

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 12, 2017**

**DUE DATE: March 13, 2017**

**Distributed: February 17, 2017**



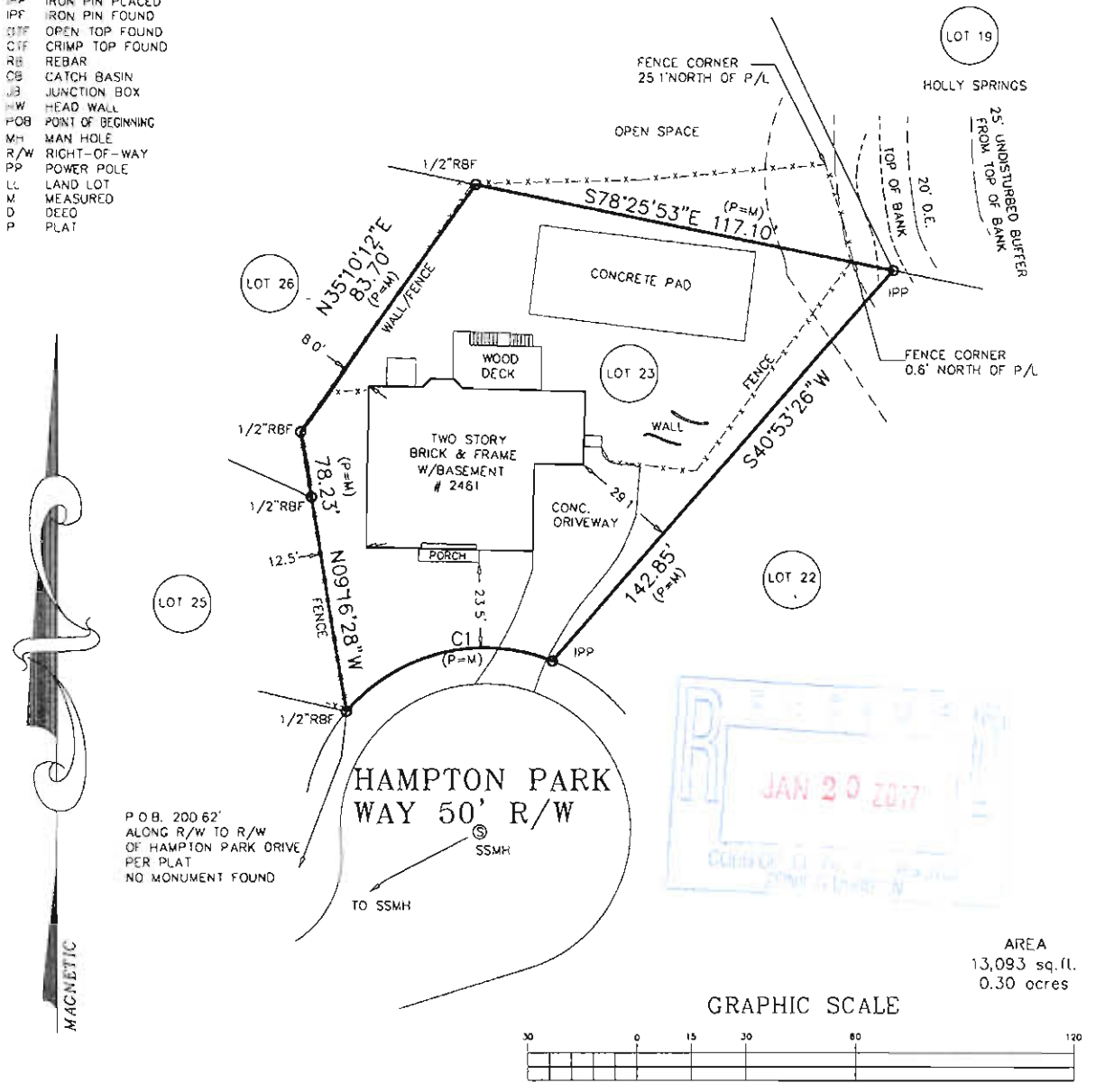
*Cobb County... Expect the Best!*

V-29  
(2017)

LEGEND

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

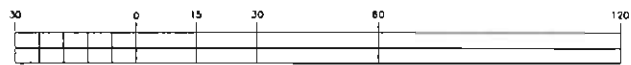
CURVE	CHORD	BEARING
C1	62.56	50.00
	58.56	S76°00'10"W



POB. 200.62' ALONG R/W TO R/W OF HAMPTON PARK DRIVE PER PLAT NO MONUMENT FOUND

AREA  
13,093 sq. ft.  
0.30 acres

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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

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

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

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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-61. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-13-8, 43-13-19, 43-13-22

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

FIELD DATE 12/8/2016

JOB NUMBER 16-05294 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR <b>EMILY WRIGHT</b>		DATE 12/12/2016	
	OWNER / PURCHASER <b>EMILY WRIGHT</b>		SCALE 1" = 30'	
	LAND LOT 599	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 23	BLOCK	UNIT II	AREA OF LOT: 13,093 S.F.
	SUBDIVISION HAMPTON PARK			
PLAT BOOK 188 PAGE 98 DEED BOOK PAGE		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052				

**APPLICANT:** Charles Wright

**PHONE:** 404-421-5052

**REPRESENTATIVE:** Emily Wright

**PHONE:** 404-421-5508

**TITLEHOLDER:** Charles Wright and Emily Wright

**PROPERTY LOCATION:** At the northern terminus of Hampton Park Way, east of Hampton Park Drive (2461 Hampton Park Way).

**PETITION No.:** V-29

**DATE OF HEARING:** 4-12-2017

**PRESENT ZONING:** R-15/OSC

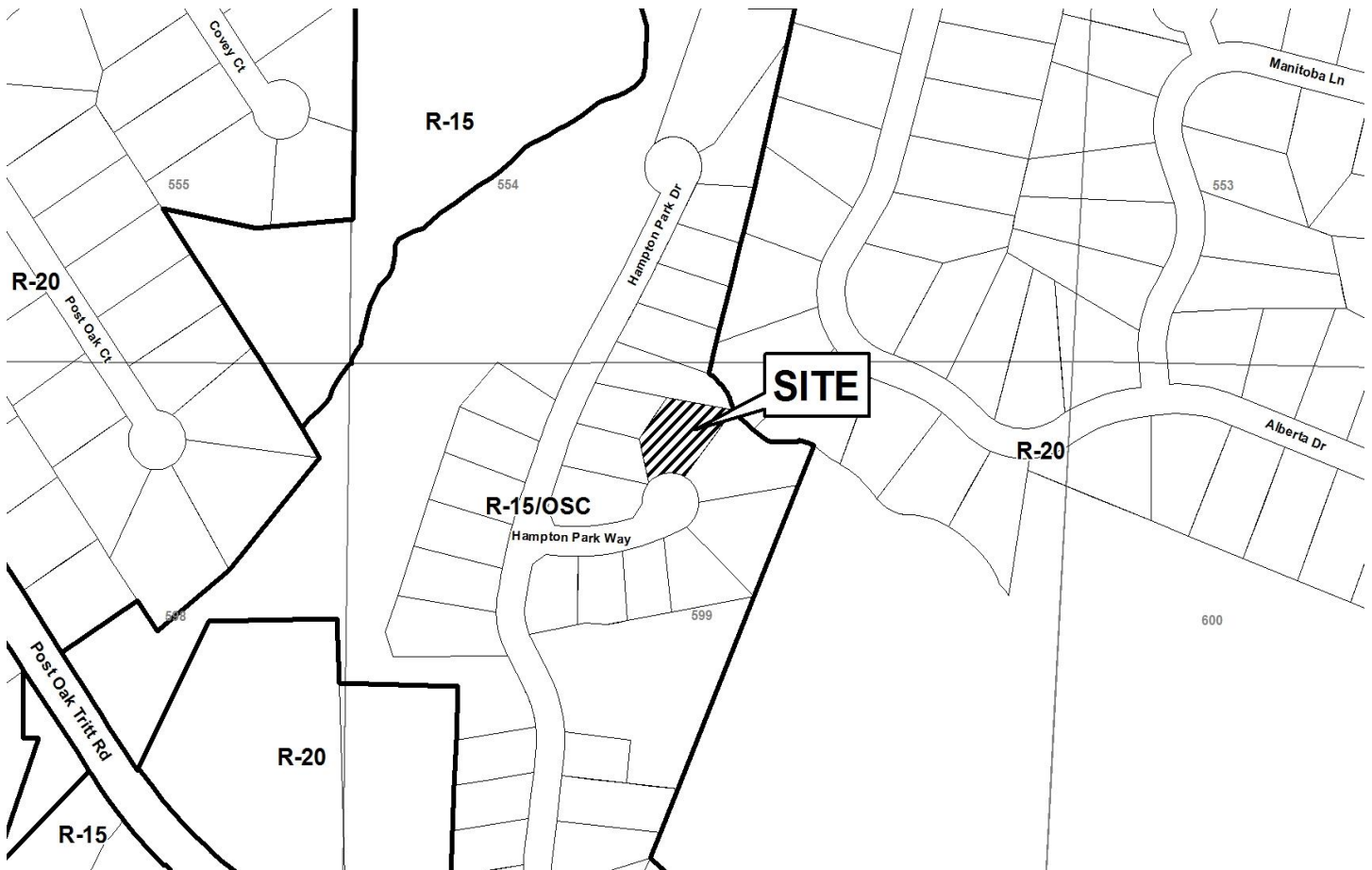
**LAND LOT(S):** 599

**DISTRICT:** 16

**SIZE OF TRACT:** 0.30 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (existing approximately 1,500 square foot concrete pad) from the required 100 feet to two (2) feet adjacent to the northern property line, 20 feet adjacent to the eastern property line, and 23 feet adjacent to the western property line; and 2) waive the maximum impervious surface from 35% (5,250 square feet) to 37% (5,551 square feet).





# Application for Variance Cobb County

(type or print clearly)

Application No. V-29  
Hearing Date: 4-12-17

Applicant Charles Wright Phone # 404-421-5052 E-mail charlie.wright@atlantawine.com  
Emily Wright Address 2461 Hampton Park Way  
(representative's name, printed) (street, city, state and zip code)

Emily Wright Phone # 404-421-5508 E-mail emily@raswellpres.org  
(representative's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Emily Wright Phone # 404-421-5508 E-mail emily@raswellpres.org  
Signature See Attached Address: 2461 Hampton Park Way, Marietta, GA 30062  
(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 \_\_\_\_\_

Location 2461 Hampton Park Way, Marietta, 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0599 Lot 23 District 16 Size of Tract .30 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 13,013 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_  
sq ft.

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:

We have had the court for 7 years. The fence for 8 years. Our H.O.A. approved both based on property lines marked by first owner. It will cost approximately \$10,000 to move fence and remove court. We did not know that we were in any violation.

List type of variance requested: To keep the court would mean we would have less than 35% pervious space. To keep the court we need a variance on distance from court to property lines on North end of property.

# LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ FIRE HYDRANT
- POWER POLE
- ⊙(SS) SANITARY SEWER MANHOLE
- |—|— OVERHEAD POWER
- X—X— FENCE

# CLOSURE NOTE

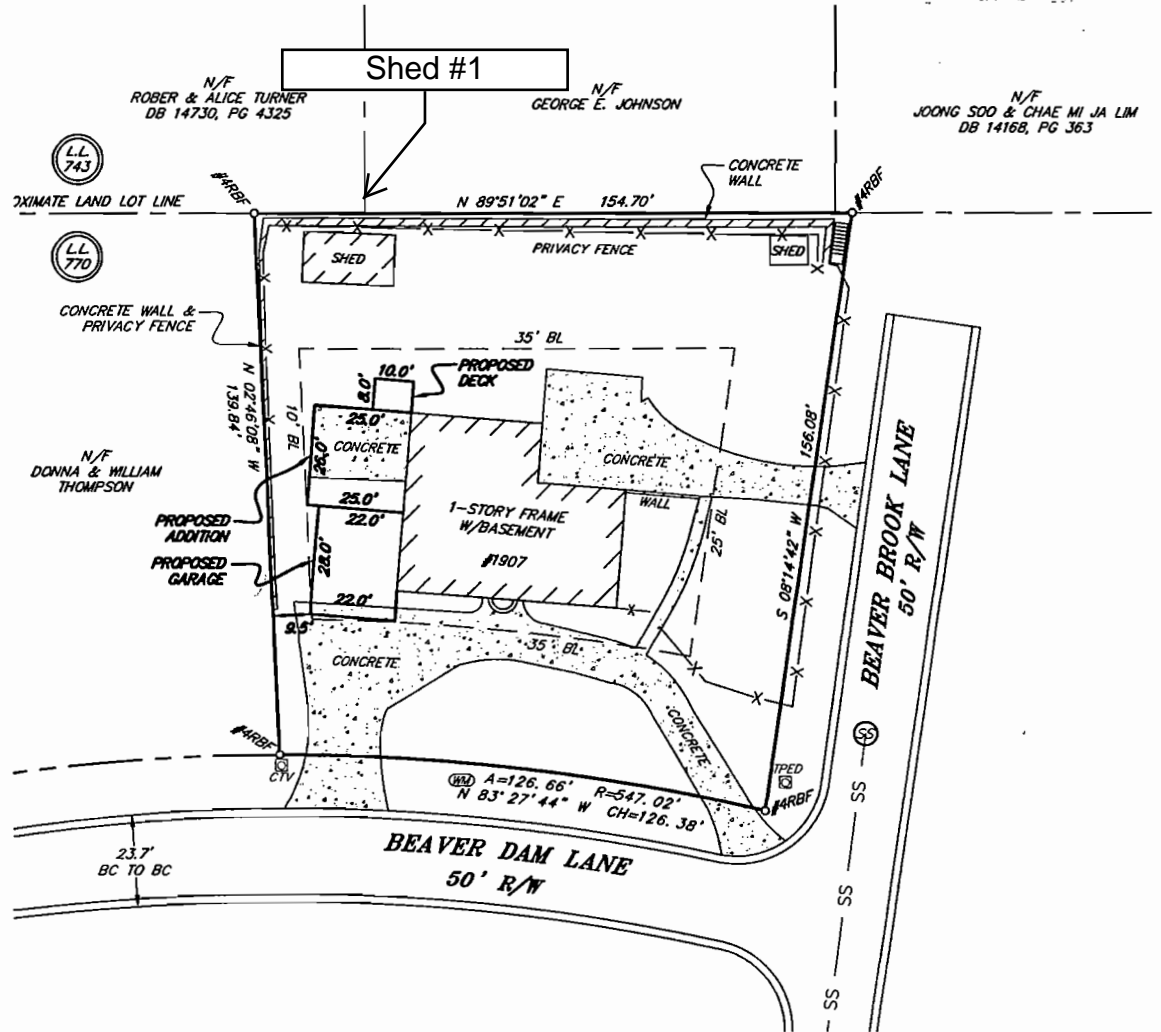
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 252,540 FEET. A TRIMBLE TOTAL STATION AND RECORD DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

# FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.  
MAP NUMBER: 13067C0126H REVISED DATE: 11/02/12

NORTH (PB 54, PG 193)

JAN 20 2017



**AREA**  
20354.69 Sq. Feet  
0.467 Acres

- ZONING**  
R-2D PER COBB COUNTY GIS
- FRONT SETBACK MAJOR - 40 FEET
  - FRONT SETBACK MINOR - 25 FEET
  - REAR SETBACK - 35 FEET
  - SIDE SETBACK - 10 FEET
- IMPERVIOUS AREA**
- MAXIMUM IMPERVIOUS ALLOWED (35%) = 7124.14 SQ. FT.
  - EXISTING IMPERVIOUS AREA = 6805.4 SQ. FT.
  - PROPOSED IMPERVIOUS AREA = 818.3 SQ. FT.
  - TOTAL IMPERVIOUS AREA = 7623.7 SQ. FT. (37%)

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



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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.

SITE PLAN FOR:  
1907 BEAVER DAM LANE  
**KY PHANSAVATH**  
LOT 17, BLOCK B, BEAVER BROOK FARMS  
DB 14581, PG 5023; PB 54, PG 193



1513 OWENBY DRIVE  
MARIETTA GA 30066  
770-402-7926  
WWW.WIDEOPENLANDSURVEYING.COM  
JOB #1907BEAVERDAM

DATE:	6/9/15
SCALE:	1"=30'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	770
SECTION:	2nd

**APPLICANT:** Ky Phanhsavath

**PHONE:** 404-966-5296

**REPRESENTATIVE:** Ky Phanhsavath

**PHONE:** 404-966-5296

**TITLEHOLDER:** Ky Phanhsavath

**PROPERTY LOCATION:** On the northwest corner  
of Beaver Dam Lane and Beaver Brook Lane  
(1907 Beaver Dam Lane).

**PETITION No.:** V-30

**DATE OF HEARING:** 4-12-2017

**PRESENT ZONING:** R-20

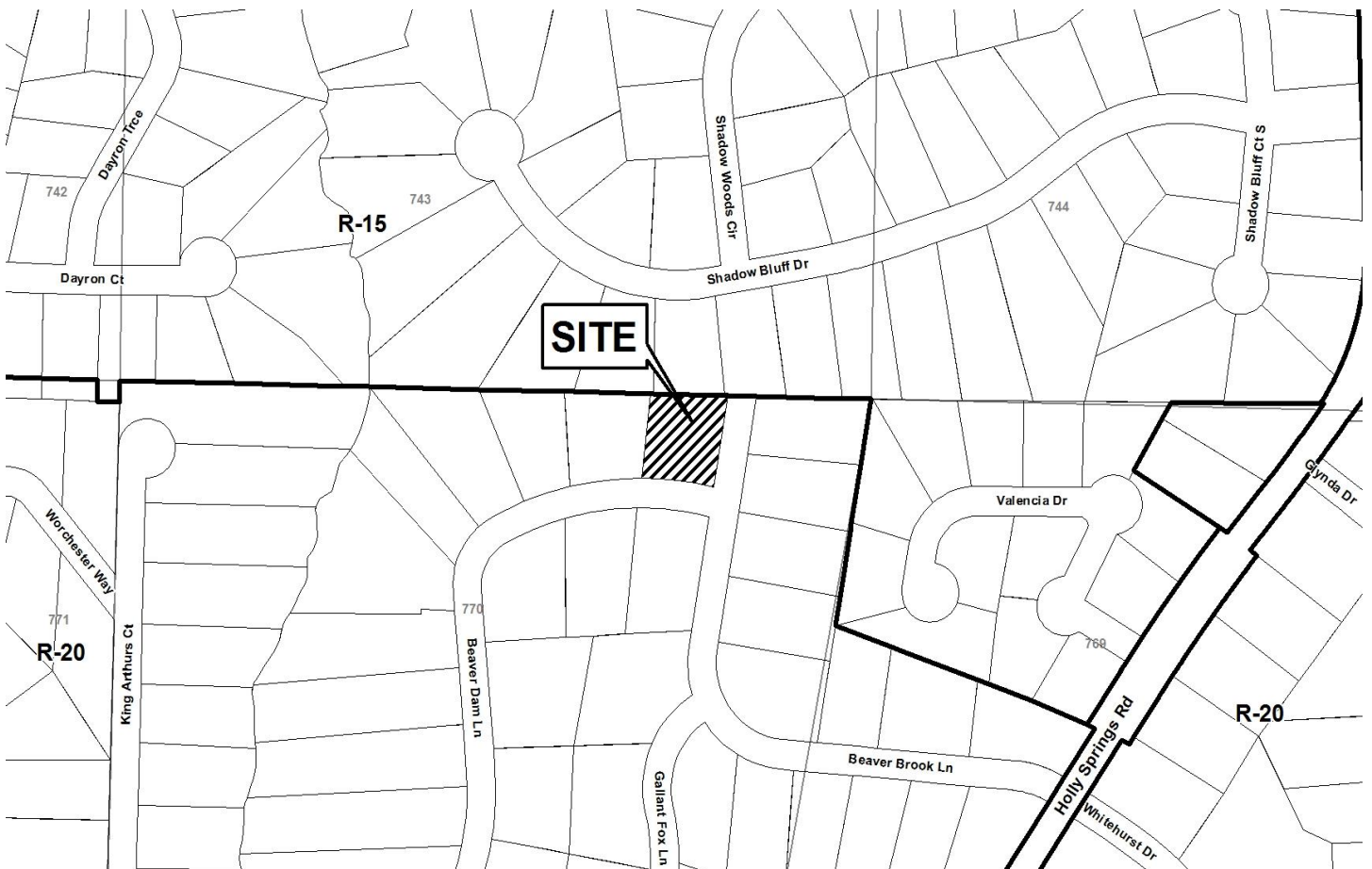
**LAND LOT(S):** 770

**DISTRICT:** 16

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the maximum impervious surface from 35% to 38%; 2) waive the rear  
setback for an accessory structure over 144 square feet (existing approximately 312 square foot shed #1) from the  
required 35 feet to five (5) feet; and 3) waive the minor 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-30  
Hearing Date: 4-12-2017

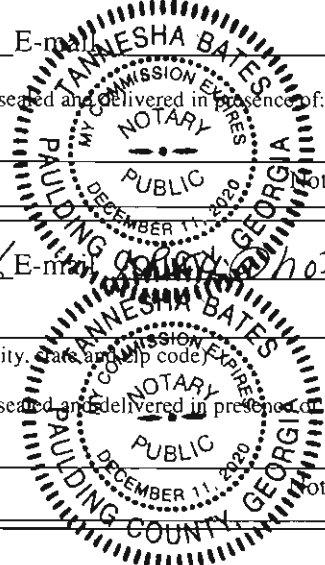
Applicant KY PHANHSAVATH Phone # 404-966-5296 E-mail KP2U@Hotmail.com

KY PHANHSAVATH Address 1907 BEAVER DAM LANE, MARIETTA, GA 30062  
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 12/11/20

Signed, sealed and delivered in presence of: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public



Titleholder KY PHANHSAVATH Phone # 404-966-5296 E-mail KP2U@Hotmail.com

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

My commission expires: 12/11/20

Signed, sealed and delivered in presence of: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

Present Zoning of Property R 20

Location 1907 BEAVER DAM LANE, MARIETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 2nd sec District 16th Size of Tract .467 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:

1. IMPERVIOUS AREA EXCEEDS R-20 zoning of 35%.
2. Side setback exceeds R-20 zoning of minimum 10 feet.

List type of variance requested: 1. Request impervious area allows up to 38%  
2. Request side setback allows to 9.5 feet.

**NOTE:**  
 ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRONCH ON AN EASEMENT, OR BUFFER, THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENTS AND BUFFERS.

ALL SITE PLANS AND PERMIT CARDS ARE TO REMAIN ONSITE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED.

**GENERAL NOTES:**

\*ALL SETBACKS SHOWN FROM CLOSEST POINT\*

ZONING: R-30  
 FRONT 50'  
 REAR: 40'  
 SIDE: 12'

MIN: 30,000 SF  
 MIN: 1,350 SF

**IMPERVIOUS AREA:**

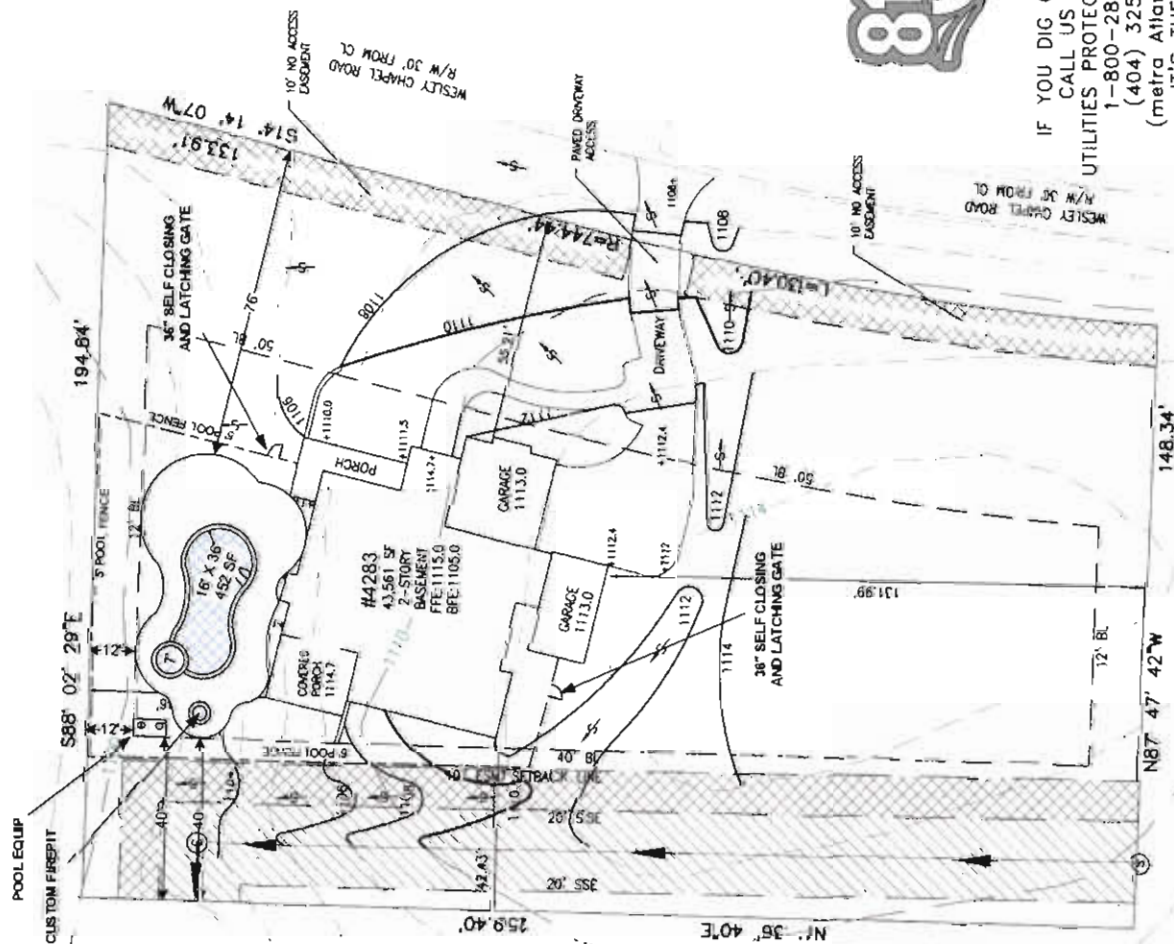
HOME/CARAGES: 4,247 SF  
 DRIVEWAY/SIDEWALKS: 2,220 SF  
 TOTAL: 6,467 SF

LOT SIZE: 1 ACRE (43,560 SF)  
 IMPERVIOUS %: 14.84%

**PROPOSED NEW IMPERVIOUS:**

POOL AND SPA (H2O): (490) NOT INCLUDED IN TOTAL  
 STONE DECK AND COPING: 1551  
 STONE FIREPIT: 23  
 POOLEQUIPMENT PAD: 32  
 TOTAL NEW: 1606 SF

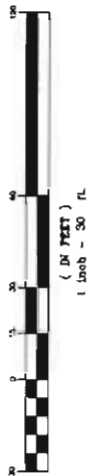
EXIST + NEW = PROPOSED  
 6467 + 1606 = 8073  
 8073/43560 = .1853 OR 18.53%



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 CALL US FIRST!  
 UTILITIES PROTECTION CENTER  
 1-800-282-7411  
 (404) 325-5000  
 (metro Atlanta only)  
 IT'S THE LAW



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 30 ft



**EPIC HOMES, LLC**  
 24-HOUR CONTACT  
 JUDY HIPPS  
 770-241-7719

**VACRATSAS RESIDENCE**

4283 WESLEY CHAPEL RD LOT 1

CL 184, 187B District 2ND Section COBB County, Georgia

V-32 (2017)

THE ORIGINAL FOR THE H BEEN ALTERE CONDITIONS TO PROO SWIMMING POOL

OCT 17, 2016  
 FEB. 2, 2017

LOT 1

C1.01



**APPLICANT:** Stavros Vacratsas

**PETITION No.:** V-32

**PHONE:** 404-376-7187

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Jason M. Smith

**PRESENT ZONING:** R-30

**PHONE:** 404-992-4466

**LAND LOT(S):** 184

**TITLEHOLDER:** Stavros Vacratsas

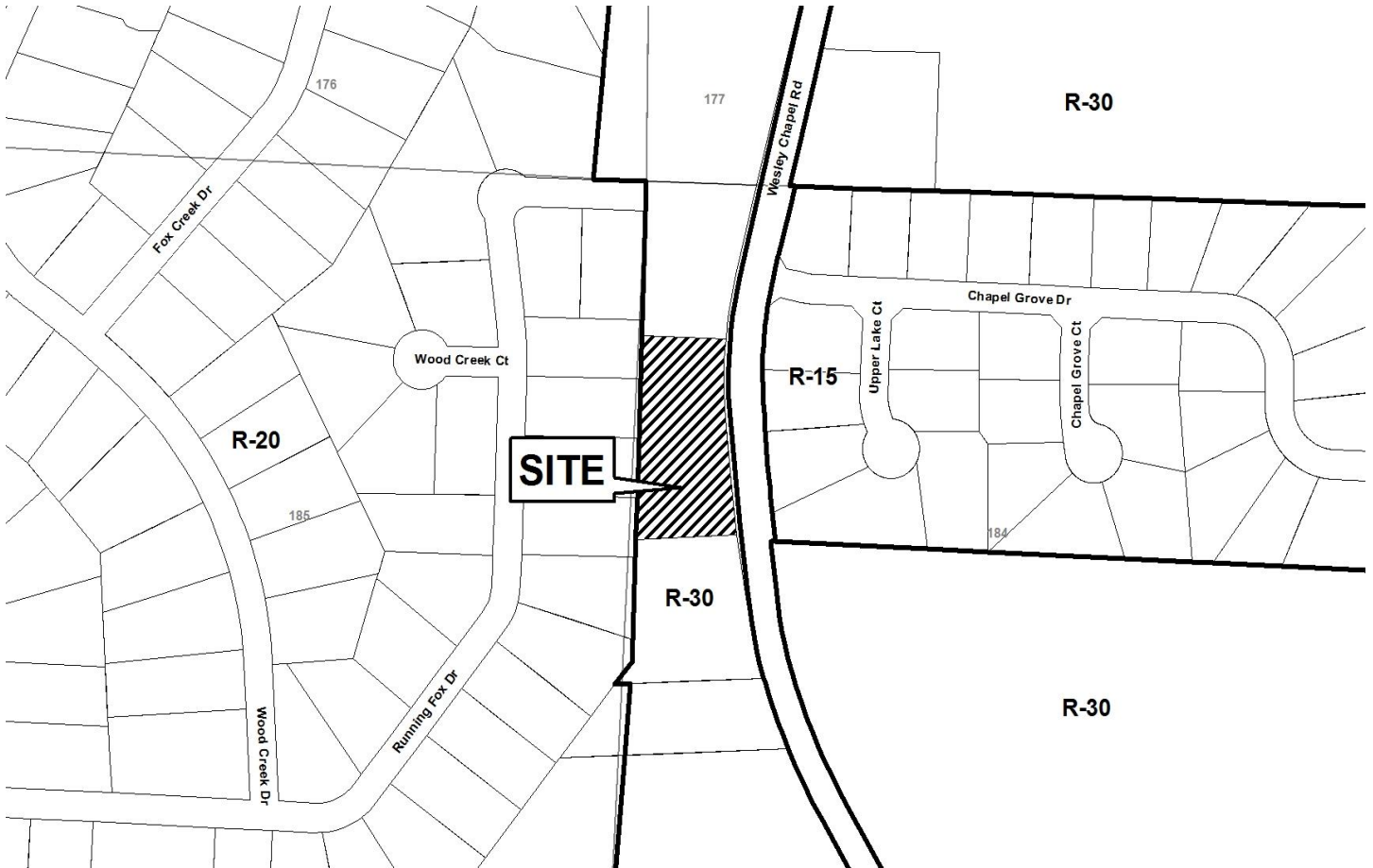
**DISTRICT:** 16

**PROPERTY LOCATION:** On the western side of Wesley Chapel Road, south of Chapel Grove Drive (4283 Wesley Chapel Road).

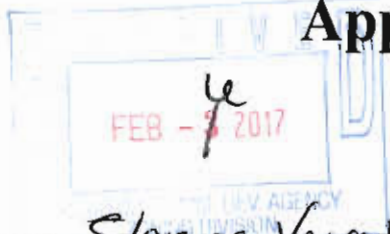
**SIZE OF TRACT:** 1 acre

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure/use (proposed 1,606 square foot pool, decking, firepit, and equipment) to the side of the principal building.



# Application for Variance Cobb County



(type or print clearly)

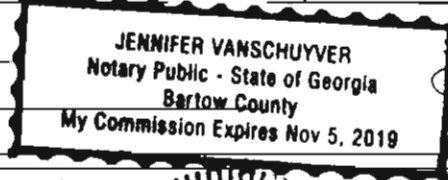
Application No. V-32  
Hearing Date: 4-12-17

Applicant: Starvos Vaccratsas Phone # 404-376-7187 mail: jse5@hotmail.com

Jason M. Smith Address 3502 Sixes Road, Suite 108  
(representative's name, printed) (street, city, state and zip code)

John Smith Phone # 404-992-4466 E-mail premierpools@yahoo.com  
(representative's signature)

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

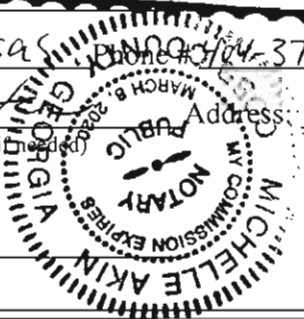


Signed, sealed and delivered in presence of:  
Jennifer Vanschuyver  
Notary Public

Titleholder Starvos Vaccratsas Phone # 404-376-7187 E-mail jse5@hotmail.com

Signature Starvos Vaccratsas Address: 4283 Wesley Chapel Road  
(attach additional signatures, if needed) (street, city, state and zip code) Marion, 30066

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



Signed, sealed and delivered in presence of:  
Michelle Akin  
Notary Public

Present Zoning of Property R-30

Location 4283 Wesley Chapel Road, Marion, 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 16+1 Size of Tract 1.0 Acre(s)

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

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

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

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

Due to house placement and sewer line running through backyard, its impossible to build a pool in the backyard. Side yard is the only possible location.

List type of variance requested: Requesting pool to be able to be built on Right side of house

PLAT OF RETRACEMENT SURVEY FOR

**PAUL D. HARRIS AND  
PAMELA J. HARRIS**

(LOCATED IN LAND LOT 1817, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

BEING TRACT 5 OF MOON MOUNTAIN ESTATES  
PLAT BOOK 100, PAGE 53

5696 MOON ROAD

**AREA = 2.026 ACRES  
88,235 SQ. FT.**

V-33  
(2017)

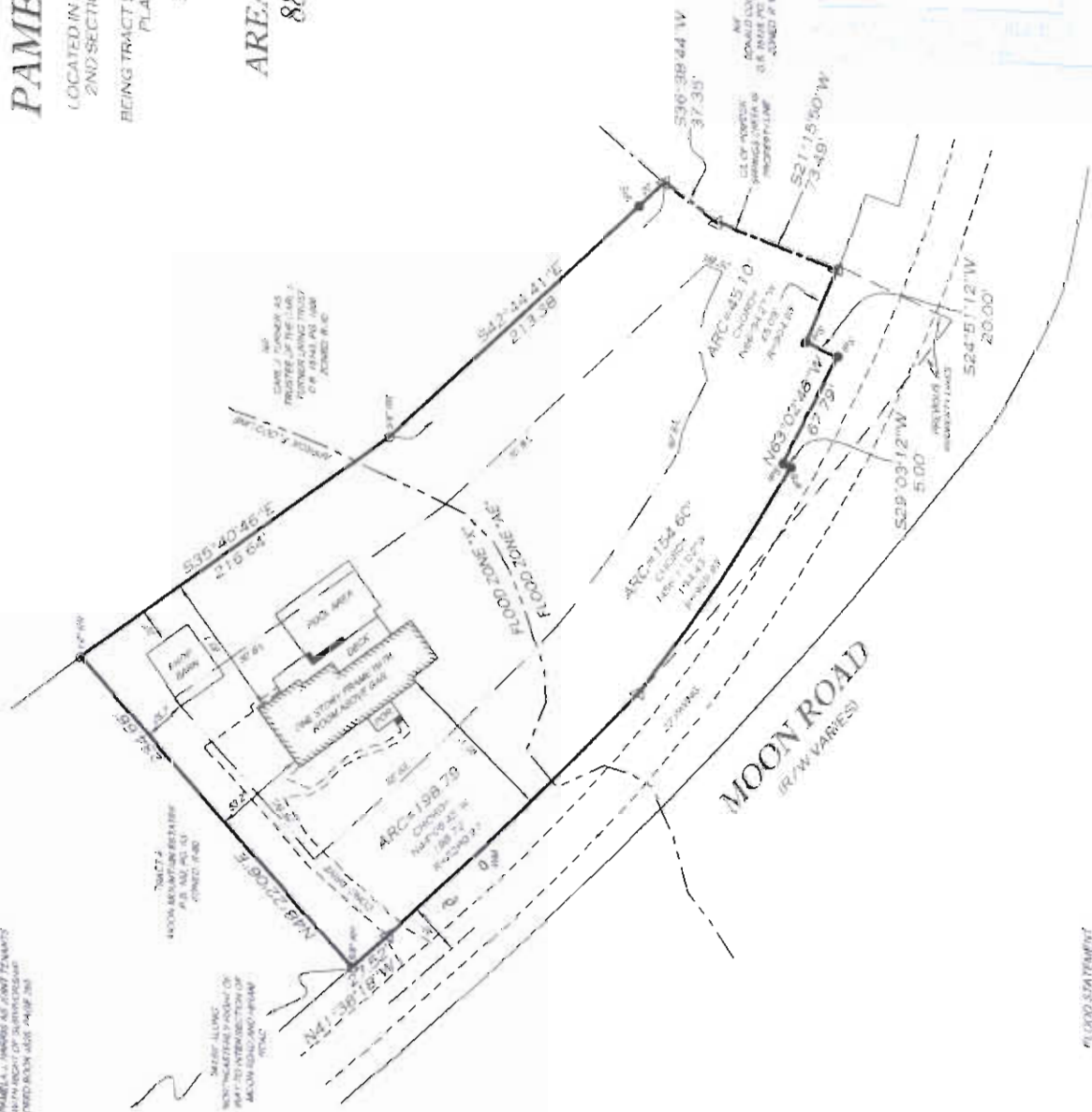


12/23/10

THIS SURVEY WAS PREPARED FOR THE PROPERTY SURVEYOR IN  
ACCORDANCE WITH THE PROVISIONS OF CHAPTER 48-2-1 OF THE  
OFFICIAL CODE OF GEORGIA AND IS SUBJECT TO THE  
REVISIONS AND AMENDMENTS SET FORTH IN THE  
SUBJECT PROPERTY'S RECORDING INFORMATION FOR  
RECORDATION IN THE COUNTY CLERK'S OFFICE.

DATE	REVISIONS	DESCRIPTION

**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2901 PONDVIEW SPUR ROAD  
MARIETTA, GEORGIA 30066  
(770) 443-0801  
WWW.RUSSELLECOMPANY.COM  
PAULA B. RUSSELLE, LIC. 10217



**ADVERSE INTERESTS**  
THE PLAT OF MOON MOUNTAIN ESTATES  
PLAT BOOK 100, PAGE 53, IS RECORDED IN  
THE PUBLIC RECORDS OF COBB COUNTY, GEORGIA.  
THE SURVEYOR HAS BEEN ADVISED THAT  
THERE ARE NO ADVERSE INTERESTS  
KNOWN TO HIM IN THIS SURVEY.

**PROPERTY DATA**  
TRACT 5 OF MOON MOUNTAIN ESTATES  
PLAT BOOK 100, PAGE 53  
BEING TRACT 5 OF MOON MOUNTAIN ESTATES  
PLAT BOOK 100, PAGE 53

**NOTICE TO THE PUBLIC**  
THIS SURVEY WAS PREPARED FOR THE  
PROPERTY SURVEYOR IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 48-2-1  
OF THE OFFICIAL CODE OF GEORGIA.  
THIS SURVEY IS SUBJECT TO THE  
REVISIONS AND AMENDMENTS SET FORTH  
IN THE SUBJECT PROPERTY'S RECORDING  
INFORMATION FOR RECORDATION IN THE  
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**LEGEND**  
DOTTED LINE = ADVERSE INTEREST  
SOLID LINE = BOUNDARY LINE  
DASHED LINE = EASEMENT  
DOTTED LINE WITH ARROW = RIGHT-OF-WAY  
DOTTED LINE WITH DOUBLE ARROW = EASEMENT  
DOTTED LINE WITH OPEN ARROW = EASEMENT  
DOTTED LINE WITH OPEN ARROW AND STAR = EASEMENT

**NOTICE TO THE PUBLIC**  
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**ADVERSE INTERESTS**  
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PLAT BOOK 100, PAGE 53, IS RECORDED IN  
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THE SURVEYOR HAS BEEN ADVISED THAT  
THERE ARE NO ADVERSE INTERESTS  
KNOWN TO HIM IN THIS SURVEY.



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BEING TRACT 5 OF MOON MOUNTAIN ESTATES  
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PROPERTY SURVEYOR IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 48-2-1  
OF THE OFFICIAL CODE OF GEORGIA.  
THIS SURVEY IS SUBJECT TO THE  
REVISIONS AND AMENDMENTS SET FORTH  
IN THE SUBJECT PROPERTY'S RECORDING  
INFORMATION FOR RECORDATION IN THE  
COUNTY CLERK'S OFFICE.

**LEGEND**  
DOTTED LINE = ADVERSE INTEREST  
SOLID LINE = BOUNDARY LINE  
DASHED LINE = EASEMENT  
DOTTED LINE WITH ARROW = RIGHT-OF-WAY  
DOTTED LINE WITH DOUBLE ARROW = EASEMENT  
DOTTED LINE WITH OPEN ARROW = EASEMENT  
DOTTED LINE WITH OPEN ARROW AND STAR = EASEMENT

**NOTICE TO THE PUBLIC**  
THIS SURVEY WAS PREPARED FOR THE  
PROPERTY SURVEYOR IN ACCORDANCE  
WITH THE PROVISIONS OF CHAPTER 48-2-1  
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IN THE SUBJECT PROPERTY'S RECORDING  
INFORMATION FOR RECORDATION IN THE  
COUNTY CLERK'S OFFICE.

**APPLICANT:** Paul D. Harris

**PHONE:** 770-439-0487

**REPRESENTATIVE:** Paul D. Harris

**PHONE:** 770-439-0487

**TITLEHOLDER:** Paul D. Harris and Pamela J. Harris

**PROPERTY LOCATION:** On the northeast side of  
Moon Road, south of Hiram Road  
(5696 Moon Road).

**PETITION No.:** V-33

**DATE OF HEARING:** 4-12-2017

**PRESENT ZONING:** R-80

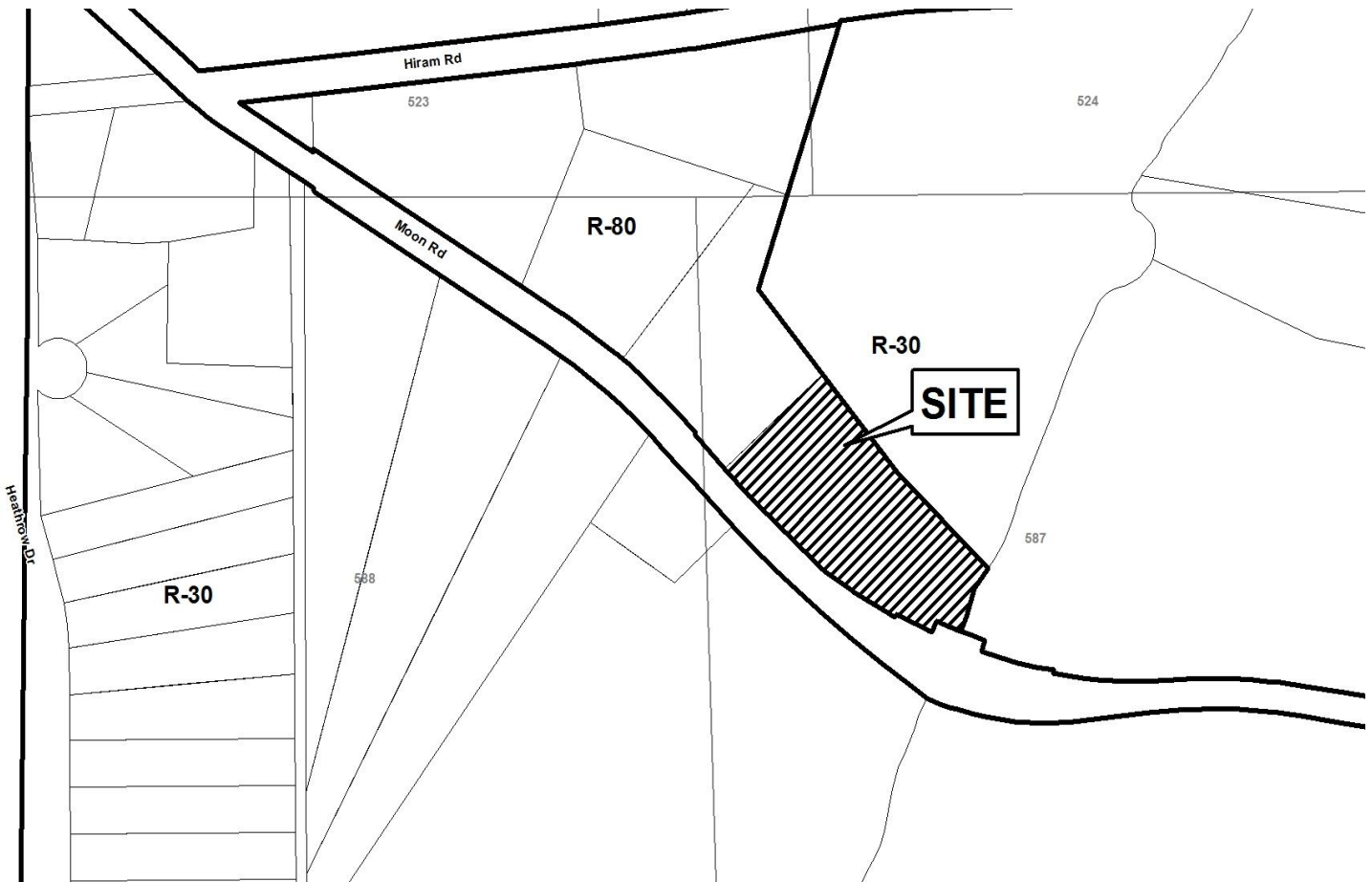
**LAND LOT(S):** 587

**DISTRICT:** 19

**SIZE OF TRACT:** 2.03 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (proposed approximately 1,050 square foot barn) from the required 100 feet to 20 feet from the rear and 25 feet adjacent to the northwestern property line.





# Application for Variance Cobb County

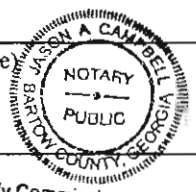
(type or print clearly)

Application No. V-33  
Hearing Date: 4-12-17

Applicant PAUL D HARRIS Phone # 770-439-0487 E-mail pdharris@hhmec.com

(representative's name, printed) \_\_\_\_\_ Address \_\_\_\_\_  
(street, city, state and zip code)

(representative's signature) \_\_\_\_\_ Phone # \_\_\_\_\_ E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:  
Jason A. Campbell  
Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires February 3, 2020

Titleholder PAUL D HARRIS Phone # 770-439-0487 E-mail pdharris@hhmec.com

Signature Paul Harris Pam G. Harris Address: 5696 Moon Rd Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sep 30, 2020



Present Zoning of Property R-80

Location 5696 MOON RD. POWDER SPRINGS, GA HIRAM RD.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 587 District 19 Size of Tract 2 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 area I'm requesting to put the building is the only area on the property that is not in the flood zone.

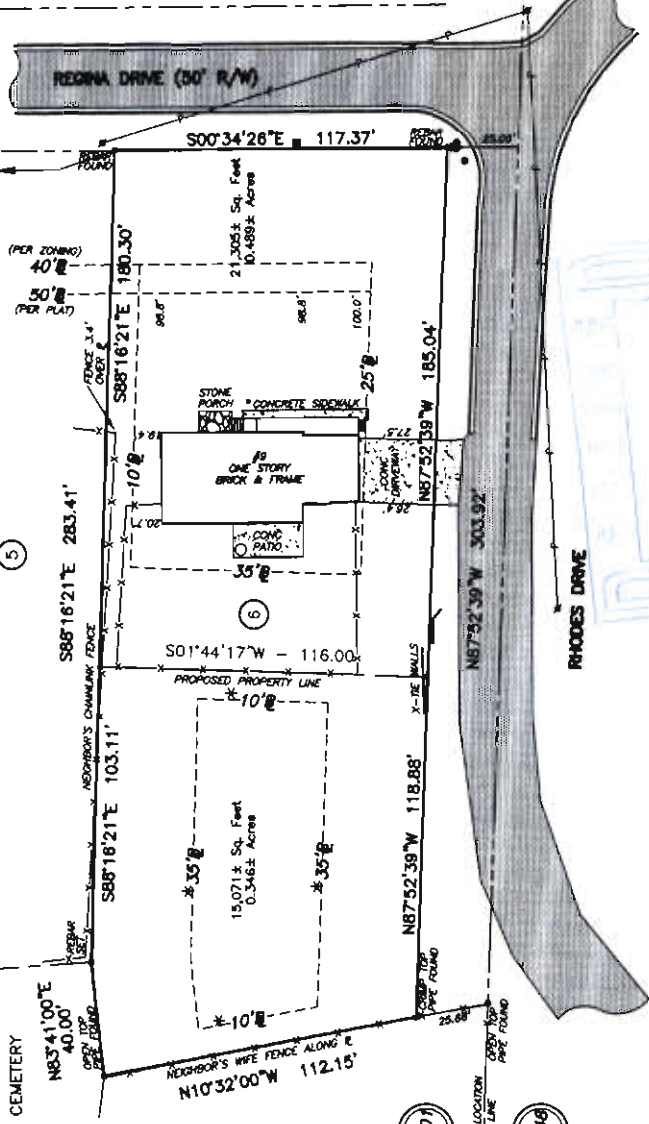
List type of variance requested: Rear Setback



V-34  
(2017)

705' TO S.E. R/W OF  
OLD SEWELL MILL ROAD  
(50' R/W)

MARCELLO BRUNO'S SHIMES  
WELDER'S SHEDS  
OF 14,860 SQ. FT.



(5)

(7)

(120)

(1246)

(120)

(1246)

TOTAL AREA = 0.835± ACRES  
OR 36,378± SQ. FT.

9 REGINA DRIVE SE  
MARIETTA, GEORGIA

STEPHEN LANGFORD

LOT 6

PROPERTY OF CECIL HOLT

LAND LOT 1201  
LANDSOUTH CITY, 2ND SECTION  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 1-17-17  
FIELD: 1-18-17 SCALE: 1"=30'



McELUNG SURVEYING SERVICES, INC.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LP0000752

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AND MAPPING PRACTICES OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA P.L.A.N. ACTS 13-4-47, 13-15-4, 13-15-4, 13-15-18, 13-15-21, 13-15-22, 13-15-23, 13-15-24, 13-15-25, 13-15-26, 13-15-27, 13-15-28, 13-15-29, 13-15-30, 13-15-31, 13-15-32, 13-15-33, 13-15-34, 13-15-35, 13-15-36, 13-15-37, 13-15-38, 13-15-39, 13-15-40, 13-15-41, 13-15-42, 13-15-43, 13-15-44, 13-15-45, 13-15-46, 13-15-47, 13-15-48, 13-15-49, 13-15-50, 13-15-51, 13-15-52, 13-15-53, 13-15-54, 13-15-55, 13-15-56, 13-15-57, 13-15-58, 13-15-59, 13-15-60, 13-15-61, 13-15-62, 13-15-63, 13-15-64, 13-15-65, 13-15-66, 13-15-67, 13-15-68, 13-15-69, 13-15-70, 13-15-71, 13-15-72, 13-15-73, 13-15-74, 13-15-75, 13-15-76, 13-15-77, 13-15-78, 13-15-79, 13-15-80, 13-15-81, 13-15-82, 13-15-83, 13-15-84, 13-15-85, 13-15-86, 13-15-87, 13-15-88, 13-15-89, 13-15-90, 13-15-91, 13-15-92, 13-15-93, 13-15-94, 13-15-95, 13-15-96, 13-15-97, 13-15-98, 13-15-99, 13-15-100.

ZONING INFORMATION

COBB COUNTY - R-20  
MINIMUM LOT AREA: 20,000 SQUARE FEET  
MINIMUM LOT WIDTH: 75 FEET  
MINIMUM LOT DEPTH: 100 FEET  
MAXIMUM LOT COVERAGE: 35 PERCENT  
MINIMUM FRONT SETBACK: 40 FEET  
MINIMUM SIDE SETBACK: 25 FEET (MINIMUM 50' FROM ADJACENT PROPERTY)  
MINIMUM REAR SETBACK: 35 FEET (MINIMUM 50' FROM ADJACENT PROPERTY)  
\* TO BE VERIFIED BY CITY OF MARIETTA PERMITS DEPARTMENT

REFERENCE MATERIAL

1. MARIETTA ZONING ORDINANCE  
STEPHEN LANGFORD  
COBB COUNTY, GEORGIA RECORDS

LEGEND

- DENOTES BOUNDARY LINE
- - - DENOTES RIGHT-OF-WAY
- DENOTES CONTIGUOUS
- DENOTES ADJUTANT
- DENOTES EDGE OF PAVING
- DENOTES CENTERLINE OF ROAD
- DENOTES CENTERLINE OF RAIL
- DENOTES REMOVED FENCE
- DENOTES REMOVED CONCRETE PIPE
- DENOTES REMOVED METAL PIPE
- DENOTES LIGHT POLE
- DENOTES POWER METER
- DENOTES POWER LINE
- DENOTES TELEPHONE BOX
- DENOTES TELEPHONE LINE
- DENOTES GAS VALVE
- DENOTES GAS LINE MARKER
- DENOTES WATER METER
- DENOTES WATER MAIN
- DENOTES FIRE HYDRANT
- DENOTES SANITARY WELL
- DENOTES SANITARY BOX
- DENOTES SANITARY LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA, AS INDICATED BY F.L.E.M. OFFICIAL FLOOD HAZARD MAPS.



Revised	Date

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES WERE LOCATED BY ELECTRIC LOCATING EQUIPMENT. 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 BE DIFFERENT FROM THOSE SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN HEREON. PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR RECONSTRUCTION OF RESTRICTIVE COVENANTS, EASEMENTS, TITLE DEFECTS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY REVEAL.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE SURVEYOR AND HIS EMPLOYEES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, POSSESSION OR ENTITY, INCLUDING SUCH PERSON, POSSESSION OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. THE SURVEYOR HAS USED A GARMIN SURVEY 2 DATA COLLECTOR. THE COLLECTION OF FIELD DATA, GPS EQUIPMENT, GEODETIC DYNAMIS RECEIVER MODEL: 9800-0945.
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. ALL REMAINS SET ARE 1/2" REMAINS UNLESS OTHERWISE NOTED.



MAGNETIC N

**APPLICANT:** Stephen Langford

**PETITION No.:** V-34

**PHONE:** 706-889-0486

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Stephen Langford

**PRESENT ZONING:** R-20

**PHONE:** 706-889-0486

**LAND LOT(S):** 1201

**TITLEHOLDER:** Stephen Craig Langford

**DISTRICT:** 16

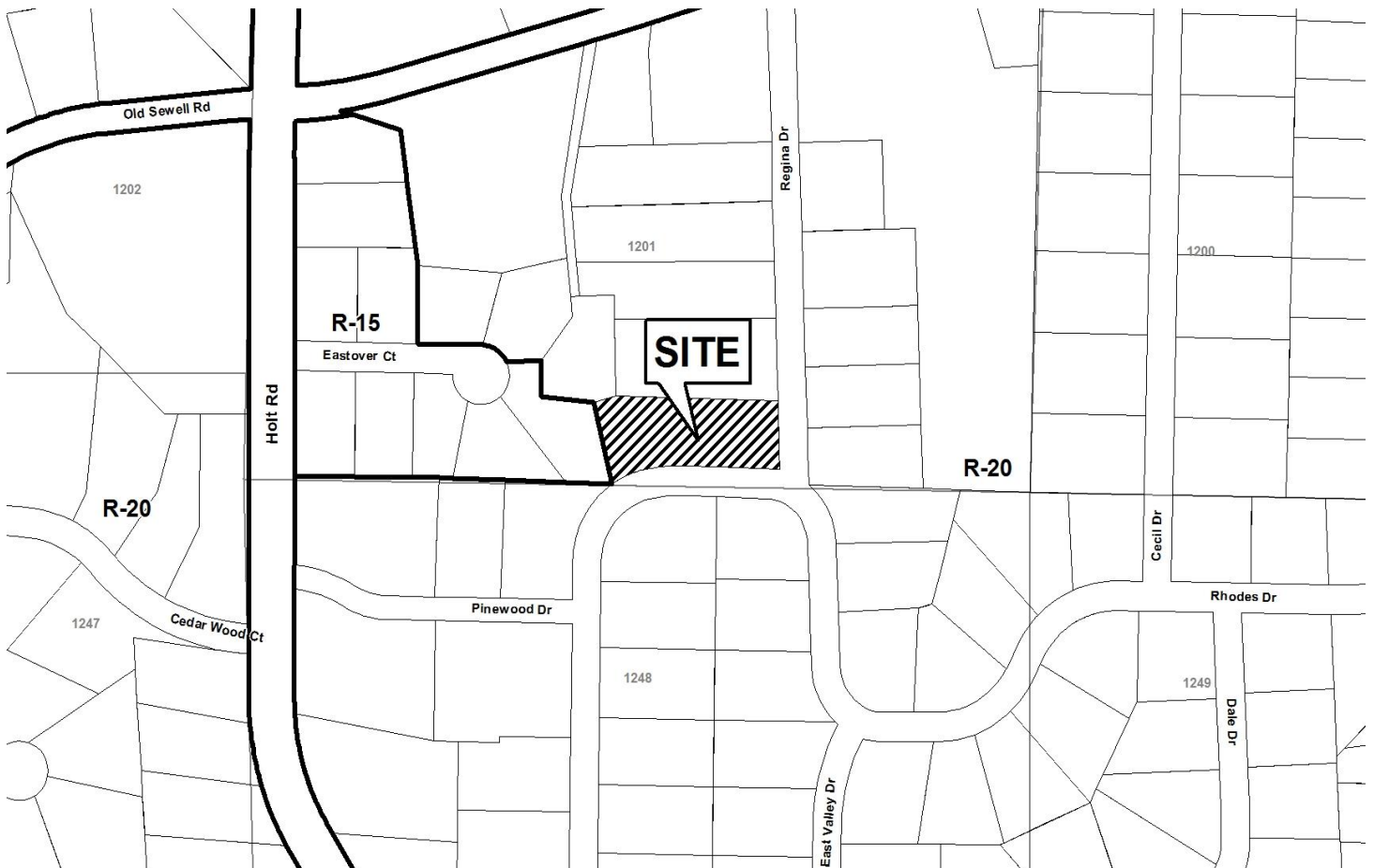
**PROPERTY LOCATION:** On the northwest corner of  
Regina Drive and Rhodes Drive

**SIZE OF TRACT:** 0.84 acres

(9 Regina Drive).

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size from the required 20,000 square feet to 15,071 square feet for the proposed lot.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-34  
Hearing Date: 4-12-17

Applicant Stephen Langford Phone # 706 889 0486 E-mail Stevon310@me.com  
Stephen Langford Address 9 REGINA Drive Marietta, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Langford Phone # 706 889 0486 E-mail Stevon310@me.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Paul P. Welch

Notary Public

My commission expires: \_\_\_\_\_  
**My Commission Expires March 24, 2017**

Titleholder Stephen Langford Phone # 706 889 0486 E-mail Stevon310@me.com  
Signature Langford Address: 9 Regina Dr Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Paul P. Welch

Notary Public

My commission expires: \_\_\_\_\_  
**My Commission Expires March 24, 2017**

Present Zoning of Property R-20  
Location 9 REGINA Drive at Rhodes Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1201 District 16th Size of Tract .489 Acre(s)

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

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

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

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

See attached statement

List type of variance requested: Residential lot split from R20 to R15 as boundary is abutting to R15 zoning and share common boundary.

V-34  
Exhibit

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 lot/home faces Regina Drive, but the back lot area beyond the new 6ft privacy fence is not required and is a financial hardship trying to keep an open lot of this size maintained, free of illegal dumping, safe for children or any trespassers accessing an unmaintained lot, which affects surrounding neighbors/residents safety. The proposed size allocated from the split is adequate for a 2 story single family home with ample yard space with road frontage access facing Rhodes Drive. My lot is abutting to a common boundary of R15 zoning. This new proposal will increase county property tax revenue. Sewell Mayes cemetery has not been maintained by the county since ~2008, probably due to lack of funding. There is no formal entrance pathway to the cemetery other than trespassers on my existing lot. Cemetery has been subject to vandalism, broken/moved headstones and now years of foliage overgrowth. I cannot be responsible for illegal trespassing on my lot to gain access to the small area cemetery. There is no fence at the corner boundary of cemetery abutting to my existing lot corner edge, to seal it off from access. Please refer to the diagram included with this application. As the new owner on November 29, 2016, this section of the existing lot has not been maintained for many years.**

List type of variance requested:

**Residential lot split from R20 to R15, as boundary of property is abutting to R15 zoning and share this common boundary. See survey copy included with this application for proposed property line.**





V-35  
(2017)

FEB - 8 2017

WELLSTAR WINNERS HEALTH PARK

C2-00

CDH PARTNERS ARCHITECTURE

Unley/Horn



**SITE NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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11. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**DEKALB COUNTY SPECIFIC NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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**PARKING SUMMARY:**

PROPOSED TOTAL: 1,200 SPACES  
 EXISTING TOTAL: 1,200 SPACES  
 NET GAIN: 0 SPACES

**SITE PLAN LEGEND:**

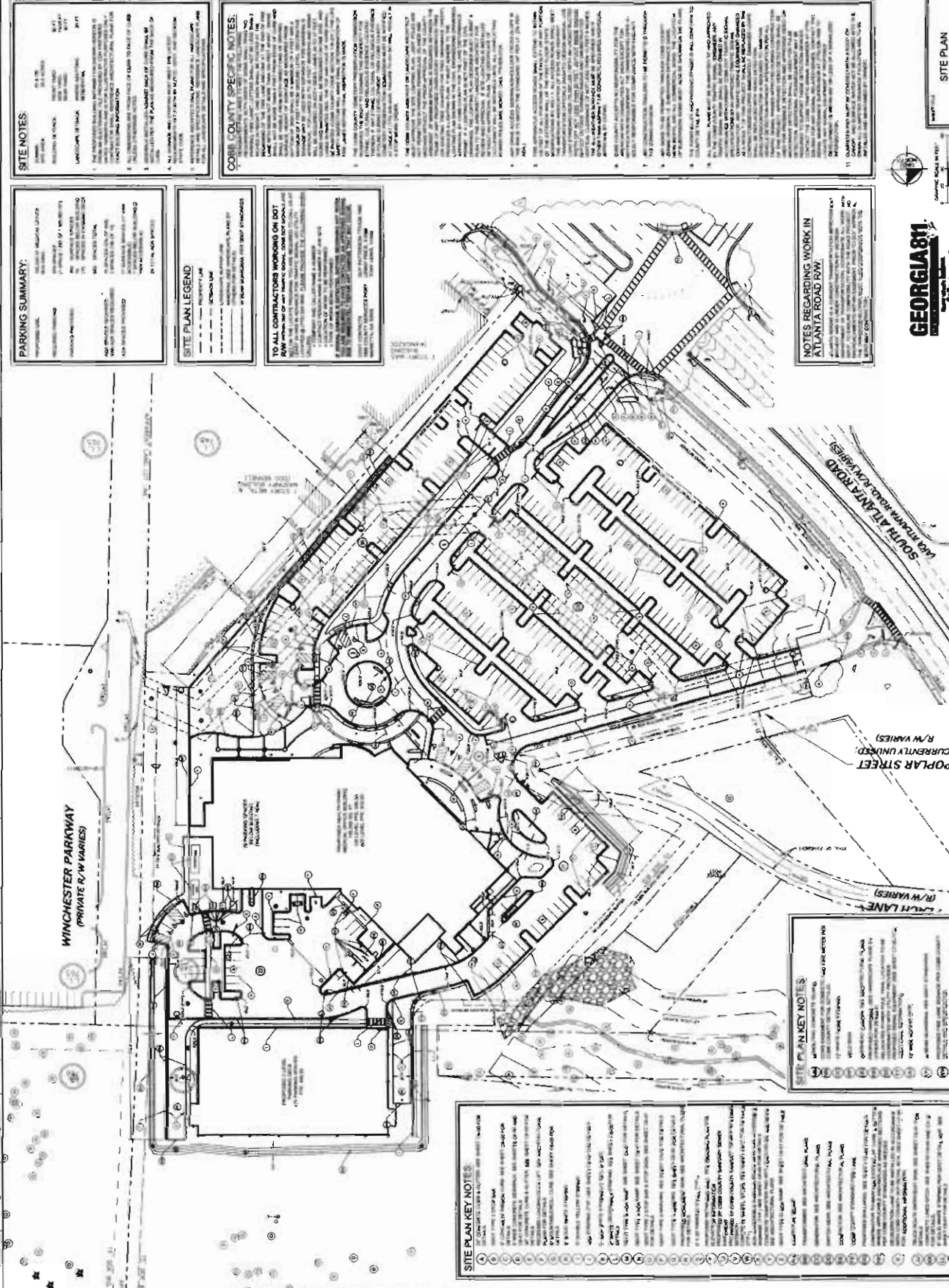
- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- PROPOSED PLANTING
- EXISTING PLANTING
- PROPOSED UTILITIES
- EXISTING UTILITIES

**TO ALL CONTRACTORS WORKING ON DOT R/W WITHIN DOT RIGHT-OF-WAY:**

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF DEKALB COUNTY, GEORGIA.

**NOTES REGARDING WORK IN ATLANTA ROAD R/W:**

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AS ADOPTED BY THE BOARD OF SUPERVISORS OF DEKALB COUNTY, GEORGIA.



**SITE PLAN KEY NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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**SITE PLAN KEY NOTES:**

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**SITE PLAN KEY NOTES:**

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**SITE PLAN KEY NOTES:**

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GEORGIA 811

SITE PLAN



**APPLICANT:** Vinings Health Park, LP

**PETITION No.:** V-35

**PHONE:** 678-282-0220

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Joe Young

**PRESENT ZONING:** OS

**PHONE:** 678-282-0220

**LAND LOT(S):** 748

**TITLEHOLDER:** Cobb Hospital, Inc.

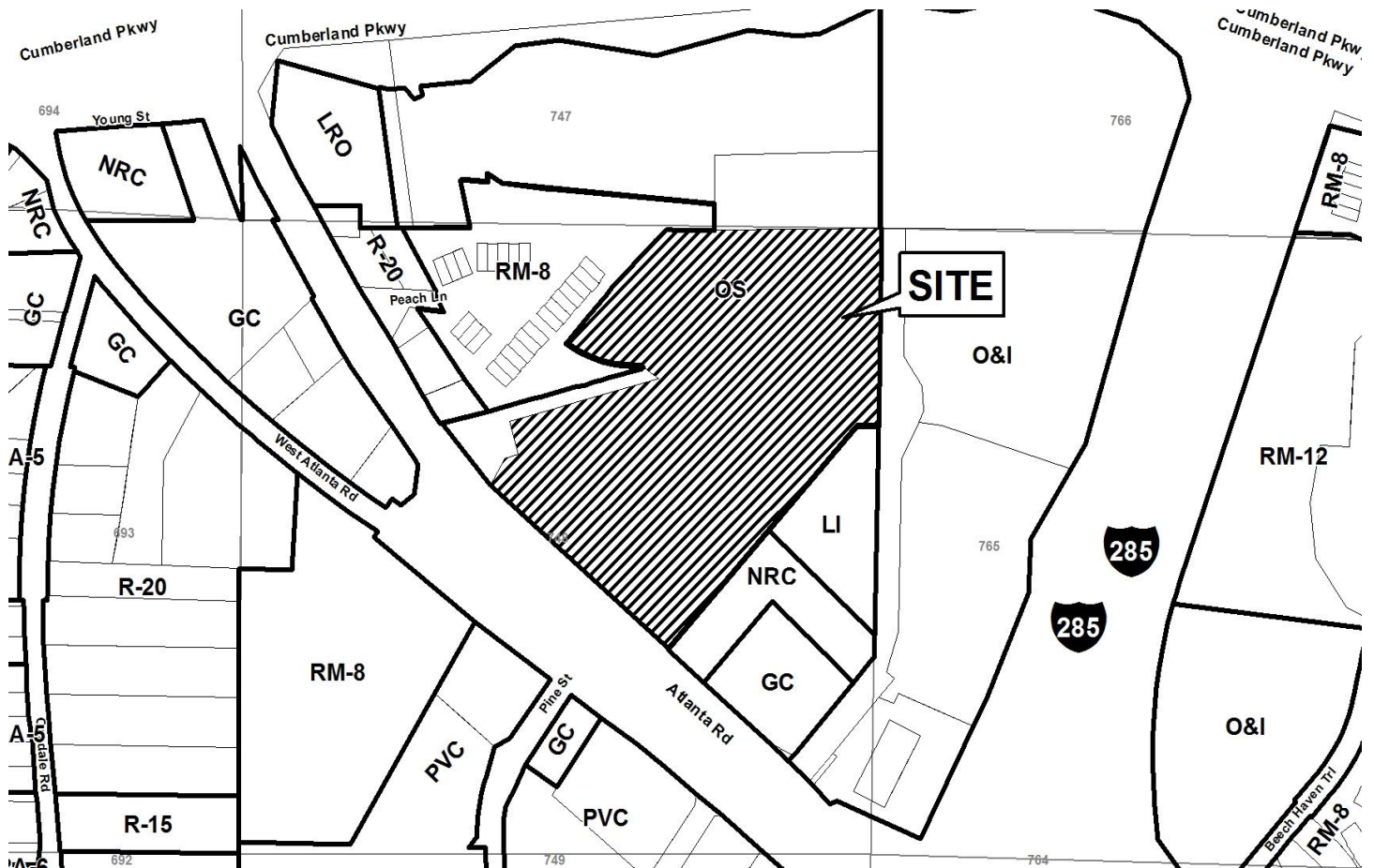
**DISTRICT:** 17

**PROPERTY LOCATION:** On the northeast side of Atlanta Road, north of Interstate 285 (4441 Atlanta Road).

**SIZE OF TRACT:** 11.09 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum size of a directional sign from the required 3 square feet to 10 square feet for sign 106.3 and to 18 square feet for sign 106.15; 2) waive the minimum distance between freestanding signs from the required 150 feet to 71 feet; and 3) waive the maximum allowable sign area from 300 square feet to 419 square feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-35  
Hearing Date: 4-2-17

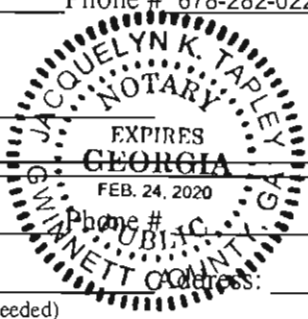


Applicant Vinings Health Park, LP Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

Joe Young (representative's name, printed) Address 275 Scientific Drive, Suite 1000 Peachtree Corners, GA 30092  
(street, city, state and zip code)

Joe Young (representative's signature) Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

My commission expires: Feb. 24, 2020 Signed, sealed and delivered in presence of: Jacquelyn K. Tapley Notary Public



Titleholder \_\_\_\_\_ E-mail \_\_\_\_\_

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

My commission expires: \_\_\_\_\_ Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property OS

Location 4441 Atlanta RD SE, Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 747, 748 District 17 Size of Tract 11.089 Acre(s)

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

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

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

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

The entrance and ground based campus freestanding signage at Vinings Health Park as designed and proposed will be on each side of the main entrance, with clear visibility from both North and South bound traffic traveling on Atlanta Road. The center median in the road is not wide enough to accommodate a two-sided freestanding monument and the concern of visibility and safety was also taken into consideration when designing. The structures designed are also consistent with the WellStar branding at East Cobb Health Park.

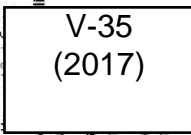
List type of variance requested: We are requesting a variance for road frontage signage on both Atlanta Rd which would allow the installation of more than one freestanding sign within 200 feet of each other. Provided on the attached drawings and site plans with placements, you'll see we've provided the full campus sign package as well as the entrance monuments for your records. According to Cobb County Zoning, the only signs that are not in compliance are 101-1, 101-2, 106-3 and 106-15 which are shown on the second page of the package with distances called out. The rest of the package is provided for details on size set back and installation specs. set back and installation specs.

**CONTACTS**

Travis Epperson | Windows & Onyx  
Jim Lade | Wellstar  
Mark Dyer | Carosbyne  
Bryan Umbard | Bezziella & Genie

**Colors & Materials**

- A1- MP15787 Golden Sage  
VHP- Wall Paneling Matched
- A2- MP43251 Toque White  
VHP- Light Stone Veneer Matched
- A3- MP04991 Brown County  
VHP- Dark Brick Matched
- A4- MP18073 Pale Silver Metallic  
VHP- Milliken & Eave Matched
- A5- MP11194 Dark Horse  
ECHP- Large Monument, Brown
- A6- MP07102 Deep River  
ECHP- Small
- A7- MP200...  
ECHP- Park
- A8- MP0617  
ECHP- Park
- A9- MP066...  
ECHP- Park
- A10- Standard...  
Satin Finish
- A11- Standard Black  
Satin Finish
- A12- MP15026 Firebreathing Red  
Satin Finish



41SOUTH CREATIVE  
11800 W. 34th Street, Suite 200  
Atlanta, GA 30343  
Phone: 404.279.1234  
www.41southcreative.com

Revision 1.26.16



209.3 sign structure  
84 sign area

Overall Sign Structure:  
200.6 sq/ft  
Total Sign Verbage Area:  
84 sq/ft

**101.1** Flattened Elevation - West Entry (Left Monument)  
Scale: 1/48



209.3 sign structure  
84 sign area

Overall Sign Structure:  
200.6 sq/ft  
Total Sign Verbage Area:  
84 sq/ft

**101.2** Flattened Elevation - East Entry (Right Monument)  
Scale: 1/48



**Vinings Health Park**  
Smyrna, Georgia

V-35  
(2017)

04/Nov/2016 Pricing 3

**CARUSODRIVE** (770) 794-6560  
358 Peach Street, Suite 7008  
Marietta, Georgia 30066  
www.carusodrive.com

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I, the undersigned, have hereunto set my hand and  
Entered By Express Written Agreement With And  
Compensation To Caruso & Dwyer Design Group, Inc.

**Sign Type 106.0**  
Campus Directional  
Sign

**106.3**



**A** Typical Sign Unit Elevation/Installation Scenario

Scale: 1/2" = 1'-0"



**Vinings Health Park**  
Smyrna, Georgia

V-35  
(2017)

04-Nov-2016 Pricing

**CARUSODRIVE** (P) 770.750.0360  
350 Rowland Street, Suite 270B Marietta, Georgia 30060  
www.carusodrive.com

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Compensation To Caruso & Dye Design Group, Inc.

**Sign Type 104.0**  
Campus Directional  
Sign

**106.15**



Sign Face Area:  
3' x 4' 12 sq/ft total

Overall Structure:  
20 sq/ft

18 sq ft

**A** Typical Sign Unit Elevation/Installation Scenario  
Scale: 1/2" = 1'-0"





**Vinings Health Park**  
Smyrna, Georgia

V-35  
(2017)



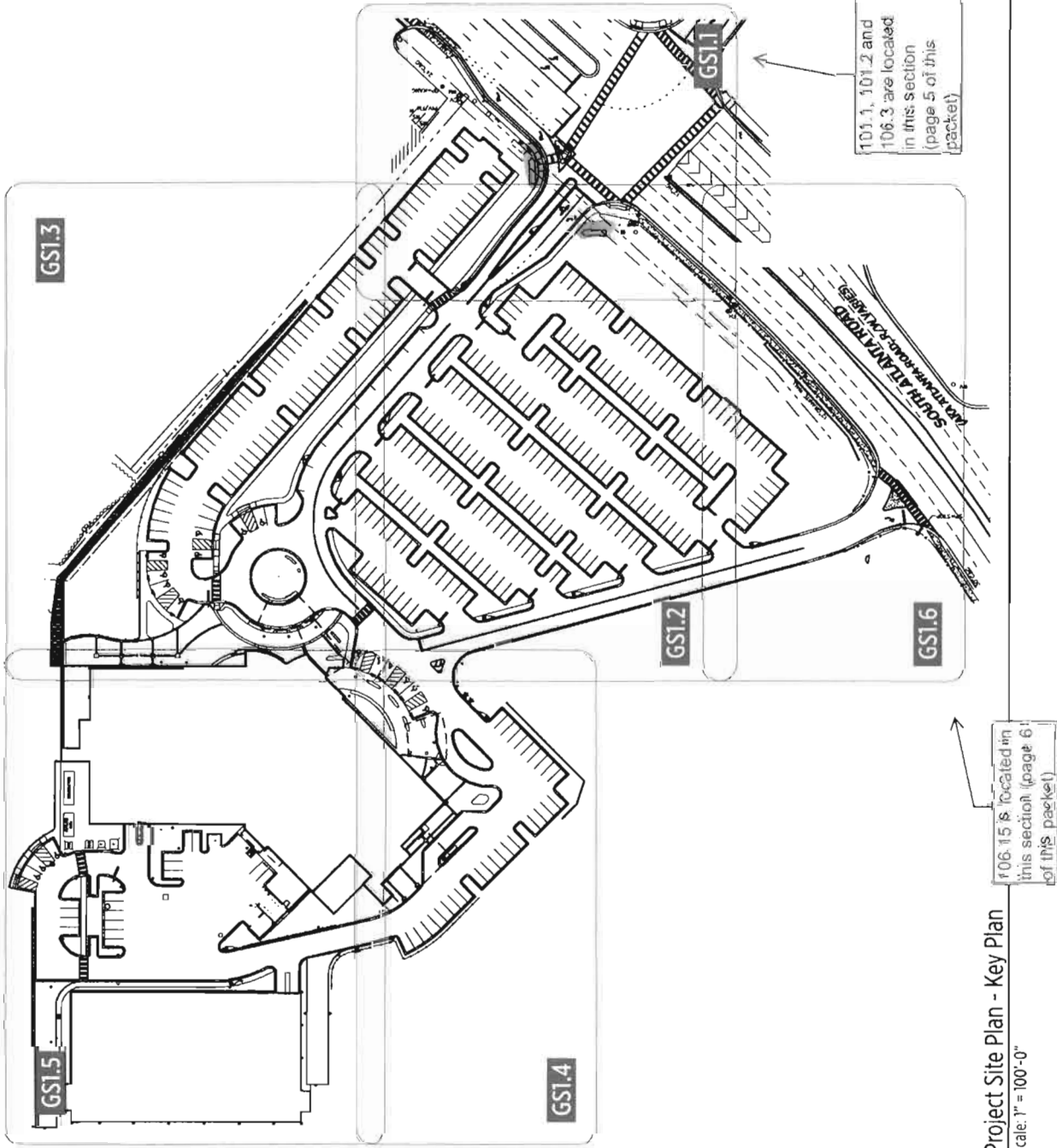
04/Nov/2016 Pricing

**CARLUS DRYE** (P) 770-794-0310  
358 N. Peachtree Street, Suite 2110B www.carlusdrye.com  
Atlanta, Georgia 30308

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Key Plan

**GS1.0**



**GS1.0** | Project Site Plan - Key Plan

Scale: 1" = 100'-0"



**Vinings Health Park**  
Smyrna, Georgia

V-35  
(2017)



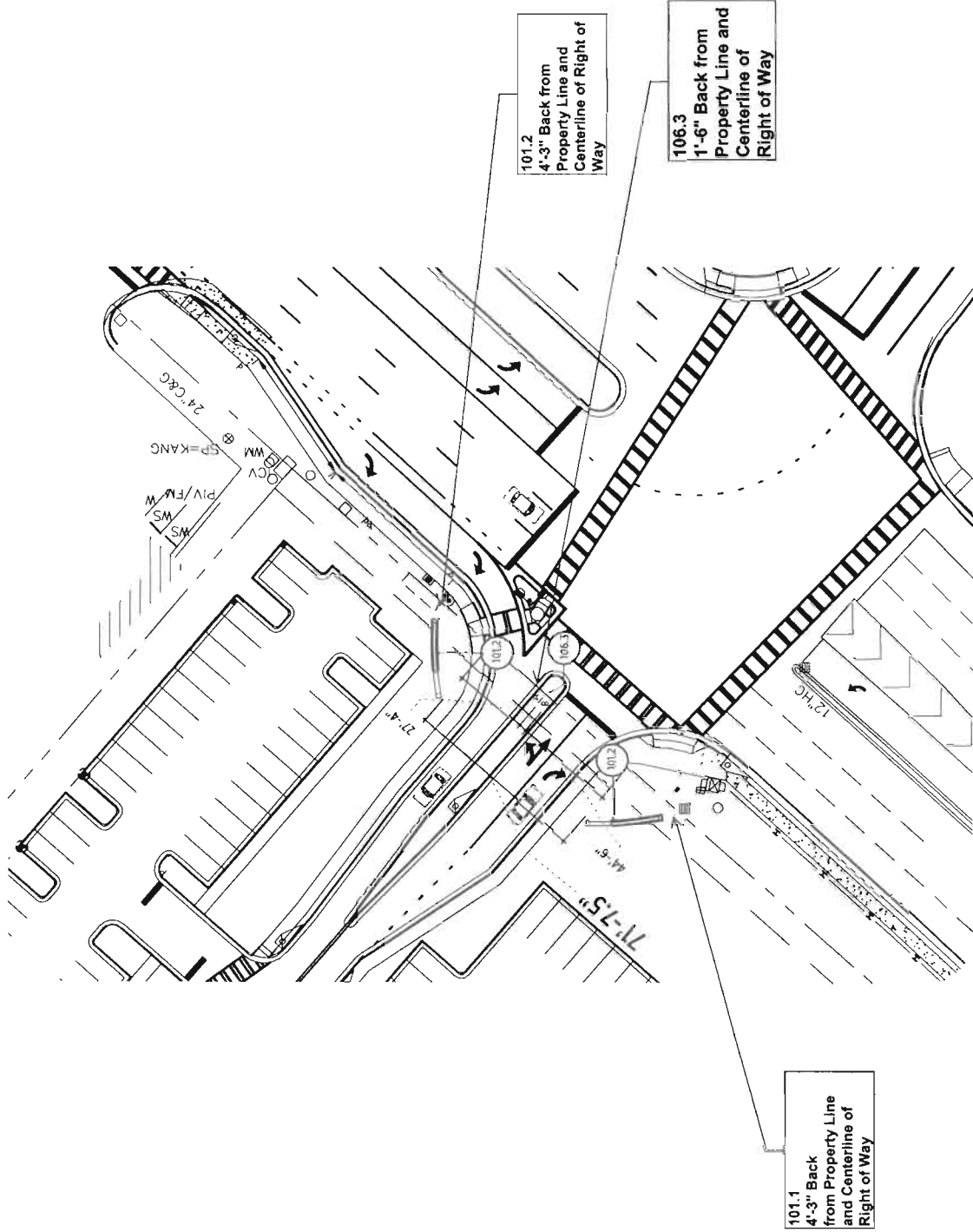
04/Nov/2016 P/rom

**CARUSODRYE** (P) 770.794.0360  
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**Site Signage**  
**Sector One**

**GS1.1**



**GS1.1** Sign Location Plan - Sector One  
Scale: 1" = 40'-0"



Vinings Health Park  
Smyrna, Georgia

V-35  
(2017)

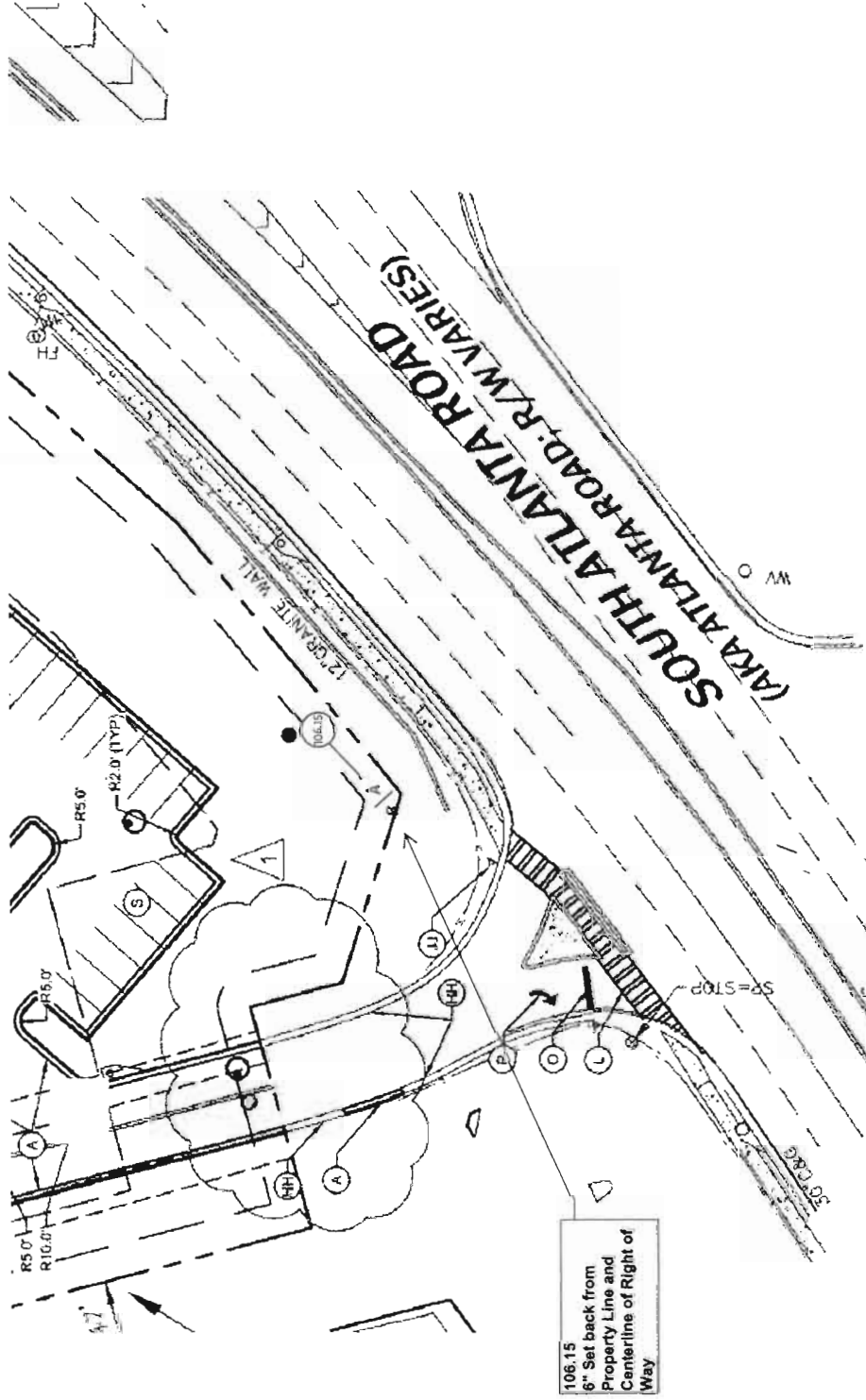
Sign Loc



DATE: Nov 2016 FILE:

Site Signage  
Sector Six

**GS1.6**

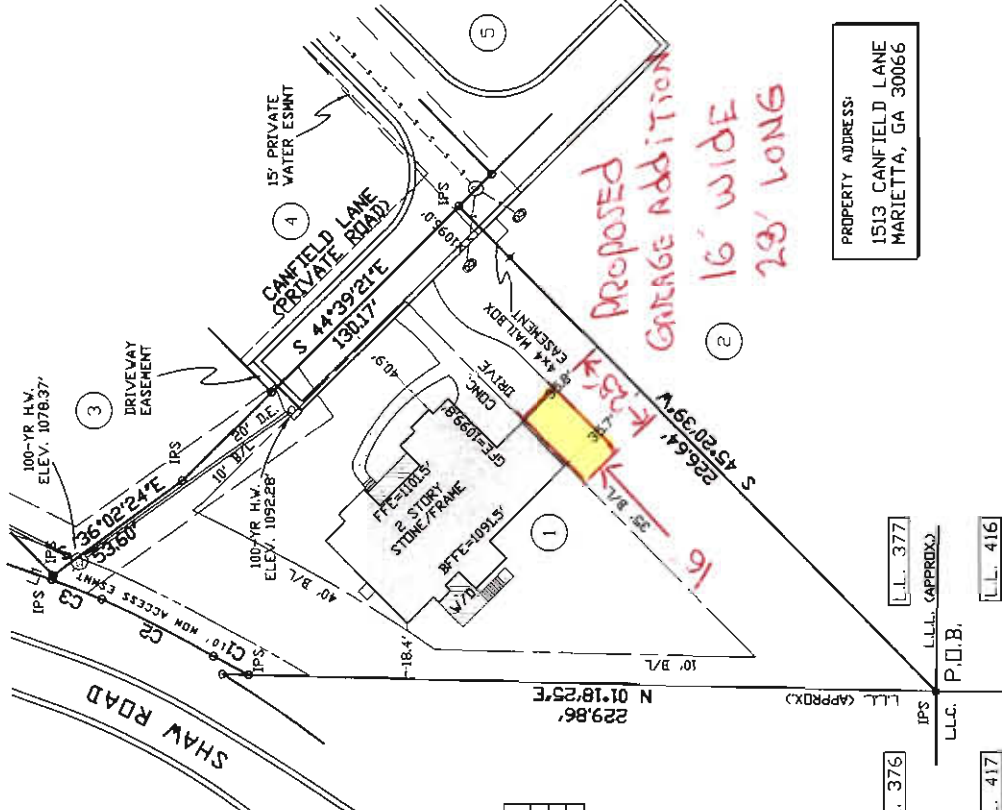


**GS1.6** | Sign Location Plan - Sector Six  
Scale: 1" = 40'-0"

V-36  
(2017)



AREA =  
23,832 SQ. FT.  
0.547 ACRES



PROPERTY ADDRESS:  
1513 CANFIELD LANE  
MARIETTA, GA 30066

PROPOSED  
GARAGE ADDITION  
16' WIDE  
23' LONG



- 1. ALL
- 2. ALL
- 3. ALL
- 4. ALL
- 5. ALL
- 6. ALL
- 7. ALL
- 8. ALL
- 9. ALL
- 10. ALL
- 11. ALL
- 12. ALL
- 13. ALL
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- 91. ALL
- 92. ALL
- 93. ALL
- 94. ALL
- 95. ALL
- 96. ALL
- 97. ALL
- 98. ALL
- 99. ALL
- 100. ALL

CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	455.65'	13.23'	13.23'	N 27°52'39" E
C2	446.34'	42.04'	42.03'	N 26°40'14" E
C3	432.65'	17.91'	17.91'	N 21°16'46" E

LINE CHART

Course	Bearing	Distance
L1	S 69°59'30" E	1.49'

[L.L. 376] [L.L. 377]  
[L.L. 417] [L.L. 416]  
LLC (APPROX) P.O.B.  
LLC (APPROX)

BUSBEE & POISS  
LAND SURVEYING COMPANY  
3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881  
www.busbeeandpoiss.com

FINAL SURVEY FOR:  
WINDCREST HOMES  
LOT 1, SHAW ESTATES, PLAT BOOK 275, PAGE 41  
LAND LOT 377, 16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1"=40' DATE: JUNE 3rd, 2015

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOODED HAZARDS AS PER COMMUNITY PANEL NO. 128670004E N. DATED MARCH 4th 2014 2:06 PM '14.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PRACTICE ACT (O.C.G.A. 13-6-47).  
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS ON EASEMENTS THAT MAY BE ACCORDED.  
THE MAP OR PLAN HAS BEEN CALCULATED FOR GEORGIA AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3000 FEET (AS PER O.C.G.A. 13-6-47).  
FIELD WORK - RB/DH - 6/2/15 DRAWN BY MP SHAW ESTATES

**APPLICANT:** Jon R. Schroeder, Jr. and Kristine A. Schroeder

**PETITION No.:** V-36

**PHONE:** 678-467-0163

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Kristine A. Schroeder

**PRESENT ZONING:** R-20

**PHONE:** 678-467-0163

**LAND LOT(S):** 377

**TITLEHOLDER:** Jon R. Schroeder, Jr. and Kristine A. Schroeder

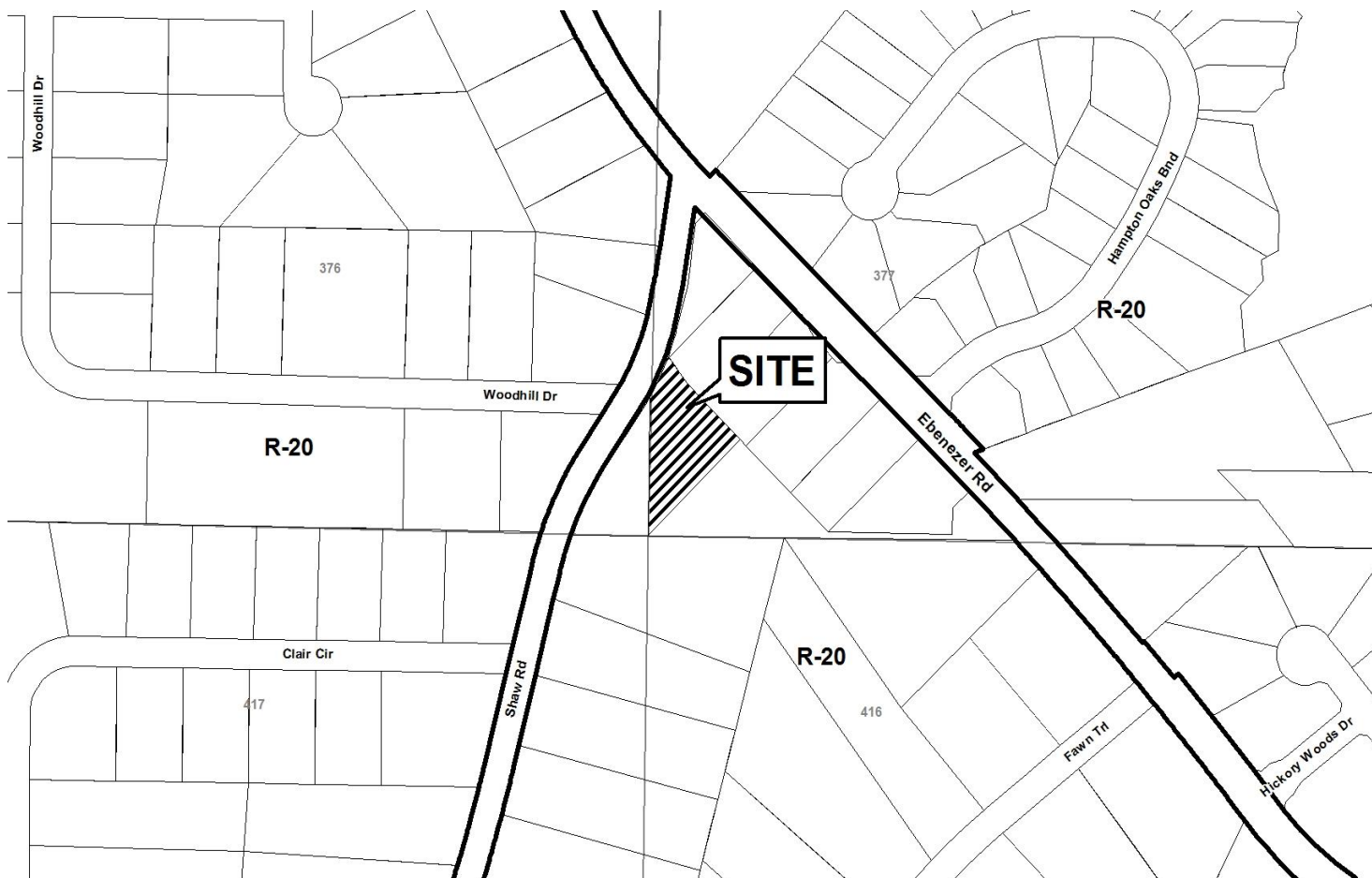
**DISTRICT:** 16

**PROPERTY LOCATION:** On the easterly side of Shaw Road, south of Ebenezer Road (1513 Canfield Lane).

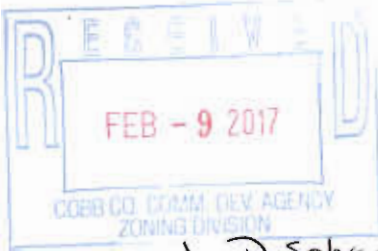
**SIZE OF TRACT:** 0.55 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 19 feet.







# Application for Variance Cobb County

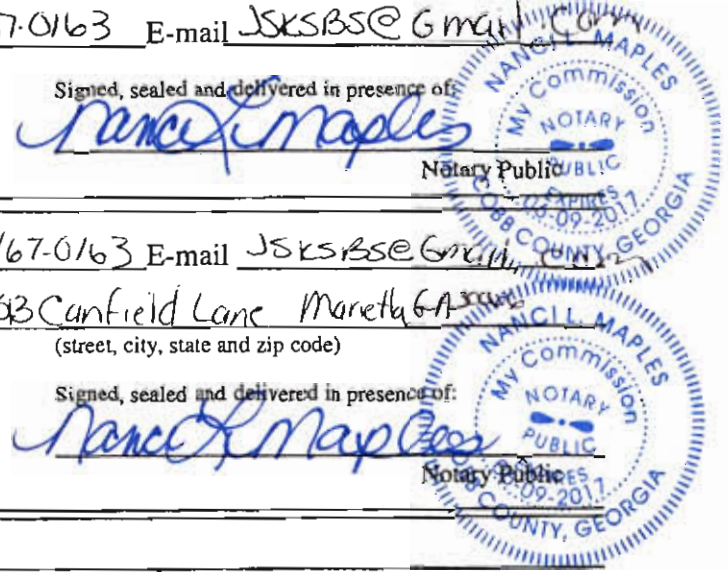
(type or print clearly)

Application No. V-36  
Hearing Date: 4-12-17

Applicant Jon R. Schroeder Jr & Kristine A. Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com  
Kristine A Schroeder Address 1513 Canfield Ln. Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

Kristine A Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com  
(representative's signature)

My commission expires: June 9, 2017



Titleholder Jon R Schroeder Jr & Kristine A Schroeder Phone # 678-467-0163 E-mail JSKSBS@gmail.com  
Signature Kristine A Schroeder Address: 1513 Canfield Lane Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 9, 2017

Present Zoning of Property R-20

Location INTERSECTION OF CANFIELD LANE & EBENEZER ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16TH Size of Tract 0.547 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 1/2 ACRE Shape of Property TRIANGLE Topography of Property ROLLING 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:

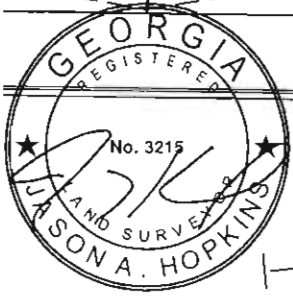
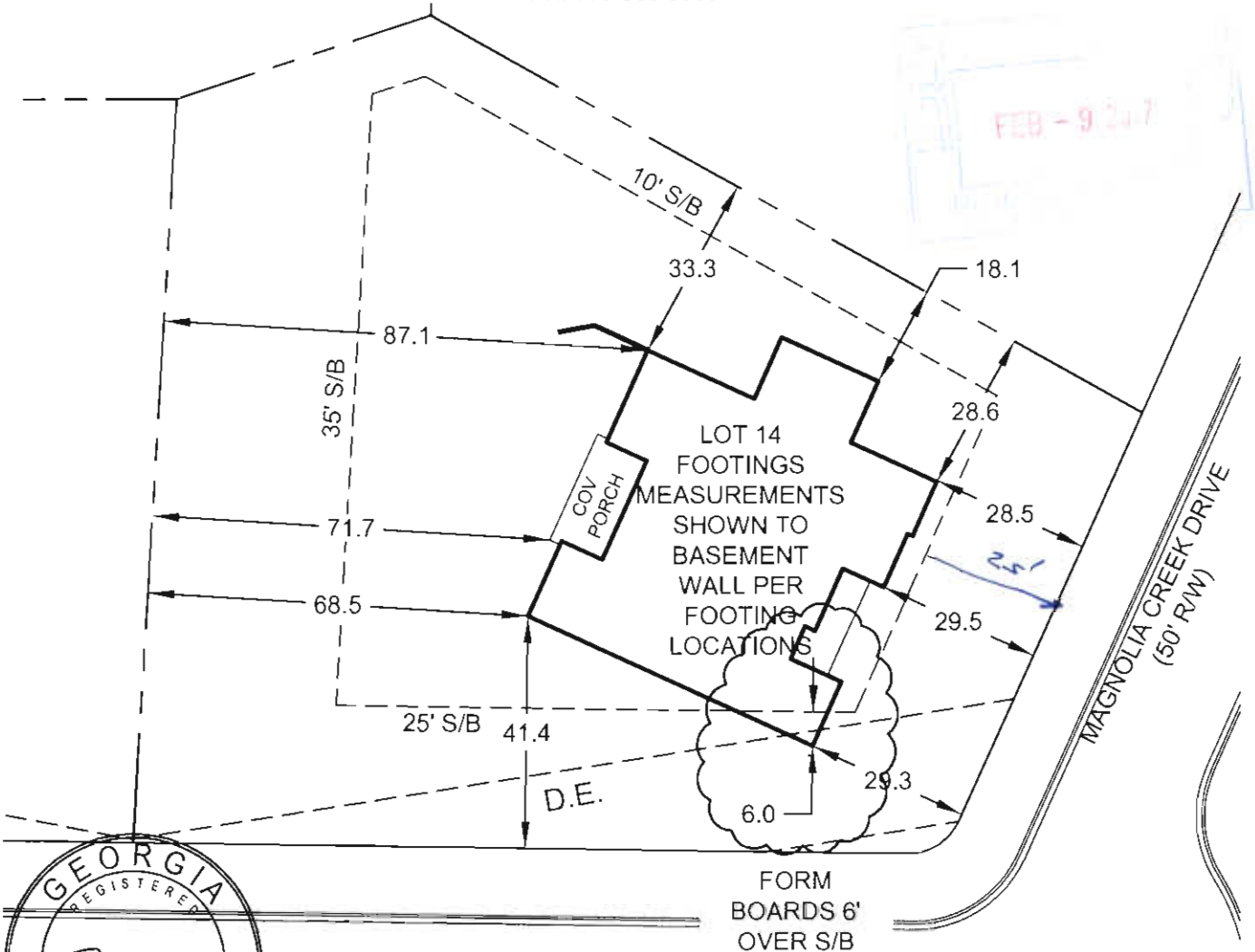
Both our Mother-in-law and our grown son live with us which creates many cars in our drive. We would like to be courteous to our neighbors and in order to do this we would like to build a garage.

List type of variance requested: TO CHANGE THE REAR YARD SET BACK FROM 35 FEET TO 19 FEET

V-37  
(2017)

# Falcon Design Consultants

235 CORPORATE CENTER DRIVE, SUITE 200, STOCKBRIDGE, GA 30281  
PH. 770-389-8666



1-12-17

THIS DOCUMENT IS NOT A BOUNDARY SURVEY, FOR THE BUILDER OR THE COUNTY BUILDING DEPARTMENT USE ONLY.

THE BOX CHECK SHOWN ON THE DRAWING IS BASED ON FORM BOARD LOCATIONS AND DOES NOT INCLUDE OVERHANGS.

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REFERENCES: FINAL PLAT MOUNTAIN PARK; LAND LOT 143 & 144, 20TH DISTRICT

## MOUNTAIN PARK

FORM BOARD ASBUILT

LOT 14

COBB COUNTY, GEORGIA

### SETBACKS:

- Front: 25 FOOT
- Rear: 35 FOOT
- Sides: 10 FOOT

SCALE OF DRAWING: 1" = 30'  
 DATE OF FIELD WORK: 1-12-17  
 DATE OF DRAWING: 1-12-17

Z:\BUILDER SERVICE PROJECT\MOUNTAIN PARK\D.R. HORTON\DWG\MOUNTAIN PARK (CROWN) - bs00.dwg, LOT 14, R.Bailey, Jan 12, 2017 - 9:58:26am

**APPLICANT:** D. R. Horton, Inc.

**PETITION No.:** V-37

**PHONE:** 678-634-1682

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Rob Hosack, BH3, LLC

**PRESENT ZONING:** R-20

**PHONE:** 770-235-5662

**LAND LOT(S):** 143

**TITLEHOLDER:** D. R. Horton, Inc.

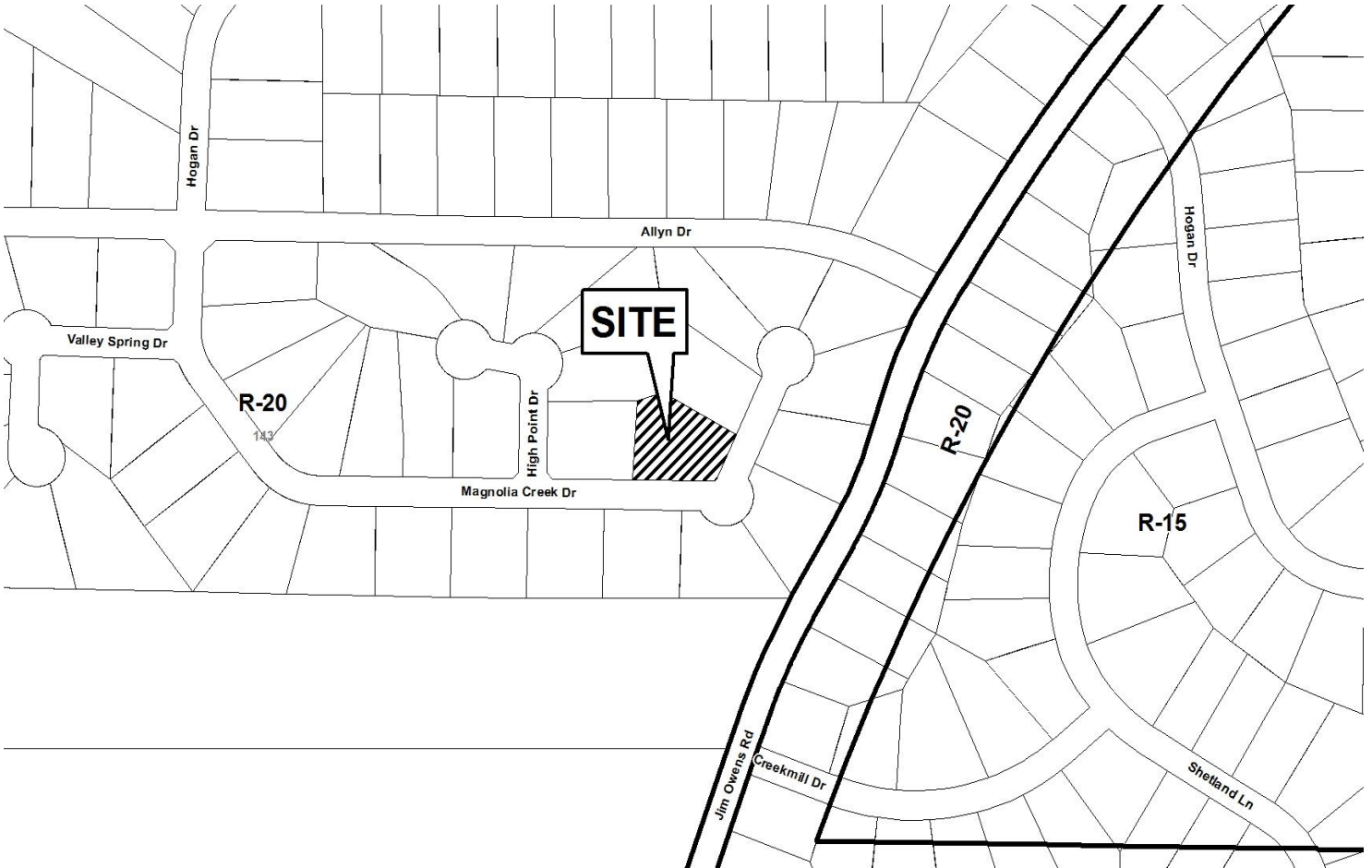
**DISTRICT:** 20

**PROPERTY LOCATION:** On the northwest side of  
Magnolia Creek Drive, south of Allyn Drive  
(2780 Magnolia Creek Drive).

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; and 2) waive the major side setback from the required 25 feet to 19 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-37  
Hearing Date: 4-12-17

Applicant D.R. Horton, Inc. Phone # 678-634-1682 E-mail CCole@drhorton.com

Rob Hosack, BH3, LLC Address 2875 Colony Point Marietta, Georgia 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-235-5662 E-mail rhosack@outlook.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

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

My Commission Expires May 15, 2017

Titleholder D.R. Horton, Inc. Phone # 678-634-1682 E-mail CCole@drhorton.com

Signature By [Signature] Address: 8800 Roswell Road, Bldg B, Suite 100 Sandy Springs, GA 30350  
(attach additional signatures, if needed) (street, city, state and zip code)  
Bruce A Rippen, VP Land Acquisition

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: 8/17/19

Present Zoning of Property R-20

Location Mountain Park Subdivision-Jim Owens Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 143 and 144 District 20th Size of Tract .45 acres 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

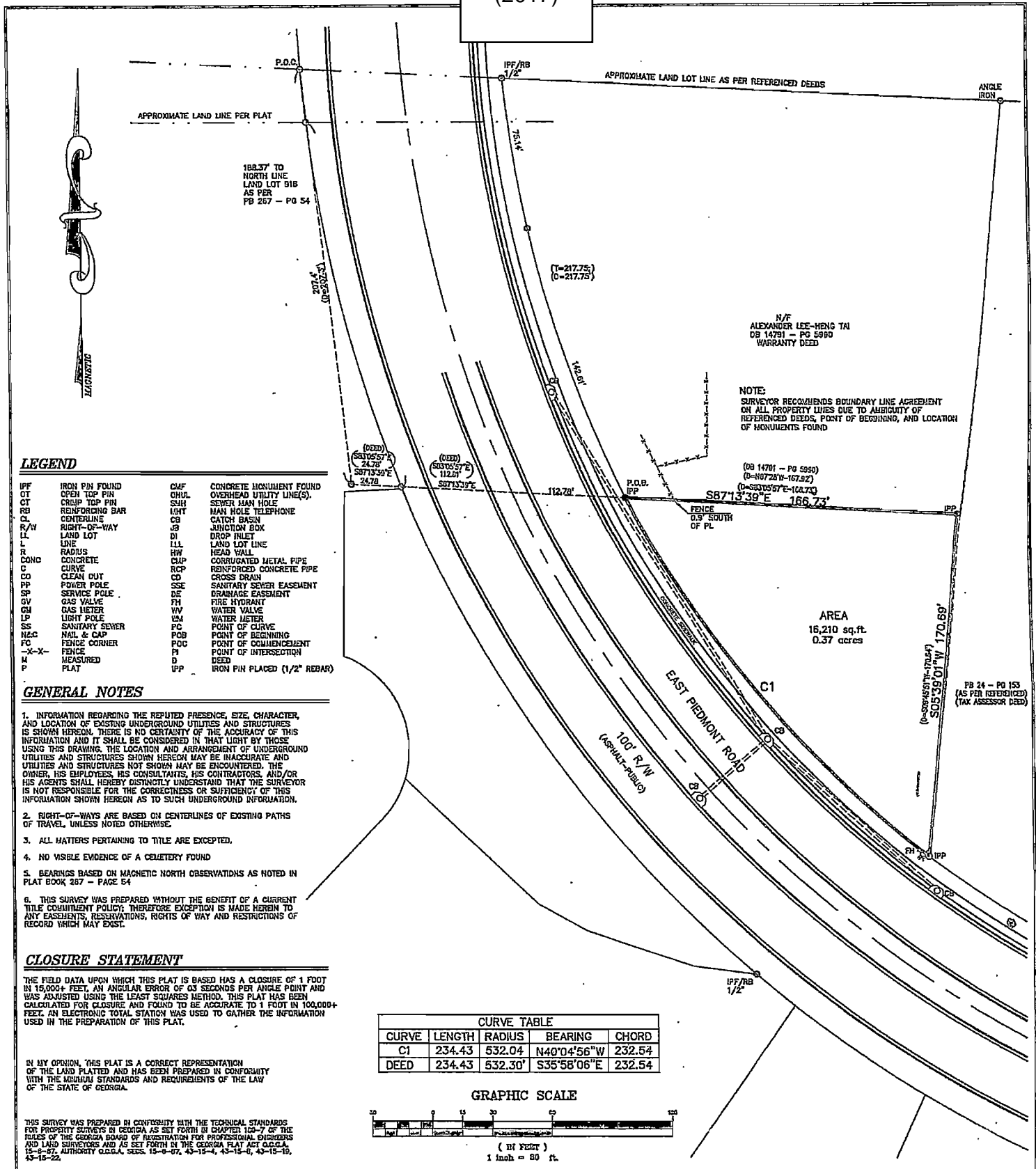
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Property is uniquely situated on a corner lot with 2 setbacks. Property is also encumbered with a drainage easement, as well as adjacent lot with topographic difference. Proposed residence would appear out of character with the rest of the homes in the neighborhood and potentially impact adjacent homes if located further west within existing setbacks.

List type of variance requested: Waive the setback adjacent to Magnolia Creek Drive (easterly) from the required 35 feet to 28.5 feet and waive the setback adjacent to Magnolia Creek Drive (southerly) from the required 25 feet to 19 feet.



V-38  
(2017)



**LEGEND**

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	LHT	LIGHT
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	LL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	SSE	SANITARY SEWER EASEMENT
PP	POWER POLE	DE	DRAINAGE EASEMENT
SP	SERVICE POLE	FH	FIRE HYDRANT
GV	GAS VALVE	WV	WATER VALVE
GM	GAS METER	WM	WATER METER
LP	LIGHT POLE	PC	POINT OF CURVE
SS	SANITARY SEWER	PGB	POINT OF BEGINNING
N&C	NAIL & CAP	POC	POINT OF COMMENCEMENT
FC	FENCE CORNER	PI	POINT OF INTERSECTION
-X-X-	FENCE	D	DEED
M	MEASURED	IPP	IRON PIN PLACED (1/2" REDDAR)
P	PLAT		

**GENERAL NOTES**

1. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CELESTERY FOUND.
5. BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 287 - PAGE 54.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

**CLOSURE STATEMENT**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

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

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 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. 15-9-67, AUTHORITY O.C.G.A. SECS. 15-9-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	234.43	532.04	N40°04'56"W	232.54
DEED	234.43	532.30'	S35°58'06"E	232.54

**GRAPHIC SCALE**



	ABOVE THE GROUND PLAT PREPARED FOR: <b>GEORGE E. ELLIOT</b>		DATE <b>08/16/2016</b>	<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 30339-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052
	<b>LAND LOT 915 16TH DISTRICT 2ND SECTION</b>		SCALE <b>1" = 30'</b>	
<b>LOT BLOCK UNIT</b>		<b>COBB COUNTY, GEORGIA</b>		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
SUBDIVISION		REVISION BY DATE		
SURVEYED:		DRAFTED:		
PLOTTED:		DISC #		
APPROVED:				
PLAT BOOK PAGE 251 DEED BOOK 8594 PAGE			ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

**APPLICANT:** George E. Elliot

**PETITION No.:** V-38

**PHONE:** Not Given

**DATE OF HEARING:** 4-12-2017

**REPRESENTATIVE:** Hussein Abaza

**PRESENT ZONING:** R-20

**PHONE:** 252-412-4035

**LAND LOT(S):** 915

**TITLEHOLDER:** George E. Elliott, Sr.

**DISTRICT:** 16

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

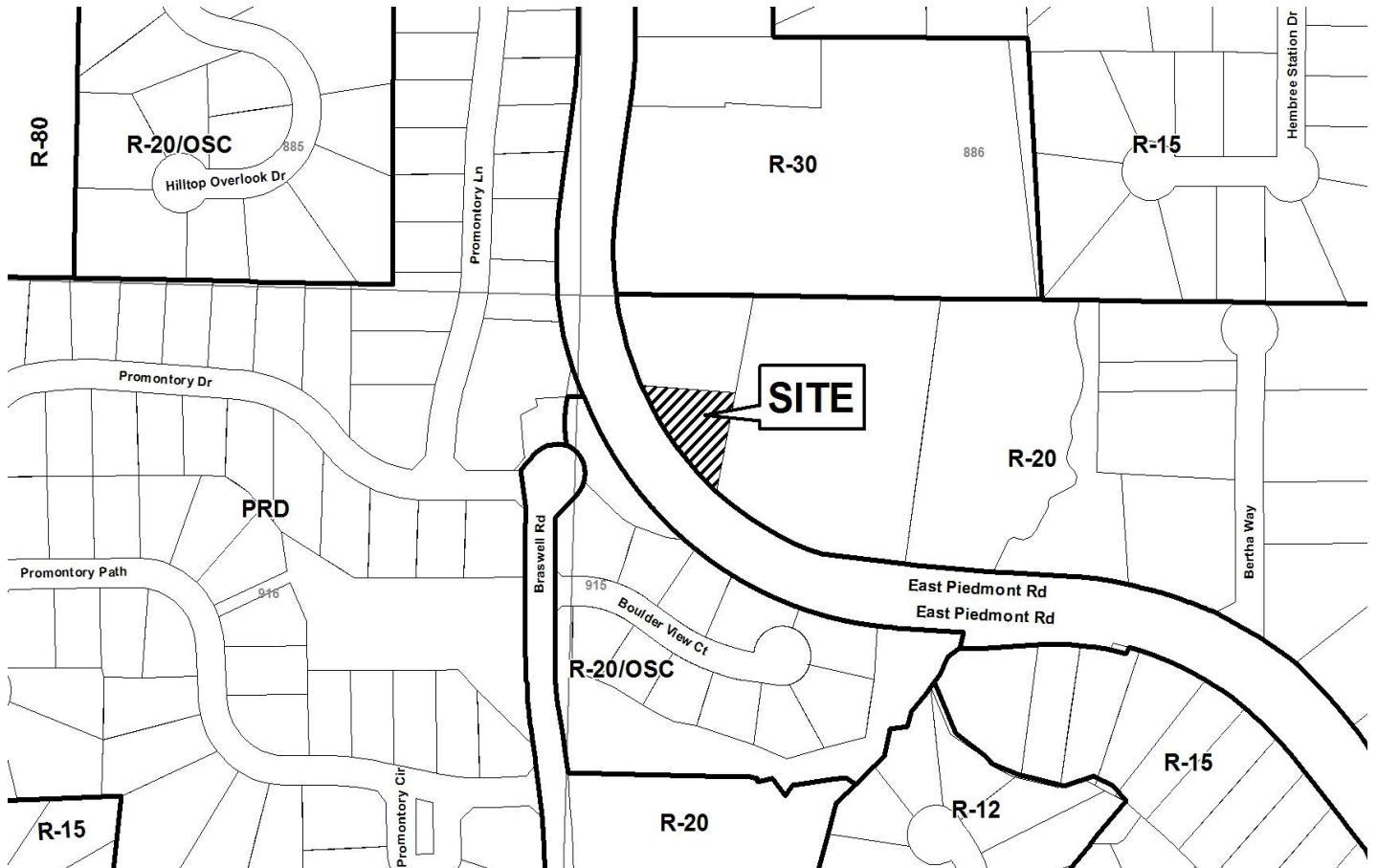
**SIZE OF TRACT:** 0.37 acres

Piedmont Road, west of Sewell Mill Road

**COMMISSION DISTRICT:** 2

(1310 East Piedmont Road).

**TYPE OF VARIANCE:** Waive the minimum lot size from the required 20,000 square feet to 16,210 square feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-38

Hearing Date: 4-12-17

Applicant George E. Elliot Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Hussein Abaza

(representative's name, printed)

Address 301 Canton Pines Pl, Marietta, GA 30068

(street, city, state and zip code)

Phone # 256-412-835

E-mail habaza@kennesaw.edu

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 12/24/2017

Notary Public

Titleholder George E. Elliot Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature George E. Elliot Address: \_\_\_\_\_

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: June 15, 2020

Notary Public

Present Zoning of Property R-20

Location 1310 E Piedmont Rd, Marietta GA

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

Land Lot(s) 915 District 16 Size of Tract 0.37(16,210 s.ft) 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 lot is less than 0.5 Acre and zoned R-20. The lot was larger before but part of it was taken by public domain. Without this variance the land cannot be used for building a residential house, and the landlord will continue to pay taxes but cannot use the land

List type of variance requested: Allow building a single family house within the allowable limits of the setbacks and other Cobb county zoning and building regulations

Revised: 03-23-2016

