

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: October 12, 2016

DUE DATE: September 12, 2016

Distributed: **August 23, 2016**



Cobb County... Expect the Best!

V-134
(2016)

24 Hour Emergency Study (404) 784-7722

- LEGEND**
- x-x- = Barbed Wire
 - SS = Sanitary Sewer
 - FH = Fire Hydrant
 - PP = Power Pole
 - O IPP = Iron Pin Placed
 - O IPF = Iron Pin Found
 - MON = Monument Found
 - LP = Light Pole
 - EP = Edge Pavement
 - POB = Point of Beginning
 - CTP = Clamp Top Pin Found
 - B/C = Back of Curb
 - CL = Centerline
 - CLF = Chain Link Fence
 - SSMH = Sewer Manhole
 - SSE = Sanitary Sewer Ease
 - JB = Junction Box
 - DI = Drop Inlet
 - PL = Property Line
 - CMP = Corrugated Metal Pipe
 - RCP = Reinforced Conc. Pipe
 - DE = Drainage Easement
 - WV = Water Valve
 - WM = Water Meter
 - RW = Right of Way
 - — — = Power Line

SURVEYOR'S NOTES

All lot corners will be marked with 1/2" rebar pins unless otherwise noted.

A Topcon Total Station was used to obtain the angular and linear measurements used in the preparation of this plat.

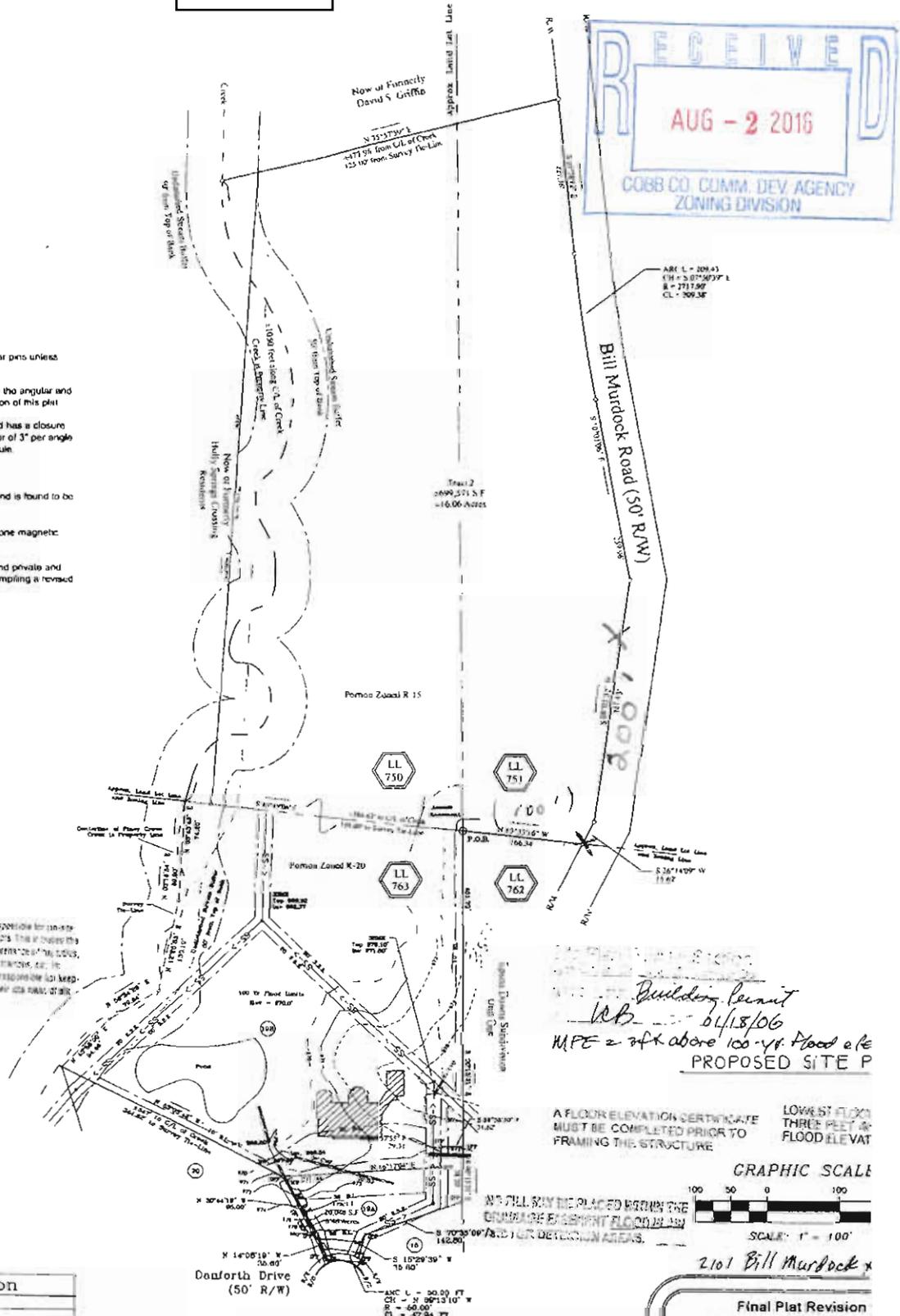
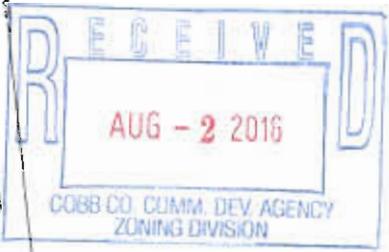
The field data upon which this plat is based has a closure one foot in 25,000+ feet at an angular error of 3" per angle point, and was adjusted using Compass Rule.

Date of field survey: April 23, 2003

This plat has been calculated for closure and is found to be accurate within one foot in 40,000 feet.

Bearings shown on this plat are based on one magnetic observation and angles turned.

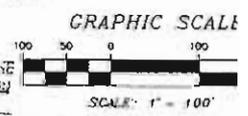
This plat subject to all easements public and private and taken from deed and plats of record for compiling a revised subdivision plat.



Building Permit
WB 04/18/06
MFE 2 ft above 100-yr Flood etc
PROPOSED SITE P

A FLOOR ELEVATION CERTIFICATE MUST BE COMPLETED PRIOR TO FRAMING THE STRUCTURE

LOWER FLOOR THREE FEET ABOVE FLOOD ELEVATION



REVISIONS

Date	Revision

KEN NUTT, L.L.C.
1709B South Cobb Drive SE, Marietta, GA 30060
Phone: (770) 425-6824 Fax: (770) 425-6768

Flood Note
According to F.R.I.M. Community Parcel # 13067C 0025F dated 05-18-1992 this property is located in Zone AE

Final Plat Revision
Sewell Farm Unit One, I
Land Lot 763, 16th District, I
Cobb County, Georg

Date: 10/18/2004 Sheet 2
Computed by: MDG Party Chief
Drawn by: MDG Date Survey
Checked by: KLN Job # 0129

APPLICANT: Elizabeth J. Studenic

PETITION No.: V-134

PHONE: 770-712-7088

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Gary S. Studenic

PRESENT ZONING: R-15, R-20

PHONE: 404-784-7722

LAND LOT(S): 750, 751, 763

TITLEHOLDER: Elizabeth J. Studenic Living Trust

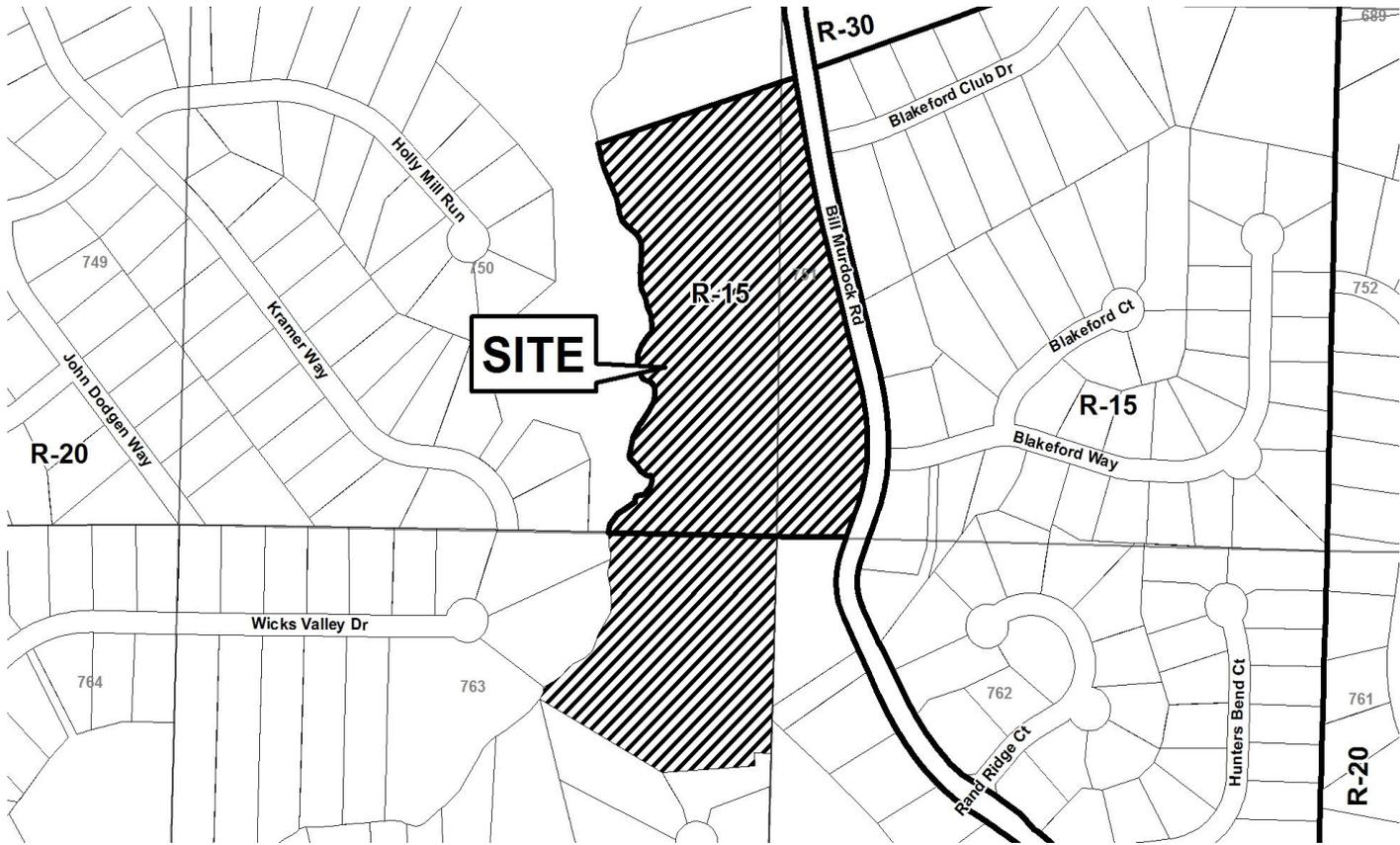
DISTRICT: 16

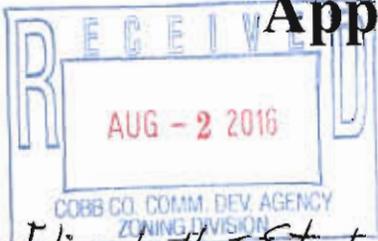
PROPERTY LOCATION: On the west side of Bill Murdock Road, south of Casteel Road (2101 Bill Murdock Road).

SIZE OF TRACT: 16.06 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.





Application for Variance Cobb County

(type or print clearly)

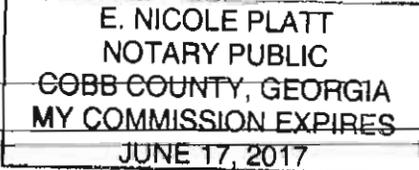
Application No. V-134
Hearing Date: 10-12-16

Applicant Elizabeth J. Studenic Phone # 770.712.7088 E-mail elizabethstudenic@yahoo.com

Gary S. Studenic Address 2101 Bill Murdock Road, Marietta, GA. 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-784-7222 E-mail ihsc@bellsouth.net
(representative's signature)

My commission expires:

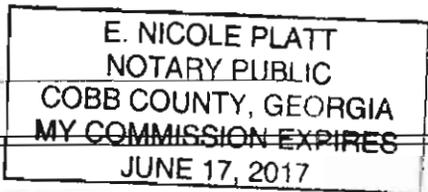


Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Elizabeth J. Studenic Phone # 770-712-7088 E-mail elizabethstudenic@yahoo.com

Signature Elizabeth J. Studenic Address 2101 Bill Murdock Rd, Marietta, Ga. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:



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

Present Zoning of Property R-15

Location 2101 Bill Murdock Road, Marietta, GA. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 750 and 751 District 16th Size of Tract 16+ Acre(s)

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

Size of Property _____ 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:

Please see attached;

List type of variance requested: to erect an eight foot high fence in front of a part of our property that borders Bill Murdock Road.

The fence only became necessary because Cobb County employees mistakenly cut trees that were not even in area of concern.

The result was that a beautiful, natural barrier was destroyed that had been planted 20+ years ago. Within a few weeks, it went from a beautiful, enjoyable privacy area to an eyesore of dead limbs that had to be dealt with.

To erect a fence less than 8' (eight) high, due to the lay of the land, would serve no purpose in restoring our privacy.

Within less than a half mile from us, there are 3 other fences that exceed the typical height requirement.

Our fence causes no impediment to safety or driving conditions on the road (Bill Murdock Road). Also, this fence provides privacy for our barn, pasture and riding ring. It affects no other property.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN LOCATED AND SHOWN AS SHOWN ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES IN BURIED FROM LOCATIONS SHOWN HEREON. EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, 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 AFFECT THE RIGHTS OF ANY PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONCILIATION OF THE SURVEYOR, NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVELER. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN CLOSURE. ALL DISTANCE MEASUREMENTS WERE OBTAINED BY USING A TORCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

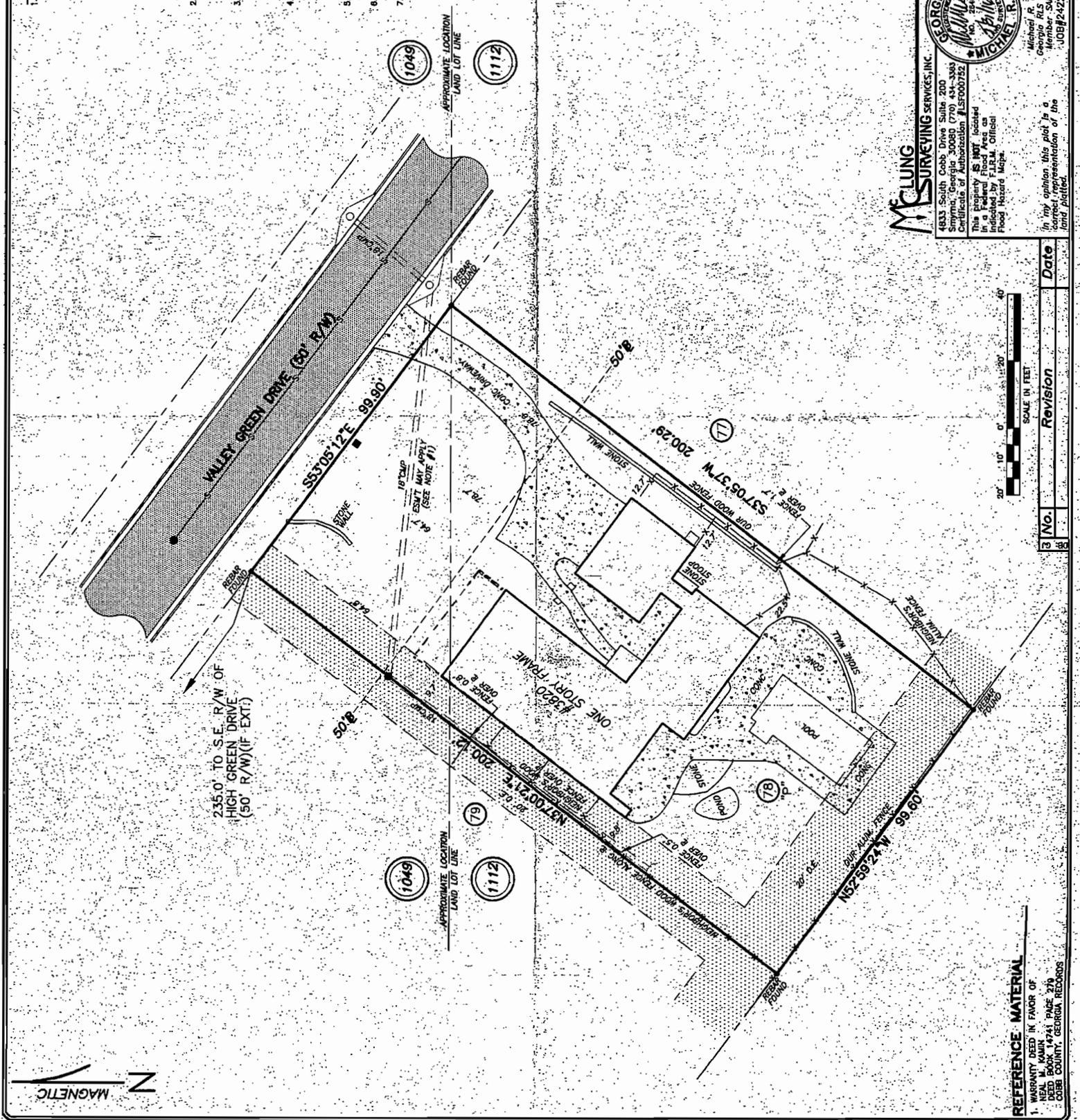


Call before you dig

V-135
(2016)

LEGEND

- B DENOTES BUILDING
- BP DENOTES PROPOSED
- R/W DENOTES RIGHT
- BC DENOTES BACK
- EP DENOTES EDGE
- TOP-C DENOTES TOP-C
- BTM-C DENOTES BTM-C
- REIN DENOTES REINFORCING
- CORR DENOTES CORROSION
- POW DENOTES POWER
- LP DENOTES LIGHT
- SL DENOTES SLOPE
- POWER LINE DENOTES POWER LINE
- POWER METER DENOTES POWER METER
- POWER BOX DENOTES POWER BOX
- TELEPHONE DENOTES TELEPHONE
- TELEPHONE BOX DENOTES TELEPHONE BOX
- GAS VALVE DENOTES GAS VALVE
- WATER METER DENOTES WATER METER
- WATER METER DENOTES WATER METER
- FIRE HYDRANT DENOTES FIRE HYDRANT
- HEADWALL DENOTES HEADWALL
- HEADWALL WELL DENOTES HEADWALL WELL
- JUNCTION BOX DENOTES JUNCTION BOX
- DROP INLET DENOTES DROP INLET
- SANITARY SEWER LINE DENOTES SANITARY SEWER LINE
- SEWER MANHOLE DENOTES SEWER MANHOLE
- CLEAN OUT DENOTES CLEAN OUT



TOTAL AREA= 0.458± ACRES
OR 19,970± SQ.FT.
3820 VALLEY GREEN DRIVE
MARIETTA, GEORGIA

SURVEY FOR
CHARLES S. GILBERT
HERLENE E. GILBERT
LOT 78, BLOCK "P"
INDIAN HILLS COUNTRY CLUB
LAND LOTS 1049 & 1112
DISTRICT 16TH, 2ND SECTION
COBB COUNTY
GEORGIA
PLAT PREPARED: 5-31-16
FIELD: 5-26-16. SCALE: 1"=20'

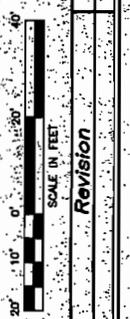
McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property is NOT located in a Federal Flood Area as shown on the Flood Hazard Map.

Michael R. Notes
Georgia RLS #2646
Member SWSOC
JOB#F242296

Georgia Surveyors Association
MICHAEL R. NOTES
No. 12560

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



No.	Revision	Date
3		

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF NEAL W. KAMIN DEED BOOK 14-141, PAGE 276 COBB COUNTY, GEORGIA RECORDS

APPLICANT: Charles Gibert

PETITION No.: V-135

PHONE: 404-245-0196

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Charles S. Gilbert

PRESENT ZONING: R-20

PHONE: 404-245-0196

LAND LOT(S): 1049, 1112

TITLEHOLDER: Charles S. Gilbert and Herlene E. Gilbert

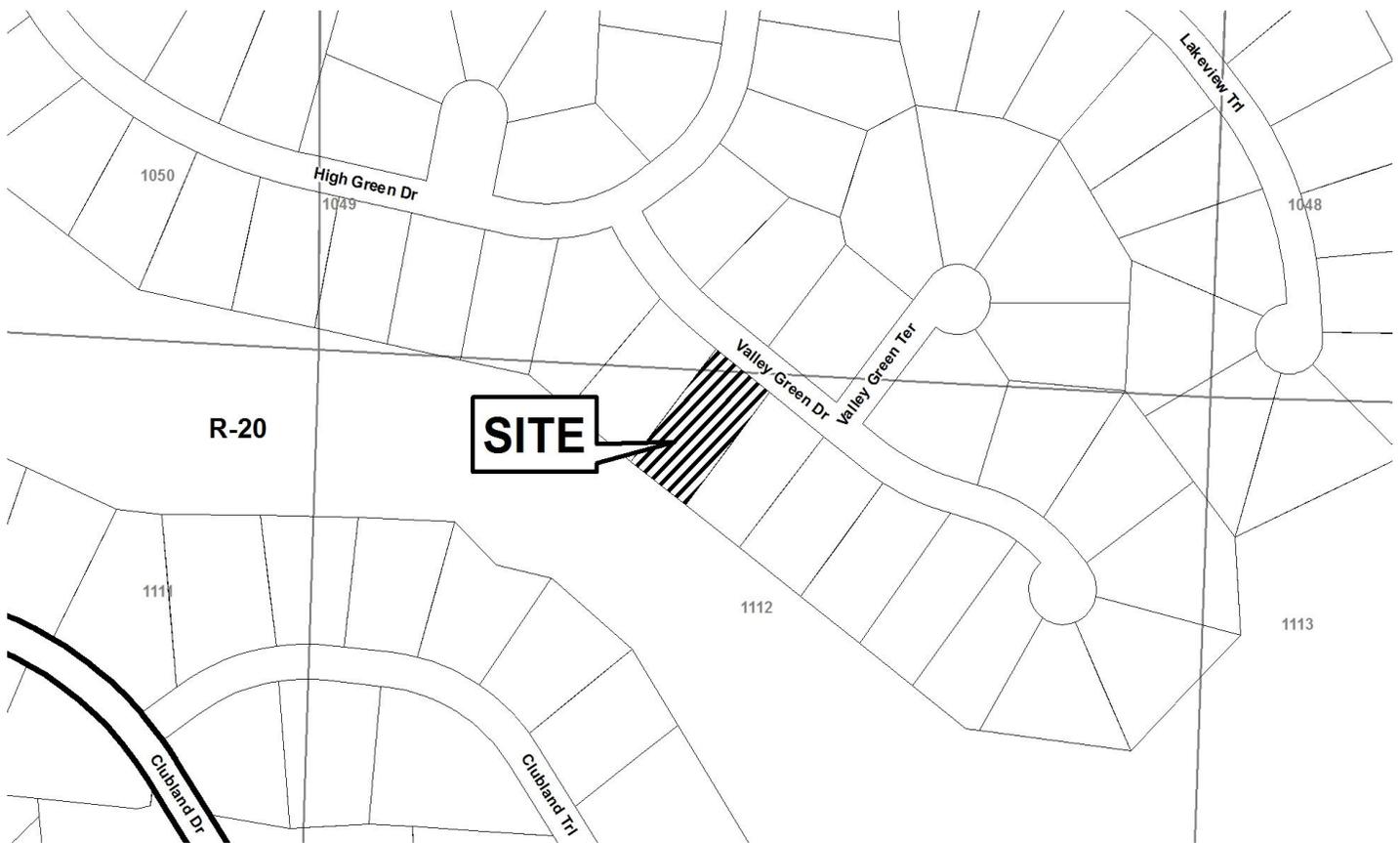
DISTRICT: 16

PROPERTY LOCATION: On the south side of Valley Green Drive, northwest of Valley Green Terrace (3820 Valley Green Drive).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to nine (9) feet adjacent to the western property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-135
 Hearing Date: 10-12-14

Applicant Charles Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com
Charles S. Gilbert Address 3820 Valley Green Dr, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

CS Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com
(representative's signature)

My commission expires: Feb 26, 2017

EVGENIYA MAREK
 NOTARY PUBLIC
 Cobb County
 State of Georgia
 My Comm. Expires Feb. 26, 2017

Signed, sealed and delivered in presence of:
Evgeniya Marek 8-8-2016
 Notary Public

Titleholder Charles & Heleene Gilbert Phone # 404-245-0196 E-mail Cgilbertxyz@aol.com

Signature CS Gilbert Heleene Gilbert Address: 3820 Valley Green Dr, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)
FOR CHARLES GILBERT AND HELENE GILBERT

My commission expires: Feb 26, 2017

EVGENIYA MAREK
 NOTARY PUBLIC
 Cobb County
 State of Georgia
 My Comm. Expires Feb. 26, 2017

Present Zoning of Property _____

Location 3820 Valley Green Dr, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1049 + 1112 District 16 Size of Tract .458 Acre(s)

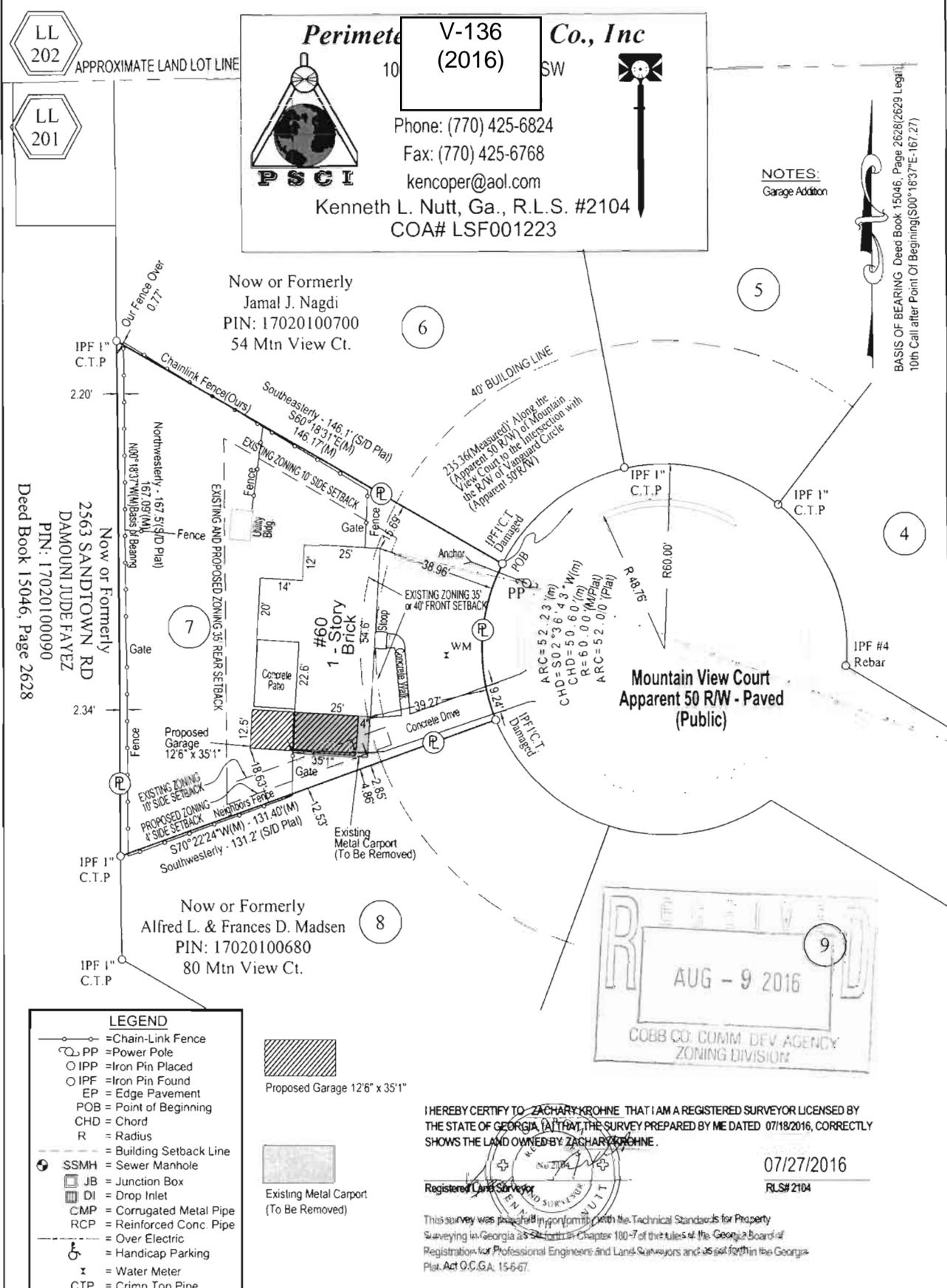
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 100' x 200' Shape of Property Rectangle Topography of Property Flat 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:

List type of variance requested: Side Set back for existing house is 9'7". We are building a 10' extension and need for the extension to be 9'7" also to have an aesthetically pleasing appearance.

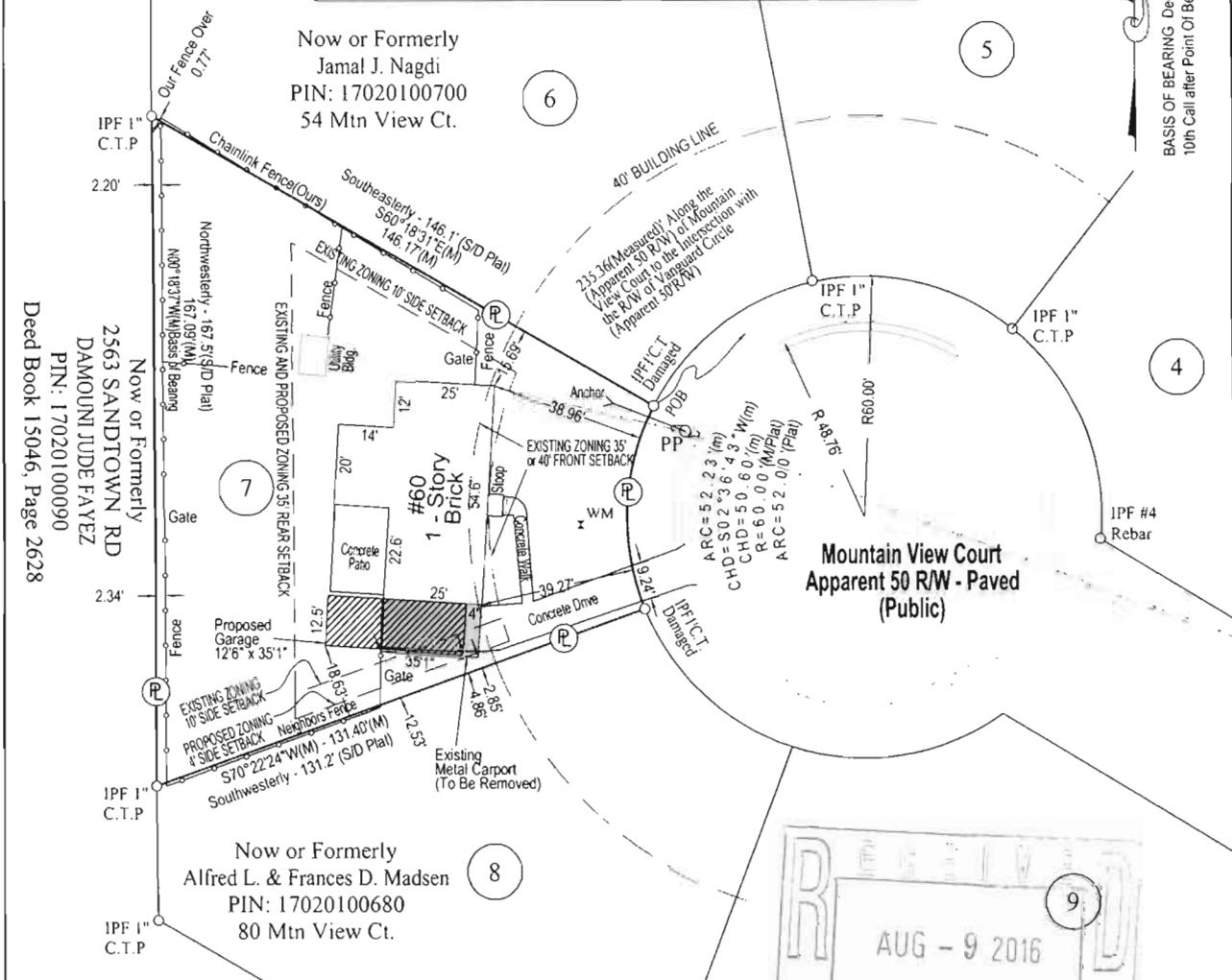


LL 202 APPROXIMATE LAND LOT LINE
 LL 201

Perimeter Surveying Co., Inc
 V-136 (2016) SW
 Phone: (770) 425-6824
 Fax: (770) 425-6768
 kencoper@aol.com
 Kenneth L. Nutt, Ga., R.L.S. #2104
 COA# LSF001223

NOTES:
 Garage Addition

BASIS OF BEARING Deed Book 15046, Page 2628(2629 Legit)
 10th Call after Point Of Beginning(S00°16'37"E-167.27)



LEGEND

- = Chain-Link Fence
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- EP = Edge Pavement
- POB = Point of Beginning
- CHD = Chord
- R = Radius
- - - = Building Setback Line
- SSMH = Sewer Manhole
- JB = Junction Box
- DI = Drop Inlet
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- - - = Over Electric
- ♿ = Handicap Parking
- ⊗ = Water Meter
- CTP = Crimp Top Pipe

Proposed Garage 12'6" x 35'1"

Existing Metal Carport (To Be Removed)

RECEIVED
 AUG - 9 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

I HEREBY CERTIFY TO ZACHARY KROHNE THAT I AM A REGISTERED SURVEYOR LICENSED BY THE STATE OF GEORGIA AND THAT THE SURVEY PREPARED BY ME DATED 07/18/2016, CORRECTLY SHOWS THE LAND OWNED BY ZACHARY KROHNE.

Registered Land Surveyor
 07/27/2016
 RLS# 2104

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. 15-6-67.

- 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 13,522 feet and an angular error of .05 seconds per angle point, and was adjusted using Compass Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 309,023 feet.
 - This plat subject to all easements public and private.

ZONING SURVEY FOR:
 Zachary Krohne

60 Mountain View Ct,
 LOT 7, LABELLE PARK SUBDIVISION, UNIT ONE,
 BLOCK "A", SECTION THREE
 LAND LOT 201, 17TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA

DEED BOOK 14404, PAGE 1728, PLAT BOOK 23, PAGE 542
 PIN: 17020100690, Presently Zoned R-20

Area 13,448.71 sq. ft., 0.308 Acres
 This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
 According to FEMA F.I.R.M. Community Panel # 13067C0118H, dated 03/04/2013, This property IS NOT located in an area having special flood hazards.

Job #: 005116

Computed by: KLN
 Drawn by: RSN
 Checked by: KLN
 Party Chief: KLN
 Date Field Surveyed: 07/15/2016
 Date Drawn: 07/18/2016

GRAPHIC SCALE
 0 7.5' 15' 30'
 SCALE: 1" = 30'

Perimeter Surveying Co., Inc.
 All Your Surveying Needs

APPLICANT: Zachary Krohne

PETITION No.: V-136

PHONE: 678-230-6103

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Zachary Krohne

PRESENT ZONING: R-20

PHONE: 678-230-6103

LAND LOT(S): 201

TITLEHOLDER: Zachary Krohne and Roscoe L. Googe

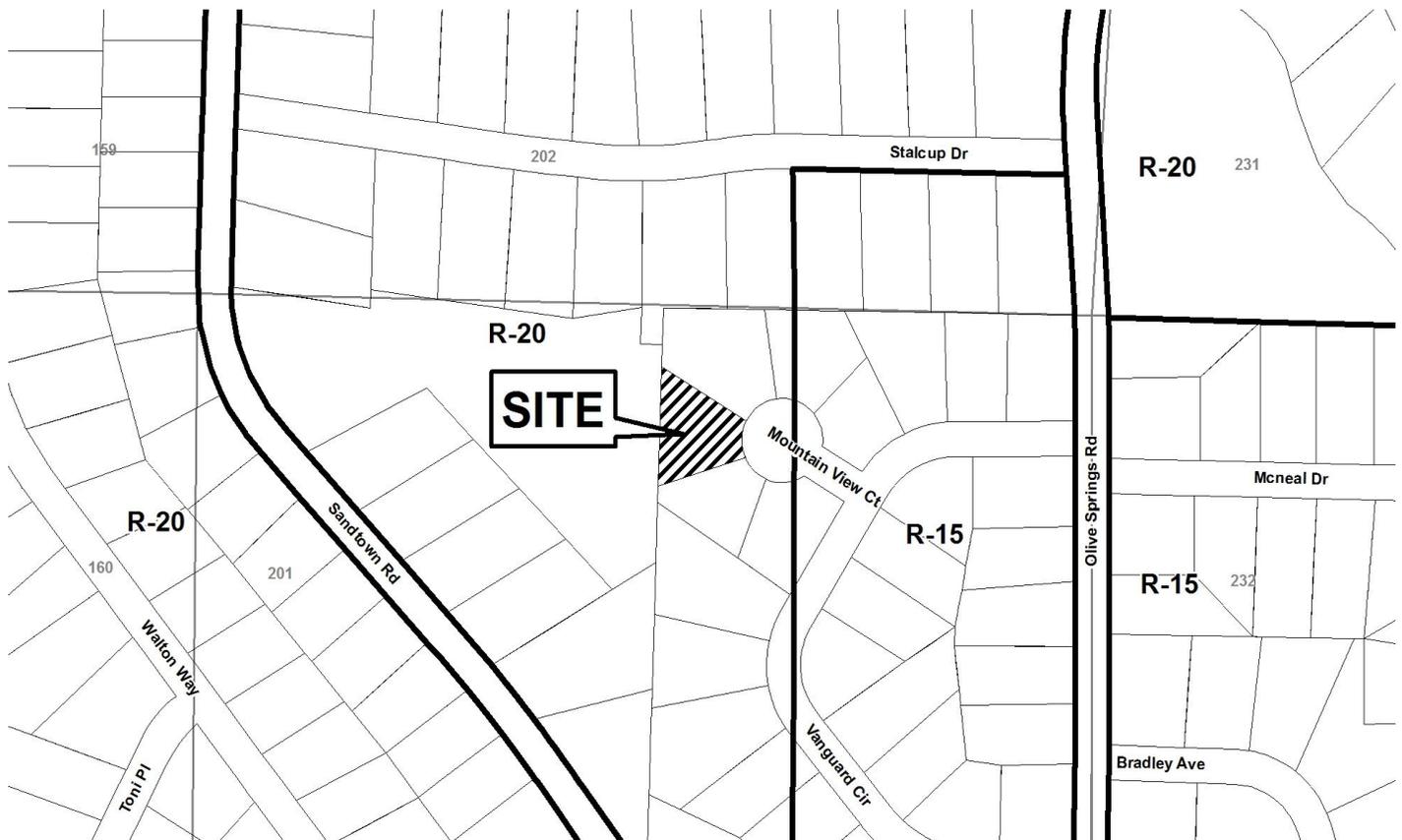
DISTRICT: 17

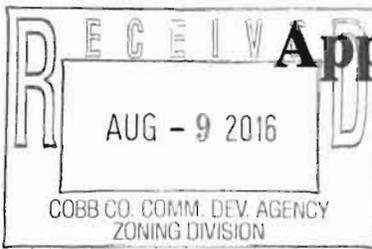
PROPERTY LOCATION: At the western terminus of Mountain View Court, west of Vanguard Circle (60 Mountain View Court).

SIZE OF TRACT: 0.31 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to four (4) feet adjacent to the southern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-136
Hearing Date: 10-12-16

Applicant Zachary Krohne Phone # 678-230-6103 E-mail Zach@Tanks and Bnds.com

Zachary Krohne Address 60 Mountain View ct SW Marietta GA 30060
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-230-6103 E-mail Zach@Tanks
(representative's signature)

My commission expires: 10/20/19 Signed, sealed and delivered in presence of: [Signature]
10/20/19 Notary Public

Titleholder Zach Krohne Roscoe L. Googe Phone # 770-335-4861 E-mail R.googe46@gmail.com
354 W. Sandtown Rd. Marietta, GA. 30064

Signature [Signature] Roscoe L. Googe Address: 60 Mountain View ct SW Marietta GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/20/19 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 60 Mountain View ct SW Marietta GA 30060-6635
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 7 District Labelle Park Size of Tract 0.308 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:

There is currently a very old, failing carport in the proposed space. Its being used as a garage. Its open on 3 sides and is not very secure. We have experienced the ft of property from the car port and our vehicles. We would like to replace the junky carport with a nice structure that will match the house and neighborhood

List type of variance requested: 4 foot side set back

APPLICANT: San Francisco B.H. and Restaurant

PETITION No.: V-137

PHONE: 404-956-9080

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Roberto Espinosa

PRESENT ZONING: GC

PHONE: 404-956-9080

LAND LOT(S): 299

TITLEHOLDER: RE & GE Property Management, LLC

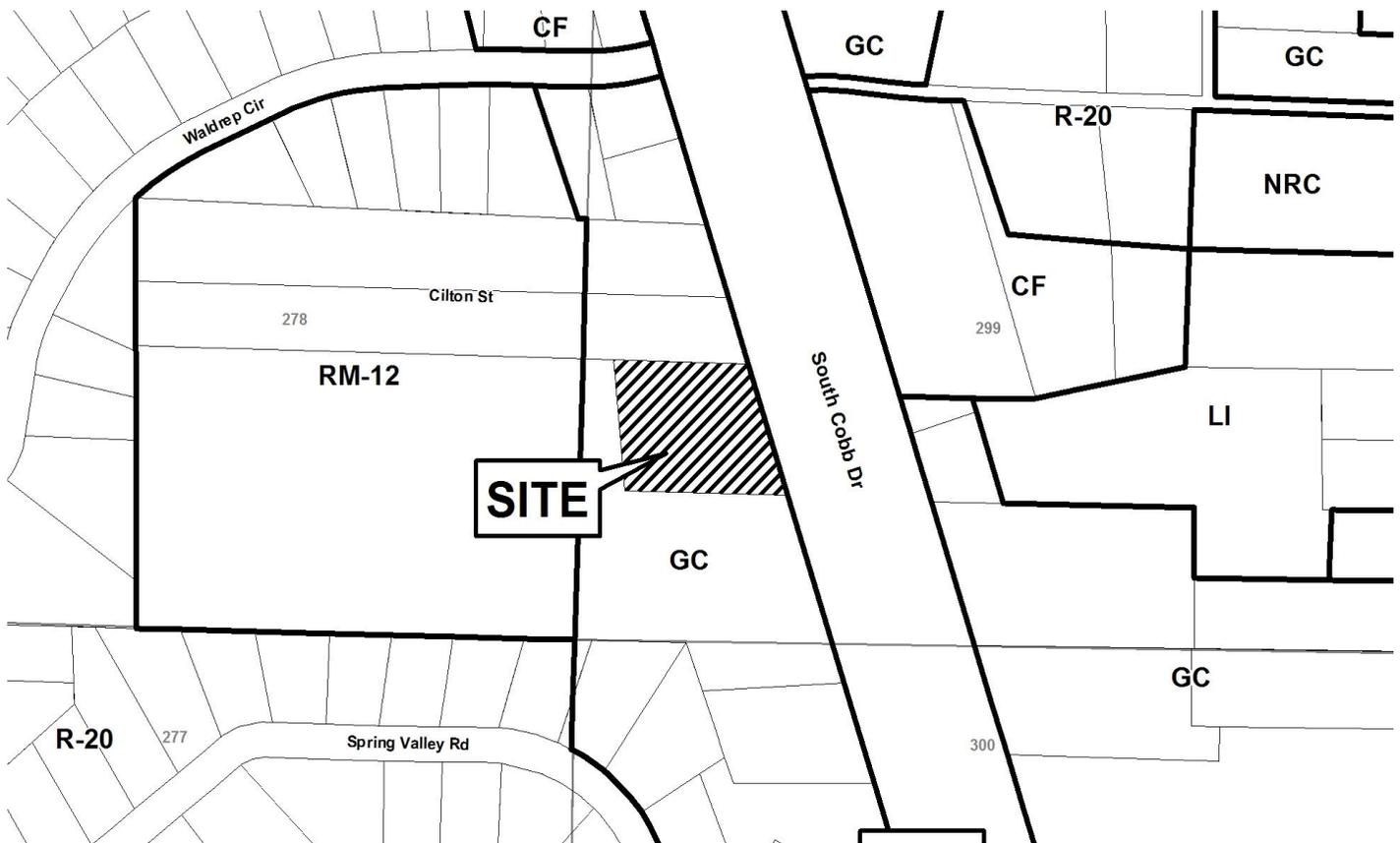
DISTRICT: 17

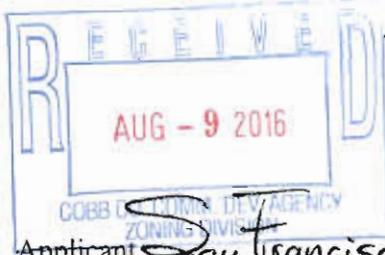
PROPERTY LOCATION: On the west side of South Cobb Drive, south of Waldrep Circle (1910 South Cobb Drive).

SIZE OF TRACT: 0.95 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 89 spaces to 62 spaces.





Application for Variance Cobb County

(type or print clearly)

Application No. 137
Hearing Date: 10-12-16

Applicant San Francisco B.H. and Restaurant. Phone # 404) 956 9080 E-mail h2osplash-69@gmail.com
Roberto Espinosa Address 1906 South Cobb Dr. Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404) 956 9080 E-mail h2osplash69@gmail.com

My commission expires: September 8, 2017 Signed, sealed and delivered [Signature]

Titleholder RE and RE Property Management. Phone # 404) 956 9080 E-mail h2o splash 69@gmail.com
Signature [Signature] Address: 2074 South Cobb Dr. Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: September 8, 2017 Signed, sealed and delivered [Signature]

Present Zoning of Property General Comercial.

Location 1906 South Cobb Dr. Marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 District 17 Size of Tract .932 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

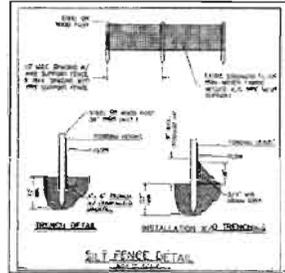
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

None.

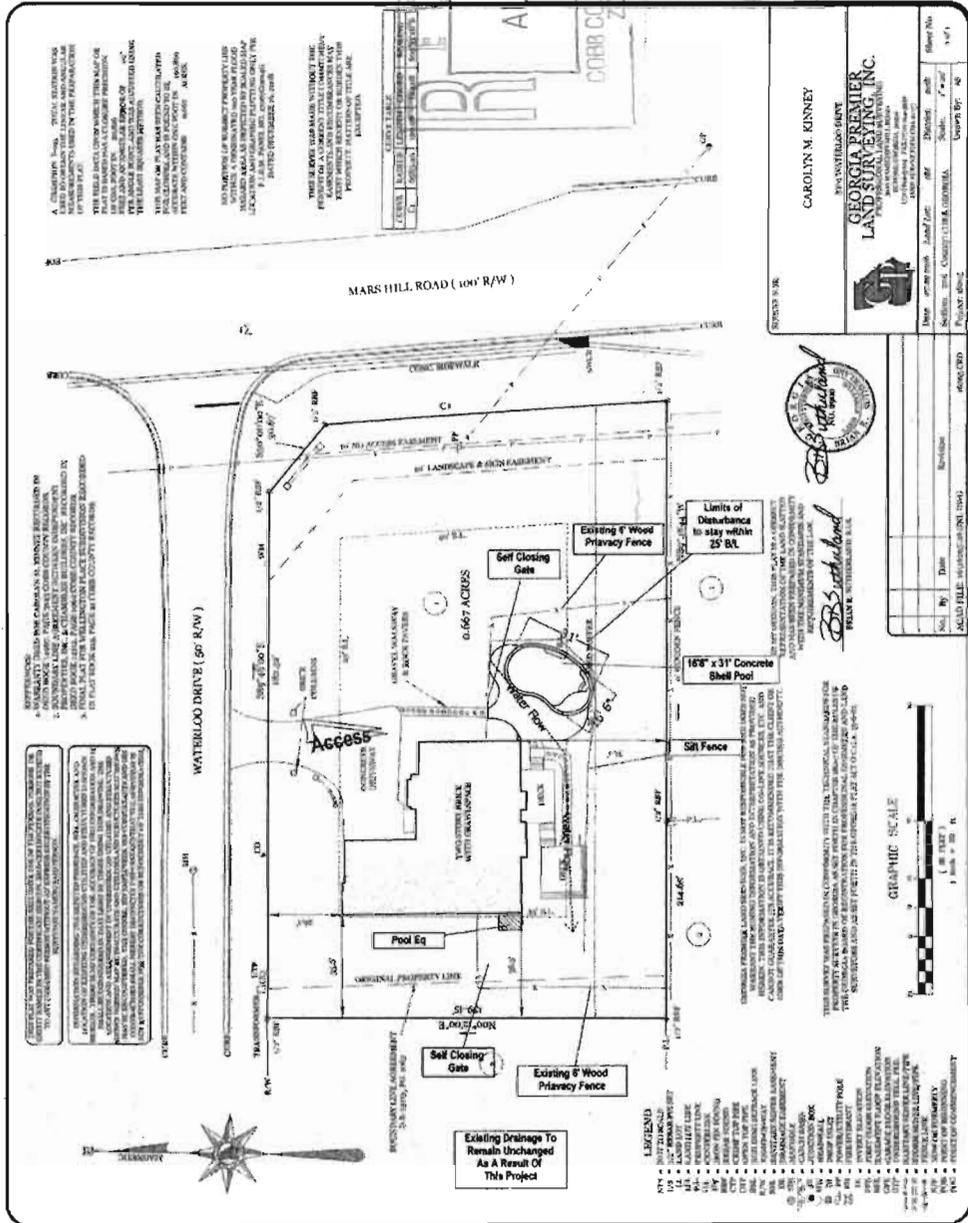
List type of variance requested: Down size From 89 parking spaces to 62 parking spaces.

V-138
(2016)

Existing Lot Coverage		Proposed Lot Coverage	
Existing House	2475	Proposed Pool Area	411
Existing Drive and Walk	2294		
Total Existing Lot Coverage	4769	Total Proposed Lot Coverage	411
Total Lot Sq. Ft.	26014		
New Total Lot Coverage	5180		
% Total Lot Coverage	20%		



- Da1 Disturbed Area Stabilization (Mulching Only)
- Da2 Disturbed Area Stabilization (Temporary Vegetation)
- Da3 Disturbed Area Stabilization (Permanent Vegetation)



Swimming Pool Site
Plan For:

The Kinney Residents
5101 Waterloo Dr NW

Contractor:
Aqua Blue Pools Of Atlanta
710 Dunscore Court
Roswell, Ga 30075
(404) 384-1547

24 Hour Contact
Rick McDermott
(404) 984 - 1547

APPLICANT: Carolyn Kinney

PETITION No.: V-138

PHONE: 678-294-0526

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Rick McDermott

PRESENT ZONING: R-20

PHONE: Not Given

LAND LOT(S): 186

TITLEHOLDER: Carolyn M. Kinney

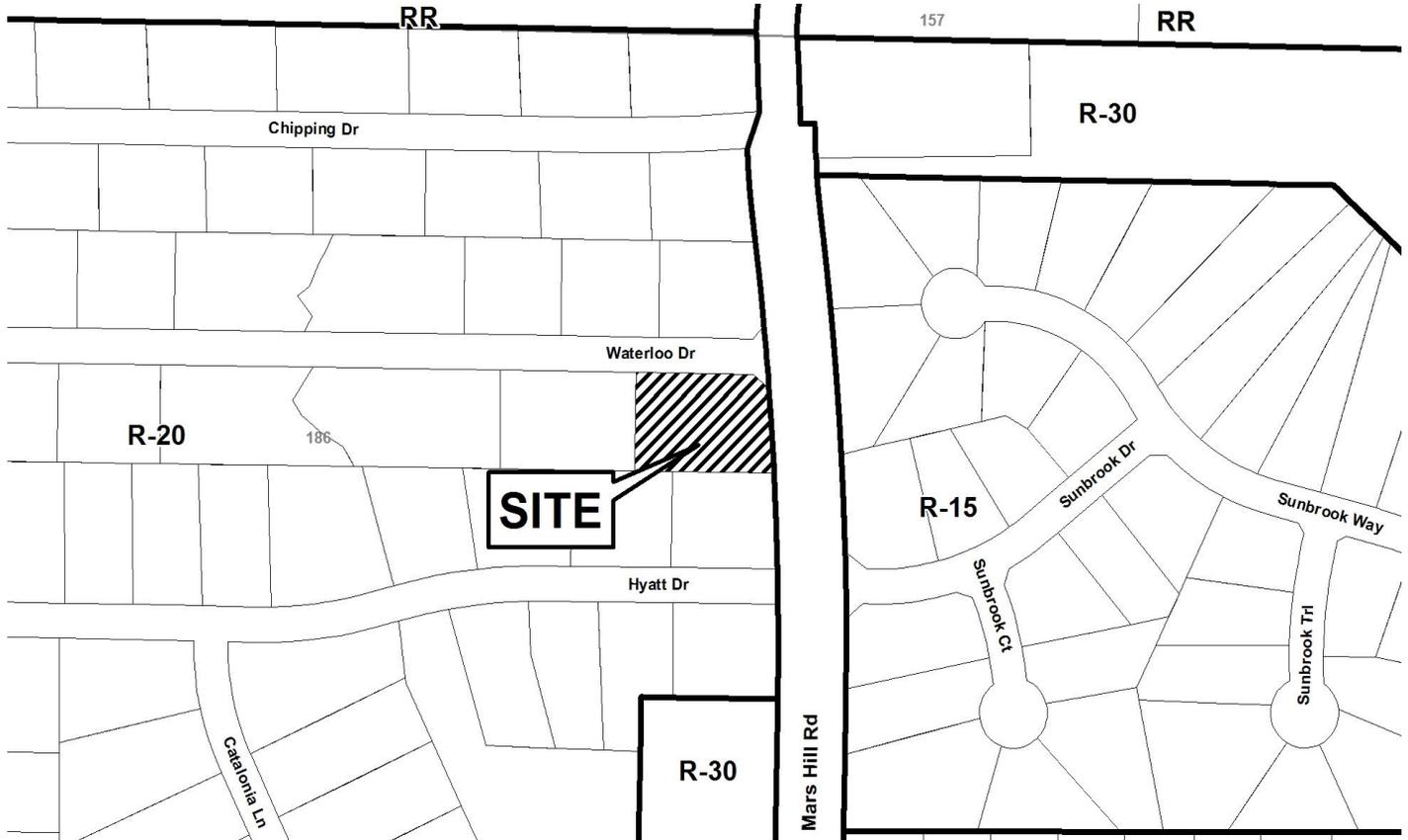
DISTRICT: 20

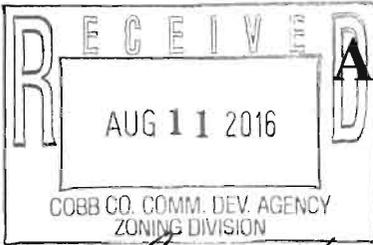
PROPERTY LOCATION: On the southwest corner
of Mars Hill Road and Waterloo Drive
(5101 Waterloo Drive).

SIZE OF TRACT: 0.67 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow an accessory use (pool) to the side of the principal building and closer to the side street right-of-way line than the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-138
Hearing Date: 10-12-16

Applicant Carolyn Kinney Phone # 678-244-0526 E-mail bioteach47@gmail.com

Rick McDermott (representative's name, printed) Address 5101 Waterloo Drive Acworth, Ga 30101
(street, city, state and zip code)

Rick (representative's signature) Phone # _____ E-mail _____

My commission expires: October 20, 2019 Signed, sealed and delivered in presence of: Tish Bell
Notary Public

Titleholder Carolyn Kinney Phone # 678-244-0526 E-mail bioteach47@gmail.com

Signature _____ Address 5101 Waterloo Drive Acworth, Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: October 20, 2019 Signed, sealed and delivered in presence of: Tish Bell
Notary Public

Present Zoning of Property R20

Location 5101 Waterloo Dr NW Acworth GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 186 District 20 Size of Tract .667 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:

It would be impossible to complete project

List type of variance requested: Build pool on side of property

APPLICANT: SouthTech Homes, LLC

PETITION No.: V-139

PHONE: 678-462-4021

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Brennen Hicks

PRESENT ZONING: R-30

PHONE: 678-462-4021

LAND LOT(S): 1018

TITLEHOLDER: Leland H. Chait as Executor of the Estate of Donald C. Chait

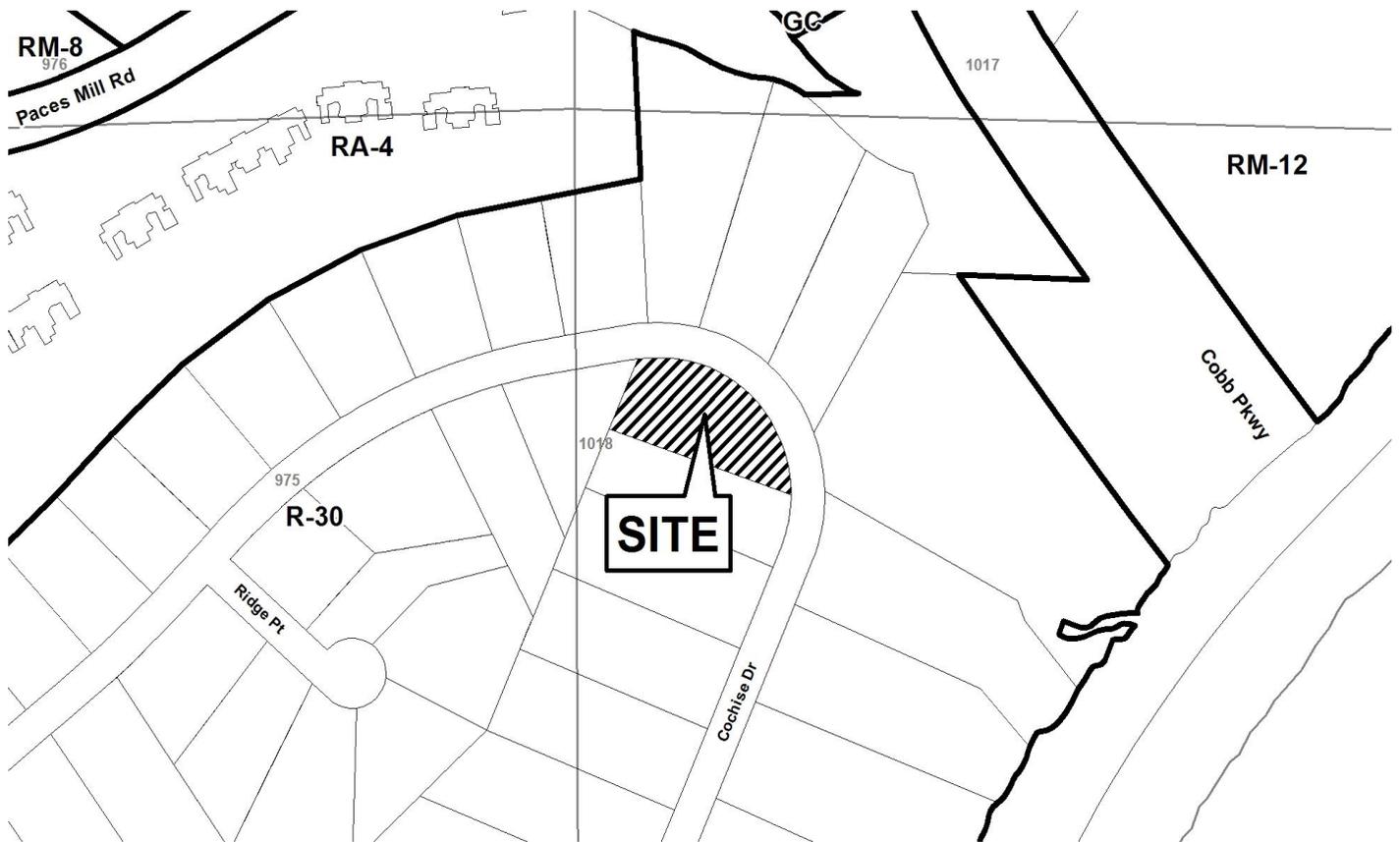
DISTRICT: 17

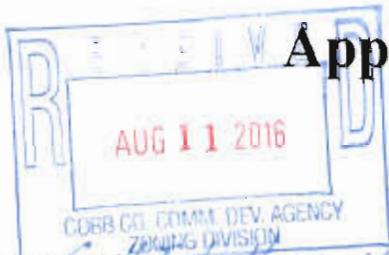
PROPERTY LOCATION: On the south side of Cochise Drive, north of Laramie Drive (3446 Cochise Drive).

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 45 feet to 30 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-139
Hearing Date: 10-12-16

Applicant Southtech Farms, LLC Phone # 408-462-4021 E-mail bhicks@bhdeng.com

Brennea Hicks
(representative's name, printed) Address Heritage Walk, Woodstock, GA 30188
(street, city, state and zip code)

Brennea Hicks
(representative's signature) Phone # 408-462-4021 E-mail bhicks@bhdeng.com



My commission expires: APRIL 22, 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public

* Titleholder _____ Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of: _____

My commission expires: _____ Notary Public

Present Zoning of Property R-30

Location 3446 Cochise Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1017 & 1018 District 17th Size of Tract 0.606 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 River Corridor

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 lot would almost be unbuildable due to River Corridor restrictions and shape of the lot on the bldg pad site. The existing structure is already encroaching outside the building limits.

List type of variance requested: Reduction in front building setback limit from 45' to 30'.

APPLICANT: BJ Mann and Kallol Nandi

PETITION No.: V-140

PHONE: 770-318-9686

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: BJ Mann

PRESENT ZONING: R-20

PHONE: 770-318-9686

LAND LOT(S): 979, 1038

TITLEHOLDER: Kallol nandi and Banhi Nandi

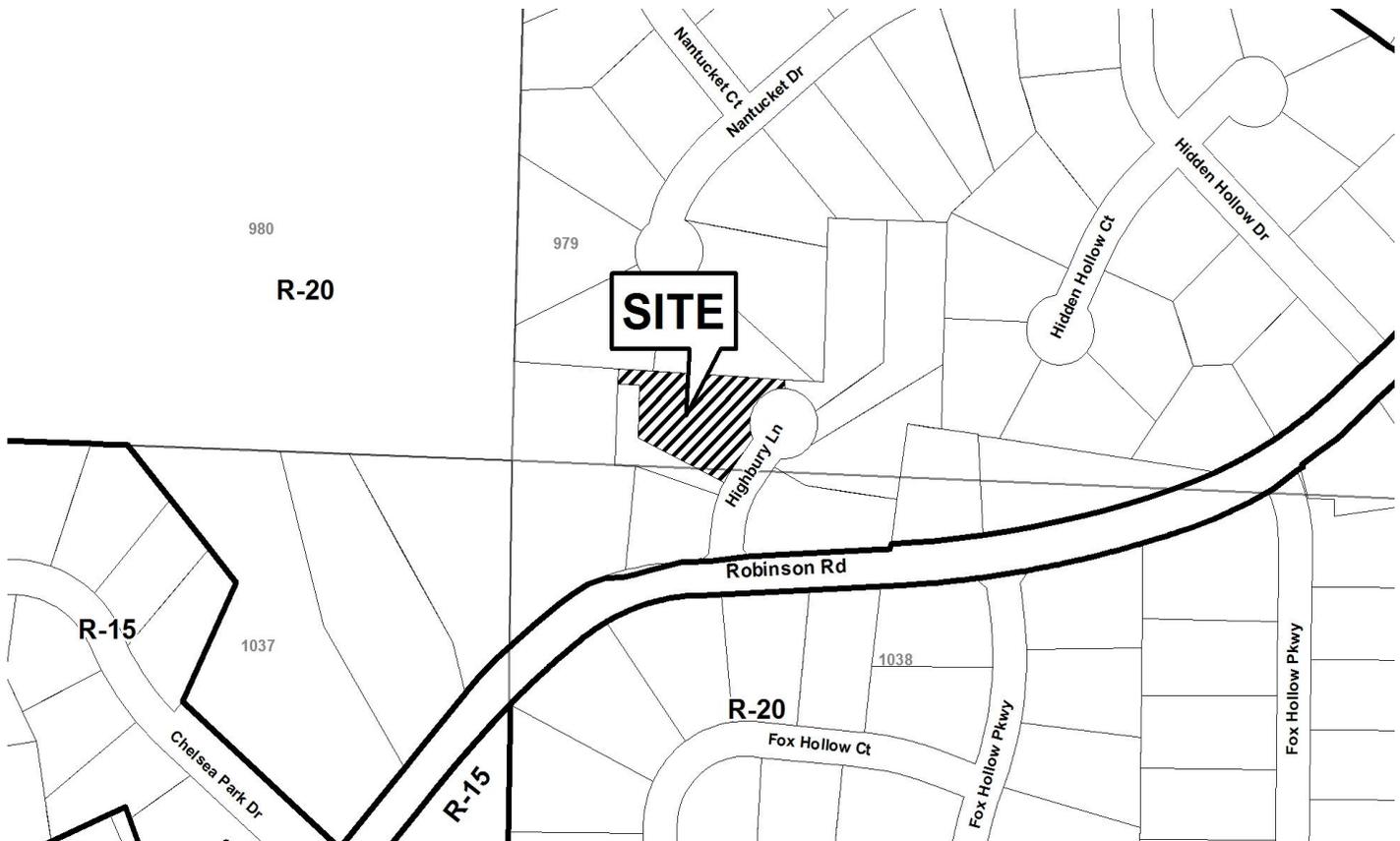
DISTRICT: 16

PROPERTY LOCATION: At the western terminus of Highbury Lane, north of Robinson Road (913 Highbury Lane).

SIZE OF TRACT: 0.51 acres

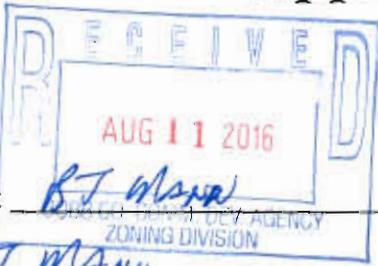
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 25 feet to 22 feet; and 2) waive the side setback from the required 10 feet to eight (8) feet adjacent to the southern property line.



Application for Variance

Cobb County



(type or print clearly)

Application No. V-140
Hearing Date: 10-12-16

Applicant BT Mann Phone # 773-18-7686 E-mail bjmann@jacksonhollygroup.com
BT MANN Address 3446 Windsor Hill Ste W #305 Flowery Branch, GA 30542
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 3/15/17
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder BAMBI NANDI Phone # 678-520-7960 E-mail BANDI@WITECHS.COM
Signature [Signature] Address: 913 Highway Ln Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/15/17
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20
Location 913 Highway Lane, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 979 District 167A Size of Tract 0.509 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:

Expense to modify existing foundation
Can't build back original plans w/out variance.

List type of variance requested: _____

LEGEND

#4 REBAR 1/2" REBAR FOUND

POWER POLE

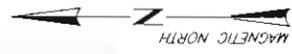
SANITARY SEWER MANHOLE

LIGHT POLE

OVERHEAD POWER

FENCE

X-X



IMPERVIOUS AREA

EXISTING AREA

HOUSE - 2404.8 SQ FT

CONCRETE WALKS - 1996.8 SQ FT

EXISTING TOTAL - 4401.6 SQ FT

PROPOSED AREA

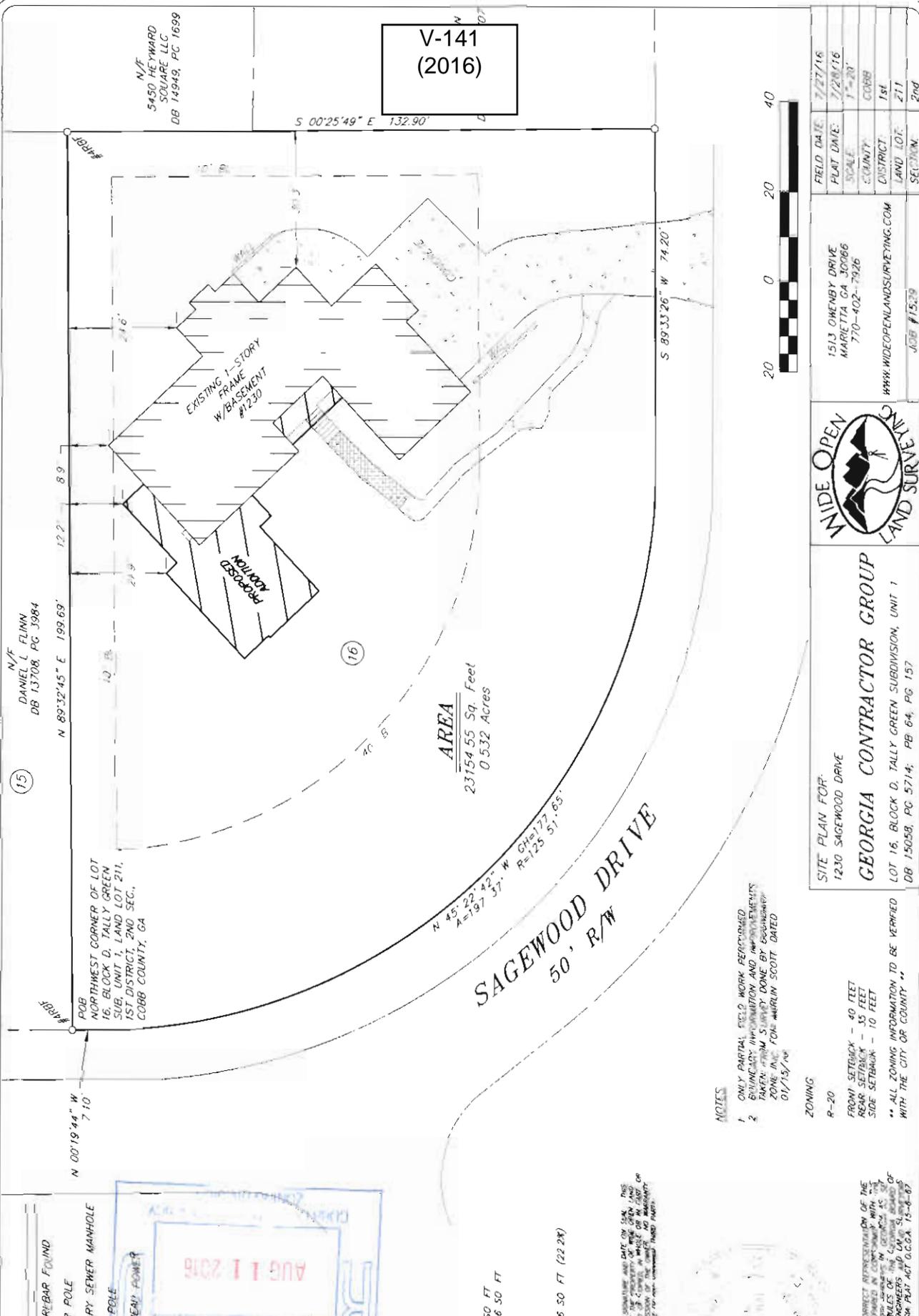
ADDITION - 7450.0 SQ FT

OVERALL TOTAL - 5151.6 SQ FT (22.2%)

THIS IS A FIELD COPY. WITHOUT ORIGINAL SURVEY AND DATE ON FILE. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF GEORGIA.



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THE WORK PERFORMED IN CONNECTION WITH THE SURVEY. I AM A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR OF THE STATE OF GEORGIA. I AM REGISTERED IN THE STATE OF GEORGIA UNDER LICENSE NO. 15-8-87 AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.



V-141
(2016)



FIELD DATE:	7/27/16
PLAT DATE:	7/28/16
SCALE:	1"=20'
COUNTY:	COBB
DISTRICT:	1ST
LAND LOT:	211
SECTION:	2ND



SITE PLAN FOR:
1230 SAGEWOOD DRIVE
GEORGIA CONTRACTOR GROUP
LOT 16, BLOCK D, TALLY GREEN SUBDIVISION, UNIT 1
DB 15059, PG 5714; PB 64, PG 157

NOTES
1. ONLY PARTIAL FIELD WORK PERFORMED
2. SURVEY INFORMATION AND IMPROVEMENTS TAKEN FROM SURVEY DONE BY BOUNDARY ZONE, INC. FOR MARLIN SCOTT DATED 01/15/16

ZONING
R-20
FRONT SETBACK - 40 FEET
REAR SETBACK - 35 FEET
SIDE SETBACK - 10 FEET
** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **

1513 ORENBY DRIVE MARIETTA GA 30066 770-402-7926 WWW.WIDEOPENLANDSURVEYING.COM JOB #1529
--

APPLICANT: Scott Merlin

PETITION No.: V-141

PHONE: 404-543-4480

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Ron Lester

PRESENT ZONING: R-20

PHONE: 404-456-0373

LAND LOT(S): 211

TITLEHOLDER: Scott Merlin

DISTRICT: 1

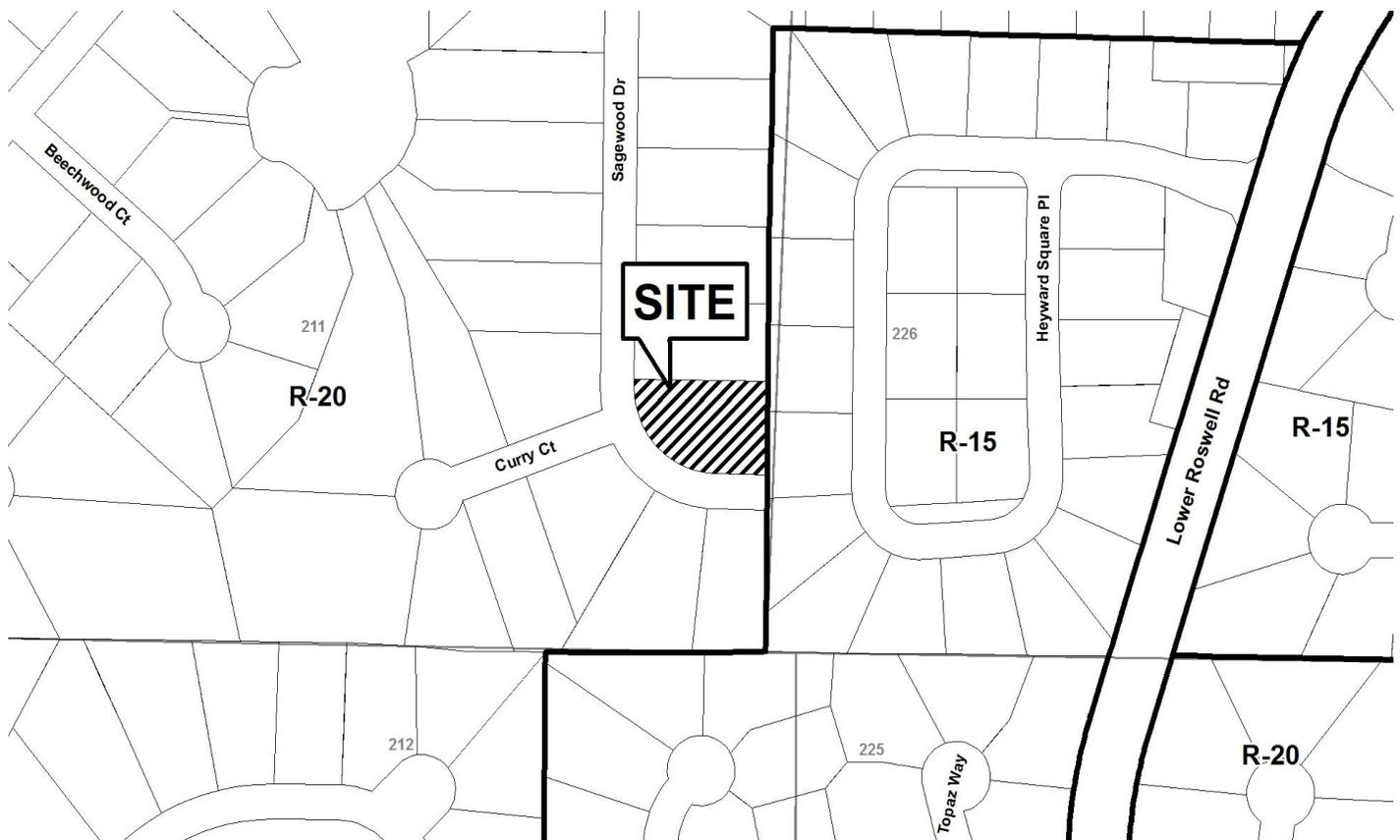
PROPERTY LOCATION: On the east side of
Sagewood Drive, across from Curry Court

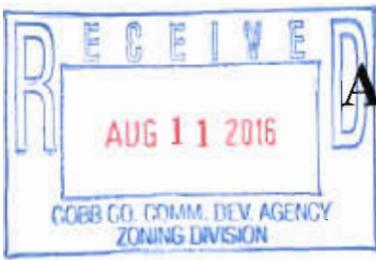
SIZE OF TRACT: 0.53 acres

(1230 Sagewood Drive).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to eight (8) feet adjacent to the northern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-146
Hearing Date: 10-22-16

Applicant Scott Merlin Phone # 404-543-4480 E-mail simecpmas.com

Ron Lester Address 2980 Fallwood Drive Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-456-0373 E-mail Ron@GeorgiaContractorGroup.com
(representative's signature)

My commission expires: 17-17-19 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Scott Merlin Phone # 404-543-4480 E-mail simecpmas.com

[Signature] Address: 1230 Sagewood Dr., Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/2/2019 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 1230 Sagewood Dr. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 211 District 1ST Size of Tract .532 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 .532 acres Shape of Property pic Topography of Property level Other _____

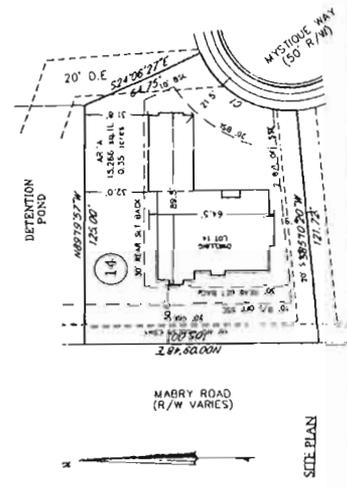
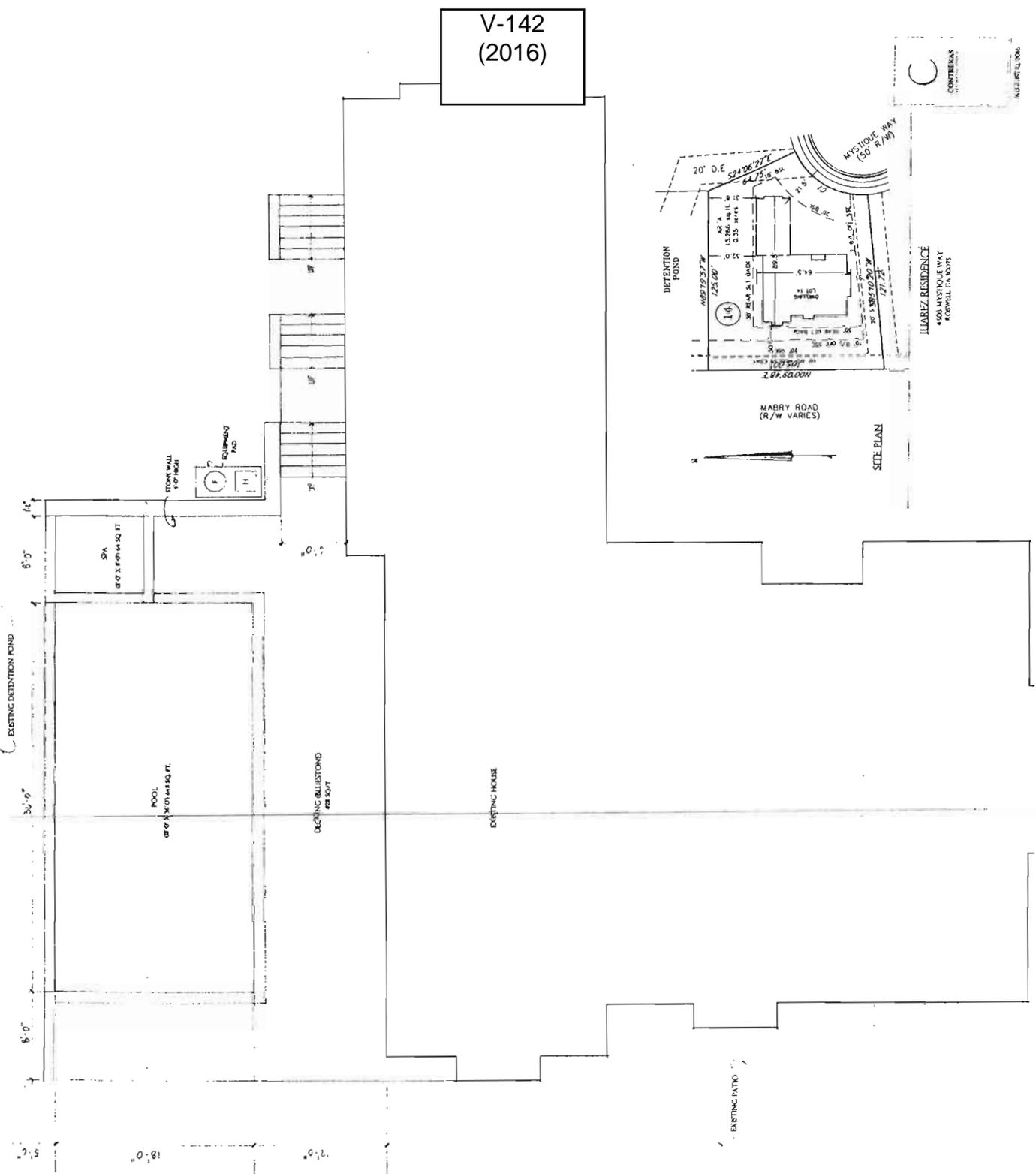
Does the property or this request need a second electrical meter? YES _____ NO X

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:

Existing corner of residence (built 1979) is over the building setback by 1.3'

List type of variance requested: Setback

V-142
(2016)



MILAREZ RESIDENCE
400 MYSTIQUE WAY
KOSWILL CA 90375

SIDE PLAN

NEW STACKABLE ROCK
RETAINING WALL TO LEVEL YARD



APPLICANT: Oskar Juarez

PETITION No.: V-142

PHONE: 404-557-2620

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Oskar Juarez

PRESENT ZONING: R-15

PHONE: 404-557-2620

LAND LOT(S): 180

TITLEHOLDER: Oskar Juarez

DISTRICT: 16

PROPERTY LOCATION: At the western terminus of

SIZE OF TRACT: 0.35 acres

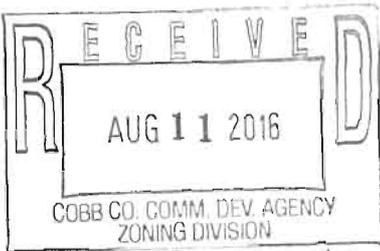
Mystique Way, south of Mystique Landing and on the east side of Mabry Road

COMMISSION DISTRICT: 3

(4503 Mystique Way).

TYPE OF VARIANCE: Allow an accessory use (pool) to the side of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-142
Hearing Date: 10-12-16

Applicant Oskar Suarez Phone # 404 557 2620 E-mail oskarj@comcast.net

Oskar Suarez Address 4503 Mystique Way Roswell Ga 30075
(representative's name, printed) (street, city, state and zip)

[Signature] Phone # 404 557-2620 E-mail oskarj@comcast.net
(representative's signature)

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

My commission expires: 03/27/20

Titleholder Oskar Suarez Phone # 404 557-2620 E-mail oskarj@comcast.net

Signature [Signature] Address: 4503 Mystique Way Roswell Ga 30075
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03/27/20

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

Present Zoning of Property Residential R-15

Location 4503 mystique way NE Roswell Ga 30075
(street address, if applicable) (nearest intersection, etc.)

Land Lot(s) 14 District 16th Size of Tract _____ Acre(s)

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

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

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

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

Current zoning ordinances do not provide adequate room to give appropriate space between house and proposed residential swimming pool providing a hardship as it prohibits homeowner from improving backyard/sideyard.

List type of variance requested:
Area Variance allowing the pool to be on the side of house.

V-143
(2016)

360' to S.E. R/W
OF VINING ROAD
(80' R/W) (IF EXTENDED)

MAGNETIC
N

N/F
LEON CANTRELL
DB 10900 PG 371

N/F
ARTHUR L. GREENBERG
MARGARET R. GREENBERG
DB 14906 PG 5351-5352

ZONING INFORMATION

COBB COUNTY ZONING R-20
MINIMUM LOT AREA = 20,000 SQ.FT.
MINIMUM FLOOR AREA = 1,200 SQ.FT.
MINIMUM LOT WIDTH AT FRONT SET BACK = 75 OR 50 FEET
MINIMUM FRONT SET BACKS
ARTERIAL = 40 FEET
COLLECTOR = 40 FEET
LOCAL = 35 FEET
MINIMUM SIDE SET BACKS
MAJOR SIDE = 25 OR 35 FEET
INTERIOR SIDE = 10 FEET
MINIMUM REAR SET BACK = 35 FEET
MAXIMUM LOT COVERAGE = 35%
MAXIMUM BUILDING HEIGHT = 35 FEET
ALL ZONING MATTERS MUST BE APPROVED+
BY COBB COUNTY PRIOR TO CONSTRUCTION

AREA
0.417± ACRES
18,144± SQ.FT.

AREA
0.459± ACRES
20,000± SQ.FT.

ONE STORY
BRICK WITH
BASEMENT

LEGEND

- R DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- PC DENOTES BACK OF CURB
- G DENOTES GUTTER
- F DENOTES FENCE
- P DENOTES POWER POLE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- POB DENOTES POWER BOX
- AC DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- BSM DENOTES BELL SOUTH MANHOLE
- WM DENOTES WATER METER
- TH DENOTES FIRE HYDRANT
- S DENOTES SANITARY SEWER LINE
- SSM DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,879 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES 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.



No.	Revision	Date
1.	PROPOSED PROPERTY LINES	8-11-18

McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
COMMUNITY PANEL NO. 1306700222 G
EFFECTIVE DATE: DECEMBER 18, 2006
COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 0.876± ACRES
OR 38,144± SQ. FT.

3820 HILLCREST DRIVE
SMYRNA, GEORGIA

PROPOSED LOT SPLIT FOR
ELBERT N. GRIFFIN
HEIDI L. GRIFFIN

LOT 20
RIDGWOOD HEIGHTS
SECTION NO.2

LAND LOTS 769 AND 816
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 2-1-13
FIELD: 1-30-13 SCALE: 1"=20'

DATE

APPLICANT: Elbert Griffin and Heidi Griffin

PETITION No.: V-143

PHONE: 678-296-9355

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Elbert N. Griffin

PRESENT ZONING: R-20

PHONE: 678-296-9355

LAND LOT(S): 769, 816

TITLEHOLDER: Elbert N. Griffin, III and Heidi L. Griffin

DISTRICT: 17

PROPERTY LOCATION: On the west side of

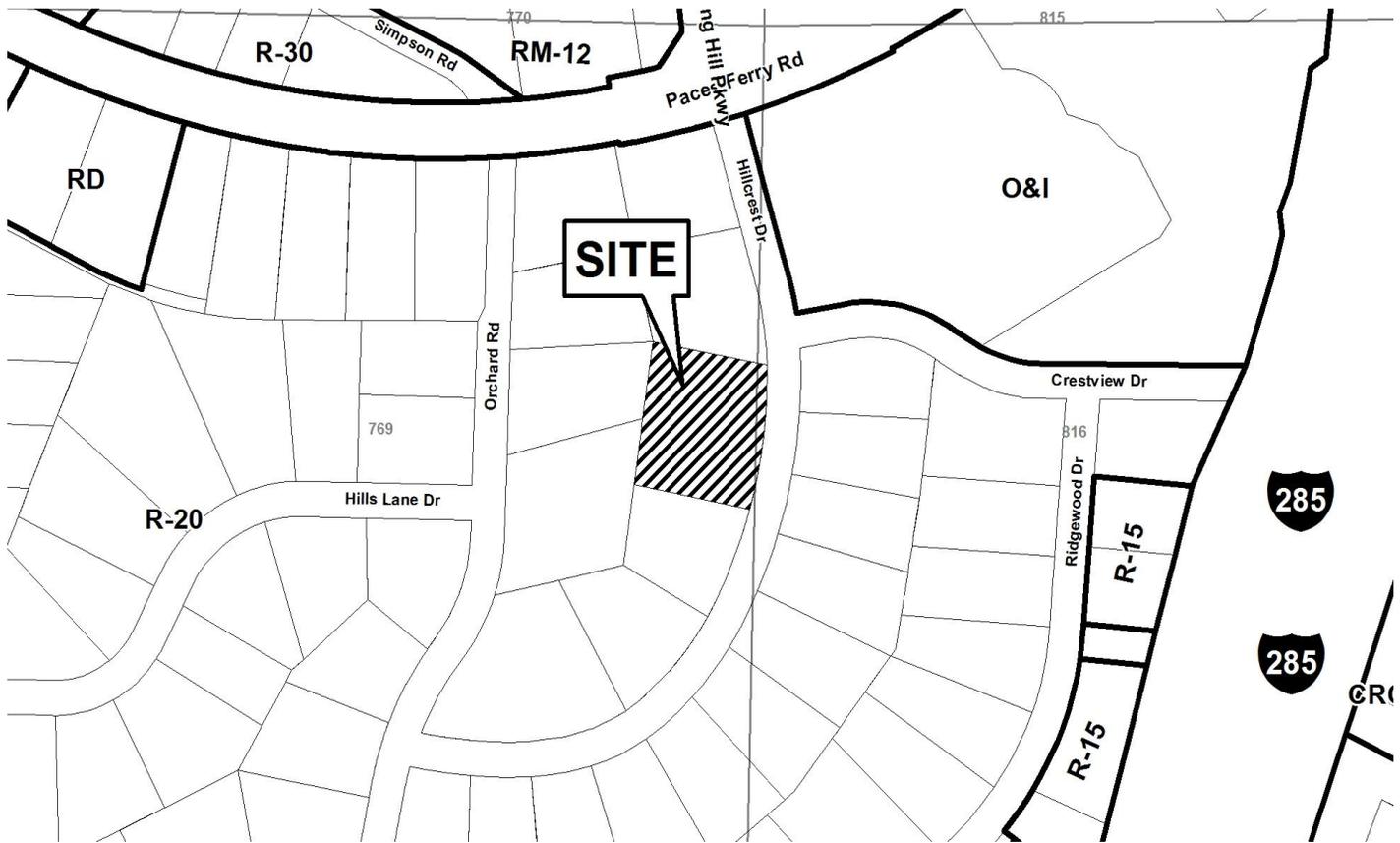
SIZE OF TRACT: 0.88 acres

Hillcrest Drive, south of Paces Ferry Road

COMMISSION DISTRICT: 2

(3820 Hillcrest Drive).

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 18,144 square feet for proposed lot.





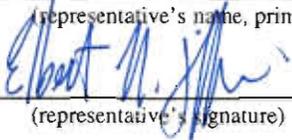
Application for Variance Cobb County

(type or print clearly)

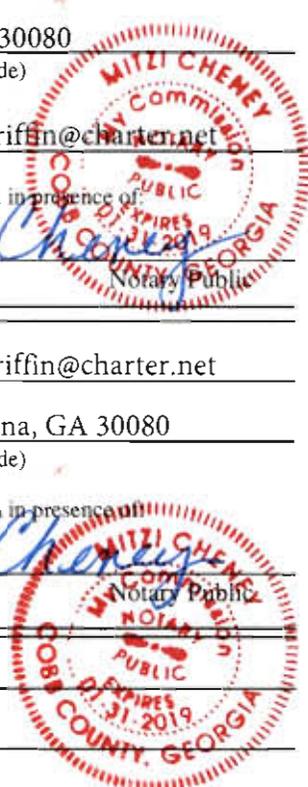
Application No. 1-143
Hearing Date: 10-12-16

Applicant Elbert Griffin & Heidi Griffin Phone # 678 296-9355 E-mail budgriffin@charter.net

Elbert N. Griffin Address 3820 Hillcrest Drive, Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

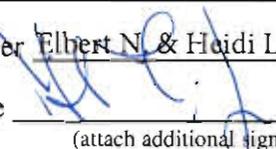

(representative's signature)

Phone # 678 296-9355 E-mail budgriffin@charter.net

Signed, sealed and delivered in presence of:
Mitzi Cheney


My commission expires: 1/31/2019

Titleholder Elbert N. & Heidi L. Griffin Phone # 678 296-9355 E-mail budgriffin@charter.net

Signature  Address: 3820 Hillcrest Drive, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Mitzi Cheney


My commission expires: 1/31/2019

Present Zoning of Property R-20

Location 3820 Hillcrest Drive, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 & 816 District 17 Size of Tract 38,144 sq ft - 0.9Acre(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 Rigewood Heights neighborhood was platted and developed prior to the adoption of a zoning ordinance. 3820 Hillcrest Dr. is an oversized lot being 38,144 sf, which can be subdivided into two lots, one being 20,000 sf meeting R-20 regulations, and one lot being 18,144 sf or 9% under the R-20 requirements. Of 97 lots in the R-20 zoning area, 21 lots are smaller than the required 20,000 sf with some lots smaller than 17,000 sf. Another lot (3856 Hillcrest Dr.) was recently approved for subdivision into two lots smaller than 20,000 sf.

List type of variance requested: Reduce the R-20 required lot size of 20,000 sf to be 18,000 sf for 3820 Hillcrest Dr. so that the 0.9 acre lot can be subdivided, retain the existing residence on one lot, and have one reduced size 18,144 sf lot available for a new residence.

2520

DESCRIPTIONS

GENERAL NOTES

UTILITY NOTES

LEGEND OF SYMBOLS AND ABBREVIATIONS

SIGNIFICANT OBSERVATIONS

ZONING

REVISIONS

SCHEDULE B - SECTION 2 EXCEPTIONS

REVISONS

V-144 (2016)

ALTA/ACSM LAND TITLE SURVEY

SAM'S REAL ESTATE HOLDINGS - GEORGIA, LLC

PROPERTY IS LOCATED

485 FINNEST W BARRETT PARKWAY

CITY OF ATLANTA, GEORGIA

TAX PARCEL: 1806460000 & 1806460000

TOTAL AREA: 02.81 ACRES OR 1,442 ACRES

ALTA/ACSM SURVEY COORDINATED BY

ALTA/ACSM SURVEY CO

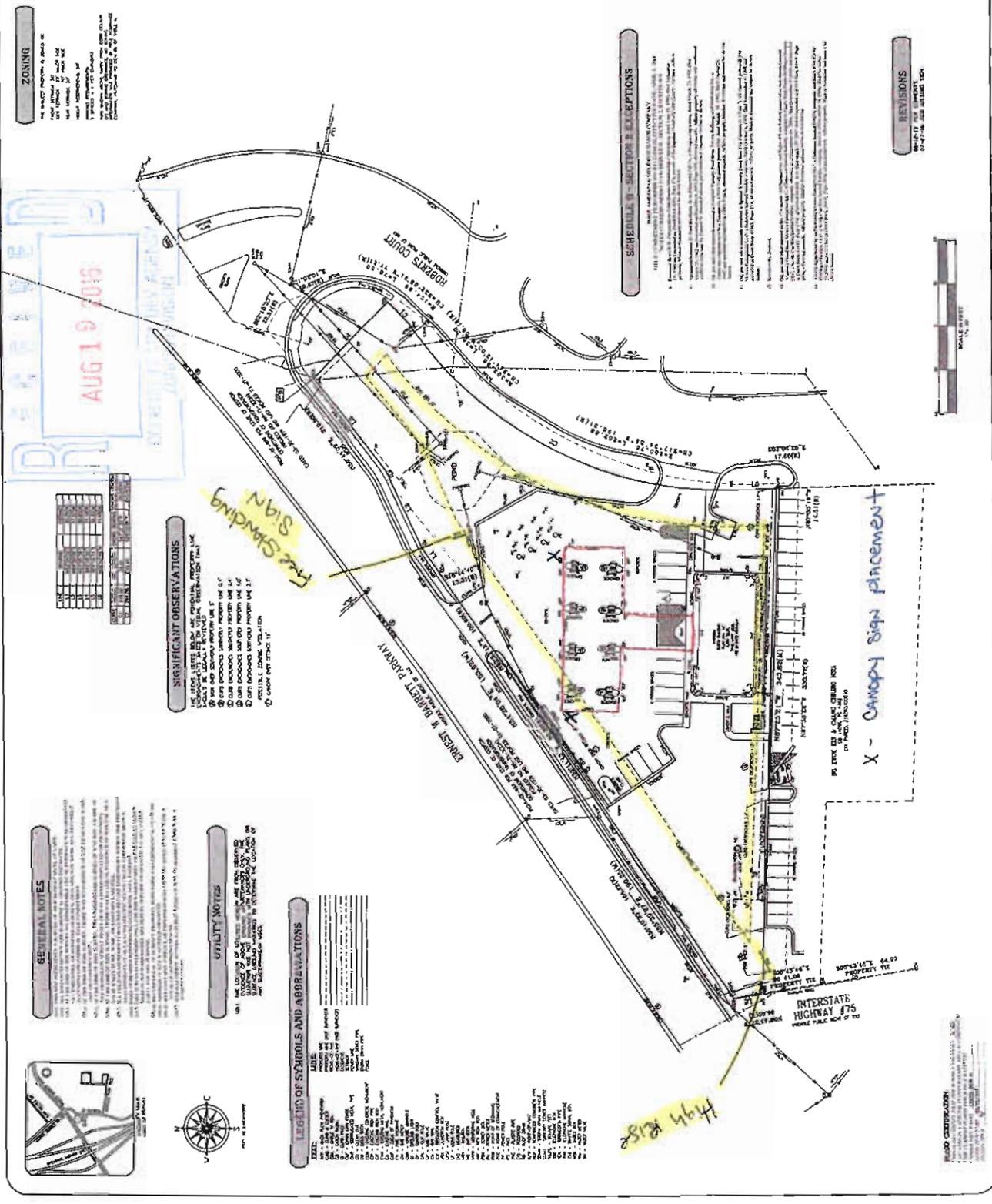
1400 N. NORTH AVENUE, SUITE 1000

ATLANTA, GEORGIA 30309

TEL: 404-876-7878 FAX: 404-876-7878

WWW.ALTAACSM.COM

Page 1 of 1



ALTA/ACSM SURVEY CO

1400 N. NORTH AVENUE, SUITE 1000

ATLANTA, GEORGIA 30309

TEL: 404-876-7878 FAX: 404-876-7878

WWW.ALTAACSM.COM

APPLICANT: Sam's Mart

PETITION No.: V-144

PHONE: 704-567-8424

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Steve A. Jewell

PRESENT ZONING: GC

PHONE: 803-645-5705

LAND LOT(S): 646

TITLEHOLDER: Sams Real Estate Holdings GA LLC

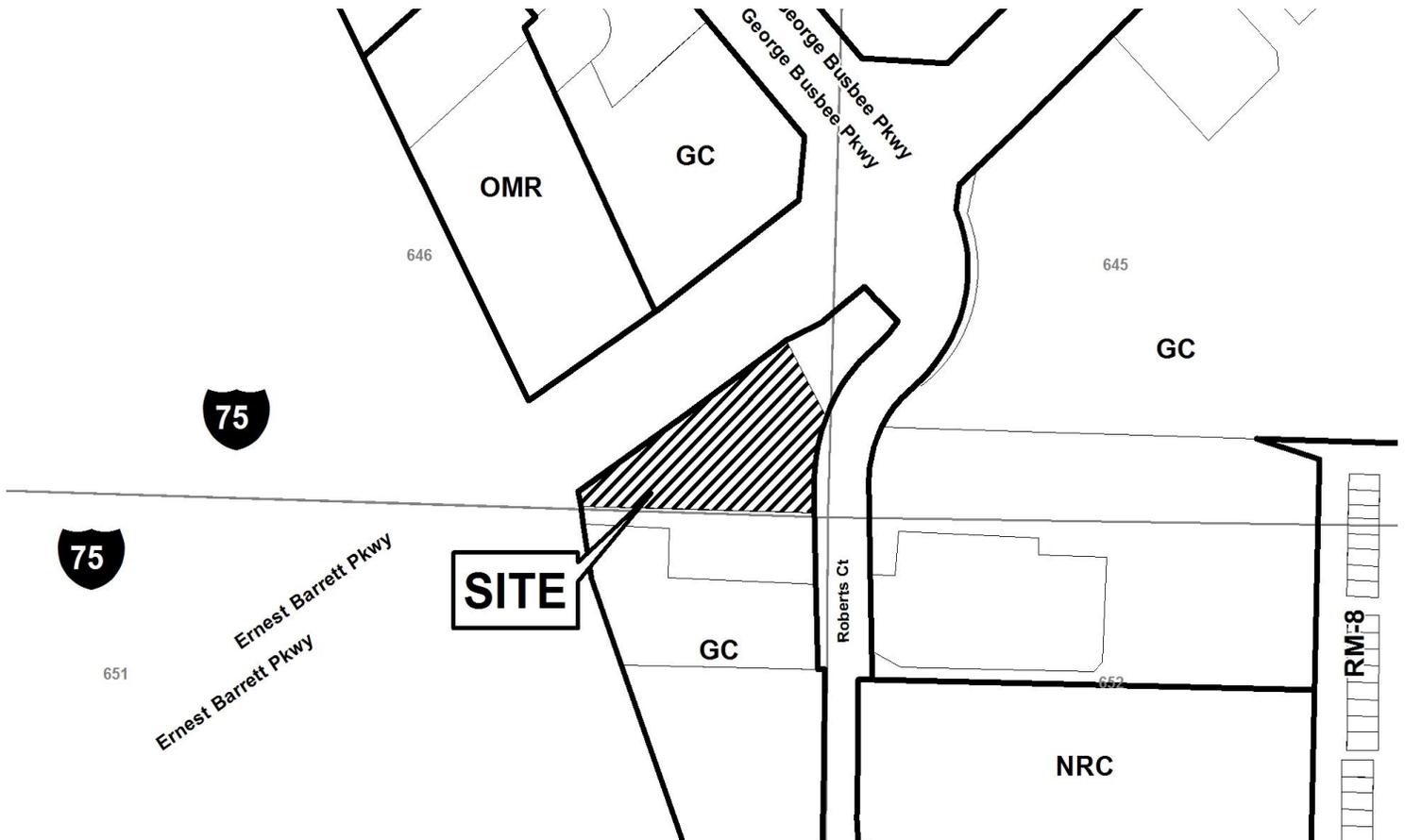
DISTRICT: 16

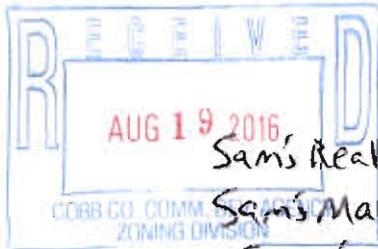
PROPERTY LOCATION: On the south side of Ernest Barrett Parkway, east of Interstate 75 and west of Roberts Court
(465 Ernest Barrett Parkway).

SIZE OF TRACT: 1.44 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Increase the maximum allowable freestanding sign area from 206.5 square feet (previous variance V-208 of 1983) to 395.5 square feet.





Application for Variance Cobb County

Sams Real Estate Holdings LLC (type or print clearly)

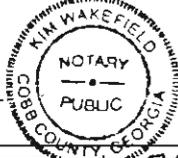
Application No. V-144
Hearing Date: 10-12-16

Applicant Sams Mart # 527 Phone # 704-567-8424 E-mail boseni@samsmartinc.com

STEVE A JEWELL Address 225 Millwright Dr., Lexington, SC 29072
(representative's name, printed) (street, city, state and zip code)

Steve Jewell Phone # 803-645-5705 E-mail sjewell@enloeinc.com
(representative's signature)

My commission expires: 11/19/18



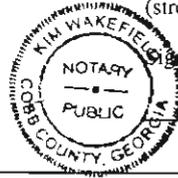
Signed, sealed and delivered in presence of:

Jim Wakefield
Notary Public

Titleholder Sams Real Estate Holdings GA. LLC Phone # 704-567-8424 E-mail boseni@samsmartinc.com
My Commission Expires November 19, 2018

Signature Boseni Address: 7935 Council Place, 200, Matthews NC 28105
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18



Signed, sealed and delivered in presence of:

Jim Wakefield
Notary Public

Present Zoning of Property _____

Location 465 Ernest W. Barrett Pkwy, Kennesaw, Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 644 District 16 Size of Tract _____ Acre(s)

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

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

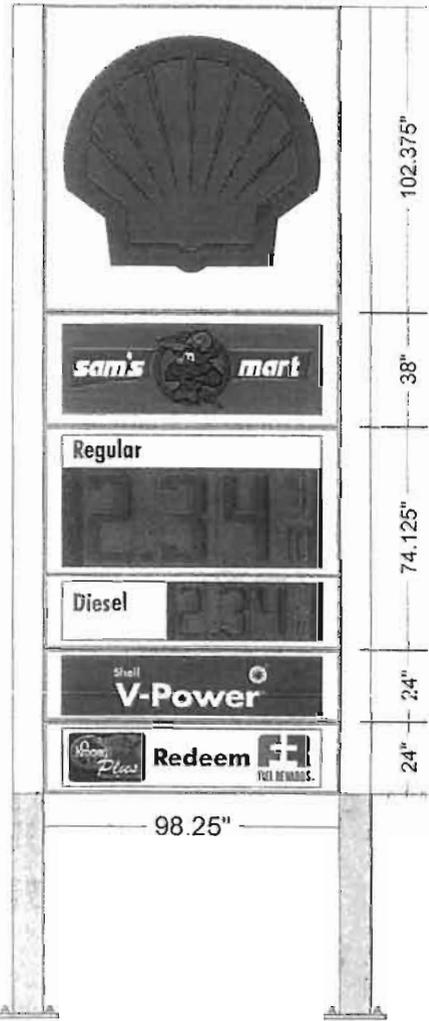
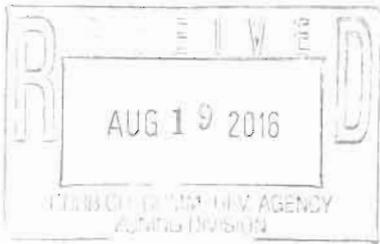
Does the property or this request need a second electrical meter? YES _____ NO _____

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:

Reimagining to new Shell signage. We are doing this without increasing any square footage. We are asking to maintain the existing SF of 478. Current allowance is 206.5

List type of variance requested: _____

V-144
(2016)
Exhibit



Verbiage Copy Area: 125.8 sqft

Total Sign Area: 183.5 sqft

Scale: 3/16" = 1'

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.

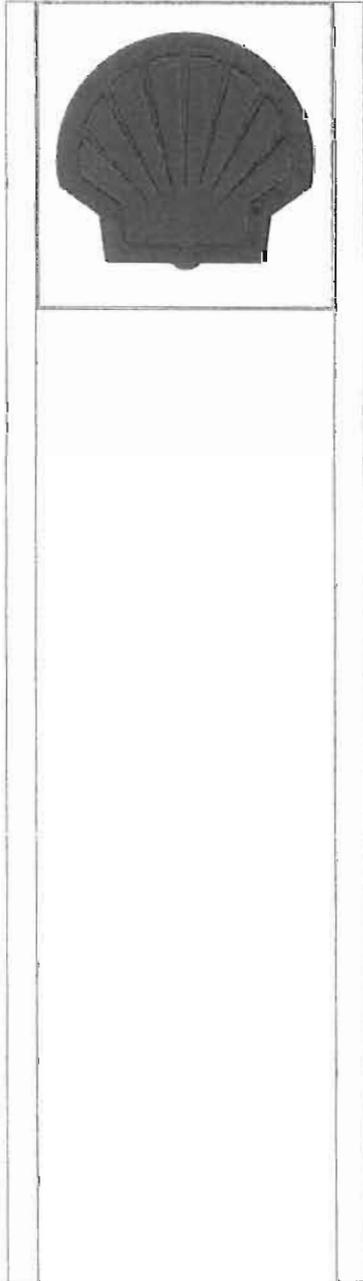
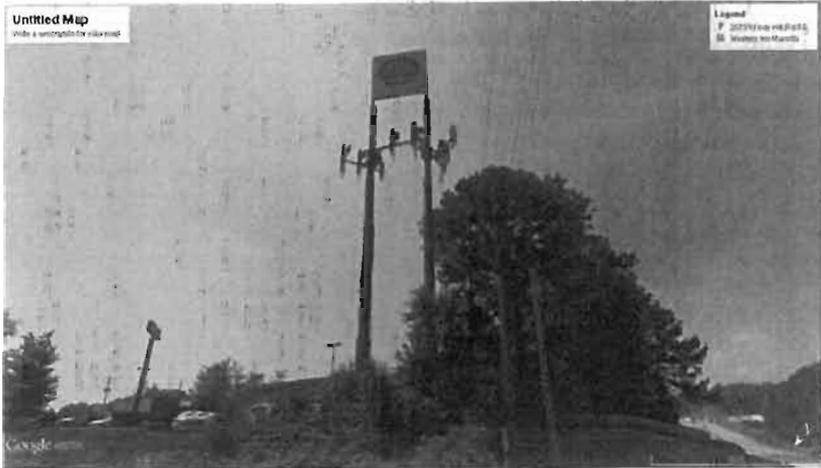
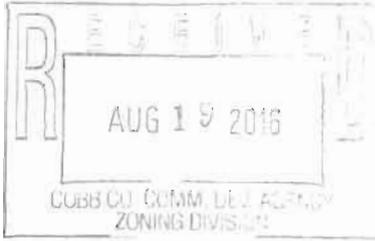


1604 Hampton Ave
PO Box 95
Aiken, SC 29801
800.998.1714 803.593.0900
Fax 803.849.7130
swade@enloelinc.com

CUSTOMER APPROVAL:		DATE:	REVISIONS		CU:	
PROJECT MANAGER APPROVAL:		DATE:	No.	Date	Description	LO:
			1.			DR
			2.			PR
			3.			DR
			4.			NU

THIS LAYOUT IS THE ORIGINAL UNPUBLISHED WORK OF ENLOE AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENLOE.

V-144
(2016)
Exhibit



The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



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rwade@enloeinc.com

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CUSTOMER APPROVAL: _____ DATE: _____

PROJECT MANAGER APPROVAL: _____ DATE: _____

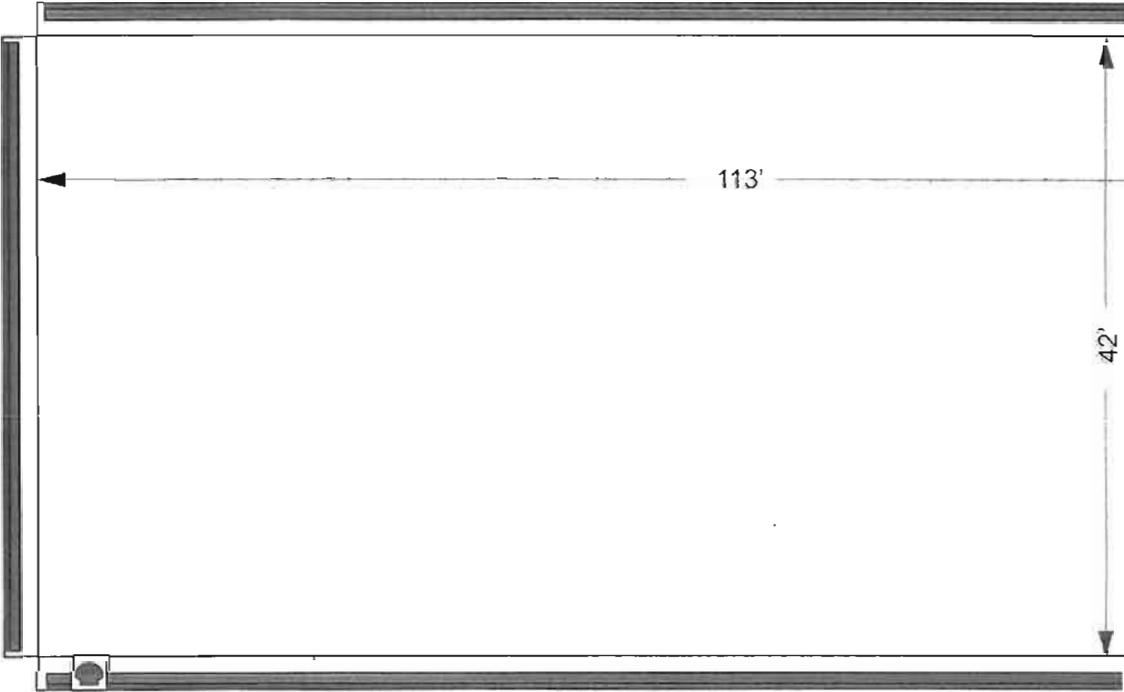
REVISIONS		CUSTOMER
#	Date	Description
1.		
2.		
3.		
4.		

T
A

V-144
(2016)
Exhibit



(2) Shell Pecten Sign
48" tall x 48" wide
16 sqft each



Not to Scale

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



1604 Hampton Ave
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Aiken, SC 29801
800.998.1714 803.593.0800
Fax 803.649.7130
rwade@enloeo.com

CUSTOMER APPROVAL:		DATE:	REVISIONS		CUS	
PROJECT MANAGER APPROVAL:		DATE:	#	Date	Description	LOC
			1.			DR
			2.			PRC
			3.			DR
			4.			NU

THIS LAYOUT IS THE ORIGINAL UNPUBLISHED WORK OF ENLOE AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENLOE.

1527

V-145
(2016)

DESCRIPTORS

SECTION 8 - EXCEPTOR

... [Detailed text regarding the survey and the City of Columbus, Georgia, and the Georgia Department of Transportation (DOT).]

SECTION 8 - EXCEPTOR

... [Detailed text regarding the survey and the City of Columbus, Georgia, and the Georgia Department of Transportation (DOT).]

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SECTION 8 - EXCEPTOR

... [Detailed text regarding the survey and the City of Columbus, Georgia, and the Georgia Department of Transportation (DOT).]

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA.

2. THE SURVEY WAS MADE BY THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

3. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

4. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

5. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

GENERAL NOTES

6. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

7. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

8. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

9. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

10. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

GENERAL NOTES

11. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

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GENERAL NOTES

16. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

17. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

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GENERAL NOTES

21. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

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23. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

24. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

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GENERAL NOTES

26. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

27. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

28. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

29. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

30. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

GENERAL NOTES

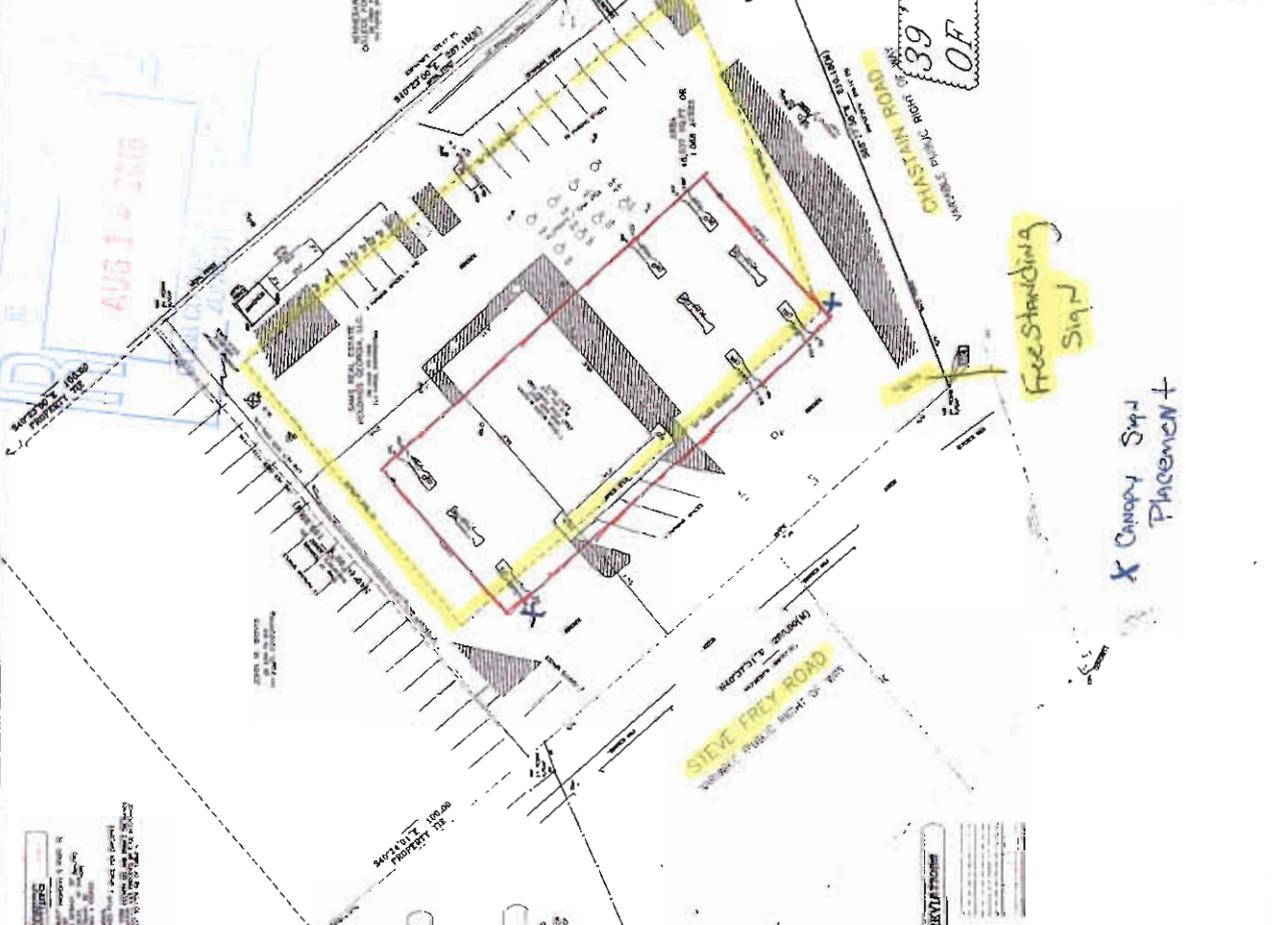
31. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

32. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

33. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

34. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).

35. THE SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE CITY OF COLUMBUS, GEORGIA, AND THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT).



LEGEND OF SYMBOLS AND ABBREVIATIONS

... [List of symbols and abbreviations used in the survey, such as 'B' for building, 'P' for parking, etc.]

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LEGEND OF SYMBOLS AND ABBREVIATIONS

... [List of symbols and abbreviations used in the survey, such as 'B' for building, 'P' for parking, etc.]

APPLICANT: Sam's Mart

PETITION No.: V-145

PHONE: 704-567-5424

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Steve A. Jewell

PRESENT ZONING: TS

PHONE: 803-645-5705

LAND LOT(S): 96, 133

TITLEHOLDER: Sams Real Estate Holdings GA LLC

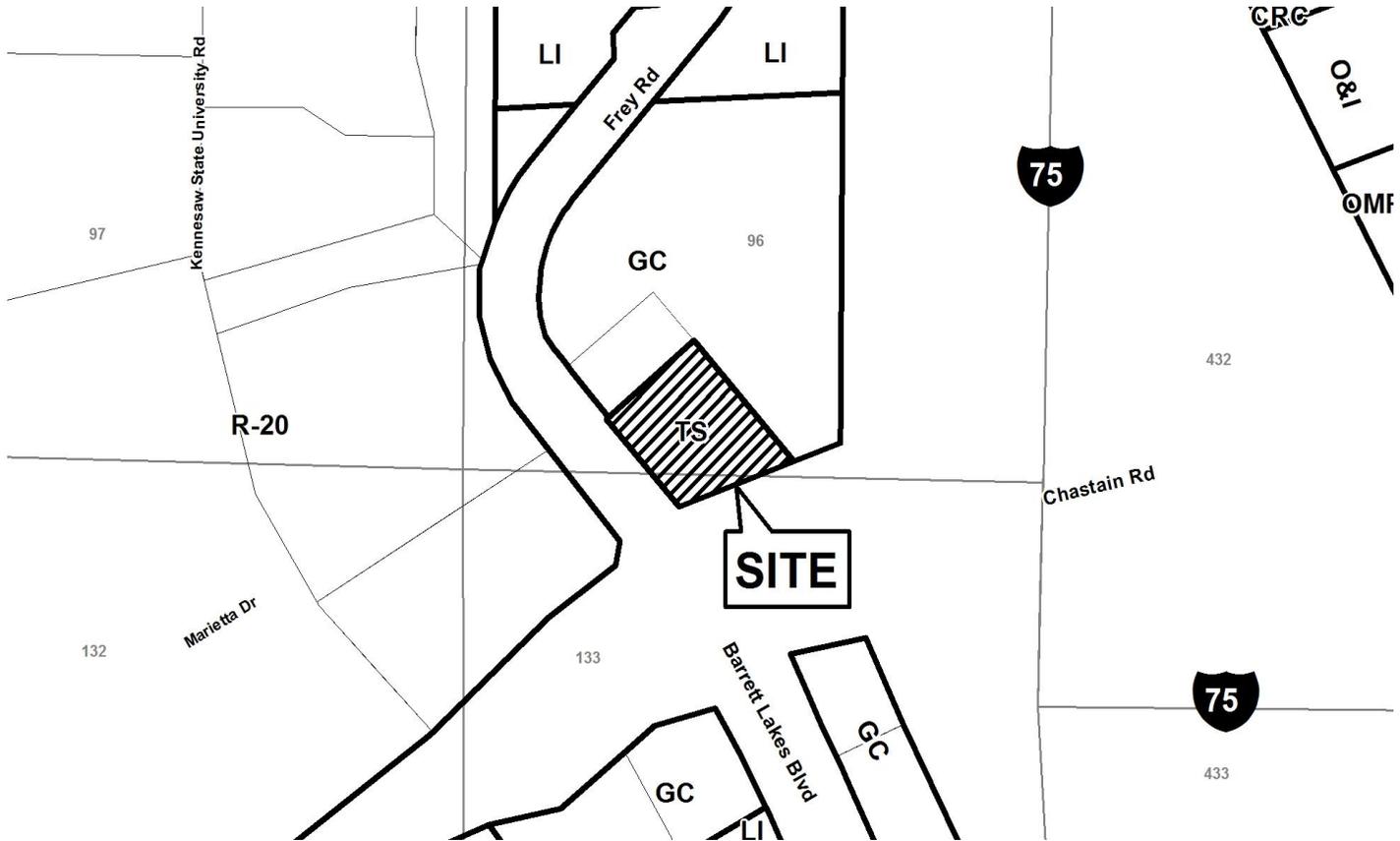
DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of Chastain Road and Frey Road (3300 Frey Road).

SIZE OF TRACT: 1.07 acres

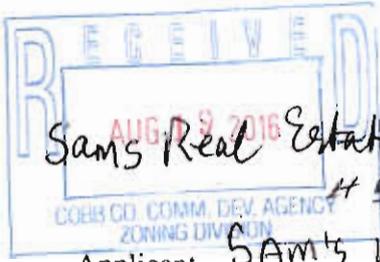
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Increase the maximum allowable freestanding sign area from 206.5 square feet (previous variance V-207 of 1983) to 452.5 square feet.



Application for Variance

Cobb County



Sams Real Estate Holdings CA LLC # 526
(type or print clearly)

Application No. V-145
Hearing Date: 10-12-14

Applicant SAM'S MART LLC Phone # 704 567 5424 E-mail _____

Steve A Jewell Address 225 Millwright Dr, Lexington SC 29072
(representative's name, printed) (street, city, state and zip code)

St Jewell Phone # 803 645 5705 E-mail sjewell@mlorinc.com
(representative's signature)

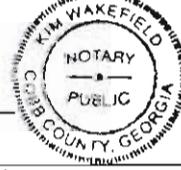
My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Kim Wakefield
Notary Public



Titleholder Sam's Real Estate Holdings - GA LLC Phone # 704 567 8424 E-mail boseni@samsmarting.com
My Commission Expires November 19, 2018

Signature [Signature] Address: 7935 Council Place Suite 200, Matthews NC 28105
(attach additional signatures, if needed) (street, city, state and zip code)

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



Present Zoning of Property _____
My Commission Expires November 19, 2018

Location 3300 Frey Rd NW, Kennesaw, Ga.
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 96 District 20 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

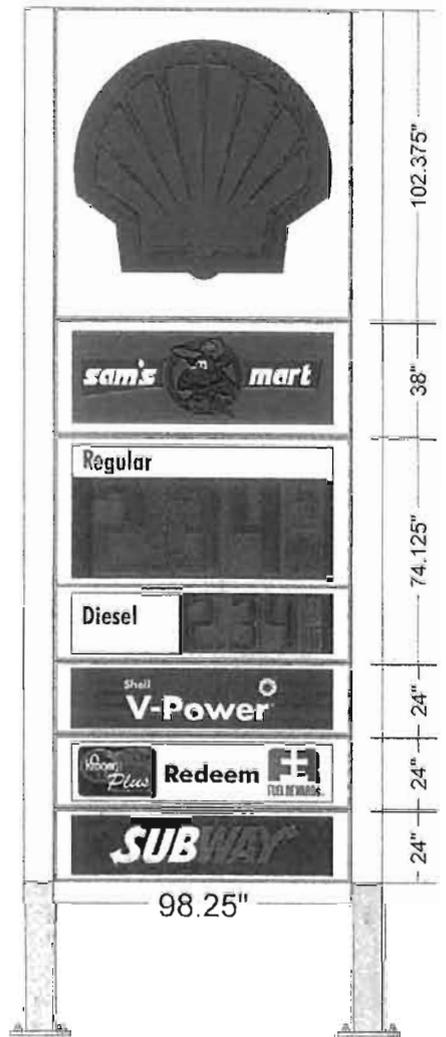
Does the property or this request need a second electrical meter? YES _____ NO _____

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:

Reimagining to new Shell signs. We are doing this without increasing any square footage. We are asking to maintain the existing SF of 483. Current allowance is 206.5

List type of variance requested: _____

V-145
(2016)
Exhibit



Verbiage Copy Area: 137.8 sqft

Total Sign Area: 195.5 sqft

Scale: 3/16" = 1'

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



1804 Hamilton Ave
PO Box 95
Aiken, SC 29801
800.988.1714 803.593.0900
Fax 803.649.7130
nwade@enloeing.com

THIS LAYOUT IS THE ORIGINAL UNPUBLISHED WORK OF ENLOE AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENLOE

CUSTOMER APPROVAL:

DATE:

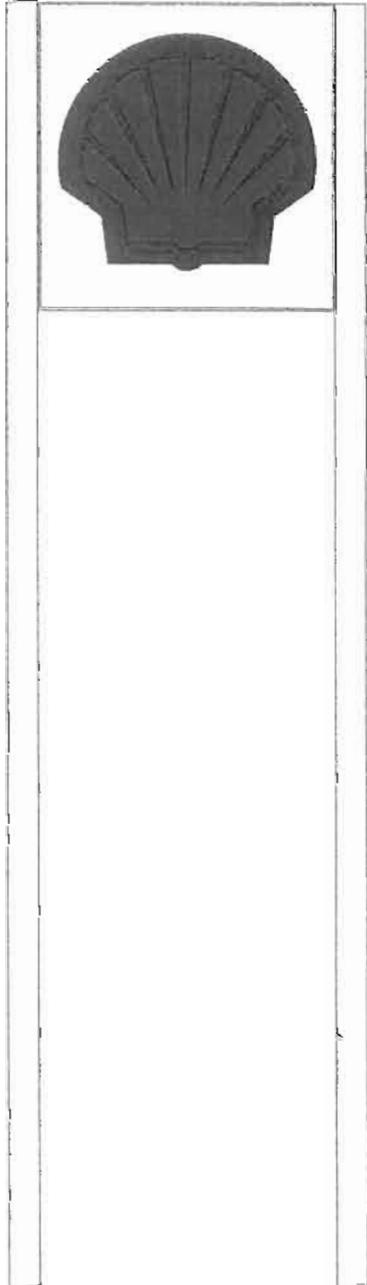
PROJECT MANAGER APPROVAL:

DATE:

REVISIONS

Date	Description	CUSTOMER
1.		DRAWING
2.		PROOF
3.		DRAWING
4.		NUMBER

V-145
(2016)
Exhibit



T
A

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



1604 Hamolon Ave
PO Box 95
Aiken, SC 29801
900.998.1714 803.593.0900
Fax 803.849.7130
rwade@enloeinco.com

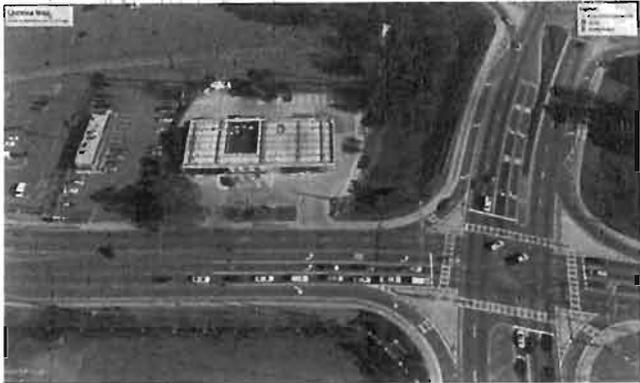
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CUSTOMER APPROVAL: _____ DATE: _____
PROJECT MANAGER APPROVAL: _____ DATE: _____

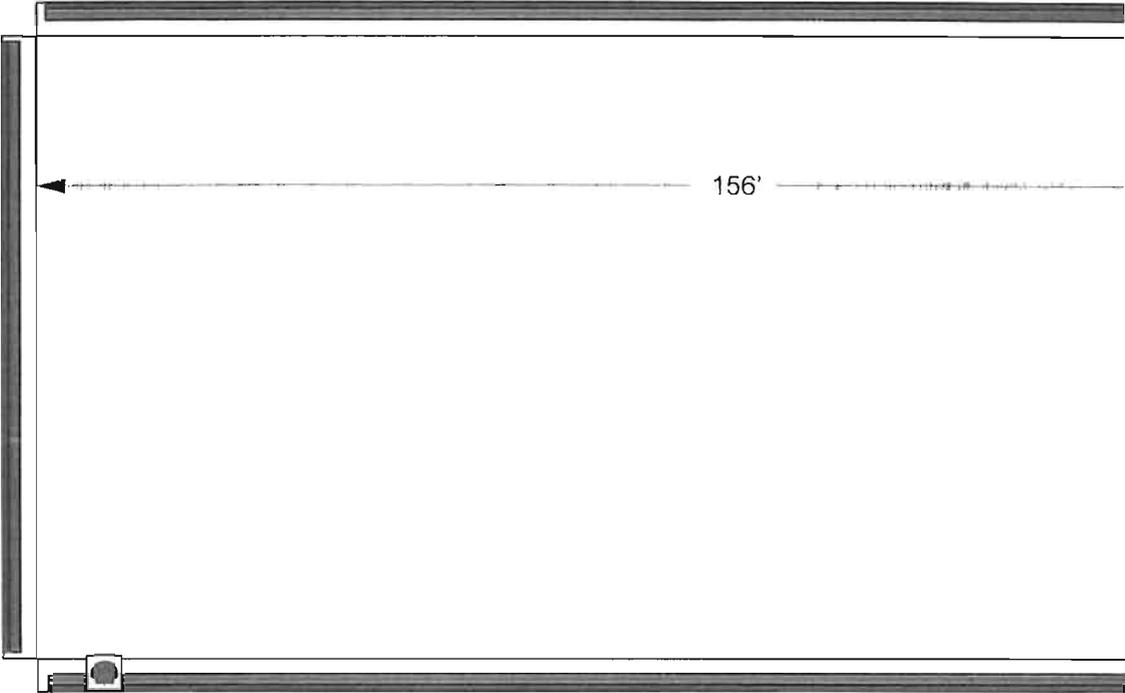
REVISIONS		CUSTOMER
#	Date	Description
1.		
2.		
3.		
4.		

LOC
DRAV
PROJ
DRAV
NUM

V-145
(2016)
Exhibit



(2) Shell Pecten Sign
48" tall x 48" wide
16 sqft each



Not to Scale

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



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rvade@enloelnc.com

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CUSTOMER APPROVAL: _____ DATE: _____
PROJECT MANAGER APPROVAL: _____ DATE: _____

REVISIONS		CUS
#	Date	Description
1.		
2.		
3.		
4.		

CUS
LOC
DRA
PRC
DRA
NUA

2-523

V-146
(2016)

DESCRIPTIONS

1. THE PROPERTY IS LOCATED IN THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA, AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES: ...

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1896 AND 1908, AND THE RULES AND REGULATIONS THEREUNDER. ...

EXEMPTION

THE PROPERTY IS EXEMPT FROM THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA SURVEYING ACTS OF 1896 AND 1908, AND THE RULES AND REGULATIONS THEREUNDER, BY VIRTUE OF THE FOLLOWING: ...

SCHEDULE B - SECTION 2 EXCEPTORS

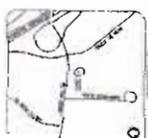
1. THE PROPERTY IS EXCEPTED FROM THE REQUIREMENTS OF THE DISTRICT OF COLUMBIA SURVEYING ACTS OF 1896 AND 1908, AND THE RULES AND REGULATIONS THEREUNDER, BY VIRTUE OF THE FOLLOWING: ...

GENERAL NOTES

1. THE PROPERTY IS LOCATED IN THE CITY OF WASHINGTON, DISTRICT OF COLUMBIA, AND IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES: ...

UTILITY NOTES

1. THE PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS AND ENCUMBRANCES: ...



440' TO THE ROW OF INTERSTATE 75

Freestanding Sign



High Rise Sign

X Camp Sign Placement

LEGEND OF SYMBOLS AND ABBREVIATIONS

Table with multiple columns listing symbols and their corresponding abbreviations or descriptions used in the survey plan.

SIGNIFICANT OBSERVATIONS

1. THE PROPERTY IS SUBJECT TO THE FOLLOWING UTILITY EASEMENTS AND ENCUMBRANCES: ...

ALTA/ACSM LAND TITLE SURVEY FOR SAM'S REAL ESTATE HOLDINGS - GEORGETOWN, LLC

PROPERTY IS LOCATED 2078 WINDY HILL ROAD CITY OF WASHINGTON, DISTRICT OF COLUMBIA

TOTAL AREA: 304,428 SQ. FT. OR 6.9767 ACRES

ALTA/ACSM SURVEY COORDINATED BY ...

APPLICANT: Sam's Mart

PETITION No.: V-146

PHONE: 704-567-8424

DATE OF HEARING: 10-12-2016

REPRESENTATIVE: Steve A. Jewell

PRESENT ZONING: GC

PHONE: 803-645-5705

LAND LOT(S): 851

TITLEHOLDER: Sams Real Estate Holdings GA LLC

DISTRICT: 17

PROPERTY LOCATION: On the south side of

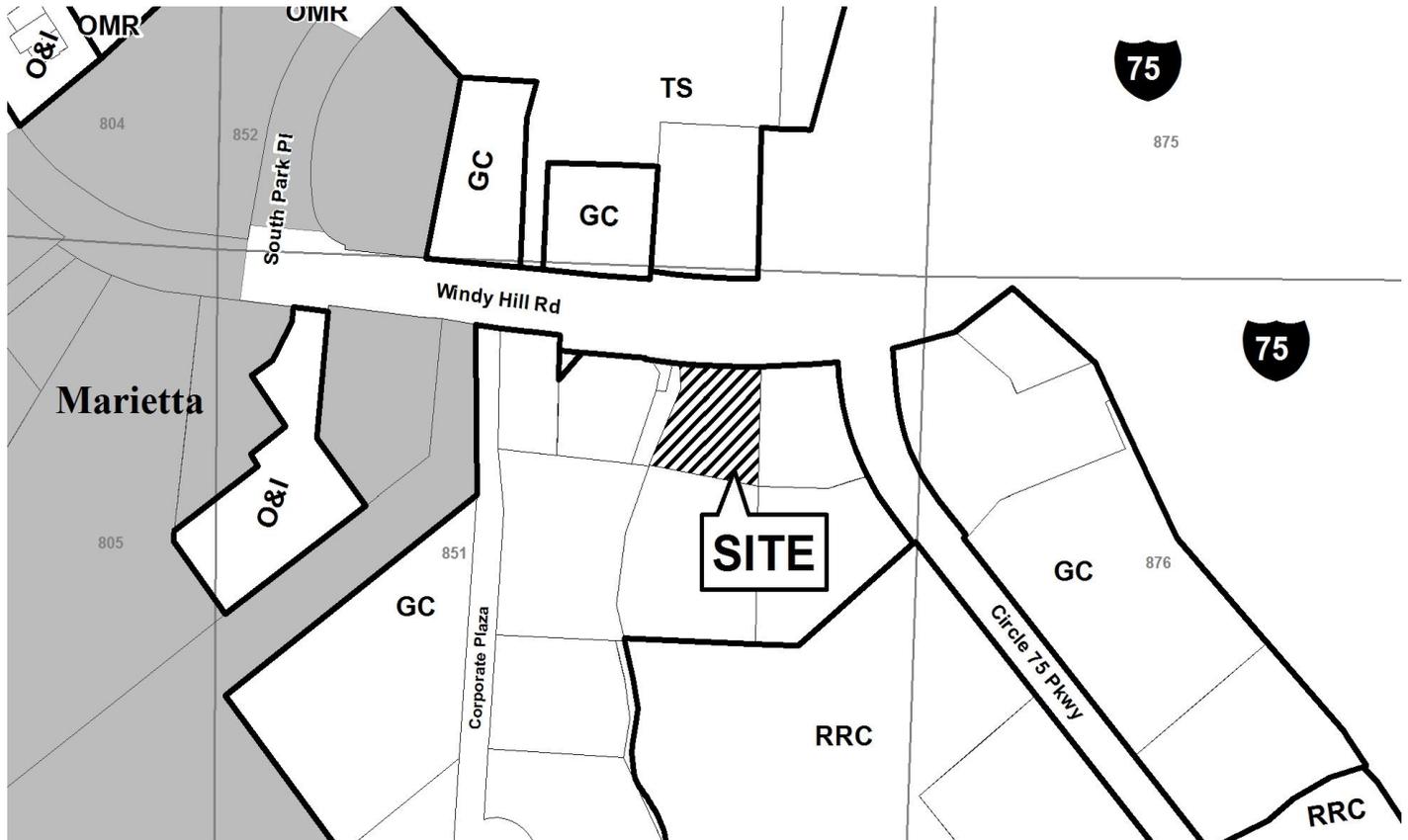
SIZE OF TRACT: 0.77 acres

Windy Hill Road, east of Corporate Plaza and west of

COMMISSION DISTRICT: 2

Circle 75 Parkway

TYPE OF VARIANCE: 1) Increase the maximum allowable freestanding sign area from 65 square feet to 440.5 square feet; and 2) waive the height of a freestanding sign from 35 feet to 100 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-146
Hearing Date: 10-12-14

Applicant Sam's Mart #523 Phone # 7045678424 E-mail ~~bena~~ boseni@samsmartin.com
Steve A. Jewell Address 225 Millwright Dr., Lex, SC 29072
(representative's name, printed) (street, city, state and zip code)

Stc Jewell Phone # 803655705 E-mail sjewell@erlocinc.com
(representative's signature)

My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Kim Wakefield
Notary Public
My Commission Expires November 19, 2018

Titleholder Sams Real Estate Holdings, GA LLC Phone # 7045678424 E-mail boseni@samsmartin.com
Signature [Signature] Address: 7935 Council Place 200, Matthews, NC 28105
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18
Signed, sealed and delivered in presence of: Kim Wakefield
Notary Public
My Commission Expires November 19, 2018

Present Zoning of Property _____

Location 2678 Windy Hill Rd, S.E. Marietta, Ga
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 District 851 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

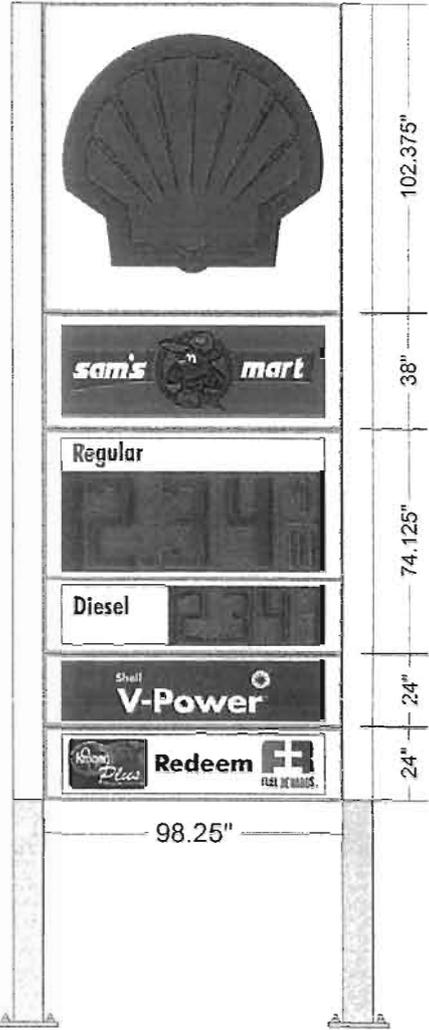
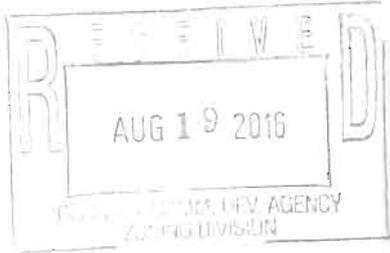
Does the property or this request need a second electrical meter? YES _____ NO

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:

Reimagining to new shell image. Without adding any new sf we are doing this without adding any square footage. We are asking to maintain the existing sf of 467 sf. Current allowance is 65-

List type of variance requested: _____

V-146
(2016)
Exhibit



Verbiage Copy Area: 125.8 sqft

Total Sign Area: 183.5 sqft

Scale: 3/16" = 1'

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



1604 Hampton Ave
PO Box 95
Aiken, SC 29801
800.998.1714 803.593.0900
Fax 803.649.7130
nvade@enloec.com

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CUSTOMER APPROVAL:		DATE:	REVISIONS		CUS'	
PROJECT MANAGER APPROVAL:		DATE:	#	Date	Description	LOC.
			1.			DRA'
			2.			PRO.
			3.			DRA'
			4.			NUM

V-146
(2016)
Exhibit



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CUSTOMER APPROVAL:

DATE:

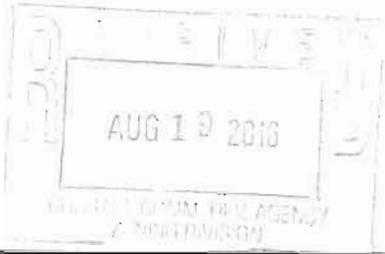
PROJECT MANAGER APPROVAL:

DATE:

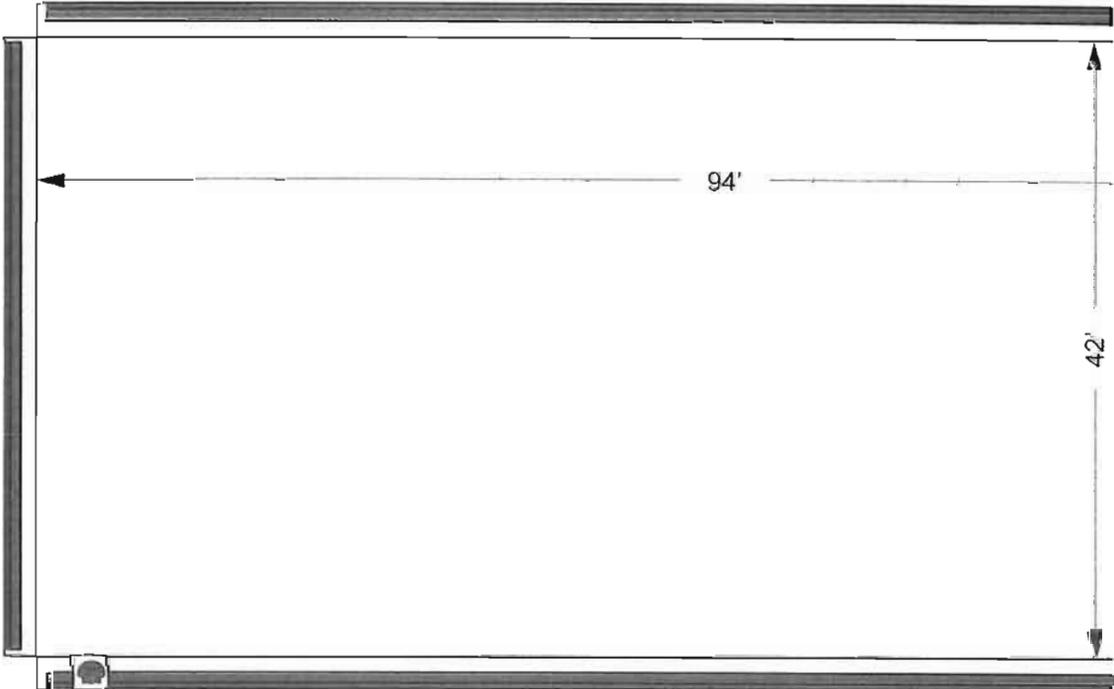
REVISIONS

	Date	Description	CUSTOMER NAME
1.			LOCAL
2.			DRAW
3.			PROJ
4.			DRAW
			NUME

V-146
 (2016)
 Exhibit



(2) Shell Pecten Sign
 48" tall x 48" wide
 16 sqft each



Not to Scale

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variation in printing devices and substrates, the finished product may differ slightly from drawing.



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 Fax 803.849.7130
 nvr@aenloeeinc.com

CUSTOMER APPROVAL:

DATE:

REVISIONS

CUS

PROJECT MANAGER APPROVAL:

DATE:

#	Date	Description	LOC
1.			DRA
2.			PRC
3.			DRA
4.			NUM

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