

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: June 14, 2017**

**DUE DATE: May 15, 2017**

Distributed: **April 21, 2017**



*Cobb County...Expect the Best!*



**APPLICANT:** Chris Milby

**PETITION No.:** V-55

**PHONE:** 404-630-2508

**DATE OF HEARING:** 6-14-2017

**REPRESENTATIVE:** Chris Milby

**PRESENT ZONING:** R-20

**PHONE:** 404-630-2508

**LAND LOT(S):** 237

**TITLEHOLDER:** Christopher B. Milby

**DISTRICT:** 19

**PROPERTY LOCATION:** On the east side of Shiloh Trail, east of Jordan Road (4308 Shiloh Trail).

**SIZE OF TRACT:** 0.81 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing approximately 96 square foot shed) to the side of the principal building; 2) waive the side setback for an accessory structure (existing approximately 96 square foot shed) from the required five (5) feet to two (2) feet adjacent to the south property line; and 3) waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot pool house) from the required 35 feet to 16 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-55  
Hearing Date: 6-14-17

Applicant Chris Milby Phone # 404 630 2508 E-mail m.lbwonks@aol.com  
Chris Milby Address 4308 shiloh trail powder springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

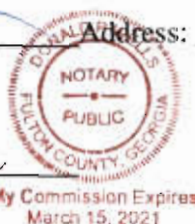
[Signature] Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



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

My commission expires: \_\_\_\_\_  
My Commission Expires March 15, 2021

Titleholder Christopher Milby Phone # 404 630 2508 E-mail m.lbwonks@aol.com  
Signature [Signature] Address: SAME  
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: \_\_\_\_\_  
My Commission Expires March 15, 2021

Present Zoning of Property A-20  
Location 4308 shiloh trail powder springs GA 30127  
(street address, if applicable, nearest intersection, etc.)  
Land Lot(s) 237 District 19th Size of Tract 0.81 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:

Retention pond limits use of property

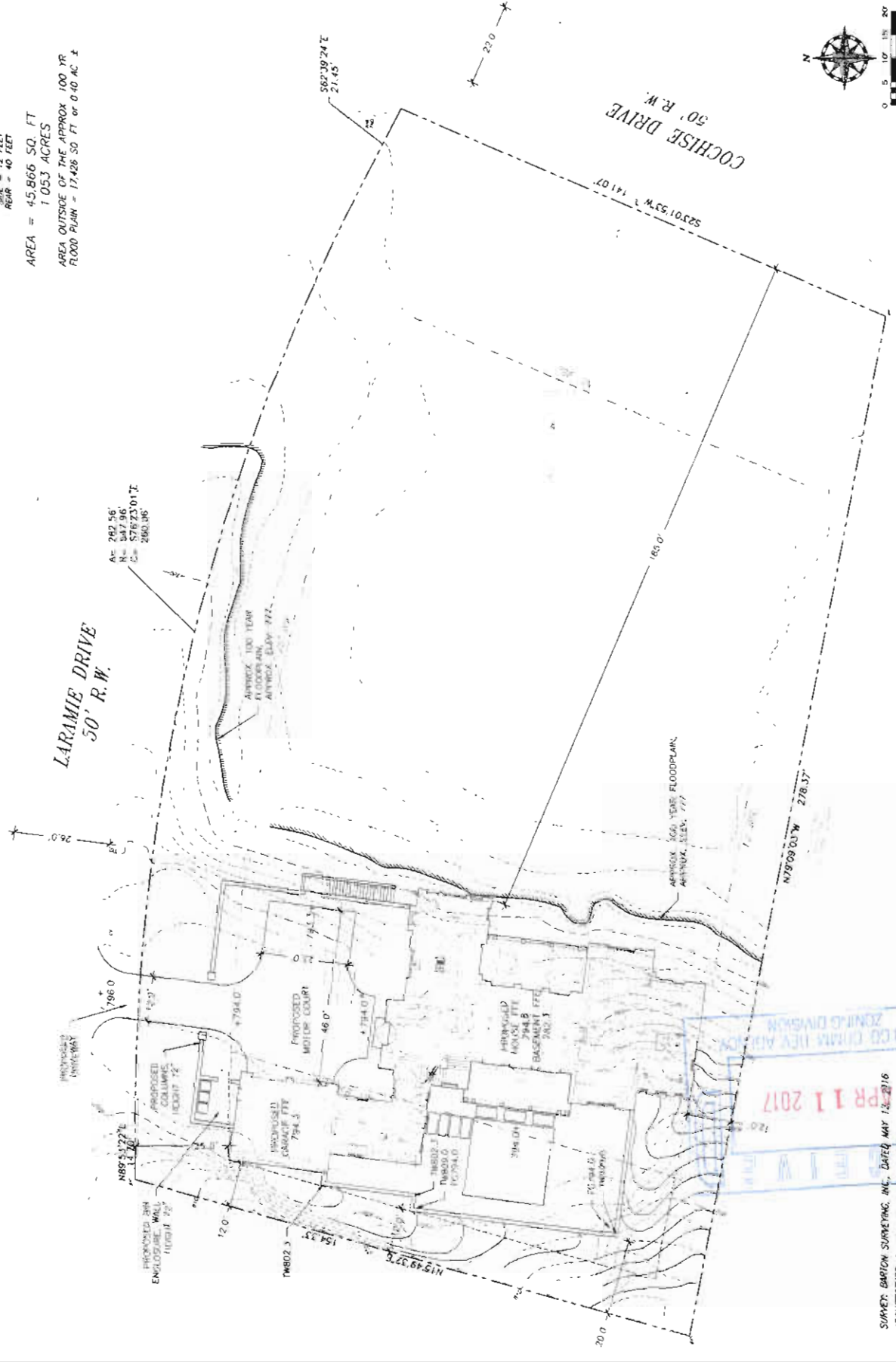
List type of variance requested: Reduce Rear set back, because of Retention pond limits use of property



THIS PROPERTY IS CURRENTLY ZONED R-50 PER THE  
COLUMBIA COUNTY C.L.S. ZONING MAP  
SETBACKS: FRONT = 30 FEET  
SIDE = 15 FEET  
REAR = 40 FEET

AREA = 45,866 SQ. FT  
1.053 ACRES

AREA OUTSIDE OF THE APPROX. 100 YR.  
FLOOD PLAIN = 17,428 SQ. FT. or 0.40 AC. ±



PR 1 1 2017

PLANNING & ZONING DIVISION

SURVEY: BARTON SURVEYING, INC., DATED MAY 18, 2016  
ARCHITECTURE: D. STANLEY DIXON, ARCHITECT

**APPLICANT:** Emily Davis

**PETITION No.:** V-56

**PHONE:** 770-235-0899

**DATE OF HEARING:** 6-14-2017

**REPRESENTATIVE:** Jon Hart

**PRESENT ZONING:** R-30

**PHONE:** 770-597-4764

**LAND LOT(S):** 974

**TITLEHOLDER:** Emily D. Gray

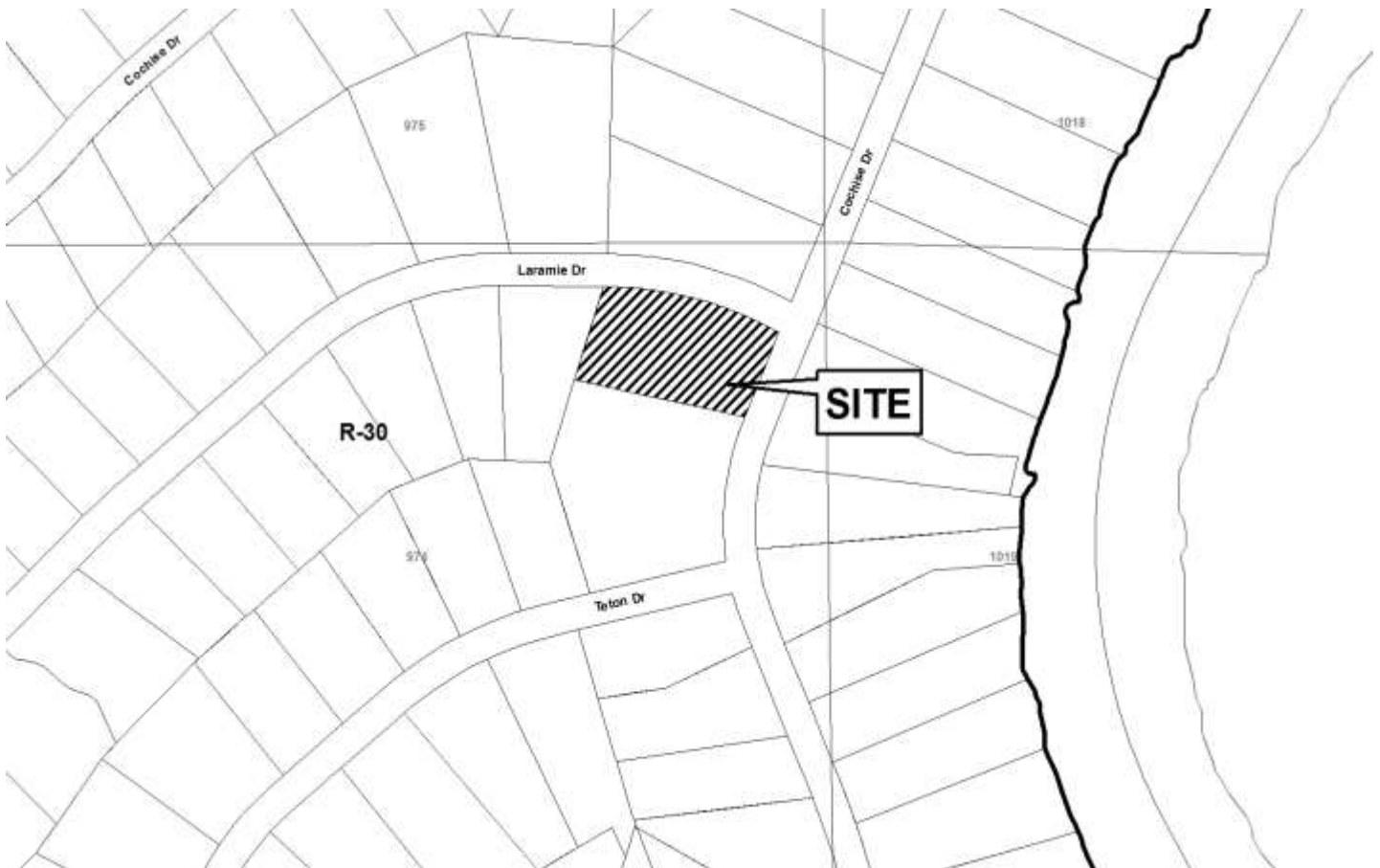
**DISTRICT:** 17

**PROPERTY LOCATION:** On the southwest corner  
of Laramie Drive and Cochise Drive  
(3588 Cochise Drive).

**SIZE OF TRACT:** 1.05 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the setback for a retaining wall 15 feet tall from the required 15 feet to 12 feet adjacent to the west property line; and 2) waive the rear setback from the required 40 feet to 12 feet.



# Application for Variance

## Cobb County

(type or print clearly)

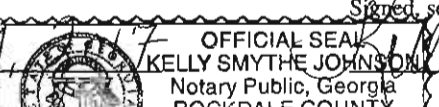
Application No. V-510

Hearing Date: 6-14-17

Applicant EMILY DAVIS Phone # 770-235-0899 E-mail emily.d.gray@gmail.com

JON HART  
(representative's name, printed) Address 2300 PEACHTREE RD STE C 202 ATLANTA GA  
(street, city, state and zip code) 30309

Jon Hart  
(representative's signature) Phone # 770-597-4764 E-mail jon@carsonmcelmeney.com

My commission expires: March 9 2017 Signed, sealed and delivered in presence of:  
 Kelly Smythe Johnson  
Notary Public, Georgia Notary Public  
ROCKDALE COUNTY

Titleholder EMILY DAVIS Phone # 770-235-0899 E-mail emily.d.gray@gmail.com

Signature Emily Davis Address: 3541 COCHISE DR ATL GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 9 2017 Signed, sealed and delivered in presence of:  
 Kelly Smythe Johnson  
Notary Public, Georgia Notary Public  
ROCKDALE COUNTY

Present Zoning of Property R-30

Location 3588 COCHISE DR, ATLANTA GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 975 # 1018 District 17 Size of Tract 1.053 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 \_\_\_\_\_

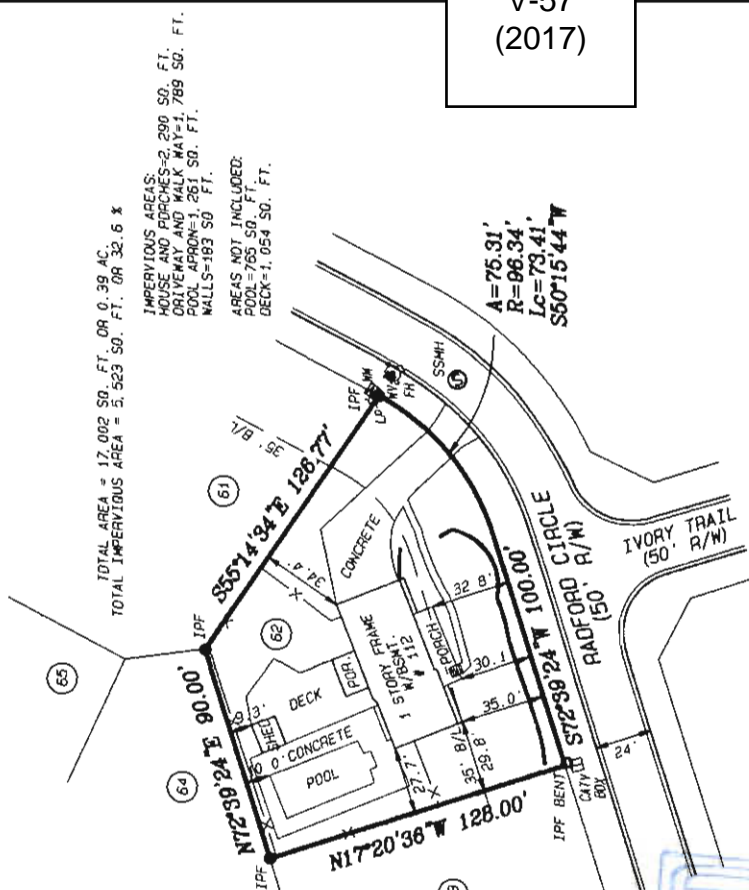
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

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:

APPROXIMATELY 40% OF THE PROPERTY IS FLOODPLAIN. INGRESS/EGRESS IS LIMITED DUE TO THE STEEP TOPOGRAPHY OF THE REMAINING SQUARE FOOTAGE. DUE TO THE CONFIGURATION OF THIS CORNER LOT, THE 40 FOOT REAR SETBACK AS REQUIRED IN R30 ZONING MINIMIZES THE USEFUL AREA OF THIS LOT.

List type of variance requested: (1) VARIANCE IN MAXIMUM WALL HEIGHT IN REAR SETBACK TO ALLOW HEIGHTS UP TO 15 FEET IN ORDER TO UTILIZE THE BUILDABLE AREA OF THIS LOT. (2) VARIANCE IN BUILDING SETBACK TO ALLOW GARAGE AND MUDROOM/HALLWAY WITHIN 12 FEET OF THE PROPERTY BOUNDARY SO THAT SAFE VEHICULAR INGRESS/EGRESS CAN BE ACHIEVED.

V-57  
(2017)



TOTAL AREA = 17,002 SQ. FT. OR 0.39 AC.  
TOTAL IMPERVIOUS AREA = 5,523 SQ. FT. OR 32.6 X

IMPERVIOUS AREAS:  
HOUSE AND PORCHES-2,290 SQ. FT.  
DRIVEWAY AND WALKWAY-1,789 SQ. FT.  
POOL APPROX-1,261 SQ. FT.  
WALLS-193 SQ. FT.

AREAS NOT INCLUDED:  
POOL-768 SQ. FT.  
DECK-1,054 SQ. FT.

A=75.31'  
R=96.34'  
Lc=73.41'  
S60°15'44\"/>

THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE FRONT PORCH TO ENCRDACH 4'-9\"/>

GRAPHIC SCALE  
1"=50'



IN MY OPINION, THIS PLAT IS A TRUE AND 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 GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**SURVEY NOTES:**

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 283,471 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A ROBOTIC STATION
4. DATE OF SURVEY = 04-10-2017
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA MAP 13063C0118K DATED 03/04/2008 AND THE PROPERTY HAS THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AND NO SPECIAL FLOOD HAZARDS.
6. #4 BEGAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



**SURVEY REFERENCES:**  
1. PLAT OF WELINGTON RIDGE SUBDIVISION, DATED NOV. 5, 1987. RECORDED IN PLAT BOOK 123 PAGE 60.

**BETTERTON**  
**SURVEYING & DESIGN, INC.**  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



REVISION RECORD	DATE	PURPOSE

**VARIANCE PLAT FOR**  
#112 RADFORD CIRCLE  
LOT 62  
WELLINGTON RIDGE  
LOCATED IN: LAND LOT 197  
17TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
DATE: 4/12/2017  
PREPARED FOR:  
**MICHAEL LUSK**



**APPLICANT:** Michael Lusk

**PETITION No.:** V-57

**PHONE:** 404-219-6851

**DATE OF HEARING:** 6-14-2017

**REPRESENTATIVE:** Michael Lusk

**PRESENT ZONING:** R-15

**PHONE:** 404-219-6851

**LAND LOT(S):** 197

**TITLEHOLDER:** Michael G. Lusk

**DISTRICT:** 17

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

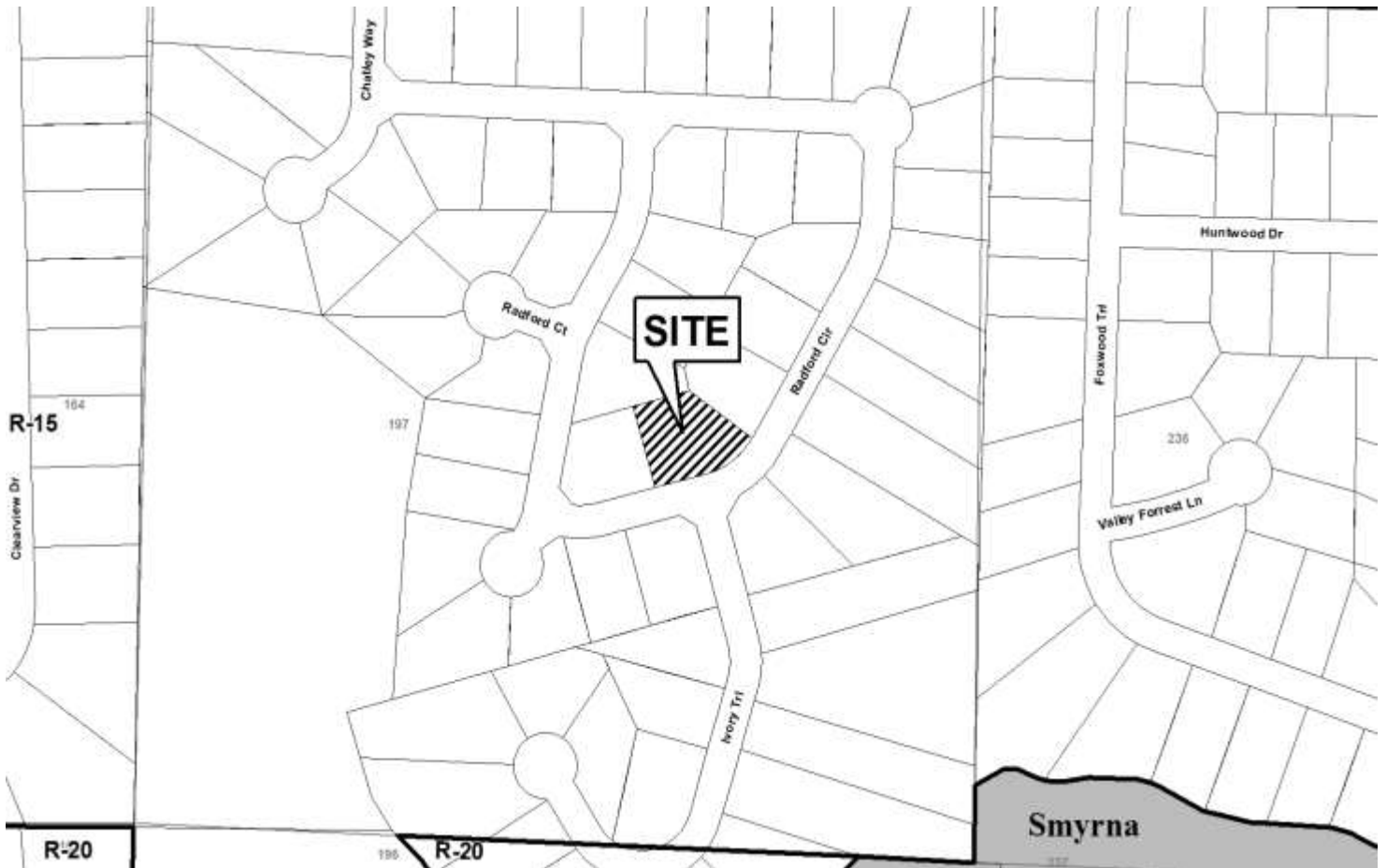
**SIZE OF TRACT:** 0.39 acres

Radford Circle, south of Church Road and directly across

**COMMISSION DISTRICT:** 4

from Ivory Trail

**TYPE OF VARIANCE:** Waive the front setback from the required 35 feet to 30 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-57  
Hearing Date: 6-14-17

Applicant Michael Lusk Phone # 404-24-6851 E-mail Lusk5446+charter.net

Michael Lusk Address 112 Radford Circle Marietta, Ga. 30060  
(representative's name, printed) (street, city, state and zip code)

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

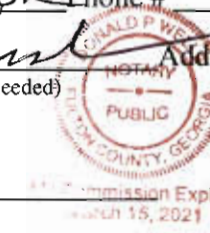


Signed, sealed and delivered in presence of:  
Donald Wells  
Notary Public

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

Titleholder Michael Lusk Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

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



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

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

Present Zoning of Property R-15

Location 112 Radford Circle  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 197 District 17 Size of Tract 1.39 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:

Hired Contractor who failed to get building permit + was doing work not up to code - Had to let contractor go and when I came to get building permit found out we were in 35 foot set-back zone.

List type of variance requested: The purpose of this variance is to allow the front porch to encroach 4.9' over the 35 foot building line



V-58  
(2017)

**STAFF:** PROJECT MANAGER  
**DATE:** 03/20/17

**REVISIONS:**

Rev.	Date	By

**CONTRACTOR:** [REDACTED]

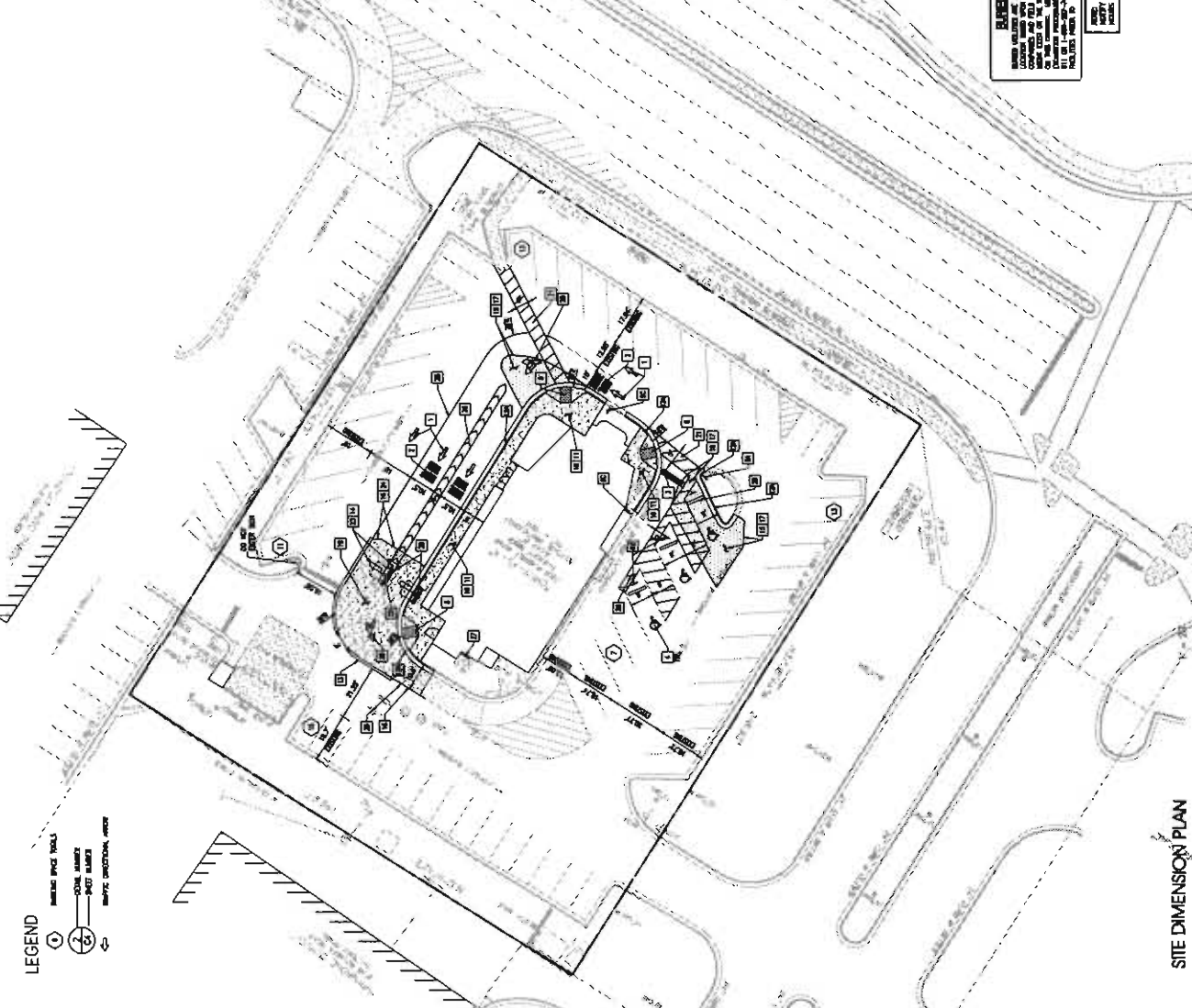
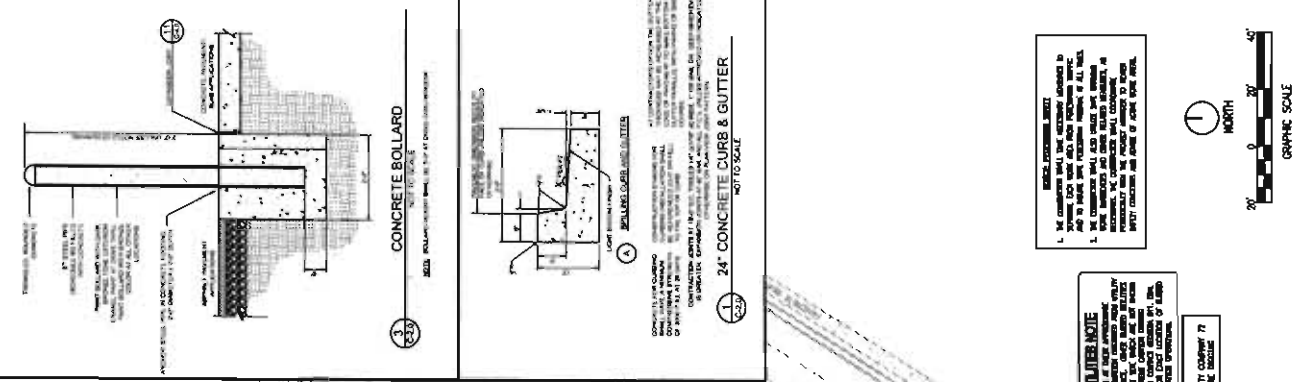
**CLIENT:** [REDACTED]

**PROJECT:** [REDACTED]

**JOB NO.:** 20170027  
**DATE:** 03/20/17  
**DRAWN BY:** LM  
**CHECKED BY:** SB

**SHEET TITLE:** SITE DIMENSION PLAN

- SITE PLAN DESIGN NOTES & KEY PLAN**
1. REVISION AREA
  2. 2" CONC. CURB
  3. 2" CONC. CURB
  4. 2" CONC. CURB
  5. 2" CONC. CURB
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  99. 2" CONC. CURB
  100. 2" CONC. CURB



**APPLICANT:** Chick-fil-A, Inc.

**PETITION No.:** V-58

**PHONE:** 404-305-7745

**DATE OF HEARING:** 6-14-2017

**REPRESENTATIVE:** Joseph Latimer

**PRESENT ZONING:** GC

**PHONE:** 404-305-7745

**LAND LOT(S):** 1061

**TITLEHOLDER:** Chick-fil-A, Inc.

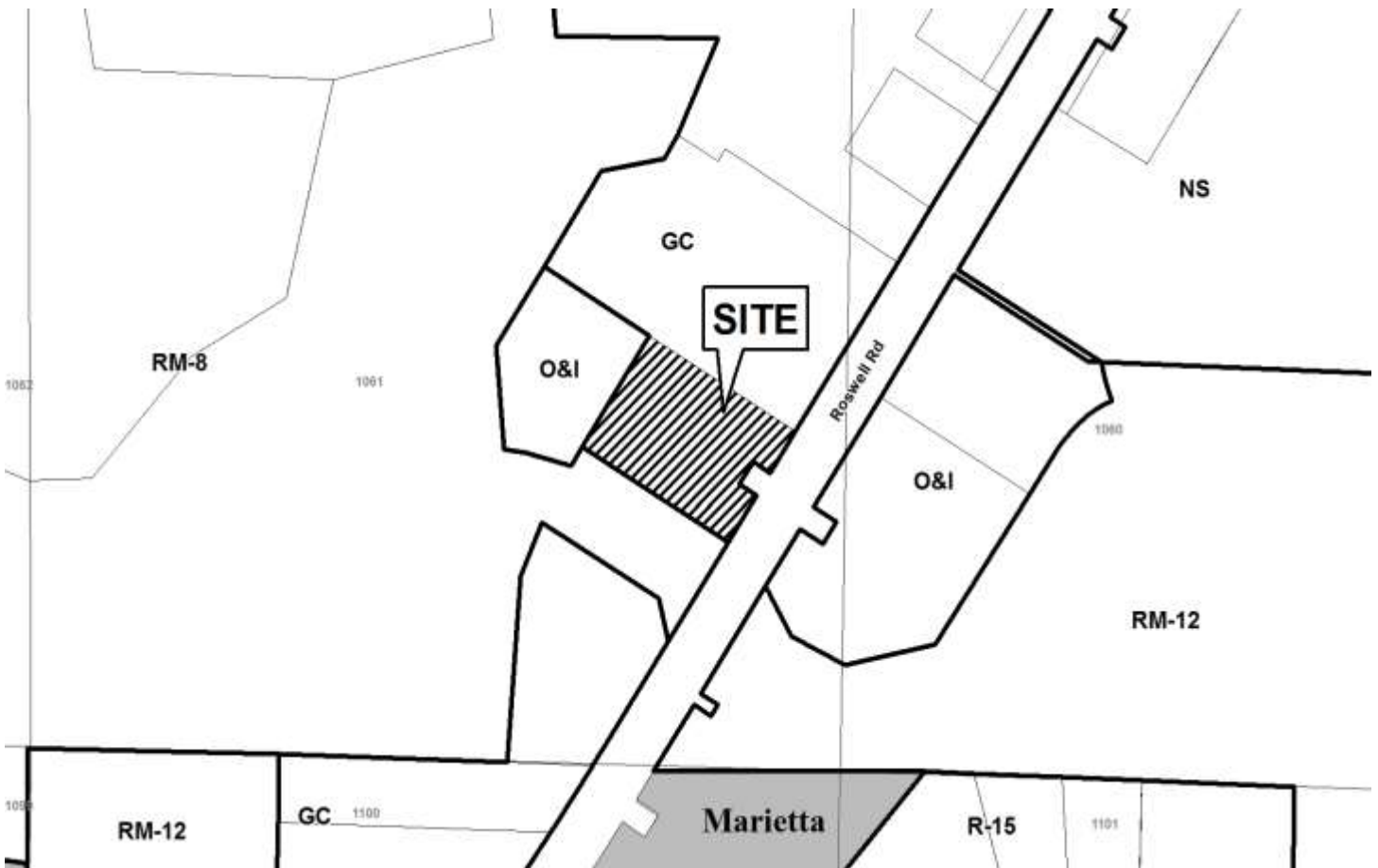
**DISTRICT:** 16

**PROPERTY LOCATION:** On the northwest corner of SummitVillage Drive and Roswell Road, north of Greenbriar Parkway (2105 Roswell Road).

**SIZE OF TRACT:** 1.14 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the landscaped screening buffer adjacent to residentially zoned property from the required 40 feet to zero feet on the south property line; 2) waive the depth of a 90 degree parking stall from the required 19 feet to 18.7 feet (existing) and the drive aisle width from the required 24 feet to 21.25 feet (existing); 3) waive the depth of a 60 degree parking stall from the required 20.66 feet to 17.84 feet (existing) and the drive aisle width from the required 18.5 feet to 12.95 feet (existing); and 4) increase the maximum allowable impervious surface from 70% to 78%.



# Application for Variance Cobb County

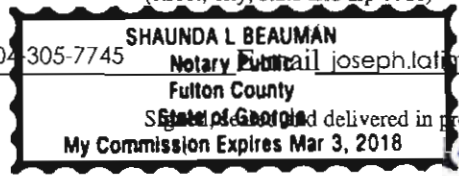
(type or print clearly)

Application No. V-58  
Hearing Date: 6-14-17

Applicant Chick-fil-A Inc. Phone # 404-305-7745 E-mail joseph.latimer@cfocorp.com

Joseph Latimer Address 5200 Buffington Road, Atlanta, GA 30349  
(representative's name, printed) (street, city, state and zip code)

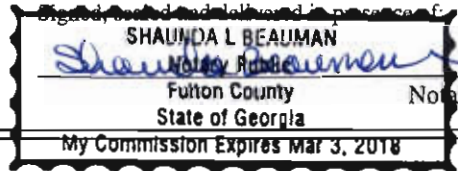
Joseph Latimer Phone # 404-305-7745 E-mail joseph.latimer@cfocorp.com  
(representative's signature) (street, city, state and zip code)



My commission expires: March 3, 2018 Shaunda Beauman  
Notary Public

Titleholder Erwin Heid Phone # 404-765-8038 E-mail Erwin.Heid@cfacorp.com

Signature [Signature] Address: 5200 Buffington Road, Atlanta, GA 30349  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: March 3, 2018

Present Zoning of Property GC General Commercial

Location 2105 Roswell Road, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) \_\_\_\_\_ District 9 Size of Tract 1.144 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 subject property is located within the General Commercial District and located in a CAC Community Activity Future Land Use Area. A 40' buffer is required from commercial to residential on our southern property line and the existing site has a 1' buffer. Also the property is limited to no more than 70% impervious coverage. However, the site was constructed prior to the issuance of this requirement. Therefore, application of this term would create an unnecessary hardship to the project. The site was constructed with a 77% impervious area in 1998 at which point was in compliance with the Cobb County Zoning Ordinance. The proposed remodel increases the impervious area by 486sf (1%).

List type of variance requested: Impervious Area and Buffer.

V-59  
(2017)

ing R-20  
back = 35 Feet  
back = 10 Feet  
Major Side Setback = 25 Feet  
Rear Setback = 35 Feet

Proposed Rear Setback = 19 Feet

APR 13 2017

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY  
ZONING DIVISION

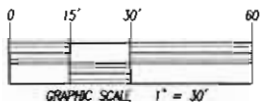
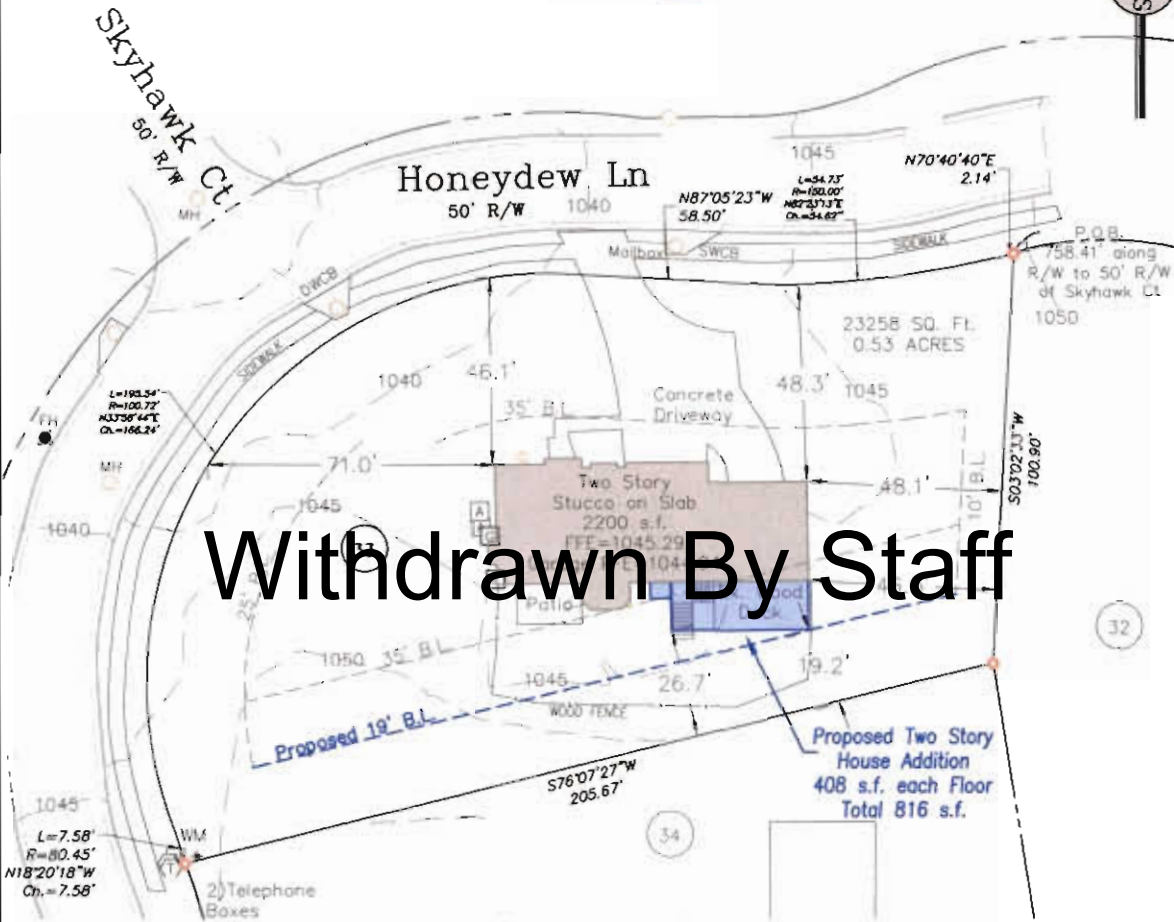
Grid North (GA West Zone)



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND CC LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER UNDERGROUND 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. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 66,237 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR: TRIMBLE S-6, LINEAR: EDM VERTICAL: CHAMPION GPS ROVER RECEIVER



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

2056 Honeydew Lane NW  
Kennesaw, Georgia 30152

**LEGEND:**

IRON PIN FOUND (AS NOTED)	R/W RIGHT OF WAY
LAMP POST	CONC. CONCRETE
AC UNIT	TYP. TYPICAL
ELECTRIC METER	FH FIRE HYDRANT
POWER POLE	BL. BUILDING LINE
SANITARY SEWER MANHOLE	MH MANHOLE
CLEAN OUT	
CABLE TV BOX	
TELEPHONE BOX	
GAS METER	
IRRIGATION CONTROL BOX	
WATER METER	FFE FINISHED FLOOR ELEVATION
FIRE HYDRANT	T.R.M. TEMPORARY BENCHMARK
WATER VALVE	SWCB SINGLE WING CATCH BASIN
MISC. UTILITY STRUCTURE	DWCB DOUBLE WING CATCH BASIN

ACCORDING TO THE FEMA MAP OF Cobb COUNTY

COMMUNITY No. 13067C  
PAGE: 0019 G,  
FLOOD ZONE: "X"  
DATED: 12/16/2008

SHOWS THIS PROPERTY IS NOT TO BE IN A 100 YEAR FLOOD HAZARD AREA.



Final Survey for:

**Chris Brock  
Victoria Brock**

LOT: 33
SUBDIVISION: Ivy Grove
PLAT BOOK/PAGE: 163/99
CITY:
LAND LOT: 179 DISTRICT: 20th SECTION: 2nd
COUNTY: Cobb STATE: GEORGIA
FIELD DATE: 03-09-16 DRAFTING DATE: 03-15-16
REVISIONS: 04/08/17 Proposed Hse Add/BL SCALE: 1" = 30'
Field Crew: MH Drawn By: CC Checked By: CC Approved By: CC
LOCATION: Subdivisions JOB No.: B 16-0178

**CC Land Surveyors**  
P.O. Box 821142  
Acworth, Georgia 30101  
770-975-3933 ~ 770-420-2274 (fax)  
www.ccland.com

**APPLICANT:** Delores Brock

**PETITION No.:** V-59

**PHONE:** 678-230-4597

**DATE OF HEARING:** 6-14-2017

**REPRESENTATIVE:** Edwin Michael

**PRESENT ZONING:** R-20

**PHONE:** 770-310-1351

**LAND LOT(S):** 179

**TITLEHOLDER:** Delores Brock

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of Honeydew Lane, north of Crestwicke Drive, directly across from Skyhawk Court (2056 Honeydew Lane).

**SIZE OF TRACT:** 0.53 acres

**COMMISSION DISTRICT:** 1

**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-59  
Hearing Date: 6-14-17

Applicant DE LORES BROCK Phone # 678-230-4597 E-mail deern1950@comcast.net  
Edwin Michael Address 2912 DAVIS STREET S.E. SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)  
Edwin Michael Phone # 770-310-1351 E-mail mike@CatchCostaRica.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: None 24, 2017 Allene D Webb  
Notary Public

Titleholder DE LORES BROCK Phone # 678-230-4597 E-mail DEERN1950@COMCAST.NET  
Signature [Signature] Address: 1240 WINDSOR ESTATES DR MARIETTA, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: None 24, 2019 Allene D Webb  
Notary Public

# Withdrawn By Staff

Present Zoning of Property R-70  
Location 2056 HONEY CREEK LANE KENNESAW, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17A District 20 Size of Tract Lot 33 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:

Growth of family and need the additional space

List type of variance requested: Room addition and adjustment of REAR PROPERTY LINE SET BACK over existing deck.





**J.D. GRACE**  
 LAND SURVEYING, LLC  
 2300 KIMBROUGH COURT  
 ATLANTA, GA 30330  
 CELL: (770) 733-4649  
 OFFICE: (678) 587-0100  
 jdgrace1@yahoo.com

**V-60  
 (2017)**

**BOUNDARY SURVEY**  
 FOR  
**LEIGH ANNETTE DISPENNETTE  
 & STEVEN DALE DISPENNETTE**  
 LAND LOT 836, 16TH DISTRICT  
 2ND SECTION  
 COBB COUNTY, GEORGIA

ZONED: R20

FIELD WORK DATE: 08-02-2015  
 PLAT DATE: 09-04-2015

SCALE: 1"=30'



GRAPHIC SCALE

**LEGEND**

- MONUMENT FOUND/SET
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F HIGH OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- SS — SANITARY SEWER LINE
- RD — ROAD RIGHT-OF-WAY LINE
- DE DRAINAGE EASEMENT
- MB MAILBOX
- CO ◯ CLEANOUT
- SSWH ◯ SANITARY SEWER MANHOLE
- SS — SANITARY SEWER EASEMENT
- CMP CORRUGATED METAL PIPE

NO. 00' MORE OR LESS ALONG THE NORTHERLY R/W OF OLD WAGON ROAD (HAVING A 50' R/W) TO THE INTERSECTION WITH THE EASTERLY R/W OF SHELLEY HILL RD. (HAVING A 70' R/W), SAID POINT BEING THE P.O.C.

Curve	Radius	Length	Chord	Chord Bear.
C1	1316.29'	44.32'	44.37'	N 07°19'49" E

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

**TOTAL AREA  
 0.685 ACRES  
 29,845 SF**

N/F PETER L. & KATHLEEN T. REMOLDS  
 PARCEL ID: 16083600470

(13)

S 00°58'00"E  
 181.95'

(14)

N/F ROBERT F., JR. & JULIE K. MURPHY  
 PARCEL ID: 16083600480

(15)

MEASUREMENTS WERE TAKEN WITH A LEICA TOPP 1205 WITH AN ANGULAR ERROR OF 04" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRANSVERSE CLOSURE OF 1"/16,163'. PLAT PRECISION OF CLOSURE CALCULATED 1"/118,812'.

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

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

VARIANCES GRANTED MAY EXIST BUT NOT RESEARCHED.

N/F JOHN M. & DOROTHY M. HESS  
 PARCEL ID: 16089300120

(2)

1. PLAT OF OLDE MILL FOREST SUBDIVISION, UNIT III, RECORDED IN PG 54 PG 114 OF THE COBB COUNTY RECORDS  
 2. PLAT OF ROSWELL DOWNS SUBDIVISION RECORDED IN PG 65 PG 193 OF THE COBB COUNTY RECORDS.

(3)

N/F HELEN I. CHAPPEL  
 PARCEL ID: 16089300130

(5)

N/F CHAD D. & WENDY H. BROWN  
 PARCEL ID: 16089300150

(836)

LL 836

(893)

LL 893

1. BEARING ORIENTATION IS MAGNETIC FROM REF. # 1.

2. 50' FRONT BUILDING SETBACK IS FROM REF. # 1, 10' SIDE AND 35' REAR BUILDING SETBACKS ARE FROM CURRENT ZONING REG. ORIGINAL RECORDED SIDE AND REAR SETBACKS NOT STATED ON REF. # 1.

3. RECORD EASEMENT INFORMATION WAS NOT FOUND FOR THE SEWER AND DRAINAGE EASEMENTS SHOWN ARE ASSUMED FOR ACCESS BY COBB COUNTY FOR MAINTENANCE WITH STANDARD EASEMENT WIDTHS.

1/2" REBAR FOUND (ON LINE) 16.25'

1/2" REBAR FOUND (ON LINE) 101.22'

1/2" REBAR FOUND (ON LINE) 58.34'

1/2" REBAR FOUND (ON LINE) 190.00'

1/2" REBAR FOUND (ON LINE) 175.31'

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1/2" REBAR FOUND (ON LINE) 175.31'

**APPLICANT:** Jason Adams and Lori Adams

**PHONE:** 404-904-5153

**REPRESENTATIVE:** Jason Adams and Lori Adams

**PHONE:** 404-904-5153

**TITLEHOLDER:** Jason S. Adams and Lori B. Adams

**PROPERTY LOCATION:** On the south side of Old Wagon Road, east of Sewell Mill Road (3411 Old Wagon Road).

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to three (3) feet adjacent to the east property line.

**PETITION No.:** V-60

**DATE OF HEARING:** 6-14-2017

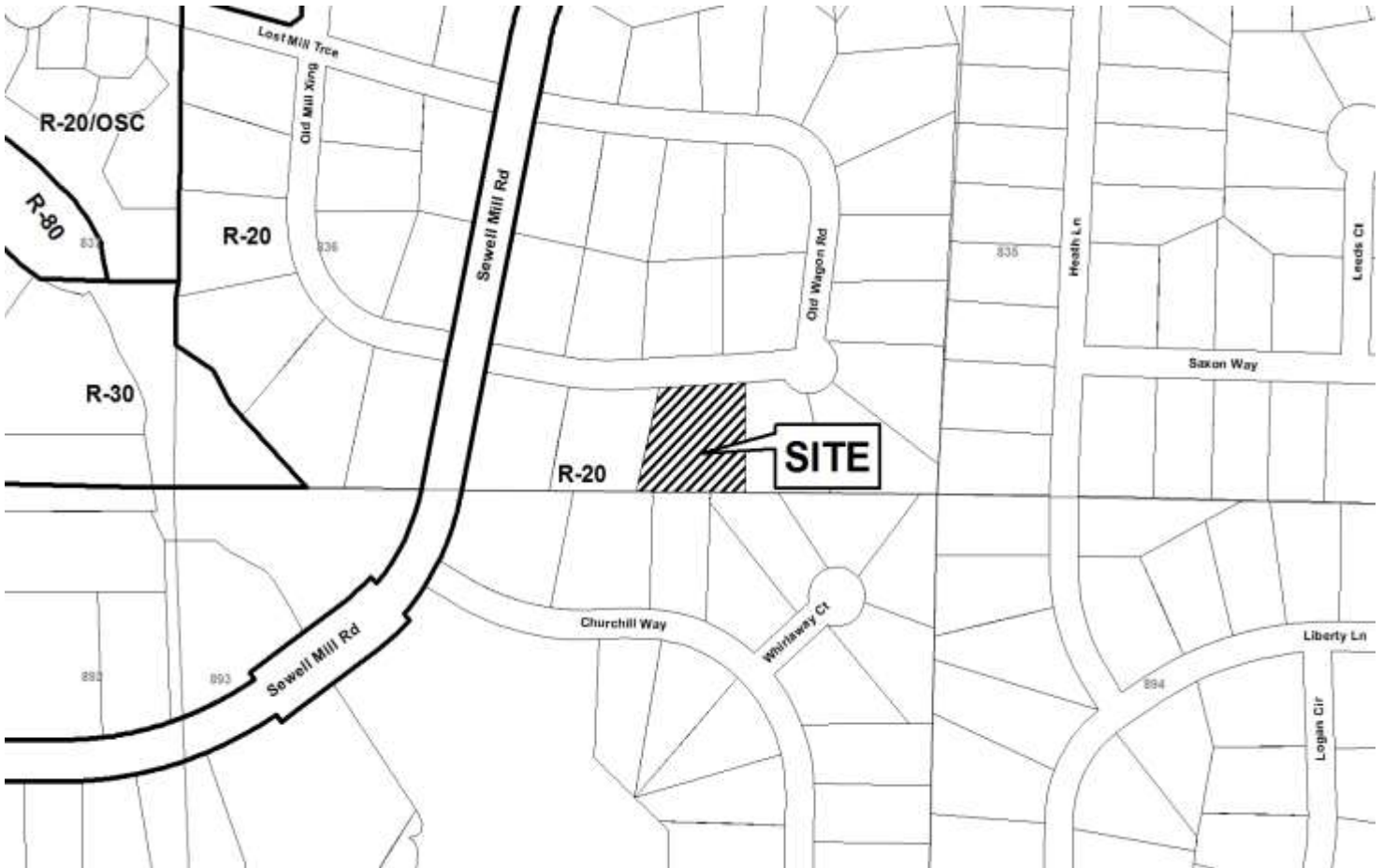
**PRESENT ZONING:** R-20

**LAND LOT(S):** 836

**DISTRICT:** 16

**SIZE OF TRACT:** 0.685 acres

**COMMISSION DISTRICT:** 2



# Application for Variance Cobb County

(type or print clearly)

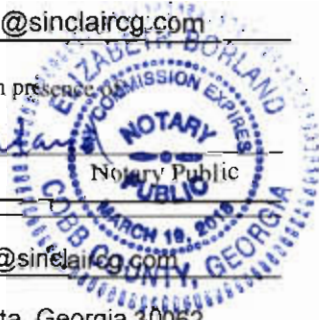
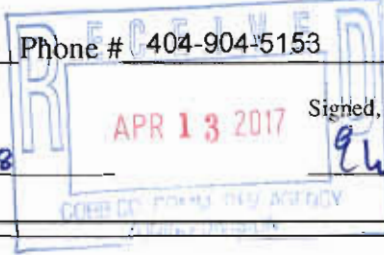
Application No. V-60  
Hearing Date: 6-14-17

Applicant Jason Adams & Lori Adams Phone # 404-904-5153 E-mail jadams@sinclaircg.com

Jason Adams & Lori Adams Address 3411 Old Wagon Road, Marietta, Georgia 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-904-5153 E-mail jadams@sinclaircg.com  
(representative's signature) Jason Adams  
[Signature] Signed, sealed and delivered in presence of  
(representative's signature) Lori Adams

My commission expires: March 19, 2018

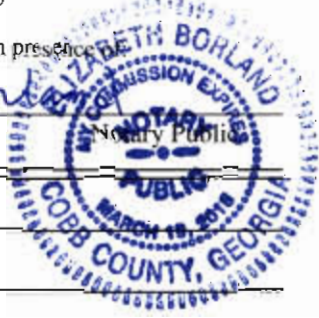


Titleholder Jason Adams & Lori Adams Phone # 404-904-5153 E-mail jadams@sinclaircg.com

Signature [Signature] Address: 3411 Old Wagon Road, Marietta, Georgia 30062  
Jason Adams (attach additional signatures, if needed) (street, city, state and zip code)

Signature [Signature] Signed, sealed and delivered in presence of  
Lori Adams

My commission expires: March 19, 2018



Present Zoning of Property R-20

Location 3411 Old Wagon Road, Marietta, Georgia 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 14, Block C District 16th Size of Tract .685 Acre(s)

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

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

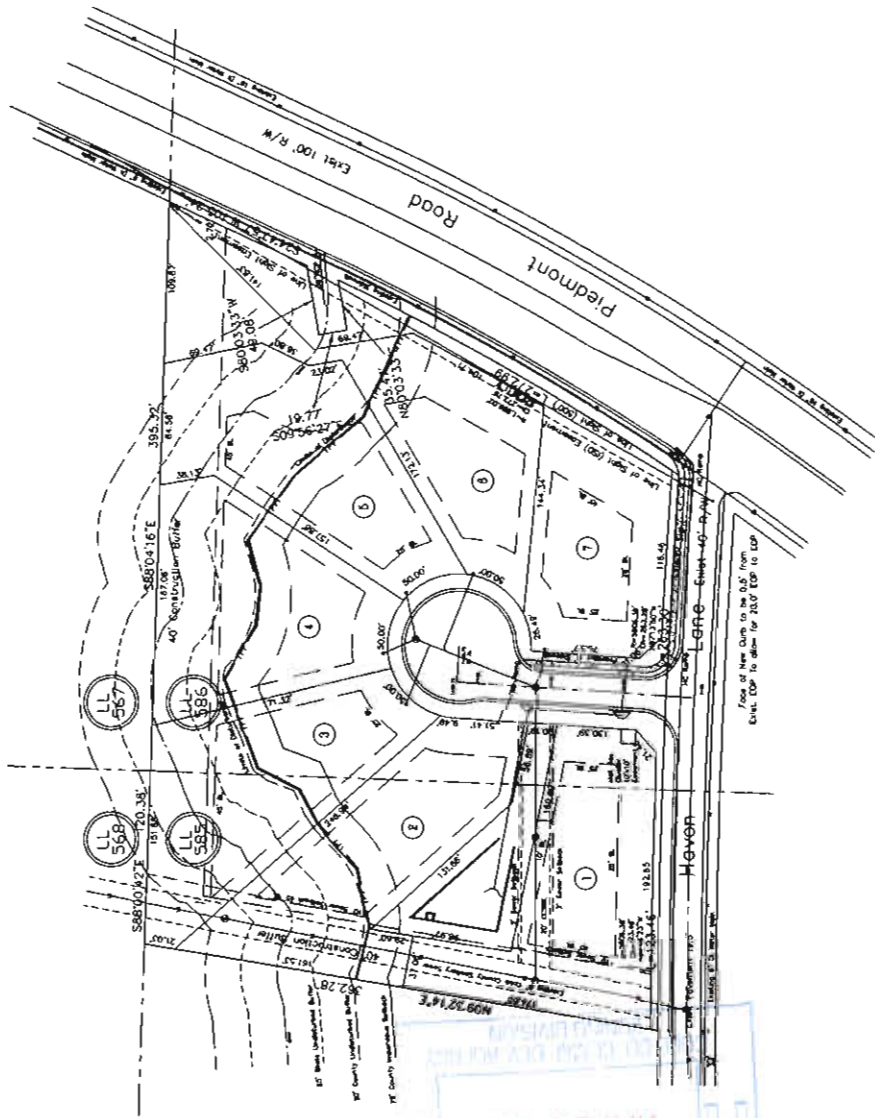
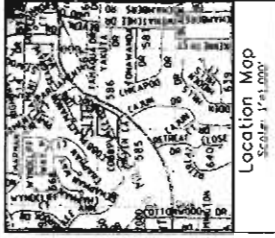
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

Applicants/Titleholders desire to expand their current 2-Car Garage into a 3 Car Garage. Doing so requires a portion of the new proposed construction to be built within the setback adjacent to one neighbor. The affected neighbor consents to the proposed new construction which is evidenced by the signatures enclosed with this application.  
The hardship created by following the normal terms of the ordinance would disallow Applicants/Titleholders the ability to park all the family's vehicles in the garage as desired.

List type of variance requested: Applicants/Titleholders request that they be allowed to construct a 3-Car Garage, a portion of which would be within the setback area adjacent to one neighbor. The affected neighbor consents to the proposed new construction which is evidenced by the signatures enclosed with this application.

V-61  
(2017)



- Zoning Notes:
1. Boundary information from Survey prepared by Paul Lee Consulting Engineering Associates, Inc., Dated Nov. 23, 2015
  2. Current Zoning: V-61 (Adopted Dec. 1973)
  3. Proposed Setbacks: Front - 35' Variance - 25' Side - 10' Major Gas - 25'
  4. Minimum Lot Size = 20,000 Sq. Ft.
  5. Minimum House Size = 1,600 Sq. Ft. (Histed)
  6. Total Number of Lots = 7 Density 1.87 Lots/Acre
  7. All Lots to have sodded and imported front yards

NO STREET PARKING HAS BEEN PROVIDED FOR THIS DEVELOPMENT

Total Area: 163,186.1 Sq. Ft.  
3.746 Acres  
Disturbed Area: 106,102.5 Sq. Ft.  
2.413 Acres  
GRAPHIC SCALE  
(1" = 40' )  
1 inch = 40' ft.

**DEVELOPER**  
RDC Development Group  
4302 Tompkins Lane  
Atlanta, Georgia 30341  
CONTACT: Richard Duncan  
PH: 678-597-7624

THIS PROPERTY IS NOT LISTED IN A FEDERAL FLOOD AREA.  
THE FIELD WITH WHICH THIS PLAN IS MADE IS A CLOSURE, PROVISION OF THE  
CONTRACTOR'S RESPONSIBILITY TO THE CLIENT AND IS TO BE USED ONLY FOR  
CONTRACT RELATED WORK.  
ALL METERS RELYING ON THIS PLAN ARE LIMITED.

Lorry D. Neese, PLS  
OWNER ARCHITECT SURVEYOR  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428-2122  
E-Mail: Lneese@23sgaol.com



24 HR. EMERGENCY CONTACT: RICHARD DUNCAN (678) 591-7624

Preliminary Subdivision Layout  
Hoven, P. O. Box 481  
Land Lots 585 & 586  
16th District, 6th Section  
Cobb County Georgia  
Scale: 1"=40'  
Field Date: NA Plat Date: 08-16

REVISIONS

NO.	DESCRIPTION	DATE
1	11/20/17, Purchase Agreement to Reverse Setback	

SHEET

2

**APPLICANT:** RDC Development Group, LLC

**PHONE:** 678-591-7624

**REPRESENTATIVE:** Richard Duncan

**PHONE:** 678-591-7624

**TITLEHOLDER:** Duncan Land Investments, LLC

**PROPERTY LOCATION:** On the northwest corner of  
Haven Lane and Piedmont Road, north of Cajun Drive  
(445 and 481 Piedmont Road).

**TYPE OF VARIANCE:** Waive the front setbacks for proposed lots 1-7 from the required 35 feet to 25 feet.

**PETITION No.:** V-61

**DATE OF HEARING:** 6-14-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 585, 586

**DISTRICT:** 16

**SIZE OF TRACT:** 3.75 acres

**COMMISSION DISTRICT:** 3



# Application for Variance Cobb County

(type or print clearly)

Application No. V-61

Hearing Date: 6-14-17

Applicant RDC Development Group LLC Phone # 678.591.7024 E-mail rdcdevelopment@yahoo.com  
Richard Duncan Address 4302 Farmbrook Ln, Kennesaw, Ga. 30144  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.591.7024 E-mail riversouth59@yahoo.com  
(representative's signature)

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

Titleholder Duncan Land Investments LLC Phone # 678.591.7024 E-mail duncanlandinvest@yahoo.com  
Signature [Signature] Address: 4302 Farmbrook Ln, Kennesaw, Ga. 30144  
(attach additional signatures, if desired) (street, city, state and zip code)

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

Present Zoning of Property \_\_\_\_\_  
Location 415 & 481 Piedmont Rd, Marietta, Ga 30066 (Haven Pointe Subd.)  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 585, 586 District 11th Size of Tract \_\_\_\_\_ Acre(s)

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

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

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

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

Change in setbacks allow houses to be farther from stream buffer and neighboring properties

List type of variance requested: Change front setbacks from 35' to 25' and add 10' to rear setback to account for change to front setback