

PRELIMINARY VARIANCE ANALYSIS

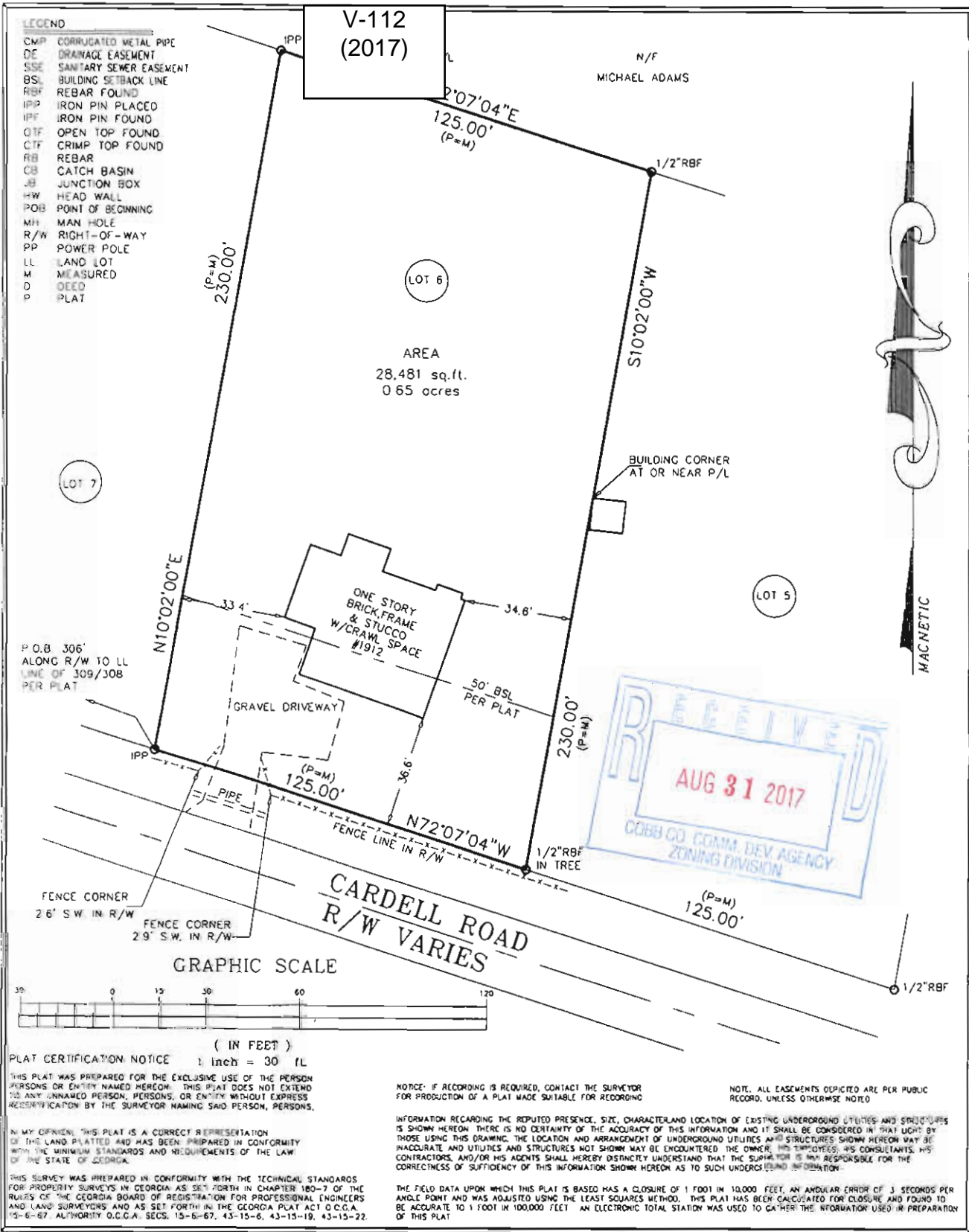
HEARING DATE: November 15, 2017

DUE DATE: October 16, 2017

Distributed: September 22, 2017



Cobb County... Expect the Best!



	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		FIELD DATE 3/20/2017
	OWNER / PURCHASER		DATE 3/21/2017
	LAND LOT 308 18th DISTRICT 2nd SECTION		SCALE 1" = 30'
	LOT 6 BLOCK UNIT		AREA OF LOT, 28,481 S.F.
	SUBDIVISION GROVER C. SPENSER PROPERTY		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
PLAT BOOK . 8 . PAGE 103			
DEED BOOK PAGE			

APPLICANT: Jose Luis Rodriguez

PETITION No.: V-112

PHONE: 6784858685

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Jose Luis Rodriguez

PRESENT ZONING: R-20

PHONE: 6784858685

LAND LOT(S): 308

TITLEHOLDER: Jose Luis Rodriguez

DISTRICT: 18

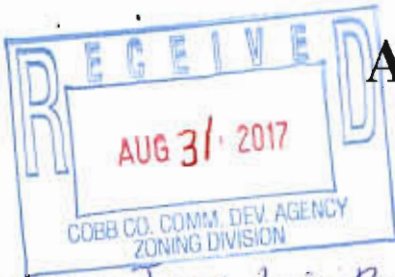
PROPERTY LOCATION: On the north side of
Cardell Road, west of South Gordon Road
(1912 Cardell Road).

SIZE OF TRACT: 0.65 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 36 feet; and 2) allow parking on a non hardened and treated surface (gravel driveway).





Application for Variance Cobb County

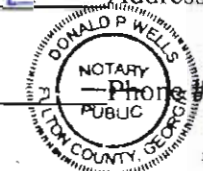
(type or print clearly)

Application No. V-112
Hearing Date: 11-15-17

Applicant Jose Luis Rodriguez Phone # 678-485-8685 E-mail _____

Jose Luis Rodriguez Address 1912 Cardell Rd Austell Ga 30168
(representative's name, printed) (street, city, state and zip code)

Jose Luis R Phone # 678-485-8685 E-mail _____
(representative's signature)



Signed, sealed and delivered in presence of:

Don Wells

Notary Public

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

Titleholder Jose Luis Rodriguez Phone # 678-485-8685 E-mail _____

Signature Jose Luis R Address: 1912 Cardell Rd Austell Ga
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Don Wells

Notary Public

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

Present Zoning of Property R-20

Location 1912 Cardell Rd Austell Ga
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 308 District 18th Size of Tract 28.481 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:

Built front porch without permit almost complete. Addition is over setback

List type of variance requested: width front setbacks

MAGNETIC

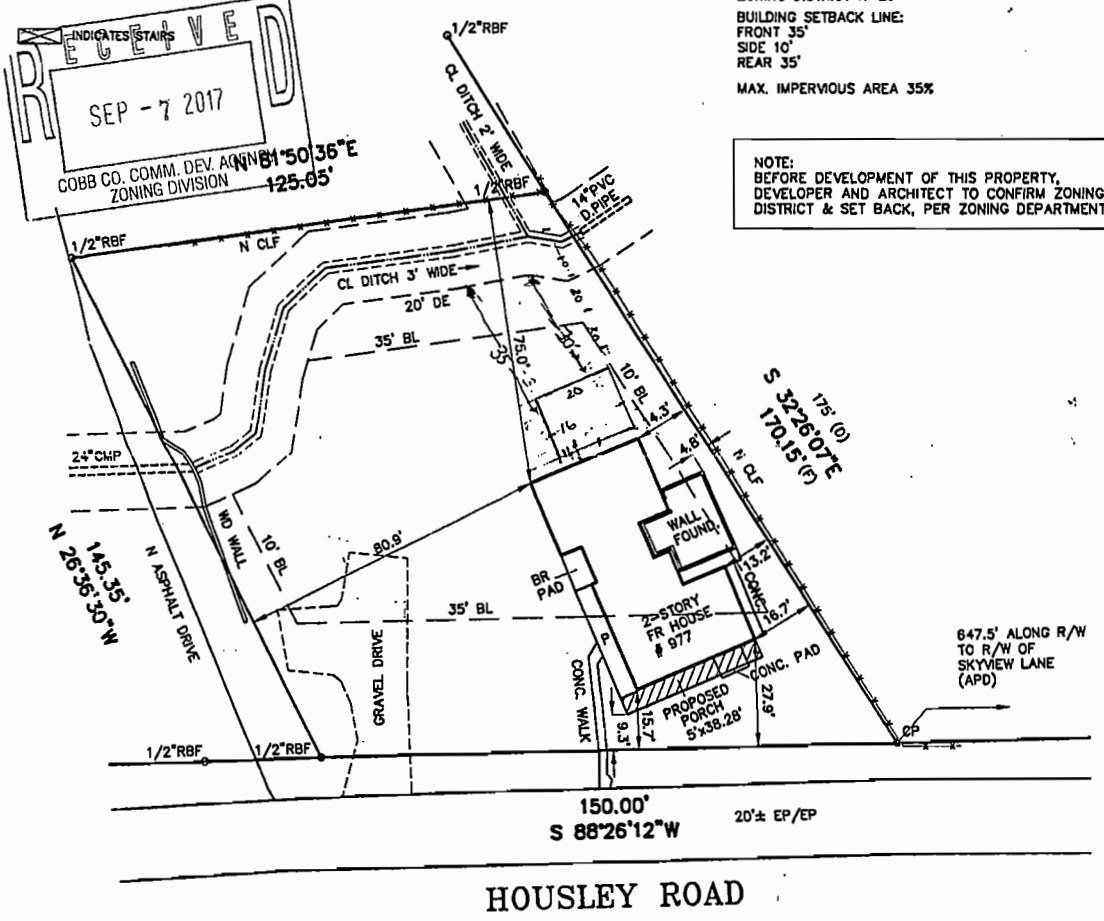
POB	POINT OF BEGINNING	IP	IRON PIN FOUND
LL	LAND LOT LINE	IPS	IRON PIN SURFACE
ML	MAIN HOLE	CTP	CORNER TYPICAL
SSL	SANITARY SEWER LINE	CTP	CORNER TYPICAL
CO	SAN SEWER CLEANOUT	RB	RIBBON
CB	CATCH BASIN	RBS	RIBBON SURFACE
JB	JUNCTION BOX	MAG	MAGNETIC
DI	DRAINAGE INLET	AI	ALUMINUM
YI	YARD INLET	CP	CORNER PLAT
HW	HEAD WALL	CLF	CLAY FINISH FENCE
PP	POWER POLE	WDF	WOOD FENCE
PW	POWER LINE	WRF	WIRE FENCE
SSE	SANITARY SEWER ESMT.	WW	WET WEATHER
DE	DRAINAGE EASEMENT	FC	FENCE CORNER
UE	UTILITY EASEMENT	BL	BUILDING LINE
AE	ACCESS EASEMENT	R/W	RIGHT-OF-WAY
TB	TOP OF BANK	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PC	PROPERTY CORNER
RCP	REINFORCED CONC. PIPE	CL	CENTER LINE
APP	AS PER PLAT	CPT	CARPORT
APD	AS PER DEED	SP	SCREEN PORCH
APR	AS PER RECORD	P	PORCH
APF	AS PER FIELD	F	FIRE HYDRANT
BC	BACK OF CURB	BR	BRICK
EP	EDGE OF PAVEMENT	FR	FRAME
EB	ELECTRIC POWER BOX	WD	WOOD
EM	ELECTRIC METER	SN	SION
GM	GAS METER	P	PLAT
GV	GAS VALVE	D	DEED
WM	WATER METER	R	RECORD
WV	WATER VALVE	F	FIELD
OH	OVERHANG	N	N.BORS.
OU	OWNERSHIP UNCLEAR		

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

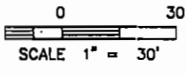
COBB COUNTY
 ZONING DISTRICT R-20
 BUILDING SETBACK LINE:
 FRONT 35'
 SIDE 10'
 REAR 35'
 MAX. IMPERVIOUS AREA 35%

NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY,
 DEVELOPER AND ARCHITECT TO CONFIRM ZONING
 DISTRICT & SET BACK, PER ZONING DEPARTMENT.



PROPERTY ADDRESS:
 977 HOUSLEY ROAD
 MARIETTA, GA 30066

LAND AREA:
 0.449 AC
 19574.56 SF



PLAT PREPARED FOR:

LEE BRATTON

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 445	16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE JUL 21, 2015	PRINTED/SIGNED JUL 23, 2015
PLAT BOOK DEED BOOK 15117	PAGE 625
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	



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

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 10\"/>

COORD # 20151105
 DWG # 20151105

SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES

70 LENOX POINTE,
 ATLANTA, GA 30324
 FAX 404-801-0941
 TEL 404-282-5747
 INFO@SURVEYLANDEXPRESS.COM

APPLICANT: Donald Bratton

PETITION No.: V-113

PHONE: 678-907-2693

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Donald Bratton

PRESENT ZONING: R-20

PHONE: 678-907-2693

LAND LOT(S): 445

TITLEHOLDER: Don Bratton and Donna Lee Bratton

DISTRICT: 16

PROPERTY LOCATION: On the north side of Housley Road, west of Skyview Lane (977 Housley Road).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to nine (9) feet; and 2) allow parking on a non hardened and treated surface (gravel drive); and 3) waive the side setback from 10 feet to 4.8 feet along east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-113

Hearing Date: 11-15-17

Applicant DONALD BRATTON Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

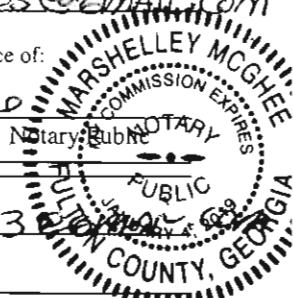
DONALD BRATTON
(representative name, printed) Address 977 HOUSLEY RD, MARIETTA, GA 30066
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

Signed, sealed and delivered in presence of:

Marshelley McGhee



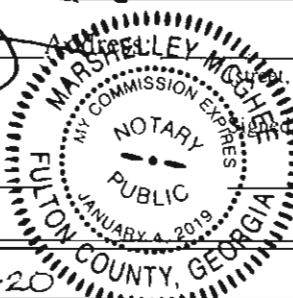
My commission expires: 01/04/2019

Titleholder DONALD BRATTON Phone # 678-907-2693 E-mail DBRATTON123@GMAIL.COM

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

DONNA LEE BRATTON
[Signature]

My commission expires: _____



Signed, sealed and delivered in presence of:

Marshelley McGhee

Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 977 HOUSLEY ROAD MARIETTA GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0445 District 16 Size of Tract 1/2 Acre(s)

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

Size of Property 19575 SF Shape of Property _____ Topography of Property _____ Other STREAM

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 SHED WOULD SERVE THE PURPOSES OF LAWN & GARDEN TOOLS, MOWER, & PROVIDE MUCH NEEDED STORAGE. HOUSE IS VERY SMALL - STORAGE DIFFICULT OUT IN THE WEATHER, NEEDS PROTECTIVE COVER. IT WILL ELIMINATE CLUTTER & SEASONAL STORAGE

List type of variance requested: BUILDING A 12' x 16' TOOL SHED IN THE ONLY LOCATION AVAILABLE ON MY PROPERTY. THIS LOCATION WOULD PLACE THE STRUCTURE ROUGHLY 35'-38' FEET FROM A SMALL STREAM LOCATED ON THE BACKSIDE OF MY PROPERTY. THE STREAM IS ACTIVE WHEN RAINING.



Drawn By
TROY SPENCER, CR
 678-910-6600 cell
 troy@luxehomes.pro

Date Drawn 08/24/17
 Revisors

DAL, David & Janet
 4310 Summit Dr, Marietta GA 30068, Cobb County
 Indian Hills Country Club Subdivision,
 New Construction, S (678)
 Lot 37, Unit 9

Sheet Title
**POOL
 SITE PLAN**

Sheet Number
A-102

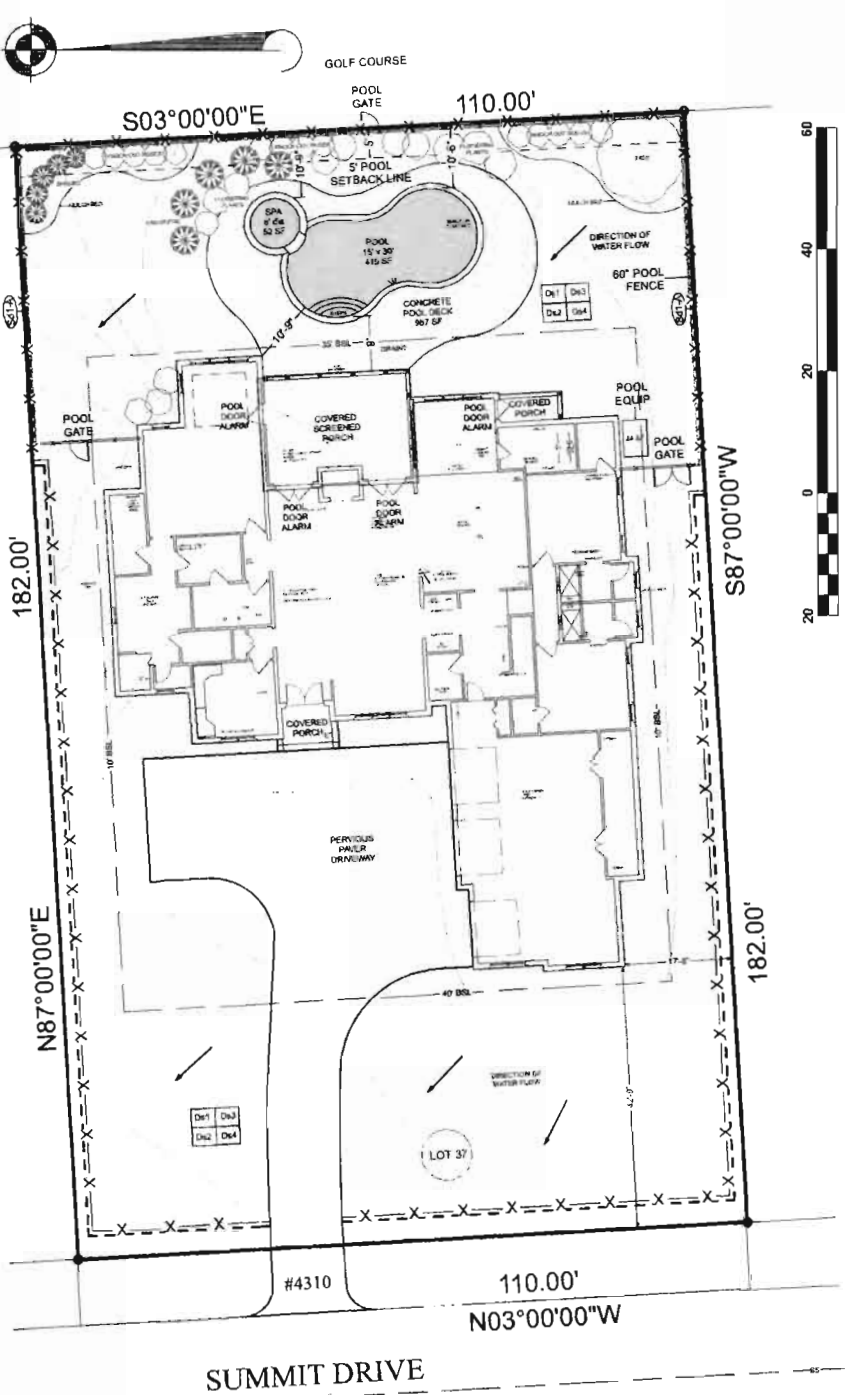
V-114
 (2017)

IMPERVIOUS SURFACES
 HOUSE, GARAGES & PORCHES 5,639 SF
 PERVIOUS PAVEMENT DRIVEWAY 2,280 SF x 60% = 1,368 SF
 POOL DECK & COPING 967 SF
 POOL EQUIPMENT PAD 24.5 SF
 TOTAL IMPERVIOUS 7,998 SF
 TOTAL LOT AREA 20,020 SF
 IMPERVIOUS SURFACES 39.95% of lot
 *(variance in process)

LAND DISTURBANCE
 LOT SIZE 20,020 SF 0.46 ACRES
 LIMITS OF DISTURBANCE (House & Pool) = ~19,130 SF
 TEMP MULCHING & PERMANENT SEEDING

SCOPE OF WORK
 - NEW IN-GROUND SHOTCRETE POOL, 15x30 FREE-FORM
 - CONCRETE POOL DECK
 - NEW ABOVE GROUND 8" DIA. SPA WITH SPILLWAY
 - POOL BARRIER FENCE PER CODE @ 5' HIGH
 - SURVEY BY SOLAR LAND SURVEYING CO. IS ATTACHED FOR REFERENCE
 - PREVIOUS HOME RECENTLY DEMOLISHED UNDER PERMIT# 2017-006239
 - BUILDING PERMIT FOR NEW HOME APPROVED, PERMIT# 2017-007184

ZONING = R-20
 40' FRONT SETBACK
 10' SIDE SETBACK
 35' REAR SETBACK
 35% MAX LOT COVERAGE



RECEIVED
 SEP - 7 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 R/W 50'

APPLICANT: Luxe Homes, Inc.

PETITION No.: V-114

PHONE: 470-222-5893

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Troy Spencer

PRESENT ZONING: R-20

PHONE: 678-910-6600

LAND LOT(S): 1043

TITLEHOLDER: David Dail and Janet Dail

DISTRICT: 16

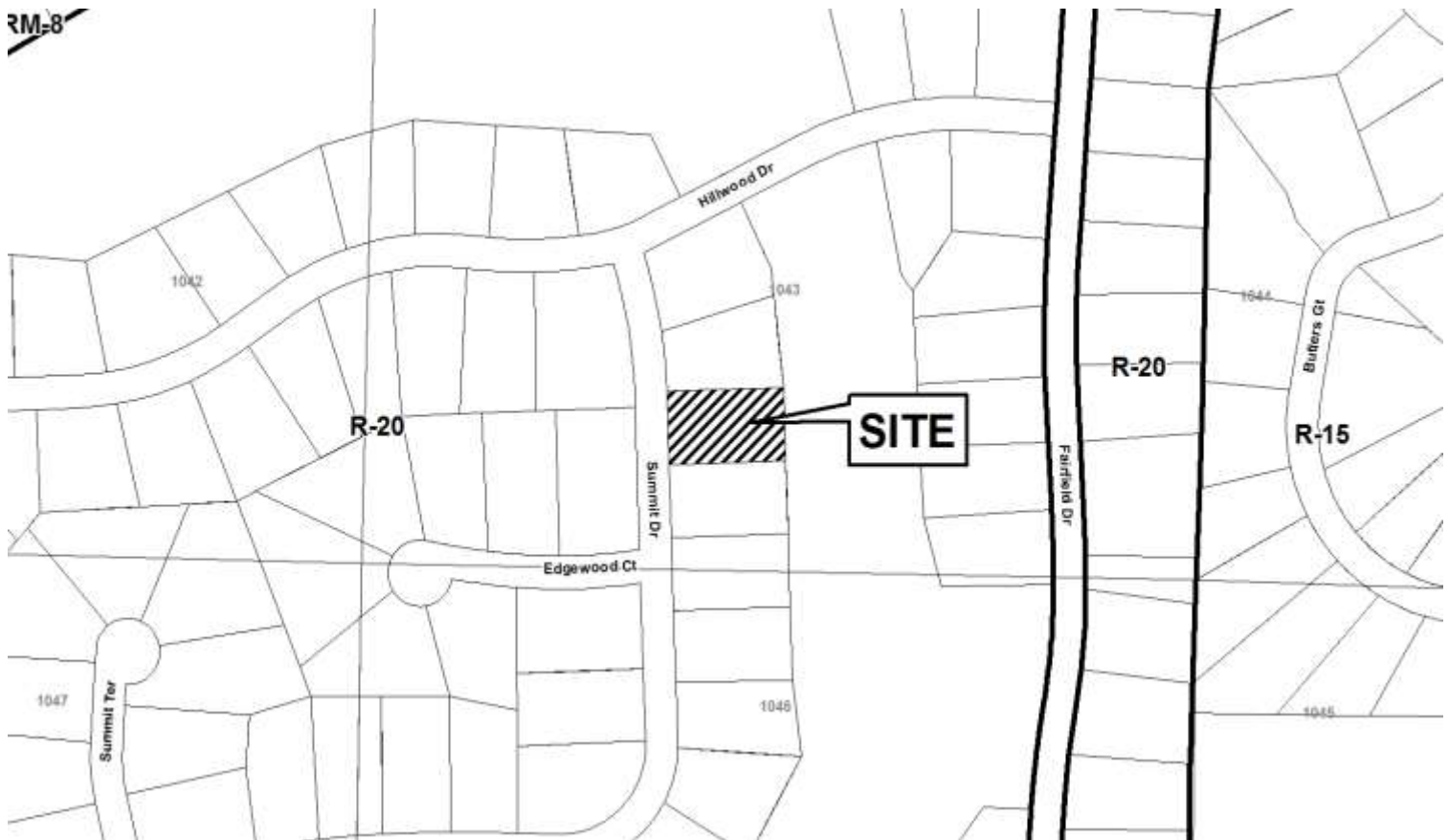
PROPERTY LOCATION: On the east side of Summit Drive, south of Hillwood Drive

SIZE OF TRACT: 0.46 acres

(4310 Summit Drive).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface coverage from 35% to 40 %; and
2) allow the pool equipment to be to the side of the principal building.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-114
Hearing Date: 11-15-2017

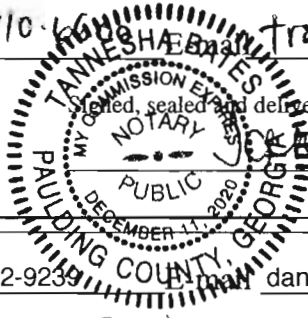
Applicant LUXE Homes, Inc. Phone # 470-222-5893 E-mail
Troy Spencer Address 880 Marietta Hwy Ste 630 302 Roswell GA 30075



(representative's name, printed) (street, city, state and zip code)
Phone # 678-910-6688 Email: troy@LuxeHomes.pro

(representative's signature)

My commission expires: 12/11/2020



Titleholder David W Dail / Janet B Dail Phone # (678) 462-9239 dandjail@att.net

Signature [Signatures] Address: 4944 Banister Place, Marietta GA 30068

My commission expires: June 7th, 2019



Present Zoning of Property R20

Location 4310 Summit Dr, Marietta GA 30068 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District 16th Size of Tract 0.46 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 0.46 Shape of Property Topography of Property Other

Does the property or this request need a second electrical meter? YES NO [checked]

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 size of the home with a pervious paver driveway is at the max. lot coverage. Even a pool without a pool deck would put us over the limit.

List type of variance requested: Increase of lot coverage percentage from 35% to 40%

V-115
(2017)

Carrión, Llc.
architectural
designer
arch.designer@gmail.com
770.560.8638



A RENOVATION FOR THE
SHIELDS
RESIDENCE
1860 ARDMORE ROAD NW
ATLANTA, GEORGIA 30309

NO.	DATE	REVISIONS

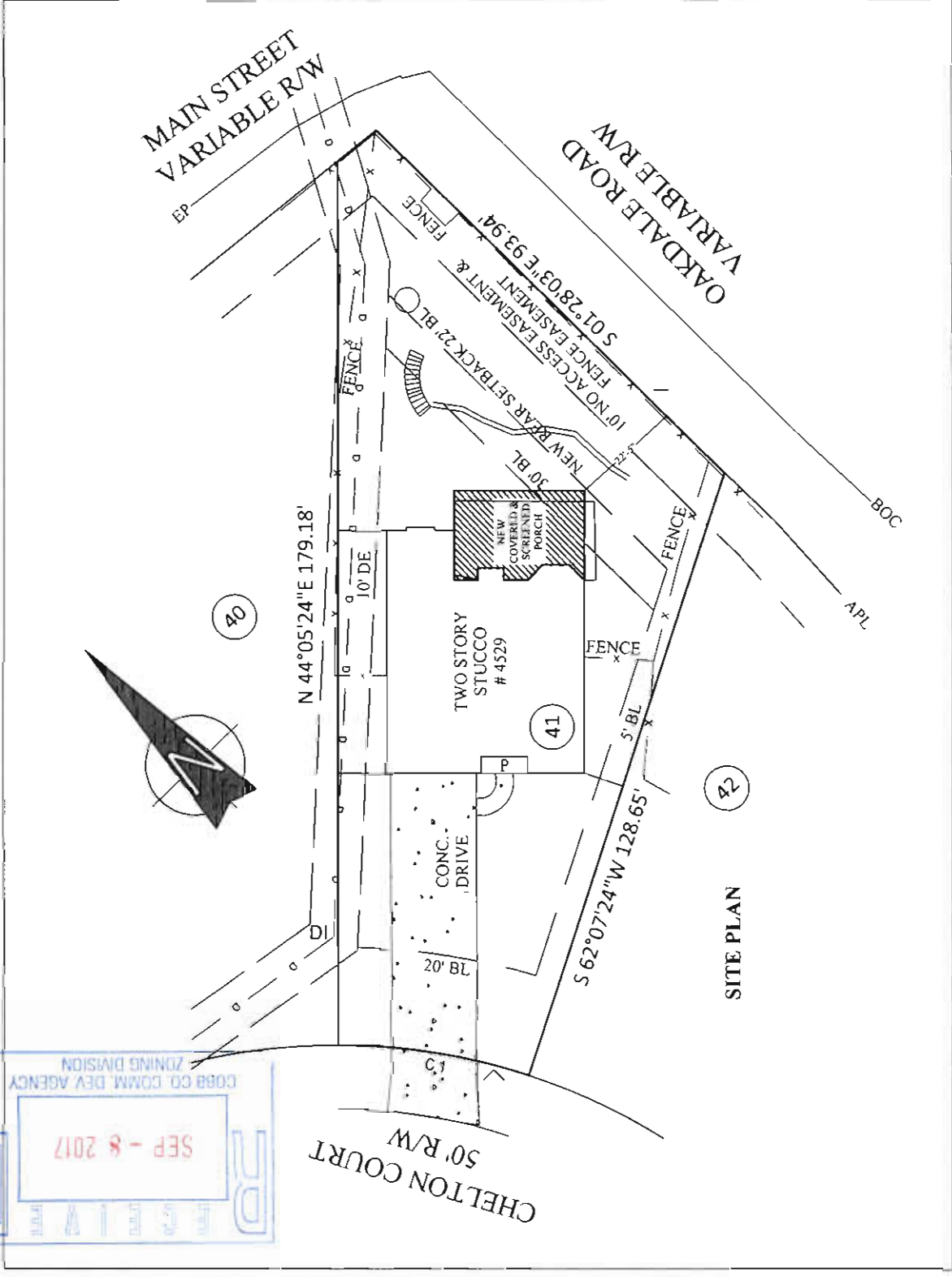
RELEASED FOR
CONSTRUCTION

Construction Note
All construction shall be in accordance with the approved plans and specifications. Any changes or modifications shall be in writing and approved by the architect prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall maintain access to all adjacent properties at all times. The contractor shall be responsible for the protection of all existing utilities and structures. The contractor shall be responsible for the removal and disposal of all debris and materials. The contractor shall be responsible for the cleanup of the site after construction is complete. The contractor shall be responsible for the maintenance of the site during construction. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the quality of the work. The contractor shall be responsible for the completion of the project on time and within budget. The contractor shall be responsible for the payment of all bills and taxes. The contractor shall be responsible for the insurance of the project. The contractor shall be responsible for the bonding of the project. The contractor shall be responsible for the scheduling of the project. The contractor shall be responsible for the coordination of the project. The contractor shall be responsible for the communication of the project. The contractor shall be responsible for the documentation of the project. The contractor shall be responsible for the archiving of the project. The contractor shall be responsible for the security of the project. The contractor shall be responsible for the confidentiality of the project. The contractor shall be responsible for the integrity of the project. The contractor shall be responsible for the accuracy of the project. The contractor shall be responsible for the reliability of the project. The contractor shall be responsible for the consistency of the project. The contractor shall be responsible for the uniformity of the project. The contractor shall be responsible for the completeness of the project. The contractor shall be responsible for the thoroughness of the project. The contractor shall be responsible for the attention to detail of the project. The contractor shall be responsible for the commitment to excellence of the project. The contractor shall be responsible for the dedication to the project. The contractor shall be responsible for the passion for the project. The contractor shall be responsible for the pride in the project. The contractor shall be responsible for the honor in the project. The contractor shall be responsible for the respect for the project. The contractor shall be responsible for the care for the project. The contractor shall be responsible for the protection of the project. The contractor shall be responsible for the preservation of the project. The contractor shall be responsible for the maintenance of the project. The contractor shall be responsible for the improvement of the project. The contractor shall be responsible for the development of the project. The contractor shall be responsible for the growth of the project. The contractor shall be responsible for the success of the project. The contractor shall be responsible for the achievement of the project. The contractor shall be responsible for the fulfillment of the project. The contractor shall be responsible for the realization of the project. The contractor shall be responsible for the attainment of the project. The contractor shall be responsible for the completion of the project. The contractor shall be responsible for the conclusion of the project. The contractor shall be responsible for the end of the project. The contractor shall be responsible for the finality of the project. The contractor shall be responsible for the closure of the project. The contractor shall be responsible for the termination of the project. The contractor shall be responsible for the dissolution of the project. The contractor shall be responsible for the annulment of the project. The contractor shall be responsible for the rescission of the project. The contractor shall be responsible for the voiding of the project. The contractor shall be responsible for the invalidation of the project. The contractor shall be responsible for the nullification of the project. The contractor shall be responsible for the annihilation of the project. The contractor shall be responsible for the destruction of the project. The contractor shall be responsible for the obliteration of the project. The contractor shall be responsible for the erasure of the project. The contractor shall be responsible for the wiping out of the project. 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SITE PLAN

SP.1

SCALE: 1" = 20'-0"
FORMAT 11 x 17
SEPT. 06, 2017



SEP - 8 2017
CORR CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Kenneth Shields

PHONE: 404-759-5033

REPRESENTATIVE: Kenneth Shields

PHONE: 404-759-5033

TITLEHOLDER: Emily B. Shields and Kenneth M. Shields

PROPERTY LOCATION: On the northeast side of Chelton Court, north of Chelton Way and the west side of Oakdale Road, and on the south side of Main Street (4529 Chelton Court).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 22 feet.

PETITION No.: V-115

DATE OF HEARING: 11-15-2017

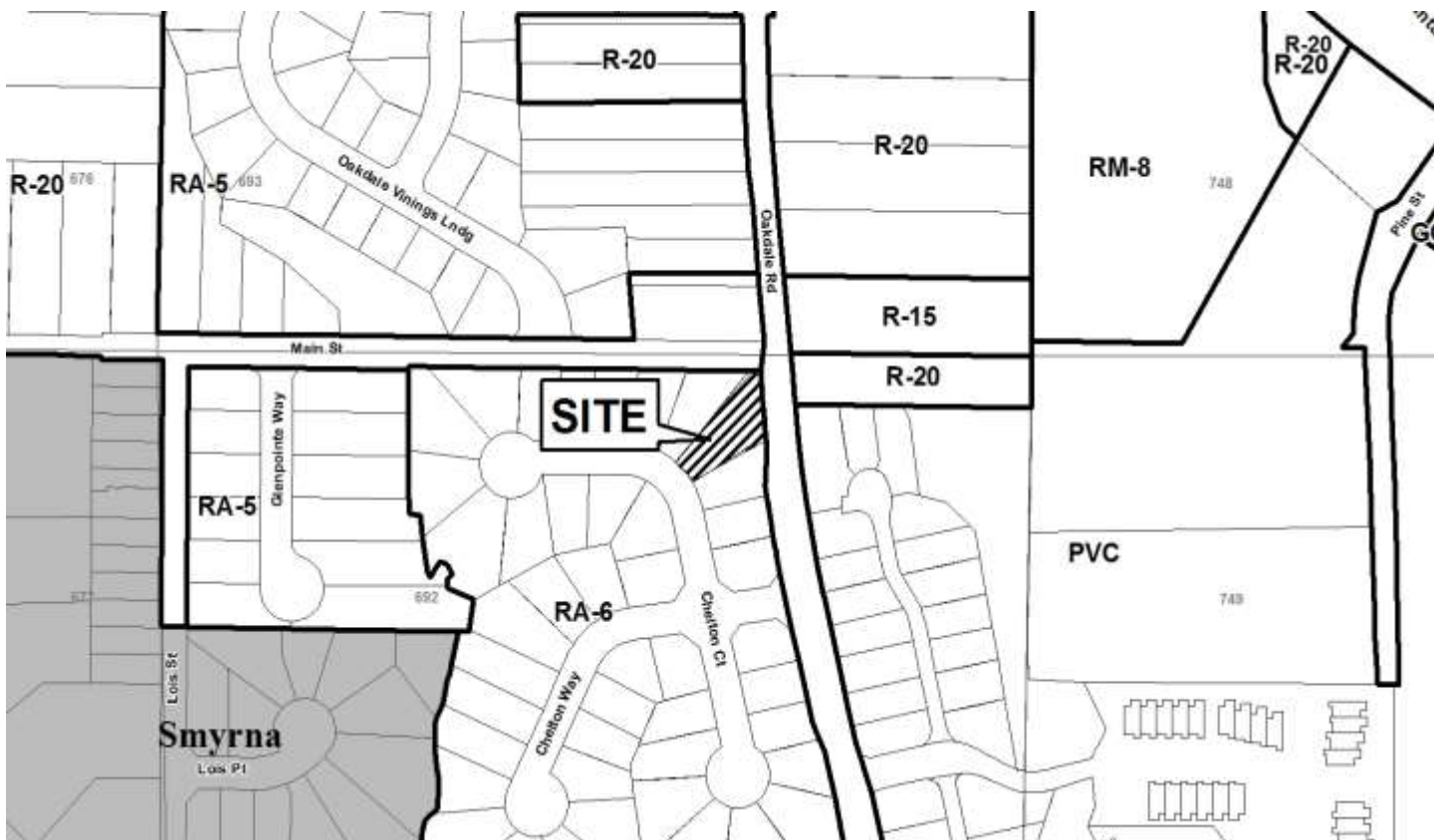
PRESENT ZONING: RA-6

LAND LOT(S): 692

DISTRICT: 17

SIZE OF TRACT: 0.23 acres

COMMISSION DISTRICT: 2





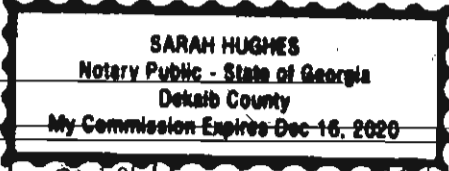
Application for Variance Cobb County

(type or print clearly)

Application No. V-115
Hearing Date: 11-15-17

Applicant Kenneth Shields Phone # 404-759-5033 E-mail kms20@bellsouth.net
Kenneth Shields Address 4529 chelton ct Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Kenneth Shields Phone # 404-759-5033 E-mail kms20@bellsouth.net
(representative's signature)



My commission expires: _____

Signed, sealed and delivered in presence of:
Sarah
Notary Public

Titleholder Kenneth Shields Phone # 404-759-5033 E-mail KMS20@bellsouth.net
Signature Kenneth Shields Address: 4529 chelton Ct Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

Signed, sealed and delivered in presence of:
Sarah
Notary Public

Present Zoning of Property Residential RA-6

Location 4529 chelton Ct SE Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 692 District 17th Size of Tract 0.229 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:

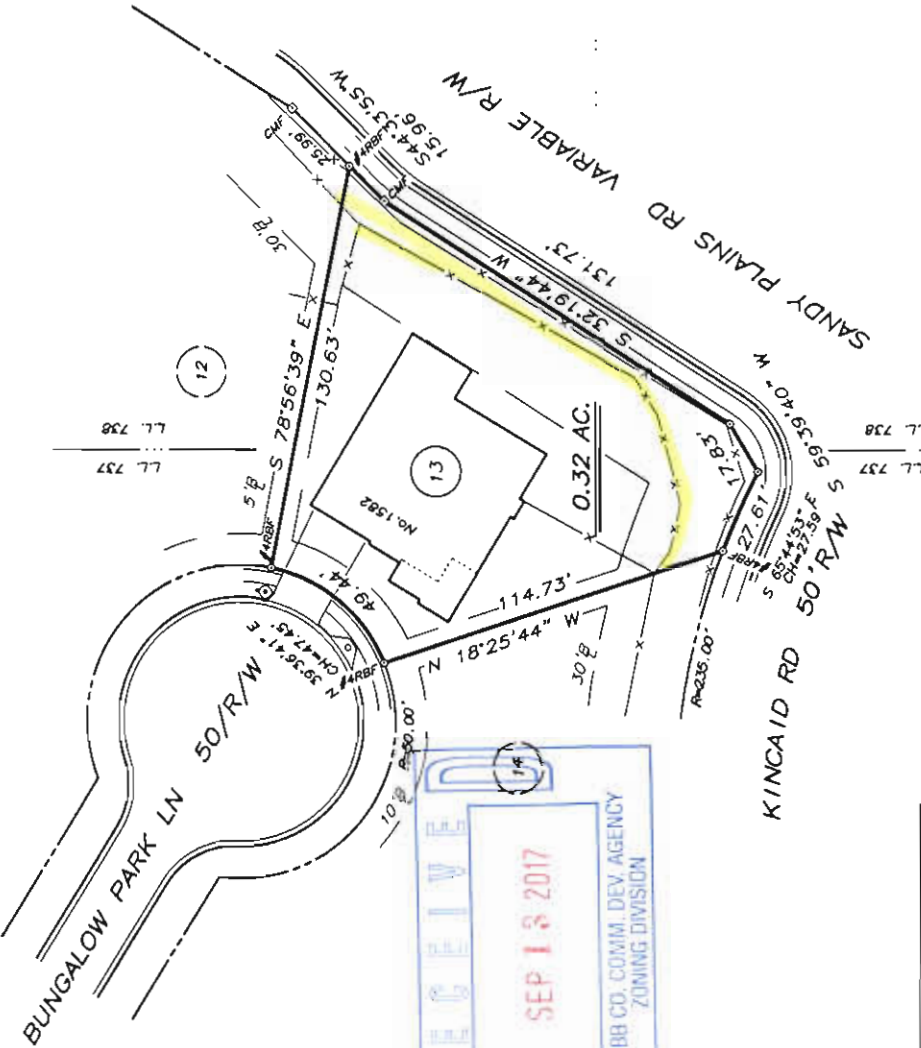
The original deck footprint encroaches on the current setback. We would like to extend and enclose the deck due to the growth of our family and need for additional space. Neighbors have done similar enclosures of their deck.

List type of variance requested: We request to reduce the rear setback from 30 feet to 22 feet in order to allow for the enclosure of our deck. see design paperwork.

V-116
(2017)



MAGNETIC NORTH
REF. PB 236 p. 20



DATE : 08-21-17
SCALE : 1"=40'
DRAWN BY : DTB
CHECKED BY : DTB
017/bp13

DANIEL BAKER, PC
LAND SURVEYORS

Post Office Box 2047
CARTERSVILLE, GEORGIA 30120
(770) 382-5969

BOUNDARY RETRACEMENT SURVEY FOR:
NANCY MILLIGAN

LOT # 13
BUNGALOW PARK
LOCATED IN L.L. 737 & 738
16th DIST., 2nd SECT.,
COBB COUNTY, GA.

THIS IS A RETRACEMENT SURVEY OF A CURRENT PARCEL OF RECORD, 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 CREATING THIS PARCEL ARE STATED HEREON. THE RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, REQUIREMENTS, OR SUITABILITY FOR ANY INTENDED USE OF THE PROPERTY. THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS SET FORTH IN O.C.G.A. §15-18-17.

Daniel Baker
Daniel Baker

Georgia Land Surveyor Registration No. 2327 Date 2017-08-21

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. MAKING REDUNDANT LINEAR MEASUREMENTS TO ACHIEVE A RELATIVE POSITIONAL TOLERANCE OF 0.07" THE TRAVERSE WAS NOT ADJUSTED. LINEAR PRECISION OF THIS PLAT: 1/ 111,365. MATTERS OF TITLE ARE EXCEPTED.

RECEIVED
SEP 13 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



APPLICANT: Nancy Milligan

PHONE: 770-971-1255

REPRESENTATIVE: Nancy Milligan

PHONE: 770-971-1256

TITLEHOLDER: Nancy Guthrie Milligan and Daniel Barnett

PROPERTY LOCATION: At the eastern terminus of Bungalow Park Lane, east of Bungalow Park Drive, on the north side of Kincaid Road, and on the western side of Sandy Plains Road (1582 Bungalow Park Lane).

TYPE OF VARIANCE: Waive the maximum height of a fence along a roadway from the required six (6) feet to eight (8) feet.

PETITION No.: V-116

DATE OF HEARING: 11-15-2017

PRESENT ZONING: RA-5

LAND LOT(S): 737, 738

DISTRICT: 16

SIZE OF TRACT: 0.32 acres

COMMISSION DISTRICT: 3





Application for Variance Cobb County

(type or print clearly)

Application No. V-116
Hearing Date: 11-15-17

Applicant Nancy Miller Phone # _____ E-mail _____

Nancy Miller Address 1582 Bungalow Park Ln
(representative's name, printed) (street, city, state and zip code)

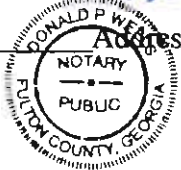
Phone # 770 971 1256 E-mail Nanga40@hotmail.com
(representative's signature)

Signed, sealed and delivered in presence of: CDP

My commission expires: _____ Notary Public

Titleholder Nancy Miller Phone # 770 971 1256 E-mail nanga40@hotmail.com

Signature Nancy Miller Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property RAS

Location 1582 Bungalow Park Lane, Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 737 + 738 District 16 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 .32 Shape of Property Pine Topography of Property level 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:

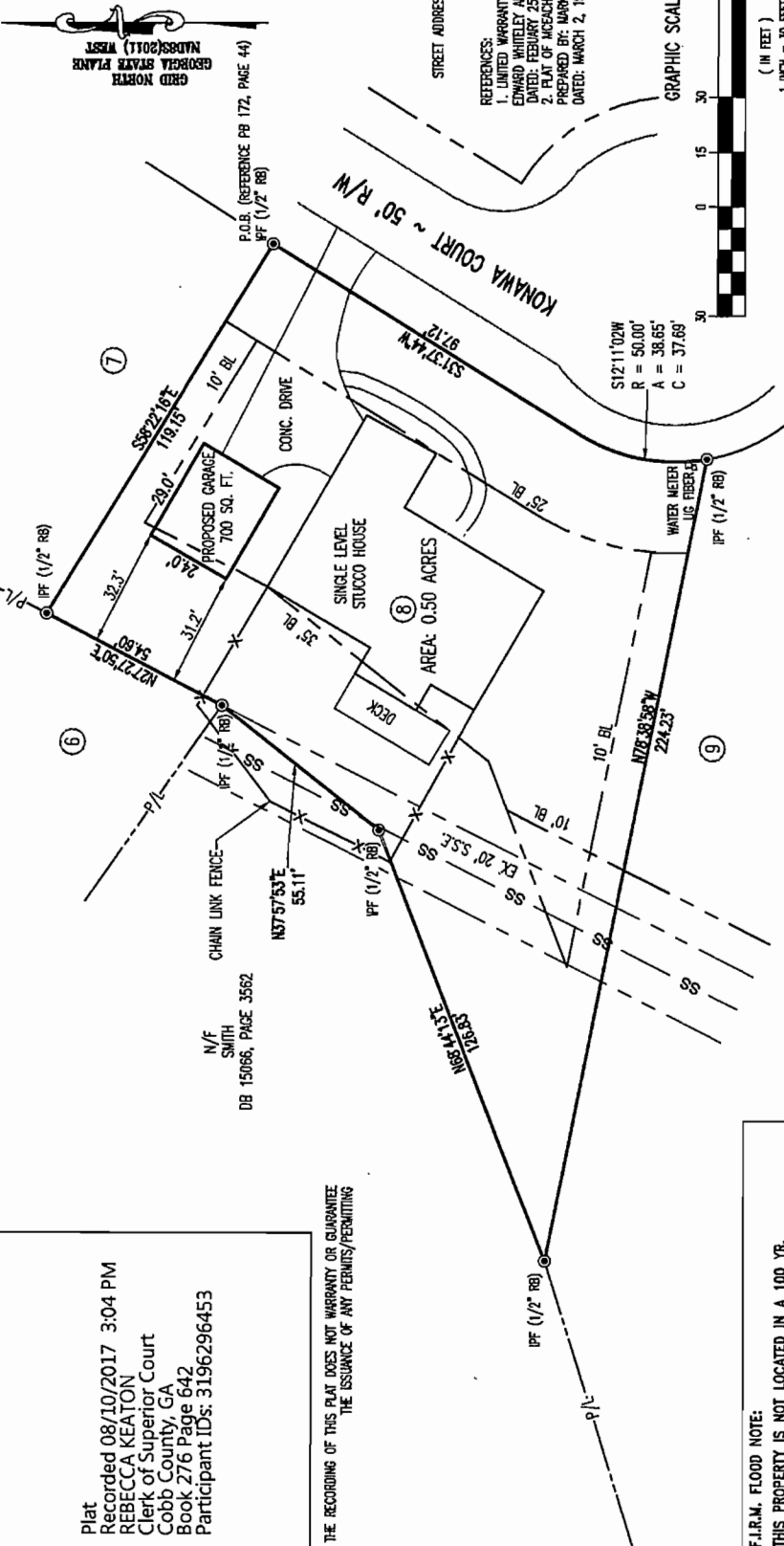
loud noise from heavy traffic on Sandy Plains Rd.
House is for sell and the loud noise is the most
frequent buyer objections

List type of variance requested: Raise the existing fence on back of
property that sits on small berm, by raising the berm
approx. 2 feet. Existing fence will be reinstalled on top
of raised berm. See drawing attached Total height 8'

V-117
(2017)

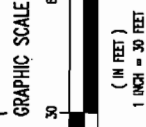
PLAT ABBREVIATIONS

IPF	— Iron Pin Found
IFS	— Iron Pin Set
FP	— Fence Post Set
OTF	— Open Top Flag
CTP	— Closed Top Flag
S.S.F.	— Sanitary Sewer Easement
P/L	— Property Line
R/W	— Right of Way
C/L	— Centerline
F/L	— Fenceline
N/F	— Now or Formerly
DB	— Dead Book
PB	— Plat Book
BL	— Build Line
N.T.S.	— Not to Scale
P.O.C.	— Point of Commencement
P.O.B.	— Point of Beginning



STREET ADDRESS: 2606 KONAWA COURT
POWDER SPRINGS, GA 30127

REFERENCES:
1. UNITED WARRANTY DEED BETWEEN U.S. BANK (GRANTEE) EDWARD WHITELEY AND LISA L. WHITELEY (GRANTEE) DATED: FEBRUARY 23, 2016. RECORDED IN DB 163317.
2. PLAT OF MCEACHERN CHASE UNIT # SUBDIVISION, PREPARED BY: MARK G. LEE, CA. R.L.S. NO. 2522 DATED: MARCH 2, 1988. RECORDED IN PB 177, PAGE



EDWARD & LISA L. WHITELEY
MCEACHERN CHASE - UNIT TWO - LOT 8
LAND LOT 581, 19th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA

DATE	SCALE	SHEET	JOB NO
8/10/2017	1"=30'	1 OF 1	20170628

Surveying, Mapping & Land Planning
110 Evans Mill Drive, Suite 204
Dallas, Georgia 30157
tel: 770-505-8666 • fax: 770-505-8657
www.s-nelson.com • email: info@s-nelson.com

THIS PLAT IS A RETRACEMENT 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, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY ANY CONVEYANCE OF TITLE, JURISDICTION, ABANDONMENT OF RIGHTS, OR SUBSTITUTION OF 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 15-6-67.

S. NELSON & ASSOC., INC.
L.S.F. 896
R.L.S. 3084
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505-8666

PAUL W. LAIRD, GA. R.L.S. NO. 3084



Plat
Recorded 08/10/2017 3:04 PM
REBECCA KEATON
Clerk of Superior Court
Cobb County, GA
Book 276 Page 642
Participant IDs: 3196296453

THE RECORDING OF THIS PLAT DOES NOT WARRANT OR GUARANTEE THE ISSUANCE OF ANY PERMITS/PERMITTING

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C0089G, PANEL 89 of 252, DATED DECEMBER 16, 2008.

SURVEY ACCURACY STATEMENT
A PORTION OF THE SURVEYED DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GLOBAL POSITIONING SYSTEM (GPS). THE GPS DATA HAS A POSITIONAL UNCERTAINTY DUE TO RANDOM ERRORS IN THE MEASUREMENT OF LESS THAN 0.10 FEET HORIZONTAL EQUIPMENT USED TO OBTAIN HORIZONTAL AND VERTICAL GEODETIC COORDINATE POSITIONS WAS A CHAMPION TNO GNSS NETWORK ROVER DUAL FREQUENCY RECEIVER AND SCHEPTE CONTROLLER LOADED WITH CARLSON SURVEY AND CELL PHONE MODERN RECEIVING RTK CORRECTIONS FROM THE eGPS SOLUTIONS GNSS REAL TIME NETWORK (RTN). A PORTION OF THE SURVEYED DATA ON THIS PLAT WAS OBTAINED UTILIZING A LEICA ULTRA80 TOTAL STATION.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225,276 FEET.
DATE OF FIELDWORK: JUNE 28, 2017

APPLICANT: Edward T. Whiteley

PETITION No.: V-117

PHONE: 770-853-0966

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Edward T. Whiteley

PRESENT ZONING: R-20

PHONE: 770-853-0966

LAND LOT(S): 581

TITLEHOLDER: Ed Whiteley and Lisa Whiteley

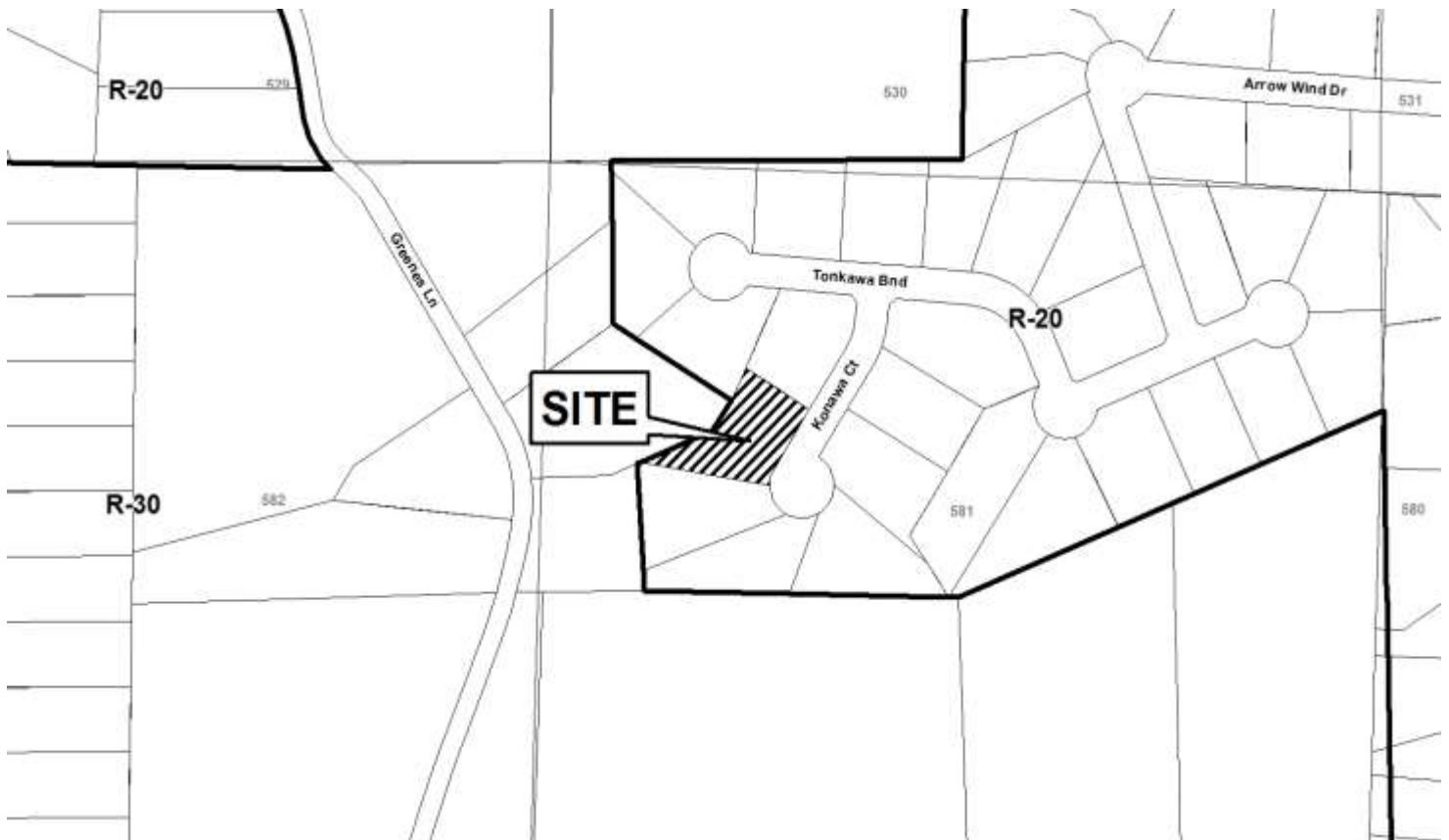
DISTRICT: 19

PROPERTY LOCATION: On the western side of
Konawa Court, south of Tonkawa Bend
(2606 Konawa Court).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 30 feet (existing); 2) allow an accessory structure (700 square foot proposed garage) to be located to the side of the principal structure; and 3) waive the required setbacks for an accessory structure over 650 square feet (700 square foot proposed garage) from the required 100 feet to 12 feet adjacent to the side property line and to 31 feet adjacent to the rear property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-117
Hearing Date: 11-15-17

Applicant Edward T Whiteley Phone # 770 853 0966 E-mail Fieldofwhite@hotmail.com

Edward T. Whiteley Address 2606 Konawa Court, Powder Springs
(representative's name, printed) (street, city, state and zip code)

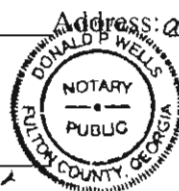
Edward T. Whiteley Phone # 770-853-0966 E-mail Fieldofwhite@hotmail.com
(representative's signature) GA 30127



Signed, sealed and delivered in presence of:
Donald Wells
My Commission Expires March 15, 2021
Notary Public

Titleholder Edward T. Whiteley Phone # 770 853 0966 E-mail Fieldofwhite@hotmail.com

Signature Edward T. Whiteley Address: 2606 Konawa Court, Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127



Signed, sealed and delivered in presence of:
Donald Wells
My Commission Expires March 15, 2021
Notary Public

Present Zoning of Property R-20

Location 2606 Konawa Court, Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 581 District 19th Size of Tract .5 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 Easement

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 build on other portions of lot.

List type of variance requested: Variance for size of out buildings not attached to house, position of out buildings, proximity to boundary lines. (not behind the house).

V-118
(2017)

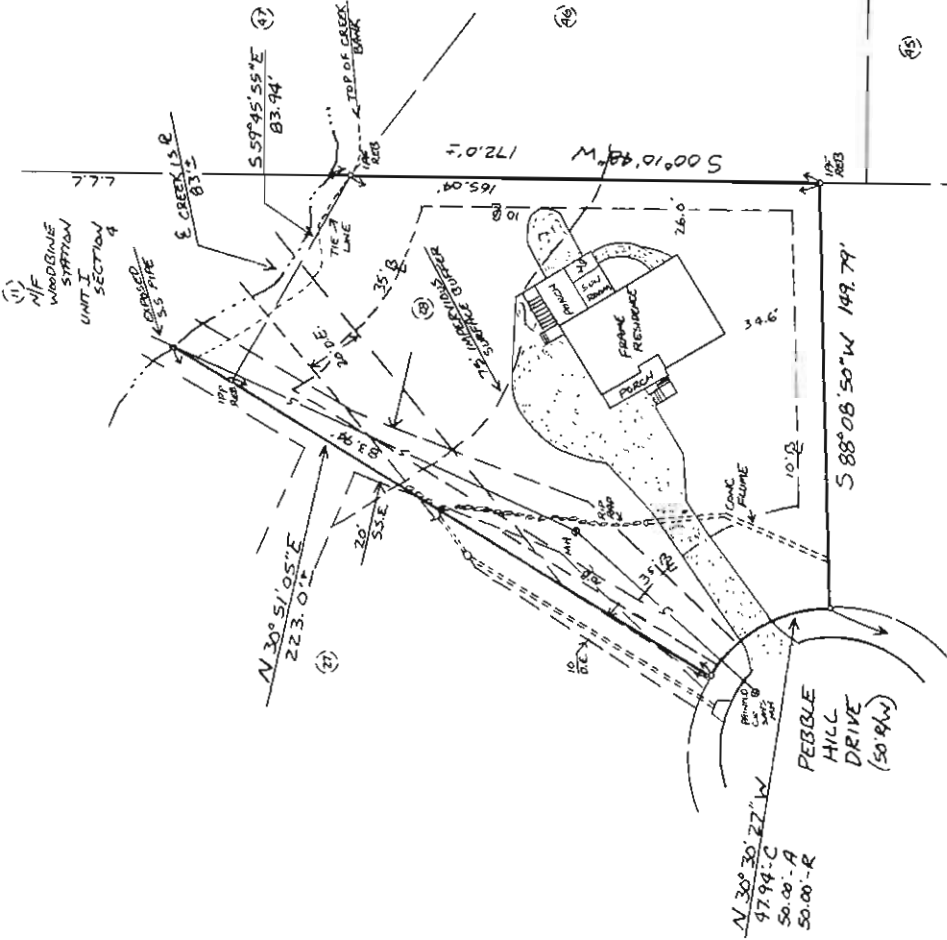
MAGNETIC



RECEIVED
SEP 15 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
VILLAGE
NORTH
HIGHLANDS

AREA = 0.613 ± ACRES
3462 PEBBLE HILL DRIVE



Book no 13067000/636
Location EC88
Zone A

NAME THIS DATE, DRAWN BY THE SURVEYOR AND CHECKED BY THE SURVEYOR FOR AN AREA, BEING SPECIAL, PLANNED, OR PRELIMINARY.

THE FIELD BOOKS FOR THIS SURVEY ARE KEPT AT THE OFFICE OF THE SURVEYOR AND WILL BE AVAILABLE FOR EXAMINATION BY ANY PARTY INTERESTED THEREIN AT ALL TIMES. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 POWELL BLVD., SUITE 100, POWELL SPRINGS, GEORGIA 30069. THE SURVEYOR'S PHONE NUMBER IS 770-940-0000.

DATE: 9-12-17 SCALE: 1" = 30' 278-17-3

LOT 2, B. BLK. A UNIT 2E	AR YASORS
X-GEORGIA	SIGNATURE
LAND LOT 258	SECTION 21P
DISTRICT 7674	COUNTY, GEORGIA
22613	PLAT BOOK 73 PAGE 735
DATE: 9-12-17	SCALE: 1" = 30'

SURVEY FOR:
CHERYL BRAND

P.O.B.
355.69 TO 50 ft R/W
CAMROSE PLACE
(RECORD TIE)

This survey was prepared in conformity with the Georgia Standards for Professional Surveyors in Georgia. The Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in the Georgia Professional Code, A. 13-6-67.

APPLICANT: Cheryl Brand

PETITION No.: V-118

PHONE: 404-513-6066

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Cheryl Brand

PRESENT ZONING: R-20

PHONE: 404-513-6066

LAND LOT(S): 258

TITLEHOLDER: Cheryl S. Brand

DISTRICT: 16

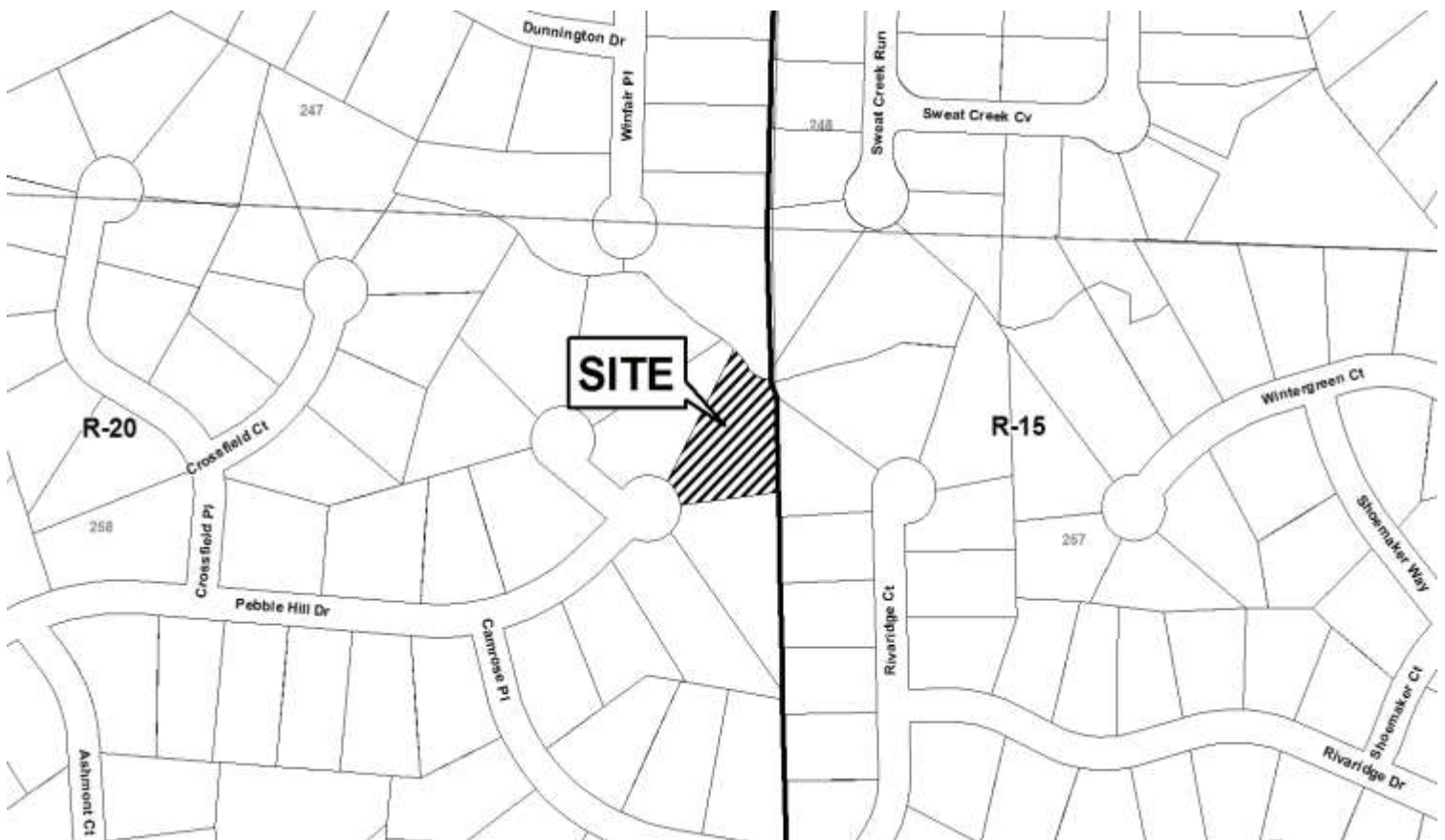
PROPERTY LOCATION: On the east side of
Pebble Hill Drive, east of Camrose Place

SIZE OF TRACT: 0.61 acres

(3662 Pebble Hill Drive).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 26 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-118
Hearing Date: November 15, 2017

Applicant Cheryl BRAND Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

CHERYL BRAND
(representative's name, printed) Address 3662 Pebble Hill Drive, Marietta, GA 30062
(street, city, state and zip code)

Cheryl Brand
(representative's signature)



Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

Signed, sealed and delivered in presence of:

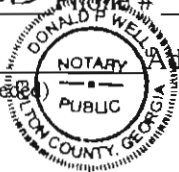
Donald P. Wells

Notary Public

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

Titleholder CHERYL BRAND Phone # 404-513-6066 E-mail cheryl.brand@rocketmail.com

Signature Cheryl Brand Address: 3662 Pebble Hill Drive, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald P. Wells

Notary Public

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

Present Zoning of Property R20

Location 3662 Pebble Hill Drive, Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 258 District 16th Size of Tract .613⁺ 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:

Porch is with 35' feet and existing kitchen is not within code of 35' (was there when I bought the property). The porch is already built and contractor disappeared. I thought he had obtained the proper permits.

List type of variance requested: To change the setback from 35' to 26 feet for both screened in porch + kitchen.

V-119
(2017)

NOTES: THE INFORMATION ON THIS PLAN IS BASED ON THE DATA OBTAINED FROM THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR OF ANY RECORDS OR INSTRUMENTS REFERENCE TO THIS PLAN.

COBB COUNTY DEVELOPMENT CERTIFICATION: THIS PLAN IS IN ACCORDANCE WITH THE COBB COUNTY DEVELOPMENT STANDARDS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM: ZONING: RESIDENTIAL; DEVELOPMENT: SINGLE-FAMILY DWELLING; APPROPRIATE R/W: 30 FEET;

APPROPRIATE R/W: 30 FEET

SURVEY CLOSURE STATEMENT: A PORTION OF THE SURVEY DATA ON THIS MAP WAS OBTAINED UTILIZING GPS SURVEYING TECHNIQUES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE GPS DATA AND THE SURVEY INSTRUMENTS.

STRENGTHENING NOTES: THIS PLAN IS A 2-2 1/2" SCALE PLAN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES BETWEEN THE GPS DATA AND THE SURVEY INSTRUMENTS.

COBB COUNTY NOTES: IF IS THE UNDERSIGNED'S/UNDERSIGNED'S RESPONSIBILITY TO CONDUCT AND MAKE SURE THAT THE SURVEY IS ACCURATE AND CONFORMS TO THE COBB COUNTY DEVELOPMENT STANDARDS APPROVED FOR RECORDING.

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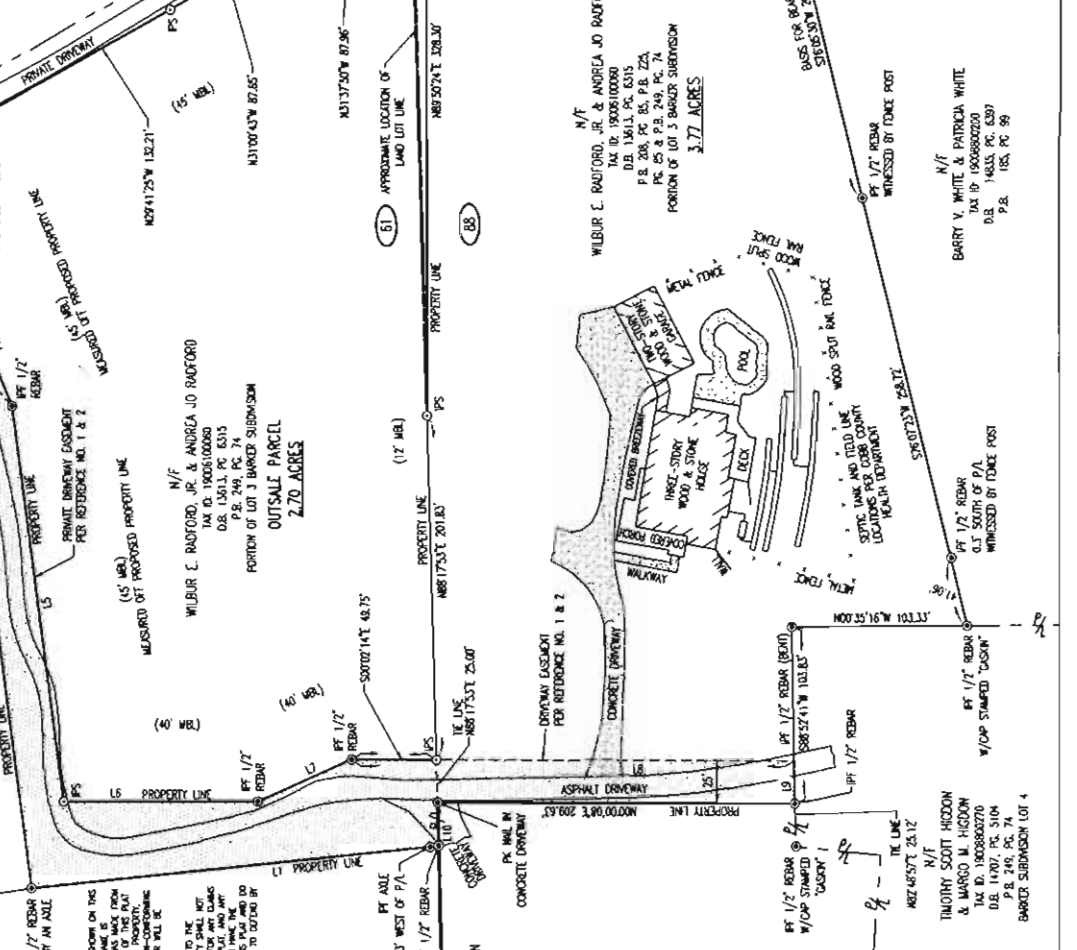
PLAT ABBREVIATIONS:

PT - IRON PIN FOUND
PS - PROXIMATE LINE
R/W - RIGHT OF WAY
N/T - NEW OR FORMERLY
OB - OLD BOOK
DTP - OPEN TOP PIPE
C/P - CONCRETE PIPE
POL - POINT OF COMMERCE
P.O.C. - POINT TO SCALE
W/ - WITH

GRAPHIC SCALE

1" = 60 FT

1" = 120 FT



ADJUSTMENTS

LINE	LENGTH	BEARING	CHANGING BEARING	CHANGING BEARING
C1	79.07	S69.50 E	S69.50 E	74.87
C2	79.07	S69.50 E	S69.50 E	74.87
C3	79.07	S69.50 E	S69.50 E	74.87
C4	79.07	S69.50 E	S69.50 E	74.87
C5	79.07	S69.50 E	S69.50 E	74.87
C6	79.07	S69.50 E	S69.50 E	74.87
C7	79.07	S69.50 E	S69.50 E	74.87
C8	79.07	S69.50 E	S69.50 E	74.87
C9	79.07	S69.50 E	S69.50 E	74.87
C10	79.07	S69.50 E	S69.50 E	74.87

CONVEYOR'S ACKNOWLEDGMENT: I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND I HAVE EXECUTED THIS INSTRUMENT VOLUNTARILY AND WITHOUT ANY UNLAWFUL INFLUENCE, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S ACKNOWLEDGMENT: I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND I HAVE EXECUTED THIS INSTRUMENT VOLUNTARILY AND WITHOUT ANY UNLAWFUL INFLUENCE, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTARY PUBLIC STATEMENT: I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A MEMBER OF THE NOTARY PUBLIC OF THE STATE OF GEORGIA AND THAT I HAVE EXERCISED MY OFFICE IN ACCORDANCE WITH THE LAWS OF THE STATE OF GEORGIA.

COBB COUNTY DEVELOPMENT CERTIFICATION: THIS PLAN IS IN ACCORDANCE WITH THE COBB COUNTY DEVELOPMENT STANDARDS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM: ZONING: RESIDENTIAL; DEVELOPMENT: SINGLE-FAMILY DWELLING; APPROPRIATE R/W: 30 FEET;

APPROPRIATE R/W: 30 FEET

COBB COUNTY DIVISION OF COMMUNITY DEVELOPMENT & PLANNING

NO. 2006

110 DAVIS HILL DRIVE, SUITE 304
POWDER SPRING, GA 30126
PHONE 770-200-2565
FAX 770-200-2568

WILBUR E. RADFORD, JR.
AND ANDREA JO RADFORD
LOCATED IN LAND LOTS 61 & 88
19TH DISTRICT 2ND SECTION, COBB COUNTY, GEORGIA
4454 MORRISON ROAD, POWDER SPRINGS, GA 30127

DATE: 08/20/2017
DRAWN BY: SNAKOR
JOB NO: 20161016

SCALE: 1"=60'
REVISIONS: 1"=60'

APPLICANT: Wilbur and Andrea Radford

PETITION No.: V-119

PHONE: 770-378-2667

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Wilbur E. Radford, Jr.

PRESENT ZONING: R-30

PHONE: 770-378-2667

LAND LOT(S): 61, 88

TITLEHOLDER: Wilbur Edward Radford, Jr. and
Andrea Jo Radford

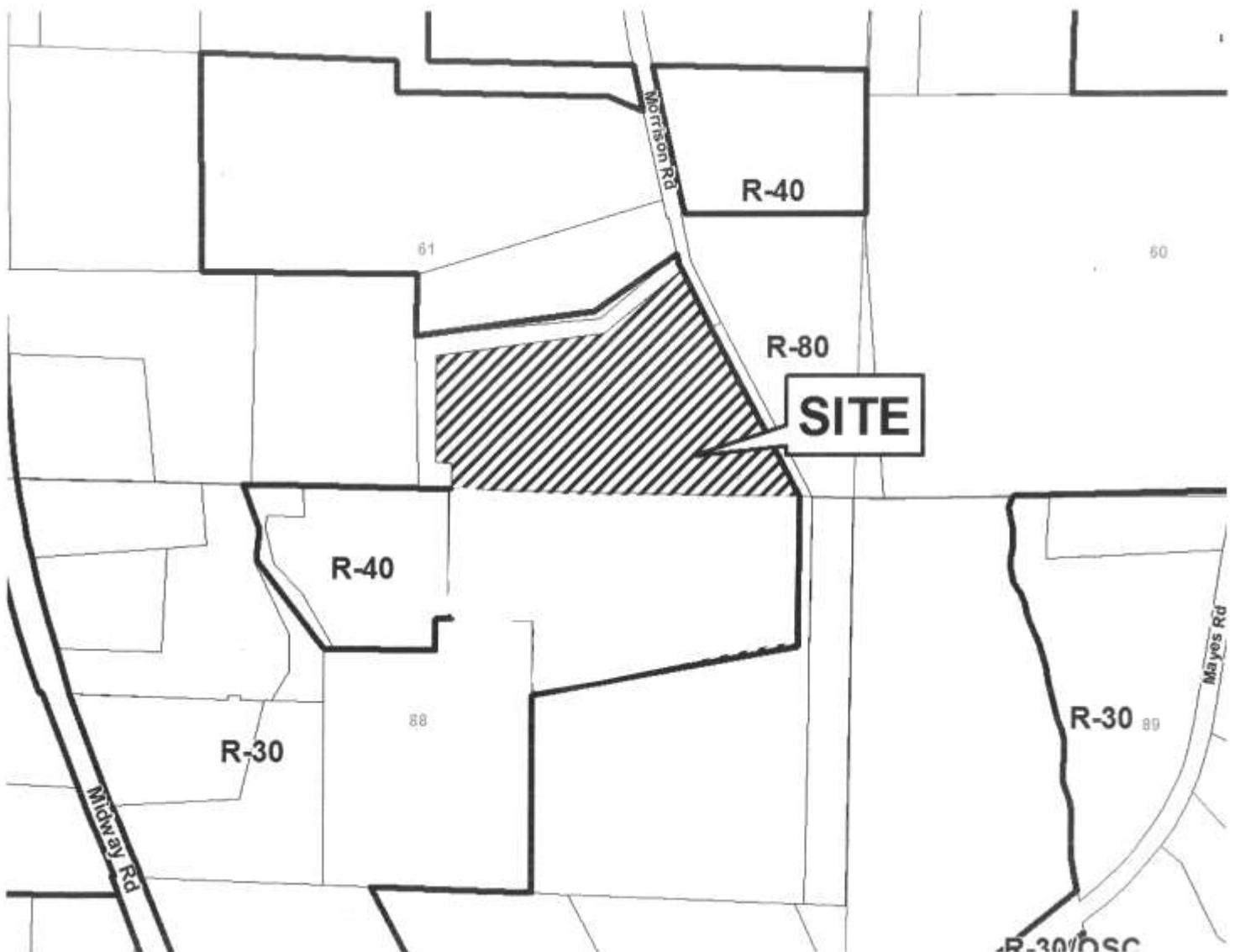
DISTRICT: 19

PROPERTY LOCATION: At the southern terminus
of Morrison Road, west of Mayes Road
(4454 Morrison Road).

SIZE OF TRACT: 6.47 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the minimum public road frontage from the required 75 feet to 46.75 feet for the proposed outside parcel.





Application for Variance Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 11-15-17

Applicant Wilbur and Andrea RADFORD Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net

Wilbur E. Radford Jr Address 4454 Morrison Rd Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net
(representative's signature)



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

My commission expires: _____

Titleholder Wilbur E. Radford Jr Phone # 770-378-2667 E-mail radfordhouse@bellsouth.net

Signature [Signature] Address: 4454 Morrison Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

**CAROL A. HUGHES
COBB COUNTY, GA
EXPIRES 4-11-2020**

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

My commission expires: _____

Present Zoning of Property R-80

Location 4454 Morrison Rd Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 61, 88 District 19 Size of Tract 6.466 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:

Owners need to do lot split to sell property for financial hardship.

List type of variance requested: Waive the road frontage on the proposed lot from the required 75 feet to 46.75 feet

V-120
(2017)

LEGAL DESCRIPTION (TRACT 2)

All that Tract or Parcel of land lying and being in land Lots 405 and 406 of the 18th District, 2nd Section, Cobb County, State of Georgia, and being more particularly described as follows:

Beginning at a point on the Northernly Right of Way of Mableton Parkway, said point being 154.94 feet as measured Southeastly along the Right of Way of Mableton Parkway from the intersection of the Right of Way of Mableton Parkway with the Easterly Right of Way of Queens Mill Road; Thence leaving the Right of Way of Mableton Parkway and going along the center line of a 30' wide ingress-egress easement North 39 degrees 03 minutes 03 seconds East a distance of 279.82 feet to a railroad spike; Thence going along the center line of a 30' wide ingress-egress Easement North 31 degrees 14 minutes 47 seconds West a distance of 236.30 feet to a railroad spike on the Easterly Right of Way of Queens Mill Road; Thence along the Right-of-Way of Queens Mill Road a curve a distance of 170.08 feet, said curve having a radius of 421.88 feet and a chord being North 08 degrees 04 minutes 34 seconds West a distance of 168.93 feet to an iron pin set; Thence South 80 degrees 25 minutes 03 seconds East a distance of 840.00 feet to an iron pin set; Thence South 43 degrees 37 minutes 16 seconds West a distance of 714.90 feet to a concrete monument found on the Right-of-Way of Mableton Parkway; Thence along the Right-of-Way of Mableton Parkway North 50 degrees 38 minutes 57 seconds West a distance of 144.22 feet to a nail set and the Point of Beginning.

Being known as Tract 2, encompassing 4.170 acres, as per a Survey prepared by W.T. Dunahoo & Associates, LLC, for ICV Mableton, LLC, dated 08/27/2008

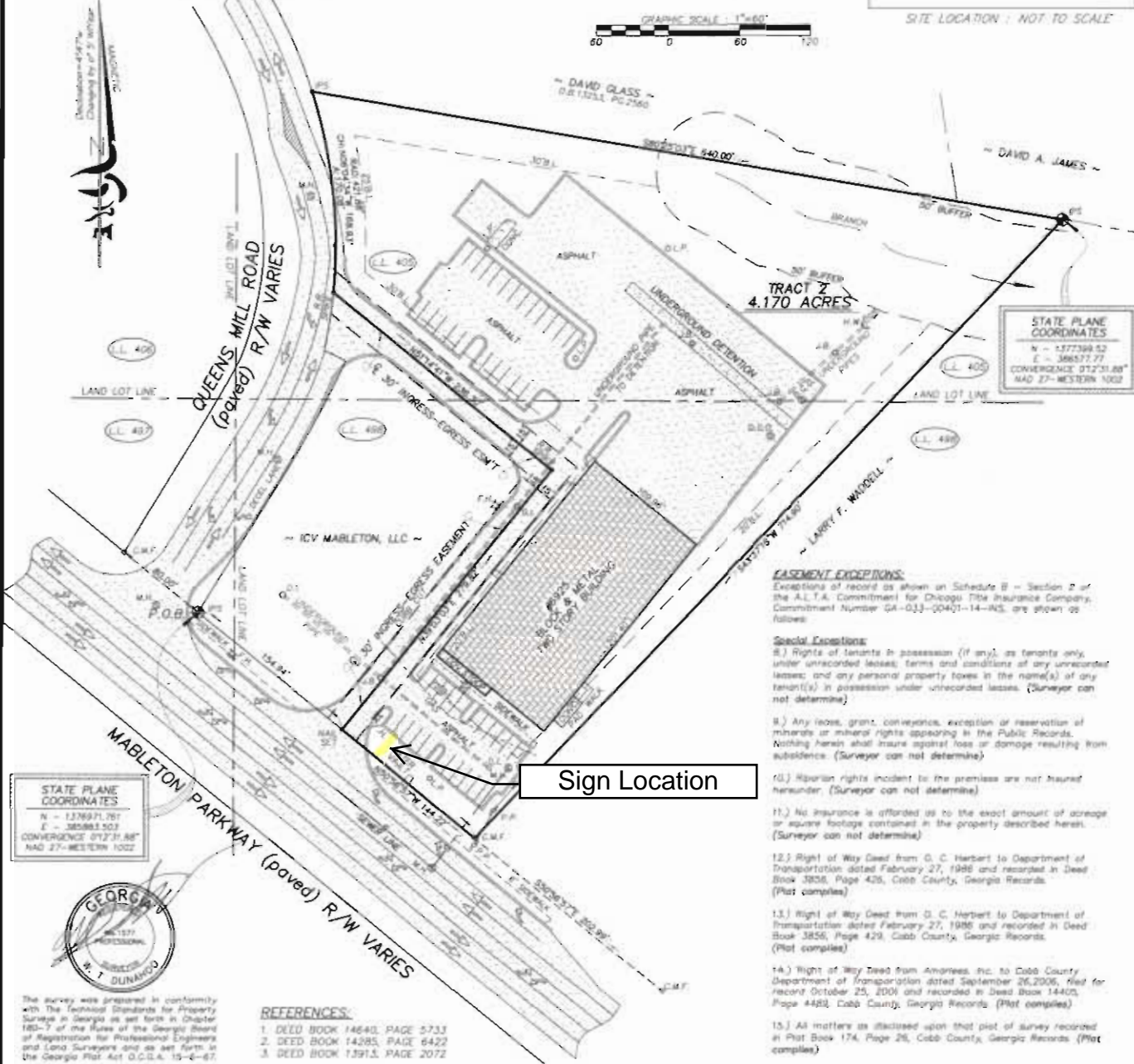
Surveyor's Certification:
 Date/Year: ICV MABLETON, LLC, a Texas limited liability company
 Buyer/Borrower: Impact Building Center, Inc., a Georgia non-profit corporation
 Lender: Evangelical Christian Credit Union
 Title Insurer: Chicago Title Insurance Company

This is to certify that this map or plat and survey of which it is based were made in accordance with the minimum Standard Detail Requirements for the ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-11 & 14-18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

W.T. Dunahoo 1877 Registration No. Date 8/27/14



SITE LOCATION : NOT TO SCALE



STATE PLANE COORDINATES
 N = 1377399.52
 E = 386577.77
 CONVERGENCE 012°31.88"
 NAD 27 - WESTERN ZONE

STATE PLANE COORDINATES
 N = 1376971.91
 E = 385883.503
 CONVERGENCE 012°31.88"
 NAD 27 - WESTERN ZONE



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-4-67.

- REFERENCES:**
- DEED BOOK 1464D, PAGE 5733
 - DEED BOOK 1438S, PAGE 6422
 - DEED BOOK 1391S, PAGE 2072

EASEMENT EXCEPTIONS:

Exceptions of record as shown on Schedule B - Section 2 of the A.L.T.A. Commitment for Chicago Title Insurance Company, Commitment Number GA-033-00401-14-ACS, are shown as follows:

- Special Exceptions:**
- 1.) Rights of tenants in possession (if any), as tenants only, under unrecorded leases; terms and conditions of any unrecorded leases; and any personal property taxes in the name(s) of any tenant(s) in possession under unrecorded leases. (Surveyor can not determine)
 - 2.) Any loans, grant, conveyance, exception or reservation of minerals or mineral rights appearing in the Public Records. Nothing herein shall insure against loss or damage resulting from subsidence. (Surveyor can not determine)
 - 3.) Riparian rights incident to the premises are not insured hereunder. (Surveyor can not determine)
 - 4.) No insurance is afforded as to the exact amount of acreage or square footage contained in the property described herein. (Surveyor can not determine)
 - 5.) Right of Way Deed from G. C. Herbert to Department of Transportation dated February 27, 1986 and recorded in Deed Book 3856, Page 429, Cobb County, Georgia Records. (Plat complies)
 - 6.) Right of Way Deed from G. C. Herbert to Department of Transportation dated February 27, 1986 and recorded in Deed Book 3856, Page 429, Cobb County, Georgia Records. (Plat complies)
 - 7.) Right of Way Deed from Amarex, Inc. to Cobb County Department of Transportation dated September 26, 2006, filed for record October 25, 2006 and recorded in Deed Book 1440S, Page 4482, Cobb County, Georgia Records. (Plat complies)
 - 8.) All matters as disclosed upon that plat of survey recorded in Plat Book 174, Page 26, Cobb County, Georgia Records. (Plat complies)

... TOTAL AREA 4.170 ACRES ...

ALTA/ACSM LAND TITLE SURVEY FOR		STATE OF GEORGIA	
EVANGELICAL CHRISTIAN CREDIT UNION, its successors and/or assigns			
LAND LOT / DISTRICT / SECTION	COUNTY	SCALE	DATE
LL 405, 497 & 498 - 18th DIST., 2nd SECT	COBB	1"=60'	10/31/2014
W. T. DUNAHOO AND ASSOCIATES, LLC.			
P.O. BOX 307 201 S. 84th ST		Project No. C204-18	

APPLICANT: Impact Worship Center

PETITION No.: V-120

PHONE: 770-436-7766

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Arthur T. Jones, Jr.

PRESENT ZONING: LI

PHONE: 904-233-6818

LAND LOT(S): 405, 498

TITLEHOLDER: Impact Worship Center, Inc.

DISTRICT: 18

PROPERTY LOCATION: On the north side of Mableton Parkway and east side of Queen Mill Road, northwest of Hunnicut Road (6925 Mableton Parkway).

SIZE OF TRACT: 4.17 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an electronic sign on a lot with less than 200 feet of public road frontage on one road.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-120
Hearing Date: 11-15-17

Applicant Impact worship center Phone # 770-436-7766 E-mail DRAT Jones 1970@aol.com

Arthur T. Jones, Jr. Address 6925 Mahleton Parkway, Mahleton, GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 904-233-6818 E-mail DRAT Jones 1970@aol.com
(representative's signature)

My commission expires: 09/17/18

LEA ELLEN RICH
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 17, 2018

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Impact worship center Phone # 770-436-7766 E-mail DRAT Jones 1970@aol.com

Signature [Signature] Address: 6925 Mahleton Parkway, Mahleton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 09/17/18

LEA ELLEN RICH
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 17, 2018

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property Light Industrial (LI)

Location 6925 Mahleton Parkway, Mahleton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 and 498 District 18th Size of Tract 4.170 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:

Please see the letter of Intent enclosed

List type of variance requested: _____



V-120
(2017)
Exhibit

6925 Mableton Parkway SE, Mableton, Georgia 30126

www.impactwc.org

September 14, 2017

TO: Cobb County
FROM: Dr. Arthur T. Jones, Jr., CEO and Senior Pastor of Impact Worship Center, Inc.
RE: Letter of intent

We are seeking a variance on the Cobb County Zoning Ordinance Section 134-94. This location is at 6925 Mableton Parkway, parcel 18049800010 (Land Lots 405 and 498, District 18) which is 4.170 acres.

Impact Worship Center, Inc. (IWC) is one of the growing churches in our community that is Christ Centered and Community Focused. The vision of our church is to be an oasis of love in our community, empowering its people to live a fulfilled life through spiritual, intellectual, social and economic development. We currently provide weekly services that benefit men, women, teenagers, boys and girls from all backgrounds and ethnicities, empowering them to be the best they can be in all they do and say. We have a Children's Champion Center where we specialize in cultivating today's child into tomorrow's champion. We also have a state of the art Teen Rec and Tech Center – turning today's teen into tomorrow's responsible adult. Weekly, our adult partners are taught lessons that inform and inspire them to pursue excellence in life. Every year we sponsor what we call the "Mableton MEGA Community Event" where we provide free food, free backpacks and school supplies to all families who attend. We have various outreach opportunities of this nature throughout the year.

As you can imagine, it is very costly to effectively promote and inform the community as to all the needed and beneficial services our church provides. In the past we have utilized billboards, both print and electronic media, and radio advertisement to help inform the community of our services. By putting the proposed digital monument signage on our property, it will afford us the opportunity to inform the community of all the services made available to them, as well as help alleviate the costly annual expense of advertisement. This will also allow us to take monies used for this advertisement to be put back into our community that we love.

IWC is seeking a variance to allow them to have a permanent digital monument sign on the church property.

1. In today's society, we live in a digital era, and having a digital sign will allow the community to know that we are conscious and current with the times.
2. The sign fabrication and install will be done by a professional sign company with over 30 years of experience.
3. The electronic sign will not cause any interference or obstacle to any of the surrounding businesses.



6925 Mableton

V-120
(2017)
Exhibit

Way SE, Mableton, Georgia 30126

www.impactwc.org

By approving this variance, Impact Worship Center will be allowed to have an opportunity to better serve and bless our community, as we all strive for excellence and a meaningful life.

Thank you for your review and consideration of this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Arthur T. Jones, Jr.", with a stylized flourish at the end.

Dr. Arthur T. Jones, Jr.
Senior Pastor
Impact Worship Center, Inc.



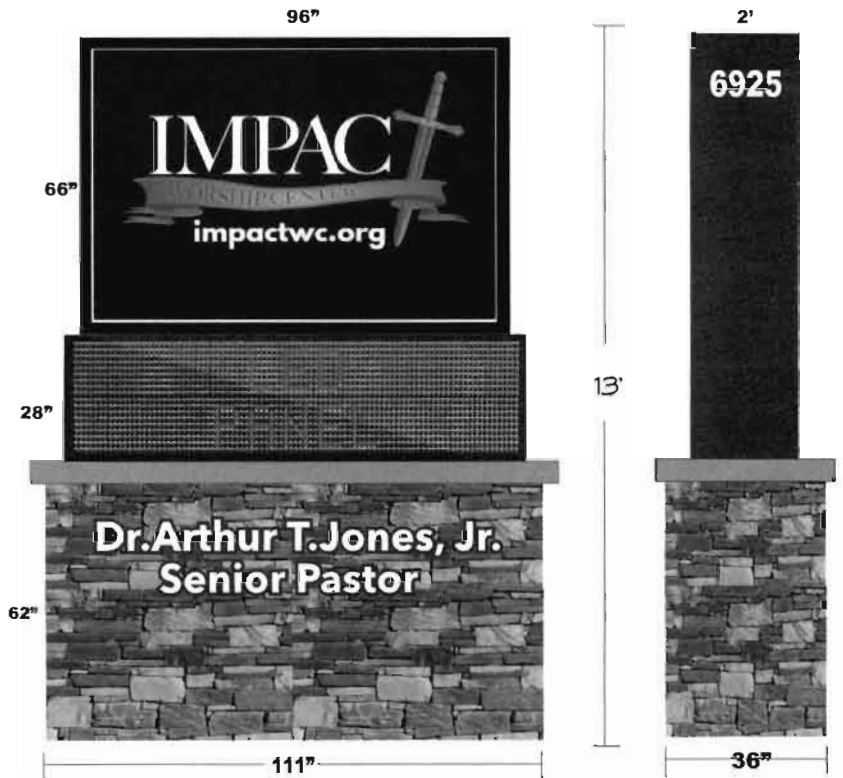
Future Location



Existing



- *66" h Double Sides Lighted Cabinet
- *2PCS 28" h x 103" w Full Color LED Message Board w/ WIFI & Laptop Control
- *5" h x 108" w Slab & 57" h Stone Base
- *2 Sets Routed Black PVC Board w/ White Vinyl on Top
- *1PC 5" h White Vinyl Cut for Street Number
- *1PC 6"x6"x17" Metal Pole & Concrete Footing
- *Site Plan & Engineering Drawing Needed



scale: 3/8" = 1'

Font: Avenir LT Pro Bold



CLIENT: Impact
Worship Center

REVISIONS
X 7/24/2017
X 8/14/2017
X 8/15/2017

Pastor Jones 804-233-6886
22396197@icw.com

SALES
DESIGNER

ADDRESS:
6925 Mableton Pkwy
CITY, STATE ZIP
Mableton, GA 30126

SQ. FT: 64
MONUMENT

APPLICANT: Hurt Road Baptist Church

PHONE: 770-435-8164

REPRESENTATIVE: Mark Denyse, Denyse Companies, Inc.

PHONE: 770-942-0688

TITLEHOLDER: Hurt Road Baptist Church, Inc.

PROPERTY LOCATION: On the south side of Hurt Road, across from Brooks Court (17 Hurt Road).

PETITION No.: V-121

DATE OF HEARING: 11-15-2017

PRESENT ZONING: R-20

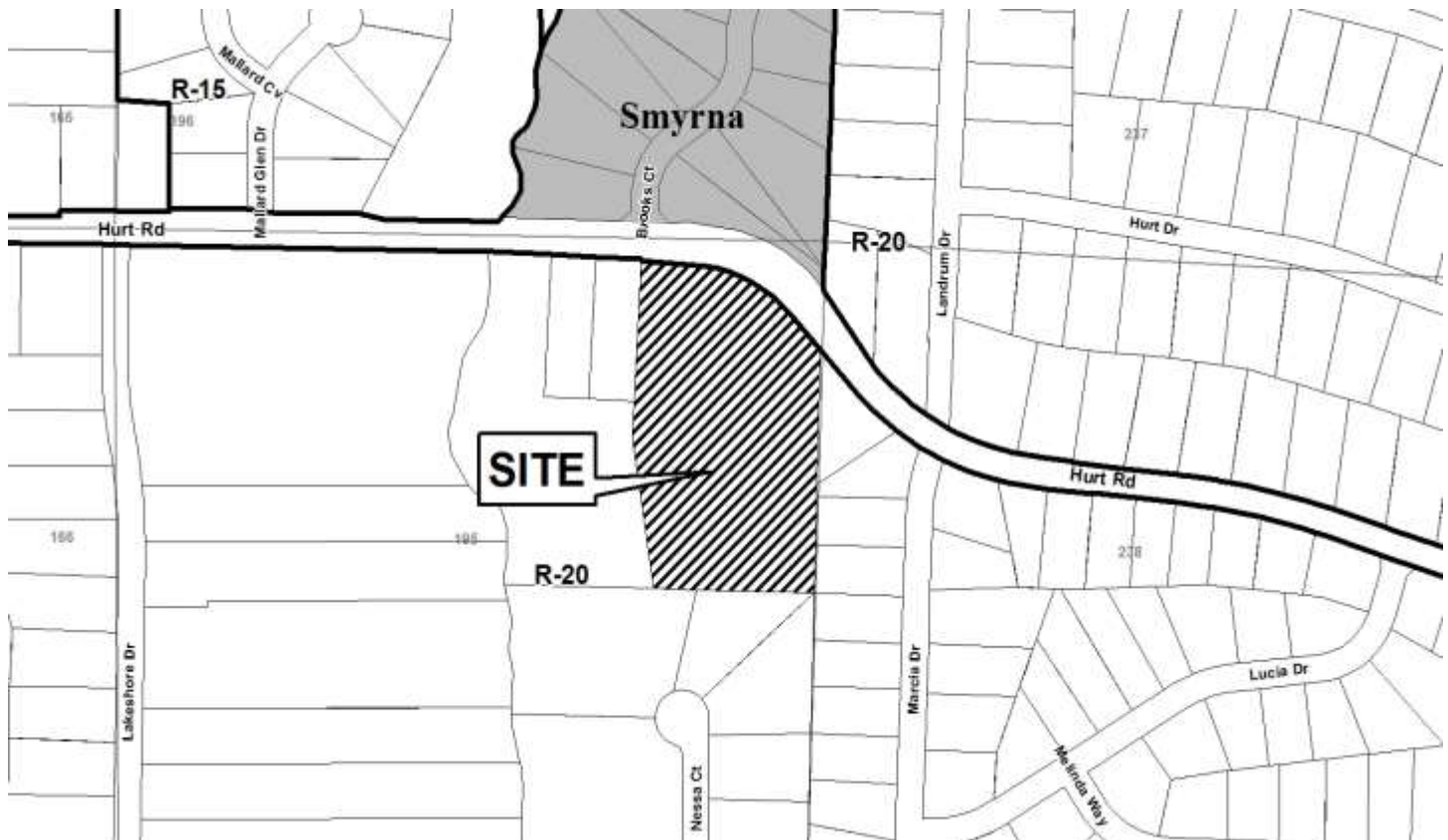
LAND LOT(S): 195

DISTRICT: 17

SIZE OF TRACT: 4.64 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an illuminated electronic sign for a church on a major collector roadway; 2) waive the maximum allowable sign area from 32 square feet to 35; and 3) waive the minimum lot size for a church from the required 5 acres to 4.639 acres.



Application for Variance Cobb County

(type or print clearly)

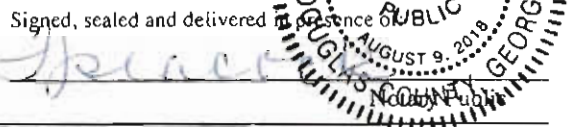
Application No. V-121
Hearing Date: 11-15-17

Applicant Hurt Road Baptist Church Phone # 770-435-8164 E-mail pastormikeparker@gmail.com

Mark Denyse - Denyse Companies, Inc. Address 4521 Industrial Access Rd, Douglasville, GA 30134
(representative's name, printed) (street, city, state and zip code)

Mark Denyse Phone # 770-942-0688 E-mail mdenyse@denyse.com
(representative's signature)

My commission expires: 18-04-2018



Titleholder Hurt Road Baptist Church, Inc. Phone # 770-435-8164 E-mail pastormikeparker@gmail.com

Signature _____ Address: 17 Hurt Road, Smyrna GA 30082
(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-20

Location 17 Hurt Road
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 195, 238 District 17 Size of Tract 4.639 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.

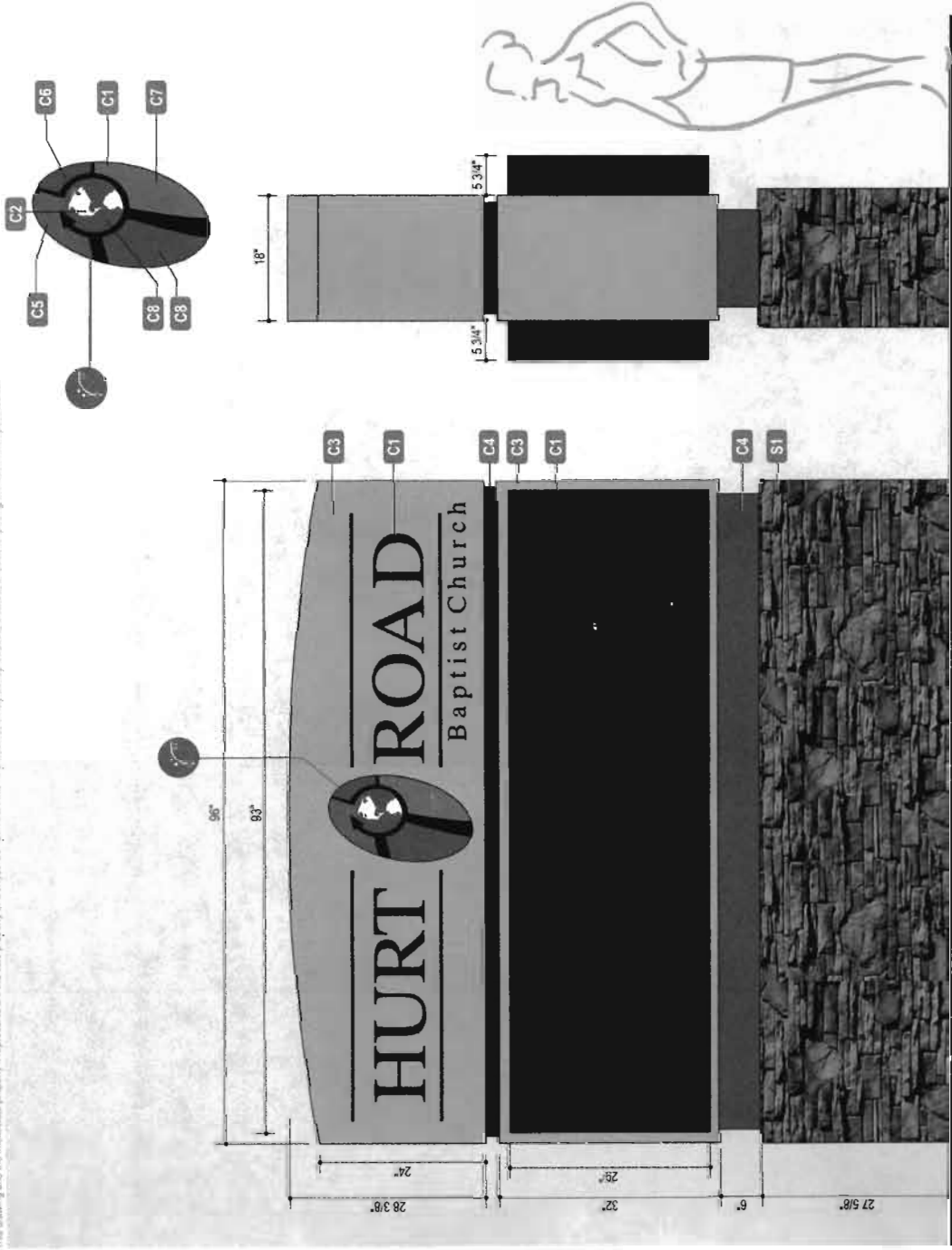
Size of Property _____ Shape of Property _____ Topography of Property _____ Other

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:
In order to beautify the front of our property and the community, we would like to update our freestanding sign to include an electronic message board. This would allow us to get multiple messages to the community to let them know about social and charitable events taking place, in addition to our regular services.

List type of variance requested: Allow electronic sign at a place of religious worship located on major collector
Allow 35 square foot sign in lieu of allowable 32 square feet
of sign area

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Colors & Finishes

Colors shown here are for reference only. Final color selection is subject to manufacturer's color chart. Colors may vary slightly from those shown here. Colors are subject to change without notice. Colors are subject to change without notice. Colors are subject to change without notice.

- C1** ● Day/Night Perforated Vinyl
 - C2** ○ White
 - C3** ● SW 6219 Rain
 - C4** ● SW 6225 Still Water
 - C5** ● PMS 1788c
 - C6** ● PMS 2728c
 - C7** ● PMS 123c
 - C8** ● PMS 355c
 - S1** ● Centurion Stone Veneer - Mesa Appalachian
- Actual Colors to be determined by logo and confirmed by client

Construction Specifications

- A** Fabricated aluminum monument sign with illuminated top and LED message board
- B** Internally illuminated cabinet with copy and logo to be routed and backed with acrylic. Logo to have digital vinyl print. Copy to have Day/Night perforated vinyl
- C** (2) LED message boards to be refurbished and retrofit into new monument
- D** Aluminum base to have stacked stone veneer

Electrical Notes

- ☒ Disconnect switch(es) UL & ID labels Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Suitable for Wet Location
- Electrical Requirements:
- Connection Type: permanent continuous operation
- Number of Circuits: 2 (1 amp Dedicated Branch Circuit(s))
- Primary Wire Size: 12 awg / default size: 12
- Secondary Wire Size: 16 awg
- Max. Line Current:

Installed and tested in accordance with U.S. Standards for Electric Signs Installed in U.S. listed and approved materials and components in accordance with Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.

This signed product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD This sign is fabricated using U.S. approved LORD® adhesive for long-term adhesive

Scale
3/4" = 1'-0"

Customer Signature Required

DENYSE
S. CHARLES A. WACHSBERGER
ARCHITECTURAL
ELEMENTS
1.800.941.7446
denyseco.com

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Management Company
N/A

Property Name & Address
Hurt Road Baptist Church
City, State ZIP

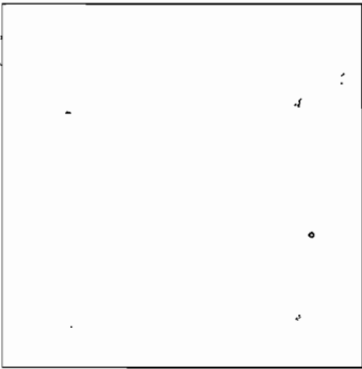
V-121
(2017)
Exhibit

2354
Date: 08.30.2017
Revision Date: 0
Revision: 0

Design Time: 4
Filepath: V:\DS Graphics\Drawings and Photos\Hurt Rd Baptist Church - Smyrna, GA\ Preliminary Main ID 1\1

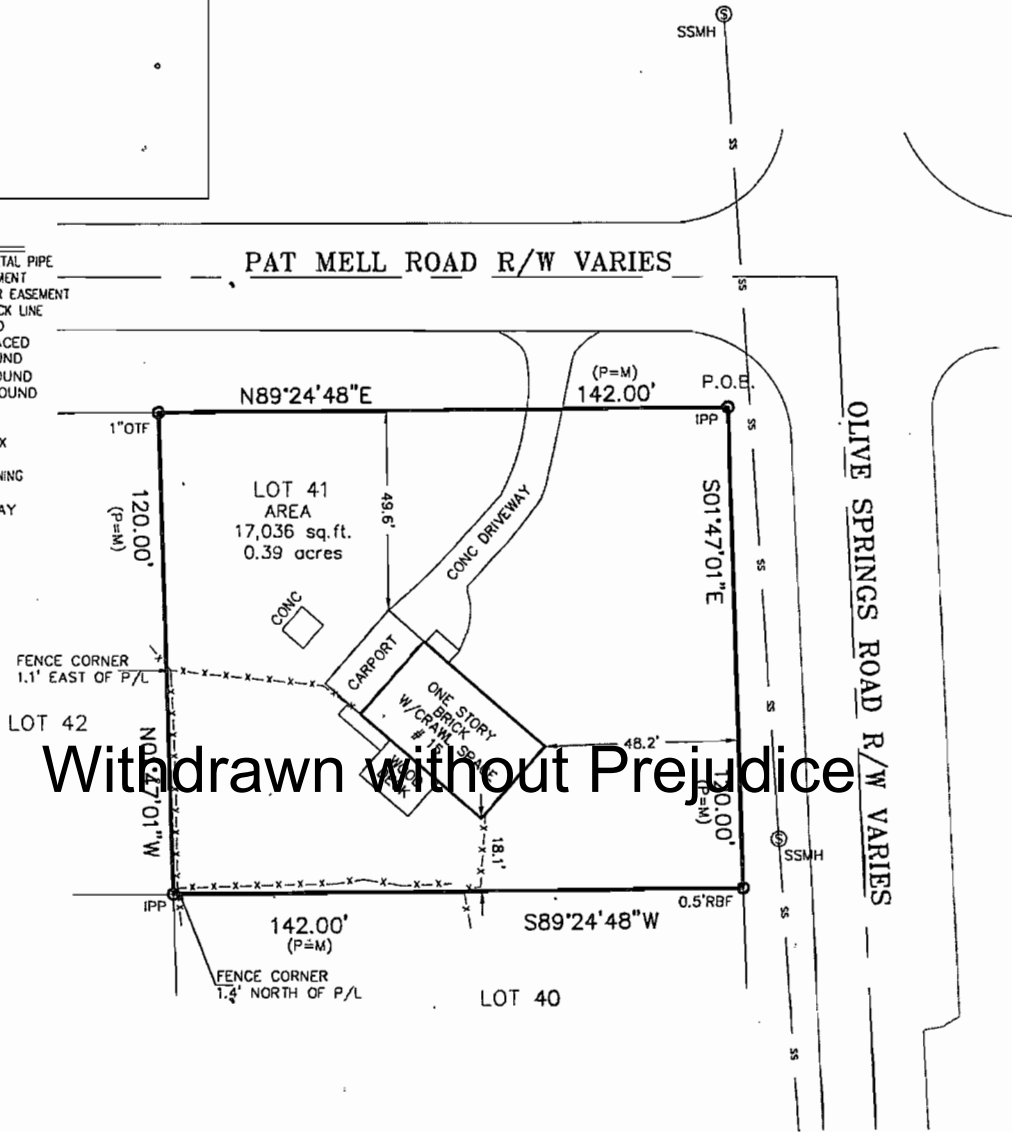
○ Concept
● Preliminary
○ Production

V-122
(2017)



LEGEND

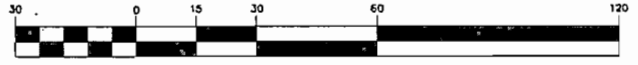
- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
-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



Withdrawn without Prejudice



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SHEET 1 OF 2

FIELD DATE 09/13/17

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
	YESSICA BANDA		09/14/17
	OWNER / PURCHASER		SCALE
	JUAN BANDA		1" = 30'
	LAND LOT 204	17th DISTRICT	2nd SECTION
LOT 41	BLOCK	UNIT	AREA OF LOT: 17,036 S.F.
SUBDIVISION PANSTONE			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			
PLAT BOOK <u>12</u> PAGE <u>125</u>		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993	
DEED BOOK _____ PAGE _____		TELEPHONE (770) 794-9055 FAX (770)794-9052	

JOB NUMBER: 17-03611

APPLICANT: Juan C. Banda

PETITION No.: V-122

PHONE: 404-538-4516

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Juan C. Banda

PRESENT ZONING: R-20

PHONE: 404-538-4516

LAND LOT(S): 204

TITLEHOLDER: Juan Carlos Banda De Leon

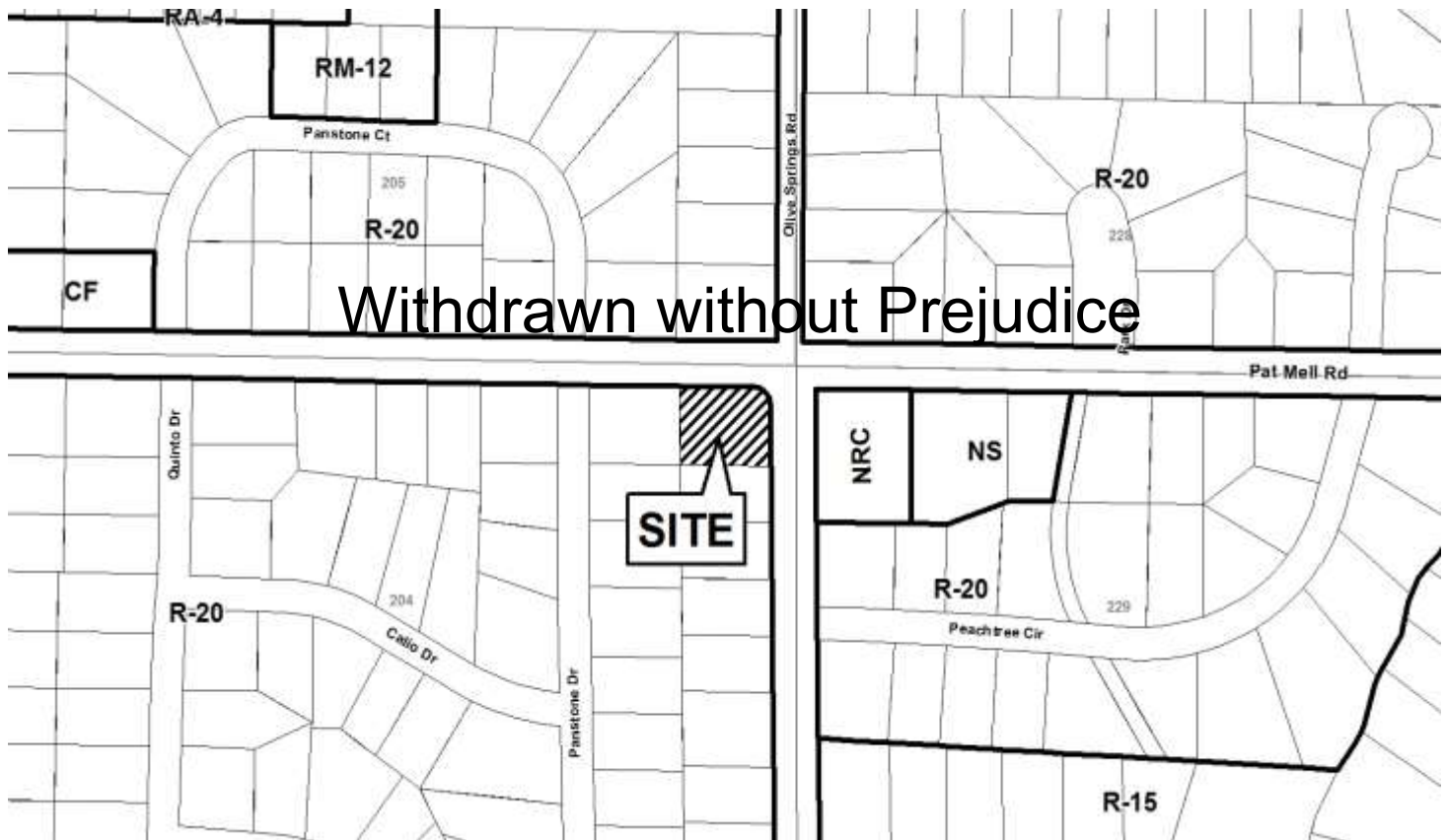
DISTRICT: 17

PROPERTY LOCATION: At the southwest intersection of Olive Springs Road and Pat Mell road (15 Pat Mell Road).

SIZE OF TRACT: 0.39 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the required 35 foot rear setback.



Application for Variance Cobb County

(type or print clearly)

Application No. V-122
Hearing Date: _____

Applicant Juan C Banda Phone # 404-538-4516 E-mail Juan@Theherbangroupinc.com

Juan C Banda Address 15 Patmell Rd, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

Juan C Banda Phone # 404-538-4516 E-mail Juan@Theherbangroupinc.com
(representative's signature)

Signed, sealed and delivered in presence of: _____

My commission expires: _____

Notary Public

Titleholder Juan C Banda Phone # 404 538 - 4516 E-mail Juan@theherbangroupinc.

Signature _____ Address: 1256 Brandt Dr, Marietta GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of: _____

My commission expires: 12/1/17

Notary Public

Present Zoning of Property Residential

Location 15 Patmell Rd Marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0204 District 17 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:

Private area for family to spend time - it is a corner lot and has heavy traffic which could endanger kids or our family members.

List type of variance requested: Covered porch Addition size and location from set back. The County or myself could not figure out which is the back or side of the lot due to it being a corner lot.

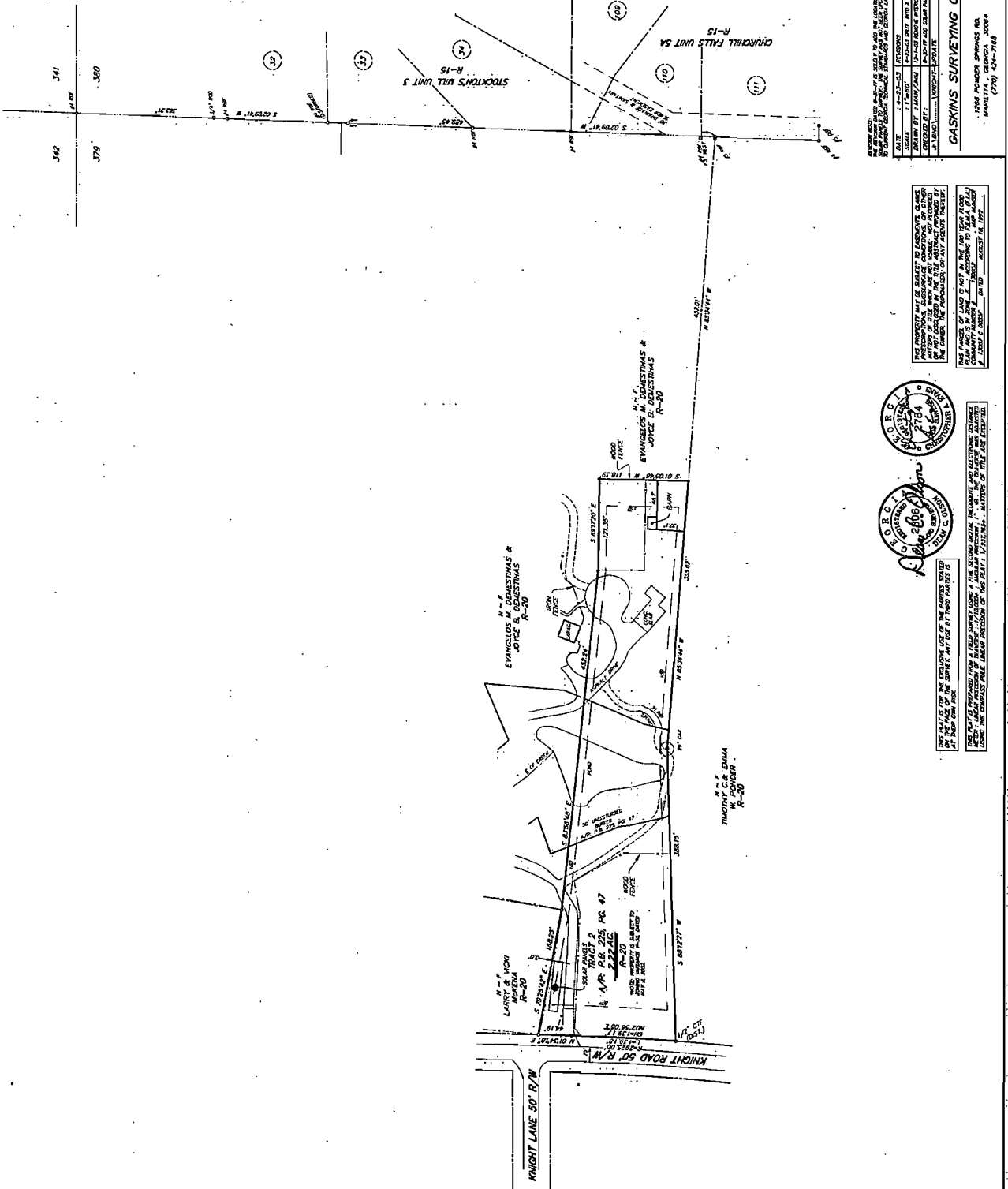
LEGEND

1	PAVEMENT
2	PAVEMENT
3	PAVEMENT
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99	PAVEMENT
100	PAVEMENT

V-123
(2017)



DR. EVAN & JOYCE DEMESTHAS
GASKINS SURVEYING CO.
1968 POWERS SPRINGS RD.
MARIETTA, GEORGIA 30064
(770) 424-7168



THE PROPERTY MAP IS SUBJECT TO THE EXISTENCE OF ANY UNRECORDED INTERESTS, EASEMENTS, AND ENCUMBRANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO SUCH INTERESTS, EASEMENTS, OR ENCUMBRANCES.

DATE	7-23-03
SCALE	1"=100'
PROJECT	CHURCHILL FALLS UNIT 5A
CREATED BY	J. GASKINS
APPROVED BY	J. GASKINS

THE PROPERTY MAP IS SUBJECT TO THE EXISTENCE OF ANY UNRECORDED INTERESTS, EASEMENTS, AND ENCUMBRANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO SUCH INTERESTS, EASEMENTS, OR ENCUMBRANCES.

THE STATE OF GEORGIA HAS ADEQUATE AND ACCURATE RECORDS OF ALL DEEDS, MORTGAGES, AND OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA.



THE STATE OF GEORGIA HAS ADEQUATE AND ACCURATE RECORDS OF ALL DEEDS, MORTGAGES, AND OTHER INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA.

APPLICANT: Evangelos M. Demestihias and Joyce B. Demestihias

PHONE: 678-581-4444

REPRESENTATIVE: John H. Moore

PHONE: 770-429-1499

TITLEHOLDER: Evangelos M. Demestihias and Joyce B. Demestihias

PROPERTY LOCATION: On the east side of Knight Road, south of Blackwell Lane (3550 Knight Road).

PETITION No.: V-123

DATE OF HEARING: 11-15-2017

PRESENT ZONING: R-20

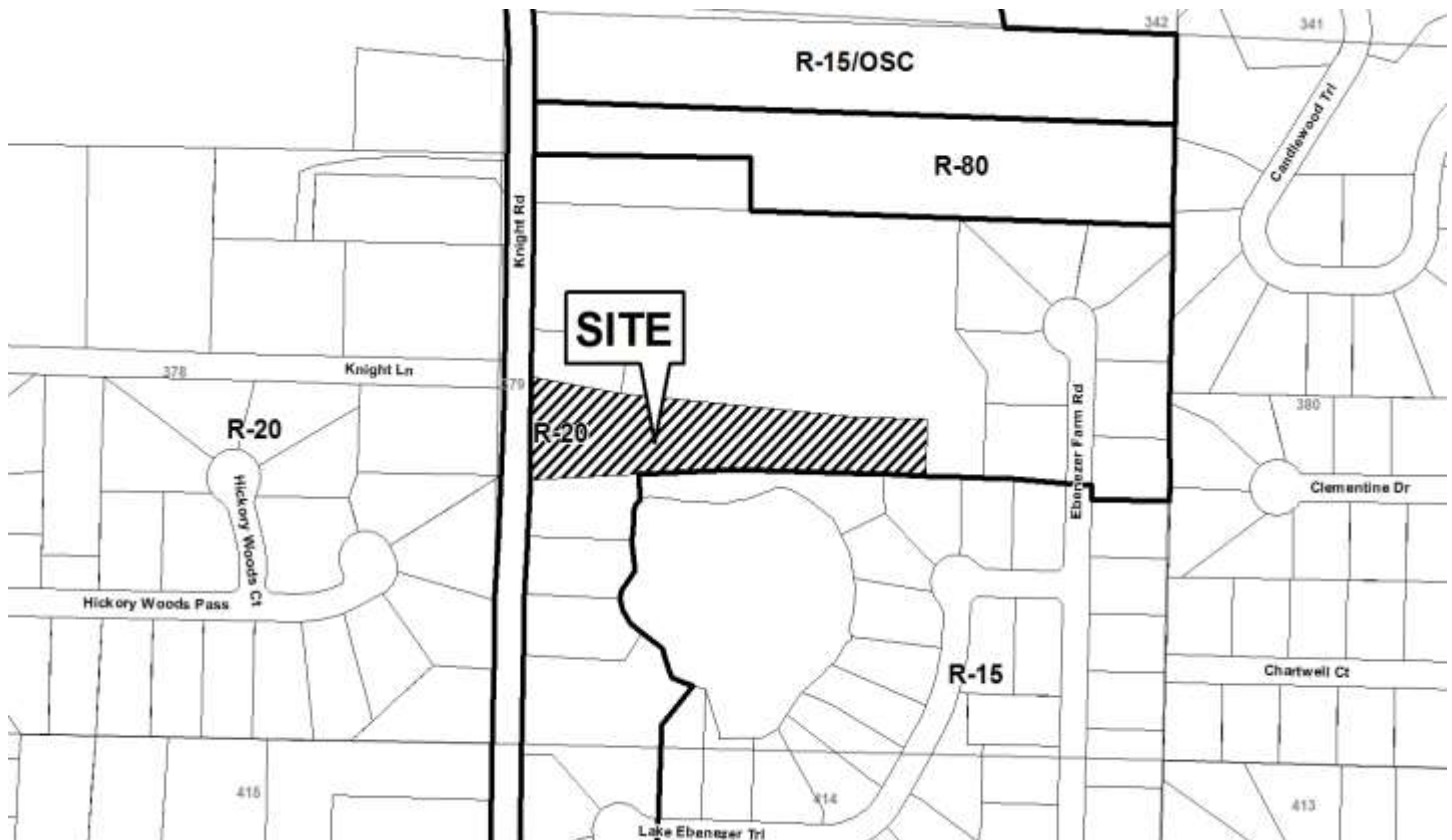
LAND LOT(S): 379

DISTRICT: 16

SIZE OF TRACT: 2.22 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow accessory structures (solar panels and barn) on a lot without a primary building;
2) Waive the setbacks for an accessory structure under 650 square feet (solar panels) from the required 10 feet to three (3) feet adjacent to the northern property line and from the required 40 feet to 30 feet adjacent to the front property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V- 123 (2017)
Hearing Date: 11/15/2017

Applicant Evangelos M. Demestihis and Joyce B. Demestihas Phone # (678) 581-4444 E-mail 444drd@gmail.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 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@mijis.com
(representative's signature) Georgia Bar No. 519800



My commission expires: January 10, 2019

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

Titleholder Evangelos M. Demestihis and Joyce B. Demestihas Phone # (678) 581-4444 E-mail 444drd@gmail.com
Signature See Attached Exhibit "A" Address: 3550 Knight Road, Marietta, GA 30066
(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 Easterly side of Knight Road; east of Knight Lane; south of Blackwell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 379 District 16th Size of Tract 2.22+/- 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 "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required side setback from ten (10) feet to three (3) feet.
(See Sec. 134-197(4)(d)).

V-123
(2017)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 123 (2017)
Hearing Date: November 15, 2017

Applicants/Titleholders: **Evangelos M. Demestihias and
Joyce B. Demestihias**



Evangelos M. Demestihias

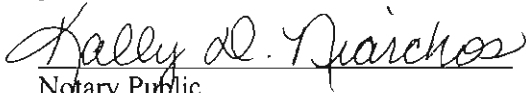


Joyce B. Demestihias

Address: 3550 Knight Road
Marietta, Georgia 30066

Telephone No.: (678) 581-4444

Signed, sealed, and delivered in the
presence of:



Notary Public
Commission Expires: MAY 18, 2019



V-123
(2017)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2017)
Hearing Date: November 15, 2017

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants/Titleholders: **Evangelos M. Demestihis and
Joyce B. Demestihis**

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

Evangelos M. Demestihis and Joyce B. Demestihis, as the Applicants and Property Owners (hereinafter collectively "Applicants"), are the owners of a property, being 2.22 acres, more or less, located on the easterly side of Knight Road, east of Knight Lane, and south of Blackwell Road, in Land Lot 379, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Subject Property is currently zoned to the R-20 zoning classification. Applicants seek a waiver of the required ten (10) foot side setback to three (3) feet to allow for a 15.36KW Ground Mounted Solar Array ("Solar Array"). The Solar Array was constructed by Applicants' contractor and management group in the most optimum location on the Subject Property as set forth in the Project Details prepared by the management group, attached hereto as Exhibit "1" and incorporated herein by reference. Neither the contractor nor the management group realized setbacks would apply to the Solar Array since it was not thought to be a "structure." The waiver of the required ten (10) foot side setback is necessary to allow the Solar Array to remain in the installed location. To grant the requested variance and allow the Solar Array to remain would result in minimal impact, if any at all, upon the Subject Property, and minimal impact on only one adjacent property.

J. MANAGEMENT GROUP



September 6th 2017

Attention:

John Moore

Attorney for Dr. Evan Demestihias in regards to Cobb County Zoning

Project:

15.36 KW Ground Mount Solar Array

Project Details:

J. Management Group / J and H Electric Services built a 15.36KW Ground Mounted Solar Array in the best possible location on the customers property for multiple reasons with all being taken into consideration. Max efficiency for a solar system should face south to south west without any shading or obstructions of the sun of which is providing the renewable energy. In consideration of customers existing property there could not have been a more perfect placement of system as it faces directly south with no obstructions and is alongside customers service entrance in a placement not to interfere with customers exquisite landscaping and horse pastures safely inside of customers fenced property.

The Solar Array consists of 48 320 watt solar panels ground mounted on a steel structure. The panels are split into to 2 systems. The first system has 31 panels split into 3 circuits. Circuits 1 and 2 have 12 panels and 12 micro-inverters each and the 3rd circuit has 7 panels and 7 micro-inverters.

The second system has 17 panels split into 2 circuits. The 1st circuit has 12 panels and 12 micro-inverters and the 2nd circuit has 5 panels and 5 micro-inverters.

Each one of the two systems goes back to a combiner panel located on the end of the Solar Array where each of the five circuits is fused at 20 amps.

From combiner panel one, we ran wire underground to the main house. There it feeds a disconnect fused at 60 amps. From there provisions were made to feed back into the meter and back into the utility grid.

From combiner panel two, we ran wire underground to the pool house. There it feeds a disconnect fused at 40 amps. From there it feeds back into the meter and back into the utility grid.

Most of the wire was bored by a separate contractor hired by us. They use a machine to start in one spot, tunnel underground, and come back up in another.

They then connected the wire and pulled in the tunnel as they were pulling the machine out. Where they were not able to get close enough to the buildings with their boring equipment, they dug a ditch. This company and means of running underground wire was done as it is at a safer depth with very little disruption to customers property or other utilities and wiring already existing. All of which was safely done after multiple visits by permission to dig locators to insure nothing was disrupted.

These ditches were inspected by Electrical Inspector Jimmy with Cobb County planning and zoning at our permission to bury inspection, of which we passed. It was inspector Jimmy whom brought up any zoning and variance issues with John Pederson head of zoning with Cobb County. Multiple phone calls from us and customer were ignored by Mr. Pederson with only the instruction to complete variance process after we personally went to office to speak with him and his assistant gave us said instructions.

Before project began an electrical permit was pulled to begin project. Before project began there was also a phone call to Brian with Cobb County planning and zoning to discuss wire distance from array with proper county precautions and sizing etc. as to follow all electrical protocol on a residential utility solar array. Power company Cobb EMC was notified before project began with all proper paper work filed at their office and their solar engineer Jeff Mason was kept in loop through out process. After project was sent to zoning as a courtesy from Cobb County, electrical inspector Phillip with Cobb County planning and zoning came and inspected system with instructions that he could not give a final until it was out of zoning. System had zero issues and would pass final if able.

I hope this explanation of system and events is helpful and please feel free to call at anytime to discuss.

Sincerely,

Joshua T. Mullins

Principal

J .Management Group

404.840.9800

jmullins@thejmanagementgroup.com
