

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 12, 2017

DUE DATE: June 12, 2017

Distributed: May 19, 2017



Cobb County...Expect the Best!

V-62
(2017)

GENERAL PLAT NOTES:

THE FIELD DATA DATED 4-14-17 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 61,847 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 124,787 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF DARYL DUREN. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

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. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

N ~ F
LONG, SCARLET K.
D.B. 15092, PG. 5108

LEGEND

	RBF - REINFORCING BAR FOUND
	LP - LIGHT POLE
	TYPE OF FENCE
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	POWERBOX



N ~ F
JORDAN, ERIC R.
D.B. 9849, PG. 451

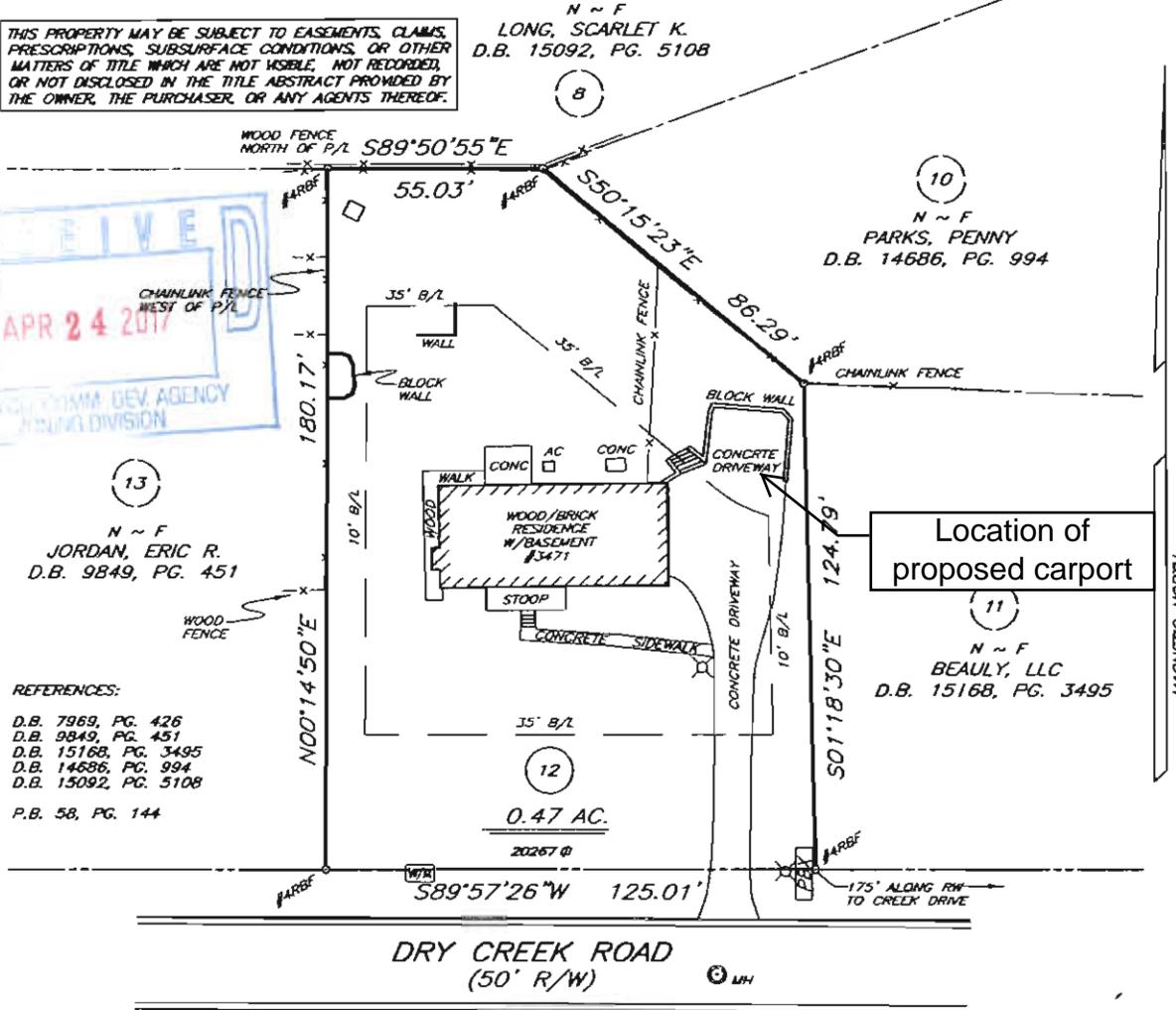
N ~ F
PARKS, PENNY
D.B. 14686, PG. 994

Location of
proposed carport

N ~ F
BEAULY, LLC
D.B. 15168, PG. 3495

REFERENCES:

- D.B. 7969, PG. 426
- D.B. 9849, PG. 451
- D.B. 15168, PG. 3495
- D.B. 14686, PG. 994
- D.B. 15092, PG. 5108
- P.B. 58, PG. 144



SURVEYORS CERTIFICATION

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM 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 5 SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.



K. ADDISON BLAKESLEE GA RLS #3246

4-14-17
DATE

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Environmental

DATE: 4-14-17
SCALE: 1"=30'
NO. 1000 BY 1100

BOUNDARY SURVEY FOR
DARYL DUREN

APPLICANT: Daryl Duren

PHONE: 770-973-9320

REPRESENTATIVE: Ashley Nettles

PHONE: 678-695-5306

TITLEHOLDER: Daryl Duren and Jennifer Duren

PROPERTY LOCATION: On the north side of Dry
Creek Road, west of Creek Drive
(3471 Dry Creek Road).

PETITION No.: V-62

DATE OF HEARING: 7-12-2017

PRESENT ZONING: R-20

LAND LOT(S): 462

DISTRICT: 16

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed approximately 360 square foot carport) to the side of the principal building; and 2) waive the setbacks for an accessory structure under 650 square feet (carport) from the required 10 feet to two (2) feet adjacent to the east property line and from the required 35 feet to 10 from the rear.





Application for Variance Cobb County

(type or print clearly)

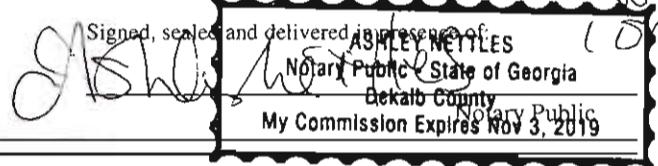
Application No. V-162
Hearing Date: 7-12-17

Applicant Daryl Duren Phone # 770-973-9320 E-mail ddurenusa@hotmail.com

Ashley Nettles Address 3471 Dry Creek Road Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-855-304 E-mail ashley.nettles@hotmail.com
(representative's signature)

My commission expires: 11-3-19



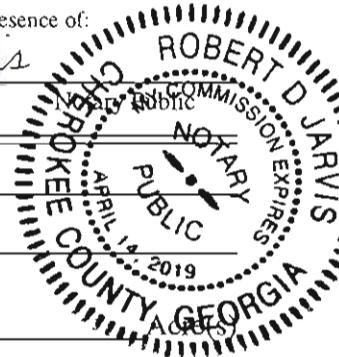
Titleholder Daryl Duren Phone # 770-973-9320 E-mail ddurenusa@hotmail.com

Signature [Signature] Address: 3471 Dry Creek Road Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4/14/2019

Signed, sealed and delivered in presence of:

Robert D. Jarvis



Present Zoning of Property R-20

Location 3471 Dry Creek Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 462 District 16 Size of Tract _____

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 .47ac Shape of Property Rect. Topography of Property F1st Other _____

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

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

I need protection for my vehicle.

List type of variance requested: Allow carport closer to property boundary.

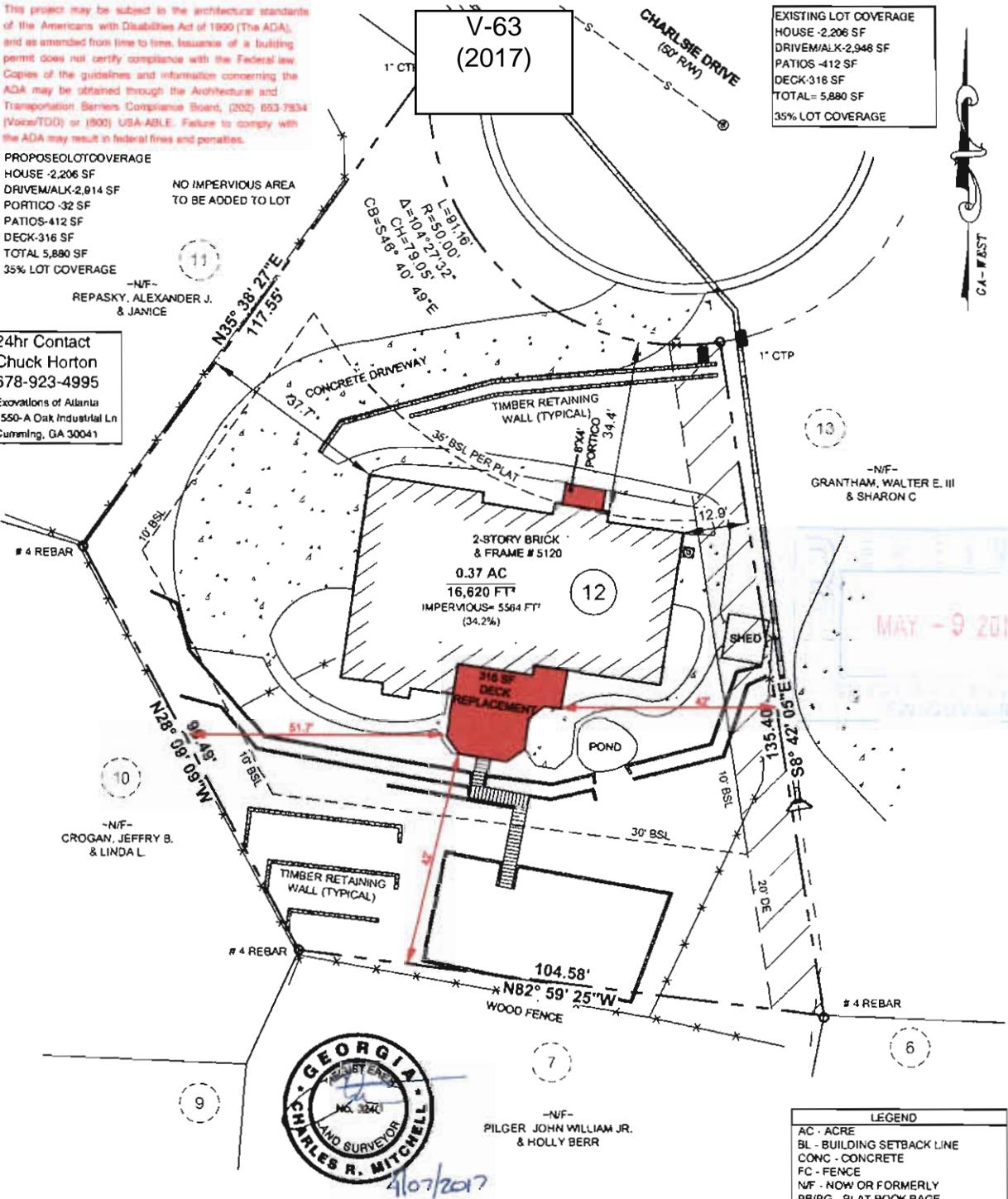
This project may be subject to the architectural standards of the Americans with Disabilities Act of 1990 (The ADA), and as amended from time to time. Issuance of a building permit does not certify compliance with the Federal law. Copies of the guidelines and information concerning the ADA may be obtained through the Architectural and Transportation Barriers Compliance Board, (202) 633-7834 (Voice/TDD) or (800) USA-ABLE. Failure to comply with the ADA may result in federal fines and penalties.

PROPOSED LOT COVERAGE
 HOUSE - 2,206 SF
 DRIVEMALK - 2,914 SF
 PORTICO - 32 SF
 PATIOS - 412 SF
 DECK - 316 SF
 TOTAL - 5,890 SF
 35% LOT COVERAGE

NO IMPERVIOUS AREA TO BE ADDED TO LOT

EXISTING LOT COVERAGE
 HOUSE - 2,206 SF
 DRIVEMALK - 2,948 SF
 PATIOS - 412 SF
 DECK - 316 SF
 TOTAL - 5,890 SF
 35% LOT COVERAGE

24hr Contact
 Chuck Horton
 678-923-4995
 Excavations of Atlanta
 1550-A Oak Industrial Ln
 Cumming, GA 30041



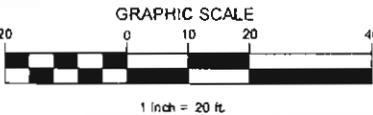
-N/F-
 CROGAN, JEFFRY B.
 & LINDA L.

-N/F-
 GRANTHAM, WALTER E. III
 & SHARON C.

-N/F-
 PILGER, JOHN WILLIAM JR.
 & HOLLY BERR



I CERTIFY THAT 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. 15-6-87 AS AMENDED BY HB 1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.



LEGEND	
AC	- ACRE
BL	- BUILDING SETBACK LINE
CONC	- CONCRETE
FC	- FENCE
N/F	- NOW OR FORMERLY
PB/PG	- PLAT BOOK PAGE
R/W	- RIGHT OF WAY
○	- #4 REBAR FOUND
⊗	- PULL BOX (CATV)
---	- FENCE LINE
---	- RIGHT-OF-WAY
---	- LAND LOT LINE

LOT BOUNDARY SURVEY
 PREPARED FOR
**NICHOLAS JOHN BAUER &
 HEATHER MICHELLE BAUER**

PROPERTY DESCRIPTION
 0.37 ACRES (16,280 FT²)
 5120 CHARLISIE DRIVE
 MARIETTA, GEORGIA 30068
 LAND LOTS 157 & 158; 1st DISTRICT; 2nd SECTION
 COBB COUNTY

- NOTES:**
1. ANGLES AND DISTANCES MEASURED WITH SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & SPECTRA PRECISION EPOCH 50 DUAL BAND GPS RECEIVER ON THE eGPS NETWORK.
 2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 60,641 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. THE TRAVERSE NETWORK WAS ADJUSTED USING THE COMPASS RULE METHOD.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,515 FEET.
 4. SEE RECORDED PLAT NOTES FOR LOT RESTRICTIONS, IF ANY.
 5. THIS PROPERTY LIES PARTIALLY WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL 13067C01321 WITH AN EFFECTIVE DATE OF 03/04/2013.
 6. ZONING, COBB COUNTY R-15 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

MITCHELL SURVEYING & CONSULTING, LLC
 Surveying • Construction Layout • Consulting
 3201 South Cherokee Lane • Suite 310
 Woodstock, GA 30186
 Tel. 770-924-2955 Fax. 770-486-9073
 Email: cmitchell@MSC-survey.com

SOURCE OF DATA	- PLAT BOOK 105, PAGE 52 - DEED BOOK 15254, PAGE 5842 COBB COUNTY, GEORGIA
SURVEY TYPE:	LOT BOUNDARY
DATE OF FIELD SURVEY:	04/07/2017
MAP ISSUE DATE:	04/12/2017
PROJECT No.:	17019.00

APPLICANT: Heather Bauer

PHONE: 678-640-6091

REPRESENTATIVE: Heather Bauer

PHONE: 678-640-6091

TITLEHOLDER: Nicholas John Bauer and Heather Michelle Bauer

PROPERTY LOCATION: On the southern terminus of Charlisie Drive, east of Bedford Oaks Drive (5120 Charlisie Drive).

PETITION No.: V-63

DATE OF HEARING: 7-12-2017

PRESENT ZONING: R-15

LAND LOT(S): 157, 158

DISTRICT: 1

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 30 feet; 2) allow an accessory structure (existing approximately 72 square foot shed) to the side of the principal building; and 3) waive the side setback for an accessory structure under 144 square feet (existing approximately 72 square foot shed) from the required five (5) feet to zero feet adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-63
Hearing Date: 7-12-17

Applicant Heather Bauer Phone # 678.640.6091 E-mail heather_bauer@mac.com

Heather Bauer Address 5120 Charlise Drive Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678.640.6091 E-mail heather_bauer@mac.com
(representative's signature)

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

My commission expires: July 28, 2018

Titleholder Nicholas John Bauer and Heather Michelle Bayer Phone # 678.640.6091 E-mail heather_bauer@mac.com

Signature [Signatures] Address: 5120 Charlise Drive Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: July 28, 2018

Present Zoning of Property R-15

Location 5120 Charlise Drive Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 and 158 District 1 Section 2 Size of Tract 0.37 Acre(s)

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

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

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

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

Due to the unusual shape of the property and the angle from the road frontage, a portion of the existing house and existing stoop encroach on the front building setback line and doesn't allow for any space for a covered entryway. To grant a waiver of required 35' front setback line to 30' would not create any unnecessary hardship upon subject property or neighboring properties. Similar conditions of the subject property can be found in adjacent properties. The proposal would promoted desirable living conditions.

List type of variance requested:
Relief of 35' front building setback line by 5' to be 30' in order to construct a covered porch over an existing stoop.

V-64
(2017)

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 9.7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 1,163,382. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON CTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 130,476.

ALL I.P.'s ARE 3/4" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE REFERENCE BEARING ALONG THE NORTHWEST PROPERTY LINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0043 H, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

ZONING: R-15 (PER COBB COUNTY'S GS MAP)

SETBACKS SHOWN PER R-15 ZONING.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THE PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, II P.C. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON A WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE PB 53, PG. 159

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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.

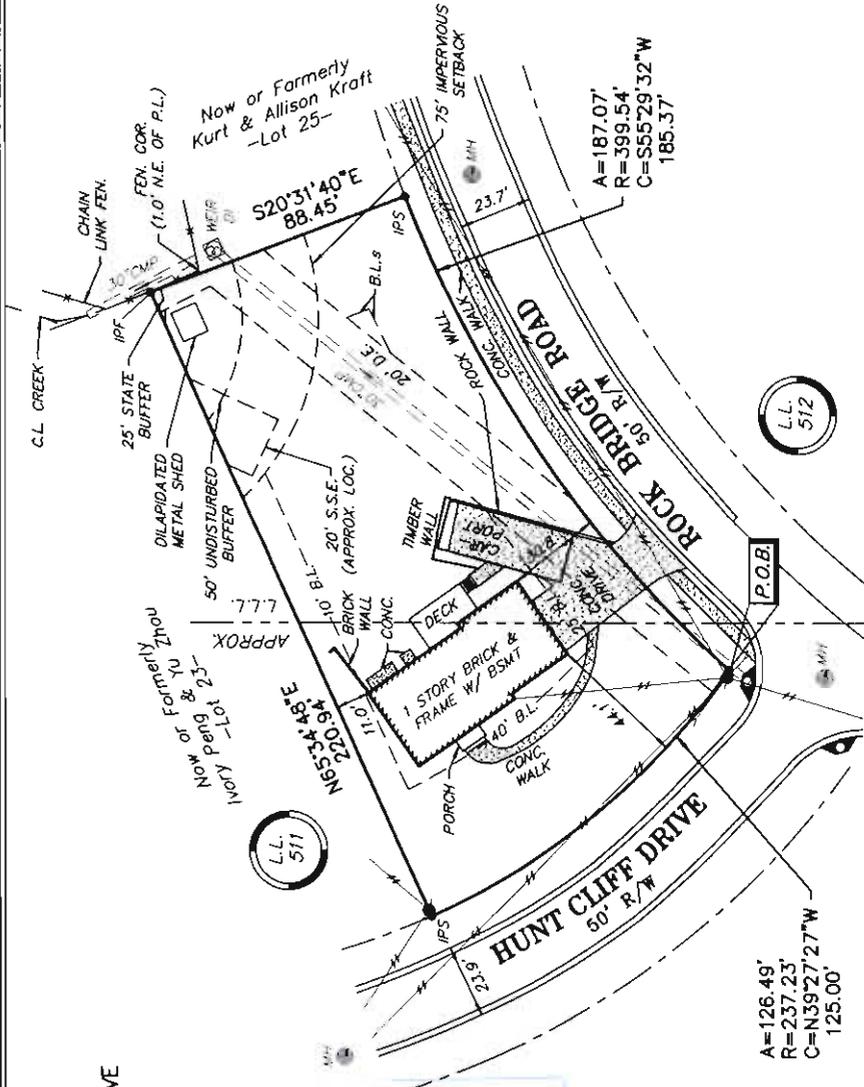
DAVID BARTON, GA. R.L.S. No. 2533

JOB # 17-064 DRAWN BY: NJ FIELD CREW: NJ
FIELD DATE: 4-19-17 PLAT PREPARED: 4-20-17



**BARTON SURVEYING
INC.**

P.O. BOX 640
LEBANON, GEORGIA 30146
(770) 345-2810
(LICENSE No. LSF 000151)



ADDRESS:
2888 HUNT CLIFF DRIVE
MARIETTA, GA 30066

REFERENCE NORTH
(PB 53, PG. 159)

LL 511

A=126.49'
R=237.23'
C=N39°27'27"W
125.00'

LL 512

AREA = 20,642 SQ. FT.
0.474 ACRE

ROBERT KNIGHT

(BEING LOT 24, BLOCK "A", PIEDMONT HILLS SUBDIVISION, UNIT 4, SECTION 1)
LOCATED IN LAND LOTS 511 & 512
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
APRIL 19, 2017 1"=40'



SCALE IN FEET



ABBREVIATIONS

- IPF = IRON PIN FOUND
- R/W = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LL = LAND LOT LINE
- CL = CENTERLINE
- MBR = 1/2" REBAR
- CT = CRIMP TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DRAIN INLET
- MB = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT

APPLICANT: Robert Knight

PHONE: 770-598-8954

REPRESENTATIVE: Robert Knight

PHONE: 770-598-8954

TITLEHOLDER: Robert Knight

PROPERTY LOCATION: On the northeast corner of
Rockbridge Road and Hunt Cliff Drive
(2888 Hunt Cliff Drive).

PETITION No.: V-64

DATE OF HEARING: 7-12-2017

PRESENT ZONING: R-15

LAND LOT(S): 511, 512

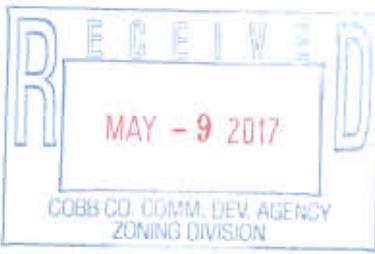
DISTRICT: 16

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 640 square foot carport) to the side of the principal building; 2) allow an accessory structure (carport) to be located closer to the side street right-of-way line than the principal building; 3) waive the major side setback for an accessory structure under 650 square feet (carport) from the required 25 feet to five (5) feet; and 4) waive the side setback for an accessory structure under 144 square feet (existing approximately 80 square foot dilapidated metal shed) from the required five (5) feet to three (3) feet adjacent to the north property line.





Application for Variance Cobb County

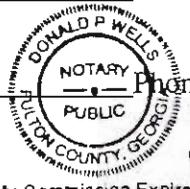
(type or print clearly)

Application No. V-64
Hearing Date: 7-12-17

Applicant Robert Knight Phone # 770-598-8954 E-mail rknight@outlook.com

Robert Knight Address _____
(representative's name, printed) (street, city, state and zip code)

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

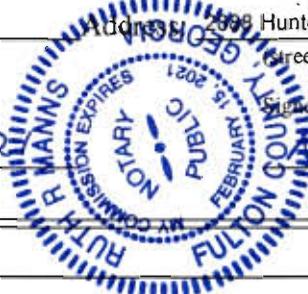


Signed, sealed and delivered in presence of:
Donald P. Wells
Notary Public

My commission expires: _____ My Commission Expires March 15, 2021

Titleholder Robert Knight Phone # 770-598-8954 E-mail rknight@outlook.com

Signature Robert Knight Address 2888 Huntcliff Dr. Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Ruth B. Manns
Notary Public

My commission expires: Feb. 15, 2021

Present Zoning of Property Residential

Location 2888 Huntcliff Dr. Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 511 and 512 District 16th Size of Tract .474 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 canopy existed when I purchased the house in 2011 and was built 15 - 20 years ago. Complete removal would cost a great deal of money and time on my part and would also decrease my property value. Given the shape of my property, it would not be possible for me to relocate or move the canopy. From my understanding, this issue has only been brought up because a resident in my neighborhood had applied for a permit and was denied. This prompted them to search the neighborhood and file complaints.

List type of variance requested: I am requesting to keep existing carport canopy.

APPLICANT: Santos L. Guardado

PETITION No.: V-65

PHONE: 678-933-7547

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Santos L. Guardado

PRESENT ZONING: R-20

PHONE: 678-933-7547

LAND LOT(S): 150

TITLEHOLDER: Santos Lucrecia Guardado

DISTRICT: 18

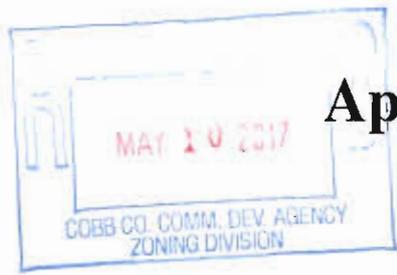
PROPERTY LOCATION: On the south side of
Thunderwood Lane, west of Thunderwood Road
(1435 Thunderwood Lane).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (320 square foot wood floor and frame building) from the required 35 feet to 27 feet; and 2) waive the minimum lot size from the required 20,000 square feet to 19,999 square feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-65
Hearing Date: 7-12-17

Applicant Santos L. Guardado Phone # 678-933-7547 E-mail _____

Address 1435 Thunderwood Lane SW
(representative's name, printed) (street, city, state and zip code) Mableton GA 30126

x Santos L Guardado Phone # 678-933-7547 E-mail _____
(representative's signature)

My commission expires: 5/2/2020 **Maricela Avila** Signed, sealed and delivered in presence of: _____
NOTARY PUBLIC Cobb County, GEORGIA _____
My Commission Expires 5/2/2020 Notary Public

Titleholder Santos L. Guardado Phone # 678-933-7547 E-mail _____

Signature Santos L Guardado Address: 1435 Thunderwood Lane Mableton GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126

My commission expires: 5/2/2020 **Maricela Avila** Signed, sealed and delivered in presence of: _____
NOTARY PUBLIC Cobb County, GEORGIA _____
My Commission Expires 5/2/2020 Notary Public

Present Zoning of Property R-20

Location 1435 Thunderwood Lane SW Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 150 District 15th Size of Tract 0.459 Acre(s)

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

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

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

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

There is a tree in the way of where the house was to originally be built; The shed is also on cement & no way for use to move it.

List type of variance requested: Set Backs

SURVEY NOTES:

1. THIS PLAT WAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN CHECKED FOR CLOSURE.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A SURVEY MADE BY ERIC WALLACE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THE TOTAL AREA IS 10.644 ACRES.
4. THE TOTAL AREA IS 10.644 ACRES.
5. THE TOTAL AREA IS 10.644 ACRES.
6. THE TOTAL AREA IS 10.644 ACRES.

SURVEY REFERENCES:

1. THE SURVEY WAS MADE BY ERIC WALLACE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
2. THE SURVEY WAS MADE BY ERIC WALLACE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
3. THE SURVEY WAS MADE BY ERIC WALLACE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

ZONING NOTES:

ZONED R-30

MINIMUM FRONT YARD SETBACK - 25.000 SO. FT.

MINIMUM SIDE SETBACK - 7.500 SO. FT.

MINIMUM REAR SETBACK - 7.500 SO. FT.

MINIMUM LOT AREA - 10,000 SQ. FT.

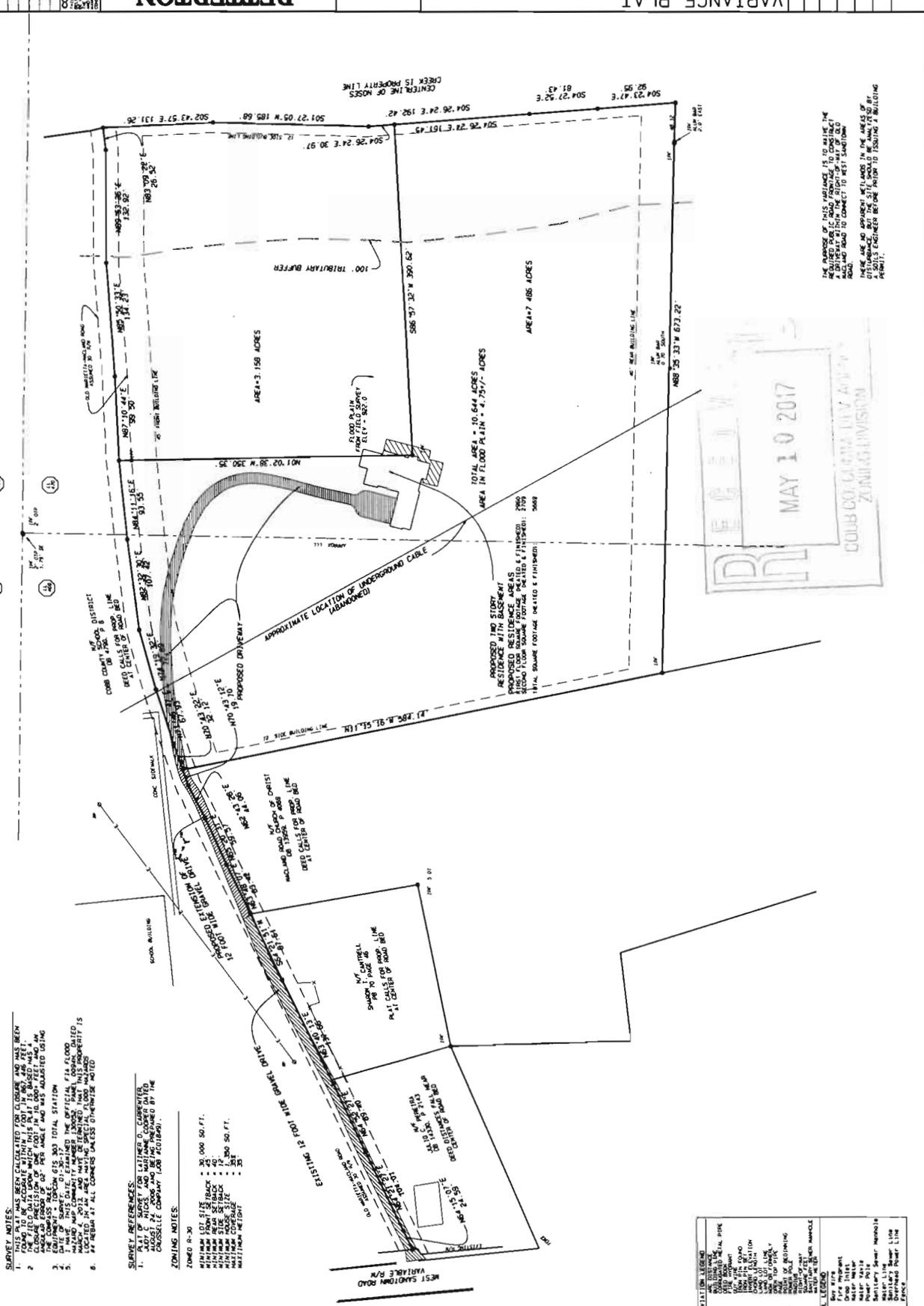
MINIMUM LOT WIDTH - 30.000 FT.

MINIMUM LOT DEPTH - 30.000 FT.

MINIMUM LOT AREA - 10,000 SQ. FT.

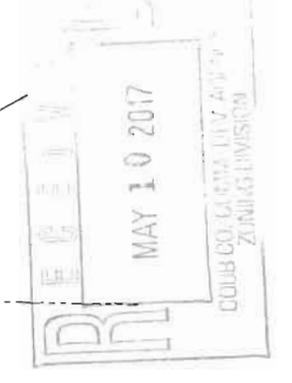
MINIMUM LOT WIDTH - 30.000 FT.

MINIMUM LOT DEPTH - 30.000 FT.



SYMBOL LEGEND

—	Property Line
---	Proposed Property Line
---	Proposed Easement Line
---	Proposed Right-of-Way Line
---	Proposed Utility Line
---	Proposed Sewer Line
---	Proposed Water Line
---	Proposed Gas Line
---	Proposed Telephone Line
---	Proposed Cable Line
---	Proposed Electric Line
---	Proposed Gas Line
---	Proposed Telephone Line
---	Proposed Cable Line
---	Proposed Electric Line
---	Proposed Gas Line
---	Proposed Telephone Line
---	Proposed Cable Line
---	Proposed Electric Line



THE PURPOSE OF THIS VARIANCE IS TO MAKE THE ADEQUATE USE OF THE PROPERTY AND TO PROVIDE A DRIVEWAY TO THE PROPERTY FROM THE ADJACENT ROAD TO CONNECT TO WEST SANDTOWN ROAD.

THESE ARE NO APPEARANCE VIOLATIONS IN THE AREAS OF THE PROPERTY AND THE PROPERTY IS NOT LOCATED IN A SPECIAL DISTRICT OR ZONING DISTRICT.

99-V
(2017)

BETTERTON
LAND SURVEYING & DESIGN, INC.
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

VARIANCE PLAT
WEST SANDTOWN ROAD TRACT
LOCATED IN
COLUMBIA COUNTY, GEORGIA
LAND LOTS 469 & 470
PREPARED FOR
ERIC WALLACE

CREATED BY
SCALE
DATE
MAY 5, 2017
PROJECT NUMBER
17105
SHEET NUMBER
1 OF 1

APPLICANT: Eric Wallace

PHONE: 770-639-0179

REPRESENTATIVE: Garvis L. Sams, Jr.

PHONE: 770-422-7016

TITLEHOLDER: Eric Wallace

PROPERTY LOCATION: Accessed by a gravel drive off the east side of West Sandtown Road, north of Macland Road, and west of Ernest Barrett Parkway (2640 Macland Road).

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to zero feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.

PETITION No.: V-66

DATE OF HEARING: 7-12-2017

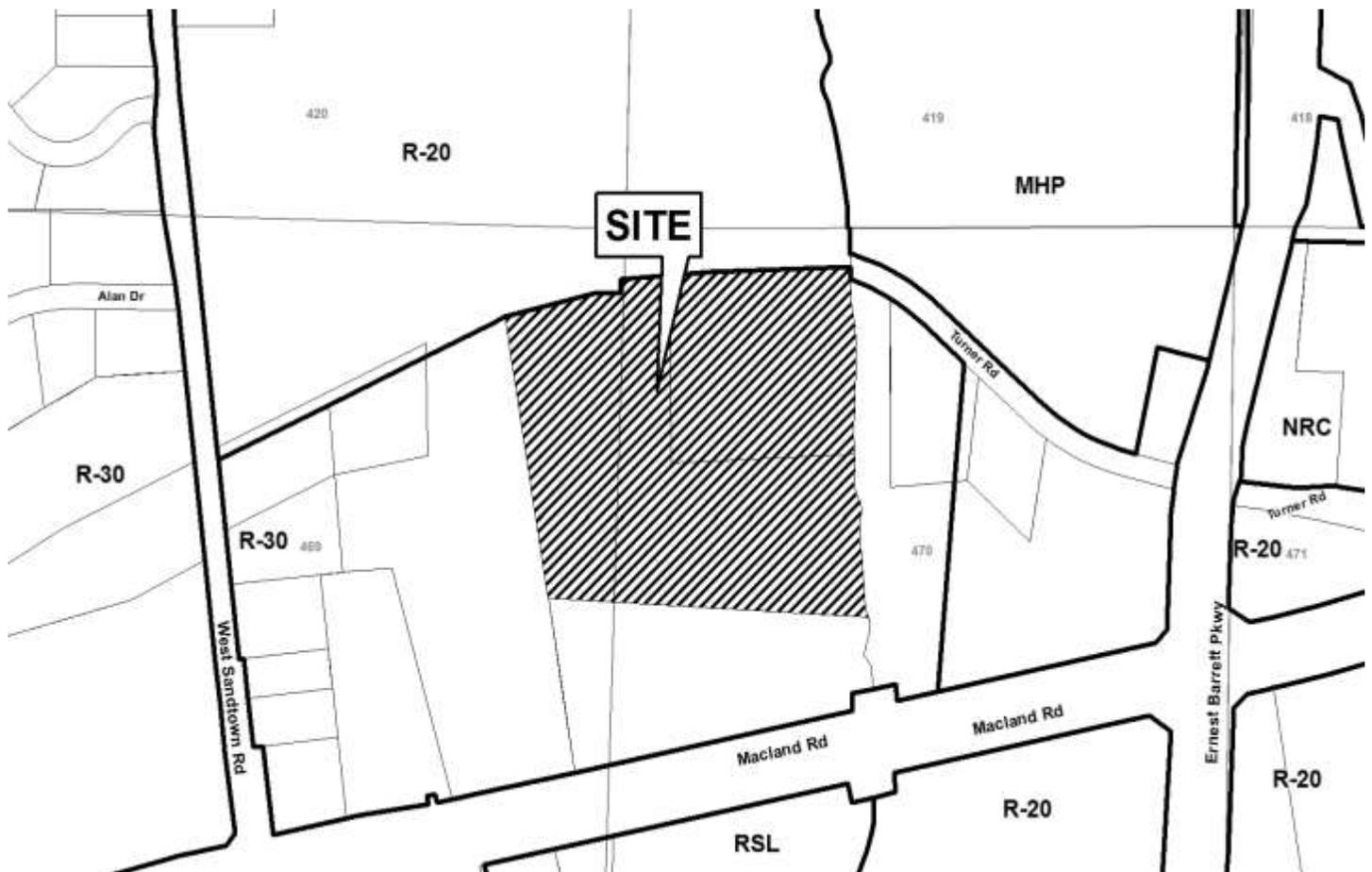
PRESENT ZONING: R-30

LAND LOT(S): 469, 470

DISTRICT: 19

SIZE OF TRACT: 10.64 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

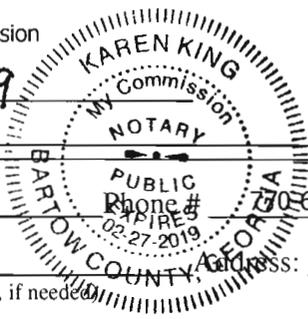
(type or print clearly)

Application No. V-66
Hearing Date: July 12, 2017

Applicant Eric Wallace Phone # 770-639-0179 E-mail ericwallace@advout.com
SAMS, LARKIN, HUFF & BALLI, LLP
by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail gsams@slhb-law.com
(representative's signature)
Parks F. Huff, Esq., with express permission

My commission expires: 2-27-19



Signed, sealed and delivered in presence of:
[Signature: Karen L. King]
Notary Public

Titleholder Eric Wallace Phone # 770-639-0179 E-mail ericwallace@advout.com

Signature See Attached Address: 1705 Rifle Ridge, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public

Present Zoning of Property R-30

Location On the south side of Old Marietta - Macland Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 469 & 470 District 19th Size of Tract 10.644 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 County ROW X - access to

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:
A literal interpretation or enforcement of provisions of the Cobb County Zoning Ordinance would disallow the development of the Subject Property.

List type of variance requested: Waive the required public road frontage to construct a driveway within the ROW of Old Macland Road to connect to West Sandtown Road.

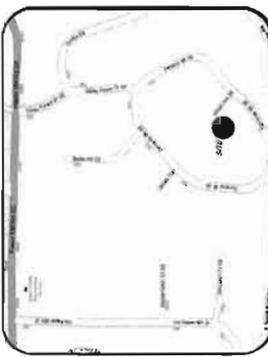
V-67
(2017)



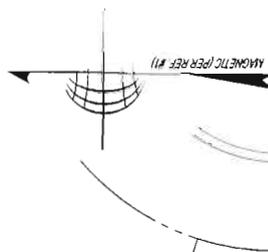
Revision	Drawn	Checked	Date
1	MM	MM	04/20/17
2	MM	MM	04/20/17
3	MM	MM	04/20/17
4	MM	MM	04/20/17
5	MM	MM	04/20/17
6	MM	MM	04/20/17
7	MM	MM	04/20/17
8	MM	MM	04/20/17
9	MM	MM	04/20/17
10	MM	MM	04/20/17
11	MM	MM	04/20/17
12	MM	MM	04/20/17
13	MM	MM	04/20/17
14	MM	MM	04/20/17
15	MM	MM	04/20/17
16	MM	MM	04/20/17
17	MM	MM	04/20/17
18	MM	MM	04/20/17
19	MM	MM	04/20/17
20	MM	MM	04/20/17

PROPERTY SURVEY
FOR
3480 INMAN HILL
(MARIETTA GA, 30067)
COBB COUNTY, GEORGIA
LAND LOT 1041, 17TH DISTRICT

SHEET NO
1



LOCATION MAP
NOT TO SCALE



ZONING

ZONES DISTRICT: R-20
SETBACKS:
FRONT-50 FEET
SIDE-10 FEET
BACK-35 FEET
MAX HEIGHT: 35 FEET

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 203 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.
CLOSURE STATEMENT:
THIS PLAT IS CALIBRATED FOR CLOSURE AND IS ACCURATE WITHIN AN ERROR OF 1/100,000 FEET.
THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A MAGNETIC BEARING BASED (PER REF. #1).
INFORMATION REGARDING THE REFERRED PRESENCE, SIZE, CHARACTER, AND LOCATION OF ANY UTILITIES, STRUCTURES, OR OBSTRUCTIONS TO THE SURVEY, IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A MAGNETIC BEARING BASED (PER REF. #1).
THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR PERSONS OR ENTITIES WHO, WITHOUT THE EXPRESS WRITING OF THE SURVEYOR, NAMING SAID PERSON, PERSONS OR ENTITY.
TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON APRIL 20, 2010.
ELEVATIONS ARE BASED ON STATE GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

TITLE NOTES

ACCORDING TO THE "TRIM" FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA, THERE IS NO FLOOD HAZARD ZONING FOR ANY PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.
SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF INMAN HILL.

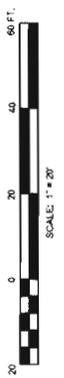
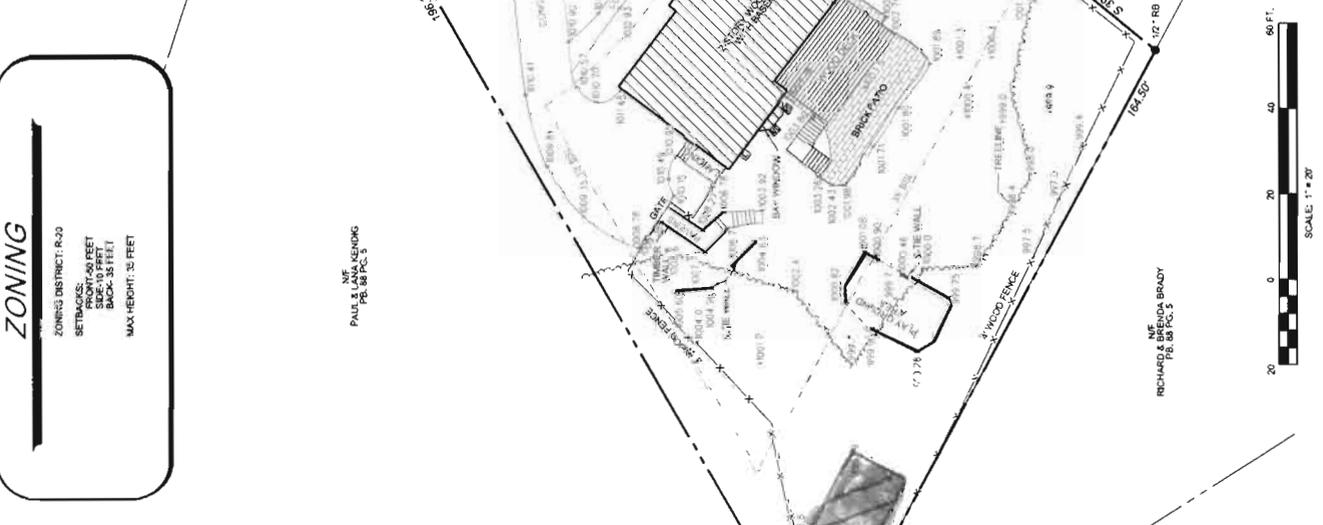
SURVEYORS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND INFORMATION ACCORDING TO THE ACCURACY STANDARDS DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

WILLIAM C. WOLFORD, JR., RLS
REGISTERED NUMBER: 2577

HOWARD J. LAMBERTY, GOFORTH
PH. 88 P.C. 5

GEORGIA
REGISTERED PROFESSIONAL SURVEYOR
No. 317



REFERENCE MATERIAL

1 FINAL PLAT FOR SBILLY FOREST (PHASE A+B)
RECORDED IN PLAT BOOK 88 PAGE 06
COBB COUNTY RECORDS

APPLICANT: Russell Alion, Jr.

PETITION No.: V-67

PHONE: 770-780-1812

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Russell Alion

PRESENT ZONING: R-20

PHONE: 770-780-1812

LAND LOT(S): 1041

TITLEHOLDER: Russell G. Alion, Jr. and Sarah S. Alion

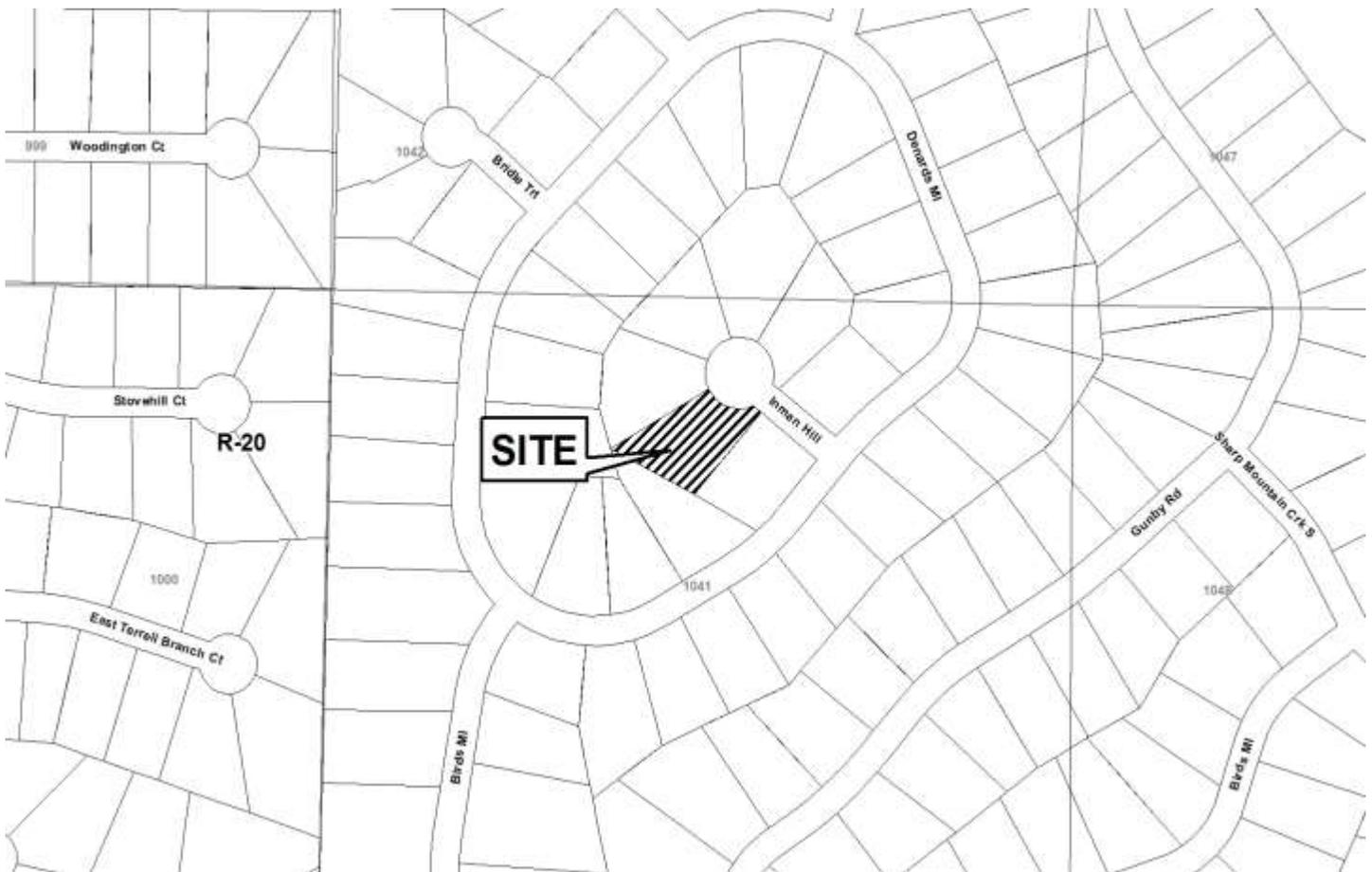
DISTRICT: 17

PROPERTY LOCATION: On the southern terminus of Inman Hill, west of Denards Mill (3480 Inman Hill).

SIZE OF TRACT: 0.49 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 216 square foot two-story playhouse) from the required 35 feet to five (5) feet.



MAY 10 2017

MEMORANDUM IN SUPPORT OF VARIANCE

Background

The Applicant is the owner of 3480 Inman Hill, Marietta, GA 30067 (the "Property"). The Property is located in the subdivision known as Sibley Forest and is in a R-20 Zoning District.

The Applicant is requesting a variance to build a 12 foot x 18 foot two-story playhouse in the rear yard of the Property. The playhouse is an "accessory structure" as defined by Section 134-197(12)(b)(2) of the Zoning Ordinance.

Because the playhouse will be over 144 square feet, but less than 650 square feet, it is limited to the building setbacks of the lot. See Section 134-197(12)(a) of the Zoning Ordinance. Accordingly, the requested variance is as follows:

1. Reduce the required rear yard setback from 35 feet to 5 feet.

The height of the playhouse is 12 feet and 8 ½ inches. A sample image of the playhouse is attached hereto as Exhibit 1.

The playhouse is not opposed by any neighboring property owners. See Consent of Contiguous Occupants or Land Owners attached to the Variance Application.

Analysis

I. Extraordinary Circumstances and Conditions Apply Related to the Size and Topography of the Property That Are Not Generally Shared by Other Properties in a R-20 District.

A. Topography of the Property

The topography of the Property prevents an accessory structure to be built in the rear of the Property without the need for a rear yard setback variance.

The topography slopes down from the front of the lot (the top of the driveway at the street), which is 1,014 feet above sea level, to the rear of the Property (the back yard), which is 997 feet above sea level. See Property Survey for 3480 Inman Hill attached to the Variance Application.

Essentially, the topography is a *continuous* slope, resulting in a 17-foot drop from the front of the lot to the rear of the lot. See Exhibit 2, Photo from the top of the driveway of the Property showing a continuous slope to the bottom of the driveway, and Exhibit 3, Photo of the back of the driveway (at the fence) showing a continuous slope through the rear of the Property.

The topography of the Property is a unique physical limitation that is not generally shared by other properties in a R-20 District. For example, the rear yard of the lot directly across the street from Applicant's property is completely flat and level. **See Exhibit 4**, Photo of the rear yard of 3491 Inman Hill.

Ultimately, Applicant's Property becomes flat at the very rear of the Property. More specifically, the rear southwest corner of the Property.

Accordingly, the playhouse (or any accessory structure) must be placed in the rear southwest corner of the Property since it is the only flat, buildable area on the Property. Because this buildable area is within 35 feet of the rear property line, a variance from the rear yard setback is required (from 35 feet to 5 feet).

B. Size of the rear yard of the Property

The shallow depth of the rear yard prevents an accessory structure to be built in the rear of the Property without the need for a rear yard set back variance.

The Zoning Ordinance mandates that all accessory structures be located in the rear yard of a lot in a R-20 District. See Section 134-197(12)(b)(3) of the Zoning Ordinance. Here, the depth of Applicant's rear yard is significantly shallow, a unique physical limitation that is not generally shared by other properties in a R-20 District. **See Exhibits 5 and 6**, Photos of the rear yard of Applicant's Property.

For example, the rear yard of the lot directly across the street from Applicant's property is significantly deeper than Applicant's rear yard. **See Exhibit 7**, Photo of the rear yard of 3491 Inman Hill.

As a further example, the rear yard of the lot directly behind Applicant's Property is significantly deeper than Applicant's rear yard. **See Exhibit 8**, Photo of the rear yard of 780 Denards Mill.

Because the rear yard of the Property is so shallow, no accessory structure can be built in the rear yard without the need for a rear yard setback variance from the required 35 feet.

In sum, the topography and the depth of the rear yard give the Property a unique physical limitation that is not generally shared by other properties in a R-20 District. As a result, there is no adequate buildable area in the rear of the Property to build an accessory structure, or develop the Property in any way, without the need for a rear yard setback variance.

II. Granting the Variance is Necessary for the Preservation, Use and Enjoyment of the Property and to Prevent an Unnecessary Hardship.

As discussed above, the exceptional lot conditions make it necessary to build the playhouse in the rear southwest corner of the Property, as it is the only level buildable area on the Property. Accordingly, this variance request is due to the unique physical conditions of the Property.

Strict application of the Zoning Ordinance without the variance would cause an unnecessary hardship by preventing the Applicant (1) from the reasonable use and enjoyment of the Property, and (2) from using the Property for a permitted purpose.

Essentially, strict application of the Zoning Ordinance would preclude any accessory structure or use described in Section 134-197(12)(b)(2), which includes a Jacuzzi, tennis court, basketball court, swimming pool, playhouse or playground, from being built and enjoyed on the Property.

In sum, granting the variance is necessary for the preservation and enjoyment of a substantive property right. It also would allow reasonable use and enjoyment of the Property and prevent an unnecessary hardship.

III. Granting the Variance Will Not be Detrimental to Neighboring Owners, the Neighborhood, or to the Public Health, Safety or General Welfare.

The playhouse will not be detrimental to neighboring property owners. Because the playhouse will be located in the rear southwest corner of the Property, it will be buffered on three sides, and effectively “screened,” by large, mature trees and dense foliage. See Exhibit 9, Photo of the location on the Property of the proposed playhouse.

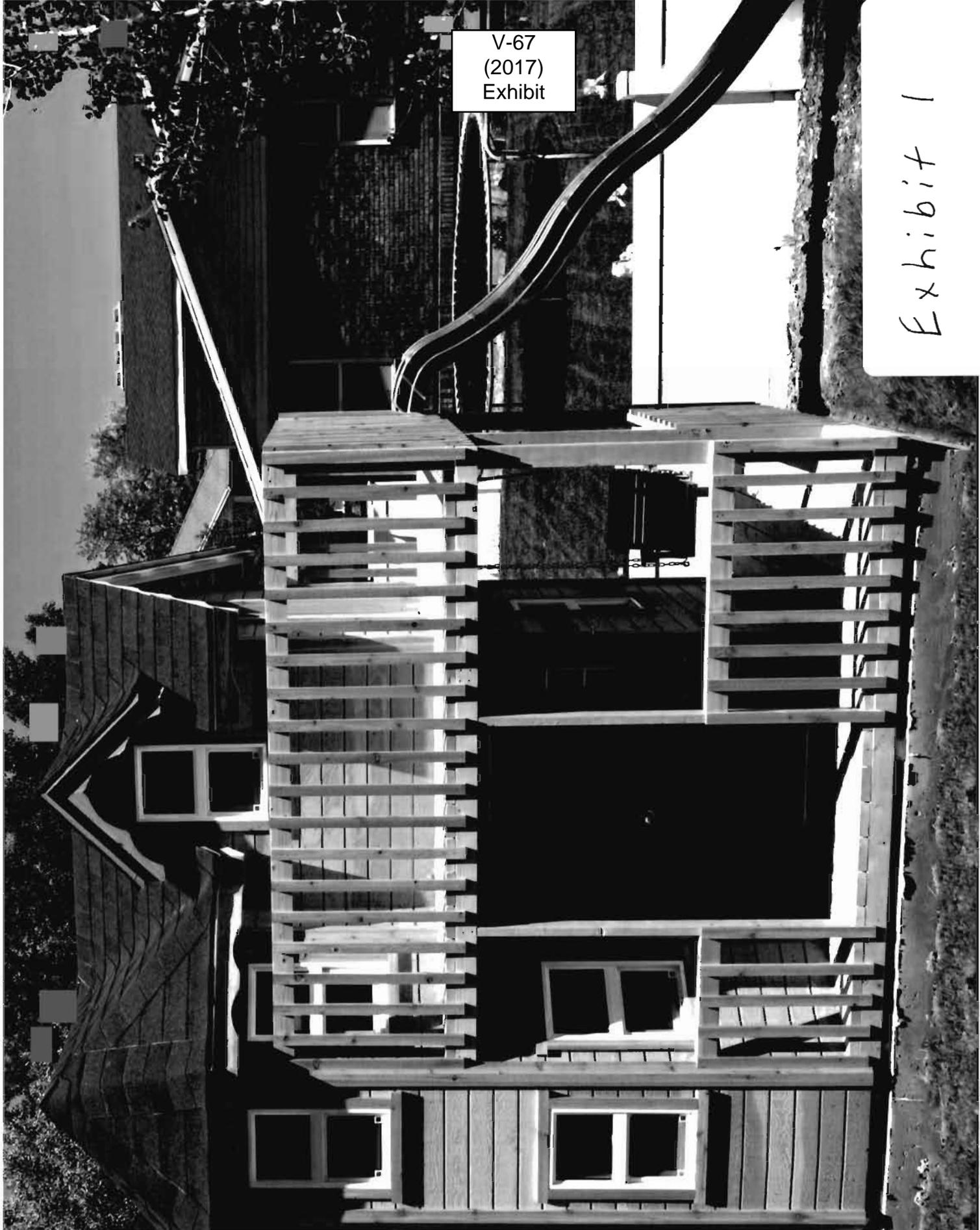
Moreover, the playhouse will not be near or in close proximity to any existing structure or dwelling located on neighboring properties. See Exhibit 10, Photo of the location of the rear yard setback from 35 feet to 5 feet. As a result, no neighboring property owners are opposed to the playhouse.

The playhouse also will not be detrimental to the neighborhood. The playhouse will not be seen from the street (1) due to the surrounding large, mature trees and dense foliage, and (2) because it will be built in a location on the Property that is 17 feet lower than the ground at street level (in essence, at the base of a “valley”).

Accordingly, the playhouse will not adversely affect the character or aesthetic appeal of the neighborhood.

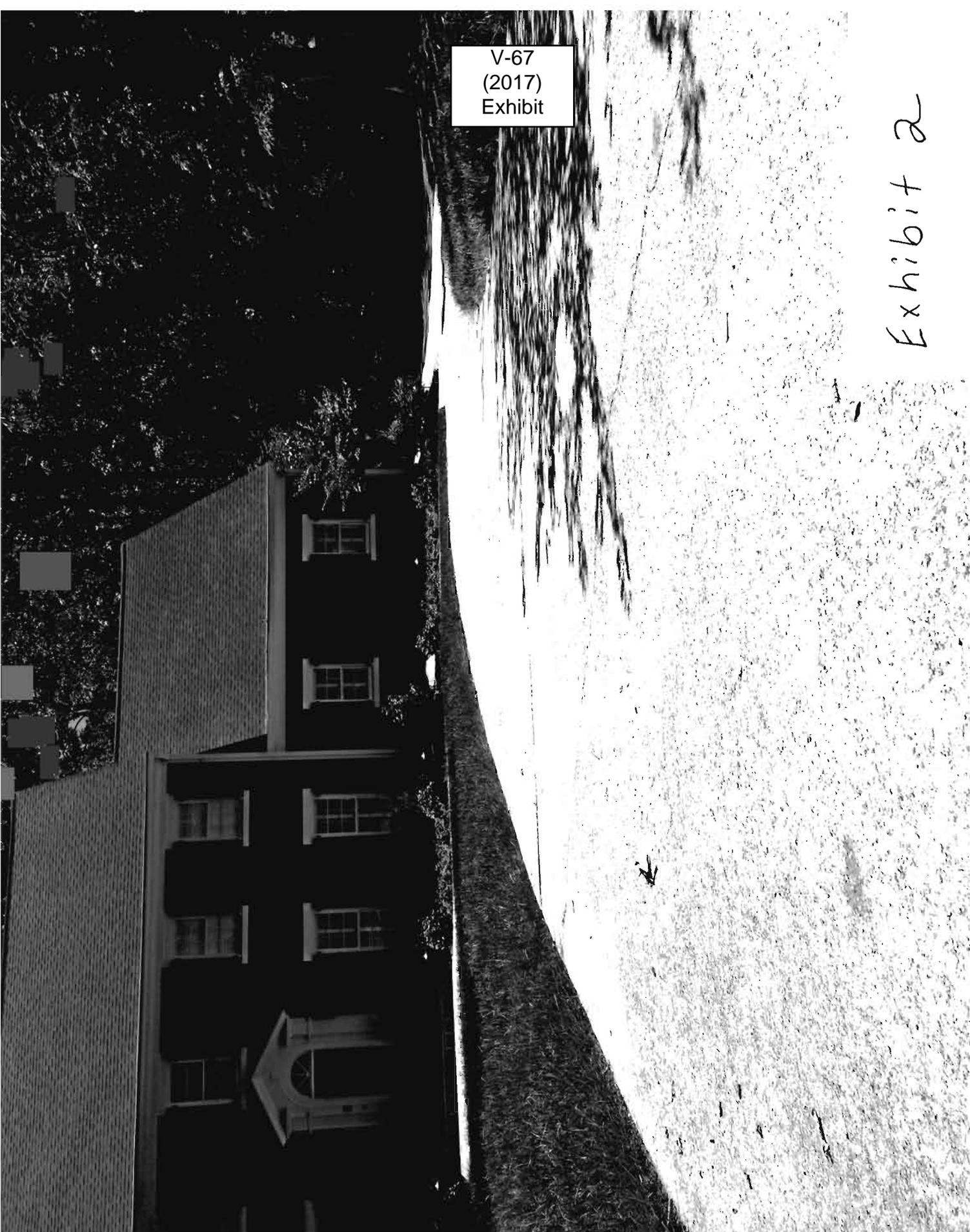
V-67
(2017)
Exhibit

Exhibit 1



V-67
(2017)
Exhibit

Exhibit 2



V-67
(2017)
Exhibit

Exhibit 3



V-67
(2017)
Exhibit

Exhibit 4



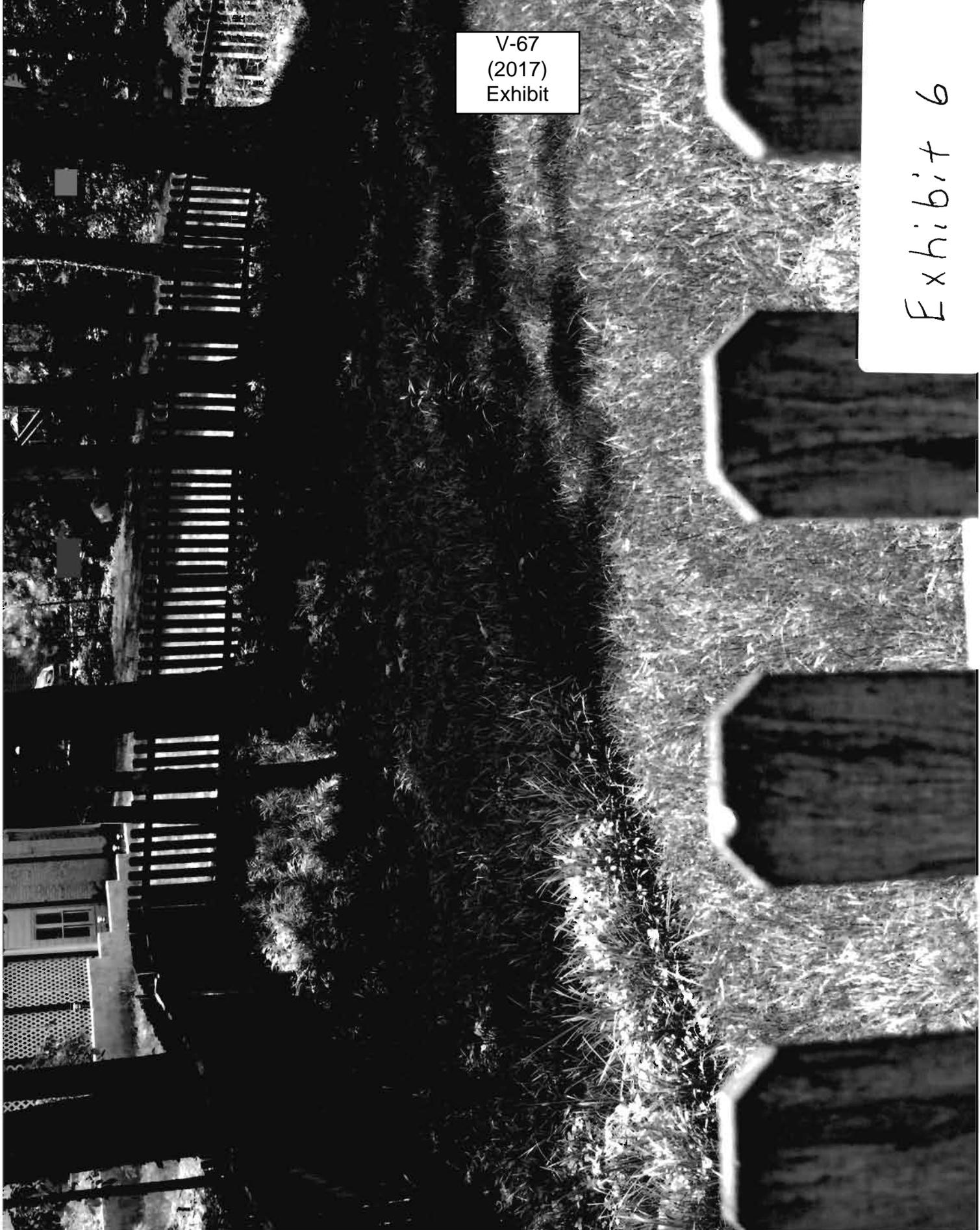
V-67
(2017)
Exhibit

Exhibit 5



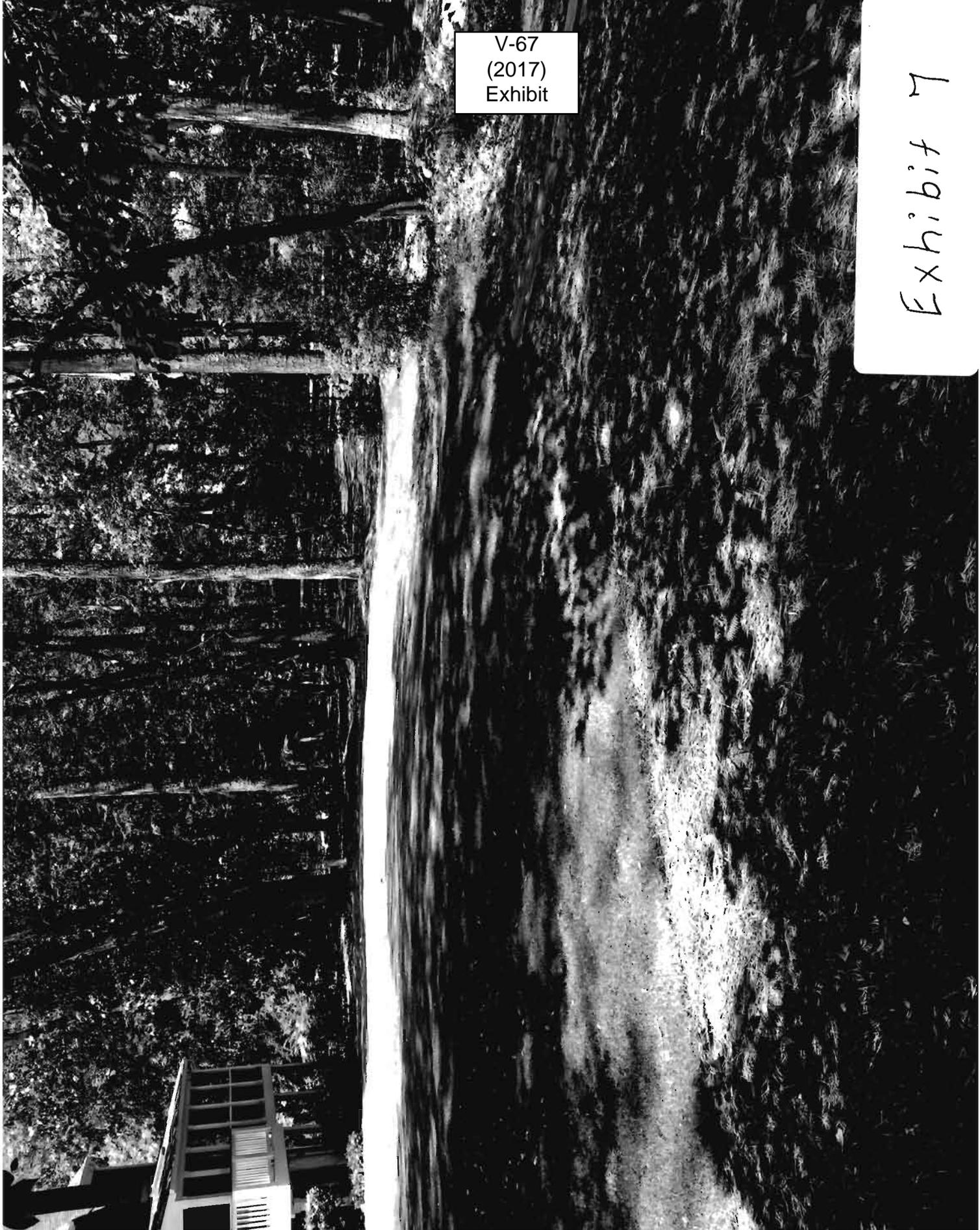
V-67
(2017)
Exhibit

Exhibit 6



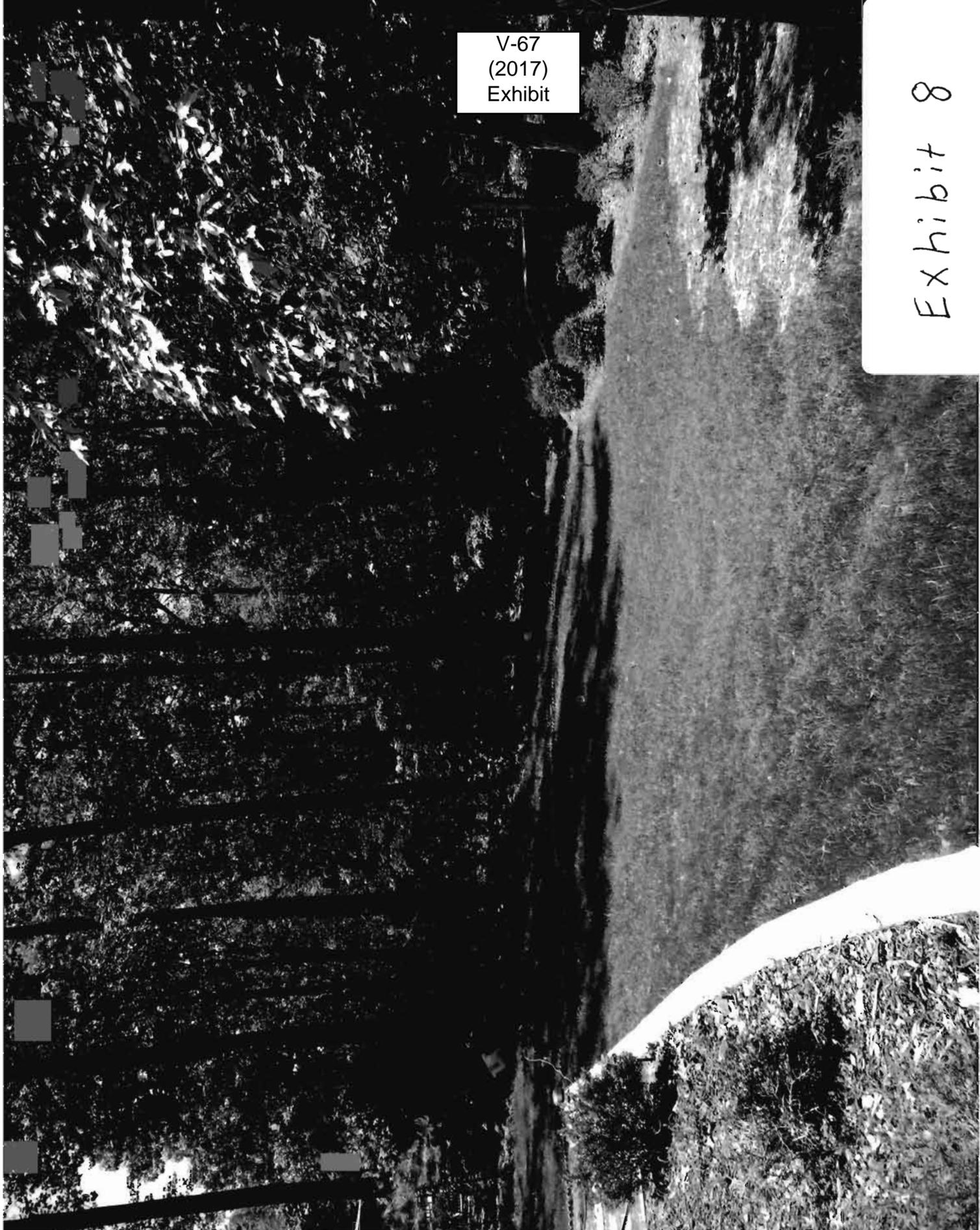
V-67
(2017)
Exhibit

Exhibit 7



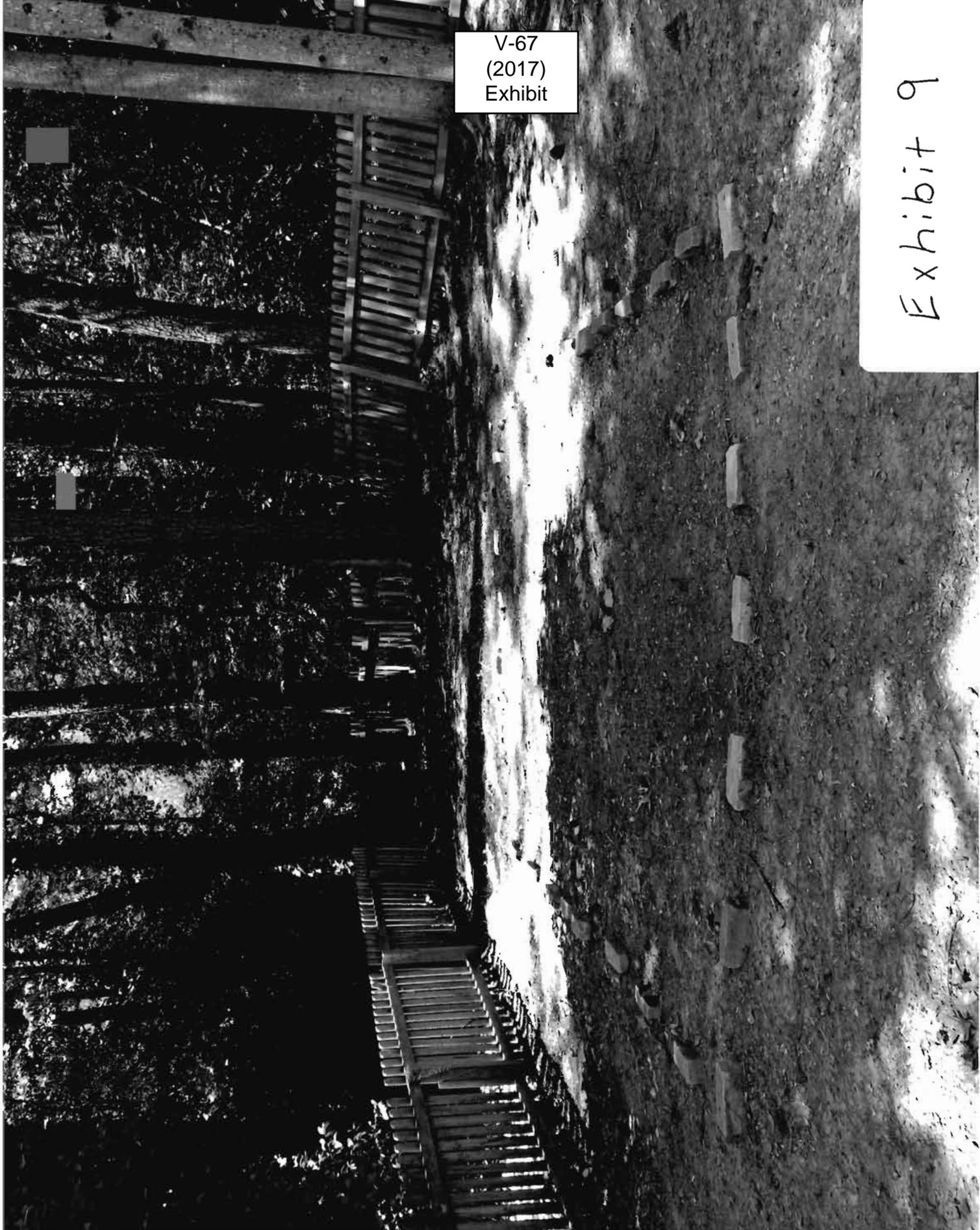
V-67
(2017)
Exhibit

Exhibit 8



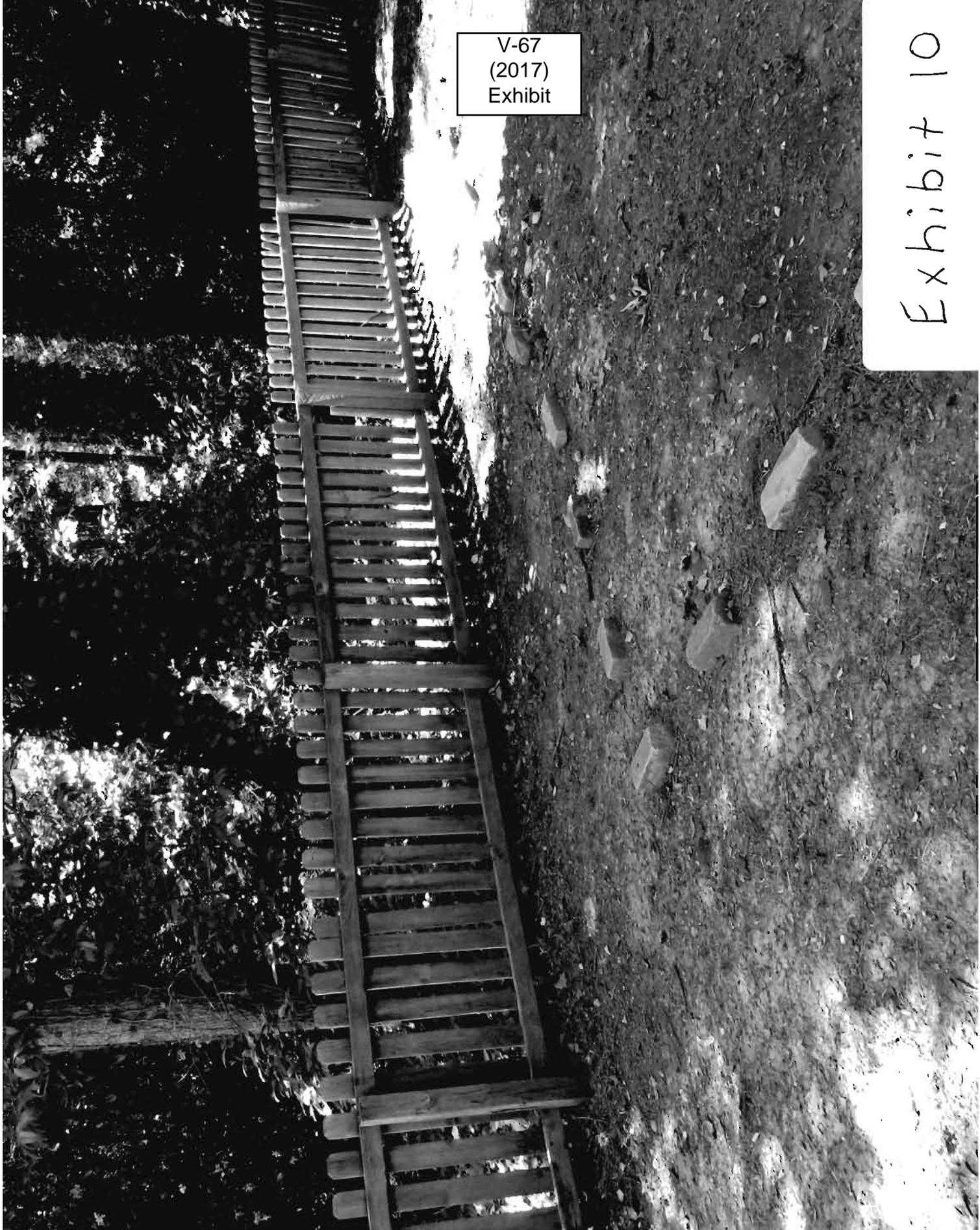
V-67
(2017)
Exhibit

Exhibit 9



V-67
(2017)
Exhibit

Exhibit 10



JUN:16 524

SURVEY DATA
 TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FROM SUBJECT PROPERTY: JOB 13324 PG 616
 PROPERTY OWNER AT TIME OF SURVEY: RAY SHEPPARD
 PARCEL NUMBER: 16098500070
 EAST PROPERTY LINE IS BEARING BASIS FROM FB 257 PG 96
 TOTAL AREA: 36,002.50 FT. 0.826 AC
 CALCULATED PLAT CLOSURE: 1.196(92)

FIELD DATA

DATE OF FIELD SURVEY 11-1-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.016 FEET.

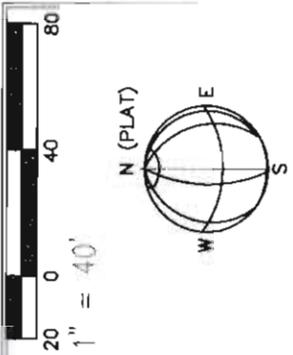
EQUIPMENT
 ELECTRONIC TOTAL STATION

EXISTING ZONING R-20

VARIANCE REQUESTED FOR WALK ACCESS TO 20 FEET AND LOT AREA TO BE ADJUSTED

AREA - 16,401
 ACRES - 0.3765
 ZONED - R-20

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY, GEORGIA 130670075H EFFECTIVE DATE NOVEMBER 2, 2012.



LEGEND

- EDP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LM LIGHT METER
- LP LIGHT POLE
- CONCRETE PAD

V-68
(2017)

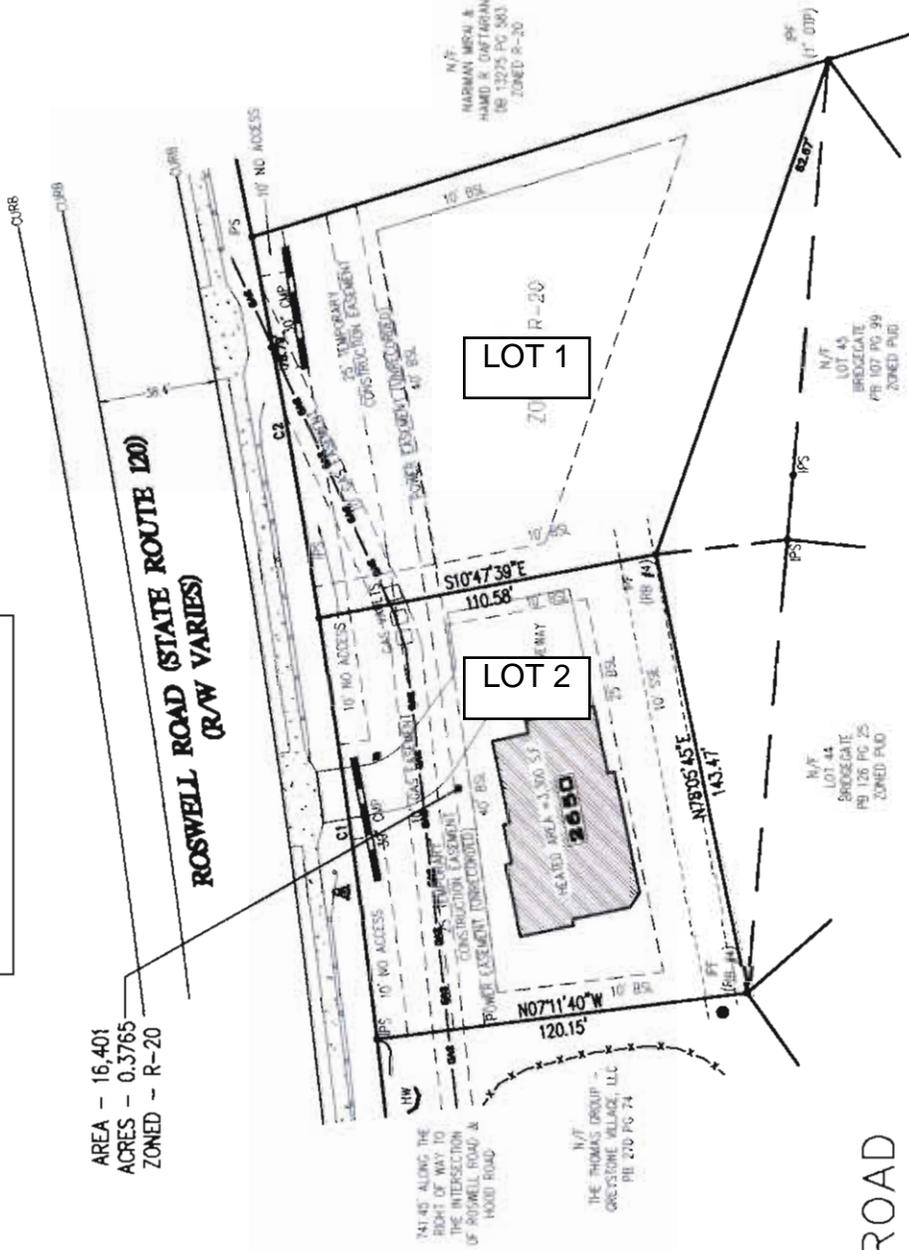


FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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ROSWELL ROAD (STATE ROUTE 120)
 (R/W VARIES)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	136.07	3339.13	136.06	N81°58'02"E
C2	123.94	3339.05	123.93	N79°44'14"E

VARIANCE PLAN FOR
2650 ROSWELL ROAD

COBB COUNTY, GEORGIA
 LAND LOT 985, DIST 16, SECT 2

DATE: MARCH 9, 2017
 REVISED 5-5-17

APPLICANT: Narden Kaldani

PETITION No.: V-68

PHONE: 678-665-1219

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Narden Kaldani

PRESENT ZONING: R-20

PHONE: 678-665-1219

LAND LOT(S): 985

TITLEHOLDER: Leona Badalian and Narden Kaldani

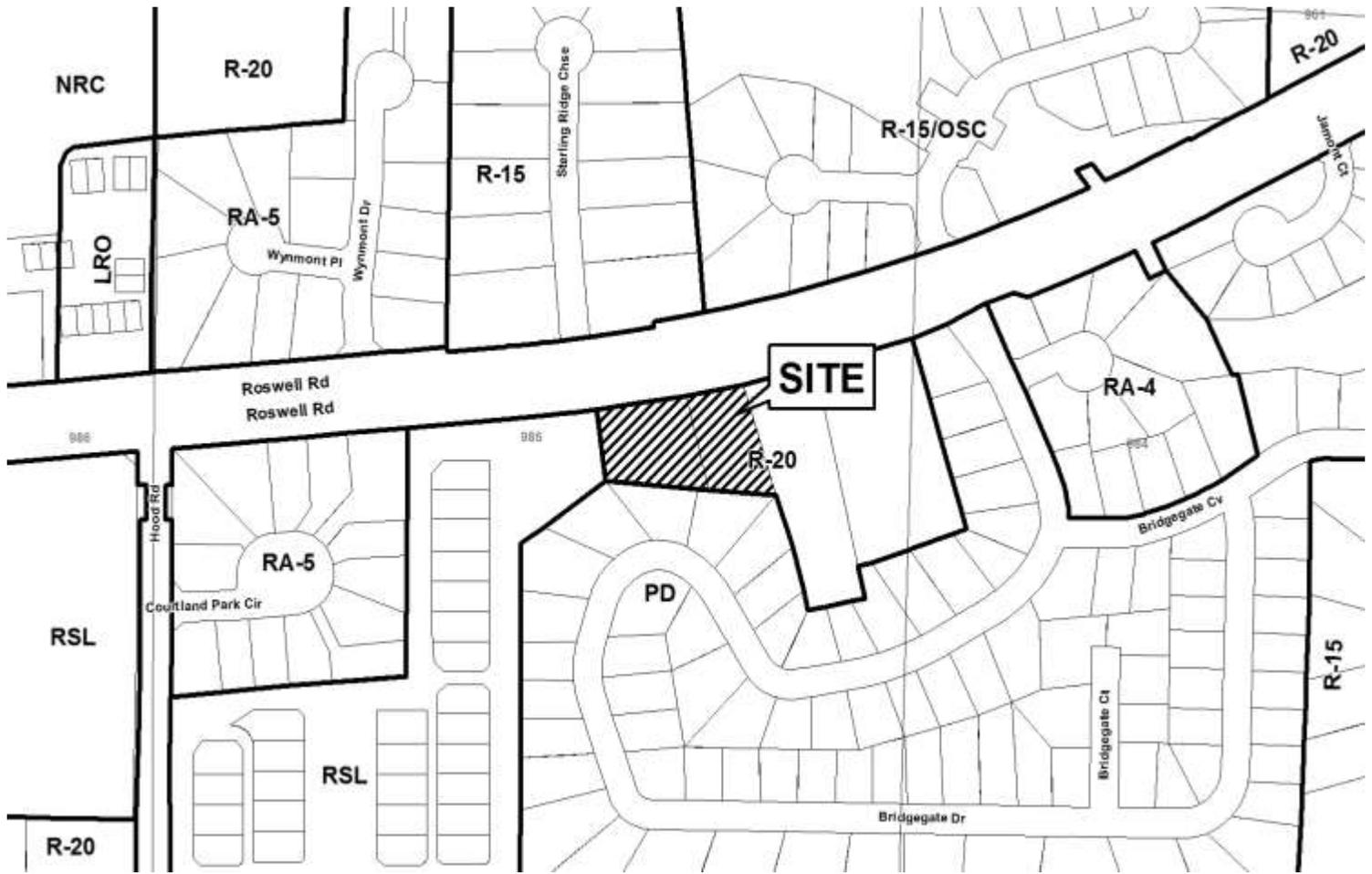
DISTRICT: 16

PROPERTY LOCATION: On the south side of Roswell Road, east of Hood Road, across from Sterling Ridge Chase (2650 Roswell Road).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 16,401 square feet for Lot 2 and; 2) waive the rear setback from the required 35 feet to 25 feet for Lot 2.



Application for Variance Cobb County

(type or print clearly)

Application No. V-68
Hearing Date: 7-12-17

Applicant NARSEN KALDANI Phone # 678 665 1219 E-mail NARSEN KALDANI@AOL.COM
NARSEN KALDANI Address 2377 JOHNSON FERRY MARIETTA GA 30062
(representative's name printed) (street, city, state and zip code)

[Signature] Phone # 678.665.1219 E-mail SAME AS ABOVE
(representative's signature)

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

My commission expires: _____

Titleholder NARSEN KALDANI Phone # 678 665 1219 E-mail NARSEN KALDANI@AOL.COM
Signature [Signature] Address: 2377 JOHNSON FERRY MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Jannisha Bates
Notary Public

My commission expires: _____

Present Zoning of Property AO

Location 2630 ROSWELL RD MARIETTA GA 30062
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 985 District 16 Size of Tract 0.3765 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 16401 SQ FT Shape of Property _____ Topography of Property _____ Other _____

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

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

WE ACTUALLY HV LOST THE 2 TRIANGLES ON THE BACK OF PROPERTY, WE BOUGHT 42000 SQ FTs NOW WE END UP WITH 36000!

List type of variance requested: 1- REAR SET BACK TO BE 25 FT &
2- LOT AREA TO BE 16401 SQ FT

APPLICANT: 2045 Anderson, LLC

PETITION No.: V-69

PHONE: 404-558-3558

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Danny Kay

PRESENT ZONING: R-20

PHONE: 404-558-3558

LAND LOT(S): 697, 698

TITLEHOLDER: Raymond K. Davis and Carolyn F. Davis

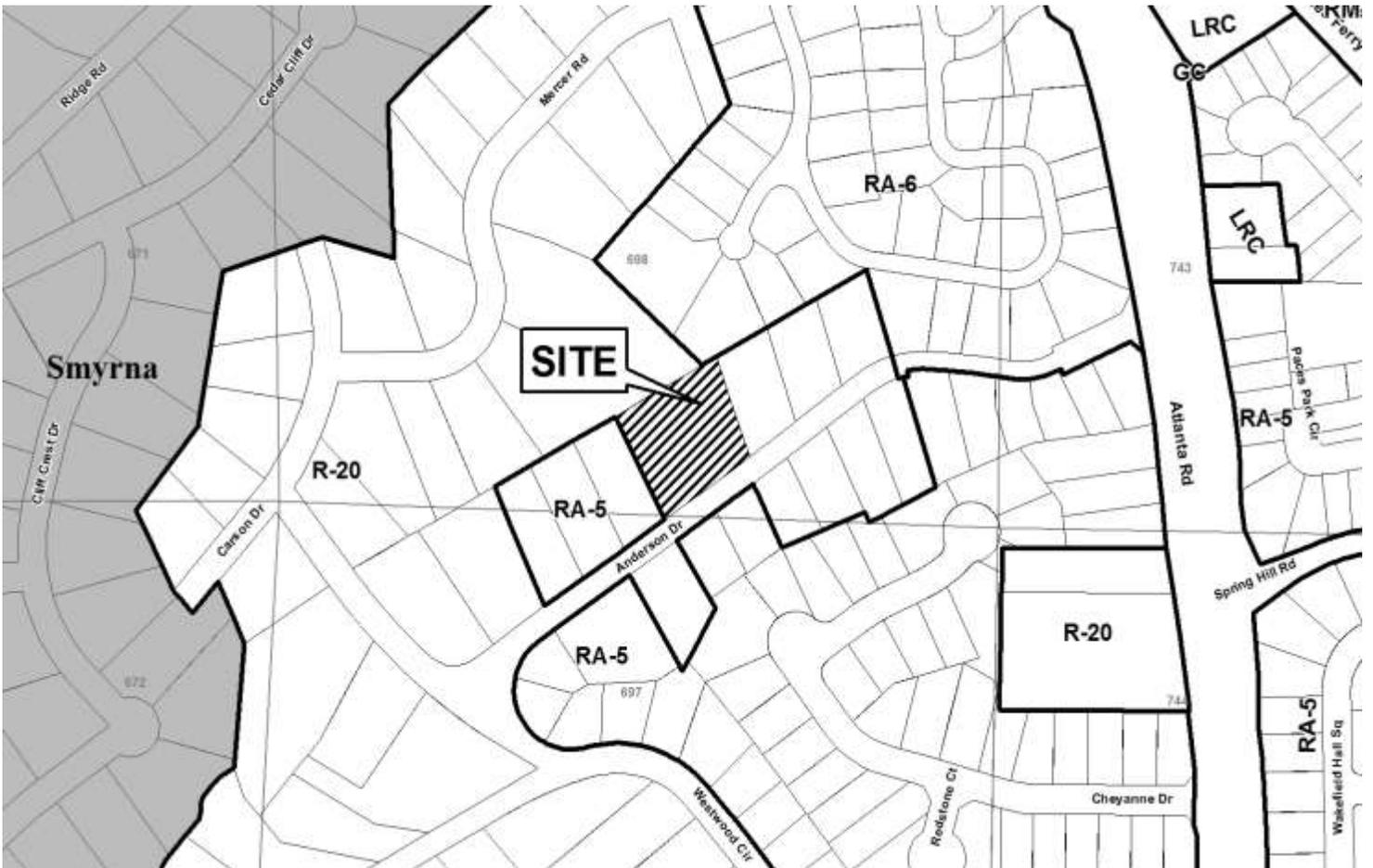
DISTRICT: 17

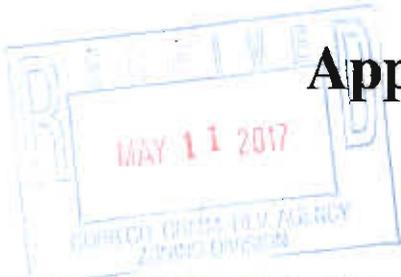
PROPERTY LOCATION: On the north side of Anderson Drive, west of Atlanta Road (2045 Anderson Drive).

SIZE OF TRACT: 0.78 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 square feet to 16,988 square feet for proposed lots 1 and 2; and 2) waive the front setback from the required 35 feet to 15 feet for proposed lots 1 and 2.





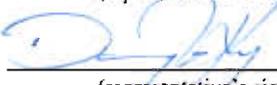
Application for Variance Cobb County

(type or print clearly)

Application No. V-69
Hearing Date: 7-12-17

Applicant 2045 Anderson, LLC. Phone # 404.558.3558 E-mail danny@idiarchitects.com

Danny Kay Address: 2045 Anderson Drive SE Ste 550
(representative's name, printed) (street, city, state and zip code)

 Phone # 404.558.3558 E-mail danny@idiarchitects.com
(representative's signature)



Signed, sealed and delivered in presence of:
Emily Merddyn Glavin
Notary Public

My commission expires: 3/13/20

Titleholder Raymond K Davis Phone # 404.1059.1059 E-mail CRD@AV925@CARTER.NET
Signature Raymond K Davis Address: 2045 Anderson Drive Smyrna 30080
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Emily Merddyn Glavin
Notary Public

My commission expires: 3/13/20

Present Zoning of Property R-20

Location 2045 Anderson Drive SE Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 & 698 District 17TH Size of Tract .78 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:

Unable to split the lot, negatively impacting property value for the owner.

List type of variance requested:
1. Lot size reduction to 16,000sf minimum
2. Front setback reduced to 15ft

APPLICANT: Integrated Designs Intl Inc

PETITION No.: V-70

PHONE: 404-558-3558

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Danny Kay

PRESENT ZONING: R-20

PHONE: 404-558-3558

LAND LOT(S): 162

TITLEHOLDER: Lawrence P. Kay

DISTRICT: 18

PROPERTY LOCATION: On the east side of

SIZE OF TRACT: 1.08 acres

Highview Drive, north of Clydesdale Lane, across from
Laureen Lane

COMMISSION DISTRICT: 4

(No Assigned Address).

TYPE OF VARIANCE: WITHDRAWN BY APPLICANT



Application for Variance

WITHDRAWN



Cobb County

(type or print clearly)

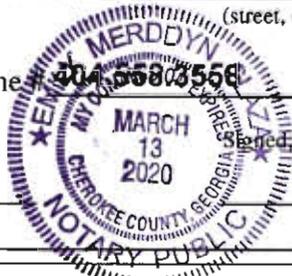
Application No. V-70
Hearing Date: 7-12-17

Applicant Integrated Designs Intl Inc. Phone # 404.558.3558 E-mail danny@idiarchitects.com

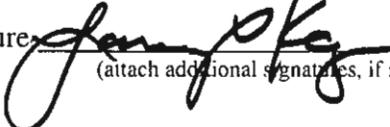
Danny Kay Address 2700 Cumberland Pkwy SE Ste 550
(representative's name, printed) (street, city, state and zip code)

 Phone # 404.558.3558 E-mail danny@idiarchitects.com
(representative's signature)

My commission expires: 3/13/20 Signed, sealed and delivered in presence of:
Emily Merddyn Glana Notary Public



Titleholder Lawrence P. Kay Phone # 770.851.6236 E-mail larry@idiarchitects.com

Signature:  Address: 3500 Broughton Sq Atlanta, GA 30339
(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 R-15

Location PARID: 18016200400 Highview Rd SE Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 District 18TH Size of Tract 1.08 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:

UNABLE TO LOT SPLIT, IMPACTING PROPERTY VALUE

List type of variance requested:
1. Minimum road frontage reduction to 65 feet.

APPLICANT: Gary Wert

PETITION No.: V-71

PHONE: 770-480-3388

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Gary Wert

PRESENT ZONING: GC

PHONE: 770-480-3388

LAND LOT(S): 645

TITLEHOLDER: Town Center Associates

DISTRICT: 16

PROPERTY LOCATION: On the south side of

SIZE OF TRACT: 18.96 acres

Ernest Barrett Parkway, east of Roberts Court, west of

COMMISSION DISTRICT: 3

Interstate 575

TYPE OF VARIANCE: Waive the allowable size of a wall sign from 851.6 square feet to 20,433 square feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: July 12, 2017

Applicant Gary West Phone # 770 480 3388 E-mail garywest@bellsouth.net
Gary West Address 4240 Alex Avenue Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

Phone # 770 480 3388 E-mail garywest@bellsouth.net
(representative's signature)

My commission expires: for life
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Trust Center Associates Phone # _____ E-mail garywest@bellsouth.net
Signature [Signature] Address: 40 4240 Alex Avenue Cumming GA 30040
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: for life
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property OC General Commercial
Location 4240 Alex Avenue Cumming GA 30040
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 645 District 16 Size of Tract 18.928 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 18,928 Shape of Property irregular Topography of Property stepped Other _____

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

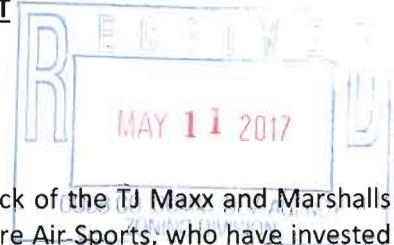
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

see Attached

List type of variance requested: sig. variance

May 5, 2017

REASONS FOR SIGN VARIANCE REQUEST

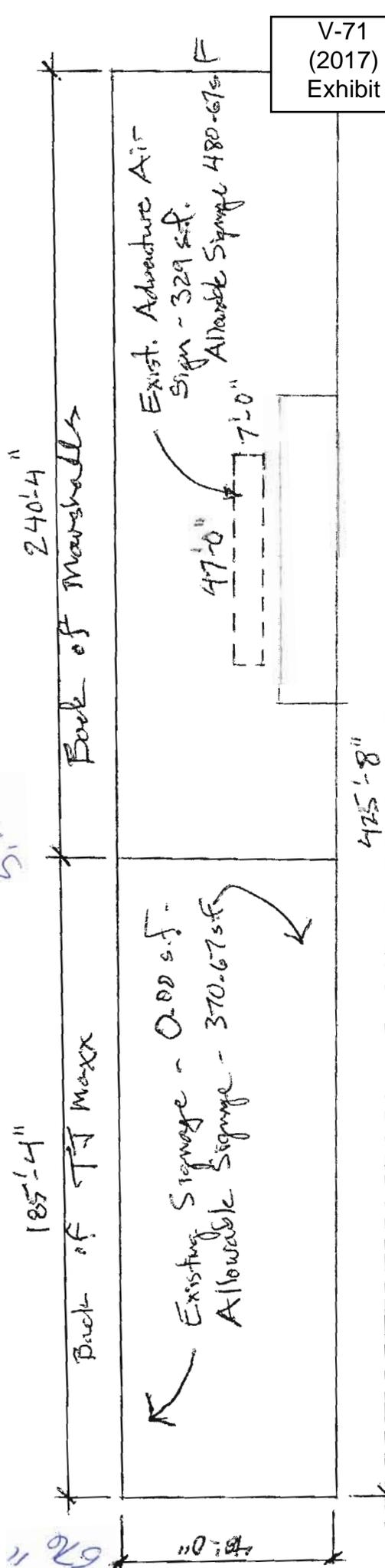


Rationale for Request:

- Rear of building is very large blank wall. Desire to paint the back of the TJ Maxx and Marshalls walls only, to make it more attractive for new tenant. Adventure Air Sports, who have invested significant funds in the interior.
- Rear of building is not visible to any of neighbors, is adjacent to a detention pond, and is screened from I-575 by 50" tall evergreen trees. In addition, it is a daylight basement space that is below the grade of the shopping center and below the grade of I-575.
- Painting is not signage. As per request of Cobb County there are no images or words of any sort indicating what happens inside Adventure Air. The painting scheme does not reference advertising of any tenants, tenant products or the shopping center in any way.
- Have had several meetings with County officials to discuss painting this area; following each meeting we simplified design and complexity of colors to respect the County requests. Multiple renderings have been produced and submitted to the County.

Relief Sought:

- Permission to paint exterior color on rear of building – no images or words.



V-71 (2017) Exhibit

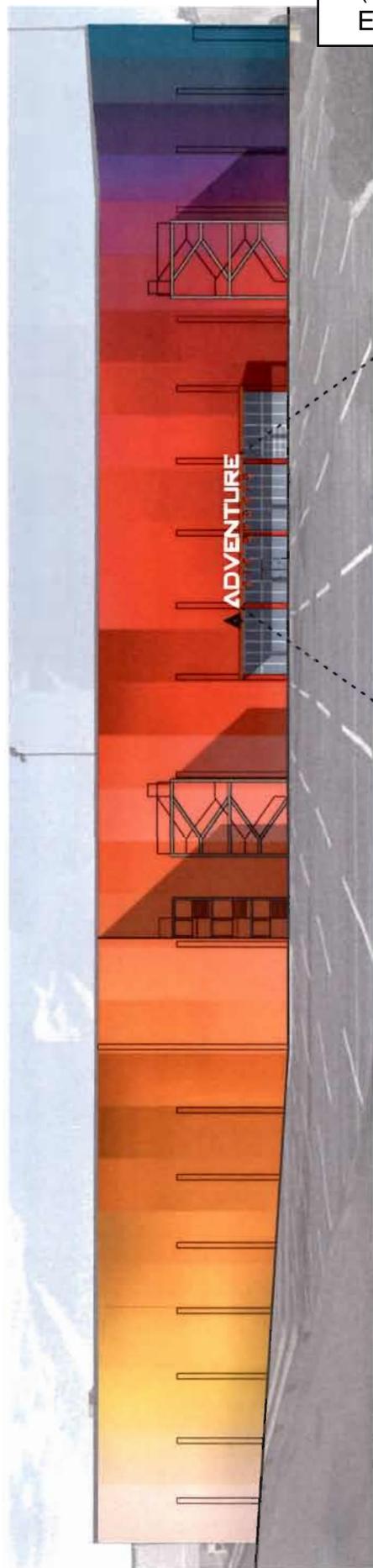
- 425'-8" x 2 = 851.32 s.f. Allowable Signage @ 2 s.f. of signage / 1 sq. ft. of store front.
- 425'-8" x 48'-0" = 20,432.16 s.f. Area proposed to be painted =

Town Center Plaza, Basement Elevation

Back of TJ Maxx & Marshalls

Adventure Air in Basement.

5/9/2017



V-71
(2017)
Exhibit

*Note:
Extend Mural colour around corner
return for 2 meters, along both
north east and south west corners

Mural Co
"Color Stripes - Gradient" with

ADVENTURE 1000mm

TOWN CENTER PLAZA

425 ERNEST BARRETT PKWY
Kennesaw, GA, USA
Project No. 11030
2 February 2017



ADVENTURE AIR - MURAL CONCEPTS

APPLICANT: Arbor Ridge Properties LLC

PHONE: 770-974-9910

REPRESENTATIVE: John H. Moore

PHONE: 770-429-1499

TITLEHOLDER: Arbor Ridge Properties, LLC

PROPERTY LOCATION: On the east side of Powder Springs Road, south of Pair Road (2375 Powder Springs Road).

PETITION No.: V-72

DATE OF HEARING: 7-12-2017

PRESENT ZONING: RSL

LAND LOT(S): 694, 695, 713

DISTRICT: 19

SIZE OF TRACT: 11.73 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum separation between buildings from the required 15 feet to 12 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. v-72 (2017)
Hearing Date: 07/12/2017

Applicant **Arbor Ridge Properties, LLC** Phone # (770) 974-9910 E-mail morrisproperty@att.net
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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

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

My commission expires: January 10, 2019

Titleholder **Arbor Ridge Properties, LLC** Phone # (770) 974-9910 E-mail morrisproperty@att.net
Signature **See Attached Exhibit "A"** Address: Suite 317, 3459 Acworth Due West Road
(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 RSL

Location Southeast side of Powder Springs Road, south of Pair Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 19th Size of Tract 11.73± Acre(s)

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

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

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Reduction of required side setbacks for proposed Lots 12-25, inclusive, from ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Preliminary Plat submitted with the Application for Variance. (See § 134-203.2(11)(t)).

V-72
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 72 (2017)
Hearing Date: July 12, 2017

Applicant/Titleholder: Arbor Ridge Properties, LLC

ARBOR RIDGE PROPERTIES, LLC



BY: W. Mitchell Morris
W. Mitchell Morris
Sole Member/Manager

Address: Suite 317, 3459 Acworth Due West Road
Acworth, Georgia 30101

Telephone No.: (770) 974-9910

Signed, sealed, and delivered in the presence of:

K. A. McClatchie

Notary Public
Commission Expires: April 27, 2018

(Notary Seal)

K. A. McClatchie
Notary Public
Cobb County, Georgia
My Commission Expires April 27, 2018

V-72
(2017)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 72 (2017)
Hearing Date: July 12, 2017

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Arbor Ridge Properties, LLC

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

The property which is the subject of this Application for Variance is comprised of certain lots, specifically proposed Lots 12 – 25, inclusive, within the development to be known as The Reserve at Marietta, located in Land Lot 694, 19th District, 2nd Section, Cobb County, Georgia (hereinafter “Property” or “Subject Property”). The Reserve at Marietta is zoned to the Residential Senior Living (“RSL”) (non-supportive) zoning category, and is being developed for a single-family residential senior living community. To allow for varied architectural styles of the proposed homes within the overall development; as well as, an aesthetically pleasing streetscape, Applicant requests a reduction of the minimum side setback (interior) from the required ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Preliminary Plat prepared for Applicant by Vaughn & Melton Consulting Engineers, Inc., dated December 18, 2015, last revised February 15, 2016, submitted contemporaneously with this Application for Variance.

Due to the required buffers and location of the detention facilities for the proposed development, Applicant is unable to construct the desired size of homes on proposed Lots 12 – 25 without the granting of the variance sought in this Application for Variance. To deny the requested variance would render the Property undevelopable; or, alternatively, require Applicant to seek to build a smaller home, which would give the homes in the proposed development a “cookie cutter” look.

The waiver of the interior side setback would have no impact on adjacent or nearby properties, nor would it affect any other proposed lots or homes within the overall development. Granting the requested variance would allow the construction of the residences.

APPLICANT: Yaneth Medina-Diaz

PETITION No.: V-73

PHONE: 678-598-2913

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-20

PHONE: 770-429-1499

LAND LOT(S): 686

TITLEHOLDER: Yaneth Medina-Diaz

DISTRICT: 19

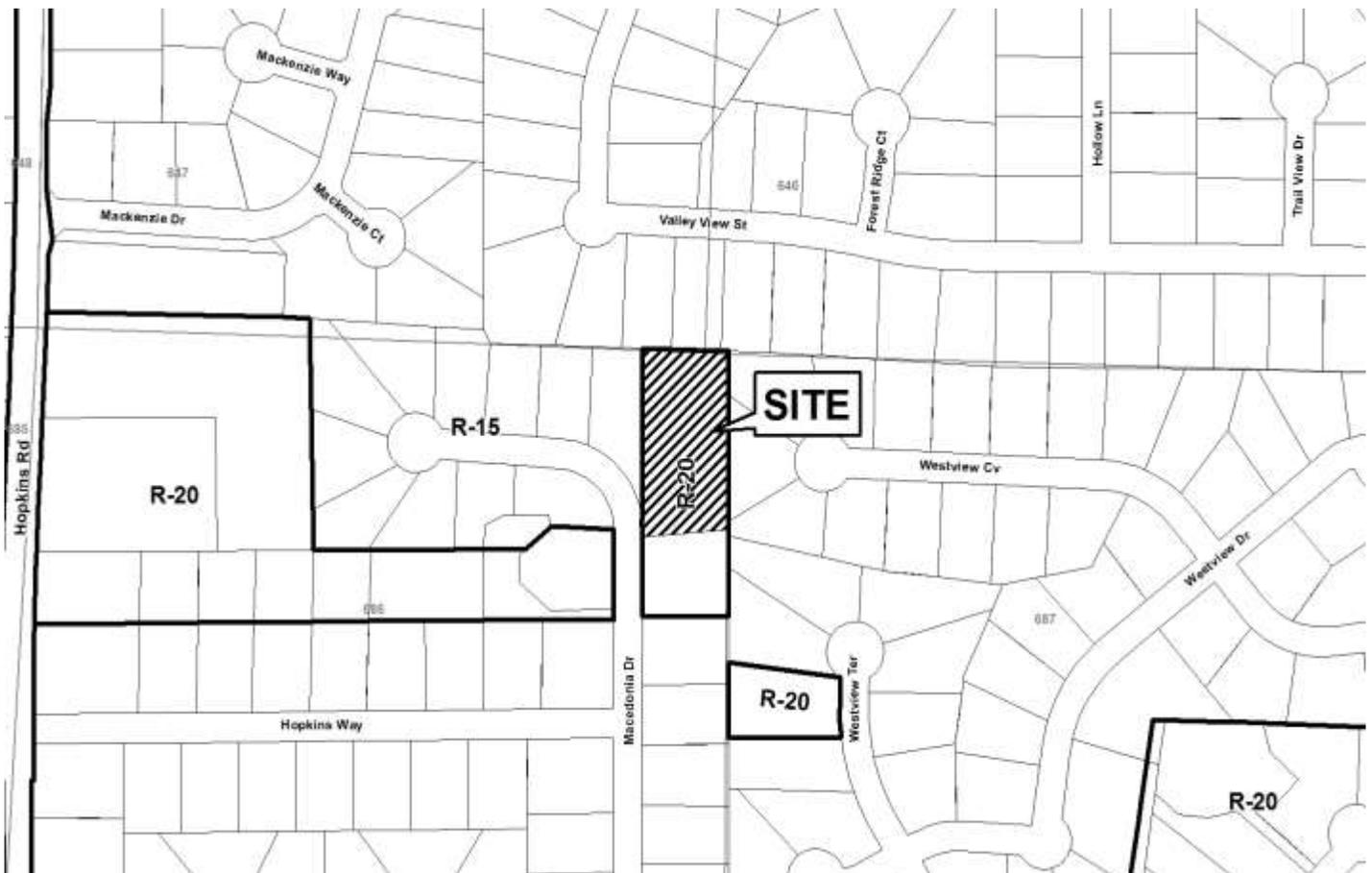
PROPERTY LOCATION: On the east side of
Macedonia Drive, north of Hopkins Way

SIZE OF TRACT: 1.09 acres

(No Assigned Address).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum public road frontage from the required 75 feet to 18 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. v-73 (2017)
Hearing Date: 07/12/2017

Applicant Yaneth Medina-Diaz Phone # (678) 598-2913 E-mail yanethmedina12@gmail.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

Carelyn E. Cook
Notary Public



Titleholder Yaneth Medina-Diaz Phone # (678) 598-2913 E-mail yanethmedina12@gmail.com

Signature Yaneth Medina-Diaz Address: 3305 Lancer Drive, Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

Carelyn E. Cook
Notary Public



Present Zoning of Property R-20

Location Easterly side of Macedonia Drive; Northerly of Macedonia Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 686 District 19th Size of Tract 1.09± Acre(s)

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

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

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

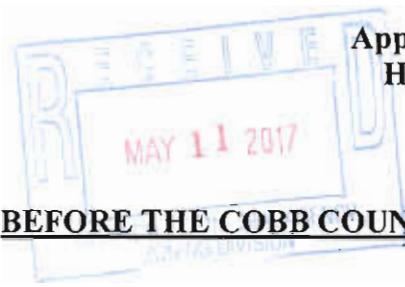
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

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

List type of variance requested: (1) Reduction of the required public road frontage for a single-family residential lot from seventy-five (75) feet to eighteen (18) feet.
(See § 134-197(4)(c).)

V-73
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 73 (2017)
Hearing Date: July 12, 2017

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Property Owner: Yaneth Medina-Diaz

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

The property which is the subject of the Application for Variance is located on the easterly side of Macedonia Drive, northerly of Macedonia Road, Land Lot 686, 19th District, 2nd Section, Cobb County, Georgia, and contains approximately 1.09 acres, is currently undeveloped, and is zoned to the R-20 zoning classification (hereinafter "Property" or "Subject Property"). Applicant purchased the Subject Property in 2013 with the intention of constructing her personal residence. It was only recently when Applicant started the initial process for permitting and construction that she became aware of the minimum required street frontage for the construction of a home. Access to the Property is from Macedonia Drive, and the Subject Property has approximately eighteen (18) feet of frontage on the public roadway. In order for the Property to comply with the R-20 zoning category, a variance must be obtained to reduce the minimum public road frontage requirement from seventy-five (75) feet to eighteen (18) feet. The requested variance is not substantial and would allow an otherwise reasonable and existing use of the Subject Property; especially, given that adjoining and surrounding properties are zoned to the R-15 and R-20 zoning classifications. It is also notable that the Subject Property is a separate, tax parcel and taxed as such by Cobb County.

APPLICANT: RaceTrac Petroleum Inc

PETITION No.: V-74

PHONE: Not Given

DATE OF HEARING: 7-12-2017

REPRESENTATIVE: Parks F. Huff

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 499, 503

TITLEHOLDER: Shares Holding LLC

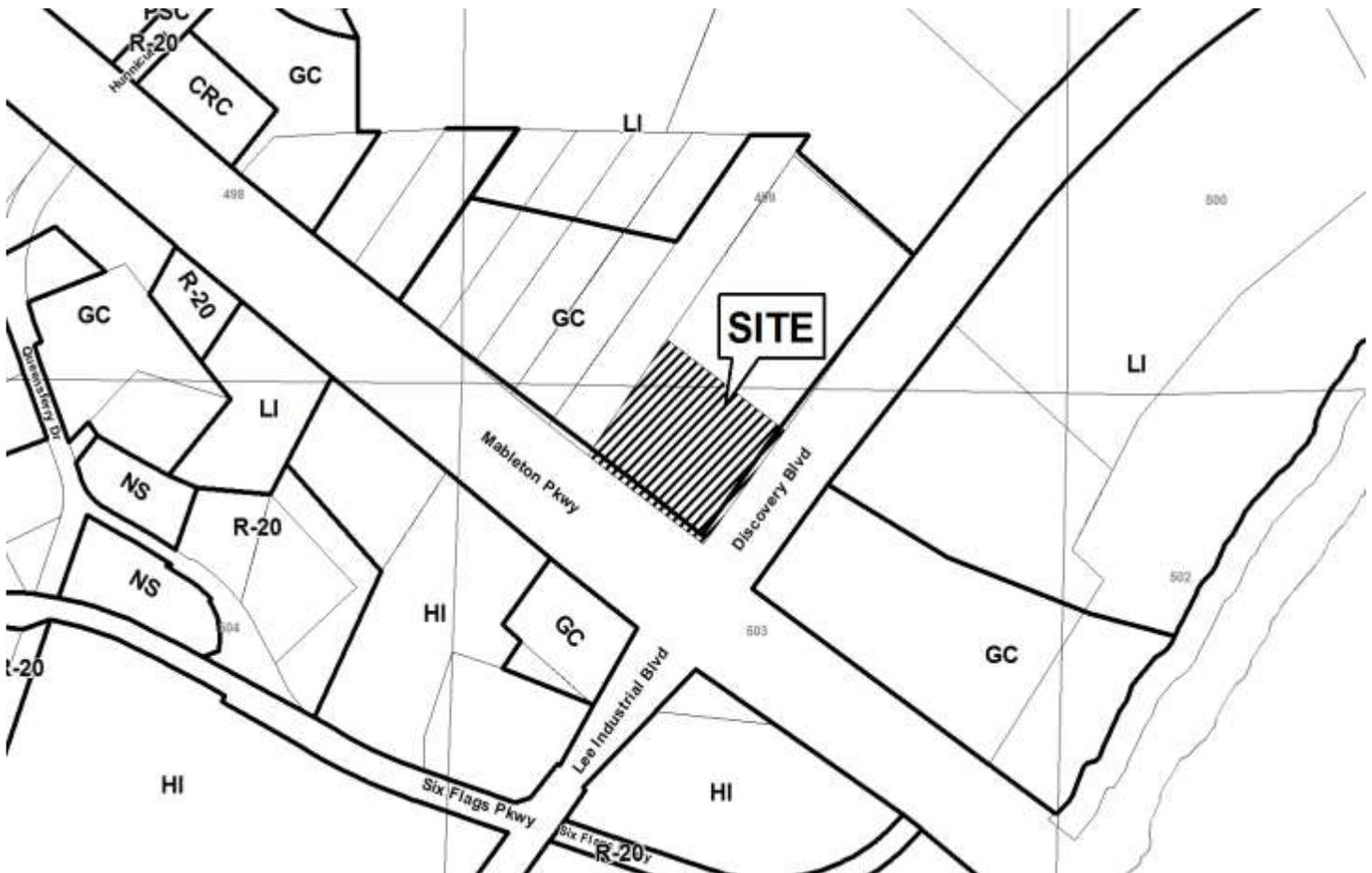
DISTRICT: 18

PROPERTY LOCATION: On the northwest corner of
Discovery Boulevard and Mableton Parkway
(7035 Mableton Parkway).

SIZE OF TRACT: 1.99 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed dumpster enclosure) to the side of the principal building; and 2)





Application for Variance Cobb County

(type or print clearly)

Application No. V-74
Hearing Date: 7/12/17

Applicant RaceTrac Petroleum, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
Parks F. Huff Address 376 Powder Springs St., Ste. 100
(representative's name, printed) (street, city, state and zip code)

(representative's signature) _____ Phone # 770-422-7016 E-mail phuff@slhb-law.com

My commission expires: _____ Signed, sealed and delivered in presence of:
Selena F. Wingate Notary Public

Titleholder Thorton W. Morris Phone # _____ E-mail _____

Signature See Attached Address: 1950 North Park Place, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

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

Present Zoning of Property GC

Location 7035 Mableton Parkway; northwest corner of Mableton Parkway and Discovery Boulevard
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 499 and 503 District 18 Size of Tract 1.99 Acre(s)

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

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

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

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

Patrons of RaceTrac would not be able to easily distinguish the fuel option prices unless the LED electronic square footage is allowed to be enlarged so that passing motorists can easily see the signage

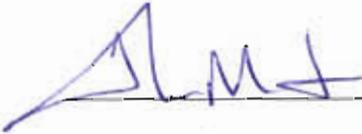
List type of variance requested: Allow 50 square feet of electronic copy signage for each face of free standing sign per Sec. 134-313 (o) 2 b for fuel price options

V-74
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 74 (2017)
Hearing Date: July 12, 2017

Applicant: RaceTrac Petroleum, Inc.
Titleholder: Shares Holding, LLC


By: Thornton W. Morris Jr
Its: V.P.

Date Executed: 5/9/17

Signed, sealed, and delivered in the presence of:

Karen L. King
Notary Public
Commission Expires: 2-27-19



V-75
(2017)

ONG

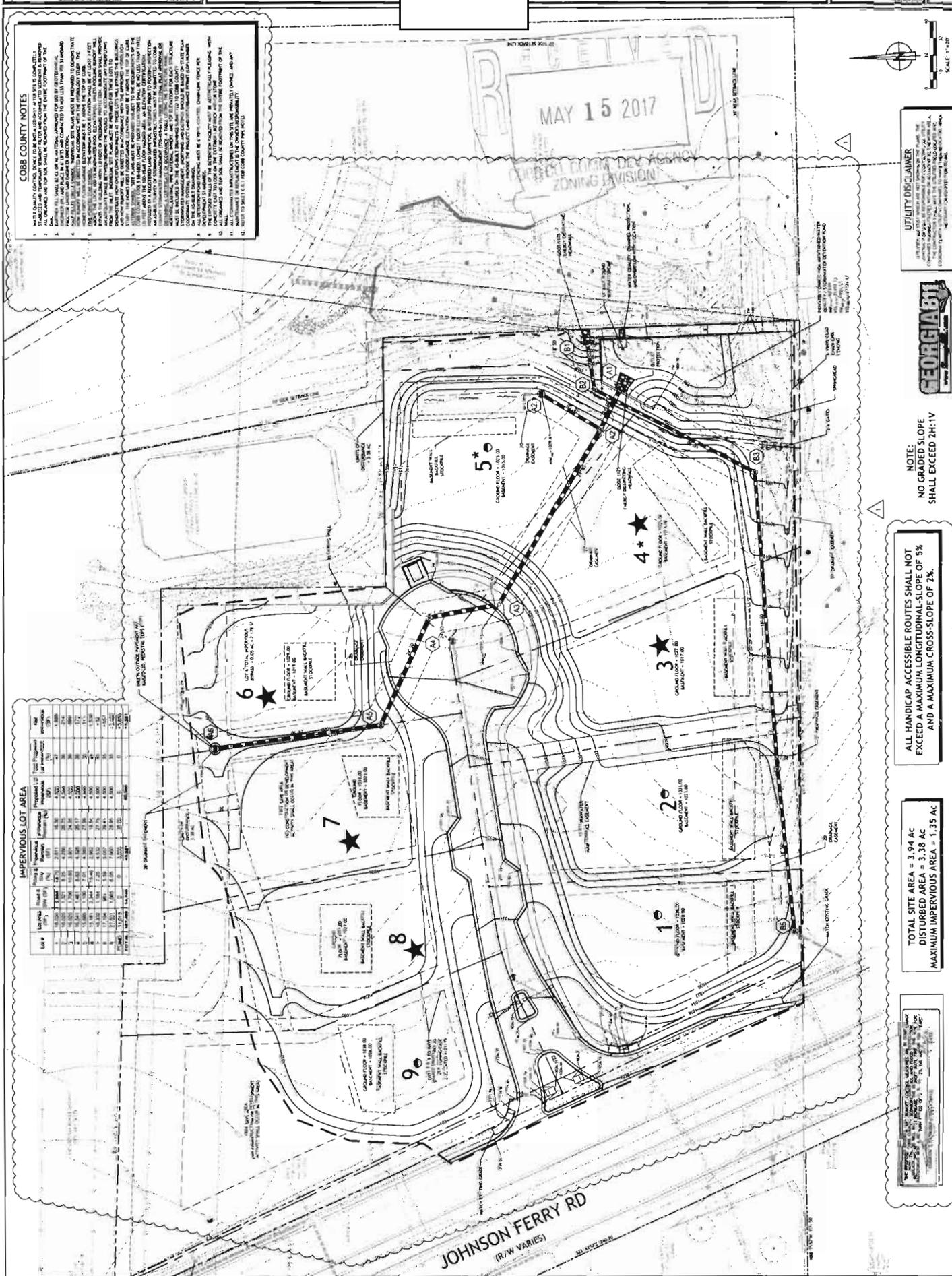
2550 INDEPENDENT CIRCLE, SUITE 200
ALPHARETTA, GA 30201
(404) 779-1149 FAX: 770-242-9246

COBB COUNTY NOTES

1. THE DRAINAGE CONTROL SYSTEM TO BE INSTALLED SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTIES AND TO PREVENT THE ACCUMULATION OF STANDING WATER ON THE SITE.
2. ALL DRAINAGE AND TYPING SHALL BE SUBMITTED TO THE COBB COUNTY ENGINEER FOR REVIEW AND APPROVAL.
3. THE DRAINAGE PLAN SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTIES AND TO PREVENT THE ACCUMULATION OF STANDING WATER ON THE SITE.
4. THE DRAINAGE PLAN SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTIES AND TO PREVENT THE ACCUMULATION OF STANDING WATER ON THE SITE.
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12. THE DRAINAGE PLAN SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTIES AND TO PREVENT THE ACCUMULATION OF STANDING WATER ON THE SITE.

IMPERVIOUS LOT AREA

Lot #	Lot Area (Ac)	Impervious Area (Ac)	Impervious %
1	1.00	0.50	50%
2	1.00	0.50	50%
3	1.00	0.50	50%
4	1.00	0.50	50%
5	1.00	0.50	50%
6	1.00	0.50	50%
7	1.00	0.50	50%
8	1.00	0.50	50%
9	1.00	0.50	50%
TOTAL	9.00	4.50	50%



UTILITY DISCLAIMER

THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION TO DETERMINE THE EXACT LOCATION, DEPTH, OR CHARACTER OF THE UTILITIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN ON THIS PLAN.



NOTE:
NO GRADED SLOPE SHALL EXCEED 2H:1V

ALL HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2%.

**TOTAL SITE AREA = 3.94 AC
DISTURBED AREA = 3.35 AC
MAXIMUM IMPERVIOUS AREA = 1.35 AC**

THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION TO DETERMINE THE EXACT LOCATION, DEPTH, OR CHARACTER OF THE UTILITIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN ON THIS PLAN.

APPLICANT: One Johnson Ferry LLC

PHONE: 917-753-2826

REPRESENTATIVE: Yosef Kagan

PHONE: 917-753-2826

TITLEHOLDER: One Johnson Ferry LLC

PROPERTY LOCATION: On the east side of Johnson Ferry Road, south of Bishop Lake Road (1668 Johnson Ferry Road).

PETITION No.: V-75

DATE OF HEARING: 7-12-2017

PRESENT ZONING: R-12

LAND LOT(S): 827

DISTRICT: 16

SIZE OF TRACT: 3.94 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum allowable impervious surface for six (6) of the proposed nine (9) lots as follows: from the required 35% to 47% for lot 1, 36% for lot 2, 39% for lot 3, 36% for lot 4, 36% for lot 5, and 45% for lot 6.





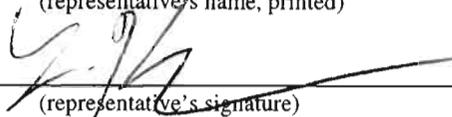
Application for Variance Cobb County

(type or print clearly)

Application No. V-75
Hearing Date: 7-12-17

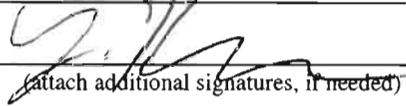
Applicant One Johnson Ferry, LLC Phone # 917-753-2826 E-mail yossi@zevcap.com

Yosef Kagan, Manager Address 550 Pharr Rd, Suite 220, Atlanta, GA 30305
(representative's name, printed) (street, city, state and zip code)

 Phone # 917-753-2826 E-mail yossi@zevcap.com
(representative's signature)

My commission expires: 01/13/18
Notary Public: Meagan E Evans Signed, sealed and delivered in presence of:
Meagan E. Evans Notary Public
Fulton County, GEORGIA
My Commission Expires January 13, 2018

Titleholder One Johnson Ferry, LLC Phone # 917-753-2826 E-mail yossi@zevcap.com

Signature  Address: 550 Pharr Rd, suite 220, Atlanta, GA 30305
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/13/18
Notary Public: Meagan E Evans Signed, sealed and delivered in presence of:
Meagan E. Evans Notary Public
Fulton County, GEORGIA
My Commission Expires January 13, 2018

Present Zoning of Property R-12 with stipulations

Location 1668 Johnson Ferry Rd (btwn Ivywood & Bishop Lake)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 527 District 16th Size of Tract 3.94 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 3.96 Acr 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:

Since the property is private, each lot owns a portion of the adjacent road and sidewalk. As each lot is allowed a maximum of 35% impervious, inclusion of private hardscape has limited the remaining area for homes, which causes unnecessary hardship. After considering the shape of the parcel, stormwater management area and private roads and sidewalks, limiting each lot at 35% impervious will result in an uneven distribution of buildable area and further reduce the allowable impervious for smaller lots.

List type of variance requested: _____
Maximum allowable impervious surface as described in Cobb County Code of Ordinances section 134-199.11 part (j). (9 lots)