

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 13, 2016**

**DUE DATE: March 14, 2016**

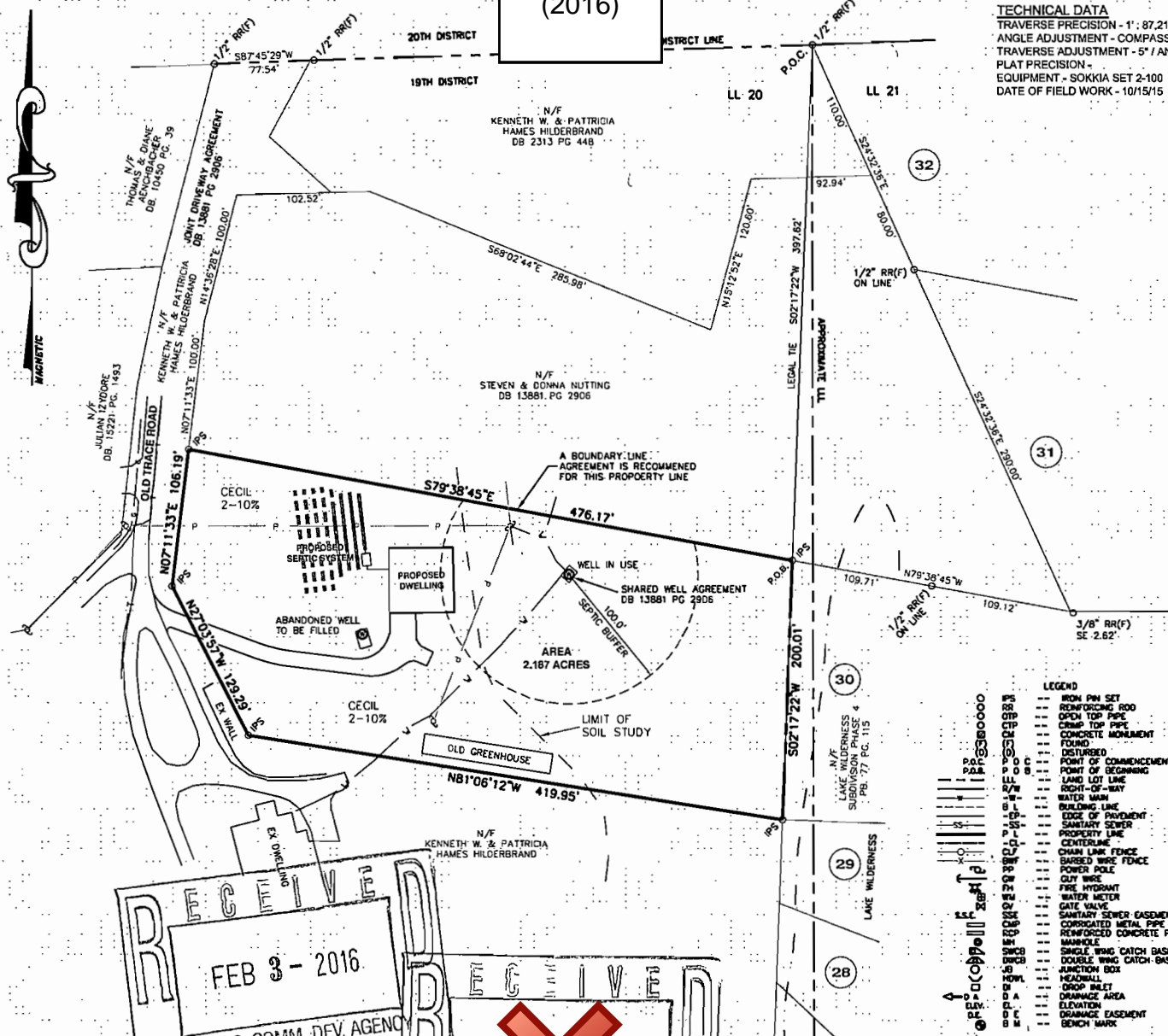
Distributed: **February 24, 2016**



*Cobb County... Expect the Best!*

V-45  
(2016)

**TECHNICAL DATA**  
 TRAVERSE PRECISION - 1" : 87.215  
 ANGLE ADJUSTMENT - COMPASS  
 TRAVERSE ADJUSTMENT - 5" / ANGLE  
 PLAT PRECISION -  
 EQUIPMENT - SOKKIA SET 2-100  
 DATE OF FIELD WORK - 10/15/15



- LEGEND**
- HIGH P.H. SET
  - REINFORCING ROD
  - OPEN TOP PIPE
  - COPED TOP PIPE
  - CONCRETE MONUMENT
  - FOUND
  - POINT OF COMMENCEMENT
  - POINT OF BEGINNING
  - LAND LOT LINE
  - RIGHT-OF-WAY
  - WATER MAIN
  - BUILDING LINE
  - EDGE OF PAVEMENT
  - SANITARY SEWER
  - PROPERTY LINE
  - CENTERLINE
  - CHAIN LINK FENCE
  - BARBED WIRE FENCE
  - POWER POLE
  - GUY WIRE
  - FIRE HYDRANT
  - WATER METER
  - GATE VALVE
  - SANITARY SEWER EASEMENT
  - CORRUGATED METAL PIPE
  - REINFORCED CONCRETE PIPE
  - MANHOLE
  - S.W.C.B.
  - D.W.C.B.
  - JUNCTION BOX
  - HEADWALL
  - DROP INLET
  - DRAINAGE AREA
  - ELEVATION
  - DRAINAGE EASEMENT
  - BENCH MARK

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED ON A UTILITY LOCATE PREPARED BY ONE VISION UTILITY SERVICES COMPLETED 7/20/15. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

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

- SURVEY REFERENCE DATA**
- 1) COMPOSITE PLAT FOR LUTHER HAMES PREPARED BY JACQUE WILLIAMS, GA RLS 859, DATED 8-11-1990.
  - 2) SURVEY FOR KLP ENTERPRISES PREPARED BY JACQUE WILLIAMS, GA RLS 859, DATED 8-26-1990.
  - 3) SURVEY FOR CHARLES PHILLIPS PREPARED BY A O CARLIE, GA RLS 1468, DATED 12-20-1972.
  - 4) SURVEY FOR R E HIGHTOWER PREPARED BY A O CARLIE, GA RLS 1468, DATED 12-20-1972.
  - 5) FINAL PLAT FOR LAKE WILDERNESS PHASE 4 PREPARED BY JACQUE WILLIAMS, GA RLS 859, RECORDED IN P.B. 77, P. 115
  - 6) PLAT OF SURVEY FOR KENNETH LUTHER PREPARED BY JOHN STANZUS, GA RLS 2108, DATED 09-19-2013.

**RECEIVED**  
 FEB 3 - 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**RECEIVED**  
 FEB 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**SEPTIC SYSTEM INFORMATION:**  
 3 BEDROOMS @ 335 SF / BEDROOM = 1,005 SF OF ABSORPTION FIELD AREA REQUIRED (60 MIN / INCH PERC RATE)  
 1,005 SF / 3 FT TRENCH = 335 LF OF TRADITIONAL FIELD LINE REQUIRED  
 USING HIGH CAPACITY INFILTRATOR (OR AN EQUAL SUBSTITUTE) WITH A 0.65 EQUIVALENCY FACTOR REDUCES FIELD LINE REQUIRED TO 215 LF  
 THIS SITE HAS 216 LF OF PRIMARY AND 336 LF OF BACKUP SEPTIC FIELD LINE SHOWN AT 7' CENTER

**SOIL INVESTIGATION REPORT**

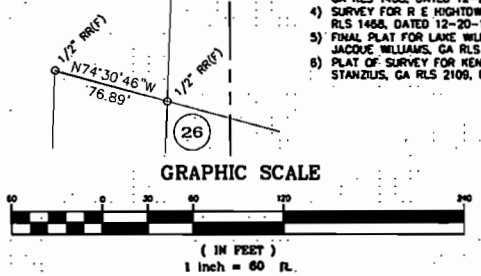
Report Date: 6/17/15      Inspection Date: 6/11/15      Level of Study: 3  
 Site Location: 335 Old Trace Road Lot Split      Job No. 15264.1  
 Client: Jonathan Moore      Phone: 770-363-4396  
 County: Cobb      Land Lot: 20      District: 19th  
 Field Inspection By: Christian Hoaday  
 Boring Location Method: Spectra Precision Mobile Mapper 120 GPS from GIS-located reference points  
 Certified By: Robert L. Kendall, DPH CSC



**SOIL INTERPRETIVE DATA**

Soil Units	Slope (%)	Depth to Bedrock (m)	Depth to SHWT* (m)	Estimated Perc. (min/in)	Depth of Estimated Perc./in	Optimum Trench Depth (m)	Soil Suit Code
Ceal	2-10	>72	>72	60	24-60	36-48	A2

\* Seasonal High Water Table



**GRA**      **LOT SPLIT SURVEY FOR JONATHAN MOORE**      LOCATED IN LAND LOT(S) - 20      19th DISTRICT, 2nd SECTION      COBB COUNTY, GEORGIA      PROJECT NO. 15-036      LOT SPLIT PLOT FILE # 10-29-15      DATE: 10-29-15      DRAWN BY: W.C.R.      APPROVED BY: W.C.R.      **CARLTON RAKESTRAW & ASSOCIATES**      REGISTERED LAND SURVEYORS      2203 MARIETTA HWY DALLAS, GEORGIA 30157      PHONE: 770-443-2200      FAX: 770-443-2300

**APPLICANT:** Johnathan Moore

**PETITION No.:** V-45

**PHONE:** 770-363-4396

**DATE OF HEARING:** 04-13-2016

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PRESENT ZONING:** R-30

**PHONE:** 770-422-7016

**LAND LOT(S):** 20

**TITLEHOLDER:** Patricia Hames Hilderbrand

**DISTRICT:** 19

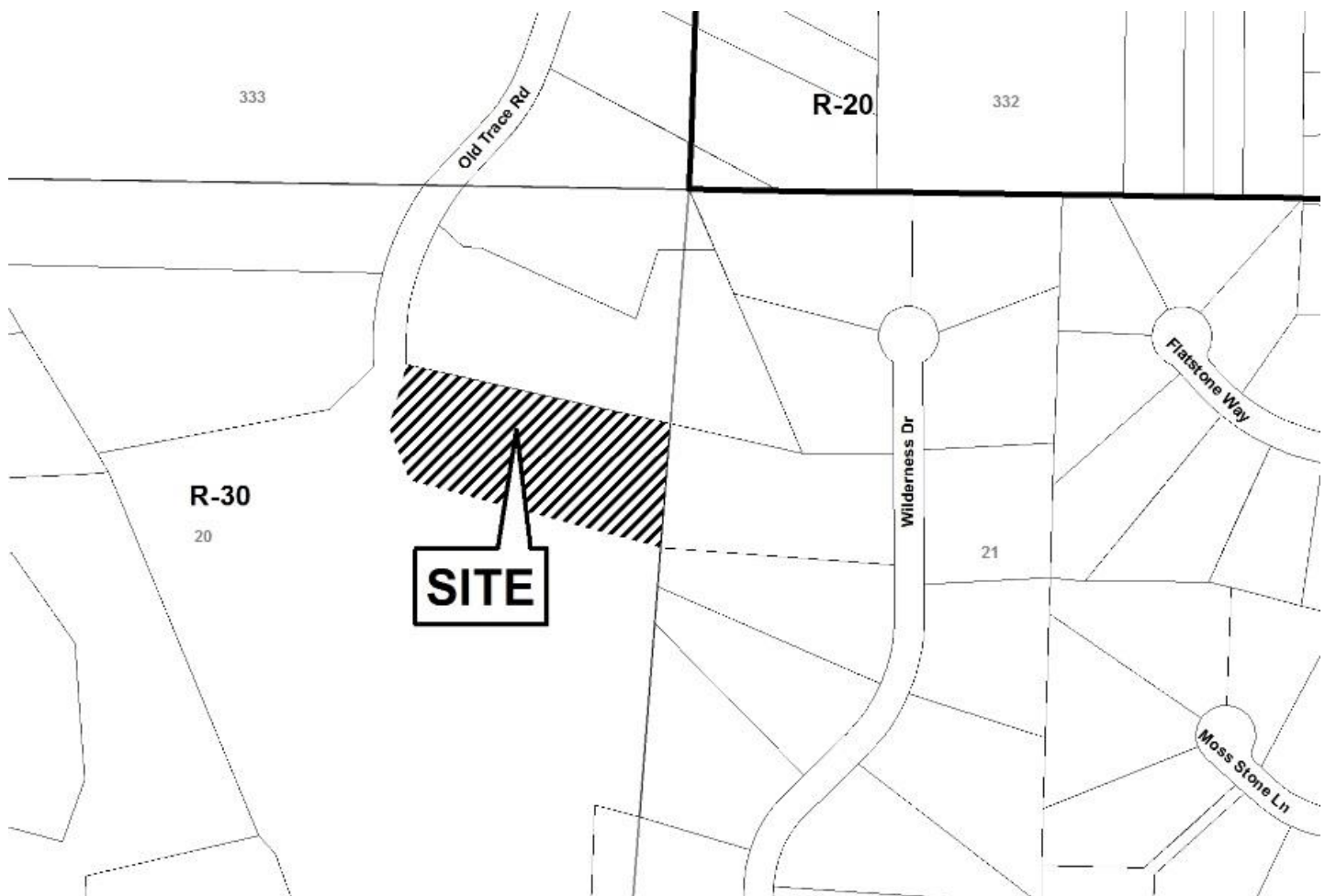
**PROPERTY LOCATION:** At the south end of Old Trace Road, south of Dallas Highway

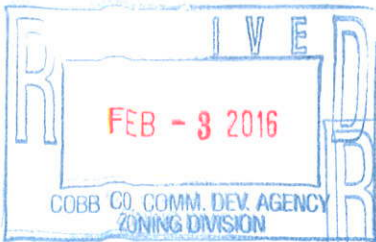
**SIZE OF TRACT:** 2.19 acres

(No Address Given).

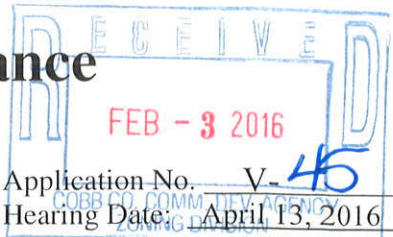
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the required public road frontage in order to allow the construction of home accessed via a private easement; and 2) allow a third house off a private easement





# Application for Variance Cobb County



(type or print clearly)

Application No. V-45  
Hearing Date: April 13, 2016

Applicant Jonathan Moore Phone # 770-363-4396 E-mail jlmooore120@gmail.com

SAMS, LARKIN, HUFF & BALLI, LLP  
by: Garvis L. Sams, Jr.  
(representative's name, printed)

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(street, city, state and zip code)

(representative's signature)

Phone # 770-422-7016 E-mail gsams@slhb-law.com

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19



Karen King  
Notary Public

Titleholder See Attached Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-30

Location At the south end of Old Trace Road, west of Wilderness Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 19th Size of Tract 2.187 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

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).

Waiver of Development Standards, Sec. 203.03 (Lots accessing private easements). A literal interpretation or enforcement of Ordinance requirements creates an unnecessary hardship and precludes the Applicant from accepting property from family members in order to construct a private residence.

List type of variance requested: Waive the required public road frontage in order to allow the construction of home accessed via a private easement.

Revised: November 18, 2015 \* The Applicants specifically reserve the right to amend any information set forth in this Variance Application, at any time during the variance process.

V-46  
(2016)

**SURVEY NOTES**

1. 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 VERIFIED 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 1,000,000+ FEET.
5. ALL IPE & IPS ARE 3/4" 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 (AREA OUTSIDE OF FLOOD PLAIN). THE FLOOD PLAIN MAP NUMBER IS 1306700101H, EFFECTIVE DATE OF NOVEMBER 2, 2012.
8. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO RECORD NORTH.
9. DATE(S) OF FIELD SURVEY: NOVEMBER 30, 2015
10. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE AND ACCESSIBLE UTILITIES. THE PRESENCE, SIZE AND LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO THE THOROUGHNESS OF THE INFORMATION SHOWN HEREON IS NOT GUARANTEED.

**VARIANCE NOTE**

THE PURPOSE OF THIS PLAT IS TO APPLY FOR VARIANCE TO THE REAR BUILDING SETBACK LINE TO CHANGE IT FROM A 30 FOOT SETBACK LINE TO A 30 FOOT SETBACK LINE.

**IMPERVIOUS AREA**

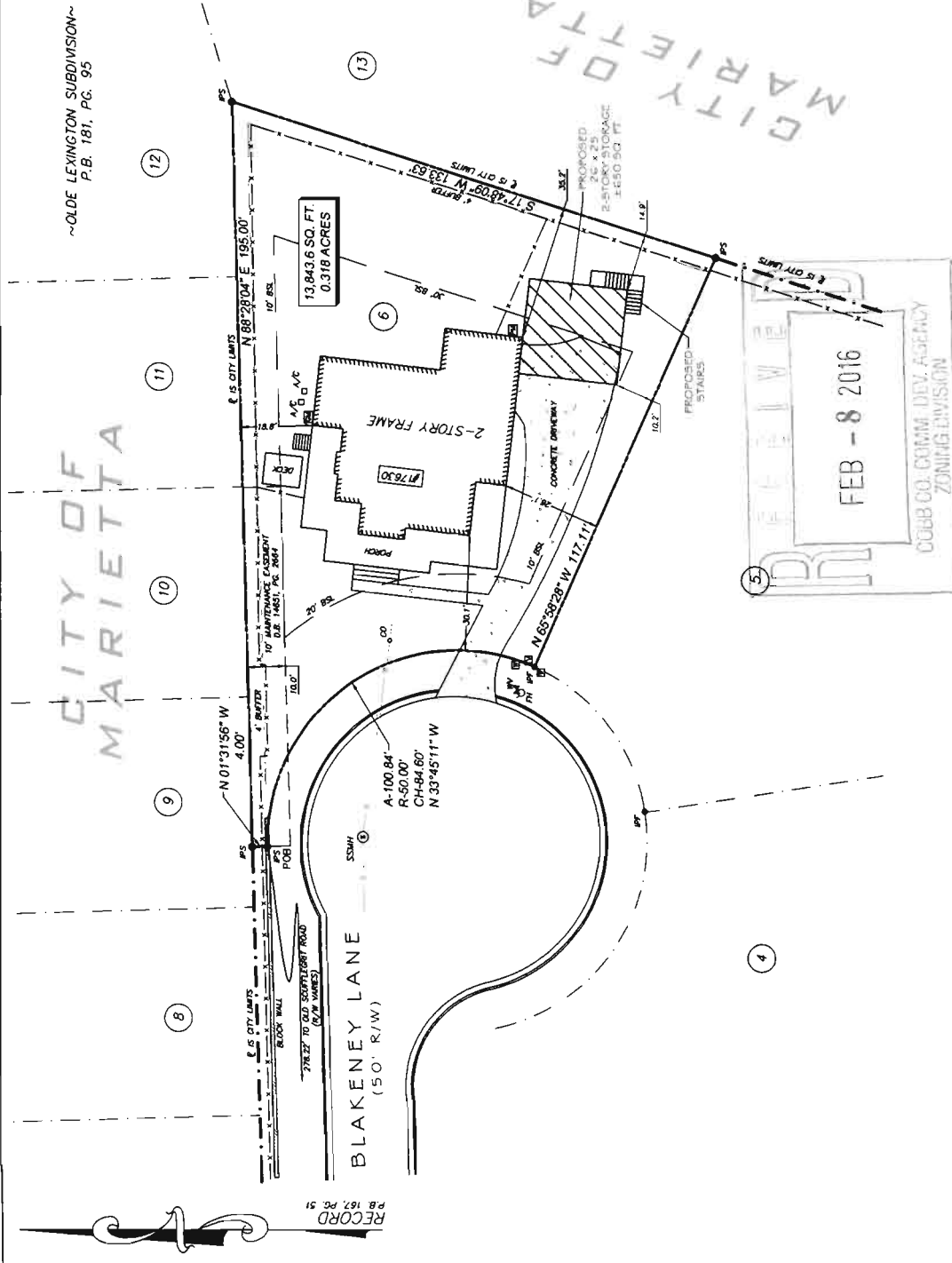
ZONING: R-12  
 TOTAL AREA: 13,843.6 SQ. FT.  
 MAXIMUM IMPERVIOUS AREA: 35.0%  
 MAXIMUM IMPERVIOUS SQ. FT.: 4,845.3 SQ. FT.  
 CURRENT IMPERVIOUS AREA: 32.9%  
 CURRENT IMPERVIOUS SQ. FT.: 4,564.6 SQ. FT.  
 PROPOSED NEW IMPERVIOUS AREA: 650 SQ. FT.  
 PROPOSED REMOVED IMPERVIOUS AREA: 241.2 SQ. FT.  
 PROPOSED IMPERVIOUS AREA: 35.9%  
 PROPOSED IMPERVIOUS SQ. FT.: 4,973.4 SQ. FT.

**RETRACEMENT & VARIANCE SURVEY FOR:**

<b>SPASOVA</b>			
LAND LOT 848	LOT 6	PROJECT NO.	SHEET
DISTRICT 16	BLAKENEY WAY	DATE	1 OF 1
SECTION 2	SUBDIVISION	SCALE	
COBB COUNTY, GA	PLAT BK 167, PG 91	1" = 20'	02/08/16
			20160208

**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  
 COPYRIGHT 2016

~OLDE LEXINGTON SUBDIVISION~  
 P.B. 181, PG. 95



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 BOARD OF SURVEYING AND MAPPING ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-6-07.



JAMES H. RADER GEORGIA RLS# 3033

**LEGEND**

○	PROPERTY CORNER	PVC IN	POLYVINYL CHLORIDE PIPE
□	PROPERTY LINE	□	FIRE HYDRANT
○	REBAR	○	WATER METER
○	REBAR SET	○	UNDERGROUND TELEPHONE
○	OPEN TOP PIPE	○	TELEPHONE MANHOLE
○	CONCRETE MONUMENT FOUND	○	AREA INLET
○	POWER POLE	○	STORM DRAIN JUNCTION BOX
○	POWER METER	○	STORM DRAIN MANHOLE
○	ELECTRIC MANHOLE	○	STORM DRAIN MANHOLE
○	UNDERGROUND POWER	○	REINFORCED CONCRETE PIPE
○	UNDERGROUND POWER	○	CAST IRON PIPE
○	GAS METER	○	MONITORING WELL
○	SANITARY SEWER MANHOLE	○	TREE
○	SANITARY SEWER CLEAN OUT	○	BRICK MARK
○	SANITARY SEWER LINE	○	LAND LOT LINE
○	DUCTILE IRON PIPE	○	FENCE

**APPLICANT:** Lindsey Spasova

**PETITION No.:** V-46

**PHONE:** 973-919-2580

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Iliya Spasov

**PRESENT ZONING:** R-12

**PHONE:** 732-371-0050

**LAND LOT(S):** 848

**TITLEHOLDER:** Lindsey A. Spasova

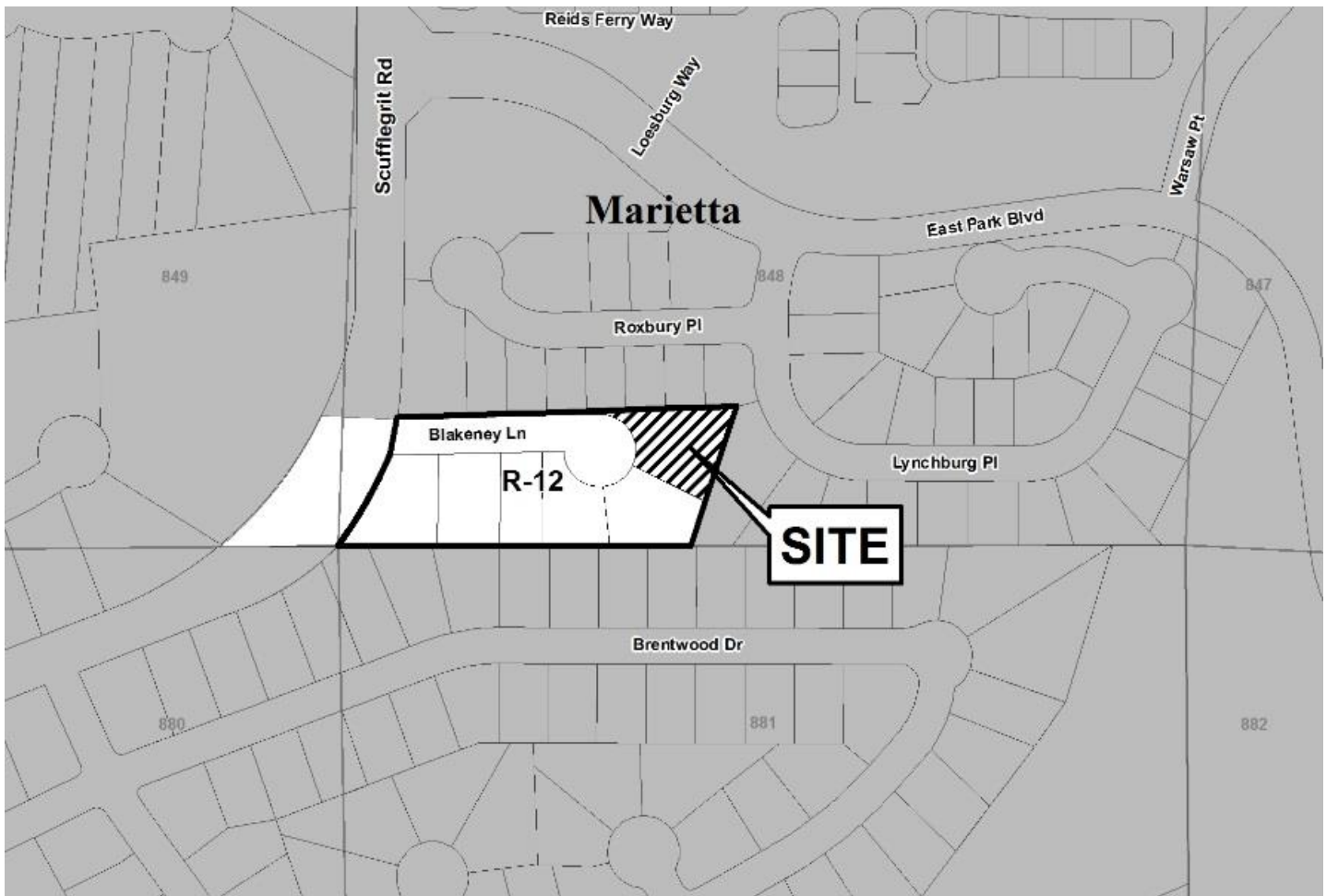
**DISTRICT:** 16

**PROPERTY LOCATION:** At the terminus of  
Blakeney Lane, on the east side of Scufflegrit Road  
(1760 Blakeney Lane).

**SIZE OF TRACT:** 0.32 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 10 feet; 2) increase the maximum allowable impervious surface from 35% to 35.9%; and 3) allow an accessory structure (existing 80 square foot deck) to the side of the principal building.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-440

Hearing Date: 4-13-16



Applicant Lindsey Spasova

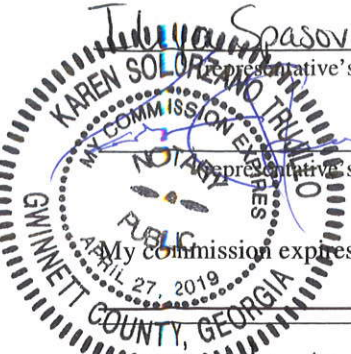
Phone # 973-919-2580 E-mail Lindsey.Spasova@gmail.com

Address 1760 Blakeney Ln., Marietta, GA 30062  
(street, city, state and zip code)

Phone # 732-371-0050 E-mail Spasov.Iliya@gmail.com

Signed, sealed and delivered in presence of:

Karen Solorzano  
Notary Public



Iliya Spasov  
(representative's name, printed)

Iliya Spasov  
(representative's signature)

My Commission expires: April 27, 2019

Holder Lindsey Spasova

Phone # 973-919-2580 E-mail Lindsey.Spasova@gmail.com

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

Address: 1760 Blakeney Ln., Marietta, GA 30062  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Karen Solorzano  
Notary Public

My Commission expires: April 27, 2019

Present Zoning of Property R-12

Location 1760 Blakeney Ln., Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 848 District 16 Size of Tract 0.318 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 0.318 Shape of Property Quadrilateral Topography of Property flat 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).

To build a garage addition and increase square footage to accommodate our growing family. Building the addition would allow us to inclose current garage as usable square footage. Storage / Bonus space above garage would also increase needed square footage.

List type of variance requested: Change rear set back from 30 feet to 10 feet. Increase Maximum Impervious area from 35% to 35.9% or Increase maximum Impervious Sq. ft. from 4,845.3 Sq ft to 4,973.4 Sq ft.



TRACT AREA = 0.95 ACRES (41,377 S.F.)

CURVE RADIUS ARC CHORD CHORD BEARING  
C1 30.00' 64.90' 60.69' 5.56° 49' 17" W  
C2 30.00' 51.69' 66.82' 9.89° 43' 04" E

ALL BEARINGS ARE CALCULATED  
FROM THE S1/4 CORNER OF SECTION 35  
OPENING IN THE WEST LINE OF  
SECTION 35 IN THE WEST LINE

**GENERAL NOTES:**

1. 1800 RAINBOW LANE  
POWDER SPRINGS, GA. 30127  
DB 15290 PG 801  
TAX ID # 19038300490  
ZONED R - 30
2. VARIANCE REQUESTED TO REDUCE THE 40'  
REAR SETBACK TO 18' TO ACCOMMODATE  
THE PROPOSED 12' X 20' SHED WHICH  
REPLACES THE EXISTING SHED.

V-47  
(2016)

THE FIELD DATA UPON WHICH THIS SURVEY WAS BASED WAS OBTAINED BY THE SURVEYOR IN THE PRESENCE OF THE PERSONS NAMED HEREON. THIS PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR ACCURACY WITHIN ONE FOOT PER 100 FEET.

THIS SURVEY ONLY INCLUDES THE SURFACE AND ANY BURIED SURFACES AND ANY BURIED UNDERGROUND UTILITIES OR OTHER SERVICES WHICH ARE SHOWN BY VISUAL OBSERVATION, TEST PIPES, RECORDS, OR OTHERWISE KNOWN TO THE SURVEYOR. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR THE PURPOSES OF RE-CERTIFICATION OF THE SURVEYOR'S RECORDS WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

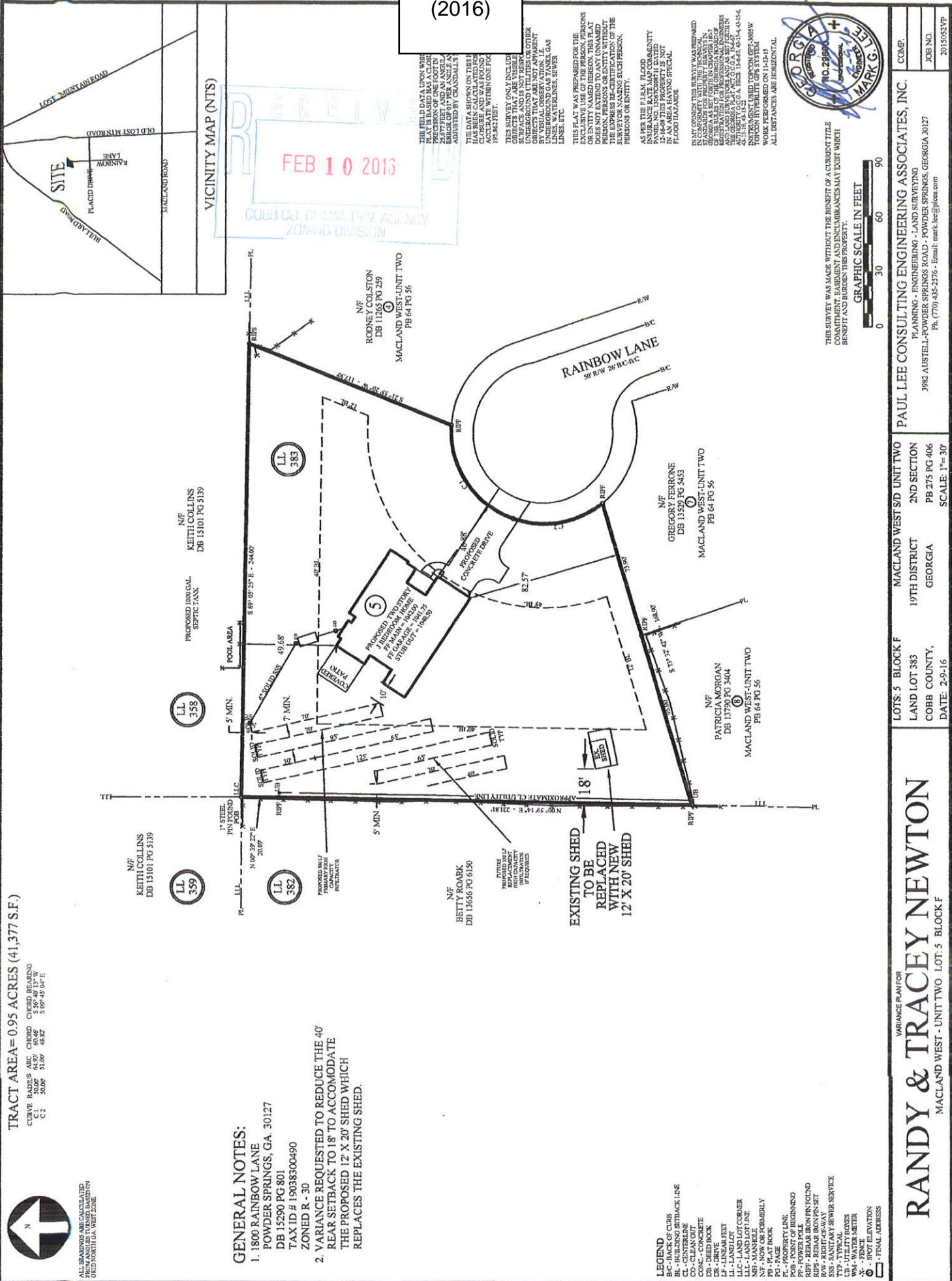
AS PER THE FIRM FLOOD HAZARD MAP, THE FIRM FLOOD PANEL NO. 13000001H DATED 12-16-09 THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

IN THAT COUNTY, THE SURVEYOR WAS PROVIDED WITH A COPY OF THE FIRM FLOOD HAZARD MAP, PANEL NO. 13000001H DATED 12-16-09, AND THE SURVEYOR HAS REVIEWED THE MAP AND HAS DETERMINED THAT THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE SURVEY AND THEREFORE THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE TITLE INFORMATION SHOWN ON THIS PLAT.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE SURVEY AND THEREFORE THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE TITLE INFORMATION SHOWN ON THIS PLAT.



- LEGEND**
- BL - BUILDING SETBACK LINE
  - CL - CENTERLINE
  - CO - CLEAN OUT
  - DB - DEED BOOK
  - DR - DRIVE
  - LF - LINEAR FEET
  - LL - LAND LOT CORNER
  - LL - LAND LOT LINE
  - NE - NEAR EAST
  - NE - NEAR NORTH
  - PP - PLAT BOOK
  - PP - PAGE
  - PP - POINT OF BEGINNING
  - PP - POWER POLE
  - RUP - REAR IRON PIPING
  - RUP - REAR IRON PIPING SET
  - RAW - RIGHT-OF-WAY
  - SSS - SANITARY SEWER SERVICE
  - TYP - TYPICAL
  - WVA - WATER VALVE
  - WM - WATER METER
  - X - FENCE
  - SP - SPOT ELEVATION
  - FC - FINAL ADDRESS

# RANDY & TRACEY NEWTON

MACLAIND WEST - UNIT TWO LOT: 5 BLOCK F

LOTS: 5 BLOCK F  
MACLAIND WEST - UNIT TWO  
LAND LOT 383  
19TH DISTRICT  
COBB COUNTY,  
GEORGIA  
DATE: 2-9-16

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
Ph. (770) 435-2576 - Email: mark.lee@plcea.com

COMP. \_\_\_\_\_  
JOB NO. \_\_\_\_\_  
2015092VP



**APPLICANT:** Randy Newton

**PETITION No.:** V-47

**PHONE:** 404-661-8393

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Randy Newton

**PRESENT ZONING:** R-30

**PHONE:** 404-661-8393

**LAND LOT(S):** 383

**TITLEHOLDER:** Randall M. Newton and Tracey P. Newton

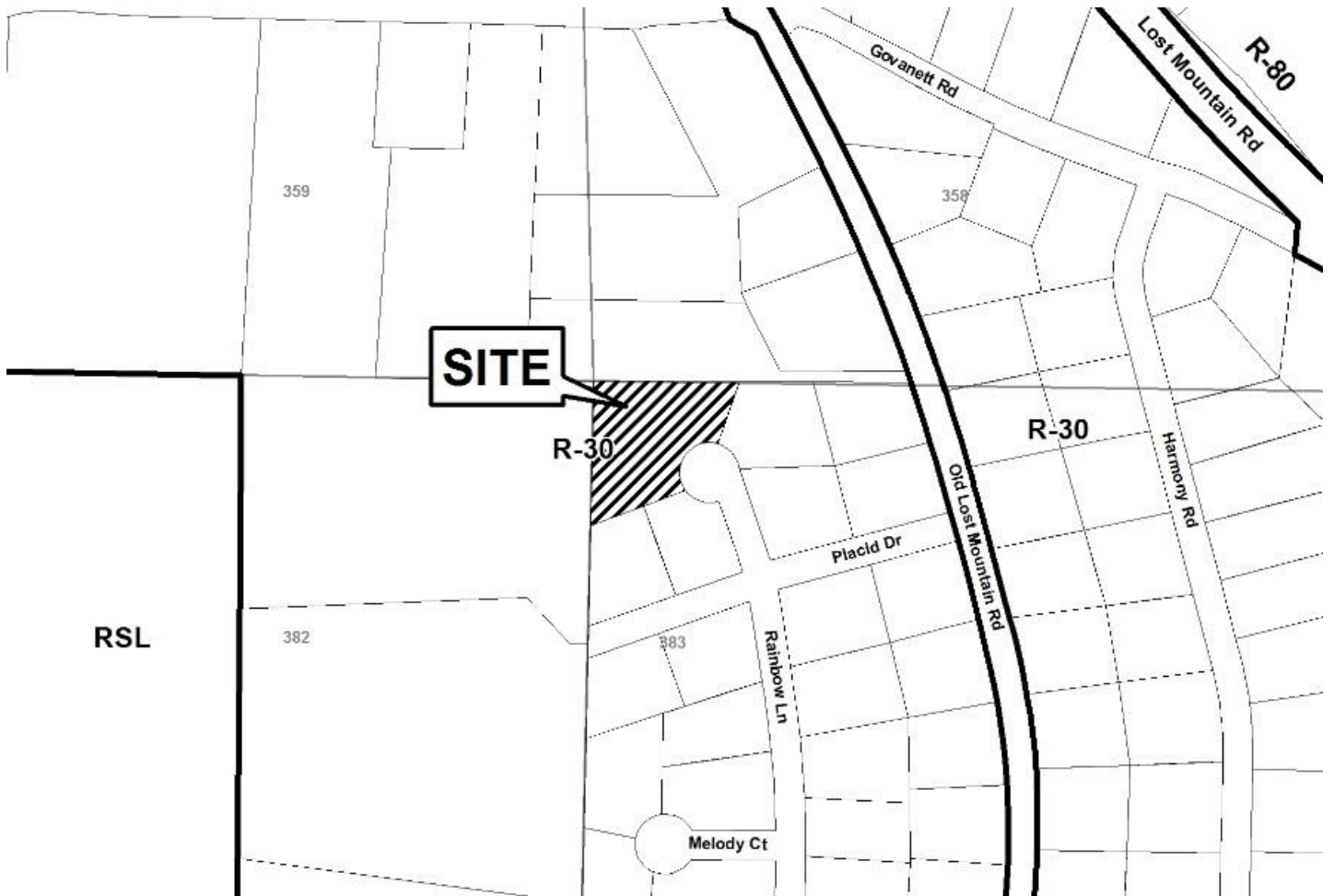
**DISTRICT:** 19

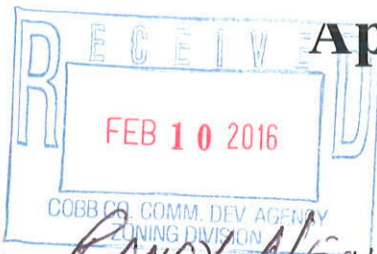
**PROPERTY LOCATION:** At the terminus of Rainbow Lane, on the north side of Placid Drive (1800 Rainbow Lane).

**SIZE OF TRACT:** 0.95 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (proposed 240 square foot shed) from the required 40 feet to 18 feet; and 2) allow an accessory structure to the side of the primary structure.





# Application for variance Cobb County

(type or print clearly)

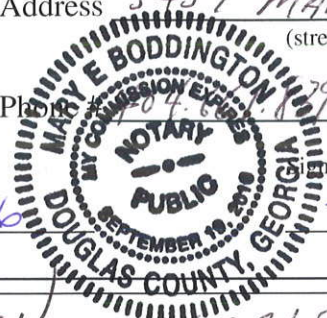
Application No. v-47  
Hearing Date: 4-13-16

Applicant RANDY NEWTON Phone # 404.661.8393 E-mail CABEVLLC@gmail.com

RANDY NEWTON Address 5457 MALONE CT, POWDER SPRINGS, GA 30127  
(representative's name, printed) (street, city, state and zip code)

Randy Newton Phone # 404.661.8393 E-mail CABEVLLC@gmail.com  
(representative's signature)

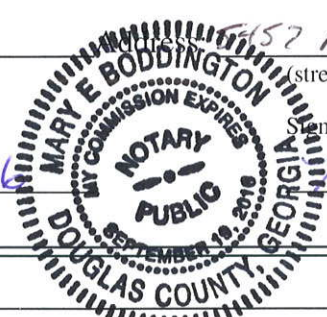
My commission expires: Sept. 19, 2016 Mary E Boddington  
Notary Public



Titleholder RANDY & TRACEY NEWTON Phone # 404.661.8393 E-mail CABEVLLC@gmail.com

Signature Randy Newton Address 5457 MALONE CT, POWDER SPRINGS, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sept. 19, 2016 Mary E Boddington  
Notary Public



Present Zoning of Property R-30

Location 1800 RAINBOW LANE POWDER SPRINGS, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) ~~566~~ 383 District 19 Size of Tract .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 \_\_\_\_\_

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).

With the set back of the home being constructed the setback of the shed keeps it the least intrusive visibly for neighbors and myself.

List type of variance requested: Variance requested to reduce the 40' rear set back to 18' to accommodate the proposed 12x20 shed which replaces the existing one.



GOLDEN SANDS  
42M BRICKBURN EXCHANGE, INC.  
1112 Powder Springs Road  
Powder Springs, GA 30127  
TEL: 770-486-8119



1112 Powder Springs Road  
Powder Springs, GA

V-48  
(2016)



Key Plan  
PLAN NORTH  
SITE NORTH

DRIVE-UP ATM KIOSK  
POWDER SPRINGS  
ROAD

SITE PLAN

Sheet Title  
Project number  
Date  
Drawn by  
Checked by  
Scale

4371  
02/10/2016  
DMG  
JWB  
A-000  
1/32" = 1'-0"

ATM SITS 281  
BACK FROM PROPERTY  
LINE

PROPERTY LINE

POWDER SPRINGS ROAD

NEW ATM

TEAM MOBILE

DOMINICAL GRILL

FITNESS 19

The information on this plan was prepared by Golden Sands Exchange, Inc. and its subsidiaries and affiliates. It is intended for the use of the client and is not to be used for any other purpose. Golden Sands Exchange, Inc. and its subsidiaries and affiliates assume no liability for any errors or omissions on this plan.

**APPLICANT:** Golden Sands General Contractors

**PETITION No.:** V-48

**PHONE:** 678-482-4810

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Desiree Savarese

**PRESENT ZONING:** NRC

**PHONE:** 678-482-4810

**LAND LOT(S):** 475, 476

**TITLEHOLDER:** Petinos LLC

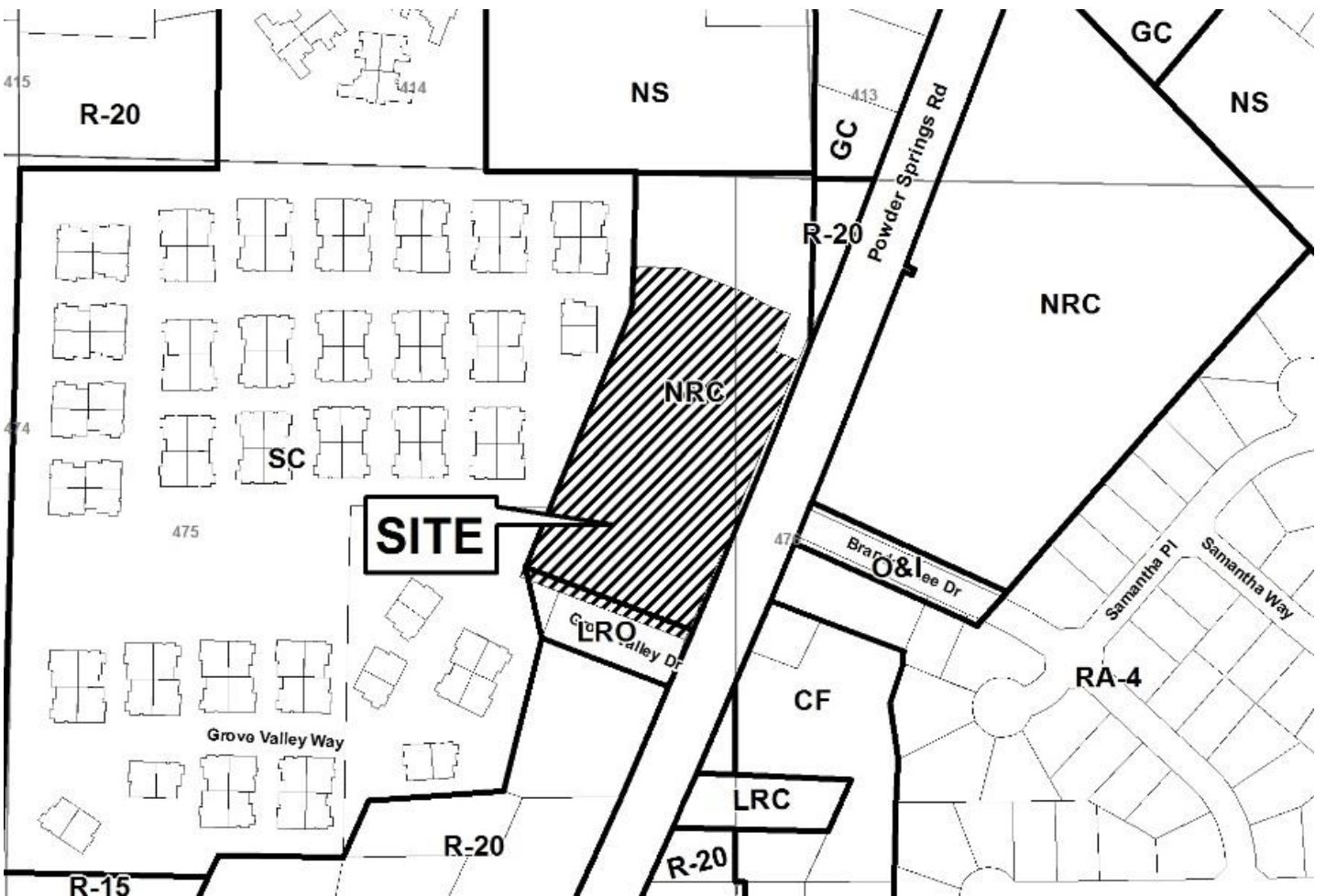
**DISTRICT:** 19

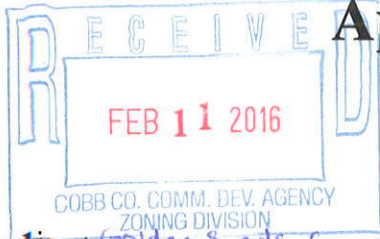
**PROPERTY LOCATION:** On the west side of Powder Springs Road, on the north side of Grove Valley Drive (1812 Powder Springs Road).

**SIZE OF TRACT:** 3.85 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed ATM) in front of the principal building; and 2) waive the front setback for an accessory structure (proposed ATM) from the required 50 feet to 30 feet.






# Application for Variance Cobb County

(type or print clearly)

Application No. V-48  
Hearing Date: 4-13-16

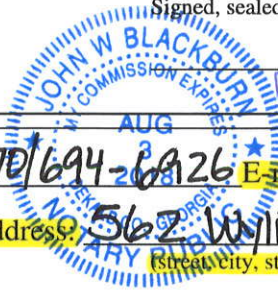
Applicant Golden Sands General Contractors Phone # 678-482-4810 E-mail John.Blackburn@GoldenSandsGC.com

DESIREE SAVARESE Address 4295 BROGDON EXCHANGE NE SUWANEE, GA 30024  
(representative's name, printed) (street, city, state and zip code)

 Phone # 678-482-4810 E-mail DESIREE.SAVARESE@GOLDENSANDS GC.COM  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 8/3/18



  
Notary Public


Titleholder Petinosy LLC Phone # 770-694-6926 E-mail Mikec.Kota@properties.com

Signature  Address: 562 Willie Rd. Suite 2, Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Mandlis. Kontopidis.

My commission expires: 7/17/16

Signed, sealed and delivered in presence of:

  
Notary Public

Present Zoning of Property NAC

Location 1812 POWDER SPRINGS RD. MARIETTA, GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 475 District 19th, 2nd Section Size of Tract 3.853 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).

LIMITED ACCESS, PRIVATE CUSTOMER/EMPLOYEE PARKING, LIMITED VESIBILITY

List type of variance requested: WAIVE REQUIREMENT FOR ACCESSORY STRUCTURE TO BE INSTALLED IN THE REAR OF THE SHOPPING CENTER



V-49  
(2016)

SENTRY WALK  
50' R/W

**SURVEYOR'S NOTES:**

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

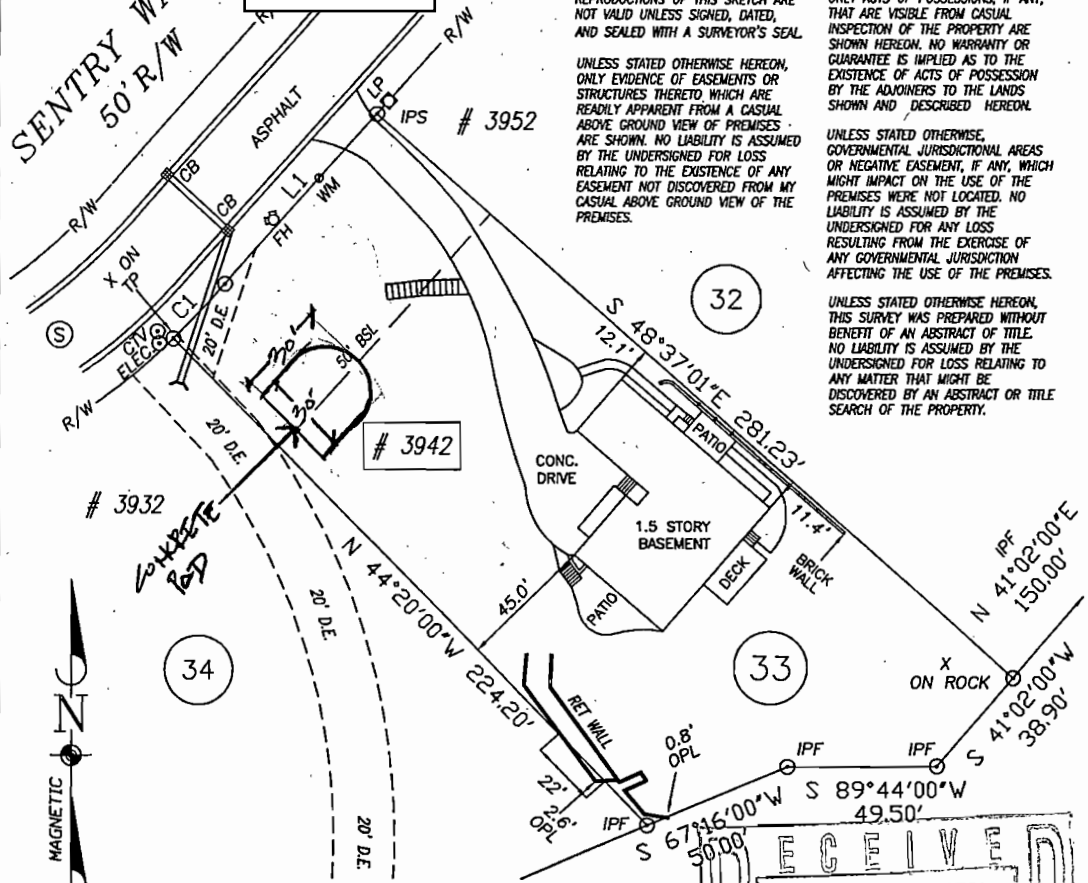
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.

**SURVEYOR'S NOTES:**

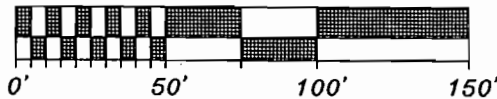
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.

UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.



SCALE : 1" = 50'



**RECEIVED**  
**GOLF COURSE**  
 FEB 11 2016

AREA LOT 33  
 0.649 ACRES  
 28,302 SQ FT  
 CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**LEGEND**

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- DE DRAINAGE EASEMENT
- OPL OVER PROPERTY LINE
- CONC CONCRETE
- ASPH ASPHALT
- RET RETAINING WALL
- MH MANHOLE
- SSMH SANITARY SEWER MANHOLE
- ELEC. ELECTRIC BOX
- WV WATER VALVE
- BSL BUILDING SETBACK LINE
- FH FIRE HYDRANT
- CB CATCH BASIN
- WM WATER METER
- LP LIGHT POLE
- TP TELEPHONE PESTAL
- PB DEED BOOK
- PG PAGE
- OVERHEAD POWER LINE

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



**C1**  
 N 43°18'18"E 25.02'  
 RAD 262.20' ARC 25.03

**L1**  
 N 41°26'56"E 75.03'

DATE: 10-01-2014

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF APLUS SURVEYING LLC. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**NOTES:**

ALL IRON PINS LABELED AS SET or FOUND (IPS or IPF), ARE 1/2" REBAR RODS, UNLESS OTHERWISE INDICATED.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH NIKON 2 SECOND TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,478 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

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

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS PRIVATE AND PUBLIC. UNDERGROUND UTILITES AND / OR STRUCTURES, IF ANY, MAY NOT BE SHOWN

ALL MATTERS OF TITLE ARE EXCEPTED

SURVEY FOR: <b>BROWN CASEY JOHN &amp; HEATHER ANGELA</b>	
<b>APLUS SURVEYING, LLC.</b> 708 MIDDLEBROOKE CHASE - CANTON, GEORGIA 30115 404-502-4040	
LAND LOT: 1041	SURVEYED: 09-30-2014
DISTRICT: 16TH SEC 2	DRAWN: 10-01-14 BY: JAJ
COUNTY: COBB	SCALE: 1" = 50'
LOT 33	
3942 SENTRY WALK, MARIETTA, GA. 30068	
SUBD: INDIAN HILLS COUNTRY CLUB / PHASE II	
PB 49 PG 79	AP2014-138

**APPLICANT:** Casey Brown

**PETITION No.:** V-49

**PHONE:** 404-394-2366

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Casey Brown

**PRESENT ZONING:** R-20

**PHONE:** 404-394-2366

**LAND LOT(S):** 1041

**TITLEHOLDER:** Casey John Brown and Heather  
Angela Brown

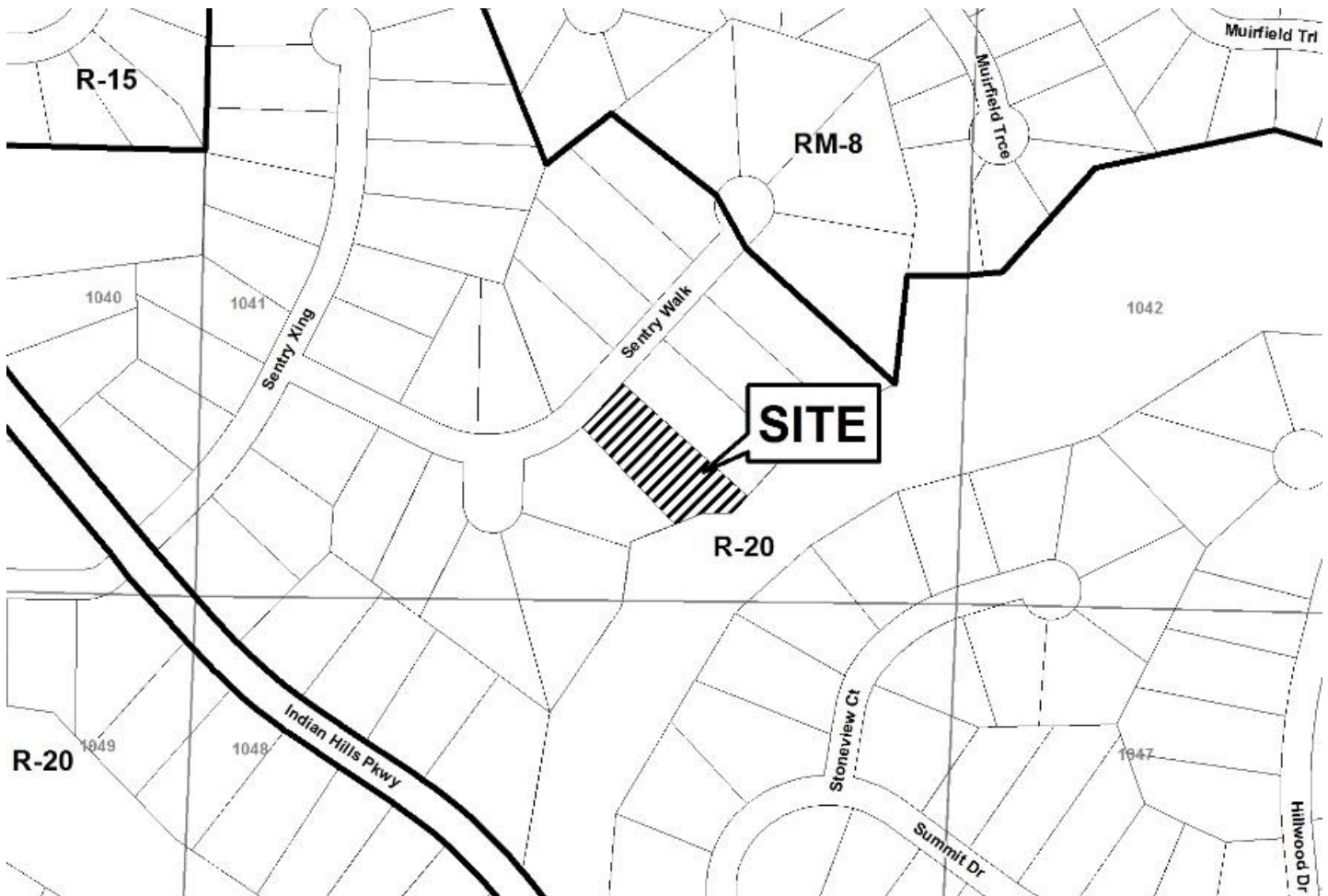
**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Sentry Walk, east of Sentry Xing  
(3942 Sentry Walk).

**SIZE OF TRACT:** 0.65 acre

**COMMISSION DISTRICT:** 2

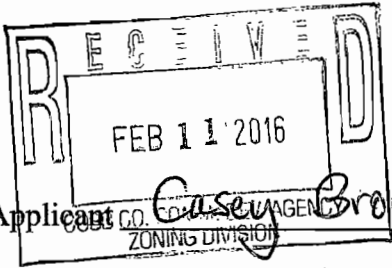
**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed 900 square foot basketball pad) to the front of the principal building; 2) waive the front setback for an accessory structure (proposed 900 square foot basketball pad) from the required 50 feet to 35 feet; and 3) waive the side setback from 10 feet to 7 feet for an accessory structure.





# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-49  
 Hearing Date: 4-13-16

Applicant Casey Brown  
Cobb County Zoning Division

Phone # (404) 394-2366 E-mail Caseybrown100@yahoo.com  
 Address 3942 Sentry Walk, Marietta, GA 30068  
(street, city, state and zip code)

(representative's name, printed)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

(representative's signature)

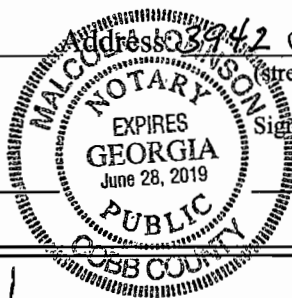
Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Heather Brown Phone # 404-434-6698 E-mail \_\_\_\_\_

Signature Heather Brown  
(attach additional signatures, if needed)  
 Address 3942 Sentry Walk, Marietta, GA 30068  
(street, city, state and zip code)



My commission expires: June 28, 2019

Signed, sealed and delivered in presence of:

*[Signature]*

Notary Public

Present Zoning of Property Residential

Location 3942 Sentry Walk, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1041 District 16<sup>th</sup> Size of Tract .649 Acre(s)

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

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

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

Due to the 30 ft golf course (IHCC) easement along back and side of property, there is not sufficient space for a basketball pad. Due to the driveway being on a steep hill, it is dangerous to put a basketball goal on the driveway. The only place a basketball goal can go is on the flat area on the front side of yard. We will hide it with bushes.

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

**OWNER/BUILDER:**

MAXHAM FARM, LLC  
1123 ZONOLITE ROAD, SUITE 30  
ATLANTA, GA 30306

**24 HOUR EMERGENCY CONTACT:**

BUCK ALTSCHUL  
678-794-9396

**NOTE:**  
THIS PLAN IS FOR SETBACK  
VARIANCE ONLY.

**REFERENCES**

1. FINAL PLAT FOR MAXHAM  
FARM SUBDIVISION FOUND IN  
COBB COUNTY RECORDS.

ACCORDING TO THE F.I.R.M. OF COBB  
COUNTY, PANEL NUMBER  
13067C0211H, DATED 03/04/2013, THIS  
LOT IS LOCATED IN AN OTHER FLOOD  
AREAS ZONE AS DEFINED BY THE  
LEGEND ON THE FIRM MAP.

GRAPHIC SCALE



( IN FEET )

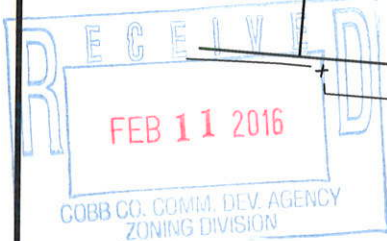
1 inch = 30 ft.

**PROPERTY ADDRESS:**

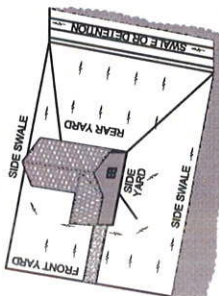
6130 GLADE COURT  
AUSTELL, GA 30168

**IMPERVIOUS AREA CALCULATIONS:**

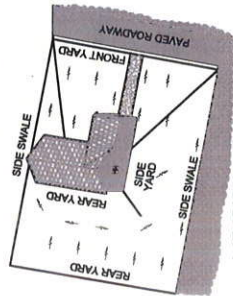
HOUSE 1,708 SQ. FT.  
PATIO 109 SQ. FT.  
STOOP 44 SQ. FT.  
DRIVEWAY AND SIDEWALK 358 SQ. FT.  
2,219 SQ. FT TOTAL = 33%



**ELEVATION VIEW**

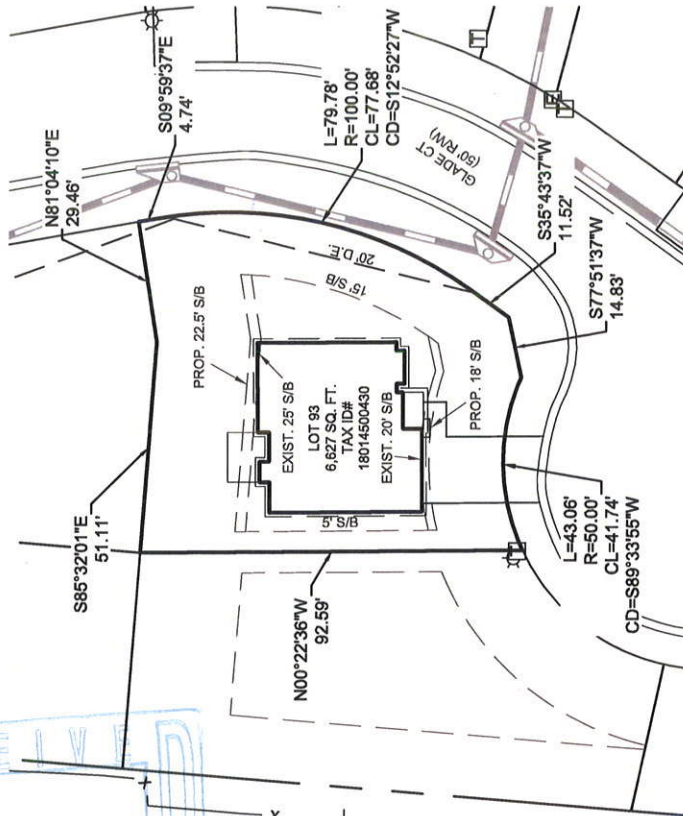


**LOT GRADING - TO SWALE OR DETENTION**



**LOT GRADING - TO ROADWAY**

SETBACKS	EXISTING	PROPOSED
FRONT SETBACK:	20 FOOT	18 FOOT
REAR SETBACK:	25 FOOT	22.5 FOOT
SIDE SETBACK:	5 FOOT	5 FOOT



V-50  
(2016)



SETBACK VARIANCE PLAN FOR  
**LOT 93**  
**MAXHAM FARM**  
**SUBDIVISION**  
LOCATED IN:  
LAND LOTS 87, 88, & 145, 18TH DISTRICT  
COBB COUNTY, GEORGIA



GSWCC# 000009371

**811**  
Know what's below.  
Call before you dig.  
UTILITIES PROTECTION CENTER  
1 (800) 882-7411 (TOLL FREE) OR DIAL 811

**1 of 1**

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



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**REVISIONS**

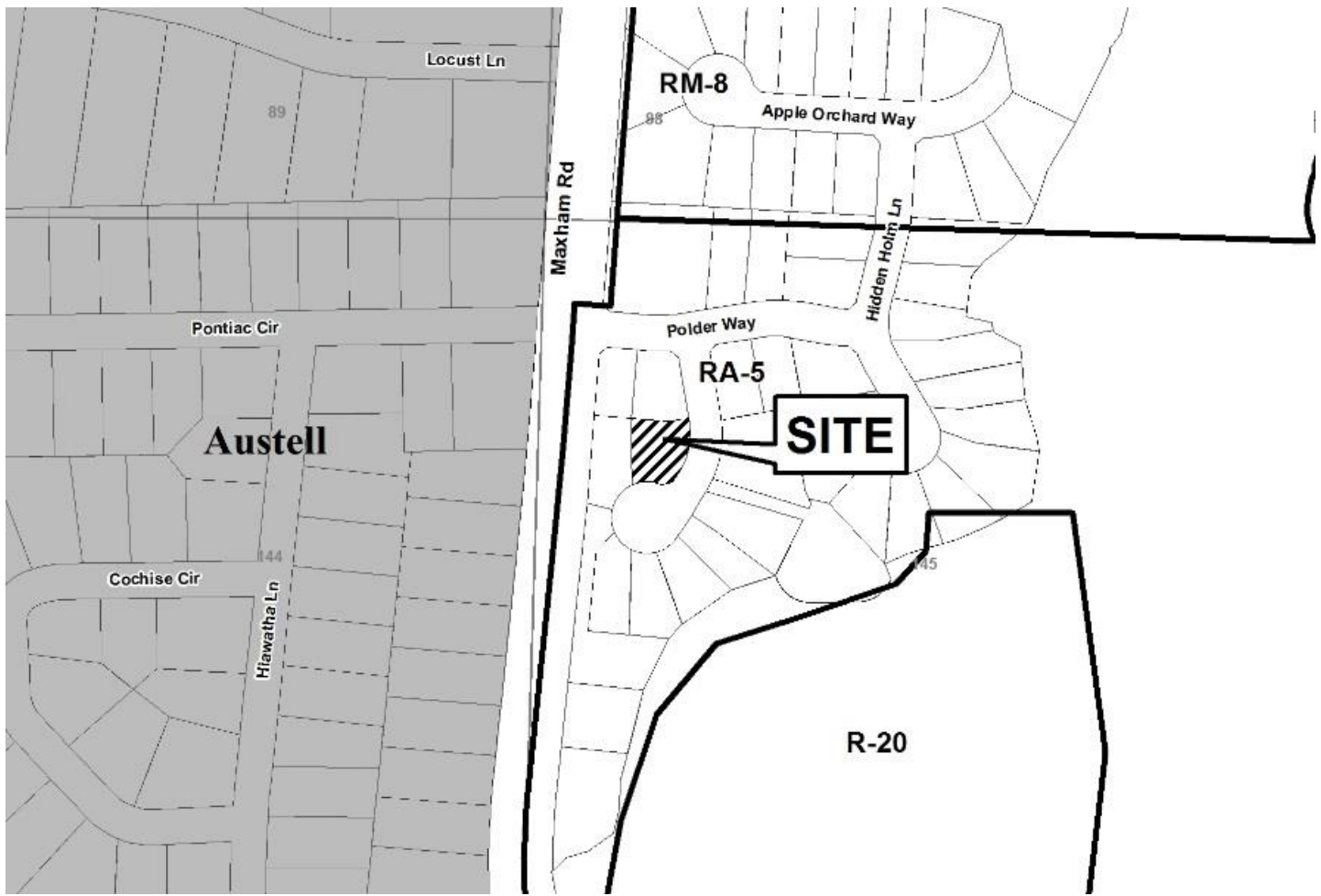
1.	REV. TO SHOW 10% VARIANCE - 1-16-16
2.	PER CLIENT COMMENTS - 1-18-16
3.	PER CLIENT COMMENTS - 2-10-16
4.	
5.	

**SHEET NUMBER:** 12-2-15  
**SCALE:** 1" = 30'  
**DRAWN BY:** WR  
**REVIEWED BY:** BBOAN

**APPLICANT:** Maxham Farm, LLC  
**PHONE:** 678-794-9396  
**REPRESENTATIVE:** Buck Altschul  
**PHONE:** 678-794-9396  
**TITLEHOLDER:** Drapac Group 3, LLC  
**PROPERTY LOCATION:** On the west side of Glade Court, south of Polder Way (6130 Glade Court).

**PETITION No.:** V-50  
**DATE OF HEARING:** 04-13-16  
**PRESENT ZONING:** RA-5  
**LAND LOT(S):** 145  
**DISTRICT:** 18  
**SIZE OF TRACT:** 0.1521  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 20 feet to 18 feet; and 2) waive the rear setback from the required 25 feet to 22 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-50  
Hearing Date: 4-13-16

Applicant MAXHAM FARM, LLC Phone # 678-794-9396 E-mail buck@drapacgroup.com

BUCK ALTSCHUL Address 1123 ZONOLITE ROAD, SUITE 30 ATLANTA, GA 30306  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-794-9396 E-mail buck@drapacgroup.com  
(representative's signature)

My commission expires: 2-16-2019

SAMANTHA KEETON  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires Feb. 16, 2019

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

Titleholder MAXHAM FARM, LLC Phone # 678-794-9396 E-mail buck@drapacgroup.com

Signature [Signature] Address: 1123 ZONOLITE RD, SUITE 30 ATLANTA, GA 30306  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-16-2019

SAMANTHA KEETON  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires Feb. 16, 2019

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

Present Zoning of Property RA-5

Location 6130 GLADE COURT AUSTELL, GA 30168; ~~RA-5~~ P  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) B 145 District 18<sup>TH</sup> Size of Tract 0.1521 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 VARIANCE ON FRONT & REAR SETBACKS ARE REQUIRED IN ORDER FOR THE SMALLEST HOUSE PLAN THE BUILDER WILL BUILD IN THE COMMUNITY WILL FIT ON THE LOT. THE LOT WILL BE UNBUILDABLE & ULTIMATELY UNPURCHASABLE BY THE BUILDER IF THE VARIANCE IS NOT APPROVED.

List type of variance requested: FRONT YARD SETBACK REDUCTION OF 2' (10%) & REAR YARD SETBACK VARIANCE OF 2.5' (10%)

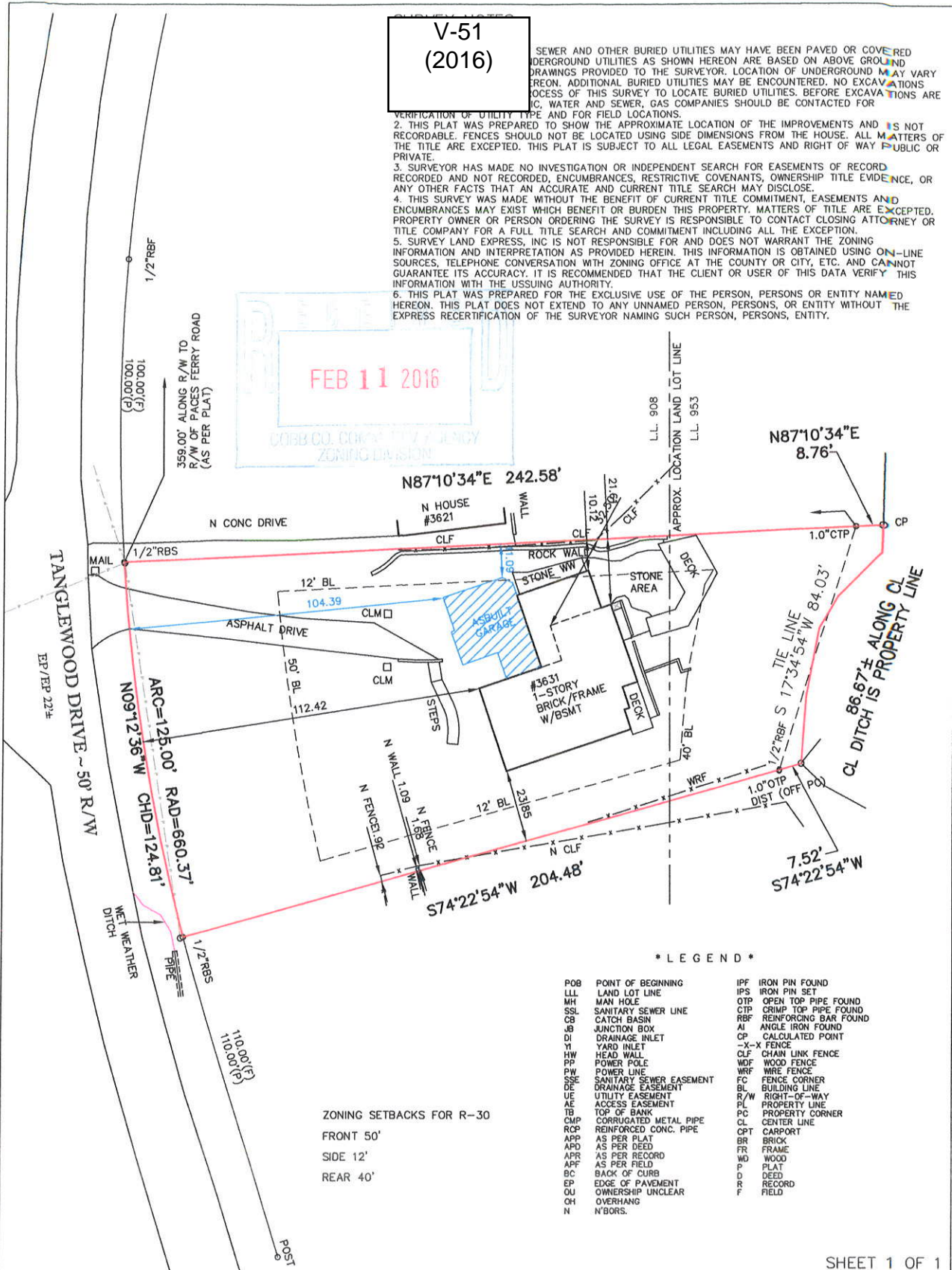
V-51  
(2016)

SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE MADE, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ONLINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

FEB 11 2016

COBB CO. COUNTY ZONING DIVISION



\* LEGEND \*

- |     |                         |     |                       |
|-----|-------------------------|-----|-----------------------|
| POB | POINT OF BEGINNING      | IPF | IRON PIN FOUND        |
| LLL | LAND LOT LINE           | IPS | IRON PIN SET          |
| MH  | MAN HOLE                | OTF | OPEN TOP PIPE FOUND   |
| SSL | SANITARY SEWER LINE     | CTP | CRIMP TOP PIPE FOUND  |
| CB  | CATCH BASIN             | RFB | REINFORCING BAR FOUND |
| JB  | JUNCTION BOX            | AI  | ANGLE IRON FOUND      |
| DI  | DRAINAGE INLET          | CP  | CALCULATED POINT      |
| YI  | YARD INLET              | -X- | FENCE                 |
| HW  | HEAD WALL               | CLF | CHAIN LINK FENCE      |
| PP  | POWER POLE              | WDF | WOOD FENCE            |
| PW  | POWER LINE              | WRF | WIRE FENCE            |
| SSE | SANITARY SEWER EASEMENT | FC  | FENCE CORNER          |
| DE  | DRAINAGE EASEMENT       | BL  | BUILDING LINE         |
| UE  | UTILITY EASEMENT        | R/W | RIGHT-OF-WAY          |
| AE  | ACCESS EASEMENT         | PL  | PROPERTY LINE         |
| TB  | TOP OF BANK             | PC  | PROPERTY CORNER       |
| CMP | CORRUGATED METAL PIPE   | CL  | CENTER LINE           |
| RCP | REINFORCED CONC. PIPE   | CPT | CARPOT                |
| APP | AS PER PLAT             | BR  | BRICK                 |
| APD | AS PER DEED             | FR  | FRAME                 |
| APR | AS PER RECORD           | WD  | WOOD                  |
| APF | AS PER FIELD            | P   | PLAT                  |
| BC  | BACK OF CURB            | D   | DEED                  |
| EP  | EDGE OF PAVEMENT        | R   | RECORD                |
| OU  | OWNERSHIP UNCLEAR       | F   | FIELD                 |
| OH  | OVERHANG                |     |                       |
| N   | N'BORS.                 |     |                       |

ZONING SETBACKS FOR R-30  
FRONT 50'  
SIDE 12'  
REAR 40'

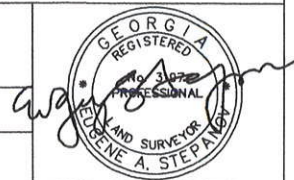
SHEET 1 OF 1

LOT 4	BLOCK B
SUBDIVISION PACES FERRY HEIGHTS	UNIT ONE
LAND LOT 908 & 53	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	PB.12/PG.163 DB.14674/PG.6384
FIELD WORK DATE 02/08/2016	PRINTED/SIGNED 02/08/2016
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 11" x 17"

ASBULT FOR GARAGE ADDITION PREPARED FOR:

**YOSI ISHAK**

PROPERTY ADDRESS:  
3631 TANGLEWOOD DRIVE  
ATLANTA, GA 30339



COORD #20151488  
DWG #20151488-GAR ASBULT

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

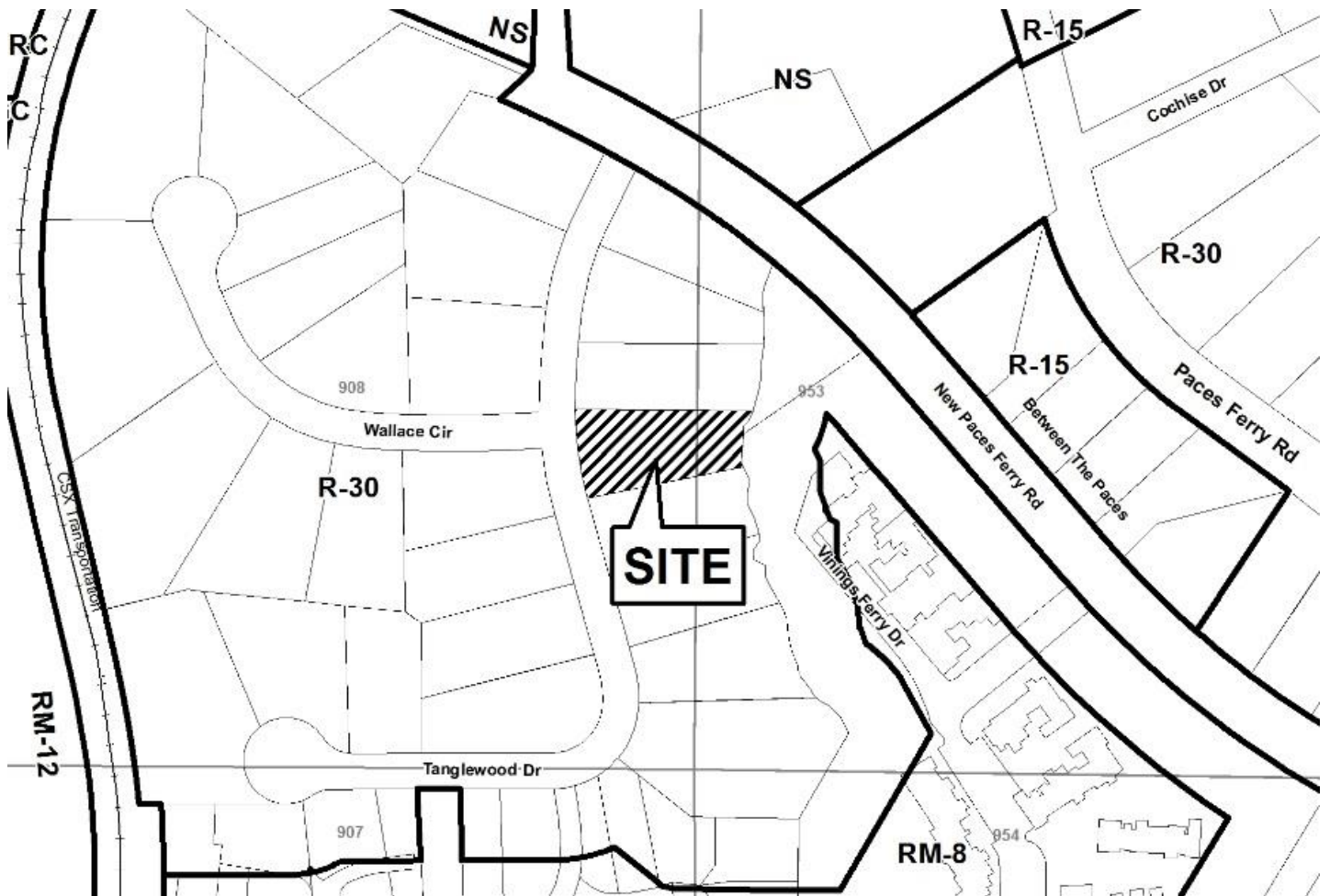
70 LENOX POINT  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM

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

**APPLICANT:** Tanglewood Drive LLC  
**PHONE:** 404-429-0697  
**REPRESENTATIVE:** Yarden Ishak  
**PHONE:** 404-429-0697  
**TITLEHOLDER:** Tanglewood Drive, LLC  
**PROPERTY LOCATION:** On the east side of  
Tanglewood Drive, at the terminus of Wallace Road  
(3631 Tanglewood Drive).

**PETITION No.:** V-51  
**DATE OF HEARING:** 04-13-16  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 908, 953  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.54 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 12 feet to 10 feet adjacent to the northern property line; and 2) waive the setback for a deck from 5 feet to zero feet adjacent to the north property line.





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V51  
Hearing Date: 4-13-14

Applicant Tanglewood Drivels Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net  
Yarden Ishak Address 3631 Tanglewood Drive, Atlanta, GA 30339  
(representative's name, printed) (street, city, state and zip code)

yarden ishak Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net  
(representative's signature)

My commission expires: My Comm. Expires July 22, 2017  
**CAROLE PEREZ**  
NOTARY PUBLIC  
Dekalb County  
State of Georgia

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

Titleholder Tanglewood Drive LLC Phone # 404-429-0697 E-mail yosi.ishak@homecrestgroup.net  
Signature [Signature] Address: 3631 Tanglewood Drive, Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: My Comm. Expires July 22, 2017  
**CAROLE PEREZ**  
NOTARY PUBLIC  
Dekalb County  
State of Georgia

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

Present Zoning of Property R30

Location 3631 Tanglewood Drive, Atlanta GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908 District 17th Size of Tract 20,000 sq Acre(s)

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

Size of Property 125x204.45 Shape of Property Rectangular Topography of Property slope 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).

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

List type of variance requested: The foundation crew encroached in the rear garage addition into the side setbacks.

PREPARED BY:



**Vaughn & Melton**  
Consulting Engineers, Inc.  
Engineering - Surveying  
300 Chastain Center Blvd, Suite 325  
Kennesaw, Georgia 30144  
Tel: 770-627-3590  
Fax: 770-627-3594  
www.VAUGHNMELTON.com

**SHIRLEY P.  
CARTER**

3443 WILLIAMS RD  
MARIETTA, GA 30062

V-52  
(2016)

CARTER RESIDENCE

3443 WILLIAMS RD  
PROJECT ADDRESS

16th, 404  
DIST./LAND LOT

COBB COUNTY, GEORGIA  
CITY, COUNTY, STATE

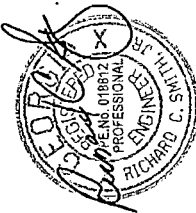
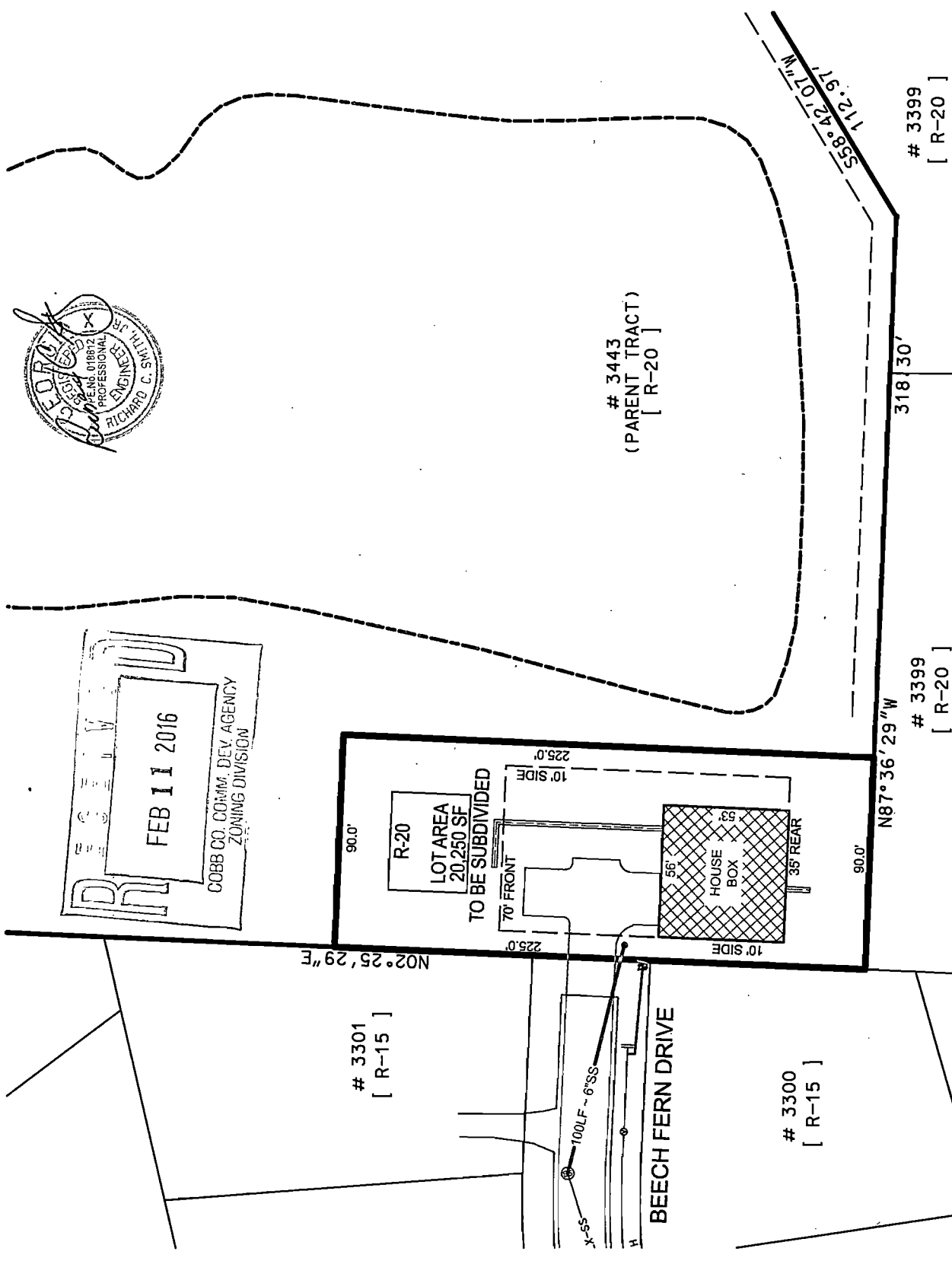
SETBACK VARIANCE

DESIGN FVL  
DRAWN FVL  
CHECKED  
DATE 01/04/16  
SHEET  
PROJECT No.

**C-01**



GRAPHIC SCALE



**RECEIVED**  
FEB 11 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# 3301  
[ R-15 ]

# 3300  
[ R-15 ]

BEECH FERN DRIVE

X-SS  
100LF ~ 6"SS

N02°25'29"E

N87°36'29"W

# 3399  
[ R-20 ]

318' 30"

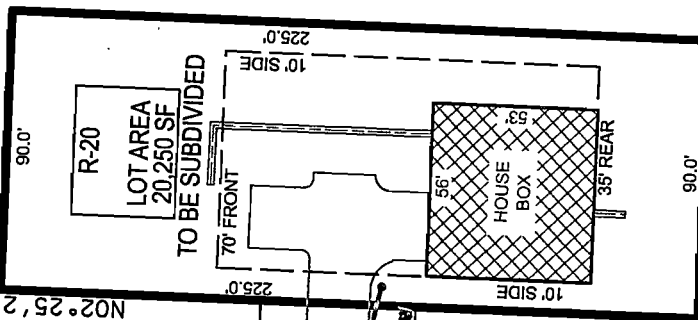
# 3399  
[ R-20 ]

S58°42'07"W  
112.97'

R-20  
LOT AREA  
20,250 SF  
TO BE SUBDIVIDED

# 3443  
(PARENT TRACT)  
[ R-20 ]

HOUSE BOX  
56'  
35' REAR





**APPLICANT:** Shirley Carter

**PHONE:** 770-633-3174

**REPRESENTATIVE:** Shirley Carter

**PHONE:** 770-633-3174

**TITLEHOLDER:** Bobby Carter and Shirley Carter

**PROPERTY LOCATION:** On the east side of  
Woodleaf Way, at the terminus of Beech Fern Drive  
(3443 Williams Road).

**PETITION No.:** V-52

**DATE OF HEARING:** 04-13-16

**PRESENT ZONING:** R-20

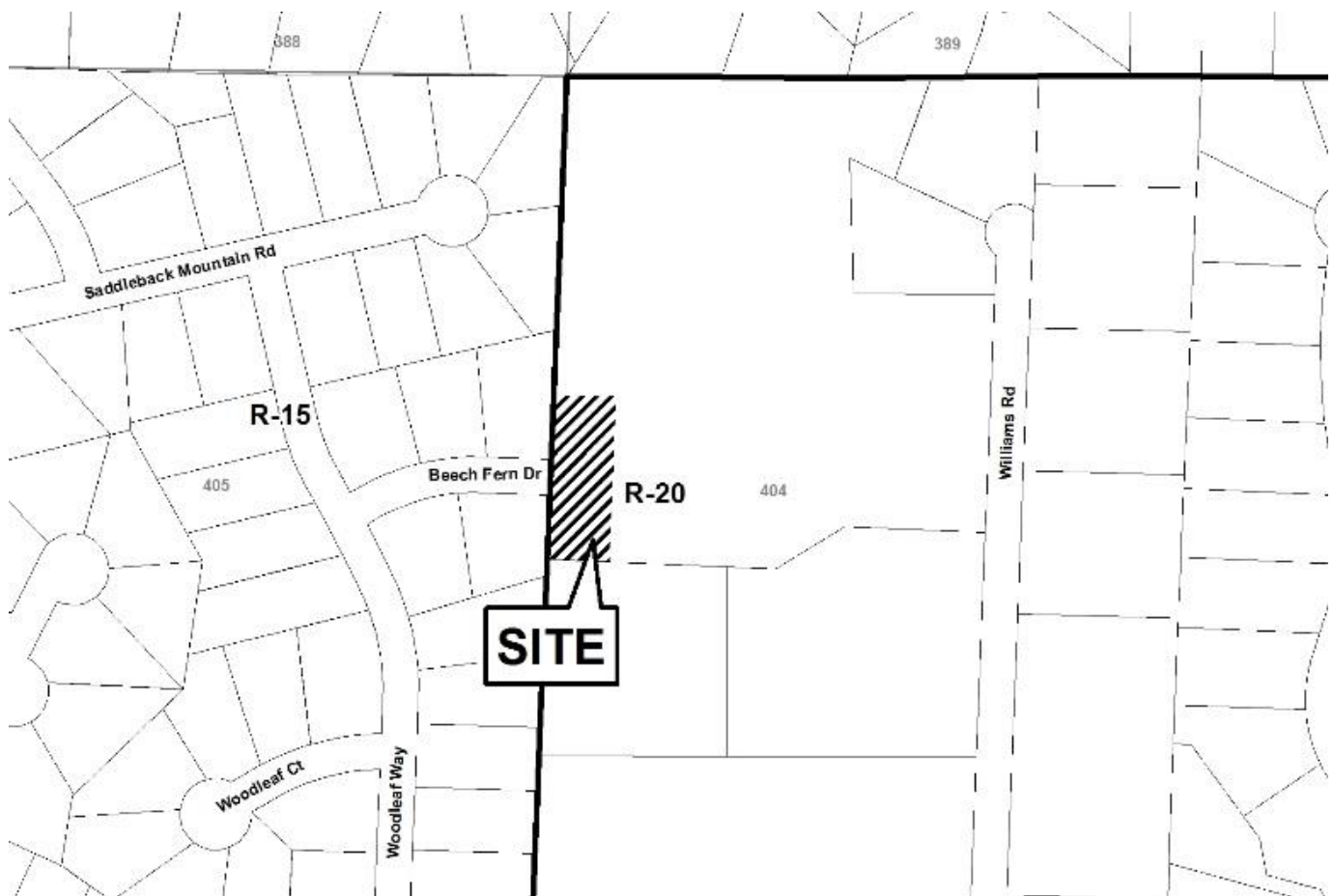
**LAND LOT(S):** 404

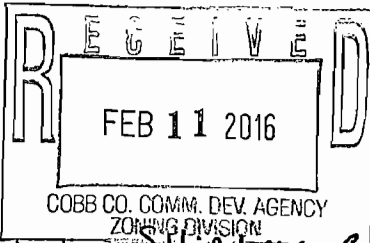
**DISTRICT:** 16

**SIZE OF TRACT:** 7.90 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 50 feet; and 2) waive the front and rear setbacks from the required 35 feet to 10 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-52  
Hearing Date: 4-13-16

Applicant Shirley Carter Phone # 770-633-3174 E-mail \_\_\_\_\_

Shirley Carter  
(representative's name, printed) Address 3443 Williams Road Marietta GA 30062  
(street, city, state and zip code)

Shirley Carter  
(representative's signature) Phone # 770-633-3174 E-mail \_\_\_\_\_

JEANNE P. COOPER  
NOTARY PUBLIC  
Cherokee County  
State of Georgia  
My Comm. Expires Feb. 26, 2019

Signed, sealed and delivered in presence of:  
Jean P Cooper  
Notary Public

My commission expires: 02262019

Titleholder Shirley Carter Phone # 770-633-3174 E-mail \_\_\_\_\_

Signature Shirley Carter Address: 3443 Williams Road Marietta GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

JEANNE P. COOPER  
NOTARY PUBLIC  
Cherokee County  
State of Georgia  
My Comm. Expires Feb. 26, 2019

Signed, sealed and delivered in presence of:  
Jeanne P Cooper  
Notary Public

My commission expires: 02262019

Present Zoning of Property R-2D

Location 3443 Williams Road (Parent Tract) / END OF Beech Fern Drive (Subject Tract)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 404 District 16<sup>th</sup> Size of Tract 20,250 SF 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).

Due to the Shape AND Topography of The Lot we request a Variance to Reorient the Setbacks to the location shown on the Attached Plat. The sizes of the published Setbacks remain the same.

List type of variance requested: Setback Variance

V-53  
(2016)

PONTE VEDRA DRIVE

Diagram showing the layout of the residence and proposed garage. Key features include:

- EXISTING HOUSE:** Located on the right side of the plan, featuring an **EXIST. DECK** and **EXIST. STEPS & RET.**
- PROPOSED GARAGE:** A rectangular structure located to the left of the existing house.
- 50' SETBACK LINE:** A dashed line indicating the required setback from the front of the property.
- FRONT OF EXISTING HOUSE = FRONT OF PROPOSED GARAGE:** A note indicating the alignment of the front boundaries.
- PORTION OF EXISTING DRIVEWAY TO BE REMOVED (APPROX. 175 SQ. FT.):** A dashed area within the driveway.
- Dimensions:**
  - Top boundary: 116.03' (left), 360' 00" 13" E (right)
  - Left boundary: 95.27' (top), 50' 00" 13" E (bottom)
  - Right boundary: 231.90' (top), 439° 14' 30" W (bottom)
  - Internal setbacks: 24'-0", 29'-11", 24'-0", 30'-6" (left), 30'-6" (right)

STATE OF GEORGIA  
 RICHARD M. STEVENS  
 CERTIFICATE NO. 6924  
 REGISTERED ARCHITECT

*[Signature]*

2/8/16

PROPOSED SITE PLAN

SCALE: 1" = 20'

NOTE: SITE PLAN BASED ON SURVEY BY SOLAR LAND SURVEYING COMPANY DATED 4/30/15.

TOTAL LOT AREA = 22,974 SQ. FT. (0.53 ACRES)  
 EXISTING LOT COVERAGE = 3,216 SQ. FT. (14%)  
 PROPOSED LOT COVERAGE = 3,792 SQ. FT. (17%)  
 EXISTING IMPERVIOUS AREA = 5,289 SQ. FT. (23%)  
 PROPOSED IMPERVIOUS AREA = 5,748 SQ. FT. (25%)

NORTH

MAUMBERG RESIDENCE  
 4530 PONTE VEDRA DRIVE  
 MARIETTA, GA 30067

Richard Stevens, AIA  
 richard@rmsarchitect.com  
 404.377.1499  
 358 Coventry Road  
 Decatur, Georgia 30030  
 www.rmsarchitect.com

RICHARD M. STEVENS  
 ARCHITECT, P.C.

**APPLICANT:** Melissa Malmberg

**PETITION No.:** V-53

**PHONE:** 404-457-5642

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Melissa Malmberg

**PRESENT ZONING:** R-30

**PHONE:** 404-547-5642

**LAND LOT(S):** 4

**TITLEHOLDER:** Kirk R. Malmberg and Melissa T. Malmberg

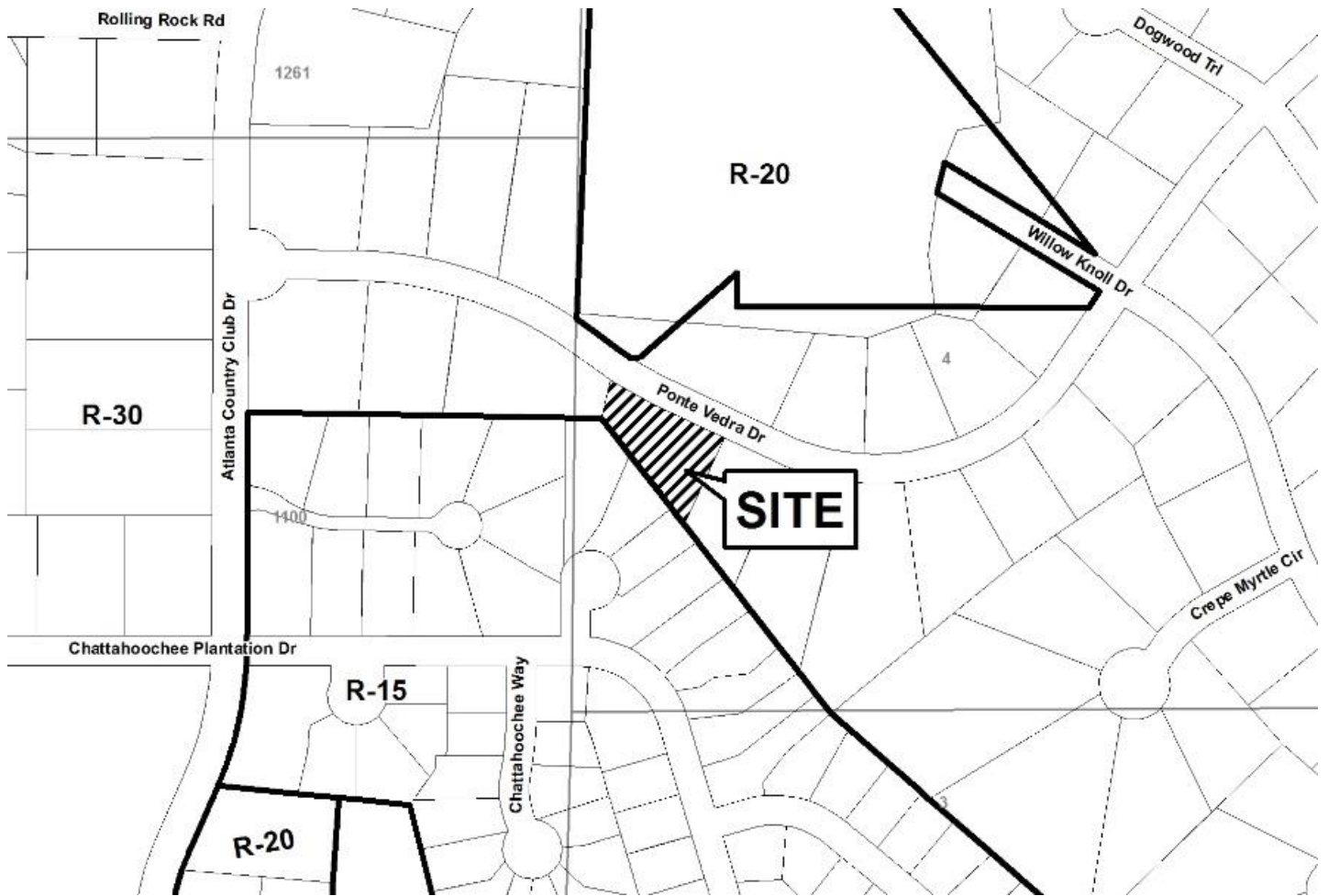
**DISTRICT:** 1

**PROPERTY LOCATION:** On the south side of  
Pointe Vedra Drive, east of Atlanta Country Club  
Drive (4530 Ponte Vedra Drive).

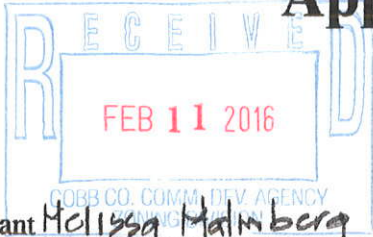
**SIZE OF TRACT:** 0.53 acre

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow a detached accessory structure (proposed 576 square foot garage) to the side of the principal building; 2) waive the front setback from the required 50 feet to 35 feet; 3) waive the rear setback from the required 40 feet to 30 feet; and 4) waive the rear setback for the proposed detached garage from 40 feet to 26 feet.



# Application for Variance Cobb County



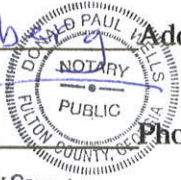
(type or print clearly)

Application No. V-53  
Hearing Date: 4-13-16

Applicant Melissa Malmberg Phone # 4) 4575642 E-mail melissamalmberg@gmail.com

Melissa Malmberg (representative's name, printed) Address 4530 Ponte Vedra Drive, Marietta, GA  
(street, city, state and zip code) 30067

[Signature] (representative's signature) Phone # 404-457-5642 E-mail Melissamalmberg1@comcast.net



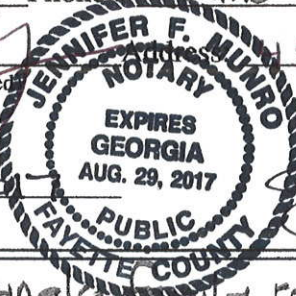
My Commission Expires March 24, 2017

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

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

Titleholder Kirk & Melissa Malmberg Phone # same E-mail same

Signature [Signature] (attach additional signatures, if needed) Address 4530 Ponte Vedra DR  
(street, city, state and zip code)



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

My commission expires: Aug. 29, 2017

Present Zoning of Property R-30 - single family residential

Location 4530 Ponte Vedra Drive, Marietta, Georgia 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract 0.53 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).

We are proposing to build a detached, two car garage (576 sq.ft.). Our existing garage is very small (only 19 feet wide). The proposed garage will be single story, unheated space, 24 feet x 24 feet. The garage has been designed to be complimentary to the architectural style of our existing house, but due to the size and shape of our lot, the only viable location for the proposed garage is in our side yard.

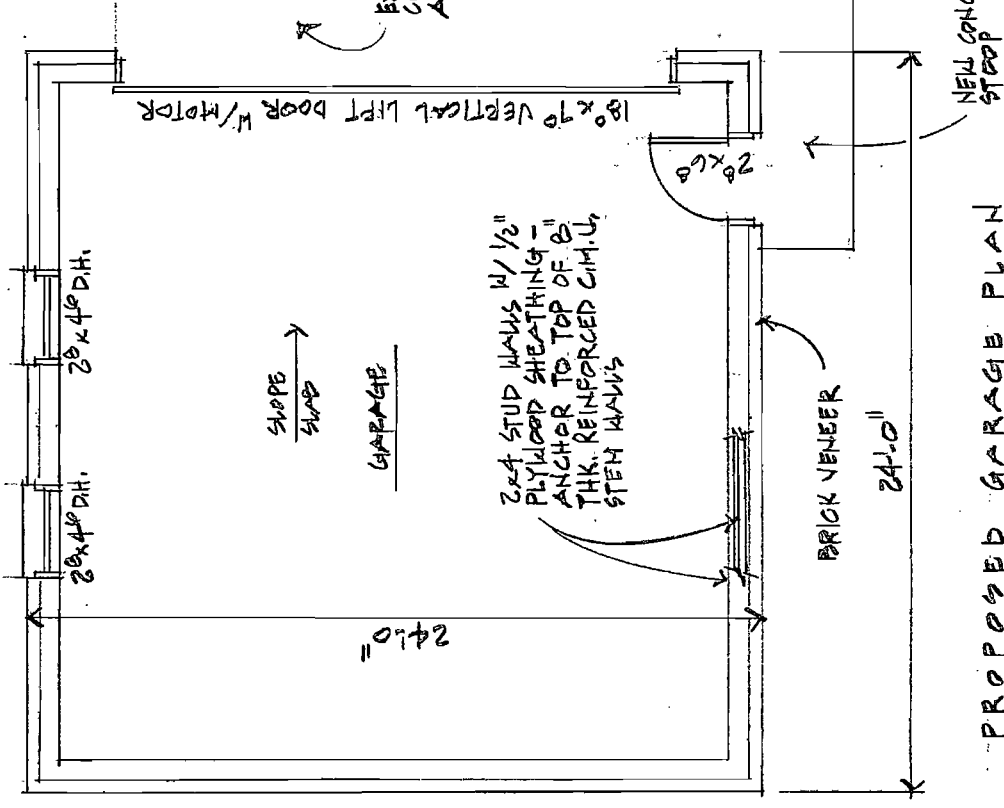
List type of variance requested:  
Variance requested is for reduced front and rear yard setbacks, and variance allowing for garage to be constructed beside, rather than to rear of, principal building. The front of the proposed garage would be aligned with the front of our existing house.

**PROPOSED DETACHED GARAGE ADDITION:**

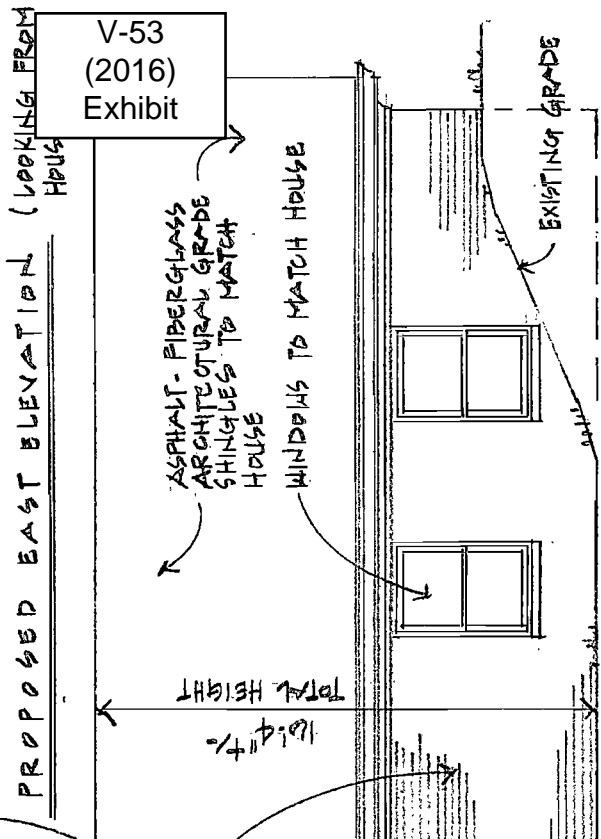
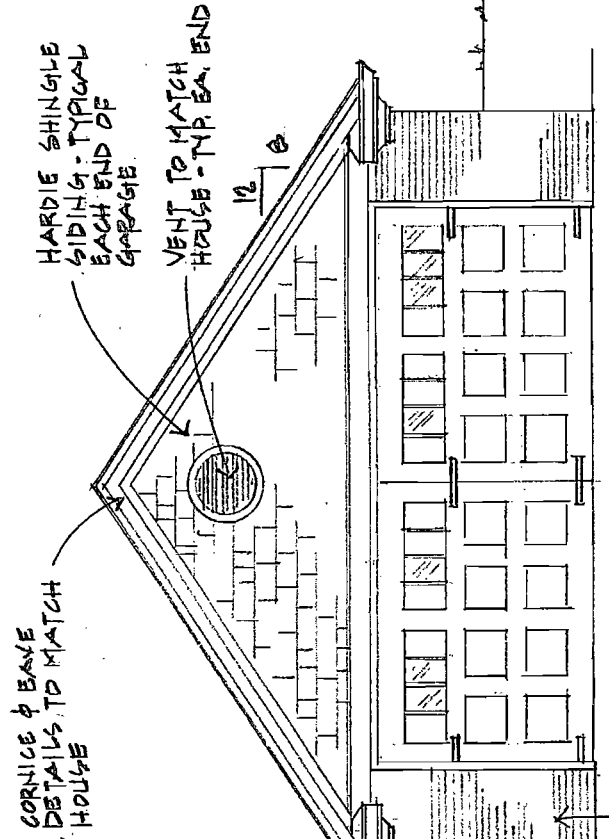
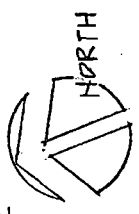
MALMBERG RESIDENCE  
 4520 PINE VEDRA DRIVE  
 MARIETTA, GEORGIA 30067

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

**RICHARD M. STEVENS**  
 ARCHITECT, P.C.  
 Richard Stevens, AIA  
 richard@rmsarchitect.com  
 404.377.1499  
 359 Coventry Road  
 Decatur, Georgia 30030  
 www.rmsarchitect.com



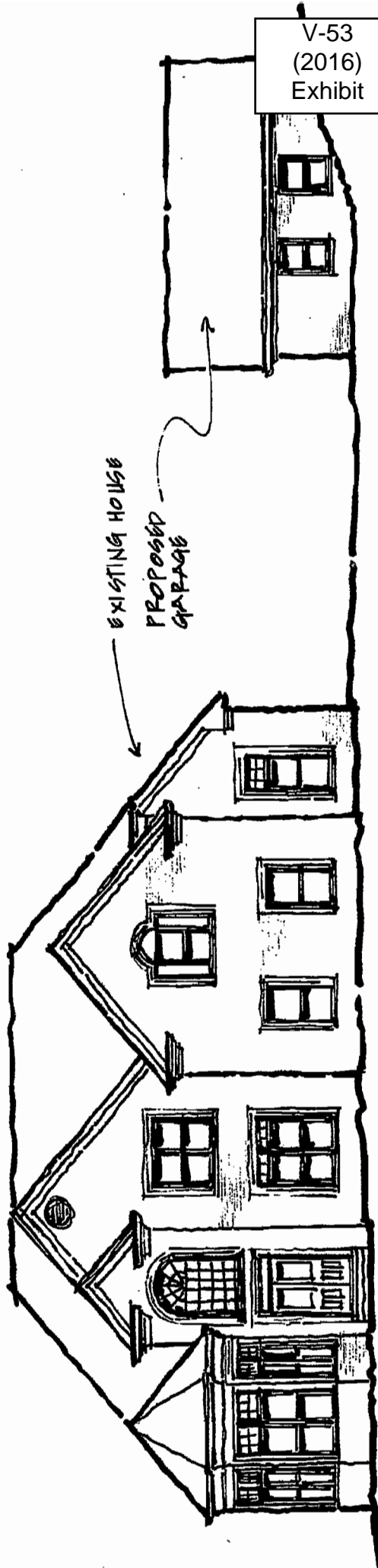
**PROPOSED GARAGE PLAN**



**PROPOSED NORTH ELEVATION (LOOKING FROM STREET)**

**PROPOSED EAST ELEVATION (LOOKING FROM HOUSE)**

V-53  
(2016)  
Exhibit



STREET VIEW OF EXISTING HOUSE AND PROPOSED GARAGE

1/8" = 1'-0"

NOTE: LANDSCAPING & TREES ARE NOT SHOWN FOR CLARITY.





**APPLICANT:** Town Center Associates

**PETITION No.:** V-54

**PHONE:** 770-480-3388

**DATE OF HEARING:** 04-13-16

**REPRESENTATIVE:** Gary A. West

**PRESENT ZONING:** GC

**PHONE:** 770-480-3388

**LAND LOT(S):** 645

**TITLEHOLDER:** Town Center Associates

**DISTRICT:** 16

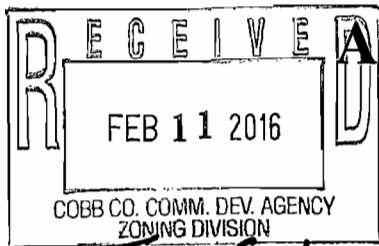
**PROPERTY LOCATION:** On the southeastern side of Ernest Barrett Parkway, on the east side of Roberts Court, and on the west side of I-575 (425 Ernest Barrett Parkway).

**SIZE OF TRACT:** 18.93 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the maximum freestanding sign area from 300 square feet to more than 3,397.5 square feet; 2) increase the allowable wall signage from two square feet per linear foot to 48 square feet per linear foot; 3) allow wall signs to protrude above the roofline; 4) allow a freestanding sign to be one foot off of the right-of-way rather than 62 feet from centerline; 5) allow a sign to be more than 24 inches from the wall to which it is attached; and 6) waive the required landscape buffer on the south property line from 40 feet to 10 feet (existing).





# Application for Variance Cobb County

(type or print clearly)

Application No. V54

Hearing Date: 4-13-2016

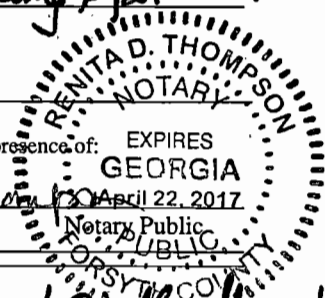
Applicant Town Center Assoc. Phone # 770-480-3388 E-mail garywert@chalkouth.net

Signature Gary A. Wert Address 4240 Alex Ave. Cumming Ga. 30040  
(representative's name, printed) (street, city, state and zip code)

Signature [Handwritten Signature] Phone # 770-480-3388 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: April 22, 2017

Signed, sealed and delivered in presence of: Renita O. Thompson  
EXPIRES GEORGIA April 22, 2017  
Notary Public

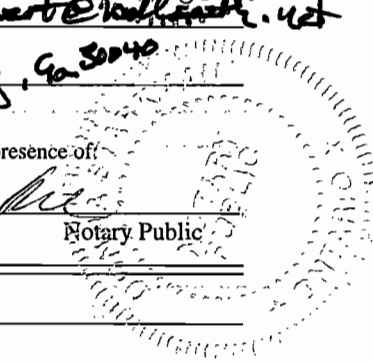


Titleholder Town Center Associates Phone # 770-480-3388 E-mail garywert@chalkouth.net

Signature [Handwritten Signature] Address: 4240 Alex Ave. Cumming, Ga. 30040  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: for life

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



Present Zoning of Property GC - General Commercial

Location 425 Ernest Barrett Pkwy. Kennesaw, Ga.  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 645 District 16 Size of Tract 18.928 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 Schedule 'A'

List type of variance requested: Signage Variances  
See Schedule 'A'

Request i. Pylon

V-54  
(2016)  
Exhibit

RECEIVED  
FEB 11 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



PYLON CONCEPTS

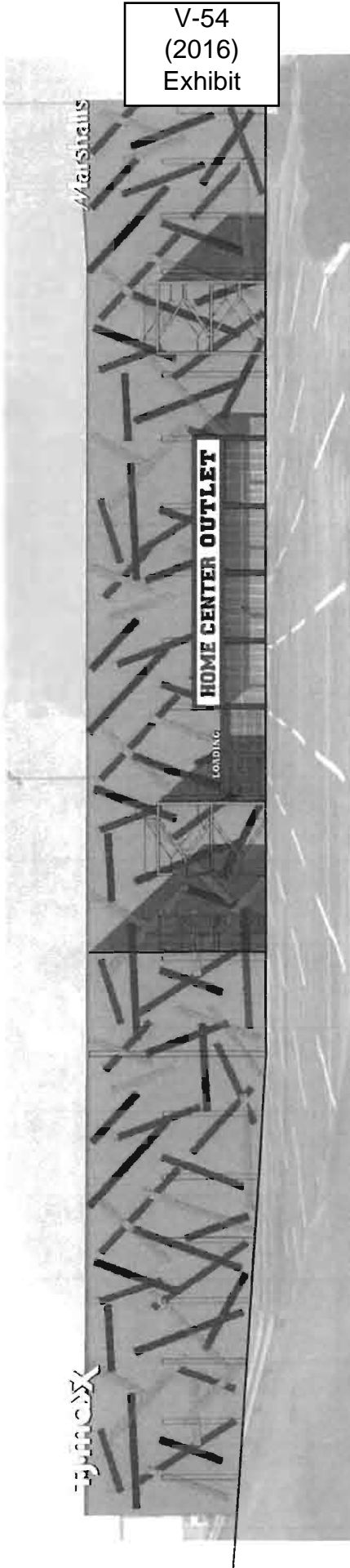
TOWN CENTER PLAZA

Marietta, Georgia, USA  
Project No. 11030  
18 July 2014



Quadrangle

Quadrangle Architects Limited  
921 Kings Street West, Suite 701  
Toronto, ON M5W 3K5



Concept "French Fries"

EXAMPLE #4  
ALTERNATIVE PAINT TREATMENT  
REQUEST 2

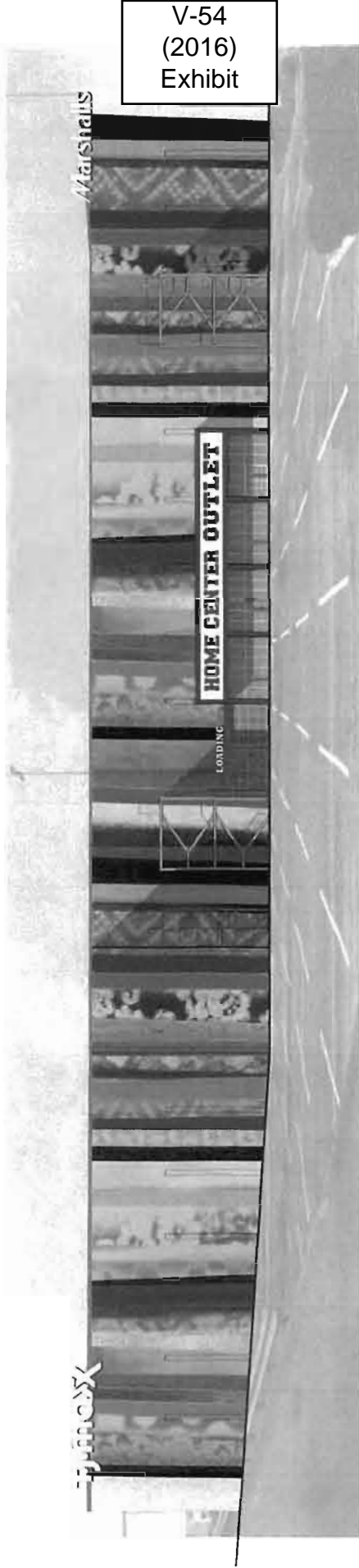
TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY  
KENNESAW, GA, USA  
PROJECT NO. 11030  
04 JANUARY 2016

HOME CENTER OUTLET

Quadrangle

Quadrangle Architects Limited  
801 King Street West, Suite 701  
Toronto, ON M5V 1K6



! based on the work of the street artist "Hellbent"

# EXAMPLE OF PROPERTY SIGNAGE- UPPER BASEMENT WALL

TOWN CENTER PLAZA

425 ERNEST BABBETT Pkwy  
Kennesaw, GA, USA  
Project No. 11030  
04 January 2016

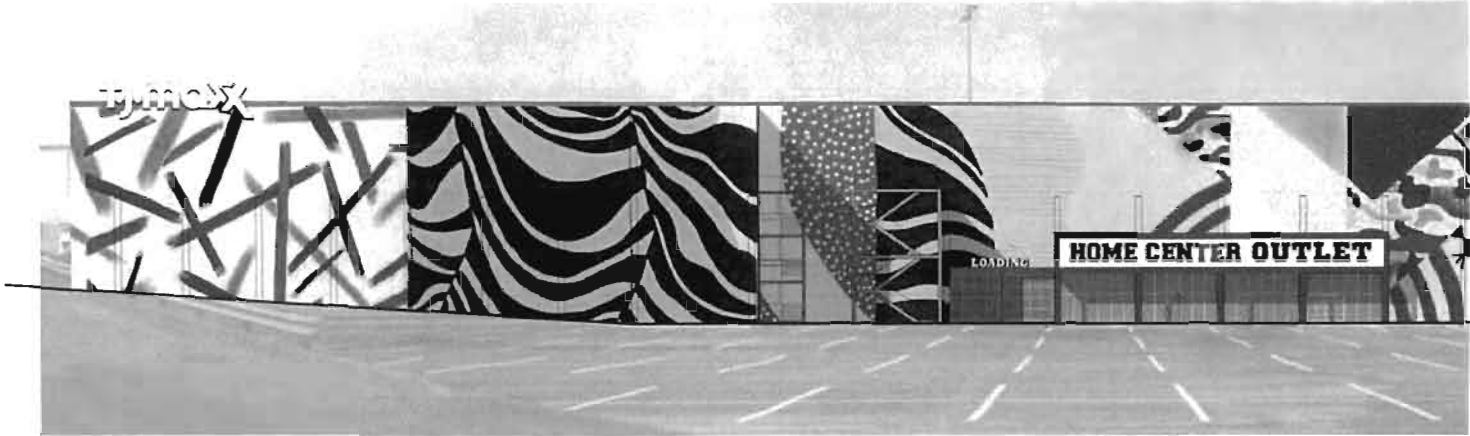
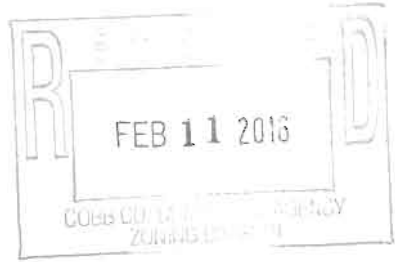
REQUEST 3

HOME CENTER OUTLET - ....



**Quadrangle**

Quadrangle Architects Limited  
201 Perry Street West, Suite 701  
Atlanta, GA 30339



EXAMPLE #2

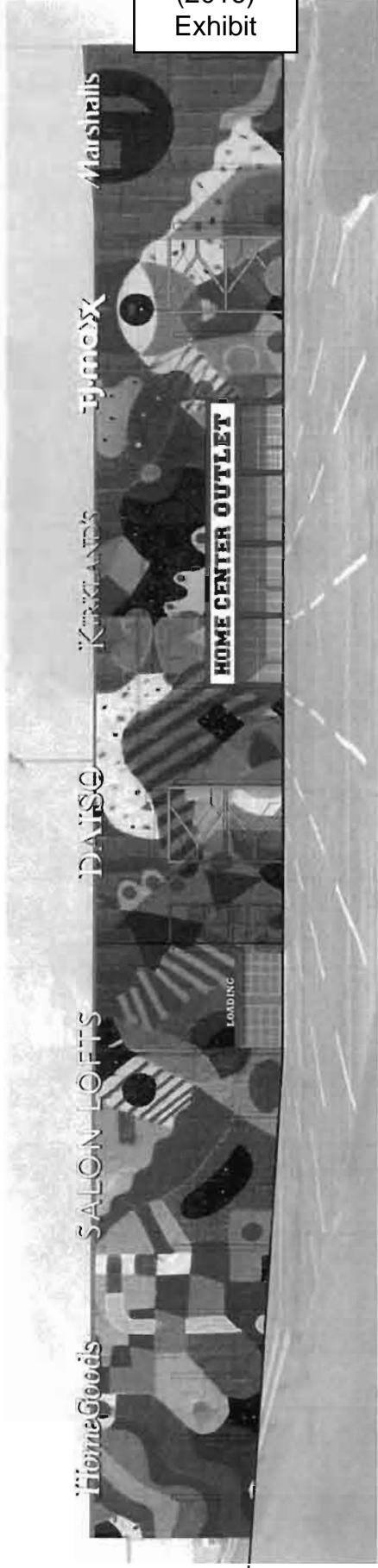
ALTERNATIVE PAINT TREATMENT

REQUEST 2

TOWN CENTER PLAZA

HOME CENTER OUTLET

425 ERNEST BARRETT PKWY  
Kennesaw, GA, USA  
Project No. 11030  
04 January 2016



V-54  
(2016)  
Exhibit

based on the artwork of Maya Hayuk

# EXAMPLE OF PROPERTY SIGNAGE- UPPER BASEMENT WALL

TOWN CENTER PLAZA

423 ERNEST BARNETT FARMY  
Kennesaw, GA, USA  
Project No. 11030  
04 February 2016

REQUEST 3

HOME CENTER OUTLET

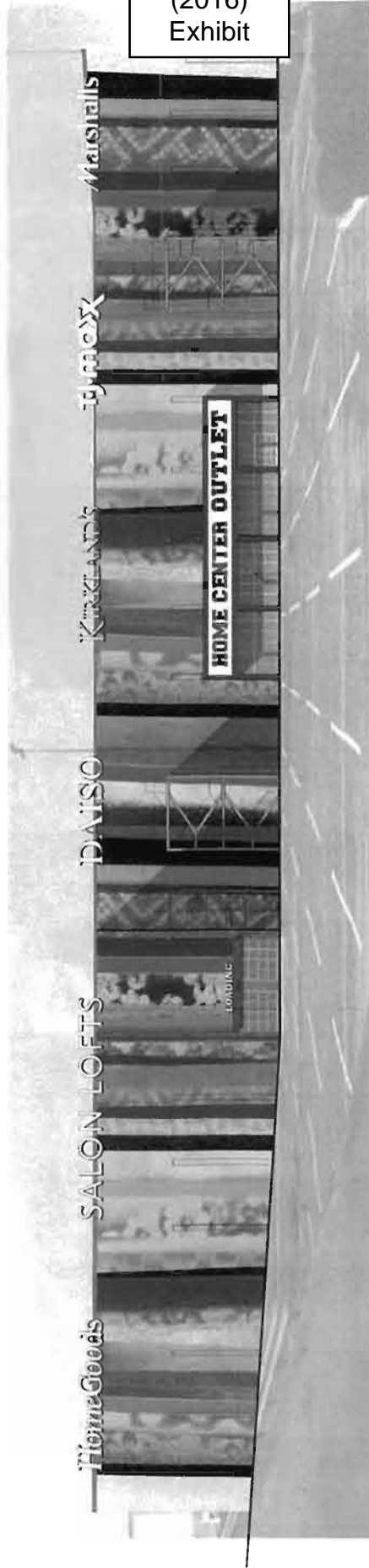


Quadrangle

Quadrangle Architects Limited  
10000 Highway 7 East, Suite 701  
Toronto, ON M3V 2R5

FEB 11 2016  
 10500 LEE ROAD  
 SUITE 100  
 FARMERSBURGH, VA 22434

V-54  
(2016)  
Exhibit



based on the work of the street artist "Hellbent"

## EXAMPLE OF PROPERTY SIGNAGE-

### UPPER BASEMENT WALL

### REQUEST 3

TOWN CENTER PLAZA

425 ERNEST D'ARRETT PKWY  
 KENNESAW, GA, USA  
 Project No. 11030  
 04 January 2016

HOME CENTER OUTLET



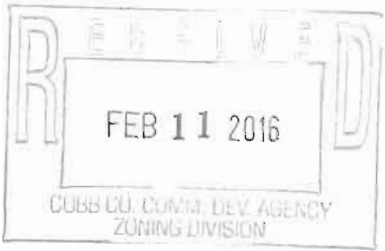
**Quadrangle**

Quadrangle Architects Limited  
 201 King Street West, Suite 701  
 Toronto, ON M5V 3K6



V-54  
(2016)  
Exhibit

Request 5. Street Art



OUTDOOR ART/SCULPTURE AT  
EARNEST BARRETT PARKWAY &  
ROBERTS COURT  
REQUEST 5

TOWN CENTER PLAZA

425 EARNEST BARRETT FWY  
Kennesaw, GA, USA  
Project No. 11002  
30 November 2015

STREET ART INSTALLATION

  
**Quadrangle**  
Quadrangle Architects Limited  
82 King Street West, Suite 211  
Toronto, ON M5X 1C6

V-54  
(2016)  
Exhibit



REQUEUST 7

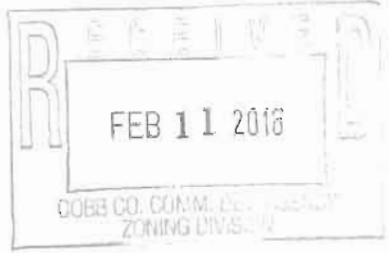
TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY  
KENNESAW, GA, USA  
Project No. 11030  
06 May 2014

SE CORNER OF BARRETT PKWY N. AND ROBERTS CT.  
CONCEPTUAL RENDERINGS

**Quadrangle**

Quadrangle Architects Limited  
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WALL SIGNS ABOVE  
EXISTING ROOFLINE



TOWN CENTER PLAZA

REQUEST 6

425 FARNES/BARNETT HWY  
Kennesaw, GA 30144  
Project No. 11030  
© November 2015

DRESSBARN SIGNAGE

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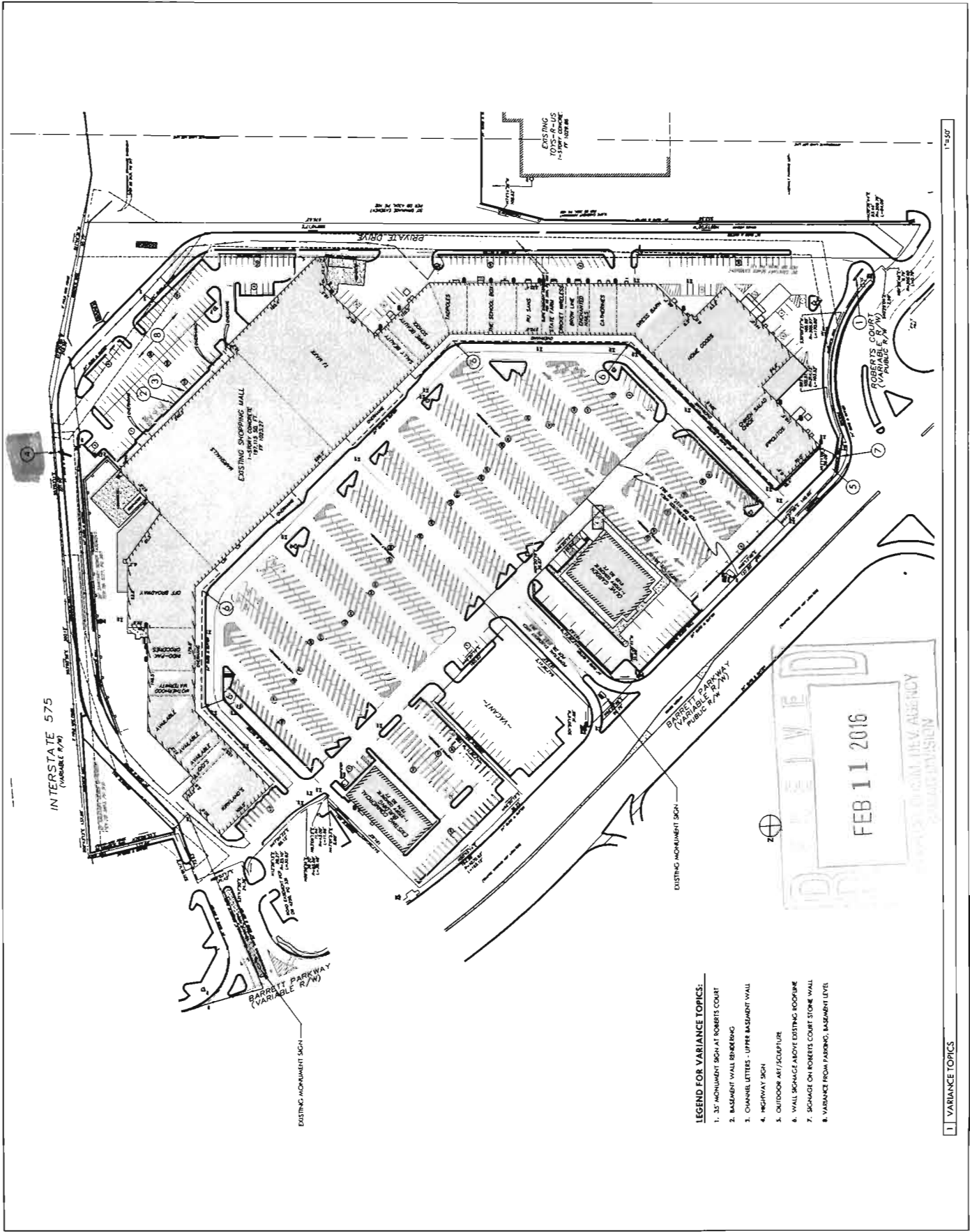
V-54  
 (2016)  
 Exhibit

NO.	DATE	DESCRIPTION
1	11/11/16	ISSUED FOR PERMITS
2	11/11/16	ISSUED FOR PERMITS
3	11/11/16	ISSUED FOR PERMITS
4	11/11/16	ISSUED FOR PERMITS
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16	11/11/16	ISSUED FOR PERMITS
17	11/11/16	ISSUED FOR PERMITS
18	11/11/16	ISSUED FOR PERMITS
19	11/11/16	ISSUED FOR PERMITS
20	11/11/16	ISSUED FOR PERMITS



VARIANCE TOPICS  
 DATE: 1/11/17  
 PROJECT: 1517  
 CLIENT: B&W  
 PROJECT: 15117

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- LEGEND FOR VARIANCE TOPICS:**
1. 32' MONUMENT SIGN AT ROBERTS COURT
  2. BASEMENT WALL BREAKING
  3. CHANNEL LITTERS - UPPER BASEMENT WALL
  4. HIGHWAY SIGN
  5. OUTDOOR ART/SCULPTURE
  6. WALL SPONGE ABOVE EXISTING ROOFLINE
  7. SIGNAGE ON ROBERTS COURT STORE WALL
  8. VARIANCE FROM PARKING, BASEMENT LEVEL