

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 14, 2018

DUE DATE: February 12, 2018

Note: Variance cases V-17 &
V-20 have been withdrawn
from consideration.

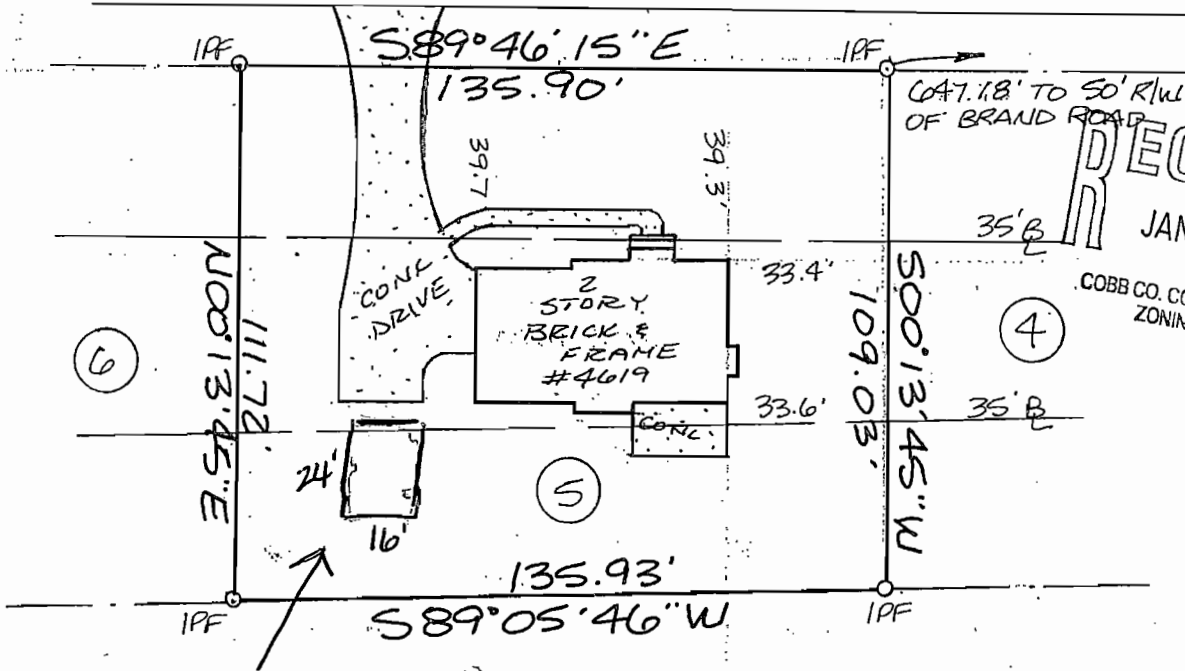
Distributed: **January 23, 2018**



Cobb County... Expect the Best!

V-14
(2018)

ARROW WIND DRIVE 50' R/W



RECEIVED
JAN - 5 2018
COBB CO. COMM. DEV.
ZONING DIVISION

proposed detached garage
N/F JERRY DUBERLY

AREA = 0.34 ACRES

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED
I HAVE THIS DATE, EXAMINED THE PER RECORD
THRU OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED LOT (15467)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS

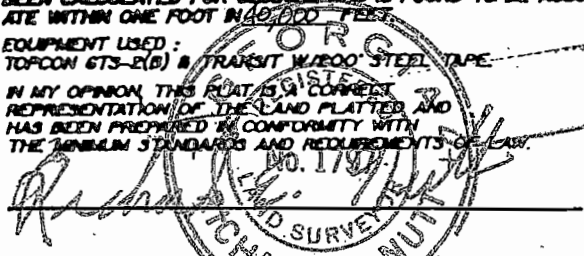
THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE IN
DATE OF FIELD SURVEY 9-12-96



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED: TOPCON 6TS-2(B) & TRANSIT W/200' STEEL TAPE

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



KENCO/PERIMETER SURVEYING CO., INC.
P.O. BOX 762
SMYRNA, GEORGIA 30081
(404) 425-6824

SURVEY FOR:

THOMAS DIMASSIMO
FAYE DIMASSIMO

MCEACHERN CHASE SUB.	REVISIONS:
LOT 5	
LAND LOT 531	
19TH DISTRICT 2ND SECT.	CC EA
COBB COUNTY, GEORGIA	DRAWN ZAM
PLAT BOOK 154, PG. 21	CHRD. ZA
DATE 9-16-96 SCALE: 1" = 40'	JOHN 085596

APPLICANT: Faye DiMassimo

PETITION No.: V-14

PHONE: 404-259-6561

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Faye DiMassimo

PRESENT ZONING: R-20

PHONE: 404-259-6561

LAND LOT(S): 531

TITLEHOLDER: Thomas DiMassimo and Faye Q. DiMassimo

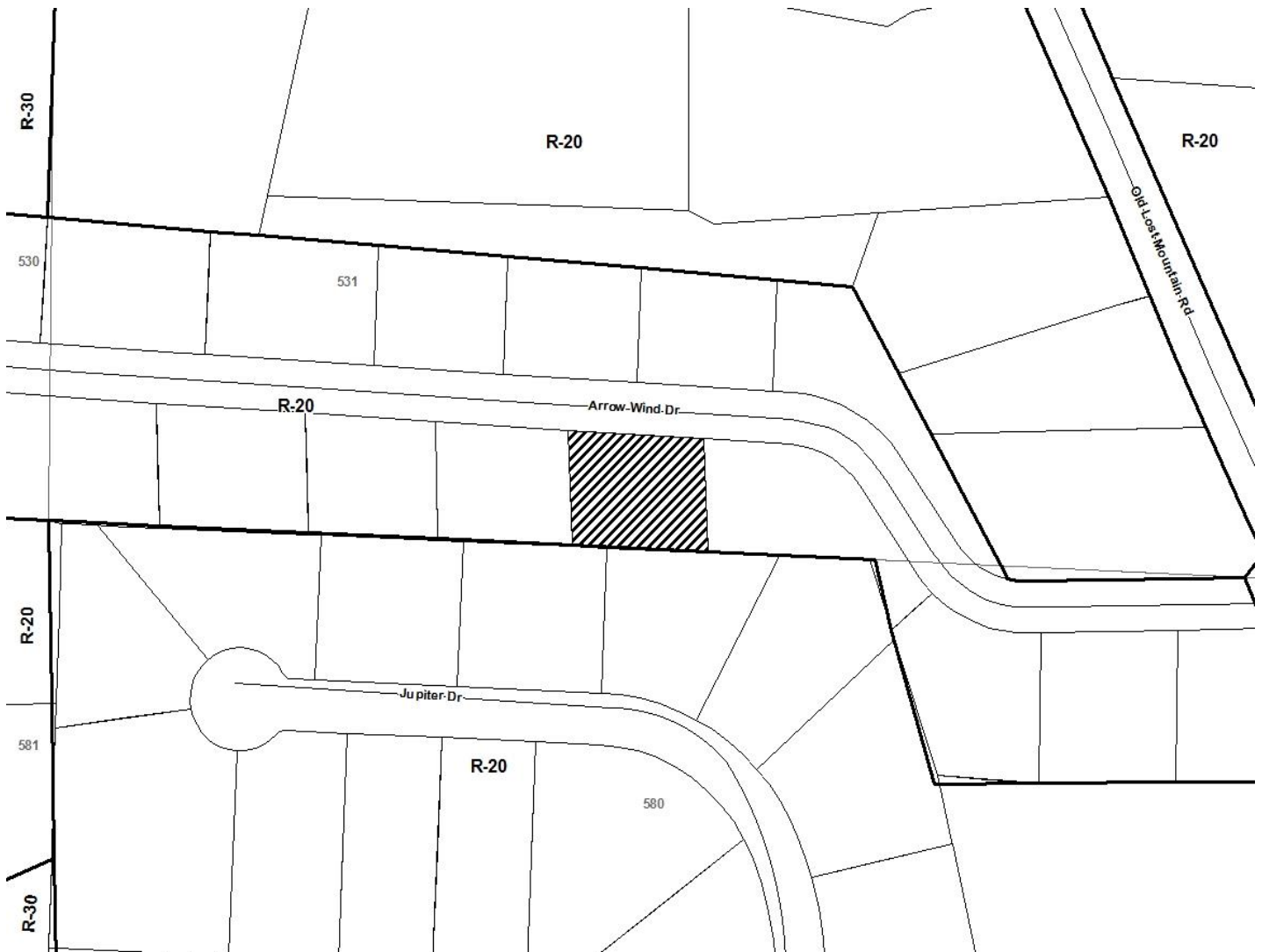
DISTRICT: 19

PROPERTY LOCATION: On the south side of Arrow Wind Drive, west of Old Lost Mountain Road (4619 Arrow Wind Drive).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (proposed 384 square foot detached garage) from the required 35 feet to 15 feet; and 2) allow a second electrical meter on a residential lot.



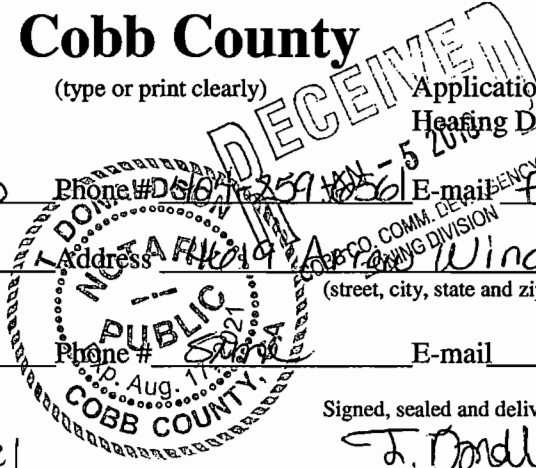
Application for Variance Cobb County

(type or print clearly)

Application No. V-14
 Hearing Date: 3-14-18

Applicant Faye DiMassimo Phone # 404-259-6561 E-mail Fgd3sons@yahoo.com
Faye DiMassimo Address: 4619 Arrow Wind Dr. Powder Springs, GA 30127
 (representative's name, printed) (street, city, state and zip code)

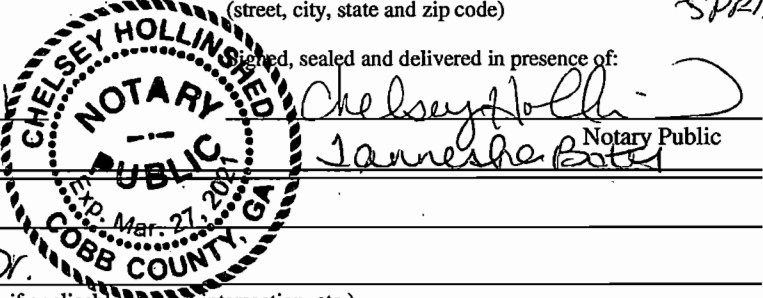
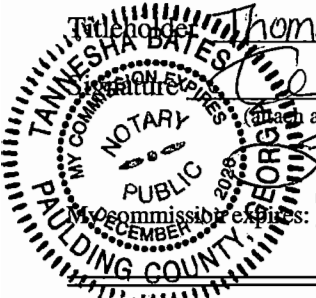
[Signature] Phone # Same E-mail Same
 (representative's signature)



My commission expires: Aug 17, 2021

Signed, sealed and delivered in presence of:
J. Dondler
 Notary Public

Titleholder Thomas DiMassimo Phone # 404-259-6561 E-mail tomdimassimo@yahoo.com
Faye DiMassimo Address: 4619 Arrow Wind Dr Powder Springs GA
 (attach additional signatures, if needed) (street, city, state and zip code)



[Signature] Signed, sealed and delivered in presence of:
Chelsey Hollinshead
Jannessa Bates
 Notary Public

Present Zoning of Property R20
 Location 4619 Arrow Wind Dr.
 (street address, if applicable, nearest intersection, etc.)

Land Lot(s) 531, 5 District 19 2nd section 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 / 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:

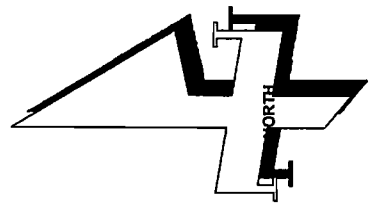
Setbacks require variance in order to construct detached garage
More water needed

List type of variance requested: setback near waive rear and side yard setback for an accessory structure.

BLDGR:
 ATLANTS POOLS
 102 SHILOH RIDGE TR.
 CANTON GA 30115

LOCATED IN:
 V-15
 (2018)
 2ND LK

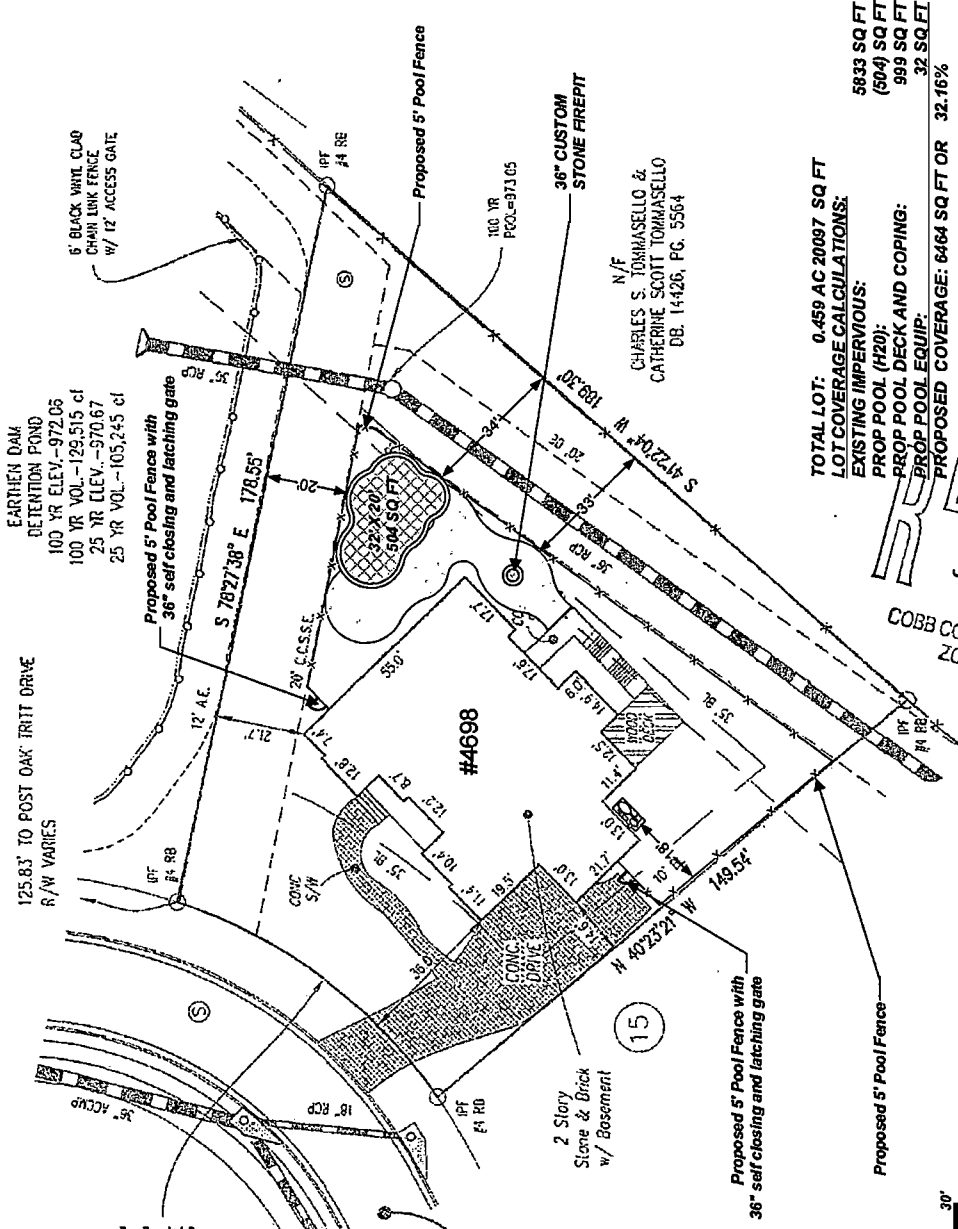
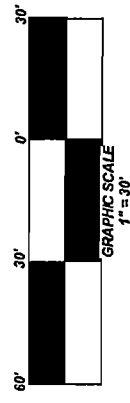
SITE PLAN FOR:
 MURPHY
 4698 ANDREA POINTE
 MARIETTA GA 30062
 678-643-9148



L=80.74'
 CHD=79.35'
 BRG=N 36°22'31" E
 R=125.00'

ANDREA POINTE
 50' R/W

ON SITE EROSION CONTROL
 AND 24 HOUR CONTACT:
 BRUCE TODD
 704-833-9347



TOTAL LOT: 0.459 AC 20097 SQ FT
 LOT COVERAGE CALCULATIONS:
 EXISTING IMPERVIOUS: 5833 SQ FT
 (504) SQ FT
 PROP POOL (420): 999 SQ FT
 PROP POOL DECK AND COPING: 32 SQ FT
 PROP POOL EQUIP: 32 SQ FT
 PROPOSED COVERAGE: 6464 SQ FT OR 32.16%

REC'D
 JAN - 5 2018
 COBB CO. COMM. & ZONING DIVISION

APPLICANT: Michael Murphy

PETITION No.: V-15

PHONE: 770-833-9347

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Micah Humpries

PRESENT ZONING: R-20

PHONE: 704-681-1280

LAND LOT(S): 55

TITLEHOLDER: Michael R. Murphy and Karen Murphy

DISTRICT: 01

PROPERTY LOCATION: On the southeast side of Andrea Pointe, south Post Oak Tritt Road (4698 Andrea Pointe).

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an accessory structure (proposed 504 square foot pool) to the side of the principle structure.



Application for Variance Cobb County

(type or print clearly)

Application No. V-15

Hearing Date: 3-14-18

Applicant Michael Murphy & Atlantis Tools, Inc

Phone # 770-833-9347
704-681-1280

E-mail micahhu44@gmail.com

Micah Humphries
(representative's name, printed)

Address 102 Skiloh Ridge Trail
(street, city, state and zip code)

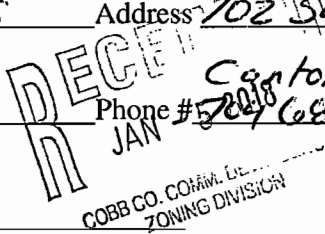
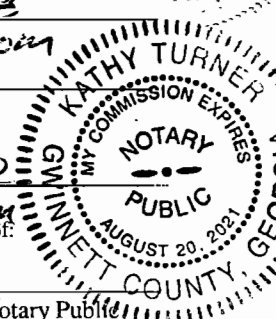
[Signature]
(representative's signature)

Phone # 770-833-9347
704-681-1280 E-mail micahhu44@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature]
Notary Public



Titleholder Michael Murphy

Phone # 678-643-9148

E-mail murphs76@icloud.com

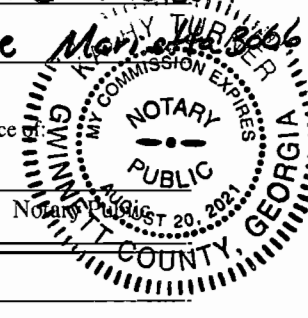
Signature [Signature]
(attach additional signatures, if needed)

Address: 4698 Andrea Pointe
(street, city, state and zip code)

My commission expires: 8/20/21

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



Present Zoning of Property R-20

Location 4698 Andrea Pointe
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 1 Size of Tract 46 Acre(s)

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

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

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

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

Due to the shape of the lot, there is no room to build a pool in the required rear yard

List type of variance requested: to build a pool in the side yard.

V-16
(2018)

GENERAL NOTES

A LEASING INSTRUMENT WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURVEYING SOFTWARE WAS USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS A HORIZONTAL CLOSURE CALCULATED TO BE 1:234,672.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0226G, AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

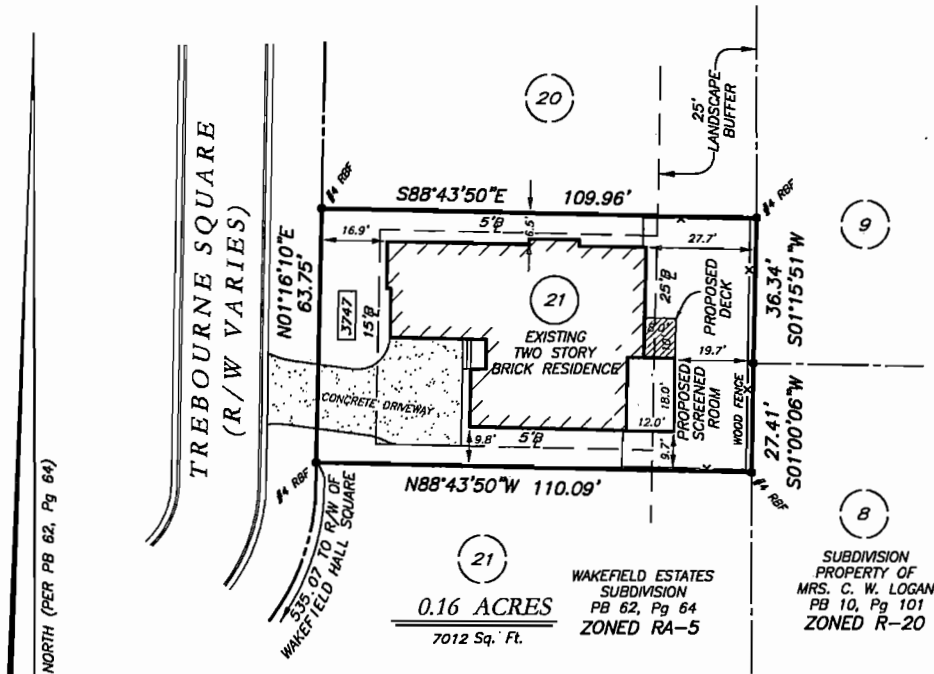
A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

UTILITIES SHOWN ARE BASED ON READILY VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST ON THIS SITE AND ARE NOT SHOWN HEREON.

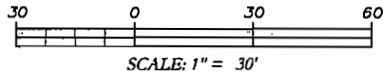
EXISTING IMPERVIOUS AREA: 3370 SQ. FT. (48.06%)
 PROPOSED IMPERVIOUS AREA: 3503 SQ. FT. (49.96%)
 ADDITIONAL IMPERVIOUS AREA: 133 SQ. FT.

SURVEY REFERENCE

1. REFERENCE A PLAT FOR WAKEFIELD ESTATES SUBDIVISION RECORDED IN PLAT BOOK 62, PAGE 64.



VARIANCE REQUESTED
 PROPOSED REDUCTION OF THE 25' REAR
 SETBACK REQUIREMENT TO 19' IN ORDER TO
 ALLOW CONSTRUCTION OF A SCREENED ROOM.



SURVEYOR'S CERTIFICATION



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, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
 JOSEPH T. BAKER LS # 2674
 12-14-17
 DATE

VARIANCE DRAWING FOR
EDWARD KOZOL
 LOCATED IN LAND LOT 744 OF THE 17th DISTRICT
 2nd SECTION, COBB COUNTY, GEORGIA
 3747 TREBOURNE SQUARE, SMYRNA, GEORGIA

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR. S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com



JOB NO.	5128	REVISIONS	DATE
DRAWN BY	JBD	SHOW DECK	12/29/17
CHECKED BY	JTB	SCREENED ROOM	1/03/18
DATE	12-14-17		
FIELD DATE	12-13-17		
SCALE	1"=30'		

COBB COUNTY
 JAN 8 - 2018
 R

APPLICANT: Edward Kozol and Maurine Kozol

PETITION No.: V-16

PHONE: 404-313-3448

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Kenneth Lee

PRESENT ZONING: RA-5

PHONE: 678-438-1287

LAND LOT(S): 744

TITLEHOLDER: Edward M. Kozol and Maurine J. Kozol

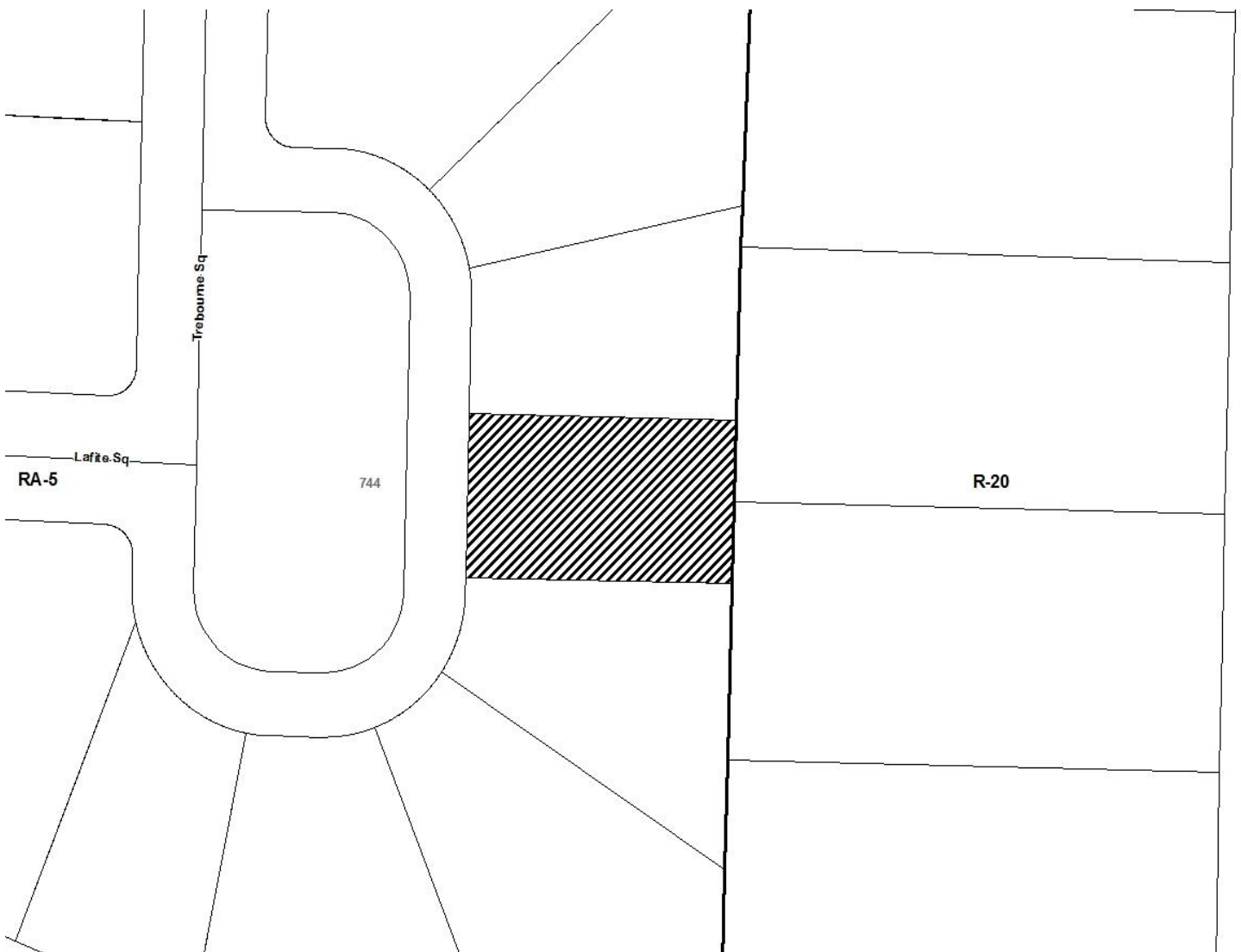
DISTRICT: 17

PROPERTY LOCATION: On the east side of
Treboune Square, south of Spring Hill Road
(3747 Treboune Square).

SIZE OF TRACT: 0.16 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback and landscape buffer from the required 25 feet to 19 feet.



Application for Variance

Cobb County

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COB CO. COMM. L. DIVISION

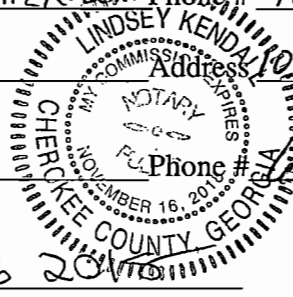
(type or print clearly)

Application No. V-16
Hearing Date: 3-14-18

Applicant Edward + Macyrne Kozol Phone # 4043133448 E-mail m_kozol@hotmail.com

Kenneth Lee
(representative's name, printed) Address 1025 Rose Creek Dr. Woodstock, GA 30189
(street, city, state and zip code)

Kenneth Lee
(representative's signature) Phone # 404-438-1287 E-mail kwleejr@gmail.com

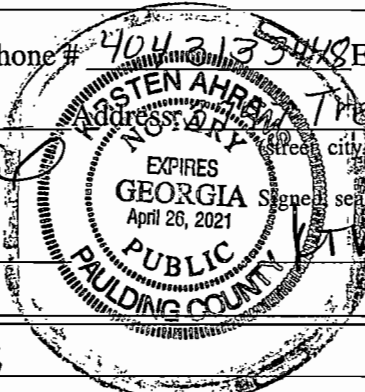


My commission expires: NOV 16 2018

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

Titleholder Edward + Macyrne Kozol Phone # 4043133448 E-mail m_kozol@hotmail.com

Signature Edward M Kozol
(attach additional signatures, if needed) Address Trebourn Square, SE. Smyrna GA 30080
(street, city, state and zip code)



My commission expires: 4-26-21
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property RA-5

Location 3747 Trebourne Square S.E. Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17 Size of Tract .161 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:

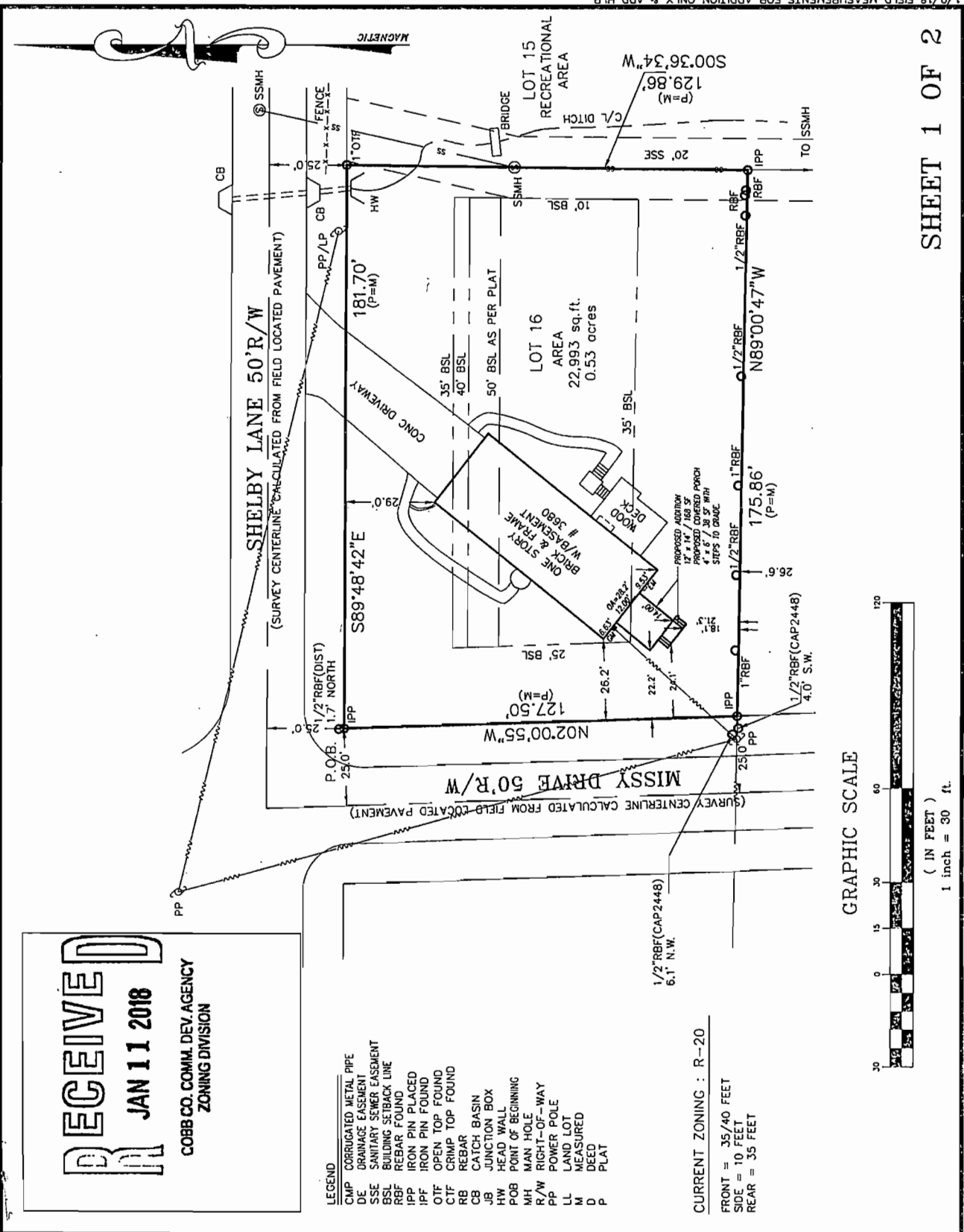
Current landscape buffer of 25' allows for a maximum 7' balcony/deck. This limitation makes it impossible for placement of standard outdoor furniture and enjoyment of space.

List type of variance requested: Reduction of the current 25' rear setback requirement to 19' in order to allow construction of a screen room (12') and a deck (8'). (See site plan)

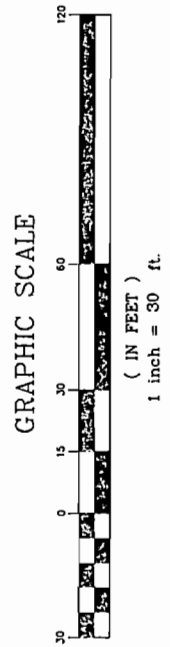
Note: Wakefield Estates Homeowners Association has pre-approved deck & screened room modifications (see letters)



JOB NUMBER: 17-474 A



SHEET 1 OF 2



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 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

- 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

CURRENT ZONING : R-20
 FRONT = 35/40 FEET
 SIDE = 10 FEET
 REAR = 35 FEET

APPLICANT: Linda Sloan

PETITION No.: V-17

PHONE: 770-401-0609

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Linda Sloan

PRESENT ZONING: R-20

PHONE: 770-401-0609

LAND LOT(S): 535

TITLEHOLDER: Linda W. Swain

DISTRICT: 16

PROPERTY LOCATION: At the southeast

SIZE OF TRACT: 0.53 acres

intersection of Missy Drive and Shelby Lane, east of
Carolyn Street

COMMISSION DISTRICT: 2

(3680 Shelby Lane).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 22 feet.



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JAN 11 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-17
Hearing Date: 3/14/18

Applicant Linda Sloan Phone # 770 401-0609 E-mail slo1945@yahoo.com

Linda Sloan Address 3680 Shelby Lane Marietta, Ga
(representative's name, printed) (street, city, state and zip code)

Linda Sloan Phone # 770 401-0609 E-mail slo1945@yahoo.com
(representative's signature) (street, city, state and zip code) 30062



Signed, sealed and delivered in presence of:

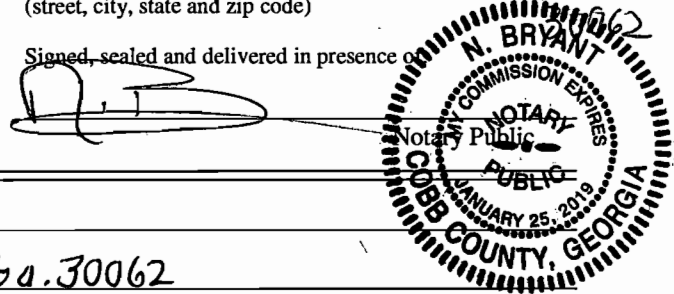
Donald P. Wells
Notary Public

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

Titleholder Lynda W. Sloan Phone # 770 401-0609 E-mail slo1945@yahoo.com

Signature Lynda W. Sloan Address: 3680 Shelby Lane Marietta, Ga
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



My commission expires: 01/25/2019

Present Zoning of Property R-20

Location 3680 Shelby Lane Marietta, Ga. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 535 District 16th Size of Tract 5 2784665 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 22,99352 Shape of Property Rectangle Topography of Property flat 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I am 72 years old. Home built in 1973 and has split foyer with 11 steps from main level to basement where my washer/dryer located. I have severe osteoarthritis in feet, hands and it is extremely difficult for me to get to washer/dryer. Have had 1 knee replacement. Really would like to stay in home as long as possible.

List type of variance requested: A small portion of the proposed laundry room will be in the setback.

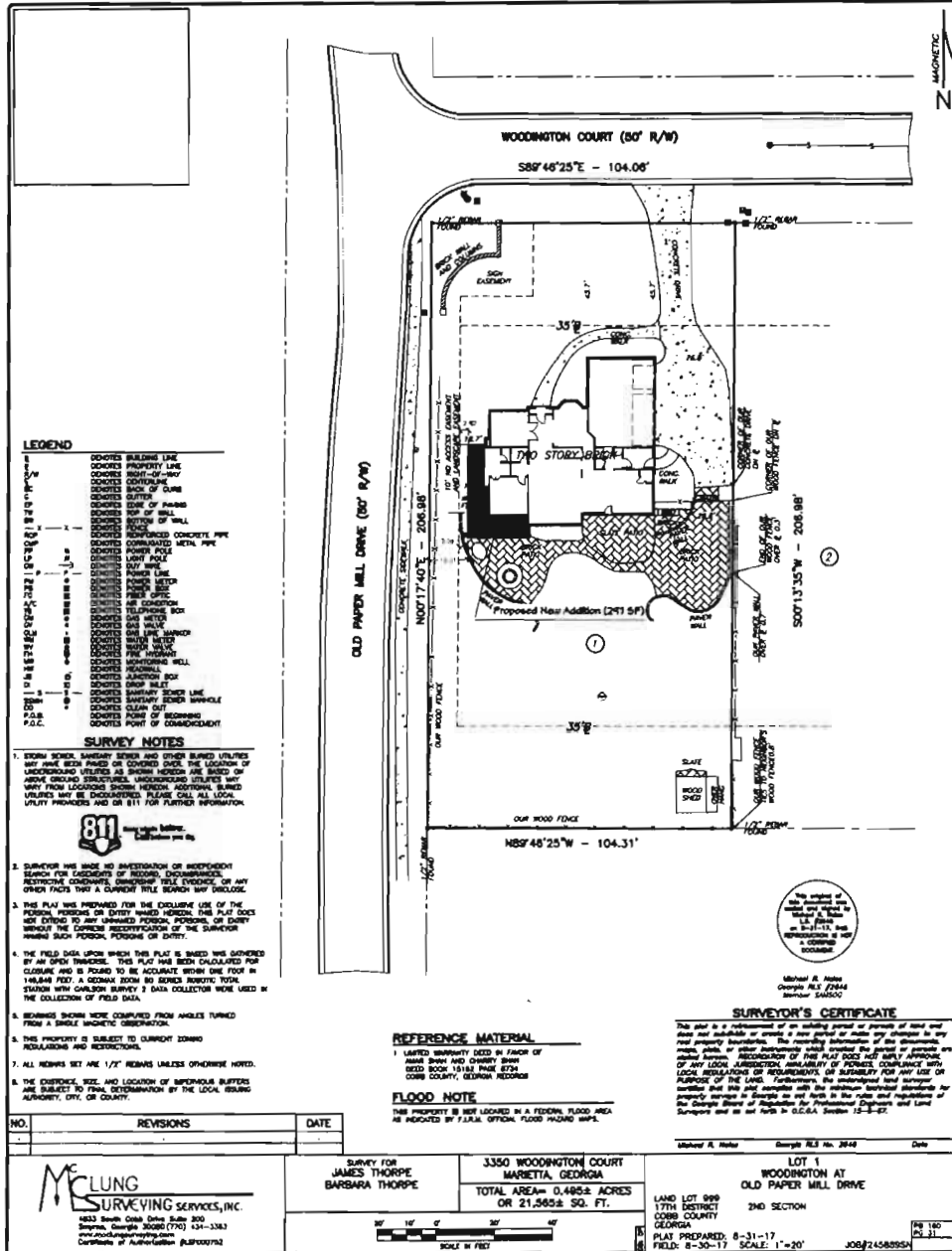
* proposed project scope shown below

V-18
(2018)

RECEIVED
JAN 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1
Scale: 1" = 20'
McCluna Site Plan - Reference Only



- LEGEND**
- DOTTED BUILDING LINE
 - DOTTED PROPERTY LINE
 - DOTTED RIGHT-OF-WAY
 - DOTTED CONCRETE
 - DOTTED CURB
 - DOTTED GUTTER
 - DOTTED EDGE OF PAVEMENT
 - DOTTED TOP OF WALL
 - DOTTED BOTTOM OF WALL
 - DOTTED POLE
 - DOTTED CONCRETE WITH PIPE
 - DOTTED POWER POLE
 - DOTTED LIGHT POLE
 - DOTTED PAVE
 - DOTTED POWER LINE
 - DOTTED POWER METER
 - DOTTED POWER OPTIC
 - DOTTED AIR CONDITION
 - DOTTED TELEPHONE BOX
 - DOTTED GAS VALVE
 - DOTTED WATER METER
 - DOTTED MOUNTING WELL
 - DOTTED FINE INGRAIN
 - DOTTED REBAR
 - DOTTED REBAR BOX
 - DOTTED SAND
 - DOTTED SANDSTONE
 - DOTTED SANDSTONE
 - DOTTED CLEAN OUT
 - DOTTED POINT OF COMMENCEMENT

- SURVEY NOTES**
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES WERE LOCATED BY RECORD DRAWINGS, SURVEYOR'S FIELD NOTES, AND BY VISUAL INSPECTION. THE LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS, SURVEYOR'S FIELD NOTES, AND VISUAL INSPECTION. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
 2. SURVEYOR HAS MADE NO INVESTIGATION OR RECONSTRUCTION SEARCH FOR EVIDENCE OF FLOODING, DISASTROUS RESTRICTIONS, CONSTRUCTION, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY REVEAL.
 3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR. THESE SUCH PERSON, PERSONS OR ENTITY.
 4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY AN OPEN TRIANGULAR. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. A CORRECTION TO BE MADE BY THE SURVEYOR WITHIN 100 FEET OF THE SURVEYOR'S DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
 5. READINGS SHOWN WERE OBTAINED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
 6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
 7. ALL DIMENSIONS SET ARE 1/4" ROUNDS UNLESS OTHERWISE NOTED.
 8. THE EXISTENCE, SIZE, AND LOCATION OF NEIGHBORING UTILITIES ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AGENCY, CITY, OR COUNTY.

NO.	REVISIONS	DATE

REFERENCE MATERIAL

- 1. LATEST SURVEYING DEED IN FAVOR OF JAMES THORPE AND BARBARA THORPE, DEED BOOK 15182 PAGE 8724 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.A. OFFICIAL FLOOD HAZARD MAPS.

This project or any portion thereof may be subject to change by the owner. The surveyor's responsibility is limited to the information provided on this plan. The surveyor is not responsible for any errors or omissions in this plan. The surveyor is not responsible for any errors or omissions in this plan. The surveyor is not responsible for any errors or omissions in this plan.

SURVEYOR'S CERTIFICATE

This plan is a representation of an existing parcel of land and does not constitute a warranty of any kind. The surveyor is not responsible for any errors or omissions in this plan. The surveyor is not responsible for any errors or omissions in this plan. The surveyor is not responsible for any errors or omissions in this plan.

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Center Suite 300
Marietta, Georgia 30066 (770) 434-3383
www.mclungsurveying.com
Certificate of Authorization: PLSP000762

SURVEY FOR
JAMES THORPE
BARBARA THORPE

3350 WOODINGTON COURT
MARIETTA, GEORGIA
TOTAL AREA= 0.486± ACRES
OR 21,565± SQ. FT.

SCALE IN FEET

Michael A. Hester
Georgia REG No. 28448
Date

LOT 1
WOODINGTON AT
OLD PAPER MILL DRIVE

LAND LOT 999
17TH DISTRICT
COBB COUNTY
GEORGIA
PLAT PREPARED: 8-31-17
FIELD: 8-30-17 SCALE: 1"=20'
JOB#2458958

Released for Construction

Site Reference	L1.0
DATE	07/20/18
REVISION	
DESIGNED BY	RSW
DRAWN BY	RSW
CHECKED BY	
APPROVED BY	

atlanta design & build
Transforming Homes
Enriching Lives

James and Barbara Thorpe
3350 Woodington Court
Marietta, Georgia 30067

CONTRACTOR'S NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND VISUAL INSPECTION. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UTILITIES NOT SHOWN OR FOR ANY CHANGES TO UTILITIES SINCE THE DATE OF SURVEY.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR RECONSTRUCTION SEARCH FOR EVIDENCE OF FLOODING, DISASTROUS RESTRICTIONS, CONSTRUCTION, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY REVEAL.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOGNITION OF THE SURVEYOR. THESE SUCH PERSON, PERSONS OR ENTITY.4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY AN OPEN TRIANGULAR. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. A CORRECTION TO BE MADE BY THE SURVEYOR WITHIN 100 FEET OF THE SURVEYOR'S DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. READINGS SHOWN WERE OBTAINED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL DIMENSIONS SET ARE 1/4" ROUNDS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF NEIGHBORING UTILITIES ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AGENCY, CITY, OR COUNTY.

APPLICANT: James W. Thorpe

PETITION No.: V-18

PHONE: 770-371-7264

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Keely Q. Contant

PRESENT ZONING: R-20

PHONE: 770-565-8999

LAND LOT(S): 999

TITLEHOLDER: James W. Thorpe

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of

SIZE OF TRACT: 0.50 acres

Old Paper Mill Drive and Woodington Court, north of

COMMISSION DISTRICT: 2

(3350 Woodington Court).

TYPE OF VARIANCE: Waive the major side setback adjacent to Old Paper Mill Drive from the required 25 feet to 12 feet.





Application for Variance

Cobb County

(type or print clearly)

Application No. V-18
Hearing Date: 3-14-18

Applicant James W. Thorpe Phone # 770-371-7264 E-mail james-thorpe@homedepot.com
Sun Fun Remodeling, Inc DBA: Atlanta Design & Build
Keely Q. Contant Address 1631 Canton Rd., Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Keely Q. Contant Phone # 770-565-8999 E-mail keely@atlantadb.com
(representative's signature)

My commission expires: 10/19/19 19 2019
Signed, sealed and delivered in presence of:
Nancy Berggren
Notary Public

Titleholder James W. Thorpe Phone # 770-371-7264 E-mail james-thorpe@homedepot.com
Signature [Signature] Address 3350 Woodington Court SE, Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/19/19
Signed, sealed and delivered in presence of:
Nancy Berggren
Notary Public

Present Zoning of Property Residential (R-3)
Location 3350 Woodington Ct. SE, Marietta, Georgia 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 999 District 17th Size of Tract 0.495 ± 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

* please see attached

List type of variance requested: We would like to ask that Cobb County Zoning would waive/change the 25' setback on one the major side of our property to 12' setback to allow our family to add additional space for our growing family.

V-18
(2018)
Exhibit

January 11, 2018

RECEIVED
JAN 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

To Whom It May Concern,

My wife and I purchased our home located at 3350 Woodington Ct SE, Marietta, GA 30067 on Sept. 29, 2017. Prior to buying we had the property surveyed by Mclung Surveyors, who advised amongst other things, of 10ft side easement. This was important as the intent when purchasing was to build an extension, adding space at the rear and side. This is to accommodate our family of four children and live in au pair.

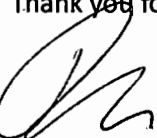
On Jan 9, 2018, during our attempt to submit for a building permit for a desired extension (added s/f) of bedrooms on both the main floor and the 2nd floor, we were advised that Cobb County Code is 25ft for major side.

We presume Cobb County permitted and approved all inspections, including the zoning compliance inspection, at the time the house was built. However when completed in 1996, the side of house (Old Paper Mill Drive – major side) was built, 18ft 7" from the property line.

Our survey company, Mc Clung Surveying Services, Inc referenced the plat, dated 11-20-1995 (Plat Book 160, Page 31), signed by Cobb County Zoning. This plat (1995) does not show the 25' setback and references only building setback, side, 10ft. Mclung stated that the building line is drawn in Plat, around plot 1, at 10ft and that this represented 10ft easement. Cobb Zoning, although somewhat confused by the Plat, advised that because we are on a corner lot, the major side setback is 25ft, not 10ft.

We had this property surveyed before purchase, and purchased in the belief that there was a 10ft setback that allowed us all the space we need for our growing family, with two sets of twins under age 3. We have already purchased the home and really need the space for our family to grow. Our intent is to invest in the property, partnering with architect/builder in design, to design the perfect additional space. We would like to ask that Cobb County waive/change the 25ft set back on the major side of our property to a 12' set back to allow us the opportunity to provide this desperately needed space for our family.

Thank you for your time and consideration in this matter.



James W. Thorpe

APPLICANT: Kurt Patterson

PETITION No.: V-19

PHONE: 770-337-7233

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Kurt Paterson

PRESENT ZONING: R-30

PHONE: 770-337-7233

LAND LOT(S): 1098

TITLEHOLDER: Eric N. Daly and Leith F. Daly

DISTRICT: 17

PROPERTY LOCATION: On the west side of Club Lane, south of Firestone Drive (608 Club Lane).

SIZE OF TRACT: 0.60 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 30 feet; and 2) waive the side setback from the required 12 feet to 10 feet adjacent to the southern property line.



Application for Variance

Cobb County

RECEIVED
JAN 11 2018
7233

Application No. V-19
Hearing Date: 3-14-18

Applicant Kurt Patterson Phone # 770-337-7233 E-mail kurtpa

Kurt Patterson
(representative's name, printed) Address P.O. Box 336 Dahlonega
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 770-337-7233 E-mail Kurt@exteriordesigndecks.com

DEMICHAEL KAY
Notary Public - State of Georgia
Cobb County
My Commission Expires Nov 18, 2018

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

My commission expires:

Mo?

Home
Owner

Titleholder Leath & Eric Daly Phone # 404-731-0010 E-mail eridaly@cooca-cola.com

Signature [Signature] Address: 608 Club Lane SE Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
[Signature]
SEAN DARCY
NOTARY PUBLIC
EXPIRES
JUNE 15, 2018
COBB COUNTY

My commission expires: June 15, 2018

Present Zoning of Property R3
Location 608 Club Ln SE Marietta 30067
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 1078 District 17 Size of Tract .5956 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:

House too close to rear line to allow for a porch

List type of variance requested: Rear setback

RECEIVED
 JAN 12 2016
 EPH 10:08 AM '16
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

OWNER/DEVELOPER:
 BASS DEVELOPMENT CORP.
 1291 OLEANDER DRIVE
 LILBURN, GA 30047
 CONTACT: JONATHAN EDWARDS
 PHONE: (770) 940-4505

ENGINEER:
 ACR ENGINEERING, INC.
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GEORGIA 30071
 PHONE: (678) 291-0000
 CONTACT: ABBAS HEIDARI

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

FIELD NOTE:
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,540 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,808 FEET AND AN ANGULAR ERROR OF 2.2 SECONDS PER ANGLE. POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

RIGHTS DR 30062 (181) V-20 2ND SECT.

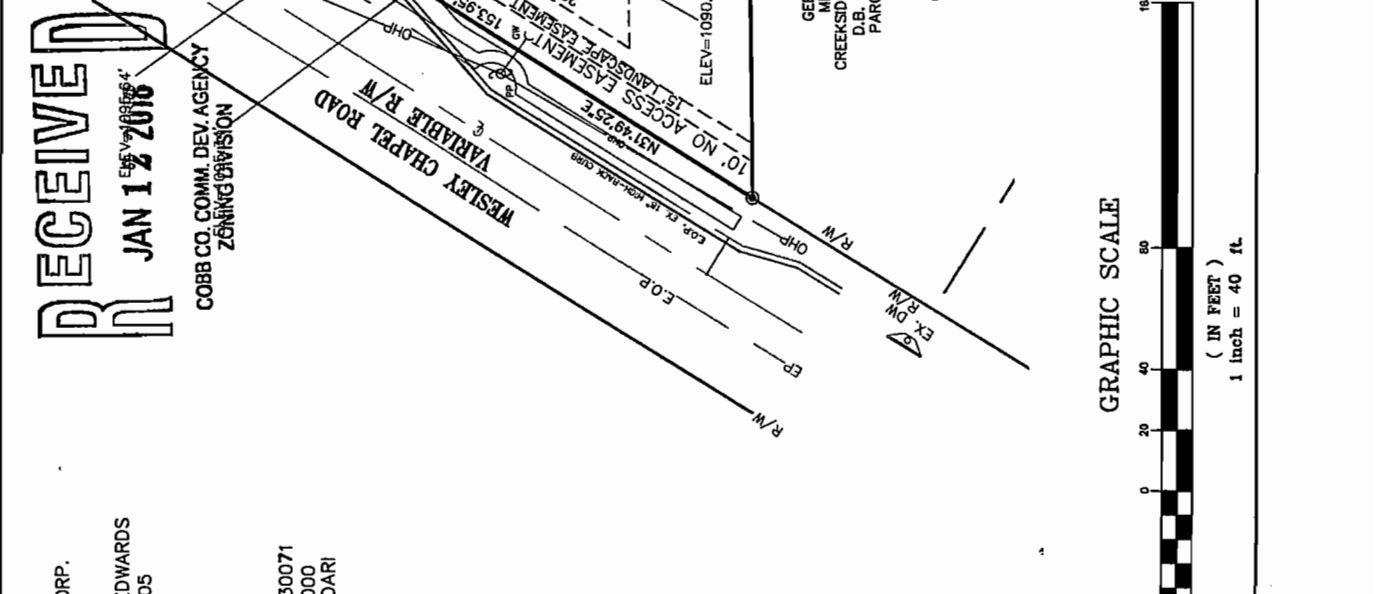
ELEVATION CERTIFICATION

DATE: AUGUST 28, 2017
 SCALE: HORIZ. 1"=40' VERT. N/A
 ISSUE: []
 BY: []
 DATE: []
 DESCRIPTION: []
 N/A: []
 DISTRICT: 181H
 SECTION: 2ND
 COUNTY: COBB
 STATE: GEORGIA
 SHEET: 1 OF 1
 PROJECT NO.: 16-008
 FILE NO.: 16-008

SITE DATA

TOTAL AREA = 0.394 ACRES
ZONING = R-15
MIN. LOT SIZE = 15,000 S.F.
FRONT SETBACKS = 25 FT
SIDE SETBACKS = 10'
REAR SETBACKS = 40'

PROPERTY ADDRESS:
 3902 CHAPEL HEIGHTS DRIVE
 MARIETTA, GA 30062
 BEING: 0.394 ACRE
 17,193 SQUARE FEET



IMPERVIOUS AREA

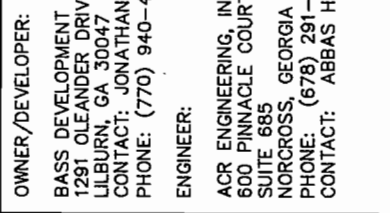
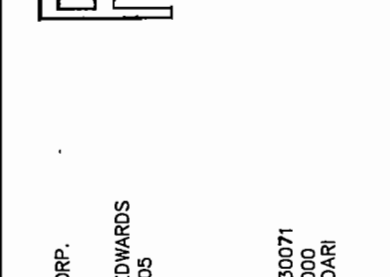
MAIN BUILDING FOOTPRINT	2889 S.F.
PORCHES AND DECK	462 S.F.
DRIVEWAY & WALK	1633 S.F.
TOTAL	4984 S.F.

PERCENTAGE OF LOT COVERAGE

LOT COVERAGE	4,984 S.F.	PERCENTAGE	29.0%
TOTAL SITE	17,193 S.F.		



ACR Engineering, Inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887
 WWW.ACRENGINEERS.COM
 LAND SURVEYING FIRM #009227



RECEIVED
 JAN 12 2016
 EPH 10:08 AM '16
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APPLICANT: Bass Development Corp.

PETITION No.: V-20

PHONE: 770-294-9884

DATE OF HEARING: 03-14-2018

REPRESENTATIVE: Tom Bass

PRESENT ZONING: R-15

PHONE: 770-294-9884

LAND LOT(S): 321

TITLEHOLDER: Bass Development Corporation

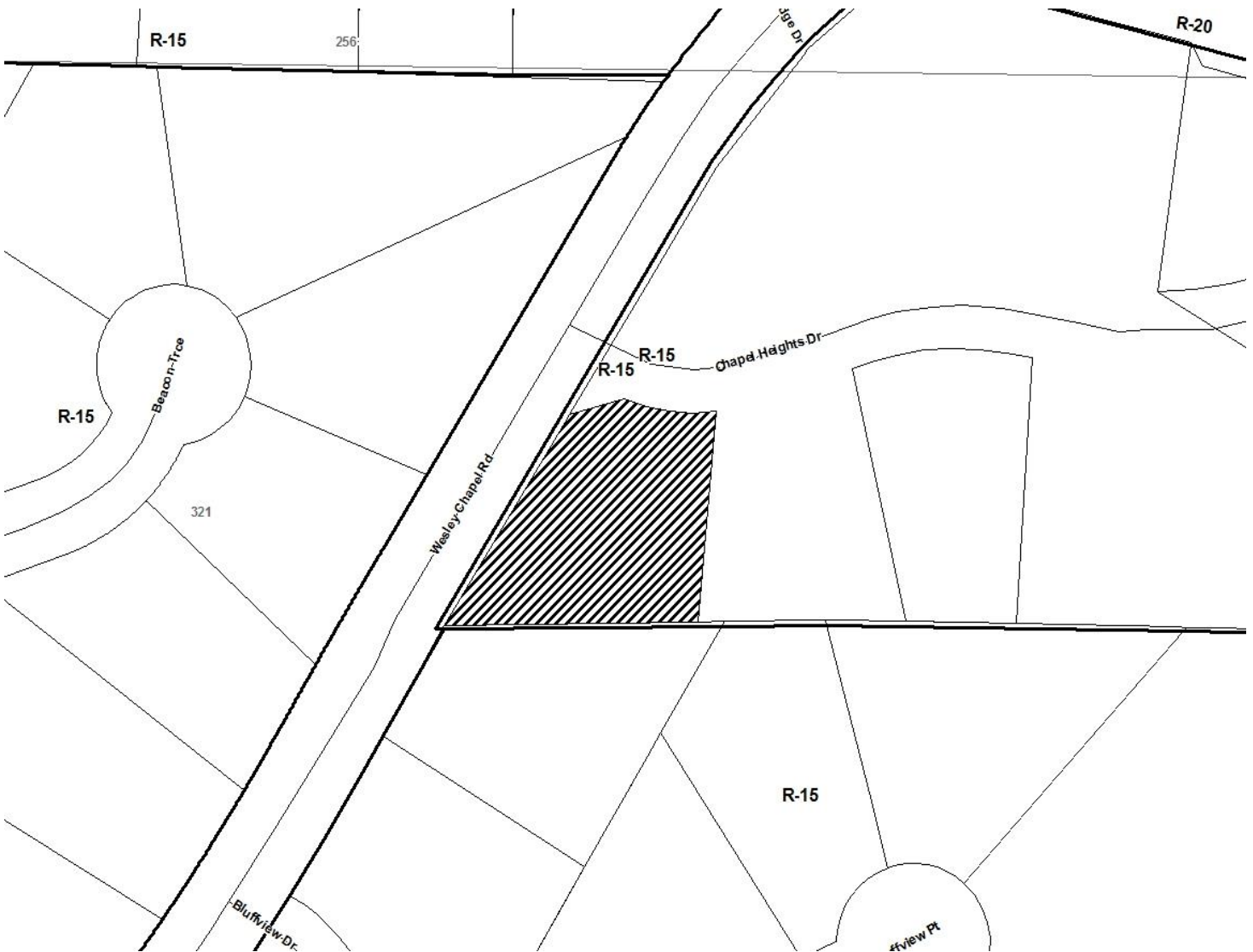
DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Wesley Chapel Road and Chapel Heights Drive, north of Bluffview Drive (3902 Chapel Heights Drive).

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the landscape easement along Wesley Chapel Road from the required 15 feet to five (5) feet.



RECEIVED
JAN 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-20
Hearing Date: 3-14-18

Applicant BASS DEVELOPMENT CORP. Phone # 770-294-9884 E-mail T.BASS1291@BEN.SOUTH.NE

TOM BASS Address 1291 OLEANDER DR LILBURN, GA 30047
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-294-9884 E-mail T.BASS1291@BEN.SOUTH.NE

S BANNAVONG POMMACHACK
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 8, 2020

Signed, sealed and delivered in presence of:

My commission expires: Nov 8, 2020

[Signature]

Notary Public

Titleholder BASS DEVELOPMENT CORP. Phone # 770-294-9884 E-mail T.BASS1291@BEN.SOUTH.NE

Signature [Signature] Address: 1291 OLEANDER DR LILBURN, GA. 30047
(attach additional signatures, if needed) (street, city, state and zip code)

S BANNAVONG POMMACHACK
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Nov 8, 2020

Signed, sealed and delivered in presence of:

My commission expires: Nov 8, 2020

[Signature]

Notary Public

Present Zoning of Property R-15

Location 3902 CHANCE HEIGHTS DR MARIETTA, GA. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 256 & 321 District 16 Size of Tract .394 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 .394 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 DRIVEWAY IS IN THE LANDSCAPE FASISMENT

List type of variance requested: LANDSCAPE FASISMENT