

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: September 14, 2016

DUE DATE: August 15, 2016

Distributed: July 26, 2016



Cobb County...Expect the Best!

FINAL PLAT
 3478 CHEATHAM ROAD
 LOCATED IN
 LAND DISTRICT, 2ND DISTRICT
 2008 SCALE 1" = 100'
 REGISTERED FOR
 CHUCK CLANCY

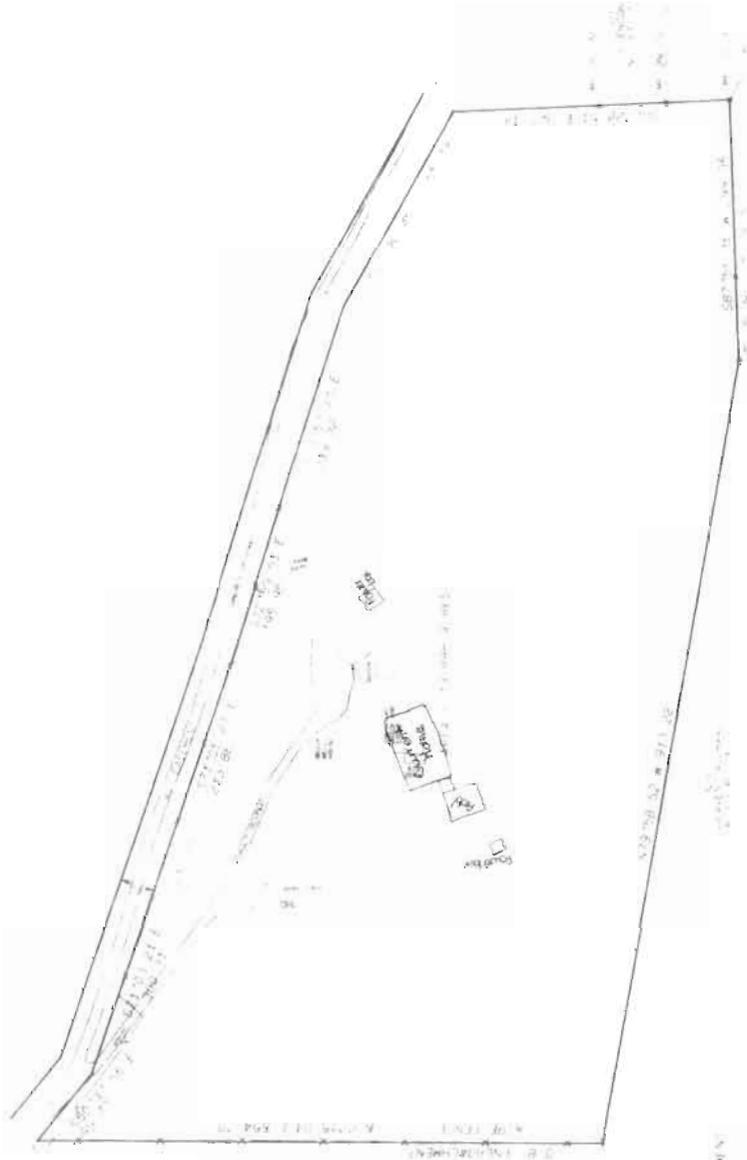
V-114
 (2016)



BETTERTON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 10000 WOODBURN ROAD, SUITE 100, WOODBURN, VIRGINIA 22195
 (540) 943-1000

0314B
 SHEET NO. 1
 PLAN NO. 47
 0314B PRO

THIS PLAT HAS BEEN CALCULATED FOR THE PURPOSES OF THE
 RECORD AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED
 WAS A CLOSED POLYGON WITH THE FOLLOWING BEARS
 AND AN ANGLE OF ERROR OF 05' 14" 00" WAS
 ADJUSTED USING THE COMPASS RULE METHOD.
 THE PLAT IS FOR THE PURPOSES OF THE RECORD.
 ALL LOTS HAVE BEEN EXAMINED AND FOUND TO BE
 ACCURATE AND CORRECT. THE PLAT IS NOT TO BE
 USED FOR ANY OTHER PURPOSE.
 NOTE: #1 BEARS AT CORNER A LESS IN THE RECORD.



- LEGEND
- Monument
 - Yard Line
 - Gas Line
 - Telephone
 - Sewer
 - Electric Box
 - Water Meter
 - Water Valve
 - Sign Pole
 - Power Pole
 - Sanitary Sewer Manhole
 - Water Line
 - Underground Telephone
 - Gas Line
 - Fence

REFERENCES

- (1) PLAT FOR RICHARD GREENE JR 201 PG 27
- (2) WARRANTY DEED TO DEBBIE WEAVER, DTD JAN 10 1984 DB 2080 PG 171
- (3) GUIT CLAIM DEED TO DEBBIE & DANNY GUIT, DTD JULY 29 1998 DB 3188 PG 183
- (4) WARRANTY DEED TO JOHN & JUDITH EVANS, DTD JAN 10 1984 DB 2080 PG 289
- (5) PLAT FOR L. W. DENESTER BY SMITH & SMITH, AND SURVEYORS

IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION
 OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH
 THE STANDARD STANDARDS AND REGULATIONS OF THE L.S.B.



APPLICANT: Blake Blomquist

PETITION No.: V-114

PHONE: 770-314-1261

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Jennifer Blomquist

PRESENT ZONING: R-30

PHONE: 770-851-9275

LAND LOT(S): 113

TITLEHOLDER: Blake Blomquist and Daniel Orton

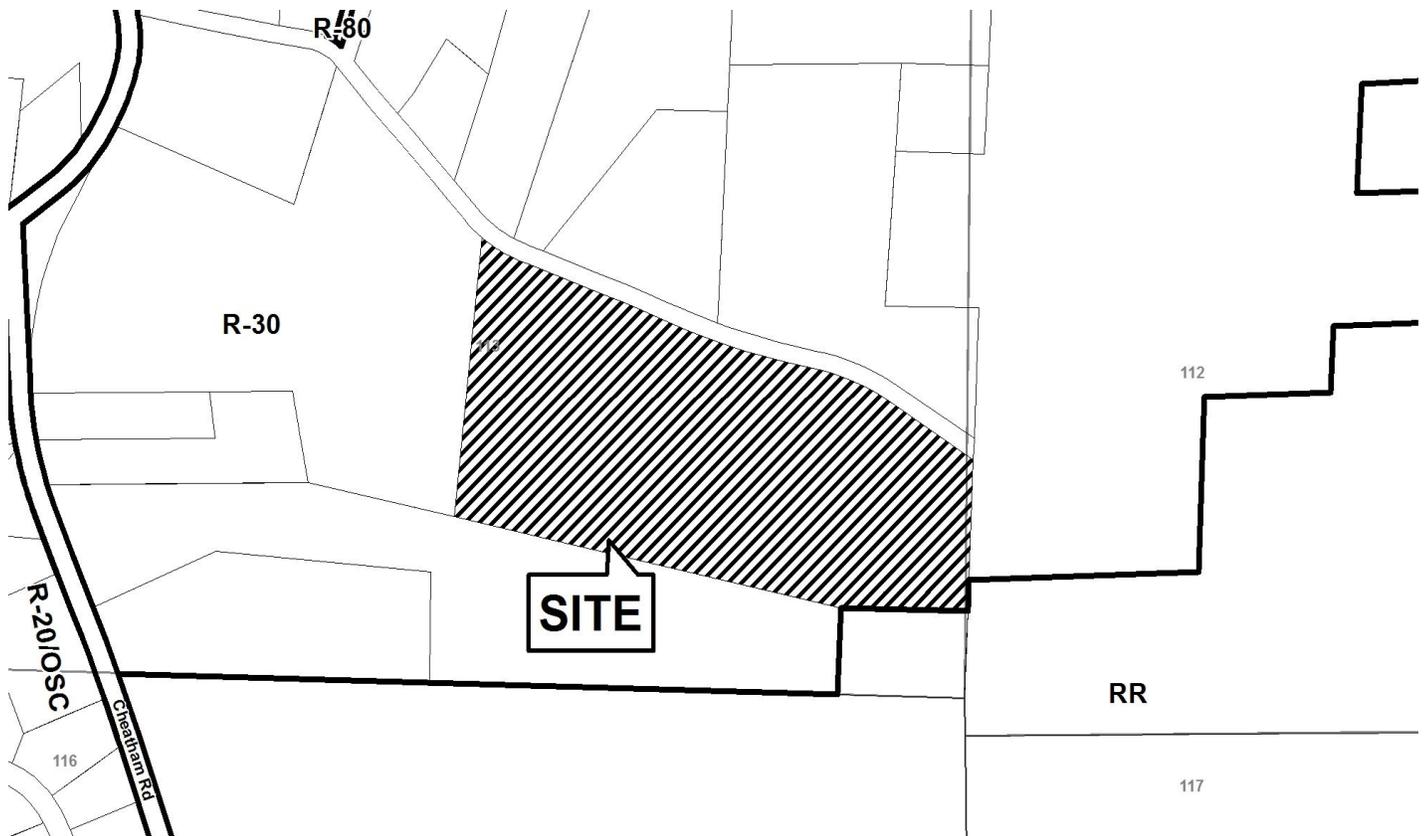
DISTRICT: 20

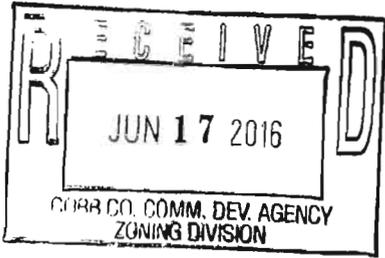
PROPERTY LOCATION: On the south side of
Rabbit Run, east of Cheatham Road
(3478 Rabbit Run).

SIZE OF TRACT: 14 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow a second electrical meter on a single-family residential lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-114
Hearing Date: 9-14-14

Applicant Blake Blomquist Phone # 770-314-1261 E-mail monumentmaster@gmail.com

Jennifer Blomquist Address 3478 Rabbit Run Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

Jennifer Blomquist Phone # 770-851-9275 E-mail jenblom28@yahoo.com
(representative's signature)

**BRENDA COLEMAN
NOTARY PUBLIC**

Signed, sealed and delivered in presence of:
Brenda Coleman
Notary Public

My commission expires: HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
1/20/2019

Titleholder Blake Blomquist Phone # 770-314-1261 E-mail monumentmaster@gmail.com

Signature [Signature] Address: 3478 Rabbit Run Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

**BRENDA COLEMAN
NOTARY PUBLIC**

Signed, sealed and delivered in presence of:
Brenda Coleman
Notary Public

My commission expires: HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
1/20/2019

Present Zoning of Property _____

Location 3478 Rabbit Run Acworth GA 30101 - Cheatham Rd and Rabbit Run
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 113 District 20th Size of Tract 13.998 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:

We have done an addition to our home for my elderly mother and father to move in that needs round the clock care

List type of variance requested: 2nd meter installed on addition. To far of a run to run it from the current meter.

APPLICANT: John C. Greene

PETITION No.: V-115

PHONE: 770-422-7790

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: John C. Greene

PRESENT ZONING: R-20

PHONE: 770-422-7790

LAND LOT(S): 327

TITLEHOLDER: John C. Greene, Annie Mae Greene
and Gwendolyn Sowder

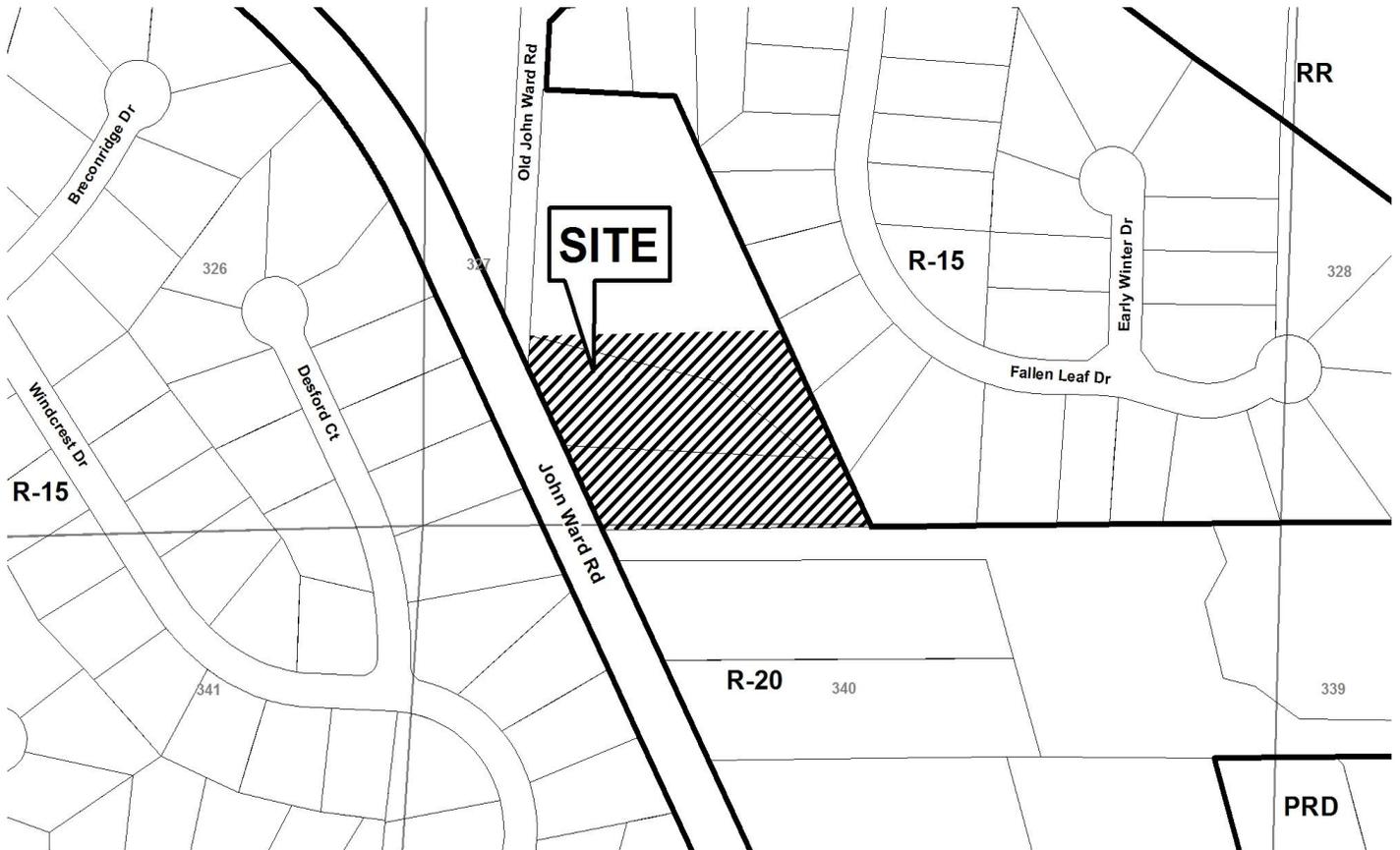
DISTRICT: 19

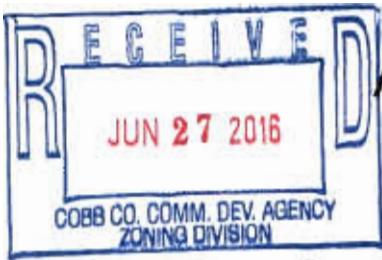
PROPERTY LOCATION: On the southeast corner of
John Ward Road and Old John Ward Road
(1641 John Ward Road).

SIZE OF TRACT: 5.02 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 650 square feet (existing 859 square foot detached garage) from the required 100 feet to 64 feet adjacent to the southern property line, and to 90 feet adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-116
Hearing Date: 9-14-16

Applicant John C. Greene Phone# 770-422-7798 E-mail - NA -

JOHN C. GREENE Address 1641 John Ward Rd Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

John C. Greene Phone# _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

Don Paul Wells
Notary Public

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

Titleholder JOHN C. GREENE Phone# _____ E-mail _____

Signature John C. Greene Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Don Paul Wells
Notary Public

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

Present Zoning of Property R-20

Location 1641 John Ward Rd Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 327 District 19th Size of Tract 2.51 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:

existing building built in early 1990's is too close to property line

List type of variance requested: to change set back from 100 ft to 64 ft

RE-ZONING PLAT FOR:

Alvin G. Rains

PIN 19038400110

1849 Lost Mountain Road

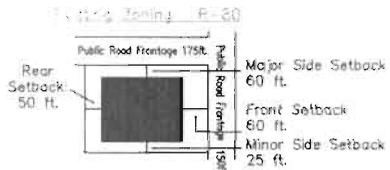
Land Lots 357 & 384 19th District
2nd Sect., Cobb County, Georgia



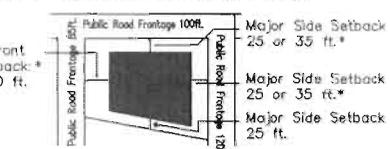
**V-116
(2016)**

N/F
RUSSELL & JEAN J. LOWERY
PIN 19035700070
1829 LOST MOUNTAIN ROAD

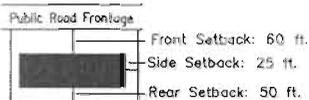
N/F
JIMMY L. TURNER
PIN 19035600040
1841 MACLAND
WOODS DRIVE



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages



Example for Property with one (1) Public Road Frontage

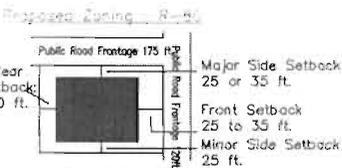
MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 ZONING DISTRICT

Lot size and setback requirements are as follows:

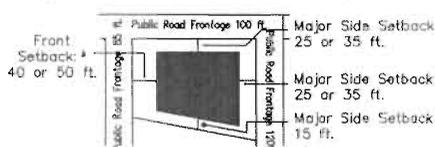
- a. Minimum lot size: 80,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- b. Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet
- c. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet
- d. Minimum building setbacks: As shown and applied in the following diagram:

MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 DISTRICT

Note: All setbacks shall be measured from future right-of-way



Example for Property with two (2) Public Road Frontages



Example for Property with three (3) Public Road Frontages



Example for Property with one (1) Public Road Frontage

MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 ZONING DISTRICT

Lot size and setback requirements are as follows:

- a. Minimum lot size: 80,000 square feet. The board of zoning appeals shall not be authorized to recommend a variance for more than 25 percent of the minimum lot size.
- b. Minimum lot width at front setback line: 75 feet; cul-de-sac, 50 feet
- c. Minimum public road frontage: 75 feet; cul-de-sac, 50 feet
- d. Minimum building setbacks: As shown and applied in the above diagram

MINIMUM BUILDING SETBACK REQUIREMENTS FOR R-80 DISTRICT

Note: All setbacks shall be measured from future right-of-way

I HEREBY CERTIFY TO ALL WHO VIEW THIS REGISTERED SURVEY OR LICENSED BY THE STATE OF GEORGIA, (A) THAT THIS SURVEY PREPARED BY ME DATED 02/20/16, CORRECTLY SHOWS THE LAND OWNED BY Alvin G. Rains

Registered Land Surveyor

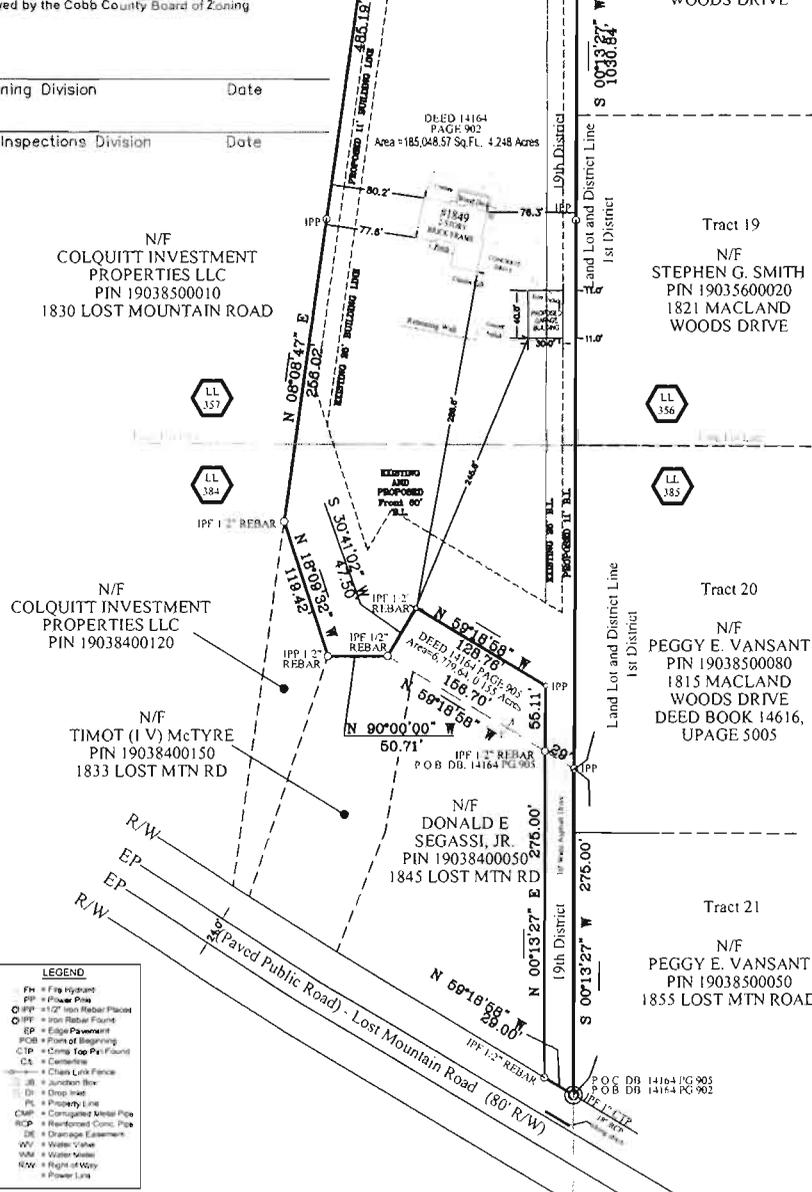
This survey was prepared in conformity with the Technical Standards for Professional Surveying in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Professional Code of Ethics, P.L. Act O.C.G.A. 156-67.

THE PURPOSE OF THIS REVISION IS TO Record a plat for the property that reflects the conditions of the Zoning Board of _____ approved by the Cobb County Board of Zoning Appeals on _____

Cobb County Zoning Division _____ Date _____

Development & Inspections Division _____ Date _____

Basis of Bearing



LEGEND

- FF = Flag Station
- FP = Flow Pipe
- IPF = 1/2" Iron Rebar (Point)
- IPR = Iron Rebar (Line)
- EP = Edge Pavement
- FPB = Point of Beginning
- CLP = Close Top Pin (Found)
- CL = Centerline
- LF = Chain Link Fence
- SB = Suction Box
- D = Drop Inset
- PL = Property Line
- CMP = Compacted Metal Pipe
- RCP = Reinforced Conc. Pipe
- SE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- WV = Valve at Man
- PL = Power Line

Perimeter Surveying Co., Inc.
1065 Sandtown Road, SW
Marietta, GA 30008
Phone: (770) 425-6824
Fax: (770) 425-6768
kencooper@aol.com

REZONING SURVEY FOR:
Alvin G. Rains
1849 Lost Mountain Road
PIN 19038400110
Land Lots 357 & 384 19th District
2nd Sect., Cobb County, Georgia
Area = 185,048 Sq. Ft., 4.25 Acres

Plat No. 19038400110
Date Surveyed: 02/08/2016
Date Drawn: 02/12/2016

Computed by: RSN
Drawn by: RSN
Checked by: KLN

Plat Bk 75 Pg. 207
Deed Bk 14164 Pg. 897

All iron pins are 1/2" Rebar unless otherwise noted.
Equipment used: Topcon GTS Total Station
The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point.
This plat has been calculated for closure and is found accurate within one foot in 519,647 feet.
This plat is subject to all easements public and private.
This plat may be based on a recorded plat from zone pins referenced on said plat for closure to be in accordance with F.R.M. Community Panel #: 130672091G, dated 12/16/2008 this property is not located in an area having special flood hazard.

This survey was prepared in conformity with the Technical Standards for Property Surveying in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 156-67

GRAPHIC SCALE
0' 20' 40' 80'
SCALE: 1" = 80'

Job # 010104-1849 Lost Mtn Rd

APPLICANT: Alvin G. Rains

PETITION No.: V-116

PHONE: 404-308-1131

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Alvin G. Rains

PRESENT ZONING: R-80

PHONE: 404-308-1131

LAND LOT(S): 357, 384

TITLEHOLDER: Alvin G. Rains and Kimberly L. Rains

DISTRICT: 19

PROPERTY LOCATION: On the north side of Lost Mountain Road, north of Macland Woods Drive (1849 Lost Mountain Road).

SIZE OF TRACT: 4.25 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 1,200 square foot garage) to the front of the principal building; 2) waive the side setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 11 feet adjacent to the eastern property line; and 3) waive the minimum public road frontage from the required 75 feet to 29 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-116
Hearing Date: 9-14-16

Applicant Alvin G. Rains Phone # 404/308-1131 E-mail Cooteral@AOL.CO

Alvin G Rains Address _____
(representative's name, printed) (street, city, state and zip code)

al o R Phone # _____ E-mail _____
(representative's signature)



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

Signed, sealed and delivered in presence of:

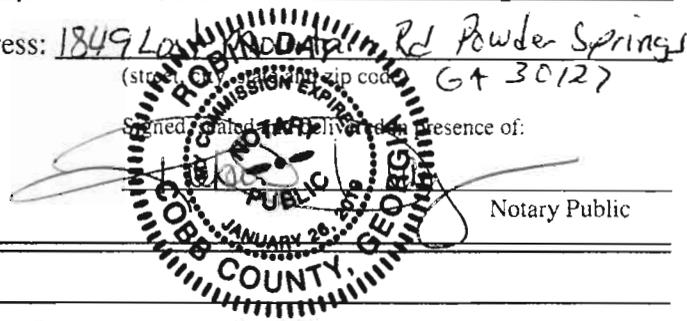
Donald Paul Well
Notary Public

Titleholder Alvin G. Rains Phone # 404/308-1131 E-mail Cooteral@AOL.Com

Signature Alvin G Rains Address: 1849 Lost Mountain Rd Powder Springs,
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.) GA 30127

My commission expires: 11/26/19

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-80

Location 1849 Lost Mountain Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 357 & 384 District 19th Size of Tract 4.24 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).

A Variance is needed for the location of a detached garage, due to the width and slope of my property.

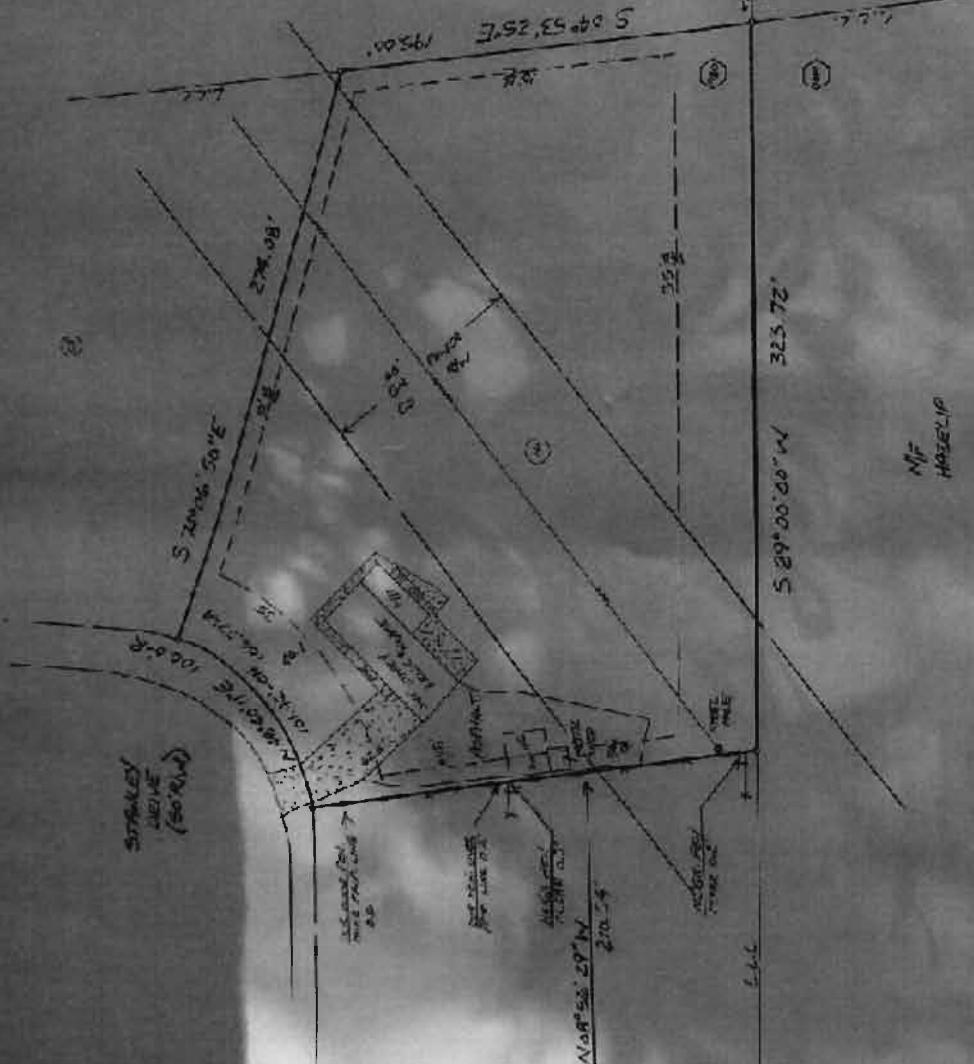
List type of variance requested: Variance 1) Waive required side setback of 25' feet to 11' feet.

Variance 2) Waive the current maximum square footage of 650 sq ft for detached garage to 1200 square foot detached garage.

Variance 3) Waive current build behind back corner of house to build outside front corner of house. (as shown on Rezoning Plat)

V-117
(2016)

MAGNETIC



N/F
HAZELIP

AUCA = 1.7775 ACRES
BLVD STANLEY DRIVE

PLAT NO. 136720 B.H.
SUBJECT 0382
DATE 7/1/16



SURVEY FOR:
PEDRO A. HERNANDEZ

LOT 26, BK 4, PL 2, WYOMING	ZONA RECLAMATA
LAND LOT 330	SECTION 2ND
SECTION 14TH	COUNTY, GEORGIA
PLAT BOOK 136720	DATE 7/1/16
SCALE 1" = 40'	PL 2, WYOMING

JA. EVANS
SURVEYING, INC., INC.
P.O. BOX 10000, ATLANTA, GA 30308
PHONE 404.525.1000

THIS PLAT WAS PREPARED
WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS
SUBJECT TO ANY AND ALL
DISCLAIMERS THAT A TITLE
SEARCH MAY REVEAL.

SATIMCOASTER 30 STATIONING
HEIGHT = 29'
BOX = 10'
SCALE = 10'

Minimum 1/4 inch spacing between lines. No
double lines. All lines to be drawn in black.
All text to be in black. All text to be in
English. All text to be in 12 point font.
All text to be in 12 point font.

APPLICANT: Pedro A. Hernandez

PETITION No.: V-117

PHONE: 404-542-9838

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Jeffrey Hernandez

PRESENT ZONING: R-20

PHONE: 404-422-4132

LAND LOT(S): 980

TITLEHOLDER: Pedro Antonio Hernandez and
Sonia M. Hernandez Campos

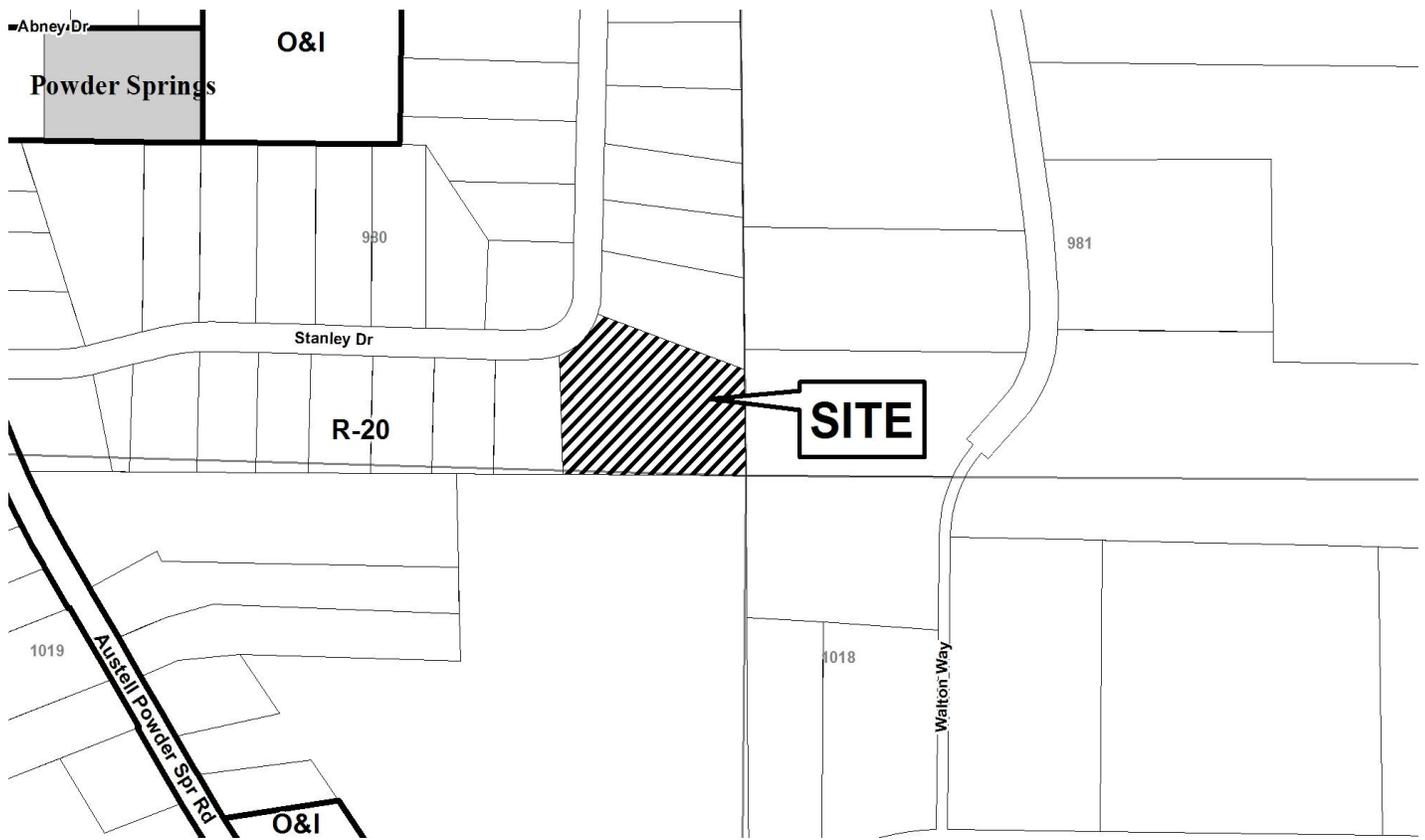
DISTRICT: 19

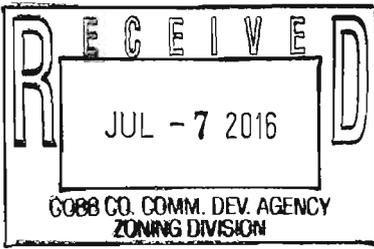
PROPERTY LOCATION: On the south side of
Stanley Drive, east of Austell Powder Springs Road
(4309 Stanley Drive).

SIZE OF TRACT: 1.78 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback for an accessory structure under 650 square feet (approximately 500 square foot awning and metal shed) from the required 10 feet to one (1) foot adjacent to the western property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-117
Hearing Date: 9-14-16

Applicant Pedro A Hernandez Phone # 404) 542-9838 E-mail Jeffreyhernandez34@gmail
Jeffrey Hernandez Address 4309 Stanley Dr, Powder Springs, 30127
(representative's name, printed) 6/14/16 (street, city, state and zip code)

[Signature] Phone # 404) 422-4132 E-mail Jeffreyhernandez34@gmail
(representative's signature)
KEITH QUEEN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 4TH, 2019
Signed, sealed and delivered in presence of:
Keith Queen 6-14-16
Notary Public

Titleholder Sonia ~~Compos~~ Hernandez Phone # 404) 542-9838 E-mail Jeffreyhernandez34@gmail
Signature [Signatures] Address: 4309 Stanley Dr, Powder Springs, 30127
(attach additional signatures, if needed) (street, city, state and zip code)
KEITH QUEEN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 4TH, 2019
Signed, sealed and delivered in presence of:
Keith Queen 6-14-16
Notary Public

Present Zoning of Property R-20
Location 4309 Stanley Drive Powder Springs, GA. 30127
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 980 District 19 Size of Tract 3.7 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 20x20' Shape of Property 20x20x11" 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:

Applying for variance for shed, to have tools, lawn equipments etc (since house doesn't have garage) and also as a storage

List type of variance requested: _____

APPLICANT: Windcrest Homes ATL LLC

PETITION No.: V-118

PHONE: 770-374-3000

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Robert W. Brandl

PRESENT ZONING: R-20

PHONE: 770-374-3000

LAND LOT(S): 377

TITLEHOLDER: Windcrest Homes Atlanta, LLC

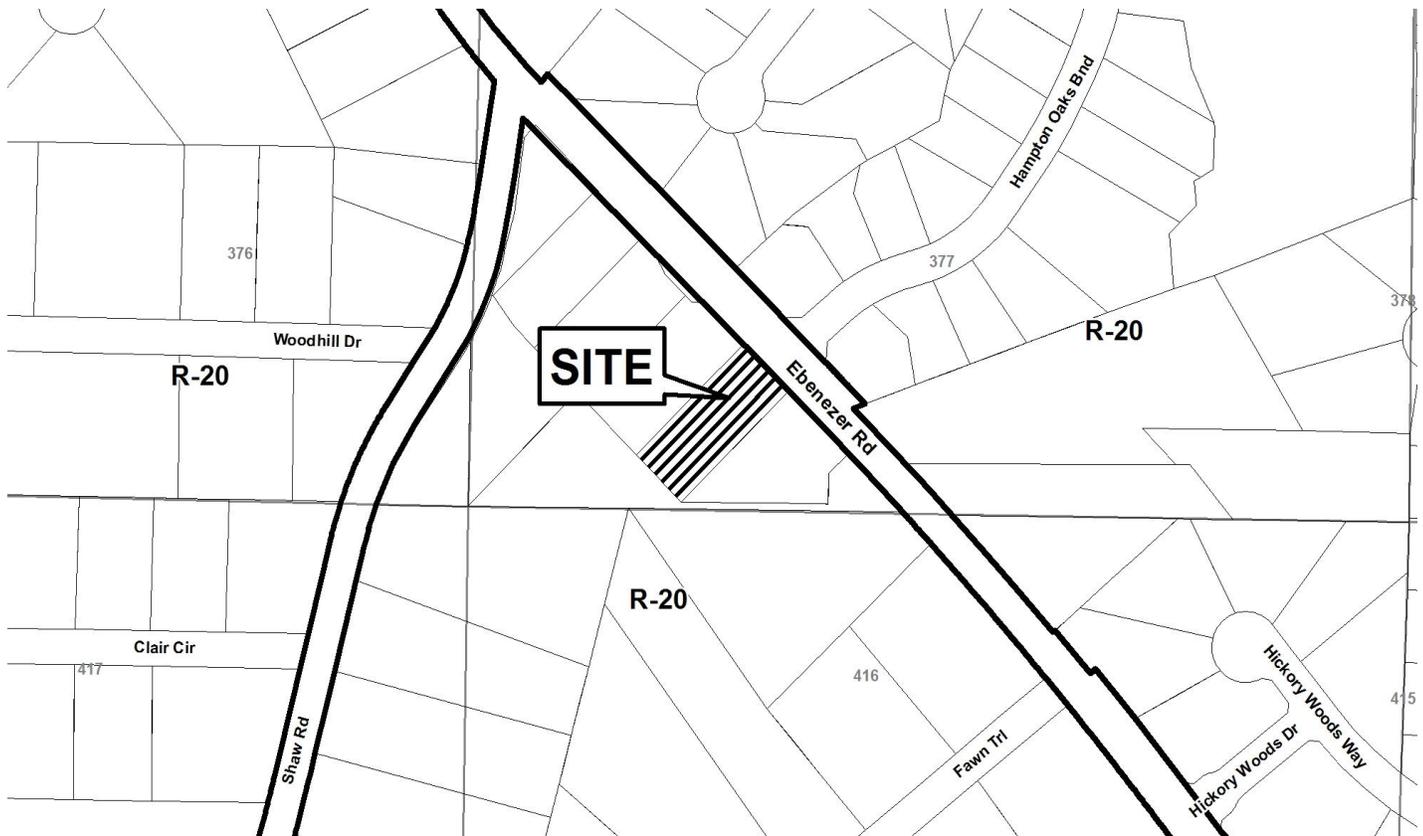
DISTRICT: 16

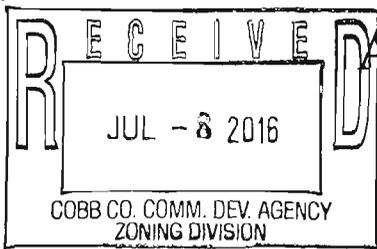
PROPERTY LOCATION: On the southwest side of
Ebenezer Road, south of Shaw Road
(1526 Canfield Lane).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 9 feet adjacent to the southeastern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-118
Hearing Date: 9-14-16

Applicant WINDCREST HOMES ATL LLC Phone # 770 374 3000 E-mail beechwood 411@gmail.com

ROBERT W. BRANDL Address 235 MOSS STONE WAY, ROSWELL, GA 30075
(representative's name, printed) (street, city, state and zip code)

Robert W. Brandl Phone # 770 374 3000 E-mail beechwood411@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jan. 30th 2019



[Signature]

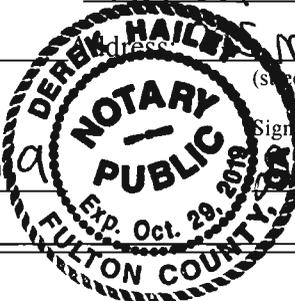
Notary Public

Titleholder WINDCREST HOMES ATL LLC Phone # 770 374 3000 E-mail BEECHWOOD 411@gmail.com

Signature Robert W. Brandl Address 235 MOSS STONE WAY, ROSWELL, GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October 29, 2019



[Signature]

Notary Public

Present Zoning of Property R - 20

Location 1526 CANFIELD LANE, MARIETTA, GA. 30066 INSIDE SHAW ESTATES COMMUNITY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 0.477 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 0.477 acres Shape of Property RECTANGLE Topography of Property SLOPPING Other _____

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

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 RIGHT FOUNDATION OF THE HOME UNDER CONSTRUCTION INVADERS THE SIDE YARD BUILDING BY UP TO ONE FOOT. THE HOME IS CURRENTLY IN FRAME STAGE WHICH WOULD BE FINANCIALLY DEVASTATING TO DEMOLISH THE HOME TO COMPLY WITH THE CURRENT SIDE YARD REQUIRMENT.

List type of variance requested: I RESPECTFULLY REQUEST THAT COBB COUNTY REDUCE THE RIGHT SIDE YARD BUILDING LINE SET BACK FROM THE CURRENT TEN FEET TO A REQUESTED NINE FOOT SET BACK. WINDCREST HOMES ATLANTA LLC CURRENTLY OWNES THE ADJOINING BUILDING LOTS, THEREFORE, THIS REQUEST WOULD NOT AFFECT ANY OTHER HOMEOWNERS.

MAGNETIC N

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF R. LEE SAAR AND CHRISTY L. SAAR DEED BOOK 281 PAGE 255 COBB COUNTY, GEORGIA RECORDS

COBB COUNTY ZONING R-20

MINIMUM LOT AREA: 20,000 SQ. FT.
 MINIMUM FLOOR AREA: 1,200 SQ. FT.
 MINIMUM LOT WIDTH AT FRONT SETBACK: 75/50 FT.
 MINIMUM FRONT SETBACKS:
 MINIMUM 140 FT.
 MINIMUM 40 FT.
 LOCAL: 35 FT.
 MINIMUM SIDE SETBACK: 10 FT.
 MINIMUM REAR SETBACK: 30 FT.
 MAX COVERAGE: 30%
 MAX HEIGHT: 35 FT.
 ALL ZONING MATTERS MUST BE APPROVED BY COBB COUNTY PRIOR TO CONSTRUCTION

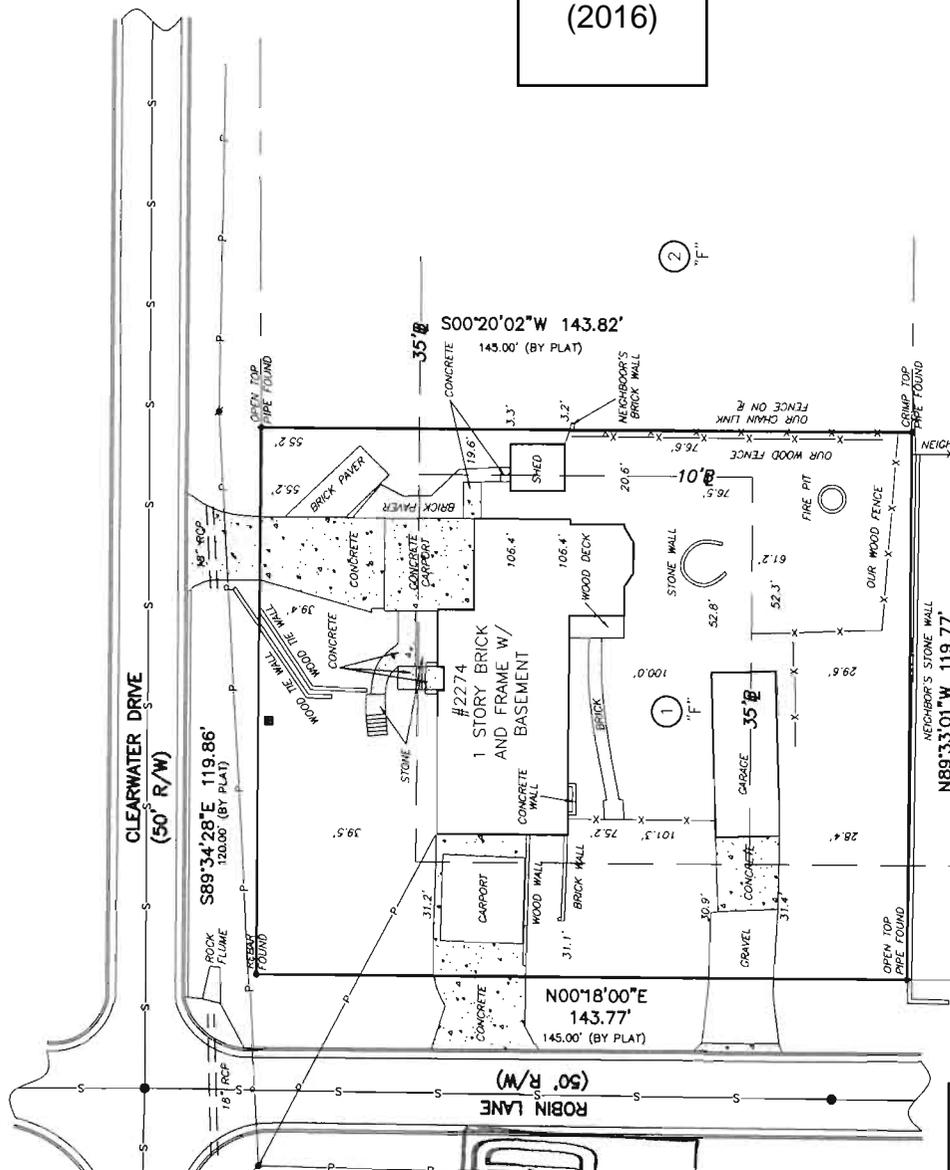
SURVEY NOTES

1. STORM SEWER, SANITARY SEWERS AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS TO WHICH THE SURVEYOR HAS VISUAL ACCESS. BURIED UTILITIES MAY BE ENCOUNTERED. NO ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. THIS SURVEYOR HAS VISUAL ACCESS TO THE LOCAL DRAINAGE DISTRICT OFFICE TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, AND THE SURVEYOR ACCEPTS NO LIABILITY WITHOUT THE EXPRESS RECEPTION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AND OPEN TRAVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,043 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE CORRECTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.
8. AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA, FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE FLOOD HAZARD AREA SHOULD BE OBTAINED FROM THE LOCAL DRAINAGE DISTRICT. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DISTRICT ENGINEER, AN INSURANCE COMPANY OR APPRAISER.
9. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



LEGEND

- R/W DENOTES BUILDING LINE
- R DENOTES RIGHT-OF-WAY
- C DENOTES CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- BW DENOTES BOTTOM OF WALL
- FP DENOTES FIRE PIT
- RCP DENOTES REINFORCED CONCRETE PIPE
- CP DENOTES CONCRETE PIPE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- PM DENOTES POWER METER
- V/C DENOTES VENT CONDITION
- CB DENOTES GAS METER BOX
- CV DENOTES GAS VALVE
- WV DENOTES WATER VALVE
- WY DENOTES WATER METER
- HW DENOTES HEADWALL
- HN DENOTES HEADWALL
- JB DENOTES JOINT BOX
- DK DENOTES DRAIN LINE
- S DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT



V-119 (2016)

TOTAL AREA = 0.3986 ± ACRES
 OR 17,229 ± SQ. FT.
 2274 CLEARWATER DRIVE
 MARIETTA, GEORGIA

SURVEY FOR
 R. LEE SAAR
 CHRISTY L. SAAR

LOT 1, BLOCK "F"
 RED OAK PARK

LAND LOT 792
 DISTRICT 17TH, SECTION 2ND
 COBB COUNTY
 GEORGIA
 PLAT PREPARED: 6-23-16
 FIELD: 6-21-16 SCALE: 1"=20'

This original plat was made and signed by Michael R. Noles on 6-23-16. THIS REPRODUCTION IS NOT VALID UNLESS IT IS IDENTICAL TO THE ORIGINAL DOCUMENT.

Michael R. Noles
 Georgia RLS #2646
 Member SAMSOC
 JOB#242540SN

MELLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive, Suite 200
 Smyrna, Georgia 30080 (770) 434-3343
 Certificate of Authorization #SF000752

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

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



No.	Revision	Date
1		

APPLICANT: R. Lee Saar

PETITION No.: V-119

PHONE: 770-977-8658

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: R. Lee Saar

PRESENT ZONING: R-20

PHONE: 770-977-8658

LAND LOT(S): 792

TITLEHOLDER: R. Lee Saar and Christy L. Saar

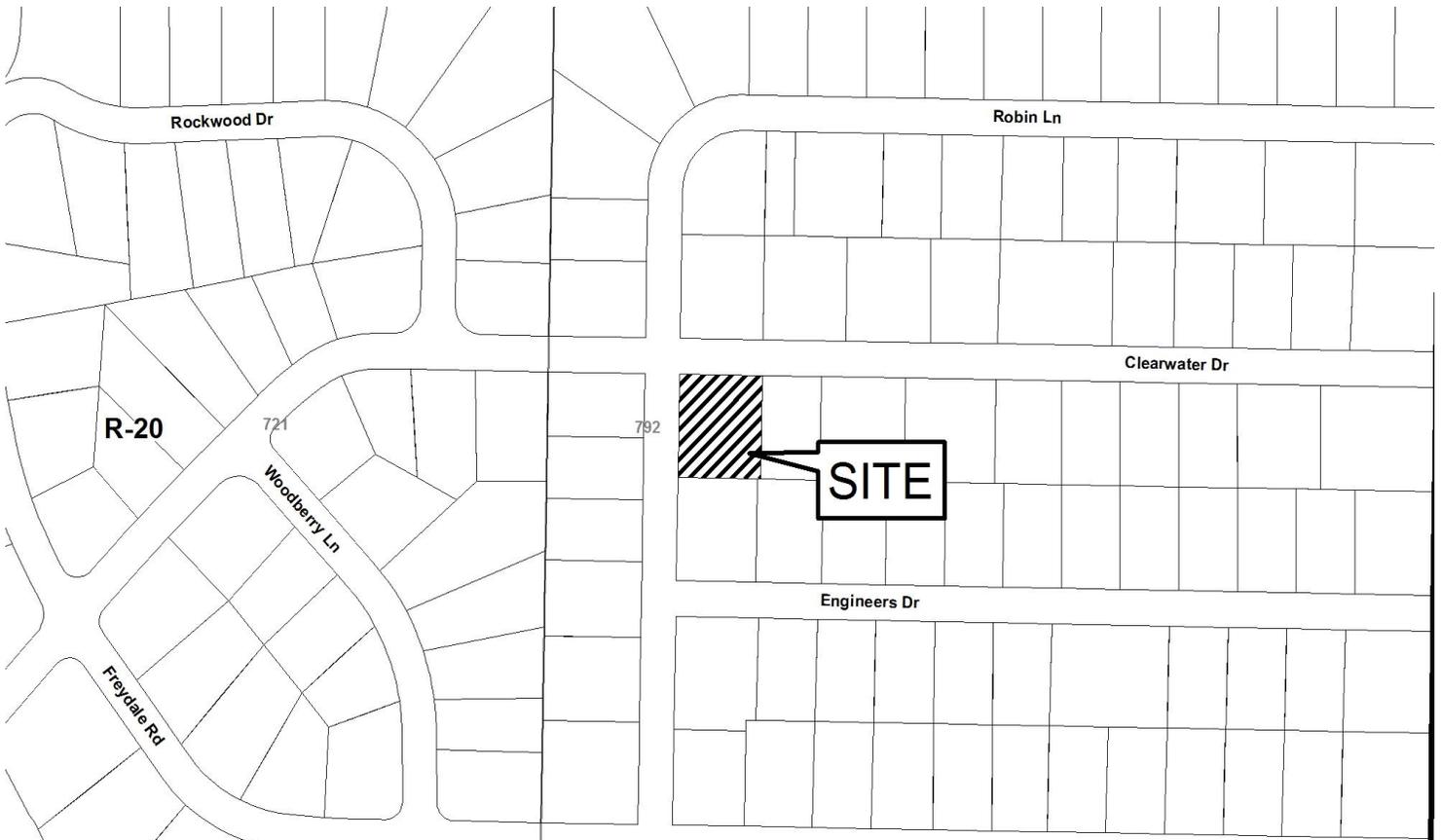
DISTRICT: 17

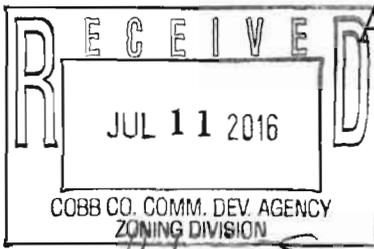
PROPERTY LOCATION: At the southeast intersection of Robin Lane and Clearwater Drive (2274 Clearwater Drive).

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 504 square foot garage) from the required 35 feet to 28 feet; 2) waive the major side setback for an accessory structure under 650 square feet (approximately 342 square foot carport) from the required 25 feet to seven (7) feet; 3) allow an accessory structure (approximately 342 square foot carport) to the side of the principal building and closer to the side street right-of-way; 4) waive the side setback for an accessory structure under 144 square feet (approximately 120 square foot shed) from the required five (5) feet to three (3) feet adjacent to the eastern property line; 5) allow an accessory structure (approximately 120 square foot shed) to the side of the principal building; 6) allow parking and/or access to parking areas on a non-hardened or treated surface (gravel); and 7) waive the front setback from the . required 35 feet to 25 feet (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 9-14-16

Applicant R. Lee Saar Phone # (770) 977-8658 E-mail magsters6@gmail.com

R Lee Saar Address 2274 Clearwater DR Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30067

R Lee Saar Phone # 770-977-8658 E-mail LSaar7@GMAIL.COM
(representative's signature)

My commission expires: 12/29/2019

JHONATTAN CHACON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 29, 2019

Signed, sealed and delivered in presence of:
J Chacon
Notary Public

Titleholder CHRISTY L. SAAR Phone # (770) 977-8658 E-mail magsters6@gmail.com
R Lee Saar

Signature R Lee Saar Address: 2274 Clearwater DR Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

Christy L. Saar
My commission expires: 12/29/2019

JHONATTAN CHACON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 29, 2019

Signed, sealed and delivered in presence of:
J Chacon
Notary Public

Present Zoning of Property R-20

Location 2274 Clearwater Dr Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 792 District 17th Size of Tract 0.396 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:

The hardship is that when we built these structures, we did not know that the buildings were too close to the property lines. Two of them have been here for 12 years. Also, when the carport cover was put up in the driveway, it was done

List type of variance requested: Clean up variance for existing structures.

Revised: 03-23-2016
to protect our cars from being dented by the large hickory nuts falling from the trees. This was done about 15 years ago.

APPLICANT: Rocshanna Creese

PETITION No.: V-120

PHONE: 404-449-3331

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Rocshanna Creese

PRESENT ZONING: R-15

PHONE: 404-449-3331

LAND LOT(S): 929

TITLEHOLDER: Rocshanna Creese

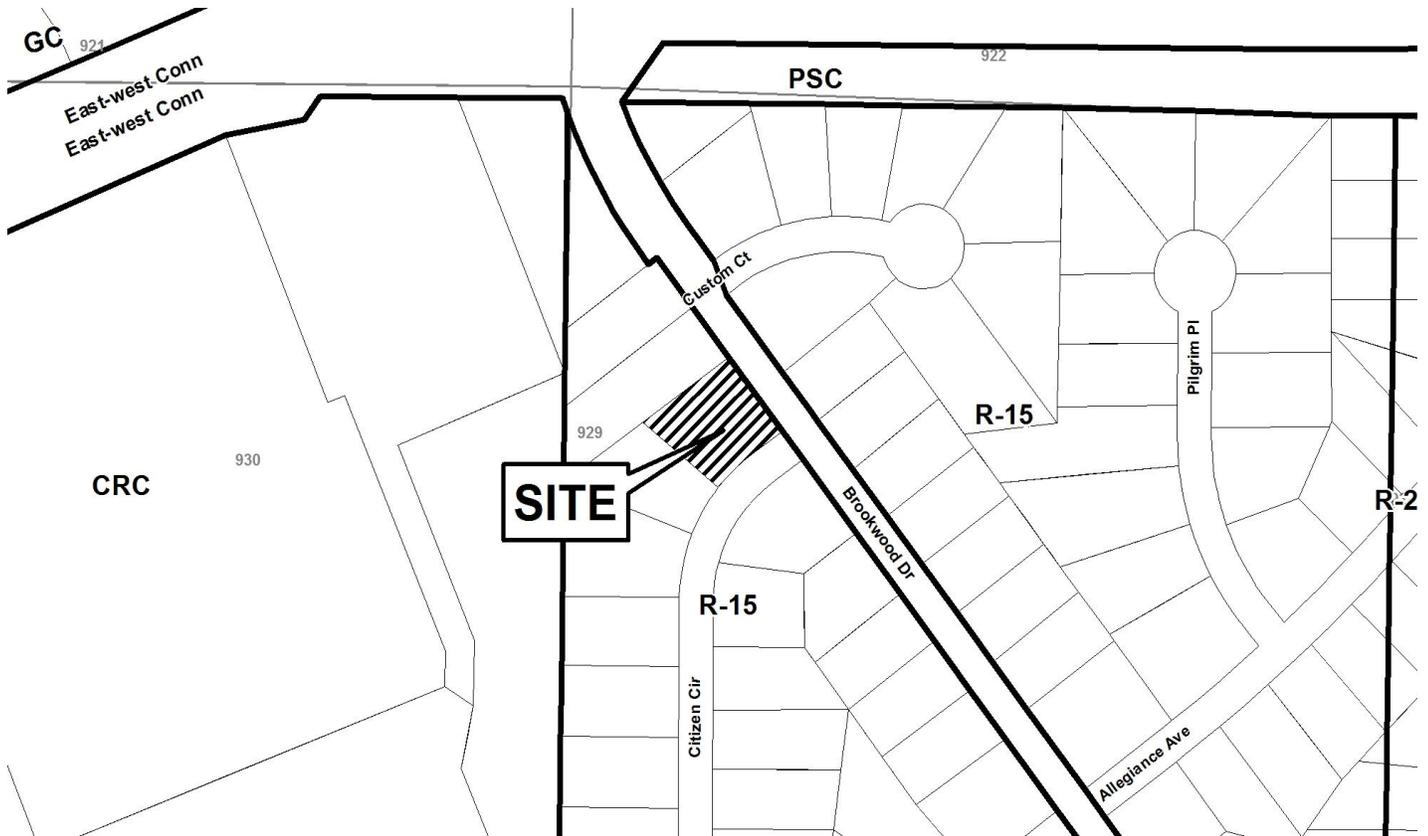
DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of
Citizen Circle and Brookwood Drive
(4086 Brookwood Drive).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 18 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-120
Hearing Date: 9-14-16

Applicant Rocshanna Creese Phone # 404 449-3331 E-mail _____

Rocshanna Creese Address 4086 Brookwood DR Austell GA 30106
(representative's name, printed) (street, city, state and zip code)

R. Creese Phone # 404-449-3331 E-mail rycreese@gmail.com
(representative's signature)



Signed, sealed and delivered in presence of:
Donald Paul Welch
Notary Public

My commission expires: _____

Titleholder Rocshanna Creese Phone # 404 449-3331 E-mail rycreese@gmail.com

Signature R. Creese Address: 4086 Brookwood Drive, Austell GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Paul Welch
Notary Public

My commission expires: _____

Present Zoning of Property R-15

Location 4086 Brookwood Dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 929 District 19th Size of Tract 19,458 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:

My House is on a corner lot.

List type of variance requested: I am trying to add the Bedroom's and Bath room's on top. I also have a second floor, add also get a inlaw Suite on the Back side.

V-121
(2016)

SITE PLAN
FOR
KIM V. HOLMES

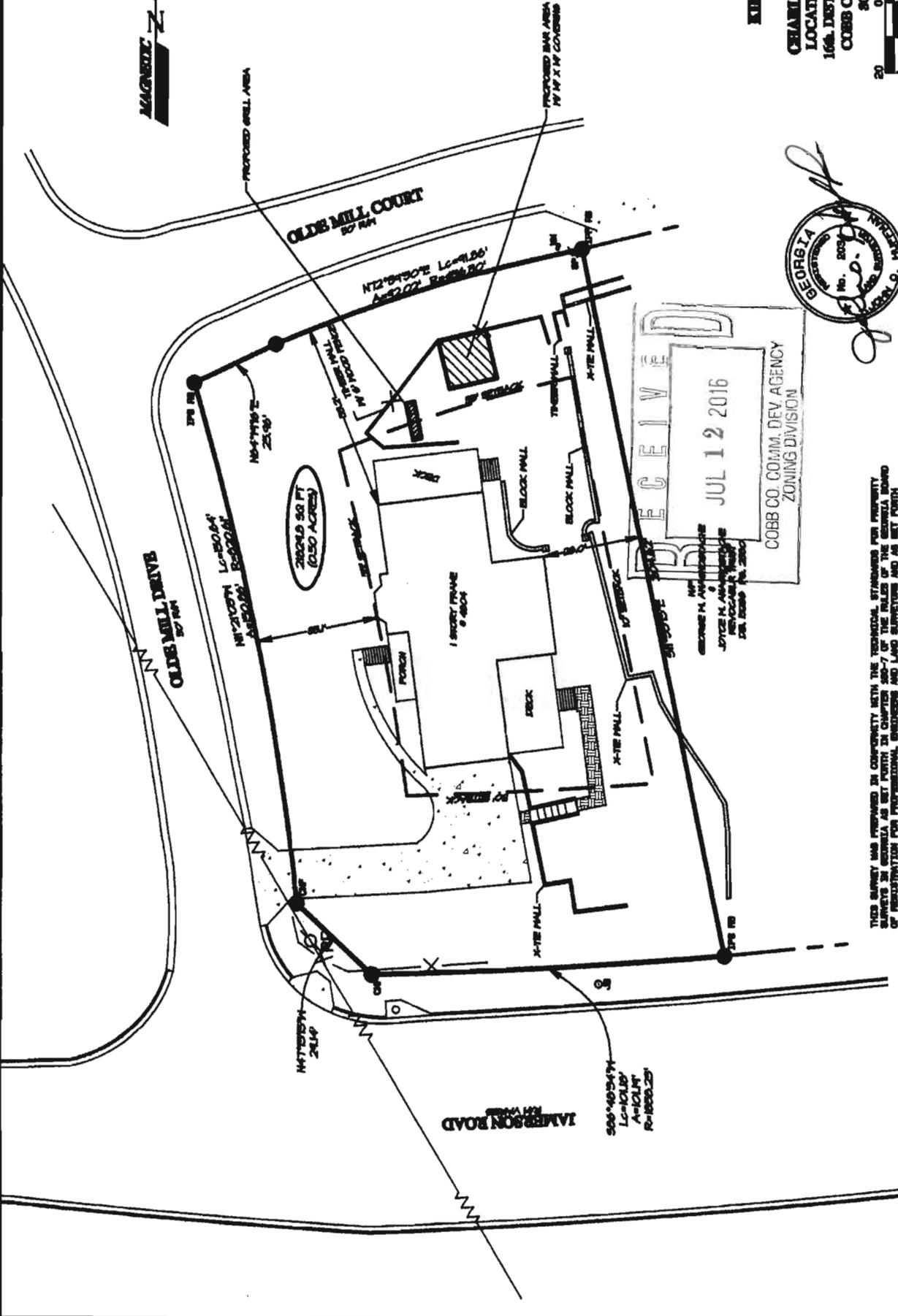
CHARLENE B. HOLMES
LOCATED IN LAND LOT 57
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

SCALE: 1" = 20'
GRAPHIC SCALE

DATE OF SURVEY: JULY 8, 2016
DATE OF DRAWING: JULY 8, 2016

H. B. & P.
SURVEYING, INC.
850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 16-053



LEGEND

HI	MANHOLE	IR	IRON PIN FOUND
HN	MONUMENT	IRB	IRON PIN SET
FI	FIRE HYDRANT	REBAR	REBAR
MT	METER VALVE	OT	OPEN TOP
WM	WATER METER	CH	CONC. MONUMENT
CO	CLEAN OUT	FO	FOUND
GN	GAS METER	CB	CATCH BASIN
GV	GAS VALVE	DI	DROP INLET
FF	FINISH FLOOR	WI	WEIR INLET
PP	ELEVATION	YI	YARD INLET
LD	POWER POLE	YD	YARD
	LIGHT POLE		

ACCORDING TO AN EXAMINATION OF THE OFFICIAL P.L.S.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: JERRISS SET-SERVA

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGULAR ERROR OF 3" PER ANGULAR POINT, AND WAS ADJUSTED USING THE ADJUSTMENT METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

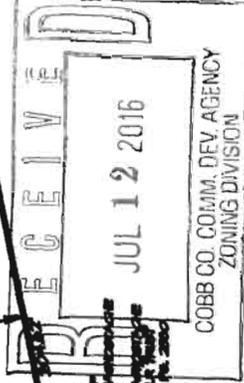
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY UNRECORDED INTERESTS, RIGHTS, OR CLAIMS IN THE SUBJECT REAL ESTATE, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY SUCH UNRECORDED INTERESTS, RIGHTS, OR CLAIMS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE MAKING OF THIS SURVEY, SUBDIVISION RESTRICTIONS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SCALING NOTES:

1. PROPERTY IS ZONED: R-8
2. PROPERTY IS ZONED: R-8C
3. PROPERTY IS ZONED: R-8C
4. MINIMUM FLOOR AREA: 1,200 SQ. FT.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 500-7 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA P.L.S.M. ACT O.C.G.A. 20-9-9-87.

CERTIFICATE OF AUTHORIZATION NUMBER LIF 000388



JAMERSON ROAD
50' R/W

S66°48'54" W
L=101.8'
A=104.1'
R=1000.25'

APPLICANT: Kim Holmes

PETITION No.: V-121

PHONE: 404-376-5961

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Kim Holmes

PRESENT ZONING: R-15

PHONE: 404-376-5961

LAND LOT(S): 57

TITLEHOLDER: Kim V. Holmes and Charlene B. Homes

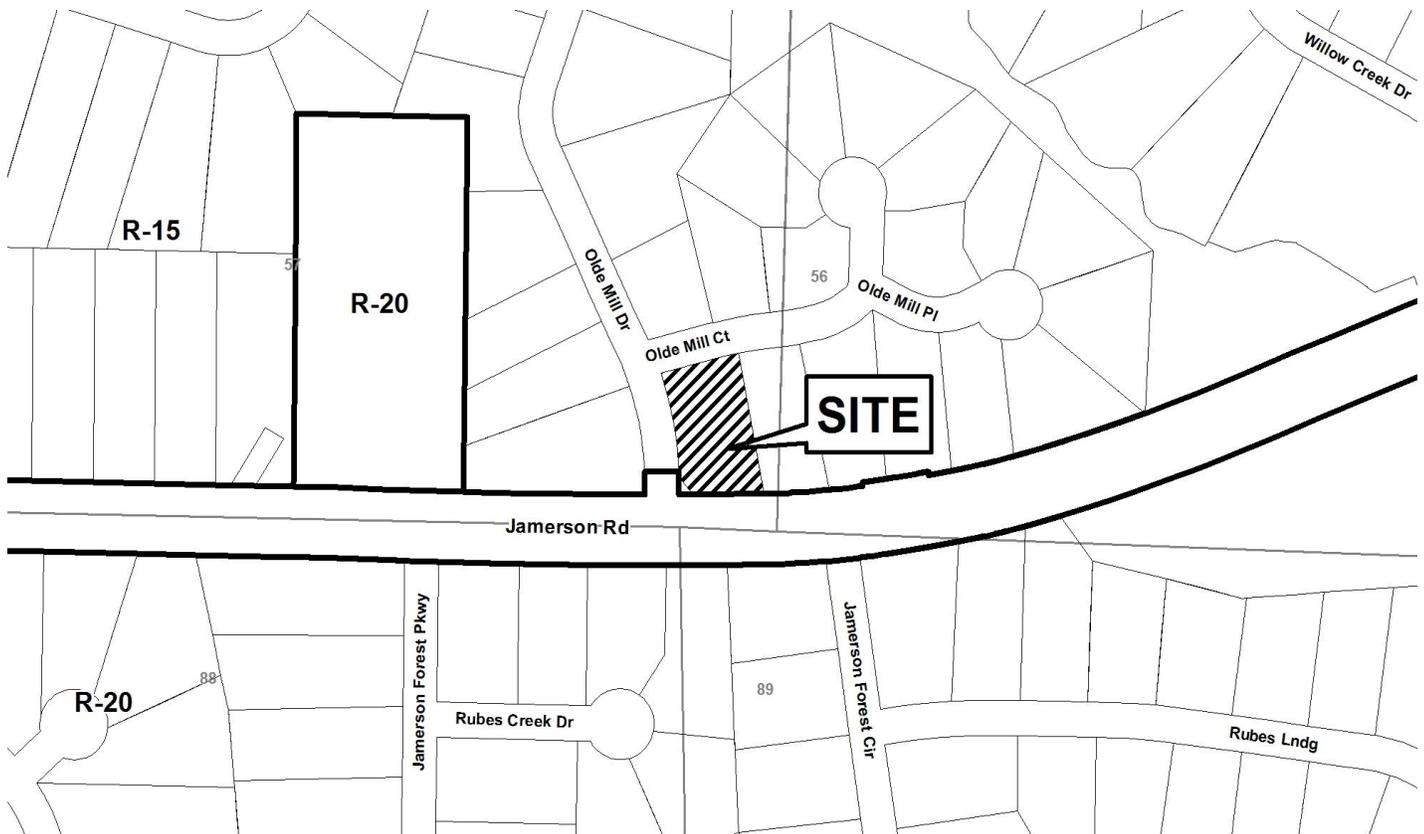
DISTRICT: 16

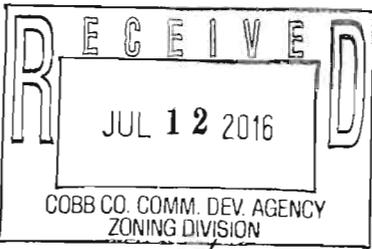
PROPERTY LOCATION: On the north side of Jamerson Road, on the south side of Olde Mill Court and on the east side of Olde Mill Drive (4804 Olde Mill Drive).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow and accessory structure (proposed approximately 33 square foot grill area and proposed approximately 196 square foot bar area with covering) to the side of the principal building and closer to the side street right-of-way; and 2) waive the rear setback for an accessory structure under 650 square feet (proposed approximately 196 square foot bar area with covering) from the required 35 feet to 14 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-121
Hearing Date: 9-14-16

Applicant KIM Holmes Phone # 404-376-5961 E-mail Kholmespainting@bellsouth.net
KIM HOLMES Address 4804 Olde Mill DR Marietta, Ga 30066
(representative's name, printed) (street, city, state and zip code)

Kim V Holmes Phone # _____ E-mail Kholmespainting@bellsouth.net
(representative's signature)

My commission expires: 9/15/19



Signed, sealed and delivered in presence of:
Natalie Meeks
Notary Public

Titleholder Kim V + Charlene Holmes Phone # 404-376-5961 E-mail bern.holmes@bellsouth.net
Signature Kim V Holmes Address 4804 Olde Mill DR. Marietta, Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Charlene B Holmes



Signed, sealed and delivered in presence of:
Natalie Meeks
Notary Public

My commission expires: 9/15/19

Present Zoning of Property A-15

Location 4804 Olde Mill DR Marietta, Ga
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 57 District 16th 2 Section Size of Tract .50 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 way house sits on property we have no room in our back AREA to build on. The only land to build on is the right or left side of house. We are on a corner lot.

List type of variance requested: Outdoor Kitchen Island Patio Area.

APPLICANT: Michael Sean Reynolds

PETITION No.: V-122

PHONE: 513-227-9067

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Elizabeth Reynolds

PRESENT ZONING: R-20/OSC

PHONE: 513-227-9067

LAND LOT(S): 224

TITLEHOLDER: Michael S. Reynolds and Elizabeth Reynolds

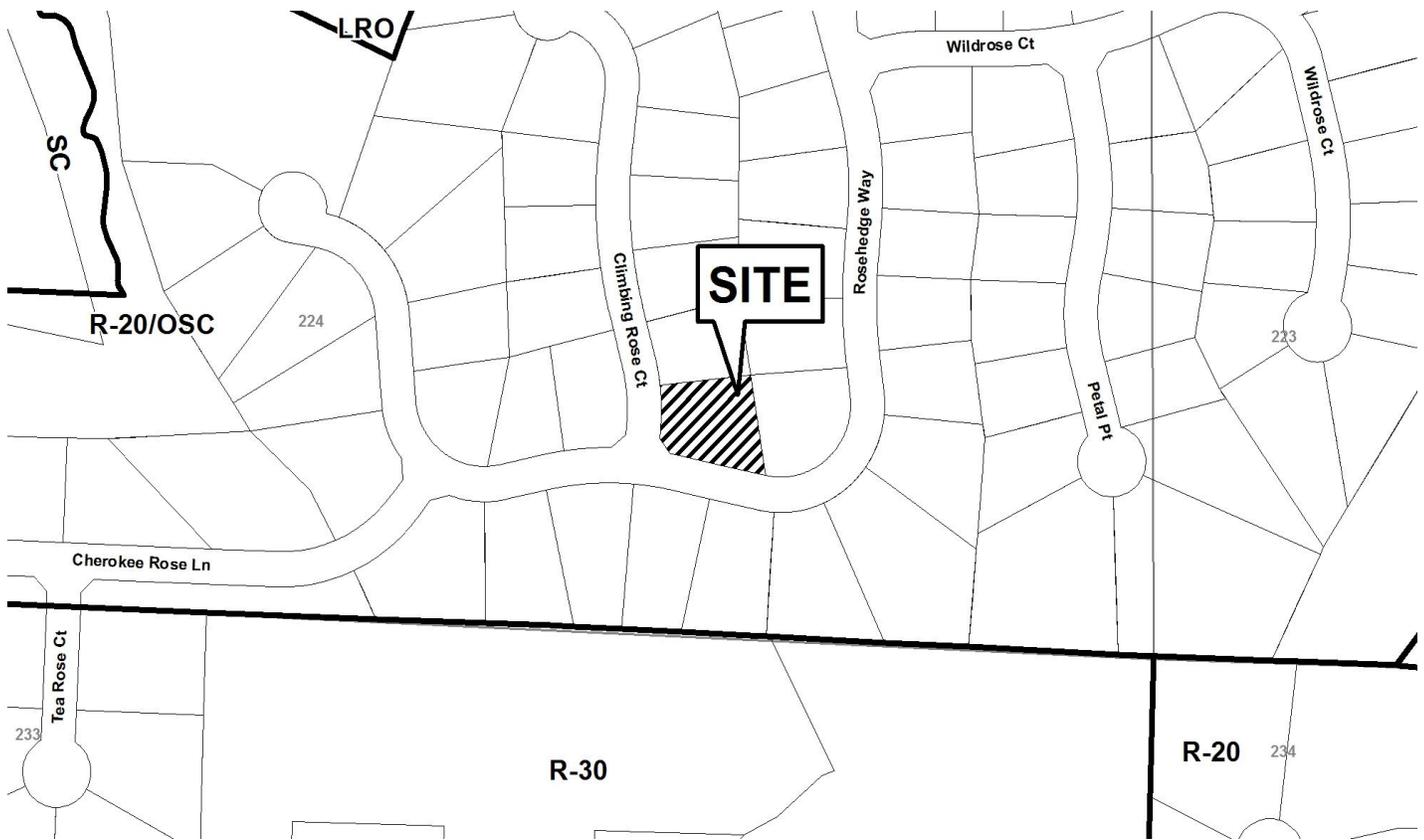
DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of Rosehedge Way and Climbing Rose Court (1600 Climbing Rose Court).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the major side setback from the required 20 feet to 13 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-122
Hearing Date: 9-14-16

Applicant Michael Sean Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com

Elizabeth Reynolds Address 1600 Climbing Rose Ct. NW. Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Elizabeth Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com
(representative's signature)

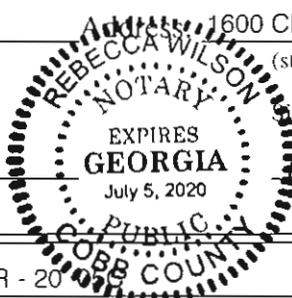
My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Kim Wakefield
Notary Public



Titleholder Michael S. Reynolds Phone # 513-227-9067 E-mail delta.seanreynolds@gmail.com
Elizabeth Reynolds My Commission Expires November 19, 2018

Signature Michael S. Reynolds Address 1600 Climbing Rose Ct. NW. Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

Elizabeth Reynolds Signed, sealed and delivered in presence of: Rebecca Wilson
My commission expires: July 5, 2020 Notary Public



Present Zoning of Property R-20 R-20 O5C

Location 1600 Climbing Rose Ct NW Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 20 Size of Tract 0.381 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:

This pergola would create shade for existing brick patio. Patio location is on side of home due to positioning of house on corner lot and the topographic nature of the property.

List type of variance requested: Encroachment into major side setback with pergola {34x15} side setback as shown on plat.



01-20-2016

J.D. GRACE
 LAND SURVEYING, LLC
 2300 KIMBROUGH COURT
 ATLANTA, GA 30350
 CELL: (770) 733-4649
 OFFICE: (678) 587-0100
 jdgrace13@yahoo.com

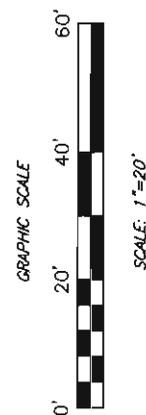
V-123
(2016)

SITE ADDRESS:
 336 DECLAIRE WAY
 MARIETTA, GEORGIA 30067
 LOT 13, BLOCK A
 LAFAYETTE SQUARE SUBDIVISION
 PARCEL ID: 01007100500

PROPOSED SITE IMPROVEMENTS FOR
JANE WILLIAMS
LAND LOT 71, 1ST DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

ZONED: RA-4

FIELD WORK DATE: 01-19-2016
 PLAT DATE: 01-20-2016



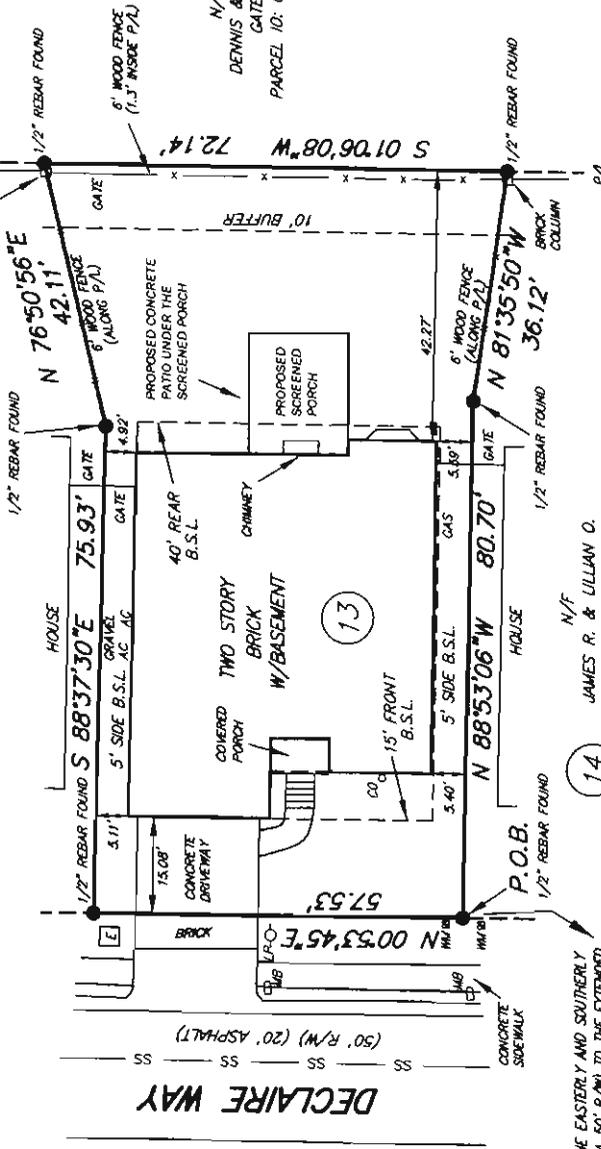
SURVEYORS CERTIFICATION:
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.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



- LEGEND**
- MONUMENT FOUND/SET
 - M/W WATER METER
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - P/L PROPERTY LINE
 - B.S.L. BUILDING SETBACK LINE
 - R/W ROAD RIGHT-OF-WAY LINE
 - MB MAILBOX
 - LP LAMPPOST
 - CLEANSOUT
 - POWER PAD
 - SS — SANITARY SEWER LINE

N/F SHENG SHENG YANG & XIAOMIN ZHENG
 PARCEL ID: 01007100490

12



N/F JAMES R. & LILLIAN O. SATTERFIELD
 PARCEL ID: 01007100510

14

TOTAL AREA
0.160 ACRES
6,976 SF

REFERENCES:
 1. PLAT OF LAFAYETTE SQUARE SUBDIVISION, RECORDED IN PB 159 PG 36 OF THE COBB COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS FROM SOLAR OBSERVATIONS FROM REF. # 1.
2. BUILDING SETBACK LINES AND 10' BUFFER ARE FROM REF. # 1.

688.40' MORE OR LESS ALONG THE EASTERLY AND SOUTHERLY R/W OF DECLAIRE WAY (HAVING A 50' R/W) TO THE EXTENDED INTERSECTION WITH THE EASTERLY R/W OF SOLOGONE COURT (HAVING A 50' R/W). SAID POINT BEING THE P.O.C.

MEASUREMENTS WERE TAKEN WITH A LEICA TOPCON 1205 WITH ANGULAR ERROR OF 0.2" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1/16,243'. PLAT PRECISION OF CLOSURE CALCULATED 1/38,142'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.

APPLICANT: Jane Williams

PETITION No.: V-123

PHONE: 770-722-8396

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Chet Tischer

PRESENT ZONING: RA-4

PHONE: 770-480-5676

LAND LOT(S): 71

TITLEHOLDER: Jane Williams

DISTRICT: 1

PROPERTY LOCATION: On the east side of

SIZE OF TRACT: 0.16 acres

Declaire Way, east of Woodlawn Drive

COMMISSION DISTRICT: 2

(336 Declaire Way).

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 25 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-123
Hearing Date: 9-14-16

Applicant JANE WILLIAMS Phone # 770-722-8396 E-mail Will8825@Bellsouth.NET

Chet Tischer Address 4651 Woodstock Road RD 208 Roswell, GA
(representative's name, printed) (street, city, state and zip code) 30075

Chet Tischer E-mail Chet@BONUSROOM.COM
(representative's signature)

My commission expires May 2015 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Jane Williams Phone # 770-722-8396 E-mail Will8825@Bellsouth.NET

Signature Jane Williams Address: 336 DECLARE WAY MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires May 2015 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property RA-1

Location 336 DECLARE WAY MARIETTA, GA. 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 71 District 1ST Size of Tract 0.160 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 current deck, and back of the house, are always in constant and extraordinary need of repairs, due to extreme exposure to the sun as well as other weather related issues. The screen porch will help reduce the excessive need of repeated and unnecessary repair. It will also reduce the amount of direct sunlight, and heat, that consumes the house due to the intense overexposure by the sun. While removing the entire deck, and building just the screened porch, we will decrease the impervious surface, of that area, by 50%. Additionally, we will add a gutter and drainage system, to the screened porch, that will greatly improve the overall operation of the drainage and gutter system as a whole.

List type of variance requested:
we are asking for your approval, to cover a portion of the current deck in order to make it a screened porch. But some of the covered area, extends over the rear building setback line. and we need your approval in order to do this.

LEGEND

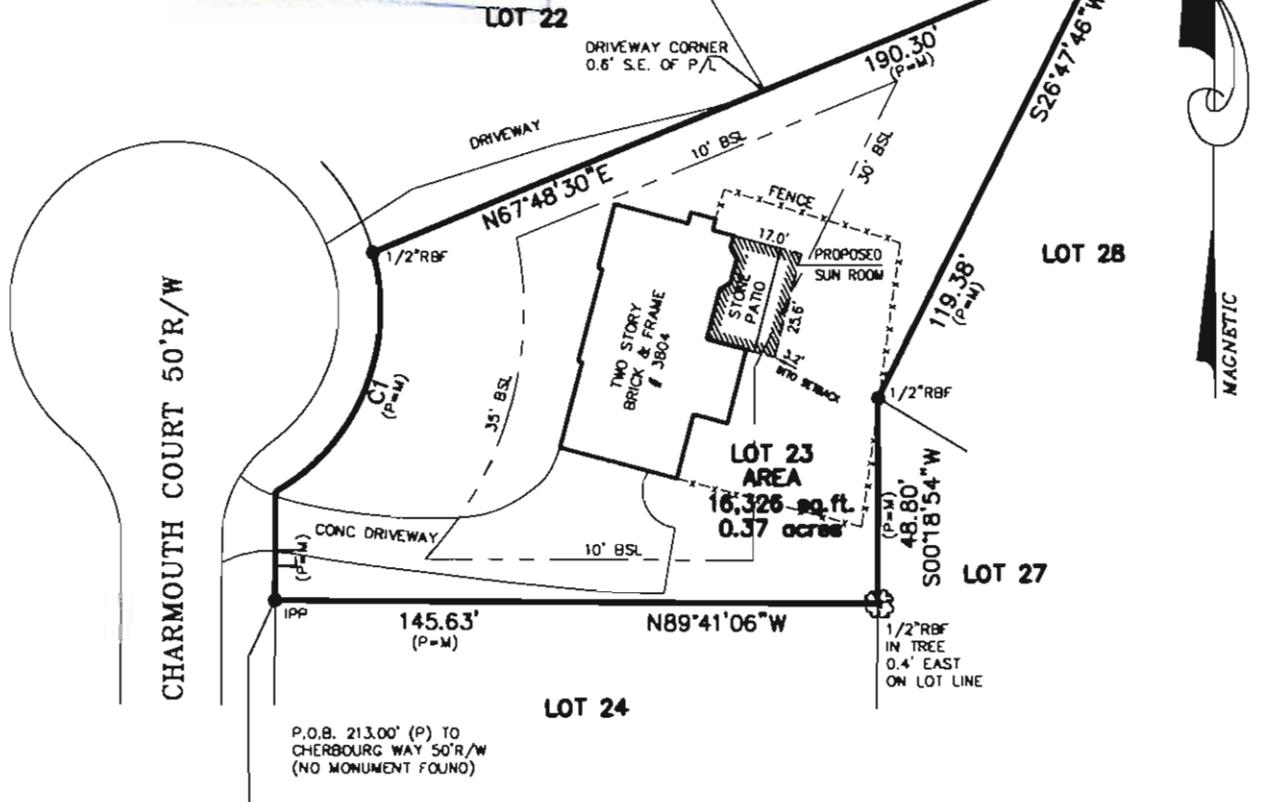
- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-124
(2016)

CURVE	LENGTH
C1	66.36

ARING
17°44'E

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.70	N00°18'54"E



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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 OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-13-19, 43-13-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

REVISED FOOTPRINT OF PROPOSED SUNROOM 07/12/16

FIELD DATE 03/25/16

JOB NUMBER: 16-01404 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
	AMY HORSTMAN		03/28/16
	OWNER / PURCHASER		SCALE
	AMY HORSTMAN		1" = 30'
	LAND LOT 474 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
LOT 23 BLOCK A UNIT II AREA OF LOT: 16,326 S.F.			
SUBDIVISION DORSET			
PLAT BOOK <u>111</u> PAGE <u>63</u>		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
DEED BOOK _____ PAGE _____		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

APPLICANT: Amy Horstman

PETITION No.: V-124

PHONE: 678-386-1727

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Amy Horstman

PRESENT ZONING: R-15

PHONE: 678-386-1727

LAND LOT(S): 474

TITLEHOLDER: Amy S. Horstman

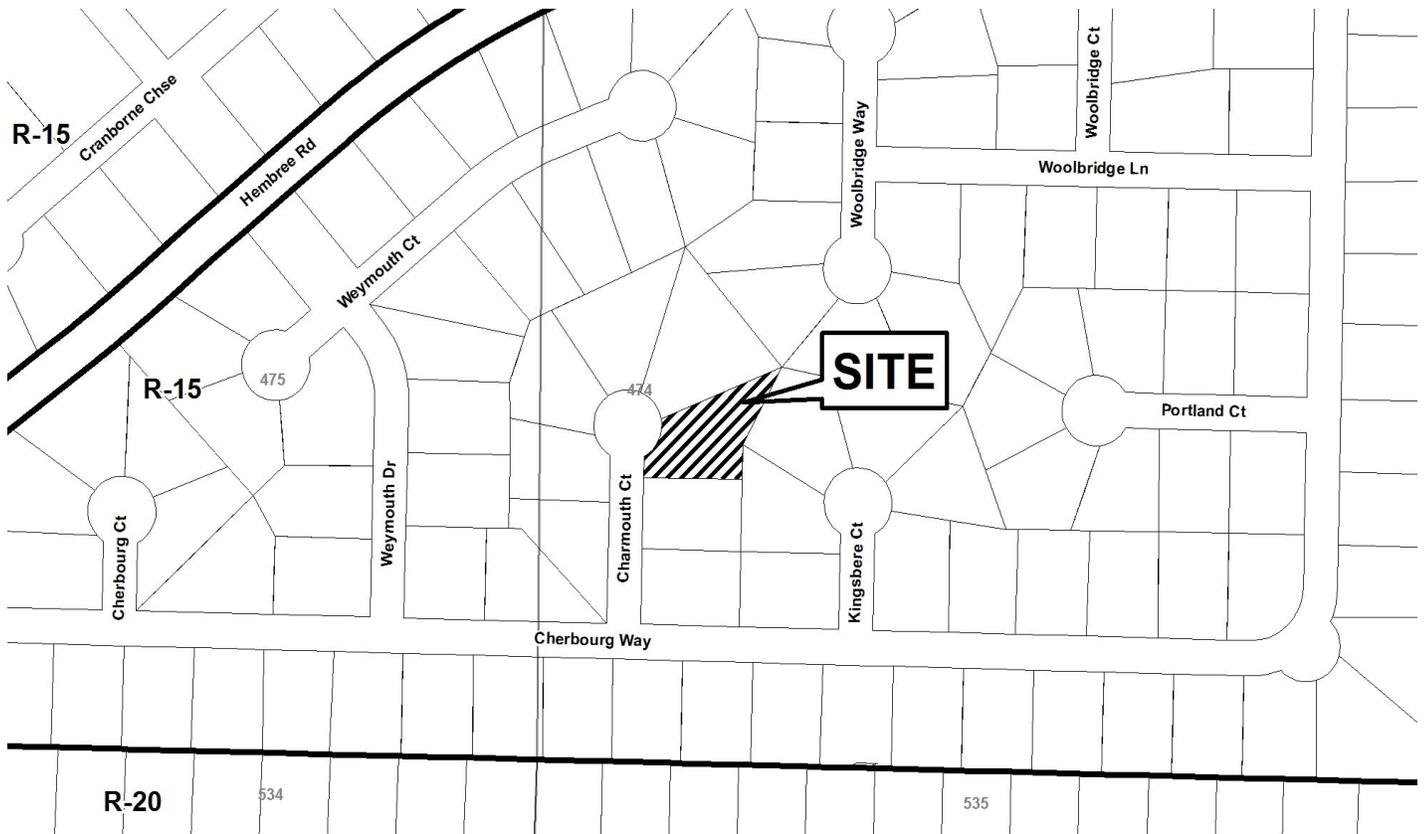
DISTRICT: 16

PROPERTY LOCATION: On the east side of Charmouth Court, north of Cherbourg Way (3804 Charmouth Court).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 26 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-124
Hearing Date: 9-14-16

Applicant Amy Horstman Phone # 678 386 1727 E-mail amy67891d@gmail.com

Amy Horstman Address 3804 Charmouth Ct, Marietta, GA
(representative's name, printed) (street, city, state and zip code)

Amy Horstman Phone # 678 386 1727 E-mail amy67891d@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: February 13, 2020

Karen J. Toler

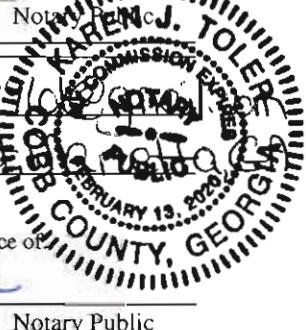
Titleholder Amy Horstman Phone # 678 386 1727 E-mail amy67891d@gmail.com

Signature Amy Horstman Address: 3804 Charmouth Ct, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: FEBRUARY 13, 2020

Karen J. Toler



Notary Public

Present Zoning of Property R-15

Location 3804 Charmouth Ct.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 474 District 16 Size of Tract .37 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 the odd shape of the rear property line we need a few feet for our sunroom

List type of variance requested: to change the rear setback line from 30 ft. to 26.8 ft.

APPLICANT: Kamruz Zaman

PETITION No.: V-125

PHONE: 678-862-2004

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Lori Lamb Kingery

PRESENT ZONING: GC

PHONE: 770-500-7458

LAND LOT(S): 557, 596

TITLEHOLDER: Royal Green Inc.

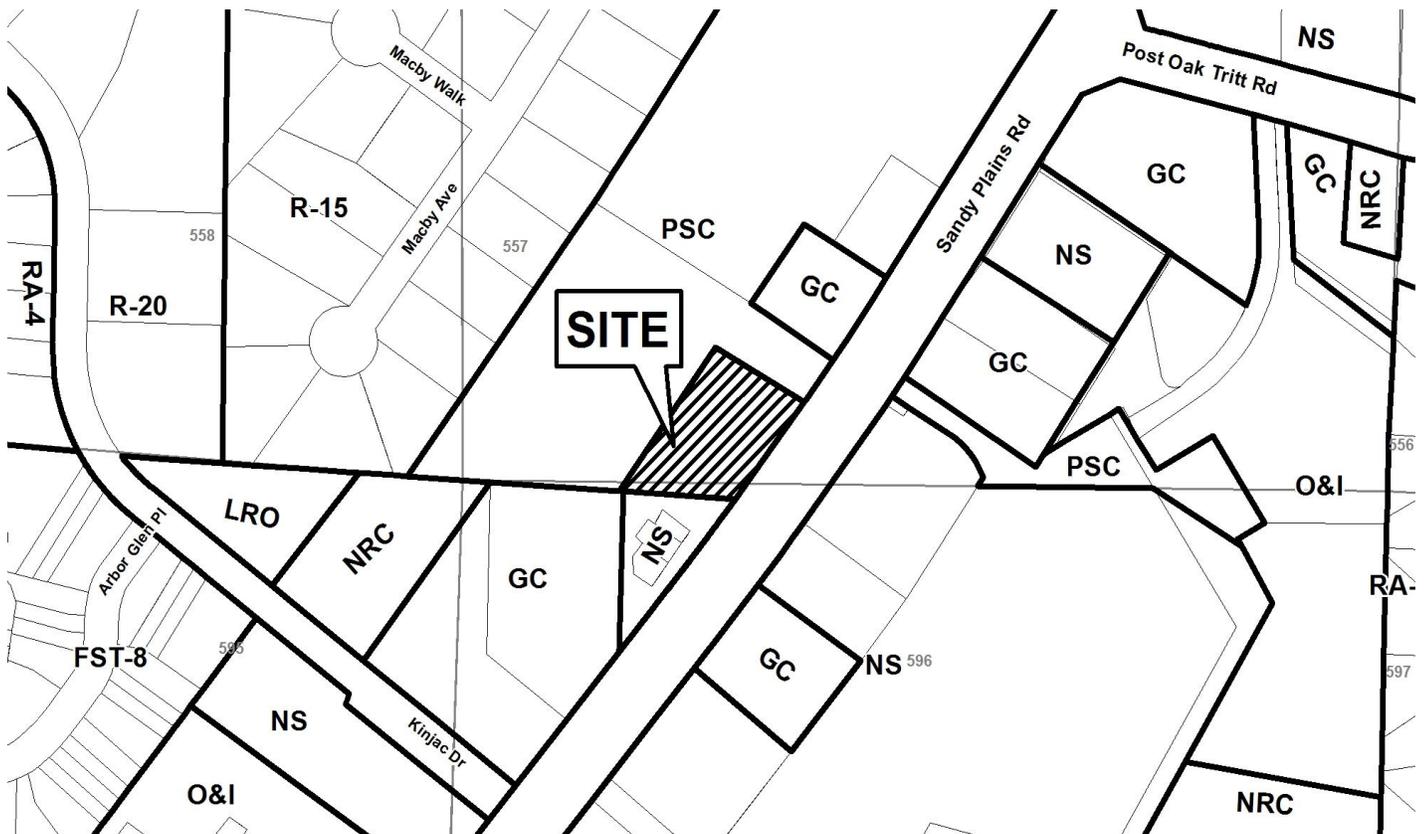
DISTRICT: 16

PROPERTY LOCATION: On the west side of Sandy Plains Road, south of Post Oak Tritt Road (2715 Sandy Plains Road).

SIZE OF TRACT: 0.86 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to four (4) feet; 2) Waive the minimum number of parking spaces from the required 22 spaces to 10 spaces; and 3) waive the maximum allowable impervious surface from the required 70% to 95%.





Application for Variance Cobb County

(type or print clearly)

Application No. V-125
Hearing Date: 9-14-14

Applicant KAMRUZ ZAMAN Phone # 678-862-2004 E-mail KZAMAN@COMCAST.NET
770-500-7458

LORI LAMB KINGERY Address 2673 HERNDON ROAD, LAWRENCEVILLE
(representative's name, printed) (street, city, state and zip code) GA 30043

Lori Lamb Kingery Phone # 770-500-7458 E-mail LORILAMB111@yahoo.com
(representative's signature)

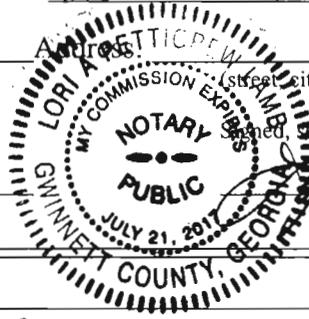
Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder KAMRUZ ZAMAN Phone # 678-862-2004 E-mail KZAMAN@comcast.net

Signature KZaman
(attach additional signatures, if needed)

My commission expires: 7-21-17 _____
Signed, sealed and delivered in presence of: _____
Notary Public



Present Zoning of Property GC

Location 2715 SANDY PLAINS ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 557 District 16 Size of Tract 0.86 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 _____

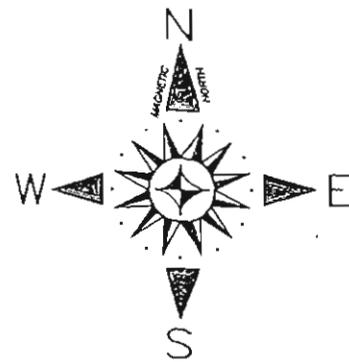
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

- EXISTING BUILDING IS INSIDE 30-FT BSL, THE ADDITION WOULD CONTINUE THE BUILDING LINE, IF NOT ADDITION WOULD RUN INTO GAS PUMPS

List type of variance requested: REAR SETBACK VARIANCE

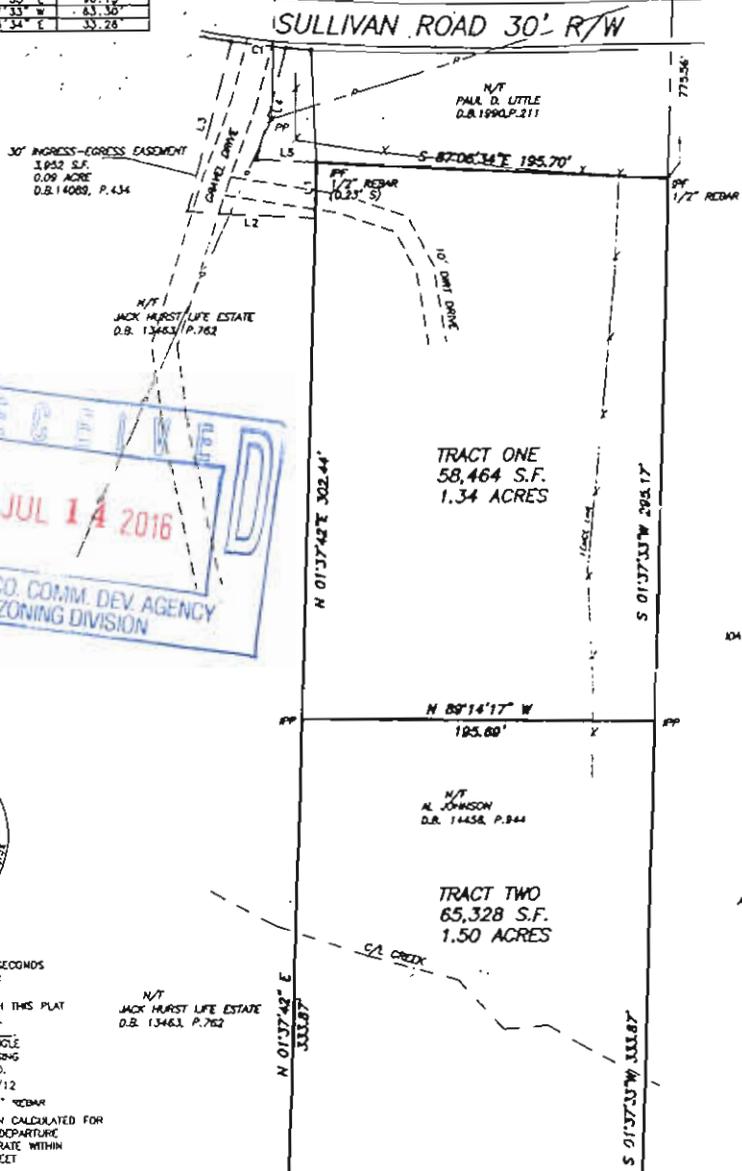
PARKING VARIANCE
SIGN VARIANCE

V-126
(2016)



Curve	Radius	Length	Chord	Chord Bear.
C1	794.42'	30.30'	30.30'	S 83°08'20" E

Course	Bearing	Distance
L1	S 01°32'42" W	30.01'
L2	N 87°06'34" W	71.01'
L3	N 14°57'33" E	96.13'
L4	S 14°57'33" W	63.30'
L5	S 87°06'34" E	33.28'



EQUIPMENT USED:
THEODOLITE READING TO 5 SECONDS
ELECTRONIC DISTANCE METER
READING TO 0.005 FEET
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 28,265
ANGULAR ERROR: 1" PER ANGLE
TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
FIELD SURVEY DATE: 05/04/12
IRON PINS PLACED ARE 1/2" REDBAR
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 441,898 FEET

N/T JACK HURST LIFE ESTATE
D.B. 13463, P.762

N/T AL JOHNSON
D.B. 14458, P.844

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLES. THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER OR OWNER'S AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNER'S AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

- LEGEND
- U.P.F. IRON PIN FOUND
 - U.P.P. IRON PIN PLACED
 - LL.L. LAND LOT LINE
 - LL. LAND LOT
 - P.P. POWER POLE
 - P.N.O. FOUND
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - P. PAGE
 - COR. CORNER
 - C.L. CENTERLINE
 - R.W. RIGHT-OF-WAY
 - F.M. FIRE HYDRANT
 - B.L. BUILDING LINE
 - W.V. WATER VALVE
 - W.M. WATER METER
 - G.V. GATE VALVE
 - M.H. MANHOLE
 - S.E. SANITARY EASEMENT
 - S.S. SANITARY SEWER
 - D.E. DRAINAGE EASEMENT
 - H.W. HEADWALL
 - C.B. CATCH BASIN
 - D.P. DROP INLET
 - N/T. NOW OR FORMERLY
 - O.T. OPEN TOP
 - C.T. CEMENT TOP
 - G.M.D. GEORGIA METRA DISTRICT
 - P.P. POWER POLE
 - P- POWER LINE
 - X- FENCE LINE
 - R. RAILS
 - CH. CHORD
 - TAL. TANGENT
 - PG. PAGE
 - O.-999.0 ORIGINAL SPOT ELEVATION
 - E.-999.0 EXISTING SPOT ELEVATION
 - F.-999.0 FINISHED SPOT ELEVATION
 - F.F.E. FINISHED FLOOR ELEVATION
 - - - DIRECTION OF SURFACE DRAINAGE



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

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 228, PAGE 99. THE PURPOSE OF THIS REVISION IS TO SPLIT THE PARENT TRACT INTO TRACT ONE AND TRACT TWO. IMPROVEMENTS NOT SHOWN ON REVISION.

APPROVED BY: COBB COUNTY WATER SYSTEM DATE
COBB COUNTY ZONING DIVISION DATE
COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION DATE

NOTE: A NON-SPECIFIC CONTINUATION OF THE 30' INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT EXISTS ACROSS THIS PROPERTY AS COMMEMORATED IN D.B. 14458, P.844.



MURST CRD F:\SU-DWG\12057\12057.RMORY.DWG

DIVISION SURVEY FOR:
JOAN CONN

LAND LOT 126	DISTRICT 18TH	SECTION 2ND	COUNTY COBB	GEORGIA
DATE: 07-01-16	DRAWN BY: JRT	CHECKED	JOB NO. 12057 92053	DISK SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
(770)443-1021

APPLICANT: Angela Melonie Conn Haders and Joan Conn
PHONE: 678-939-7592
REPRESENTATIVE: Joan Conn
PHONE: 678-939-7592
TITLEHOLDER: Angela Melanie Conn
PROPERTY LOCATION: Accessed by private easement located off the south side of Sullivan Road, west of Stout Parkway (4969 Sullivan Road).

PETITION No.: V-126
DATE OF HEARING: 9-14-2016
PRESENT ZONING: R-30
LAND LOT(S): 126
DISTRICT: 18
SIZE OF TRACT: 1.34 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet for tracts 1 and 2; and 2) waive the minimum lot size from the required 80,000 square feet to 58,464 square feet for tract 1 and to 65,328 square feet for tract 2.





Application for Variance Cobb County

(type or print clearly)
Angela Melonie Conn Haders

Application No. V-126
Hearing Date: 9-14-10

Applicant Joan Conn Phone # _____ E-mail _____

Joan Conn Address 4815 Hickory Mill Dr, Smyrna, GA 30082
(representative's name, printed) (street, city, state and zip code)

Joan Conn Phone # 678-939-7592 E-mail the2j...@...com
(representative's signature)

My commission expires: July 17, 2016

Signed, sealed and delivered in presence of _____

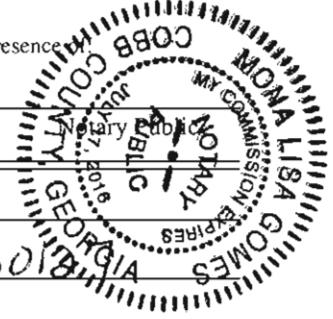


Titleholder Angela M. Haders Phone # (678) 360-1786 E-mail Copper7919@hotmail.co

Signature Angela M. Haders Address: 4815 Hickory Mill Dr, Smyrna, GA 300
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 17, 2016

Signed, sealed and delivered in presence of _____



Present Zoning of Property A-30

Location 4969 Sullivan Rd Powder Springs Ga 30128
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 126 District 18th Size of Tract 1.3 Acre(s)

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

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

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:

lots have already been split and we are trying to build a house.

List type of variance requested: _____

Waive the minimum road frontage requirement.

APPLICANT: Ryan Monette

PHONE: 404-626-7683

REPRESENTATIVE: Ryan Monette

PHONE: 404-626-7683

TITLEHOLDER: Ryan C. Monette and Kathryn Monette

PROPERTY LOCATION: Accessed by a private easement from the eastern terminus of Lindsey Place, east of Lindsey Road (4050 Lindsey Road).

PETITION No.: V-127

DATE OF HEARING: 9-14-2016

PRESENT ZONING: R-20

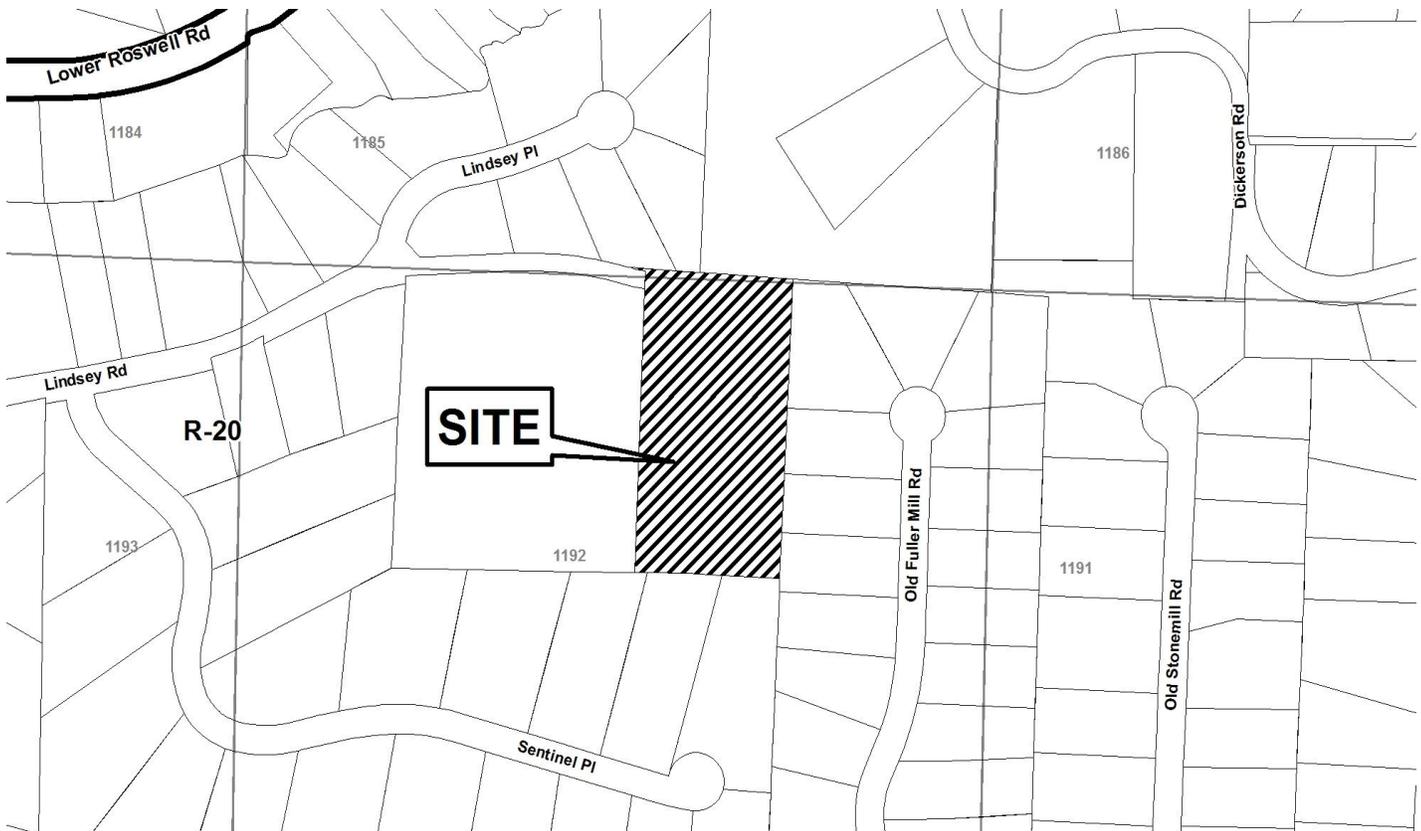
LAND LOT(S): 1185, 1192

DISTRICT: 16

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet; 2) waive the front setback from the required 35 feet to 5 feet; 3) waive the minimum lot size from 80,000 square feet to 43,562 square feet for a home off of a private easement; and 4) allow an accessory structure (existing approximately 120 square foot wood shed) to the side and in front of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-127
Hearing Date: 9-14-16

Applicant Ryan Monette Phone # 404-624-7683 E-mail ryanmonette@bellsouth.net

Ryan Monette Address 4050 Lindsey Rd Ne, Marietta, Ga 30067
(representative's name, printed) (street, city, state and zip code)

Ryan Monette Phone # 404-624-7683 E-mail ryan.monette@bellsouth.net
(representative's signature)

My commission expires: 10/22/18

Signed, sealed and delivered in presence of:
Teresa D. Nichols
Notary Public

Titleholder Ryan + Kathy Monette Phone # 404-624-7683 E-mail ryanmonette@bellsouth.net

Signature Kathy Monette Address: 4050 Lindsey Rd Ne, Marietta, Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/22/18

Signed, sealed and delivered in presence of:
Teresa D. Nichols
Notary Public

Present Zoning of Property R-20

Location 4050 Lindsey Rd. Marietta, GA 30067
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 1192, 1185 District 16th Size of Tract 2.916 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:

This variance would allow Ryan + Kathy Monette to build a poolhouse / small residence for Kathy's aging parents to reside in while visiting from out of town.

List type of variance requested: Requirement for road frontage and reduction of setbacks

APPLICANT: Sarah Dexter

PETITION No.: V-128

PHONE: 770-739-7937

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Sarah Dexter

PRESENT ZONING: R-20/OSC

PHONE: 770-739-7937

LAND LOT(S): 1070

TITLEHOLDER: Lataryn U. Dexter and Sarah L. Dexter

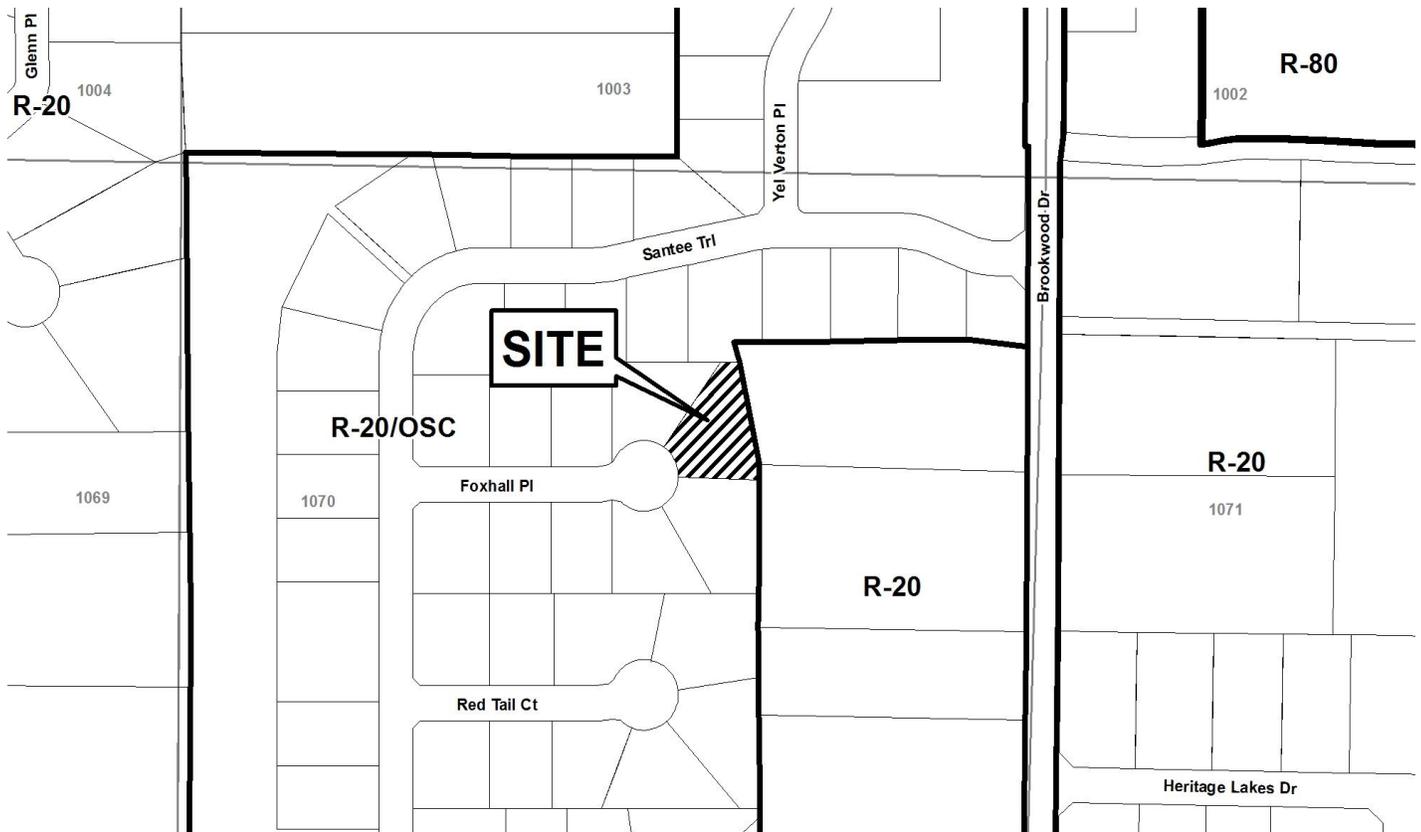
DISTRICT: 19

PROPERTY LOCATION: At the eastern terminus of
Foxhall Place, east of Santee Trail
(1350 Foxhall Place).

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 17 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-128
Hearing Date: 9-14-16

Applicant Sarah Dexter Phone # 770/739-7937 E-mail Sarahdexter37@gmail.com
SARAH DEXTER Address 1350 Foxhall Pl
(representative's name, printed) (street, city, state and zip code)

Sarah Dexter Phone # 770/739-7937 E-mail Sarahdexter37@gmail.com
(representative's signature) Signed, sealed and delivered in presence of

My commission expires: 06-24-2018
Jean Notary Public

Titleholder * John Dexter Phone # 770-337-1371 E-mail msdexter10@gmail.com

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

My commission expires: 11-23-19
Dena Williams Notary Public

Present Zoning of Property R-20/osc

Location 1350 Foxhall Pl
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1070 District 19 Size of Tract _____ Acre(s)

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

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

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

* WE ARE PROPOSING AN EXTENSION AT THE REAR OF THE HOME. BASED ON THE REAR DIMENSIONS WE ARE ENCRDACHING THE SET BACK LIMITS. THE ANGLED LAYOUT OF THE PROPERTY AND SET BACKS AT THE SIDES OF THE HOME PREVENTS USAGE.

List type of variance requested: WAIVE REAR SET BACK REQUEST.

APPLICANT: Mac McCall

PETITION No.: V-129

PHONE: 404-394-6375

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: David White, civilogistix

PRESENT ZONING: TS

PHONE: 404-594-4403

LAND LOT(S): 122

TITLEHOLDER: Caliber Acworth, LLC

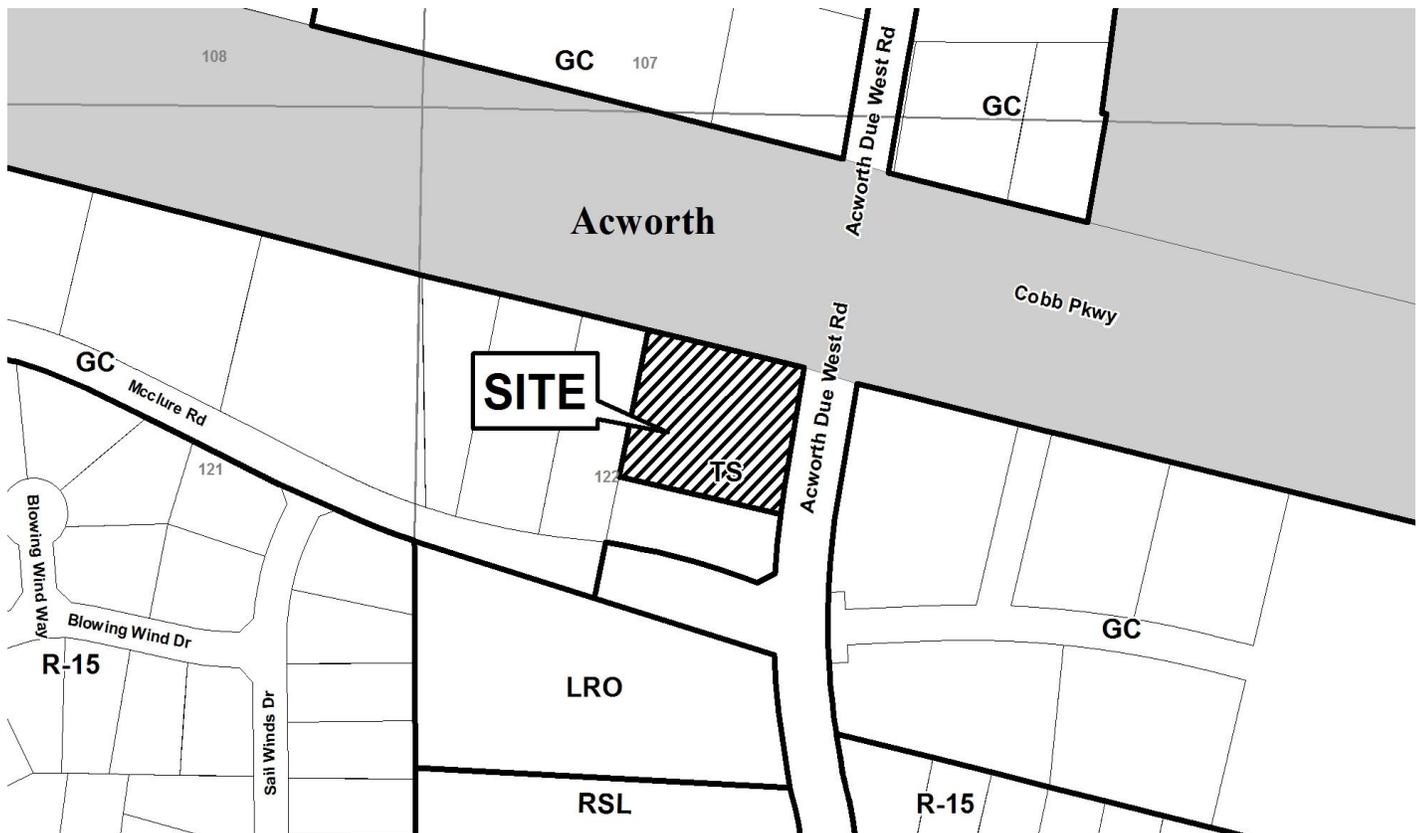
DISTRICT: 20

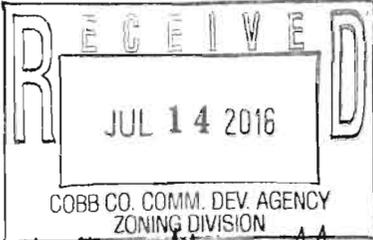
PROPERTY LOCATION: On the southwest corner
of Acworth Due West Road and Cobb Parkway
(3245 North Cobb Parkway).

SIZE OF TRACT: 1.12 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the length of a parking stall from the required 19 feet to 17.4 feet; 2) increase the maximum allowable impervious surface from 70% to 88%; and 3) waive the side setback for an accessory structure under 650 square feet (proposed dumpster enclosure) from the required 10 feet to two (2) feet adjacent to the southern side.





Application for Variance Cobb County

(type or print clearly)

Application No. V-129
Hearing Date: 9-19-16

Applicant Mac McCall Phone # (404) 394-6375 E-mail mmccall@caliber-capital.com

David White Civilogistix Address 1995 N Park Pl SE, Ste 430, Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

David White Phone # (404) 594-4403 E-mail David@civilogistix.com
(representative's signature)

Signed, sealed and delivered in presence of: Jessica L Demidio



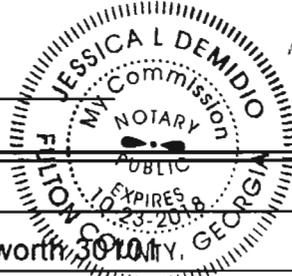
My commission expires: July 17, 2019

Titleholder Caliber Acworth, LLC Phone # (404) 394-6375 E-mail mmccall@caliber-capital.com

Signature [Signature] Address: P.O. Box 19154 Atlanta, GA 31126
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10/23/18



[Signature] Notary Public

Present Zoning of Property TS

Location 3245 Cobb Parkway N, Acworth, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 20th, 2nd Section Size of Tract 1.12 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 1.12 Ac Shape of Property Rectangle Topography of Property Flat 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:

The site has been previously developed and the existing retailer is vacating the property. In order to update the building for new tenants, changes to the building and minor modifications to the adjacent sidewalks/parking are necessary. The previously permitted site did not meet current regulations which is creating the need for variances while modifying the existing property.

List type of variance requested:

- To reduce the required length of the existing parking space along the northern boundary to the current length of 17.4'. To reduce the required width of the existing parking space in the southeast corner of the property to the current width of 8.5'.
- To reduce the parking along the west property line (8 spaces) from the required 19' to 18.0' and the width from 9' to 8.5'. This is necessary in order to install a sidewalk against the existing building to meet ADA requirements.
- To reduce the required open space from 30.0% to 11.30%. The existing site currently has less than 10.0% open space. The existing curb is located within 2-3 feet of the property line and the parking dimensions does not currently meet existing code. The proposed plan does add additional landscape islands and trees. The proposed plan has a total of 11.30% open space.

0.5m x 10' → 2'

APPLICANT: Robert Rule

PETITION No.: V-130

PHONE: 404-932-1800

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Robert Rule

PRESENT ZONING: R-20

PHONE: 404-932-1800

LAND LOT(S): 254, 279

TITLEHOLDER: James C. Pike and Deborah K. Pike

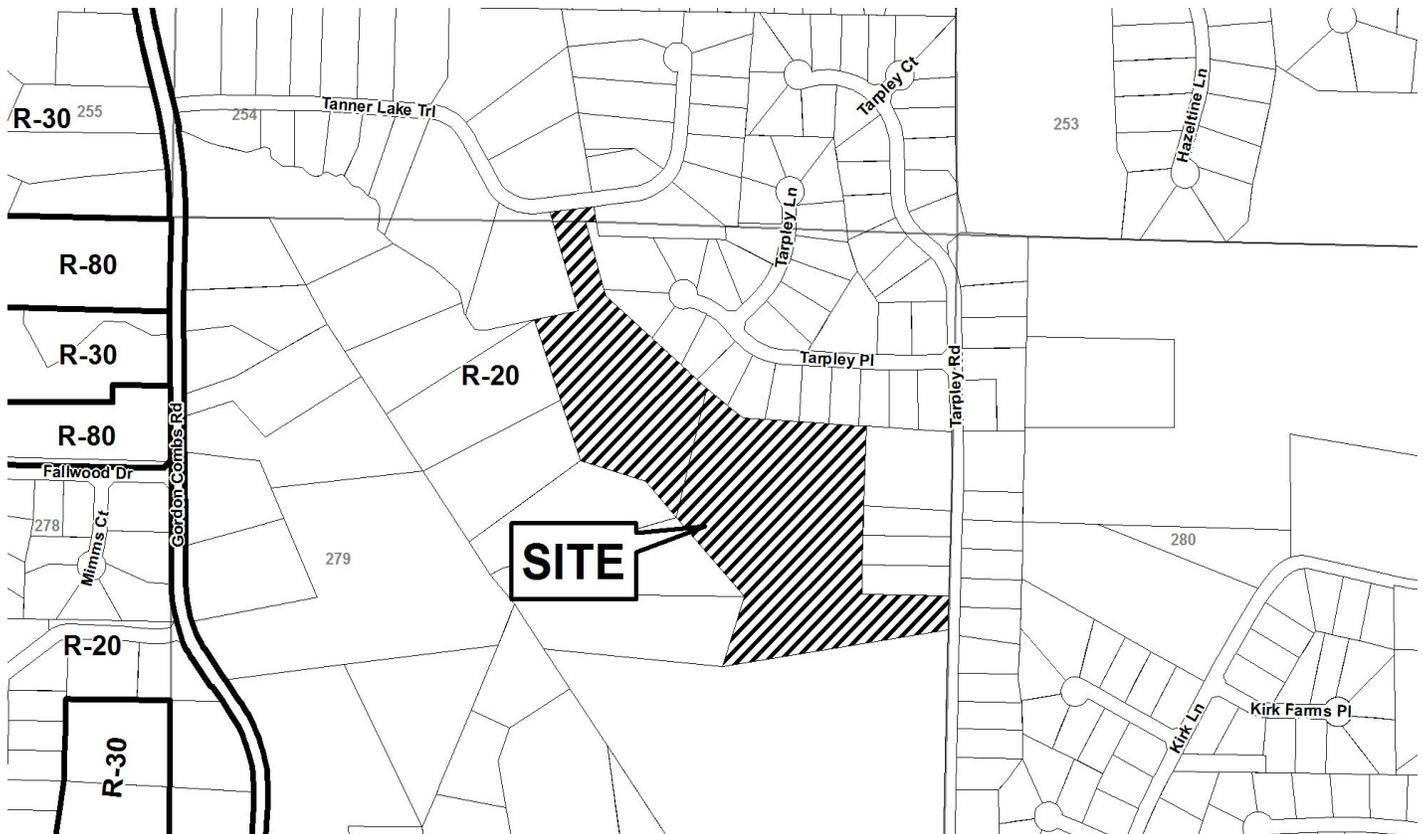
DISTRICT: 20

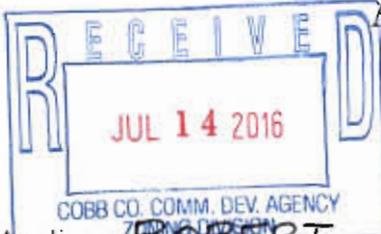
PROPERTY LOCATION: On the south side of
Tanner Lake Trail, east of Gordon Combs Road
(2826 Tanner Lake Trail).

SIZE OF TRACT: 6.71 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 1,296 square foot barn) to the front of the principal building; and 2) waive the setback for a building used for livestock from the required 100 feet to 50 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-130
Hearing Date: 9-14-16

Applicant ROBERT RULE Phone # 404-932-1800 E-mail RRULE@RJTROESIGN.COM

ROBERT RULE Address 3699 VALLEY HILL RD, KENNESAW, GA 30152
(representative's name, printed) (street, city, state and zip code)

Robert Rule Phone # 404-932-1800 E-mail RRULE@RJTROESIGN.COM
(representative's signature)



My commission expires Aug. 14, 2017 Signed, sealed and delivered in presence of Andrea Salinas
Notary Public

Titleholder James C. & Deborah Pike Phone # 770-653-9118 E-mail James.Pike@Berkshire.net

Signature James C. Pike Address: 2826 Tanner Lake Trail Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 04/27/2019 Signed, sealed and delivered in presence of Ilya Borukhov
Notary Public
Ilya Borukhov
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires April 27, 2019

Present Zoning of Property R-20

Location 2826 TANNER LAKE TRAIL
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 254 AND 279 District 20TH (2ND SEC.) Size of Tract 6.706 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 **FLOOD PLAIN/EASEMENTS**

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 TERMS OF THE ZONING ORDINANCE, COMBINED WITH THE PHYSICAL AND LEGAL CHARACTERISTICS OF THE PROPERTY (IE. 100 YR. FLOOD PLAIN, MULTIPLE PUBLIC UTILITY EASEMENTS, AND EXISTING STRUCTURES AND TOPOGRAPHY), DO NOT ACCOMMODATE A PRACTICAL LOCATION FOR A NEW BARN TO HOUSE PERMITTED LIVESTOCK.

- List type of variance requested:
- ① SEC. 134-197(12)b.3. - WAIVE THE REQUIREMENT TO HAVE AN ACCESSORY STRUCTURE (LARGER THAN 650 SF.) LOCATED TO THE REAR OF THE PRINCIPAL BUILDING
 - ② SEC. 134-197(12)a./SEC. 134-197(2)d.2. - REDUCE THE REQUIRED 100 FOOT SETBACK FROM THE PROPERTY LINE TO 50 FEET.

APPLICANT: Sam Sakhaoui

PETITION No.: V-131

PHONE: 404-388-6929

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: Tommy Gravitte

PRESENT ZONING: HI

PHONE: 404-444-0769

LAND LOT(S): 158

TITLEHOLDER: Houssam Sakhaoui

DISTRICT: 16

PROPERTY LOCATION: On the south side of
Shallowford Industrial Parkway, north of Shallowford
Road

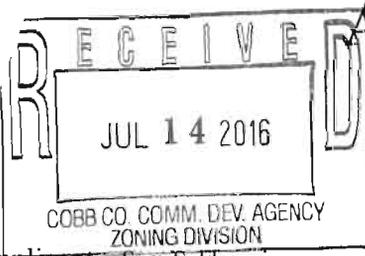
SIZE OF TRACT: 0.66 acres

(4369 Shallowford Industrial Parkway).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setbacks from the required 20 feet to 10 feet adjacent to the western property line and to five (5) feet adjacent to the eastern property line.





Application for Variance Cobb County

(type or print clearly)

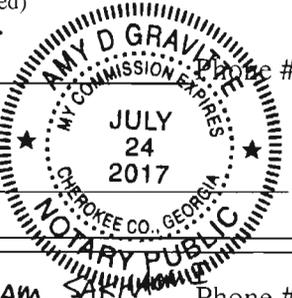
Application No. V-131
Hearing Date: 9-14-16

Applicant Sam Sakhaour Phone # 404-388-6929 E-mail sam@creativesourcinggroupinc.com

Tommy Gravitt Address 605 Fawn Ridge Canton, GA 30115
(representative's name, printed) (street, city, state and zip code)

Tommy Gravitt Phone # 404-444-0769 E-mail tom@esigeorgia.com
(representative's signature)

My commission expires: 7/24/17

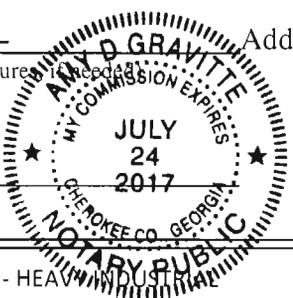


Signed, sealed and delivered in presence of:
Amy D Gravitte
Notary Public

Titleholder Creative Houssam Sakhaour Phone # _____ E-mail sam@creativesourcinggroupinc.com

Signature [Signature] Address: 4369 Shallowford Ind Pkwy Marietta GA 30066
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: 7/24/17



Signed, sealed and delivered in presence of:
Amy D Gravitte
Notary Public

Present Zoning of Property HI- HEAVY INDUSTRIAL

Location 4369 SHALLOWFORD INDUSTRIAL PARKWAY, MARIETTA, GA. 30066
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 158 District 16TH Size of Tract 0.66 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 X 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:

DUE TO THE ODD SHAPE OF THE LOT (NARROWS IN THE REAR), THE REAR OF THE LOT IS UNBUILDABLE WITH THE CURRENT 20' SIDE SETBACKS. IN ADDITION, THERE IS A SANITARY SEWER LINE RUNNING THROUGH THE REAR OF THE PROPERTY THAT WE ARE GOING TO HAVE TO RELOCATE.

List type of variance requested: SEC. 134-191 HI- SETBACKS. REQUEST TO REDUCE THE SIDE SETBACK (WEST) FROM 20' TO 10', SIDE SETBACK (EAST) FROM 20' TO 5', FRONT SETBACK FROM 50' TO 30' (TO ELIMINATE THE EXISTING BUILDING ENCROACHMENT). - Variance 9-3-85

RECEIVED
 JUL 14 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

Utility Notes

1. All utility lines shown on this plan are assumed to be in accordance with the latest utility maps and records on file with the appropriate utility companies.

2. The applicant is responsible for obtaining all necessary utility easements and permits from the appropriate utility companies.

3. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

4. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

5. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

6. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

7. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

8. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

9. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

10. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

Items Corresponding to Schedule B

1. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

2. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

3. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

4. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

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8. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

9. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

10. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

Vicinity Map

Large Description

The proposed development consists of a multi-story office building with a total area of approximately 100,000 square feet. The building is located on a corner lot bounded by [Street Name] to the north and [Street Name] to the east. The site plan shows the building footprint, parking lots, and landscaping. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

Miscellaneous Notes

1. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

2. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

3. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

4. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

5. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

6. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

7. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

8. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

9. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

10. The applicant is responsible for providing all necessary utility information to the appropriate utility companies.

Statement of Encumbrances

The applicant certifies that there are no encumbrances on the property that would affect the proposed development.

Surveyor's Certification

I, the undersigned, being a duly licensed surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the applicant.

Surveyor's Name: [Name]
 License No.: [Number]
 Date: [Date]

ALT/ASER LAND TITLE SURVEY OF

LANDCO, L.P.

11875 Peachtree Dunwoody Road, Suite 100
 Atlanta, Georgia 30338
 Phone: (404) 251-1234
 Fax: (404) 251-1234

APPLICANT: IA Lodging Atlanta Waverly, LLC

PETITION No.: V-132

PHONE: 407-982-4145

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: John H. Moore

PRESENT ZONING: GC

PHONE: 770-429-1499

LAND LOT(S): 947

TITLEHOLDER: IA Lodging Atlanta Waverly, LLC

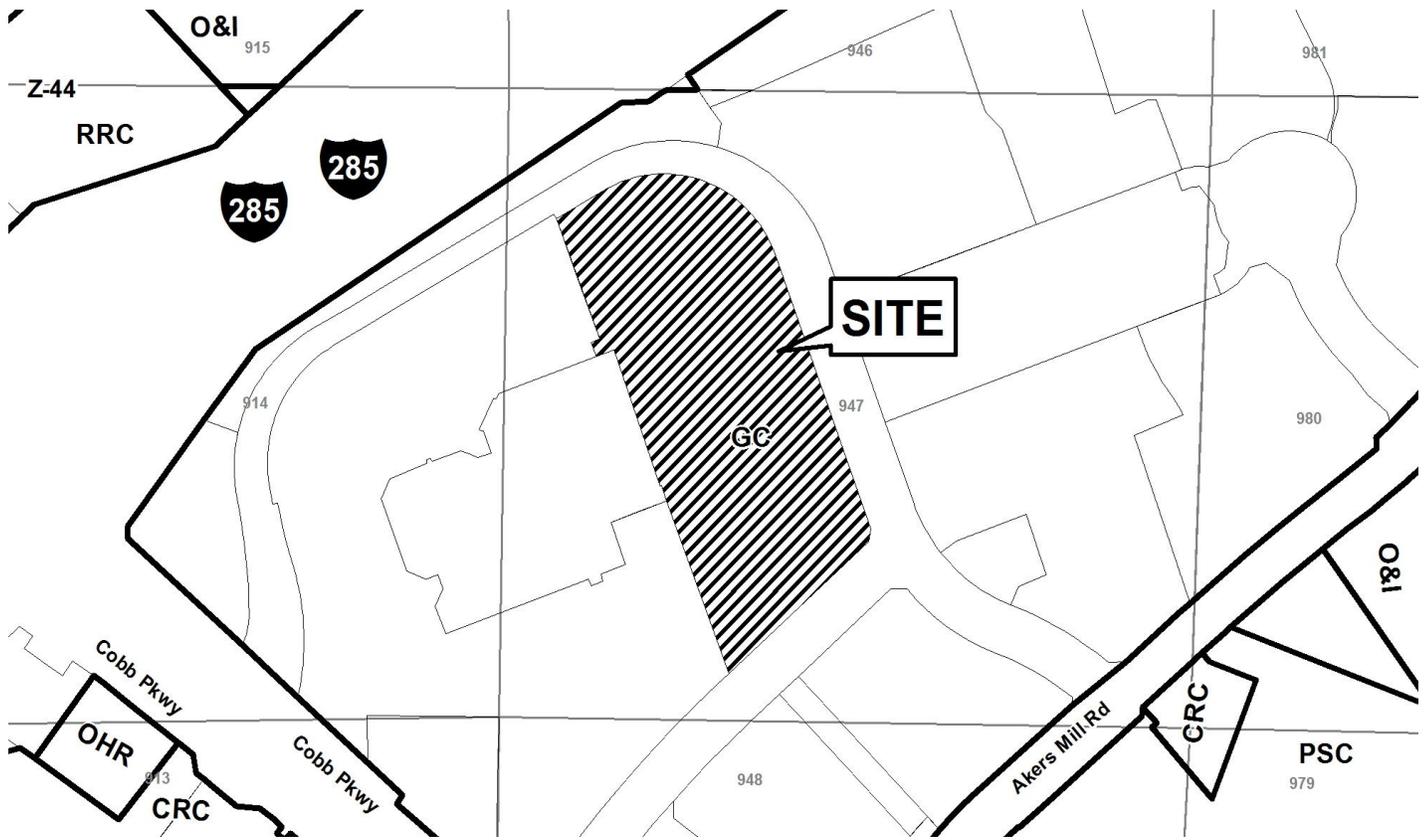
DISTRICT: 17

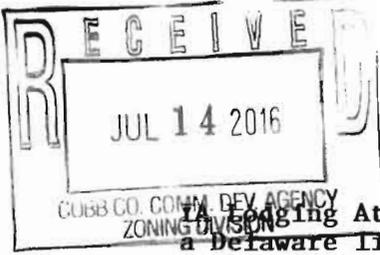
PROPERTY LOCATION: On the north side of Galleria Parkway and Galleria Drive, east of Cobb Parkway and north of Akers Mill Road. (2450 Galleria Parkway).

SIZE OF TRACT: 7.92 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 653 to 603.





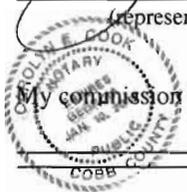
Application for Variance Cobb County

(type or print clearly)

Application No. v-132 (2016)
Hearing Date: September 14, 2016

IA Lodging Atlanta Waverly, L.L.C., a Delaware Limited Liability Company
Applicant liability company Phone # (407) 982-4145 E-mail cmcknight@xeniareit.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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



Signed, sealed and delivered in presence of:
Carol E. Cook
Notary Public

My commission expires: January 10, 2019
IA Lodging Atlanta Waverly, L.L.C., a Delaware Limited Liability Company
Titleholder liability company Phone # (407) 982-4145 E-mail cmcknight@xeniareit.com
c/o Xenia Hotels and Resorts
Signature See Attached Exhibit "A" Address: Suite 1200, 200 South Orange Avenue
(attach additional signatures, if needed) (street, city, state and zip code) Orlando, FL 32801

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____
Notary Public

Present Zoning of Property GC

Location Northwesterly intersection of Galleria Parkway and Galleria Drive
(street address, if applicable; nearest intersection, etc.) (2450 Galleria Parkway)

Land Lot(s) 947 District 17th Size of Tract 7.92± 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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of the required minimum parking spaces for hotel properties (1.25 spaces per unit) from 631 (as obtained through 1981 variance) to 603. (See § 134-272(5)(d)).

V-132
(2016)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 132 (2016)
Hearing Date: September 14, 2016

Applicant/Titleholder: **IA Lodging Atlanta Waverly, L.L.C.**,
a Delaware limited liability company

IA LODGING ATLANTA WAVERLY, L.L.C.,
a Delaware limited liability company
By: XHR LP, a Delaware limited partnership
its sole member
By: XHR GP, Inc., a Delaware corporation,
its general partner

By: 
Taylor C. Kessel, Senior Vice President and General Counsel

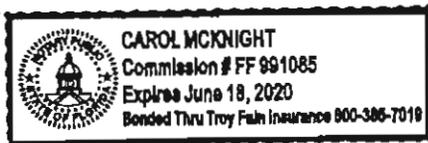
Address: c/o Xenia Hotels and Resorts
200 South Orange Avenue Suite 1200
Orlando, Florida 32801

Telephone No.: (407) 982-4145

Signed, sealed, and delivered
in the presence of:


Notary Public: Carol McKnight, State of Florida
Commission Expires: 6-18-2020

(Notary Seal)



V-132
(2016)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 132 (2016)
Hearing Date: September 14, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: IA Lodging Atlanta Waverly, L.L.C.,
a Delaware limited liability company

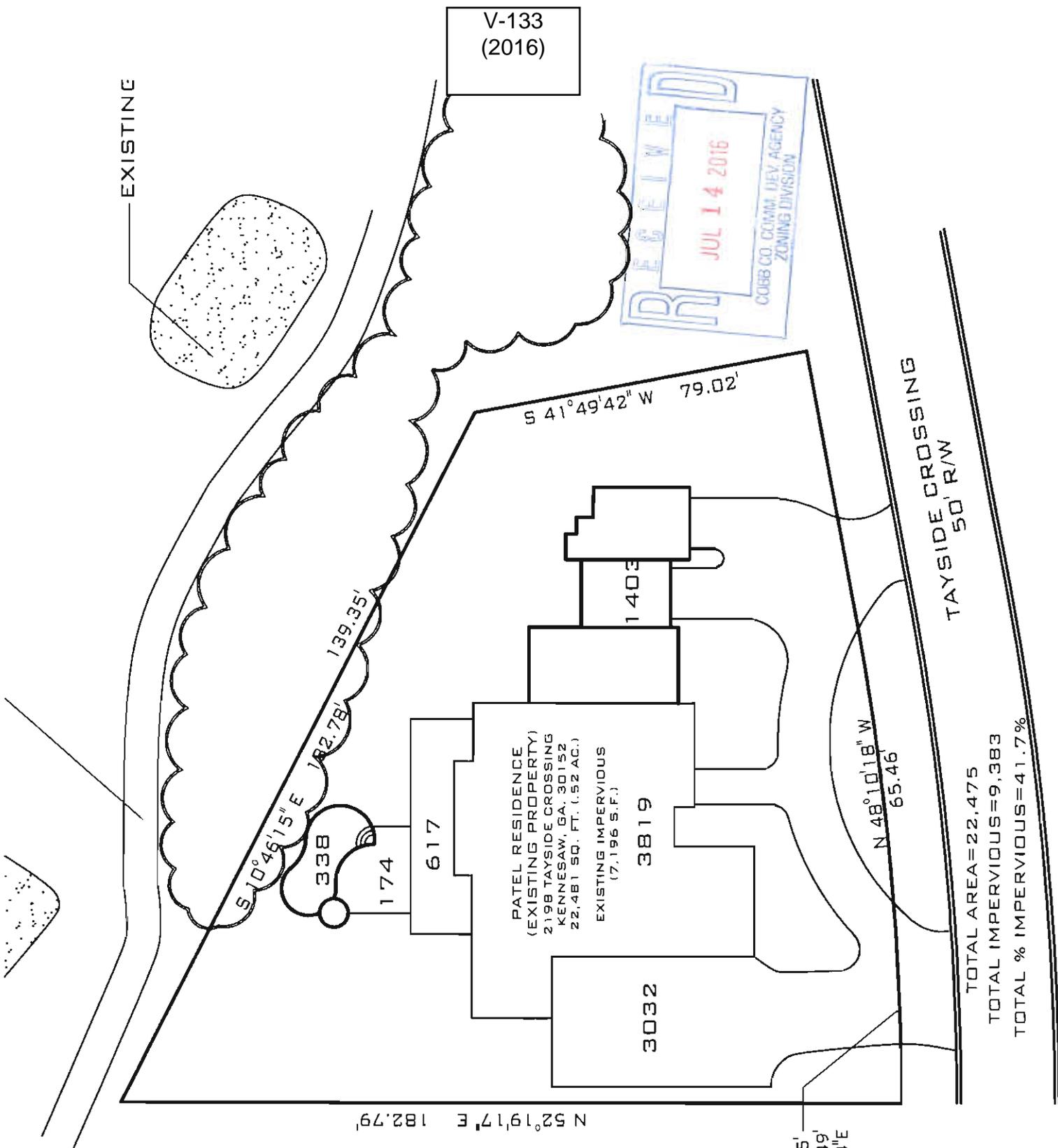
Please state what hardship would be created by following the normal terms of the ordinance:

IA Lodging Atlanta Waverly, L.L.C., as Applicant and Titleholder (hereinafter collectively "Applicant"), owns the real property located at 2450 Galleria Parkway, Land Lot 947, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"), upon which the Renaissance Atlanta Waverly Hotel & Convention Center (hereinafter "Renaissance Waverly") is located. The Subject Property is zoned to the General Commercial ("GC") zoning classification which allows for 1.25 parking spaces per unit. In or about 1981, a waiver was granted from the required 653 parking spaces to its current parking spaces of 631.

For the benefit of guests and clients of the Renaissance Waverly, Applicant desires to control access to hotel parking. The installation of gates will decrease the available parking by 28 spaces, thus leaving a total of 603 parking spaces available for the Subject Property. If the waiver of the required number of parking spaces is not granted, Applicant's Property may be subject to use by persons not in any way associated with the Renaissance Waverly, leaving its clients and guests without adequate parking and security.

V-133
(2016)

EXISTING



TAYSIDE CROSSING
50' R/W

TOTAL AREA=22,475
TOTAL IMPERVIOUS=9,383
TOTAL % IMPERVIOUS=41.7%

L=113.65'
CD=113.49'
S42°57'44"E
R=625'

N 52°19'17" E 182.79'

S 10°46'15" E 182.78'
139.35'

S 41°49'42" W 79.02'

N 48°10'18" W
65.46'

PATEL RESIDENCE
(EXISTING PROPERTY)
2198 TAYSIDE CROSSING
KENNESAW, GA. 30152
22,481 SQ. FT. (.52 AC.)
EXISTING IMPERVIOUS
(7,196 S.F.)

338

174

617

3032

3819

1403

APPLICANT: Satyem Patel

PETITION No.: V-133

PHONE: Not Given

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-20/OSC

PHONE: 770-429-1499

LAND LOT(S): 242

TITLEHOLDER: Satyem Patel and Bindi Shah

DISTRICT: 20

PROPERTY LOCATION: On the east side of

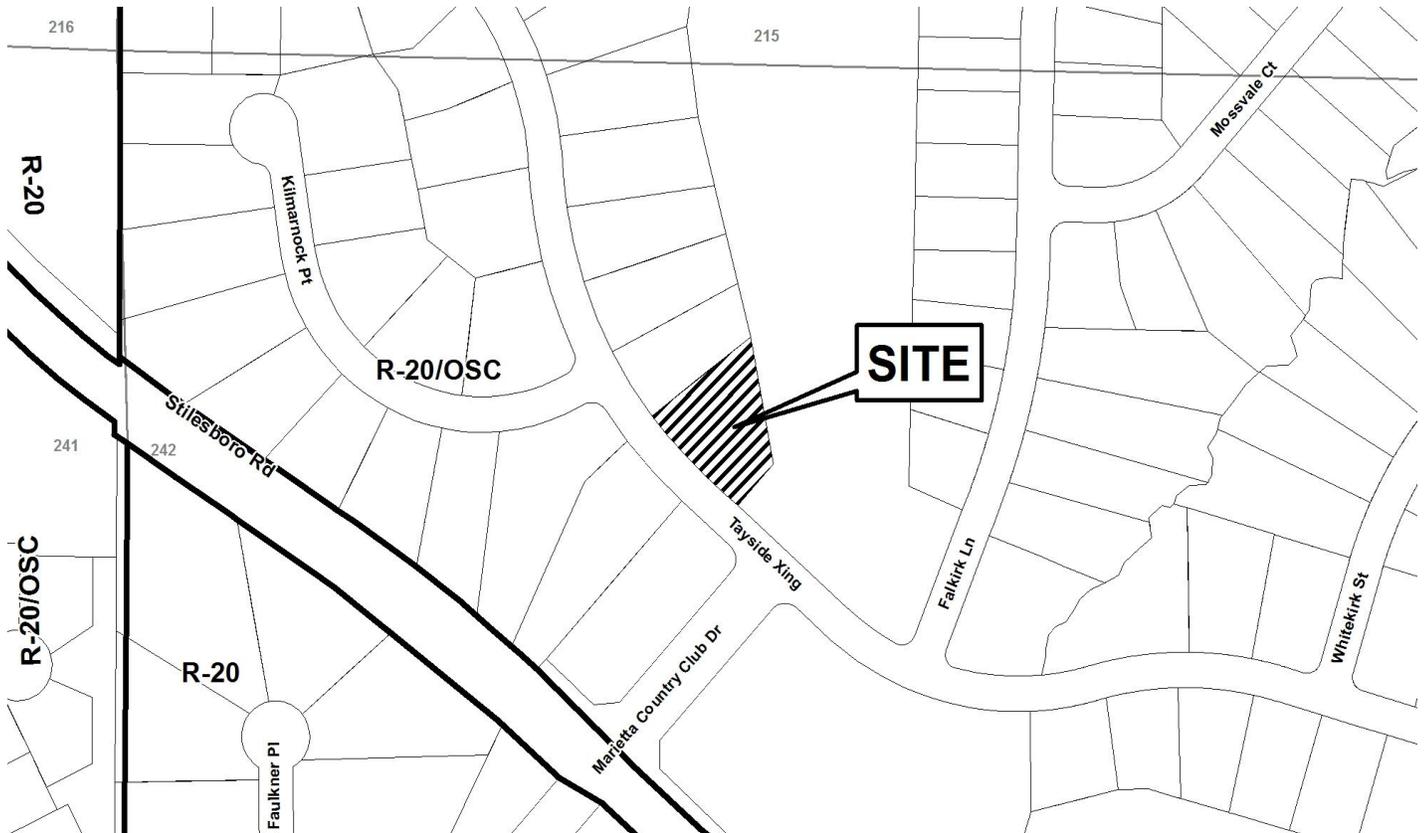
SIZE OF TRACT: 0.52 acres

Tayside Crossing, northeast of Stilesboro Road

COMMISSION DISTRICT: 1

(2198 Tayside Crossing).

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 42%.





Application for Variance Cobb County

(type or print clearly)

Application No. V-133 (2016)

Hearing Date: 09/14/2016

Applicant Satyem Patel Phone # _____ E-mail sam@mrepropertiesandinvestments.com

Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mij.s.com
(representative's signature) Georgia Bar No. 519728

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



My commission expires: January 20, 2019

Titleholder Bindi Shah and Satyem Patel Phone # _____ E-mail sam@mrepropertiesandinvestments.com

Signature See Attached Exhibit "A" Address: 2198 Tayside Crossing, N.W.
(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 R-20/OSC

Location 2198 Tayside Crossing, N.W.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 242 District 20th Size of Tract 0.52 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:

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

List type of variance requested: Increase the maximum impervious surface area from thirty-five (35) percent to forty-two (42) percent. (See § 134-197(11)(f)).

V-133
(2016)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 133 (2016)
Hearing Date: September 14, 2016

Applicant: Satyem Patel
Titleholders: Bindi Shah and Satyem Patel



BS Shah

Bindi Shah

[Signature]

Satyem Patel

Address: 2198 Tayside Crossing, N.W.
Kennesaw, Georgia 30152

Telephone No.: () _____

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

Notary Public
Commission Expires: 1/11/20

(Notary Seal)



V-133
(2016)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 133 (2016)
Hearing Date: September 14, 2016



BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: Satyem Patel
Property Owners: Bindi Shah and Satyem Patel

Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is located at 2198 Tayside Crossing, N.W., in the development known as The Overlook at Marietta Country Club Land Lot 242, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is located within a development zoned to the R-20/Open Space Community ("R-20/OSC") zoning classification. The Open Space Community district is established, among other things, to encourage preservation of natural resources within a residential development; as well as, to encourage design flexibility, creativity, and development complementary to surrounding and existing neighborhoods.

The rear and side yard of Applicant's Property is located immediately adjacent to the golf course within The Overlook at Marietta Country Club. The overall size and shape of Applicant's lot greatly limit improvements to the Property. Applicant requests a waiver to allow for an increase in the maximum impervious surface area of thirty-five (35) percent to forty-two (42) percent, as more particularly shown and reflected on the site plan submitted with the Application for Variance. The Applicant proposes to make improvements to the Property to construct a garage and circular driveway in the front and side areas of the lot; as well as, an in-ground pool and pool deck in the rear. With these proposed additions, the impervious surface area would increase to 41.7 percent.

In order for Applicant to proceed with the proposed improvements, and for said improvements to be within the architectural designs and standards found within The Overlook at Marietta Country Club development; it is necessary to exceed the impervious surface limitation. Further, if Applicant were required to meet the impervious surface limitation, it would result in the improvements being smaller in scale and not keeping with the overall values and upgrades of similar homes and lots in The Overlook at Marietta Country Club. As such, application of the subject Ordinance would result in an unnecessary hardship for the Applicant, much more restrictive than other lots and homes in The Overlook at Marietta Country Club.