

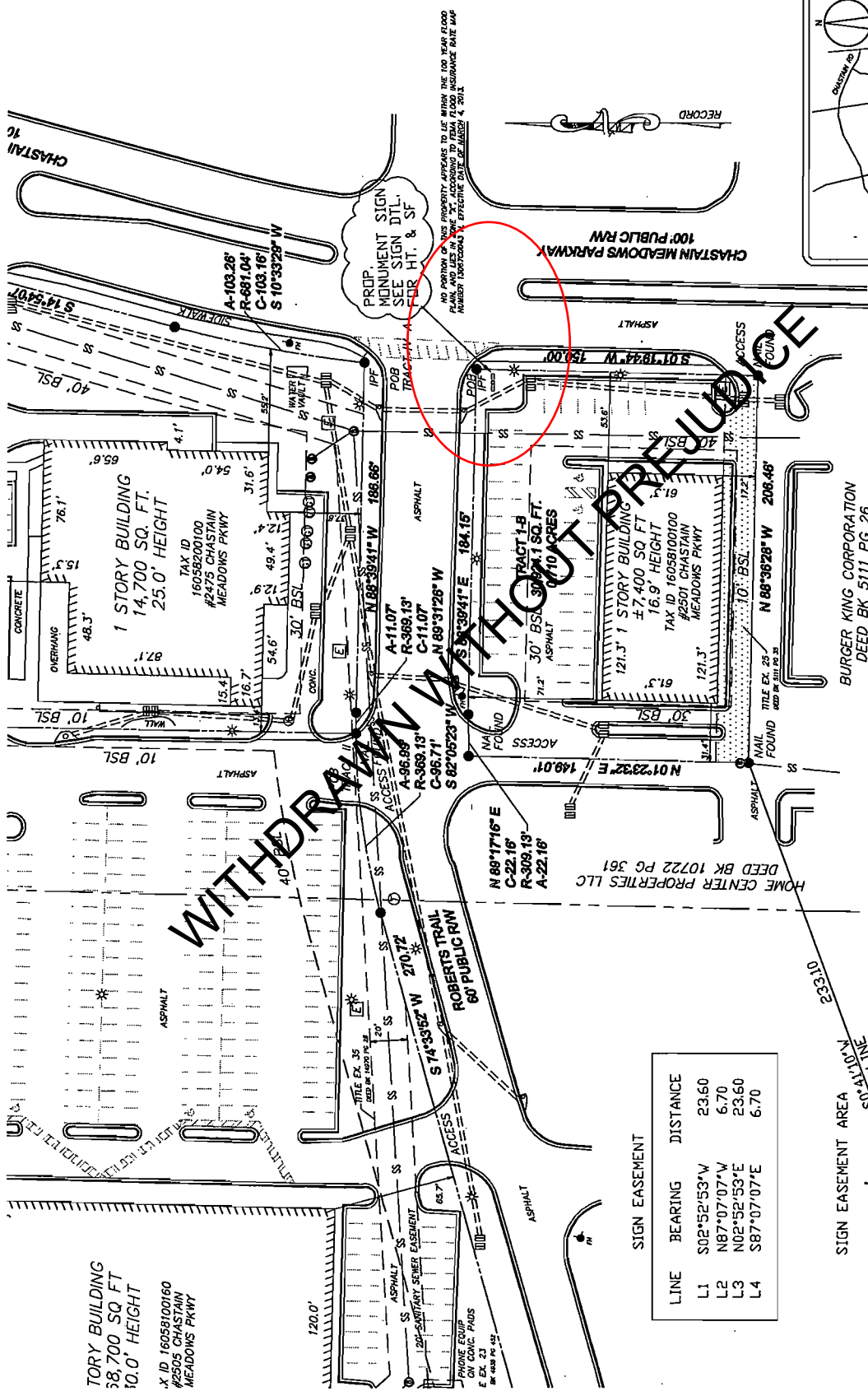
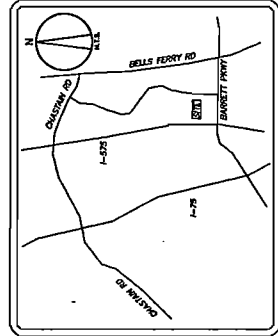
V-21  
(2018)

DAWSON ENGINEERING CONSULTANTS, LTD.  
1549 CERRY HILL ROAD  
CONLEY, GEORGIA 30024  
578-452-9610 FAX 678-720-5795  
EMAIL: info@dawsoneng.com

DRAWN BY: TLD  
CHECKED BY: TLD  
APPROVED:



SIGN LOCATE SITE PLAN  
FOR  
HOME CENTER VILLAGE  
LOCATED AT  
DISTRICT 16 LL 5611 & 5622, SECTION 2  
2505 CHASTAIN MEADOWS PKWY  
MARIETTA GA 30066  
COBB COUNTY



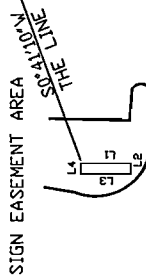
PROP. MONUMENT SIGN  
SEE SIGN DTL.  
FOR HT. & SF

NO WORKING ON THIS PROPERTY UNTIL THE WORK IS DONE PER THE  
PLANS AND SPECIFICATIONS. ACCORDING TO THE ALABAMA INSURANCE RATE LAW  
NUMBER 108-000001, EFFECTIVE DATE OF MARCH 4, 2012.

WITHDRAWN WITHOUT PREJUDICE

TORY BUILDING  
38,700 SQ FT  
10.0' HEIGHT  
X ID 16058100160  
#2505 CHASTAIN  
MEADOWS PKWY

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S02°52'53"W | 23.60    |
| L2   | N87°07'07"W | 6.70     |
| L3   | N02°52'53"E | 23.60    |
| L4   | S87°07'07"E | 6.70     |



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FEB - 2 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** Chastain Meadows 2014, LLC

**PETITION No.:** V-21

**PHONE:** 800-815-0078

**DATE OF HEARING:** 04-11-2018

**REPRESENTATIVE:** Jarred Elmar

**PRESENT ZONING:** GC

**PHONE:** 800-815-0078

**LAND LOT(S):** 582

**TITLEHOLDER:** Chastain Meadows 2014, LLC

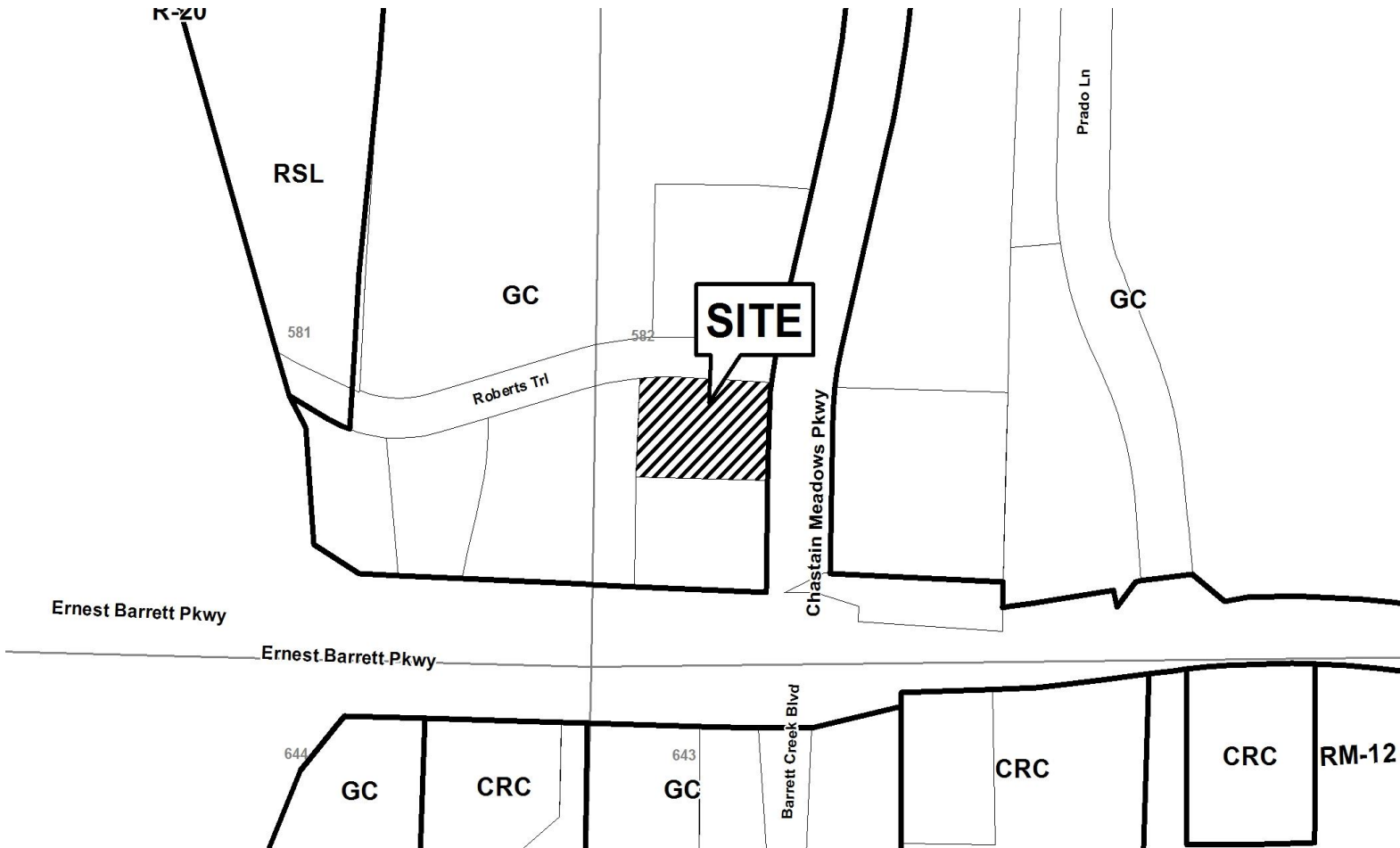
**DISTRICT:** 16

**PROPERTY LOCATION:** On the southwest corner of Roberts Trail and Chastain Meadows Parkway (2465 Chastain Meadows Parkway).

**SIZE OF TRACT:** 0.71 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** WITHDRAWN WITHOUT PREJUDICE



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

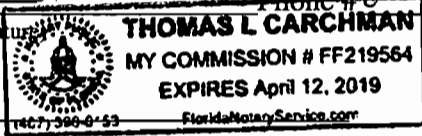
(type or print clearly)

Application No. V-21  
Hearing Date: 4-11-18

Applicant Chastain Meadows 2014, LLC Phone # 800-815-0078 E-mail aaron@genevarealestateholding.com

Jarred Elmar Address 2150 SW 10th St., suite B, Deerfield Beach, FL 33442  
(representative's name, printed) (street, city, state and zip code)

(representative's signature) [Signature] Phone # 800-815-0078 E-mail aaron@genevarealestateholdings.com

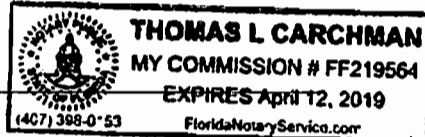


Signed, sealed and delivered in presence of:  
Thomas L. Carchman  
Notary Public

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

Titleholder Chastain Meadows 2014, LLC Phone # 800-815-0078 E-mail aaron@genevarealestateholdings.com

Signature [Signature] Address: 2150 SW 10th St., Suite B, Deerfield Beach, FL 33442  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:  
Thomas L. Carchman  
Notary Public

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

Present Zoning of Property GC

Location 2465 Chastain Meadows Pkwy  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 District 16-582 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 .7101 Acres Shape of Property Rectangle 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:

Rejection would prevent the property from having necessary signage that will assist the businesses in succeeding.

List type of variance requested: Monument Sign less than 62 ft from centerline

V-22  
(2018)

| TABLE | CHORD | BEARING           |
|-------|-------|-------------------|
| 0     | 34.87 | N84°13'44"E (P=M) |

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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
- ICV IRRIGATION CONTROL VALVE
- YI YARD INLET

CURRENT ZONING RA-4  
COBB COUNTY  
FRONT SETBACK = 25'  
SIDE SETBACK = 5'  
REAR SETBACK = 20'  
MAX IMPERVIOUS = 45%

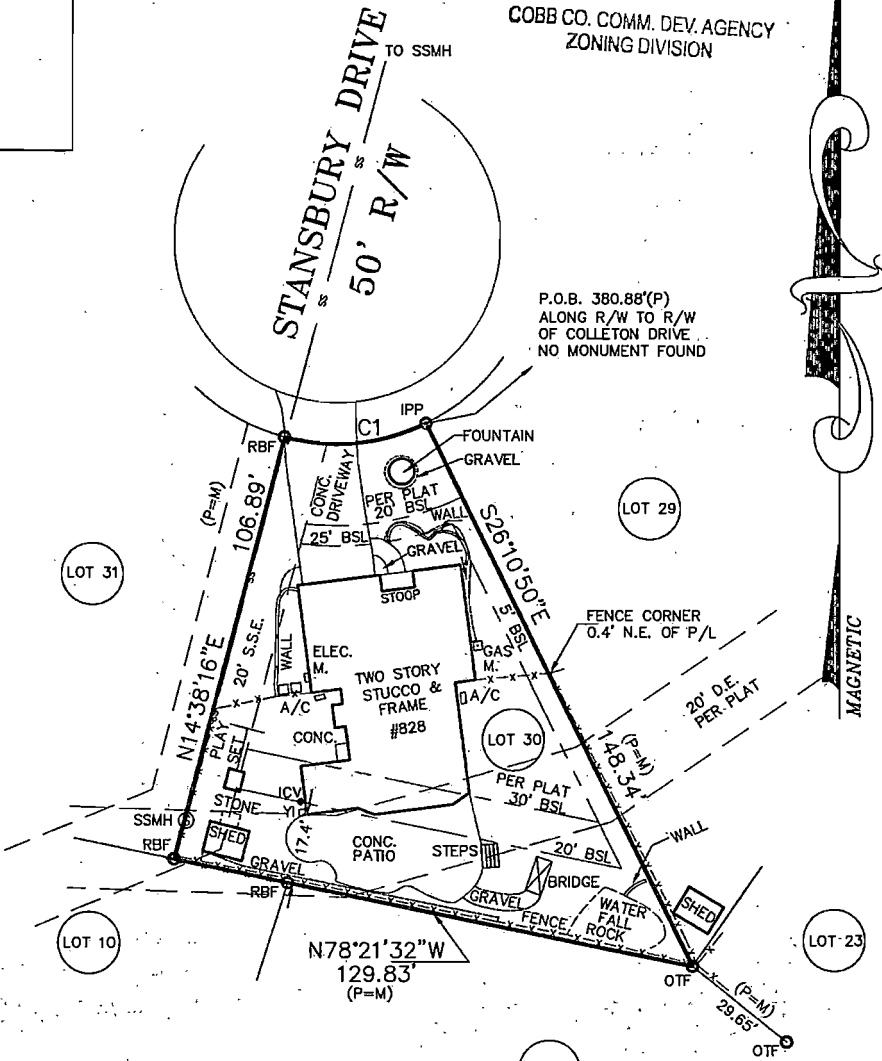
ZONING-PER PLAT  
(Z-70-93)  
FRONT = 20'  
SIDE = 5' MIN 15' BETWEEN  
STRUCTURES  
REAR = 30'

**IMPERVIOUS AREA CALCULATIONS**

- HOUSE = 2,078 S.F.
- DRIVEWAY = 605 S.F.
- CONCRETE = 860 S.F.
- WALLS = 37 S.F.
- SIDEWALK = 38 S.F.
- STOOP = 32 S.F.
- A/C PADS = 16 S.F.
- STEPS = 23 S.F.
- ROCK = 223 S.F.
- STONE PAD = 14 S.F.
- BRIDGE = 35 S.F.
- PLAY SET = 19 S.F.
- SHED = 75 S.F.
- FOUNTAIN = 31.7 S.F.
- GRAVEL = 384.76 S.F.
- YI = 1 S.F.
- TOTAL LOT COVERAGE = 4,472.46 S.F. (48.19%)

AREA  
9,280 sq.ft.  
0.21 acres

SHEET 1 OF 2



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

FIELD DATE 11/10/2018



|  |               |                         |
|--|---------------|-------------------------|
| ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: |               | DATE                    |
| LUIZ GONCALVES                                 |               | 1/11/2018               |
| OWNER / PURCHASER                              |               | SCALE                   |
| LUIZ GONCALVES                                 |               | 1" = 30'                |
| LAND LOT 516                                   | 16th DISTRICT | 2nd SECTION             |
|  |               | COBB COUNTY, GEORGIA    |
| LOT 30   | BLOCK         | UNIT                    |
|  |               | AREA OF LOT: 9,280 S.F. |
| SUBDIVISION COLLETON PLANTATION PHASE 1 & 2    |               |                         |

PLAT BOOK 160 PAGE 66  
PLAT BOOK 150 PAGE 71

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

JOB NUMBER: 18-00016

**APPLICANT:** Luiz Goncalves

**PETITION No.:** V-22

**PHONE:** 678-851-4090

**DATE OF HEARING:** 04-11-2018

**REPRESENTATIVE:** Bill Graves

**PRESENT ZONING:** RA-4

**PHONE:** 678-845-5890

**LAND LOT(S):** 516

**TITLEHOLDER:** Luiz Goncalves

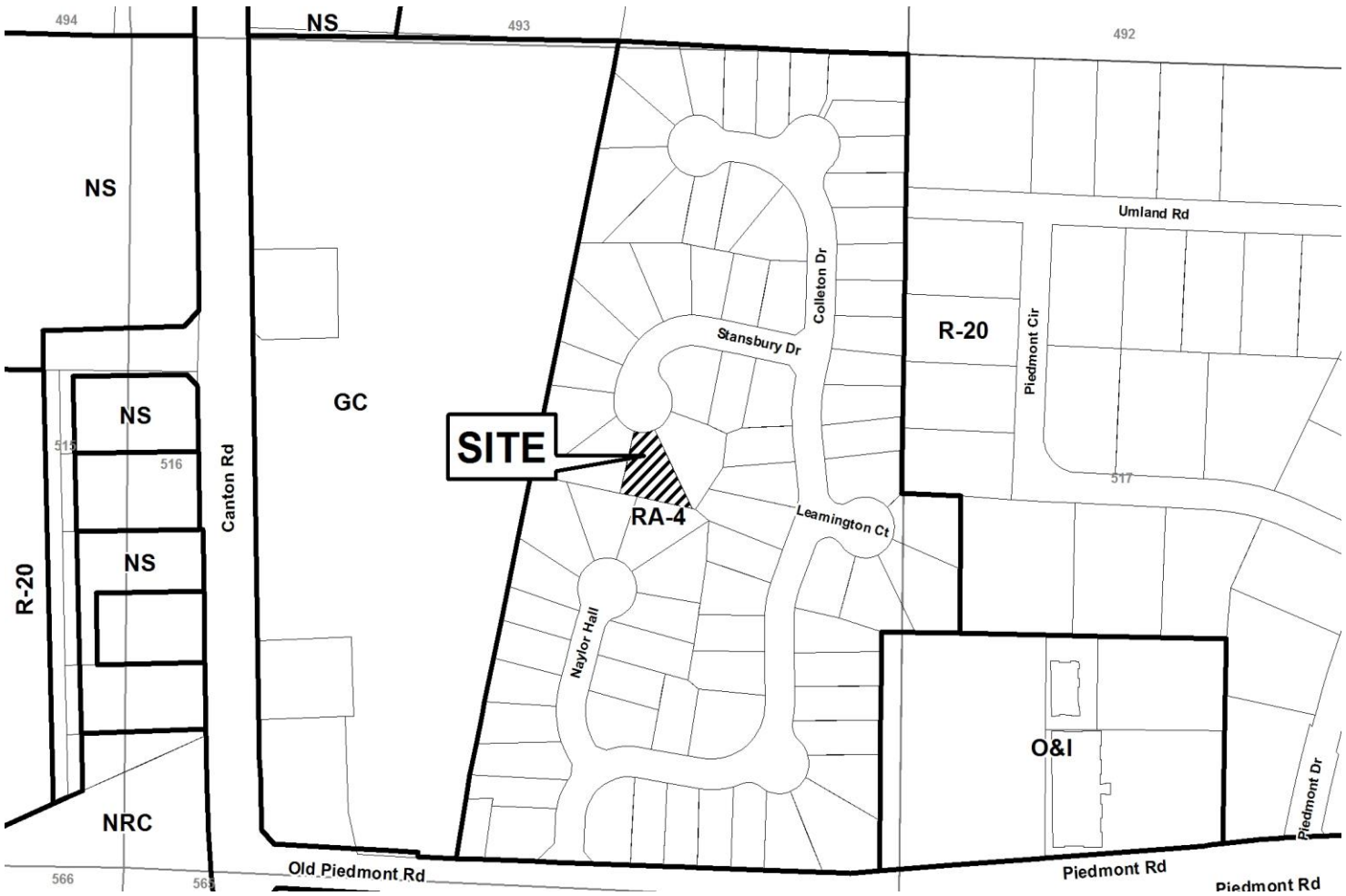
**DISTRICT:** 16

**PROPERTY LOCATION:** At the southern terminus of Stansbury Drive, west of Colleton Drive (828 Stansbury Drive).

**SIZE OF TRACT:** 0.21 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 17 feet; 2) increase the maximum allowable impervious surface from 40% to 48.19%; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet.



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# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-22  
Hearing Date: 4-11-18

Applicant Luiz Goncalves Phone # (678) 851-4090 E-mail lpggusa@hotmail.com

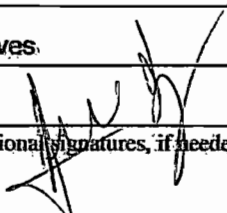
Bill Graves Address 8065 Eagle Lake Vw, Cumming, GA 30028  
(representative's name, printed) (street, city, state and zip code)

Bill Graves Phone # 678-845-5890 E-mail bgraves502@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:  
  
Notary Public

My commission expires: April 28, 2019

Titleholder Luiz Goncalves Phone # (678) 851-4090 E-mail lpggusa@hotmail.com

 Address: 828 Stansbury Drive Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
  
Notary Public

My commission expires: April 28, 2019

Present Zoning of Property RA-4

Location 828 Stansbury Drive, Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 516 District 16th Size of Tract 0.21 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:

This house was built in 1990. I purchased the property in 2015 and the seller did not disclose the fact that the screened porch which is attached to the rear of the house encroached into the 20' rear yard setback approximately 2.6' ( See current survey/plat attached). Since this is a permanent structure and it would be extremely costly and a hardship for me to either remove or modify this section of my house to be in compliance with the setback requirement, I am requesting that this variance be granted to me.

List type of variance requested: Waive the rear setback requirement from the required 20 feet to 17 feet.

\* LEGEND \*  
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 BC BACK OF CURB  
 DW DRIVEWAY FOUND  
 IPF IRON PIN FOUND  
 P PLAT (BOOK/PAGE)  
 POB POINT OF BEGINNING  
 R RADIUS LENGTH  
 R/W RIGHT-OF-WAY  
 SW SIDEWALK  
 -X- FENCE LINE

PROPERTY ADDRESS:  
 2285 HILLS LANE DR  
 SMYRNA, GA 30680  
 LAND AREA:  
 19812 SF  
 0.4548 AC  
 SCALE 1" = 20'

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL FM13067C0226G EFFECTIVE DATE: 12/16/2008

ZONE "X"

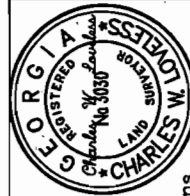
SITE PLAN PREPARED FOR:

TAMMY CLARK

|                                       |   |                        |
|---------------------------------------|---|------------------------|
| LOT 7 BLOCK "A" SECTION 1             | VINING HEIGHTS SUBDIVISION                            | BY:                    |
| LAND LOT 760                          | 17th DISTRICT 2nd SECTION                             | FIELD DATE: 10-12-2017 |
| COBB COUNTY, GEORGIA                  |   | RD                     |
| LOCATED IN CITY/OR/JUNIORP            |   | DRAWN DATE: 2-4-2018   |
| REFERENCE: PLAT BOOK 14, PAGE 198     | ALL MATTERS OF TITLE ARE EXCEPTED * NOT FOR RECORDING | ☒                      |
| REFERENCE: DEED BOOK 15336, PAGE 5815 |   |                        |

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 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

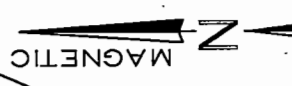


Total Site Solutions  
 183 Cypress Trail  
 Dawsonville, GA 30534  
 770-856-5192

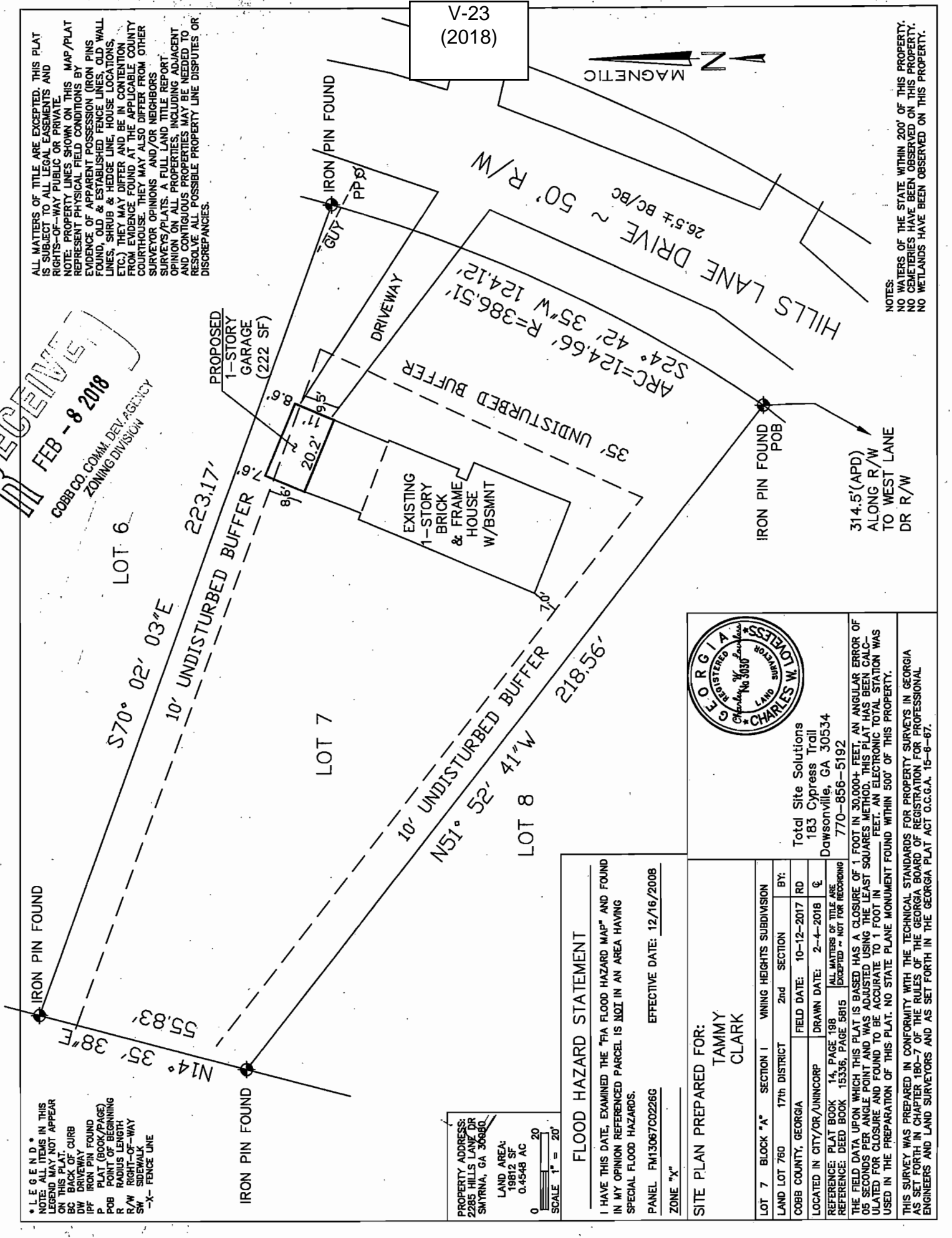
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

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 ZONING DIVISION

V-23 (2018)



NOTES:  
 NO WATERS OF THE STATE WITHIN 200' OF THIS PROPERTY.  
 NO CEMETERIES HAVE BEEN OBSERVED ON THIS PROPERTY.  
 NO WETLANDS HAVE BEEN OBSERVED ON THIS PROPERTY.





**APPLICANT:** Tammy S. Clark

**PETITION No.:** V-23

**PHONE:** 404-234-4959

**DATE OF HEARING:** 04-11-2018

**REPRESENTATIVE:** James Philip Burns

**PRESENT ZONING:** R-20

**PHONE:** 404-788-1510

**LAND LOT(S):** 769

**TITLEHOLDER:** Tammy S. Clark

**DISTRICT:** 17

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

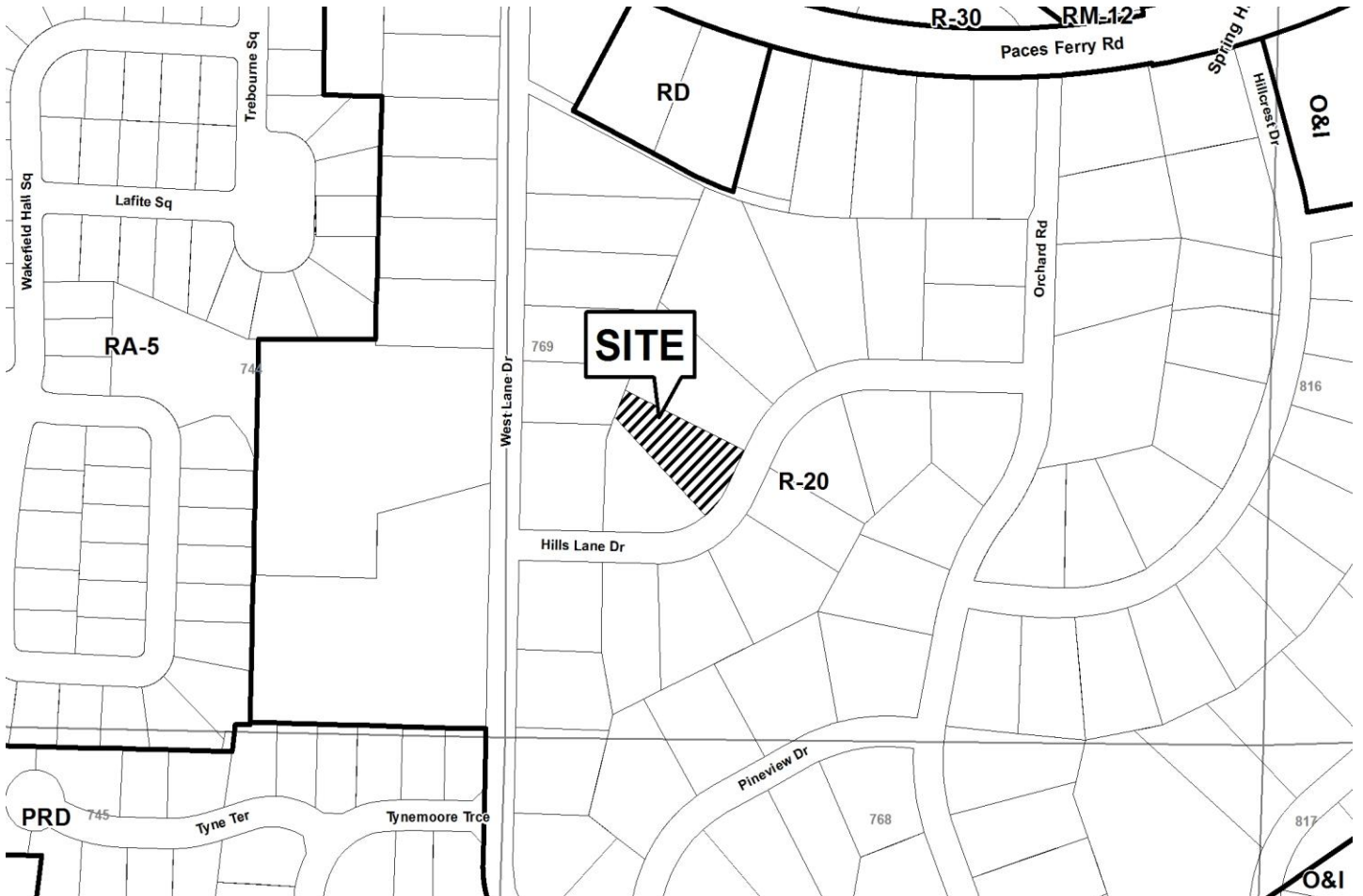
**SIZE OF TRACT:** 0.45 acres

Lane Drive, east of West Lane Drive

**COMMISSION DISTRICT:** 2

(2285 Hills Lane Drive).

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





# Application for Variance

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## Cobb County

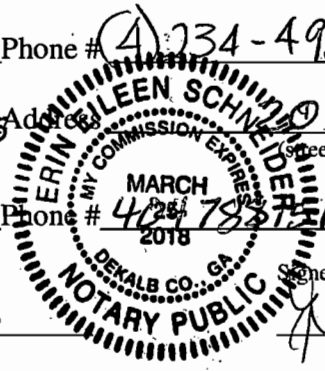
(type or print clearly)

Application No. V-23  
Hearing Date: 4-11-18

Applicant Tammy S. Clark Phone # (404) 234-4959 E-mail tammymiss@gmail.com

James Philip Burns Address 105 Emerald Cove Ln  
(representative's name, printed) (street, city, state and zip code)

James Philip Burns Phone # 404 782 7110 E-mail philipb@pinncg.com  
(representative's signature)

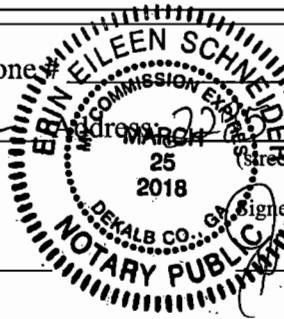


My commission expires: 25 MARCH 2018

Signed, sealed and delivered in presence of:  
Erin Eileen Schneider  
Notary Public

Titleholder Tammy Clark Phone # \_\_\_\_\_ E-mail Tammymiss@gmail.com

Signature Tammy S. Clark Address 2285 Hills Lane Dr. SE Smyrna GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 25 MARCH 2018

Signed, sealed and delivered in presence of:  
Erin Eileen Schneider  
Notary Public

Present Zoning of Property Residential

Location 2285 Hills Lane Dr SE Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 760 District 17 Size of Tract .25 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 10,302 SF Shape of Property \_\_\_\_\_ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are trying to add a garage and require  
4' Extra Feet for a car to fit.

List type of variance requested: 4' into the 10' Buffer Zone