

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: January 11, 2017**

**DUE DATE: December 12, 2016**

**Distributed: November 21, 2016**

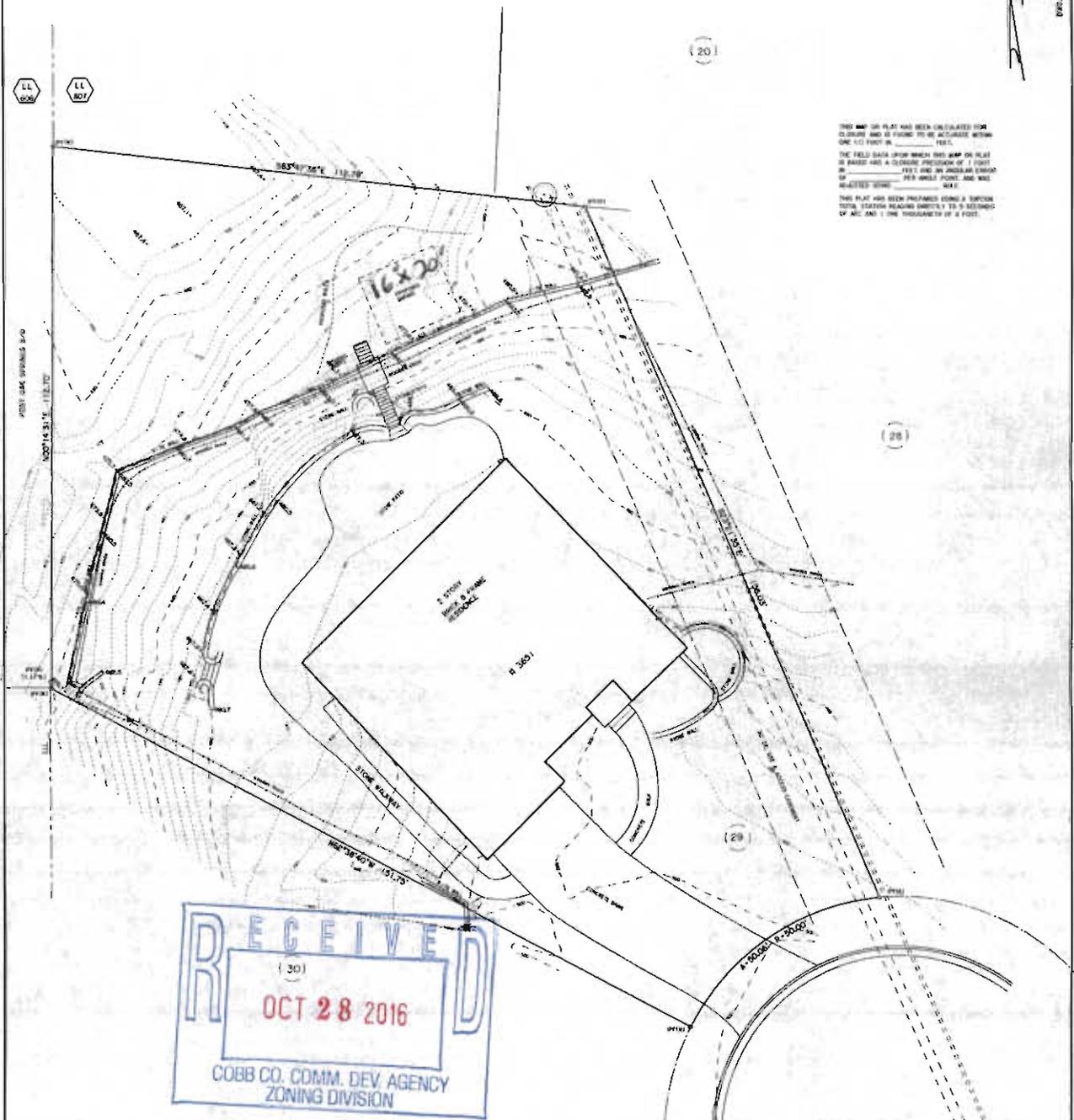


*Cobb County... Expect the Best!*

V-1  
(2017)

FIELD BOOK  
DRAWN: CAP/HC  
JOB NO. 3685  
FILE NO. 3685

DWG. NO. 16-3685-07-D



THIS MAP OR PLAN HAS BEEN CALCULATED FOR  
CLOSED AND IS FOUND TO BE ACCURATE WITHIN  
ONE (1) FOOT IN \_\_\_\_\_ FEET.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAN  
IS BASED HAS A GENERAL PRECISION OF 1 FOOT IN  
\_\_\_\_\_ FEET LONG AN INCH AN EQUIVALENT  
OF \_\_\_\_\_ PER HUNDRED FEET, AND WAS  
OBTAINED USING \_\_\_\_\_ DATA.  
THIS PLAN HAS BEEN PREPARED USING A SYSTEM  
TOTAL STATION READING CAPABLE TO 5 SECONDS  
OF AN AND 1 ONE THIRDSMITH OF A FOOT.

**RECEIVED**  
(30)  
**OCT 28 2016**  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

THIS MAP WAS PREPARED IN CONFORMANCE  
WITH THE TECHNICAL STANDARDS FOR SURVEYING  
PRACTICE AS SET FORTH IN CHAPTER  
10 OF THE CODE OF THE STATE OF GEORGIA  
AND THE STANDARDS FOR PROFESSIONAL SURVEYING  
AND LAND SURVEYING AND SET FORTH IN THE  
MORNING EDITION OF THE GEORGIA REGISTER.

NOTES:  
1. ALL MATTERS OF TITLE ARE EXCEPTED.  
2. REFERENCE PLANS SURVEY FOR  
SCOTT R. IRIS SCHUMACHER  
PREPARED BY A. F. SCHUMACHER SURVEYING CO., INC.  
DATED AUGUST 1, 2008



- 1. 1/4" = 100' HORIZONTAL SCALE
- 2. 1/4" = 20' VERTICAL SCALE
- 3. 1/4" = 10' CURVATURE SCALE
- 4. 1/4" = 10' DISTANCE SCALE
- 5. 1/4" = 10' AREA SCALE
- 6. 1/4" = 10' PERIMETER SCALE
- 7. 1/4" = 10' VOLUME SCALE
- 8. 1/4" = 10' MASS SCALE
- 9. 1/4" = 10' MOMENT SCALE
- 10. 1/4" = 10' FORCE SCALE
- 11. 1/4" = 10' PRESSURE SCALE
- 12. 1/4" = 10' TEMPERATURE SCALE
- 13. 1/4" = 10' LENGTH SCALE
- 14. 1/4" = 10' AREA SCALE
- 15. 1/4" = 10' PERIMETER SCALE
- 16. 1/4" = 10' VOLUME SCALE
- 17. 1/4" = 10' MASS SCALE
- 18. 1/4" = 10' MOMENT SCALE
- 19. 1/4" = 10' FORCE SCALE
- 20. 1/4" = 10' PRESSURE SCALE
- 21. 1/4" = 10' TEMPERATURE SCALE



LOCATION & TOPO SURVEY  
FOR  
**SCOTT SCHUMACHER**  
**IRIS SCHUMACHER**

LOT 28 LOST FOREST SUBDIVISION  
PART OF LAND LOT 8017  
1000 ACRES, 2ND SECTION  
CLYDE COUNTY, GEORGIA  
SCALE: 1" = 100'  
CONTIGUOUS - 1'  
FIELD WORK: APRIL 2016

**CHEPOKES SURVEYING CO., INC.**  
P.O. BOX 376  
CANTON, GEORGIA 30110  
2823 AMEY VITA HIGHWAY  
CANTON, GEORGIA 30114  
TEL: 770-479-2840  
FAX: 770-479-3377  
WWW: www.chepokesurveying.com

DWG. NO. 16-3685-07-D

**APPLICANT:** Scott Schumacher and Iris Schumacher

**PETITION No.:** V-1

**PHONE:** 404-791-9465

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Scott Schumacher

**PRESENT ZONING:** R-15

**PHONE:** 404-791-9465

**LAND LOT(S):** 607

**TITLEHOLDER:** Scott R. Schumacher and Iris C. Schumacher

**DISTRICT:** 16

**PROPERTY LOCATION:** At the northwest terminus of Brisbane Drive, west of Bellegrove Ridge (3651 Brisbane Drive).

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 320 square foot proposed garage) from the required 30 feet to 11 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-1  
Hearing Date: 1-11-17

Applicant Scott and Iris Schumacher Phone # 404-791-9465 E-mail Scott.Schumacher@Bellsouth.net

Scott Schumacher Address 3651 Brisbane Dr, Marietta GA 30067  
(representative's name, printed) (street, city, state and zip code)

Scott Schumacher Phone # 404-791-9465 E-mail Scott.Schumacher@Bellsouth.net  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 16 April 2018

Lisa M. Kuylenstierna  
Notary Public

Titleholder Scott and Iris Schumacher Phone # 404-791-9465 E-mail Scott.Schumacher@Bellsouth.net

Signature Scott Schumacher & Iris Schumacher Address: 3651 Brisbane Dr, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 16 April 2018

Lisa M. Kuylenstierna  
Notary Public

Present Zoning of Property R15 Residential

Location 3651 Brisbane Dr, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 607 District 16<sup>th</sup> Size of Tract .47 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 20,497 sq' Shape of Property Diamond 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:

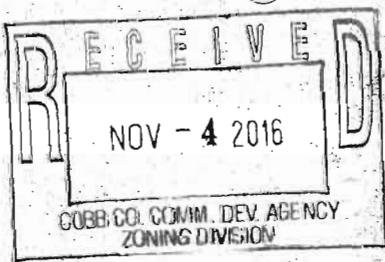
My wife has been undergoing medical treatments for last 3 years due to severe allergies. Recently, we identified various chemical and environmental pollutants in our home from storage of lawn equipment, ATVs, chemicals, paint, etc. Storage building is needed to remove these factors from house and improve medical condition.

List type of variance requested: Variance to allow for construction of a 16'x20'x18' storage building approximately 15' from Backline in backyard (within 30' setback zone). Due to unique shape of our property, the majority of our backyard falls within (2) 30' setback zones and thus not buildable for a storage building without a variance approval.

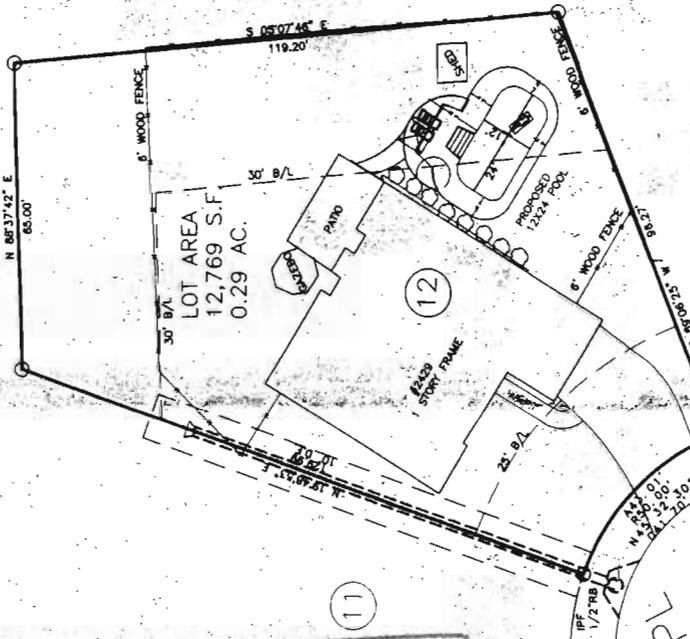
THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP 1304720003.1 H. PANEL: 0333 OF COUNTY, GEORGIA. MAP DATED 11-09-2012

EQUIPMENT USED:  
THEODOLITE READING TO 5 SECONDS.  
DISTANCE MEASUREMENT BY STEEL TAPE.  
BEARING TO 0.005 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 10,000.  
ANGULAR ERROR: 1" PER ANGLE.  
TRAVERSE WAS NOT ADJUSTED.

FIELD SURVEY DATE: 10-05-2016  
IRON PINS PLACED ARE 1/2" REBAR  
THIS SURVEY PLAT HAS BEEN CALCULATED FOR 10% OVERLAP WITH ADJACENT PLATS.  
DIMENSIONS ARE TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.



50' CANATA PL  
1/2" REBAR



V-2  
(2017)



- LEGEND
- I.P.F. IRON PIN FOUND
  - I.P.P. IRON PIN PLACED
  - L.L.L. LAND LOT LINE
  - L.L.P. LAND LOT PLACED
  - P.P. POWER POLE
  - P.W. POWER LINE
  - G.W. GUY WIRE
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - C.L. CENTERLINE
  - R.O.W. RIGHT-OF-WAY
  - F.H. FIRE HYDRANT
  - B.L. BUILDING LINE
  - W.V. WATER VALVE
  - M.H. MANHOLE
  - S.E. SANITARY SEWER
  - S.S. SANITARY SEWER
  - D.E. DRAINAGE EASEMENT
  - R.W. REAR WALL
  - C.B. CATCH BASIN
  - D.M.C.B. DOUBLE MANHOLE CATCH BASIN
  - D.I. DRAINAGE INLET
  - C.M.P. CORRUGATED METAL PIPE
  - C.C.P. CONCRETE CONCRETE PIPE
  - O.T.P. OPEN TOP PIPE
  - C.T.P. CHIMNEY TOP PIPE
  - F.L. FENCE LINE
  - A.D. AUGER
  - R. REBAR
  - T.B.R. TO BE REMOVED

CURRENT ZONING: RA-4  
ALLOWED IMPERVIOUS: 40%  
IMPERVIOUS AREA:  
EXISTING = 3,750 S.F. (87%)  
PROPOSED = 3,750 S.F. (87%)  
TOTAL IMPERVIOUS AFTER ADDITION = 4,214 S.F. (33%)

EXISTING IMPERVIOUS AREA DESCRIBED ABOVE CONSISTS OF ROOFTOP, CONCRETE AND SHED. PROPOSED IMPERVIOUS AREA INCLUDES THE POOL AND SURROUNDING CONCRETE AREA.

LOT 12 UNIT 2 ALLEGREST OWNS  
AS RECORDED IN PLAT BOOK 156, PAGE 66



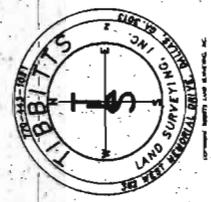
POOL BUILDERS, INC.

IMPERVIOUS SURVEY AND SITE PLAN FOR:

JOB NO.	DISTRICT	SECTION	SECURITY
482	16TH	2ND	COBB
10-12-16	JRT	16186	SERVER

16186 COB 16TH DISTRICT 2ND SECURITY COBB GEORGIA

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



SITE PLAN FOR REVIEW  
NOT FOR RECORDING  
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. 18-8-67.



TERRITUS LAND SURVEYING, INC. MAKES NO CLAIM, AND HAS NO LIABILITY, FOR ANY ERRORS OR OMISSIONS, WHETHER KNOWN OR UNKNOWN, IN THIS SURVEY. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TERRITUS LAND SURVEYING, INC. MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING THE ABSTRACT OF TITLE. THE UNDERSIGNED AND TERRITUS LAND SURVEYING, INC. MAKE NO WARRANTIES, RESERVATIONS, OR OTHER SIMILAR MATTERS.  
THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THE SURVEYOR SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNER'S AGENT.  
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES TO THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TERRITUS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF THE PERSON OR PERSONS NAMED IN THE TITLE BLOCK.

**APPLICANT:** Linda K. Seyl

**PETITION No.:** V-2

**PHONE:** 404-483-2468

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Linda K. Seyl

**PRESENT ZONING:** RA-4

**PHONE:** 404-483-2468

**LAND LOT(S):** 482

**TITLEHOLDER:** Linda K. Seyl

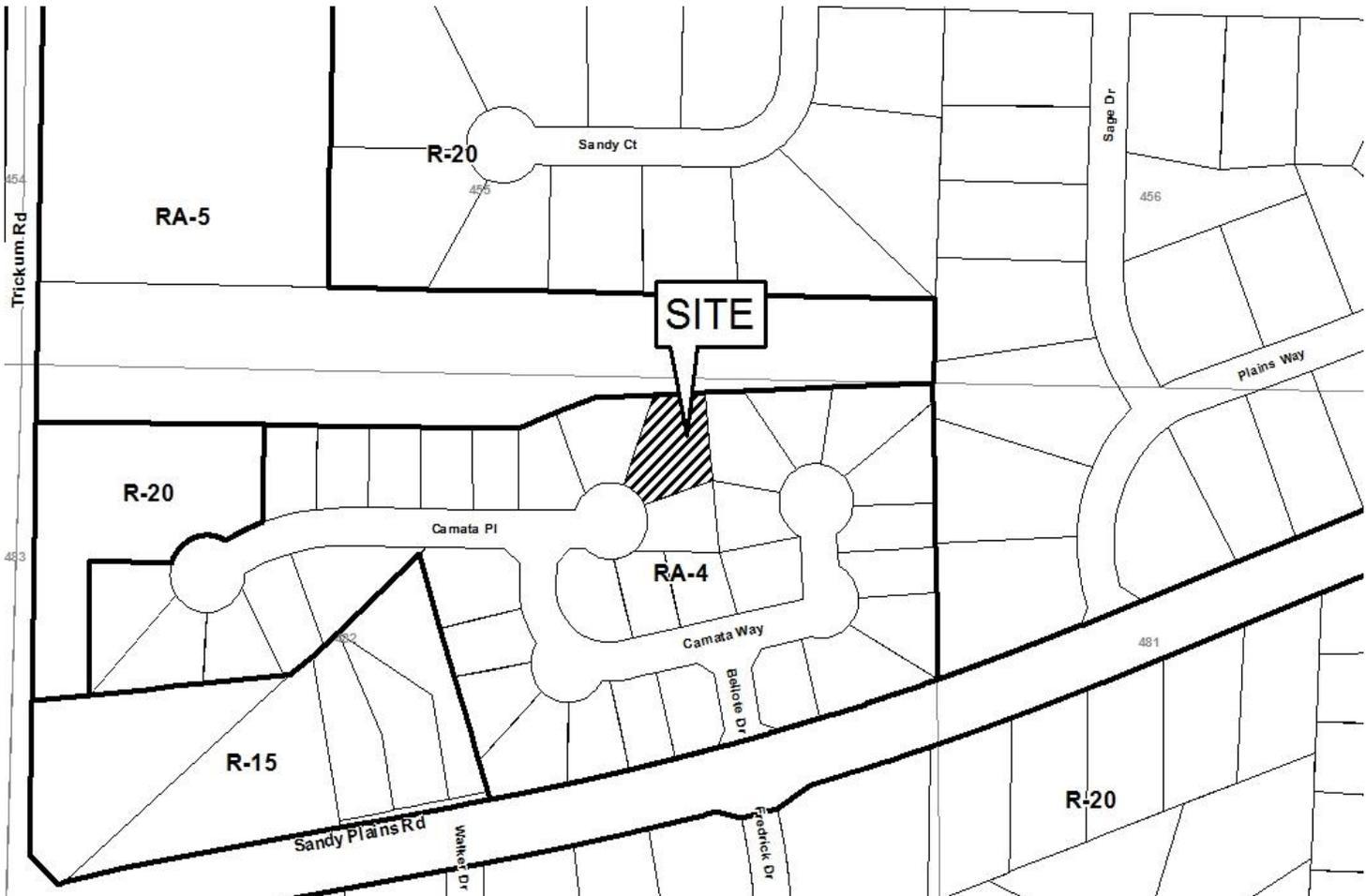
**DISTRICT:** 16

**PROPERTY LOCATION:** At the northeast terminus of Camata Place, north of Camata Way (2429 Camata Place).

**SIZE OF TRACT:** 0.29 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow accessory structures to the side of the principal building (approximately 48 square foot shed and proposed 12 x 24 pool, decking and equipment); and 2) waive the side setback for an accessory structure under 144 square feet (approximately 48 square foot shed) from the required five (5) feet to four (4) feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-2  
Hearing Date: 1-11-17

Applicant Linda K. Seyl Phone # 404 483-2468 E-mail lseyl2003@yahoo.com

JEFFREY CLEMENT / [Signature] Address 2429 Camata Place Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404 483-2468 E-mail lseyl2003@yahoo.com  
(representative's signature)

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

My Commission Expires February 2, 2020 Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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

My commission expires: 1/24/17 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property RA-4

Location 2429 Camata Place Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 482 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 .29 Acres Shape of Property ICR Topography of Property Sloped Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 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 BACK OF THE PROPERTY SLOPES DOWN VERY QUICKLY AND IS ALSO A MAJOR RUN OFF PATH FOR RAINWATER FROM MY PROPERTY AND A NUMBER OF OTHER PROPERTIES IN THE NEIGHBORHOOD. IT IS NOT SAFE, OR PRACTICAL TO BUILD HERE. PROPOSED LOCATION IS NO MORE VISIBLE TO NEIGHBORS THAN THE BACK

List type of variance requested: SIDE LOCATION OF SWIMMING POOL

V-3  
(2017)

**LEGEND**

- PROPERTY CORNER WITHOUT MONUMENT
  - MONUMENTED PROPERTY CORNER
  - OTF OPEN TOP PIPE
  - CTP CRIMPED TOP PIPE
  - R/W RIGHT OF WAY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - N/F PRESENT OR FORMER OWNER
  - N.T.S. NOT TO SCALE
  - IPSF IRON PIN SET FUTURE
  - IPF IRON PIN FOUND
  - L.L. LAND LOT
  - S/O SUBDIVISION
  - P.O.B. POINT OF BEGINNING
  - ⊕ POWER POLE
  - OVERHEAD POWER LINE
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - FENCE
  - BL BUILDING LINE
  - TOB TOP OF STREAM BANK
- 
- 36 25' STATE UNDISTURBED STREAM BUFFER
  - 60 50' COUNTY UNDISTURBED STREAM BUFFER
  - 75 75' IMPERVIOUS SURFACE BUFFER

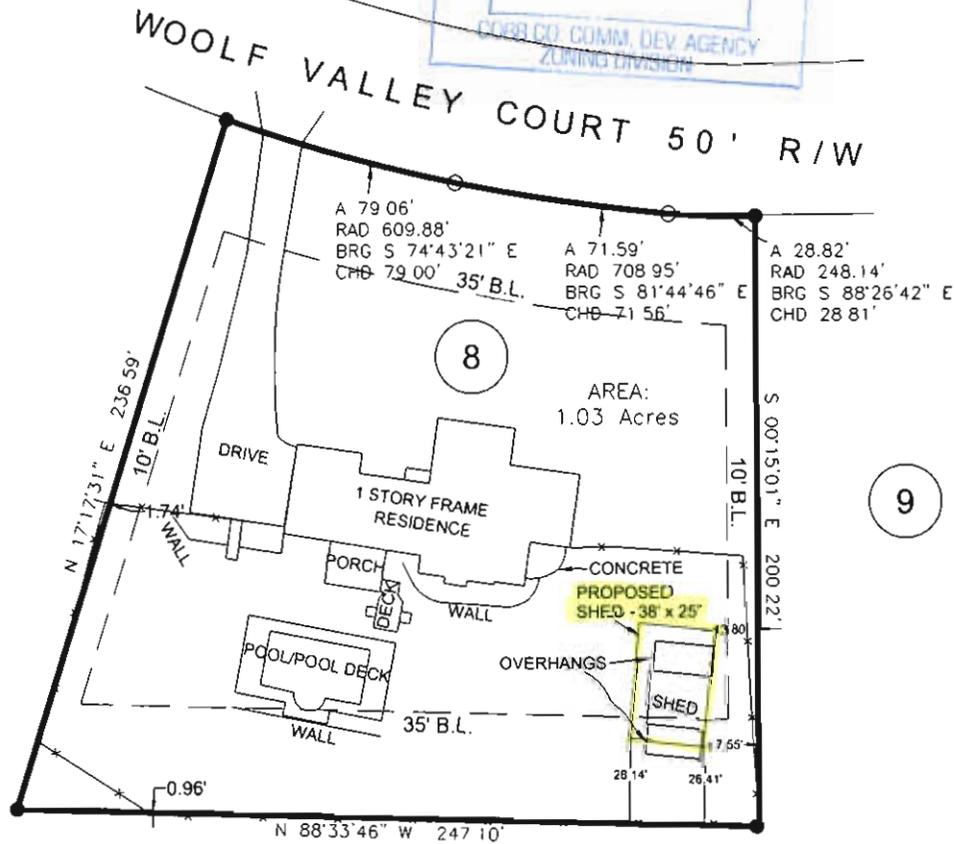
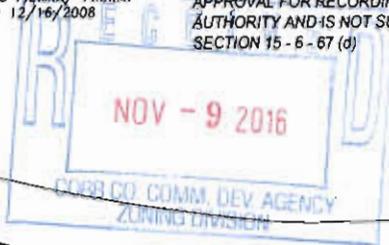
THE PREVIOUS SURVEY UPON WHICH THIS WAS VERIFIED WAS MEASURED TO A POSITIONAL TOLERANCE OF LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142606 FEET.  
EQUIPMENT USED FOR FIELD MEASUREMENTS:  
ANGULAR - LEICA TS02  
LINEAR - ELECTRONIC DISTANCE METER.  
DRAWN AND FIELDWORK BY: D. SHIRLEY  
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./F.I.R.M. MAP# 13067CDD29G DATED 12/16/2008

The 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



IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (d)



PREPARED BY:  
D & S LAND SURVEYING, INC.

DAVID W. SHIRLEY, R.L.S.  
313 RED FOX DRIVE  
CANTON, GA 30114  
770-720-4443  
LSF#000756



JOB NUMBER: 16-404

AS-BUILT SURVEY FOR:	
<b>CHRISTOPHER KOC</b>	
1241 WOOLF VALLEY COURT NW ACWORTH, GA 30102	
LOT B CLEARWATER ESTATES SUBDIVISION	
LAND LOT 17, DISTRICT 20, SECTION 2	
COBB COUNTY, GEORGIA	
DATE OF FIELDWORK: 10/5/2016	MAP DATE: 10/7/2016

**APPLICANT:** Christopher M. Koc

**PETITION No.:** V-3

**PHONE:** 678-485-8872

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Christopher M. Koc

**PRESENT ZONING:** R-20

**PHONE:** 678-485-8872

**LAND LOT(S):** 17

**TITLEHOLDER:** Christopher M. Koc

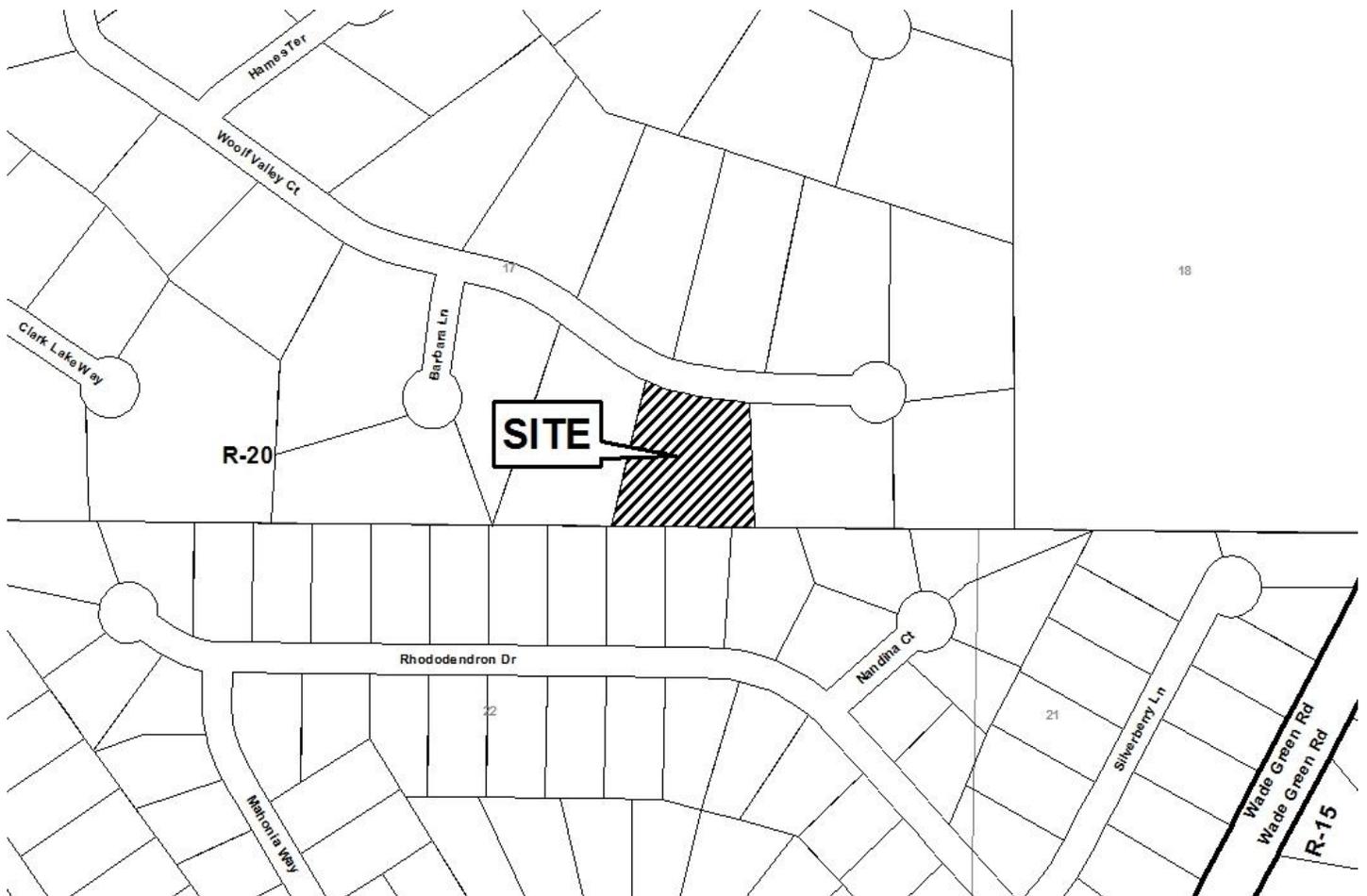
**DISTRICT:** 20

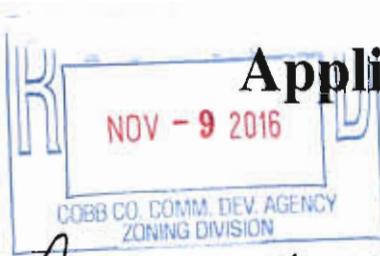
**PROPERTY LOCATION:** On the south side of  
Woolf Valley Court, south of Ridgeway Drive  
(1241 Woolf Valley Court).

**SIZE OF TRACT:** 1.03 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (approximately 950 square foot shed) from the required 100 to 13 feet adjacent to the eastern property line and 26 feet adjacent to the rear property line.





# Application for Variance Cobb County

(type or print clearly)

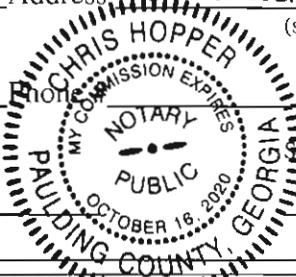
Application No. V-3  
Hearing Date: 1-11-17

Applicant CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

CHRISTOPHER M. KOC  
(representative's name printed) Address 1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(street, city, state and zip code)

[Signature]  
(representative's signature) E-mail \_\_\_\_\_  
Signed, sealed and delivered in presence of: \_\_\_\_\_

My commission expires: 10/16/20 \_\_\_\_\_  
Notary Public



Titleholder CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

Signature [Signature] Address 1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/16/20 \_\_\_\_\_  
Notary Public



Present Zoning of Property R-20

Location 1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 District 20 Size of Tract 1.03 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 1.03 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

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

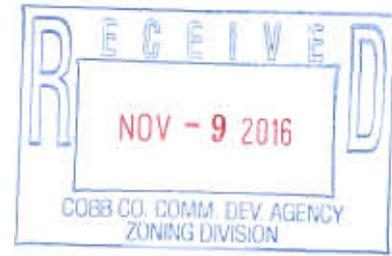
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE TOPOGRAPHY AND SHAPE OF THE PROPERTY DOES NOT ALLOW A RENOVATION/EXPANSION OF THE EXISTING 360 SQ FT ACCESSORY STRUCTURE TO THE PROPOSED 950 SQ FT ACCESSORY STRUCTURE MEETING ALL SETBACK REQUIREMENTS (SEE ATTACHED).

List type of variance requested: SETBACK ACCESSORY STRUCTURE FROM 100 FT TO 13 FT ON EAST SIDE ADD 100 FT TO 26 FT ON SOUTH SIDE.

V-3  
(2017)  
Exhibit

**Justification for Variance**  
1241 Woolf Valley Ct NW  
Acworth, GA 30102



I am seeking a variance to the setback requirements for an Accessory Structure over 650 sq ft for the side yard from 100 ft to 13 ft, and back yard from 100 ft to 26 ft. The current 360 sq ft structure shown on the survey dates from the 1970's, and has 8 ft overhangs not included in the square footage constructed on the north and south sides to allow for yard material and equipment storage. The 950 sq ft renovated structure will allow for indoor storage (no more outdoor overhangs needed) keeping equipment and yard material out of view, as well as an expanded home workshop area in nearly the same footprint currently occupied by the existing structure. The renovated/expanded structure style will match the residence, and will house no commercial activity or living space. The house placement on the lot does not allow for 100 ft setbacks, although the lot can easily support it, as with several other lots with similar structures in the subdivision, without appearing crowded.

The proposed structure overlays the current structure, with the footprint expanded 15 ft to the north, bringing the northern edge of the foundation of the proposed structure 5 ft off the septic system absorption field renovated in 2015 (copy of the septic system Inspection Report dated May 22<sup>nd</sup>, 2015 attached), per the Cobb County Board of Health Rules and Regulations for On-Site Sewage Management Systems, Chapter 511-3-1.07 (Absorption Fields).



**APPLICANT:** Kelly Jennings

**PETITION No.:** V-4

**PHONE:** 770-833-9347

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Kelly Jennings

**PRESENT ZONING:** PD

**PHONE:** 770-833-9347

**LAND LOT(S):** 228

**TITLEHOLDER:** Ralph Sohl and Diane Sohl

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of Fernstone Court, west of Fernstone Drive (6157 Fernstone Court).

**SIZE OF TRACT:** 0.32 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the western property line; and 2) increase the maximum allowable impervious surface from 40% to 48%.





# Application for variance Cobb County

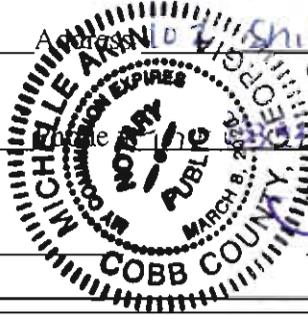
(type or print clearly)

Application No. V-4  
Hearing Date: 1-11-17

Applicant Kelly Jennings Phone # 770-833-9347 E-mail \_\_\_\_\_

Kelly Jennings  
(representative's name, printed) Address: Shiloh Ridge Trail Canton GA 30115  
(street, city, state and zip code)

Kelly Jennings  
(representative's signature) E-mail Kelly@atlantispoolsga.com



Signed, sealed and delivered in presence of Michelle Aron  
Notary Public

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

Titleholder Ralph & Diane Sohl Phone # (770) 41-3630 E-mail sohlmates2@comcast.net

Signature [Signature] Address: 6157 Fernstone Ct Acworth GA  
(attach additional signatures, if needed) (street, city, state and zip code)

Diane Sohl

Signed, sealed and delivered in presence of: Melody E. Anderson

My commission expires: April 23, 2018



Present Zoning of Property PD

Location 6157 Fernstone Court Acworth GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20th Size of Tract .321 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 57,403' Shape of Property Rectangle Topography of Property Flat Other \_\_\_\_\_

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

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

The home on this property uses all of the impervious space. The homeowner purchased this property always w/ the intent to install a swimming pool. We are only asking the minimum required to install a pool.

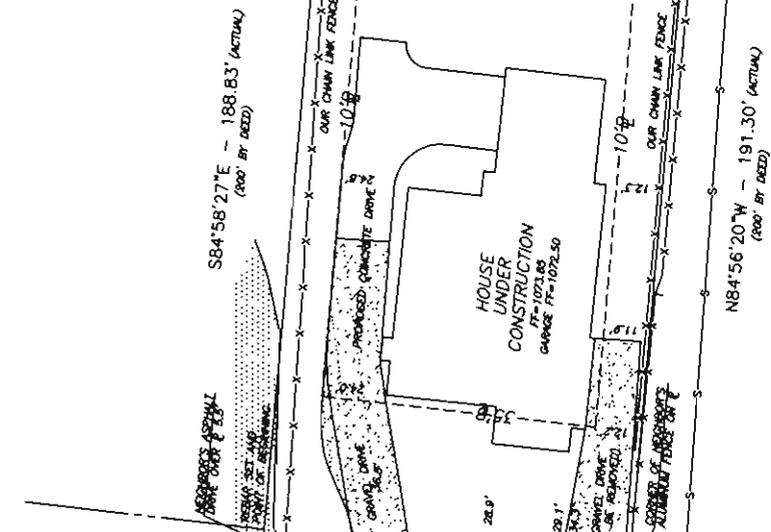
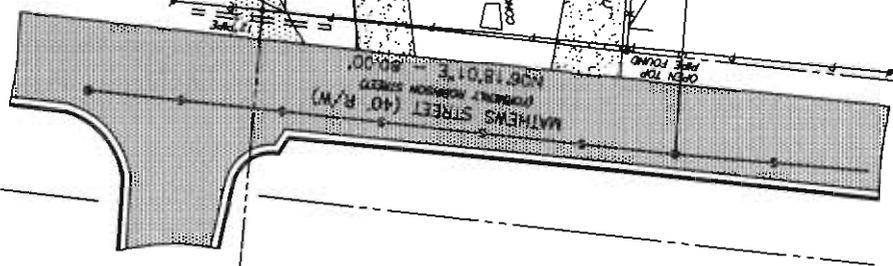
List type of variance requested: We are requesting to increase the max allotment of impervious space.

MAGNETIC N

**IMPERVIOUS AREAS**  
 EXISTING HOUSE = 2743 SQ. FT.  
 EXISTING METAL SHED = 150 SQ. FT.  
 EXISTING CONCRETE PAVES = 49 SQ. FT.  
 PROPOSED CONCRETE DRIVE = 1682 SQ. FT.  
 EXISTING DRIVE (TO BE REMOVED) = 841 SQ. FT.  
 TOTAL IMPERVIOUS = 4880 SQ. FT. (31%)

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES ARE SHOWN AS DOTTED LINES. THE LOCATION OF ABOVE GROUND UTILITIES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS DOTTED LINES. NO EXAMINATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
- SURVEYOR HAS MADE HIS INVESTIGATION OR INTERFERENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY REVEAL.
- 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 REDETERMINATION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVELER. THIS PLAT HAS BEEN CALCULATED FOR CLOSENESS AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET. THE SURVEYOR HAS USED A HIGH PRECISION TOTAL STATION, CAROLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING. AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA FOR THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPROPRIATE.
- THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- ELEVATION DATUM = NAVD 1985



V-5 (2017)

N/F  
 PRIATZ PROPERTIES, LLC  
 DB 18271 PG 2004-2006

WOODLAND SUBDIVISION  
 PG 12 PG 57  
 N/F  
 HELEN IRENE  
 DB 14638 PG 31

N/F  
 ANNA F. MUNANDAR  
 DB 15133 PG 1843

N/F  
 TERESA J. ARBAUGH  
 DB 14378 PG 1578

REFERENCE MATERIAL  
 1. OUTLINE KEPT IN FAVOR OF SHARAH FARD AND AMANDA FARD DEED BOOK 14329 PAGE 1880 COBB COUNTY, GEORGIA RECORDS

TOTAL AREA = 0.349± ACRES  
 OR 15,213± SQ. FT.  
 2711 MATHEWS STREET  
 SMYRNA, GEORGIA

SURVEY FOR  
 SHARAH FARD  
 AMANDA FARD  
 LAND LOT 632  
 DISTRICT 17TH,  
 COBB COUNTY  
 GEORGIA  
 SECTION 2ND  
 PLAT PREPARED: 10-12-16  
 FIELD: 10-11-16 SCALE: 1"=20'

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING PER COBB COUNTY R-20  
 MINIMUM LOT AREA = 20,000 SQ. FT.  
 MINIMUM FLOOR AREA = 1,200 SQ. FT.  
 MINIMUM LOT WIDTH = 75 FEET (PER COBB COUNTY COMMUNITY DEV)  
 MINIMUM SIDE YARD SETBACK = 10 FEET  
 MINIMUM REAR YARD SETBACK = 35 FEET  
 MAXIMUM COVERAGE = 35%  
 MAXIMUM HEIGHT = 35 FEET  
 MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FLOOD OPTION, FLOOD HAZARD MAPS, EFFECTIVE DATE: MARCH 4, 2015  
 COBB COUNTY, GEORGIA



LEGEND

- DENOTES BUILDING LINE
- DENOTES PROPERTY LINE
- DENOTES CONCRETE DRIVE
- DENOTES CONCRETE DRIVE
- DENOTES GUTTER
- DENOTES TOP OF WALK
- DENOTES BOTTOM OF WALL
- DENOTES FENCE
- DENOTES COMBINED CONCRETE PIPE
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES POWER LINE
- DENOTES POWER METER
- DENOTES POWER BOX
- DENOTES TELEPHONE BOX
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES MONITORING WELL
- DENOTES JUNCTION BOX
- DENOTES SANITARY SEWER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT



4833 South Cobb Drive Suite 200  
 Smyrna, Georgia 30080 (770) 434-1343  
 Certificate of Authorization #LS070702  
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AND LAND SURVEYING AND AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, GEORGIA, §§ 43-11-1, 43-11-4, 43-11-5, 43-11-19, 43-11-22, 43-11-24, 43-11-19, 43-11-22.



Michael R. Ansel  
 Georgia #LS 22649  
 License # 43-11-1  
 JOB# 24-0655

**APPLICANT:** Amanda Fard

**PETITION No.:** V-5

**PHONE:** 678-760-4070

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Amanda Fard

**PRESENT ZONING:** R-20

**PHONE:** 678-760-4070

**LAND LOT(S):** 632

**TITLEHOLDER:** Shahab Fard and Amanda Fard

**DISTRICT:** 17

**PROPERTY LOCATION:** On the east side of

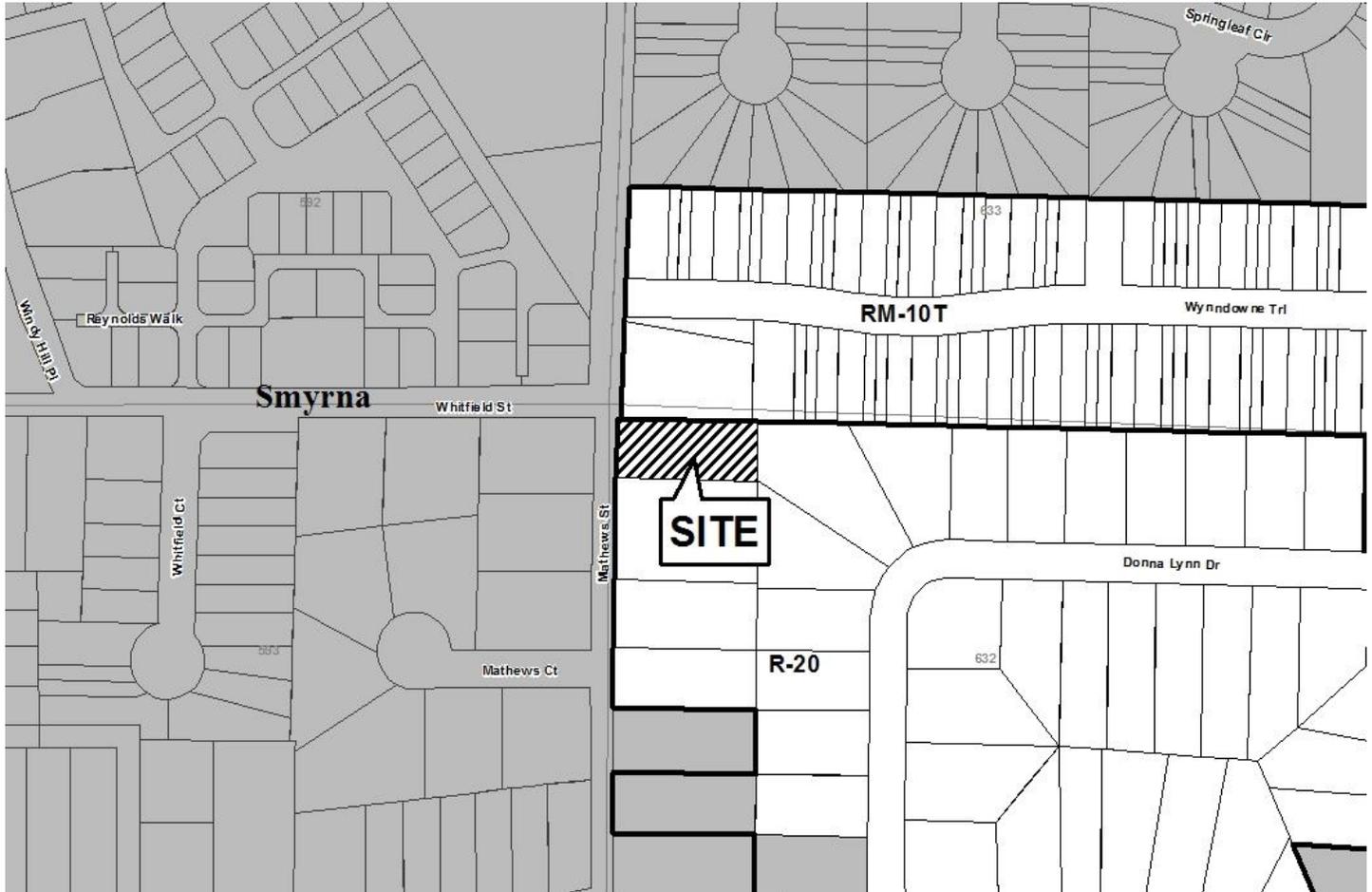
**SIZE OF TRACT:** 0.35 acres

Mathews Street, south of Roswell Street

**COMMISSION DISTRICT:** 2

(2711 Mathews Street).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; 2) waive the minimum lot size from the required 20,000 square feet to 15,213 square feet; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 87 square foot metal shed) from the required five (5) feet to four (4) feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. v-5  
Hearing Date: 1-11-17

Applicant Amanda Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Amanda Fard  
(representative's name, printed) Address 3127 Willis St SE Smyrna GA 30080  
(street, city, state and zip code)

Amanda Fard  
(representative's signature) Phone # 678-760-4070 E-mail \_\_\_\_\_



My Commission Expires  
March 24, 2017

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

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

Titleholder Amanda & Shahab Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Signature [Signature] Address: 3127 Willis St SE Smyrna GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires  
March 24, 2017

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

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

Present Zoning of Property R-20

Location 2711 Mathews St Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 632 District 17 Size of Tract .349 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:

House was built within front setback to correct would be extraordinary amount of funds

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

Reduce front setback from 35 feet to 29 feet

**FLOOD STATEMENT:**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13067C0110H DATE 3/04/2013

V-6  
 (2017)

GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

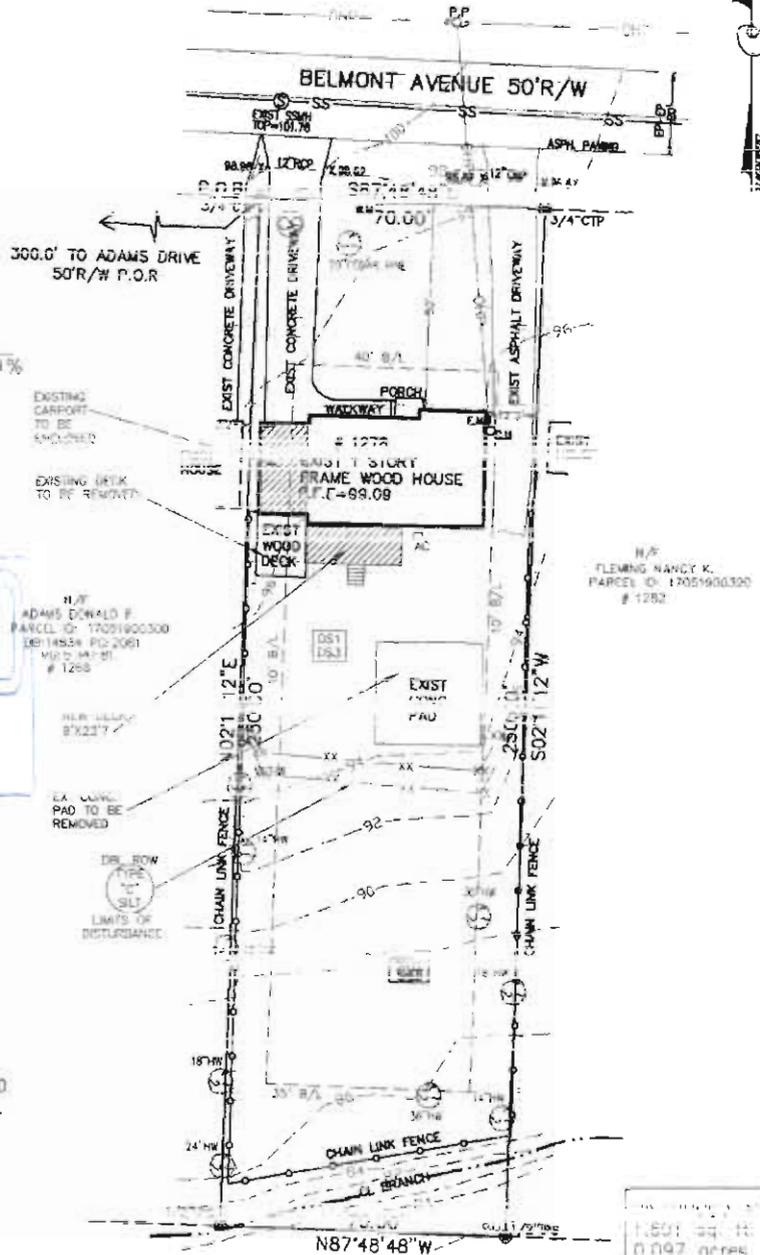
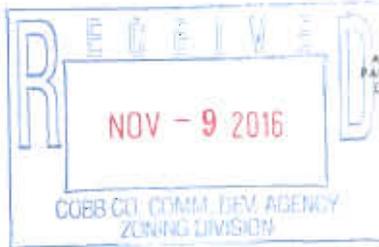
**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- PP POWER POLE
- LLS LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTF OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊙ LOT NUMBER
- W.M. WATER METER
- C/B CABLE BOX
- E.M. ELECTRIC METER
- G.M. GAS METER
- T/B TELEPHONE BOX
- OTF OPEN TOP FOUND

NOTE:  
 THE TREES TO BE IMPACTED DURING CONSTRUCTION

**LOT COVERAGE**

House: 1486 sq. ft.  
 Porch: 30 sq. ft.  
 Deck: 213 sq. ft.  
 DW/SW: 1522 sq. ft.  
 Total: 3281 sq. ft./17,500 sq. ft. = 0.19 or 19%  
 F.A.R.: 1373 sq. ft./17,500 sq. ft. = 0.19



**General Notes:**

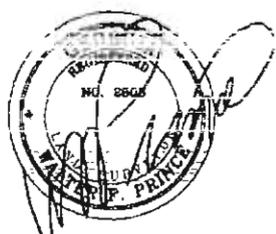
1. Separate permit is required for sidewalk and/or driveway construction in the public right of way. Contact technical agency services.
2. Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days. After 30 days permanent vegetation shall be established.
3. Silt fence shall meet the requirement of section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be wire reinforced.

4. Erosion control measures shall be inspected at least weekly, after each rain and repaired by the general contractor.

5. Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.
6. No graded slope shall exceed 2:1
7. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to and concurrent with land-disturbing activities.
8. At all times if full implementation of the approved plan does not provide for effective erosion control measures shall be implemented to control or treat the sediment source.
9. Detail drawings--For all structural practices specifications must, at a minimum meet the standards set forth in the manual for erosion and sediment control in Georgia.

17,501 sq. ft.  
 0.407 acres

**LOT AREA**  
 17,500 sq. ft.  
 0.401 acres



1278 BELMONT AVENUE SE  
 SMYRNA, GA. 30080  
 PARCEL ID: 17.0519.0.0310  
 LAND LOT: 815 1774 DISTRICT  
 COBB COUNTY, GEORGIA  
 SCALE 1"=30' SEPTEMBER 14 2016

**HURD PRINCE & ASSOCIATES, INC.**  
 \*Consulting Engineers & Surveyors\*  
 110 North Berry Street  
 Stockbridge, Georgia 30281-3424  
 Phone (404) 372-7304 Fax (770) 474-7487

**APPLICANT:** Shona Griffin and James Hayman

**PETITION No.:** V-6

**PHONE:** 404-368-5485

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Shona Griffin

**PRESENT ZONING:** R-20

**PHONE:** 404-438-5497

**LAND LOT(S):** 519

**TITLEHOLDER:** James Hayman

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Belmont Avenue, east of Adams Drive (1278 Belmont Avenue).

**SIZE OF TRACT:** 0.40 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1. Waive the side setback from the required 10 feet to two (2) feet adjacent to the western property line; and 2) Waive the minimum lot width from 75' to 70' (existing).

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

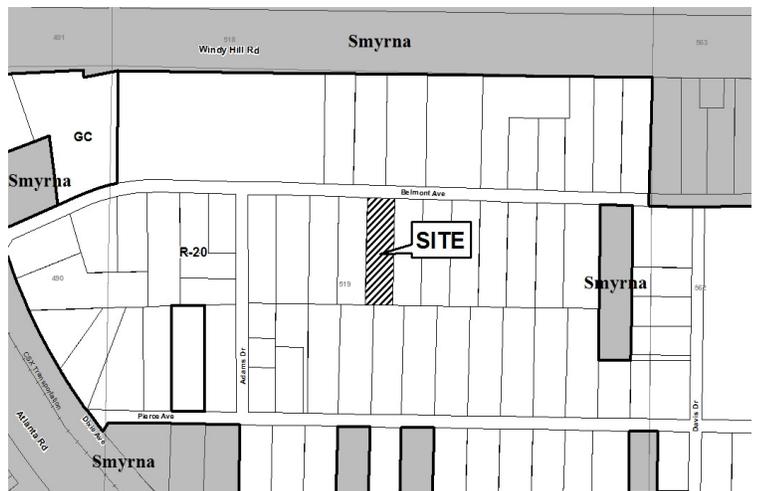
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       

[Click here to add photo](#)





# Application for Variance Cobb County

(type or print clearly)

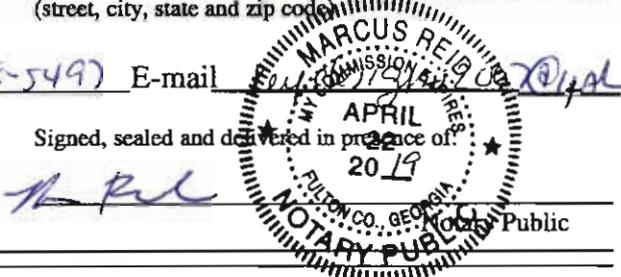
Application No. V-6  
Hearing Date: 1-11-17

Applicant SHONA GRIFFIN JAMES HAYMAN Phone # 404-438-5497 404-368-5485 E-mail keydesigns2007@yahoo.com james.hayman@mc.com

SHONA GRIFFIN Address 4000 FERRY HEIGHTS DRIVE ATL, GA 30331  
(representative's name, printed) (street, city, state and zip code)

Shona Griffin Phone # 404-438-5497 E-mail shona.g@keydesigns.com  
(representative's signature)

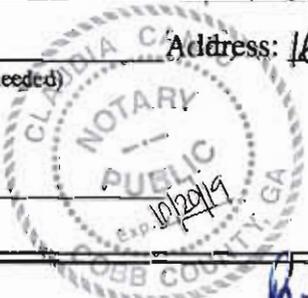
My commission expires: APRIL 22, 2019



Titleholder JAMES HAYMAN Phone # 404-368-5485 E-mail james.hayman@mc.com

Signature [Signature] Address: 1619 BRAWLEY WAY, ATLANTA, GA, 30319  
(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 1278 BELMONT AVE, SMYRNA, GA, 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 519 District 17TH Size of Tract 0.401 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 17,500 Shape of Property RECTANGULAR Topography of Property FLAT w/ SLOPED TERRAIN 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 OWNER WOULD PREFER TO USE THE EXISTING FOOTPRINT OF THE HOME TO ADD ADDITIONAL HEATED SPACE TO THE HOME WHICH WOULD ALLOW HIM TO AVOID IMPACT TO THE SURROUNDING TREES & CREEK LOCATED AT THE REAR OF THE PROPERTY.

List type of variance requested: REDUCTION IN THE RIGHT YARD SETBACK FROM 10' TO 8'.



**APPLICANT:** Shady Vent Construction

**PETITION No.:** V-7

**PHONE:** 770-943-5977

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Deborah Dugger

**PRESENT ZONING:** GC

**PHONE:** 770-943-5977

**LAND LOT(S):** 27

**TITLEHOLDER:** Mehdi Jannat-Khah

**DISTRICT:** 19

**PROPERTY LOCATION:** At the southeast

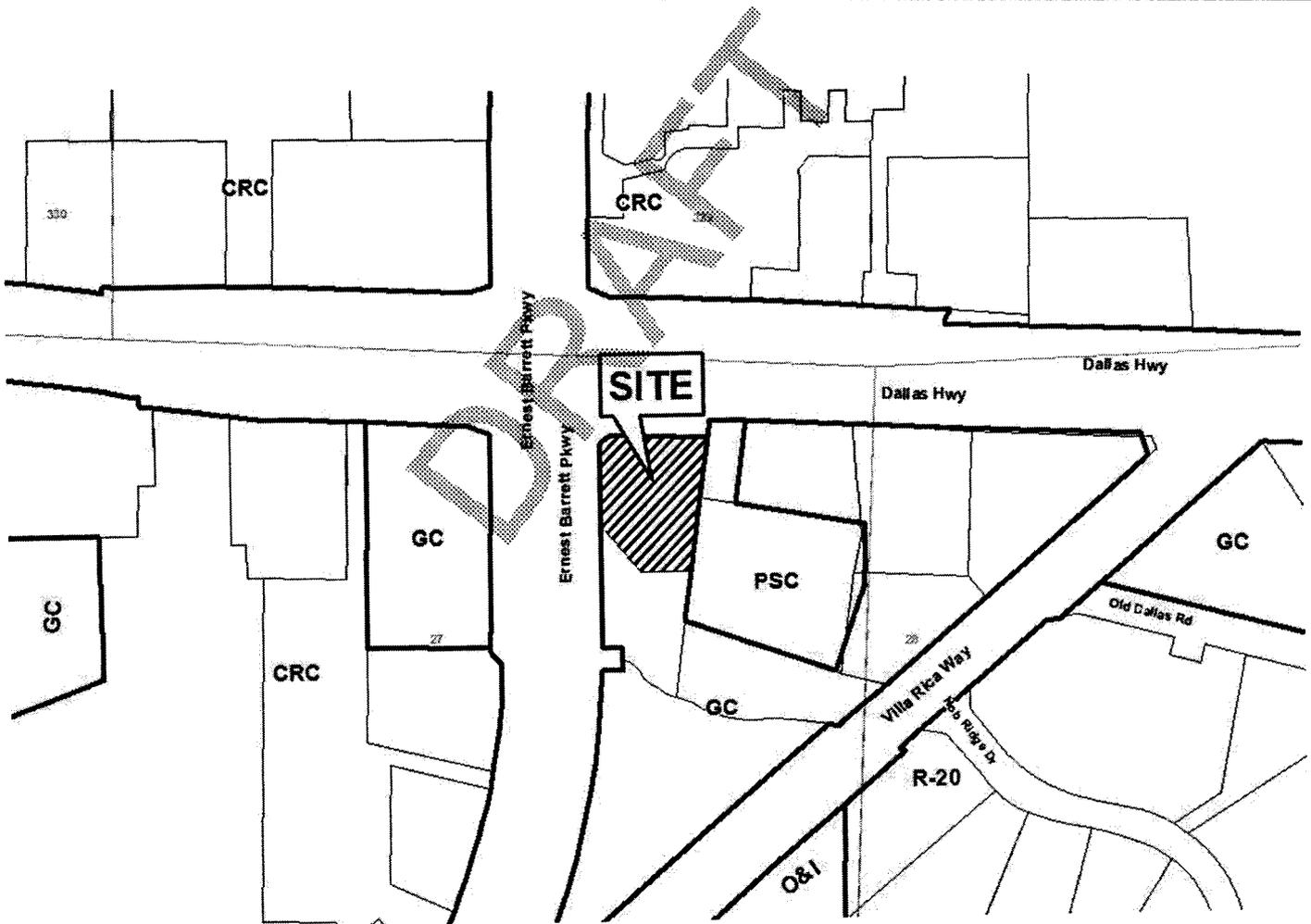
**SIZE OF TRACT:** 0.60 acres

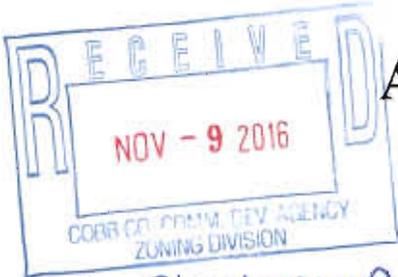
intersection of Ernest Barrett Parkway and Dallas Highway

**COMMISSION DISTRICT:** 1

(2489 Dallas Highway).

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 17 feet; 2) waive the minimum road frontage for an electronic sign from the required 200 feet to 136 feet; 3) allow more than two (2) electronic sign areas per sign [allowance of three (3)]; and 4) waive the maximum allowable impervious surface from 70% to 95% (existing).





# Application for Variance Cobb County

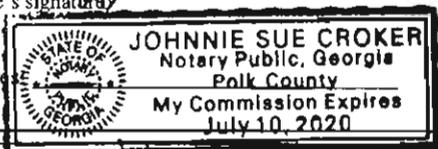
(type or print clearly)

Application No. V-7  
Hearing Date: 1-11-17

Applicant Shady Vent Construction Phone # 770 943 5977 E-mail ddugger@shadyvent.com

Deborah Dugger Address 4370 Dugger Dr. Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

Deborah Dugger Phone # 770 943 5977 E-mail ddugger@shadyvent.com  
(representative's signature)



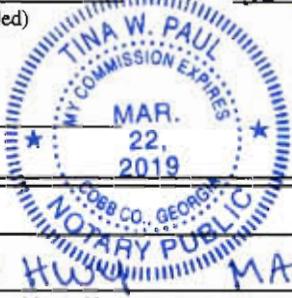
My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Johnnie Sue Croker  
Notary Public

✦ Titleholder Mehdi Khan Phone # 770 428 1222 E-mail Zubair3018@yahoo.com

✦ Signature [Signature] Address: 2489 Dallas Hwy Marietta Ga 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

✦ My commission expires: 3-22-19



Signed, sealed and delivered in presence of:  
Tina W. Paul  
Notary Public

Present Zoning of Property GC

Location 2489 DALLAS HWY MARIETTA GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 27 District 19th Size of Tract .63 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 26,100 SF 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:

Safety of the attendant while changing the manual price. Having to leave the store unattended to change the price.

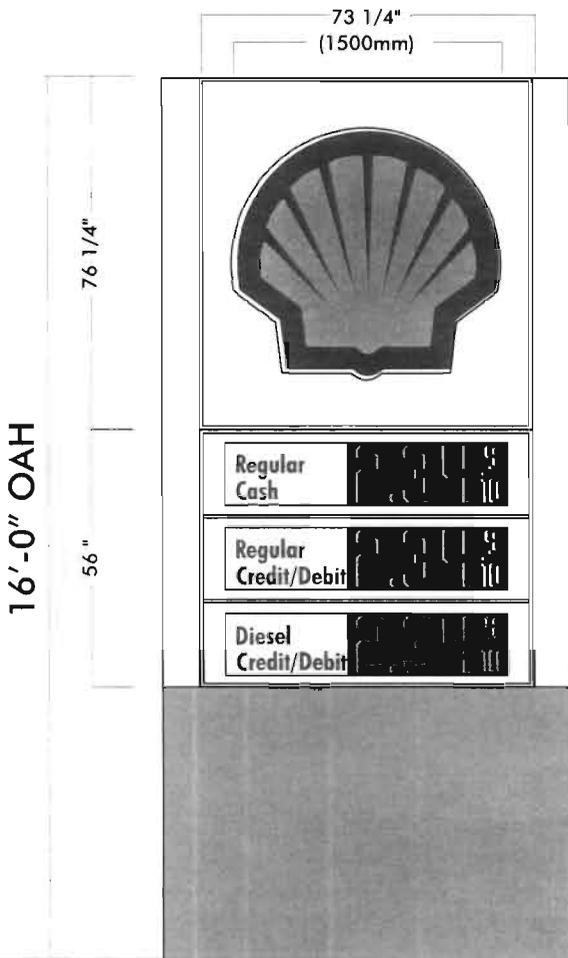
List type of variance requested: Install LED on road frontage less than 200'

**RVI Evolution Global  
Retro-Fit Faces on  
Existing Texaco 426  
System Cabinets.**

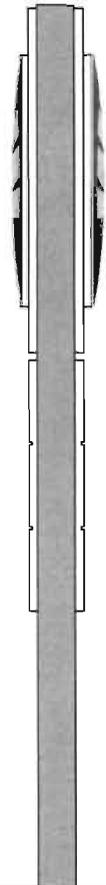
V-7  
(2017)  
Exhibit



**Top View**



**Proposed Elevation**  
Scale: 1" = 40"



**Side View**

**FEDERAL HEATH**  
SIGN COMPANY  
www.FederalHeath.com

1500 North Bolton • Jacksonville, Texas 75766  
(903) 589-2100 • Fax (903) 589-2101

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Revisions:

1
2
3
4
5
6
7

Account Rep: **Dan Hull**  
Project Manager: **V. Hernandez**  
Drawn By: **Mike Lees**

Project / Location:

**Shell**  
**RVI Evolution**  
**GLOBAL**

Underwriters Laboratories Inc. ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.  
ALL ELECTRICAL SIGNAGE TO COMPLY WITH N.E.C. AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

**THIS DRAWING IS YOUR FINAL PROOF: IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THESE SPECIFICATIONS.**

Client Approval/Date: \_\_\_\_\_

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Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

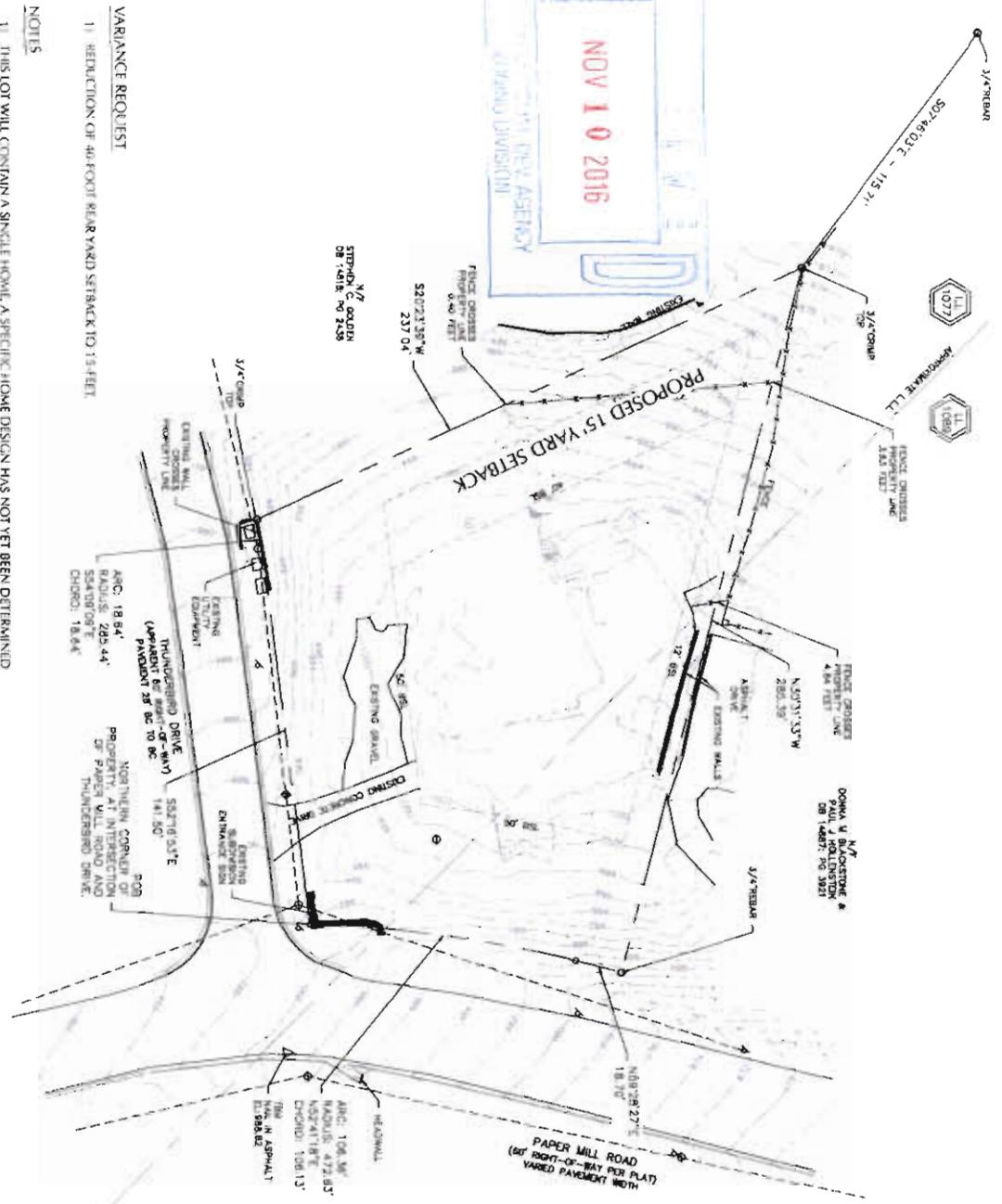
Job Number: **164332**

Date: **6.28.16**

Sheet Number: **1** of **1**

File Name: **SG164332\_e**

Design Number: \_\_\_\_\_



**VARIANCE REQUEST**  
1) REDUCTION OF 40-FOOT REAR YARD SETBACK TO 15-FOOT

**NOTES**

- 1) THIS LOT WILL CONTAIN A SINGLE HOME. A SPECIFIC HOME DESIGN HAS NOT YET BEEN DETERMINED
- 2) NO BUFFERS ARE REQUIRED FOR THIS LOT
- 3) PARKING WILL BE SUFFICIENT TO ACCOMMODATE SINGLE FAMILY HOME REQUIREMENTS
- 4) THERE ARE NO LAKES OR STREAMS ON THIS SITE
- 5) EXISTING UTILITIES ARE INDICATED ON THE SURVEY INFORMATION.
- 6) ACCORDING TO FEMA PANEL 130670011E, DATED 08/02/03, NO 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE
- 7) NO CEMETERY IS KNOWN TO EXIST ON THIS SITE
- 8) NO WETLANDS ARE KNOWN TO EXIST ON THIS SITE
- 9) NO STREAMS ARE KNOWN TO EXIST ON THIS SITE
- 10) AN EXISTING DRIVEWAY SERVES AS ACCESS TO THIS SITE. THE PURPOSE OF THIS VARIANCE REQUEST IS TO REDUCE THE 40' REAR YARD SETBACK IN ORDER THAT THE FUTURE HOME MAY BE SHIFTED AWAY FROM PAPER MILL ROAD AND THAT THE ACCESSING DRIVEWAY CAN SHIFT ALONG WITH IT TO CREATE A SAFER DISTANCE THROUGH THE INTERSECTION.

OWNER:  
FOYER CUSTOM HOMES LLC  
1605 SANDY PLAINS RD, STE 240-279  
AMARILTA, GA 30006



**4100 THUNDERBIRD DRIVE**  
COBB COUNTY, GEORGIA - LAND LOTS 1077 & 1089, 16th DISTRICT, 1st SECTION  
**FOYER CUSTOM HOMES, LLC**  
COBB COUNTY, GEORGIA

NO.	DATE	REVISION

**APPLICANT:** Foyer Custom Homes, LLC

**PETITION No.:** V-8

**PHONE:** 800-443-6937

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Trey Schwartz, RLA

**PRESENT ZONING:** R-30

**PHONE:** 404-502-0150

**LAND LOT(S):** 1089

**TITLEHOLDER:** GC 4100 Thunderbird, LLC

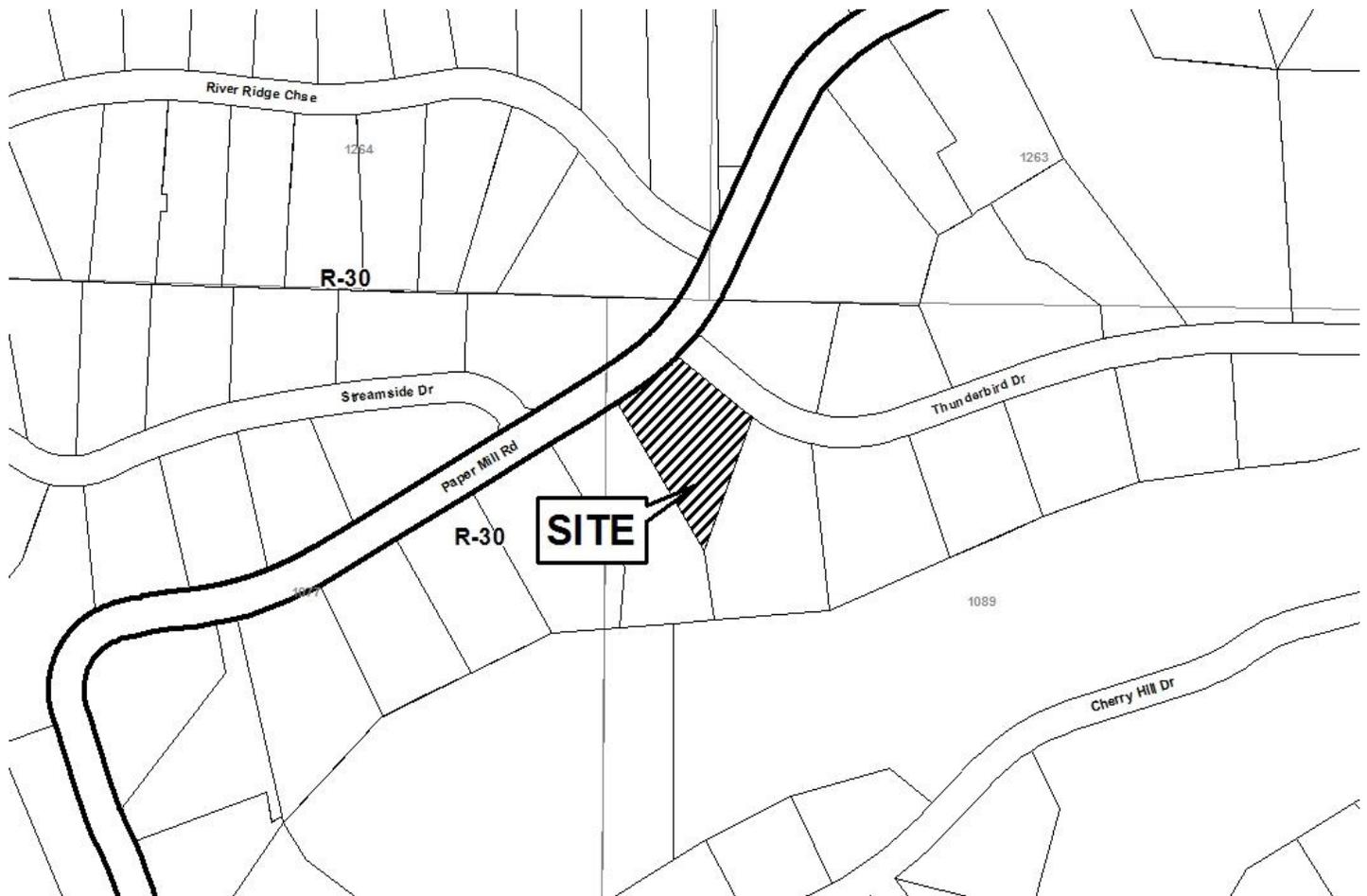
**DISTRICT:** 17

**PROPERTY LOCATION:** On the southwest corner  
of Paper Mill Road and Thunderbird Drive  
(4100 Thunderbird Drive).

**SIZE OF TRACT:** 0.82 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 15 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-8

Hearing Date: 1-11-17

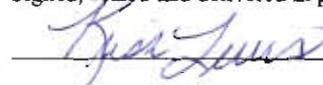
Applicant Foyer Custom Homes, LLC Phone # 800-443-6937 E-mail info@foycustomhomes.com

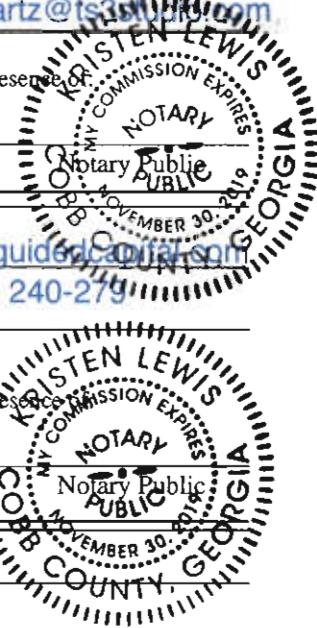
Trey Schwartz, RLA Address 3605 Sandy Plains Rd, Ste 240-279  
(representative's name, printed) (street, city, state and zip code)

 Phone # 404-502-0150 E-mail treyschwartz@ts3studio.com  
(representative's signature)

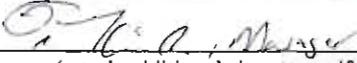
Signed, sealed and delivered in presence of

My commission expires: November 30, 2019



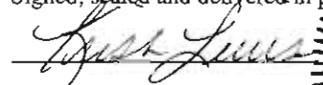


Titleholder GC 4100 Thunderbird, LLC Phone # 404-408-9648 E-mail kreece@guided.com

Signature  Address: 3605 Sandy Plains Rd, Ste 240-279  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: November 30, 2019



Present Zoning of Property R-30

Location 4100 Thunderbird Drive, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 & 1089 District 16th Size of Tract 0.819 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 0.819AC Shape of Property Polygon Topography of Property Sloped 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 current location of the driveway is unsafe, in order to move the driveway, Foyer Custom Homes, LLC needs to grade the site down and adjust the location of the house. In order to make this possible we need ask for a reduction of the rear yard setback from 40-feet to 15-feet.

List type of variance requested: Reduction of rear yard setback from 40-feet to 15-feet

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



**APPLICANT:** RaceTrac Petroleum, Inc.

**PETITION No.:** V-9

**PHONE:** 770-431-7600

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Parks F. Huff, Esq./ Adam J. Rozen, Esq.

**PRESENT ZONING:** GC

**PHONE:** 770-422-7016

**LAND LOT(S):** 946, 947

**TITLEHOLDER:** Piedmont 200 Galleria Owner, LLC

**DISTRICT:** 17

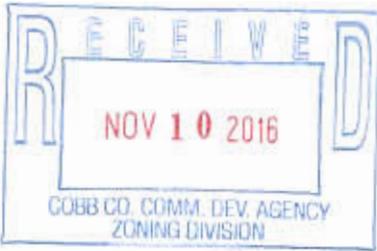
**PROPERTY LOCATION:** On the northeast corner of North Galleria Parkway and Galleria Drive (200 Galleria Parkway).

**SIZE OF TRACT:** 4.93 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable building sign area from 380 square feet to 1,200 square feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-9  
Hearing Date: January 11, 2017

Applicant RaceTrac Petroleum, Inc. Phone # 770-431-7600 E-mail dbrown@racetrac.com

Parks F. Huff, Esq./Adam J. Rozen, Esq Address 376 Powder Springs Street, Suite 100  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

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

Signed, sealed and delivered in presence of

My commission expires: 2-6-20



Titleholder See attached Exhibit "A" 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 GC General Commercial

Location 200 Galleria Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 947 District 17 Size of Tract 4.93 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 calculation of sign size relates only to the linear feet of a wall and does not account for the overall size of the building or the height of the sign.

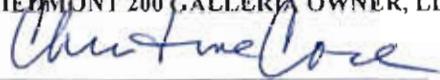
List type of variance requested: Sections 134-314 to allow a 1,200 square foot sign for a corporate headquarters.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-\_\_\_\_\_ (2016)  
Hearing Date: January 11, 2017

Applicant: RaceTrac Petroleum, Inc.  
Titleholder: Piedmont 200 Galleria Owner, LLC

PIEDMONT 200 GALLERIA OWNER, LLC



By: CK-Suburban Atlanta Brokerage, LLC,  
as Agent for Owner

By: Childress Klein Properties, Inc., its Manager

Date Executed: 11-9-16

Signed, sealed, and delivered in the presence of:



Suzanne G. Davis  
Notary Public, Cobb County, GA  
Commission Expires: My Commission Expires August 12, 2018

**MAIN CLOUD SIGN**  
SCALE: 3/32" = 1'-0"

**OPTION 1b** ILLUM. CABINET SIGN / FACE LIT CHANNELS

**1185.6 SF**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

flex face graphic:



71'-9 1/2" cabinet

50'-3 1/4"

Existing wall by Others

16'-6" cabinet  
9'-3" 7'-11"



3'-0" to bottom of sign - TBV

Electrical by Others

140'-0" backer

V-9  
(2017)  
Exhibit

SETBACK FROM  
FRONT WALL TO BE  
DETERMINED BY VISIBILITY  
SURVEY

**BKGD STRUCTURE:** All details to be provided for backer. Engineering required for wind load requirements & fabrication structure to be constructed of steel tube framework in sections; Angle iron kick bracing as required for back bracing structure to be skinned with solid sheeting. 125 alum  
**OPTIONAL:** skinned with 125 perforated alum. 4"x10" sections seamed as required  
Holes are 50 diameter / 11/16" on centers to allow 48% visibility  
**PAINT COLOR OF STRUCTURE TO MATCH GRANITE VENEER ON BUILDING**

**ILLUMINATION:** White led's - Power supplies to be remote. Installed to backside of bkgd. structure

**CHANNEL LETTERS - face lit:**

- FACES:** .187 #7328 White polycarbonate faces
- RETAINERS:** 1" metal retainers painted Blue
- RETURNS:** 3" deep .090 alum returns painted Blue
- BACKS:** 125 alum. backs - insides painted White
- ILLUMINATION:** White led's - Power supplies to be remote. Installed to backside of bkgd. structure
- INSTALL:** Letters installed to cabinet back using 1/4" all thread fasteners & grommets at all attachment points thru flex face; Letters flush to face

**INSTALL LOCATION:**

Rooftop facing front of building; installed on custom fabricated structure



SIMULATED NIGHT TIME VIEW



Partner with the best.



www.mcsign.com

CLIENT:

**RaceTrac**  
ADDRESS:  
RACE TRAC CORPORATE HQ  
280 GALLERIA PARKWAY  
ATLANTA, GA 30339

TICKET NO.:

414760

DATE:

11/7/16

REVISION HISTORY:

11/4/16 Vw

REVISION DESCRIPTIONS

PROJECT MANAGER:

DAVE HOLBROOK

DESIGNER:

Vw

ELECTRONIC FILE NAME:

RACE TRAC 2016 GA CORPORATE HQ - ATLANTA

CLIENT SIGNATURE:

APPROVAL DATE:

NOV 10 2016

RECEIVE

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE FOR THE VALUE OF THE DISPLAY. © MC SIGN CO. 1998

Corporate Office:  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
440-209-6200  
800-627-4460

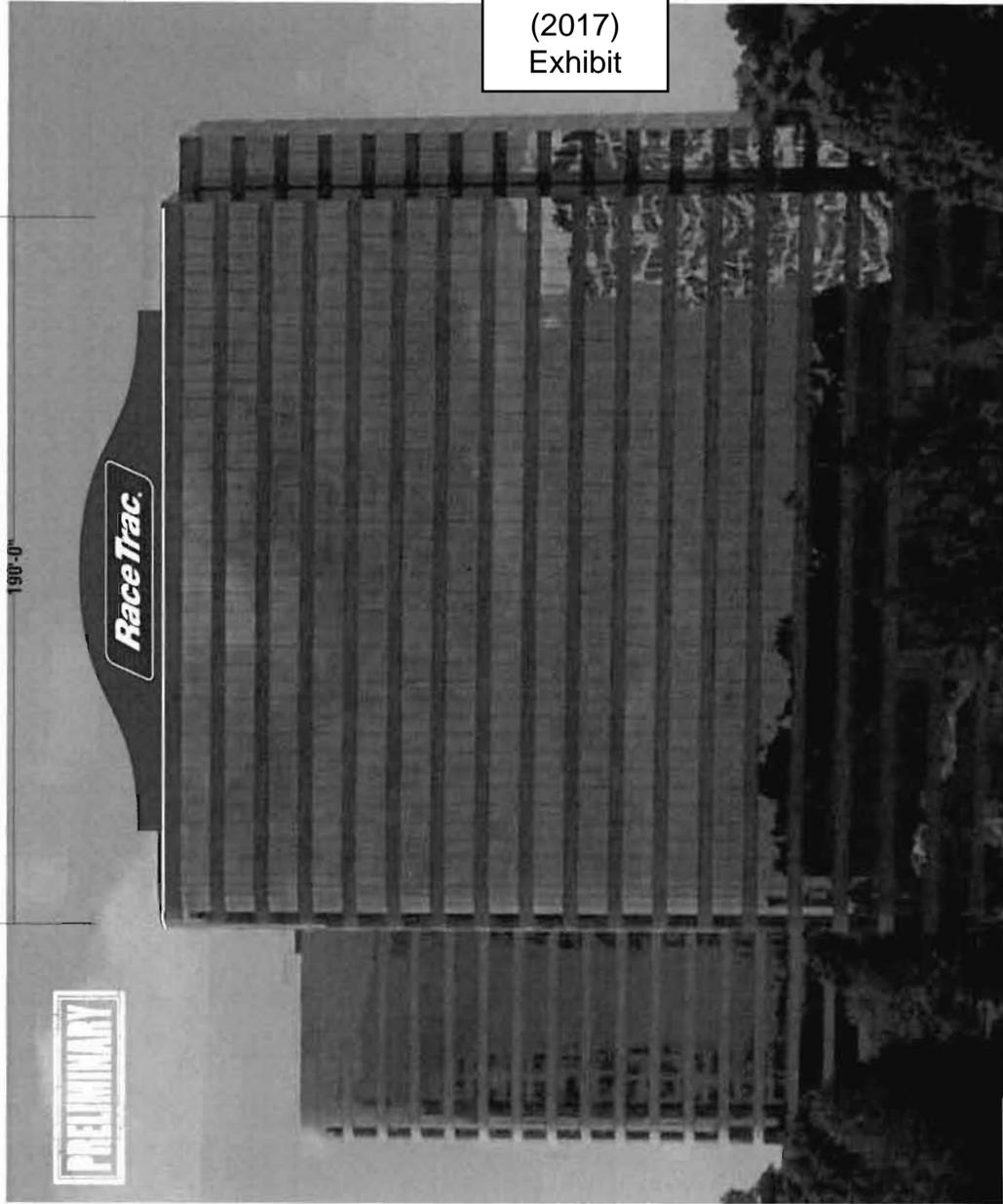
334 Industrial Park Road  
Bluefield, Virginia 24615  
877-779-9977



FACING STADIUM  
SCALE: 1/32" = 1'-0"

OPTION 15 ILLUM. CABINET SIGN / FACE LIT CHANNELS  
1184.6 SF

190'-0"



V-9  
(2017)  
Exhibit

Partner with the best.



WWW.MCSIGN.COM

CLIENT:

RACE TRAC CORPORATE HQ  
800 GALLERIA PARKWAY  
ATLANTA, GA 30339



TICKET NO.:

414260

PROJECT MANAGER:

DAVE HOLBROOK

DATE:

11/17/16

DESIGNER:

VH

REVISION HISTORY:

11/14/16 VH Revised options & specs

CLIENT SIGNATURE:

APPROVAL DATE:



Corporate Office:  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
440-209-6200  
800-627-4460

334 Industrial Park Road  
Bluefield, Virginia 24605  
877-779-9977

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V-9  
(2017)  
Exhibit

NIGHT VIEW

OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS  
1184.6 SF

OPTION A ACCENT LIGHTING face lighting  
WHITE or RGB led border



CLIENT SIGNATURE: \_\_\_\_\_  
APPROVAL DATE: \_\_\_\_\_

REVISION	REVISION HISTORY

DATE: 11/01/16  
DESIGNER: VW  
PROJECT MANAGER: DAVE HUBBROOK  
ELECTRONIC FILE NAME: RACE TRAC 2016 GA CORPORATE HQ - ATLANTA

CLIENT: RACE TRAC  
ADDRESS: RACE TRAC CORPORATE HQ  
200 GALLERIA PARKWAY  
ATLANTA, GA 30339

Partner with the best.

www.mcsign.com

DICKETT NO.: 414260  
PAGE NO.: 8

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Corporate Office:  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
440-209-6200  
800-627-4460

334 Industrial Park Road  
Bluefield, Virginia 24605  
877-779-9977

V-10  
(2017)

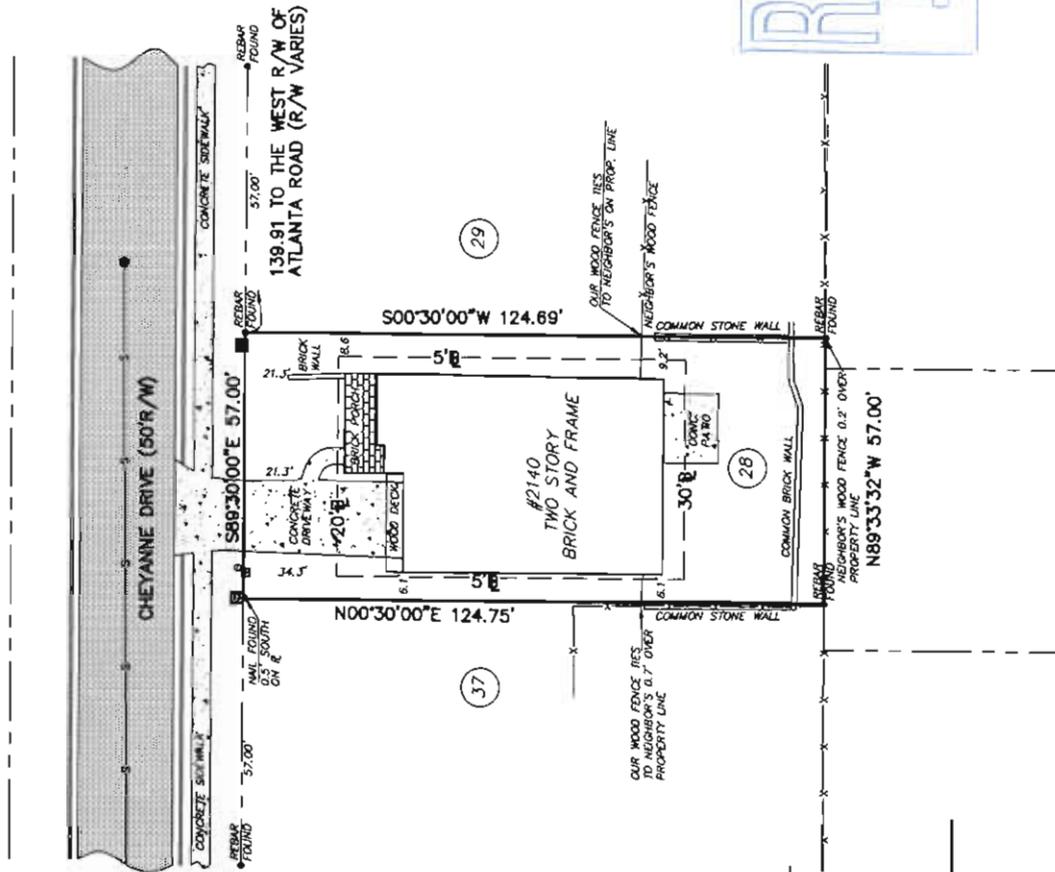


TOTAL AREA= 0.163± ACRES  
OR 7,109± SQ.FT.  
2140 CHEYANNE DRIVE  
SMYRNA, GEORGIA  
SURVEY FOR  
DEBRA GILLOCK CASEY

LOT 28  
UNIT II  
STONEHAVEN AT VININGS  
DISTRICT 17TH  
COBB COUNTY  
GEORGIA  
LAND LOT 744  
2ND SECTION  
PLAT PREPARED: 5-15-15  
FIELD: 5-12-16 SCALE: 1"=20'  
JOB# 242255N



**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Pkwy, Suite 200  
Cobb County, Georgia 30006  
Certificate of Authorization #LS15000732  
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 same parties.



**REFERENCE MATERIAL**

- LIMITED WARRANTY DEED IN FAVOR OF DEBRA GILLOCK CASEY DEED BOOK 15269 PAGE 369D-368I COBB COUNTY, GEORGIA RECORDS

**LEGEND**

- DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES EASEMENT
- DENOTES BACK OF CURB
- DENOTES GUTTER
- DENOTES EDGE OF PAVING
- DENOTES TOP OF WALL
- DENOTES TOP OF MOUND
- DENOTES FENCE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES POWER LINE
- DENOTES POWER POLE
- DENOTES AIR CONDITION
- DENOTES TELEPHONE BOX
- DENOTES GAS VALVE
- DENOTES GAS LINE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES MONITORING WELL
- DENOTES SANITARY SEWER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAID 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 ARE NOT GUARANTEED. 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.
- 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.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONSTRUCTION OF THE SURVEYOR NAMED SUCH PERSON, PERSONS OR ENTITY.
- 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 250,787 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.



No.	Revision	Date

**APPLICANT:** Debra Gillok Casey

**PETITION No.:** V-10

**PHONE:** 615-491-2590

**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Debra Gillock Casey

**PRESENT ZONING:** RA-5

**PHONE:** 615-491-2590

**LAND LOT(S):** 744

**TITLEHOLDER:** Debra Gillock Casey

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Cheyanne Drive, west of Atlanta Road (2140 Cheyanne Drive).

**SIZE OF TRACT:** 0.16 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1. Waive the rear setback from the required 30 feet to 15 feet; and 2) Increase the maximum allowable impervious surface from 40% to 53% (existing).

**OPPOSITION:** No. OPPOSED **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

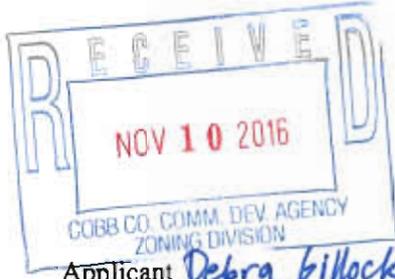
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**         
        
      

[Click here to add photo](#)





# Application for Variance Cobb County

(type or print clearly)

Application No. V-10  
Hearing Date: 1-11-17

Applicant Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com  
Debra Gillock Casey Address 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com  
(representative's signature)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com  
Signature Debra Gillock Casey Address: 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17TH Size of Tract .1632 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:

I want to expand my living space but my lot is small. There is an existing concrete patio that I cannot enjoy without adding a covered screen porch because of the intense sunlight/heat and insects. There is no other location on the property where the structure could be built, etc. in the rear.

List type of variance requested: Waive the rear setback from the required 30 ft to 15 ft.