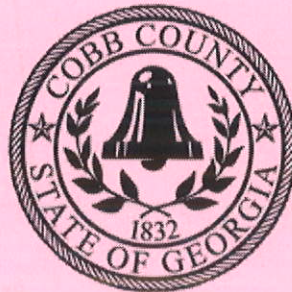


PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: February 14, 2018

DUE DATE: January 15, 2018

Distributed: December 28, 2017



Cobb County...Expect the Best!

LEGEND

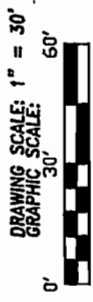
- PROPERTY CORNER
- PROPERTY MONUMENT
- PROPERTY CORNER
- OPEN TOP PIPE
- CRIMPED TOP PIPE
- RIGHT OF WAY
- DB DEED BOOK
- BB PLAT BOOK
- PC PRESENT OR FORMER OWNER
- N/A
- M.T.S. NOT TO SCALE
- IPSF IRON PIN SET FUTURE
- IPF IRON PIN FOUND
- L.L. LAND LOT
- SUBDIVISION
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TSD TOP OF STREAM BANK

- 25' STATE UNDISTURBED STREAM BUFFER
- 50' COUNTY UNDISTURBED STREAM BUFFER
- 75' INTERVIOUS SURFACE BUFFER

PREPARED BY:
D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, R.L.S.
 313 RED FOX DRIVE
 CANTON, GA 30114
 770-720-4443
 LSF#000756



JOB NUMBER: 18-368



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. 15-6-67



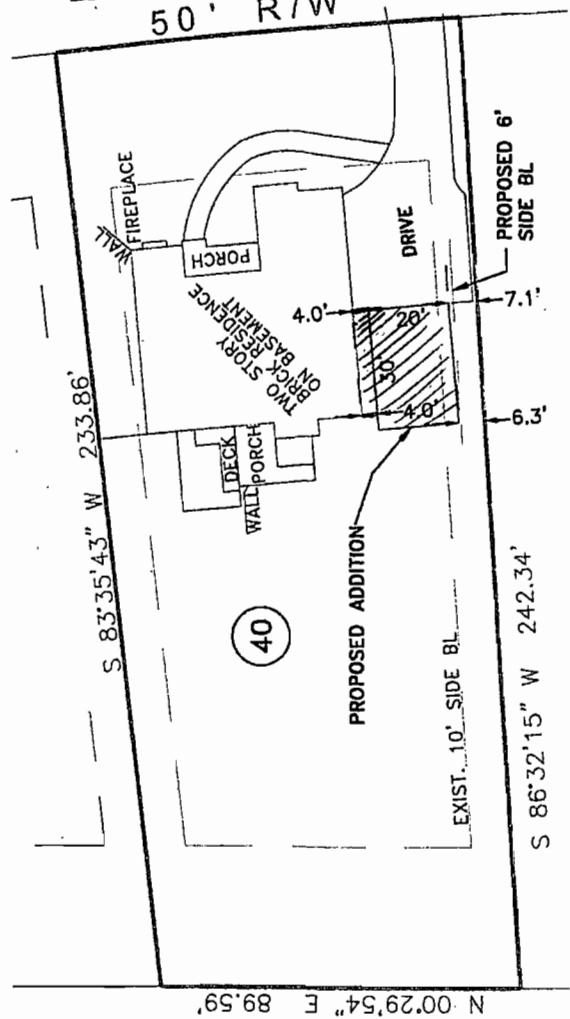
IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (d)

V-5
(2018)

RECEIVED
 DEC - 5 2017

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

TAYSIDE CROSSING



AS-BUILT SURVEY FOR:
BEVERLY CAVACIUTI 2267 TAYSIDE CROSSING
LOT E40 OVERLOOK AT MARIETTA COUNTRY CLUB
LAND LOT 216, DISTRICT 20, SECTION 2
COBB COUNTY, GEORGIA
DATE OF FIELDWORK: 9/20/2016 MAP DATE: 9/22/2016

APPLICANT: Eric Cavaciuti

PETITION No.: V-5

PHONE: 404-275-0000

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Eric Cavaciuti

PRESENT ZONING: R-20/OSC

PHONE: 404-275-0000

LAND LOT(S): 215

TITLEHOLDER: Eric Cavaciuti

DISTRICT: 20

PROPERTY LOCATION: On the west side of

SIZE OF TRACT: 0.52 acres

Tayside Crossing, north of Lahinch Court

COMMISSION DISTRICT: 1

(2267 Tayside Crossing).

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to six (6) feet adjacent to the southern property line.



RECEIVED
DEC - 5 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-5
Hearing Date: 2-14-18

Applicant Eric Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com
Eric Cavaciuti Address 2267 Tayside Crossing
(representative's name, printed) (street, city, state and zip code) Kennesaw, GA

E. Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com
(representative's signature) 30152

MAHIEN KHAN
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 13, 2020

Signed, sealed and delivered in presence of:
Mahien Khan
Notary Public

Titleholder Eric Cavaciuti Phone # 404 275 0000 E-mail georgiapain@yahoo.com

Signature E. Cavaciuti Address: 2267 Tayside Crossing
(attach additional signatures, if needed) (street, city, state and zip code) Kennesaw GA

My commission expires: Sep, 13⁺ 2020
Signed, sealed and delivered in presence of:
Mahien Khan 30152
Notary Public

Present Zoning of Property residential
Location 2267 Tayside Crossing Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 215 District 20th Size of Tract .52 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:

* was previously approved on 5/10/17 for garage to be DETACHED - we would like to attach garage to existing house.

List type of variance requested: request to allow reduced setback for additional attached garage reduce to 6' as opposed to 10'

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
MAY 10, 2017
PAGE 3**

CONSENT AGENDA

MOTION: Motion by McDaniel, second by Gunther, to **approve** the following cases on the Consent Agenda, *as presented*:

V-40 **REGINALD J. GREEN** (Reginald J. Green, owner) requesting a variance to waive the side and rear setbacks for an accessory structure (approximately 712 square foot garage under construction) from the required 100 feet to 16 feet adjacent to the north property line and to eight feet adjacent to the east property line in Land Lot 126 of the 20th District. Located at the northeast corner of Old Highway 41 and Kimberly Road, on the east side of Robin Drive (3220 Kimberly Road).

To **approve** V-40, subject to:

1. **Improvements as shown on the site plan dated January 30, 2017 (attached and made a part of these minutes)**
2. **No commercial or dwelling use of the accessory structure.**

V-42 **ERIC CAVACIUTI** (Eric Cavaciuti, owner) requesting a variance to 1) allow an accessory structure (proposed 600 square foot detached garage) to the side of the principal structure; and 2) waive the side setback for the accessory structure from the required 10 feet to six feet in Land Lot 215 of the 20th District. Located on the west side of Tayside Crossing, north of Lahinch Court (2267 Tayside Crossing).

To **approve** V-42, subject to:

1. **Improvements as shown on the site plan dated September 22, 2016 (attached and made a part of these minutes)**
2. **No commercial or dwelling use of the accessory structure**
3. **Stormwater Management Division comments and recommendations**

At the reading of petition V-43 (Linda Fancellas), opposition was present; therefore, V-43 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 5 of these minutes).

V-44 ~~**EFE EFEMINI** (Efe Efemini, owner) requesting a variance to waive the rear setback from the required 30 feet to 20 feet in Land Lot 604 of the 16th District. Located on the north side of Post Oak Tritt Road, east of Twin Lakes Way (3239 Post Oak Tritt Road).~~

V-5
(2018)
Exhibit

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. 15-8-87



IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-8-87 (d)

COLLEGE OF LAND SURVEYING AGENCY
2016-17-2017

FEB 23 2017

AS-BUILT SURVEY FOR

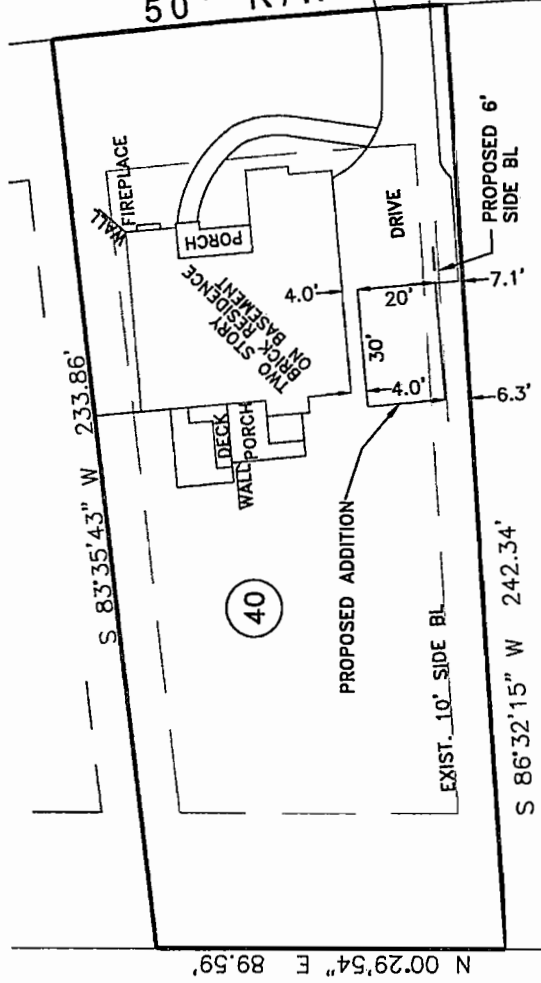
BEVERLY CAVACIUTI
2267 TAYSIDE CROSSING

LOT E40 OVERLOOK AT MARIETTA COUNTRY CLUB
LAND LOT 216, DISTRICT 20, SECTION 2
COBB COUNTY, GEORGIA
DATE OF FIELDWORK: 9/20/2016 MAP DATE: 9/22/2016

Min. Bk. 22 Petition No. V-42
Doc. Type Site-plan
Meeting Date 5-10-17

TAYSIDE CROSSING

50' R/W



LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED CORNER
- OPEN TOP PIPE
- CRUMPED TOP PIPE
- RIGHT OF WAY
- DEED BOOK
- PLAT BOOK
- PAGE CORNER
- OWNER OR FORMER OWNER
- NOT TO SCALE
- I.P.S.F. IRON PIN SET FUTURE
- I.P.F. IRON PIN FOUND
- L.L. LAND LOT
- S/B SURVEY BEGINNING
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FENCE
- BUILDING LINE
- TUB TOP OF STREAM BANK

- 50' STATE UNDISTURBED STREAM BUFFER
- 50' COUNTY UNDISTURBED STREAM BUFFER
- 75' IMPERVIOUS SURFACE BUFFER

PREPARED BY:
D & S LAND SURVEYING, INC.

DAVID W. SHIRLEY, R.L.S.
313 RED FOX DRIVE
CANTON, GA 30114
770-720-4443
LSF#000756



JOB NUMBER: 16-368

DRAWING SCALE: 1" = 30'
GRAPHIC SCALE: 30' 60'



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXAMINATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. 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 OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT. THIS PLAT HAS BEEN ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.

V-6
(2018)

TOTAL AREA= 0.189± ACRES
OR 8,244± SQ. FT.

1836 TRISTAN DRIVE
SMYRNA, GEORGIA

SURVEY FOR
CATHY SCUTIER

LOT 22, BLOCK "A"
PACES GREEN, UNIT II

LAND LOT 675
DISTRICT 17TH.
COBB COUNTY
GEORGIA

SECTION 2ND

PLAT PREPARED: 1-16-15
FIELD: 1-13-15 SCALE: 1"=20'

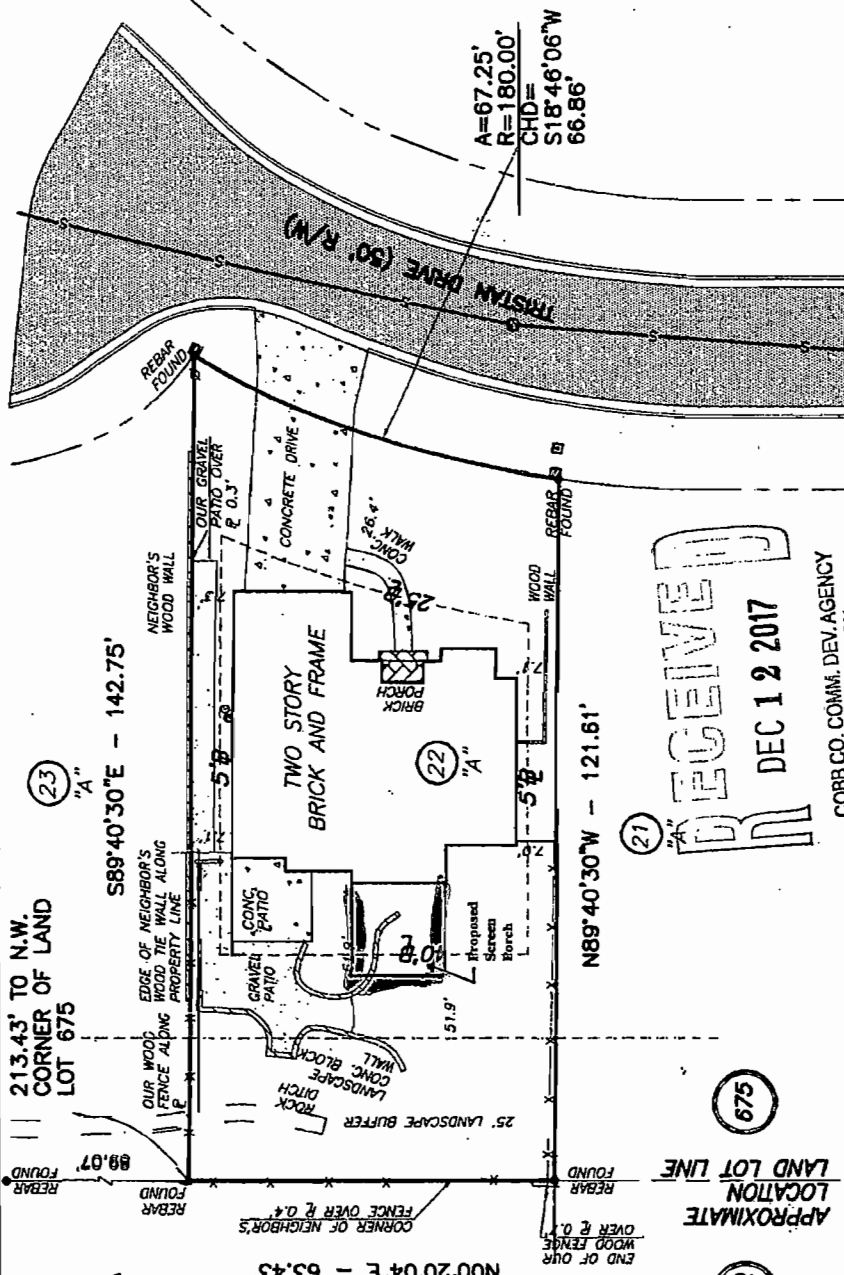
Michael R. Nolea
Georgia RLS #2846
Member SWS50G
JOB#238405



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. or Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



RECEIVED
DEC 12 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF LISA M. CHEATER AND THOMAS CHEATER DEED BOOK 13204 PAGE 148 COBB COUNTY, GEORGIA RECORDS

LEGEND

- RCP
- CMP
- CORRUGATED CONCRETE PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROPPED INLET
- SANITARY SEWER MANHOLE



SCALE IN FEET

No.	Revision	Date
15		
16		

APPLICANT: Cathy Scutier

PETITION No.: V-6

PHONE: 315-876-7083

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Cathy Scutier

PRESENT ZONING: RM-8

PHONE: 315-876-7083

LAND LOT(S): 675

TITLEHOLDER: Cathy Scutier

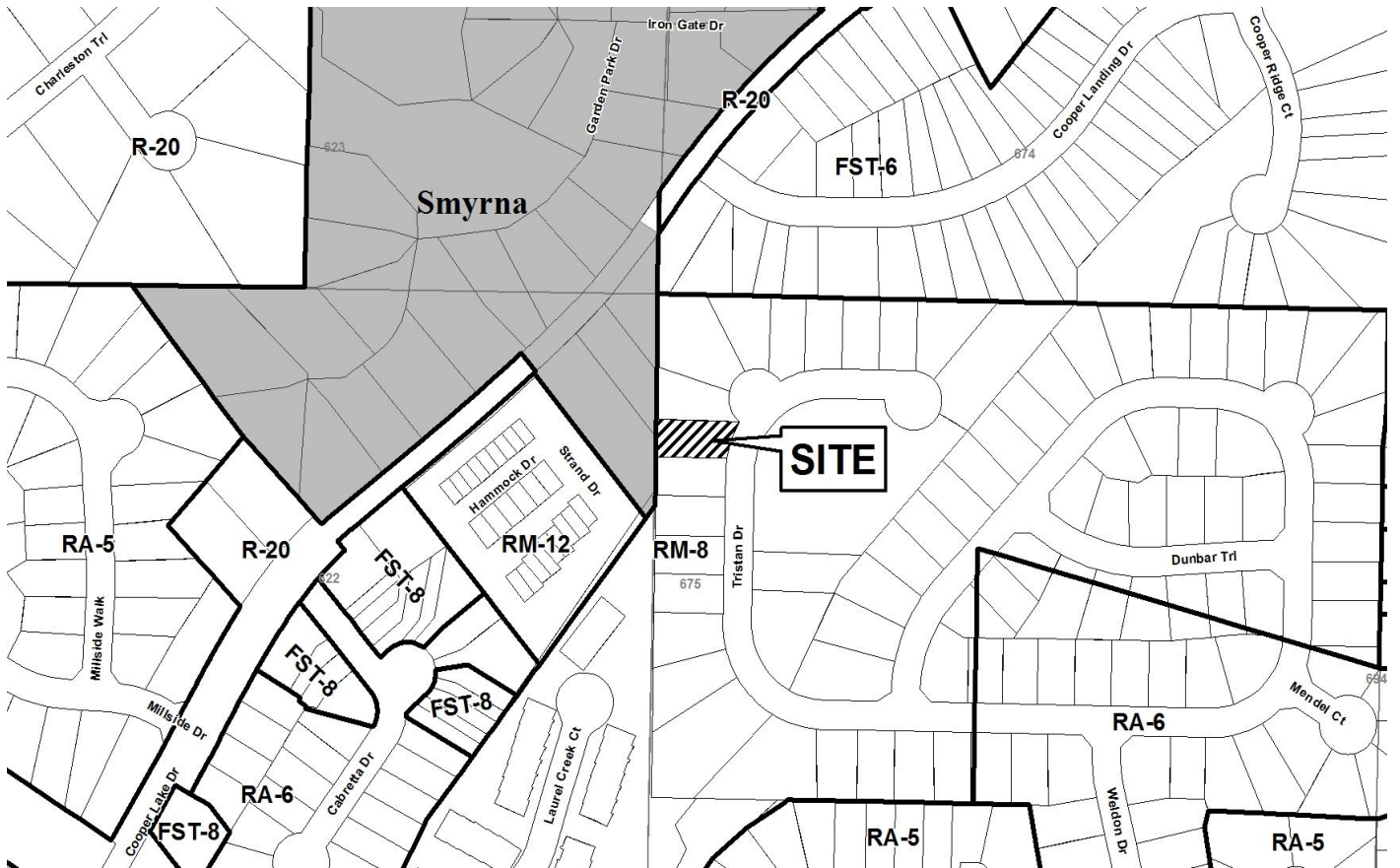
DISTRICT: 17

PROPERTY LOCATION: On the west side of
Tristan Drive, west of Weldon Drive
(1836 Tristan Drive).

SIZE OF TRACT: 0.19 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 30 feet.



DEC 12 2017

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

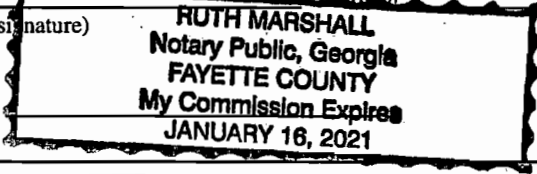
Application No. V-6
Hearing Date: 2-14-18

Applicant Cathy Scutier Phone # 315-876-7083 E-mail SEKAS326@aol.com

Cathy Scutier Address 1836 Tristan Dr. SE Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)

CA SUT Phone # _____ E-mail _____
(representative's signature)

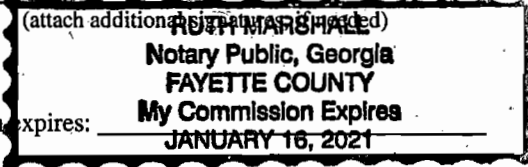
My commission expires: _____



Signed, sealed and delivered in presence of:
Ruth Marshall 12/7/17
Notary Public

Titleholder Cathy Scutier Phone # 315-876-7083 E-mail SEKAS326@aol.com

Signature CA SUT Address: 1836 Tristan Dr SE Smyrna GA 30080
(attach additional signatures) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Ruth Marshall 12/7/17
Notary Public

Present Zoning of Property 1836 Tristan Dr. SE Smyrna GA 30080

Location Paces Green - off of S. Cobb + Cooperlake rd.
675 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 22 Block A District 17th Size of Tract 0.189 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 40' No Build Line

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:

Attached

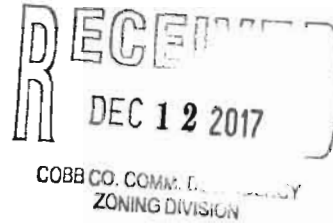
List type of variance requested: Rear Set back changed from 40' to 30'

Cathy Scutier

V-6
(2018)
Exhibit

o w/pictures

From: Cathy Scutier
Sent: Monday, December 11, 2017 2:45 PM
To: Cathy Scutier
Subject: Zoning Request



Date: 12/11/17
To: Cobb County Zoning
Re: 1836 Tristan Drive SE, Smyrna GA 30080 – Request for variance

Hardship

I am requesting the rear set back of my property to be changed from 40' to 30' for several reasons that create a hardship. The addition I want to build off the back of the house without the variance allows me to only build out 10' however, the back of my house is not straight and has various bump outs that reduces the available build to 7' in the area I need to build. The size of the room that was designed specifically to be centered off the back of the house is 16.5' x 17' which means I only need to build a few feet into the 40' set back. This room was designed specifically to utilize the center of the back of the house, off the current living room for several reasons. It already has existing French Doors that will flow from my living room to the addition and will not require any other structure to be moved or windows to be lost because it has 2 story ceilings, nor does it require any doors to be installed. All other locations were looked at by myself and my contractor and this spot I'm requesting to build on is the only option I have because of the shape of the house.

That still leaves 33' of a set-back that won't be built on. Because of the shape of the house it has several 'bump outs' which cut into the available size to build without the variance approval meaning, the bump out of the middle of the house will not accommodate the room size and with the 10' allotment will only allow me for an 7' room because of the bump out. I need to build this addition off of the existing French doors because it will be at the center of the house and the only part of the house that I can build on without major renovations. The hardship for me is the shape of the house and my limited options to build this room in any other place would be impossible. It will require me to undergo major renovations by installing more doors and losing windows that are in bedrooms. In addition, I would have to move a pergola which is already standing and not easy to relocate. This set back creates a hardship and makes it impossible to build the addition without compromising the original look of the house and I don't want to lose any bedroom windows or undergo major renovations. The pergola requires it to be on a concrete foundation so I would be incurring tens of thousands of dollars extra to move the pergola, pour a new concrete foundation for the pergola to stand on and then have to install doors leading from the house to the new room and remove bedroom windows, none of which is necessary. I need the room to be built off of the center of the house where my living room is because that has two story ceilings and I won't have to lose windows or move expensive structures plus the French doors are already in place.

I currently serve on the board of my HOA and talked to all three contiguous neighbors who do not have a problem with it and have signed the petition. In addition, I talked with a few neighbors in my development Paces Green and their set back is only 30' so I'm only asking for a reasonable use of my land. Directly behind me is nothing but trees because that neighbor sits up on a hill at least 500ft away from my house who also signed the petition. I've attached pictures so that you can see what the house looks like currently with the backyard.

I'm asking you to grant me the approval to move the set back from 40' to 30' because of the above hardship described.

Kind regards,

Cathy Scutier | Sr. National Account Mgr., Homecenter

V-6
(2018)
Exhibit

Building off
center of
back of house



V-6
(2018)
Exhibit

Back Yard
nobody close
to me

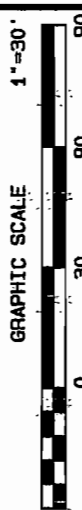
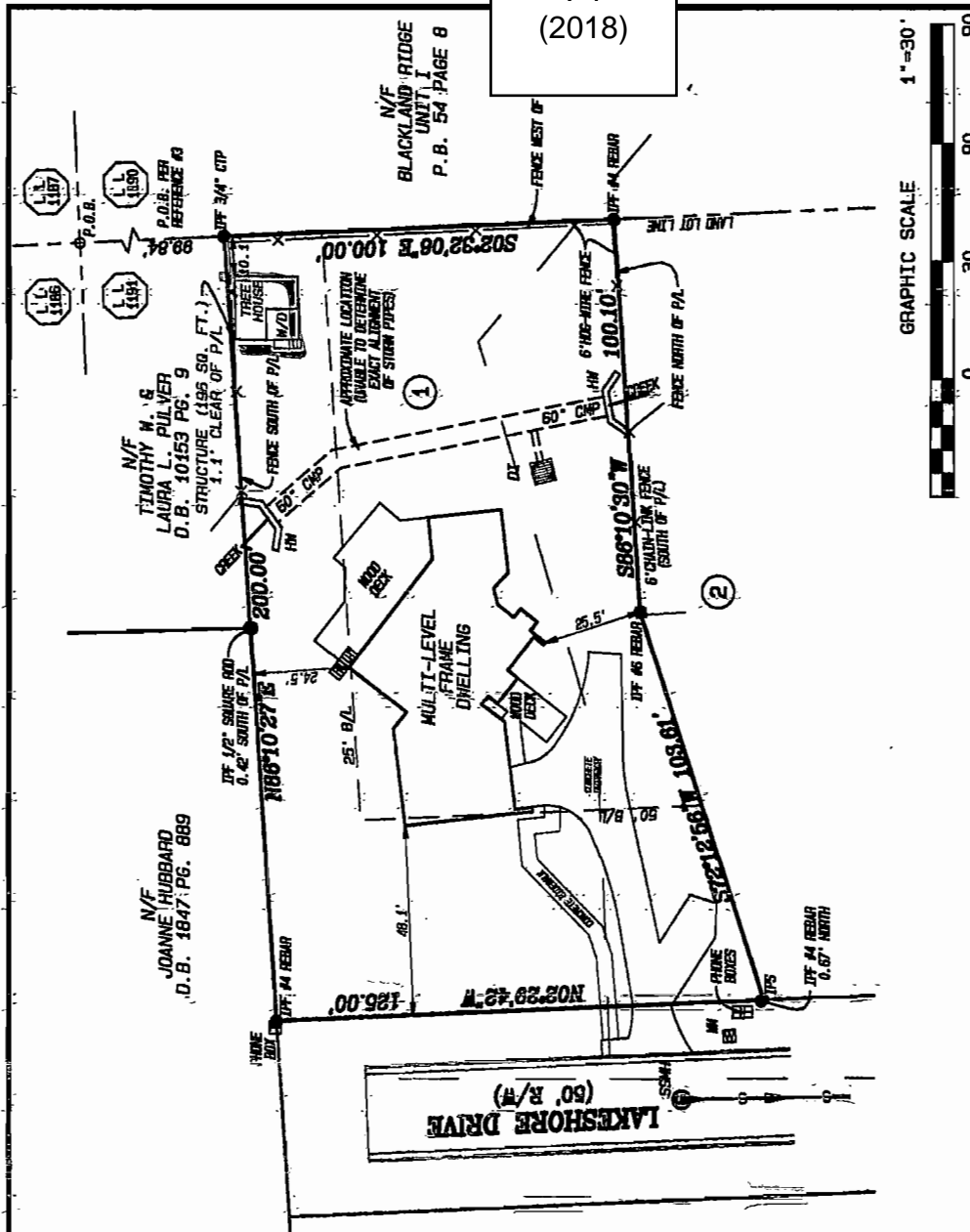


V-6
(2018)
Exhibit

*Nobody Close
to the
Road
Back*



V-7
(2018)



FINAL SURVEY
LOT 1, BLOCK "B"
HIDDEN VALLEY SUBDIVISION
 LOCATED IN:
 LAND LOT 1191
 16TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA
 DATE: DECEMBER 16, 2008
 PREPARED FOR:
SCP KEATON

5749

SURVEY NOTES:

- EQUIPMENT = TOPCON GTS 303 TOTAL STATION
- DATE OF SURVEY: MAY 27, 2008
- I HAVE THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0133-J, DATED MARCH 4, 2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- THESE ARE MY APPRAISED OPINIONS AND ARE NOT TO BE CONSIDERED AS A STATE AND/OR COUNTY STREAM BUFFER MAY EXIST ALONG THE CHECK SHOWN HEREON.
- THE CHECK SHOWN HEREON, POINT OF BEGINNING INFORMATION SHOWN HEREON PER REFERENCE #9.

SURVEY REFERENCES:

- PLAT OF HIDDEN VALLEY SUBDIVISION, DATED AUGUST 16, 1972, PREPARED BY JUS. BESS & ASSOCIATES, RECORDED IN PLAT BOOK 56 PAGE 114.
- SURVEY OF BLACKLAND RIDGE SUBDIVISION, DATED JANUARY 12, 1972, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, RECORDED IN PLAT BOOK 54 PAGE 8.
- AGREEMENT MADE TO TIMOTHY M. PULVER AND LAURA L. PULVER, DATED JANUARY 31, 1997, RECORDED IN DEED BOOK 10153 PAGE 9.

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

SCP KEATON
 SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN
 1111 SOUTH MARLETTA PARKWAY, STE. 'A'
 MARLETTA, GEORGIA 30060
 578-483-0242

REGISTERED PROFESSIONAL SURVEYOR
 GEORGIA
 No. 2498
 SCOTT B. LETTER TONG

REVISION RECORD

DATE	PURPOSE
12-07-17	SHOW SHED AT REAR OF PROPERTY

DRAWN BY: SAH
 CHECKED BY: RBB
 PLANNED BY: SAH
 FILED BY: SAH
 5749.DWG
 5749

APPLICANT: Stuart Keaton

PHONE: 404-429-1676

REPRESENTATIVE: Stuart Keaton

PHONE: 404-429-1676

TITLEHOLDER: Stuart Keaton and Jennifer Keaton

PROPERTY LOCATION: On the east side of the terminus of Lakeshore Drive, north of Lakeshore Circle (132 Lakeshore Drive).

PETITION No.: V-7

DATE OF HEARING: 2-14-2018

PRESENT ZONING: R-20

LAND LOT(S): 1191

DISTRICT: 16

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 10 feet to one (1) foot adjacent to the northern property line; and 2) waive the rear setback for an accessory structure over 144 square feet (196 square foot treehouse) from the required 35 feet to 10 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-7
Hearing Date: 2-14-18

Applicant Stuart Keaton Phone # 404-429-1676 E-mail StuartKeaton@yahoo.com

Stuart W Keaton Address 132 Lakeshore Dr. Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 429-1676 E-mail StuartKeaton@yahoo.com
(representative's signature)

My commission expires: 11-08-2020
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Jennifer H. Keaton Phone # 770-862-1000 E-mail jhkeaton2002@yahoo.com

Signature Jennifer Keaton Address 132 Lakeshore Dr. Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Stuart Keaton Signed, sealed and delivered in presence of: [Signature]
My commission expires: 11-08-2020 Notary Public

Present Zoning of Property R-20

Location 132 Lakeshore Dr. Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1191 District 16th Size of Tract .50 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 Square Topography of Property Sloped Other _____

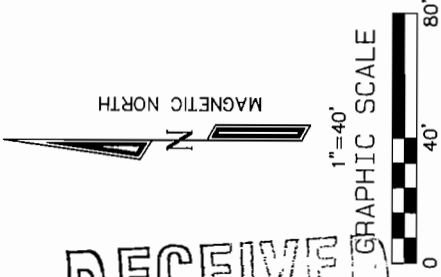
Does the property or this request need a second electrical meter? YES _____ NO

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:

to move the children's playhouse from the present location to the required setback would require equipment that could not get to the rear of the property due to the extreme slope and the storm pipe that runs across the lot.

List type of variance requested: Requesting a variance to the rear yard setback

V-8
(2018)



RECEIVED
DEC 13 2017

GOBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1031 POWELL WRIGHT ROAD
MARIETTA, GEORGIA 30066

AREA
23,258 Sq. Ft.
0.53 ACRES

SURVEY FOR

JACK DENNIS WILSON

LOT 1, THE WRIGHT PINES S/D
PB 57, pg 51

LOCATED IN:
L.L. 708
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

**SOUTHERN SURVEYING &
MAPPING COMPANY, INC.**

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
PHONE: (770) 926-7759

DATE: 11/22/17 SCALE: 1"=40'

B-25-17

N/F MARTINEZ
DB 14559, pg 5088

L.L. 667
L.L. 668

L.L. 706
L.L. 707

N/F ASHERBRANNER
~11~

N/F GOSS
~10~

N81°34'51"E 125.29'
1" OTP FOUND

20'D.E. & S.S.E.

CONCRETE PAD

10B/L

10B/L

N/F CORNWALL
~2~

500.35'00"E 209.07'

N07°31'16"W 205.63'

10B/L

50B/L

3/8" RB FOUND

S82°26'54"W 100.02'
1/2" RB FOUND

POWELL WRIGHT ROAD
50'R/W

THE DATA UPON WHICH THIS PLAT IS BASED HAS A
CLOSURE PRECISION OF BETTER THAN 1:55,347
AN ANGULAR ERROR OF 1 SECONDS PER ANGLE
POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT WAS CALCULATED FOR ERROR AND IS
EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600.

PROPERTY INFORMATION
PARCEL#: 16070800220
REFERENCES:
DB 14559, PG 510
PB 57, PG 51

RESERVED FOR CLERK OF COURT



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide, create a new parcel or make any changes to the boundaries of an existing parcel. The survey was conducted in accordance with the rules and regulations of the Georgia Board of Registration of Professional Engineers and Land Surveyors and as set forth in S.G.A. Section 19-8-67.

11/22/17

Thomas M. Wilson

APPLICANT: Jack Dennis Wilson

PETITION No.: V-8

PHONE: 404-717-6511

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Jack Dennis Wilson

PRESENT ZONING: RD

PHONE: 404-717-6510

LAND LOT(S): 708

TITLEHOLDER: Jack Dennis Wilson

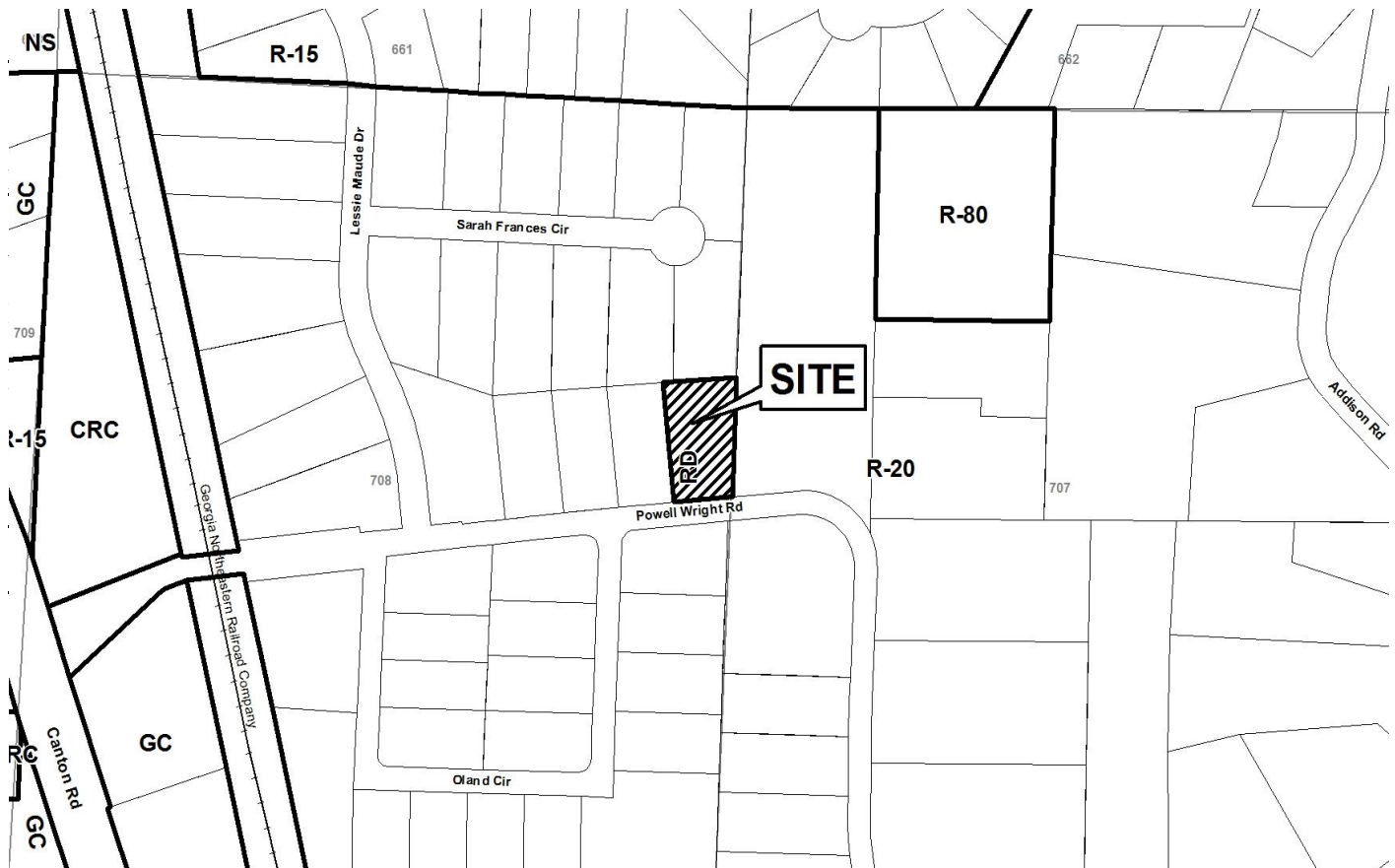
DISTRICT: 16

PROPERTY LOCATION: On the north side of Powell Wright Road, east of Oland Circle (1031 Powell Wright Road).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 1,000 square feet (proposed 1,024 square foot garage) from the required 100 feet to seven (7) feet adjacent to the western property line and 21 feet adjacent to the rear.



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DEC 13 2017

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-8
Hearing Date: 2-14-18

Applicant Jack Dennis Wilson Phone # 404-717-6511 E-mail RockFreek75@gmail.com

Jack Dennis Wilson Address 1031 Powell Wright Rd. Marietta, Ga 30066
(representative's name, printed) (street, city, state and zip code)

J Dennis Wilson Phone # 404-717-6511 E-mail RockFreek75@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of
[Signature] Notary Public
MY COMMISSION EXPIRES
DECEMBER 11, 2020
PAULDING COUNTY, GEORGIA

My commission expires: 12/11/2020

Titleholder Jack Dennis Wilson Phone # 404-717-6511 E-mail RockFreek75@gmail.com

Signature J. Dennis Wilson Address: 1031 Powell Wright Rd. Marietta, Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of
[Signature] Notary Public
MY COMMISSION EXPIRES
DECEMBER 11, 2020
PAULDING COUNTY, GEORGIA

My commission expires: 12/11/2020

Present Zoning of Property RD

Location 1031 Powell Wright Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 708 District 16th Size of Tract 0.53 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:

Need additional square footage for 5 classic Trans Ams the best location on property (level flat), in character with other neighborhood buildings

List type of variance requested: Request side and rear setbacks for 32x32 garage

APPLICANT: RTC Wade Green LLC and SFS Wade Green, LLC

PETITION No.: V-9

PHONE: 214-599-0655

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Robert Colley

PRESENT ZONING: GC

PHONE: 214-599-0655

LAND LOT(S): 55, 60

TITLEHOLDER: RTC Wade Green, LLC and SFS Wade Green, LLC

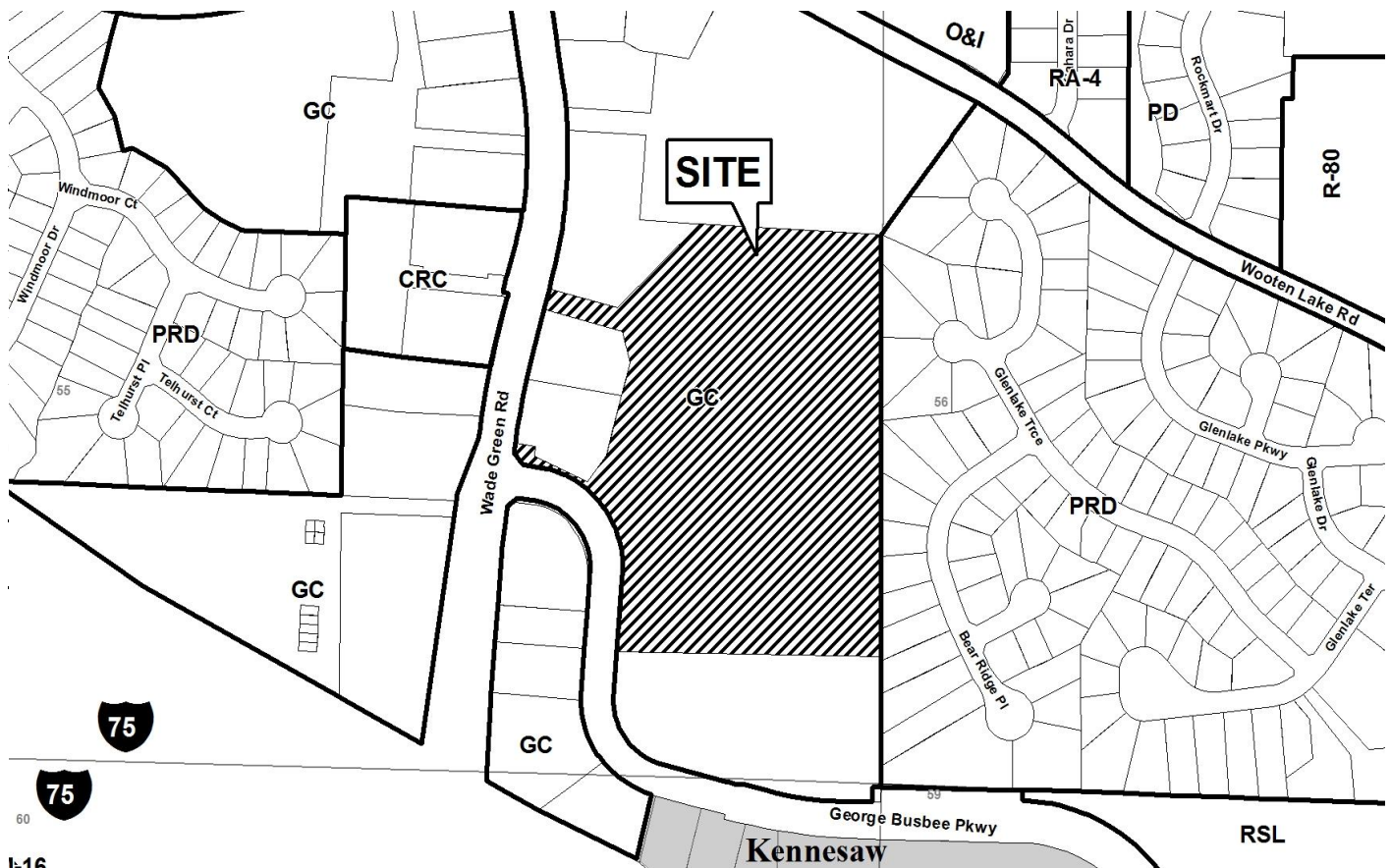
DISTRICT: 20

PROPERTY LOCATION: On the east side of Wade Green Road and the north side of George Busbee Parkway, north of Interstate 75 (4200 Wade Green Road).

SIZE OF TRACT: 18.99 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the required freestanding style type sign to allow a pylon sign within 660 feet of the nearest edge of right-of-way of an interstate highway to allow sign as shown in provided renderings.



Application for Variance Cobb County

(type or print clearly)

Application No. _____

Hearing Date: _____

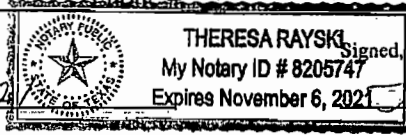
Applicant RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

ROBERT COLLEY Address 7557 Rambler Road, Suite 965, Dallas, Texas 75231
(representative's name printed) (street, city, state and zip code)

Robert Colley
(representative's signature)

Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

My commission expires: 11/6/2021



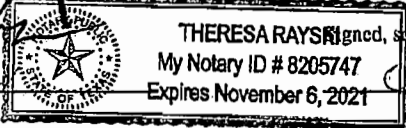
Signed, sealed and delivered in presence of:
Theresa Rayski
Notary Public

Titleholder RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail bob@hillcrestpartners.com

Signature *Robert Colley* Address: 7557 Rambler Road, Suite 965, Dallas, Texas 75231
(attach additional signatures, if needed) (street, city, state and zip code)

Robert Colley
(attach additional signatures, if needed)

My commission expires: 11/6/2021



Signed, sealed and delivered in presence of:
Theresa Rayski
Notary Public

Present Zoning of Property "GC"

Location 4200 Wade Green Road, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Tract 1 and Tract 2 District _____ Size of Tract 18.989 Acre(s)

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

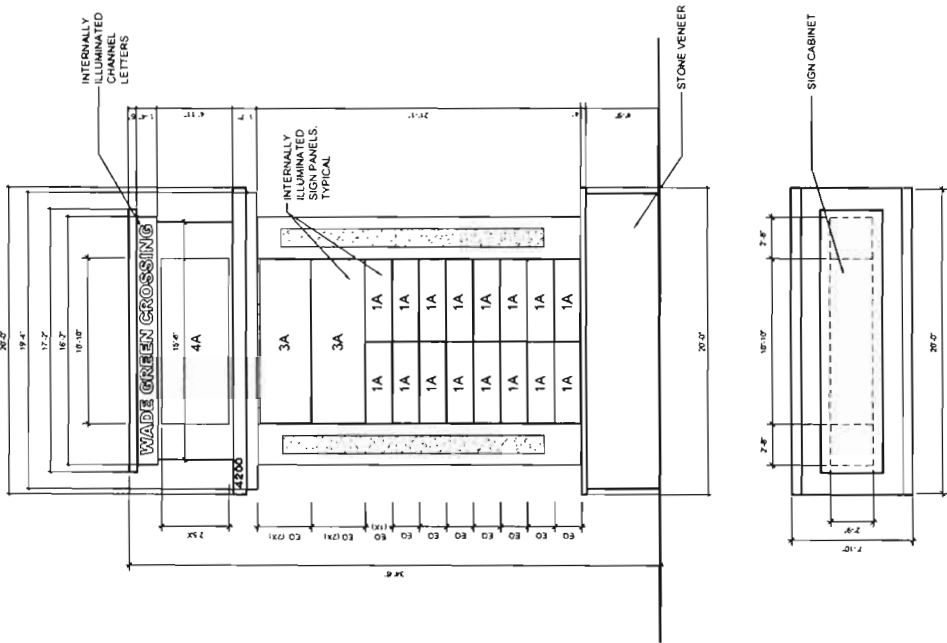
Size of Property 18.989 Ac Shape of Property Rec Topography of Property Flat Other _____

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

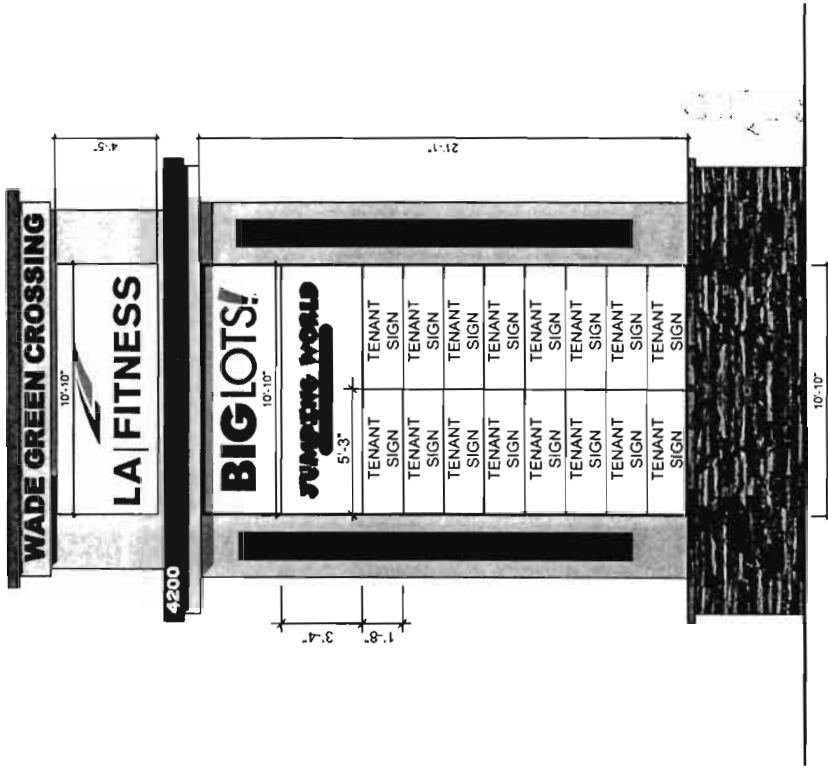
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
The existing multi-tenant pylon sign was originally designed to provide an individual panel for each tenant in the shopping center as the property is located below street grade, is situated approximately 600' from Wade Green Road behind several free standing businesses. Over time we have subdivided several larger spaces and therefore have run out of panels for our last remaining vacant spaces. Because of this hardship our leasing activity has stalled out.

List type of variance requested: We would like to construct a secondary multi-tenant pylon sign to provide enough panels for the remaining vacant spaces with the assumption that we will have to continue to subdivide the larger spaces to accommodate the additional tenants.

V-9
(2018)
Exhibit



1 SIGN DIMENSIONS
SCALE 1/8" = 1'-0"



2 SIGN RENDERING
SCALE 3/16" = 1'-0"

CLIENT HILLCREST PARTNERS	PROJECT WADE GREEN CROSSING MONUMENT SIGNAGE	JOB NUMBER 1725701	BY NV/IG	PHILLIPS ARCHITECTS • INTERIORS THE PALISADES 5901 PEACHTREE DUNWOODY RD BUILDING A, SUITE 400 ATLANTA, GA 30328 770.394.1616
	LOCATION KENNESAW, GA.	DATE 10/23/2017	DRAWING A-1.1 - SIGN DETAILS	

APPLICANT: William Areu

PETITION No.: V-10

PHONE: 404-452-5935

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Gail Glozier

PRESENT ZONING: R-20

PHONE: 404-452-5935

LAND LOT(S): 122, 166

TITLEHOLDER: William Areu

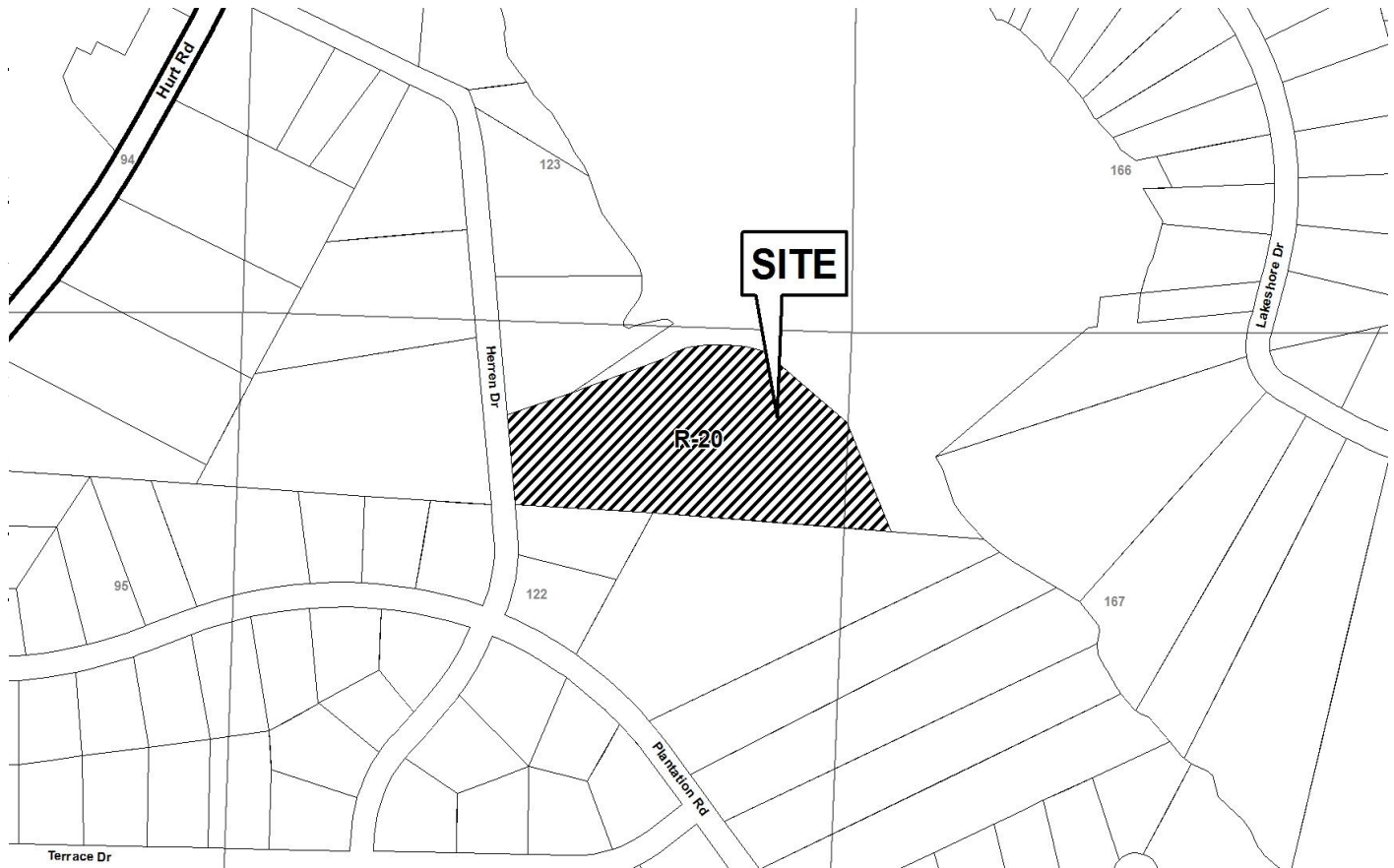
DISTRICT: 17

PROPERTY LOCATION: On the east side of Herren Drive, north of Plantation Road (3621 Herren Drive).

SIZE OF TRACT: 4.94 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow a second electrical meter on a residential property; 2) waive the setbacks for an accessory building over 1,000 square feet (proposed 1,728 square foot two story barn) from the required 100 feet to 47 feet adjacent to the southern property line; and 3) allow an accessory building (proposed 1,728 square foot two story barn) to the front of the principal building.



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DEC 14 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

FOR: Gail Glozier
William ATEU
Applicant

(type or print clearly)

Application No. V-10

Hearing Date: 2-14-18

Phone # 404-452-5935

E-mail gail.glozier@yahoo.com

Address 90 281 W. Wieuca Rd ATL GA 30342

(representative's name, printed)

(street, city, state and zip code)

Gail Glozier
(representative's signature)

Phone # 404-452-5935 E-mail gail.glozier@yahoo.com

My commission expires: _____

Signed, sealed and delivered in presence of:

Brenda J Mayton
Notary Public

Titleholder _____

William ATEU
Signature

Phone # 404-771-4610 E-mail Will@tylerperrystudios.com
Address _____

(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Brenda J Mayton
Notary Public

Present Zoning of Property R-20

Location 3621 Herren Drive

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

Land Lot(s) 122 District 17th 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.

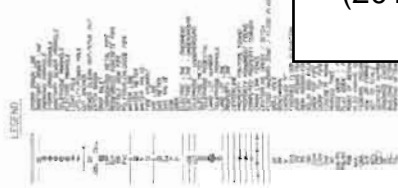
Size of Property 4.94 Shape of Property _____ Topography of Property _____ Other _____
Ac

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

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

We demo'd old BARN/decaying FOR PPS of Re-Building in same location; COBB officials did NOT state any restrictions FOR re-Building in same location; mandatory close-out of demo before we could apply FOR Re-Build. Need the BARN FOR STORAGE and WORK space; Only one N'OR Close But zero visibility where Barn will be built

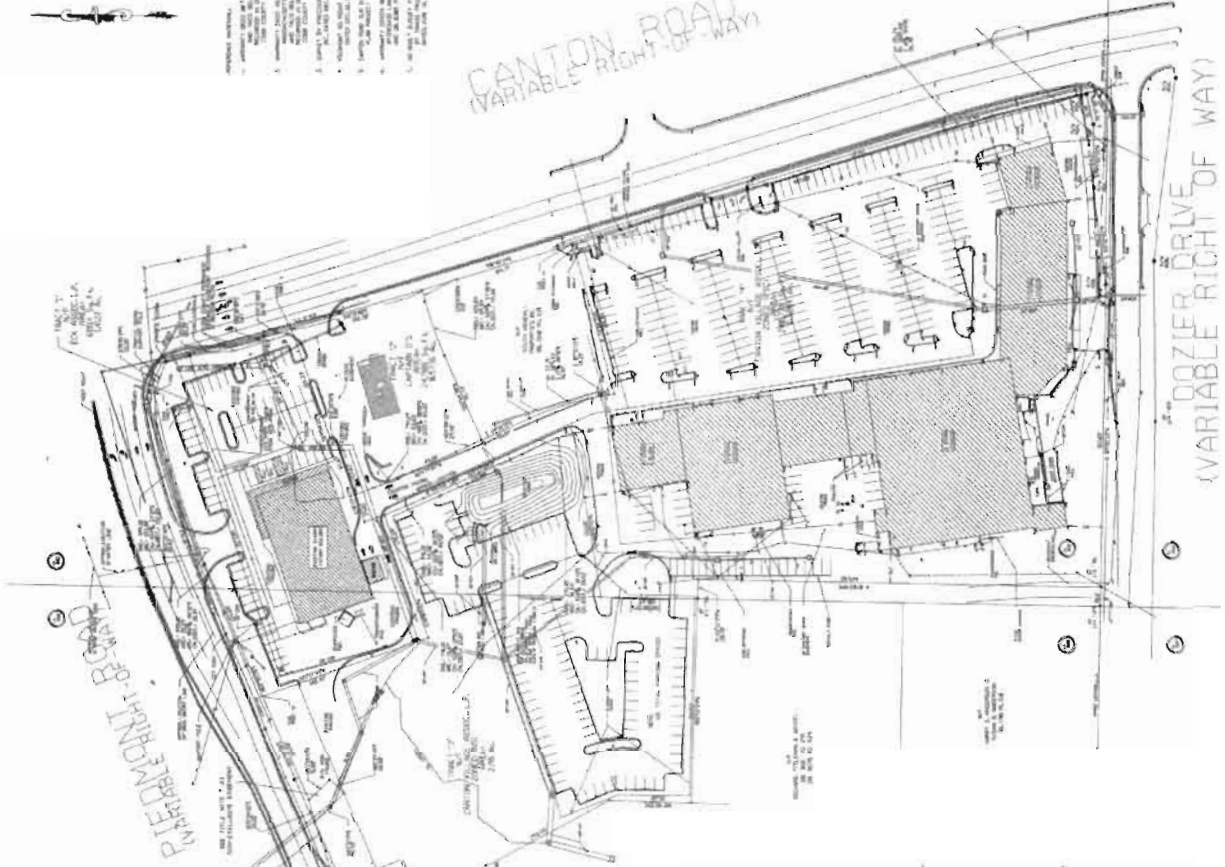
V-11
(2018)



THIS PLAN AND THE SURVEY THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA.



CANTON ROAD
VARIABLE RIGHT-OF-WAY



DOZIER DRIVE
VARIABLE RIGHT OF WAY

NOTES:
1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA.

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DEC 14 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PLAN AND THE SURVEY THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA.

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF GEORGIA AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF THE STATE OF GEORGIA.



ALTA V. KSM LAND TITLE SURVEY FOR
CANTON VILLAGE ASSOCIATES
MEMBER BRANIFF COMPANY
& CHICAGO TITLE ASSURANCE COMPANY

LOCATED IN
LAND LOTS 565 AND 566
DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

Table with columns for 'NO.', 'DATE', 'DESCRIPTION', 'BY', 'CHECKED BY'. It contains several entries related to the survey and plan preparation.

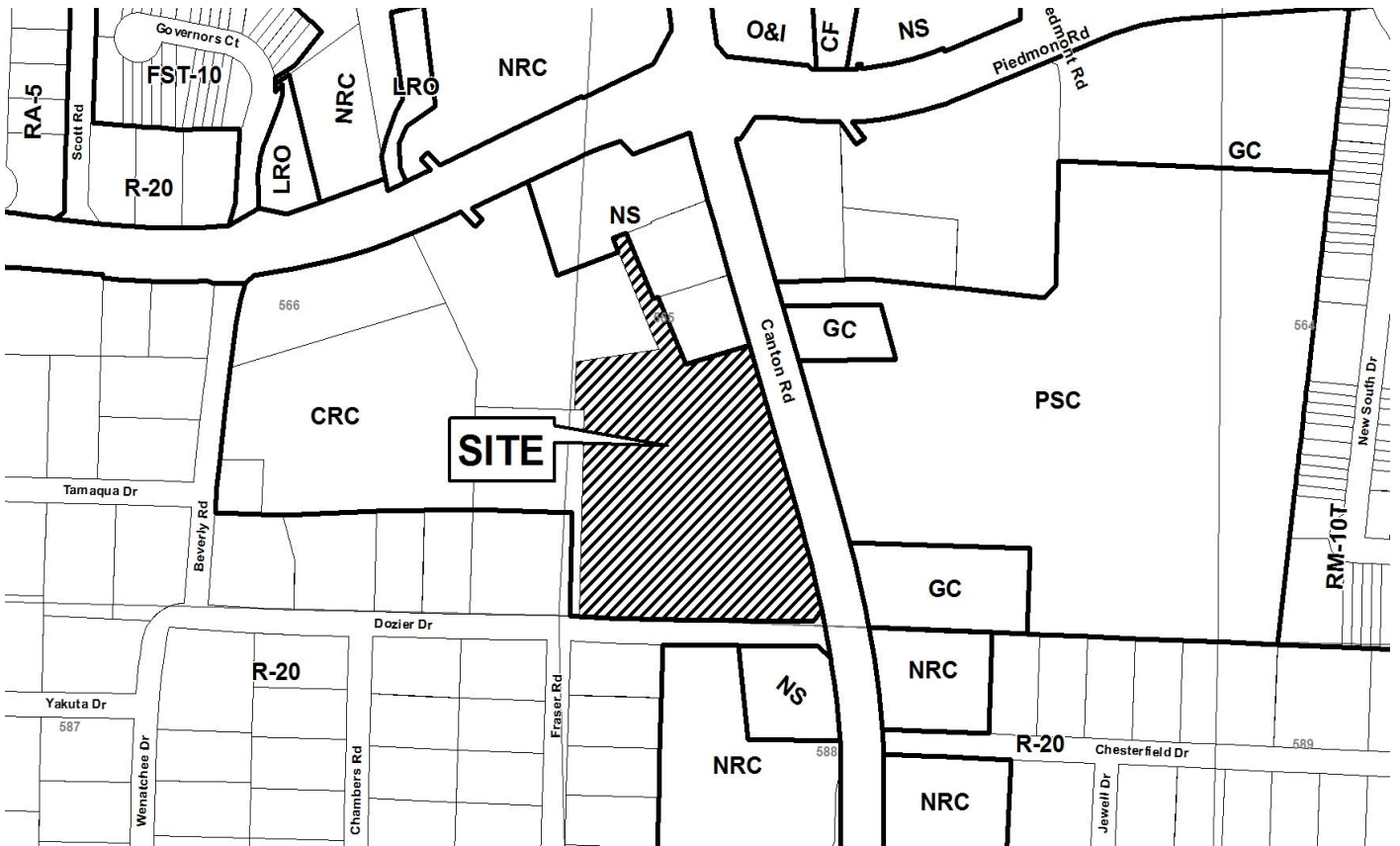


W.K. DICKSON
Professional Surveyor

APPLICANT: Canton Village Associates, LP
PHONE: 404-252-2121
REPRESENTATIVE: Brad Glenn
PHONE: 404-252-2121
TITLEHOLDER: Canton Village Associates, LP
PROPERTY LOCATION: On the west side of
Canton Road, south of Piedmont Road
(2727 Canton Road).

PETITION No.: V-11
DATE OF HEARING: 2-14-2018
PRESENT ZONING: CRC
LAND LOT(S): 565
DISTRICT: 16
SIZE OF TRACT: 9.89 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Increase the sign area from 416 square feet (per V-192 of 1994) to 562 square feet; 2) increase the sign structure from 500 square feet to 668 square feet; 3) waive the required freestanding sign type to allow a pylon sign; and 5) waive the required 20 foot in height to allow the proposed addition (topper) to the sign as shown in the sign renderings provided for a height of 23.4 feet.





Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-11
Hearing Date: 2-14-18

Applicant Canton Village Associates, LP Phone # 404-252-2121 E-mail bradglenn@mac.com

Brad Glenn Address c/o Southprop, Inc.
6000 Lake Forrest Drive, Suite 235
Atlanta, GA 30328
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-252-2121 E-mail bradglenn@mac.com
(representative's signature)

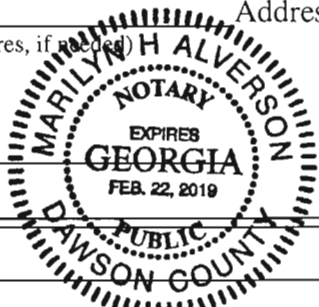
My commission expires: _____
Signed, sealed and delivered in presence of:
Marilyn H. Alverson
Notary Public



Titleholder Canton Village Associates, LP Phone # 404-252-2121 E-mail bradglenn@mac.com

Signature [Signature] Address: c/o Southprop, Inc.
6000 Lake Forrest Drive, Suite 235
Atlanta, GA 30328
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Marilyn H. Alverson
Notary Public



Present Zoning of Property CRC

Location 2727 Canton Road, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 565 and 566 District 16, 2nd section Size of Tract 9.89 Acre(s)

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

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

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

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

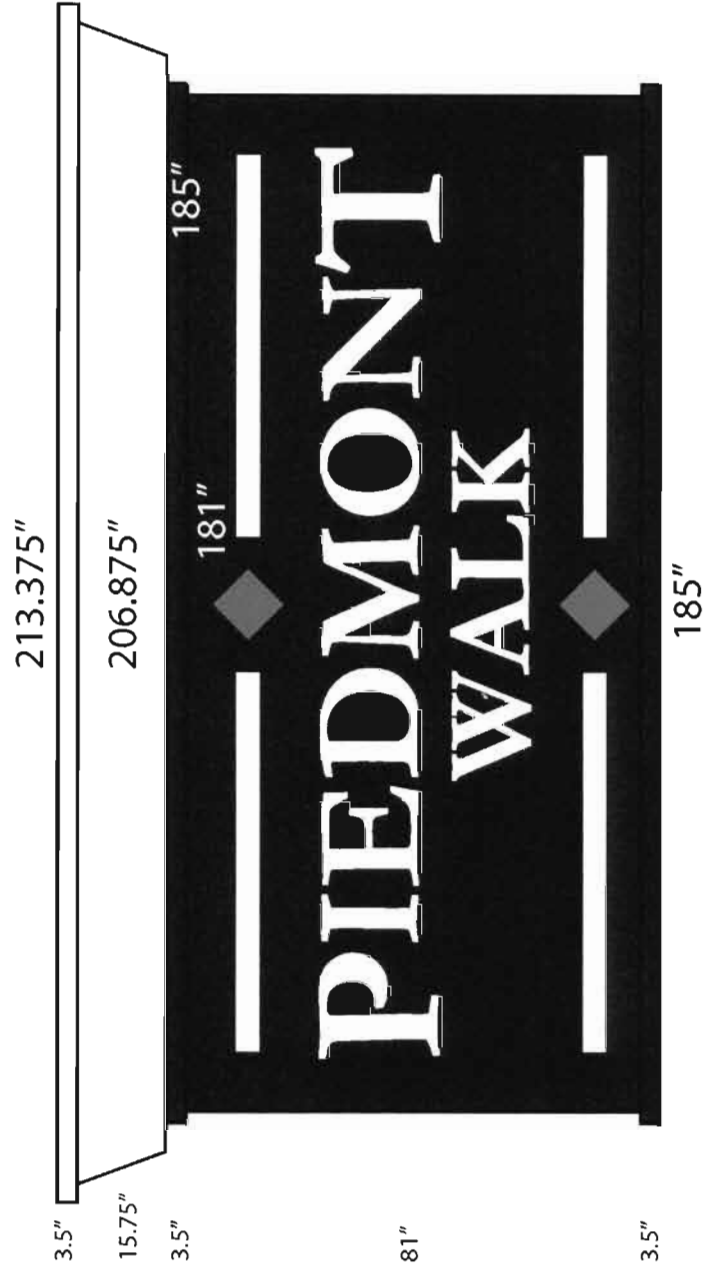
We have owned the Piedmont Walk Shopping center since 1994. During that time, we have spent more than \$1,500,000 to remodel the property and keep it in prime condition (see attached pictures). In the third quarter of 2017, we spent another \$300,000 to make exterior improvements to the parking lot and landscaping. We had hoped to remodel the pylon signs as well, keeping the basic shape and layout but repairing/replacing the topper and the interior cabinet, both of which are deteriorating. However, we have been told that without a variance our options are to either let the sign fall into disrepair or take down the sign, which has stood for more than 30 years, and replace with a much smaller sign.

List type of variance requested: After consultation with Chairman Boyce, Commissioner Birrell and John Pederson, we are requesting the following which would allow us to make the improvements shown in the attached pictures (all supported by the Cobb County officials):

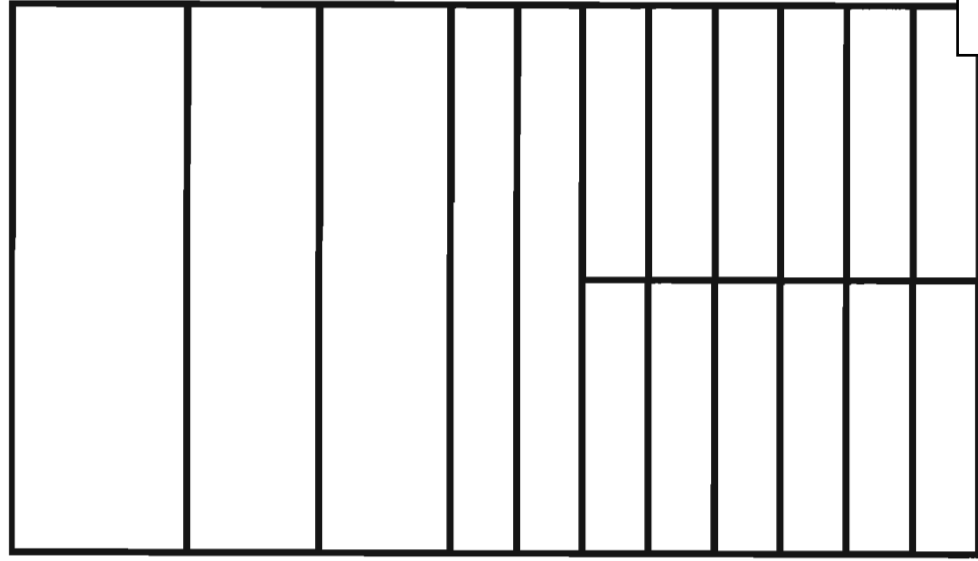
1. Increase the sign area from 416 square feet (per V-192 of 1994) to 562 square feet
2. Increase the sign structure from 500 square feet to 668 square feet
3. Allow open space in a ground based monument sign

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

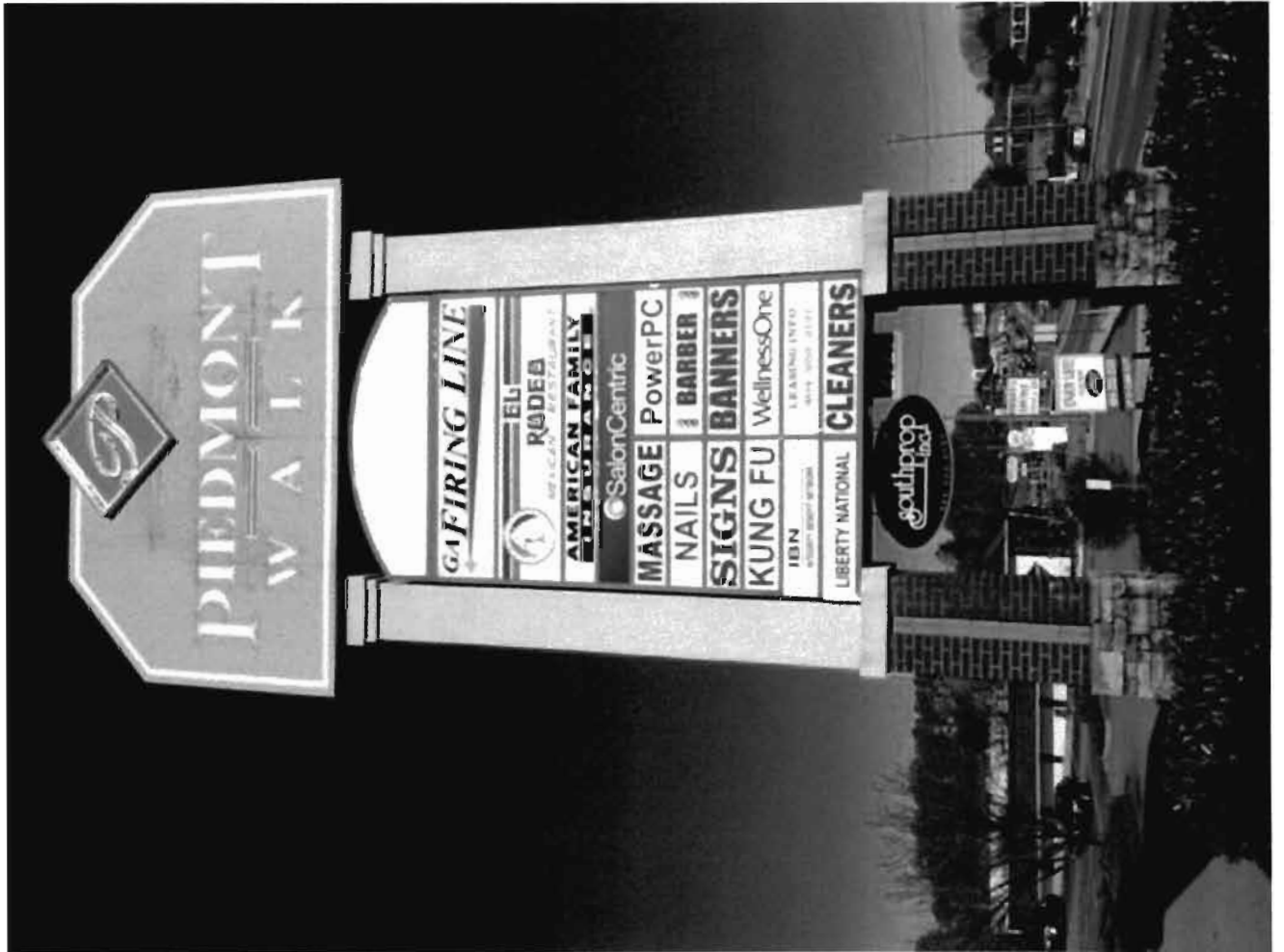


Internally illuminated light cabinet

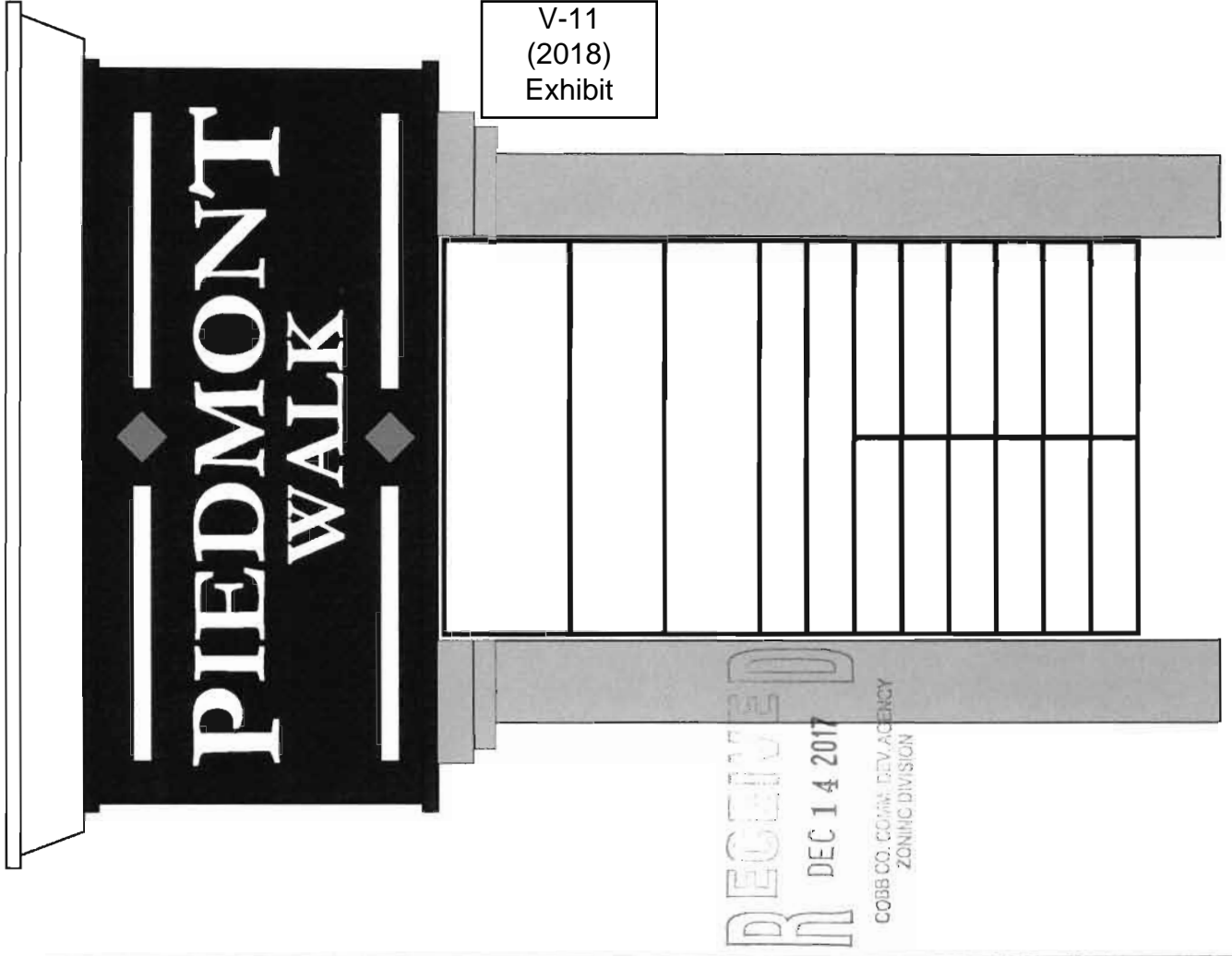


V-11
(2018)
Exhibit

Existing



V-11
(2018)
Exhibit



BEFORE 2004 REMODEL



RECEIVED
DEC 14 2017

AFTER



AFTER 2017 RENOVATION

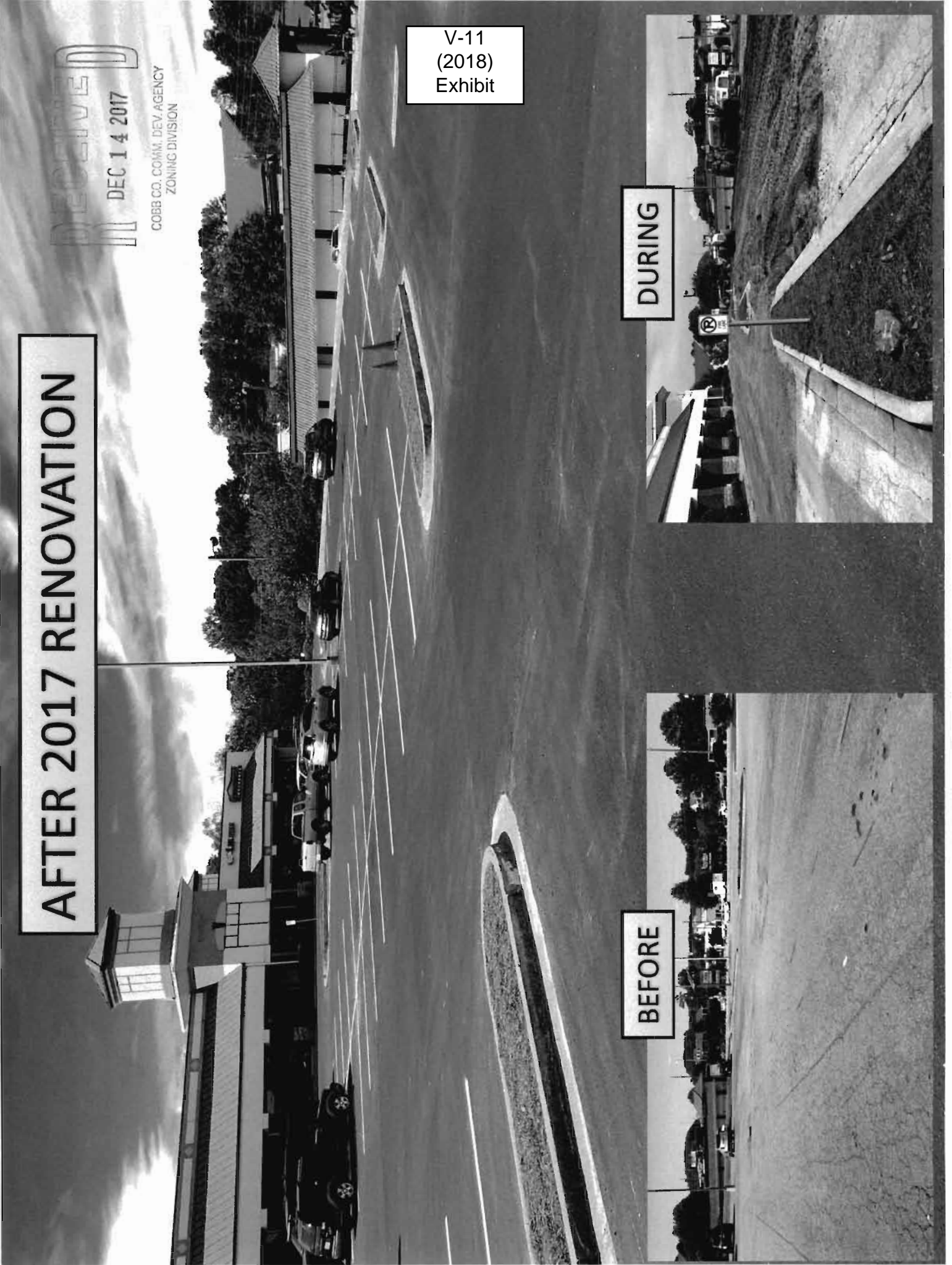
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DEC 14 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-11
(2018)
Exhibit

BEFORE

DURING



AFTER 2017 RENOVATION

DEC 14 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-11
(2018)
Exhibit

DURING

BEFORE



APPLICANT: Jennifer Wohlers

PETITION No.: V-12

PHONE: 770-926-9914

DATE OF HEARING: 2-14-2018

REPRESENTATIVE: Michael Martin

PRESENT ZONING: O&I

PHONE: 770-591-1111

LAND LOT(S): 350

TITLEHOLDER: Wohlers Properties, LLC

DISTRICT: 16

PROPERTY LOCATION: On the west side of

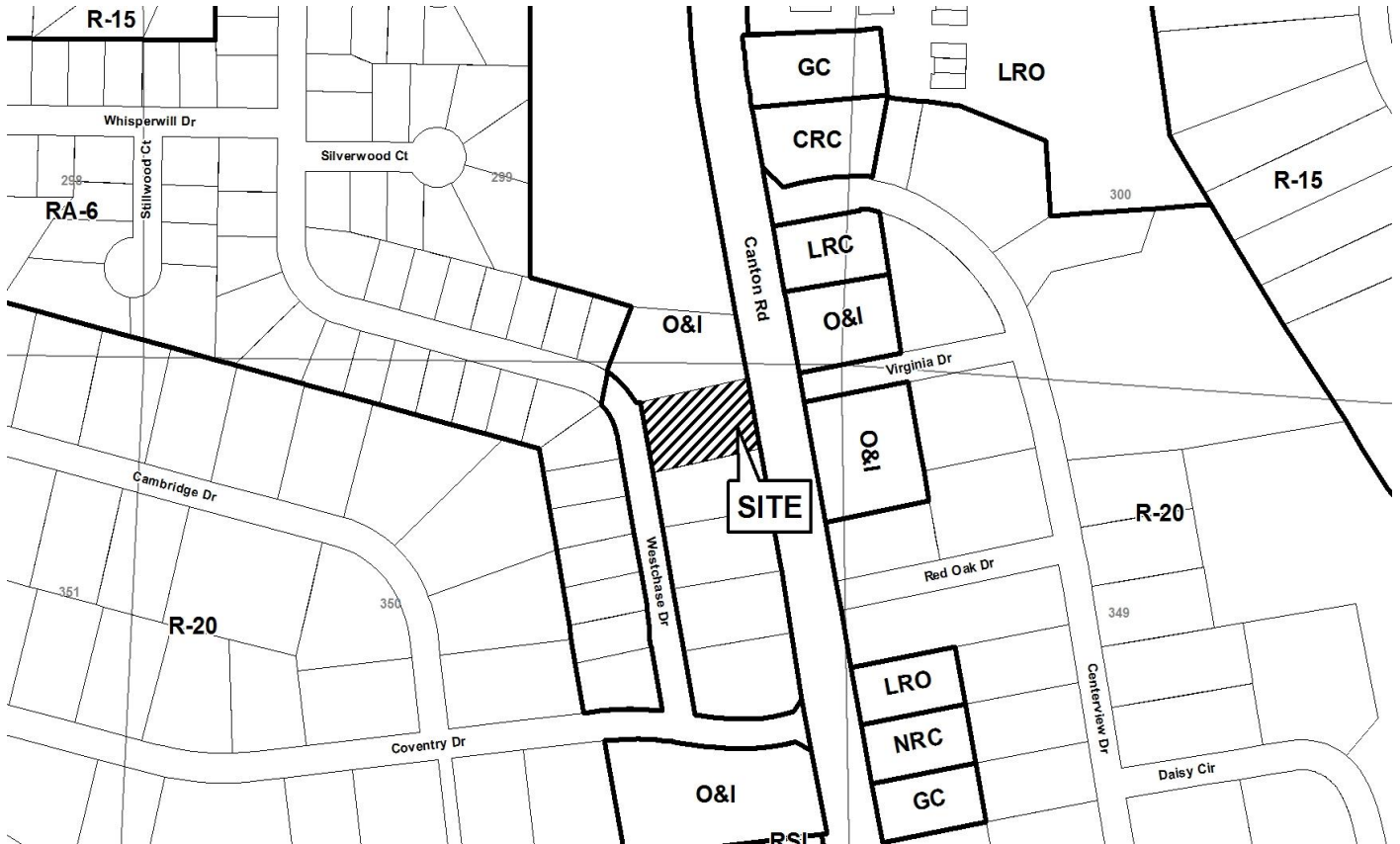
SIZE OF TRACT: 0.52 acres

Canton Road and east side of Westchase Drive, north of

COMMISSION DISTRICT: 3

Coventry Drive

TYPE OF VARIANCE: 1) Waive the front setbacks for a sign; 2) waive the required 62 feet from the centerline of an arterial road right-of-way to 52.52 feet from the centerline of an arterial road right-of-way; and 3) waive the required freestanding style type sign to allow a pylon sign as shown in the sign renderings provided.



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DEC 15 2017

Application for Variance Cobb County


COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

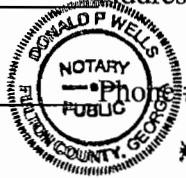
(type or print clearly)

Application No. V-12
Hearing Date: 2-14-18

Applicant Jennifer Wohlers Phone # 770 986 9914 E-mail drwohlers@wohlersDentistry.com

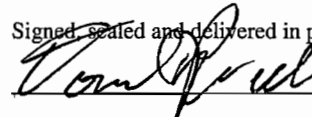
Michael Martin Address 3733 Canton Rd. Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)


(representative's signature)



Phone # 770 591 1111 E-mail Michael@onehour signs.com

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

Titleholder Wohlers Properties, LLC Phone # 770 986 9914 E-mail sdhwohlers@gmail.com

Signature Jennifer Wohlers Address: 4610 Mount Paran Pkwy. Atlanta GA 30327
(attach additional signatures if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

D. Martin

Notary Public

My commission expires: _____

Present Zoning of Property Commercial

Location 3733 Canton Rd. Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299, 350 District 16 Size of Tract 0.516 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.

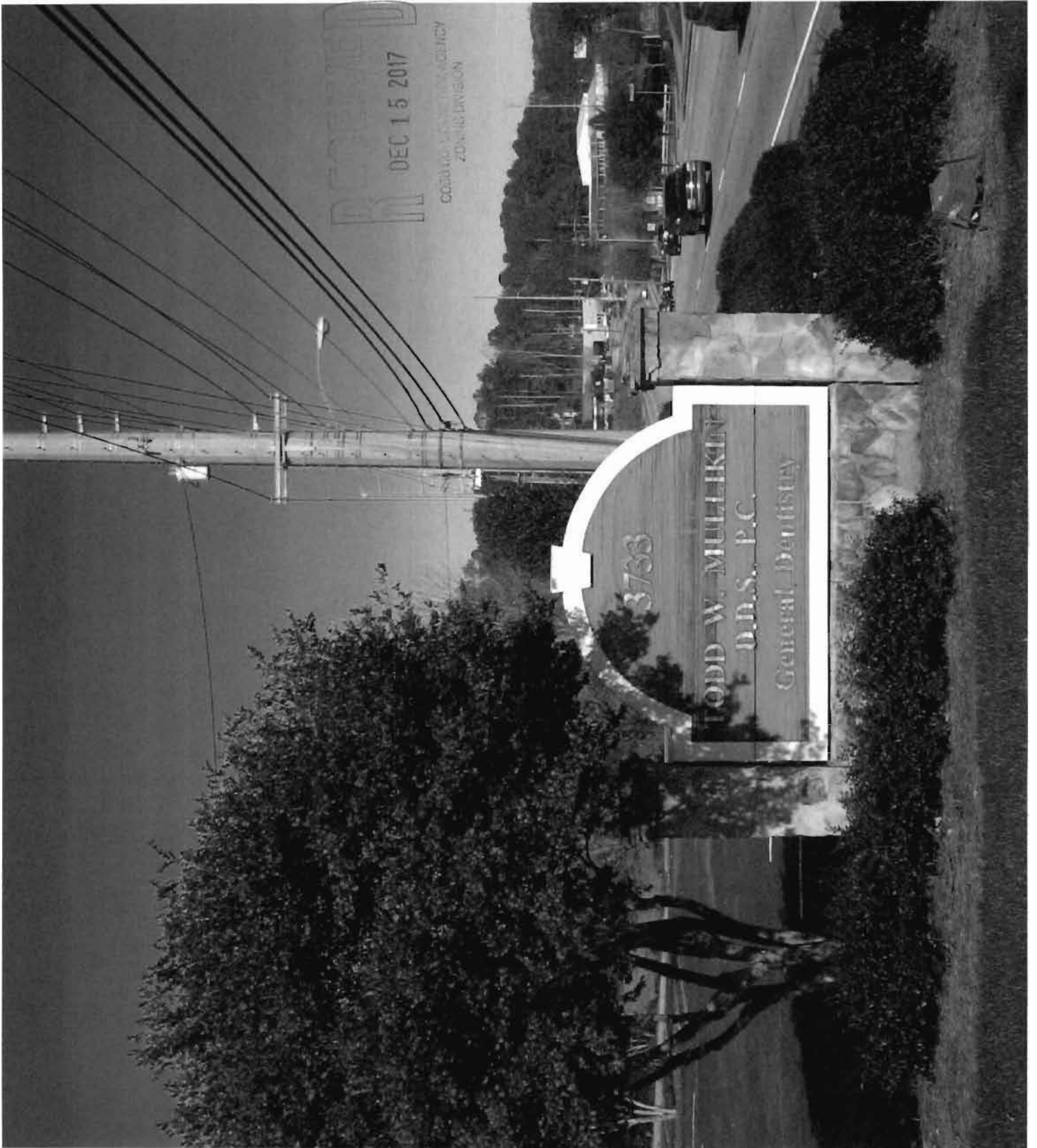
Size of Property 0.516 acre Shape of Property Rectangle Topography of Property Level Other _____

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

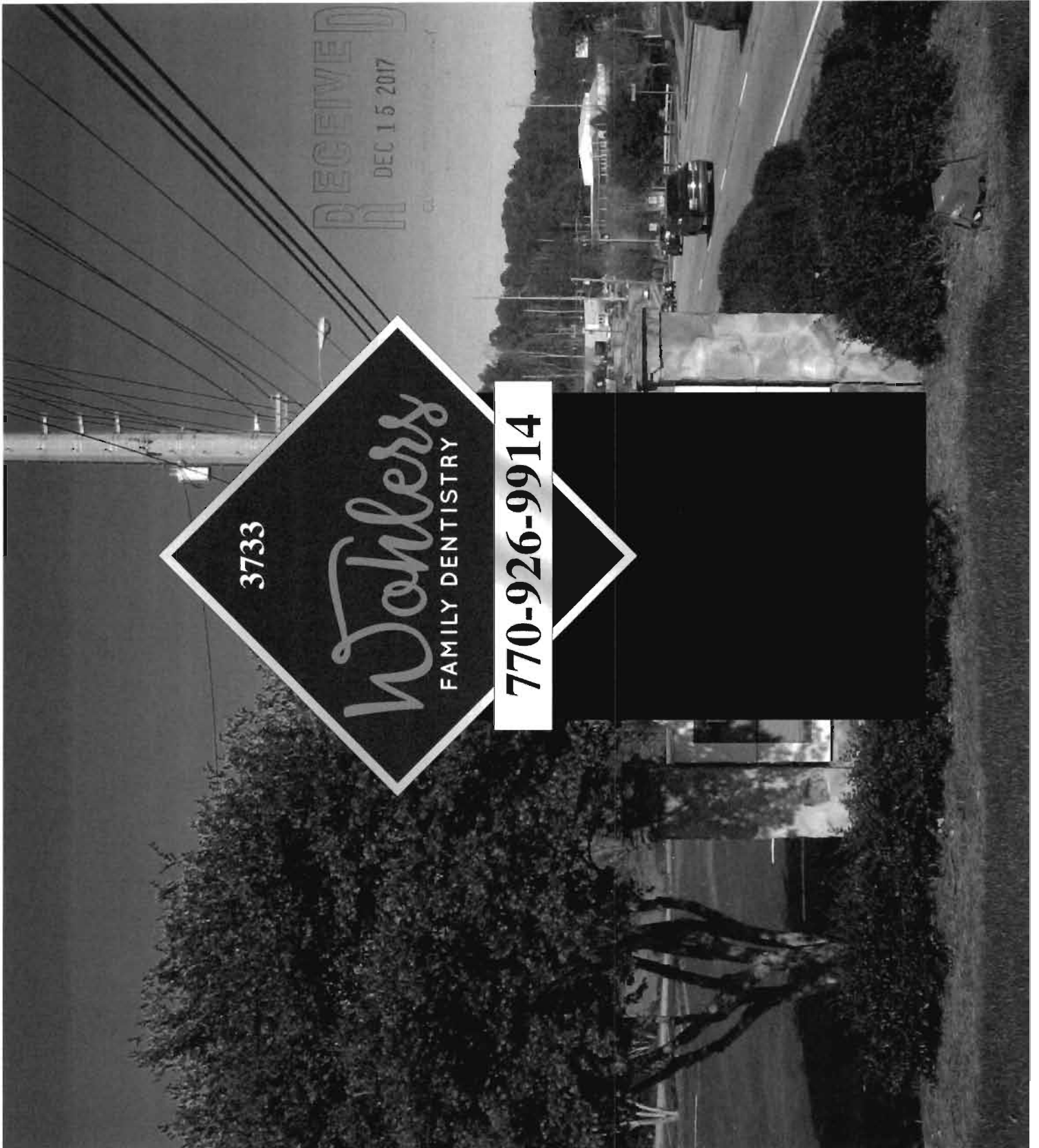
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Building the Sign at 62 feet from center line of road
Will block the driveway connecting our lot to our neighbors lot.

List type of variance requested: Sign - Ground based Monument



V-12
(2018)
Exhibit



V-12
(2018)
Exhibit

