

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 13, 2016

DUE DATE: June 13, 2016

Distributed: May 24, 2016



Cobb County...Expect the Best!

V-86
(2016)

SECTION TWO
BLACKJACK HILLS
THE SUBDIVISION KNOWN AS
COBB COUNTY, GEORGIA
PHONE: (770) 429-9999
SOUTHERN SURVEYING &
MAPPING COMPANY, INC.
DATE: 3-12-04

1 OF 1
C 165-03

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN, ACKNOWLEDGE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY CONVEY ALL STREETS AND RIGHTS OF-WAY WATER MAINS AND SEWER LINES SHOWN HEREIN IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PLACES, PERGOLAS, DRAINS, EASEMENTS AND PUBLIC PLACES, HEREIN SHOWN OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING, ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROAD, CULLS, EASEMENTS, DRAINS, CROSS DRAINS, DIVERSION, WATER MAINS, SEWER LINES, AND SINKHOLES, WHICH ARE SHOWN ON THIS PLAN AND AGREE TO MAINTAIN AND TO BE RESPONSIBLE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRAIGHTENING, CURBS OR SIDEWALKS, HIS CHANGES OF COURSES OF STREAMS AND WATER, WHATSOEVER, FROM HEREON HEREBY THAT TAKE PLACE ON THIS AND ANY OTHER LAND ACCORDING TO THIS PLAN AND DO HEREBY BIND MYSELF AND MY HEIRS, SUCCESSORS, IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

CECIL L. BENTLEY
SIGNATURE
1-15-2004
DATE

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF ME, THE SURVEYOR, AND IN ACCORDANCE WITH THE STANDARDS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

REGISTERED LAND SURVEYOR
DATE: 1-15-2004

RECEIVED
MAY 17 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PLAN SUPERSEDES A PORTION OF THE PLAN RECORDED IN PLAT BOOK 55, PAGE 189, COBB COUNTY SUPERIOR COURT. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 28 & 29 OF BLACKJACK HILLS, WITH THE RESULTING TRACT TO BE LOT 29.

APPROVED BY: J.P.P.
COBB COUNTY ZONING DIVISION
DATE: 4-23-04

COBB COUNTY DEVELOPMENT AND INSPECTIONS
DATE: 5-16-04

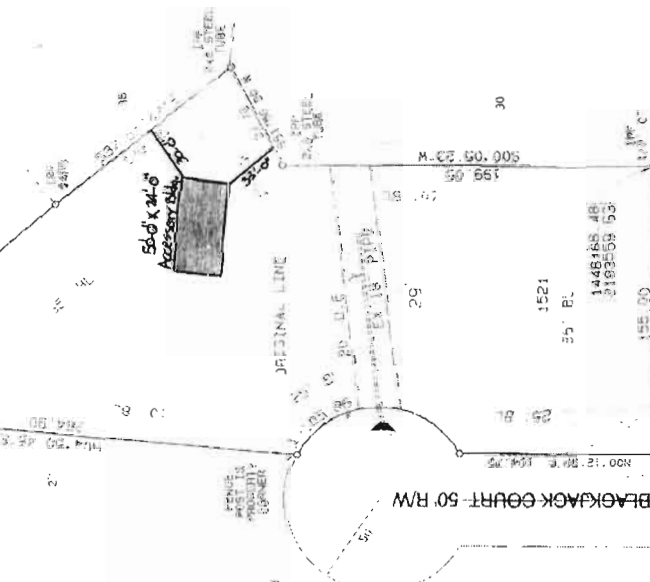
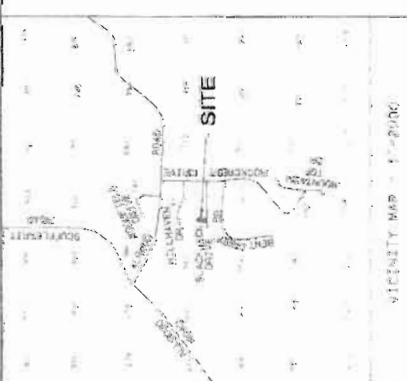
COBB COUNTY WATER & SEWER
DATE: 2-22-05

PLAT FILED IN OFFICE AT 5-11-04

RECORDED IN PLAT BOOK 223 PAGE 1C

CEN# 2004-COBB174

COBB COUNTY SUPERIOR COURT
DATE: 5-11-04



IF A OFFICIAL PLOTTING MAP COMMUNITY MAPPER, ASKED FOR THIS PROPERTY NOT TO BE RECORDED, THE PLOTTING MAPPER SHOULD CONTACT THE...

LOT 29
50' X 24'-6"
1.34 ACRES

BLACKJACK DRIVE 50' RW



GRAPHIC SCALE 1"=50'

APPLICANT: Cecil L. Bentley

PETITION No.: V-86

PHONE: 770-480-7440

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Cecil L. Bentley

PRESENT ZONING: R-20

PHONE: 770-480-7440

LAND LOT(S): 920

TITLEHOLDER: Cecil L. Bentley [SR.]

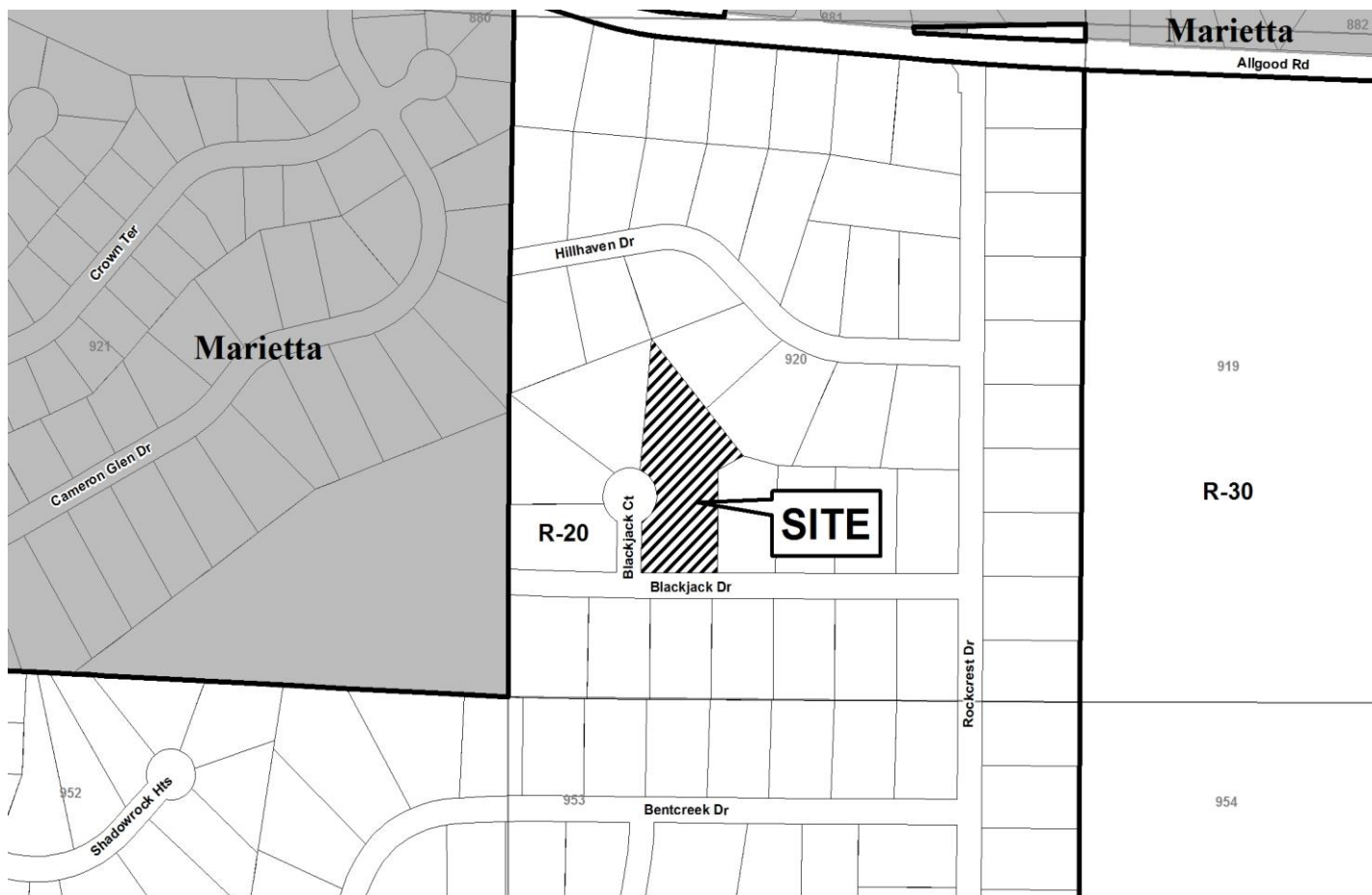
DISTRICT: 16

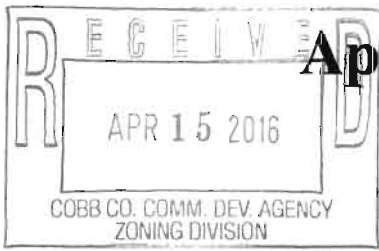
PROPERTY LOCATION: On the northeast corner of
Blackjack Court and Blackjack Drive
(1521 Blackjack Drive).

SIZE OF TRACT: 1.34 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 33 feet adjacent to the southeast property line and to 30 feet adjacent to the northeast property line; and 2) allow a second electrical meter on a residential lot.





Application for Variance Cobb County

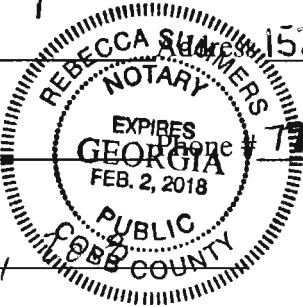
(type or print clearly)

Application No. V-86
Hearing Date: 7.13.16

Applicant Cecil L. Bentley Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net

Cecil L. Bentley 1521 Blackjack Dr, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Cecil L. Bentley Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net
(representative's signature)

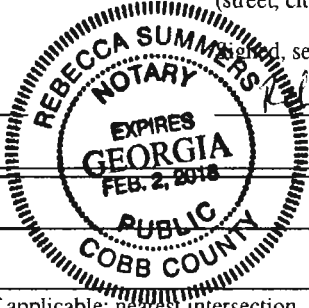


Signed, sealed and delivered in presence of:
Rebecca Summers
Notary Public

My commission expires: Feb 2,

Titleholder Cecil L. Bentley Phone # 770-480-7440 E-mail cecilbentley@bellsouth.net

Signature Cecil L. Bentley Address: 1521 Blackjack Dr, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: Feb 2, 2018

Present Zoning of Property R20

Location 1521 Blackjack Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 920 District 16, 2nd Sect. Size of Tract 1.34 Acre(s)

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

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

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 topography of the back lot and the shape of the back lot do not allow the accessory building to be constructed meeting all setback requirements

List type of variance requested: Setback Accessory Structure
From 100' to 30' ON the East side and 100' to 33' ON the South East

V-87
(2016)



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLAT AS SHOWN AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MAXIMUM STANDARDS AND REQUIREMENTS OF LAW.

329-0330
170
552-95
Tom
5/10/90
Phillip S. Curry

SURVEY FOR
CAROL C. JOHNSON AND
DECATUR FEDERAL SAVINGS
AND LOAN ASSOCIATION
LOCATED IN: LAND LOTS 162 + 163
1ST DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: MAY 10, 1990 SCALE: 1" = 200'

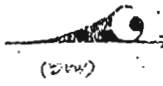
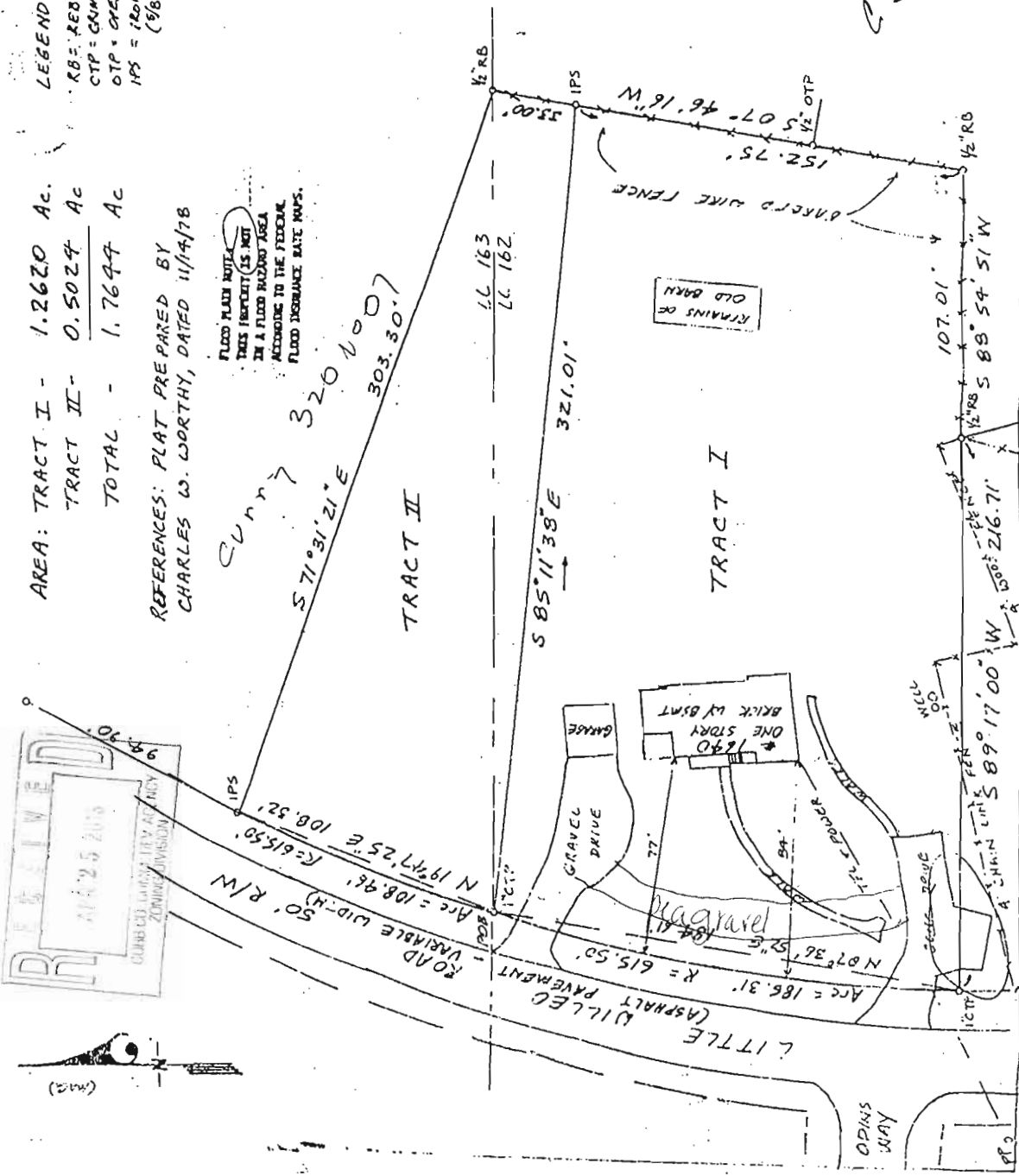
NOTES:
1. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED FROM A TOTAL STATION GTS-28.
2. THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,000 + FEET.
3. THE FIELD DATA UPON WHICH THIS SURVEY PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,500 + FEET AND AN ANGULAR ERROR OF 10" PER FULL POINT, AND WAS ADJUSTED USING COMPASS RULE.

LEGEND
R.B. = REBAR
CTP = CRAMP TOP PIPE
OTP = OPEN TOP PIPE
HPS = 1/2" PIN SET
(5/8" REBAR)

AREA: TRACT I - 1.2620 Ac.
TRACT II - 0.5024 Ac
TOTAL - 1.7644 Ac

REFERENCES: PLAT PREPARED BY
CHARLES W. WORTHY, DATED 11/14/78

FLOOD HAZARD NOTES:
THIS REPORT IS NOT
IN A FLOOD HAZARD AREA
ACCORDING TO THE FEDERAL
FLOOD INSURANCE RATE MAPS.



APPLICANT: Carol Smith

PETITION No.: V-87

PHONE: 404-862-9352

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Carol Smith

PRESENT ZONING: R-20

PHONE: 404-862-9352

LAND LOT(S): 162

TITLEHOLDER: Carol C. Johnson

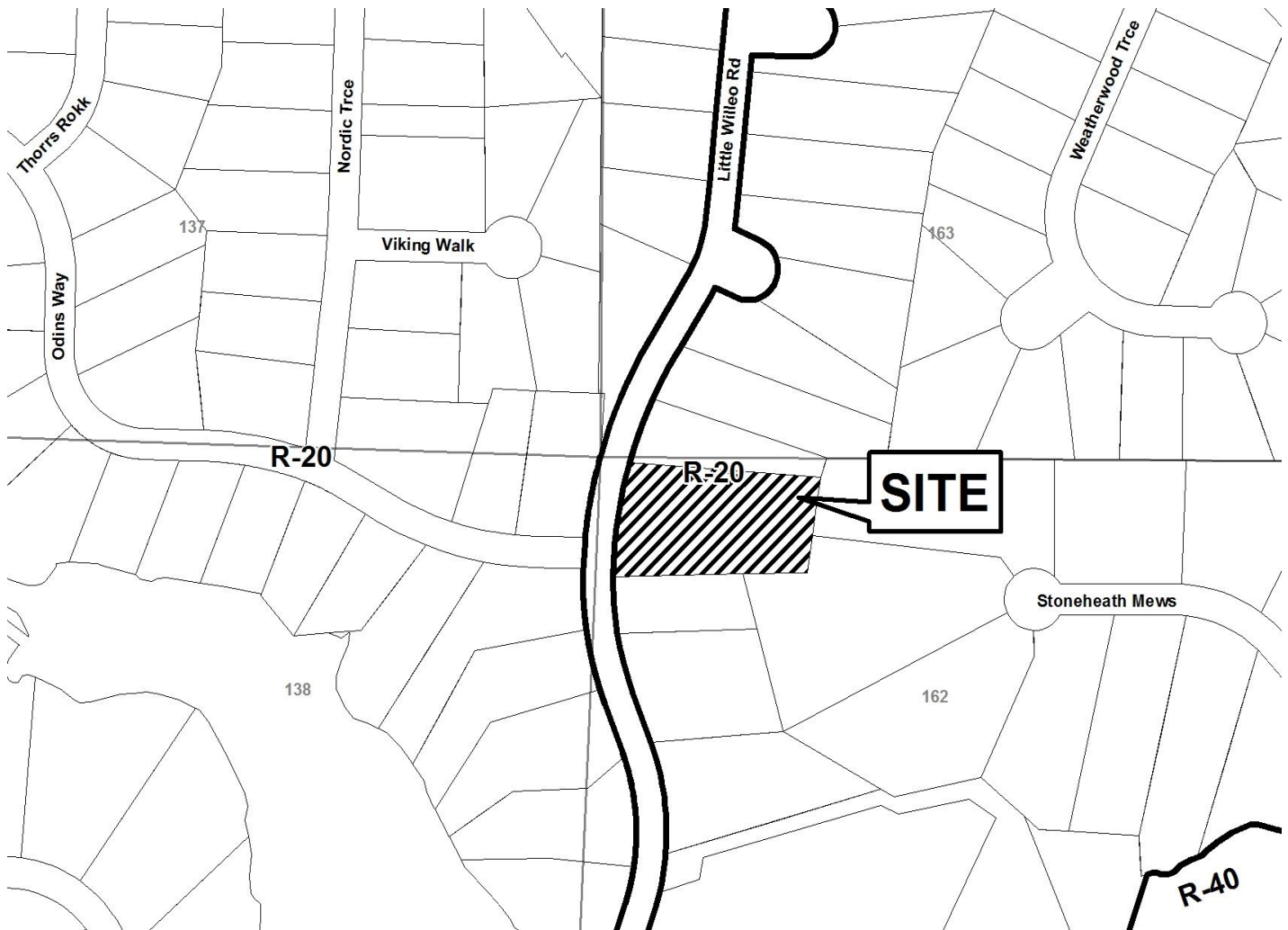
DISTRICT: 1

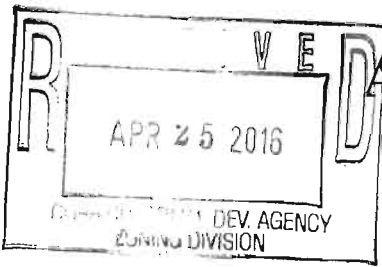
PROPERTY LOCATION: On the east side of Little Willeo Road at the eastern terminus of Odins Way (1658 Little Willeo Road).

SIZE OF TRACT: 1.26 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 576 square foot garage) to the side of the principal building; and 2) allow parking on a surface that is not treated and hardened with concrete, asphalt, tar and gravel mix, or the like.





Application for Variance Cobb County

(type or print clearly)

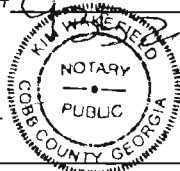
Application No. V-87
Hearing Date: 7-13-16

Applicant CAROL SMITH Phone # 404 862 9352 E-mail carolcopin@bellsouth.net

Address 1658 LITTLE WILLOW RD Marietta 30068
(street, city, state and zip code)

Phone # 404 862 9352 E-mail carolcopin@bellsouth.net
(representative's name, printed)

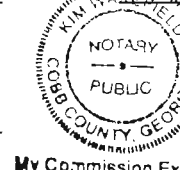
My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Jim Walford
Notary Public



Titleholder CAROL SMITH Phone # 404 862 9352 E-mail carolcopin@bellsouth.net

Signature [Signature] Address 1658 LITTLE WILLOW RD
(attach additional signature(s), if needed) (street, city, state and zip code)

My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Jim Walford
Notary Public



Present Zoning of Property R-20

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

Land Lot(s) 162 District 134 Size of Tract 1.25 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 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).

I AM 70 YEARS OLD. MY PROPERTY IS NOT FLAT PARKING AT EITHER END REQUIRES A LONG WALK + STAIRS DIFFICULT FOR HANDICAPPED FAMILY + FRIENDS. SEE ATTACHED

List type of variance requested: CRUSHED STONES/Pebble drive
264 feet CURVE DRIVE

V-87
(2016)
Exhibit

Carol Smith
1658 Little Willeo Rd.
Marietta, GA 30068
404 862 9352
carolcopin@bellsouth.net



RE: Application for Variance
Cobb County

4/25/16

To Board:

I have lived in this house for over 40 years, paying taxes in Cobb County. I am 70 years old. When my grandson was born in 1990, he had a disability affecting both legs. I raised him as my own and had legal custody. Every year he was seen at Scottish Rite for timing of needed surgery. In 2002 it was time for surgery. After the surgery with casts on his legs my 12 year old weighed more than me. I bought him home in a wheelchair with casts to his hips, and realized there was no way to get him in the house. The wheelchair caught in the mud and I couldn't push it. I had some kind friends who cleared out the area between the existing drives to allow me the clearance to get him closer to the door. I had to get him to the doctor for follow-up and to physical therapy. Once close to the front door; then he could scoot on his bottom up the front stairs. This is when the drive was extended, but it always had two entrances onto Little Willeo. Since then with friends and family on crutches or due to my two TIA's we fixed the drive to be more assessable and can't imagine walking either 125 feet from lower drive, or down steep stairs with groceries from upper drive to get into the house.

Last year when we walked out of the courthouse after our neighbor made us to get rid of our 2 hens, he yelled into my husband's ear, "I am not finished with you it will be your driveway next, I don't like looking at gravel". His attorney and our son witnessed this verbal assault. Fearing him I called Castro Landscape and paid \$5000 for the grading and pebble and crushed granite, and steel edging, and \$3000 to have tree roots removed. I took out a loan to pay for the \$8000 worth of work, but the finished product is beautiful. We have had neighbors stop and admire our drive.

It would be very dangerous to back out onto Little Willeo Road with traffic the way it is. That would be a hardship. My TIA's could lead to a stroke and we have friends from church and a neighbor down the street whose wife has been in a wheelchair for years; a reminder we need to prepare for aging and disabilities. It would be a financial strain because it would be expensive and I still owe for the work done due to neighbor's complaint. At the time no one suggested it had to be hard surface. I just wanted the neighbor to stop harassing us so we made it far more attractive thinking he would like that. There are other drives in our neighborhood that are gravel, we have seen new circular drives go in with no permit sign outside (right on our street), to ask us to make this change after I have lived in this house for over 40 years and had that same circular drive since 2002 appears to be unfair and unsafe for us. There are multiple hardships involved. I can document through medical records if necessary to ensure my statements are truthful.

Thank you.

Sincerely,
Carol Smith

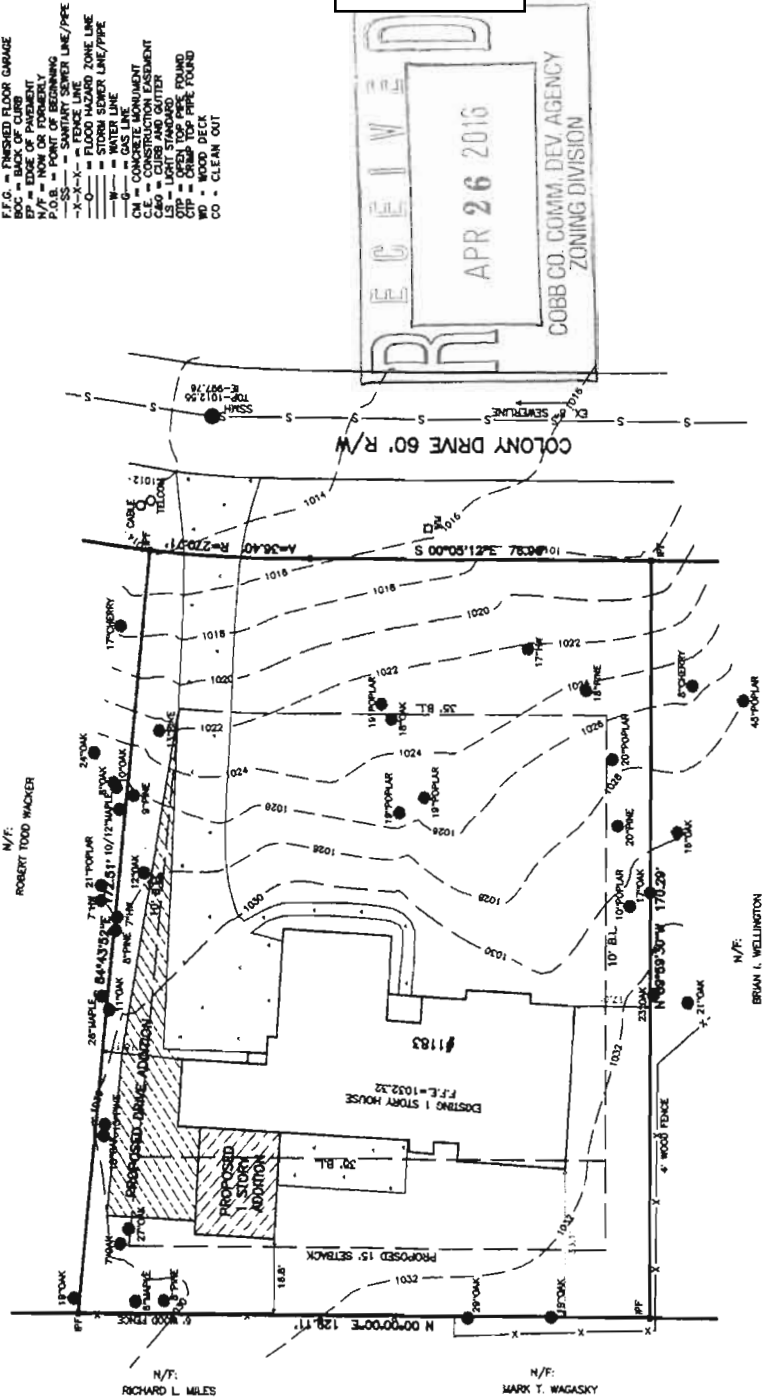
V-88
(2016)

LEGEND

- RF = 1/2" REBAR FOUND
- RF = 1/2" REBAR PM SET
- LL = LAND LOT
- PL = PROPERTY LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- BL = BUILDING LINE
- S.S.E. = SANITARY SEWER EASMENT
- S.S.E. = SANITARY SEWER EASMENT
- M.H. = MANHOLE
- M.H. = MANHOLE
- J.B. = JUNCTION BOX
- M.W. = HEADWALL
- D.I. = DRAINAGE INLET
- D.I. = DRAINAGE INLET
- F.H. = FIRE HYDRANT
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.G. = FINISHED FLOOR GARAGE
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- B.O.C. = BACK OF CURB
- N/F = NOT FOUND
- N/F = NOT FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- A-A- = FLOOD HAZARD ZONE LINE
- A-A- = FLOOD HAZARD ZONE LINE
- O- = FLOOD HAZARD ZONE LINE
- O- = FLOOD HAZARD ZONE LINE
- W- = WATER LINE
- W- = WATER LINE
- S- = SANITARY SEWER LINE/WFE
- S- = SANITARY SEWER LINE/WFE
- CH = CONCRETE MONUMENT
- CH = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C.E. = CONSTRUCTION EASEMENT
- U.S. = UTILITY STAND OFF
- U.S. = UTILITY STAND OFF
- OTF = OPEN TOP PIPE FOUND
- OTF = OPEN TOP PIPE FOUND
- OTF = OPEN TOP PIPE FOUND
- OTF = OPEN TOP PIPE FOUND
- CO = CLEAN OUT
- CO = CLEAN OUT

IMPERVIOUS SURFACE:
 HOUSE = 2907 sf.
 DRIVE/WALK = 1880 sf.
 PORCH/PATIO = 368 sf.
 ADDITION = 432 sf.
 DRIVE ADDITION = 894 sf.
 TOTAL = 6601 sf.
 LOT COVERAGE = 31.95%

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. The closure error was distributed to the angles and the bearings within one foot in 100,000+ feet.
 Equipment used: Topcon 075-213 Total Station.
 In my opinion a portion of this property is in a flood hazard area as per FEMA Flood Hazard Map of Cobb County, Georgia. The Flood Hazard Map is available on the Cobb County Website at: www.cobbcounty.org
 Community Panel Number: 13007C 0131 0
 Effective Date: 12/18/08
 Revision Date:



ALPHA LAND SERVICES
 1100 W. BENTLEY AVENUE
 LAWRENCEVILLE, GA 30046
 ENGINEERING & LAND SURVEYING
 OFF: 770.988.4054 FAX: 770.988.4054
 REVISION:

SITE PLAN FOR VARIANCE
1183 COLONY DRIVE
 TAX PARCEL #01014100300

LAND LOT: 51 LOT: 52 BLOCK: B
 DISTRICT: C088 COUNTY: COBB SUR: LAKE COLONY
 GEORGIA FIELD DATE: 01/26/16 AREA: 0.174 ACRES
 PLAT DATE: 05/06/16 508 IN. 11/19/16



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. 19-6-87

APPLICANT: Bernice K. Schmitz

PETITION No.: V-88

PHONE: 678-557-0026

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Bernice K. Schmitz

PRESENT ZONING: R-20

PHONE: 678-557-0026

LAND LOT(S): 141

TITLEHOLDER: Jerry E. Schmitz and Bernice K. Schmitz

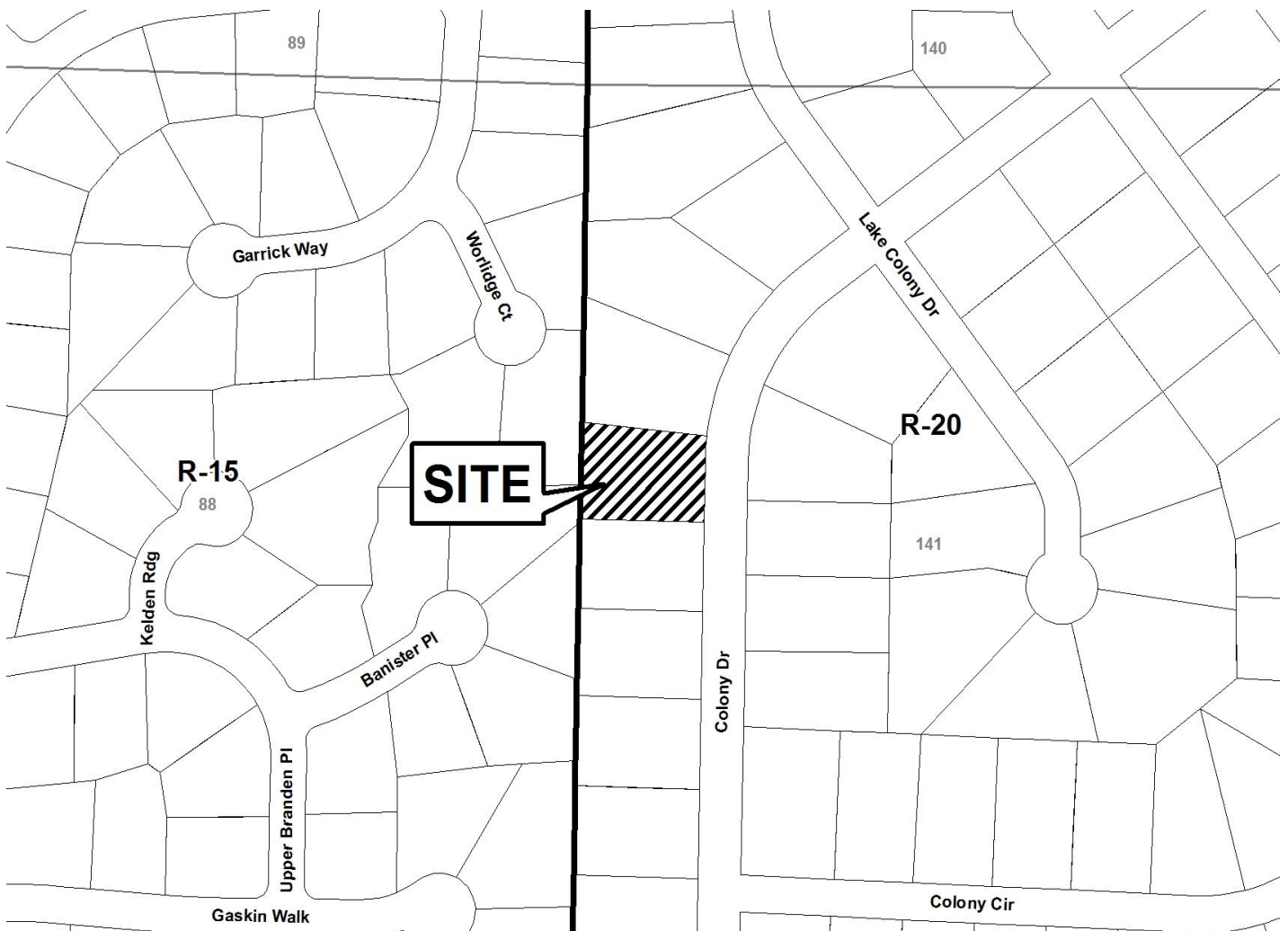
DISTRICT: 01

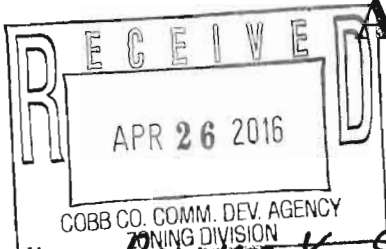
PROPERTY LOCATION: On the west side of Colony Drive, south of Lake Colony Drive (1183 Colony Drive).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 15 feet.





Application for Variance Cobb County

(type or print clearly)

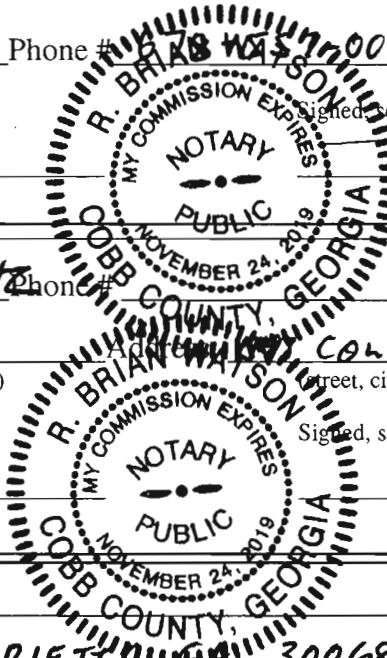
Application No. V-88
Hearing Date: 7-13-16

Applicant Bernice K Schmitz Phone # 678 5570026 E-mail Bernbba bellsouth.net

Bernice K Schmitz Address 1183 COLONY DR, MARIETTA GA 30068
(representative's name, printed) (street, city, state and zip code)

Bernice Schmitz Phone # 678 5570026 E-mail bernbb@bellsouth.net
(representative's signature)

My commission expires: 11/24/2019



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

Titleholder Bernice + Jerry Schmitz Phone # _____ E-mail bernbb

Signature Bernice Schmitz
(attach additional signatures, if needed) Address 1183 COLONY DR Marietta GA 30068
(street, city, state and zip code)

My commission expires: 11/24/2019



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

Present Zoning of Property R20

Location 1183 COLONY DR, MARIETTA GA 30068-2810
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 1st Size of Tract .474 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 _____

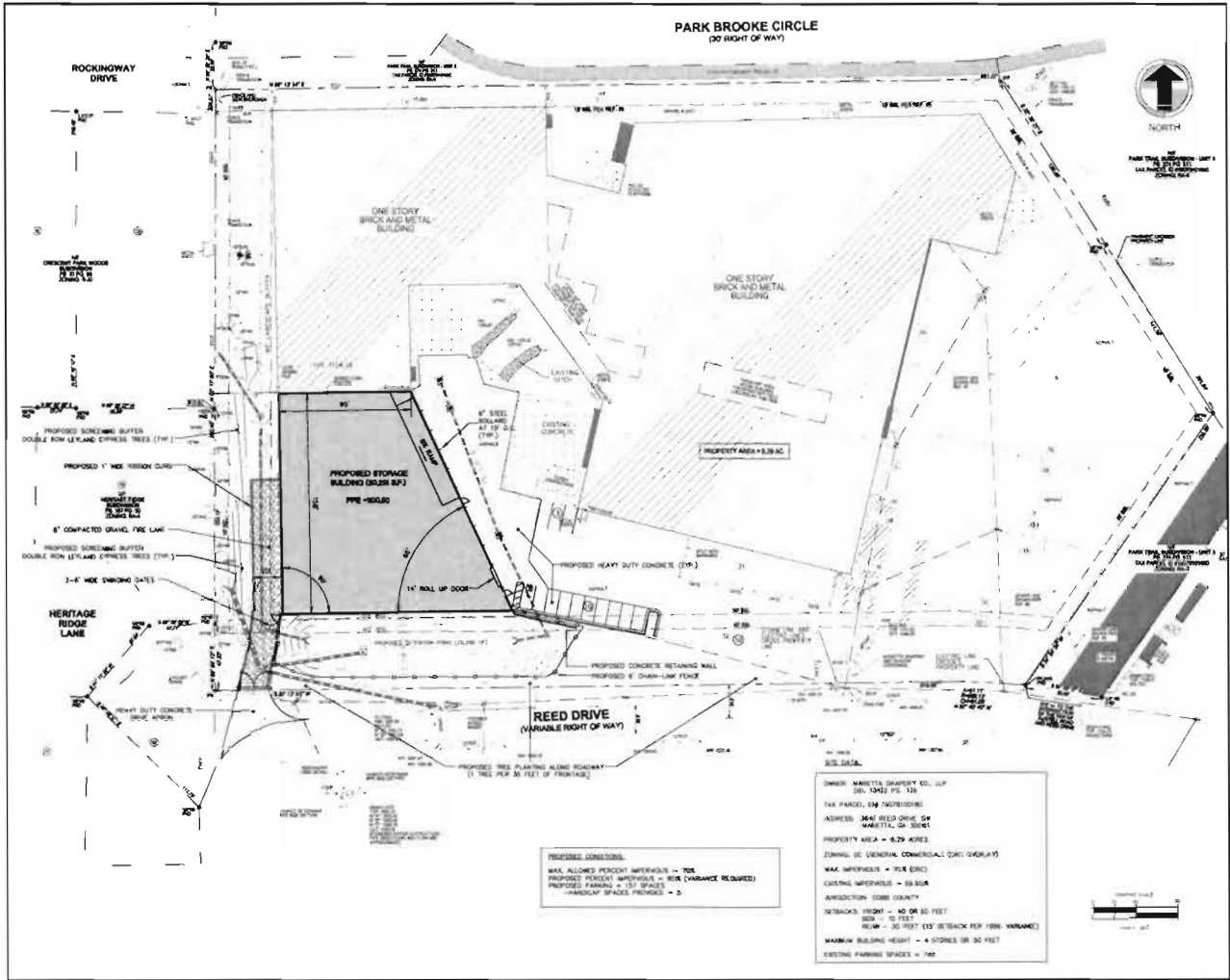
Does the property or this request need a second electrical meter? YES _____ NO

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:

Due to steep contours in the front yard, the only viable location for the addition is the rear yard.

List type of variance requested: turned down slab on grade

V-89
(2016)



TK CONSULTING
ENGINEERS, LLC

AutoCAD 2014
Revit 2014
Civil 3D 2014

DRAWING DATE: 5-10-16

PROJECT NO: 1588

DATE: 5-10-16

SCALE: AS SHOWN

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 5-10-16

PROJECT: MARIETTA DRAPERY STORAGE EXPANSION

LOCATION: 3640 REED DRIVE, MARIETTA, GA 30061

CLIENT: McNEEL BUILDERS, LLC

DATE: 5-10-16

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DATE: 5-10-16

PROJECT: MARIETTA DRAPERY STORAGE EXPANSION

LOCATION: 3640 REED DRIVE, MARIETTA, GA 30061

CLIENT: McNEEL BUILDERS, LLC

DATE: 5-10-16

PROJECT: MARIETTA DRAPERY STORAGE EXPANSION

PROPOSED CONDITIONS:
MAX. ALLOWED PERCENT IMPERVIOUS = 70%
PROPOSED PERCENT IMPERVIOUS = 88% (VARIANCE REQUIRED)
PROPOSED PARKING = 157 SPACES
PARKING SPACES PROVIDED = 5

OWNER: MARIETTA DRAPERY CO., L.P.
DBL 1342 PLS 138
TAX PARCEL: 04 ANDREWS DR
ADDRESS: 3640 REED DRIVE SW
MARIETTA, GA 30061
PROPERTY AREA: 4.29 ACRES
ZONING: GC (GENERAL COMMERCIAL) (CNC) (CNC) (CNC)
MAX. IMPERVIOUS: 70% (ERIC)
EXISTING IMPERVIOUS: 88.80%
DISTRICT: COMM COUNTY
SETBACKS (FRONT): 40 OR 50 FEET
REAR: 25 FEET
REAR: 30 FEET (15' SETBACK PER 1986 VARIANCE)
MAXIMUM BUILDING HEIGHT: 4 STORES OR 50 FEET
EXISTING PARKING SPACES: 788

LOCATED IN:
LL 781 & 848
19TH DISTRICT
2ND SECTION

PROJECT NAME
MARIETTA DRAPERY
STORAGE EXPANSION

SITE
3640 REED DRIVE
MARIETTA, GA 30061

CLIENT
McNEEL
BUILDERS, LLC

SHEET TITLE
ZONING SITE PLAN

SHEET NUMBER
C1

APPLICANT: Marietta Drapery Co., LLP

PETITION No.: V-89

PHONE: 770-427-0587

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Rob Hosack

PRESENT ZONING: GC

PHONE: 770-235-5662

LAND LOT(S): 781, 782, 847, 848

TITLEHOLDER: Marietta Drapery Co., L.L.P.

DISTRICT: 19

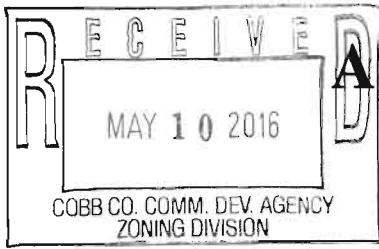
PROPERTY LOCATION: On the north side of Reed Drive, west of Austell Road, and at the eastern terminus of Rockingway Drive (3640 Reed Drive).

SIZE OF TRACT: 6.29 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the maximum impervious surface from 70% to 80%; and 2) waive the landscaped screening buffer adjacent to residential property from the required 40 feet to zero feet adjacent to the northern property line and to 25 feet adjacent to the western property line.





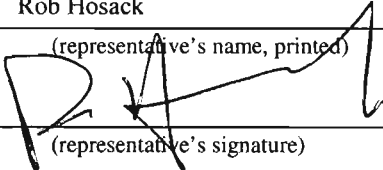
Application for Variance Cobb County

(type or print clearly)

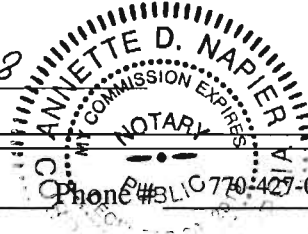
Application No. V-89
Hearing Date: 7-13-10

Applicant Marietta Drapery Co., LLP Phone # 770-427-0587 E-mail rob@strat-city.com

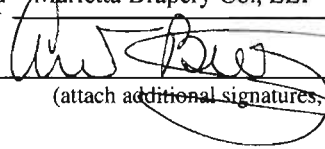
Rob Hosack
(representative's name, printed) Address 3625 Cumberland Blvd., Suite 950 Atlanta, GA 30339
(street, city, state and zip code)


(representative's signature) Phone # 770-235-5662 E-mail rob@strat-city.com

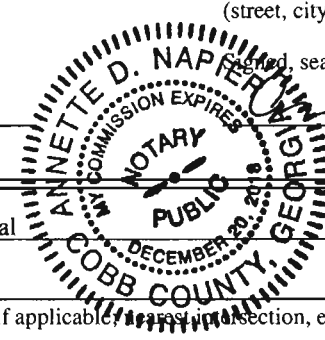
My commission expires: 12/20/2018 Signed, sealed and delivered in presence of: Annette D. Napier
Notary Public



Titleholder Marietta Drapery Co., LLP Phone # 770-427-0587 E-mail dbentley@mariettadrapery.com

Signature 
(attach additional signatures, if needed) Address: P.O. Box 569 Marietta, GA 30061
(street, city, state and zip code)

My commission expires: 12/20/2018 Signed, sealed and delivered in presence of: Annette D. Napier
Notary Public



Present Zoning of Property GC-General Commercial

Location 3640 Reed Drive Marietta, GA 30061
(street address, if applicable, or parcel ID section, etc.)

Land Lot(s) 781 and 848 District 19 Size of Tract 6.3 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 x-location of property in basin/watershed

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:

Site has irregular configuration that limits location of buildings on site. Many of the existing improvements to site, as well as existing parking facilities on site were made prior to adoption of impervious surface restrictions within community activity centers. Applicant's proposed plans to improve aesthetic conditions of site along Austell Road Corridor would be limited without relief from applying terms of ordinance. Proposed plans also involve better capturing and detaining off site drainage.

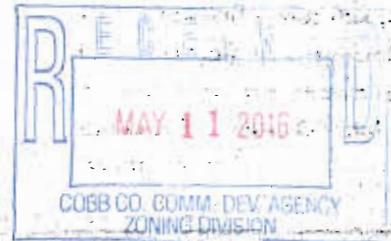
List type of variance requested: Waive the maximum impervious surface from 70% to 80%

V-90
(2016)

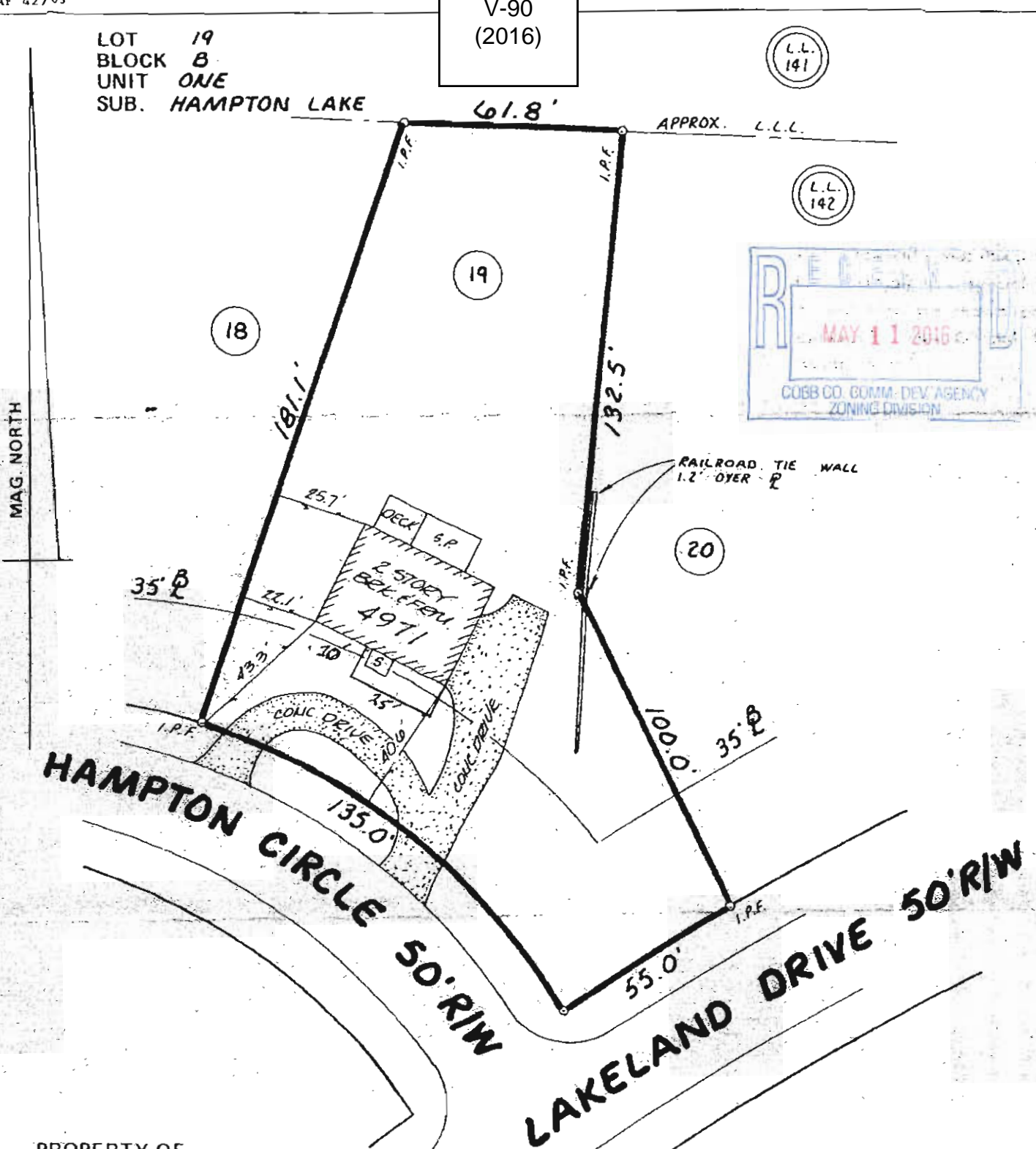
LOT 19
BLOCK B
UNIT ONE
SUB. HAMPTON LAKE

L.L.
141

L.L.
142



MAG. NORTH



PROPERTY OF
WILLIAM E. FLYNN & CATHERINE FLYNN
LAND LOT 142, 1ST DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
SCALE 1" = 40' DATE: JANUARY 14, 1987
REG. LAND SURVEYOR NO. 1999
CARTER LAND SURVEYING CO.
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.



NO. 7010240

APPLICANT: William E. Flynn, III and Catherine E. Flynn

PETITION No.: V-90

PHONE: 404-867-5247

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: William E. Flynn, III

PRESENT ZONING: R-20

PHONE: 404-867-5247

LAND LOT(S): 142

TITLEHOLDER: William E. Flynn, III and Catherine E. Flynn

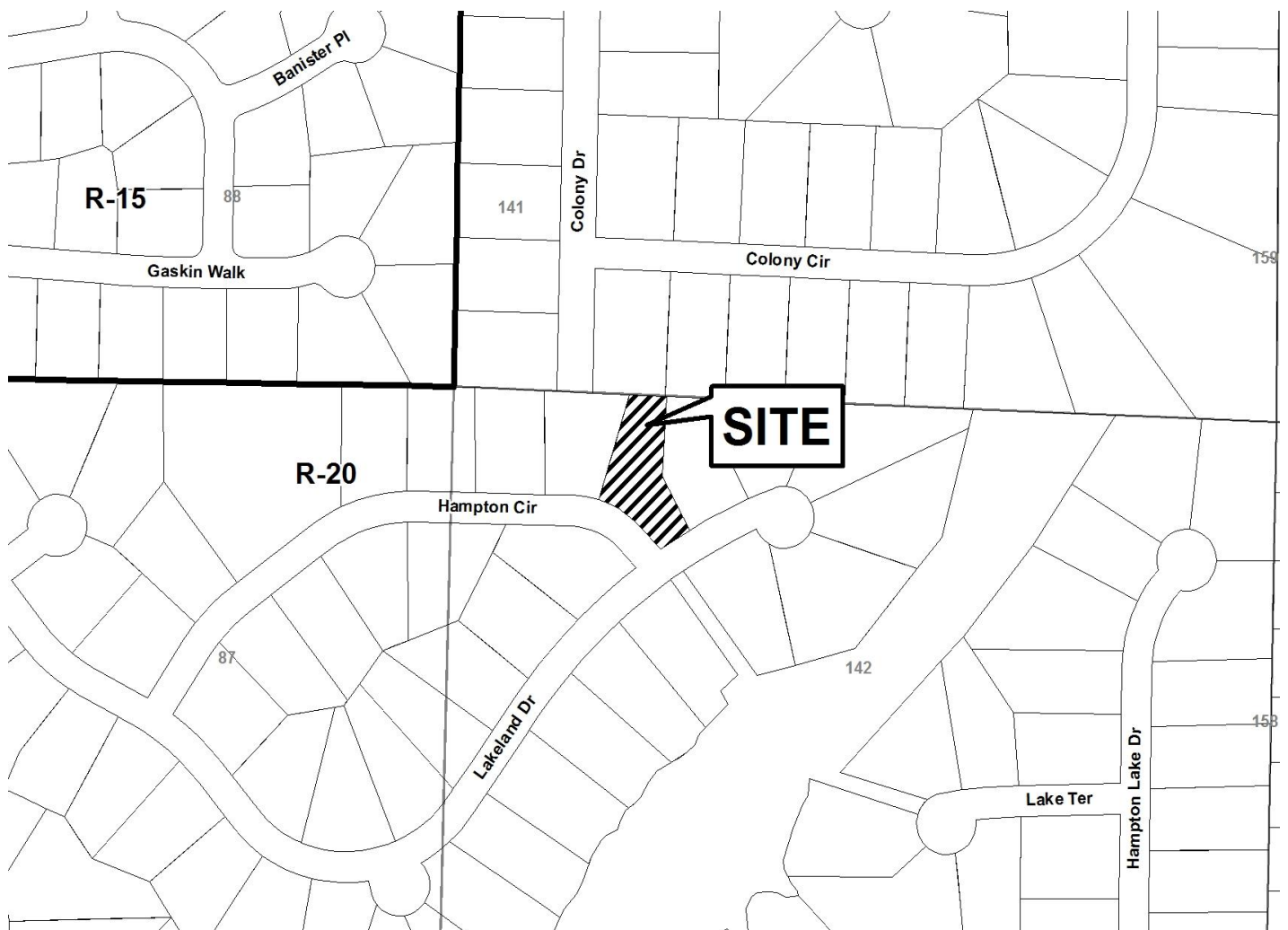
DISTRICT: 01

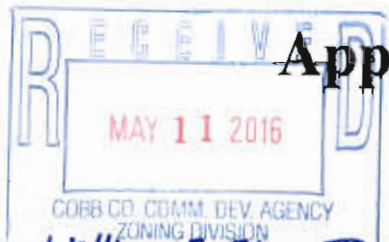
PROPERTY LOCATION: On the northeast corner of Lakeland Drive and Hampton Circle (4971 Hampton Circle).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 31 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. v-90
Hearing Date: 7-13-16

Applicant William E. Flynn, III + Catherine E. Flynn Phone # 404-867-5247 E-mail weflynn@flynnagroup.org

William E. Flynn, III Address 4971 Hampton Circle, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-867-5247 E-mail weflynn@flynnagroup.org
(representative's signature)

My commission expires: August 17, 2016
Signed, sealed and delivered in presence of:
CHRISTINA THAI NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires August 17, 2016
Christina Thai Notary Public

Titleholder William E. Flynn, III + Catherine E. Flynn Phone # 404-867-5247 E-mail weflynn@flynnagroup.org

Signature [Signature] Address: 4971 Hampton Circle, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 17, 2016
Signed, sealed and delivered in presence of:
CHRISTINA THAI NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires August 17, 2016
Christina Thai Notary Public

Present Zoning of Property R-15
CHRISTINA THAI NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires August 17, 2016

Location 4971 Hampton Circle, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 142 District 1st District, 2nd Section 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.

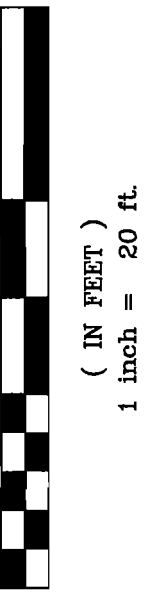
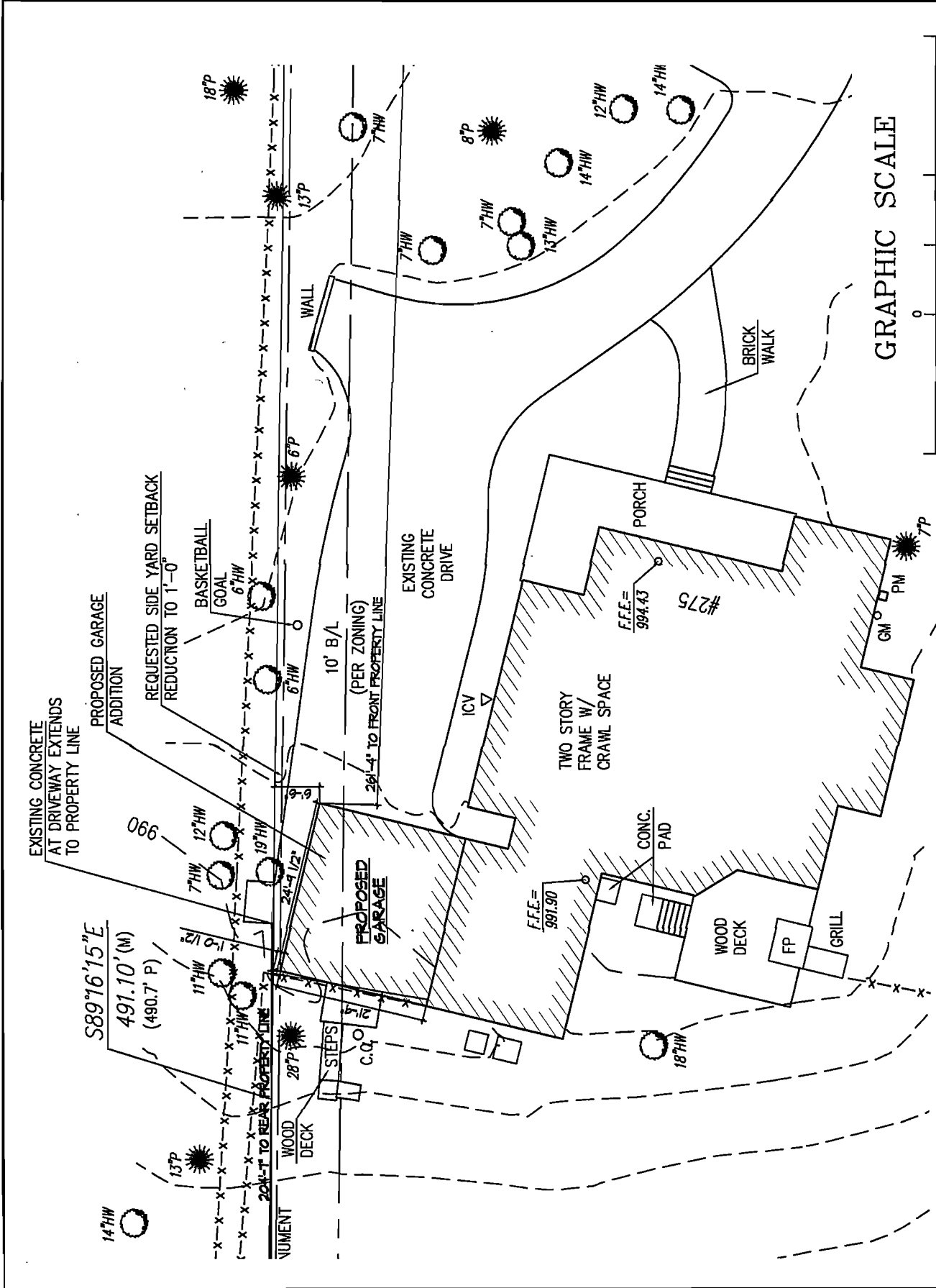
Size of Property _____ Shape of Property X Topography of Property _____ Other _____

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:

Will not receive full beneficial use of our property to add a front porch similar to others in our neighborhood.

List type of variance requested: Adding front porch over setback line. Reduce setback from 40.6 feet to 31 feet.



1 PROPOSED SITE PLAN
A-1 1" = 20'-0" GARAGE ADDITION

APPLICANT: Thomas S. Rogers

PETITION No.: V-91

PHONE: 404-457-7349

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Stephanie A. Ives

PRESENT ZONING: R-20

PHONE: 678-428-2166

LAND LOT(S): 1185

TITLEHOLDER: Thomas S. Rogers and Susan L. Rogers

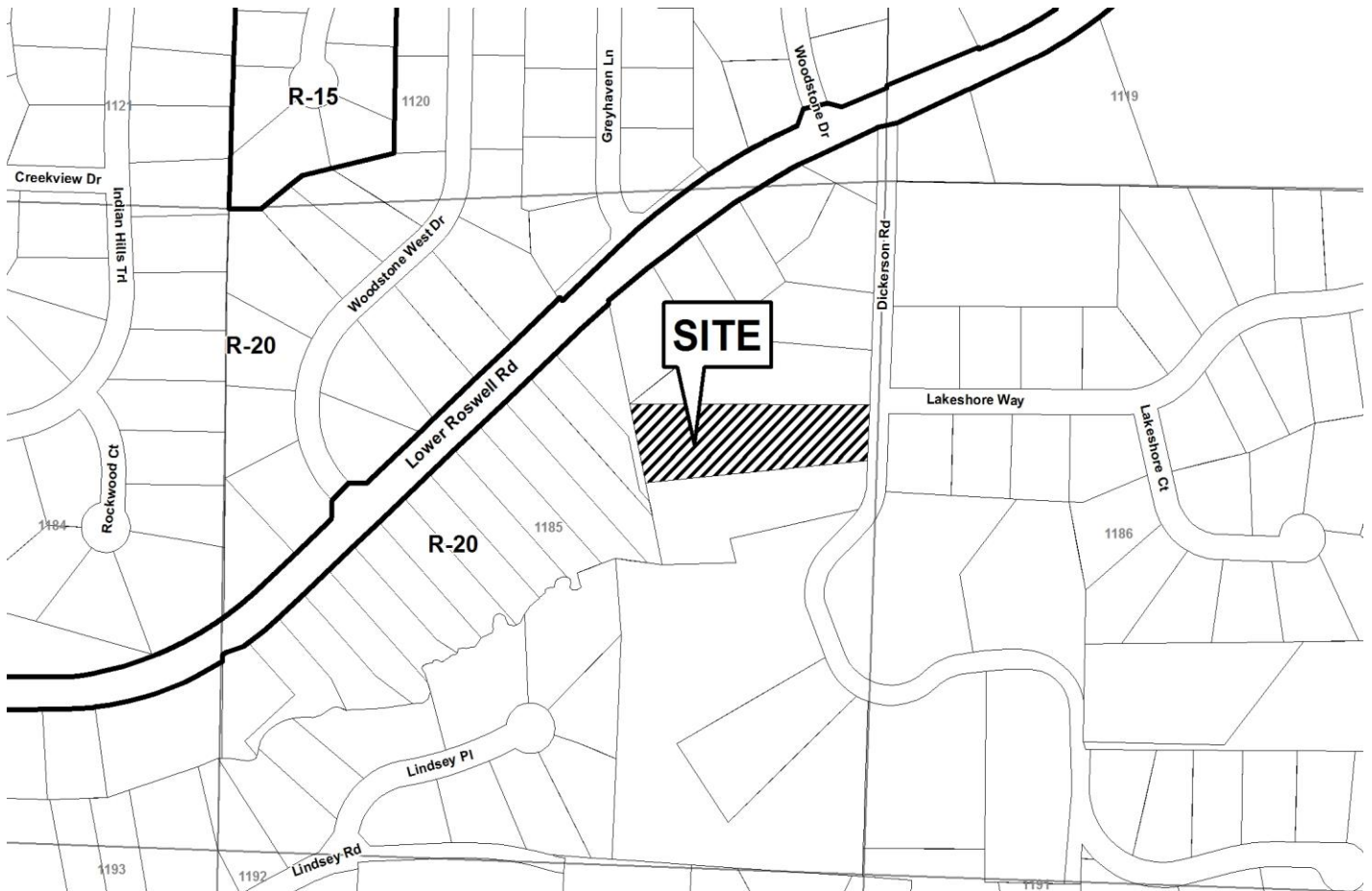
DISTRICT: 16

PROPERTY LOCATION: On the western side of
Dickerson Road, south of Lower Roswell Road
(275 Dickerson Road).

SIZE OF TRACT: 1.43 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to one (1) foot adjacent to the northern property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-91

Hearing Date: 7-13-16

Applicant THOMAS S. ROGERS Phone # 404-457-7349 E-mail tomrogers325@gmail.com

STEPHANIE A. IVES

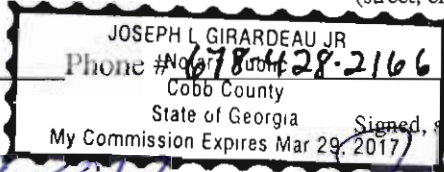
(representative's name, printed)

Address 3595 CANTON RD STE 116 #128

(street, city, state and zip code)

[Signature]

(representative's signature)



E-mail Stephanie@customdwellings.co.

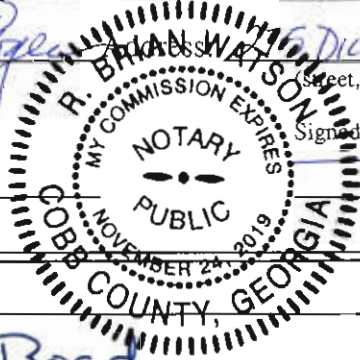
My commission expires: MARCH 29, 2017

[Signature]
Notary Public

Titleholder THOMAS S. and SUSAN L. ROGERS Phone # 404-457-7349 E-mail tomrogers325@gmail.com

Signature [Signatures] 15 Dickerson Road Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/24/2019



[Signature]
Notary Public

Present Zoning of Property R20

Location 275 Dickerson Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1185 District 16th Size of Tract _____ Acre(s)

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

Size of Property 1.3 AC. 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:

SEE ATTACHED

List type of variance requested: SIDE YARD REDUCTION

V-91
(2016)
Exhibit



JUSTIFICATION FOR VARIANCE
ROGERS RESIDENCE
275 DICKERSON NE, MARIETTA, GA 30067

The property owner is seeking a side yard setback reduction from 10'-0" to 1'-0" for the addition of an attached two car garage with the possibility of creating additional storage and/or living space above for their family's long-term needs. The existing driveway extends to the property line in locations. The driveway is located to the right side of the home on the highest part of the rear of the property. The adjoining property owner to the right has an accessory structure positioned closely to the property line, setting precedent for side-yard encroachment. The proposed garage would be somewhat shielded from the neighbor's direct view by the neighbor's existing structure.

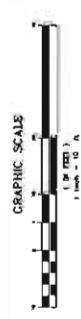
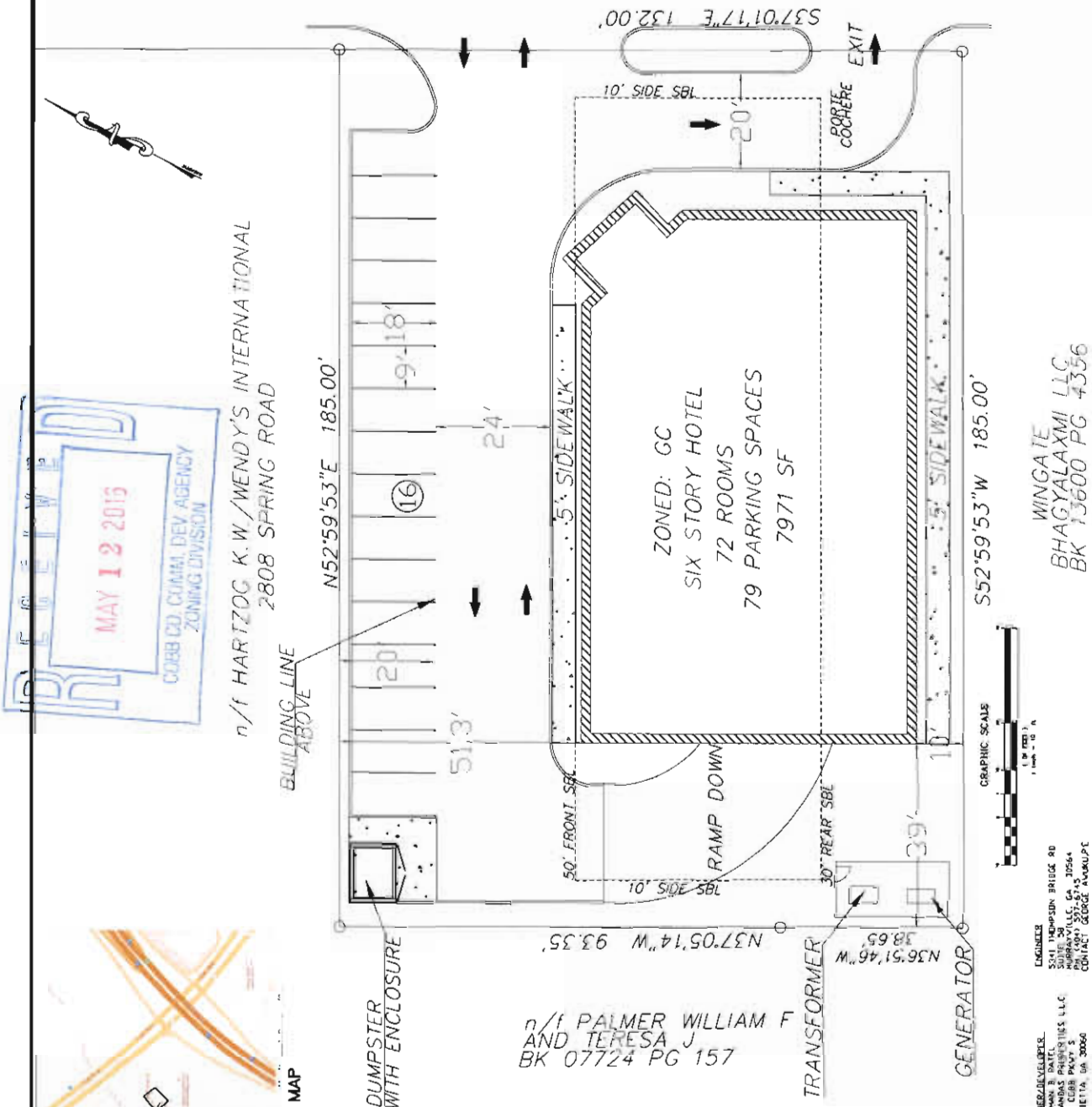
The existing home is on a crawlspace foundation with limited storage and does not have a garage. While there is space within the buildable area of the lot to construct one, we believe it is not the best solution for the owners or the neighborhood. A garage within the buildable area would fully encroach upon the open green space in the backyard, result in additional mature trees needing to be removed, require an excessive amount of fill, new retaining walls to support the driveway extension, and a substantial amount of impervious surface would be created to make a side-entry garage accessible from the existing driveway. By positioning the proposed front entry garage within the side-yard at the existing driveway, the amount of new impervious area can be minimized and as many trees and as much open green space would be preserved as possible.

Due to the topography of this particular lot and functional space required to maneuver vehicles, strict application of the zoning ordinance would deny the property owner a garage amenity that their adjoining neighbors enjoy. Garages increase property value while allowing for protected storage of bikes and all the other necessities of daily family life which would otherwise be located in plain view in the side-yard. We thank you for your thoughtful consideration of this application.

V-92
(2016)

		FAIRFIELD INN AND SUITES 2771 SPRING RD SE SMYRNA, GA 30080	SHEET TITLE CONCEPT SITE PLAN	DATE 03/28/2016	JOB NUMBER 15
				PARCEL LAND LOT 105 OF THE 17TH LAND DISTRICT PARCEL ID S31 THOMPSON BRIDGE RD BRIDGE RD S31 THOMPSON BRIDGE RD BRIDGE RD S31 THOMPSON BRIDGE RD BRIDGE RD	DATE 03/28/2016

40' INGRESS/EGRESS EASEMENT



PARKING REQUIREMENT CODE
 72 UNIT HOTEL
 PARK OCCUPANCY
 PARKING REQUIREMENT: 72 SPACES
 1 SPACE PER 1 UNIT (72/72) 79
 INCLUDING 4 HANDICAP SPACE

NOTES
 SITE ACREAGE - 1.17 ACRES
 PROPOSED IMPROVEMENT AREA - 1.08 AC
 TOTAL LOT IMPROVEMENT - 92.3%
 MAX. FAR = 15.69

STREAM - 0 FT BUFFERS
 WETLANDS - 0 ACRES
 FLOODPLAIN - 0 ACRES
 CURRENT ZONING - GC
 PROPOSED USE - HOTEL
 MIN. LOT SIZE - 20,000 SF
 MIN. LOT WIDTH - 60 FT FROM P/L

MIN. BUILDING AREA -
 FRONT SETBACK - 30 FEET
 SIDE SETBACK - 10 FEET
 REAR SETBACK - 30 FEET
 MAX. BUILDING HT - 5 STORES

LOGSHELF
 5041 HENDERSON BRIDGE RD
 SUITE 300
 KANSAS PARKWAY LLC
 PH: 770-397-6453
 CONTACT: GEORGE ADOUKO@P

OAKBROOK DEVELOPERS
 ROSMARIE PATTEL
 SUITE 300
 637 COBB PARKWAY S
 MARIETTA, GA 30066

WINGATE
 BHAGYALAXMI LLC
 BK 13600 PG 4356

APPLICANT: Shaan Hospitality, LLC

PETITION No.: V-92

PHONE: _____

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 880

TITLEHOLDER: Shaan Hospitality, LLC

DISTRICT: 17

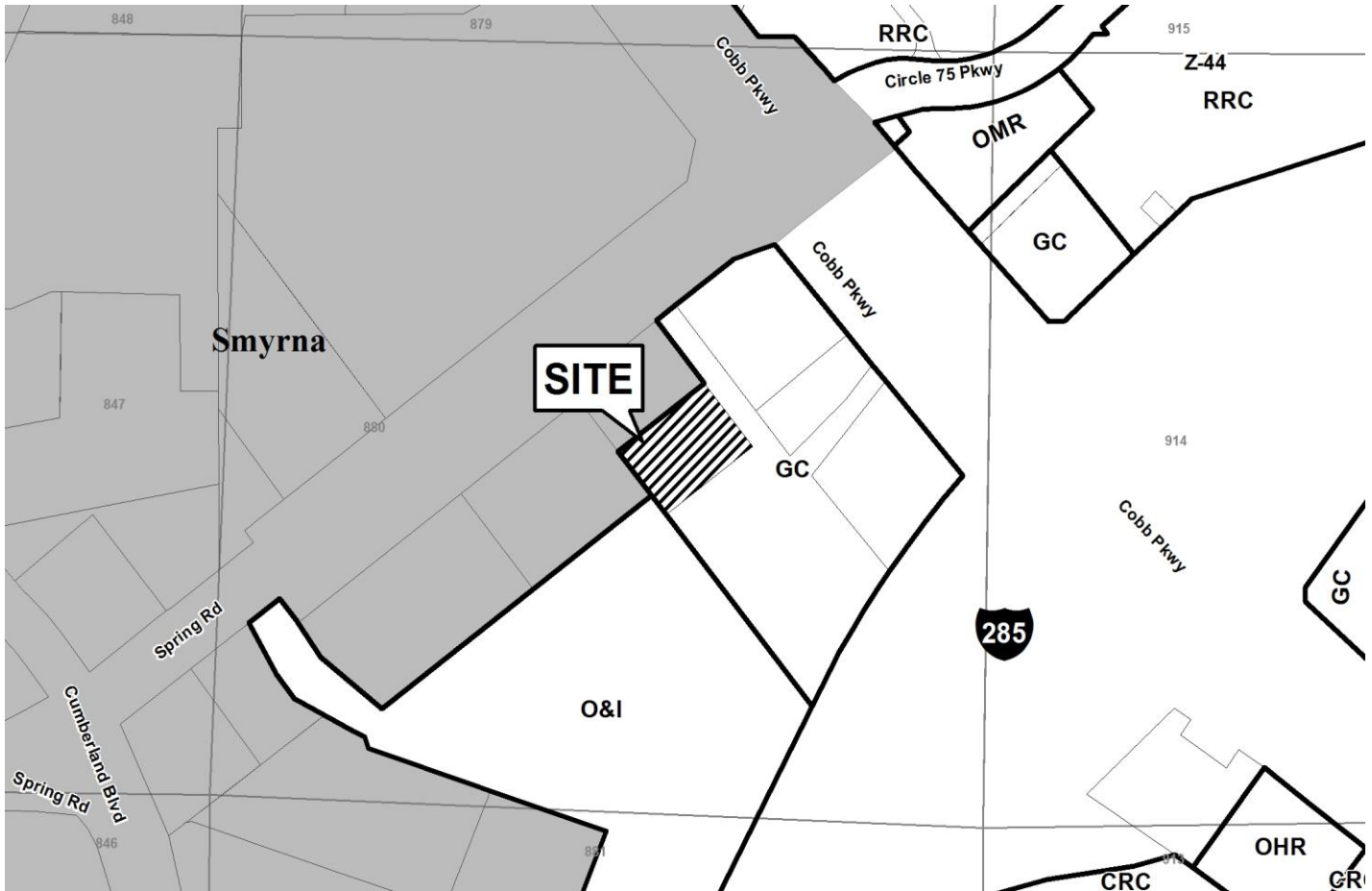
PROPERTY LOCATION: On an easement off of
Spring Road

SIZE OF TRACT: 0.56 acres

(2771 Spring Road).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum building height from four stories to six stories; 2) waive the front setback from the required 50 feet to 47 feet; 3) waive the rear setback from the required 30 feet to 10 feet; 3) waive the setback for a dumpster from the required five (5) feet to two (2) feet adjacent to the northern property line; 4) waive the maximum floor area ratio for retail uses from 0.25 to 0.33; and 5) increase the maximum allowable impervious surface from 80% to 92.3%.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-92

Hearing Date: 7-13-16

Applicant Shaan Hospitality, LLC Phone # _____ E-mail _____

SAMS, LARKIN, HUFF & BALLI, LLP

by: Parks F. Huff, Esq.

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

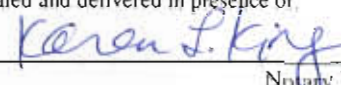


Phone # 770-266-7026 E-mail phuff@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19



Notary Public

Titleholder Shaan Hospitality, LLC Phone # _____ E-mail _____

Signature See Attached _____

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property General Commercial

Location 2771 Spring Road, Smyrna, GA 30080

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

Land Lot(s) 880 District 17th Size of Tract 0.5606 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:

The property is a little over a half acre and is a redevelopment site within a Regional Activity Center (RAC). The proposed variances relate to the small tract and the more urban feel of the Platinum Triangle.

List type of variance requested: 1) Allow for a six story building instead of four - Sec. 134-191; 2) Allow an existing lot without road frontage - Sec. 134-227(4); 3) Reduce the front setback from 40 feet to 30 feet from the access easement - Sec. 134-227(4); 4) Increase the impervious surface from 80% to 92.3% - Sec. 134-227(13)(j); 5) Allow for an increased FAR of 15.6% - 134-227(13)(a)

V-92
(2016)
Exhibit

ATTACHMENT TO APPLICATION FOR REZONING

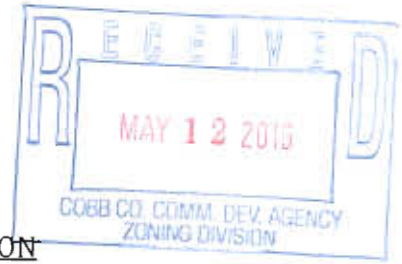
Application No.: V-_____

BZA Hearing Date: _____

Applicant: Shaan Hospitality, LLC

Titleholder: **Shaan Hospitality, LLC**

PIN#: 17088000120



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

R. Patel 5-11-16
Signature of Owner Date

Roshan Patel
Printed Name

Signature of Owner Date

Printed Name

Address: 637 Cobb Pkwy S

Marietta GA 30060

Telephone No.: (678) 592 0143

Karen L. King May 11, 2016
Signature of Notary Public Date

(Notary Seal)



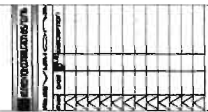


Abri
COURT REPORTERS & VIDEO
1000 W. BROAD ST. SUITE 100
ATLANTA, GA 30308
404.525.1111

PRIVATE PARK
THE
COLUMNS DRIVE
SUBDIVISION
PLAT BOOK 90,
PAGE 71
DEED BOOK 11350
PAGES 359-360
LAND LOT 1094
7TH DISTRICT
2ND SECTION
COBB COUNTY GA

ESTATE OF
JOSEPH
COTTONE, SR

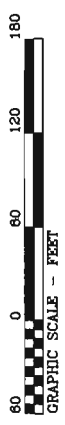
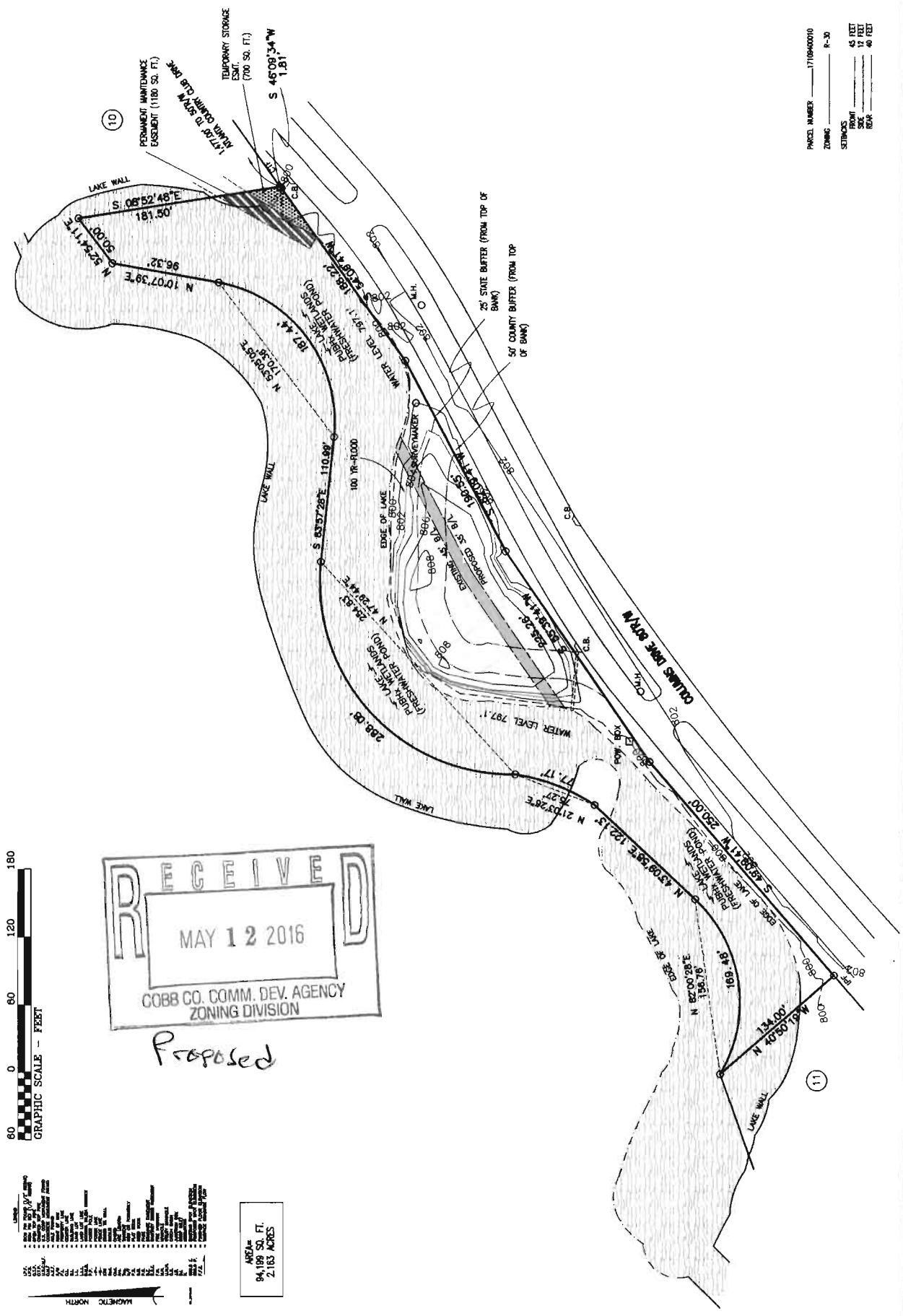
V-93
(2016)



PLAT BOOK 90, PAGE 71
DEED BOOK 11350, PAGES 359-360
LAND LOT 1094, 7TH DISTRICT, 2ND SECTION
COBB COUNTY GA

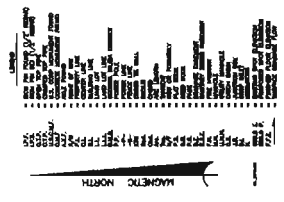
COTTONE

WE ARE REQUESTING A 10 FOOT REDUCTION ON THE FRONT SETBACK (FROM THE EXISTING 45' SETBACK) TO A NEW 35' SETBACK). THE SHAPE OF THE PROPERTY DOES NOT LEND ITSELF TO A STANDARD HOUSE DESIGN. THE SIZE AS SHOWN WOULD ONLY ALLOW FOR A SMALLER FOOT PRINT HOUSE (ABOUT 2500 SF WITH A GARAGE) WELL UNDER THE SIZE OF THE STANDARD HOUSE SIZE ON COLUMNS DRIVE. THE ADDITIONAL 10 FEET WOULD ADD 2732 SF TO THE TOTAL BUILDING AREA AND WOULD GREATLY ENHANCE THE USABILITY OF THE PROPERTY BY ALLOWING A STANDARD HOUSE DESIGN TO FIT AND GET CLOSER TO THE STANDARD HOUSE SIZE IN THE SUBDIVISION.



RECEIVED
MAY 12 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Proposed



AREA =
94,189 SQ. FT.
2.163 ACRES

PARCEL NUMBER: 17710400010
ZONING: R-30
SETBACKS:
FRONT: 45 FEET
SIDE: 12 FEET
REAR: 40 FEET

APPLICANT: Paul Girardeau

PETITION No.: V-93

PHONE: 770-639-0200

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Paul Girardeau

PRESENT ZONING: R-30

PHONE: 770-639-0200

LAND LOT(S): 1094

TITLEHOLDER: Joseph R. Cottone and Mary Ellen Cottone

DISTRICT: 17

PROPERTY LOCATION: On the north side of
Columns Drive, east of Riverlook Parkway

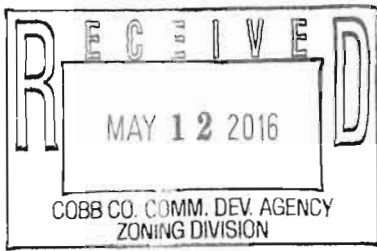
SIZE OF TRACT: 2.16 acres

(No assigned address).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 35 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-93

Hearing Date: 7-13-16

Applicant PAUL GIRARDEAU Phone # 770-639-0200 E-mail paul@abri-ds.com

Paul Girardeau Address 2969 Manitoba Lane, Marietta Ga 30062
(representative's name, printed) (street, city, state and zip code)

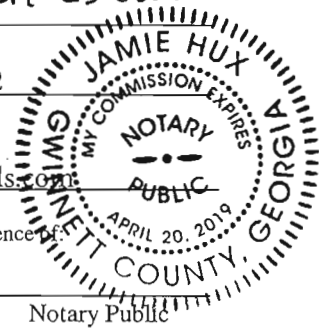
[Signature] Phone # 770-639-0200 E-mail paul@abri-ds.com
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: April 20, 2019

Jamie Hux

Notary Public



Titleholder John M. Goffone Phone # 404-273-6600 E-mail jmc.construction@hotmail.com

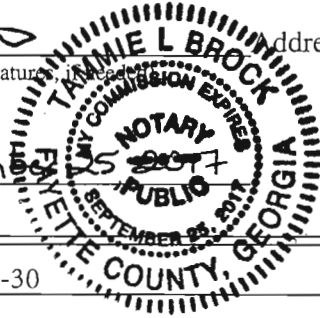
[Signature] Address: 6399 Collins Rd, NE., Acworth Ga 30075
(attach additional Signatures, if applicable) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: September 25, 2017

Tammie L Brock

Notary Public



Present Zoning of Property R-30

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

Land Lot(s) 1094 District 17 - 2nd Section Size of Tract 2.163 Acre(s)

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

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

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:

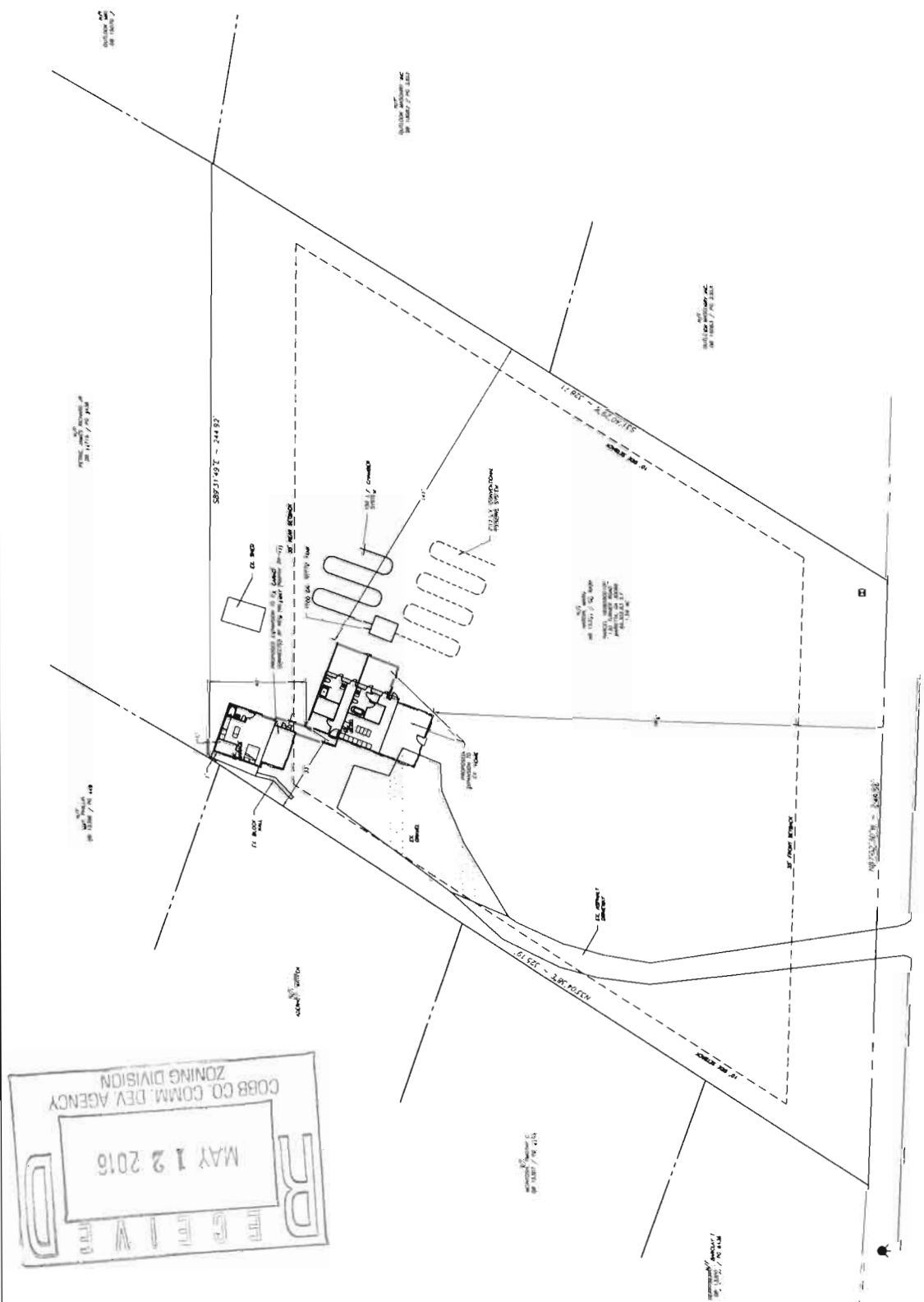
The shape of the property is so elongated as to create a site that would be extremely difficult to put a standard house design on the site.

List type of variance requested: Decrease front setback from 45'-0" to 35'-0"

69-V
 (2016)



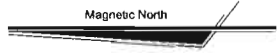
- PROJECT NOTES:**
1. General Notes: See attached General Notes.
 2. Survey: Survey by J. Lawson, dated 11/14/15, shall govern.
 3. Easements: All easements shown on the site plan shall be observed.
 4. Utility Lines: All utility lines shown on the site plan shall be observed.
 5. Grading: Grading shall be as shown on the site plan.
 6. Retention Wall: Retention wall shall be as shown on the site plan.
 7. Foundation: Foundation shall be as shown on the site plan.
 8. Structural: Structural shall be as shown on the site plan.
 9. Mechanical: Mechanical shall be as shown on the site plan.
 10. Electrical: Electrical shall be as shown on the site plan.
 11. Plumbing: Plumbing shall be as shown on the site plan.
 12. Fire: Fire shall be as shown on the site plan.
 13. Other: Other shall be as shown on the site plan.
 14. Notes: Notes shall be as shown on the site plan.
 15. Notes: Notes shall be as shown on the site plan.
 16. Notes: Notes shall be as shown on the site plan.
 17. Notes: Notes shall be as shown on the site plan.
 18. Notes: Notes shall be as shown on the site plan.
 19. Notes: Notes shall be as shown on the site plan.
 20. Notes: Notes shall be as shown on the site plan.
 21. Notes: Notes shall be as shown on the site plan.



RECEIVED
 MAY 12 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



24-HOUR EMERGENCY CONTACT:
 Jon Lawson
 PH: 770-318-0908



APPLICANT: Terry Frank

PHONE: 404-285-1124

REPRESENTATIVE: Amanda K. Woodruff

PHONE: 404-285-1124

TITLEHOLDER: Deborah Kay Hubert

PROPERTY LOCATION: On the north side of
Turner Road, west of Bells Ferry Road and east of Price
Lane
(130 Turner Road).

PETITION No.: V-94

DATE OF HEARING: 07-13-2016

PRESENT ZONING: R-20

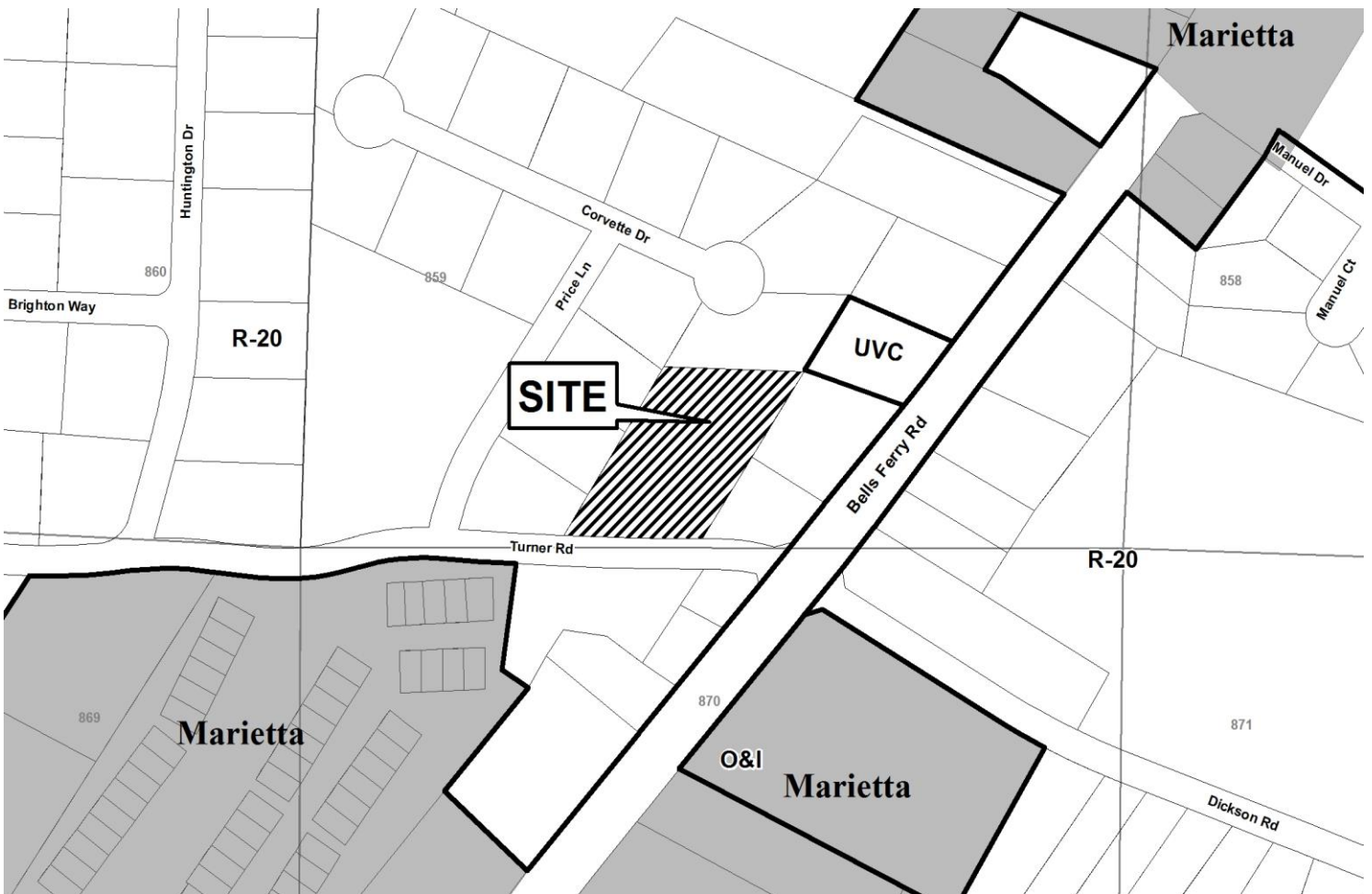
LAND LOT(S): 859

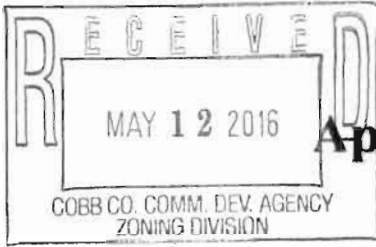
DISTRICT: 16

SIZE OF TRACT: 1.59 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed) from the required 35 feet to five (5) feet; 2) waive the rear setback from the required 35 feet to one (1) foot; 3) waive the side setback from the required 10 feet to one (1) foot adjacent to the western property line; and 4) allow parking on a non-hardened surface.





Application for Variance Cobb County

(type or print clearly)

Application No. V-94
Hearing Date: JULY 13, 2016

Applicant TEERT FRANK Phone # 404 285 1124 E-mail amanda@woodruffai.com

Amanda K. Woodruff Address 3301 Stewart Lake Road Monroe 30655
(representative's name - printed) (street, city, state and zip code)

Amanda Kathleen Woodruff Phone # 404 285 1124 E-mail amanda@woodruffai.com
(representative's signature)

My commission expires 5/22/2016

Michael J. Woodruff Notary Public
Notary Public
Signature

Titleholder Deborah K. Hubert Address Hubert 76770
Signature Deborah K. Hubert Address EARTHINK.NET
(attach address) (street, city, state and zip code)

My commission expires 5/11/2016
Amanda Kathleen Woodruff Notary Public
Notary Public
Signature

Present Zoning of Property _____
Location 130 TURNER MARIETTA GA
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 859 District 16 Size of Tract 1.59 Acres(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:

APPLICANT WOULD LIKE TO COMPLETE AN EXPANSION TO IMPROVE USE & VALUE OF LOT. EXISTING STRUCTURE TO IMPROVE IS CURRENTLY INSIDE SETBACK UNNECESSARY TO MOVE EXISTING STRUCTURE WOULD CAUSE UNNEEDED & VERY HIGH COST

List type of variance requested: WE RESPECTFULLY REQUEST TO OBTAIN A VARIANCE TO IMPROVE THE EXISTING SHED ON SITE IN ACCORDANCE WITH THE SITE PLAN & FLOOR PLAN ATTACHED HERE IN. WE WILL BE CONNECTING THE EXISTING HOME & THIS IMPROVEMENT WITH AN ENCLOSED CONDITIONED HALLOWAY.

V-95
(2016)

Racetrac

3225 CLAYBURN BOULEVARD
COBBS COUNTY, GA 30308
(770) 437-7600

SITE AND UTILITY PLAN
RACETRAC STORE #3
RACETRAC PETROLEUM, INC.
3225 CLAYBURN BOULEVARD
Cobb County, GA 30308
DATE: 12/17/2015
DRAWING NO: 1-02
SCALE: AS SHOWN
SHEET NO: 1
REVISION

Harklerod and Associates
Engineers - Land Surveyors
1600 West Lake Dr., Suite 100, Marietta, GA 30067
Phone: (770) 921-1969 / Fax: (770) 921-1999

HARKLEROD ROAD PROJECT 6072

VICINITY MAP NTS



SITE NOTES:
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

UTILITY NOTES:
1. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

ADA NOTES:
1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

CEMETERY PRESERVATION NOTE:
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

COBB COUNTY NOTES:
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES TO BE MAINTAINED OR REMOVED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

PAVING LEGEND:
CONCRETE
ASPHALT
GRAVEL
CURB AND GUTTER

TABLE with 2 columns: ITEM, QUANTITY. Includes items like CONCRETE, ASPHALT, GRAVEL, CURB AND GUTTER.

LEGEND

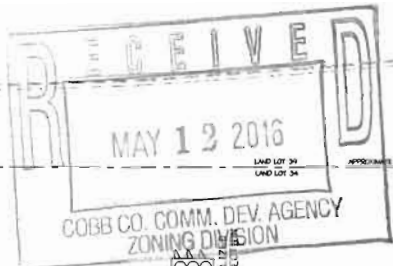
- List of symbols and their corresponding descriptions: Easement, Right of Way, etc.

- Technical notes and specifications regarding materials and construction standards.

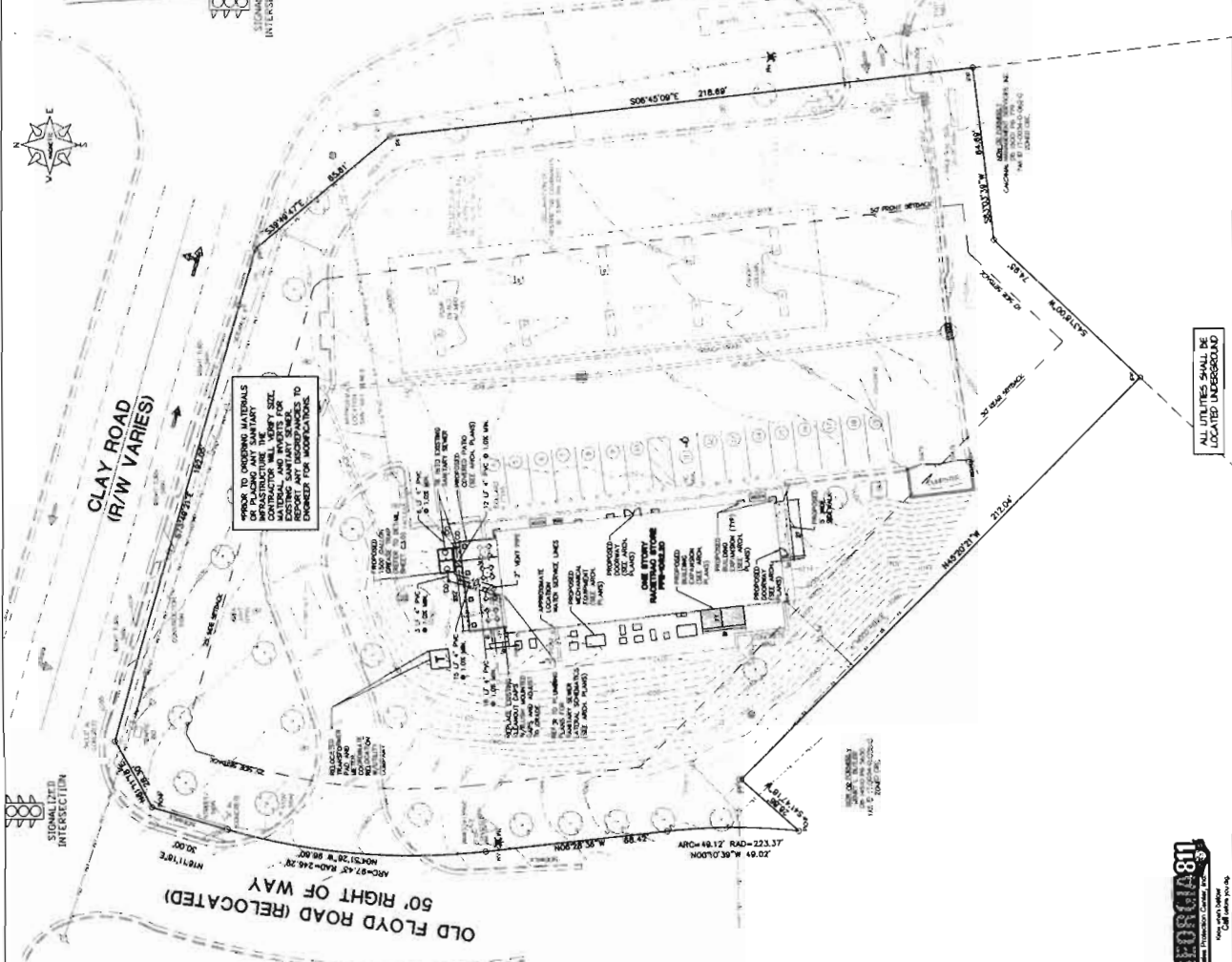
CEMETERY PRESERVATION NOTE

COBB COUNTY NOTES

SITE DATA TABLE with columns for item, quantity, and unit.



GORDON ROAD EXTENSION
(AKA FLOYD ROAD)
(180 FT R/W) (PER DB 1135 PG 168)
POSTED 40 MPH



DISTURBED AREA
0.1 ACRES

ALL UTILITIES SHALL BE LOCATED UNDERGROUND



APPLICANT: RaceTrac Petroleum, Inc.

PETITION No.: V-95

PHONE: _____

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: CRC

PHONE: 770-422-7016

LAND LOT(S): 34

TITLEHOLDER: Mountainprize, Inc.

DISTRICT: 17

PROPERTY LOCATION: On the west side of Floyd Road, on the south side of Clay Road, and on the east side of Old Floyd Road.
(5323 Old Floyd Road).

SIZE OF TRACT: 1.77 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow the electronic sign to be 45 square feet in lieu of 32 square feet; 2) allow a 41 square foot RaceTrac logo and 28 square foot Swirl World on building; and 3) allow two (2) 55 square foot RaceTrac logos on the canopy.





Application for Variance Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: July 13, 2016

Applicant RaceTrac Petroleum, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP

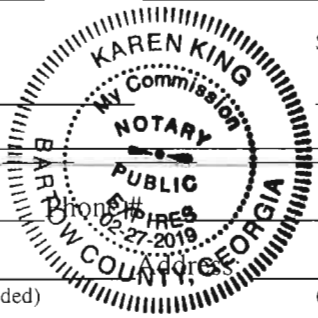
by: Parks F. Huff, Esq. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

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

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19



Karen L. King
Notary Public

Titleholder See Attached Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Present Zoning of Property CRC

Location Southwest intersection of Floyd Road and Clay Road, and east side of Old Floyd Road (5350 Floyd Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 District 17th Size of Tract 1.7698 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 X Topography of Property _____ Other 3 road
frontages

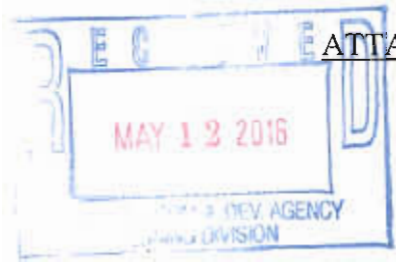
Does the property or this request need a second electrical meter? YES _____ NO X

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

RaceTrac proposes to extensively remodel their store located at 5350 Floyd Road. The remodeling includes making the exterior emulate newer stores and increase the store offerings inside. Updating the signage to match the corporate brand and to advertise the store offerings is critical to this significant remodeling investment.

List type of variance requested:
1) Allow the electronic sign to be 45 square feet in lieu of 32 square feet. Sec. 134- 313(o); (2)Allow a 41 sq. ft. RaceTrac Logo and 28 sq. ft. Swirl World on the building. Sec. 134-314(f); 3) Allow two 55 sq. ft. RaceTrac logos on the canopy. Sec. 134-314(c).

V-95
(2016)
Exhibit



ATTACHMENT PERMITS AND CE APPLICATION

Application No.: V-95
BZA Hearing Date: July 13, 2016

Applicant: RACETRAC PETROLEUM INC.

Titleholder: MOUNTAINPRIZE, INC.

PIN#s: 17003400680, 17003400370 & 17003400390

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Siou Chand 5/10/16
Signature of Owner Date
MOUNTAINPRIZE, INC.

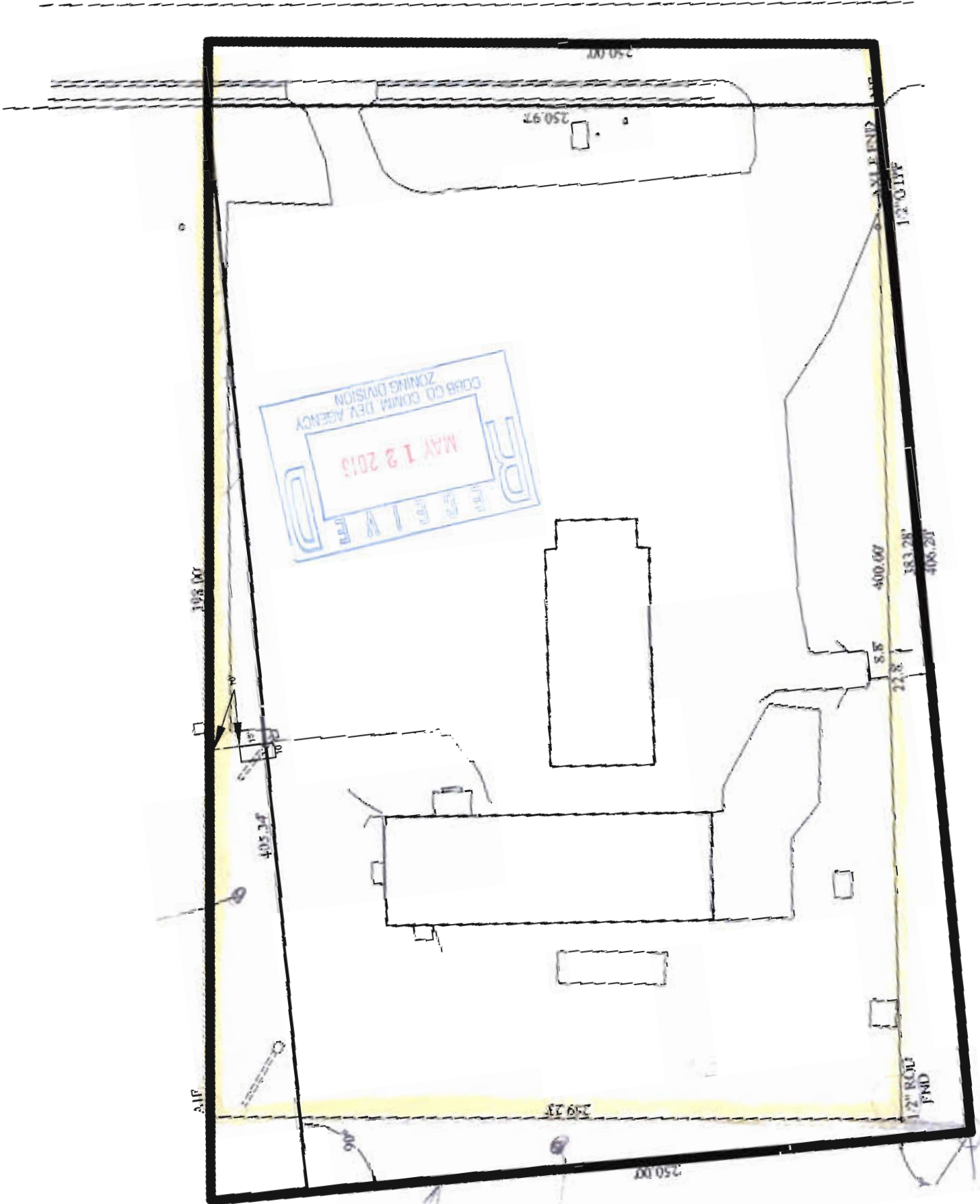
Address: 3225 Cumberland Blvd. Suite 100
Atlanta Ga. 30339

Telephone No.: (229) 221-9567

[Signature] 05/10/2016
Signature of Notary Public Date



V-96
(2016)



APPLICANT: Mt. Olivet Baptist Church

PETITION No.: V-96

PHONE: _____

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Bobby Richardson

PRESENT ZONING: R-30

PHONE: 404-547-5633

LAND LOT(S): 160

TITLEHOLDER: Mt. Olivet Baptist Church

DISTRICT: 20

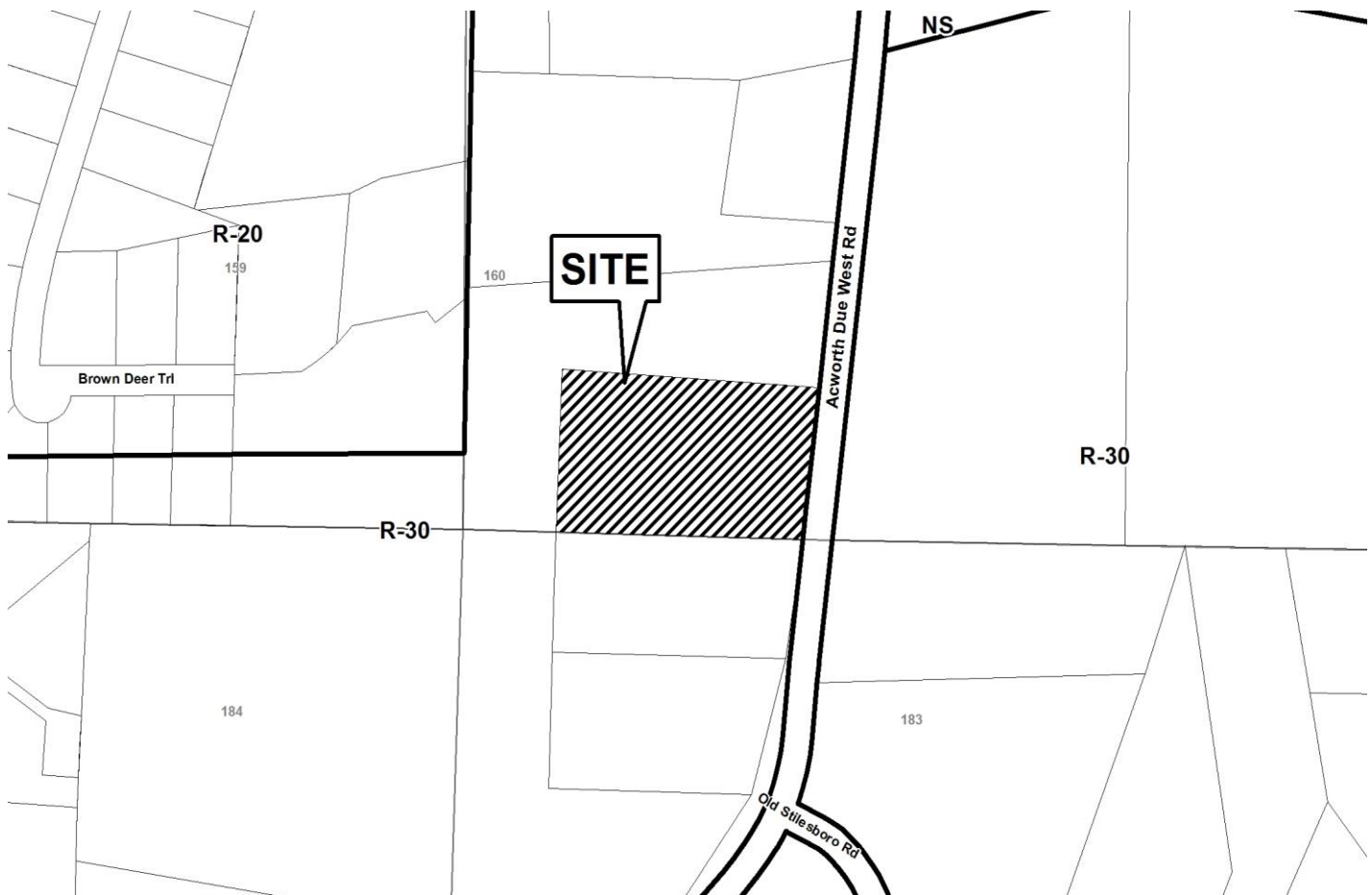
PROPERTY LOCATION: On the west side of
Acworth Due West Road, north of Old Stilesboro Road

SIZE OF TRACT: 2.43 acres

(2385 Acworth Due West Road).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for a church from the required 50 feet to 10 feet adjacent to the northern property line, 40 feet adjacent to the western property line, and 20 feet adjacent to the southern property line; and 2) waive the required 35 foot landscaped screening buffer abutting residential property to zero feet adjacent to the northern and southern property lines.



Cobb County

(type or print clearly)

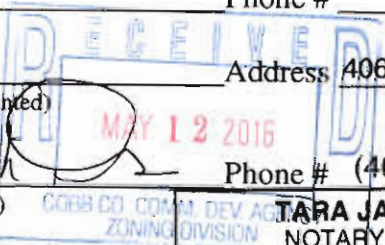
Application No. V-96
Hearing Date: 7-13-16

Applicant Mt. Olivet Baptist Church Phone # _____ E-mail _____

Bobby Richardson Address 4060 Turnstone Drive, Kennesaw, GA 30152-6420
(representative's name, printed) (street, city, state and zip code)

Bobby Richardson
(representative's signature)

Phone # (404) 547-5633 E-mail b.r._usasgmret@outlook.com



My commission expires: 11/24/18

TARA JACKSON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 24, 2018

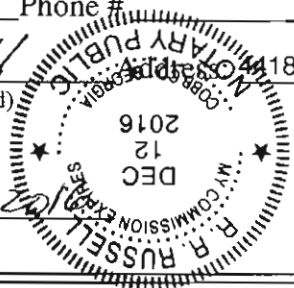
Signed, sealed and delivered in presence of:
Tara Jackson
Notary Public

Titleholder Mt. Olivet Baptist Church Phone # _____ E-mail _____

Signature Michael A. Smith Address 118 Sterling Pointe Dr., Acworth, GA
SMR (attach additional signatures, if needed) (street, city, state and zip code)

SEE ATTACHED

My commission expires: DECEMBER 12, 2016



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

Present Zoning of Property R-30

Location 2385 Acworth Due West Road, Acworth, GA 30101-3910
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 20 Size of Tract 2.66 Acre(s)

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

Size of Property 2.66 AC Shape of Property Trapezoid Topography of Property Lvl to slope 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:

The Church needs a storage shed for lawn mowers and trash receptacles. Existing storage for the mowers is old and unsafe, and access to the shed is along an incline which is dangerous to traverse. Due to this, currently the mower is anchored (locked) to a support pole for the church bus. The trash bin's open area storage has old board walls leaning in preparation for collapse and being open allow any and all manner of animals to enter and scatter the trash. These are safety and health issues.

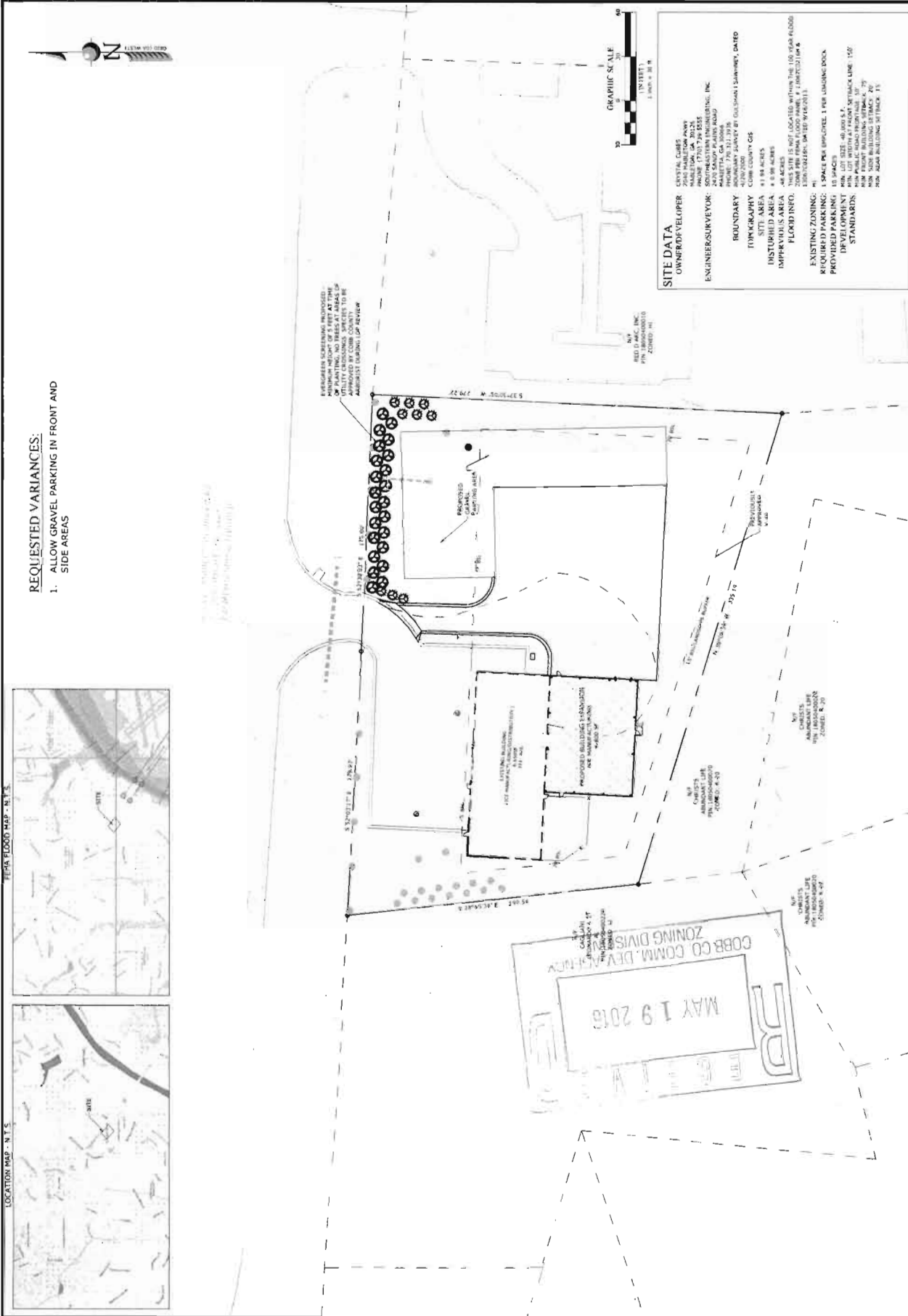
List type of variance requested: The Church does not have an accessible area 50' from a line on which to build the shed. When built the shed will have no permanent foundation, and will not block the flow of normal rainwater. The Church is on a tract of approx 250' by 400' with church buildings and parking areas taking up the majority of the land. The back of the lot is heavily wooded, and not readily accessible by a mower due mainly to the steep slopes. The Church requests approval to build a 10'x15' shed approximately 10' from the north central property line. Request approval of variance of the 50' code requirement.



DATE	ISSUED DESCRIPTION

76-V
(2016)

VARIANCE SITE PLAN
PROJECT LOCATED AT
7040 MABLETON PARKWAY
2ND SECTION
COBB COUNTY, GEORGIA



REQUESTED VARIANCES:
1. ALLOW GRAVEL PARKING IN FRONT AND SIDE AREAS



SITE DATA
OWNER/DEVELOPER: CENTRAL CUBES
2000 MABLETON PARKWAY
MABLETON, GA 30148
PHONE: (770) 726-2555
WWW.CENTRALCUBES.COM
HARRISVILLE, GA 30098

ENGINEER/SURVEYOR: SEI
1000 COLLEGE DRIVE, SUITE 201
MABLETON, GA 30148
PHONE: (770) 726-2555
WWW.SOUTHEASTERNENGINEERING.COM

BOUNDARY: BOUNDARY SURVEY BY GUYSON SURVEY, DATED 01/09/2010

TOWNSHIP: CITY OF ATLANTA

SETBACKS: 15' FRONT, 10' SIDE, 5' REAR

DISTURBED AREA: 4.00 ACRES

IMPROVEMENTS AREA: 4.00 ACRES

FLOOD INFO: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE. (SEE FLOOD MAP FOR DETAILS)

EXISTING ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)

REQUIRED PARKING: 1 SPACE PER EMPLOYEE, 1 PER UNLIM. DOCK

PROVIDED PARKING: 10 SPACES

STANDARDS: 1. ALL PARKING SPACES SHALL BE 8'0" WIDE BY 20'0" DEEP WITH 10'0" CLEARANCE TO THE TOP OF THE TRUCK. 2. ALL PARKING SPACES SHALL BE 10'0" WIDE BY 20'0" DEEP WITH 10'0" CLEARANCE TO THE TOP OF THE TRUCK. 3. ALL PARKING SPACES SHALL BE 10'0" WIDE BY 20'0" DEEP WITH 10'0" CLEARANCE TO THE TOP OF THE TRUCK.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SEI. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL 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 SEI. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

APPLICANT: Crystal Cubes Ice

PETITION No.: V-97

PHONE: 770-739-5555

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Wayne Matthews

PRESENT ZONING: HI

PHONE: 770-702-7037

LAND LOT(S): 498, 503, 504

TITLEHOLDER: Anil M. Patel

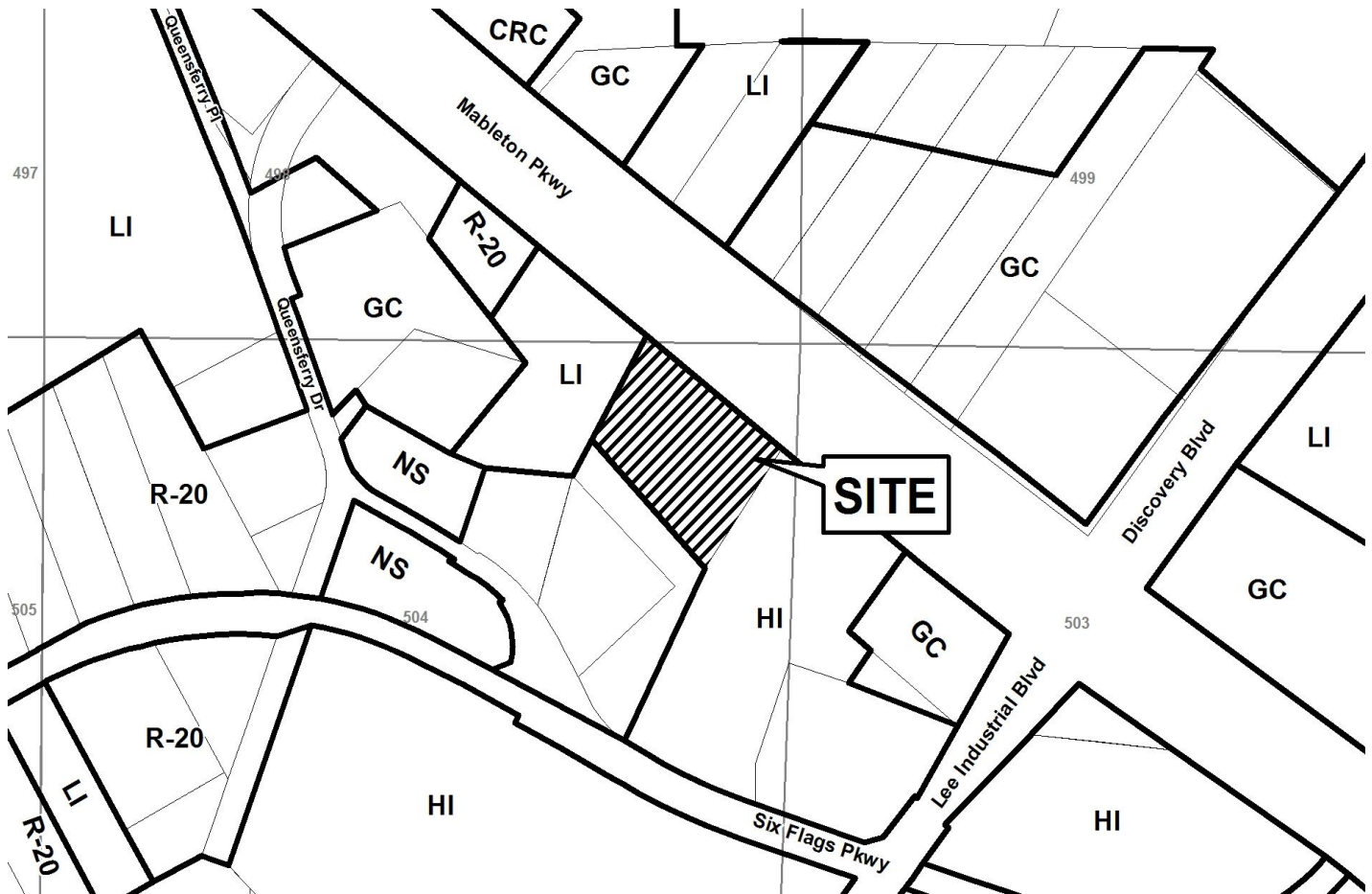
DISTRICT: 18

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: Allow parking on a non-hardened surface.





Application for Variance Cobb County

(type or print clearly)

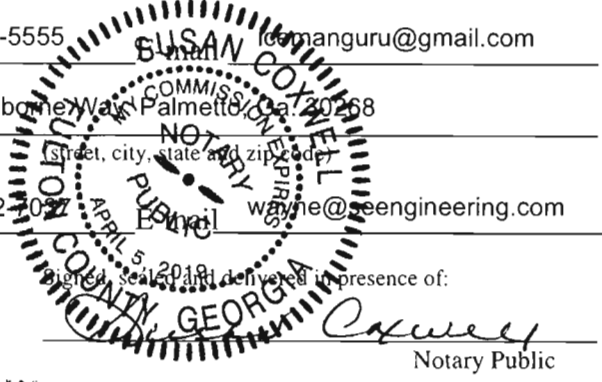
Application No. V-97
Hearing Date: 7-13-16

Applicant Crystal Cubes Ice Phone # (770) 739-5555 E-mail icremanguru@gmail.com

Wayne Matthews Address 417 Selborne Way Palmetto, Ga 30268
(representative's name, printed) (street, city, state and zip code)

EW Matthews Phone # (770) 702-0927 E-mail wayne@eengineering.com
(representative's signature)

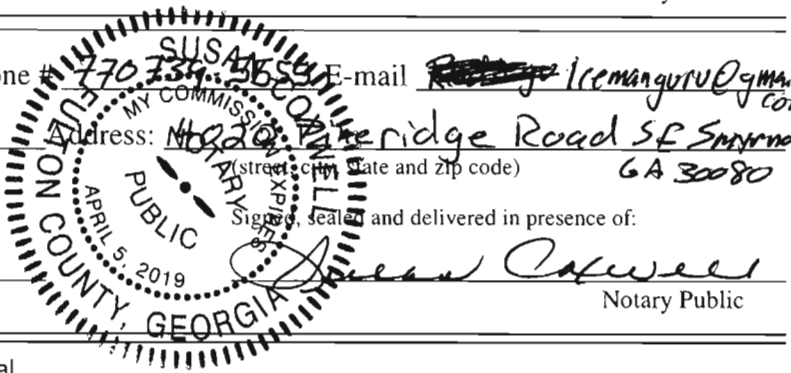
My commission expires: 4-5-2019



Titleholder Anil M. Patel Phone # 770 739 5555 E-mail icremanguru@gmail.com

Signature [Signature] Address: 11020 Parkridge Road SE Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-5-2019



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 19th 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 _____ 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:

The size of the property limits areas of available parking. Due to the location and proximity to the Chattahoochee River, approval for gravel parking is sought, which is a porous surface. Without the additional parking, the business would not have sufficient space for trucks and employee parking, thus hindering the ability to grow.

List type of variance requested: _____

A building expansion is proposed, which requires more parking area for trucks and employee vehicles. Approval for gravel parking (non hardened, porous surface) is sought for areas in the front and side of the property. Proposed parking would be screened from view of Mableton Parkway by evergreen plantings.