - Heavy Industrial

Location 7040 Mableton Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 498, 503, 504 District 18th Size of Tract 1.84 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 Yes Topography of Property _____ Other _____

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

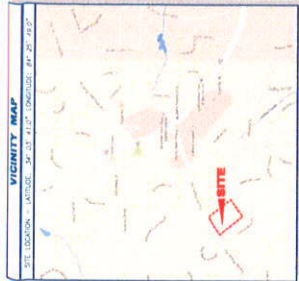
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Due to the large front setback off SR 139 and the property's trapezoidal shape only allows for expansion to the rear of the existing building

List type of variance requested: _____

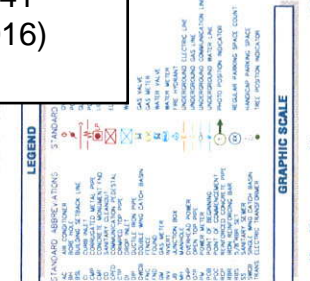
Reduction of building setback from 40' to 15' and landscape buffer from 50' to 15' to allow for a building expansion for additional equipment needed for continued growth.

V-41
(2016)



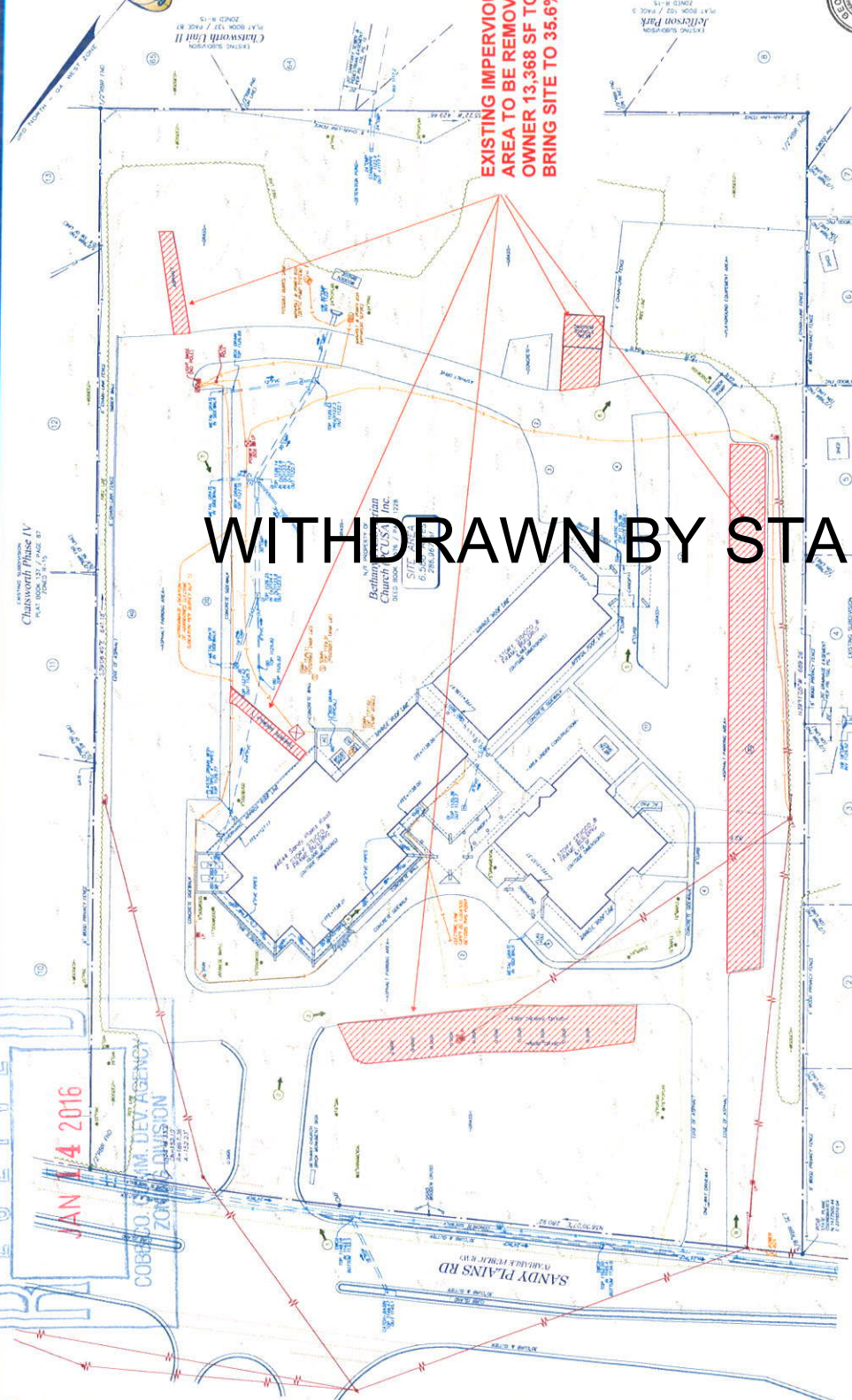
GENERAL NOTES
THIS SURVEY HAS BEEN PREPARED FOR THE LEGAL USE OF THE PERSON OR PERSONS WHOSE INTERESTS ARE SHOWN THEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.
THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.
THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.

EXISTING IMPERVIOUS AREA TO BE REMOVED BY OWNER 13,368 SF TO BRING SITE TO 35.6% IMP.



BOUNDARY & TOPOGRAPHIC
Bethany Church - Ray Thomas Presbyterian
1000 SANDY PLAINS RD
908

Table with 4 columns: SYMBOL, DATE, DESCRIPTION, and NOTES. It lists various survey points and features.



WITHDRAWN BY STAFF

GeoSurvey, Ltd.
Land Surveys • 3D Laser Scanning
1000 Sandy Plains Road
Marietta, Georgia 30067
Phone: (770) 795-9000
Fax: (770) 795-8888
www.geosurvey.com
Title of Subcontractor: 357-00001



IF YOU DIG
Know what's below.
Call Dial 811
Or Call 800-282-7411

CLOSURE STATEMENT
THE FIELD CLOSURE WORK WAS PERFORMED BY THE SURVEYOR AND HIS ASSISTANTS. THE CLOSURE WORK WAS PERFORMED IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION. THE CLOSURE WORK WAS PERFORMED ON THE DATE INDICATED ON THIS DRAWING. THE CLOSURE WORK WAS PERFORMED IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION. THE CLOSURE WORK WAS PERFORMED IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE SURVEYING PROFESSION.

UTILITY NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE SURFACE SURVEY DATA AND THE LOCATION OF THE UTILITIES WAS DETERMINED BY VISUAL INSPECTION AND RECORD DRAWINGS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.

RECEIVED
JAN 14 2016
COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION
4-12231

APPLICANT: Bethany Presbyterian Church
(PCUSA), Inc.

PETITION No.: V-41

PHONE: 678-428-5650

DATE OF HEARING: 03-03-16

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: R-30

PHONE: 770-422-7016

LAND LOT(S): 111

TITLEHOLDER: Bethany Presbyterian Church
(PCUSA), INC., a Domestic Non-
Profit Corporation

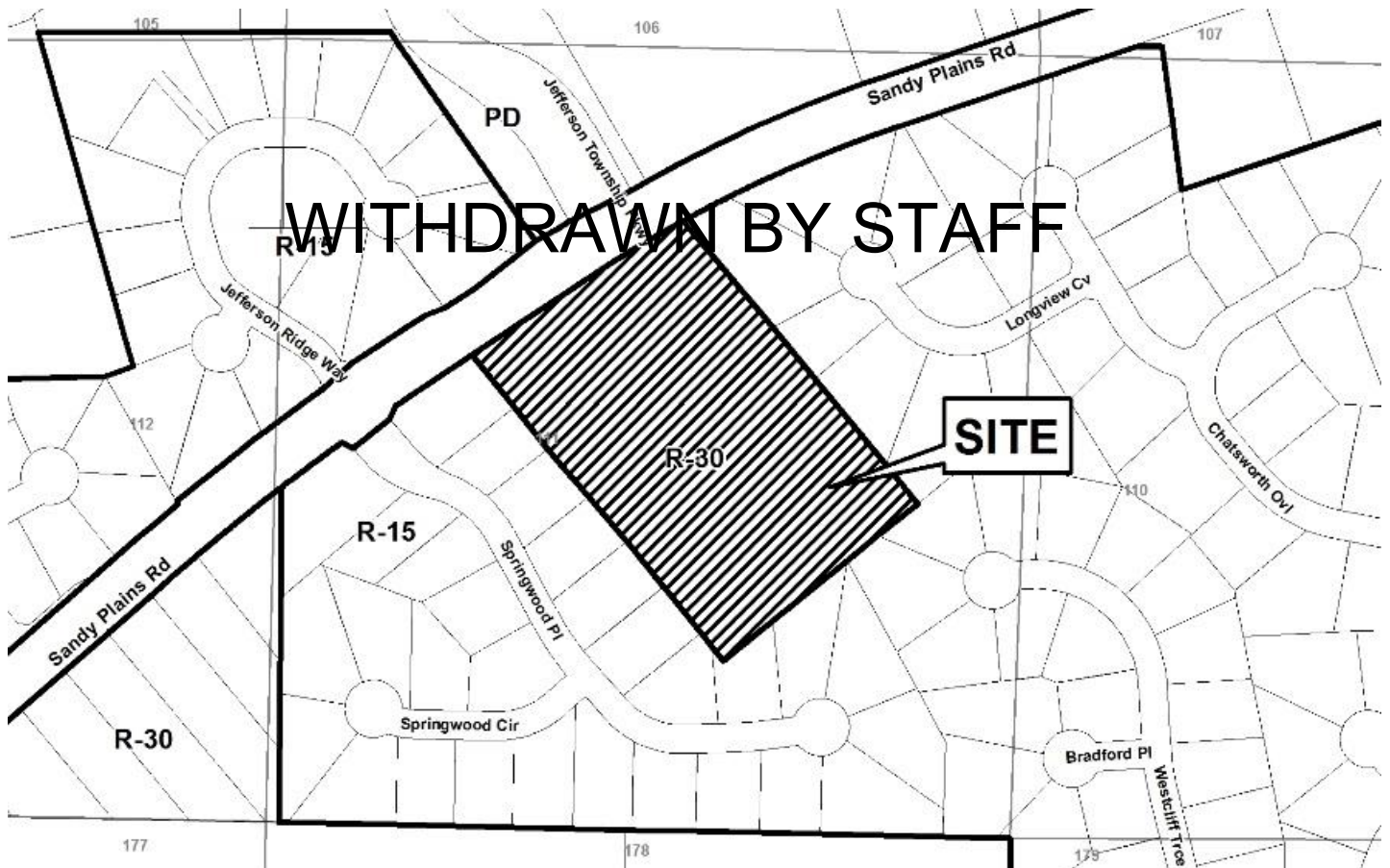
DISTRICT: 16

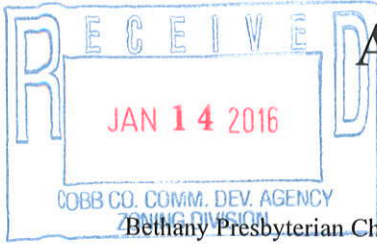
PROPERTY LOCATION: On the south side of
Sandy Plains Road, north of Springwood Place
(4644 Sandy Plains Road).

SIZE OF TRACT: 6.59 acres

COMMISSION DISTRICT: 3

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





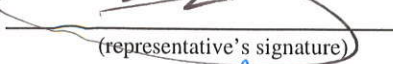
Application for Variance Cobb County

(type or print clearly)

Application No. V- 41
Hearing Date: 03/09/2016

Bethany Presbyterian Church

Applicant (PCUSA), Inc. Phone # (678) 428-5650 E-mail Choi1459@gmail.com
Sams, Larkin, Huff & Balli, LLP
by: Garvis L. Sams, Jr. Address 376 Powder Springs St., Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

 Phone # (770) 422-7016 E-mail gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Debbie S. Johnston



Titleholder Bethany Presbyterian Church (PCUSA), Inc. Phone # (678) 428-5650 E-mail Choi1459@gmail.com

Signature SEE ATTACHED Address: 4644 Sandy Plains Road Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

WITHDRAWN BY STAFF

Present Zoning of Property R-50
Location South side of Sandy Plains Road north of Spring Wood Place (4644 Sandy Plains Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 111 District 16th, 2nd Section Size of Tract 6.59 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 _____

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).

A literal interpretation or enforcement of provisions of the Cobb County Zoning Ordinance, in the absence of the Variance described below being granted, constitutes a hardship which would preclude the construction of a new Fellowship Hall on the Church's property.

List type of variance requested: A waiver of the maximum percentage of impervious surface from thirty-five percent (35%) to forty percent (40%) pursuant to § 134-196 (11)(f).

APPLICANT: QuikTrip Corporation

PETITION No.: V-42

PHONE: 918-615-7804

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Richard W. Calhoun

PRESENT ZONING: GC

PHONE: 770-422-1776

LAND LOT(S): 592 & 605

TITLEHOLDER: QuikTrip Corporation

DISTRICT: 18

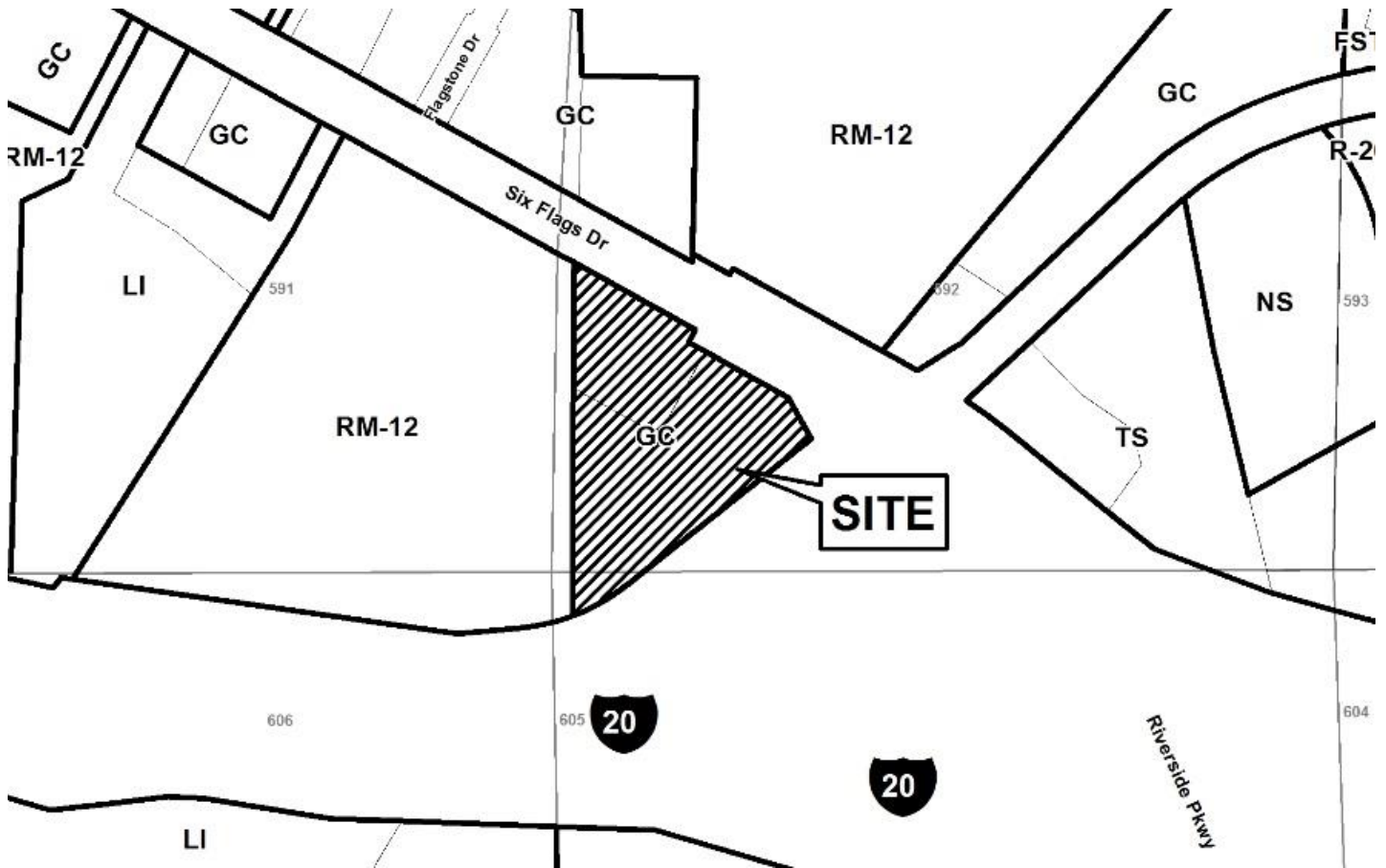
PROPERTY LOCATION: Located on the south side of Six Flags Drive, west of Riverside Parkway and north of Interstate 20

SIZE OF TRACT: 3.08 acres

(291 Six Flags Drive).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the maximum gross floor area for a convenience food store with self-service fuel sales from 3,000 square feet to 5,858 square feet; and 2) waive the required landscape screening buffer adjacent to residential property from the required 40 feet to zero feet adjacent to the western property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-42
Hearing Date: 3-9-14

Applicant QuikTrip Corporation Phone # 918-615-7804 E-mail jglavas@quiktrip.com

Richard W. Calhoun, Esq. Address 49 Atlanta Street, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

Richard W Calhoun Phone # 770-422-1776 E-mail rcalhoun@gregorydoylefirm.com
(representative's signature)

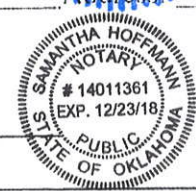
My commission expires: August 24, 2018 Signed, sealed and delivered in presence of: Patsy G Cox
Notary Public



Titleholder QuikTrip Corporation Phone # 918-615-7804 E-mail jglavas@quiktrip.com

Signature Jessica Davis Address 4705 S 129th E Ave, Tulsa, OK 074134
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12-23-18 Signed, sealed and delivered in presence of: Samantha Hoffmann
Notary Public



Present Zoning of Property GC (General Commercial)

Location 291 Six Flags Drive, Austell, GA 30168
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 592, 605 District 18th Size of Tract 3.08 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).

See Attached Explanation

List type of variance requested: _____

1. Increase square footage of convenience store building from 3,268 square feet to 5,858 square feet (Variance from 3000 square feet maximum floor area)
2. Variance from required 40' buffer adjacent to residential to 10' buffer.

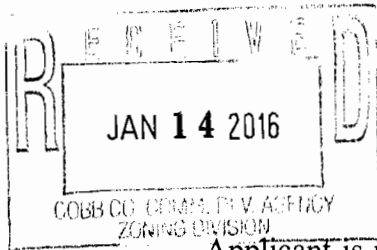


Exhibit
V-42
(2016)

Statement of Hardship

Applicant is requesting relief from two provisions of County's zoning ordinance: (a) The 3,000 square foot maximum floor area limitation on convenience stores, and (b) the 40' vegetative buffer required adjacent to residentially zoned property.

The applicant submits that the 3,000 square foot floor area limitation is unduly restrictive considering the size and scope of modern day convenience stores which have evolved from 2,000 square foot facilities to 5,000 square foot facilities. The customer service area of the proposed store at this location (like all QT Gen III locations) will be limited to 2,097 square feet and thus satisfies intent of the 3,000 square foot restriction, however a variance is necessary to allow a total building square footage of 5,858 square feet for the subject property.

With respect to the 40' buffer area required adjoining residentially zoned properties, the applicant shows that the subject property is both triangular in shape and also slopes to the east to a large natural detention area. These two physical constraints necessitate placing the building and related parking and other areas on the western portion of the site, which in turn requires relief from the 40' buffer requirement.

In addition, applicant shows that the 40' buffer requirement was enacted subsequent to the construction of applicant's existing facility on the subject property, and therefore a substantial portion of the required 40' buffer area is already occupied by the existing building and related structures. Therefore, relief from the 40' buffer requirement will likely be unnoticeable by the adjoining multi-family development to the west.

Applicant submits that the failure to grant the requested variances would result in an uncompensated taking and damaging of applicants' property without due process of law, and denial of equal protection of the law pursuant to Article 1§1, Paragraphs 1 and 2 and Article 1§3, Paragraph 1 of the Georgia Constitution, and corresponding provisions of the United States Constitution.

V-43
(2016)

Variance Request

601 Burke Lake Road

Cobb County, Georgia Land Lot(s) 276, 20th District, 2nd Section

prepared for:

Robert and Christy Hayes

DGM
LAND PLANNING
CONSULTANTS



975 Oak Hayes
Bun. Serv. 212
Cobb Co. 301.44
GA 301.44
770.514-8006
FAX 514-8181



*Variance Request:

1. Accessory structure (975 sq ft - detached garage) located in front of primary structure.
2. Reduction in side setback to accommodate accessory structure (detached garage) from 100' to 5'.

Site Data

Subdivision Site Area (lot #2): 4.16 AC

Present Zoning: R-30

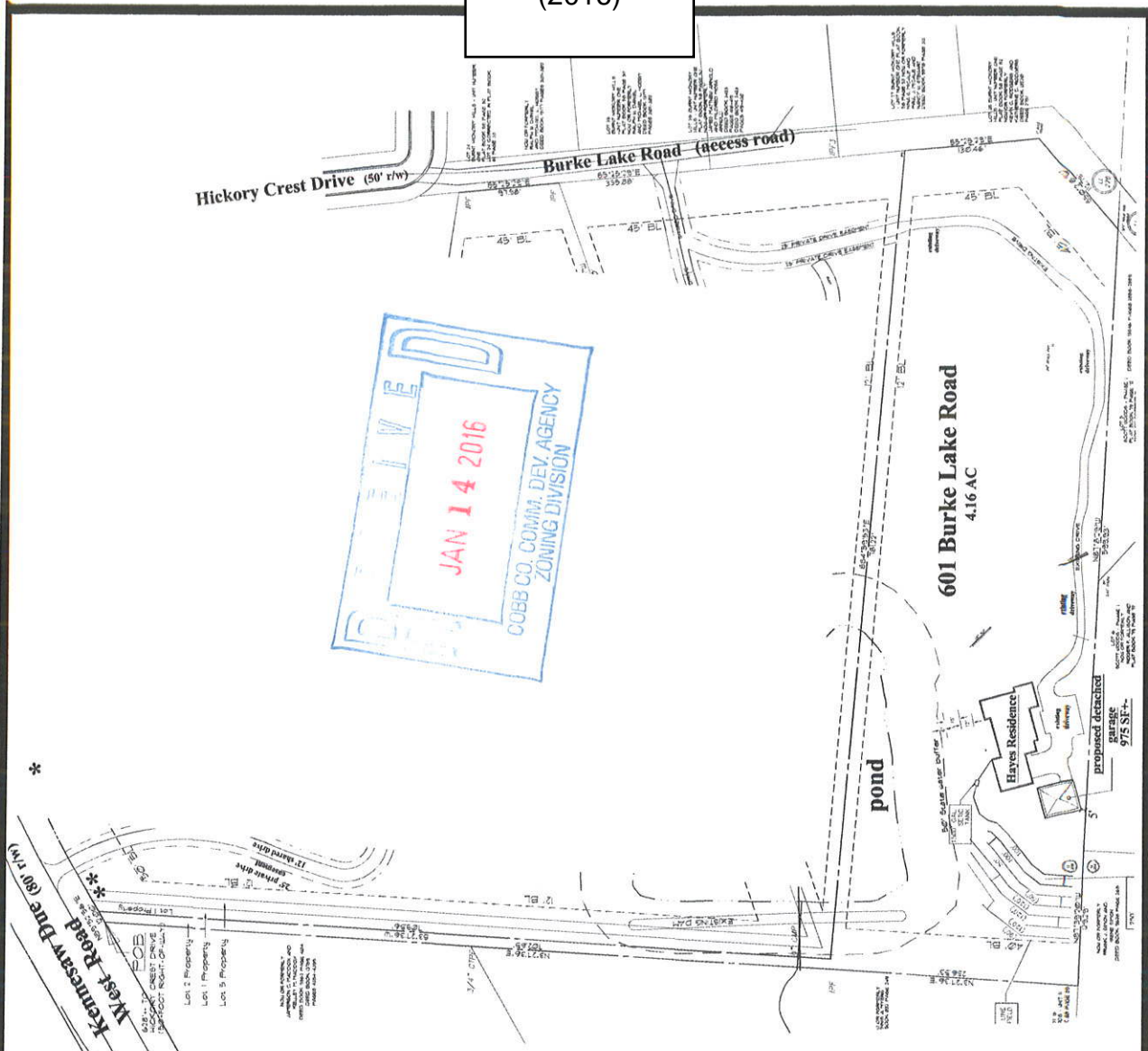
Minimum Lot Size: 30,000 SF

R-30 Building Setbacks:

front: 50' major
45' local
rear: 40'
side: 12'

Notes:

1. Boundary survey provided by Braswell Engineering, Inc. and topographic information provided by Cobb County GIS.
2. According to Flood Insurance Rate Map (FIRM) #2205100245 E, August 16, 1981, no portion of this site lies within the 100 year floodplains.
3. No cemeteries are known to exist on site.
4. Stream and wetland classifications are to be determined.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



APPLICANT: Robert A. Hayes

PETITION No.: V-43

PHONE: 678-644-7095

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Todd A. Byrd

PRESENT ZONING: R-30

PHONE: 770-527-4585

LAND LOT(S): 276

TITLEHOLDER: Robert A. Hayes and Christy L. Hayes

DISTRICT: 20

PROPERTY LOCATION: On the south side of Kennesaw Due West Road, west of Hickory Crest Drive and Burke Lake Road (601 Burke Lake Road).

SIZE OF TRACT: 4.16 acres

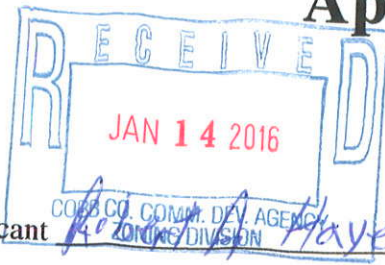
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 975 square foot garage) to be located in front of the principal structure; 2) waive the rear setback for an accessory structure over 650 square feet (proposed 975 square foot garage) from the required 100 feet to five feet; and 3) allow a second electrical meter on a residential lot.



Application for Variance

Cobb County



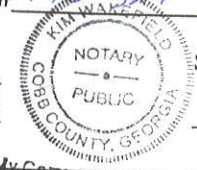
(type or print clearly)

Application No. V-43
 Hearing Date: 3-9-14

Applicant Hayes Phone # 678-644-7095 E-mail robhayes@6013@cox.net
 Address 601 Burke Lake Rd NW, Marietta, GA 30064
(street, city, state and zip code)

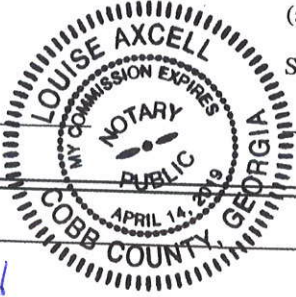
Representative: Todd A. Byrd
(representative's name, printed)
 Phone # 770-277-4585 E-mail tbyrd3@comcast.net
(representative's signature)

My commission expires: 11/19/18
 Signed, sealed and delivered in presence of: [Signature]
 Notary Public



Titleholder: Robert A. & Christy L. Hayes Phone # 678-644-7095 E-mail robhayes@6013@cox.net
 Signature: [Signature] Address: 601 Burke Lake Rd. NW, Marietta, GA 30064
(attach additional signatures, if needed)
(street, city, state and zip code)

My commission expires: April 14th 2019
 Signed, sealed and delivered in presence of: [Signature]
 Notary Public



Present Zoning of Property R30
 Location 601 Burke Lake Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 276 District 20th Size of Tract 4.16 Acre(s)

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

Size of Property 4.16ac 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).

Due to our septic field location, house location, and stream buffers around the pond, we are very limited in where we can functionally locate the detached garage. We are asking for it to be located where what we believe to be the optimal location.

List type of variance requested:
Accessory structure (975' Detached Garage) located in front of Primary Structure.
Reduction in setback to accommodate accessory structure (detached garage) from 100' to 5'

APPLICANT: Traton Homes LLC

PETITION No.: V-44

PHONE: 770-427-9064

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Chris Poston

PRESENT ZONING: RM-12

PHONE: 770-427-9064

LAND LOT(S): 622

TITLEHOLDER: TRATON HOMES, LLC, a Georgia limited liability company

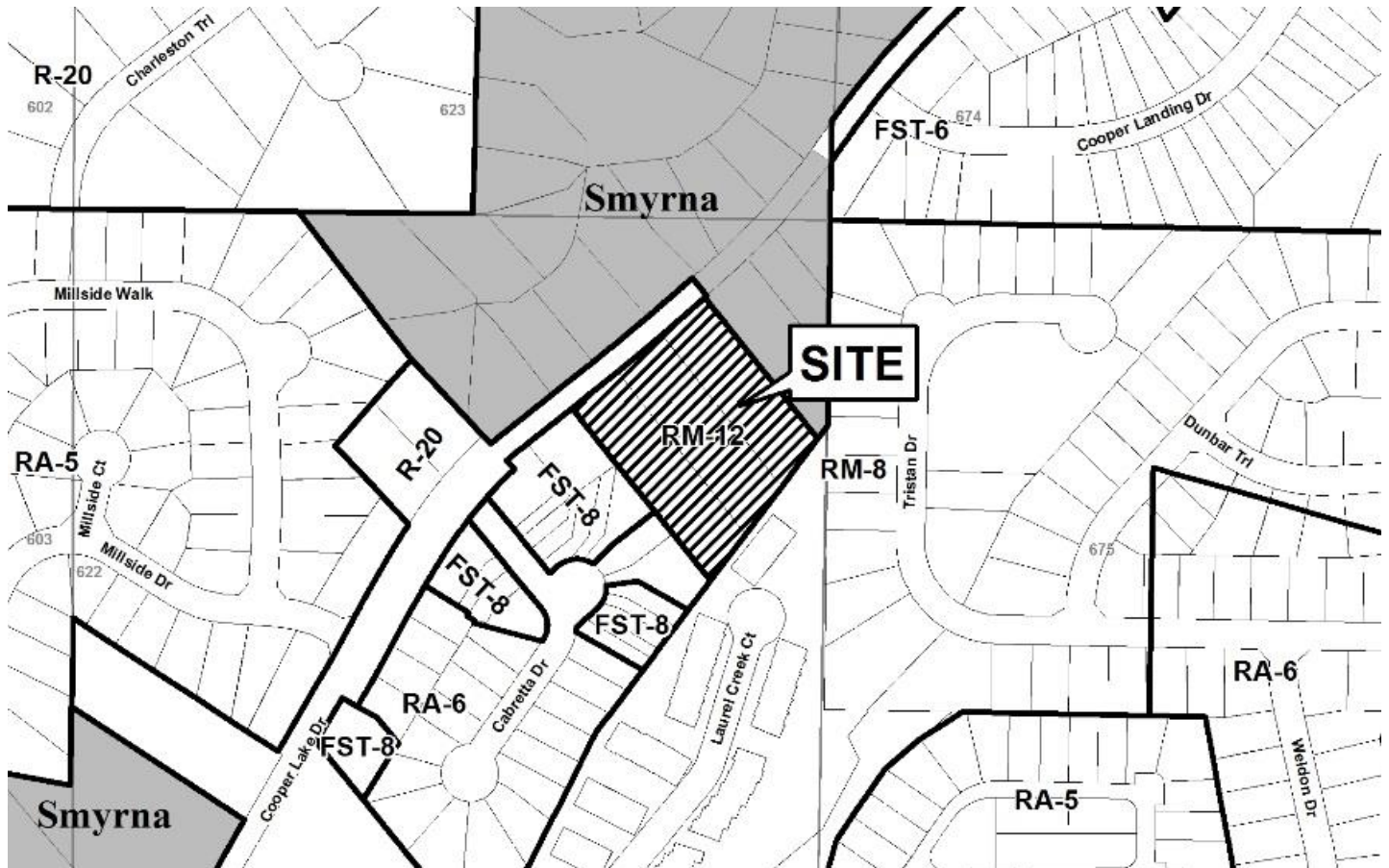
DISTRICT: 17

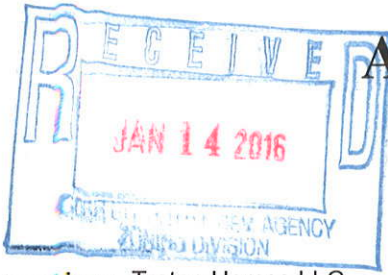
PROPERTY LOCATION: On the south side of Cooper Lake Drive, east of Cabretta Drive (Strand Drive).

SIZE OF TRACT: 2.27 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the required 25 foot landscape screening buffer to 17 feet adjacent to the eastern property line and to 16 feet adjacent to the southern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-44
Hearing Date: 3-9-16

Applicant Traton Homes LLC Phone # 770-427-9064 E-mail chris@tratonhomes.com

Chris Poston Address 720 Kennesaw Avenue, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

Phone # 770-427-9064 E-mail chris@tratonhomes.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 9/17/17

Brandon Wilt
Notary Public
Gwinnett County, GA
My Commission Expires
09/17/2017

Notary Public

Titleholder Traton Homes LLC Phone # 770-427-9064 E-mail chris@tratonhomes.com

Signature [Signature] Address: 720 Kennesaw Avenue, Marietta, GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/17/17

Brandon Wilt
Notary Public
Gwinnett County, GA
My Commission Expires
09/17/2017

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property RM-12

Location Intersection of Strand Drive and Cooper Lake Drive, Smyrna, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 622 District 17th Size of Tract 2.27 Acre(s)

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

Size of Property Shape of Property _____ Topography of Property Other

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).

Applicant purchased existing, vacant, developed subdivision in 2015. Subdivision was foreclosed on and served as a blight to the community for many years prior to Applicant's purchase. Subsequently, Applicant has built out new homes in much of the subdivision but has had limited success selling the new homes due to a lack of adequate guest parking spaces. The existing infrastructure installed prior to Applicant's purchase of the property along with extreme topography and the overall size of the property prohibits Applicant's ability to install guest parking spaces which are being requested by the homebuying market.

List type of variance requested: Applicant requests a waiver of the screening buffer from the required twenty-five (25) feet screening buffer to seventeen (17) feet along a portion of the easterly property line and sixteen (16) feet along a portion of the southerly property line. This will allow for the installation of needed guest parking spaces, the relocation of a sidewalk to allow for additional guest parking spaces, and the installation of a USPS-required mail kiosk.

The requested variance is more specifically shown on the "Variance Plan for Brandy Hall" prepared by Gaskins and dated 01/11/2016, submitted with this application.