

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: October 11, 2017**

**DUE DATE: September 11, 2017**

Distributed: **August 18, 2017**

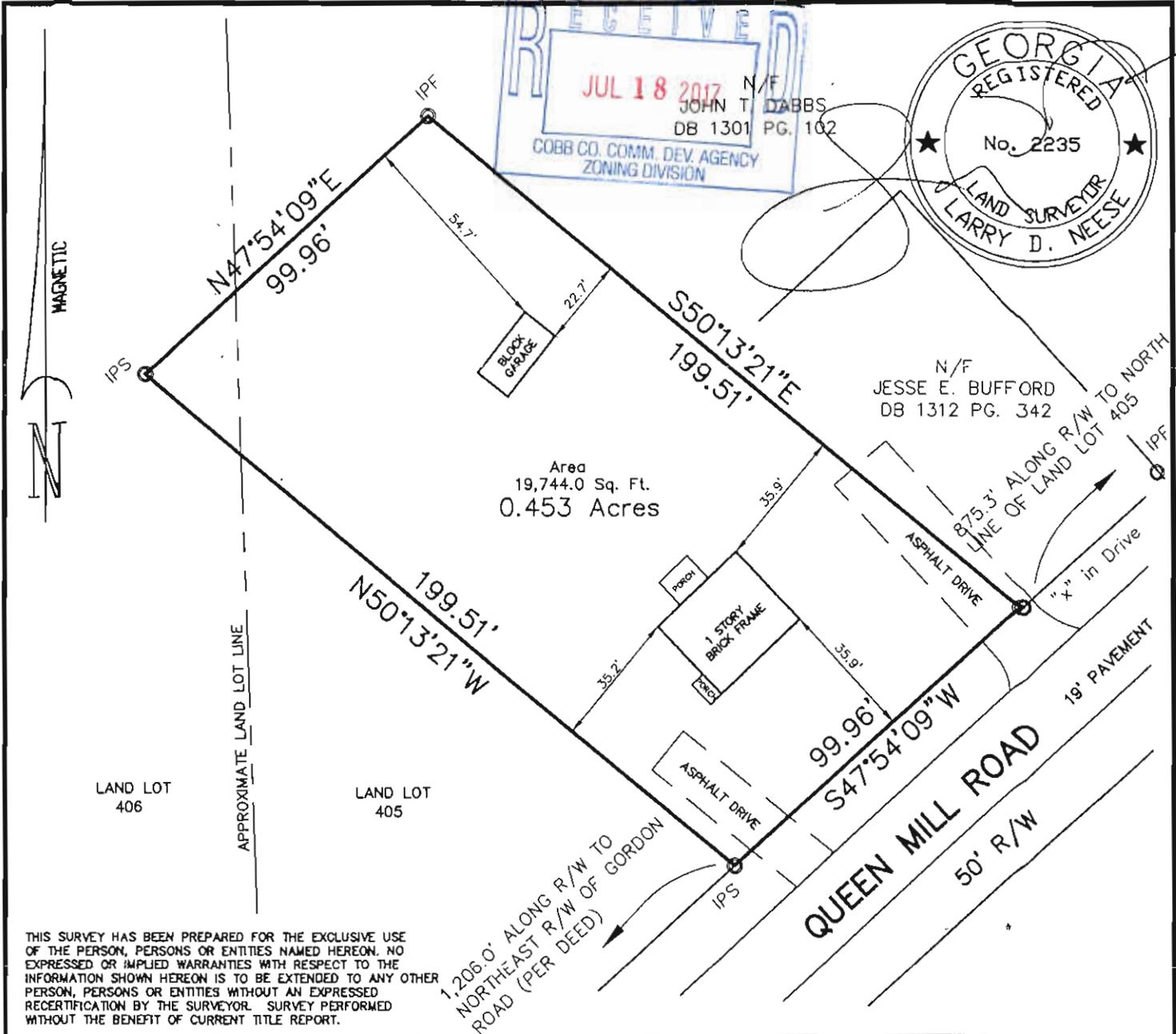


*Cobb County... Expect the Best!*

V-100  
(2017)

RECEIVED  
JUL 18 2017 N/F  
JOHN T. DABBS  
DB 1301 PG. 102  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

GEORGIA  
REGISTERED  
No. 2235  
LAND SURVEYOR  
LARRY D. NEESE



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13087C0085 F DATE: AUGUST 18, 1992

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 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR SoklaSet60R LINEAR SoklaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:

FOLARIN A. JOHNSON

LOT Part of 18	BLOCK
Property of C.R. Cardell S/D	
PLAT BOOK 4	PAGE 93
LAND LOT 405 & 406	
DISTRICT 18TH	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE 09-01-05	REVISED
SCALE: 1= 40	JOB NO. Acad 05-0020

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

**APPLICANT:** Folarin A. Johnson

**PETITION No.:** V-100

**PHONE:** 917-533-3052

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Folarin A. Johnson

**PRESENT ZONING:** R-20

**PHONE:** 917-533-3052

**LAND LOT(S):** 405, 406

**TITLEHOLDER:** Folarin A. Johnson

**DISTRICT:** 18

**PROPERTY LOCATION:** On the northwest side of Queen Mill Road, north of Mableton Parkway (6816 Queen Mill Road).

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the minimum lot size from the required 20,000 square feet to 19,744 square feet; and 2) waive the front setback from 40 feet to 35 feet.





# Application for Variance Cobb County

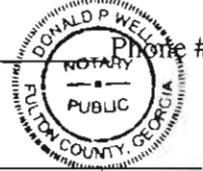
(type or print clearly)

Application No. V-100  
Hearing Date: 10-11-17

Applicant FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail FOLARIN4@gmail.com

FOLARIN A. JOHNSON Address 49 REYNOLDS ST S. I NY 10305  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 917/533-3052 E-mail Folarin4@gmail.com

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

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

Titleholder FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail Folarin4@gmail.com

Signature [Signature] Address: 49 Reynolds St S. I NY 10305  
(attach additional signatures, if applicable) (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 R-20

Location 6816 QUEEN MILL ROAD MABLETON GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 District 18th 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:

I bought the land with a house on it and demolished it to build a new home. I do have a set of plans to build. I will like the board to reconsider and grant me a variance

List type of variance requested: I do have a size of 19,943 sq ft of land.



**APPLICANT:** Michelle Thrash

**PETITION No.:** V-101

**PHONE:** 770-401-2238

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Michelle Thrash

**PRESENT ZONING:** R-20

**PHONE:** 770-401-2238

**LAND LOT(S):** 279

**TITLEHOLDER:** Michelle B. Thrash

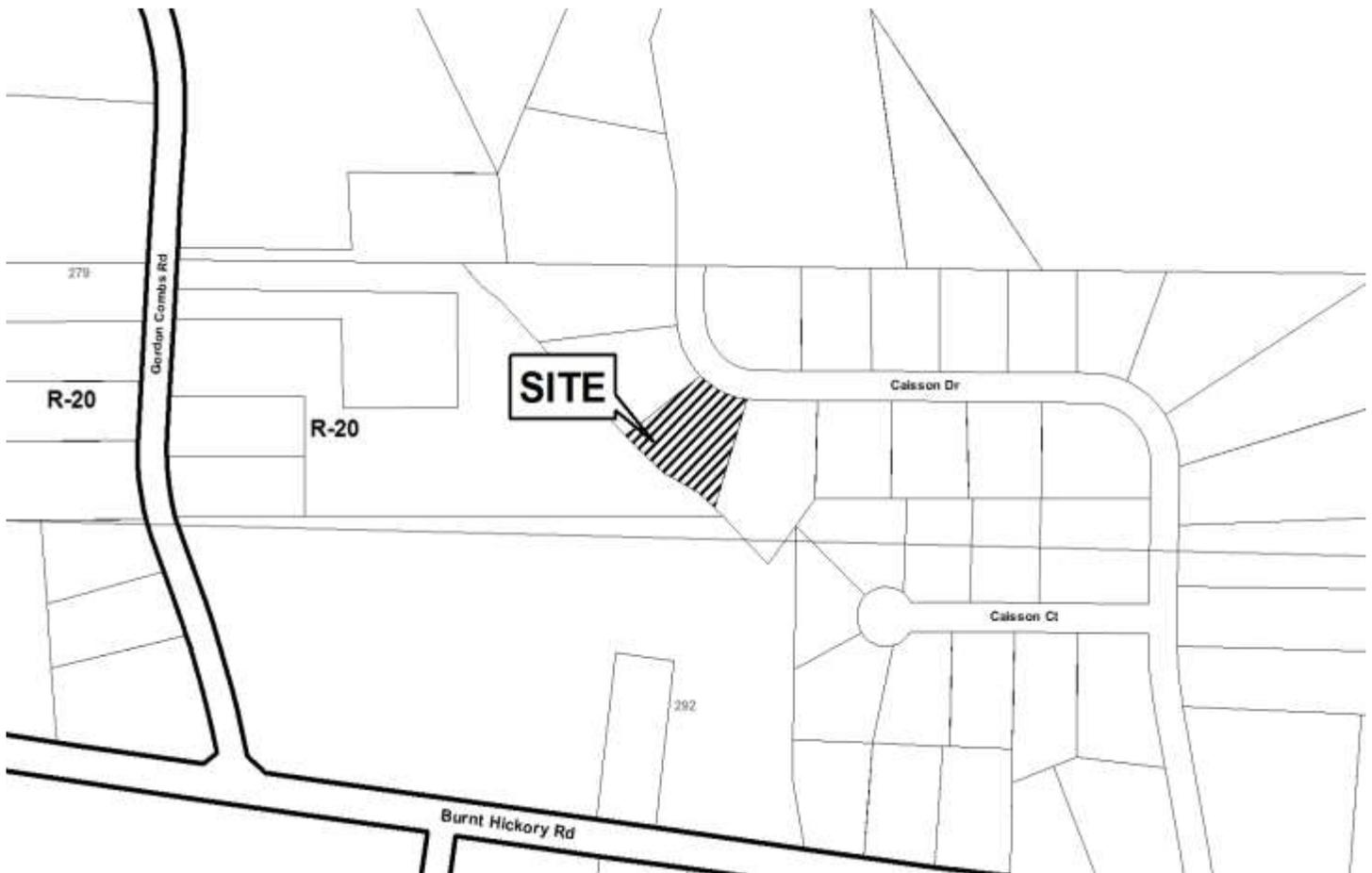
**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of  
Caisson Drive, north of Caisson Court  
(643 Caisson Drive).

**SIZE OF TRACT:** 0.54 acres

**COMMISSION DISTRICT:** 1

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



# Application for Variance



## Cobb County

(type or print clearly)

Application No. V-101  
Hearing Date: 10-11-17

Applicant Michelle Thrash Phone # 770-401-2238 E-mail mamthrash@hotmail.com  
Michelle Thrash Address 643 Caisson Drive Marietta 30064  
(representative's name, printed) (street, city, state and zip code)

Michelle Thrash Phone # 770-401-2238 E-mail mamthrash@hotmail.com  
(representative's signature)

My commission expires: 2/9/2018

Signed, sealed and delivered in presence of:  
Sheri Goren  
Notary Public

Titleholder Michelle Thrash Phone # 770-401-2238 E-mail mamthrash@hotmail.com  
Signature Michelle Thrash Address: 643 Caisson Drive Marietta GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/9/2018

Signed, sealed and delivered in presence of:  
Sheri Goren  
Notary Public

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

Location 643 Caisson Drive Marietta - off Bunt Hickory  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 20<sup>th</sup> Size of Tract .542 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:

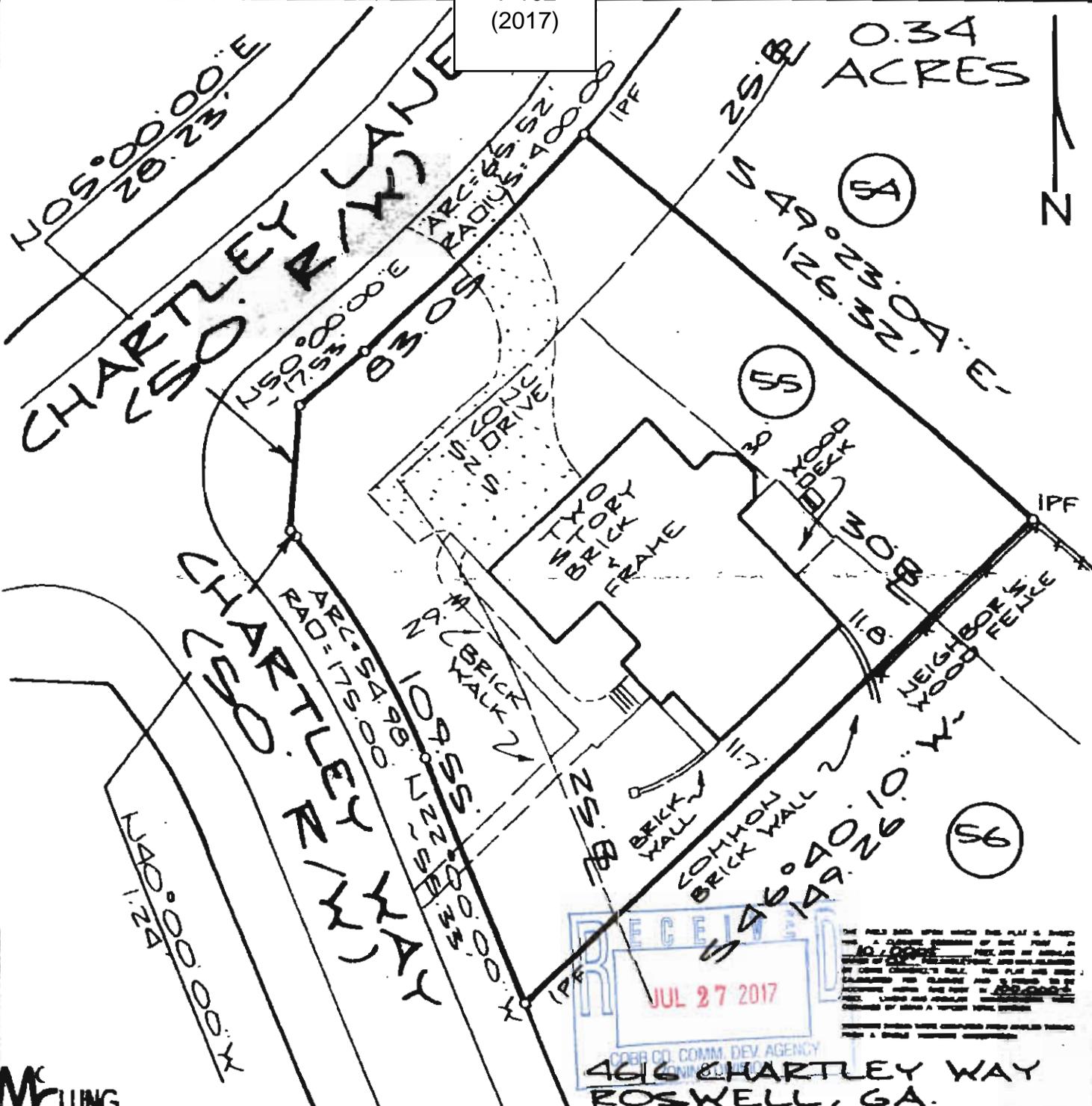
3 years ago I was diagnosed with breast cancer. I have undergone treatment and am currently cancer free. However the treatment left me with chemotherapy induced alopecia (permanent baldness). The sun, the pool, the beach all used to be things-

List type of variance requested: To build a swimming pool in the side yard of the house behind the existing chain link fence. That fence will be replaced by a proper one during construction of pool

I enjoyed, but ~~the~~ With the hair issue, I am embarrassed and self-conscious. My husband and I discussed building a private swimming pool so that I could be comfortable outside once again, but he died suddenly last August. Since then, I sold our family home because I could no longer afford it, and there were too many memories. I bought a much smaller ranch and specifically looked for a flat backyard. I wanted to use some of the money that my husband left me to build that pool because I knew he wanted me to have it. I focused on the space across from the porch because that is the only outside access to the back, and due to an addition built by the previous home owner, there is not enough space in the back of the house anyway. I really didn't realize when I started this process that I was asking to do something that was outside of the zoning ordinance, but this is very important to me, and I appreciate you taking the time to consider it.

V-102  
(2017)

0.34  
ACRES



RECEIVED  
JUL 27 2017  
COBB CO. COMM. DEV. AGENCY

THE FIELD BOOK FROM WHICH THIS PLAN IS DEDUCED HAS BEEN OPENED AND THE CORRECTNESS OF THE FIELD NOTES HAS BEEN VERIFIED BY ME. THIS PLAN IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE FIELD BOOK. THE FIELD BOOK IS THE ONLY AUTHORITY IN CASE OF DISPUTE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

466 CHARTLEY WAY  
ROSWELL, GA.

**McLUNG SURVEYING INC.**



This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.  
In my opinion this plat is a correct representation of the land platted.

*Perry E. McClung*  
Perry E. McClung, Surveyor

Fences should not be placed using side dimensions from houses

PROPERTY OF  
**JOSEPH PASQUARELLI**  
**VIRGINIA PASQUARELLI**

**LOT 55**  
**EDGEWATER COVE**  
**UNIT - 2**  
LAND LOT 10Z  
DISTRICT 1ST SECTION 2ND  
COUNTY COBB  
GEORGIA  
DATE 8-12-98 SCALE 1" = 30'

PB 165 PG 55  
J.E.

607812

**APPLICANT:** Joseph Pasquarelli

**PETITION No.:** V-102

**PHONE:** 404-610-2761

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Joseph Pawquarelli

**PRESENT ZONING:** PRD

**PHONE:** 404-610-2761

**LAND LOT(S):** 102

**TITLEHOLDER:** Joseph Pasquarelli and Virginia Pasquarelli

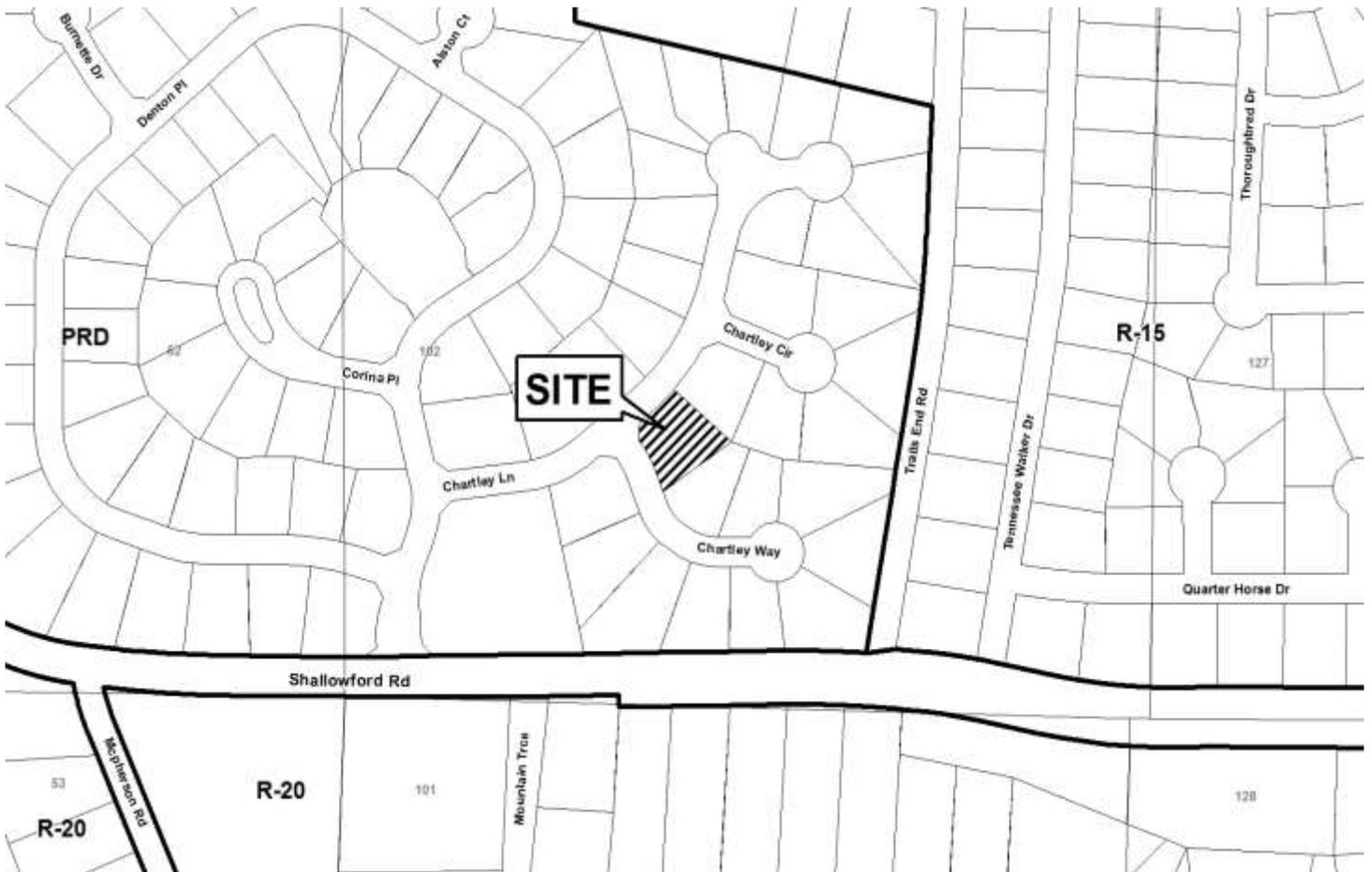
**DISTRICT:** 1

**PROPERTY LOCATION:** On the southeast corner of Chartley Lane and Chartley Way (4616 Chartley Way).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** WITHDRAWN BY APPLICANT



# Application for Variance Cobb County

(type or print clearly)

**WITHDRAWN**

Application No. V-102  
Hearing Date: 10-11-17

Applicant Joseph Pasquarelli Phone # 404 610 2761 E-mail PASQUAJO@AOL.COM

Joseph Pasquarelli Address 4616 CHARTLEY WAY NE ROSWELL, GA 30075  
(representative's name, printed) (street, city, state and zip code)

Joseph Pasquarelli Phone # 404 610 2761 E-mail pasquajo@aol.com  
(representative's signature)



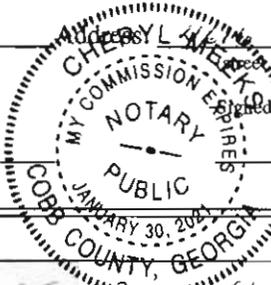
Signed, sealed and delivered in presence of:  
Donald Well  
Notary Public

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

Titleholder Joseph Pasquarelli Phone # 404 610 2761 E-mail PASQUAJO@AOL.COM

Signature Joseph Pasquarelli Address 4616 CHARTLEY WAY NE, ROSWELL GA 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/30/2021  
Signed, sealed and delivered in presence of:  
Cheryl Well 7/27/17  
Notary Public



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

Location 4616 CHARTLEY WAY NE, ROSWELL GA 30075; CORNER OF CHARTLEY LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 (LOT 55) District 1 Size of Tract 0.34 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 attachment 2

List type of variance requested: SET BACK REDUCTION AS PROPOSED



V-102  
(2017)  
Exhibit

WITHDRAWN



Attachment 1 to be included with Application for Variance.

The original & proposed plot plan(s) submitted for the building permit (which was granted #2017-005434) showed that the previous existing deck as well as the new structure were outside of the set back. The proposed plot plan also submitted showed the new porch structure to be in the exact same footprint as the original deck.

When the Cobb County inspector was called out to inspect the structure under construction, (July 23, 2017) he informed us that he felt that the right corner of the new structure was within the setback. That was the first time we were made aware of a setback issue.

As of July 23, 2017 the major framing and roof have been completed. With all the remaining work stopped the contractor will not be able to complete the project and we will be left with an unfinished, unusable and potentially unsafe structure.

**RECEIVED**  
**AUG - 2 2017**  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



**V-103  
 (2017)**

**ALL NOTES:**  
 1. ALL NOTES SHALL BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
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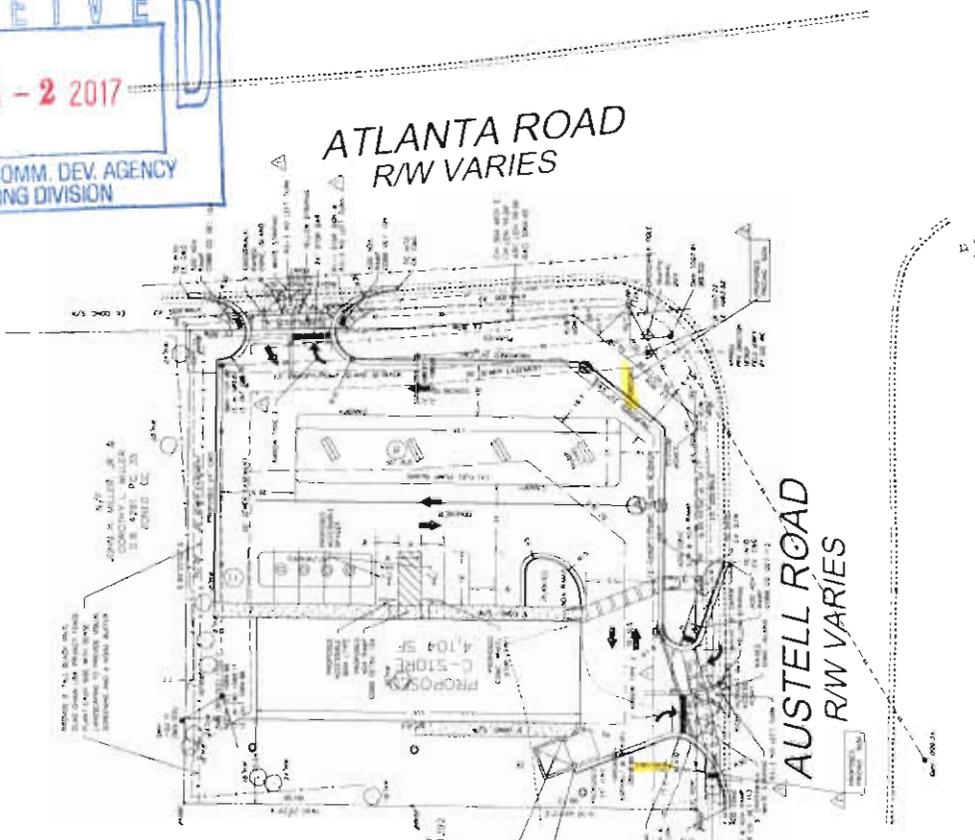
TOTAL SITE AREA: 0.685 ACRES  
 IMPROVED AREA: 0.47 ACRES  
 IMPERVIOUS AREA: 0.46 ACRES  
 1250 ATLANTA ROAD  
 PARCEL ID: 1702950019  
 LAND LOT: 295, DISTRICT: 1717  
 COBB COUNTY, GEORGIA

REVISIONS ADDED PRICING \$10M AS SHOWN
REVISIONS TABLE AND RAMP & SIGNAGE
REVISIONS CASE NUMBER Z 6, CRC
PROJECT: 1250 ATLANTA ROAD C-STORE
PROJECT ADDRESS: 1250 ATLANTA RD
PROJECT ADDRESS: COBB CO. GA
CLIENT: SOUTH COBB DRIVE PROPERTIES LLC
CLIENT ADDRESS: 1356 MANDALAY CT SW
CLIENT ADDRESS: LEBURN, GA 30047
DATE: 07/06/16
DWG: PRJ1



09/22/16

SITE PLAN



24-HOUR EMERGENCY CONTACT: FERDZ AU (770) 378-2944



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
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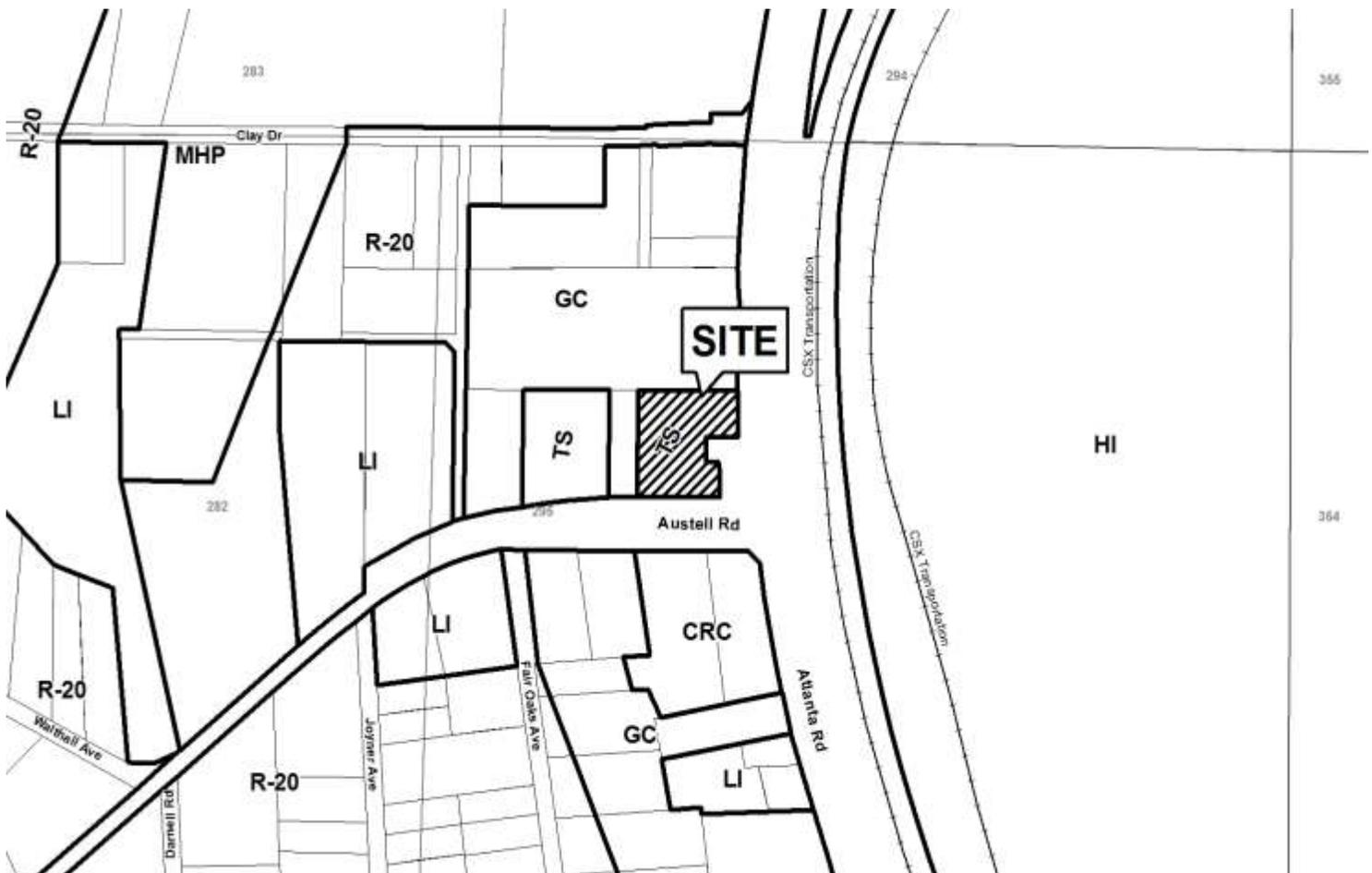
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 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**APPLICANT:** Mohsin Properties, LLC  
**PHONE:** 770-378-2944  
**REPRESENTATIVE:** Feroz Ali  
**PHONE:** 770-378-2944  
**TITLEHOLDER:** Mohsin Properties, LLC  
**PROPERTY LOCATION:** On the northwest corner of  
Austell Road and Atlanta Road  
(1250 Atlanta Road).

**PETITION No.:** V-103  
**DATE OF HEARING:** 10-11-2017  
**PRESENT ZONING:** TS  
**LAND LOT(S):** 295  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.69 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Increase the maximum sign height from 20 feet to 25 feet for each sign; 2) allow an 80 square foot LED with four (4) electronic sign areas in lieu of a 32 square foot LED with two (2) sign areas; 3) increase the maximum allowable sign area from 65 square feet to 117 square feet; 4) increase the maximum allowable structure area from 162.5 square feet to 205 square feet; 5) waive the required 200 feet of public road frontage to 146 square feet of public road frontage; and 6) allow the two (2) electronic signs on the same lot to be less than the required 200 feet from each other.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-103  
Hearing Date: 10-11-17

Applicant Mohsin Properties, LLC Phone # (770) 378-2944 E-mail Ferozali@AOL.com

Feroz Ali  
(representative's name, printed) Address 1250 Atlanta Road, Marietta GA 30060  
(street, city, state and zip code)

[Signature]  
(representative's signature) Phone # (770) 378-2944 E-mail Ferozali@AOL.com

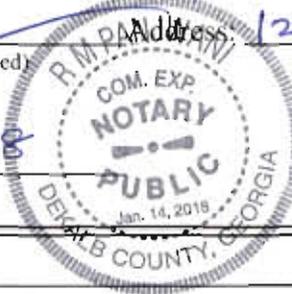
My commission expires: 01-14-2018  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Titleholder Feroz Ali Phone # 7/378-2944 E-mail Ferozali@AOL.com

Signature [Signature]  
(attach additional signatures, if needed) Address 1250 Atlanta Rd Marietta  
(street, city, state and zip code)

My commission expires: 01-14-2018  
Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Present Zoning of Property TS

Location 1250 Atlanta Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 295 District 17<sup>th</sup> 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 \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

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

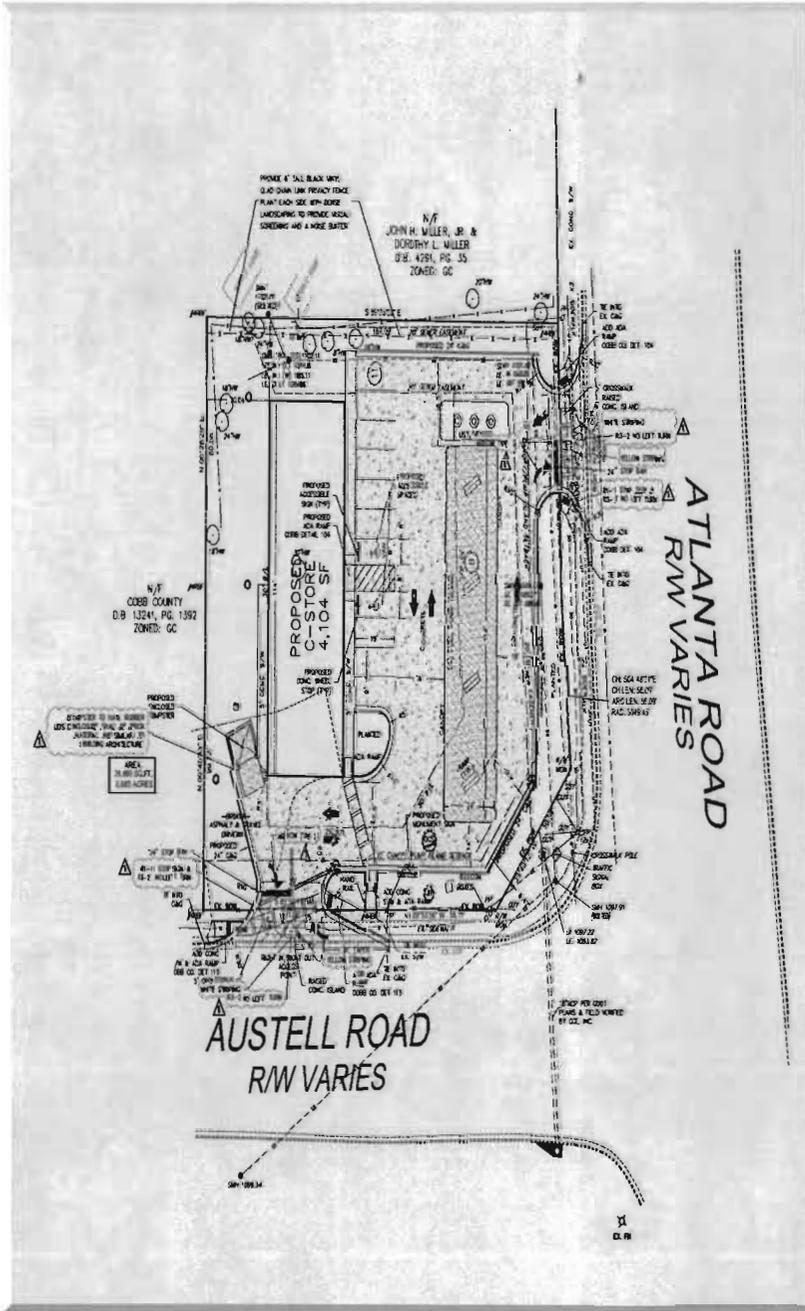
The fundamental requirement for developing this property for the approved permitted use a gas station. A price sign per plans is necessary to conduct business in a fair and equitable matter. Without proper signage business can exist

List type of variance requested: Fuel price sign, LED variance, height variance 2 signs on property.

V-103  
(2017)  
Exhibit

**RECEIVED**  
AUG - 2 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

1250 Atlanta Rd  
Marietta, GA



Know what's below.  
Call before you dig.

Customer Approval:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

I understand that by signing this drawing I am giving my approval for TTI to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or First Brand requirements will be communicated to me by TTI and may require additional revisions.

Job Number: MEX-23832-EX  
Date: 6/7/17

Project/Location: 1250 Atlanta Rd  
Marietta, GA.

Customer: Mountain Express Oil  
Drawn by: CM

Revisions:  
0/00/00  
Rev. 0 - Original Drawing

**TOTAL IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

**EXXON** MAIN ID SIGN

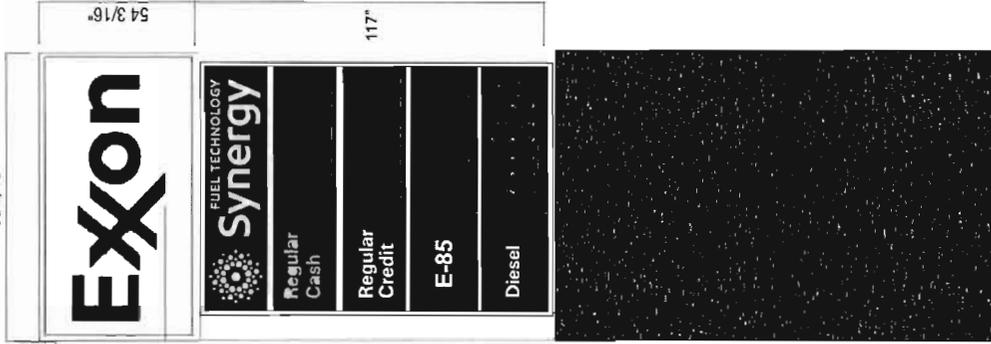


Knows what's below.  
Call before you dig.

Scope of Work:

Proposed MID

98 7/16"



Existing MID



V-103  
(2017)  
Exhibit

Exxon/Mobil Blue  
PMS 293

Exxon/Mobil Red  
PMS 485

Square Footage Totals:

Existing:

No Existing sign sq ft

Proposed:

116.375 sq ft

Revisions:

Rev. 0 - Original Drawing

0/00/00

Project/Location: 1250 Atlanta Rd  
Marietta, GA.

Customer: Mountain Express Oil

Drawn by: CM

Job Number: MEX-23832-EX

Date: 6/7/17

Customer Approval: \_\_\_\_\_  
Please initial here

This original drawing  
is property of T.I. and  
is not to be exhibited,  
copied, or reproduced  
without permission.

**TOTAL IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle, Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

**EXXON**

**MAIN ID SIGN**

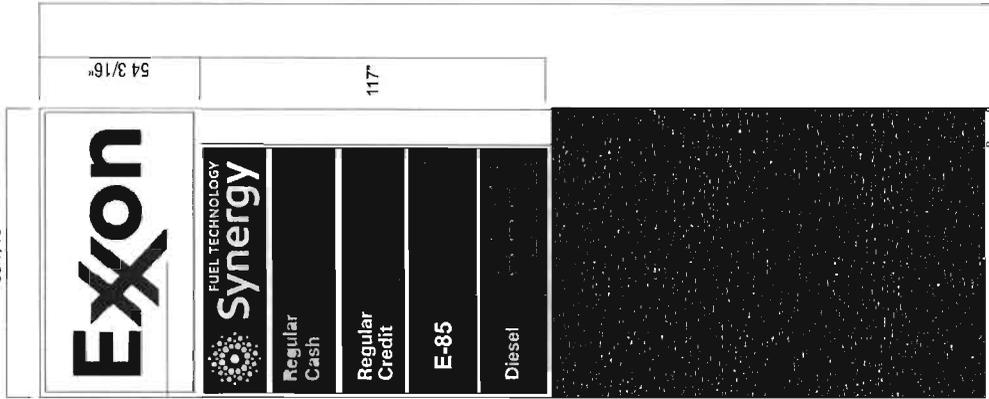


Know what's below.  
Call before you dig.

Scope of Work:

Proposed MID

98' 7/16"



Existing MID



V-103  
(2017)  
Exhibit

Exxon/Mobil Blue  
PMS 293

Exxon/Mobil Red  
PMS 485

Square Footage Totals:

Existing:  
TBV sq ft

Proposed:  
TBD sq ft

Revisions:  
Rev. 0 - Original Drawing

0/00/00

Project/Location: **1250 Atlanta Rd  
Marietta, GA.**

Customer: Mountain Express Oil

Drawn by: CM

Job Number: MEX-23832-EX

Date: 6/7/17

Customer Approval: \_\_\_\_\_

\_\_\_\_\_  
Please initial here

This original drawing  
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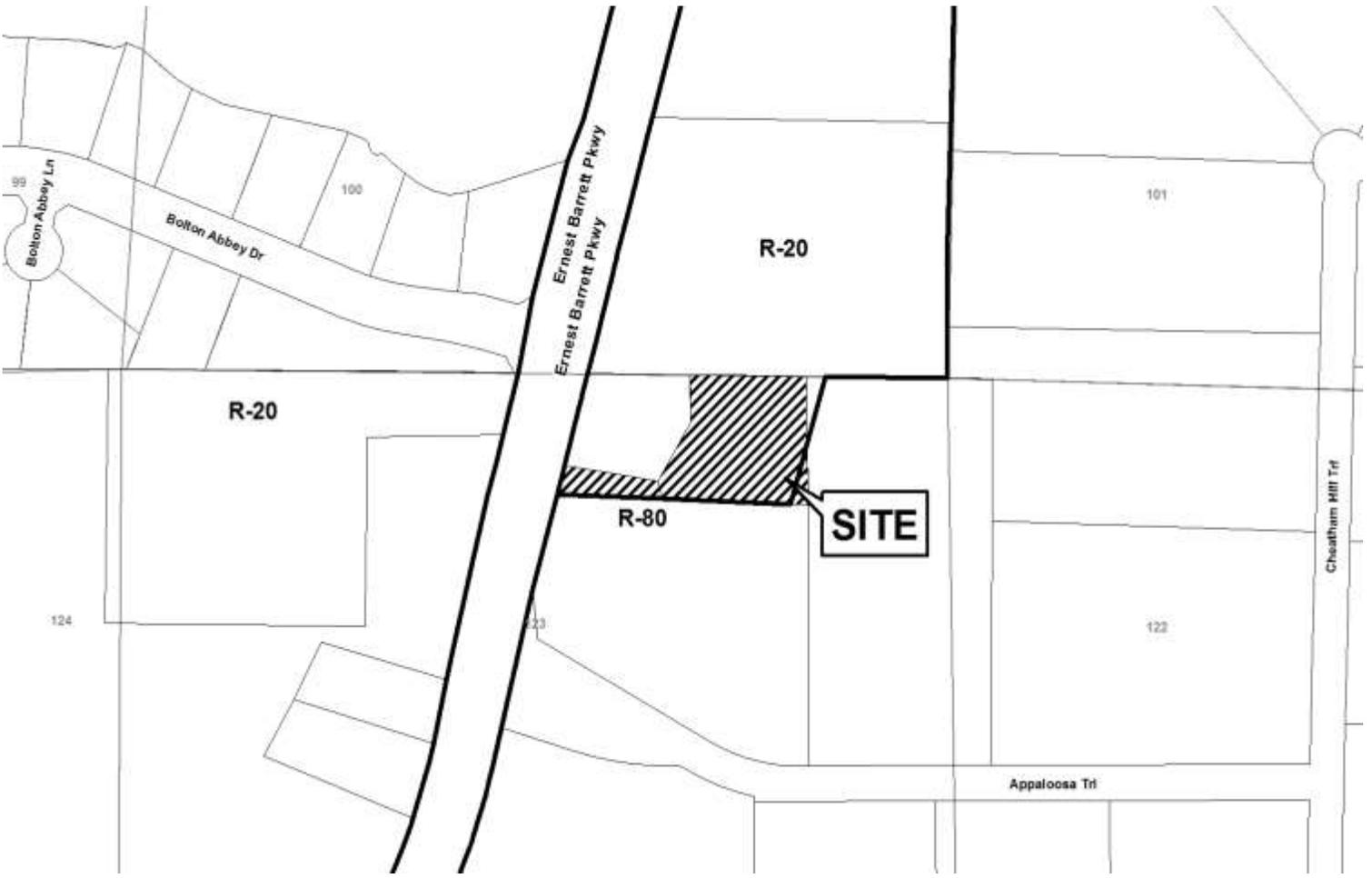
**TOTAL IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle, Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497



**APPLICANT:** Michael D. Fox  
**PHONE:** 770-657-3571  
**REPRESENTATIVE:** Michael D. Fox  
**PHONE:** 770-657-3571  
**TITLEHOLDER:** Michael D. Fox and Barbara J. Fox  
**PROPERTY LOCATION:** On the east side of Ernest Barrett Parkway, north of Appaloosa Trail (3941 Ernest Barrett Parkway).

**PETITION No.:** V-104  
**DATE OF HEARING:** 10-11-2017  
**PRESENT ZONING:** R-20, R-80  
**LAND LOT(S):** 123  
**DISTRICT:** 19  
**SIZE OF TRACT:** 1.10 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 44 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 40 feet; 3) allow an accessory structure (approximately 2,225 square foot hanger) to the front of the principal building; 4) waive the setbacks for an accessory structure over 1,000 square feet (approximately 2,225 square foot hanger) from the required 100 feet from all property lines to one (1) foot adjacent to the western property line and to 10 feet adjacent to the northern property line; and 5) allow access on a nonhardened surface.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-104

Hearing Date: 10-11-17

Applicant Michael D Fox Phone # 770 657 3571 E-mail mike\_fox@bellsouth.net  
(representative's name, printed) Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Michael D Fox Phone # 770 657 3571 E-mail mike\_fox@bellsouth.net  
Signature [Signature] Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 1, 2020



Signed, sealed and delivered in presence of

Notary Public

Present Zoning of Property R-20  
Location 3941 Ernest W Barrett Pkwy  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 123 District 19 Size of Tract 1 Acre(s)

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

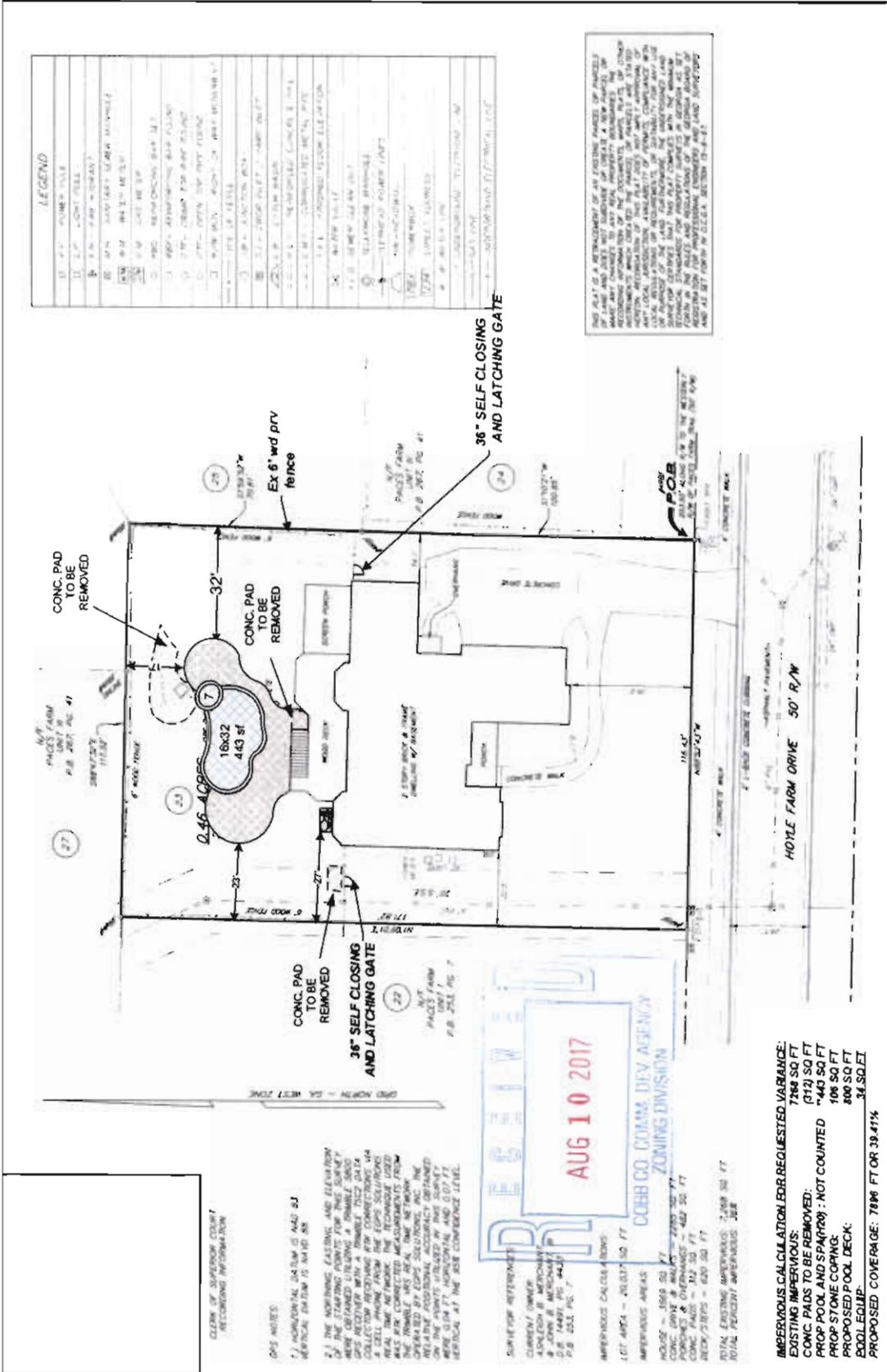
Size of Property 1 acre Shape of Property Plat Topography of Property Flat Other \_\_\_\_\_

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

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

Zoning was changed after the existing lots were subdivided and structures built. Applying the current law would require that building be demolished and lot boundaries changed.

List type of variance requested: B set-backs and road frontage



**LEGEND**

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**PROPOSED COVERAGE: 7886 FT OR 38.41%**

**IMPERVIOUS CALCULATION FOR REQUESTED VARIANCE:**

EXISTING IMPERVIOUS: 7886 SQ FT

CONC PADS TO BE REMOVED: (112) SQ FT

PROP POOL AND SPAN: NOT COUNTED - 443 SQ FT

PROP STONE CORING: 108 SQ FT

PROPOSED POOL DECK: 108 SQ FT

POOL EQUIP: 34 SQ FT

**IMPERVIOUS CALCULATION FOR REQUESTED VARIANCE:**

EXISTING IMPERVIOUS: 7886 SQ FT

CONC PADS TO BE REMOVED: (112) SQ FT

PROP POOL AND SPAN: NOT COUNTED - 443 SQ FT

PROP STONE CORING: 108 SQ FT

PROPOSED POOL DECK: 108 SQ FT

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**IMPERVIOUS CALCULATION FOR REQUESTED VARIANCE:**

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EXISTING IMPERVIOUS: 7886 SQ FT

CONC PADS TO BE REMOVED: (112) SQ FT

PROP POOL AND SPAN: NOT COUNTED - 443 SQ FT

PROP STONE CORING: 108 SQ FT

PROPOSED POOL DECK: 108 SQ FT

POOL EQUIP: 34 SQ FT

**APPLICANT:** Ashleigh Merchant

**PETITION No.:** V-105

**PHONE:** 404-259-5736

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Ashleigh Merchant

**PRESENT ZONING:** R-20

**PHONE:** 404-259-5736

**LAND LOT(S):** 125

**TITLEHOLDER:** Ashleigh B. Merchant and John B. Merchant, III

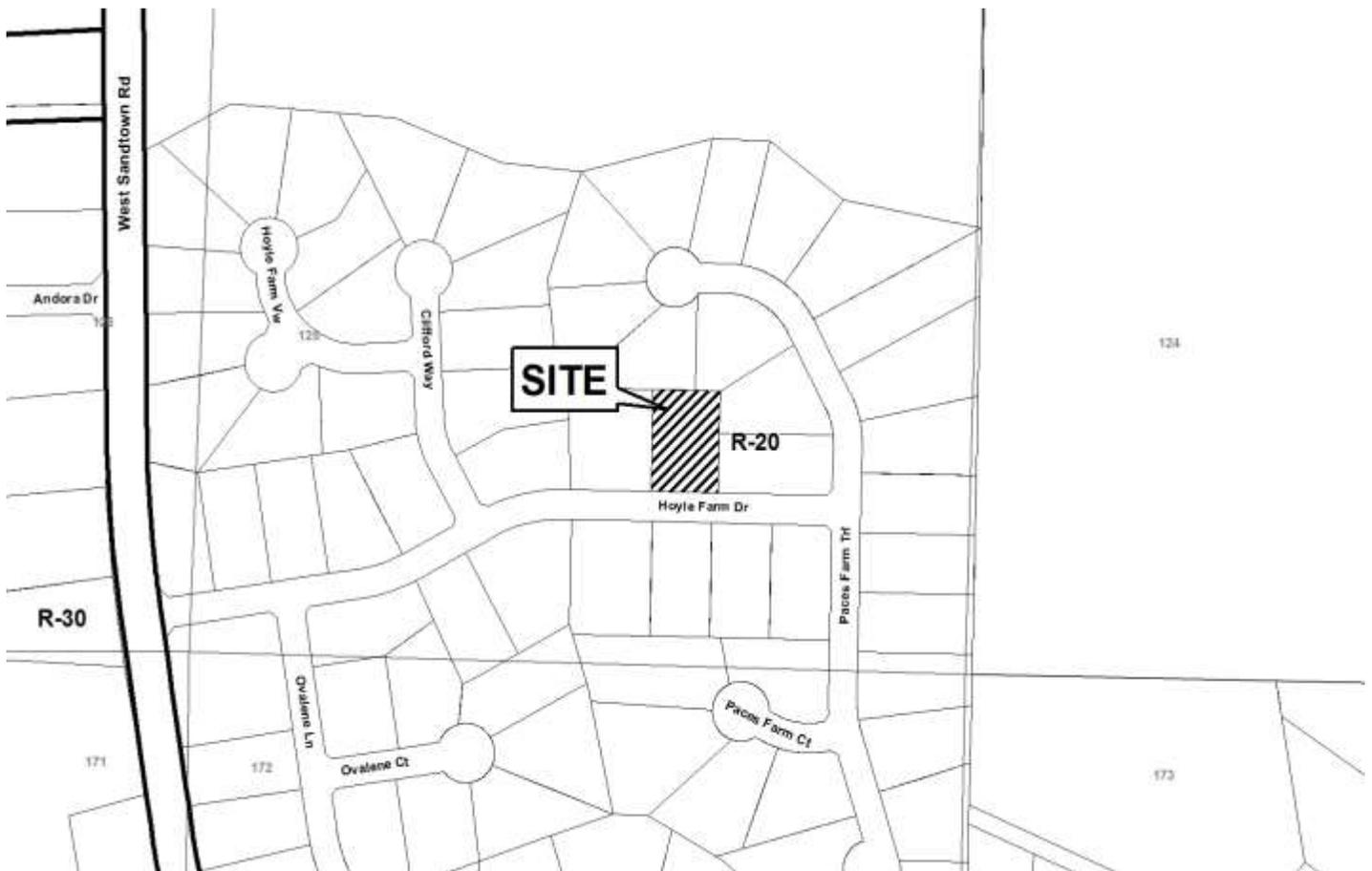
**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of Hoyle Farm Drive, west of Paces Farm Trail (2920 Hoyle Farm Road).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the maximum allowable impervious coverage from 35% to 40%.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-105  
Hearing Date: 10-11-17

Applicant Ashleigh Merchant

Phone # 404-259-5736 E-mail ashleigh@merchantlawfirm.pc.com

Ashleigh Merchant  
(representative's name, printed)

Address 2920 Hoyle Farm Drive  
Marietta street, city, state and zip code GA 30064

[Signature]  
(representative's signature)

Phone # 404-259-5736 E-mail ashleigh@merchantlawfirm.pc.com

Signed, sealed and delivered in presence of

My commission expires: December 05, 2020



Titleholder Ashleigh Merchant

Phone # 404-259-5736 E-mail

Signature [Signature]  
(attach additional signatures, if needed)

Address: 2920 Hoyle Farm Drive  
Marietta (street, city, state and zip code) GA 30064

Signed, sealed and delivered in presence of

My commission expires: December 05, 2020



Present Zoning of Property R-20

Location 2920 Hoyle Farm Rd, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 23 District 19th Paces Farm Size of Tract .46 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 Rectangle 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:

Under current ordinance, lot coverage max is 35%. With the size of the house on the lot, they are already at 36%.

List type of variance requested: We are requesting a variance to allow for 39.41% to allow for a pool and small patio to be built. In order to minimize increase over 35%, we are removing existing front patio

PREPARED BY  
**ROGER S. LEE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 1145  
 WOODSTOCK, GA 30188  
 PHONE 770-653-9984  
 CONTACT: ROGER S. LEE

REGISTERED FOR  
**AMINI HOMES**  
 1226 HIGHTOWER TRAIL  
 SUITE 140  
 ATLANTA, GEORGIA 30306  
 CONTACT: M. PEJMAN  
 678-300-4629

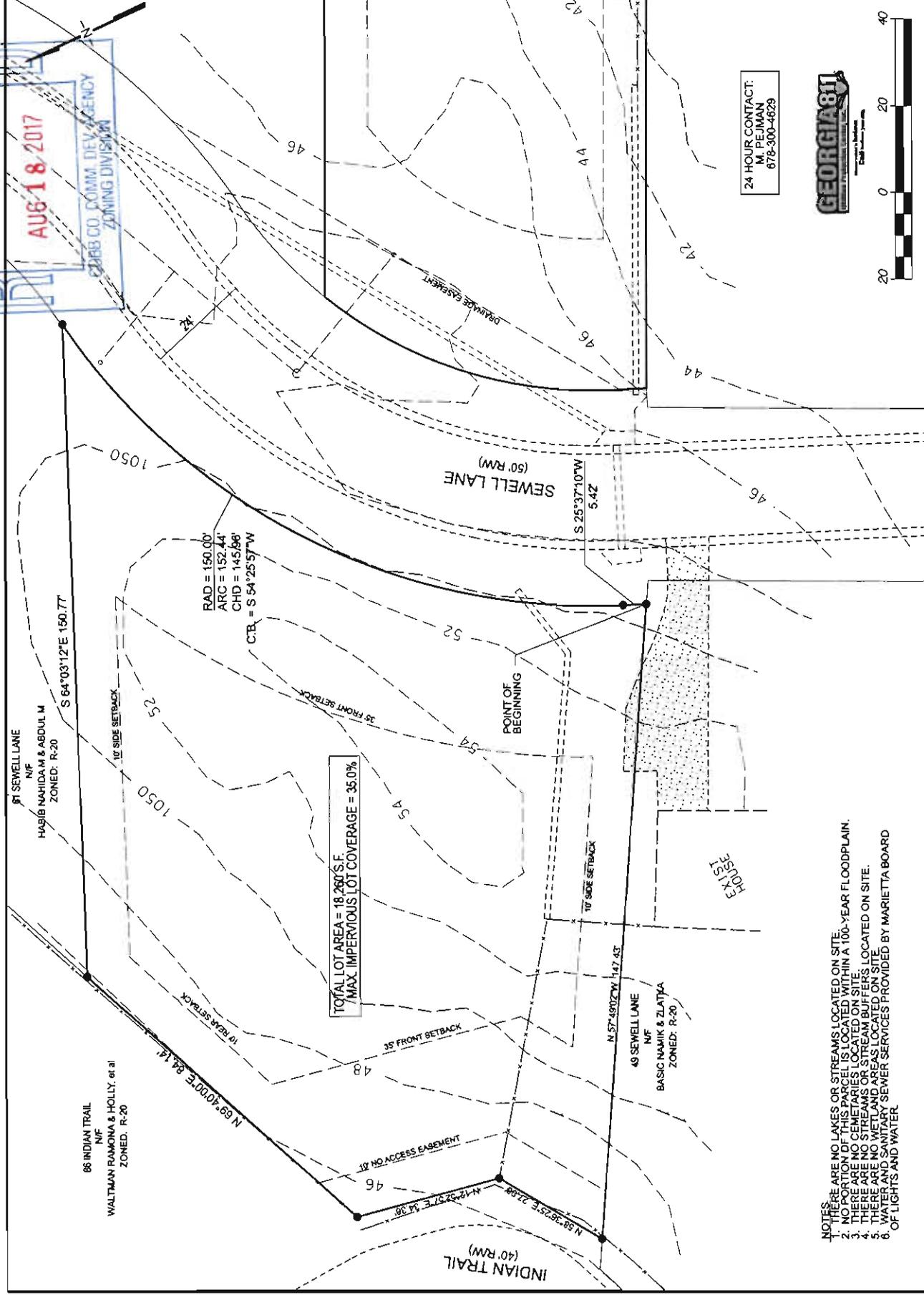
**V-106  
 (2017)**



NO.	DATE	REVISION
1	08/13/17	CONCEPT PLANNING & DESIGN LAYOUTS
2		
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PROJECT NO. **V-01**

**RECEIVED**  
**AUG 18 2017**  
 DEPT. OF COMM. DEV. AGENCY  
 ZONING DIVISION



- NOTES:**
1. THERE ARE NO LAKES OR STREAMS LOCATED ON SITE.
  2. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A 100-YEAR FLOODPLAIN.
  3. THERE ARE NO CEMETARIES LOCATED ON SITE.
  4. THERE ARE NO STREAMS OR STREAM BUFFERS LOCATED ON SITE.
  5. THERE ARE NO WETLAND AREAS LOCATED ON SITE.
  6. WATER AND SANITARY SEWER SERVICES PROVIDED BY MARIETTA BOARD OF LIGHTS AND WATER.

**APPLICANT:** M. Pejman

**PHONE:** 678-300-4629

**REPRESENTATIVE:** M. Pejman

**PHONE:** 678-300-4629

**TITLEHOLDER:** Mojgan Jalali

**PROPERTY LOCATION:** On the west side of Sewell

Lane and on the east side of Indian Trail, northeast of  
Worthington Drive

(57 Sewell Lane).

**PETITION No.:** V-106

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1205

**DISTRICT:** 16

**SIZE OF TRACT:** 0.42 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size from the required 20,000 square feet to 18,260 square feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-106  
Hearing Date: 10-11-17

Applicant M. Pejman Phone # 678-300-4629 E-mail mspconstruction@gmail.com

M. Pejman Address 222 Brookview Place Woodstock, GA 30188  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 678-300-4629 E-mail mspconstruction@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: 4-2-2018

[Signature]  
Notary Public

Titleholder MOJGAN JALALI Phone # 678-300-4629 E-mail mspconstruction@gmail.com

Signature [Signature] Address: 222 Brookview Place Woodstock, GA 30188  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property R-20

Location 57 Sewell Lane Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1205 District 16<sup>th</sup> 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:

Applicant purchased lot based on recorded plat. ~~lot~~ Upon completion of boundary survey, actual lot size is 18,260 s.f. Any future property transfers or lending activity may be adversely affected by lot size being less than 29,000 s.f.

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



**APPLICANT:** Keith D. Johns

**PETITION No.:** V-107

**PHONE:** 678-725-0060

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Rebecca L. Johns

**PRESENT ZONING:** R-30

**PHONE:** 678-725-0569

**LAND LOT(S):** 259, 274

**TITLEHOLDER:** Keith D. Johns and Rebe

**DISTRICT:** 20

**PROPERTY LOCATION:** At the western terminus of  
Abbey Oaks Lane, west of Acworth Due West Road  
(4060 Abbey Oaks Lane).

**SIZE OF TRACT:** 1.05 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from the required 45 feet to 40 feet for lot 3.



# Application for Variance

## Cobb County



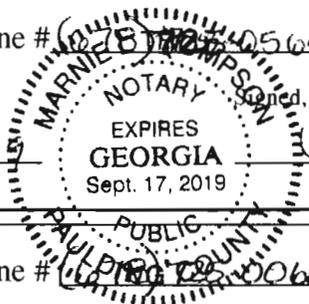
Application No. V-107  
Hearing Date: 10-11-17

Applicant Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

REBECCA L JOHNS Address 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(representative's name, printed) (street, city, state and zip code)

Rebecca L Johns Phone # (678) 725-0560 E-mail rljohns14@bellsouth.net  
(representative's signature)

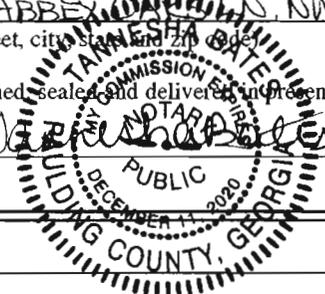
My commission expires: September 17<sup>th</sup>, 2019 Signed, sealed and delivered in presence of: Marnie L. Thompson  
Notary Public



Titleholder Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

Signature Rebecca L Johns Address: 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020 Signed, sealed and delivered in presence of: Janeisha B. Williams  
Notary Public



Present Zoning of Property R-30

Location 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 District 20 Size of Tract 1.05 Acre(s)

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

Size of Property 1.05 ACRES 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:

Unknown to us the builder built the front porch in the setback

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

V-108  
(2017)

**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE APPRAISAL REPORT. ENCUMBRANCES OF OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) DATED 05/11/2010. THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON AND UNDERGROUND UTILITIES ARE MARKED BY LOCATION.

NO HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURFACE MEASUREMENTS. THE DATUM IS BASED ON THE NATIONAL HORIZONTAL DATUM (NAD 83).

PLEASE NOTE: ZONING AND ALL BACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING DEPT. BEFORE CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES:** THIS SURVEY WAS PREPARED BY J.P. PHILLIPS SURVEY WORKS INC. 25 SUBDIVISION PLAT OF LESTWOOD FOREST SUBDIVISION PREPARED BY MICHAEL J. PHILLIPS REGISTERED PROFESSIONAL SURVEYOR IN FLA. PLAT BOOK 20 PAGE 33. PLAT OF REBEL RIDGE SUBDIVISION PREPARED BY J.P. PHILLIPS DATED MARCH 19, 1982, RECORDED IN PLAT BOOK 24 PAGE 12.

**SURVEYOR CERTIFICATION**

This plat is a re-confirmation of an existing survey of land and does not constitute a new survey. It is a re-confirmation of the original survey made by or on behalf of the original surveyor or his/her successors, heirs, assigns, or other persons in accordance with the provisions of the Georgia Surveyors Act, Chapter 133, of the Official Code of Georgia Annotated, and the Georgia Surveyors Act, Chapter 133, of the Official Code of Georgia Annotated, and the Georgia Surveyors Act, Chapter 133, of the Official Code of Georgia Annotated, and the Georgia Surveyors Act, Chapter 133, of the Official Code of Georgia Annotated.

I, the undersigned, being a duly qualified and licensed Surveyor and as set forth in O.C.G.A. Section 15-1-67.

**GARY L. GOBRECHT**  
CATHY M. GOBRECHT  
DEED BOOK 15237 / PAGE 4887

**TOTAL SITE AREA**  
0.618 Acres  
26,925 sq ft  
ZONED R-20



**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CORNER PROVISION OF ONE FOOT IN 32,000. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A "NAD 83" FIELD DATA SYSTEM AND TRIMBLE 560-3 DATA COLLECTOR WERE USED TO COLLECT THIS DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,000. (TEXT - 24.00')

**BOUNDARY SURVEY**

1101 REBEL RIDGE DRIVE

FOR

**Gary L. Gobrecht**  
**Cathy M. Gobrecht**

CS JOB NO.	20175539	DRAWING SCALE	1" = 20'	SURVEY DATE	JUNE 24, 2017
FIELD WORK	CS	STATE	GEORGIA	% JOB	REGIONS
PROJ #/E	CAJ	COUNTY	COBB		
REVISION	JRC	LAND USE	995		
DWG FILE	20175539.dwg	DISTRICT	16TH	SECTION	2ND



N/E PROPERTY OF  
**JON ROBINSON**  
DEED BOOK 1485 / PAGE 5310  
ZONED R-20

N/E PROPERTY OF  
**ANA PAULA DE FARIA RESTREPO**  
DEED BOOK 1540 / PAGE 5918  
ZONED R-20

N/E PROPERTY OF  
**SUKHVINDAR KAUR**  
DEED BOOK 1543 / PAGE 5041  
ZONED R-20

N/E PROPERTY OF  
**KIMRA SEANG**  
**SOPHANNA REN**  
DEED BOOK 15277 / PAGE 4880  
ZONED R-20



**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CONCRETE	▣
CONCRETE (SLAB)	▤
COMMUNICATION FEEDLINE	⊖
FOOTING	▧
FOUNDATION	▨
FOUNDATION (CONCRETE)	▩
FOUNDATION (MASONRY)	▪
FOUNDATION (WOOD)	▫
FOUNDATION (OTHER)	▬
FOUNDATION (FOUNDATION)	▭
FOUNDATION (FOUNDATION)	▮
FOUNDATION (FOUNDATION)	▯
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**APPLICANT:** Gary L. Gobrecht

**PETITION No.:** V-108

**PHONE:** 770-403-1241

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Gary L. Gobrecht

**PRESENT ZONING:** R-20

**PHONE:** 770-403-1241

**LAND LOT(S):** 995

**TITLEHOLDER:** Cathy M. and Gary L. Gobrecht

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Rebel Ridge Drive, east of Merritt Road (1101 Rebel Ridge Drive).

**SIZE OF TRACT:** 0.62 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 350 square foot one story frame building) from the required 35 feet to 17 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-108  
Hearing Date: 10-11-17

Applicant Gary L. Gobrecht Phone # 770 403 1241 E-mail g.gobrecht@att.net  
(representative's name, printed) Address 1101 Rebel Ridge Dr Marietta, Ga 30062  
(street, city, state and zip code)



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

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

Titleholder Cathy M. Gobrecht / Gary L. Gobrecht Phone # 770 403 1241 E-mail g.gobrecht@att.net  
Signature Cathy M. Gobrecht / Gary L. Gobrecht Address: 1101 Rebel Ridge 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: May 24, 2020





Present Zoning of Property R-20

Location 1101 Rebel Ridge Dr Marietta, Ga 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0995 District 16 Size of Tract 0.618 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:

Building is used to store and secure landscape equipment, tools and such. Bldg. structured on concrete piers.

List type of variance requested: Setback requirement



**APPLICANT:** Gregory St. John

**PETITION No.:** V-109

**PHONE:** 404-455-0247

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Gregory St. John

**PRESENT ZONING:** R-20

**PHONE:** 404-455-0247

**LAND LOT(S):** 1145

**TITLEHOLDER:** Gregory C. St. John and Amy D. St. John

**DISTRICT:** 19

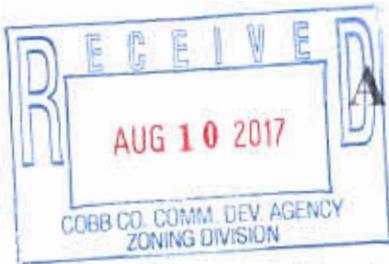
**PROPERTY LOCATION:** Located by private easement off the west side of Glore Road, south of Trenton Court  
(4810 Glore Road).

**SIZE OF TRACT:** 2.26 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Allow an accessory structure (proposed 576 square foot garage) to the side of the principal building.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-109  
Hearing Date: 10-11-17

Applicant Gregory St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com  
Address 4810 Gore Road, Mableton, GA 30126  
(representative's name, printed) (street, city, state and zip code)

Gregory St. John  
(representative's signature)

Phone # (404) 455-0247 E-mail gcstjohn@aol.com

My commission expires 08/27/2018



[Signature]  
Notary Public

Titleholder Gregory & Amy St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com  
Signature Gregory St. John Address 4810 Gore Road, Mableton, GA 30126  
(each additional signature, if needed) (street, city, state and zip code)

My commission expires 08/27/2018



[Signature]  
Notary Public

Present Zoning of Property Residential

Location 4810 Gore Road, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1145 District 19th Size of Tract 2.26 Acre(s)

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

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

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

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

The ~~required~~ proposed structure would be in the rear yard setback, if constructed in the required rear yard.

List type of variance requested: To allow for the construction of a detached garage on the side of the primary structure as opposed to the required rear.

THIS BLOCK REFERENCE TO THE SURVEY IS FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

**SURVEY NOTES:**  
 1. THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD ON THE DATE INDICATED ON THE TITLE PAGE.  
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODASY, STATE OF GEORGIA.  
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODASY, STATE OF GEORGIA.  
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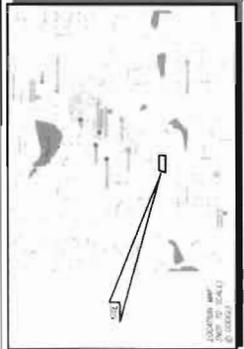
**SURVEY DATA:**  
 1. THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD ON THE DATE INDICATED ON THE TITLE PAGE.  
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODASY, STATE OF GEORGIA.  
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODASY, STATE OF GEORGIA.  
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODASY, STATE OF GEORGIA.

**UTILITY NOTE:**  
 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF UTILITIES.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF UTILITIES.  
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**FLOOD PLAN STATEMENT:**  
 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF UTILITIES.  
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**LEGAL DESCRIPTION:**  
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**TITLE INFORMATION - SCHEDULE B II - EXCEPTIONS:**  
 (NAME AND ADDRESS OF SURVEYOR, DATE OF SURVEY, COUNTY, DISTRICT, AND OTHER RELEVANT INFORMATION)

NO.	DESCRIPTION	REMARKS
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**LAND SURVEYING**  
**ROBBINS**  
 LAND SURVEYING  
 17-656  
 K.S.R./K.S.L.  
 MAY 16, 2017

**LAND LOTS 538 & 539**  
 2nd DISTRICT  
 GEORGIA

**V-110 (2017)**

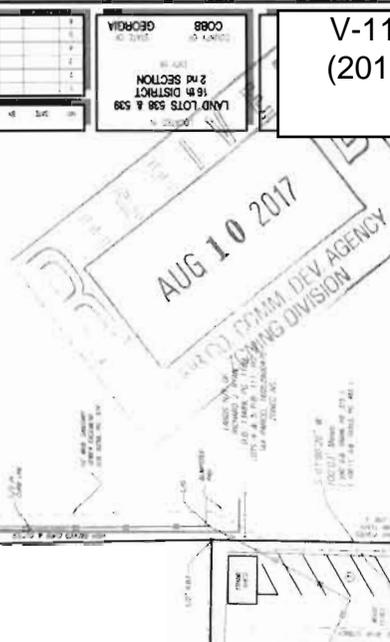
**1 of 1**  
**SHEET NO.**

**AUG 10 2017**  
 SURVEYING DIVISION

**GRAPHIC SCALE**  
 1" = 100'

**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing map and that it is a true and correct copy of the original map on file in my office.

**Professional Seal:** Kenneth S. Robb, No. 2776, State of Georgia, expires 12/31/2017.



**LEGAL DESCRIPTION:**  
 All that Tract or Parcel of Land being described as depicted on that certain Map or Plan of Survey entitled "ALTA'S LOTS 538 & 539" and authorized by Robbins Land Surveying, Inc., Kenneth S. Robb, Professional Land Surveyor No. 2776, State of Georgia, is hereby described as follows:  
 BEGINNING at a 5/8" rebar found located at the intersection of the southerly line of Land Lot 538 and the southerly right-of-way line of Johnson Ferry Road; 100 feet right-of-way) and proceeding thence running along said right-of-way line of Johnson Ferry Road, N 100° 15' 15" E a distance of 332.76 feet to a 1/2" rebar found located on the southerly line of Land Lot 539, thence running along said southerly line of Land Lot 539, N 89° 51' 17" W a distance of 267.34 feet to a 1/2" rebar found located at the corner common to Land Lots 538, 539, 542 and 541, thence running along said southerly line of Land Lot 538, N 87° 35' 54" W a distance of 66.04 feet to a 5/8" rebar found and the POINT OF BEGINNING.

The above Tract or Parcel of Land being described as depicted on that certain Map or Plan of Survey entitled "ALTA'S LOTS 538 & 539" and authorized by Robbins Land Surveying, Inc., Kenneth S. Robb, Professional Land Surveyor No. 2776, State of Georgia, is hereby described as follows:  
 BEGINNING at a 5/8" rebar found located at the intersection of the southerly line of Land Lot 538 and the southerly right-of-way line of Johnson Ferry Road; 100 feet right-of-way) and proceeding thence running along said right-of-way line of Johnson Ferry Road, N 100° 15' 15" E a distance of 332.76 feet to a 1/2" rebar found located on the southerly line of Land Lot 539, thence running along said southerly line of Land Lot 539, N 89° 51' 17" W a distance of 267.34 feet to a 1/2" rebar found located at the corner common to Land Lots 538, 539, 542 and 541, thence running along said southerly line of Land Lot 538, N 87° 35' 54" W a distance of 66.04 feet to a 5/8" rebar found and the POINT OF BEGINNING.

**LAND SURVEYING**  
**ROBBINS**  
 LAND SURVEYING  
 17-656  
 K.S.R./K.S.L.  
 MAY 16, 2017

**LAND LOTS 538 & 539**  
 2nd DISTRICT  
 GEORGIA

**V-110 (2017)**

**1 of 1**  
**SHEET NO.**

**AUG 10 2017**  
 SURVEYING DIVISION

**GRAPHIC SCALE**  
 1" = 100'

**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Georgia, do hereby certify that I am the author of the foregoing map and that it is a true and correct copy of the original map on file in my office.

**Professional Seal:** Kenneth S. Robb, No. 2776, State of Georgia, expires 12/31/2017.

**APPLICANT:** CB Enterprises

**PETITION No.:** V-110

**PHONE:** 770-992-2277

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** J. Kevin Moore

**PRESENT ZONING:** NRC

**PHONE:** 770-429-1499

**LAND LOT(S):** 538, 539

**TITLEHOLDER:** CB Enterprises

**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Johnson Ferry Road, south of Lassiter Road  
(2880 Johnson Ferry Road).

**SIZE OF TRACT:** 0.74 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 15 feet to 11 feet adjacent to the northern property line; and 2) waive the landscaped screening buffer adjacent to residentially zoned property from the required 20 feet to zero feet adjacent to the southern property line.



# Application for Variance

## Cobb County



Application No. V-110 (2017)  
Hearing Date: 10/11/2017

Applicant CB Enterprises, A Georgia General Partnership Phone # (770) 992-2277 E-mail bladenw@bellsouth.net  
Moore Ingram Johnson & Steele, LLP Address Emerson Overlook, Suite 100, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728



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

My commission expires: January 10, 2019

Titleholder CB Enterprises, A Georgia General Partnership Phone # (770) 992-2277 E-mail bladenw@bellsouth.net

Signature See Attached Exhibit "A" Address: Suite 385, 3775 Roswell Road, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

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

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

Present Zoning of Property NRC

Location 2880 Johnson Ferry Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 538, 539 District 16th Size of Tract 0.7434 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 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: Waiver of required fifteen (15) foot side setback to eleven (11) feet on the northerly boundary. (See Sec. 134-213(4)(d).

V-110  
(2017)  
Exhibit

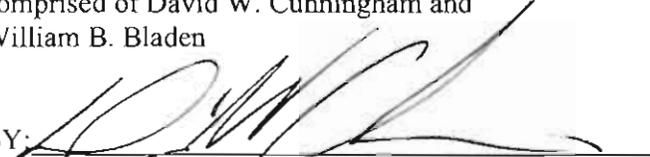
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

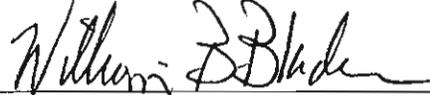


Application No.: V- 110 (2017)  
Hearing Date: October 11, 2017

**Applicant/Titleholder: CB Enterprises, a Georgia General Partnership**

CB ENTERPRISES, a Georgia General Partnership  
comprised of David W. Cunningham and  
William B. Bladen

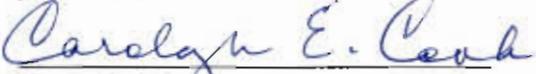
BY:   
David W. Cunningham, General Partner

BY:   
William B. Bladen, General Partner

Address: Suite 385, 3775 Roswell Road  
Marietta, Georgia 30062

Telephone No.: (770) 992-2277

Signed, sealed, and delivered in the  
presence of:

  
Notary Public  
Commission Expires: 01-10-2019

(Notary Seal)



V-110  
(2017)  
Exhibit

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 110 (2017)  
Hearing Date: October 11, 2017



**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Titleholder: CB Enterprises, a Georgia General Partnership**

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 located on the easterly side of Johnson Ferry Road, southeasterly of the intersection of Johnson Ferry Road and Lassiter Road, being more particularly known as 2880 Johnson Ferry Road, in Land Lots 538 and 539, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). In July 1996, the Property's previous owner sought and obtained rezoning of the Property to the current Neighborhood Retail Commercial ("NRC") zoning category (Z-92 (1996)). The office building which is currently on the Property existed at the time of the 1996 rezoning. The building was in compliance with the side setback under the prior zoning category; however, under the current NRC category, the structure encroaches into the side setback on the northerly boundary of the Property.

Applicant seeks a waiver of the required minimum side setback on the northerly side of the Subject Property from the required fifteen (15) feet to eleven (11) feet to allow for the Property to become compliant with the existing NRC zoning classification. 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 and used for commercial purposes.

V-111  
(2017)

THE BASIS OF BEARINGS FOR THIS PLAT IS THE FINAL PLAT OF OLD ABBEY POND RECORDED IN PLAT BOOK 248, PAGE 85.



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

N/Y  
BLANCHE T. LONGWOOD  
D.B. 1740, P. 280

EQUIPMENT USED:  
THEODOLITE READING TO 5 SECONDS.  
ELECTRONIC DISTANCE METER  
READING TO 0.005 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 145,383  
ANGULAR ERROR: 1" PER ANGLE  
TRAVERSE WAS NOT ADJUSTED  
FIELD SURVEY DATE: 07-07-17.  
IRON PINS PLACED ARE 1/2" REBAR

THIS SURVEY PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 178,084 FEET.

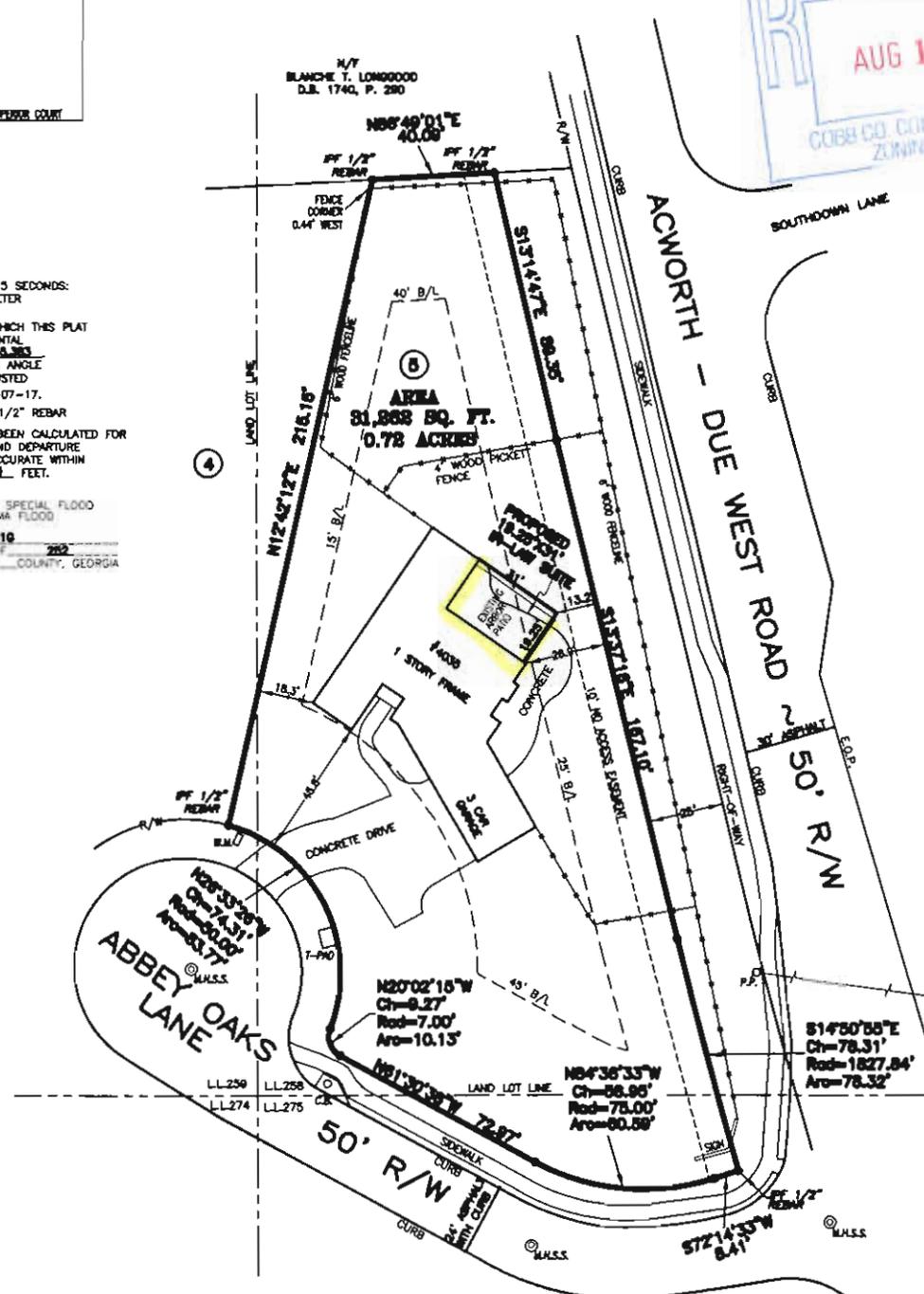
THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP  
NUMBER: 13077000010  
PANEL: B1 OF 202  
COBB COUNTY, GEORGIA

LEGEND

- I.P.F. IRON PIN FOUND
- I.P.P. IRON PIN PLACED
- L.L.L. LAND LOT LINE
- L.L. LAND LOT
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P. PAGE
- P.P. POWER POLE
- P.L. POWER LINE
- G.W. GUY WIRE
- C.L. CENTERLINE
- R/W RIGHT-OF-WAY
- E.O.P. EDGE OF PAVEMENT
- F.H. FIRE HYDRANT
- B.V. BUILDING LINE
- W.M. WATER METER
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- N.O. NOW OR FORMERLY
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- F.L. FENCE LINE
- T-PAD TRANSFORMER PAD
- CH CHORD
- RA RADIIUS
- M.H. MANHOLE
- S.S. SANITARY SEWER
- C.B. CATCH BASIN

SITE PLAN NOTES:

- INTENDED USE IS AN IN-LAW QUARTERS
- NO BUFFERS AFFECTING THIS LOT.
- 25' B/L IS ENCROACHED AS SHOWN. VARIANCE REQUESTED FOR THE SAME.
- NO ADDITIONAL PARKING IS PLANNED.
- NO LAKES OR STREAMS AFFECT THE LOT.
- NO UTILITY EASEMENTS AFFECT THE LOT.
- THIS LOT IS NOT IN A FLOOD ZONE. SEE MORE.
- NO CEMETERIES ARE KNOWN TO EXIST ON THIS LOT.
- NO WETLANDS ARE KNOWN TO EXIST ON THIS LOT.
- A 10' NO ACCESS EASEMENT MUST BE ADHERED TO AS SHOWN.
- NO STREAM BUFFERS AFFECT THIS LOT.



NOTES

1. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-67 AS AMENDED BY HB1004 (2018), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENTS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.



THIS PLAT IS A RETROCEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

LOT 8 OLD ABBEY POND AS RECORDED IN PLAT BOOK 248, PAGE 85.



17159.DWG F:\30-090\17159 PLAT LOT 5.DWG

SITE PLAN FOR VARIANCE FOR:

**THE FAMILY TRUST OF WALTER HEDM**

DATE	APPROVED BY	REVISION	COUNTY
07-07-17	EDH	RLT	COBB
	DATE	BY	
	07-07-17	RLT	

TIBBITTS LAND SURVEYING, INC.  
382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132  
TELEPHONE: (770)443-1021

**APPLICANT:** Jennifer Redman and Cary Redman

**PETITION No.:** V-111

**PHONE:** 770-855-6980

**DATE OF HEARING:** 10-11-2017

**REPRESENTATIVE:** Jenner Redman and Cary Redman

**PRESENT ZONING:** R-30

**PHONE:** 470-494-4655

**LAND LOT(S):** 258, 259, 275

**TITLEHOLDER:** Jennifer Redman and Cary Redman

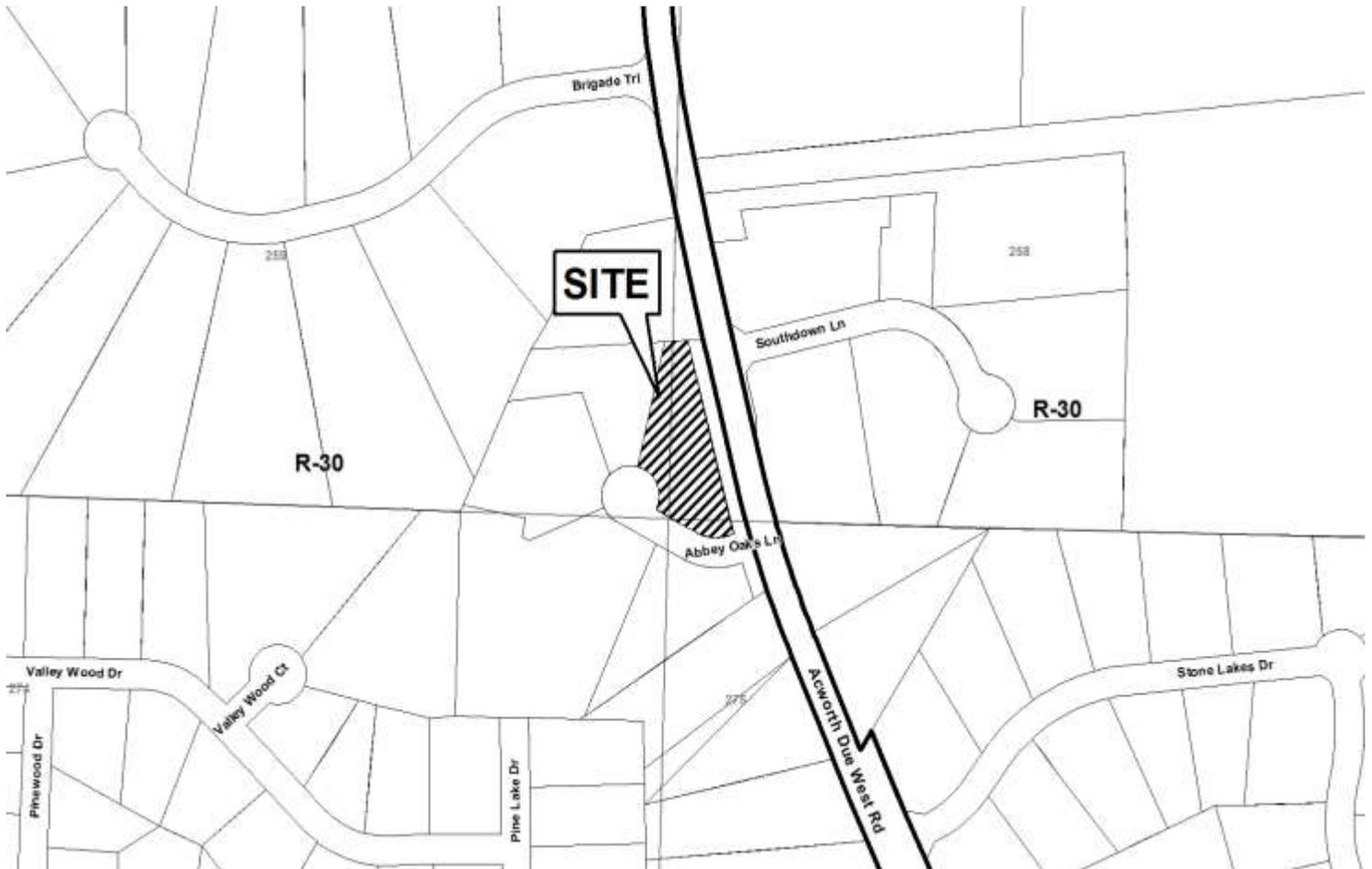
**DISTRICT:** 20

**PROPERTY LOCATION:** On the northeast side of Abbey Oaks Lane, west of Acworth Due West Road (4035 Abbey Oaks Lane).

**SIZE OF TRACT:** 0.72 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the major side setback from the required 25 feet to 13 feet.



# Application for Variance

## Cobb County

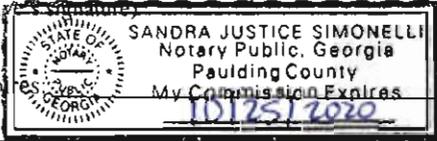
(type or print clearly) AUG 11 2017

Application No. V 111  
Hearing Date: 10-11-17

Applicant Jennifer & Cary Redman Phone # 770 555 6980 E-mail redman5542@yahoo.com

Jennifer Redman Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(representative's name, printed) (street, city, state and zip code)

Cary Redman Phone # 4704944655 E-mail \_\_\_\_\_  
(representative's signature)

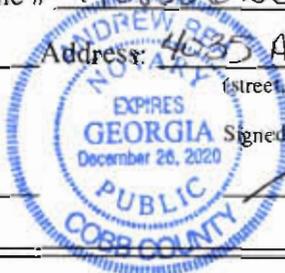


Signed, sealed and delivered in presence of: Sandra Justice Simonelli  
Notary Public

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

Titleholder Cary & Jennifer Redman Phone # 770 555 6980 E-mail redman5542@yahoo.com

Signature [Signature] Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: 12/26/20

Present Zoning of Property Residential

Location 4035 Abbey Oaks Lane NW Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 258, 259, 275 District 20th Size of Tract .72 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:

Would not be able to build handicap Accessible room for elderly mother how needs to live with us. Location of addition is to back of house on First Floor where concrete patio exists.

List type of variance requested: Building line - to allow a room to be added in place of existing patio w/ arbor to be used by elderly mother who needs to live with us.