

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 9, 2018

DUE DATE: April 9, 2018

Distributed: March 16, 2018



Cobb County... Expect the Best!

Code 2017-05973

TRIMLINE
FEB 20 2018
ZONING DIVISION

LEGEND

- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- POWER BOX
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- OVERHEAD POWER
- FENCE

AREA

9279.42 Sq. Feet
0.213 Acres

ZONING
RA-6

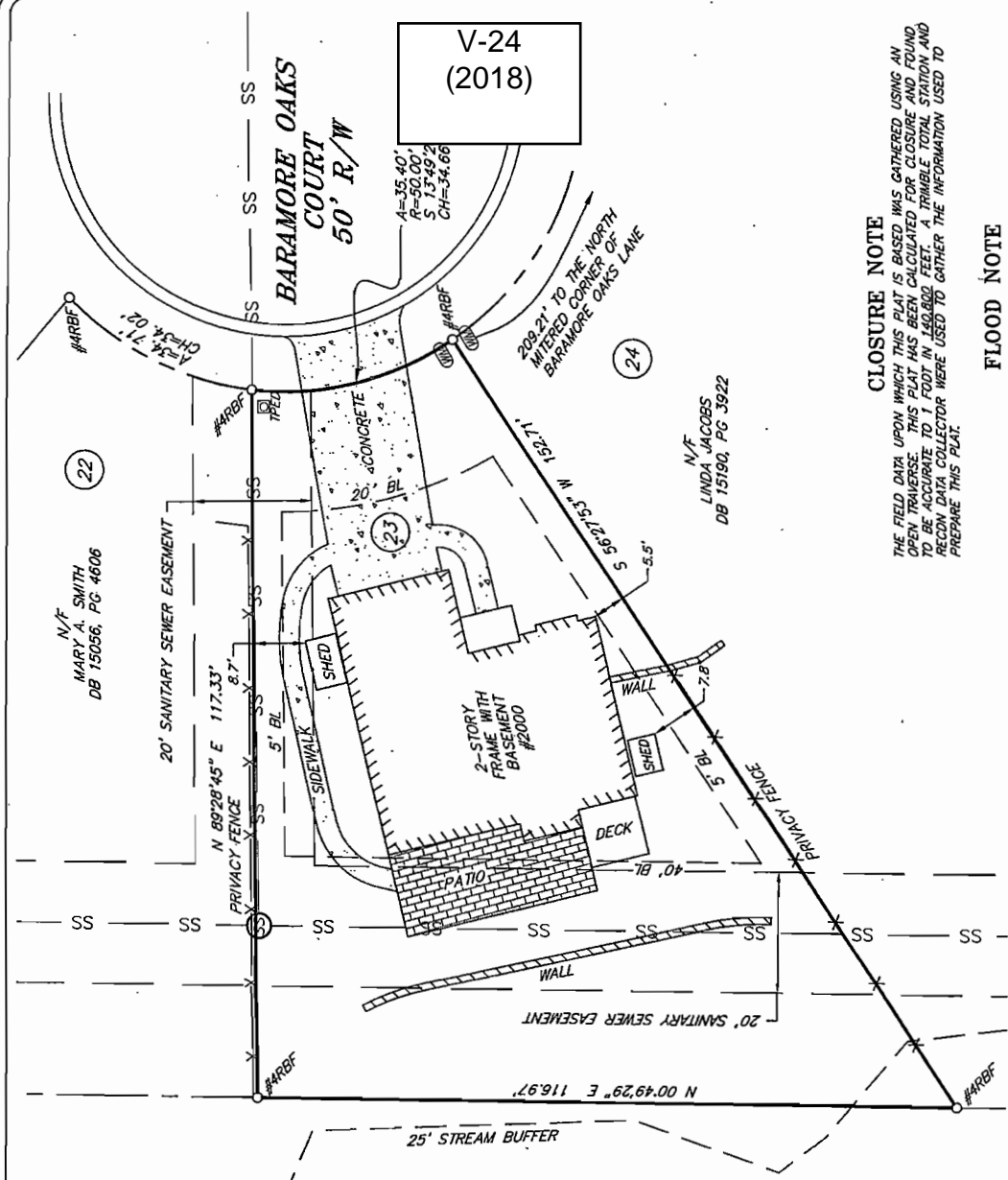
FRONT SETBACK - 20 FEET
REAR SETBACK - 40 FEET
SIDE SETBACK - 5 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR 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 THE RECORDING OF SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-6-7.

JEREMY SHIREY, GA TRS #3156
DATE 1/10/18



CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. A TRIMBLE TOTAL STATION AND RECORD DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE FIRM OFFICIAL FLOOD HAZARD MAP* AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO FLOODING. REVISION DATE: 11/02/12
MAP NUMBER: 13067C0063H



BOUNDARY SURVEY FOR:
2000 BARAMORE OAKS COURT
MELISSA DURHAM
LOT 23, MYNORFT SUBDIVISION
DB 15099, PG 306; PB 190, PG 59



52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WWW.WIDEOPENLANDSURVEYING.COM
JOB #1972

FIELD DATE:	1/9/18
PLAT DATE:	1/10/18
SCALE:	1"=20'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	597
SECTION:	2nd

V-24
(2018)

A=35.40'
R=50.00'
S 13°49'2"
CH=34.66'

BARAMORE OAKS COURT
50' R/W

N/F MARY A. SMITH
DB 15056, PG 4606

N/F LINDA JACOBS
DB 15190, PG 3922

N/F MEN HOLDINGS LLC
CREEK

20' SANITARY SEWER EASEMENT
PRIVACY FENCE
N 89°20'45" E 117.33'
8.7'

20' SANITARY SEWER EASEMENT
N 00°49'29" E 116.97'

208-21' TO THE NORTH
MISERED CORNER OF
BARAMORE OAKS LANE

22

24

23

NORTH (PB 190, PG 59)

APPLICANT: Melissa F. Durham

PHONE: 678-595-4335

REPRESENTATIVE: Melissa F. Durham

PHONE: 678-595-4335

TITLEHOLDER: Sharon E. Toothman and Melissa Durham

PROPERTY LOCATION: At the western terminus of Baramore Oaks Court, west of Baramore Oaks Lane (2000 Baramore Oaks Court).

TYPE OF VARIANCE: Allow two separate accessory structures to the side of the principal structure (shed #1 on the north side of the house and shed #2 on the south side of the house).

PETITION No.: V-24

DATE OF HEARING: 05-09-2018

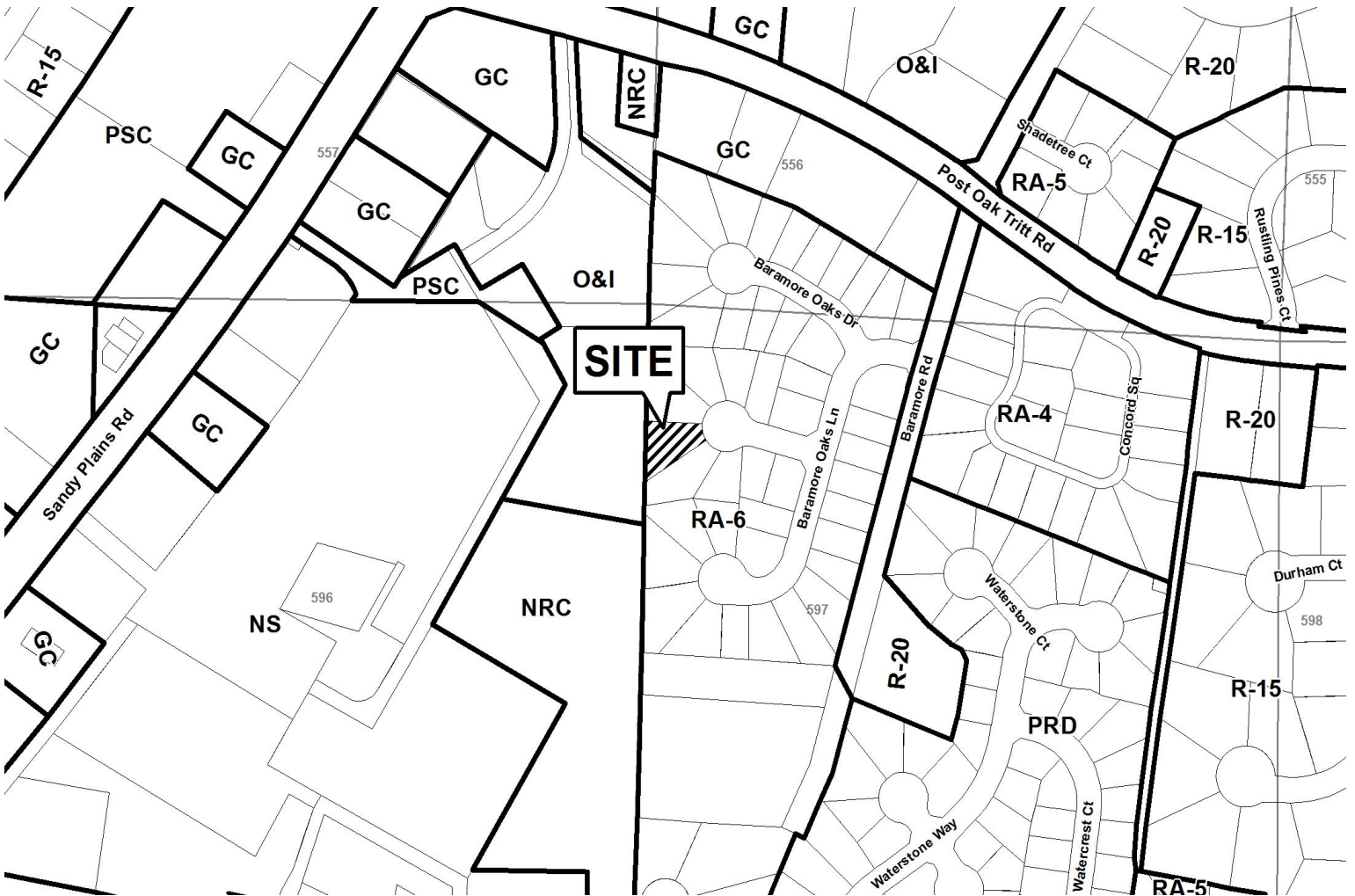
PRESENT ZONING: RA-6

LAND LOT(S): 597

DISTRICT: 16

SIZE OF TRACT: 0.21 acres

COMMISSION DISTRICT: 3



Application for Variance Cobb County

RECEIVED
FEB 20 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-24
Hearing Date: 5-9-2018

Applicant Melissa F. Durham Phone # 678.595.4335 E-mail VineyardImaging@aol.com

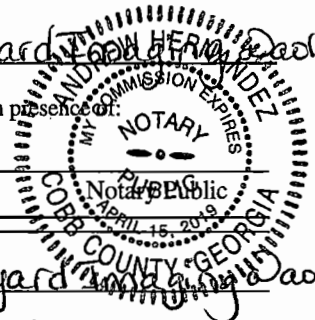
Melissa E. Durham Address 2000 Baramore Oaks Ct. Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Melissa E. Durham Phone # 678.595.4335 E-mail VineyardImaging@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 4/15/2019

[Signature]

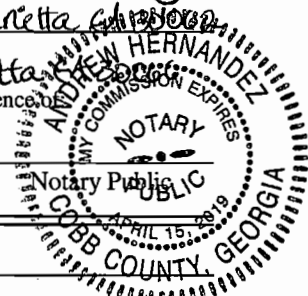
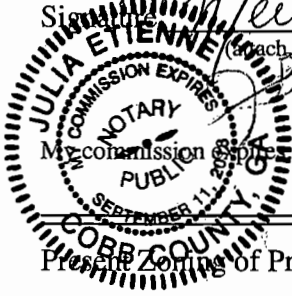


Titleholder Melissa F. Durham Phone # 678.595.4335 E-mail VineyardImaging@aol.com

Signature Melissa E. Durham Address: 2000 Baramore Oaks Ct Marietta, GA 30062
(each additional signatures, if needed) (street, city, state and zip code)

Sharon Toothman 2920 Carbow Trail Marietta, GA 30062
(each additional signatures, if needed) (street, city, state and zip code)

Subscribed and sworn before me on 4/15/2018 State of Georgia County of Cobb
(Date) (Notary Signature)



Present Zoning of Property RA-6 (Notary Signature)

Location 2000 Baramore Oaks Ct. Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #23 0597 District 16 Size of Tract 0.213 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 0.213 ^{Acres} Shape of Property _____ Topography of Property _____ Other _____

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

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

Please see our typed Explanation of Hardship/Challenges (2 Pages Typed)
Primarily, my son's Diagnosis with Autism & the need to have close proximity to his equipment, his testing & symptoms of low coordination & motor skills make the extreme hill to our backyard difficult. We also have 3 Handicap Parents who cannot help/watch if in rear location.

List type of variance requested: Several Safety concerns noted - Please Refer to Police Reports & Kids-R-Kids Accessory Structure - too small for Permit letter.

We would like to request to be able to keep our small, lean-to-shed in its current location. It was tastefully built & is concealed by a Tree 10 1/2 Months. We did receive HOA Approval May 2017.

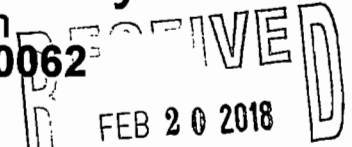
Revised: 03-23-2016 *If an Amendment is needed, we can agree to move lean-to-shed if we Sell the home.

V-24
(2018)
Exhibit

Application for Variance to the Cobb County

Sec. 134-94

Melissa E. Durham & Sharon E. Toothman
2000 Baramore Oaks Court Marietta, GA 30062



Thank you for your time & consideration regarding application for variance, & our request to keep our small existing lean-to shed in its current location. I am not only a Cobb County Resident, but I was born at Cobb Hospital, & graduated with honors from Osborne High School in 1996. I am proud of this city, & the rules we hold in order to maintain order & keep us all safe. My parents are also retired Cobb County Educators. My mother, Sharon, & I own this property together.

We have included paperwork showing that we submitted an ARC form to our HOA Board in May 2017 & received approval for 2 proposed sheds. Once approved, we moved forward with choosing a company & building (on site) a small half shed on the side of our home. You can see with pictures that it is placed behind an existing tree that is in full bloom 80%+ of the year. It also conceals our trashcans. In addition, we used Hardie Siding, the same color paint as our home, & Matching Architectural Shingles.

DRAINAGE:

Our property backs up to a Natural Water Easement. Although the second shed was approved by my HOA, we have placed this on hold, as our backyard floods due to the County Water easement that overflows into the majority of our yard. (I have included photos). We have worked year after year to clean the woods behind our home, to keep the yard tidy, to blow leaves away from the easement, etc. However, it is clogged before our property & namely behind our neighbor Alice Smith (2001 Baramore Oaks Court). She is unable to see the easement from her home through the woods & down the hill. The water does pour to our property from that direction, & may actually be a request for Cobb County to clean the area, as it does not belong to the homeowners.

Due to the water & location, there is not a truly secure place to place a shed until the water issues have been addressed.

SAFETY: See Photos

In addition to the drainage issues, we do not feel the backyard is a safe place for a shed at this time. Due to safety reasons, I do not want personal belongings or my children's play equipment that can be accessed so close to a commercial property that has had notable concerns.

Our property backs up directly to Kids-R-Kids/Sprayberry Academy (2110 Post Oak Tritt Rd, Marietta, GA 30062, 770.977.0877). It is a GIANT Metal building in our backyard. This is a part of the neglected Sprayberry Crossing Center that has been in court & Zoning for years. We are also directly behind the Public Storage Facility at (2514 E Piedmont Rd, Marietta, GA 30062, 678.273.2853). Another Business Directly within walking Distance into my backyard is my Favorite Thrift Store, Liberty Thrift. We are there weekly, but I do know they employ convicted felons to do community service loading & unloading in the back of the store, again, within walking to my home. You can access our yard from the woods of that center. Cobb County Police records will show the number of teens, people, and homeless who have been caught or removed from that area.

The staff at Kids-R-Kids are extremely nice & we stay in touch regularly when I see activity after hours on their property. I have called police several times when people have trespassed to the fenced & non-fenced area beside the building. I have sat on my back porch in the dark while men have climbed their fence to smoke or play basketball. Public Storage AND Kids-R-Kids have had multiple Homeless men removed by police from the woods, feet from my backyard. My son, has seen them during the day at times.

Now, you may notice we have a playground, trampoline & other outdoor items in the back of our home. These are not easily removed, & they are not hiding places for a trespasser. They are also not available housing or items that might entice someone to pose safety concern for my children. Storing regularly used play equipment would be much safer where we have Sidewalk & Street lighting, easier access, and closer to the home.

****Please see some of the attached Alarm Records, as well as letters from the neighboring businesses.***

APPEARANCE:

In review of Cobb Zoning Article IV Sec. 134-202 RA-6, "...are to be Complimentary to the Primary Structure."
If you review our photos, we took great concern with this. We have made this appear as close in resemblance to our home as possible. We added Hardie Siding Painted with matching Sherwin Williams Paint & Trim, along with Black Matching Architectural Shingles. It is tastefully, done.

I have stood at the driveway of every neighbor, as well as 3 points on the main road driving toward my home & it cannot be seen. There is only one neighbor who, when standing in her driveway & looking over her fence, would find it noticeable. If it is expressed the small shed is "unsightly" please note that we live behind a monstrous metal commercial building, which is far less appealing. This would have been a consideration for a homeowner when buying the home in this location. (Photo included - of materials used & appearance.)

Office Hepler even stated: "If I did not know any better, I would have thought it was part of your home. It blends in so well."
**I understand he has to site according to the law, so his quote is simply meant as an opinion. Not fact.*

HARDSHIPS:

I do not like to use my son's condition as an excuse. You will rarely hear me use his diagnosis as a reason, but it does become quite important in this instance. My son, Tyler, was diagnosed with Autism in 2015. He is now 10 years old & in over 30 tests, he has proven to have difficulty with decision making, impulsiveness, low-motor skills & coordination. Some of these simple tasks like tying shoes, turning off lights, & closing/locking doors, are a struggle for him. He also has very little sense of danger in many situations. He is an extremely bright student, but these are real struggles. He is a 4th grade Student at Mountain View Elementary with Full Time IEP, Co-Taught inclusion class setting.

This is important to point out because this small lean-to shed was meant to give him equipment needed to work on some of those things & therapy: Riding bikes, scooters, skateboard, sidewalk chalk, chairs, etc. These are all in the small shed to the right side of our home. We have a sidewalk that walks along the side, & allows for easy access to his equipment. In my opinion, it is well-placed & non-obtrusive.

Because we live in one of only 4 basement homes in the neighborhood, we are among the few on an extreme hill. The other 40+ homes are on level lots as a 2 story home on a slab. To access the backyard, you must go around the home, down a steep hill, and further down the lot toward the easement to access play or lawn equipment (that would be placed in a shed). This is a problem for a child with low skills. Let us then refer back to the fact that this is in a flooded area when it rains, & there is really not a place to put it.

In addition, we are caretakers for 3 Handicapped Parents. 3 out of 4 of our parents cannot walk well without assistance. As with most grandparents, they love to visit & watch our children play. It is extremely dangerous to expect them to be able to supervise my 2 children down a large hill & to watch or even talk them through putting items back. I can provide diagnosis information for the parents if needed.

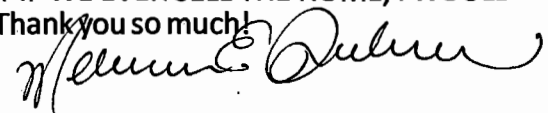
Since we were given warning about this shed, we have actually lost one of those parents to a battle with Stage IV Cancer. This was heavy & ongoing through the holidays and New Year. My mother in law, also a Marietta resident, who loved to be outside & watch the children play, passed away Monday January 8, 2018.

Lastly, regarding my son's autism. I chose to place this equipment outside in it's location because of some of the challenges he has. He is able to easily get to his bikes to help with some independence. He is not frustrated or bothered by a hill or a challenging location. It is easier for therapists & parents to watch him do so in a closer location. More importantly, since he has not yet mastered locking doors, & similar tasks, I would much rather have the door to a shed left open, than the door or garage to my home. He has not proven to be able to make this happen. I would rather the contents of a shed be emptied out, than those of my home.

In it's location we have sensor lights & newly installed bright street lights to help us at dusk.

WE ARE RULE FOLLOWERS & WE WOULD NOT HAVE HAD THIS BUILT ON SITE IN THIS LOCATION HAD WE NOT RECEIVED APPROVAL, FOR WHAT WE THOUGHT WAS AN HOA/COUNTY APPROVED REQUEST. BUT WITH THE COST OF RELOCATION, & THE NEED WE HAVE FOR MY SON, WE WOULD LOVE TO KEEP IT IN IT'S CURRENT LOCATION. IF WE NEED TO ADD A CLAUSE THAT STATES WE WILL TAKE IT IF WE EVER SELL THE HOME, I WOULD BE HAPPY TO ADD THAT AMENDMENT, UPON APPROVAL.

Thank you so much!



V-24
(2018)
Exhibit



DURHAM ^{SHED}
Code: 2017-05973

2000
Baranore Oaks Ct
Marietta, GA 30062

Full Visibility From
Sidewalk Only. Nicely
Landscaped.



V-24
(2018)
Exhibit

Front Driveway
View:

Photo as you →
Approach our
Home

View from
Back L & R of
Driveway



View From Back
Left of Driveway

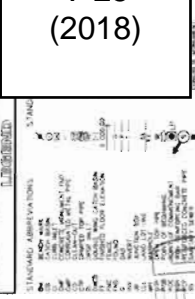


Back Right
of Driveway
close to Property
Line.

V-25
(2018)



GENERAL NOTES
THE SURVEY HAS BEEN PERFORMED WITHIN THE BOUNDS OF A COUNTY...
GENERAL INFORMATION
THIS SURVEY WAS PERFORMED FOR THE PROPERTY OWNERS...
LEGAL DESCRIPTIONS
THE SURVEYED TRACTS ARE DESCRIBED AS FOLLOWS...



LEGAL DESCRIPTIONS
TRACT 1: BEING THAT PORTION OF THE...
TRACT 2: BEING THAT PORTION OF THE...
TRACT 3: BEING THAT PORTION OF THE...
TRACT 4: BEING THAT PORTION OF THE...
TRACT 5: BEING THAT PORTION OF THE...

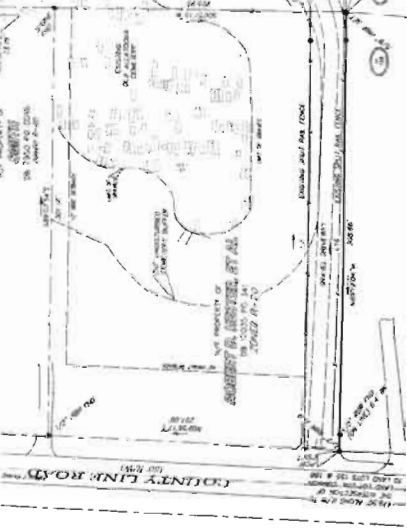
MARK R. HESTER
BOUNDARY & TOPOGRAPHIC SURVEY FOR:
COUNTY: COBB STATE: GEORGIA
LAND LOT: 155 & 156 EASTING: 2000 SECTION: 2
TOWNSHIP: 15 NORTH RANGE: 20 WEST
APPROXIMATE ACRES: 178.649
JOB NO.: 2018155-156-000-000
DATE: 02/23/2018



DEVELOPER'S CERTIFICATION
I, the undersigned, being a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land described herein.

TRACT	ACRES	SQ. FT.
TRACT 1	178.649	12,444,000
TRACT 2	4.101	281,649
TOTAL	182.750	12,725,649

DEVELOPER'S CERTIFICATION
I, the undersigned, being a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land described herein.



RECEIVED
FEB 23 2018
COBB CO. COMM. DEV. & ZONING DIVISION

GeoSurvey, Ltd.
1750 SHEPHERD BLVD. SUITE 200
MARIETTA, GEORGIA 30066
PHONE: (770) 220-1888
FAX: (770) 220-1888

APPLICANT: Mark R. Hester

PETITION No.: V-25

PHONE: 678-596-6120

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: David L. Hester

PRESENT ZONING: PRD

PHONE: 678-232-3778

LAND LOT(S): 156

TITLEHOLDER: Mark R. Hester

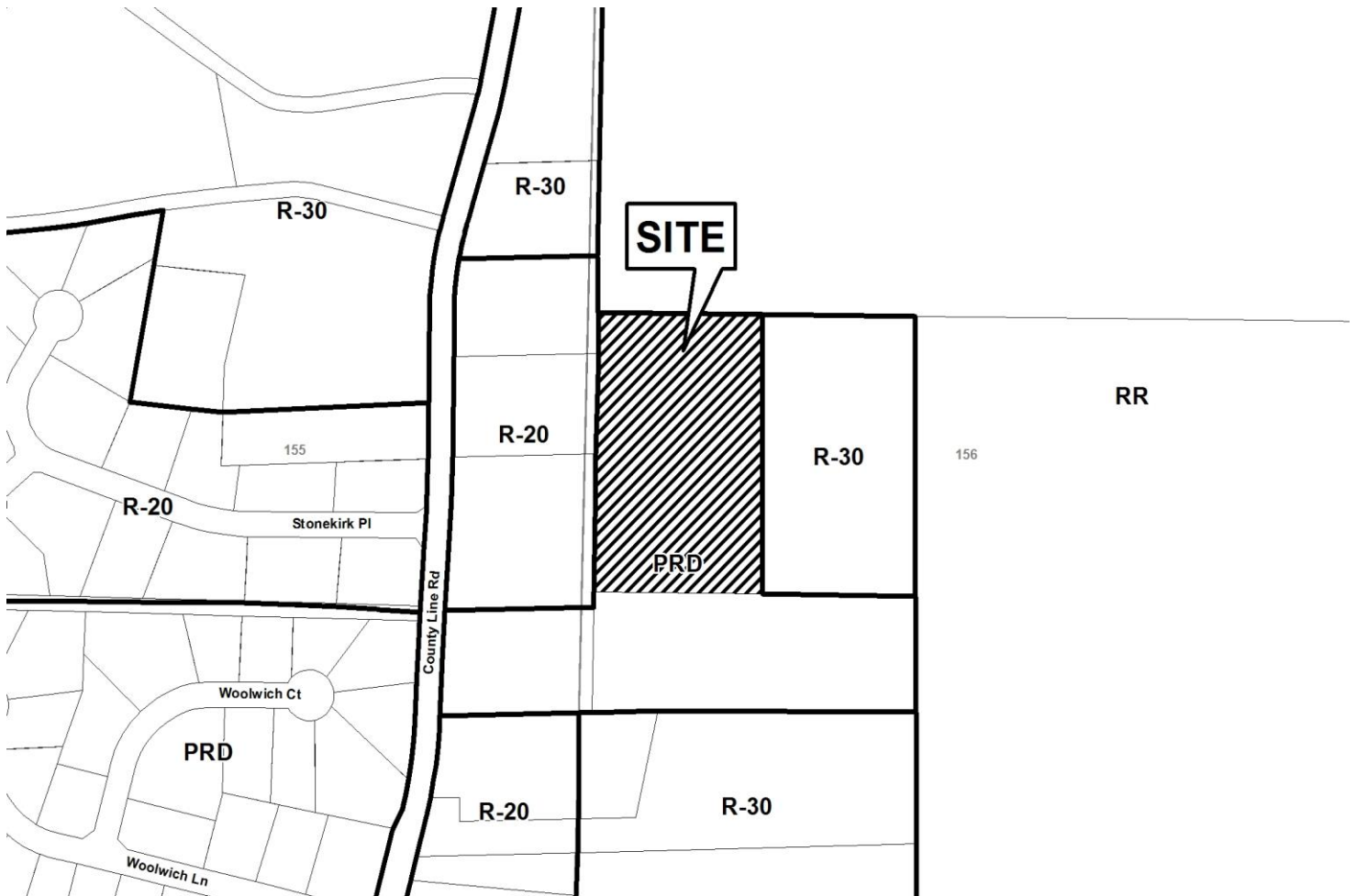
DISTRICT: 20

PROPERTY LOCATION: Located off a private easement, east of County Line Road (2510 County Line Road).

SIZE OF TRACT: 4.10 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow a second electrical meter on a residential lot; 2) allow an accessory structure (existing approximately 450 square foot pole shed) on a lot without a primary structure; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



RECEIVED
FEB 23 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

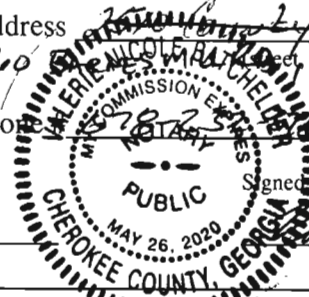
Application No. V-25
Hearing Date: 5-9-18

Applicant MARK R HESTER Phone # 6785966120 E-mail mhester@hestereye.com

DAVID L HESTER Address 1660 County Line Rd Acworth, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

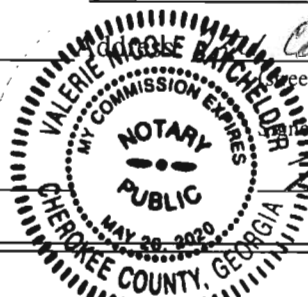
Phone # 6785966120 E-mail DLHESTER@GEDSURVEY.COM



My commission expires: May 26, 2020
Signed, sealed and delivered in presence of: Kali Nichol Batchelder
Notary Public

Titleholder MARK R HESTER Phone # 6785966120 E-mail mhester@hestereye.com

Signature [Signature] Address 1660 County Line Rd, Acworth GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: May 26, 2020
Signed, sealed and delivered in presence of: Kali Nichol Batchelder
Notary Public

Present Zoning of Property PRD

Location 2510 County Line Rd, NW, Acworth GA 30061
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 155 District 20 Size of Tract 4 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:

TAKING POWER FROM NEIGHBORS LOT 2 TEMPORARY DROP POWER CORD

List type of variance requested: ELECTRICAL TEMP POLE TO POWER OUT BUILDING / SHED UNTIL PERMANENT HOUSING STRUCTURE IS CONSTRUCTED

JAMES H. CARTER
LAND SURVEYING COMPANY
P.O. BOX 957982, DULUTH, GEORGIA 30095
Tel: (404) 213-5706 j.carter@carterlandsurveying.com

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

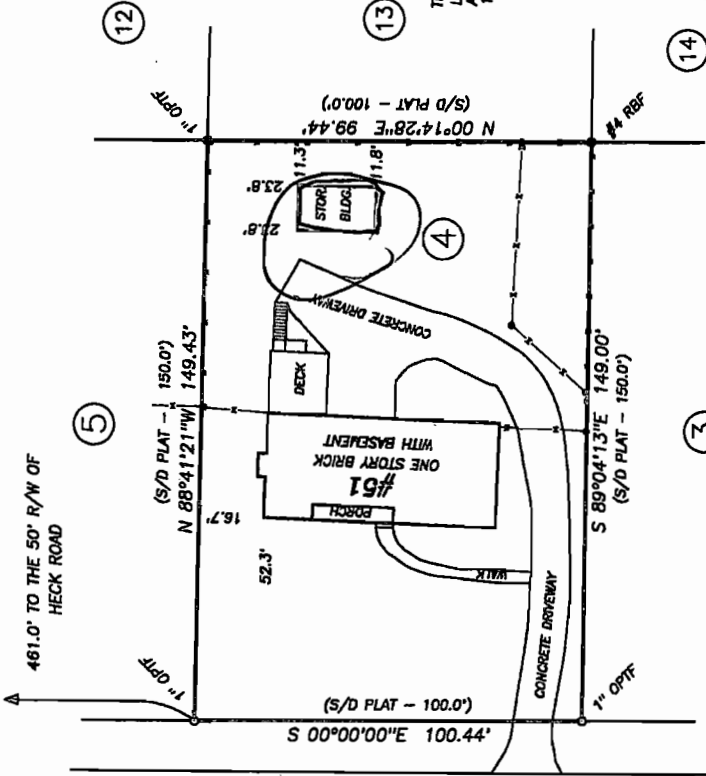
RECEIVED
MAR - 6 2018

THIS IS TO CERTIFY THAT THIS PROPERTY DOES NOT
LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD
AREA AS SHOWN ON THE FIRM PANEL NO.
13067C0041H, DATED 03/04/2013.

AREA: 14,911 SF ~ 0.342 ACRES
PLAT BOOK 43 ~ PAGE 14

SURVEY FOR:
RICHARD L. WHITENER
LOT 4, BLOCK C
MAGGIE VALLEY SUBDIVISION
LAND LOT 283
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 30'
FIELD WORK DATE: 02/09/2018
PLAT DATE: 02/12/2018

In my opinion, this plat is a correct representation
of the land platted and has been prepared within
the minimum standards and requirements of law.



LEGEND	
RBS	REBAR SET
RB	REBAR FOUND
OTPF	OPEN TOP PIPE FND.
CTPF	CRIMPED TOP PIPE FND.
BL	BUILDING LINE
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
SSE	SANITARY ESMT.
R/W	RIGHT-OF-WAY
CONC	CONCRETE
DK	DECK
PAT	PATIO
S	STOOP
-X-	FENCE

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL
EASEMENTS OR RESTRICTIONS OF RECORD.
DIMENSIONS FROM HOUSE TO PROPERTY LINES
SHOULD NOT BE USED TO ESTABLISH FENCES.
THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT.
USE BY THIRD PARTIES IS AT THEIR OWN RISK.
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 7 SECONDS PER ANGLE POINT
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 10,000 FEET.
EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.



APPLICANT: Angela Whitener and Richard L. Whitener
PHONE: 404-316-0042
REPRESENTATIVE: Richard L. Whitener
PHONE: 404-316-0042
TITLEHOLDER: Richard L. Whitener and Angela M. Whitener
PROPERTY LOCATION: On the east side of Dillard Drive, south of Heck Road (51 Dillard Drive).

PETITION No.: V-26
DATE OF HEARING: 05-09-2018
PRESENT ZONING: R-20
LAND LOT(S): 283
DISTRICT: 16
SIZE OF TRACT: 0.34 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 240 square foot storage building) from the required 35 feet to 11 feet.



RECEIVED
MAR - 6 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

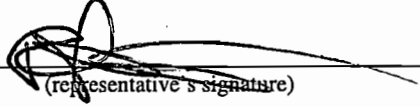
Application No. V-216
Hearing Date: 5-9-18

Applicant 

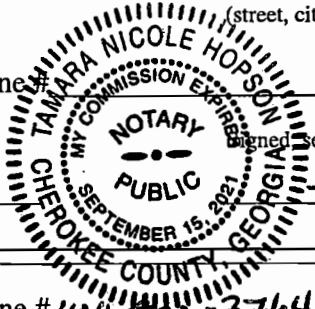
Phone # 404-316-0042 E-mail rickwhitener@gmail.com

Richard L. Whitener
(representative's name, printed)

Address 51 Dillard Dr. NE, Kennesaw, GA 30144
(street, city, state and zip code)


(representative's signature)

Phone # _____ E-mail _____



Signed, sealed and delivered in presence of:

My commission expires: Sept 15, 2021


Notary Public

Titleholder Angela Whitener

Phone # 404-520-3764 E-mail amwhitener01@netscape.net


Signature Angela Whitener
(attach additional signatures, if needed)

Address: 51 Dillard Dr. NE, Kennesaw, GA 30144
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Sept 15, 2021




Notary Public

Present Zoning of Property R-20

Location 51 Dillard Dr NE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 283 District 16 Size of Tract 0.342 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 14,911 Shape of Property _____ Topography of Property _____ Other _____

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Setback The hardship would that the property owner would have to remove the shed. Moving the shed to the current would place the front on the driveway against the house

List type of variance requested: Rear Set back of

V-27
(2018)

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	95.27	545.87	95.15	S61°00'13"E

LINE TABLE

LINE	LENGTH	BEARING
L1	6.70	S56°00'13"E
L2	66.80	N12°56'13"E

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MAR - 6 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CURRENT ZONING (R-30)
FRONT SETBACK = 50'
SIDE SETBACK = 12'
REAR SETBACK = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE
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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 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 6,134,247 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

REF. 13-01791 REVISED TO SHOW ZONING 9/19/2017 REVISED 09/12/17 ADD GARAGE REVISED 02-08-2018 TO SHOW PROPOSED SCREEN PORCH FIELD DATE 09/05/17

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: MELISSA T. MALMBERG		DATE	04/30/13	
	OWNER / PURCHASER KIRK R. MALMBERG & MELISSA T. MALMBERG		SCALE	1" = 40'	
	LAND LOT 4	1st DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
	LOT 4	BLOCK E	UNIT FOUR	AREA OF LOT: 22,974 S.F.	
	SUBDIVISION		THE COLUMNS		
PLAT BOOK 215, PAGE 54 DEED BOOK 13888, PAGE 4963		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<p>SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052</p>	

APPLICANT: Kirm Malmberg and Melissa Malmberg

PETITION No.: V-27

PHONE: 404-457-5642

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Melissa Malmberg

PRESENT ZONING: R-30

PHONE: 404-457-5642

LAND LOT(S): 4

TITLEHOLDER: Kirk R. Malmberg and Melissa T. Malmberg

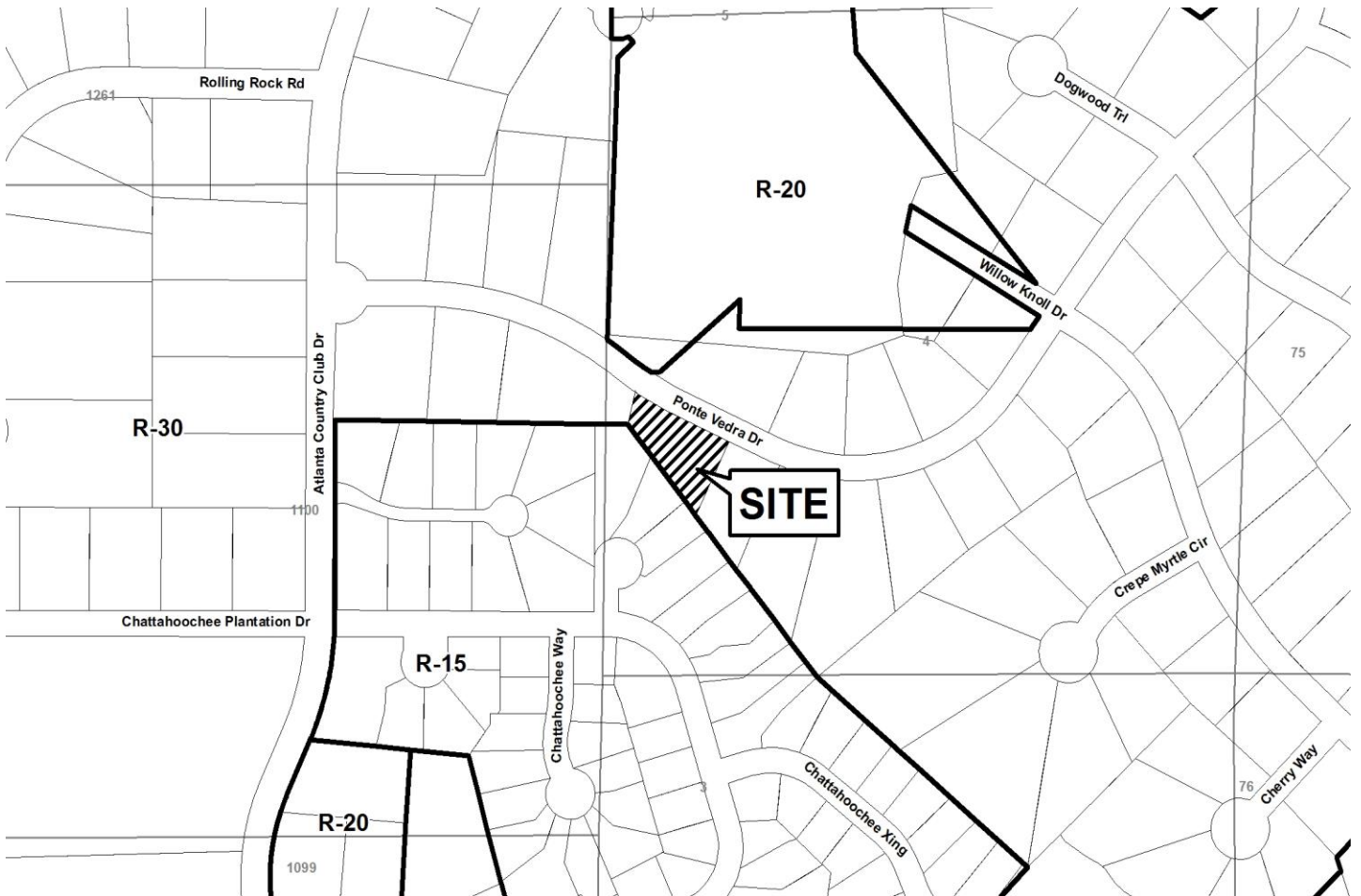
DISTRICT: 1

PROPERTY LOCATION: On the south side of Ponte Vedra Drive, east of Atlanta Country Club Drive (4530 Ponte Verda Drive).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2

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



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MAR - 6 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-27
Hearing Date: 5-9-18

Applicant Kirk and Melissa Malmberg Phone # 404-457-5642 E-mail: melissamalmberg@gmail.com
Melissa Malmberg Address 4530 Ponte Vedra Drive, Marietta
(representative's name, printed) (street, city, state and zip code) GA 30067

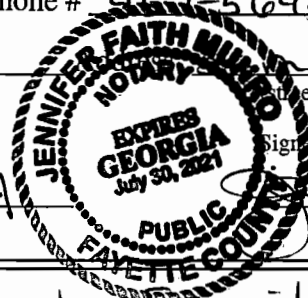
Melissa Malmberg
(representative's signature)



404-457-5642 E-mail Melissamalmberg@gmail.com
Signed, sealed and delivered in presence of: Don Wells
Notary Public

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

Titleholder Kirk & Melissa Phone # 404-457-5642 E-mail Melissamalmberg@gmail.com
Signature Melissa Malmberg
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: July 30, 2021
Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property R-30-Single Family residential
Location 4530 Ponte Vedra Dr., Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1 Size of Tract .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:

Proposing to build a screened in porch in the same location as the existing deck, but slightly larger at 16' x 28', plus an 8' x 11' grilling deck. The screened porch will be 4' wider than the existing deck.

List type of variance requested: Variance is requested to reduce the back set back from 40' to 35' to accommodate the extra 4' width of the porch.

V-28
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.03 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROJECT. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROJECT. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

LEGEND:

IPS	IRON PIN SET	⊕	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	-Z-	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-REINFORCING BAR	DWCB	CATCH BASIN
CRB	CAPPED RE-BAR	JB	JUNCTION BOX
CL	CENTERLINE	DI	DROP INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT	CMF	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER	FH	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
X	FENCE	WV	WATER VALVE
AE	ACCESS EASEMENT	WM	WATER METER
PROP	PROPOSED	CO C/O	SANITARY SEWER CLEANOUT
AC	AIR-CONDITIONER	POB	POINT OF BEGINNING
NTS	NOT TO SCALE	SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

LOT 1
3010 POWDER WAY
MARIETTA, GA 30064.
9,674 SQ FT
0.22 ACRES

ZONE: RA-5
BUILDING SETBACKS:
FRONT - 10'
SIDES - 5'
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE ON LOT 1.

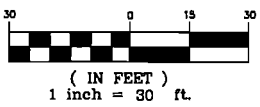
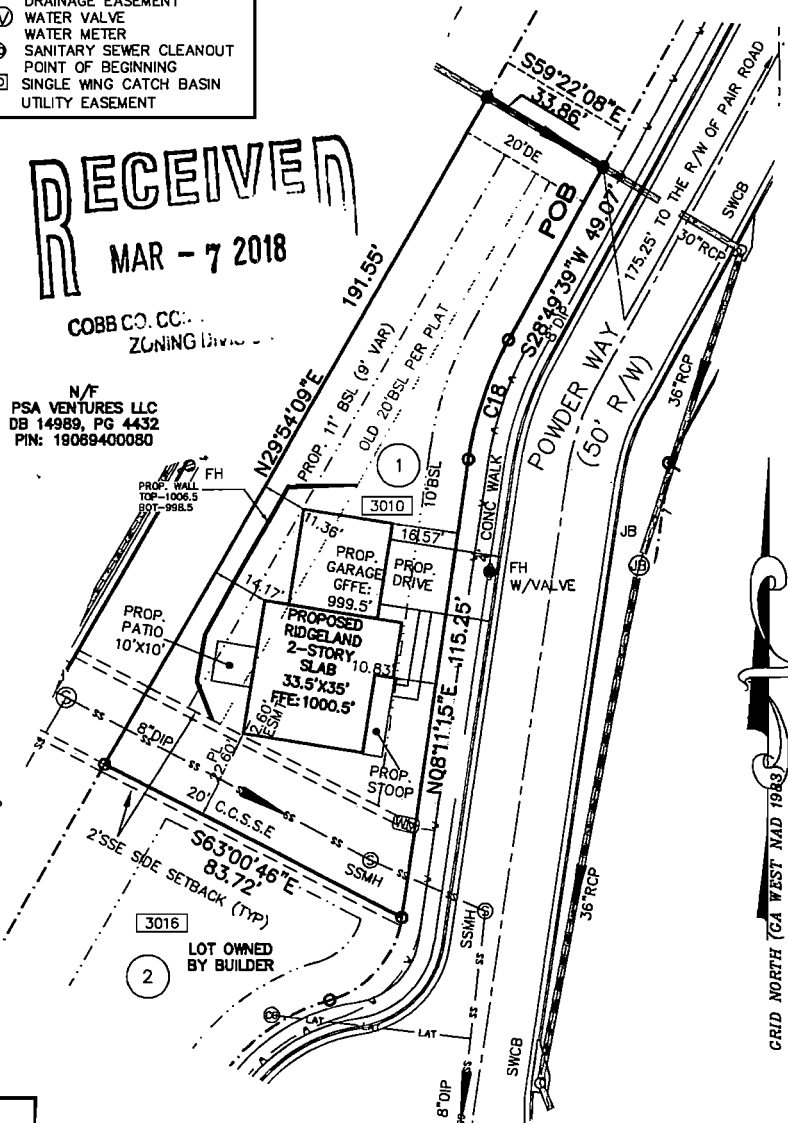
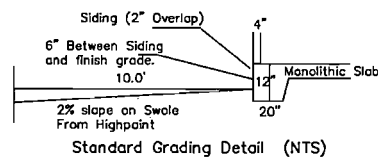
ZONING: RA-5
MIN. HEATED FLOOR AREA: N/A
PROPOSED HOUSE TYPE: RIDGELAND
1ST FLOOR: 1,081 SQ FT
2ND FLOOR: 1,088 SQ FT
WALL: 82 SQ FT
TOTAL: 2,169 SQ FT
PORCH/PATIO: 200 SQ FT
GARAGE: 542 SQ FT
DRIVE/SIDEWALK: 450 SQ FT

LOT AREA: 9,674 SQ FT
0.22 AC.

IMPERVIOUS AREA:
TOTAL IMP. AREA: 2,350 SQ FT
% OF LOT IMP. AREA: 24.29% OF LOT

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MAR - 7 2018

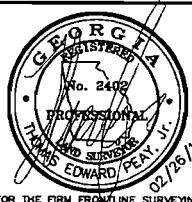
N/F
PSA VENTURES LLC
DB 14989, PG 4432
PIN: 190689400080



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C18	87.50	31.52	31.35	S18°30'27\"W



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
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RESIDENTIAL VARIANCE PLAN		DATE	02/26/18
KERLEY FAMILY HOMES		SCALE	1" = 30
LAND LOT 694	19TH DISTRICT 2ND SECTION	COBB COUNTY, GEORGIA	
SUBDIVISION POWDER SPRINGS VILLAGE		PHASE:	SECTIONS
LOT(S) 1		REVISION:	BY: DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
MAP ID	13067C0113G	EFFECTIVE DATE	12-16-2008

V-28
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.3 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT IS ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' TAPED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. THE INFORMATION USED IN THE PREPARATION OF THIS PLAT, NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

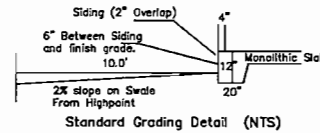
LEGEND:

IPS	IRON PIN SET	⊙	BOLLARD
IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	-Z-Z-	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH	SANITARY SEWER MAN HOLE
RB	RE-BAR	DWCB	CATCH BASIN
CRB	REINFORCING BAR	JB	JUNCTION BOX
CL	CAPPED RE-BAR	DI	DROP INLET
R/W	CENTERLINE	HW	HEAD WALL
LLL	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
CONC	LAND LOT	CPP	CORRUGATED PLASTIC PIPE
PP	CONCRETE	RCP	REINFORCED CONCRETE PIPE
LP	POWER POLE	SSE	SANITARY SEWER EASEMENT
FC	LAMP POLE	FH	FIRE HYDRANT
SS	SANITARY SEWER	DE	DRAINAGE EASEMENT
FC	FENCE CORNER	WV	WATER VALVE
X-X	FENCE	WM	WATER METER
AE	ACCESS EASEMENT	CO C/O	SANITARY SEWER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
NTS	NOT TO SCALE	UE	UTILITY EASEMENT

LOT 2
3010 POWDER WAY
MARIETTA, GA 30064.
7,180 SQ FT
0.16 ACRES

ZONE: RA-5
BUILDING SETBACKS:
FRONT - 10'
SIDES - 5'
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE ON LOT 1.



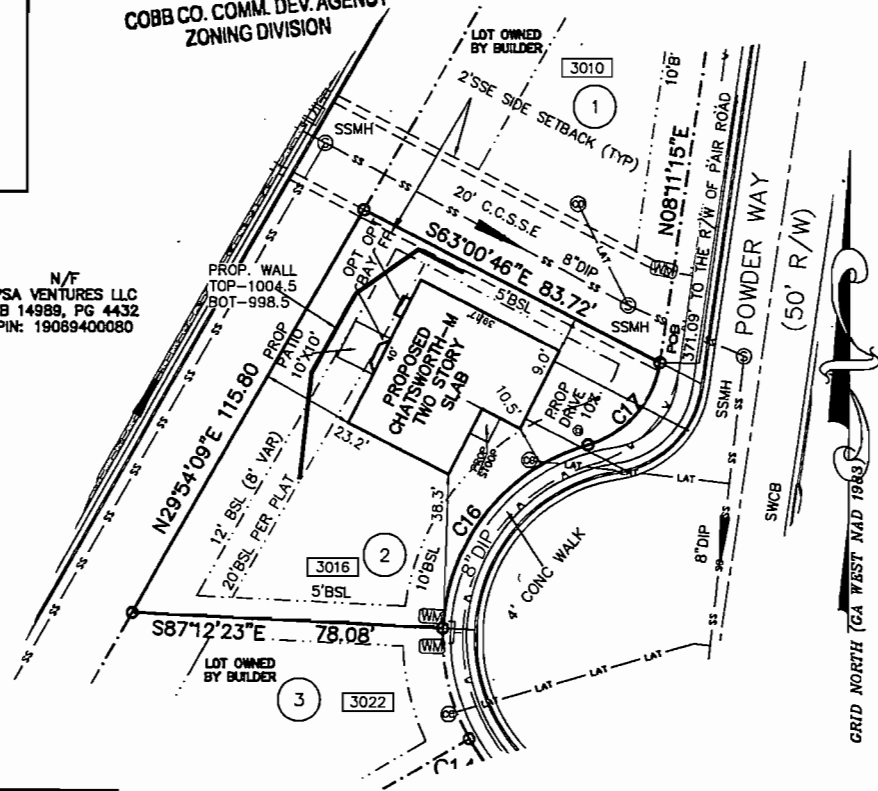
ZONING: RA-5
MIN. HEATED FLOOR AREA: N/A
PROPOSED HOUSE TYPE: CHATSWORTH
1ST FLOOR: 867 SQ FT
2ND FLOOR: 1,352 SQ FT
DRIVE: 540 SQ FT
WALL: 82 SQ FT
BASEMENT: N/A
GARAGE: 462 SQ FT
PORCH: 120 SQ FT

LOT AREA: 7,180 SQ FT
0.16 AC.

IMPERVIOUS AREA:
TOTAL IMP. AREA: 2,071 SQ FT
% OF LOT IMP. AREA: 28.84% OF LOT

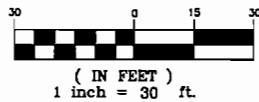
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
PSA VENTURES LLC
DB 14989, PG 4432
PIN: 19089400080



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Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C16	50.00	62.37	58.41	S38°31'52\"W
C17	25.00	28.83	27.26	N41°13'41\"E

	RESIDENTIAL HOUSE LOCATION PLAN	DATE	02/26/18
	KERLEY FAMILY HOMES	SCALE	1" = 30
LAND LOT 694	19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
SUBDIVISION POWDER SPRINGS VILLAGE	PHASE:	SECTIONS	DB 276 PG 166
LOT(S) 2	REVISION:	BY:	DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
JOB # 64501	MAP ID 13067C0113G	EFFECTIVE DATE:	12-16-2008

V-28
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1/100,000+ FEET. AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT IS BASED UPON THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT IS BASED UPON THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

LEGEND:

- | | | | |
|------|-----------------|--------|--------------------------|
| IPS | IRON PIN SET | ⊙ | BOLLARD |
| IPF | IRON PIN FOUND | —Z—Z— | CONCRETE MONUMENT FOUND |
| OT | OPEN TOP PIN | SSMH | OVERHEAD UTILITY LINE(S) |
| CT | CRIMP TOP PIN | DWCB | SANITARY SEWER MAN HOLE |
| RB | RE-BAR | JB | CATCH BASIN |
| CRB | REINFORCING BAR | DI | JUNCTION BOX |
| CL | CAPPED RE-BAR | HW | DROP INLET |
| R/W | CENTERLINE | CMP | HEAD WALL |
| LLL | RIGHT-OF-WAY | CPP | CORRUGATED METAL PIPE |
| CONC | LAND LOT | RCP | CORRUGATED PLASTIC PIPE |
| PP | CONCRETE | SSE | REINFORCED CONCRETE PIPE |
| LP | POWER POLE | FH | SANITARY SEWER EASEMENT |
| SS | LAMP POLE | DE | FIRE HYDRANT |
| FC | SANITARY SEWER | WV | DRAINAGE EASEMENT |
| X | FENCE CORNER | WM | WATER VALVE |
| AE | FENCE | WM | WATER METER |
| PROP | ACCESS EASEMENT | CO C/O | SANITARY SEWER CLEANOUT |
| AD | PROPOSED | POB | POINT OF BEGINNING |
| NTS | AIR-CONDITIONER | SWCB | SINGLE WING CATCH BASIN |
| | NOT TO SCALE | UE | UTILITY EASEMENT |

LOT 8
3052 POWDER WAY
MARIETTA, GA 30064.
7,058 SQ FT
0.16 ACRES

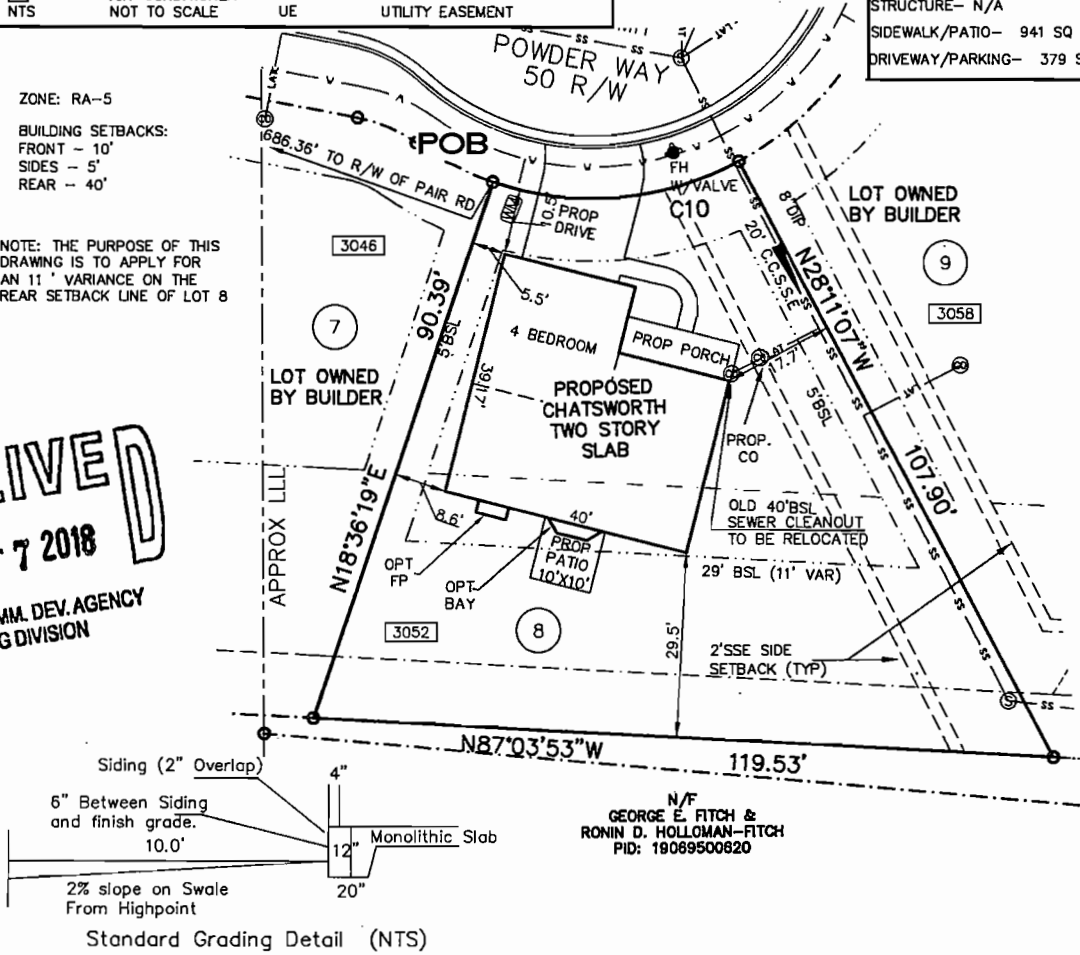
ZONING:	RA-5
MIN. HEATED FLOOR AREA:	N/A
PROPOSED HOUSE TYPE:	CHATSWORTH
1ST FLOOR:	867 SQ FT
2ND FLOOR:	1,352 SQ FT
ATTIC:	N/A
TOTAL:	2,219 SQ FT
BASEMENT:	N/A
GARAGE:	501 SQ FT
PORCH:	111 SQ FT
LOT AREA:	7058 SQ FT 0.16 AC.
IMPERVIOUS AREA:	
TOTAL IMP. AREA:	1,771 SQ FT
% OF LOT IMP. AREA:	25.1% OF LOT
ACTUAL IMPERVIOUS SURFACE AREA:	
STRUCTURE:	N/A
SIDEWALK/PATIO:	941 SQ FT
DRIVEWAY/PARKING:	379 SQ FT

ZONE: RA-5

BUILDING SETBACKS:
FRONT - 10'
SIDES - 5'
REAR - 40'

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR AN 11' VARIANCE ON THE REAR SETBACK LINE OF LOT 8

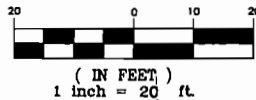
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



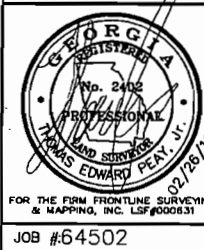
N/F
GEORGE E. FITCH &
RONIN D. HOLLOWAN-FITCH
PID: 19069500820



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C10	50.00	40.83	39.71	N85°12'36"E



RESIDENTIAL VARIANCE PLAN		DATE	02/26/18
KERLEY FAMILY HOMES		SCALE	1" = 20
LAND LOT 694	19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
SUBDIVISION POWDER SPRINGS VILLAGE		PHASE:	SECTIONS
LOT(S) 8		DB PG 276	PG 166
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		REVISION:	BY: DATE:
MAP ID 13067C0113G	EFFECTIVE DATE: 12-16-2008		

REF: 56621

V-28
(2018)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 0.3 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT WAS FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2018 FRONTLINE SURVEYING AND MAPPING, INC.. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

LEGEND:

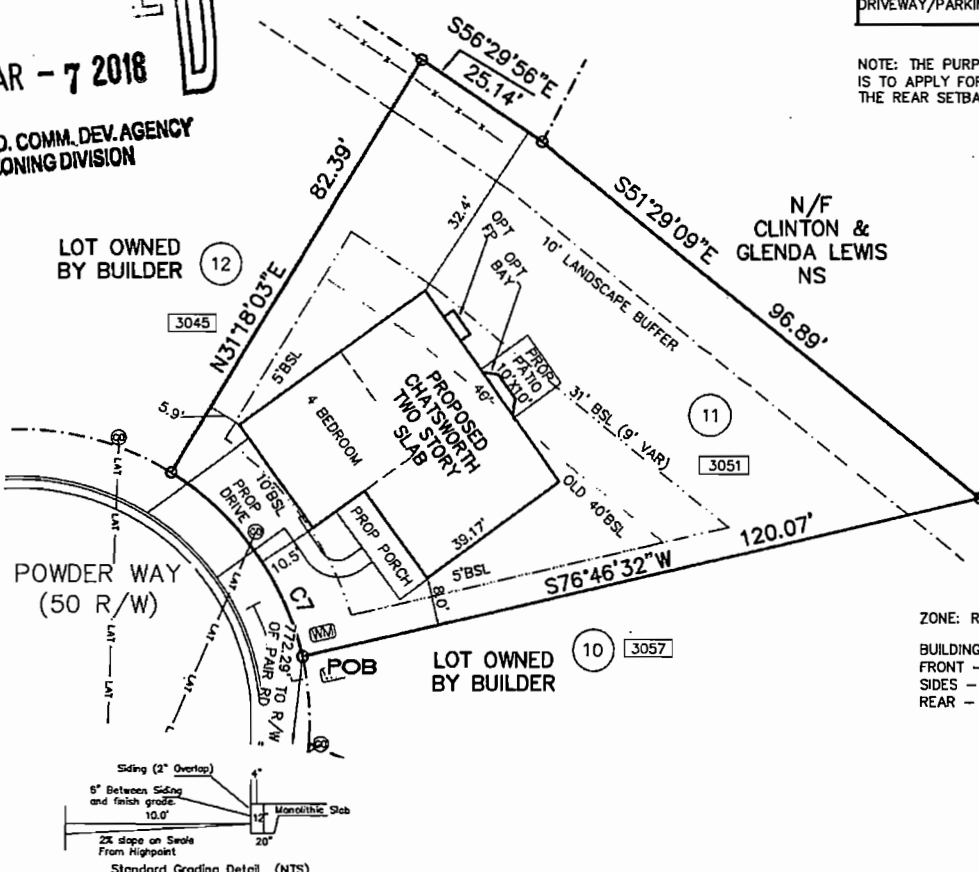
IPS	IRON PIN SET	⊗	BOLLARD
IPF	IRON PIN FOUND	⊠	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	—Z—	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SSMH ⊗	SANITARY SEWER MAN HOLE
RB	RE-REBAR	DWCB ⊗	CATCH BASIN
CRB	REINFORCING BAR	JB ⊗	JUNCTION BOX
CL	CAPPED RE-REBAR	DI ⊗	DROP INLET
R/W	CENTERLINE	HW	HEAD WALL
LLL	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
CONC	LAND LOT	CPP	CORRUGATED PLASTIC PIPE
PP	CONCRETE	RCP	REINFORCED CONCRETE PIPE
PP ⊗	POWER POLE	SSE	SANITARY SEWER EASEMENT
LP	LAMP POLE	FH	FIRE HYDRANT
FC	SANITARY SEWER	DE	DRAINAGE EASEMENT
FC ⊗	FENCE CORNER	WV	WATER VALVE
FC ⊗ ⊗	FENCE	WM	WATER METER
AE	ACCESS EASEMENT	CO C/O ⊗	SANITARY SEWER CLEANOUT
PROP	PROPOSED	POB	POINT OF BEGINNING
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
NTS	NOT TO SCALE	UE	UTILITY EASEMENT

LOT 11
3051 POWDER WAY
MARIETTA, GA 30064.
7,140 SQ FT
0.16 ACRES

ZONING: RA-5
MIN. HEATED FLOOR AREA: N/A
PROPOSED HOUSE TYPE: CHATSWORTH
1ST FLOOR: 867 SQ FT
2ND FLOOR: 1,352 SQ FT
ATTIC: N/A
TOTAL: 2,219 SQ FT
BASEMENT: N/A
GARAGE: 501 SQ FT
PORCH: 111 SQ FT
LOT AREA: 7,140 SQ FT
 0.16 AC.
IMPERVIOUS AREA:
TOTAL IMP. AREA: 1620 SQ FT
% OF LOT IMP. AREA: 22.7% OF LOT
ACTUAL IMPERVIOUS SURFACE AREA:
STRUCTURE: N/A
SIDEWALK/PATIO: 802 SQ FT
DRIVEWAY/PARKING: 227 SQ FT

NOTE: THE PURPOSE OF THIS DRAWING IS TO APPLY FOR A 9' VARIANCE ON THE REAR SETBACK LINE OF LOT 11.

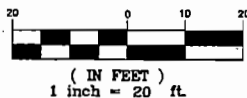
MAR - 7 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



ZONE: RA-5
BUILDING SETBACKS:
 FRONT - 10'
 SIDES - 5'
 REAR - 40'

FRONTLINE
SURVEYING & MAPPING, INC.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



CURVE CHART				
CURVE	RADIUS	ARC	CHORD	BEARING
C7	50.00	39.68	38.65	N35°57'42"W

REGISTERED PROFESSIONAL LAND SURVEYOR
 THOMAS EDWARD PEAL, JR.
 No. 2402
 02/26/18

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB #: 64503

REF: 56621

RESIDENTIAL VARIANCE PLAN			DATE	02/26/18	
KERLEY FAMILY HOMES			SCALE	1" = 20	
LAND LOT	694		19TH DISTRICT	2ND SECTION	COBB COUNTY, GEORGIA
SUBDIVISION	POWDER SPRINGS VILLAGE	PHASE:	SECTIONS	DB PG 276	PG 166
LOT(S)	11	REVISION:	BY:	DATE:	
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.					
MAP ID	13067C0113G		EFFECTIVE DATE:	12-16-2008	

APPLICANT: Kerley Family Homes

PETITION No.: V-28

PHONE: 770-792-5500

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Marvin E. Kerley

PRESENT ZONING: RA-5

PHONE: 770-792-5500

LAND LOT(S): 694, 695

TITLEHOLDER: Kerley Family Homes, LLC

DISTRICT: 19

PROPERTY LOCATION: On the west, south, and

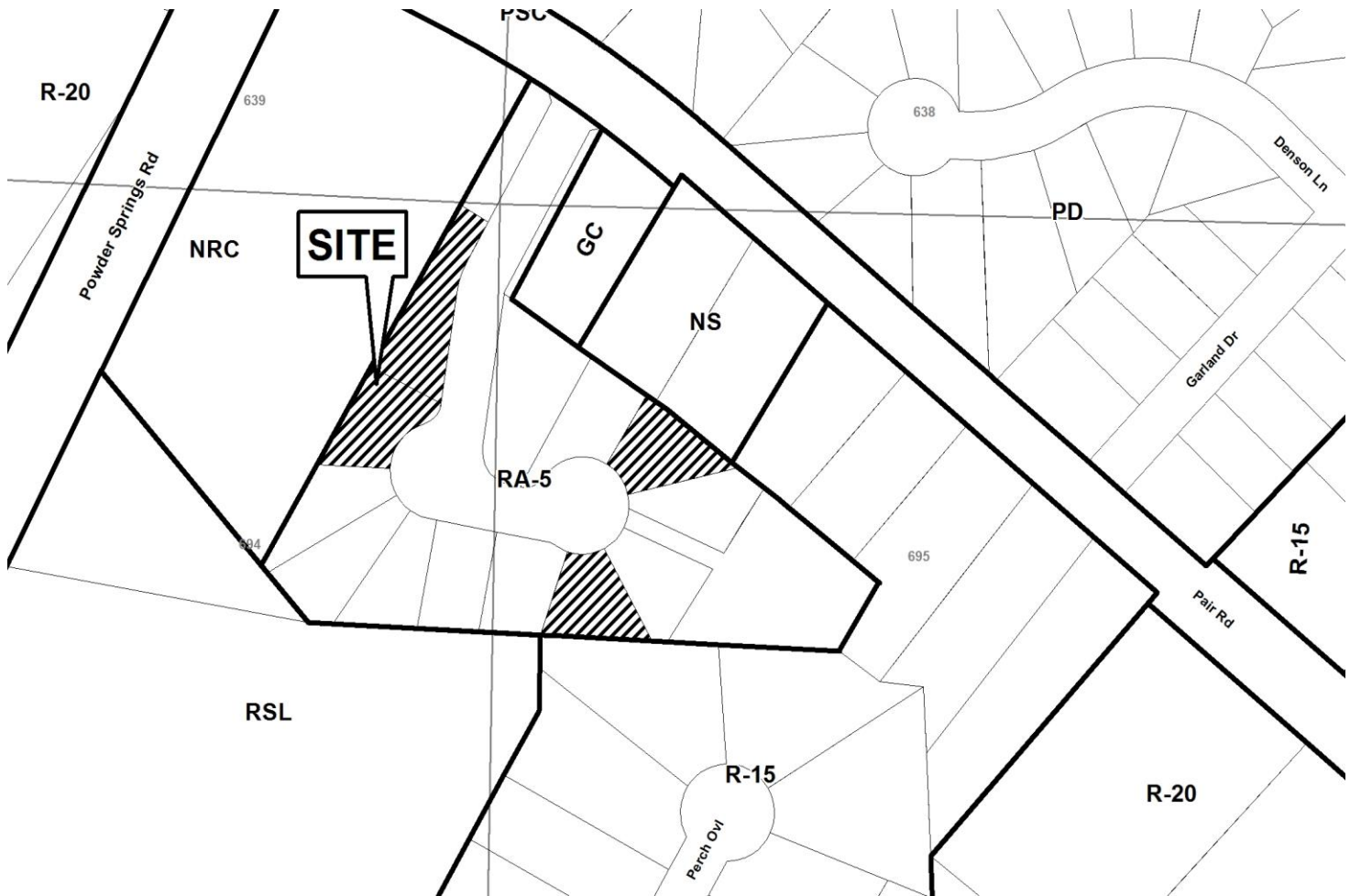
SIZE OF TRACT:
Lot 1 - 0.22 acres,
Lot 2 - 0.16 acres,
Lot 8 - 0.16 acres,
Lot 11 - 0.16 acres

north sides of Powder Way, south of Pair Road

COMMISSION DISTRICT: 4

(3010, 3016, 3052, 3051 Powder Way).

TYPE OF VARIANCE: 1) Waive the rear setback from the required 20 feet to 11 feet for lot 1; 2) waive the rear setback from the required 20 feet to 12 feet for lot 2; 3) waive the rear setback from the required 40 feet to 29 feet for lot 8; and 4) waive the rear setback from the required 40 feet to 32 feet for lot 11.



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ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-28
Hearing Date: 5-9-18

Applicant Kerley Family Homes Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com

Marvin E. Kerley Address 750 Chastain Corner, Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

X [Signature] Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder Marvin E. Kerley Phone # (770) 792-5500 E-mail gkerley@kerleyfamilyhomes.com

Signature [Signature] Address: 750 Chastain Corner, Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____ Notary Public

Present Zoning of Property RA5

Location See attachment A
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 19th Size of Tract See attachment A 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 See attachment A 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:

As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.

List type of variance requested: See attachment A

V-28
(2018)
Exhibit

Application for Variance
Cobb County
ATTACHMENT A

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ZONING DIVISION

Location:

Lot 1	3010 Powder Springs Way, Powder Springs, GA 30127
Lot 2	3016 Powder Springs Way, Powder Springs, GA 30127
Lot 8	3052 Powder Springs Way, Powder Springs, GA 30127
Lot 11	3051 Powder Springs Way, Powder Springs, GA 30127

Size of Tract Acre(s):

Lot 1	0.22
Lot 2	0.17
Lot 8	0.16
Lot 11	0.16

Size of Property:

Lot 1	9674 sq. ft.
Lot 2	7189 sq. ft.
Lot 8	7058 sq. ft.
Lot 11	7140 sq. ft.

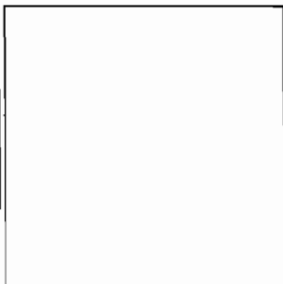
List of unnecessary hardship explanation:

Lot 1	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 2	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 8	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.
Lot 11	As per the zoning requirements for RA-5, home must be 2,500 square feet. The current setback will not allow a house this size to be built without the variance.

List type of variance requested:

Lot 1	The current setback is 20 feet, and the variance would be a setback of 11 feet. (9' variance)
Lot 2	The current setback is 20 feet, and the variance would be a setback of 12 feet. (8' variance)
Lot 8	The current setback is 40 feet, and the variance would be a setback of 29 feet. (11' variance)
Lot 11	The current setback is 40 feet, and the variance would be a setback of 32.4 feet. (9' variance)

CLERK'S FILING BOX



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY NOTES:

AN UNDISTURBED NATURAL VEGETATIVE BUFFER SHALL BE MAINTAINED FOR 50 FEET, MEASURED HORIZONTALLY, ON BOTH BANKS OF THE STREAM AS MEASURED FROM THE TOP OF THE STREAM BANK. AN ADDITIONAL SETBACK SHALL BE MAINTAINED FOR 25 FEET, MEASURED HORIZONTALLY, BEYOND THE UNDISTURBED NATURAL VEGETATIVE BUFFER, IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. GRASSING, FILLING AND EARTHMOVING SHALL BE MINIMIZED WITHIN THE SETBACK.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

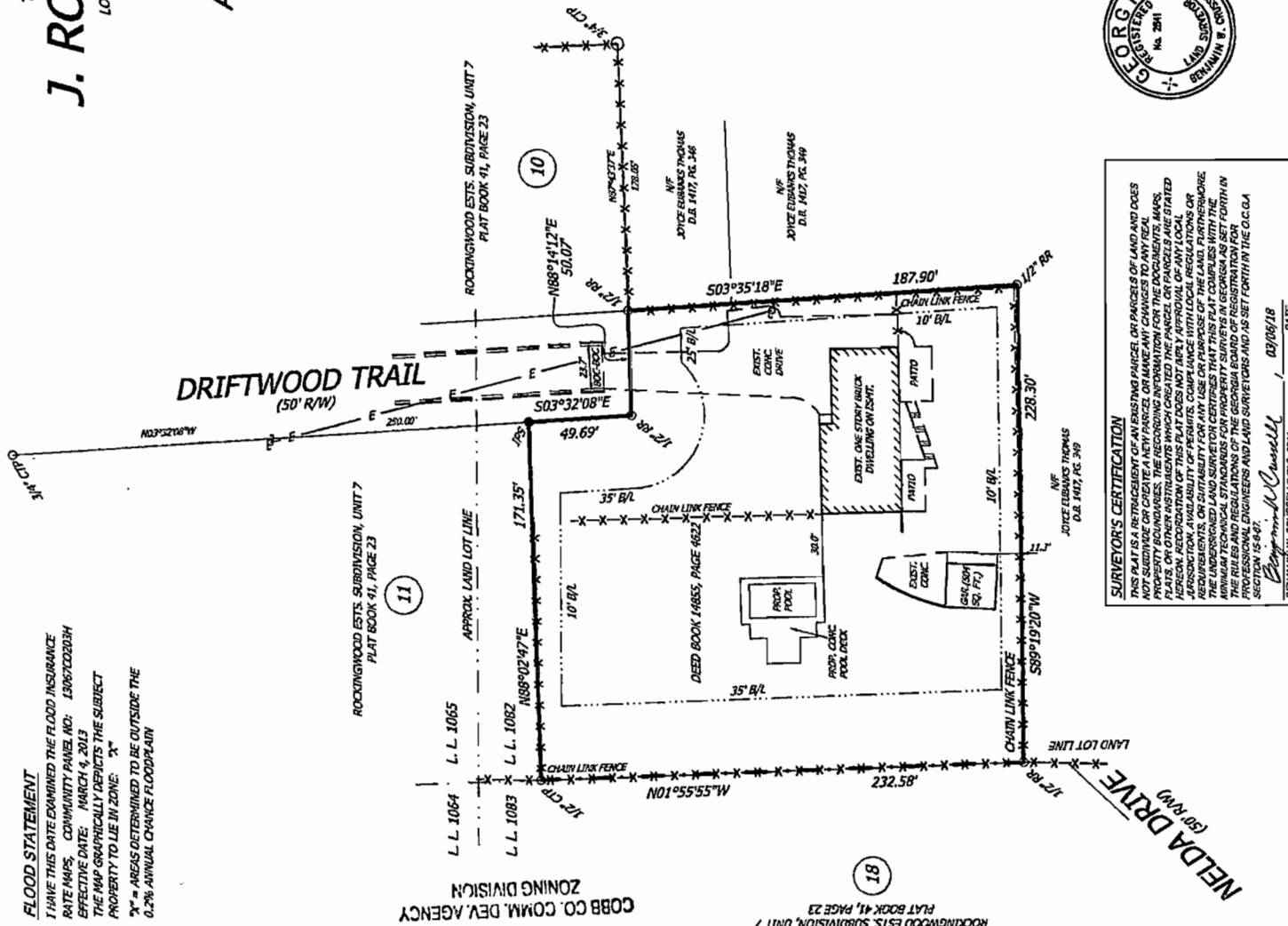
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

LEGEND:

- CORNER MONUMENT: IRON
- CONCRETE CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- UNMONUMENTED CORNER
- COURT SET WITH CONSTRUCTION PERMITS
- X - X - FENCE LINE
- RR - STEEL REINFORCING ROD
- CIP - CRIMPED TOP WATER PIPE
- CA - CAST-IN-PLACE CONCRETE
- BL - BUILDING
- LL - LAND LOT LINE
- W - WATER MAIN
- G - GAS MAIN
- S - SANITARY SEWER MAIN
- NIP - NOW OR FORMERLY OWNED BY NATIONAL FIRE INSURANCE COMPANY
- FB - PLAT BOOK
- RM - CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0203H EFFECTIVE DATE: MARCH 9, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



V-29
(2018)

J. RODNEY DOBSON
PLAT OF RETRACEMENT SURVEY AND TO ACCOMPANY VARIANCE APPLICATION
LOCATED IN LAND LOT 1082, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
4616 DRIFTWOOD TRAIL

AREA = 1.156 ACRES
50,358 SQ. FT.

ZONING INFORMATION
ZONED: R-30
BUILDING SETBACKS:
FRONT - 35'
SIDE - 10'
REAR - 35'

TECHNICAL DATA
TRANSVERSE PRECISION: 1/58,518
ANGLE ERROR: 1 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/232,655



DATE	DESCRIPTION



THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
1581 FORDE SPRINGS ROAD
ALPHARETTA, GA 30604
(770) 942-9887
E-MAIL: RUSSELL@RUSSELLE.COM

PROJ. NO. C08868
FILE: C08868 - DRIFTWOOD
FIELD SURVEY DATE: 02/22/18
PLAT DATE: 02/09/18
SCALE: 1" = 40'

SURVEYOR'S CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION FOR THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. REVISIONS OF THIS PLAT DOES NOT IMPLY ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUFFICIENCY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDISTURBED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE ANTI-SURVEYOR TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-10-10 OF THE OFFICIAL CODE OF GEORGIA AND THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 13-6-67.
Benjamin B. Russell
BENJAMIN B. RUSSELL, R.L.S., 2941 DATE: 02/09/18

APPLICANT: J. Rodney Dobson

PETITION No.: V-29

PHONE: 770-366-4360

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Tina Dobson

PRESENT ZONING: R-20

PHONE: 770-596-9937

LAND LOT(S): 1082

TITLEHOLDER: J. Rodney Dobson

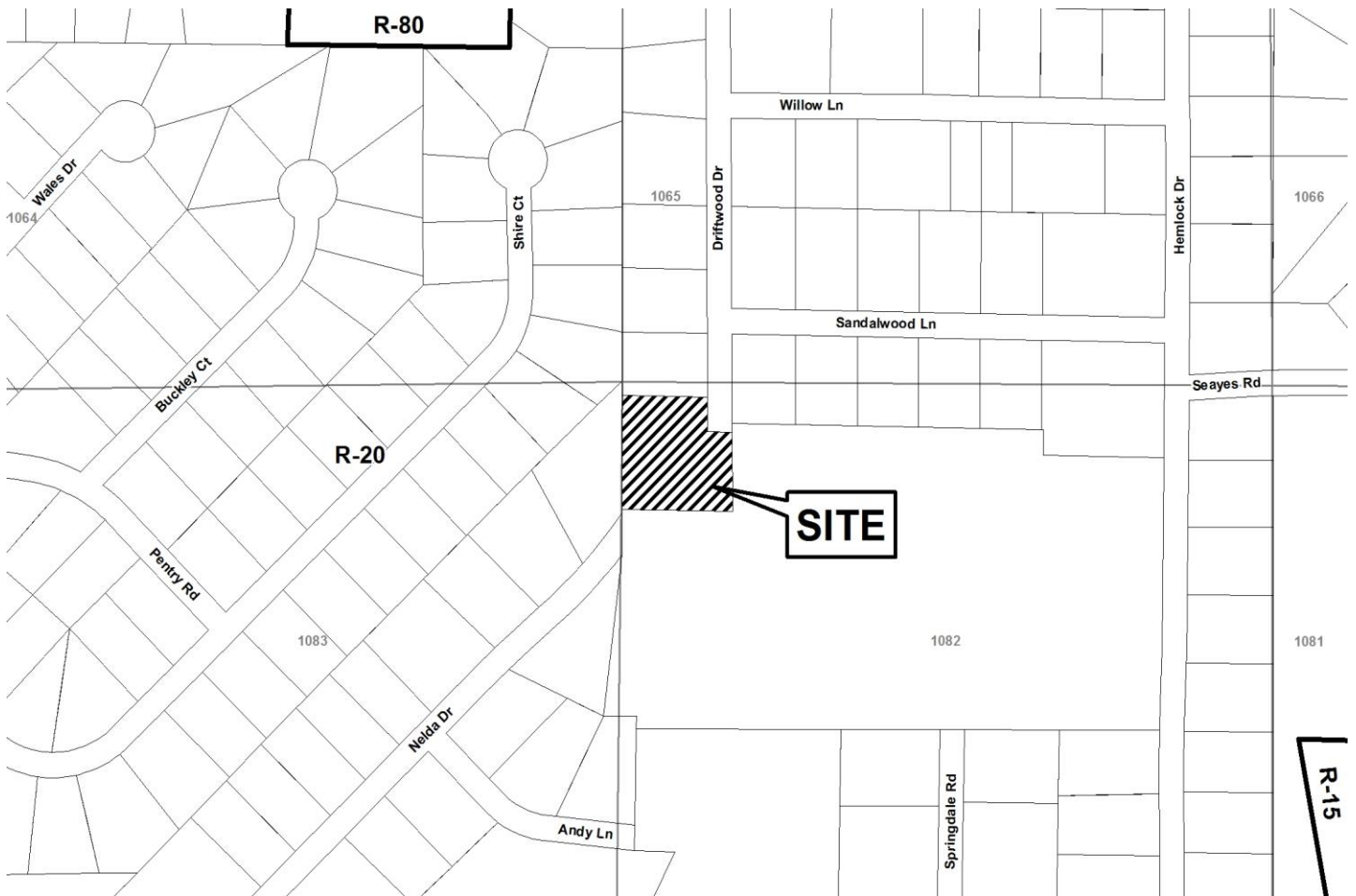
DISTRICT: 19

PROPERTY LOCATION: At the southern terminus of Driftwood Drive, south of Mcduffie Road (4616 Driftwood Drive).

SIZE OF TRACT: 1.156 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an accessory structure (proposed pool) to be located in front of the principal building.



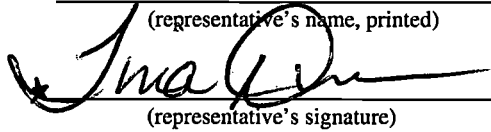
Application for Variance Cobb County

(type or print clearly)

Application No. N-29
Hearing Date: 5-9-18

Applicant J. RODNEY DOBSON Phone # 770-366-4360 E-mail JRODNEYDOBSON@Yahoo.Com

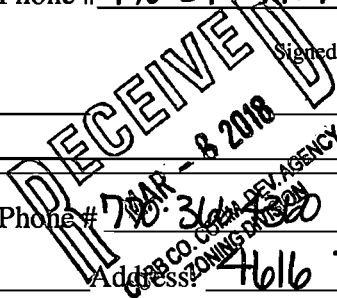
TINA DOBSON Address 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(representative's name, printed) (street, city, state and zip code)

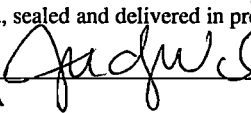

(representative's signature)

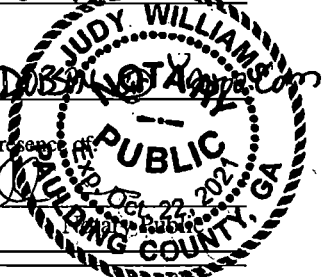
Phone # 770-596-9937 E-mail TINACDOBSON@Yahoo.Com

Signed, sealed and delivered in presence of:


My commission expires: 10-22-21







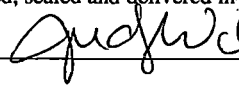
Titleholder J. RODNEY DOBSON Phone # 770-366-4360 E-mail JRODNEYDOBSON@Yahoo.Com

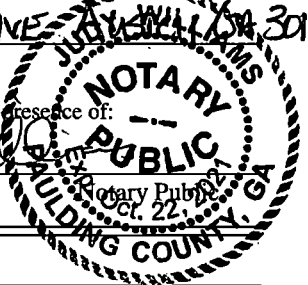
* Signature 
(attach additional signatures, if needed)

Address: 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10-22-21





Present Zoning of Property RESIDENTIAL

Location 4616 DRIFTWOOD DRIVE AUSTELL GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1082 District 19th Size of Tract _____ Acre(s) _____

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

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

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

THE SWIMMING POOL WILL NOT FIT BEHIND THE HOUSE

List type of variance requested: SWIMMING POOL LOCATED IN SIDE YARD
and pool equipment

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ZONING DIVISION

NOTES
 * ANY PROPOSED SIGNAGE MUST BE SUBMITTED THROUGH THE PERMITTING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT DIVISION OF COMMUNITY DEVELOPMENT.
 * CONSTRUCTION SHALL BE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
 * ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THE REQUIREMENTS.

NOTES
 * THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE PRELIMINARY SIGNAGE AND MATERIALS WITHOUT THE NEED FOR A PERMIT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT DIVISION OF COMMUNITY DEVELOPMENT.
 * THE LAYOUT PLAN MUST BE APPROVED BY THE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE.
 * THE LAYOUT PLAN MUST BE APPROVED BY THE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE.
 * THE LAYOUT PLAN MUST BE APPROVED BY THE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE.

VARIANCE NOTE
 APPLICATION V-NR-18-001/4
 VARIANCE DATE 10/01/14
 A variance was granted for the proposed building which exceeds the maximum height of 35 feet. The variance was granted because the proposed building is a single-story building and the height of the building is necessary for the proposed use. The variance was granted for a period of 10 years.

VARIANCE GRANTED 10/01/14 FOR
 EXCEEDING THE MAXIMUM HEIGHT OF 35 FEET.
 THE VARIANCE WAS GRANTED FOR A PERIOD OF 10 YEARS.
 THE VARIANCE WAS GRANTED FOR THE PROPOSED BUILDING WHICH EXCEEDS THE MAXIMUM HEIGHT OF 35 FEET.

FPC #10 Compliance Acknowledgment
 Before a Fire Safety Code Release (Certificate of Occupancy) is issued, compliance with Fire Code Section 210.1.1 shall be required by means of an Emergency Response Basic Coverage System (ERBCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERBCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is drawn-in. By signing below, I acknowledge that I have read the above statement on FPC 510.



REGIONS
 REGIONAL ARCHITECTS & PLANNERS
 1000 W. Peachtree Street, N.W.
 Atlanta, GA 30308
 Phone: 404.525.4300
 Fax: 404.525.4301
 www.regions.com

REGIONS PARKLAIRE
BRANCH
 INSON FERRY ROAD
 REXETTA, GA 30068
 PROJECT #GASC1728201N

V-30
(2018)

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	REF. SHEET #
1	ASPHALT PAVEMENT	17/C-520
2	ASPHALT PAVEMENT - OVERLAY	17/C-521
3	CONCRETE PAVEMENT	17/C-520
4	CONCRETE CURB & GUTTER	17/C-520
5	CONCRETE SIDEWALK	17/C-520
6	CONCRETE SIDEWALK WITH TURN DOWN CURB	17/C-520
7	CONCRETE SIDEWALK AT CURB B OUTLET	17/C-520
8	CONCRETE SIDEWALK	17/C-520
9	ACCESSIBLE SPACES	17/C-520
10	ACCESSIBLE PARKING SPACE	17/C-520
11	ACCESSIBLE RAMP	17/C-521
12	DIRECTIONAL ARROWS	10/C-500
13	POSTERBOARD SIGNAGE	10/C-521
14	PAINTED STOP BAR (T)	4/C-521
15	PAINTED CURB	7/C-521

SITE SIGNAGE KEYNOTES

CODE	DESCRIPTION	REF. SHEET #
1	ACCESSIBLE PARKING SIGN IN BOLLARD	6/C-520
2	STOP SIGN	2/C-521
3	NO LEFT TURN SIGN	2/C-521

SITE DATA
 PARCEL ID: 01000000018
 SITE ADDRESS: 11300 INSON FERRY ROAD
 CITY: REXETTA, GA 30068
 COUNTY: COBB COUNTY, GA
 ZONING: V-30
 PROJECT NAME: REGIONS PARKLAIRE BRANCH
 PROJECT NUMBER: 1728201N
 PROJECT DATE: 10/01/14
 PROJECT ARCHITECT: REGIONS ARCHITECTS & PLANNERS
 PROJECT ENGINEER: JOHN LAMBERTSON
 PROJECT ADDRESS: 11300 INSON FERRY ROAD, REXETTA, GA 30068
 CONTACT PHONE: 404.525.4300
 CONTACT FAX: 404.525.4301
 CONTACT EMAIL: JOHN.LAMBERTSON@REGIONS.COM

PERMITS PROVIDED (1) ACCESSIBLE
 REGIONS ARCHITECTS & PLANNERS, SUITE 600
 1000 W. PEACHTREE STREET, N.W.
 ATLANTA, GA 30308
 PHONE: 404.525.4300
 FAX: 404.525.4301
 EMAIL: JOHN.LAMBERTSON@REGIONS.COM
 PROJECT ENGINEER: JOHN LAMBERTSON
 PROJECT ADDRESS: 11300 INSON FERRY ROAD, REXETTA, GA 30068
 CONTACT PHONE: 404.525.4300
 CONTACT FAX: 404.525.4301
 CONTACT EMAIL: JOHN.LAMBERTSON@REGIONS.COM

NOTE:
 NO PERMANENT SIGNAGE SHALL BE INSTALLED. ALL SIGNAGE SHALL BE PLACED IN CONTACT WITH AN APPROVED CONTRACTOR OR APPROVED THE PLANNING DEPARTMENT.
 SUPERVENOR SURFACE FINISH: ASPHALT PAVEMENT SHALL BE FINISHED TO A FINISH GRADE OF 1.0% TO 1.5% TO MATCH EXISTING GRADE. CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 0.5% TO 1.0% TO MATCH EXISTING GRADE.

PROJECT INFORMATION BLOCK

DATE	10/01/14
SCALE	AS SHOWN
CHECKED BY	JLL
DATE	10/01/14
SCALE	AS SHOWN
CHECKED BY	JLL
DATE	10/01/14
SCALE	AS SHOWN
CHECKED BY	JLL

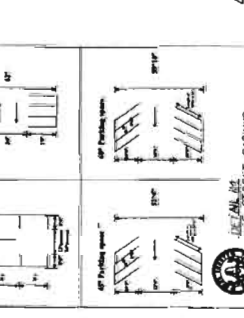
LAYOUT PLAN

SHEET NUMBER: C-130

MISC. FIRE AND TRANSPORTATION NOTES:
 * ALL PLANS SHALL BE SUBMITTED THROUGH THE PERMITTING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT DIVISION OF COMMUNITY DEVELOPMENT.
 * CONSTRUCTION SHALL BE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
 * ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THE REQUIREMENTS.

ZONING NOTES:
 COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE ZONING INFORMATION. THE ZONING INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

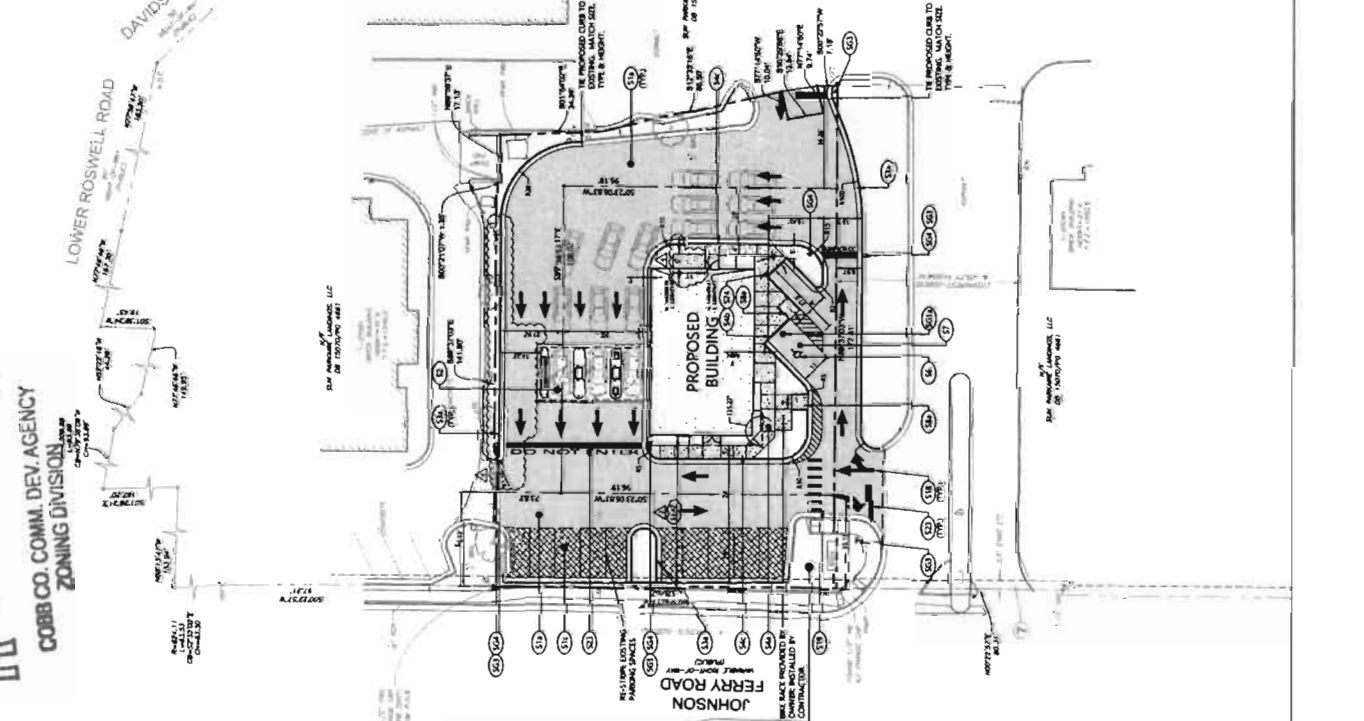
PERMITS PROVIDED (1) ACCESSIBLE
 REGIONS ARCHITECTS & PLANNERS, SUITE 600
 1000 W. PEACHTREE STREET, N.W.
 ATLANTA, GA 30308
 PHONE: 404.525.4300
 FAX: 404.525.4301
 EMAIL: JOHN.LAMBERTSON@REGIONS.COM
 PROJECT ENGINEER: JOHN LAMBERTSON
 PROJECT ADDRESS: 11300 INSON FERRY ROAD, REXETTA, GA 30068
 CONTACT PHONE: 404.525.4300
 CONTACT FAX: 404.525.4301
 CONTACT EMAIL: JOHN.LAMBERTSON@REGIONS.COM



CEMETERY PRESERVATION NOTES:
 THE COBB COUNTY CHURCH HISTORICAL COMMISSION HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE HISTORICAL CHARACTER OF THE CEMETERY. THE CHURCH HISTORICAL COMMISSION HAS REVIEWED THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE HISTORICAL CHARACTER OF THE CEMETERY.

PROPOSED FEATURES LEGEND

BUILDING	CONCRETE PAVEMENT
CONCRETE SIDEWALK	CONCRETE SIDEWALK WITH TURN DOWN CURB
ASPHALT PAVEMENT	PAINTED STOP BAR
PAINTED CURB	CONCRETE CURB
CONCRETE CURB	CONCRETE CURB



NOTES
 * ANY PROPOSED SIGNAGE MUST BE SUBMITTED THROUGH THE PERMITTING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT DIVISION OF COMMUNITY DEVELOPMENT.
 * CONSTRUCTION SHALL BE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
 * ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THE REQUIREMENTS.

NOTES
 * THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE PRELIMINARY SIGNAGE AND MATERIALS WITHOUT THE NEED FOR A PERMIT. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT DIVISION OF COMMUNITY DEVELOPMENT.
 * THE LAYOUT PLAN MUST BE APPROVED BY THE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE.
 * THE LAYOUT PLAN MUST BE APPROVED BY THE ARCHITECT OR LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS. THE ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNAGE.

VARIANCE NOTE
 APPLICATION V-NR-18-001/4
 VARIANCE DATE 10/01/14
 A variance was granted for the proposed building which exceeds the maximum height of 35 feet. The variance was granted because the proposed building is a single-story building and the height of the building is necessary for the proposed use. The variance was granted for a period of 10 years.

VARIANCE GRANTED 10/01/14 FOR
 EXCEEDING THE MAXIMUM HEIGHT OF 35 FEET.
 THE VARIANCE WAS GRANTED FOR A PERIOD OF 10 YEARS.
 THE VARIANCE WAS GRANTED FOR THE PROPOSED BUILDING WHICH EXCEEDS THE MAXIMUM HEIGHT OF 35 FEET.

FPC #10 Compliance Acknowledgment
 Before a Fire Safety Code Release (Certificate of Occupancy) is issued, compliance with Fire Code Section 210.1.1 shall be required by means of an Emergency Response Basic Coverage System (ERBCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERBCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is drawn-in. By signing below, I acknowledge that I have read the above statement on FPC 510.

APPLICANT: Regions Bank

PETITION No.: V-30

PHONE: 205-560-5348

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Jill Bryan

PRESENT ZONING: GC

PHONE: 205-560-5348

LAND LOT(S): 85

TITLEHOLDER: Jamestown 4880 Lower Roswell, LP

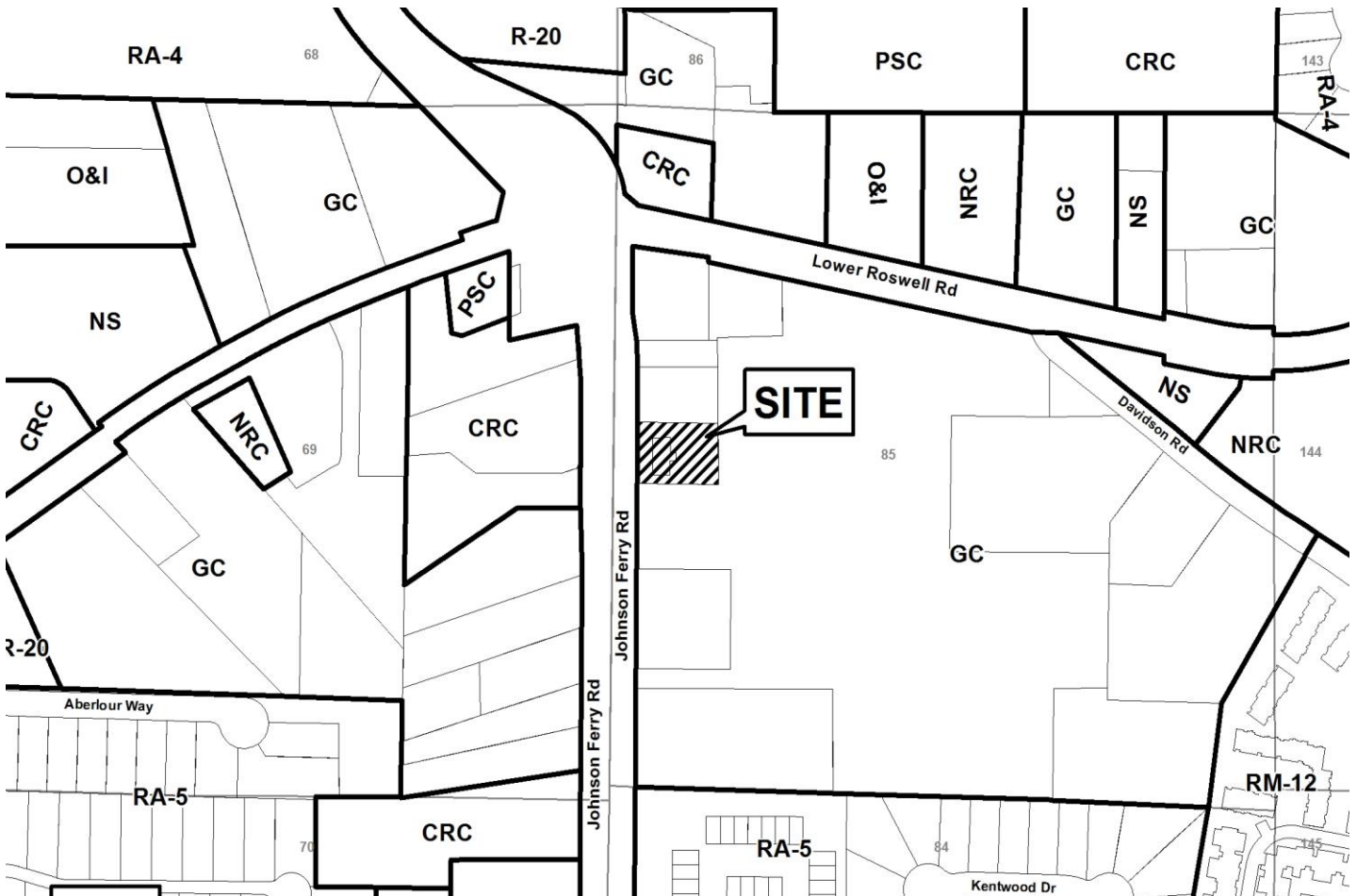
DISTRICT: 1

PROPERTY LOCATION: On the east side of Johnson Ferry Road, south of Lower Roswell Road (680 Johnson Ferry Road).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the landscape enhancement strip adjacent to a public street from the required 8 feet to 2 feet along Johnson Ferry Road; and 2) increase the maximum allowable impervious surface from 70% to 86%.



Application for Variance
Cobb County

RECEIVED
MAR - 8 2018
COBB CO. COMM. ZONING DIVISION

(type or print clearly)

Application No. V-30
Hearing Date: 5-9-18

Applicant Regions Bank Phone # 205-560-5348 E-mail john.earley@regions.com

Jill Bryan Address 250 Riverchase Paarkway, Syuite 600, Birmingham, AL 35244
(representative's name, printed) (street, city, state and zip code)

Jill Bryan Phone # 205-252-8222 E-mail jill.bryan@bdgllp.com
(representative's signature)

Kay D. Milstead
Notary Public
State of Alabama at Large
My Commission Expires 2/9/2020

Signed, sealed and delivered in presence of:
Kay D. Milstead
Notary Public

My commission expires: _____

Titleholder _____ Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Present Zoning of Property GC

Location 680 Johnson Ferry Road, Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Lot 85 District 1st District Size of Tract 0.46 Acre(s)

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

Size of Property _____ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Unable to development the property without maintaining the existent variance.

List type of variance requested: Waive the landscape enhancement strip adjacent to a public street from the required 8 feet to 2 feet along Johnson Ferry Road and increase the maximum allowable impervious surface area from 70% to 86%. Note this variance is currently in place for the Pollo Tropical Building.

NOTES

1. THE FIELD DATA, COLLECTED 2/26/18, A TRIMBLE S5 ROBOTIC TOTAL STATION AND A CARLSON GPS UNIT WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 322,239 FEET.
3. THE UTILITIES HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE. THERE WAS NO VISIBLE EVIDENCE ABOVE GROUND OF A BURIAL SITE OR GRAVEYARD. THE SURVEYOR DID NOT PERFORM EXTENSIVE RESEARCH ON THE MATTER AND HAD NO ARCHEOLOGIST PERFORM ANY SUCH RESEARCH. THEREFORE, THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
5. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARY AND ANY EXISTING STRUCTURES PER DEED BOOK 15462 PAGE 398 RECORDED IN THE CLERK OF COURTS OF COBB COUNTY GEORGIA.

REFERENCE

1. A PLAT BY A. W. BROWNING DATED SEPTEMBER 23, 1985 FOUND IN PLAT BOOK 103 PAGE 85 OF THE CLERK OF COURTS OF COBB COUNTY GEORGIA.
2. AS SHOWN ON PLAT THERE ARE SEVERAL FENCE ENCROACHMENTS.

SETBACKS

ZONING R-15 SETBACKS
FRONT SETBACK: 35 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 30 FEET

DATE	REVISION DESCRIPTION
AUTHORIZED BY: MEGAN BRAKEBUSH	
PROJECT 1244 PARKWOOD CHASE ACWORTH GA, 30102	
DRAWING TITLE A RESIDENTIAL BOUNDARY SURVEY FOR: MEGAN BRAKEBUSH	
JOB NO. 18-025	DWG NO.
DRN BY: S. MOON	18-025.dwg
CHKD BY: C. TOMPKINS	SCALE: 1"=30'
DATE: MARCH 1ST 2018	SHEET 1 OF 1

Tompkins
SURVEYING & MAPPING
182 WEST MAIN STREET, SUITE 306
CARTERSVILLE, GA 30120
PHONE: 866-978-1845 FAX: 866-978-1988

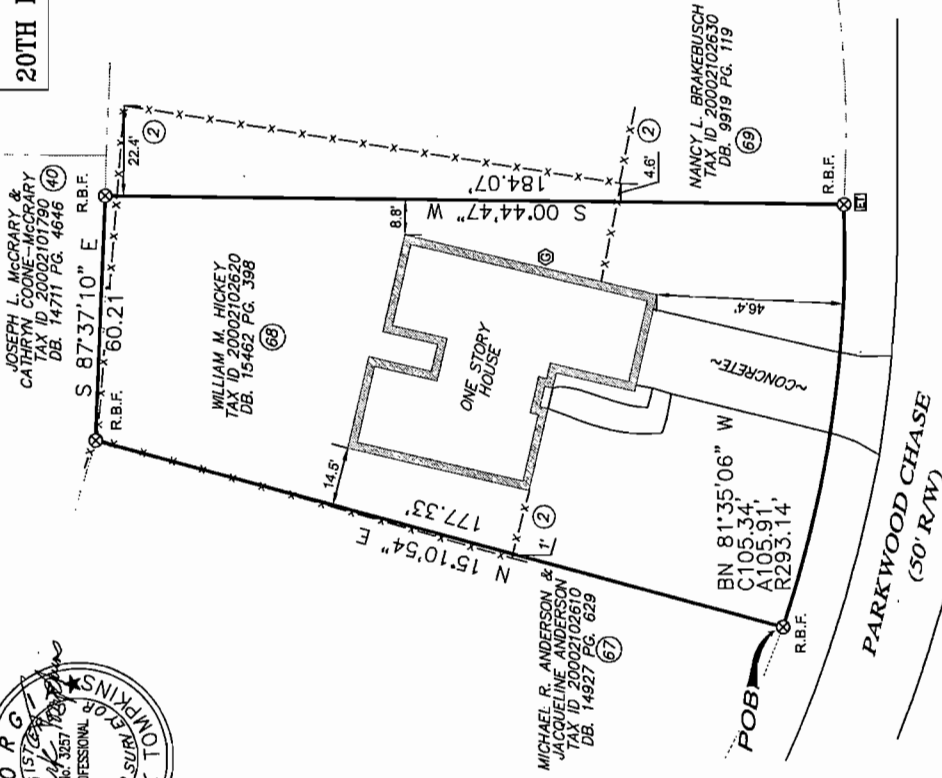
LAND SURVEYING | 3D MODELING | AERIAL SURVEYS
LASER SCANNING

www.TompkinsSurveying.com

GEORGIA
COBB COUNTY SUBD.
PARKWOOD COMMONS
Land Lot 21
20TH District 2ND Section



AREA
15,149 Sq Ft
0.34 Acres



FOR RECORDING PURPOSES

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. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

S. CLARK TOMPKINS, PROFESSIONAL SURVEYOR
REGISTRATION NO. 3257

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ORIGINAL LOT LINES
- FENCE LINE
- LOT NUMBER
- REFERENCE NOTE
- WATER METER (WM)
- SANITARY SEWER MANHOLE
- GAS METER
- TRANSFORMER BOX
- PROPERTY CORNER SET
- PROPERTY CORNER FOUND
- REBAR SET
- REBAR FOUND
- POINT OF BEGINNING
- IRON PIN FOUND

GRAPHIC SCALE
0' 15' 30' 60' 90'

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ZONING DIVISION

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APPLICANT: Megan Brakebusch

PETITION No.: V-31

PHONE: 678-756-5483

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Megan Brakebusch

PRESENT ZONING: R-15

PHONE: 678-756-5483

LAND LOT(S): 21

TITLEHOLDER: William M. Hickey

DISTRICT: 20

PROPERTY LOCATION: On the north side of
Parkwood Chase, north of Madison Terrace

SIZE OF TRACT: 0.34 acres

(1244 Parkwood Chase).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to eight (8) feet adjacent to the east property line; and 2) allow a fence which is in front of or to the side of a house in a residential district to exceed six (6) feet in height [eight (8) feet].



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

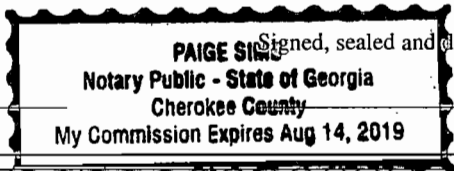
Application No. V-31
Hearing Date: 5-9-18

Applicant Megan Brakebusch Phone # 678-756-5483 E-mail meganbrakebusch@gmail.com

Megan Brakebusch Address 1244 Parkwood Chase Acworth 30102
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-756-5483 E-mail Megan Brakebusch@gmail.com
(representative's signature)

My commission expires: Aug 14, 2019

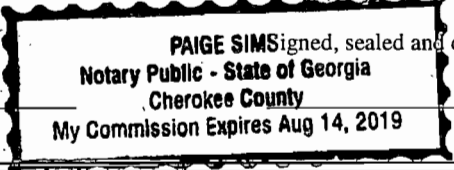


Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder William Hickey Phone # 770-423-5599 E-mail N/A

Signature William M. Hickey Address: 1244 Parkwood Chase Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 14, 2019



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

Present Zoning of Property R3 Residential lot

Location 1244 Parkwood Chase Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1 District 9 Size of Tract φ 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:

Privacy and Safety of my home and protection of my 95 year old Grandfather. Privacy From neighbors. When I called to get a permit, I was told no permit was needed. AS long as I was so far away from a roadway 8' fence was OK. The Fence does not extend past the front of the home.

List type of variance requested: To keep an 8' privacy fence up without alterations. Fence is not in any way or blocking Roadway. Fence only blocks the view of looking into my side and backyard to my home.

V-32
(2018)

RECEIVED
MAR - 8 2018

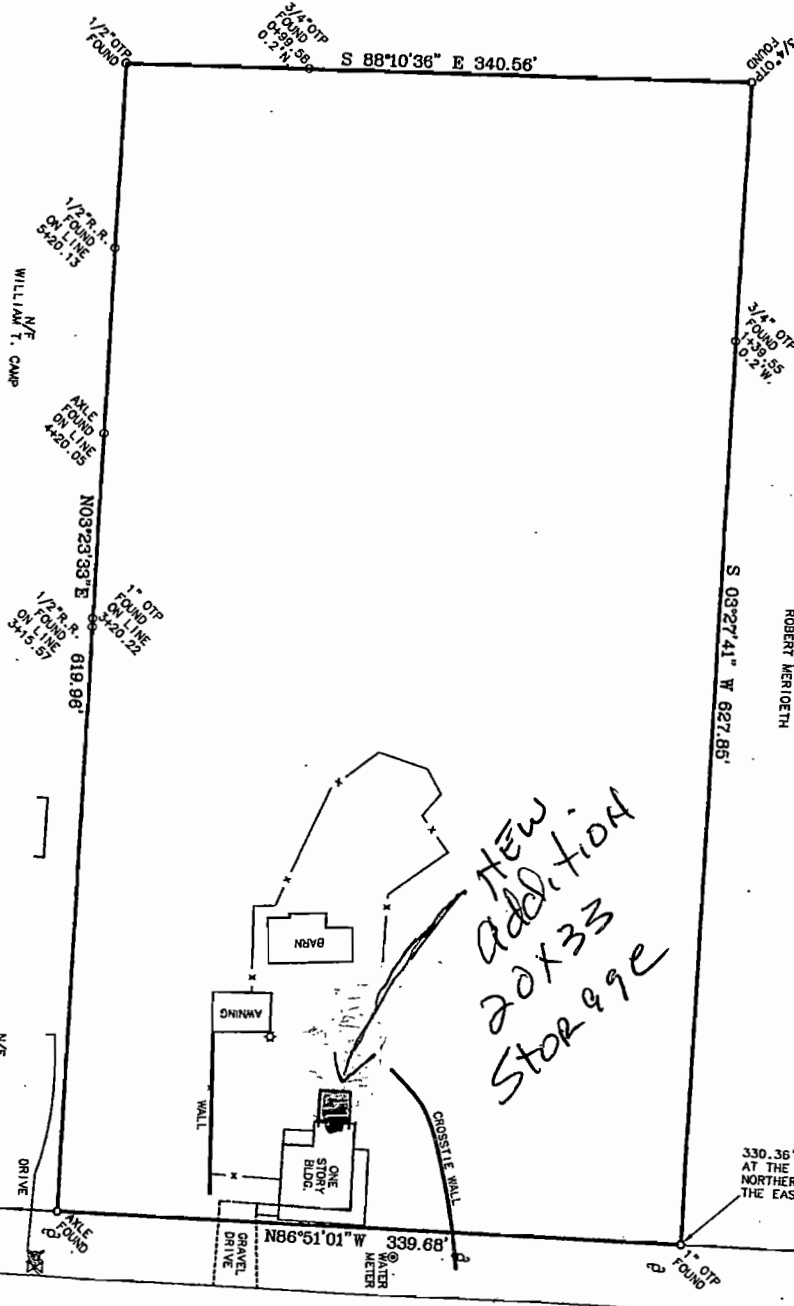
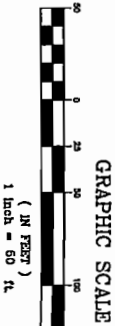
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

AREA = 4.871 ACRES

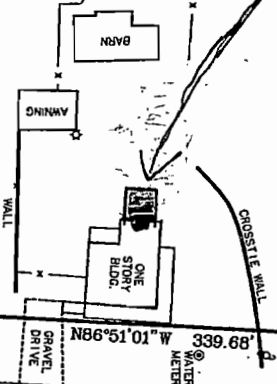
SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE
R-10.000. THE PLAT IS SUBJECT TO THE LOCAL DISTANCE
RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED
AUG. 18, 2000.

N/F
BILL HUTSON

TECHNICAL DATA
TRAVERSE PRECISION - 1"/24,000'
ANGLE ADJUSTMENT - 13"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/892,379'
EQUIPMENT - SOKKIA SET 2-100
PR - 1/2" RE. ROD SET
CIR - OPEN TOP PIPE
UTILITY POLE - \times
FIRE HYDRANT - \times
LIGHT POLE - \times



New Addition
20x33
Storage



330.36' TO 1/2" RE. ROD FOUND
AT THE INTERSECTION OF THE
NORTHERN R/W OF S.R. 360 WITH
THE EASTERN LINE OF LAND LOT 431

DALLAS - MACLAND ROAD S.R. 360 100' R/W

PLAT OF SURVEY FOR
RAUL FERNANDEZ

DATE - 09/08/00

PROJECT NO. - 00-043 PLOT FILE - 00-043.DWG

LOCATED IN
LAND LOT 431, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
764 MARICETTA HIGHWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200



APPLICANT: Raul Fernandez

PETITION No.: V-32

PHONE: 770-712-2169

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: Raul Fernandez

PRESENT ZONING: R-30

PHONE: 770-712-2169

LAND LOT(S): 431

TITLEHOLDER: Raul Ruben Fernandez and Kim Fernandez

DISTRICT: 19

PROPERTY LOCATION: On the north side of Macland Road, west of Lost Mountain Road (4400 Macland Road).

SIZE OF TRACT: 4.87 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to zero feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-32
Hearing Date: 5-9-18

Applicant Raul Fernandez 02 Phone # 770 712 2169 E-mail _____

Raul Fernandez Address 4400 Macland Rd Powder Springs GA
(representative's name, printed) (street, city, state and zip code) 30127

Raul Fernandez Phone # 770 712 2169 E-mail SullySale@Yahoo.com
(representative's signature)

My commission expires: May 28 2018 **RECEIVED** Signed, sealed and delivered in presence of: [Signature]
MAR - 8 2018 Notary Public

Titleholder Raul Fernandez Phone # 770-712-2169 E-mail SullySale@Yahoo.com

Signature Raul Fernandez Address 4400 Macland Rd Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: 4-1-2018 **DAVID A. GRANT** Signed, sealed and delivered in presence of: [Signature]
MAY 28 2018 Notary Public

Present Zoning of Property _____

Location 4400 Macland Powder Springs GA 30127 Lost Mt. Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 431 District 19th Size of Tract 4.87 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 4.87 Shape of Property _____ 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).

Code Change Road has moved
House Built 1930

List type of variance requested: Room addition Back of House
House Built 1930

V-33
(2018)

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, ENCUMBRANCES, SURFACE CONDITIONS OR OTHER MATTERS OF RECORD WHICH ARE NOT MOBILE, NOT RECORDED OR NOT DEPICTED IN THE TITLE INSTRUMENT PREPARED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

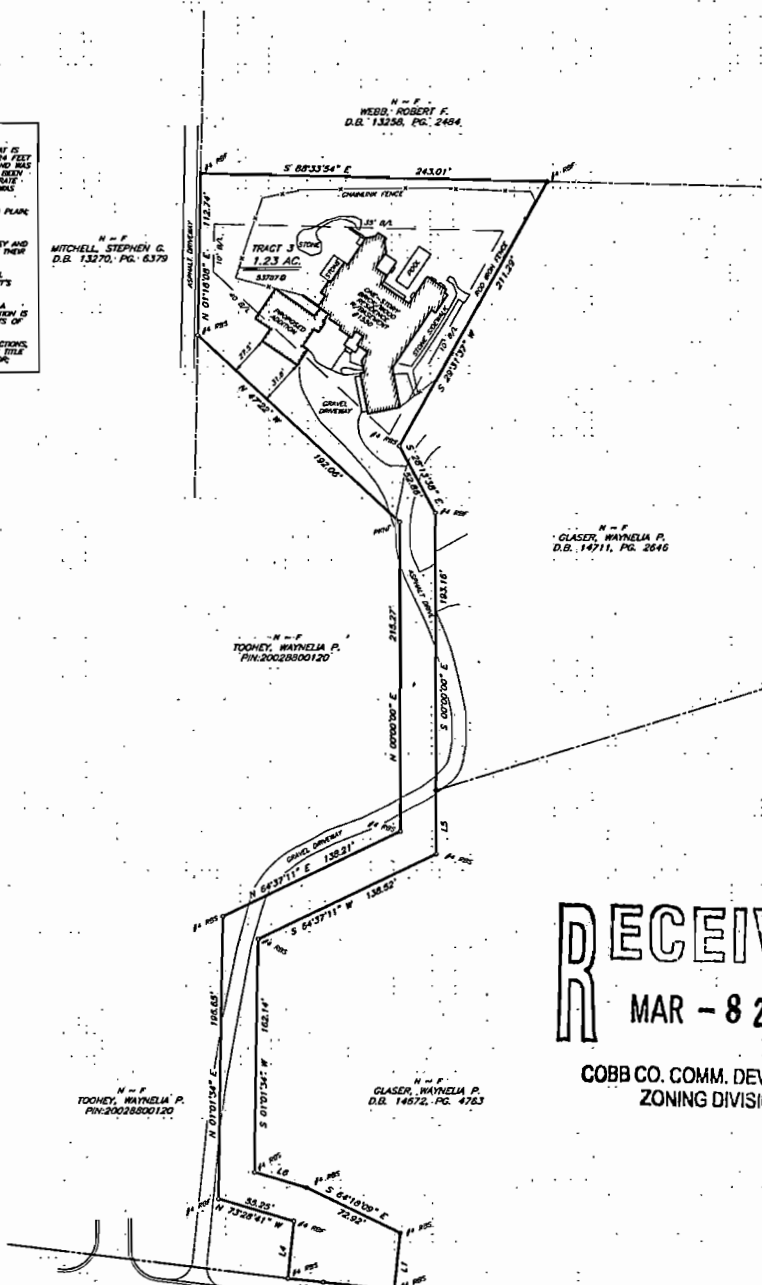
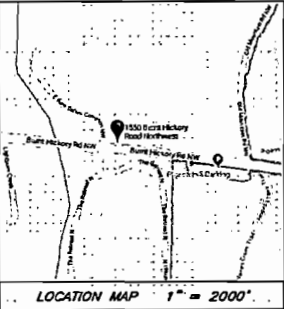
THIS BLOCK RESERVED FOR THE CROWN OF THE SUPERIOR COURT.

GENERAL PLAT NOTES:

THIS FIELD SURVEY DATED 1-29-18 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 16384 FEET AND AN ANGLE ERROR OF 6 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 16378 FEET. TRIANGULAR SURVEY WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA (FEMA) COMMUNITY PANEL #1306020180W DATED MARCH 4, 2015.
THIS PLAT IS FOR THE EXCLUSIVE USE OF JAMES HARVEY AND PATRICIA REDMOND. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE ASSISTANT ACROSS THE REGISTRAR'S SEAL.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE, EXISTENCE IS MADE NECESSARY TO ANY ENCUMBRANCES, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DEPICTED IN THE TITLE COMMITMENT OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE, DECISION IS TAKEN TO ANY SUCH CLAIM.

LINE CHART

LINE	BEARING	DISTANCE
L1	N 082332° E	433.00'
L2	N 633748° W	503.00'
L3	N 633748° W	283.00'
L4	N 082332° E	443.00'
L5	S 003000° E	44.31'
L6	S 732251° E	58.24'



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

⊕	P.P. - POWER POLE
⊘	L.P. - LIGHT POLE
⊙	T.M. - TIE MANDATORY
⊙	S.M. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.F. - CROUP TOP PIPE FOUND
○	O.T.F. - OPEN TOP PIPE FOUND
⊠	R/W MON. - RIGHT-OF-WAY MONUMENT
-x-	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊠	D.L. - DROP INLET / TARD INLET
⊠	C.B. - CATCH BASIN
⊠	R.C.P. - REINFORCED CONCRETE PIPE
⊠	C.M.P. - CORRUGATED METAL PIPE
⊠	F.F.E. - FINISHED FLOOR ELEVATION
⊠	M.S. - MIXED WALLE
⊠	U.E. - UNDERGROUND ELECTRIC
⊠	S.B.M. - SOUTHERN BELL MANHOLE
⊠	G. LINE - GAS LINE
⊠	O.P.W. - OVERHEAD POWER LINES
⊠	M.F. - METER FUND
⊠	M.F. - METER FOUND
⊠	P. - POWER POLE



SURVEYORS CERTIFICATION
THIS SURVEY IS A RETRACED OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S) MAP(S) PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. REGISTRATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS MAP PLAT OR PLAN COMPLIES WITH THE MINIMUM 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 IS SET FORTH IN THE GEORGIA PLAT ACT DOCS 15-40-82.
K. Adgson Blacklee
K. ADGSON BLACKLEE, GA RES #5240
3-7-18
DATE

REVISIONS

NO.	DATE	DESCRIPTION

FIELD WORK DATE: 1-29-18
DRAFTING DATE: 1-26-18
SCALE: 1"=40'
DRAWN BY: KAB
CHECKED BY: KAB
PROJECT NO: 2018015
BURNT.DWG



BOUNDARY SURVEY FOR:
JAMES HARVEY &
PATRICIA REDMOND
LOCATED IN LAND LOT 288
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Envrnomental
4131 Balmgroat Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com

APPLICANT: Dr. James S. Harvey and Patricia Redmond

PHONE: 770-429-1499

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: Dr. James S. Harvey and Patricia Redmond

PROPERTY LOCATION: On the north side of Burnt Hickory Road, west of Old Mountain Road (1550 Burnt Hickory Road).

PETITION No.: V-33

DATE OF HEARING: 05-09-2018

PRESENT ZONING: R-20

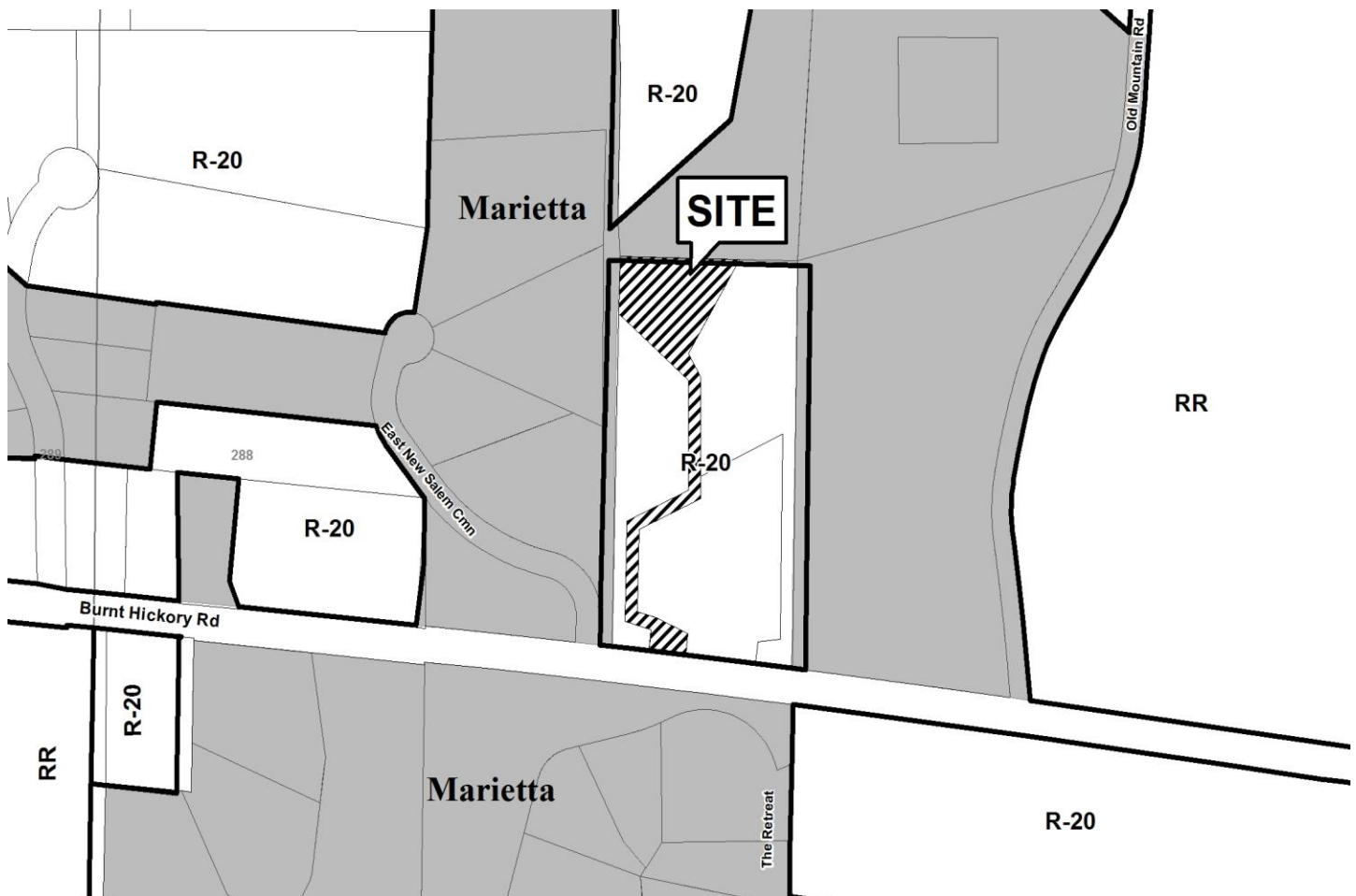
LAND LOT(S): 288

DISTRICT: 20

SIZE OF TRACT: 1.23 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 27 feet; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



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MAR - 8 2018

Application for Variance Cobb County

COBB CO. COMM. DEV.
ZONING DIVISION

(type or print clearly)

Application No. V-33 (2018)
Hearing Date: 05/09/2018

Applicant Dr. James S. Harvey and Patricia Redmond Phone # _____ E-mail pamredmond@msn.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060

(representative's name, printed)

(street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

[Signature]
Notary Public



My commission expires: January 10, 2019

Titleholder Dr. James S. Harvey and Patricia Redmond Phone # _____ E-mail pamredmond@msn.com

Signature See Attached Exhibit "A" Address: 1550 Burnt Hickory Road, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location Northerly side of Burnt Hickory Road; westerly of Old Mountain Road; easterly of East New Salem Commons
(street address, if applicable; nearest intersection, etc.) (1550 Burnt Hickory Road)

Land Lot(s) 288 District 20th Size of Tract 1.23 +/- Acre(s)

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

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

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required minimum front setback from forty (40) feet to twenty-seven (27) feet. (See Sec. 134-197(4)(d)).

V-33
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 33 (2018)
Hearing Date: May 9, 2018

Applicants/Titleholders: **Dr. James S. Harvey and
Patricia Redmond**

Tax Parcel No.: 20028800610

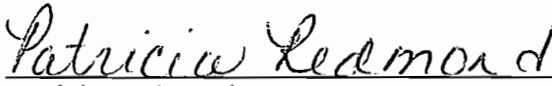
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



James S. Harvey

Date Executed: 3/7/18



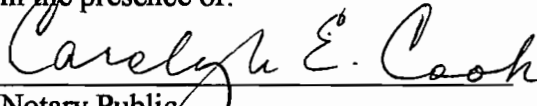
Patricia Redmond

Date Executed: 3/7/18

Address: 1550 Burnt Hickory Road
Marietta, Georgia 30064

Telephone No.: () _____

Signed, sealed, and delivered
in the presence of:



Notary Public
Commission Expires: 01-10-2019

(Notary Seal)



V-33
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V-83 (2018)
Hearing Date: May 9, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicants/Titleholders: Dr. James S. Harvey and
Patricia Redmond**

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

Pursuant to the R-20 zoning classification, Applicants request a waiver of the required minimum front side setback from forty (40) feet to twenty-seven (27) feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants propose the construction of an addition to their existing home, with connectivity to the existing residence through a breezeway area. In order to place the proposed addition adjacent to the existing residence, encroachment into the front setback area is necessary. Additionally, to locate the proposed addition to another area of the lot and meet the requirements of the Cobb County Zoning Ordinance would be economically unfeasible and aesthetically unpleasing; and would, therefore, render the proposed structure unusable for the purposes intended by Applicants. By allowing the proposed addition to be constructed within the front setback area, minimal impact would occur to the established fencing, landscape, and buffer of the residence.

APPLICANT: Vinings Jubilee Partners, LTD

PHONE: 770-438-8080

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: Vinings Jubilee Partners, LTD

PROPERTY LOCATION: On the south and west side of Paces Ferry Road, east of CSX railline, bisected by New Paces Ferry Road, (4300 Paces Ferry Road, 2850 Paces Ferry Road, 2950 New Paces Ferry Road).

PETITION No.: V-34

DATE OF HEARING: 05-09-2018

PRESENT ZONING: NRC, NS

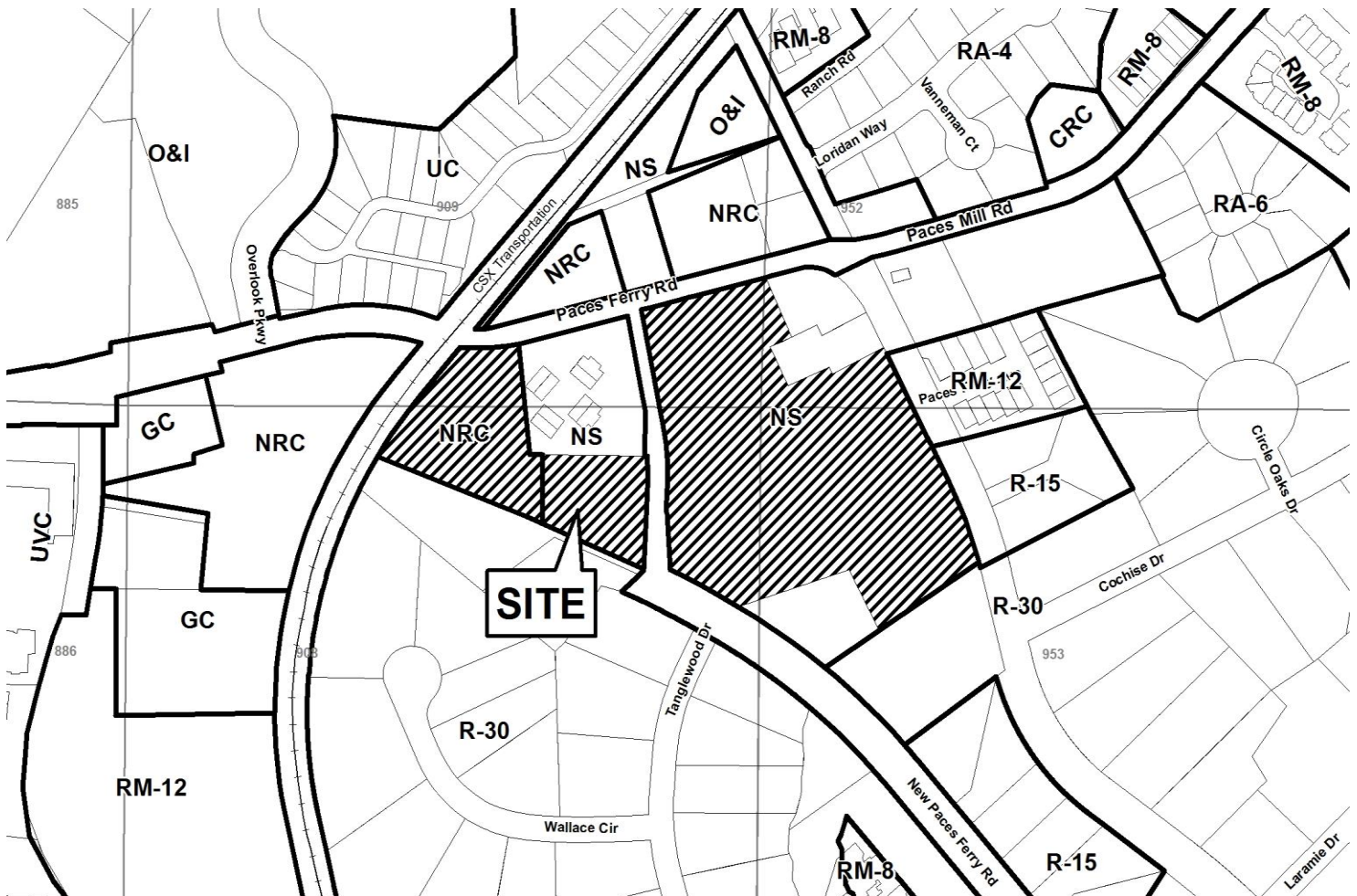
LAND LOT(S): 908, 909, 952, 953

DISTRICT: 17

SIZE OF TRACT: 9.71 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum sign setback requirement of 62 feet from the center of an arterial road right-of-way; 2) waive the minimum sign setback requirement of 42 feet from the center of any other road right-of-way; 3) waive the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way; and 4) waive the requirement for ground based monument style signage to allow the signs depicted in the attached renderings.



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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V- 34 (2018)
Hearing Date: 05/09/2018

Vinings Jubilee Partners, Ltd.,
Applicant a Georgia limited partnership Phone # (770) 438-8080 E-mail spetters@pacesholdings.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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



Signed, sealed and delivered in presence of:
Carolyn E. Cook
Notary Public

My commission expires: January 10, 2019

Vinings Jubilee Partners, Ltd.,
Titleholder a Georgia limited partnership Phone # (770) 438-8080 E-mail spetters@pacesholdings.com
Suite 363, 4300 Paces Ferry Road
Signature See Attached Exhibit "A" Address: Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property NS, NRC
Southernly and westerly sides of Paces Ferry Road; easterly and westerly sides of New Paces Ferry Road;
Location Easterly of W. & A. Railroad (4300 Paces Ferry Road; 2850 Paces Ferry Road; 2950 New Paces Ferry Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908, 909, 952, 953 District 17th Size of Tract 7.161 +/- (Parcel 1) Acre(s)
9.711 +/- (Overall)

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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of the minimum yard requirement of sixty-two (62) feet from the center of an arterial road right-of-way (See Sec. 134-313(i)(1)); (2) Waiver of the minimum yard requirement of forty-two (42) feet from the center of any other road right-of-way (See Sec. 134-313(i)(1)); and (3) Waiver of the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way (See Sec. 134-313(i)(2)).

V-34
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V- 34 (2018)
Hearing Date: May 9, 2018

Applicant/Titleholder: **Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership**

VININGS JUBILEE PARTNERS, LTD.,
a Georgia limited partnership

BY: DFP, INC., a Georgia corporation
its General Partner

BY: George A. Pettus
TITLE: President

[Corporate Seal]

Printed Name: George A. Pettus

Date Executed: MAR 7 '18

Address: Suite 363, 4300 Paces Ferry Road
Atlanta, Georgia 30339

Telephone No.: (770) 438-8080

Signed, sealed, and delivered
in the presence of:

Karen A. Harvill
Notary Public
Commission Expires _____

(Notary Seal)

KAREN ADELE HARVILL
MY COMMISSION EXPIRES
JUNE 13 2018
COBB COUNTY, GA.
NOTARY PUBLIC

V-34
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
MAR - 8 2018

Application No.: V- 34 (2018)
Hearing Date: May 9, 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership**

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

Vinings Jubilee Partners, Ltd., as Applicant and Titleholder (hereinafter collectively "Applicant"), is the owner of improved real property totaling 9.711 acres, more or less, located on the southerly and westerly sides of Paces Ferry Road; the easterly and westerly sides of New Paces Ferry Road; easterly of the W. & A. Railroad, being more particularly known as 4300 Paces Ferry Road, 2850 Paces Ferry Road, and 2950 New Paces Ferry Road, Land Lots 908, 909, 952, and 953, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Property was developed many years ago for the retail center known as "Vinings Jubilee," which is still operational and a key component to the Vinings restaurant and retail area along Paces Ferry Road.

Applicant is proposing to upgrade and completely replace the existing signage for the Vinings Jubilee retail center. Copies of the proposed replacement signage plans are attached collectively as Exhibit "1" to this narrative. Applicant seeks waivers of certain regulations within the Sign Ordinance, as follows:

- (1) Waiver of the minimum yard requirement of sixty-two (62) feet from the center of an arterial road right-of-way;
- (2) Waiver of the minimum yard requirement of forty-two (42) feet from the center of any other road right-of-way; and
- (3) Waiver of the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way.

Applicant proposes the installation of the new, replacement signage in the exact location as the existing signage, and the current requirements of the Cobb County Sign Ordinance would not allow replacement of the signs. There are no other reasonable locations for placement of the new and updated signage due to the

existing infrastructure and improvements within the Vinings Jubilee retail center than where they are presently located. Additionally, in the years following construction and occupancy of the retail center, the Vinings area has experienced immense growth which has necessitated improvements along the existing rights-of-way, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Further, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the retail center have been revised. The waivers as set forth above, must be approved to allow for installation of the updated, replacement signage. To grant the requested variances would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

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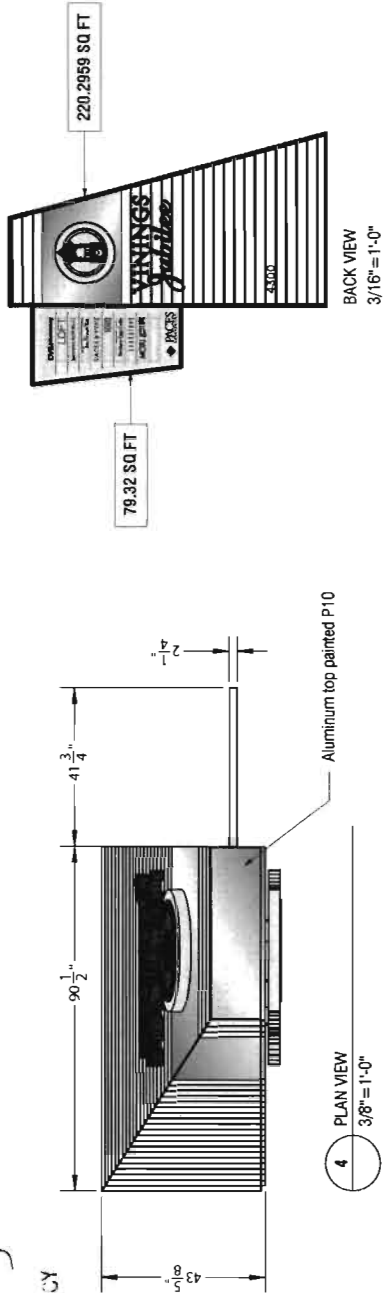


Image Manufacturing Group
 5405 Buford Hwy, Ste. 270
 Norcross, GA 30071
 678.580.3281

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VININGS JU
 V-34
 (2018)
 Exhibit

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 PM: JA
 SCALE: NOTED
 DATE: 07/20/17
 DSR: GT
 SUBMITTED:
 REVISED:

RELEASED:
 UPDATED
 RELEASE:

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 PRIMARY ID MONUMENT

FILE LOCATION:
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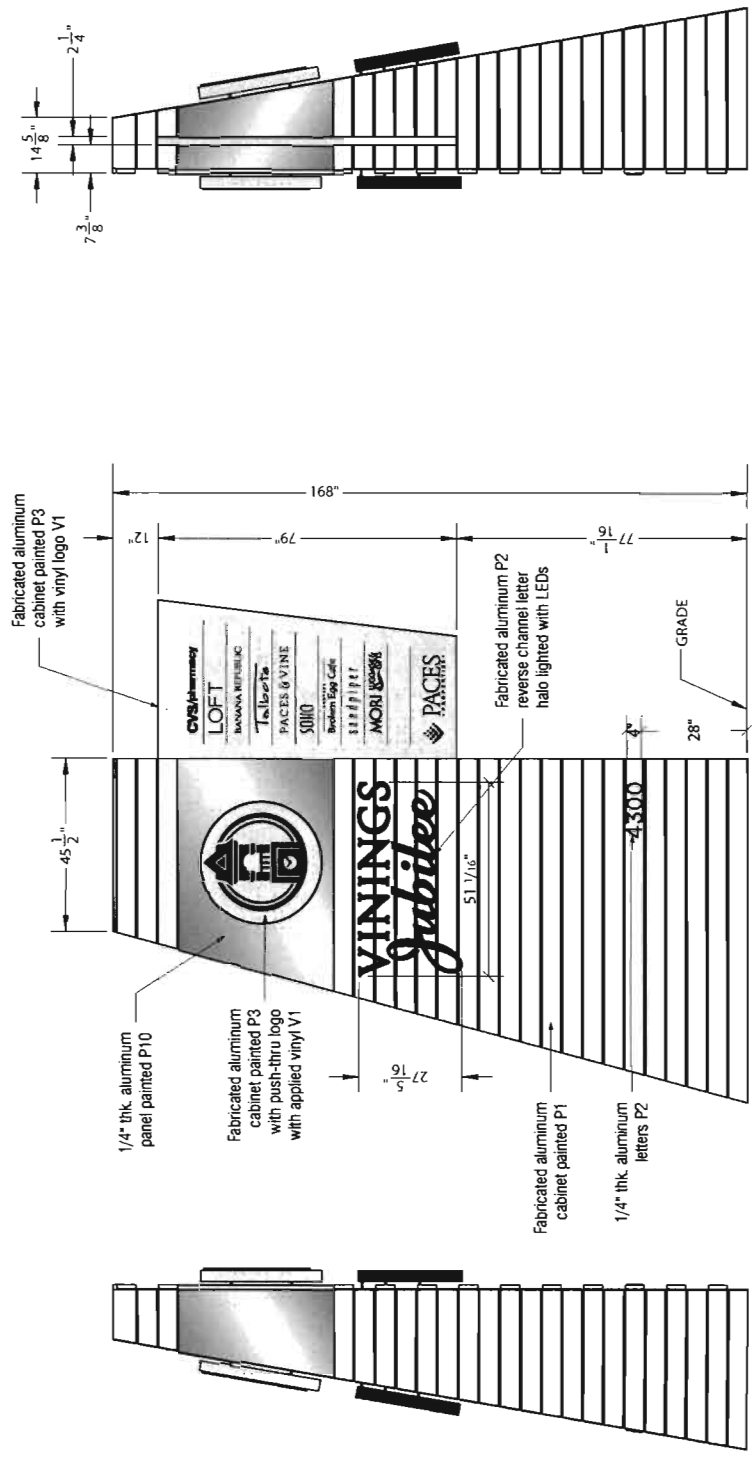


EXHIBIT "1"

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ZONING DIVISION



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678.580.3281

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VININGS JU

V-34
(2018)
Exhibit

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PM: JA

SCALE: NOTED

DATE: 07/21/17

DSR: GT

SUBMITTED:

REVISED:

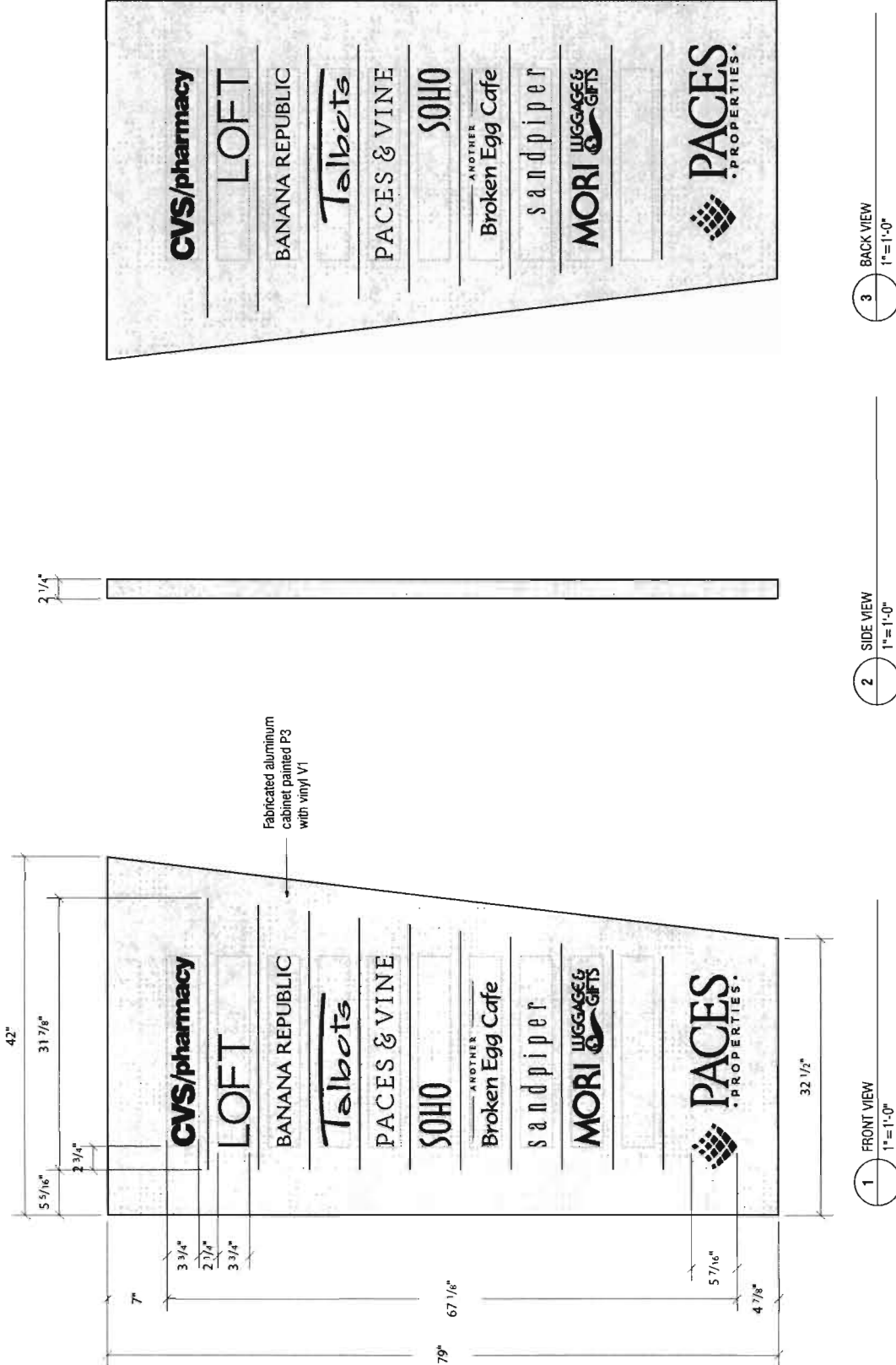
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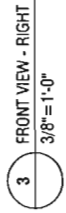
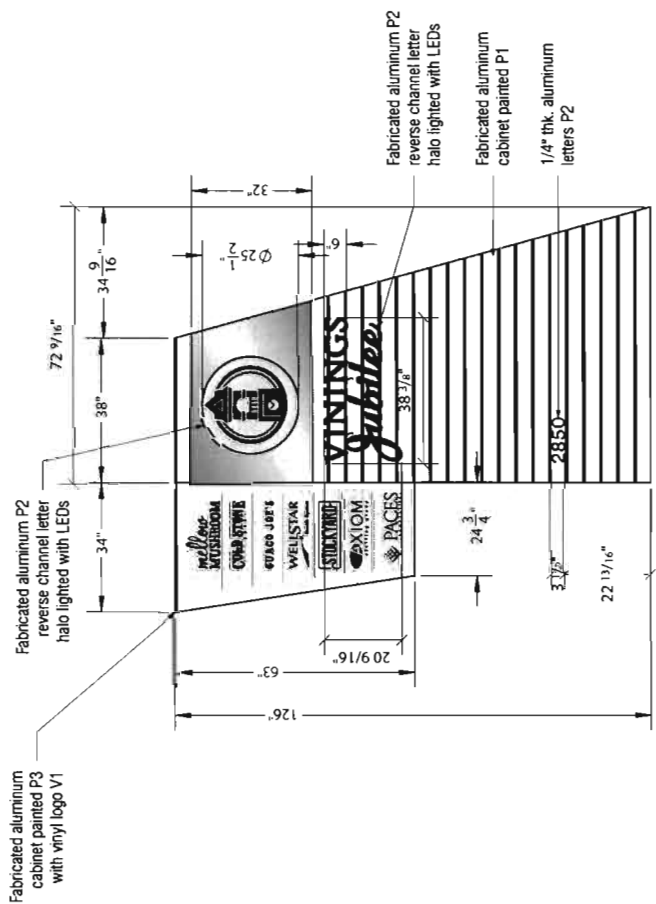
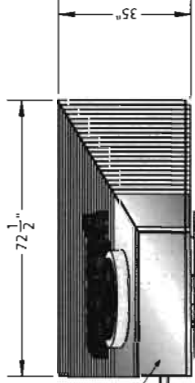
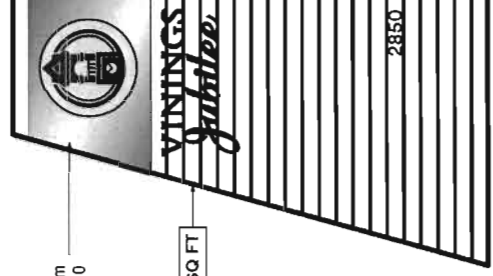
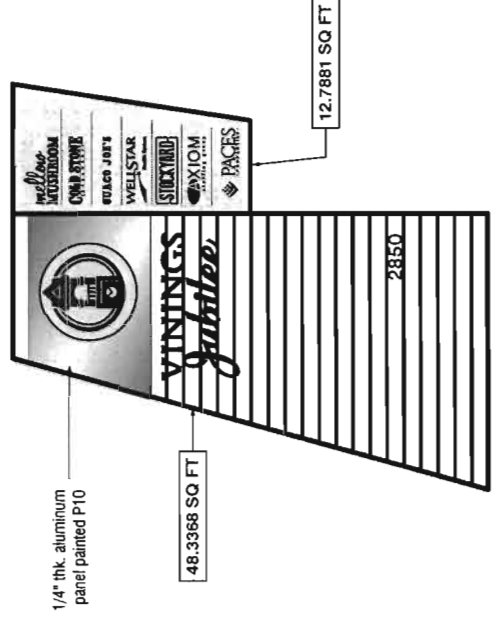


3 BACK VIEW
1" = 1'-0"

2 SIDE VIEW
1" = 1'-0"

1 FRONT VIEW
1" = 1'-0"

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ZONING DIVISION



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VININGS JUBILEE
V-34
(2018)
Exhibit

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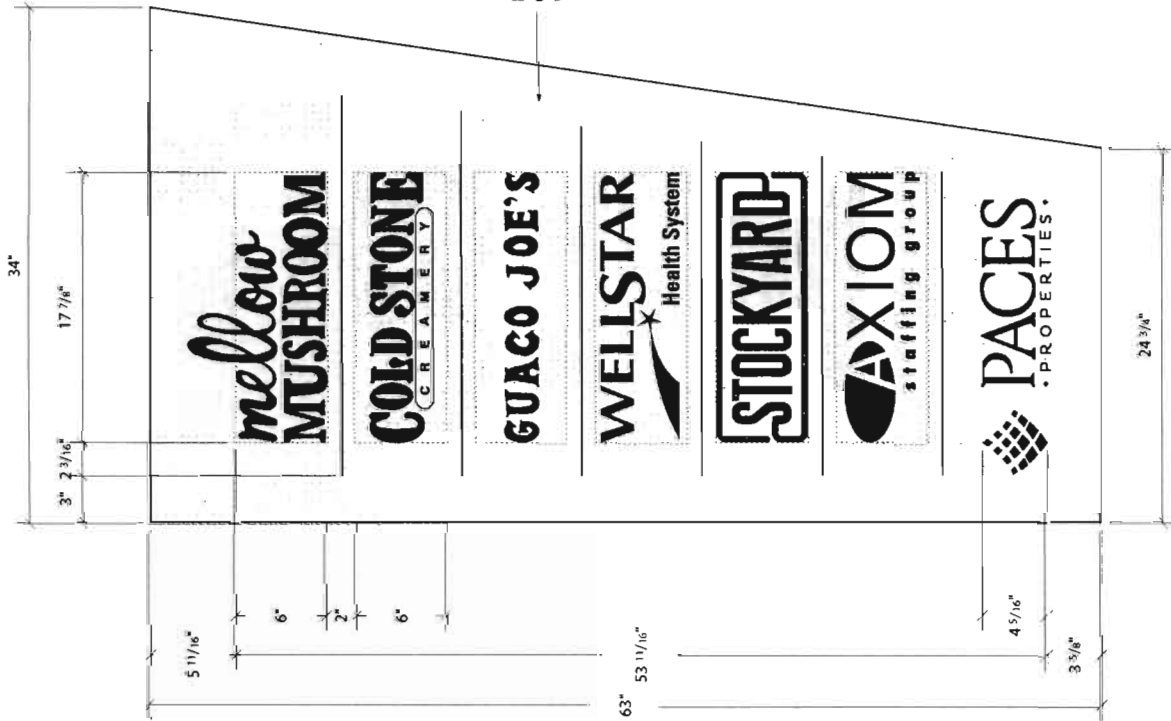
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RULE LOCATION
VININGS Jubilee (2018) Exhibit
2018_Vinings_Jubilee_2.0_B-Secondary ID Monument

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COBB CO. COMM. DEV. AGENCY
2 1/4" ZONING DIVISION



1 FRONT VIEW
1-1/2" = 1'-0"

2 SIDE VIEW
1-1/2" = 1'-0"

3 BACK VIEW
1-1/2" = 1'-0"



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678.580.3281

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VININGS JU
V-34
(2018)
Exhibit

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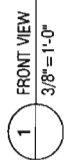
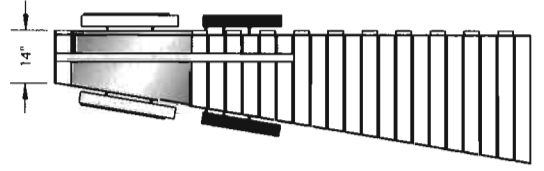
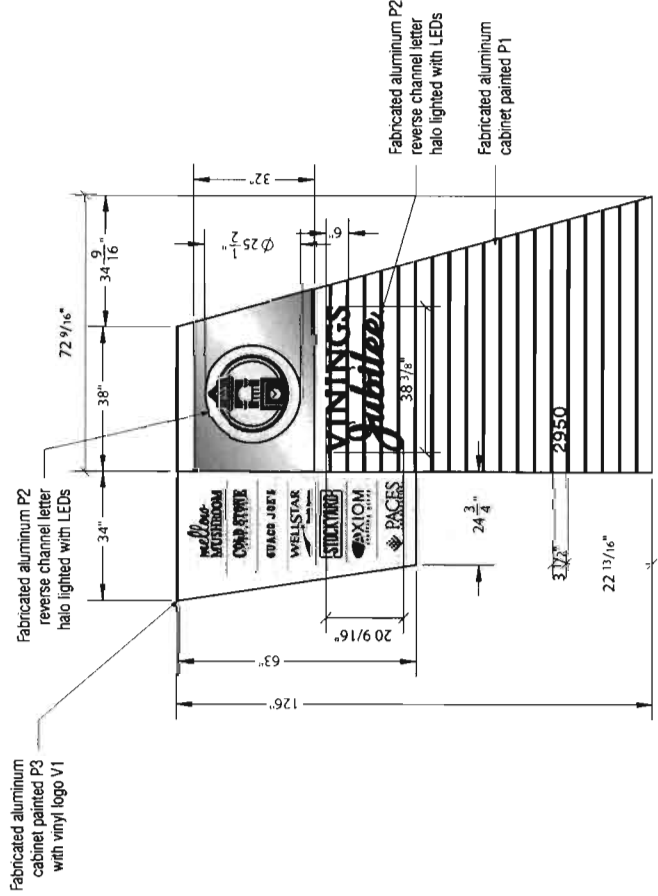
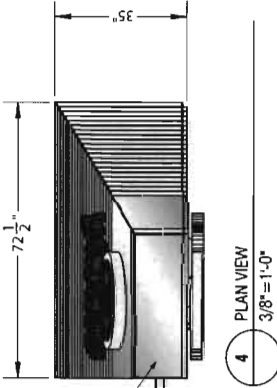
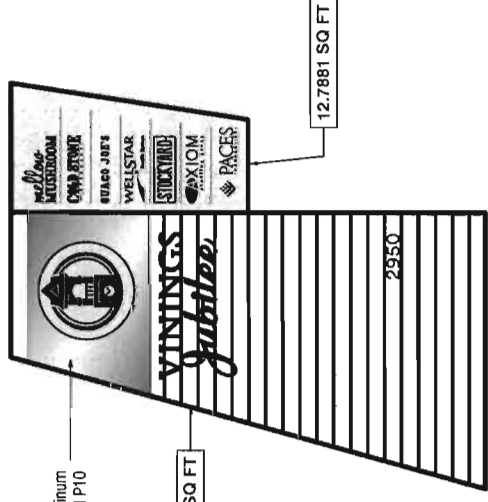
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ZONING DIVISION



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678.580.3281

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VININGS JU
V-34
(2018)
Exhibit

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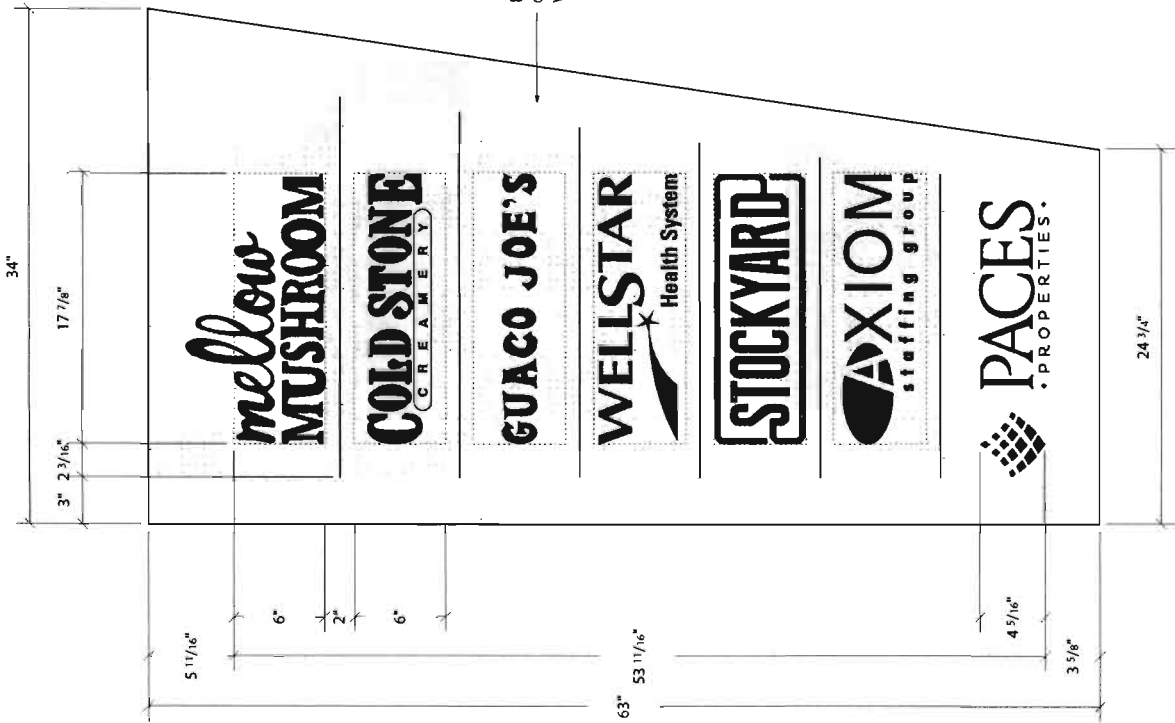
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RELEASE:

SIGN TYPE: B.2
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COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



1 FRONT VIEW
 1-1/2" = 1'-0"

2 SIDE VIEW
 1-1/2" = 1'-0"

3 BACK VIEW
 1-1/2" = 1'-0"



5405 Buford Hwy, Ste. 270
 Norcross, GA 30071
 678.580.3281

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VININGS JULI
 V-34
 (2018)
 Exhibit

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 DSR: GT
 SUBMITTED: 07/23/17
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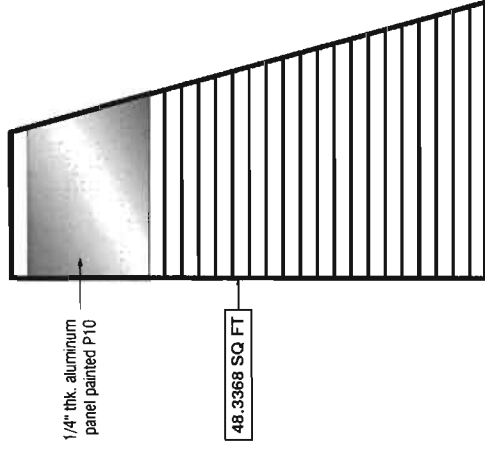
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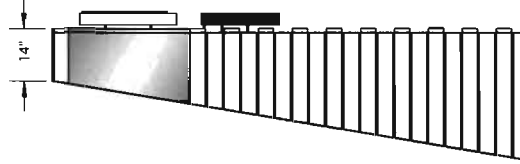
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MAR - 8 2018

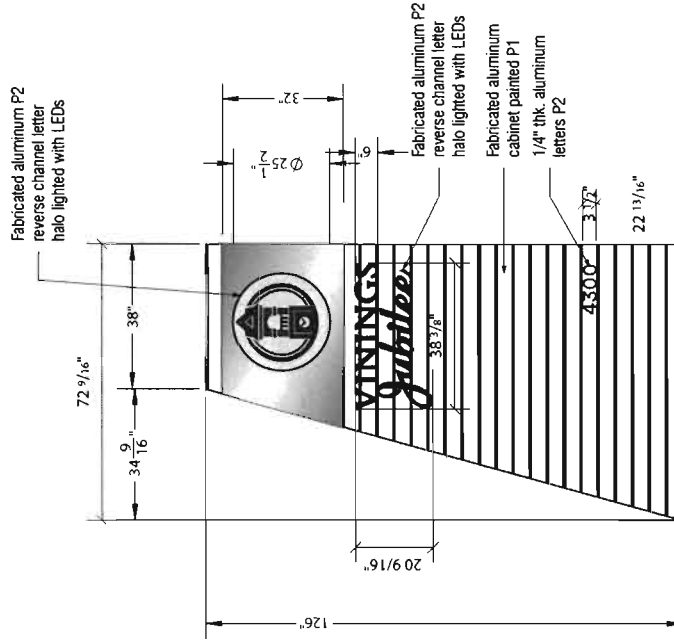
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ZONING DIVISION



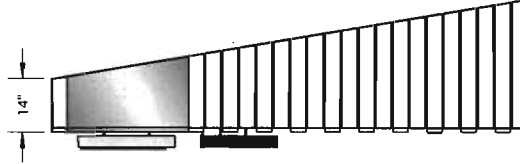
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3/8" = 1'-0"



2 FRONT VIEW - LEFT
3/8" = 1'-0"



1 FRONT VIEW
3/8" = 1'-0"



3 FRONT VIEW - RIGHT
3/8" = 1'-0"



5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

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VININGS
Jubilee

VININGS JU
V-34
(2018)
Exhibit

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PK: JA
SCALE: NOTED
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DSR: GT
SUBMITTED: 07/21/17
REVISED:

RELEASED:
UPDATED:
RELEASE:

SIGN TYPE: B.3
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2018_Vinings_Jubilee\2.0_SecSecondary ID Monument

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MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

COLUMBIA ENGINEERING
300 INTERSTATE NORTH PARKWAY
SUITE 200
CUMMIN, GEORGIA 30006
(770) 262-2807



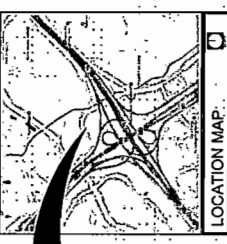
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FIRST AMERICAN TITLE INS
LAND LOTS 982 AND 983, 17TH DISTRICT,
COBB COUNTY, GEORGIA

V-35
(2018)

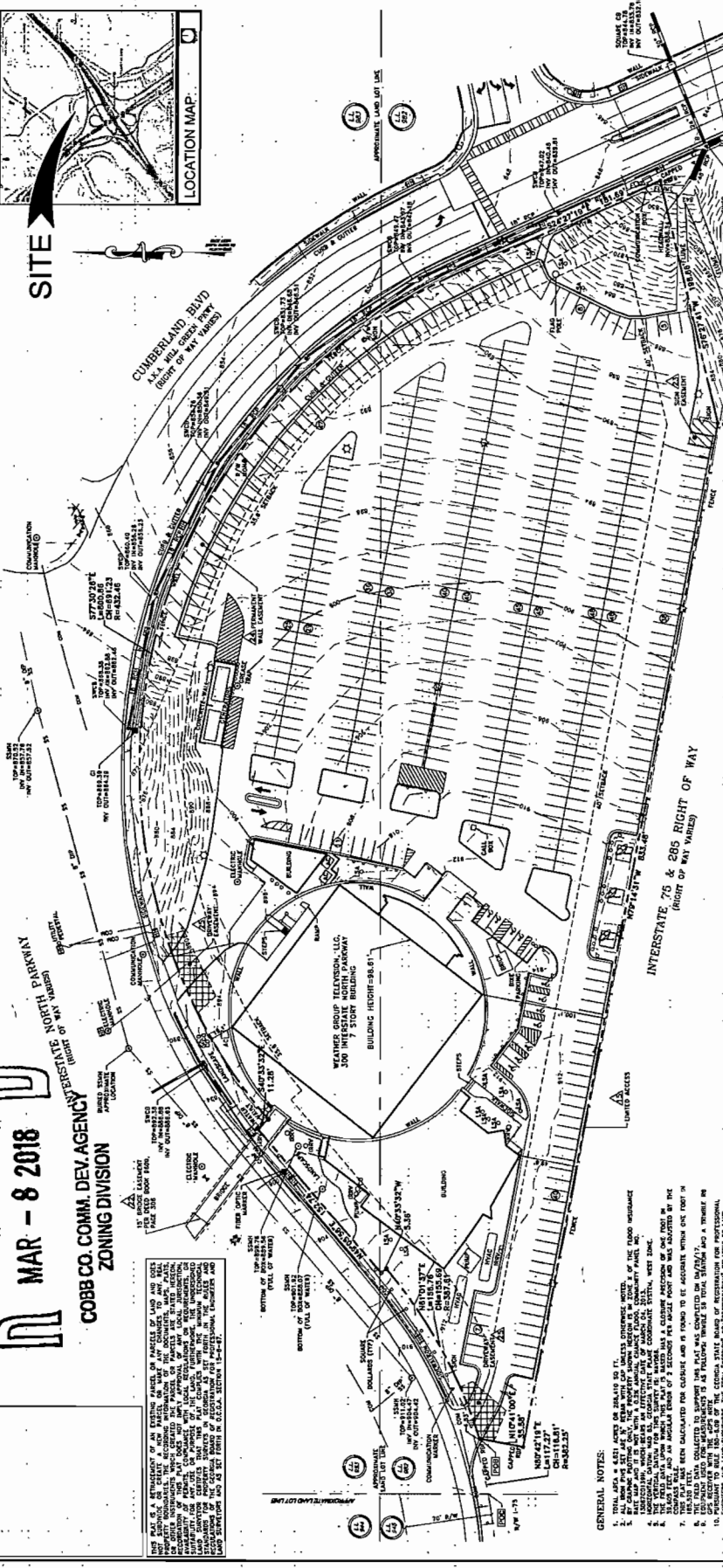
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ALTMANSP'S
LAND TITLE
SURVEY

DATE FILED	
PROJECT NO.	
DRAWING NO.	
FILED DATE	
FILED BY	
SCALE	1"=40'
DATE	
BY	
FOR	
BY	



SITE



LAND DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 982 AND 983 OF THE 17TH DISTRICT 2ND SECTION OF COBB COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
[Detailed description of the land parcels and easements]

SURVEY LEGEND

(Symbol)	STORM DRAIN
(Symbol)	WATER MAIN
(Symbol)	FENCE
(Symbol)	WATER WETTER
(Symbol)	CONDUIT
(Symbol)	COMMUNICATION LINE
(Symbol)	COMMUNICATION
(Symbol)	FIRE MAIN
(Symbol)	POLE
(Symbol)	MANHOLE
(Symbol)	LIGHT POLE
(Symbol)	TRAFFIC SIGNAL POLE
(Symbol)	LANDSCAPE LIGHT
(Symbol)	ROAD
(Symbol)	1/2" REBAR SET
(Symbol)	REAR FORD
(Symbol)	SHOULDER CURB BASIN
(Symbol)	GRADE PAINT
(Symbol)	REINFORCED CONCRETE PIPE
(Symbol)	CEILING
(Symbol)	SATELLITE
(Symbol)	ELECTRIC HAND HOLE
(Symbol)	COMMUNICATION HAND HOLE
(Symbol)	IRRIGATION VALVE
(Symbol)	CLEAN OUT

SCHEDULE B - CONDITIONS
1. NO PORTION OF THESE NOTES SHALL BE VALID UNLESS ACCOMPANIED BY THE SURVEY AND SCHEDULE A. THESE NOTES ARE INTENTIONALLY OMITTED.
2. ALL EASEMENTS AND RIGHTS GRANTED HEREIN SHALL BE SUBJECT TO THE RECORD DEEDS AND RECORD DOCUMENTS.
3. THESE NOTES ARE NOT TO BE CONSIDERED AS A WARRANTY OF THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SURROUNDING AREA.
5. THE SURVEYOR HAS REVIEWED ALL RECORD DOCUMENTS RELATIVE TO THIS PROPERTY.
6. THE SURVEYOR HAS REVIEWED ALL RECORD DOCUMENTS RELATIVE TO THE EASEMENTS AND RIGHTS GRANTED HEREIN.
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GENERAL NOTES:
1. THIS MAP IS A REPRESENTATION OF AN EXISTING PARCEL OF LAND AND NOT A WARRANTY OF THE ACCURACY OF THE INFORMATION HEREON.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE SURROUNDING AREA.
3. THE SURVEYOR HAS REVIEWED ALL RECORD DOCUMENTS RELATIVE TO THIS PROPERTY.
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SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO INFP 300 ACQUISITIONS, L.C. A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY ACCURATELY REPRESENT THE ACTUAL SITUATION AND CONDITIONS ON THE GROUND.
A TRUE AND CORRECT COPY OF THIS MAP OR PLAN HAS BEEN FILED WITH THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, COBB COUNTY, GEORGIA, ON 03/08/18.
DATE: 03/08/18 BY: D. J. HARRIS



COLUMBIA ENGINEERING
300 INTERSTATE NORTH PARKWAY
SUITE 200
CUMMIN, GEORGIA 30006
(770) 262-2807

APPLICANT: INOP 300 Acquisitions, LLC

PETITION No.: V-35

PHONE: 404-566-5904

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: OMR

PHONE: 770-429-1499

LAND LOT(S): 982, 983

TITLEHOLDER: INOP 300 Acquisitions, LLC

DISTRICT: 17

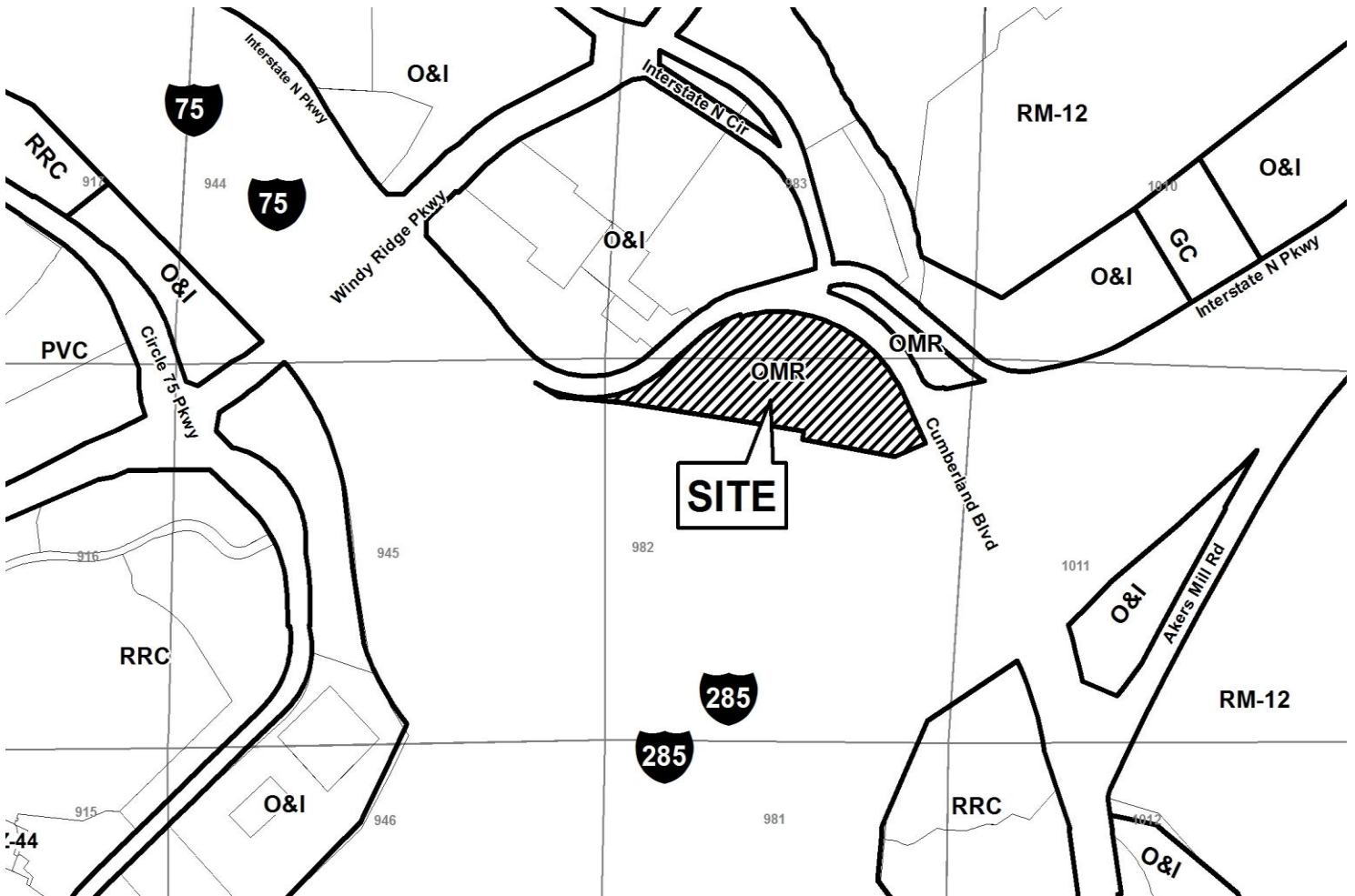
PROPERTY LOCATION: On the south side of Interstate North Parkway, north of Interstate 285 and Interstate 75 interchange, and on the southwesterly side of Cumberland Boulevard

SIZE OF TRACT: 9.05 acres

(300 Interstate North Parkway).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35.6 (previously approved Z-105 of 1996) to 19 feet; and 2) increase the maximum allowable impervious surface from 80% to 81.3%,



RECEIVED
MAR - 8 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

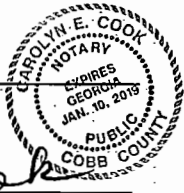
(type or print clearly)

Application No. V- 35 (2018)
Hearing Date: 05/09/2018

Applicant INOP 300 Acquisitions, LLC
a Delaware limited liability company Phone # (404) 566-5904 E-mail tsmith@rubensteinpartners.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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

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



My commission expires: January 10, 2019

Titleholder INOP 300 Acquisitions, LLC
a Delaware limited liability company Phone # (404) 566-5904 E-mail tsmith@rubensteinpartners.com
Signature See Attached Exhibit "A" Address: Suite 340, 340 Interstate North Parkway
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property OMR

Location Southerly, Easterly, and Westerly sides of Interstate North Parkway, Northeasterly side of the I-75/I-285 Interchange
(street address, if applicable; nearest intersection, etc.) (300 Interstate North Parkway)

Land Lot(s) 982, 983 District 17th Size of Tract 9.04689 +/- Acre(s)

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

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

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Reduction of front setback from previously approved 35.6 feet
(per Z-105 (1996)) to 19 feet (See Sec. 134-220(4)(d)); and (2) increase impervious surface from required
80 percent to 81.3 percent (See Sec. 134-220(12)(j)).

V-35
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V-35 (2018)
Hearing Date: May 9, 2018

**Applicant/Titleholder: INOP 300 Acquisitions, LLC,
a Delaware limited liability company**

INOP 300 ACQUISITIONS, LLC,
a Delaware limited liability company

BY: *[Signature]*
TITLE: SVP, Regional Director

Printed Name: Taylor Smith

Date Executed: 3/6/18

Address: 340 Interstate North Parkway
Suite 340
Atlanta, Georgia 30339

Telephone No.: (404) 566-5904

State of Pennsylvania
County of Philadelphia
Signed, sealed, and delivered
in the presence of:

Sarah E. Turowski
Notary Public
Commission Expires: Sept. 29, 2018

(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sarah E. Turowski, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Sept. 29, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
MAR - 8 2018

Application No.: V- 35 (2018)
Hearing Date: May 9, 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: INOP 300 Acquisitions, LLC,
a Delaware limited liability company**

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

INOP 300 Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property located on the southerly, easterly, and westerly sides of Interstate North Parkway, being more particularly known as 300 Interstate North Parkway, in Land Lots 982 and 983, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Property consists of a multi-story building and parking deck, together with surface parking and various accessory structures and landscaping surrounding the building, which was used by its former owner, Weather Group Television, LLC, for office and communications for The Weather Channel. In 1996, in connection with the acquisition of the Property by its former owner, a variance was sought and granted reducing the front setback to 35.6 feet. Subsequently, in 2000 additional variances were granted relating to the setback along another road frontage and the location of the accessory structures.

Applicant seeks approval of two variances as follows:

- (1) Reduce the front setback from the previously approved 35.6 feet to the current 19 feet, as more particularly shown and reflected on the ALTA/NSPS Land Title Survey submitted with this Application for Variance; and
- (2) Increase the allowed impervious surface area from 80 percent to 81.3 percent.

The office building was constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the office building, the Windy Hill Road corridor and the two major interstates, I-75 and I-285, have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Property have been revised and updated.

Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

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MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION