

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: June 13, 2018

DUE DATE: May 14, 2018

Distributed: April 23, 2018

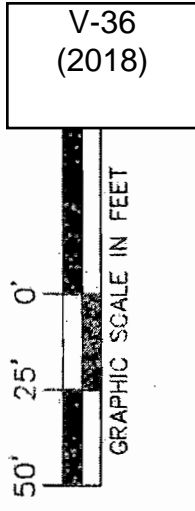


Cobb County...Expect the Best!

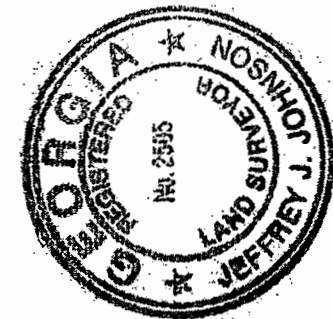
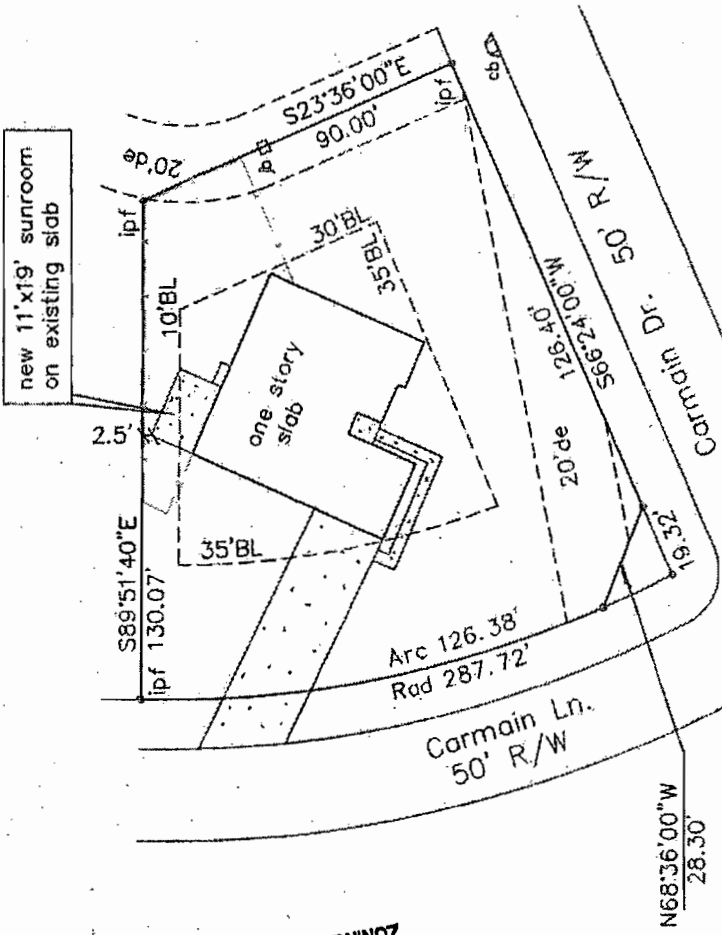
RECEIVED
MAR 22 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESMT
- DE=DRAINAGE ESMT
- ESMT=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



MAG



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

survey for

Eddy Agnant

Rev. 1-17-2018 Name

JOHNSON SURVEYING

4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

Land Lot 293
District 20, Sec. 2
Cobb County, Ga.
West Carrington
Unit 1
Lot 43
408 Carmain Ln.

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

DATE: 1-3-2018 SCALE: 1"=50' JOB NO: 18-02

APPLICANT: Champion Windows

PETITION No.: V-36

PHONE: 770-817-1953

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Andy Burton

PRESENT ZONING: R-15

PHONE: 770-817-1953

LAND LOT(S): 292, 293

TITLEHOLDER: Eddy Agnant

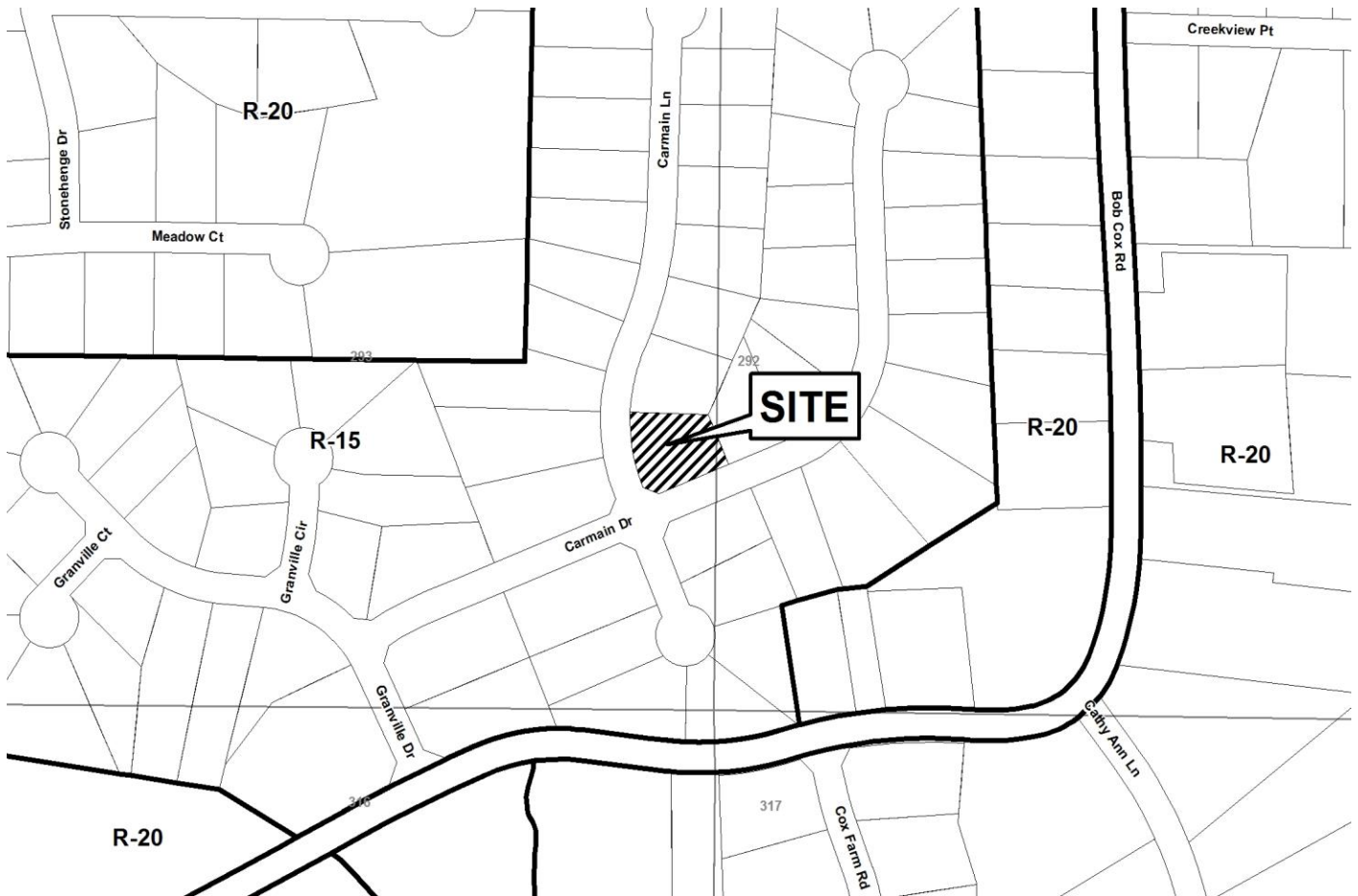
DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of
Carmain Drive and Carmain Lane
(408 Carmain Lane).

SIZE OF TRACT: 0.38 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 2.5 feet adjacent to the northern property line.



Application for Variance

Cobb County

RECEIVED
APR 22 2018
Cobb County Comm. Dev. Zoning Division
5700 DeLaub Tech Pkwy Atlanta 30340

Application No. V-310
Hearing Date: 6-13-18

Applicant Champion Windows Phone # 770-817-1953 E-mail _____

Andy Burton
(representative's name, printed)

[Signature]
(representative's signature)

5700 DeLaub Tech Pkwy Atlanta 30340
(street, city, state and zip code)

Phone # 770-817-1953 E-mail ABurton@getchampion.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11/14/21

Titleholder Eddy Agnant Phone # 404-431-2581 E-mail Caprysta@yahoo.com

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

Address: 408 Carmain Lane NW Marietta 30064
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11/14/21

Present Zoning of Property _____

Location 408 Carmain Lane NW, Marietta GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 293 District 20 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

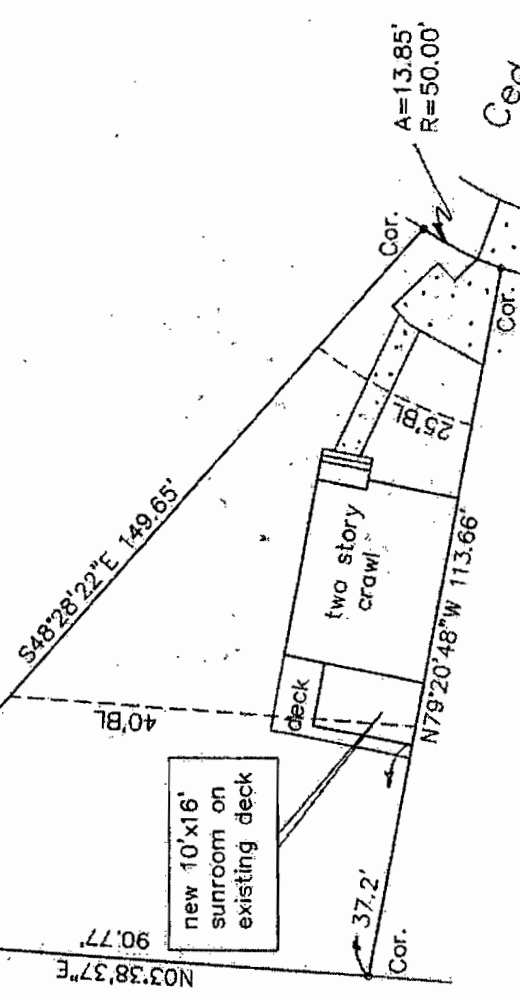
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

there is no other place to have a sunroom with no way the house is located on lot.

List type of variance requested: to encroach 7.5' in setback to
enclose existing slab w/ sunroom

REFERENCE
PLAT BOOK 96 PAGE 72-73

LL 1024
45.0' to LLC
LL
LL 1025
ROB

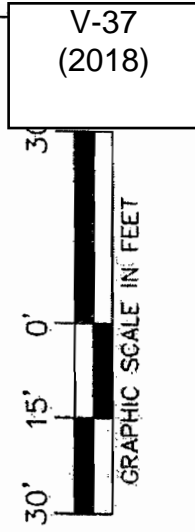
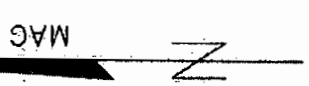


A=13.85'
R=50.00'

Cedar Bluff Tr.
50' R/W

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-37
(2018)



RECEIVED
MAR 27 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED
Jeffrey J. Johnson
JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT
THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

survey for
Karon Morris

REV. 3-1-2018 POINT OF BEGINNING

JOHNSON SURVEYING
4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

Land Lot 1025
District 16, Sec. 2
Cobb County, Ga.
Cedar Bluff
Unit 1
Lot 27, Block "B"
1558 Cedar Bluff Tr.

DATE: 1-30-2018 SCALE: 1"=30'

JOB NO: 18-16

APPLICANT: Champion Windows

PETITION No.: V-37

PHONE: 770-817-1953

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Andy Burton

PRESENT ZONING: FST-6

PHONE: 770-817-1953

LAND LOT(S): 1025

TITLEHOLDER: Karon A. Morris

DISTRICT: 16

PROPERTY LOCATION: On the west side of Cedar Bluff Trail, west of Barnes Mill Road (1558 Cedar Bluff Trail).

SIZE OF TRACT: 0.15 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 37 feet.



Application for Variance

RECEIVED
Cobb County
(type or print clearly)
MAR 27 2018
COBB COUNTY COMMUNITY DEVELOPMENT
ZONING DIVISION

Application No. V-37
Hearing Date: 6-13-18

Applicant Champion Phone # 770-817-1953 E-mail _____

Andy Burton Address 3700 Dekalb Tech Parkway Atlanta, GA 30340
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-817-1953 E-mail ABurton@getachamp.com
(representative's signature)

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

My commission expires: 11-21-21

Titleholder Karon Morris Phone # 678-361-4515 E-mail karonmorris@att.net

Signature [Signature] Address: 1558 Cedar Bluff Trail Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: 11-21-21



Location of Property _____
1558 Cedar Bluff Trail Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1025 District 16 Size of Tract _____ Acre(s) _____

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

Size of Property 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 way the home is constructed on lot leaves no other place for sunroom

List type of variance requested: Encroach 2.8' into rear property set back to enclose existing deck w/ 10x16 sunroom



- LEGEND
- I.P.S. IRON PIN SET (1/2" RE. BAR)
 - R.B.F. RE. BAR FOUND
 - O.T.F. OPEN TOP FOUND
 - C.T.F. CRIMP TOP FOUND
 - J.B. JUNCTION BOX
 - R/W RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.L. PROPERTY LINE
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - M.H. MANHOLE
 - X- FENCE
 - L.L.L. LAND LOT LINE
 - O.L.L. ORIGINAL LOT LINE
 - P.P. POWER POLE
 - D.E. DRAINAGE EASMT.
 - S.E. SEWER EASMT.
 - U.E. UTILITY EASMT.
 - C.L. CHAIN LINK
 - D.I. DROP INLET
 - L.P. LIGHT POLE
 - EP. EDGE OF PAVEMENT
 - ☐ CENTERLINE

THIS SURVEY HAS BEEN
CLOSURE BY LATITUDE
FOUND ACCURATE TO
IN 50.711

V-38
(2018)

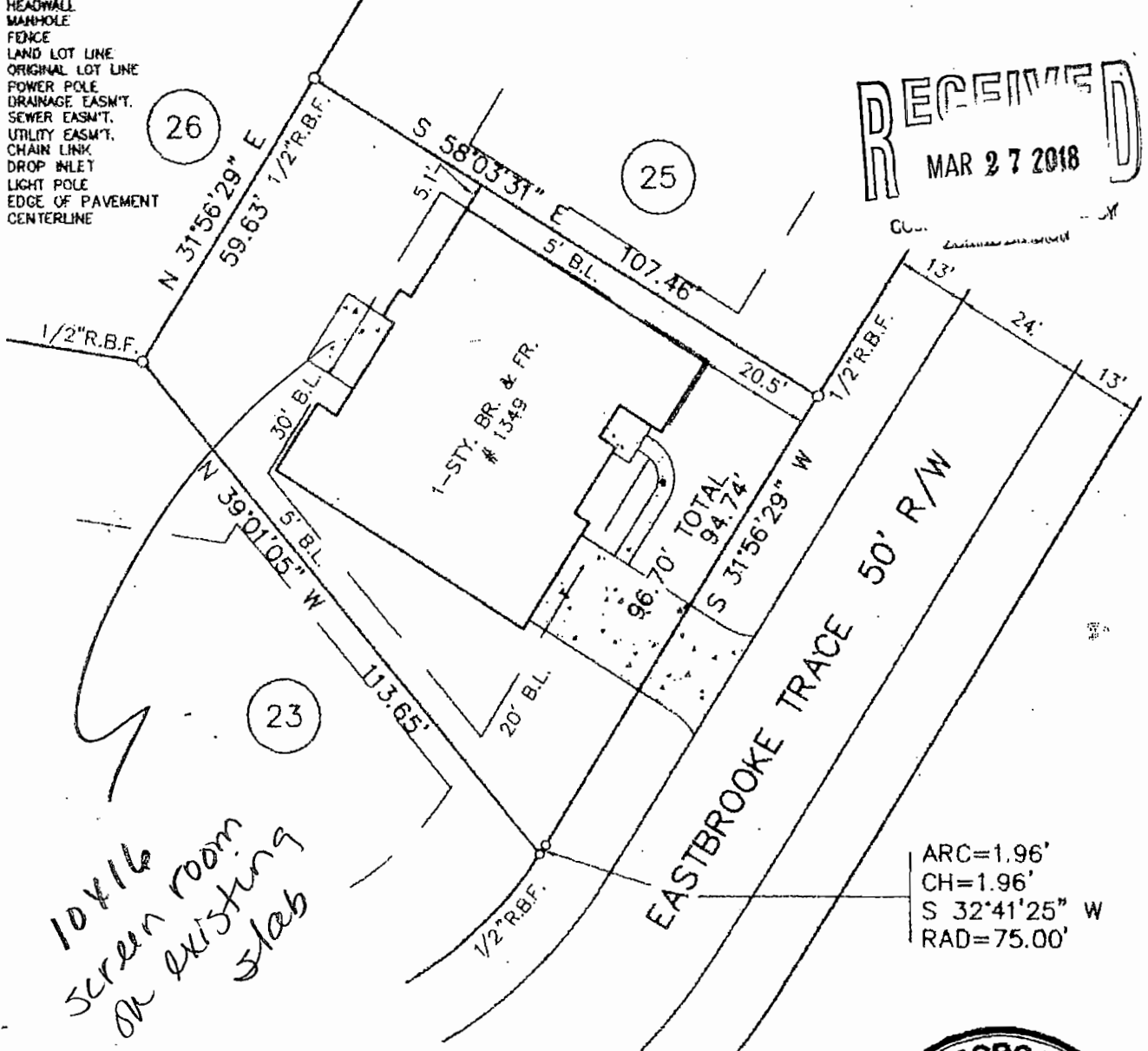
FOR
ES &
OT

17001

THIS PROPERTY DOES NOT LIE IN
A F.I.R.M. 100-YEAR FLOOD HAZARD AREA
ACCORDING TO THE F.I.R.M.
FLOOD PLAIN MAPS.

NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

RECEIVED
MAR 27 2018



*10x16
screen room
on existing
slab*

ARC=1.96'
CH=1.96'
S 32°41'25" W
RAD=75.00'

SURVEY FOR
**PETER FERRADINO &
JOAN FERRADINO**

LOT 24
SUBDIVISION: EASTBROOKE
LAND LOT 737 16th DIST. 2nd SECT.
COBB COUNTY, GEORGIA
SCALE: 1" = 30' MAY 20, 1998
REC. IN PLAT BOOK 167, PG. 15



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

SURVEY CONCEPTS, INC.

3675 HEWATT COURT * SUITE B
SNELLVILLE, GEORGIA 30039

FAX: (770) 736-4623

(770) 736-7666

APPLICANT: Champion Window

PETITION No.: V-38

PHONE: 770-817-1953

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Andy Burton

PRESENT ZONING: RA-4

PHONE: 770-817-1953

LAND LOT(S): 737

TITLEHOLDER: Dawn Ferrandino

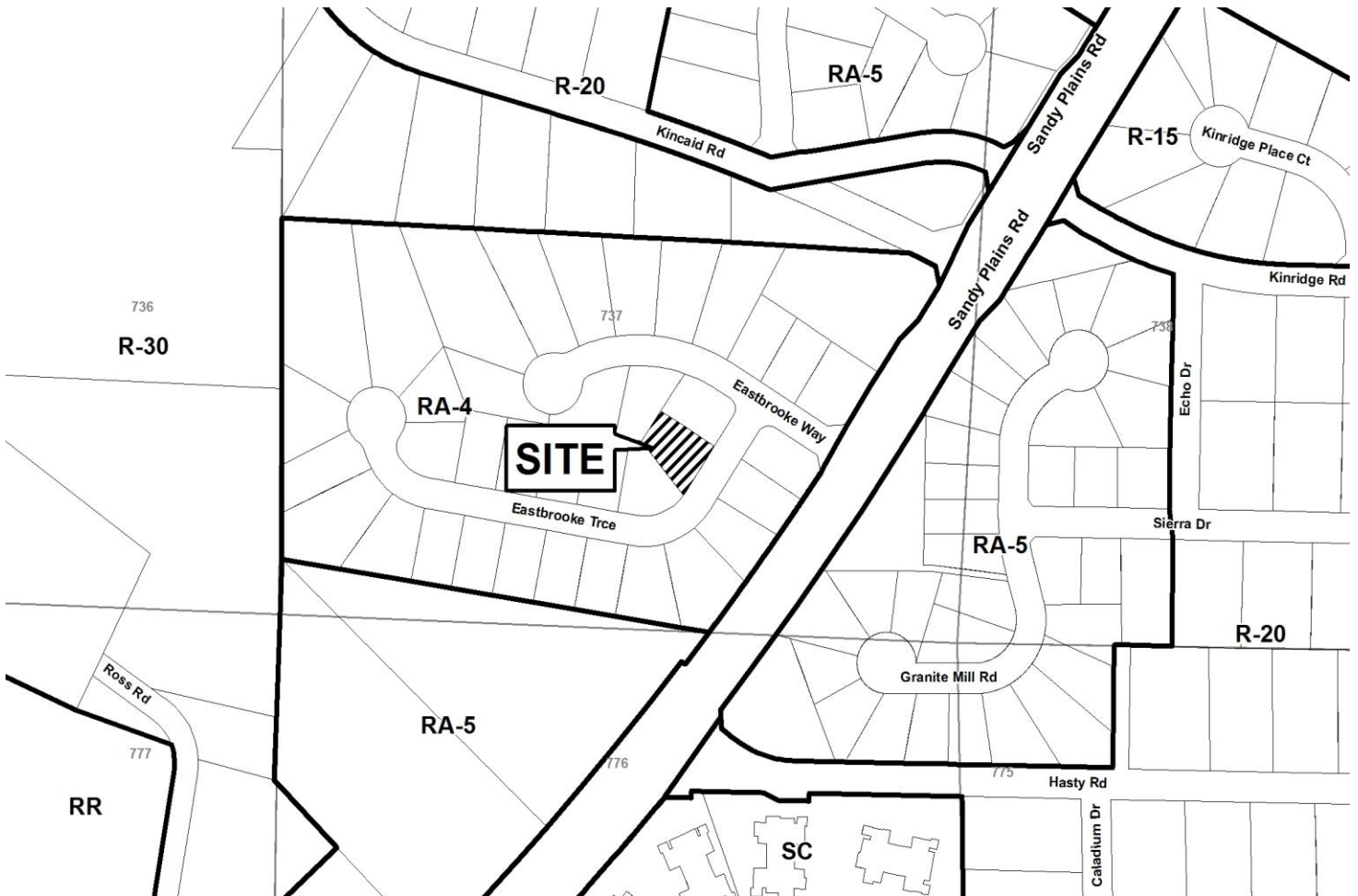
DISTRICT: 16

PROPERTY LOCATION: On the west side of Eastbrooke Trace, south of Eastbrooke Way (1349 Eastbrooke Trace).

SIZE OF TRACT: 0.19 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 25 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-38

Hearing Date: 6-13-18

RECEIVED
MAR 27 2018
77-155 AGENCY
COBB CO. COMMUNITY DEVELOPMENT
ZONING DIVISION

Applicant Champion Window Phone # 770-817-1953

E-mail ABurton@getchampion.com

Andy Burton
(representative's name, printed)

Address 3700 Dekalb Tech Pkwy Apt. 30340
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770-817-1953 E-mail ABurton@getchampion.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 11-14-21

Titleholder Dawn Ferrandino Phone # 404-425-4782 E-mail _____

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

Address: 1349 Eastbrooke Trace Marietta 30066
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 11-14-21

Notary Public

Present Zoning of Property _____

Location 1349 Eastbrooke Trace Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 737 District 16 Size of Tract .193 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 slab already encroaches into setback, it's the only place to build a screen room with the way the home was built on the lot.

List type of variance requested: Encroach 5' into rear setback to put a screen room on existing slab

V-39
(2018)

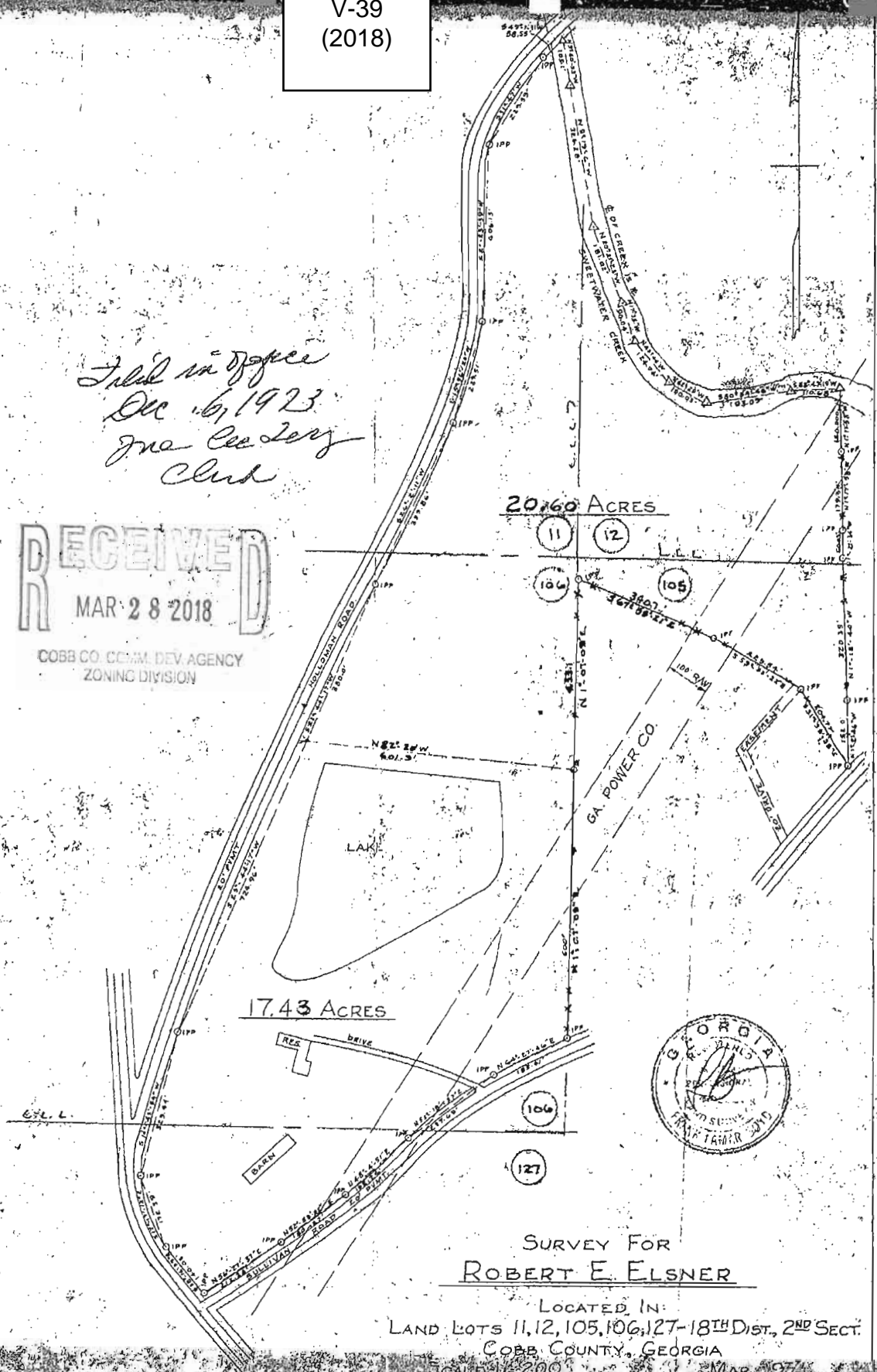
*Filed in Office
Dec 6, 1923
The Lee Ferry
Club*

RECEIVED
MAR 28 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

20.60 ACRES

17.43 ACRES



SURVEY FOR
ROBERT E. ELSNER

LOCATED IN:
LAND LOTS 11, 12, 105, 106, 127-18TH DIST., 2ND SECT.
COBB COUNTY, GEORGIA

SCALE 1"=200'

MAR 1974

SURVEYED BY

 FRANK E. BOYD & ASSOCIATES
 2481 MARLETTA STREET
 FORT BRIDGES, GEORGIA

APPLICANT: Ashley Renee Staples

PETITION No.: V-39

PHONE: 770-235-9996

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Ashley Renee Staples

PRESENT ZONING: R-30

PHONE: 770-235-9996

LAND LOT(S): 11, 12, 105, 106, 127

TITLEHOLDER: Ashley Renee Staples

DISTRICT: 18

PROPERTY LOCATION: On the east side of Holloman Road, northeast side of Stout Parkway, and northwest side of Sullivan Road (5925 Holloman).

SIZE OF TRACT: 38 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow parking and/or access to parking areas in a residential district on a non-hardened surface.



RECEIVED
MAR 28 2018

Application for Variance

Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-39
Hearing Date: 6-13-18

Applicant Ashley Renee Staples Phone # 770-235-9996 E-mail ashstaples@gmail.com

Ashley Renee Staples Address 5925 Holloman Road Powder Springs GA
(representative's name, printed) (street, city, state and zip code) 30127

[Signature] Phone # 770-235-9996 E-mail ashstaples@gmail.com
(representative's signature)

My commission expires: AMY GIBSON
NOTARY PUBLIC, PAULDING COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 23, 2021
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Ashley Renee Staples Phone # 770-235-9996 E-mail ashstaples@gmail.com

Signature [Signature] Address 5925 Holloman Road Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: AMY GIBSON
NOTARY PUBLIC, PAULDING COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 23, 2021
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-30

Location 5925 Holloman Road, Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 11, 12, 105, 106 + 127 District 10th, 2nd section Size of Tract 38.02 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 38.02 acre Shape of Property irregular Topography of Property hills Other _____

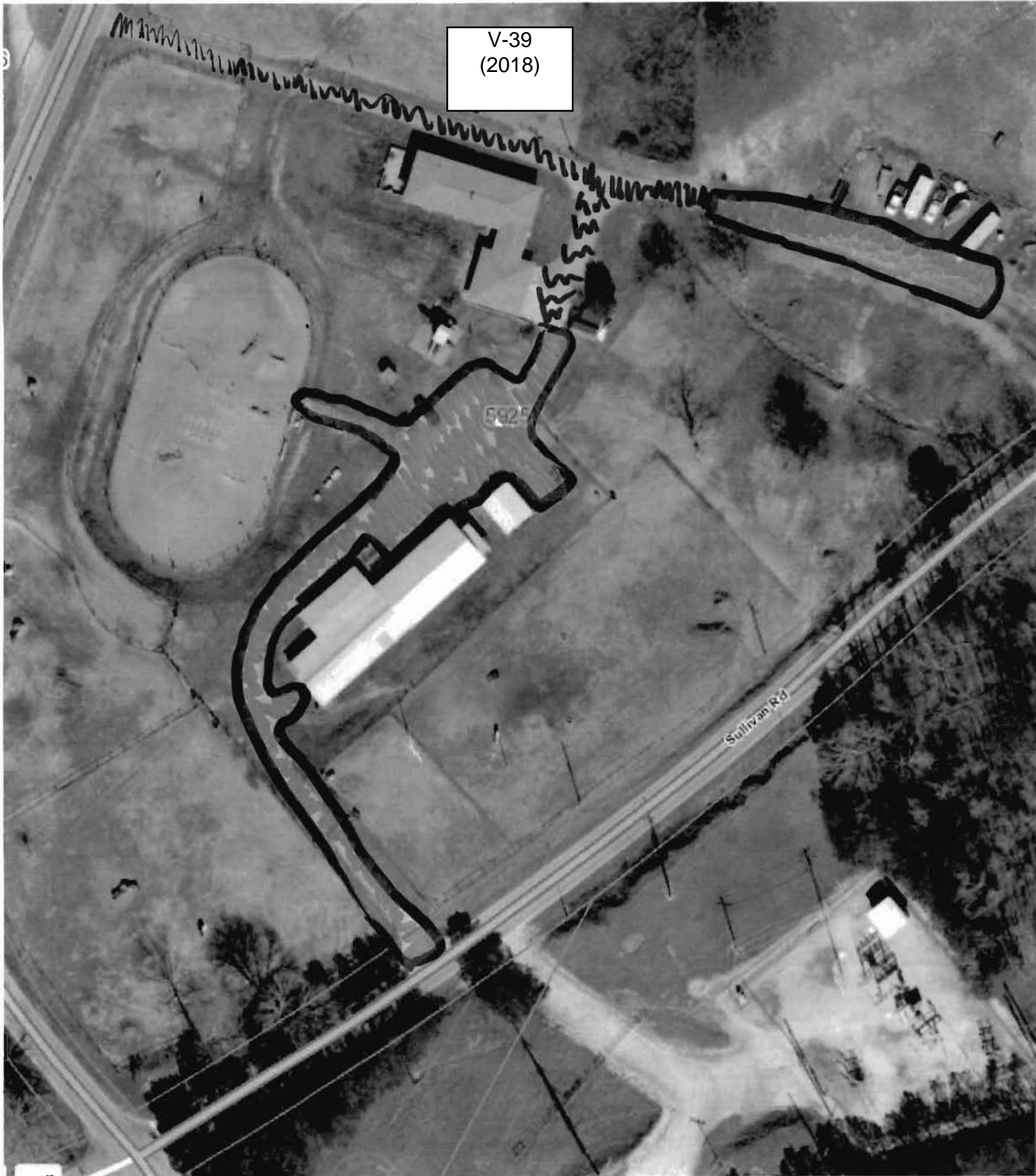
Does the property or this request need a second electrical meter? YES _____ NO X

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).

The small riding stable operated out of this property could not afford to pave the entire length of the driveways and parking areas. Also, the gravel areas are the safest for children and horses

List type of variance requested: Parking Standards (1) Ability to park up to 20 cars on gravel temporarily for clients of riding stables. (2) Ability to permanently park up to 2 work trucks on gravel. (3) Ability to permanently park up to 5 cars on property, 2 of 5 on gravel. (4) Ability to park up to 2 recreational vehicles on property (to include boats, RVs, & horse trailers.) on gravel. See picture outline of gravel areas.

V-39
(2018)



Red M - Pavement
Silver M - Gravel

RECEIVED
MAR 28 2018
COBB COUNTY COMMISSION AGENCY
ZONING DIVISION

FLOOD STATEMENT
 PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA ZONES AE & X AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 130702010 DATE 12/16/2008

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____

Zoning Division _____ Date _____

Development & Inspection Division _____ Date _____

NOTES:
 If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.

Submission of an individual erosion/sediment control plan is not required for this subdivision of property. However, it is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) upon completion of construction. The site plan and all other documents submitted to the Cobb County Community Development Agency are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 59-10-01) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMISSION OF THIS SITE PLAN TO THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE FIELD SURVEY SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED THROUGHOUT AND FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR.

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Registration for Professional Engineers and Land Surveyors and is deemed to be correct and reliable. Such approval and certification shall be conditioned with the appropriate governmental bodies by the purchaser or user of this plat as to intended use of any parcel. 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 15-4-47.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described herein is a true and correct survey made on the ground under my supervision, that monuments have been placed as shown hereon, and to the accuracy and specifications required by the Cobb County Development Standards.

Walter F. Prince, RLS No. 2088
 Printed Name
 Date: 2/16/18
 Title: Surveyor

FLOOD STATEMENT
 PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA ZONES AE & X AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 130702010 DATE 12/16/2008

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____

Zoning Division _____ Date _____

Development & Inspection Division _____ Date _____

NOTES:
 If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.

Submission of an individual erosion/sediment control plan is not required for this subdivision of property. However, it is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) upon completion of construction. The site plan and all other documents submitted to the Cobb County Community Development Agency are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 59-10-01) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMISSION OF THIS SITE PLAN TO THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE FIELD SURVEY SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED THROUGHOUT AND FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR.

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Registration for Professional Engineers and Land Surveyors and is deemed to be correct and reliable. Such approval and certification shall be conditioned with the appropriate governmental bodies by the purchaser or user of this plat as to intended use of any parcel. 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 15-4-47.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described herein is a true and correct survey made on the ground under my supervision, that monuments have been placed as shown hereon, and to the accuracy and specifications required by the Cobb County Development Standards.

Walter F. Prince, RLS No. 2088
 Printed Name
 Date: 2/16/18
 Title: Surveyor

FLOOD STATEMENT
 PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA ZONES AE & X AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 130702010 DATE 12/16/2008

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____

Zoning Division _____ Date _____

Development & Inspection Division _____ Date _____

NOTES:
 If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.

Submission of an individual erosion/sediment control plan is not required for this subdivision of property. However, it is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) upon completion of construction. The site plan and all other documents submitted to the Cobb County Community Development Agency are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 59-10-01) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMISSION OF THIS SITE PLAN TO THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE FIELD SURVEY SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED THROUGHOUT AND FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR.

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Registration for Professional Engineers and Land Surveyors and is deemed to be correct and reliable. Such approval and certification shall be conditioned with the appropriate governmental bodies by the purchaser or user of this plat as to intended use of any parcel. 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 15-4-47.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described herein is a true and correct survey made on the ground under my supervision, that monuments have been placed as shown hereon, and to the accuracy and specifications required by the Cobb County Development Standards.

Walter F. Prince, RLS No. 2088
 Printed Name
 Date: 2/16/18
 Title: Surveyor

FLOOD STATEMENT
 PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA ZONES AE & X AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 130702010 DATE 12/16/2008

COBB COUNTY DEVELOPMENT CERTIFICATION

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System _____ Date _____

Zoning Division _____ Date _____

Development & Inspection Division _____ Date _____

NOTES:
 If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.

Submission of an individual erosion/sediment control plan is not required for this subdivision of property. However, it is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) upon completion of construction. The site plan and all other documents submitted to the Cobb County Community Development Agency are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 59-10-01) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE SUBMISSION OF THIS SITE PLAN TO THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE FIELD SURVEY SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FOOTING INSPECTION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED THROUGHOUT AND FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES AND LIMITS OF A REGISTERED LAND SURVEYOR.

SURVEYOR'S CERTIFICATION

As required by subsection (g) of O.C.G.A. Section 15-4-47, this plat has been prepared by a land surveyor and approved by the Georgia Board of Registration for Professional Engineers and Land Surveyors and is deemed to be correct and reliable. Such approval and certification shall be conditioned with the appropriate governmental bodies by the purchaser or user of this plat as to intended use of any parcel. 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 15-4-47.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described herein is a true and correct survey made on the ground under my supervision, that monuments have been placed as shown hereon, and to the accuracy and specifications required by the Cobb County Development Standards.

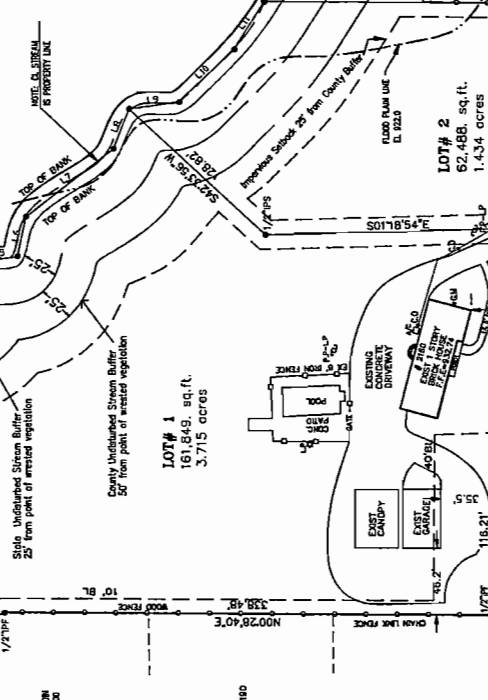
Walter F. Prince, RLS No. 2088
 Printed Name
 Date: 2/16/18
 Title: Surveyor

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L. LAND LOT LINE
- 1/4" IRON PIN FOUND
- 1/2" IRON PIN SET
- OPEN TOP FOUND
- TRAFFIC LIGHT POLE
- CORNER L&C
- LOT NUMBER
- W.M. WATER METER
- E.M. ELECTRIC METER
- T/B TELEPHONE BOX
- C/B GAS METER
- CIF CURB TOP FOUND
- CP COMPUTED POINT

APR 04 2018

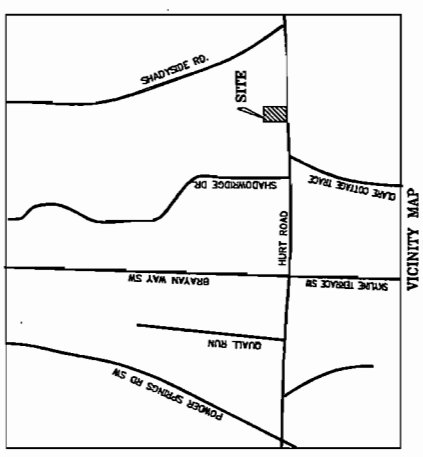
COBB COUNTY DEVELOPMENT AGENCY
 ZONING DIVISION



LINE TABLE

LINE	LENGTH	BEARING
L1	59.28	S57°17'28"E
L2	30.81	S71°03'14"E
L3	30.81	S71°03'14"E
L4	31.93	S48°37'34"E
L5	64.50	S48°37'34"E
L6	24.90	S72°50'04"E
L7	77.18	S72°50'04"E
L8	29.43	S68°18'13"E
L9	24.90	S72°50'04"E
L10	24.90	S72°50'04"E
L11	48.18	S72°50'04"E
L12	5.97	S25°25'23"W

INSTRUMENT USED:
 NAD 83
 DATE OF FIELD SURVEY: JULY 10, 2017
 DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.



V-40 (2018)

OWNER'S ACKNOWLEDGMENT
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT AND I HAVE AUTHORIZED THE SURVEYOR WHOSE NAME IS SUBSCRIBED HERETO, TO ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY THE COBB COUNTY DEVELOPMENT AGENCY DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY. I WILL BE CREATED BY THE SUBMISSION ON COMPLETION OF THIS PLAT.

AND I FURTHER WARRANT THAT I OWN THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY WILL BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY LOSS OR DAMAGE TO THE PROPERTY SHOWN HEREON THAT MAY BE CAUSED BY ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SET AND CONVEY THE LAND ACCORDING TO THE TERMS AND CONDITIONS OF THIS PLAT AND THAT I AM NOT WISELY SUBSEQUENT IN TITLE TO THE PROPERTY SHOWN HEREON.

SIGNATURE _____ PRINTED NAME _____

BENCHMARK SOURCE
 The coordinates of the Horizontal Datum is NAD83 (2011), located in the Georgia West Zone and the Vertical Datum is NAVD83 (oid 123)

ZONING: R-20
 FRONT YARD SETBACK = 40'
 SIDE YARD SETBACK = 33'
 SIDE REAR SETBACK = 10'

TOTAL LOT AREA
 224,337 sq. ft.
 5,150 acres

LOT SPLIT PLAT FOR:
MARIA & MIGUEL RODRIGUEZ
 2160 AND 2164 HURT RD SW
 MARIETTA, GA. 30008
 PARCEL ID: 19076900040
 LAND LOT: 769 19TH DISTRICT
 COBB COUNTY, GEORGIA
 SCALE 1"=60' FEBRUARY 15, 2018
 PROJECT NUMBER: SPR-2017-00436

HURD PRINCE & ASSOCIATES, INC.
 "Consulting Engineers & Surveyors"
 110 North Berry Street
 Stockbridge, Georgia 30244
 Phone (404)-372-7304 Fax (770) 474-7487

APPLICANT: Joel Aviles

PETITION No.: V-40

PHONE: 404-975-7895

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Joel Aviles

PRESENT ZONING: R-20

PHONE: 404-975-7895

LAND LOT(S): 769

TITLEHOLDER: Maria D. Rodriguez

DISTRICT: 19

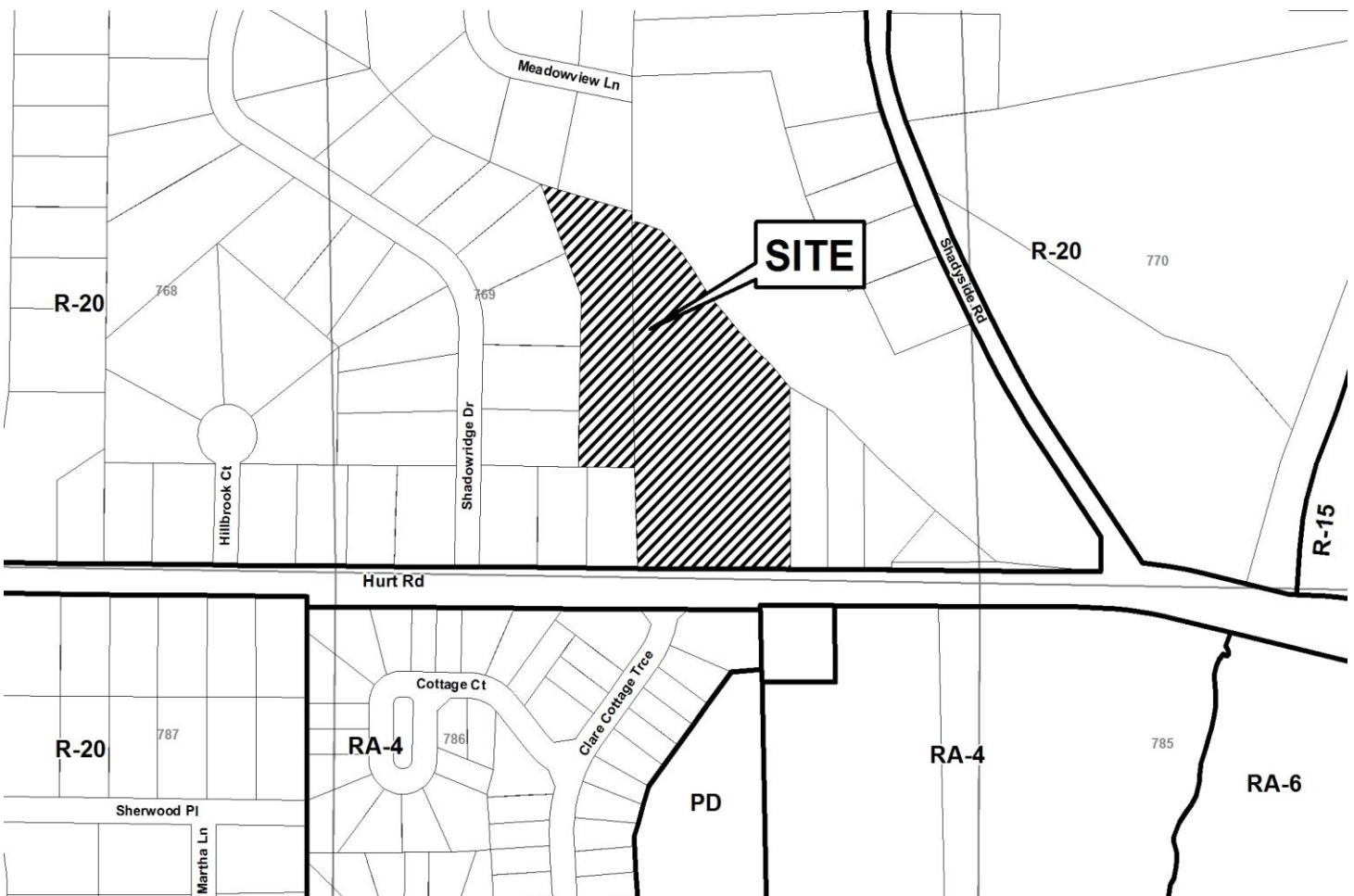
PROPERTY LOCATION: On the north side of Hurt Road, west of Shadyside Road

SIZE OF TRACT: 5.15 acres

(2160 Hurt Road).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (approximately 1,080 square foot existing garage and approximately 1,200 square foot existing canopy to the side of the principal structure, and 2) waive the required setbacks for accessory structures over 1,000 square feet from the required 100 feet to 45 feet to the front for the existing garage and to 65 feet to the front for the existing canopy and to 45 feet to the side for both structures.



Application for Variance



COBB (type or print clearly)

Application No. V-40
Hearing Date: 12-13-18

Applicant JOEL AVILES Phone # 404 975 7895 E-mail JOEL@JOELAVILES.COM

JOEL AVILES Address 800 N. McDONOUGH ST JONESBORO,
(representative's name, printed) (street, city, state and zip code) GA 30236

Phone # 404.975.7895 E-mail JOEL@JOELAVILES.COM

My commission expires: 08/20/2018



Signed, sealed and delivered in presence of:

Notary Public

Titleholder Maria Rodriguez Phone # 678.232.0791 E-mail RMARIA520@YAHOO.COM

Signature Maria Rodriguez Address: 2160 HURT RD, MARIETTA GA
(attach additional signatures, if needed) (street, city, state and zip code) 30008

My commission expires: 08/20/2018

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 2160 HURT ROAD, MARIETTA, GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District 19 Size of Tract 5.150 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.

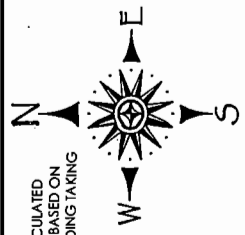
Size of Property 3.715 ACS Shape of Property IRREGULAR Topography of Property GRADUAL SLOPE Other _____

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).

PROPERTY OWNER WANTS TO SUBDIVIDE LOT & W/O VARIANT OWNER CANNOT SUBDIVIDE & WOULD BE REQUIRED TO REMOVE GARAGE

List type of variance requested: EXISTING GARAGE ENCLOSES FRONT 40' B.L. BY 4.5 FEET @ PROPERTY LINE PARALLEL TO HURT RD W/ DST OF 116.21'



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.

RECEIVED
APR - 5 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

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 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

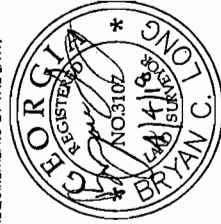
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

WORK PERFORMED ON APRIL 03, 2018.

THE DATA SHOWN HAS BEEN CALCULATED AND WAS FOUND WITHIN ONE FOOT OF INSTRUMENT USED. SERIES PULSE LASER.

IN MY OPINION THE CORRECT REPRESENTATION OF THE LAND PLATTED AND PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

V-41
 (2018)



MERIDIAN GEOMATICS, LLC
 land surveying ~ residential & commercial
 216 Powers Ferry Rd
 Marietta, Georgia 30067
 phone: (770) 675-6197 ~ surveyingatlanta@gmail.com

***P.O.B 126.7' ALONG R/W TO R/W OF WINGED FOOT CIRCLE (PER PLAT)

3

N/F MEHRNIA N. KHAVAJI
 ABBAS HANAEI
 137 ATLANTA COUNTRY CLUB DRIVE
 DB 14220, PG 4672

207.40' (208.5' PER PLAT)
 12' B/L
 207.40' (208.5' PER PLAT)

1/2" RB (HELD)

120.14' (120.0' PER PLAT)

PROPOSED 19' B/L

EXISTING 40' B/L

CONC. PAD

1-STORY HOME (STUCCO)

100' B/L

12.21'

12' B/L

196.14' (196.7' PER PLAT)

151 ATLANTA COUNTRY CLUB DRIVE

10

N/F THOMAS CANNON
 PEGGY T CANNON
 DB 14510, PG 4811

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

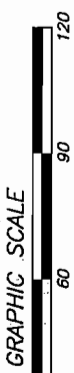
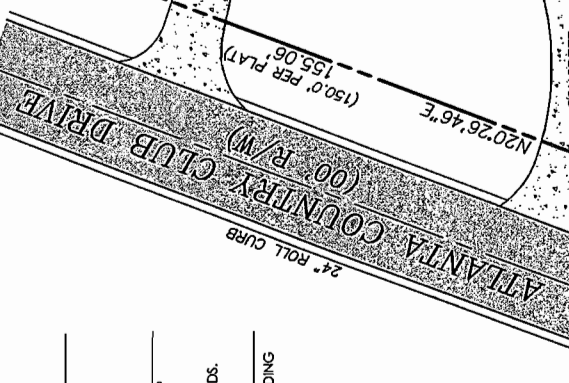
IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)

IPF IRON ROD (HELD)



ZONING: R-30
 SETBACKS:
 FROM = 100' (PER PLAT)
 SIDE = 12' (PER ZONING)
 REAR = 40' (PER ZONING)

SITE ADDRESS:
 147 ATLANTA COUNTRY CLUB DRIVE
 MARIETTA, GEORGIA, 30067

BOUNDARY REFERENCES:
 1. SUBCOMPEED BOOK 15302, PAGE 2546
 2. PLAT BOOK 55, PAGE 9
 3. SEE ADJACENT

FLOOD NOTE:
 AS PER THE I.R.M. FLOOD INSURANCE RATE MAP
 COBB COUNTY COMMUNITY PANEL NO. 13067 X
 0133 J DATED MARCH 04, 2013, THIS PROPERTY IS
 NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PROPOSED VARIANCE:
 ① PROPOSED VARIANCE TO REDUCE REAR BUILDING SETBACK LINE.
 EXISTING REAR SETBACK = 40'
 PROPOSED REAR SETBACK = 19'

SITE AREA
 27,600 SQ. FT.
 0.634 ACRES

- LEGEND
- B/L BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
 - R/W RIGHT OF WAY
 - C CENTER LINE
 - P PROPERTY LINE
 - CLF CHAIN LINK FENCE
 - CPF CRIMPED TOP PIPE
 - CCP REINFORCED CONCRETE PIPE
 - CLF CHAIN LINK FENCE
 - HDPE HIGH DENSITY POLY ETHYLENE
 - FKA FORMERLY KNOWN AS
 - WM WATER METER
 - FH FIRE HYDRANT
 - SC SANITARY CLEANOUT

DWG BY:	S.C.D.
LAND LOT 126.1, 16th DISTRICT, 2nd SECTION	JOB NO.
COBB COUNTY, GEORGIA	DATE: 04/04/2018
LOT 4, BLOCK D, UNIT 2, THE COLUMNS SUBDIVISION	SCALE: 1" = 30'
2018-085	

VARIANCE EXHIBIT for
AHSAN JAWAID
 PROJECT SITE: 147 ATLANTA COUNTRY CLUB DRIVE

APPLICANT: Jawaid Ahsan

PETITION No.: V-41

PHONE: 615-604-6597

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Jawaid Ahsan

PRESENT ZONING: R-30

PHONE: 615-604-6597

LAND LOT(S): 1261

TITLEHOLDER: Jawaid Ahsan

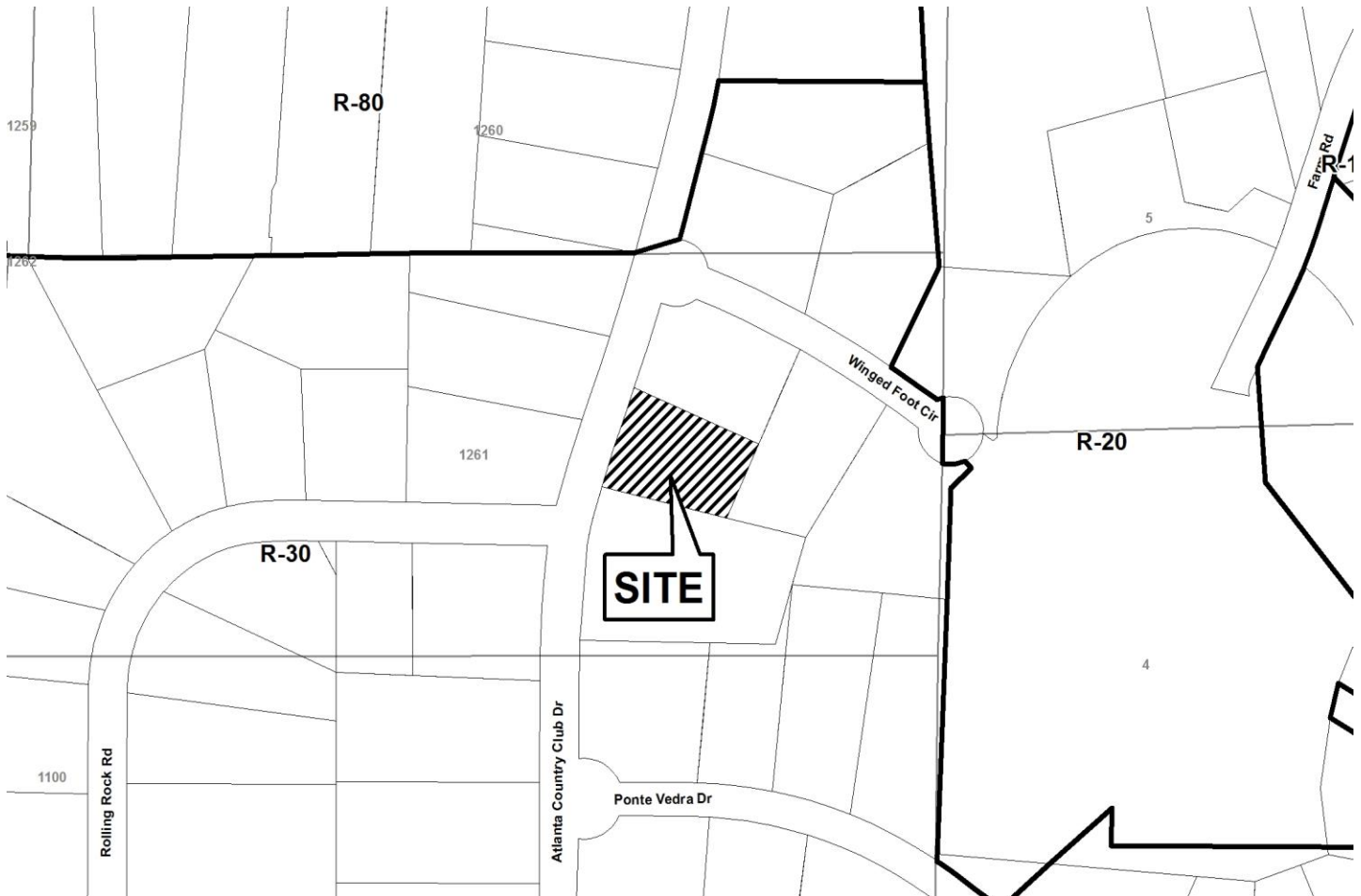
DISTRICT: 16

PROPERTY LOCATION: On the east side of Atlanta Country Club Drive, north of Rolling Rock Road (147 Atlanta Country Club Drive).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 19 feet.



RECEIVED
APR - 5 2018

Application for Variance Cobb County

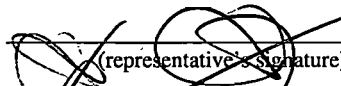
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

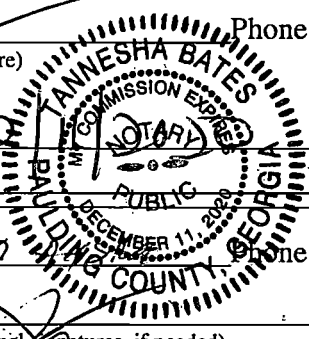
Application No. V-41
Hearing Date: 6-13-18

Applicant JAWAID AHSAH Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

JAWAID AHSAH Address 147 Atlanta Country Cl. Dr Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

 (representative's signature) Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

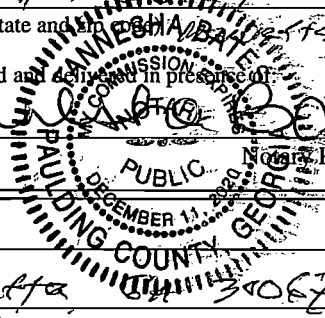
My commission expires: _____ Signed, sealed and delivered in presence of:
JANNEsha BATES Notary Public



Titleholder JAWAID AHSAH Phone # 615 604 6597 E-mail jawaidahsah@gmail.com

Signature _____ Address: 147 Atlanta Country Cl. Dr Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020 Signed, sealed and delivered in presence of:
JANNEsha BATES Notary Public



Present Zoning of Property R-30

Location 147 Atlanta Country Cl. Dr Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract 0.64 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 0.64 Shape of Property Rectangular Topography of Property Levelled 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).

existing zoning Ordinance, without the variance, creates hardship. existing setback 20" of the building (porch) will be extended garage in the same line of existing, can't build with 27' feet from the neighbor (back of house).

List type of variance requested: Backyard distance from neighbor is 20' feet from the existing building, zoning requirement is 27' feet, 7' will be used to (continued) on the same line of existing building 27' feet from the neighbor (back of house).

LEGEND

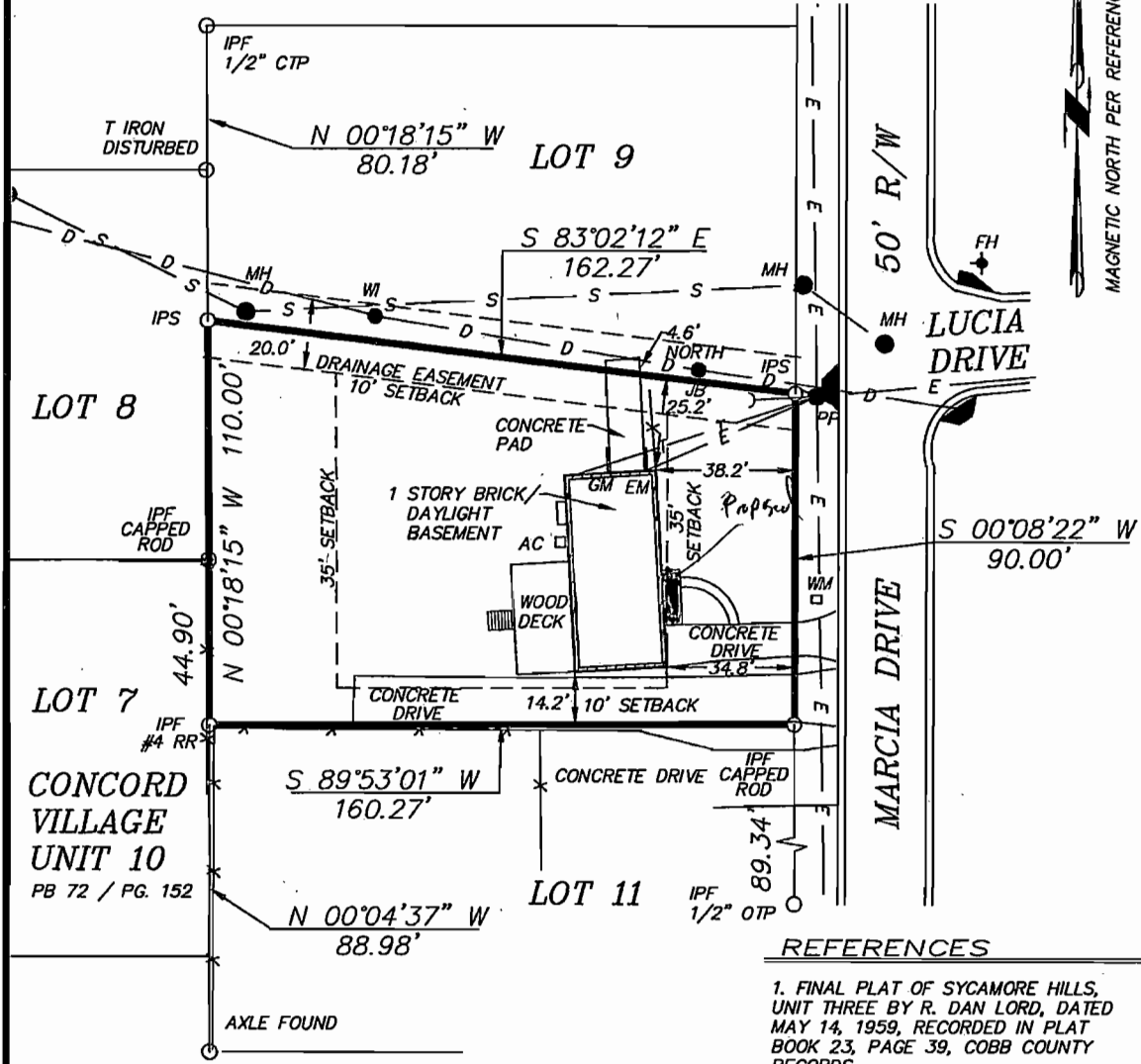
- IPS = IRON PIN SET
- IPF = IRON PIN FOUND
- P/L = PROPERTY LINE
- BOC = BACK OF CURB
- GM = GAS METER
- MH = MANHOLE
- JB = JUNCTION BOX
- DI = DROP INLET
- FH = FIRE HYDRANT
- S = SANITARY SEWER LINE
- D = STORM DRAIN LINE
- X = FENCE LINE
- E = OVERHEAD ELECTRIC
- T = OVERHEAD TELEPHONE

1. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AREAS OF 100 YEAR FLOOD, PER THE FLOOD INSURANCE RATE MAP FOR COBB COUNTY OF MARCH 2018.
2. A SOKKIA MEASUREMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT OF THIS PLAT.
3. THE FIELD MEASUREMENT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 62,446 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT RULE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 810,579 FEET.
5. PER COBB COUNTY GIS THE PROPERTY IS ZONED R-20 SINGLE FAMILY RESIDENTIAL, THE SETBACK SHOWN ARE FROM MUNICODP FOR THAT ZONING.

V-42
(2018)

AREA
 0.369 ACRES
 16,066 SQ. FT.

THE UNDERGROUND UTILITIES SHOWN ARE BASED ON FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APR 10 2018
 ZONING DIVISION

REFERENCES

1. FINAL PLAT OF SYCAMORE HILLS, UNIT THREE BY R. DAN LORD, DATED MAY 14, 1959, RECORDED IN PLAT BOOK 23, PAGE 39, COBB COUNTY RECORDS.
2. FINAL PLAT OF CONCORD VILLAGE, UNIT 10 BY DOUGLAS MIDDLETON, DATED DECEMBER 11, 1978, RECORDED IN PLAT BOOK 72, PAGE 152, COBB COUNTY RECORDS.

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



SIGNATURE IS VALID ONLY IF ORIGINAL AND IN A CONTRASTING COLOR OF INK.



SURVEY OF LOT 10, BLOCK "A", UNIT 3, SYCAMORE HILLS	
CORNERSTONE SURVEY SERVICES, L.L.C. 269 SOMERSET ROSE LANE SUGAR HILL, GEORGIA 30518 678-644-7705 C.O.A. # LSF001166	
COBB COUNTY	LAND LOT: 238
DATE: 8/22/17	DISTRICT: 17th
SCALE: 1" = 40'	2nd SECTION
JOB NUMBER: 17061.00	DRAWN BY: WHK

APPLICANT: Miguel Gaytan and Erin Gaytan

PETITION No.: V-42

PHONE: 404-403-6081

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Miguel Gaytan

PRESENT ZONING: R-20

PHONE: 678-914-2611

LAND LOT(S): 238

TITLEHOLDER: Miguel Gaytan and Erin Gaytan

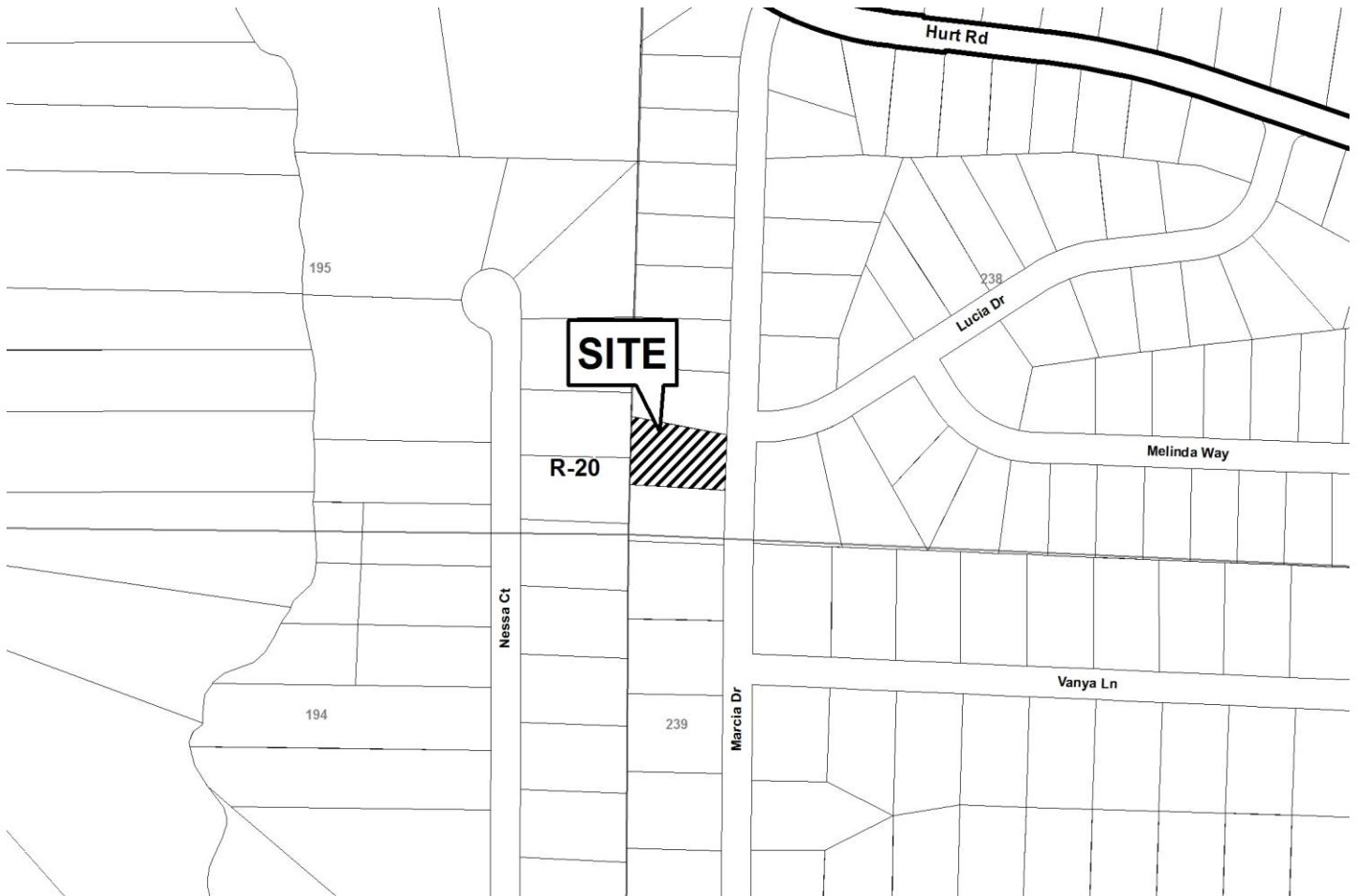
DISTRICT: 17

PROPERTY LOCATION: On the west side of Marcia Drive, south of Hurt Road (3586 Marcia Drive).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 30 feet.



Application for Variance

Cobb County

(type or print clearly)

APR 10 2018
COBB CO. COMM. & ZONING DIVISION

Application No. V-42

Hearing Date: 6.13.18

Applicant to Miguel Gaytan
Erin Gaytan Phone # 404 403 6081 E-mail erindler@yahoo.com

Miguel Gaytan Address 3586 Marcia Dr. Smyrna, Ga 30082
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-914-2611 E-mail migueljr@gmail.com
(representative's signature)

My commission expires: 12/11/2020

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

Titleholder Miguel Gaytan/Erin Gaytan Phone # 404 403 6081 E-mail erindler@yahoo.com

Signature [Signature] Address: 3586 Marcia Dr SE, Smyrna GA 30082
(street, city, state and zip code)

My commission expires: 12/11/2020

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

Present Zoning of Property R-20

Location 3586 Marcia Dr SE, Smyrna GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 17 Size of Tract .369 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).

We wish to install a roof over an existing patio.
In order to do so we are requesting a waiver of the
35' front set back requirement.

List type of variance requested: Adjust set back from 35 feet to 30 feet - at the
front of the property

V-43
(2018)

AN FOR:
McCLAIN

BOUNDARY SURVEY BY FRONTLINE
SURVEYING AND MAPPING
REF JOB # 45082

3800 SPENCER LANE, NE
LAND LOT 341 & 380
101st DISTRICT, 2nd SECTION
OF COBB COUNTY, GEORGIA
PIN: 10024100519
EXISTING ZONING: R-10W
TOTAL
AREA
±0.85 ACRES

LEGEND: Table with 2 columns listing symbols and their corresponding survey features such as BOLLARD, CONCRETE MONUMENT FOUND, SANITARY SEWER MAN HOLE, etc.

- SURVEY NOTES: 1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83) 2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) 3) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF COBB COUNTY, GEORGIA...

-THE PURPOSE OF THIS PLAT IS TO APPLY FOR A VARIANCE FOR A POOL LOCATED AS SHOWN.

RECEIVED
APR 11 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

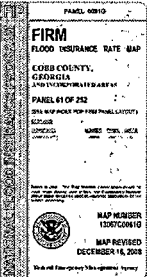
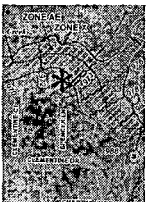
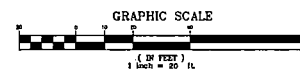
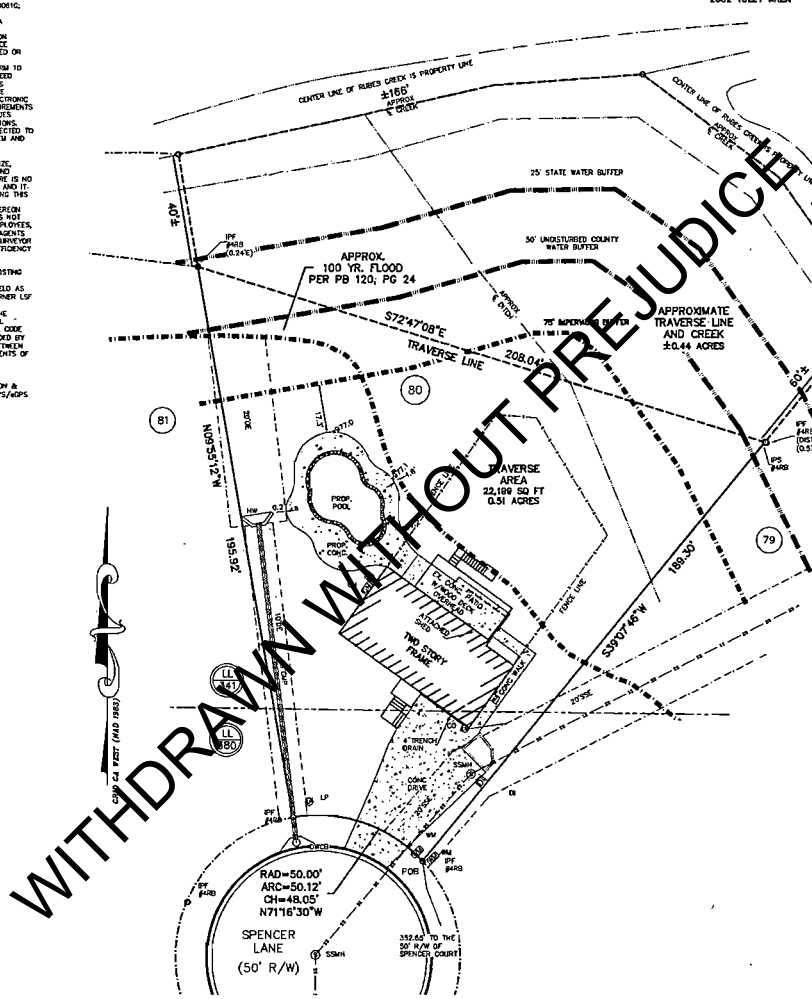


Table with 3 main sections: 1) A circular seal for Frontline Surveying & Mapping, Inc. 2) A block with contact information for 3595 Canton Road, Suite 116, Marietta, GA 30066. 3) A block with project details: RESIDENTIAL VARIANCE PLAN FOR DAVID McCLAIN, LAND LOT 380/341, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA. Includes a table for REVISIONS.

APPLICANT: David McClain

PETITION No.: V-43

PHONE: 440-821-7227

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Dave McClain

PRESENT ZONING: R-15

PHONE: 440-821-7227

LAND LOT(S): 340, 341, 380

TITLEHOLDER: David M. McClain and Joy L. McClain

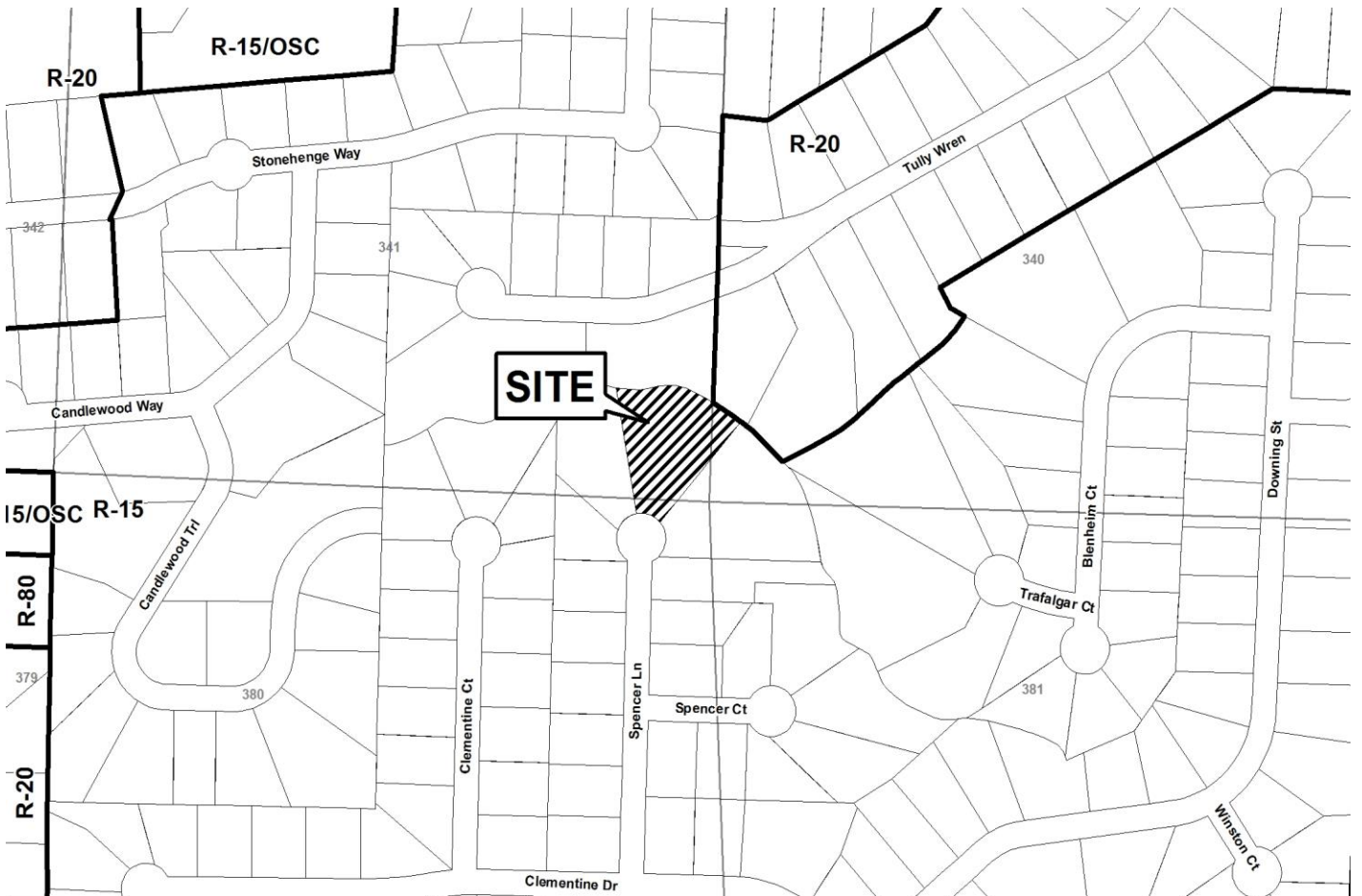
DISTRICT: 16

PROPERTY LOCATION: At the northern terminus of Spencer Lane, north of Clementine Drive (3600 Spencer Lane).

SIZE OF TRACT: 0.95 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: WITHDRAWN WITHOUT PREJUDICE



Application for Variance

Cobb County

RECEIVED
APR 11 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(Type or print clearly)

Application No. V-43
Hearing Date: 6-13-18

Applicant DAVID McCLAIN Phone # (404) 821-7227 E-mail dmcclain23@yahoo.com

DAVE McClain Address 3000 Spencer Lane, Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (404) 821-7227 E-mail dmcclain23@yahoo.com
(representative's signature)

My commission expires: 02/20/2021

BLANCA A CARMICHAEL
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 20, 2021

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

Titleholder DAVID McClain / DAVE McClain Phone # (404) 821-7227 E-mail dmcclain23@yahoo.com

Signature [Signature] Address: 3000 Spencer Lane, Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/20/2021

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

Present Zoning of Property _____

Location 3000 Spencer Lane, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 380 District 16 Size of Tract _____ Acre(s)

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

Size of Property _____ 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).

REQUESTING TO PUT POOL : POOL EQUIPMENT ON SIDE YARD
INSTEAD OF BEHIND HOUSE DUE TO BEING IN 100 YR FLOOD
PLAIN.

List type of variance requested: PLACE POOL : POOL EQUIPMENT ON SIDE YARD

APPLICANT: David Lord

PETITION No.: V-44

PHONE: 678-231-5101

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: David Lord

PRESENT ZONING: R-20

PHONE: 678-231-5101

LAND LOT(S): 123, 144

TITLEHOLDER: David A. Lord and Elaine M. Lord

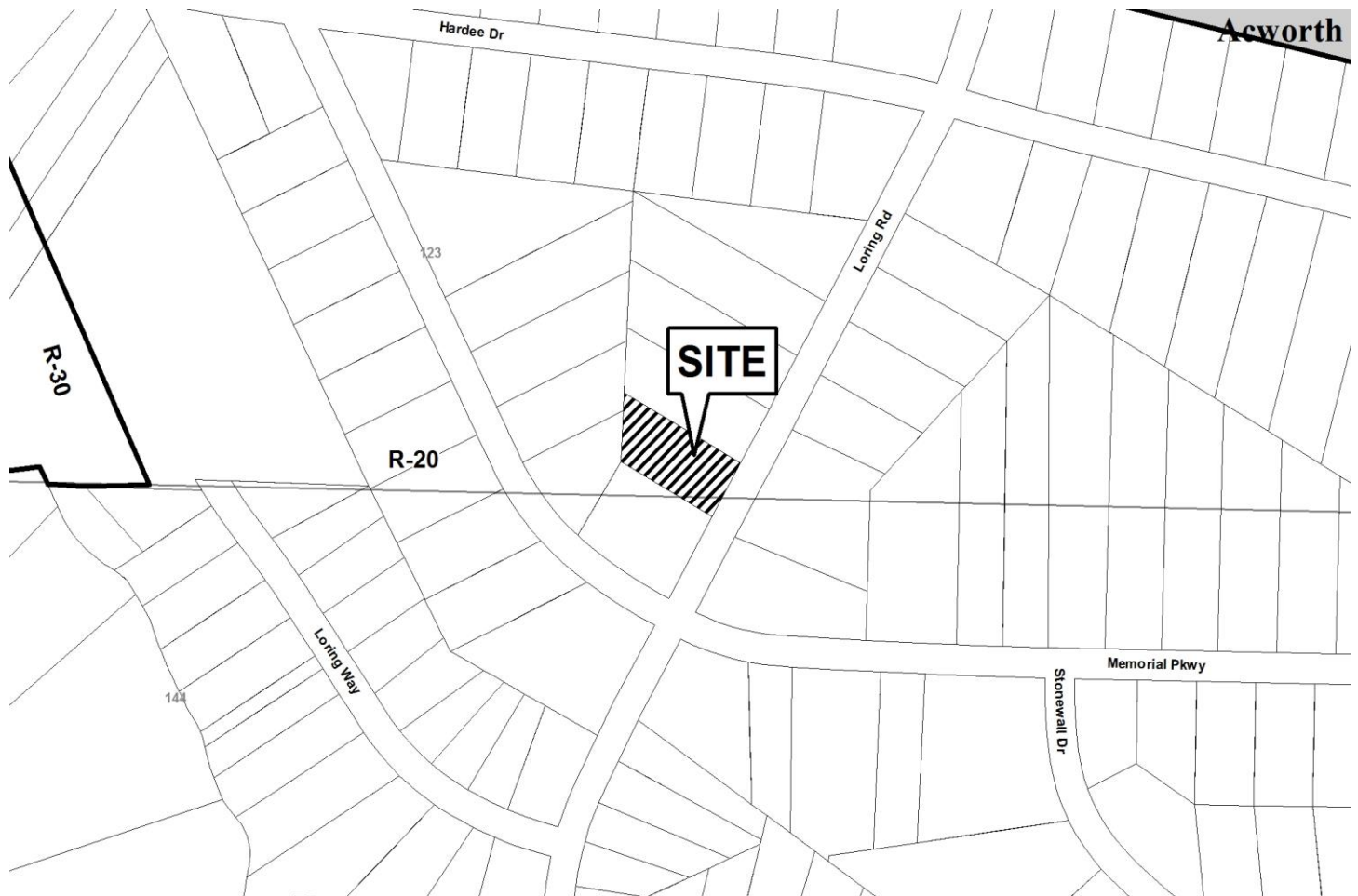
DISTRICT: 20

PROPERTY LOCATION: On the west side of Loring Road, north of Memorial Parkway (3003 Loring Road).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (proposed 468 square foot storage building) from the required 35 feet to 14 feet.



Application for Variance Cobb County

(type or print clearly)

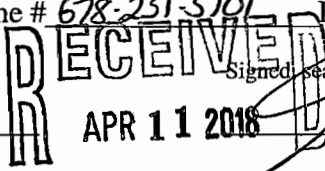
Application No. V-44
Hearing Date: 6-13-18

Applicant David Lord Phone # 678-231-5101 E-mail davidlord44@yahoo.com

David Lord Address 3003 Loring Rd NW, Kennesaw Ga 30152
(representative's name, printed) (street, city, state and zip code)

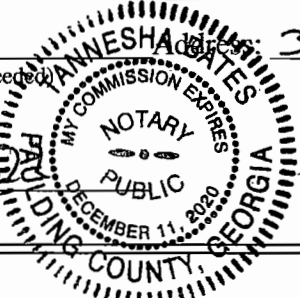
[Signature] Phone # 678-231-5101 E-mail davidlord44@yahoo.com
(representative's signature)

My commission expires: 01/29/2022
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder David Lord Phone # 678-231-5101 E-mail davidlord44@yahoo.com
[Signature] Address 3003 Loring Rd Kennesaw Ga 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/29/2022
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property _____
Location 3003 Loring Rd Kennesaw GA, 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 123 + 144 District 20 Size of Tract 0.47 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 0.47 Shape of Property _____ Topography of Property _____ Other _____

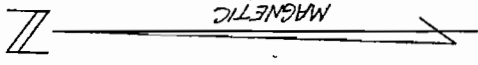
Does the property or this request need a second electrical meter? YES _____ NO

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).

18x26 Storage unit would be set to close to existing house if you go by the 35 ft. ordinance

List type of variance requested: To set back the Storage Unit 14 feet from the property line instead of 35 feet, to the back of the building & rear property line. My rear property line is the neighbors side property line & their back yard. See plot

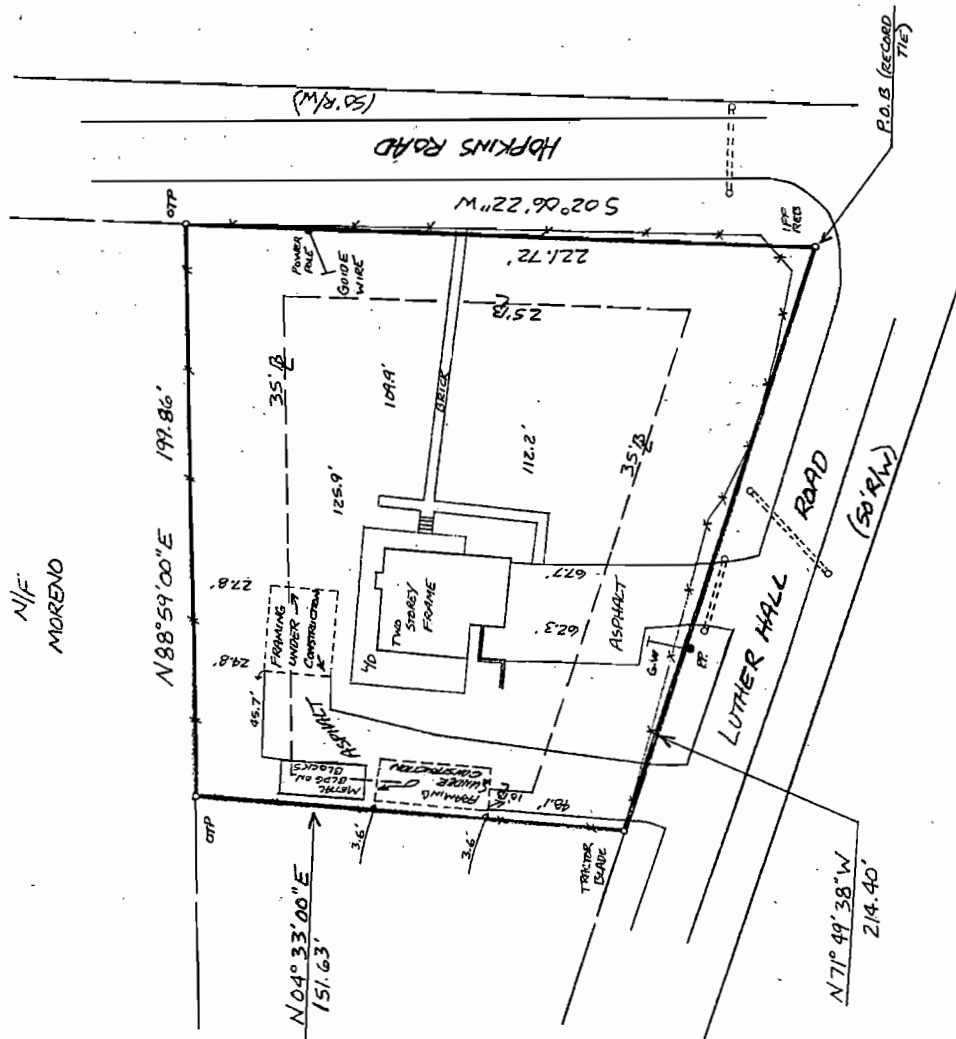
V-45
(2018)



RECEIVED
APR 11 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

AREA = 0.8705 ACRE
2810 HOPKINS ROAD



PLAT NO. 130672009314
LOCATION COBB
TOWN 1577

SURVEY FOR:
STONNY A. REEVES

LOT	BLK.	UNIT	REVISIONS
D.B. 14231			
LAND LOT 611		P5-4474	
DISTRICT 19TH		SECTION 2ND	
2013		COUNTY, GEORGIA	
PLAT BOOK		PAGE	
DATE: 3-27-78		SCALE: 1" = 30'	70-18-3

THE FIELD AND LOTS SHOWN ON THIS PLAN ARE SHOWN AS A RESULT OF A SURVEY MADE BY J.A. EVANS, SURVEYOR, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 136-7 OF THE OFFICIAL CODE OF GEORGIA. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LOTS SHOWN ON THIS PLAN ARE THE SAME AS SHOWN ON PLAT NO. 130672009314, DATED 11/11/14.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000
LSFD000248

SETBACKS PER R-20 ZONING

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 136-7 of the Official Code of Georgia Annotated. The Georgia Board of Professional Surveyors has approved this survey for the Professional Surveyor License No. 2187, State of Georgia. (Official Code of Georgia Annotated, § 15-5-67.)

APPLICANT: Stonny Reeves

PHONE: 404-663-1678

REPRESENTATIVE: Stonny Reeves

PHONE: 404-663-1678

TITLEHOLDER: Stonny A. Reeves and Maxine D. Reeves

PROPERTY LOCATION: On the northwest corner of Luther Hall Road and Hopkins Road (2810 Hopkins Road).

PETITION No.: V-45

DATE OF HEARING: 06-13-2018

PRESENT ZONING: R-20

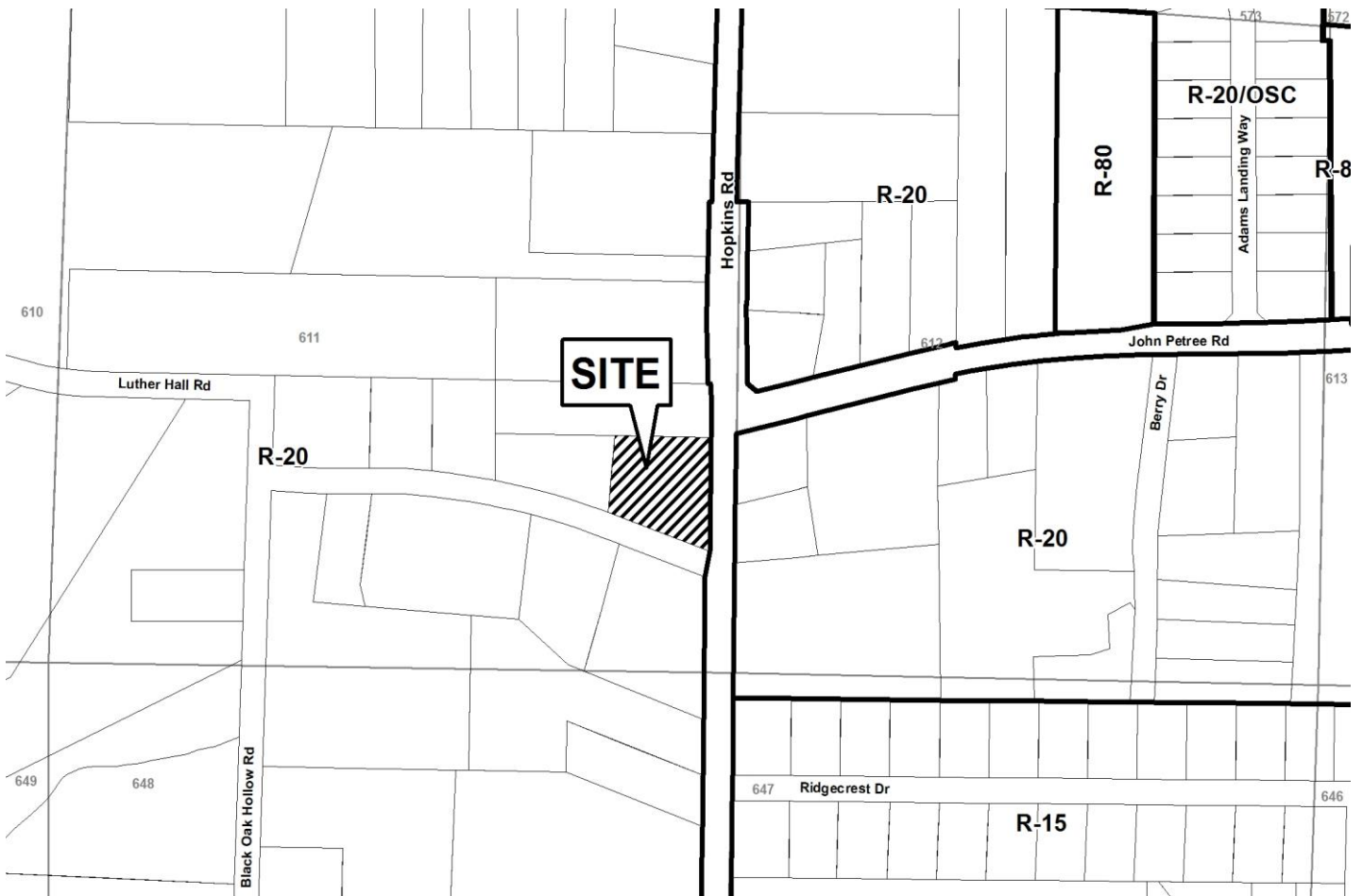
LAND LOT(S): 611

DISTRICT: 19

SIZE OF TRACT: 0.87 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (existing approximately 360 square foot metal building and approximately 600 square foot framing under construction #1) to the side of the principal building; 2) waive the side setback for accessory structures under 650 square feet (metal building and framing under construction #1) from the required 10 feet to two (2) feet adjacent to the western property line; 3) waive the rear setback for an accessory structure under 650 square feet (existing approximately 360 square foot metal building) from the required 35 feet to 28 feet; and 4) waive the setbacks for an accessory structure over 650 square feet (approximately 720 square foot framing under construction #2) from the required 100 feet to 24 feet from the rear and to 45 feet adjacent to the western property line.



RECEIVED Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

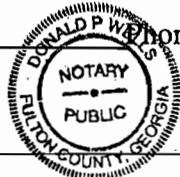
(type or print clearly)

Application No. V-45
Hearing Date: 6-13-18

Applicant Stonny Reeves Phone # 464-663-1678 E-mail Stonny.A.Reeves@Balsouth.net

Stonny Reeves Address 2810 Hopkins Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

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

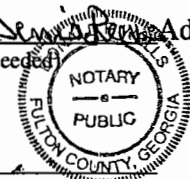


Signed, sealed and delivered in presence of:
[Signature] Notary Public

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

Titleholder Stonny A. Reeves Phone # Same E-mail Same

Signature Stonny A. Reeves Address: 2810 Hopkins Rd Powder Springs Ga 30127
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R-20

Location 2810 Hopkins Rd Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 611 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 _____

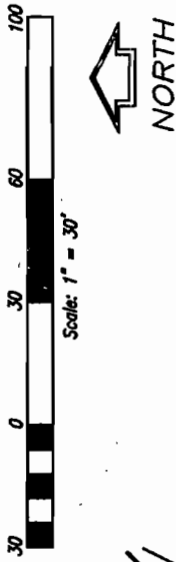
Does the property or this request need a second electrical meter? YES _____ NO

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).

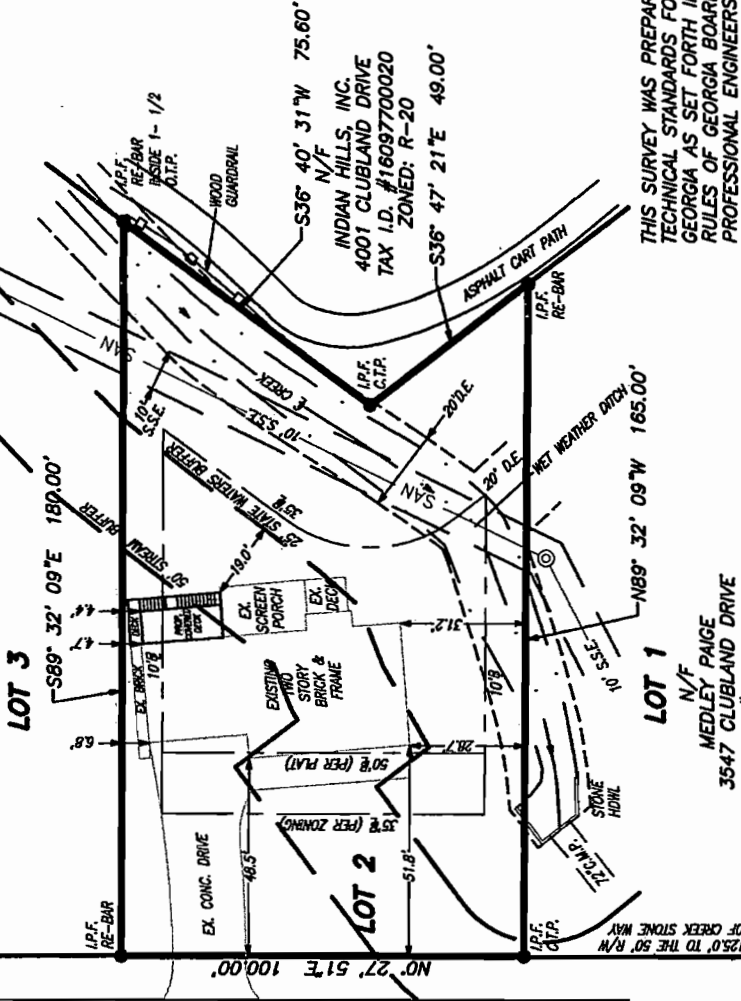
To waive the setback, To keep the

List type of variance requested: Existing structures at side and rear of my property which is under the 650 sq ft. Allowed. The Allowed us to work around the septic tank area not knowing the setbacks from the adjacent property. This eliminate going up the steps with Grocery, this puts use on the main level.

V-46
(2018)



N/F
MICHAEL B. DICKENSON &
MARGARET MARIE DICKENSON
3539 CLUBLAND DRIVE
TAX I.D. #16103900130
ZONED: R-20



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

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

James A. Evans
GEORGIA REGISTERED LAND SURVEYOR

J.A. EVANS & ASSOCIATES

3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

VARIANCE DRAWING FOR
**CHARLES R. BAKER &
NANCY L. BAKER**
LOT 2, BLOCK T, UNIT FIVE
INDIAN HILLS COUNTRY CLUB
L.L. 1039, DIST. 16, SECT. 2
COBB COUNTY, GEORGIA

PROPERTY ZONED: R-20
BUILDING SETBACK LINES
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

MAXIMUM BLDG. HEIGHT ALLOWED - 35 FEET
TOTAL AREA - 15,474 SQ. FT.
OR 0.3552 ACRES

REFERENCE: PLAT BOOK 63, PAGE 158
PROPERTY ADDRESS: 3543 CLUBLAND DRIVE
MARIETTA, GA 30068

EQUIPMENT USED: TOPCON TOTAL STATION
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN >/= 15,000 FT. AND AN ANGULAR ERROR OF </= 5 SEC. PER ANGLE POINT. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ZONE "AE" ACCORDING TO F.I.R.M. PANEL #13067C0127 H
LAST REVISED NOV. 2, 2012.

SURVEYED HLP
DRAWN CLUBLAND 3543
DWG NAME 18-0084
DATE APRIL 9, 2018

APPLICANT: Charles R. Baker

PETITION No.: V-46

PHONE: 678-580-9345

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Charles R. Baker

PRESENT ZONING: R-20

PHONE: 678-580-9345

LAND LOT(S): 1039

TITLEHOLDER: Charles R. Baker and Nancy L. Baker

DISTRICT: 16

PROPERTY LOCATION: On the eastern side of Clubland Drive, north of Creek Stone Way (3543 Clubland Drive).

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to four (4) feet adjacent to the northern property line.



RECEIVED
APR 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-46
Hearing Date: 6-13-18

Applicant Charles R. Baker Phone # 678 580 9345 E-mail cbaker611@aol.com

Charles R. Baker Address 3543 Clubland Dr. Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Charles R. Baker Phone # _____ E-mail _____
(representative's signature) (street, city, state and zip code)

My commission expires: June 5, 2021 Signed, sealed and delivered in presence of: John A. Hodges
Notary Public

Titleholder CHARLES R. & NANCY L. BAKER (deceased) Phone # 678 580 9345 E-mail cbaker611@aol.com

Signature Charles R. Baker Address 3543 Clubland Dr. Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 5, 2021 Signed, sealed and delivered in presence of: John A. Hodges
Notary Public

Present Zoning of Property A-20

Location 3543 Clubland Drive Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1039 District 16 Size of Tract 0.3552 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 0.355 Ac Shape of Property Irreg. Topography of Property Sloping 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).

The existing deck and associated stairs at the northeast corner provides access to the basement and the screen porch above it. The stairs are very steep and very shallow stairs, are rotted out, and very unsafe. (Picture # 1). The house was built in 1973 inside the property line, but also within the now existing 10 foot setback. Disallowing replacement of this deck eliminates safe access to the back of the house via the screen porch and the basement.

List type of variance requested: _____

The purpose of this variance is to allow replacement of the rear deck within the setback line, with a safe deck, built to code, of superior quality, extending across the eastern side of the building. It will enhance the value of this property, and also benefit the only contiguous property affected by this variance, 3539 Clubland Drive.

PICTURE 1 -

V-46
(2018)
Exhibit

ING DECK
RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



EXISTING LANDING + STAIRS

RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

RESERVED FOR CLERK OF COURT

LINE	BEARING	DISTANCE
L1	N48°28'30"W	33.43'



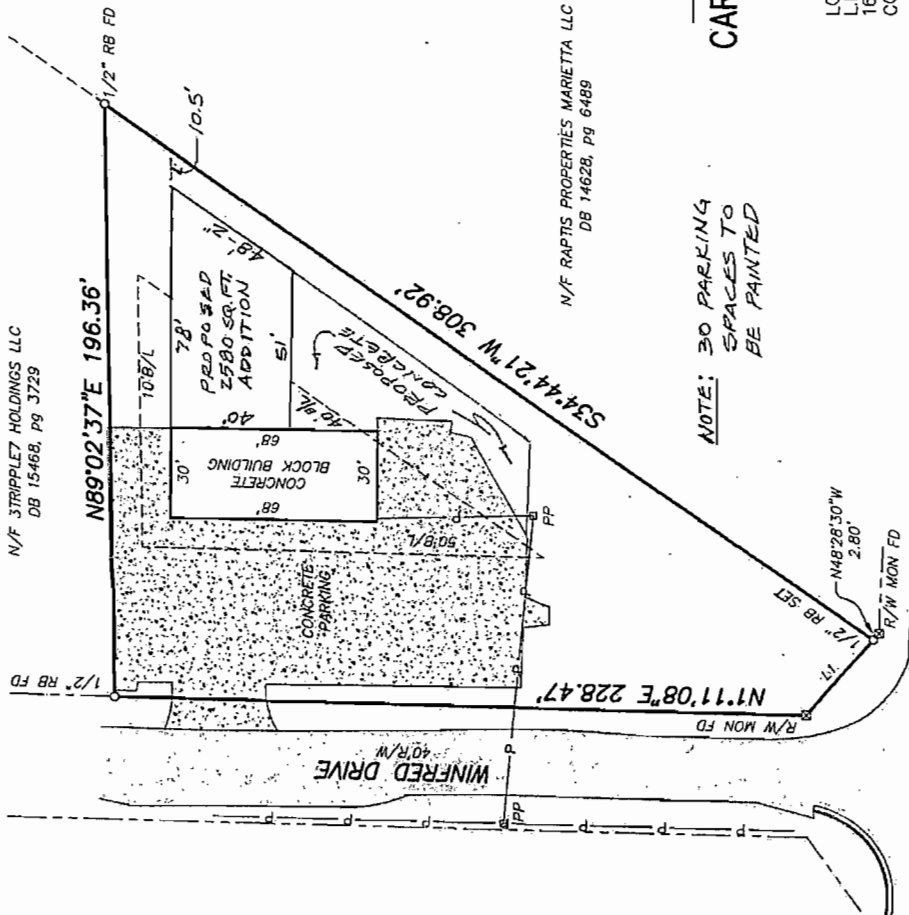
SURVEYOR'S CERTIFICATION

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created 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, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with 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.

11/22/17

Thomas M. Jones, Sr.

PROPERTY INFORMATION
 PARCEL #: 16-0158-00110
 DB 144966, Pg 3654



N/F STRIPPLEY HOLDINGS LLC
 DB 15468, Pg 3729

N89°02'37"E 196.36'

PROPOSED
 2580 SQ. FT.
 ADDITION

CONCRETE
 BLOCK BUILDING

CONCRETE
 PARKING

S34°44'21"W 308.92'

N11°08'E 228.47'

N48°28'30"W
 2.80'

SHALLOWFORD ROAD
 VARIABLE R/W



4360 WINFRED DRIVE
 MARIETTA, GEORGIA 30066

AREA
 27,542 SQ. FT.
 0.63 ACRES

N/F RAPTIS PROPERTIES MARIETTA LLC
 DB 14628, Pg 6489

SURVEY FOR
CARRIAGEHOUSE AUTOWORKS

LOCATED IN:
 L.L. 158
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA

V-47
 (2018)

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

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

DATE: 2/3/18 SCALE: 1"=40' B-05-18

APPLICANT: Carriage House Autoworks, Inc.

PETITION No.: V-47

PHONE: 770-314-3884

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: HI

PHONE: 770-429-1499

LAND LOT(S): 158

TITLEHOLDER: Katherine E. Early

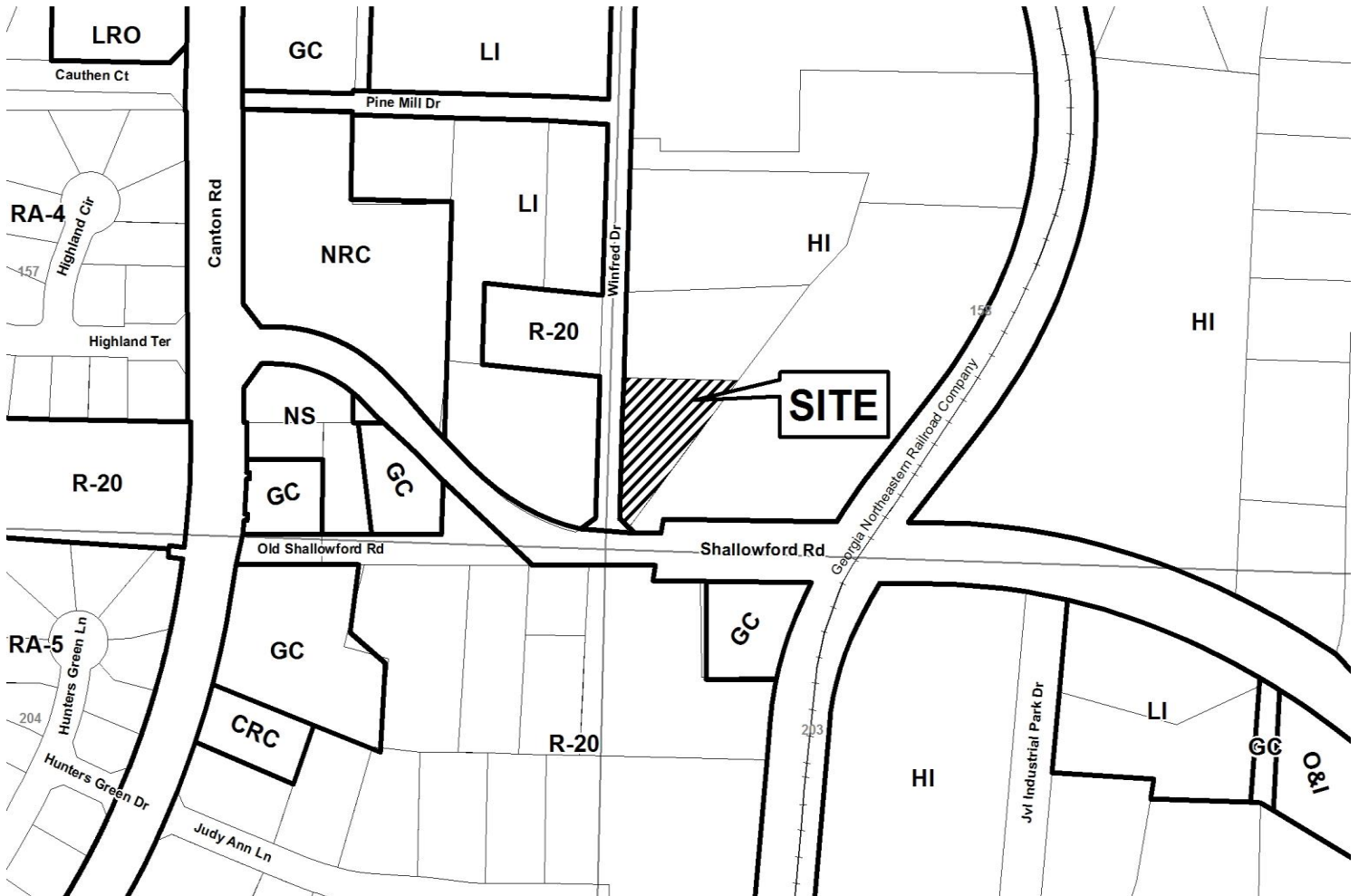
DISTRICT: 16

PROPERTY LOCATION: On the northeast corner of
Shallowford Road and Winfred Drive
(4360 Winfred Drive).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 10 feet.



RECEIVED
APR 12 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V- 47 (2018)
Hearing Date: 06/13/2018

Applicant Carriage House Autoworks, Inc. Phone # (770) 314-3884 E-mail emoryp2@yahoo.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@mjs.com
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2019
Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Katherine E. Early Phone # (770) 432-6425 E-mail _____
Signature See Attached Exhibit "A" Address: 3960 W. Cooper Lake Drive, Smyrna, GA 30082
(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 H1

Location Easterly side of Winfred Drive; north of Shallowford Road (4360 Winfred Drive)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 16th Size of Tract 0.63 +/- 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 X 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: Waiver of required minimum rear setback from forty (40) feet to ten (10) feet.
(See § 134-231(4)(d)).

V-47
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 47 (2018)
Hearing Date: June 13, 2018

Applicant: Carriage House Autoworks, Inc.
Titleholder: Katherine E. Early

RECEIVED
APR 12 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Katherine E. Early
Katherine E. Early

Date Executed: March 28, 2018

Address: 3960 W. Cooper Lake Dr
Smyrna, GA 30082

Telephone No.: (770) 432-6425

Signed, sealed, and delivered
in the presence of:
Katie Nichols
Notary Public
Commission Expires: 3-14-2022

(Notary Seal)
KATIE NICHOLS
My Commission Expires
NOTARY PUBLIC
03-14-2022
COBB COUNTY, GEORGIA

V-47
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 47 (2018)
Hearing Date: June 13, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

RECEIVED
APR 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant: Carriage House Autoworks, Inc.
Titleholder: Katherine E. Early

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

The property which is the subject of this Application for Variance is located on the easterly side of Winfred Drive, north of Shallowford Road, being more particularly known as 4360 Winfred Drive, in Land Lot 158, 16th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property is triangular in shape, and contains an existing concrete block building, which is 68 feet x 30 feet in size. For a number of years, Applicant, through its Member and Manager, Emory Patton, has leased the Subject Property and building for the operation of an automotive garage. Applicant desires to expand the building to accommodate a growing clientele; and, due to the shape of the Property, is limited on the placement of the proposed building addition. The Subject Property is zoned to the Heavy Industrial ("HI") zoning classification, which establishes a forty (40) foot rear setback line. The 2,580 square foot building addition proposed by Applicant would be to the rear of the existing concrete block building, and thus intrude into the rear setback area. Due to the size and shape of the Subject Property; as well as, the location of the existing concrete block structure used for automotive repair, Applicant is very limited on the placement of the proposed addition.

Applicant, therefore, seeks a waiver of the required minimum rear setback of the Subject Property from the required forty (40) feet to ten (10) feet to allow for the construction of the proposed building addition. The requested variance is not substantial and would allow an otherwise reasonable and existing use of the Subject Property; especially, given that adjoining and surrounding properties are zoned and used for commercial purposes within the HI zoning classification.



CUSTOM DWELLINGS
 MARIETTA, GEORGIA 30066
 (678) 560-0600
 WWW.CUSTOMDWELLINGS.COM

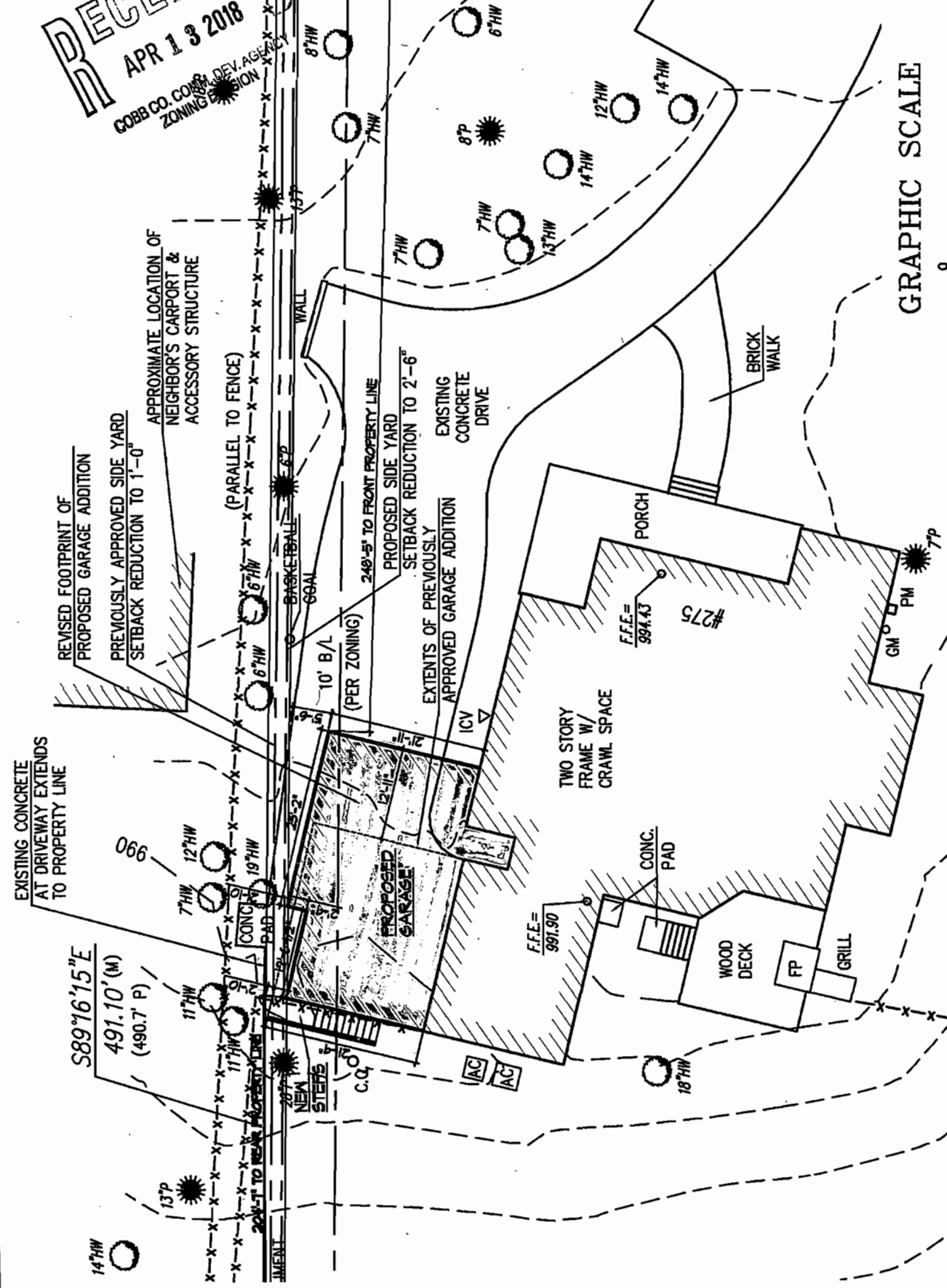
ROGERS RE
 275 DICKERSON RD
 MARIETTA, GA 30066

V-48
 (8102)

A-0
 PROJECT ARCHITECT
 SAI
 REVISION DATE
 10 APRIL, 2018
 REVISION

PROPOSED SITE PLAN

RECEIVED
 APR 13 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



1 PROPOSED SITE PLAN
 A-1 1" = 20'-0" GARAGE ADDITION

APPLICANT: Thomas S. Rogers

PETITION No.: V-48

PHONE: 404-457-7349

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Stephanie Ives

PRESENT ZONING: R-20

PHONE: 678-428-2166

LAND LOT(S): 1185

TITLEHOLDER: Thomas S. Rogers and Susan L. Rogers

DISTRICT: 16

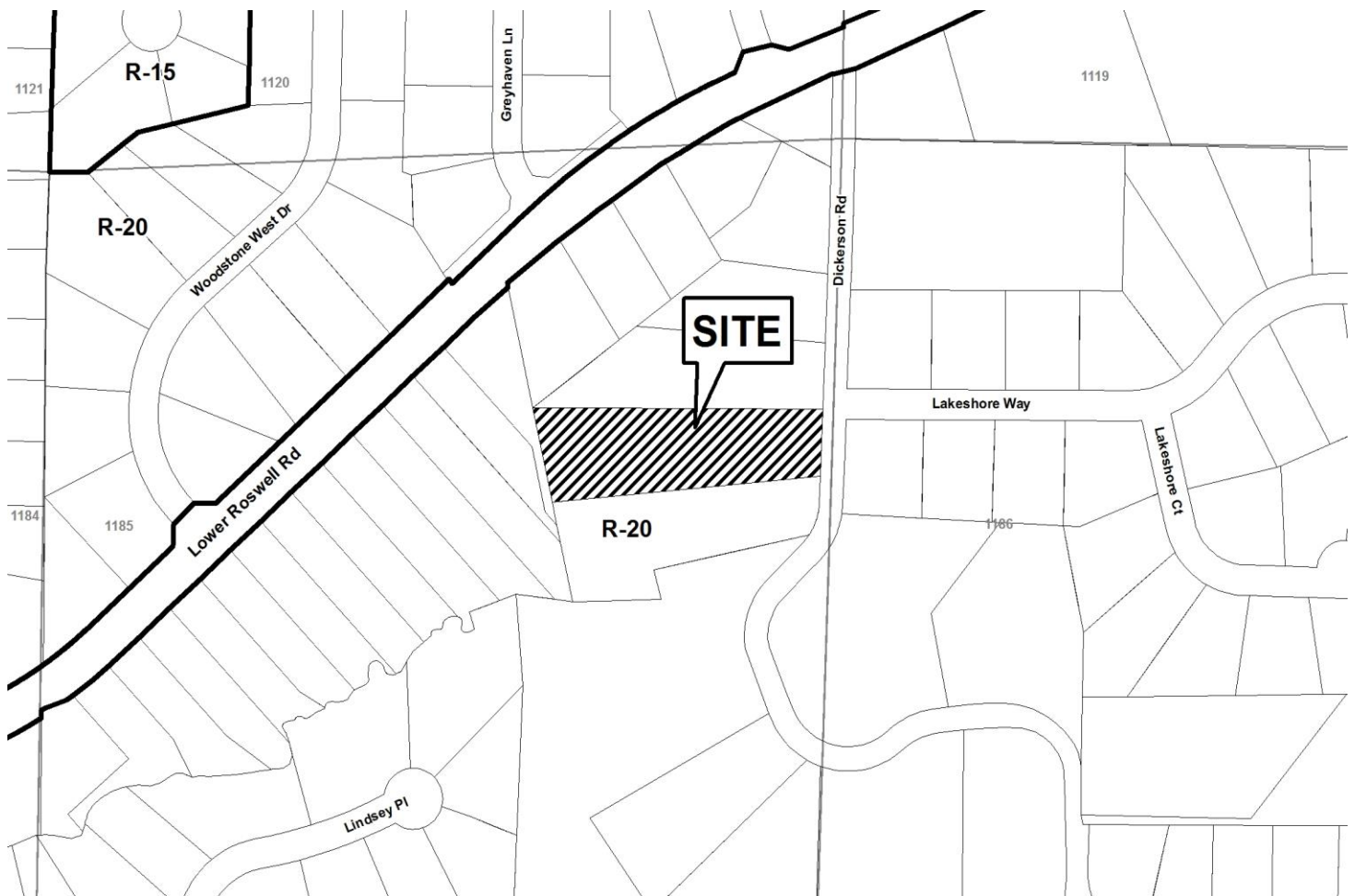
PROPERTY LOCATION: On the west side of
Dickerson Road, south of Lower Roswell Road

SIZE OF TRACT: 1.43 acres

(275 Dickerson Road).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to two (2) feet adjacent to the north property line.



Application for Variance

Cobb County

(type or print clearly)



Application No. V-48

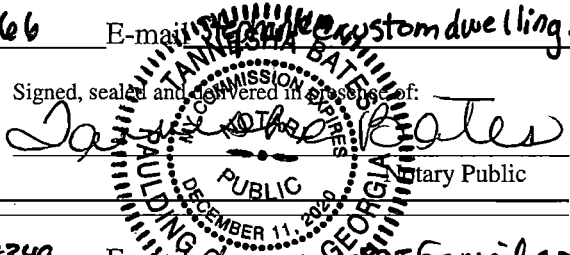
Hearing Date: 6-13-18

Applicant THOMAS S. ROGERS Phone # 404-457-7349 E-mail tomrogers3256@gmail.com

Stephanie Ives Address 3595 Canton Rd Ste 116 #128 Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Stephanie Ives Phone # 6784282166 E-mail stephanie@customdwellings.com
(representative's signature)

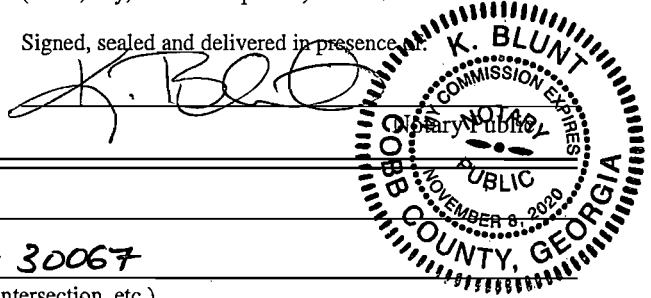
My commission expires: 12/11/2020



Titleholder THOMAS S. and SUSAN L. ROGERS Phone # 404-457-7349 E-mail tomrogers3256@gmail.com

Signature [Signature] Address: 275 Dickerson Rd NE, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: November 8, 2020



Present Zoning of Property R20

Location 275 Dickerson Rd NE, MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1185 District 16th 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 1.3 AC Shape of Property _____ Topography of Property Other _____

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

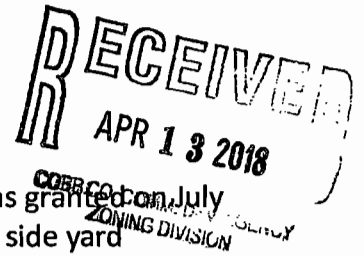
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

SEE ATTACHED

List type of variance requested: SIDE YARD REDUCTION

V-48
(2018)
Exhibit

JUSTIFICATION FOR VARIANCE
ROGERS RESIDENCE
275 DICKERSON ROAD, MARIETTA GA 30067



The property owner is seeking a revision to the side yard reduction which was granted on July 13, 2016. The variance request at that time was unanimously approved for a side yard reduction from 10'-0" to 1'-0" for the addition of a two car attached garage with storage and living space above. After living in the home for almost two years, the owners have re-evaluated their long term needs and the proposed floorplan is an alteration to the original proposed footprint of the structure. The new request is for a reduction from the required ~~10'-0"~~ to 2'-6". By extending further forward, the new structure will allow for additional storage space for bikes and recreational items currently housed in a temporary shed at the end of the driveway along with three vehicles.

The existing driveway extends to the property line in all locations relevant to the variance request. The driveway is located to the right side of the home on the highest portion of the rear yard. The adjoining property owner to the right has an accessory structure positioned in close proximity to the shared property line, setting precedent for side yard encroachment. The proposed garage would be somewhat shielded from the neighbor's direct view by the neighbor's existing accessory structure.

The existing home is on a crawlspace foundation with limited storage and does not have a garage. While there is space within the buildable area of the lot to construct one, due to topography we do not believe it is the best solution for the owners or the neighborhood. A garage within the buildable area would fully encroach upon the open green space in the backyard, result in additional mature trees needing to be removed, require an excessive amount of fill, new retaining walls to support a driveway extension, and a substantial amount of impervious surface area would be created to make a side entry garage accessible from the existing driveway. By positioning the proposed front entry garage within the side yard at the existing driveway, the amount of new impervious area can be minimized and as many trees and as much open green space would be preserved as possible.

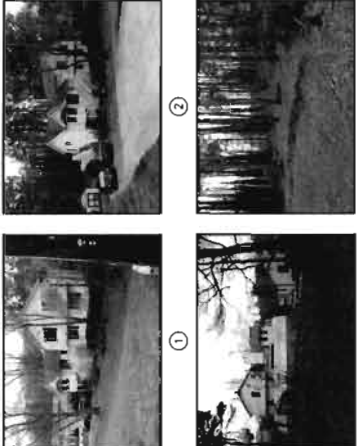
Due to the topography of this particular lot and functional space required to maneuver vehicles, strict application of the zoning ordinance would deny the property owner a garage amenity that their adjoining neighbors enjoy. Garages increase property value while allowing for secure storage of personal items, bikes and the other daily necessities of family life which would otherwise be located in plain view in the side yard. We thank you for your thoughtful consideration of this application.

VICINITY MAP

SITE LOCATION - LATITUDE: 34° 02' 24" LONGITUDE: 84° 30' 12"



SITE PHOTOGRAPHS



SURVEYOR CERTIFICATION

This plat is a retriangulation of an existing parcel or parcels of land and is not a new survey. The recording information of the documents and maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED INFORMATION DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards 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.



Craig A. Jenkins
Georgia Registered
Land Surveyor # 3043

V-49
(2018)

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THIS AREA IS UNDEVELOPED AND THE DATE OF SURVEY IS 02/28/2018. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS OTHERWISE NOTED ON THIS SITE OR SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SURVEY IS PER SURVEY REFERENCING NO ZONING REPORT OR ZONING LETTER WAS PROVIDED. THE SITE IS ZONED "R-20" (SINGLE FAMILY RESIDENTIAL) ON THE ZONING MAP OF COBB COUNTY.

THE MINIMUM AND SETBACKS ARE: FRONT - 40 FEET; SIDE - 10 FEET; AND REAR - 30 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEY REFERENCES

1. PLAT OF NORTH RIDGE SUBDIVISION, UNIT ONE, PREPARED BY BUSH, SEED, & BOYD, INC. DATED DECEMBER 1972, LAST REVISED JANUARY 19, 1977, RECORDED IN PLAT BOOK 51, PAGE 32, COBB COUNTY RECORDS.

AS-BUILT BOUNDARY SURVEY OF

1633 Blackwell Road

LOT 2, BLOCK "B", UNIT ONE, NORTH RIDGE SUBDIVISION

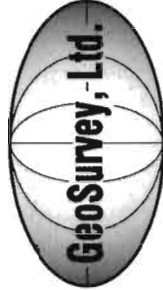
FOR

CECILE E. FERGUSON

GS JOB NO.	20042088-02	DRAWING SCALE	1" = 40'	SURVEY DATE	02/28/2018
FIELD BOOK:	DT	STATE	GEORGIA	REVISION	
PROJ. MGR.	CAJ	COUNTY	COBB	DATE	
REVIEWED:	JRC	LAND LOT:	344		
DATE:	20042088-02.dwg	DISTRICT:	16TH SECTION 2ND		

N/T PROPERTY OF
CECILE E. FERGUSON
DEED BOOK 14409 / PAGE 3816

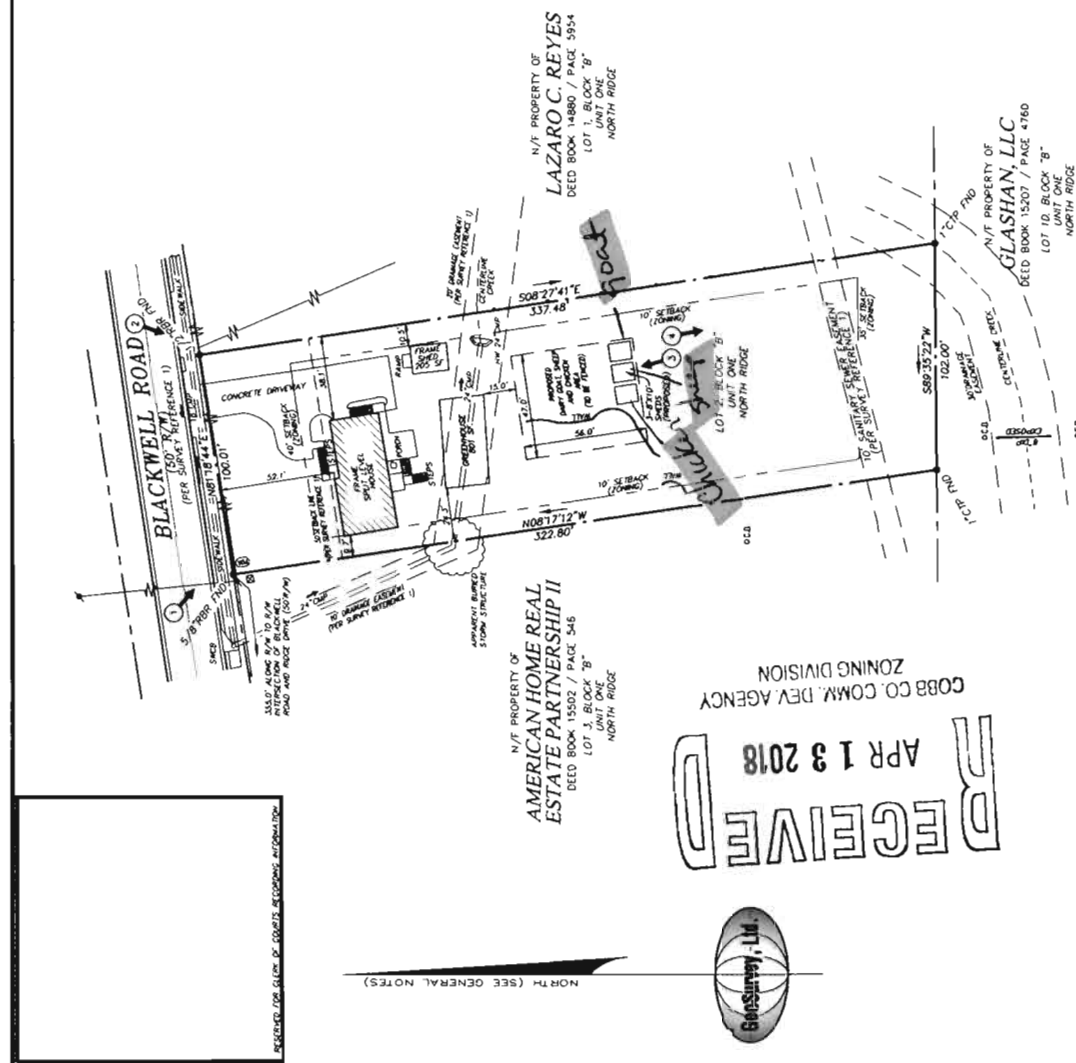
TOTAL SITE AREA
0.762 Acres
33,182 sq ft
ZONED R-20



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880

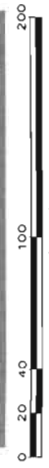
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LS-000621



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BEH AIR HOLE	⊖ POWER POLE
BL CURB	— GUY WIRE
CB CONCRETE	⊙ LOT POLE
CM CORRUGATED METAL PIPE	⊗ ELECTRIC TRANSFORMER
CUF CONCRETE FOUNDATION	⊗ WATER VAULT
CPD COMMUNICATION PIPES	⊗ GAS VALVE
CTP CORRUGATED TOP PIPE	⊗ WATER VALVE
DWB DOUBLE WING CATCH BASIN	⊗ WATER METERS
DMS DRAINAGE MANHOLE	⊗ FIRE HYDRANT
EMV ELEVATION MARKER	⊗ UNDERGROUND ELECTRIC LINE
MB MANHOLE	⊗ UNDERGROUND GAS LINE
OP OPEN TOP PIPE	⊗ UNDERGROUND COMMUNICATION LINE
PA POWER METER	⊗ UNDERGROUND WATER LINE
PH PHOTO POINT	⊗ PHOTO POSITION INDICATOR
POC POINT OF COMMENCEMENT	⊗ REGULAR PARKING SPACE
RCP REINFORCED CONCRETE PIPE	⊗ HANDICAP PARKING SPACE
RBS 8" RIB SET CAPPED LSF 8x1	⊗ TRAIL POSITION INDICATOR
SS SANITARY SEWER	⊗ SIGN
TR TRANS	

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000. AND WAS ADAPTED USING THE LEAST SQUARES METHOD. A TRIMBLE FIELD DATA STATION AND TRIMBLE TSC-5 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,882 FEET-CALC. UNIT.

IF YOU DIG

Know what's below.
before you dig.
Call Dial 811
Or Call 800-282-7411

RECEIVED
APR 13 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NORTH (SEE GENERAL NOTES)

REGENERATED FOR G.I.M.C. OF COBB COUNTY, GEORGIA

APPLICANT: Cecile Ferguson

PETITION No.: V-49

PHONE: 678-698-7553

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Cecile Ferguson

PRESENT ZONING: R-20

PHONE: 678-698-7553

LAND LOT(S): 344

TITLEHOLDER: Cecile E. Ferguson

DISTRICT: 16

PROPERTY LOCATION: On the south side of
Blackwell Road, east of Mountain Ridge Drive
(1632 Blackwell Road).

SIZE OF TRACT: 0.76 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 9.7 feet (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (801 square foot greenhouse) from the required 100 feet to 36 feet adjacent to the eastern property line and to 24 feet adjacent to the western property line.



Application for Variance

RECEIVED
Cobb County
APR 13 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-49
Hearing Date: 6-13-18

Applicant Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
Cecile Ferguson Address 11632 Blackwell Rd, Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)
Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
(representative's signature)

My commission expires: 9-12-2021
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Cecile Ferguson Phone # 678-698-7553 E-mail cef1632@gmail.com
Signature Cecile Ferguson Address: 11632 Blackwell Rd Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9-12-20
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20
Location 11632 Blackwell Rd, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 0.762 Acre(s)

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

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

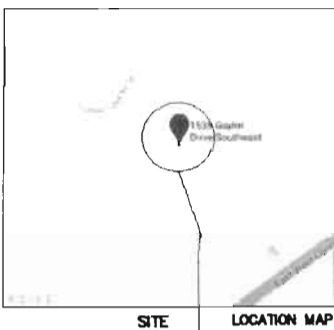
Does the property or this request need a second electrical meter? YES _____ NO X

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

List type of variance requested: Goats (Dairy & Sheep) approx. 2 each.

My son is autistic per therapist & doctor. Animals will be therapeutic for my son. We also use the milk for food processing (ie. cheese, yogurt, etc.)

Revised: 03-23-2016
(Drs Hr. attached)



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE MAP IN MY OPINION REFERENCED PARCEL SPECIAL FLOOD HAZARDS WITHOUT BEING RESPONSIBLE FOR ANY DAMAGE...

V-50 (2018)

SSMH1 922.80 INV IN 909.60 INV OUT 909.70 SSMH2 916.63 INV IN (A) 908.33 INV IN (B) 908.33 INV OUT 908.13

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PLACED OR COVERED UNDER THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON...

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

PROPERTY IS ZONED-15 FRONT 35' SIDE 10' REAR 30' MAX LOT COVERAGE 35%

* LEGEND *

- POB POINT OF BEGINNING LLL LAND LOT LINE MR MAIN HOLE DTP OPEN TOP PIPE FOUND...

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CHIPPED OUT, COPY/PASTE OR MODIFIED...

RECEIVED APR 13 2018 COBB CO. COMMUNITY DEVELOPMENT ZONING DIVISION

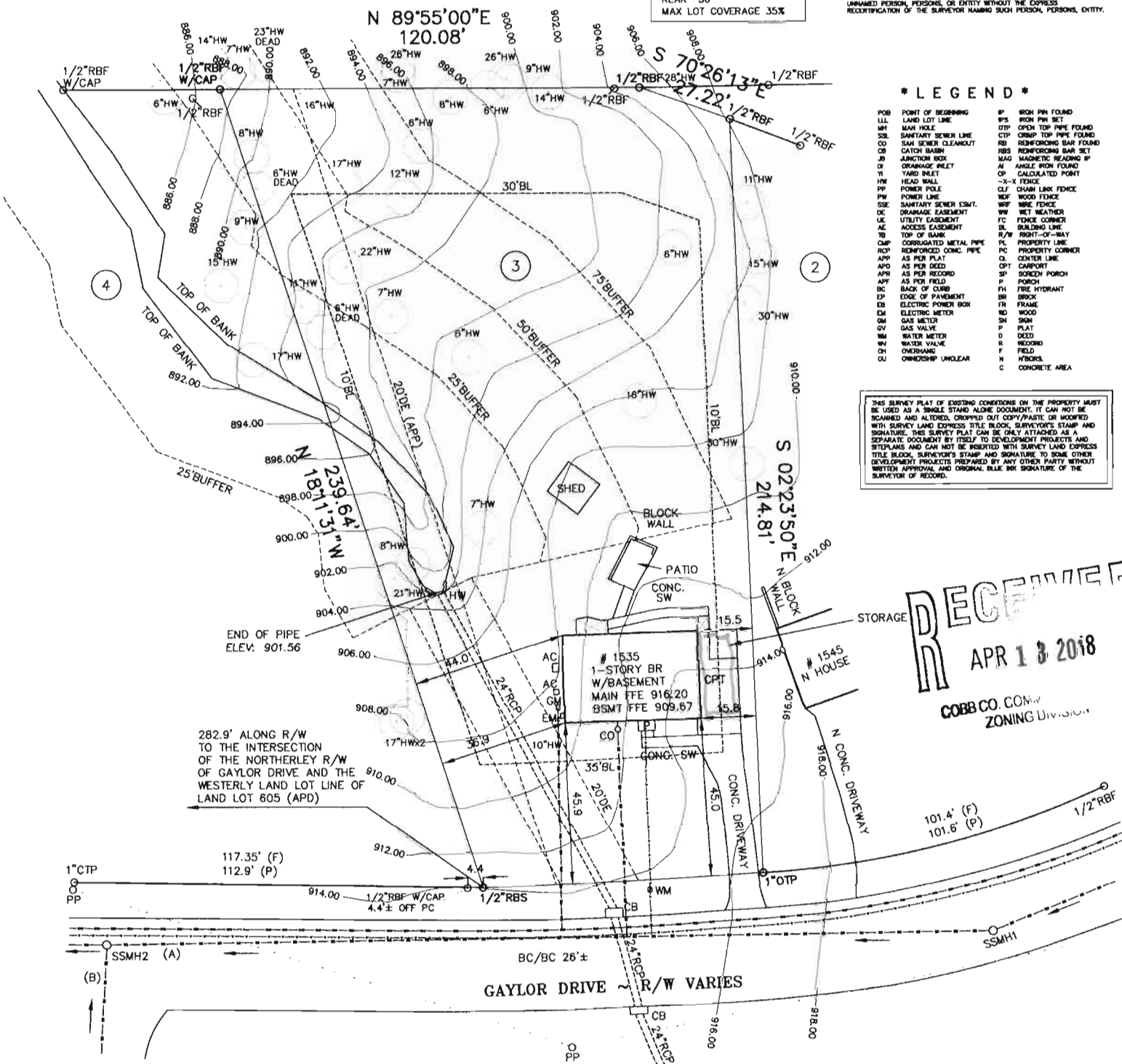


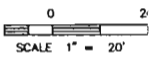
Table with 2 columns: Field/Map info and Survey/Print info.

Table with 2 columns: Existing conditions and Property address.



TOTAL LAND AREA 25413.77 SF / 0.583 AC

MAX LOT COVERAGE 8894.82 SF / 0.204 AC



APPLICANT: Roy Salsich

PETITION No.: V-50

PHONE: 404-394-1593

DATE OF HEARING: 06-13-2018

REPRESENTATIVE: Roy Salsich

PRESENT ZONING: R-15

PHONE: 404-394-1593

LAND LOT(S): 605

TITLEHOLDER: Roy B. Salsich

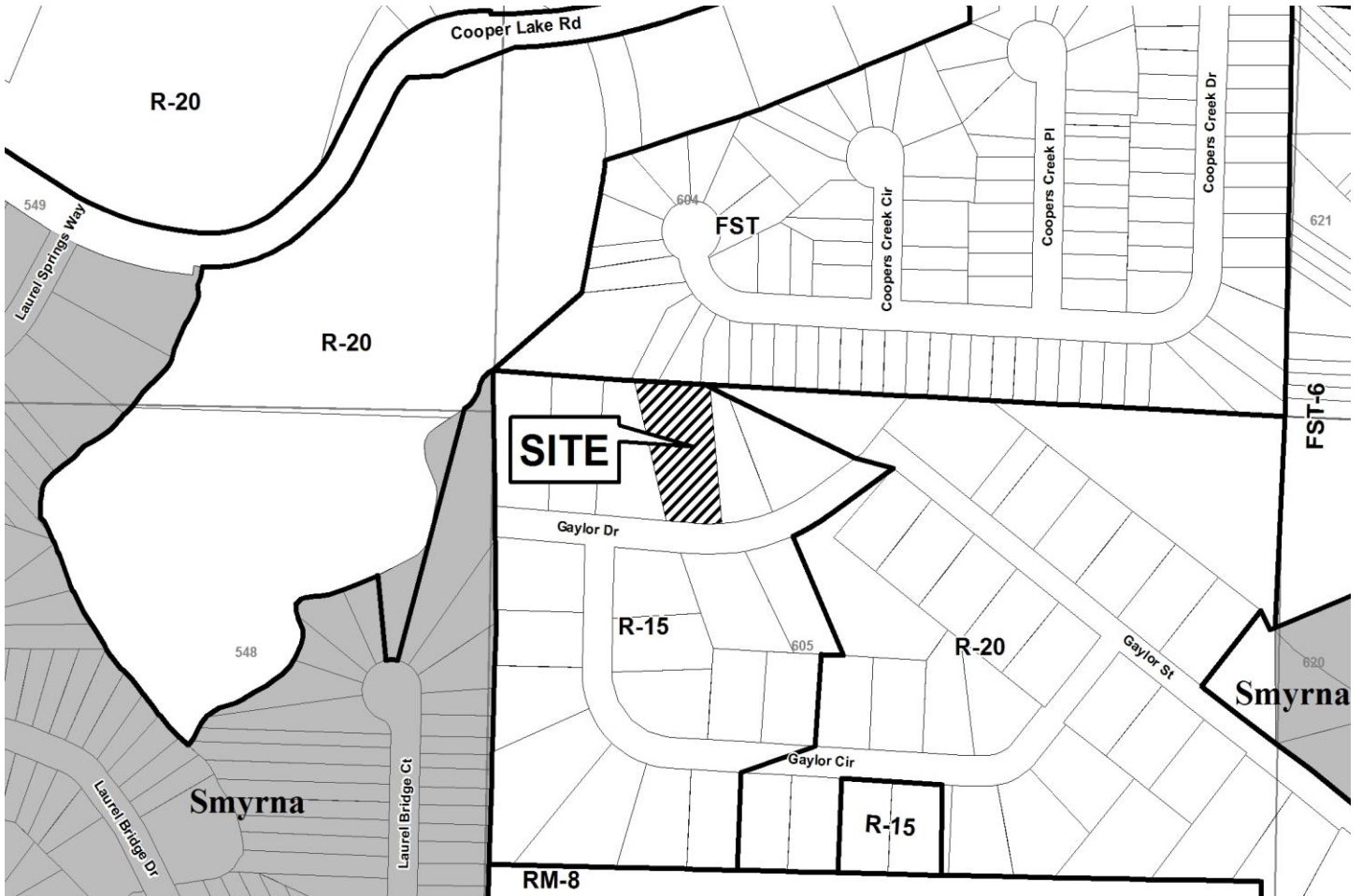
DISTRICT: 17

PROPERTY LOCATION: On the north side of
Gaylor Drive, west of Gaylor Street
(1535 Gaylor Drive).

SIZE OF TRACT: 0.58 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to four (4) feet adjacent to the east
property line.

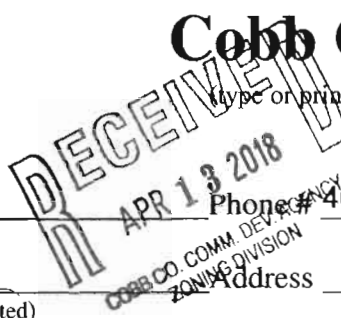


Application for Variance

Cobb County

(type or print clearly)

Application No. V-50
Hearing Date: 6-13-18



Applicant Roy Salsich Phone # 404-394-1593 E-mail roysco@yahoo.com

[Signature]
(representative's name, printed) Address 1535 Gaylor
(street, city, state and zip code)

Roy Salsich Phone # 404 394 1593 E-mail roysco@yahoo.com
(representative's signature)

My commission expires: 12/11/2020

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



Titleholder Roy B Salsich Phone # 404-394-12593 E-mail roysco@yahoo.com

Signature [Signature] Address: 1535 Gaylor Dr Smyrna, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020

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

Present Zoning of Property R-15

Location 1535 Gaylor Dr SE Smyrna, GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 3 District 17 Size of Tract .583 Acre(s)

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

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

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

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

Home was built in 1961. The current setback goes thru carpet. Trying to remodel & update home without variance project does not make economic sense

List type of variance requested: Enlarge laundry/storage room in existing carpet space