

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: September 12, 2018**

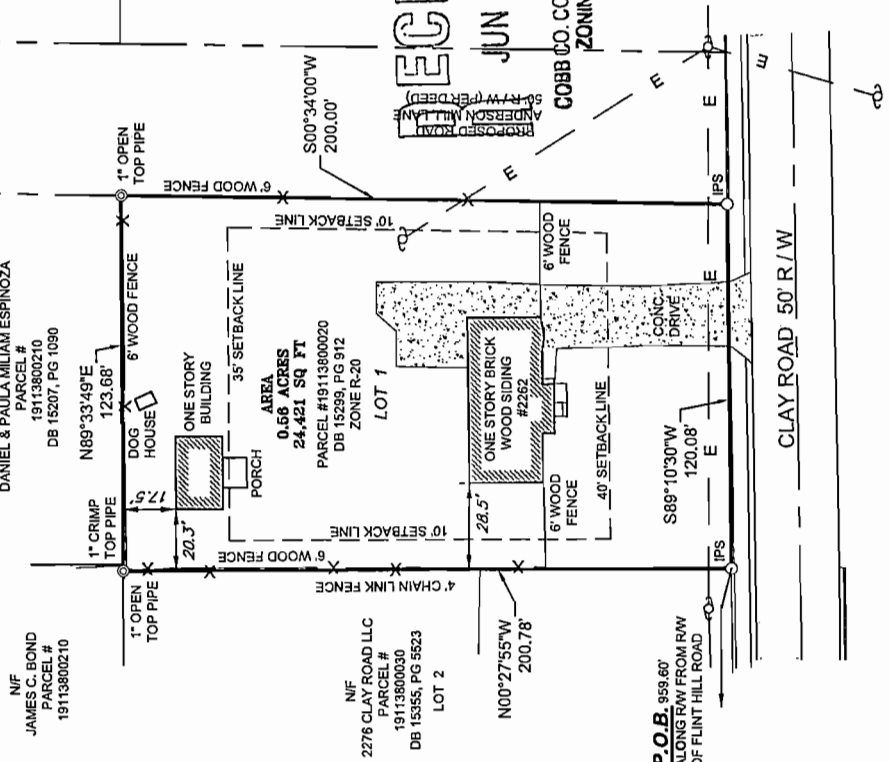
**DUE DATE: August 13, 2018**

**Distributed: July 23, 2018**

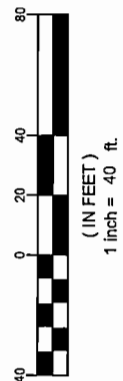


*Cobb County... Expect the Best!*

- DB DEED BOOK
- PLAT BOOK
- PG PAGE
- PC LAND LOT
- LI
- FB
- IPF IRON PIN FOUND
- IPS 12" REBAR W/IC FDC 000985
- IRW RIGHT OF WAY
- NIF NOW OR FORMERLY
- E- OVERHEAD POWER LINE
- Sq Ft SQUARE FOOT
- POB POINT OF BEGINNING
- BOC BACK OF CURB
- EOP EDGE OF PAVEMENT
- PH FIRE HYDRANT
- IF IRON PIN FOUND
- IPN IRON PIN SET
- PO POWER POLE



**GRAPHIC SCALE**



**SURVEY NOTES**

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JUNE 9, 2018 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A TOPCON 2D ROBOTIC TOTAL STATION.
2. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
3. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,351 FEET, AND AN ANGULAR ERROR OF 14" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING LEAST SQUARES METHOD.
4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 167,904 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000985" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON, INCLUDING THE UNDERGROUND UTILITIES PROTECTION SERVICE WHICH MUST BE CALLED AT THE COMMENCEMENT OF ANY AND ALL EARTH-DISTURBING ACTIVITIES.

**FLOOD NOTE**

PER FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER: 13067C0203H EFFECTIVE DATE MARCH 4, 2013, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**ZONING DIVISION SURVEYOR'S CERTIFICATE**

THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUDE 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.

REGISTRATION OF THIS PLAN 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 PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE 6/21/2018  
 REGISTERED LAND SURVEYOR #2960  
 KEVIN M. BROWN

V-74  
(2018)

RECEIVED  
 JUN 28 2018  
 COBB CO. COMM. DEV. AGENCY



**BOUNDARY SURVEY FOR:**  
**JUAN CARLOS HUIZAR**  
**2262 CLAY ROAD**  
 LOCATED IN:  
 LAND LOT 1138, 19TH DISTRICT,  
 COBB COUNTY, GEORGIA



**811**

Know what's below.  
 Call before you dig.  
**UTILITIES PROTECTION CENTER**  
 1 (800) 282-6411 THROUGHOUT GEORGIA  
 OR DIAL 811

REVISIONS	
1.	
2.	
3.	
4.	
5.	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

1 of 1

FALCON DESIGN CONSULTANTS, L.L.C. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, L.L.C. IS EXPRESSLY PROHIBITED.

**APPLICANT:** Juan Carlos Huizar

**PHONE:** 770-820-6676

**REPRESENTATIVE:** Juan Carlos Huizar

**PHONE:** 770-820-6676

**TITLEHOLDER:** Juan Carlos Huizar

**PROPERTY LOCATION:** On the north of Clay Road, east of Flint Hill Road (2262 Clay Road).

**PETITION No.:** V-74

**DATE OF HEARING:** 09-12-2018

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1138

**DISTRICT:** 19

**SIZE OF TRACT:** 0.56 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 375 square foot storage building) from the required 35 feet to 17 feet.



RECEIVED  
JUN 28 2018

# Application for Variance Cobb County

(type or print clearly)

Application No. V-74  
Hearing Date: 9-12-18

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

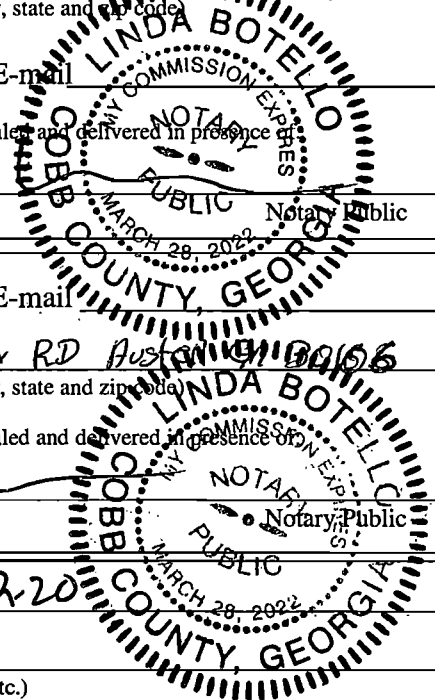
Applicant Juan Carlos Huizar Phone # 770 820 6676 E-mail \_\_\_\_\_

Juan Carlos Huizar Address 2262 clay RD Austell GA 30106  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 820 6676 E-mail \_\_\_\_\_  
(representative's signature)

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: 3/29/22



Titleholder Juan Carlos Huizar Phone # 770 820 6676 E-mail \_\_\_\_\_

Signature [Signature] Address: 2262 clay RD Austell GA 30106  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: 3/29/22

Present Zoning of Property Juan Carlos Huizar c R-20

Location 2262 clay rd Austell GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1130 District 19 Size of Tract .56 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 0.56 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 current property is limited in space and has no basement, garage, or storage facility. Therefore, variance is requested for storage of tools, household storage items, lawn maintenance equipment.

List type of variance requested: Variance requested for 17.5 feet spacing from home to storage unit to allow easier access for storage versus the original 35 ft. distance required.

V-75  
(2018)

CLERK OF SUPERIOR COURT  
RECORDING INFORMATION

EXISTING IMPERVIOUS CALCULATIONS:

TOTAL IMPERVIOUS~ 3,380 S.F.  
PERCENT IMPERVIOUS~ 20.7%

BREAKDOWN:  
HOUSE~ 1783 S.F.  
DRIVEWAY, WALK & PATIO~ 1012 S.F.  
DECK, STEPS & COURTYARD~ 585 S.F.

PROPOSED ADDITION~ 251 S.F.  
PROPOSED TOTAL IMPERVIOUS~ 3631 S.F.  
PROPOSED PERCENT IMPERVIOUS~ 22%

CURRENT ZONING~ R-15  
MIN FRONT SETBACK~ 35'  
MAJOR SIDE SETBACK~ 25'  
MIN SIDE SETBACK~ 10'  
MIN REAR SETBACK~ 30'  
MAX. IMPERVIOUS~ 35%

GRID NORTH ~ GA. WEST ZONE

GPS NOTES

1) HORIZONTAL DATUM IS NAD 83.  
VERTICAL DATUM IS NAVD 88.

2) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT HORIZONTAL AND 0.07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS BEINGING THEM UNDETERMINED AND NOT SHOWN, THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

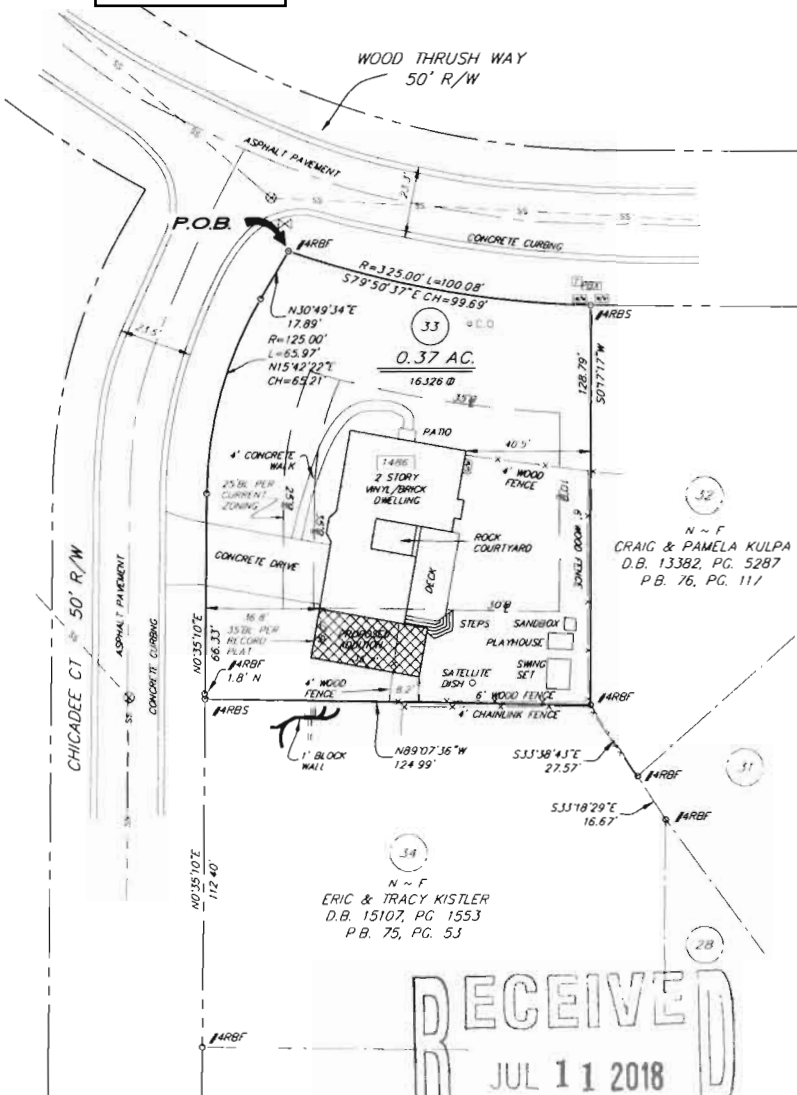
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE   , ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER #    MAP NUMBER #    DATED    NOVEMBER 2, 2012.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED 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 PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



SURVEYOR REFERENCES

CURRENT OWNER:  
STEPHEN & GRALYN DAILY  
D.B. 15273, PG. 3476  
P.B. 75, PG. 53



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LEGEND	
⊠ P.P. - POWER POLE	⊠ CB - CATCH BASIN
⊠ TELEPHONE BOX	⊠ R.C.P. - REINFORCED CONCRETE PIPE
⊠ F.H. - FIRE HYDRANT	⊠ C.M.P. - CORRUGATED METAL PIPE
⊠ M.S. - SANITARY SEWER MANHOLE	⊠ F.F.E. - FINISHED FLOOR ELEVATION
⊠ W.M. - WATER METER	⊠ W.V. - WATER VALVE
⊠ G.M. - GAS METER	⊠ S.C.O. - SEWER CLEAN OUT
⊠ R.B.S. - REINFORCING BAR SET	⊠ T.M. - TELEPHONE MANHOLE
⊠ R.B.F. - REINFORCING BAR FOUND	⊠ U.E.L. - UNDERGROUND ELECTRICAL LINE
⊠ C.T.F. - CRIMP TOP PIPE FOUND	⊠ O.P.L. - OVERHEAD POWER LINES
⊠ O.T.P.F. - OPEN TOP PIPE FOUND	⊠ H.W. - HEADWALL
⊠ P/W MON. - RIGHT-OF-WAY MONUMENT	⊠ P.B.X. - POWERBOX
⊠ F.F. - 1" OR 2" OF FENCE	⊠ W.L. - WATER LINE
⊠ J.B. - JUNCTION BOX	⊠ U.T.L. - UNDERGROUND TELEPHONE LINE
⊠ D.I. - DROP INLET / YARD INLET	⊠ G.L. - GAS LINE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/120,860; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/123,832. MATTERS OF TITLE ARE EXCEPTED.



PRELIMINARY FOR  
REVIEW DATE

REVISIONS

**Gaskins**  
AN ENGINEERING SURVEYING CONSULTING AND DESIGN FIRM

Head Office: 1206 Powder Springs Rd, Marietta, GA 30064, Phone: 770.424.7364, www.gaskins.com

Company Office: 14 Bonham Ct, Marietta, GA 30064, Phone: 770.479.9848

FIELD DATE: 2-14-18 DRAWN BY: JAH  
OFFICE DATE: 2-26-18 CHECKED BY: JAH  
SCALE: 1"=30' FILE: S/BND/COBB/16\_843..

BOUNDARY RETRACEMENT SURVEY FOR:  
GRALYN DAILY  
1486 WOOD THRUSS WAY  
LOT 33 OF CHESTNUT SPRINGS  
UNIT II-B  
LOCATED IN L.L. 843  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** Stephen Daily and Gralyn Daily

**PETITION No.:** V-75

**PHONE:** 917-749-1041

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Stephen Daily

**PRESENT ZONING:** R-15

**PHONE:** 201-655-4284

**LAND LOT(S):** 843

**TITLEHOLDER:** Stephen Daily and Gralyn Daily

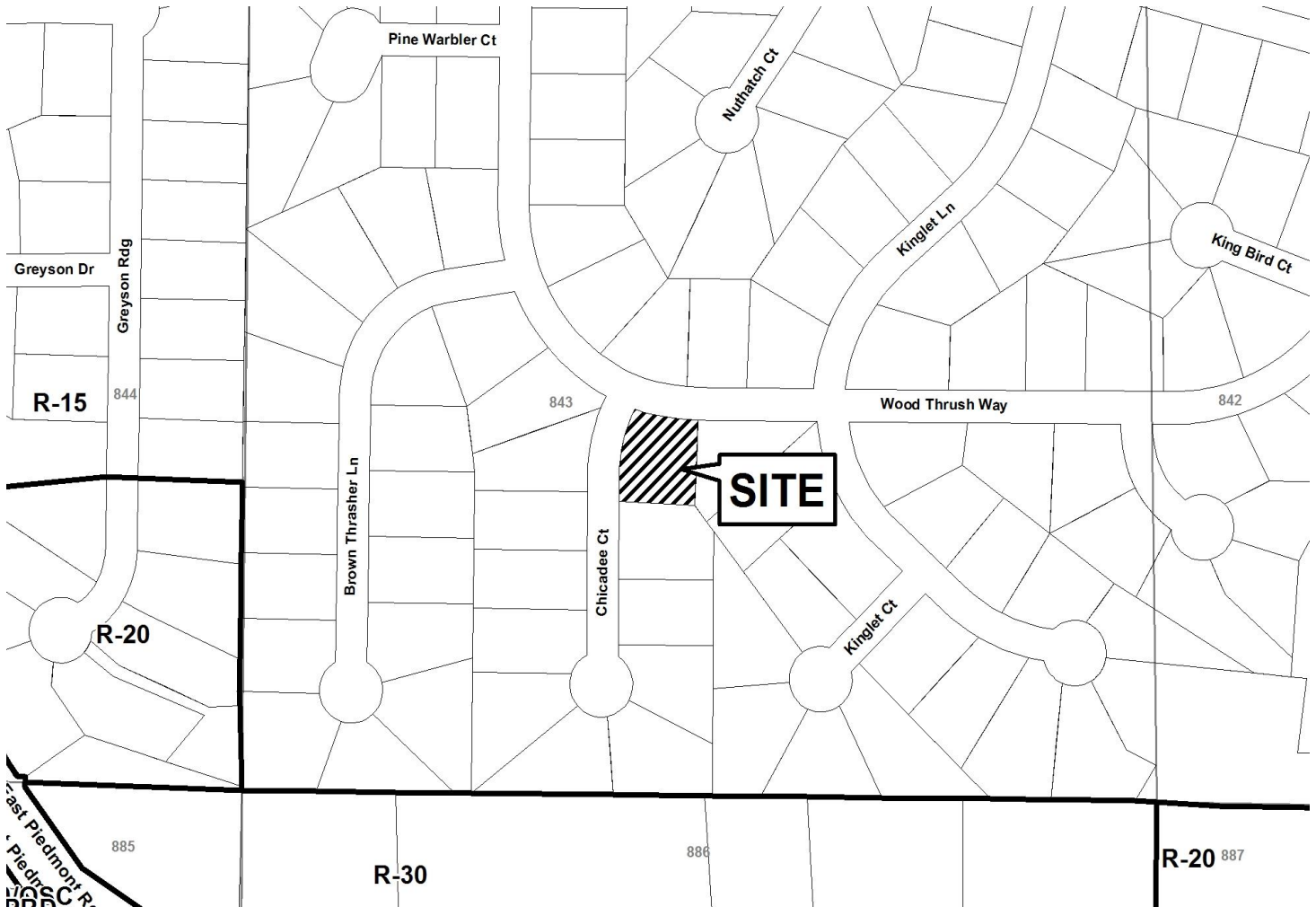
**DISTRICT:** 16

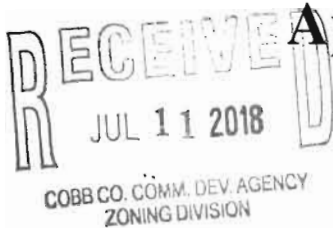
**PROPERTY LOCATION:** On the southeast corner of Chicadee Court and Wood Thrush Way (1486 Wood Thrush Way).

**SIZE OF TRACT:** 0.37 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to eight (8) feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-75  
Hearing Date: 9-12-18

Applicant Stephen & Gralyn Daily Phone # 917-749-1041 E-mail gralyn.crumpler@gmail.com

Stephen Daily Address 1486 Wood Thrush Way, Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Stephen Daily Phone # 917-749-1041 E-mail gralyn.crumplere@gmail.com  
(representative's signature) <sup>201-455424</sup>

My commission expires: 8/13/2019  
Signed, sealed and delivered in presence of:  
Martina D. Schneider Notary Public

Titleholder Stephen & Gralyn Daily Phone # 917-749-1041 E-mail gralyn.crumpler@gmail.com

Signature Stephen Daily Address: 1486 Wood Thrush Way, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/13/2019  
Signed, sealed and delivered in presence of:  
Martina D. Schneider Notary Public

Present Zoning of Property Residential R-15

Location 1486 Wood Thrush Way, Marietta, GA 30062 (corner of Wood Thrush Way & Chicadee Court)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 843 District 16 Size of Tract 0.37 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 would like to build an addition on to the side of our house as depicted on the provided plat. In order to do so, we are requesting a rear building setback reduction from 30 feet to 8 feet. When applying the current zoning ordinance setback requirements, the house as constructed (and when we purchased it) would already be encroaching into the 'rear' setback along our southern property line. The true rear of the house however faces the parcel to the east, not the south and the closest house corner to the eastern property line is setback >40'. It is clear that the intent when constructed was for the rear building setback to be along our eastern property line, not the southern property line.

We feel this is an 'existing condition' hardship. We considered trying to build the addition in the rear of the house, however, due to steep topography in the rear (eastern) portion of the property, the house addition in that location would not be feasible.  
List type of variance requested:

We are requesting a reduction of the Rear Building Setback from 30' to 8'.

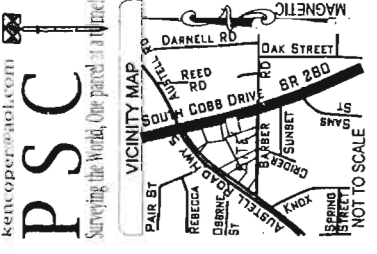
Revised: November 18, 2015

Martina D. Schneider  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Comm. Expires  
08/13/2019

JUL 12 2018  
 COBB COUNTY ZONING DIVISION  
 RECEIVED

BASIS OF BEARING: DEED BOOK 13862, PAGE 2580

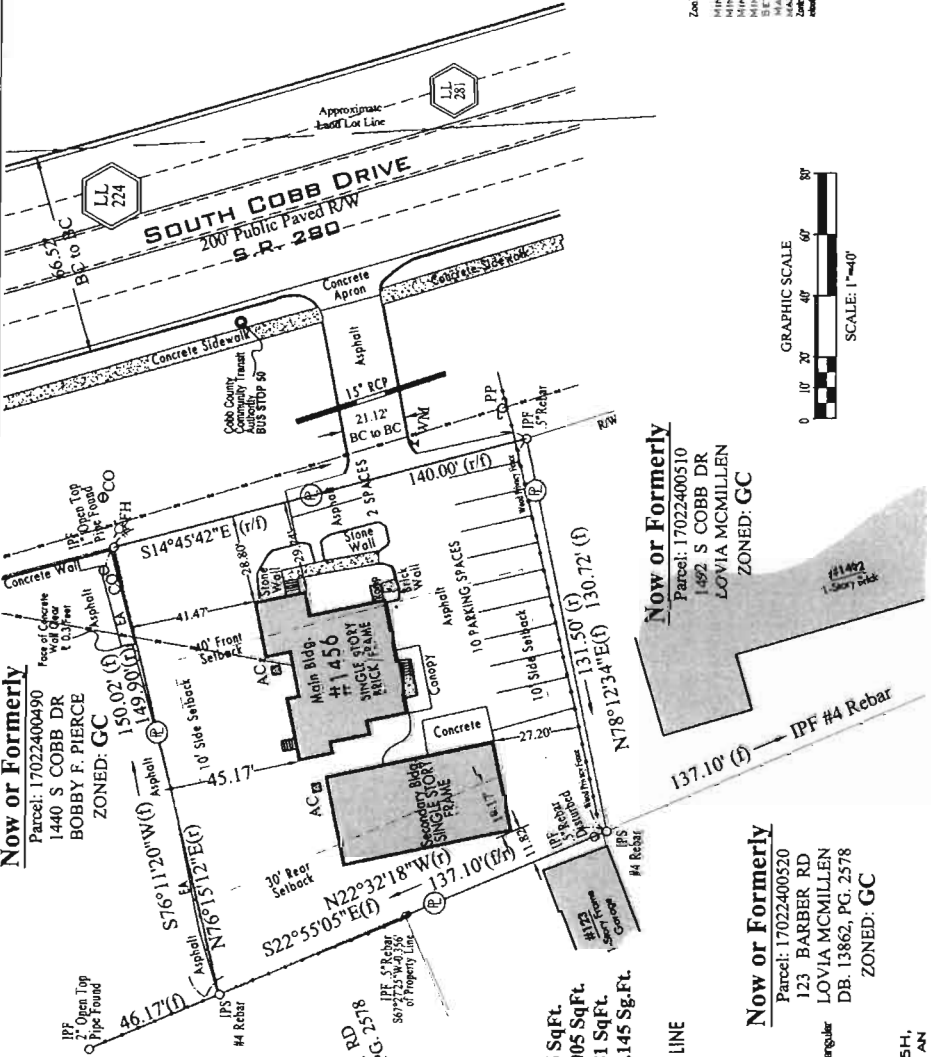
PRESENT OWNER OF RECORD: GEORGIA PROFESSIONAL RENTAL PROPERTIES PER COBB CO., GIS WEBSITE  
 RETRACEMENT SURVEY FOR: 1456 SOUTH COBB DRIVE, PIN: 17022400500



kencopco@aol.com  
**PSC**  
 Surveying the World, One Parcel at a Time

Owner Name: GEORGIA PROFESSIONAL RENTAL PROPERTIES & INC  
 Owner Address: 1456 South Cobb Drive, Marietta  
 Parcel Information: PIN 17022400500  
 Zoning District: CC  
**V-76 (2018)**

Zoning District: CC COMMERCIAL-PER MUNICIPAL CODE  
 MINIMUM LOT SIZE: 20,000 SQUARE FEET.  
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 60'  
 MINIMUM FRONT SETBACK: 20 FEET  
 MINIMUM SIDE SETBACK: 10 FEET  
 MINIMUM REAR SETBACK: 10 FEET  
 MINIMUM FLOOR AREA: 180,000 SQ. FT. - 2,000 SQ. FT.  
 SETBACK: FRONT 40'-0", SIDE 10', REAR 30'  
 MAXIMUM HEIGHT OF STRUCTURE: 35 FEET  
 MAXIMUM HEIGHT OF SIGN: 15 FEET  
 Zoning District: CC  
 Note: This plat 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 47-6-67.



Record Area = 19,288.483 SqFt. - 0.442 Acres  
 Field Measured Area = 19,343.866 SqFt. - 0.444 Acres

**RE-TRACEMENT SURVEY FOR:**  
**CRESCENT LAKES LLC.**  
 PIN: 17022400500  
 1456 SOUTH COBB DRIVE, SE., MARIETTA, GA, 30060  
 LOT 224, 17 TH DISTRICT, 2ND SECTION, COBB COUNTY GA.  
 Per Client: KSN  
 Surveyed: 06/12/2018  
 Date Drawn: 06/12/2018  
 Created by: KSN  
 Drawn by: KSN  
 Checked by: KLN  
 4378186253  
 Per Bill: 17-30  
 Date: 06/14/2018

This plat is a re-creation of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-6-67.  
 June 14, 2018

Job #008418 1456 South Cobb Drive, Client: PERCY ZACHARY

Main Building 1,763.876 Sq.Ft.  
 Secondary Building 4,709.005 Sq.Ft.  
 Parking & Drive 5,053.781 Sq.Ft.  
 Current Setback Area 8,085.145 Sq.Ft.

(E) = PROPERTY BOUNDARY LINE

**Now or Formerly**  
 Parcel: 17022400520  
 123 BARBER RD  
 LOVIA MC MILLEN  
 DB. 13862, PG. 2578  
 ZONED: GC

**Now or Formerly**  
 Parcel: 17022400510  
 1492 S COBB DR  
 LOVIA MC MILLEN  
 ZONED: GC

- All iron pins are 1/2" Rebar unless otherwise noted.  
 Equipment used: Topcon GTS Total Station  
 The field data upon which this plat is based has a closure precision of 1 foot in 24,326 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.  
 This plat has been calculated for closure and is found accurate within one foot in 108,545 feet.  
 This plat is subject to all easements public and private.  
 This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie.  
 ACCORDING TO F.I.R.M., COMMUNITY PANEL # 1306700116H, EFFECTIVE ON 03/04/2013 THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- SS - Sanitary Sewer
  - PH - Fire Hydrant
  - CO - Power Pole
  - IP - Iron Pin Pile
  - OP - Open Top Pipe Found
  - MON - Monument Found
  - LF - Light Pole
  - EP - Edge Pavement
  - (f) - Field Measurement
  - (f) - Back of Curve
  - CL - Chain Link Fence
  - CS - Concrete Slab
  - SSMH - Sanitary Sewer Manhole
  - SS - Sanitary Sewer Eas.
  - SE - Easement
  - JB - Junction Box
  - DI - Drop Inlet
  - PL - Property Line
  - CMP - Corrugated Metal Pipe
  - RCP - Reinforced Conc. Pipe
  - DE - Drainage Easement
  - WM - Water Meter
  - WM - Water Valve
  - RW - Right of Way
  - oe - Overhead Electric

**Perimeter Surveying Co., Inc**  
 1065 Sandtown Road, SW Marietta, GA 30008  
 P: (770) 425-6824 F: (770) 425-6768  
 kencopco@aol.com  
 KENNETH L. NUTT, GA., R.L.S.# 2104  
 COA # LSF001223





# Application for Variance Cobb County

(type or print clearly)

Application No. V-76  
Hearing Date: 9-12-18

Applicant Percy Zachary Phone # 404 957 5440 E-mail Zachtransport@yahoo.com  
Percy Zachary Address 2260 Caymas Ct Powder Springs GA 30027  
(representative's name, printed) (street, city, state and zip code)

Percy Zachary Phone # 404 957 5440 E-mail Zachtransport@yahoo.com  
(representative's signature)

My commission expires: 04-17-2022

Signed, sealed and delivered in presence of \_\_\_\_\_  
Edmundo  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
COMMISSION EXPIRES 04-17-22

Titleholder Alejandra Sanchez Phone # 404-936-3673 E-mail asanchez@msm.com  
Signature Alejandra Sanchez Address: 1977 South Cobb Dr Marietta GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 04-17-2022

Signed, sealed and delivered in presence of \_\_\_\_\_  
Edmundo  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
COMMISSION EXPIRES 04-17-22

Present Zoning of Property Commercial CC  
Location 1456 South Cobb Dr Marietta GA 30060  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 17 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).

and time consuming which I am almost out  
Building was built before code was adopted

List type of variance requested: Need to keep current parking and  
will show why 12 parking spots will work for our  
particular Day Care Center

V-77  
(2018)

RECORDING INFORMATION

FLOOD NOTE

I HAVE EXAMINED THE  
IN MY OPINION REFER  
SPECIAL FLOOD HAZARD  
SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID  
OPINION.

MAP AND FOUND  
REA HAVING  
IFICATE,

MAP NUMBER: 130670043H REVISED DATE: 03/04/13

CLOSURE NOTE

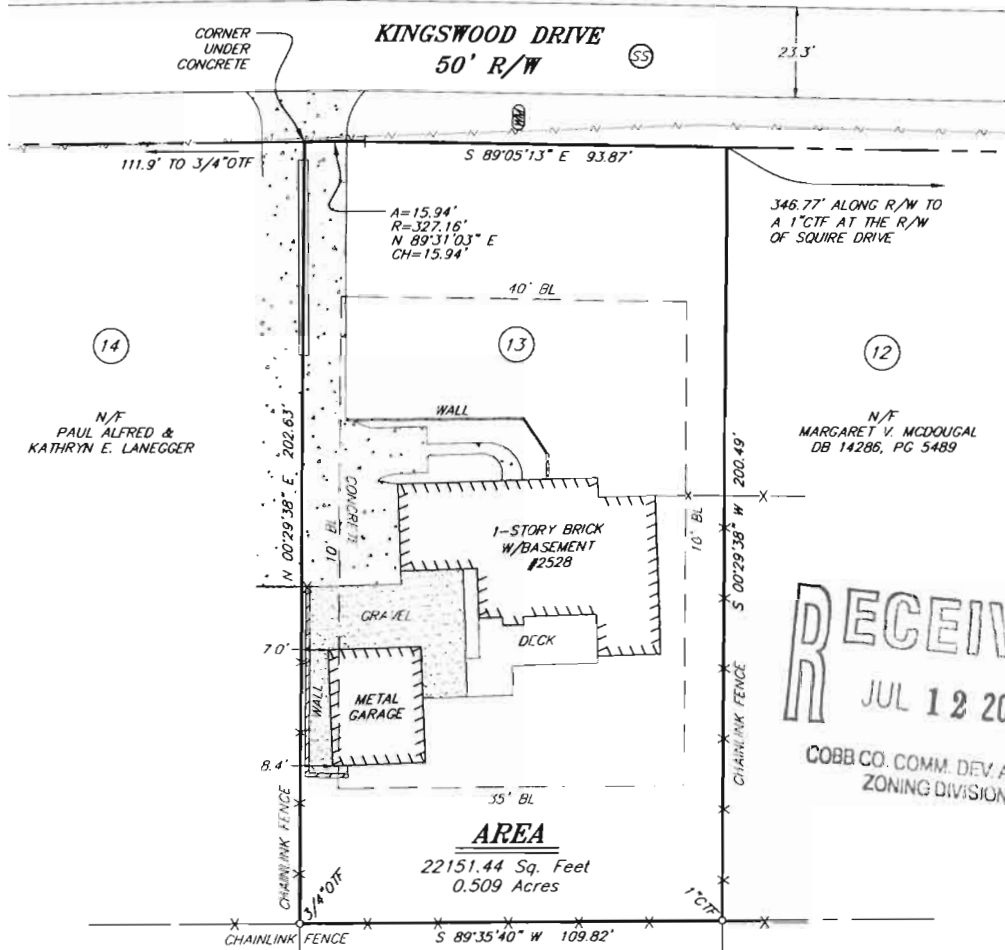
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED  
USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 822,240 FEET.  
A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO  
GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A  
CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER  
ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN  
BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A  
TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.

LEGEND

- #ARBF 1/2" REBAR FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- POWER POLE
- ⊙ SS SANITARY SEWER MANHOLE
- ⊙ WM WATER METER
- N—N— OVERHEAD POWER
- X—X— FENCE



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

ZONING

R-20 PER COBB GIS MAP  
FRONT SETBACK - 40 FEET  
REAR SETBACK - 35 FEET  
SIDE SETBACK - 10 FEET  
MAX COVERAGE - 35%

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

IMPERVIOUS SURFACE

EXISTING - 6026.00 SQ. FT. (27.2%)



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

JEREMY D. SHIRY, GA PLS #13756

DIGITALLY SIGNED ON 6/28/18  
DATE

SITE PLAN FOR:  
2528 KINGSWOOD DRIVE

**BENJAMIN DAVIS**

LOT 13, BLOCK F, KINGSWOOD ESTATES SUBDIVISION  
DB 440, PG 441; PB 23, PG 64

WIDE OPEN

LAND SURVEYING LLC

52 CURETON LANE  
MORELAND, GA 30259  
678-633-5685

WWW.WIDEOPENLANDSURVEYING.COM

JOB #1890

FIELD DATE:	6/25/18
PLAT DATE:	6/28/18
SCALE:	1"=30'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	73D
SECTION:	2nd

**APPLICANT:** Benjamin Davis

**PETITION No.:** V-77

**PHONE:** 443-812-0614

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Benjamin Davis

**PRESENT ZONING:** R-20

**PHONE:** 443-812-0614

**LAND LOT(S):** 730

**TITLEHOLDER:** Benjamin A. Davis

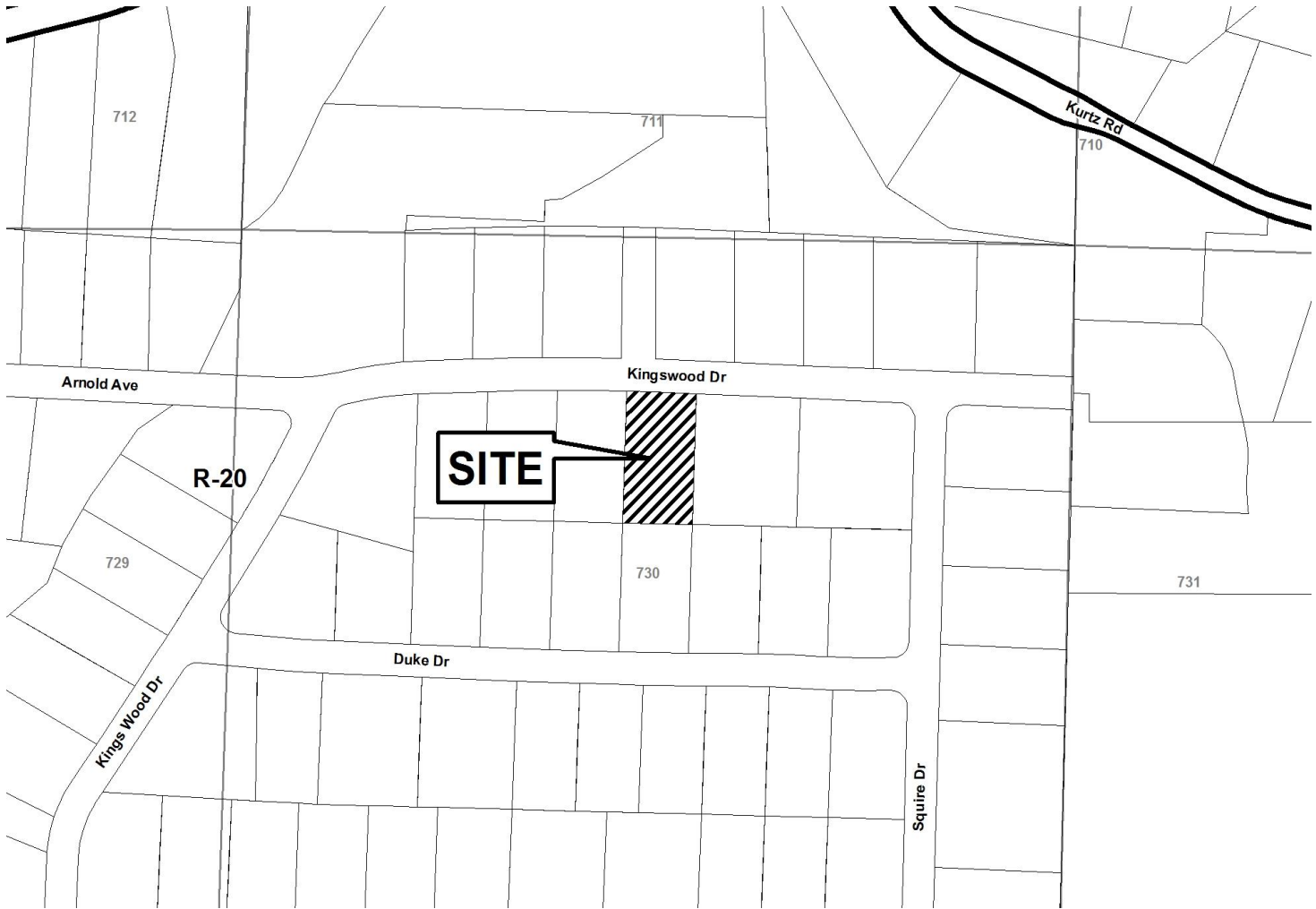
**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Kingswood Drive, east of Arnold Avenue (2528 Kingswood Drive).

**SIZE OF TRACT:** 0.51 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (existing approximately 720 square foot metal garage) from the required 100 feet to seven (7) feet adjacent to the west property line and to 40 feet from the rear.



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ZONING DIVISION

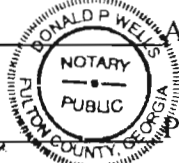
# Application for Variance Cobb County

(type or print clearly)

Application No. V-77  
Hearing Date: 9-12-18

Applicant BENJAMIN DAVIS Phone # 4438120614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

BENJAMIN DAVIS  
(representative's name, printed)



Address 2528 KINGSWOOD DR, MARIETTA, GA 30066  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 443-812-0614 E-mail BENJAMIN ARTHURDAVIS@GMAIL.COM

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

My Commission Expires  
March 15, 2021

Titleholder BENJAMIN DAVIS Phone # 443 812 0614 E-mail BENJAMINARTHURDAVIS@GMAIL.COM

Signature [Signature]  
(attach additional signatures if needed)



Address: 2528 KINGSWOOD DR, MARIETTA GA 30066  
(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 2528 KINGSWOOD DR, MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 730 District 16<sup>TH</sup> Size of Tract 0.509 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 BUILDING WILL NOT FIT WITHIN THE TERMS OF THE ZONING ORDINANCE DUE TO THE SIZE OF THE PROPERTY. IT CURRENTLY FITS IN THE ONLY LEVEL SPACE IN THE BACKYARD DUE TO TOPOGRAPHY.

List type of variance requested: CHANGE SETBACK FROM 100 FT TO 2 FT

V-78  
(2018)



**LEGEND**

B	DENOTES BUILDING LINE
R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
BC	DENOTES CENTERLINE
O	DENOTES BACK OF CURB
EP	DENOTES GUTTER
TW	DENOTES EDGE OF PAVING
BW	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
X-X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
PM	DENOTES POWER METER
PO	DENOTES POWER BOX
A/C	DENOTES FIBER OPTIC
GM	DENOTES AIR CONDITION
GLM	DENOTES TELEPHONE BOX
WM	DENOTES GAS METER
FW	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
FW	DENOTES WATER VALVE
GLM	DENOTES FIRE HYDRANT
WM	DENOTES MONITORING WELL
FW	DENOTES HEADING
GLM	DENOTES JUNCTION BOX
WM	DENOTES DROP INLET
FW	DENOTES SANITARY SEWER LINE
GLM	DENOTES SANITARY SEWER MANHOLE
WM	DENOTES CLEAN OUT
FW	DENOTES POINT OF BEGINNING
GLM	DENOTES POINT OF COMMENCEMENT

RECEIVED  
JUL 12 2018  
COBB COUNTY LAND DIVISION

**REFERENCE MATERIAL**  
1. WARRANTY DEED IN FAVOR OF CHERYL Z. AMPEL AND PHILLIP B. AMPEL DEED BOOK 14693 PAGE 5618 COBB COUNTY, GEORGIA RECORDS

**FLOOD NOTE**  
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.J.R.M. OFFICIAL FLOOD HAZARD MAPS.

**SURVEY NOTES**  
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,723 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

**IMPERVIOUS CALCULATIONS**

<b>EXISTING IMPERVIOUS SURFACE AREA</b>	
HOUSE	3,183± SQ.FT.
CONCRETE DRIVE	1,883± SQ.FT.
CONCRETE SIDEWALK	248± SQ.FT.
ROCK WALL	44± SQ.FT.
BRICK WALLS	29± SQ.FT.
ROCK COLUMNS	4± SQ.FT.
CONCRETE PAD	73± SQ.FT.
WOOD DECK	204± SQ.FT.
SCREEN PATIO	149± SQ.FT.
ROCK PORCH	111± SQ.FT.
X-TIE WALLS	67± SQ.FT.
TOTAL	6,105± SQ.FT. OR 40.7%
<b>PROPOSED IMPERVIOUS SURFACE AREA</b>	
PROPOSED POOL & SPA (H2O)	400± SQ.FT. (NOT COUNTED)
PROPOSED STONE COPING & WATERFALL	200± SQ.FT.
PROPOSED POOL DECK	576± SQ.FT.
PROPOSED POOL EQUIPMENT	32± SQ.FT.
TOTAL	6,848± SQ.FT. OR 45.6%

This original of this document was sealed and signed by Michael R. Notes L.S. #2646 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Notes  
Georgia RLS #2646  
Member SAMSOC

**SURVEYOR'S CERTIFICATE**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created 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 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

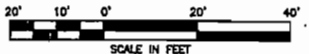
Michael R. Notes, Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE
1	ADDED PROPOSED POOL & DECK & PROPOSED IMPERVIOUS AREA	7-9-18

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

SURVEY FOR  
PHILLIP B. AMPEL  
CHERYL Z. AMPEL  
3149 HUDSON POND LANE  
MARIETTA, GEORGIA  
TOTAL AREA= 0.344± ACRES  
OR 15,001± SQ. FT.

LOT 2  
HUDSON POND SUBDIVISION  
LAND LOTS 458 & 459  
16TH DISTRICT 2ND SECTION  
COBB COUNTY  
GEORGIA  
PLAT PREPARED: 7-3-18  
FIELD: 6-30-18 SCALE: 1"=20'  
JOB#248134SN



**APPLICANT:** Cheryl Ampel and Phillip Ampel

**PETITION No.:** V-78

**PHONE:** 404-925-0321

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Cheryl Ampel

**PRESENT ZONING:** R-15

**PHONE:** 404-668-3467

**LAND LOT(S):** 458, 459

**TITLEHOLDER:** Cheryl L. Zimmerman

**DISTRICT:** 16

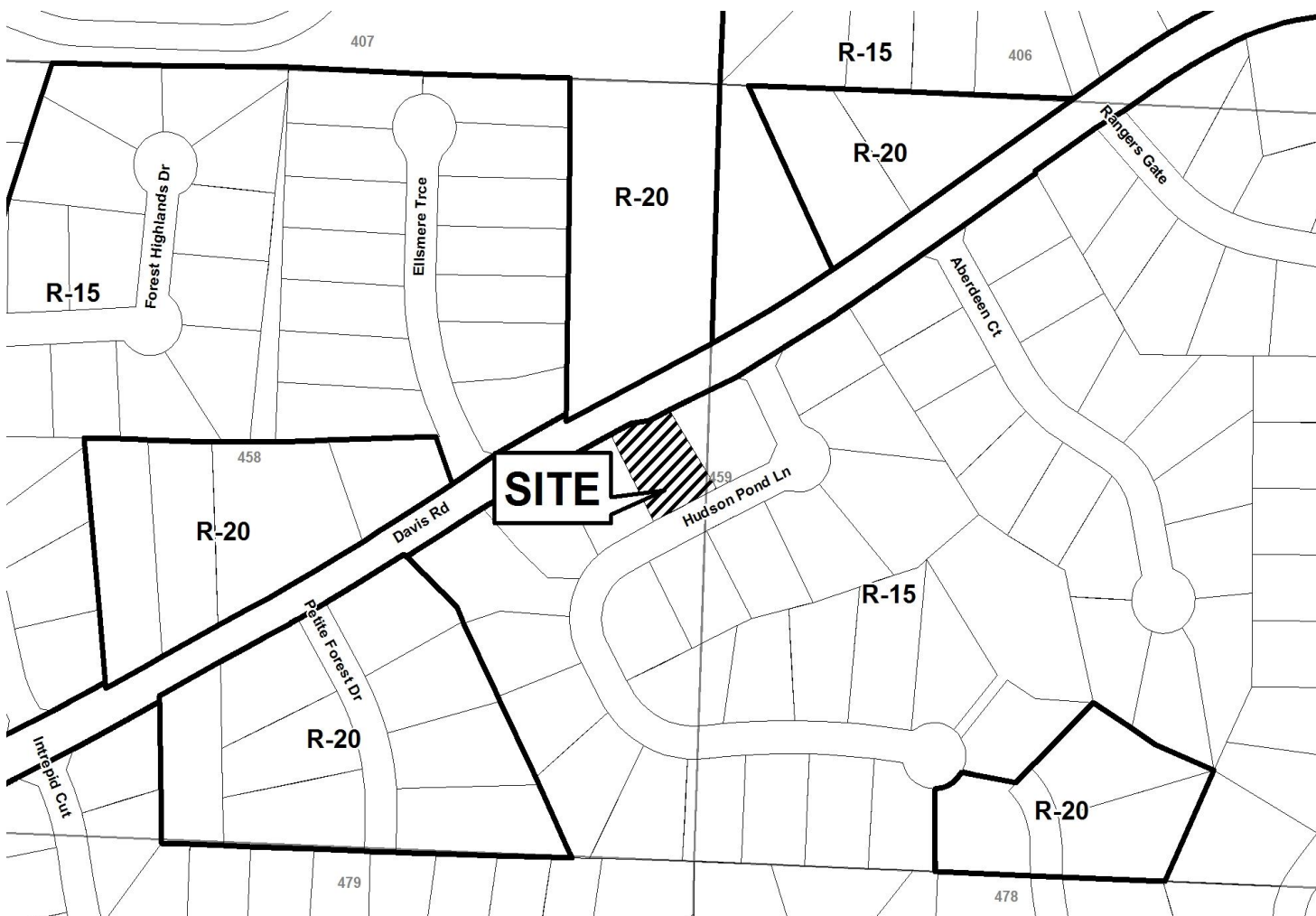
**PROPERTY LOCATION:** On the north side of Hudson Place Lane, south of Davis Road

**SIZE OF TRACT:** 0.34 acres

(3149 Hudson Pond Lane).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1.) Increase the maximum allowable impervious coverage from 35% to 45.6%; and 2.) waive the side setback from the required 10 feet to eight (8) feet (existing) adjacent to the east property line.

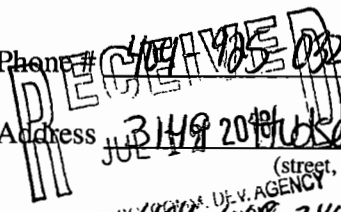


# Application for Variance Cobb County

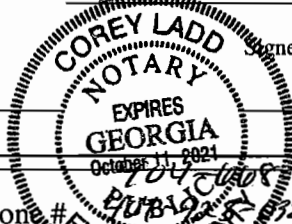
(type or print clearly)

Application No. V-78  
Hearing Date: 9-12-18

Applicant Cheryl + Phillip Ampel Phone # 404-745-0021 E-mail cheryl@atlantaaudio.com  
Cheryl Ampel Address 3149 Hudson Pond Ln. Marietta GA  
(representative's name, printed) (street, city, state and zip code) 30062  
Cheryl Ampel Phone # 770-608-3467 E-mail cheryl@atlantaaudio.com  
(representative's signature)

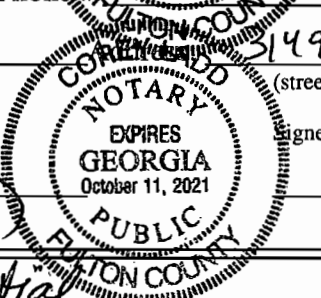


My commission expires: 10-11-2021



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

Titleholder Cheryl Ampel Phone # 770-608-3467 E-mail cheryl@atlantaaudio.com  
Phillip Ampel Phone # 404-745-0021 E-mail phillip@atlantaaudio.com  
Signature [Signature] Address 3149 Hudson Pond Ln. Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062



My commission expires: 10-11-2021

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

Present Zoning of Property Residential  
Location 3149 Hudson Pond Ln. Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 458 and 459 District 16<sup>th</sup>, 2<sup>nd</sup> section Size of Tract .34 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).

CURRENT ZONING RULES DO NOT GIVE US  
Ability to build pool - currently @ 40.7%

List type of variance requested: Lot Coverage  
increase to 45.6%





**APPLICANT:** Keith Jenkins

**PETITION No.:** V-79

**PHONE:** 770-789-8647

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Keith Jenkins

**PRESENT ZONING:** R-20

**PHONE:** 770-789-8647

**LAND LOT(S):** 160

**TITLEHOLDER:** Keith Edward Jenkins

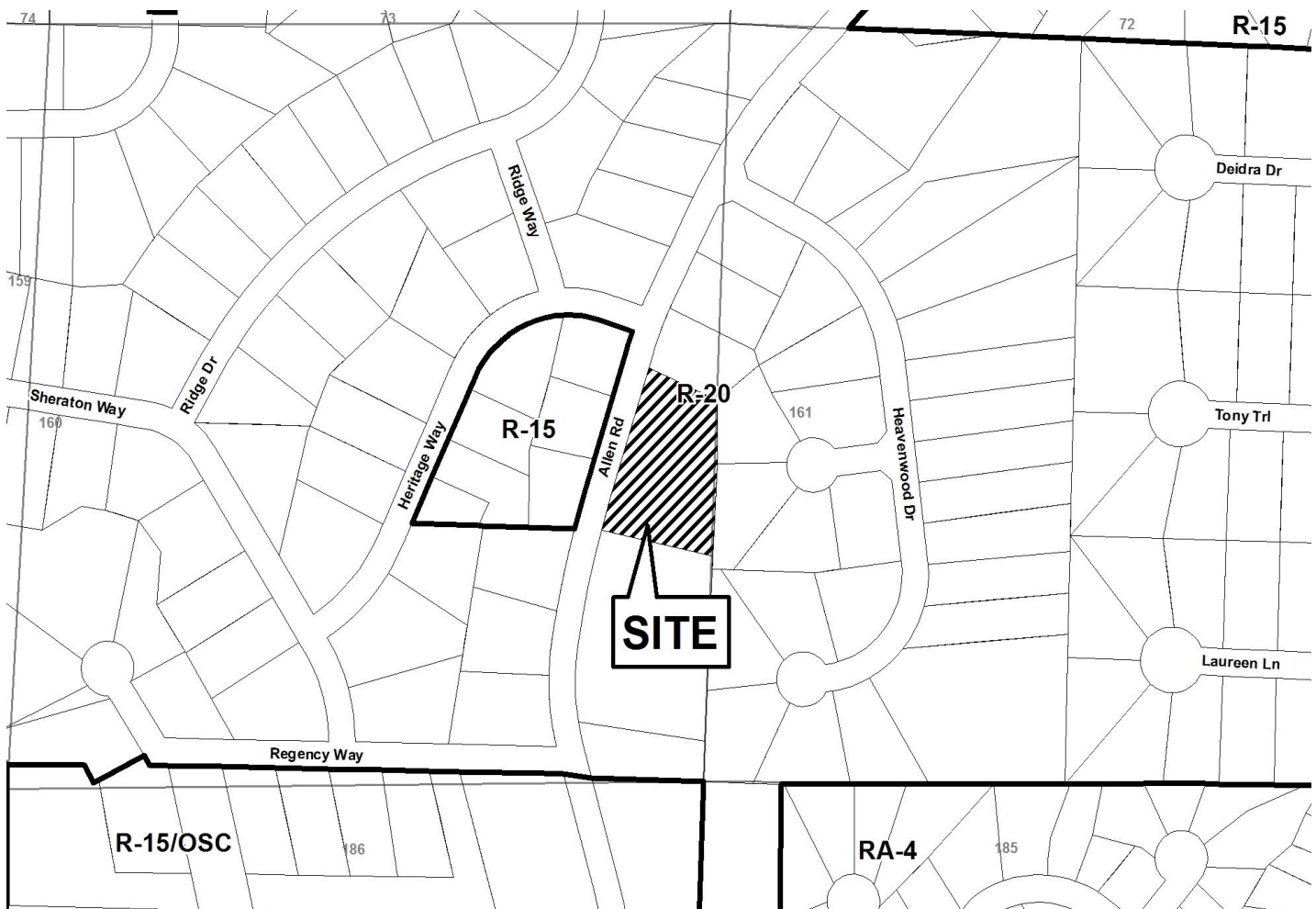
**DISTRICT:** 18

**PROPERTY LOCATION:** On the east side of Allen Road, south of Heritage Way (6077 Allen Road).

**SIZE OF TRACT:** 1.26 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (existing approximately 400 square foot canopy) from the required 35 feet to one (1) foot; and 2) waive the rear setback for an accessory structure under 144 square feet (existing approximately 96 foot shed) from the required five (5) feet to three (3) feet.



# Application for Variance

## Cobb County

(Type or print clearly)

Application No. V-79  
Hearing Date: 9-12-18

Applicant KEITH JENKINS Phone # 770-789-8647 E-mail KJENKINS@BESTO.WEB.COM

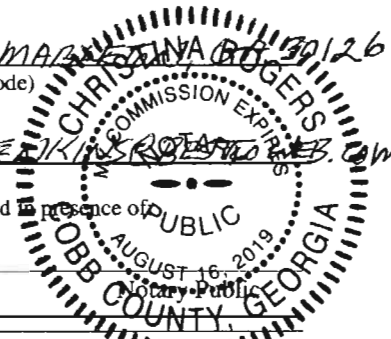
KEITH JENKINS  
(representative's name, printed) Address: 5085 IRISH SPRING CT MABLETON GA 30126  
(street, city, state and zip code)

Keith Jenkins  
(representative's signature) Phone # 770-789-8647 E-mail KJENKINS@BESTO.WEB.COM  
CT.

Signed, sealed and delivered in presence of

My commission expires: 8-16-2019

Christina Rogers



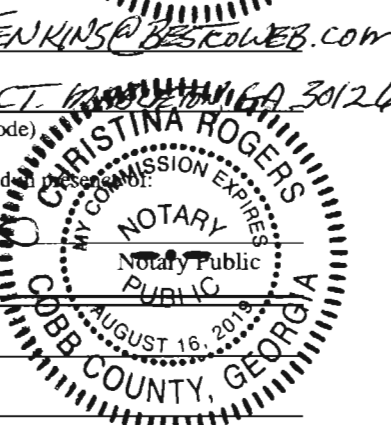
Titleholder KEITH JENKINS Phone # 770-789-8647 E-mail KJENKINS@BESTO.WEB.COM

Signature Keith Jenkins Address: 5085 IRISH SPRING CT MABLETON GA 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: 8-16-2019

Christina Rogers



Present Zoning of Property R-20

Location 6077 Allen Road Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 18 Size of Tract 1.2635 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

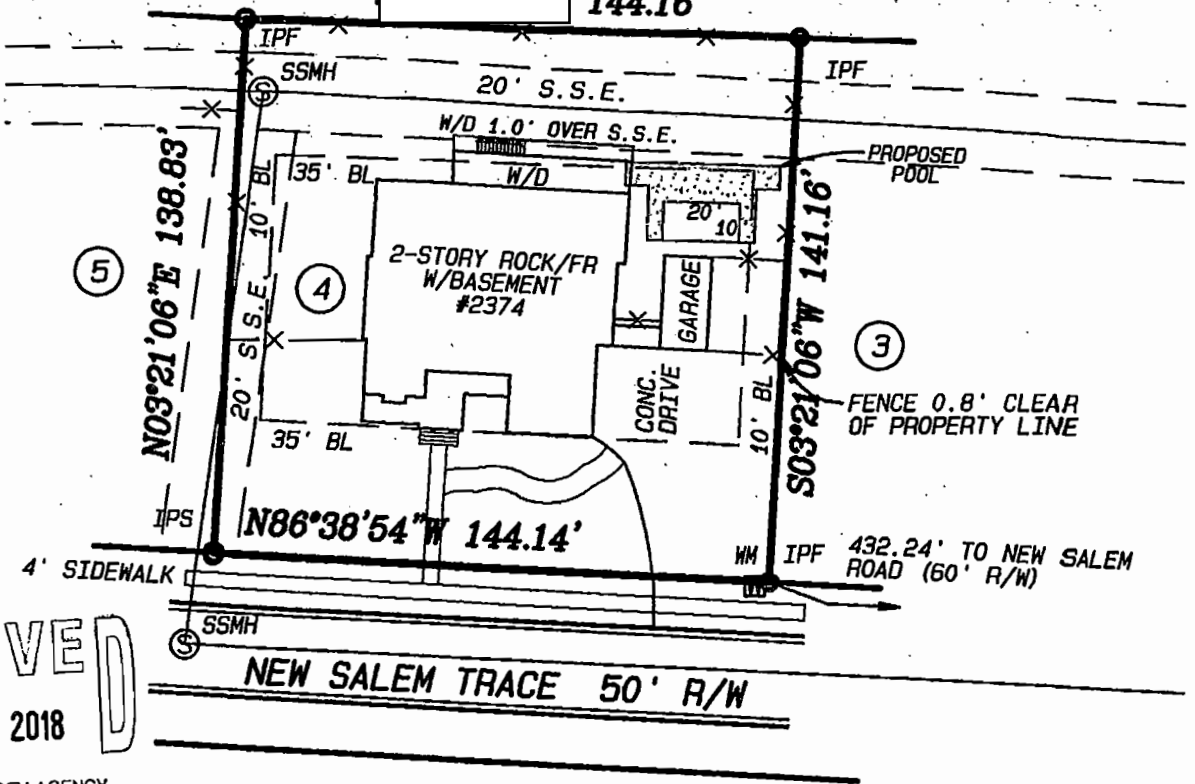
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

THE EXISTING SHED AND CANOPY ARE WELL KEPT IN GREAT SHAPE. THEY HAVE BEEN IN PLACE A LONG TIME BEING WELL CONSTRUCTED OF STEEL POST AND ALUMINUM. MY CONCERN WOULD BE THAT THE SHED WAS NOT DESIGNED EVER TO BE MOVED - THE SMALL SHED OF WOOD BUILT FOR A DOLL HOUSE FOR MY SISTER BUT GREAT FOR TOOLS. - IT WOULD BE A HARDSHIP

List type of variance requested: A reduction of the 35' rear setback line shown for the proposed Lot 1 so the existing shed and canopy can remain in their current placement. These structures have been in place for more than 30 years. It would be a hardship to have them removed.

V-80  
(2018)

144.16'



**RECEIVED**  
JUL 12 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

AREA=20,179 SQ. FT.  
(0.463 ACRES)

IMPERVIOUS AREA: 6601 SQ. FT.  
+ 432 SQ. FT. OF POOK DECK  
34.87% OF LOT IS IMPERVIOUS

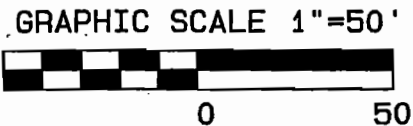
**SURVEY REFERENCES:**

- 1. PLAT OF NEW SALEM TRACE, RECORDED IN PLAT BOOK 272, PAGE 160.

**SURVEY NOTES:**

- 1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 422,964 FEET.
- 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
- 3. EQUIPMENT = SOKKIA IX SERIES ROBOTIC STATION
- 4. DATE OF SURVEY: 06-25-18.
- 5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130052, PANEL 0103H, DATED 03-04-13, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- 6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

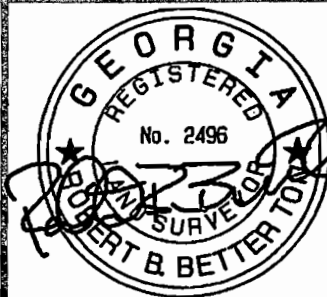
UPDATED 07-10-18  
SHOW POOL



**BETTERTON**  
SURVEYING & DESIGN, INC.

LAND SURVEYING,  
LAND PLANNING,  
SUBDIVISION & COMMERCIAL  
SITE DESIGN

950 WEST SANDTOWN ROAD  
MARIETTA, GEORGIA 30064  
(678) 483-0242



**FINAL SURVEY**

LOT 4, NEW SALEM TRACE

LOCATED IN: LAND LOT 291  
20TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
SCALE: 1" = 50'  
DATE: 06-26-18  
PREPARED FOR:  
**AL OTTO**

**APPLICANT:** Timothy A. Heilig

**PETITION No.:** V-80

**PHONE:** 404-291-1818

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Timothy A. Heilig

**PRESENT ZONING:** R-20

**PHONE:** 404-291-1818

**LAND LOT(S):** 291

**TITLEHOLDER:** Pamela J. Otto and Albert J. Otto

**DISTRICT:** 20

**PROPERTY LOCATION:** On the north side of New Salem Trace, west of New Salem Road (2374 New Salem Trace).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (proposed pool) to the side of the principal structure.



RECEIVED  
JUL 12 2018

# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-80  
Hearing Date: 9-12-18

Applicant Heilig Timothy A. Heilig Phone # 404-291-1818 E-mail tkheilig@gmail.com  
(representative's name, printed) Address 404 Glenmore Ln Suwanee Ga 30078  
(street, city, state and zip code)

Heilig Phone # 404-291-1818 E-mail tkheilig@gmail.com  
(representative's signature)

My commission expires: 11/16/20 Signed, sealed and delivered in presence of:  
Heileen Penn  
Notary Public

Titleholder Albert J. Otto Pamela J. Otto Phone # 770 519 8242 E-mail aotto2008@gmail.com

Signature Albert J. Otto Pamela J. Otto Address 2374 New Salem Trace Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/19/11 Signed, sealed and delivered in presence of:  
Heileen Penn  
Notary Public

Present Zoning of Property R-20

Location 2374 New Salem Trace, Marietta, Ga. 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 291 District 20TA Size of Tract 0.403 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 20,129 sq ft Shape of Property REG Topography of Property FLAT Other \_\_\_\_\_

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

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

Applying for variance to allow installation of in-ground pool as shown on attached survey. The existing sewer easement prohibits installation behind main house. Applying to install behind garage. Cannot be seen from street.

List type of variance requested: to install pool behind garage

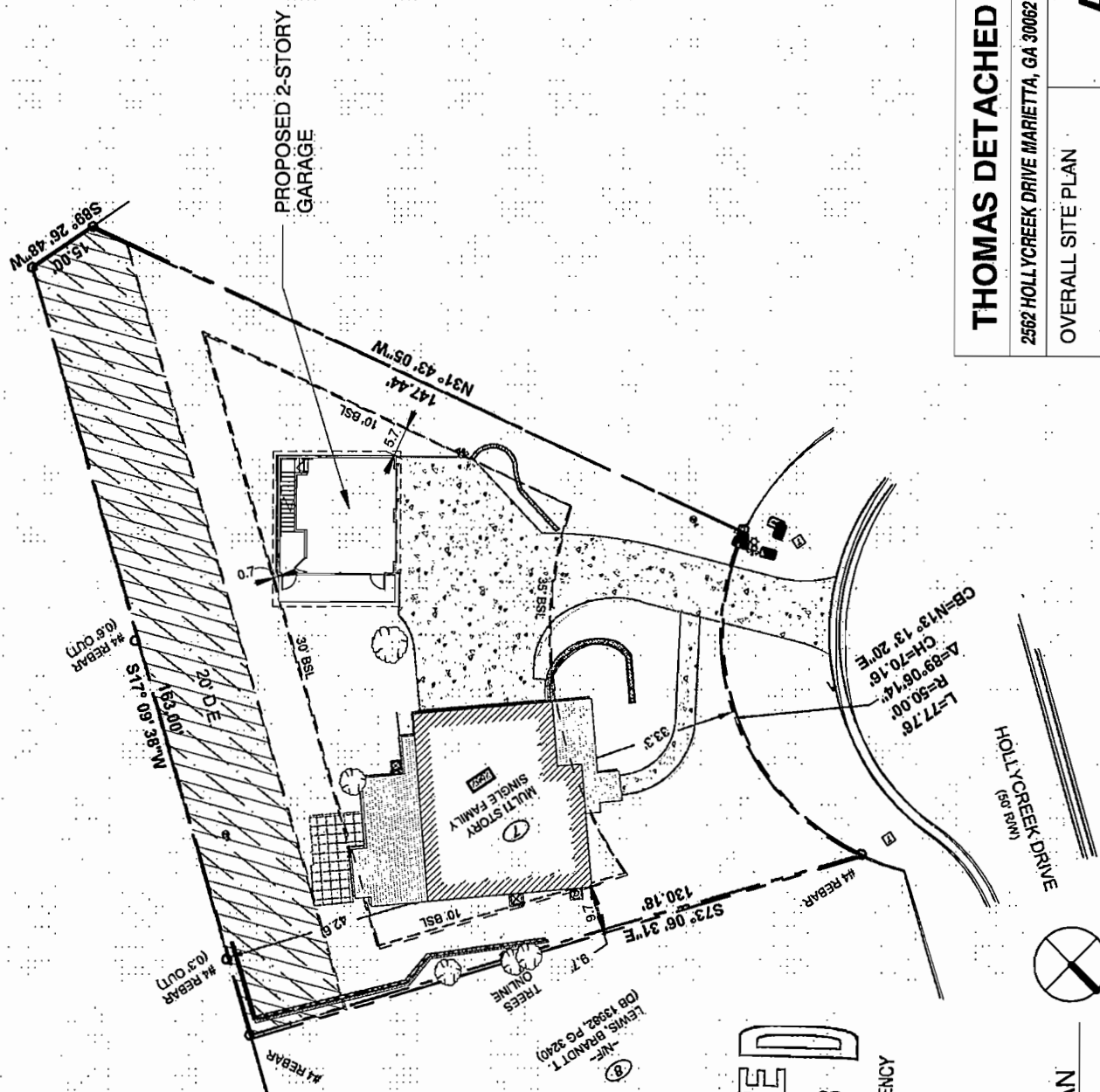
V-81  
(2018)

**THOMAS DETACHED GARAGE**

2562 HOLLYCREEK DRIVE MARIETTA, GA 30062 06/11/2018

OVERALL SITE PLAN

**A001**



**RECEIVED**  
JUL 12 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LEWIS BRANDT  
DOB 1992, PG 3249  
-NFC-  
(8)



1 OVERALL SITE PLAN  
1" = 30'-0"

**APPLICANT:** Brandon Thomas

**PETITION No.:** V-81

**PHONE:** 678-920-3612

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Brandon Thomas

**PRESENT ZONING:** R-15

**PHONE:** 678-920-3612

**LAND LOT(S):** 816

**TITLEHOLDER:** Brandon L. Thomas and Gerrie B. Thomas

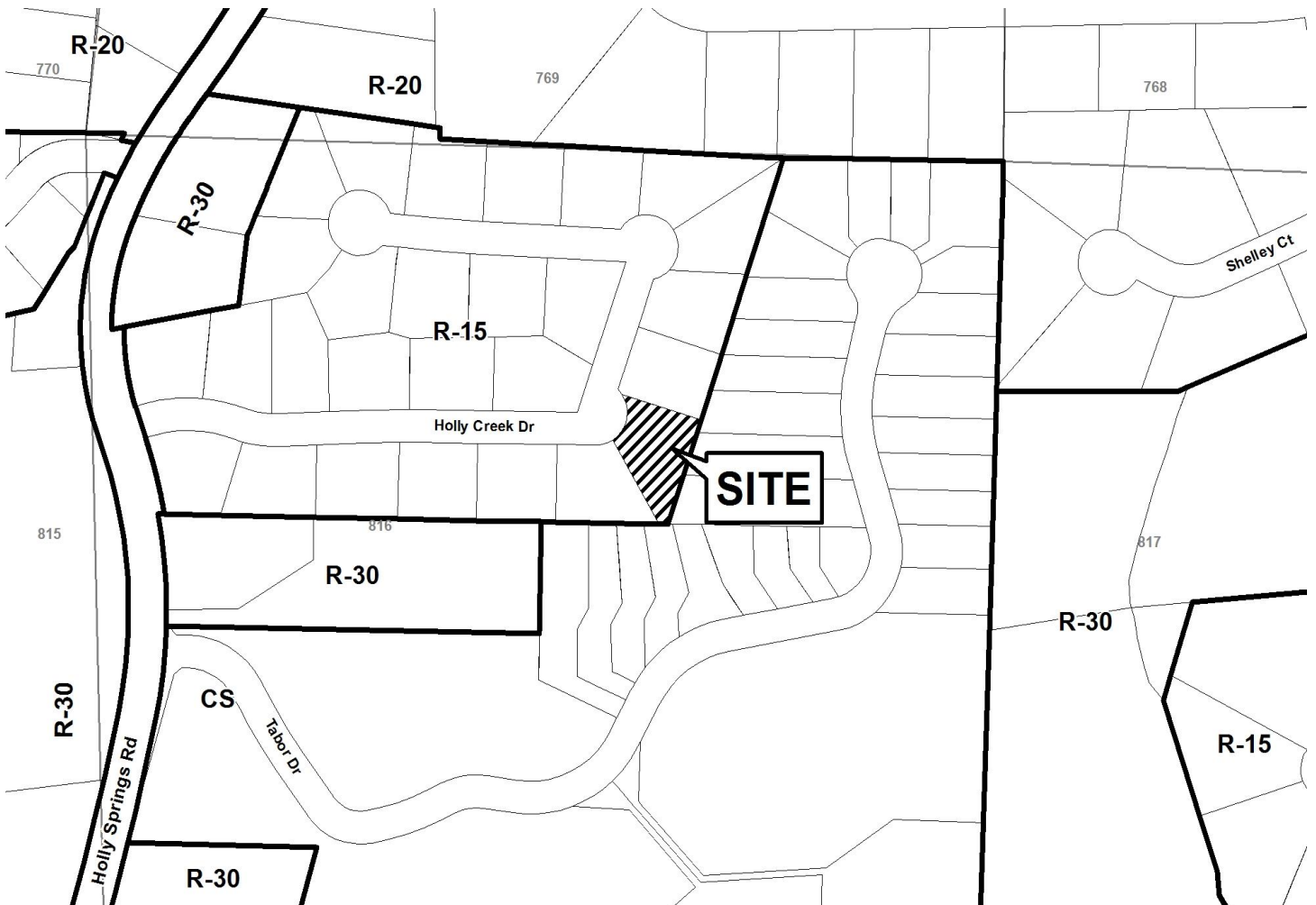
**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of Holly Creek Drive, east of Holly Springs Road (2562 Holly Creek Drive).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the side setback from the required 10 feet to nine (9) feet adjacent to the north property line (existing); and waive the required setbacks for an accessory structure over 1,000 square feet (proposed approximately 1,102 square foot garage) from the required 100 feet to 30 feet from the rear, to 15 feet adjacent to the south property line, to 60 feet from the front, and to 75 feet adjacent to the north property line.





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JUL 12 2018

# Application for Variance

## Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

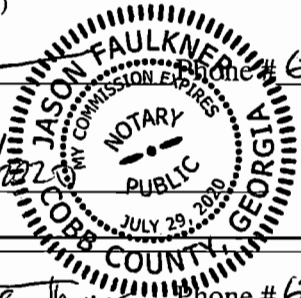
Application No. V-81  
Hearing Date: 9-12-18

Applicant BRANDON THOMAS Phone # 678-920-3612 E-mail bronthomas@gmail.com

BRANDON THOMAS Address 2562 Hollycreek Dr. NE Marietta  
(representative's name, printed) (street, city, state and zip code) GA 30062

[Signature] Phone # 678-920-3612 E-mail bronthomas@gmail.com  
(representative's signature)

My commission expires: 7/29/2020



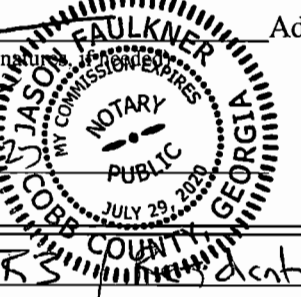
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Titleholder Brandon + Gerrie Thomas Phone # 678-920-3612 E-mail bronthomas@gmail.com

Signature [Signature] Address: 2562 Hollycreek Dr. NE Marietta  
(attach additional signature) (street, city, state and zip code) GA 30062

[Signature]  
Gerrie Thomas

My commission expires: 7/29/2020



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

Present Zoning of Property RS Residential

Location 2562 Hollycreek Dr. NE, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 816 District 16th Size of Tract .34 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 .34 Acres Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

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

OWNER  
Previous had building and built for detached garage but did not complete project. I would like to complete project.

List type of variance requested: Waive setbacks for detached garage



No.	REVISION DESCRIPTION	DATE
1		
2		
3		
4		

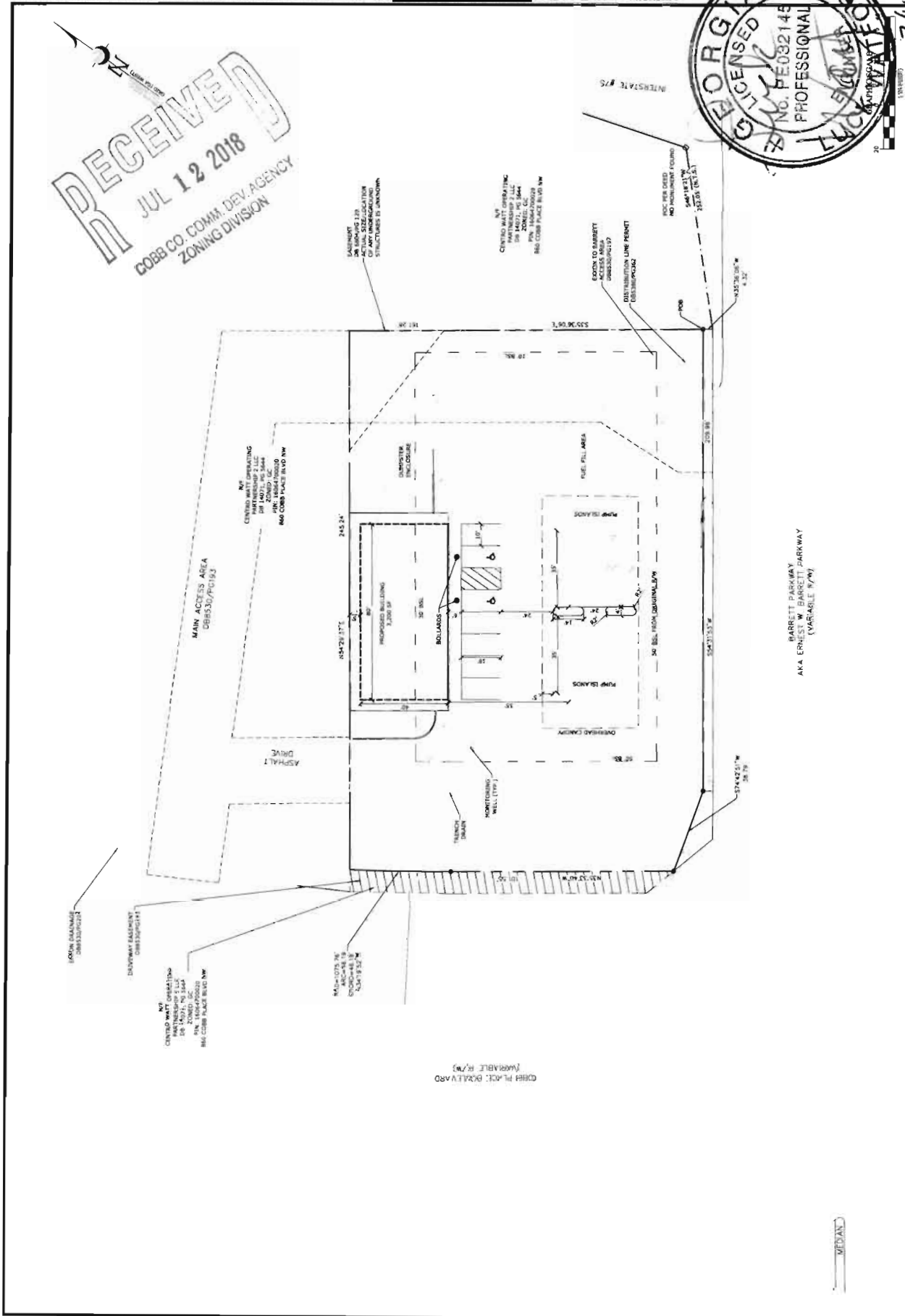
NT, LLC  
 PROJECT NO. V-82 (2018)

ZONING EXHIBIT  
 BARRETT PARKWAY EXCON  
 PROJECT LOCATED AT:  
 LT. 650.16TH DISTRICT, 2ND SECTION  
 550 BARRETT PARKWAY MARETTA, GA 30067  
 COBB COUNTY

NO. 1112-1407  
 PROJECT NO. 1112-1407  
 DATE: 07/12/18



**RECEIVED**  
 JUL 12 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



COBB PL. AC. (KALVARO)  
 (VARIABLE R/W)

UPVAN

1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**APPLICANT:** Luck Watford

**PETITION No.:** V-82

**PHONE:** 770-702-7034

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Luck Watford

**PRESENT ZONING:** GC

**PHONE:** 770-702-7034

**LAND LOT(S):** 650

**TITLEHOLDER:** Georgia-Alabama Commercial Investments, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the northeast corner of Cobb Place Boulevard and Ernest Barrett Parkway (550 Ernest Barrett Parkway).

**SIZE OF TRACT:** 0.91 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1.) Waive the side setback from the required 10 feet to five (5) feet adjacent to the northwest property line; and 2.) increase the maximum impervious surface from 80% to a maximum of 95%.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-82

Hearing Date: 9-12-18

Applicant Luck Watford Phone # 770 707 7031 E-mail LWatford@SEEngineering.com

Luck Watford Address 2470 Sandy Plains Rd  
(representative's name, printed) (street, city, state and zip code)

Luck Watford Phone # 770 707 7031 E-mail LWatford@SEEngineering.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 4-5-19

Georgia Alabama Commercial Investments LLC  
Titleholder Phone # 770.338.2620 E-mail scott@gaalcomgmt.com

Signature Scott A. Moon Address: PO Box 1565 Lawrenceville GA 30046  
(attach additional signatures, if needed) (street, city, state and zip code)

Scott A. Moon, LLC Manager

Signed, sealed and delivered in presence of:

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

Penelope M Pistacchio  
Notary Public

Present Zoning of Property ERC GC

Location 2370 Dalk Rd SSD Barrett Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 786 + 799 650 District 16 + 17 Size of Tract 0.91 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).

Owner desires to demolish existing store and curbside to construct a new store at rear of property to facilitate better traffic flow

List type of variance requested: Reduction of Rear-Setback



**APPLICANT:** Mek Business Park, LLC

**PHONE:** 770-422-7016

**REPRESENTATIVE:** James A. Balli

**PHONE:** 770-422-7016

**TITLEHOLDER:** MEK Business Park, LLC

**PROPERTY LOCATION:** At the southern terminus of Wright Drive, south of South Cobb Industrial Boulevard (4806 Wright Drive).

**PETITION No.:** V-83

**DATE OF HEARING:** 09-12-2018

**PRESENT ZONING:** HI

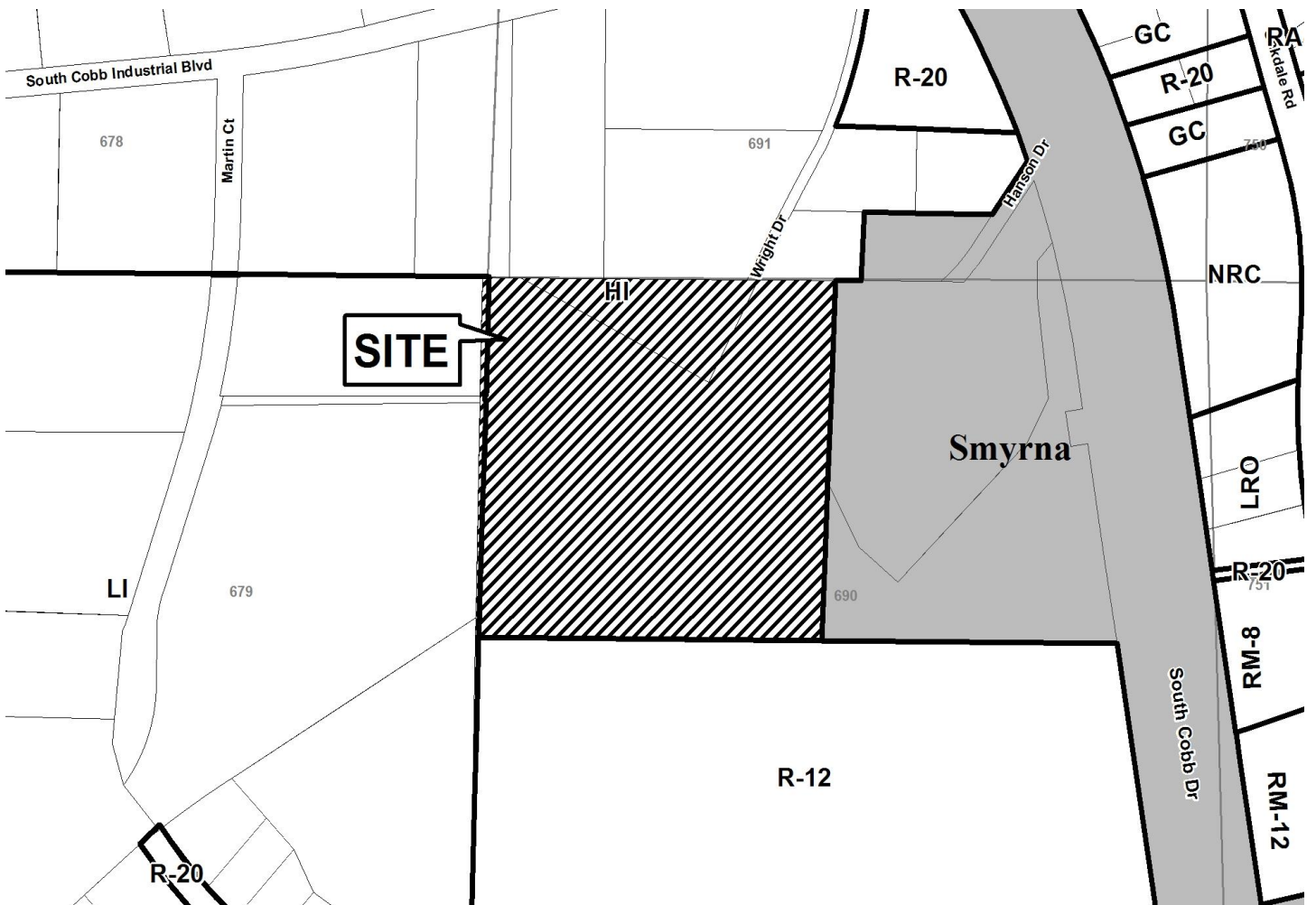
**LAND LOT(S):** 690

**DISTRICT:** 17

**SIZE OF TRACT:** 9.94 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 37 feet (existing); and 2) waive the side setback from the required 20 feet to ten feet (existing).



# Application for Variance Cobb County

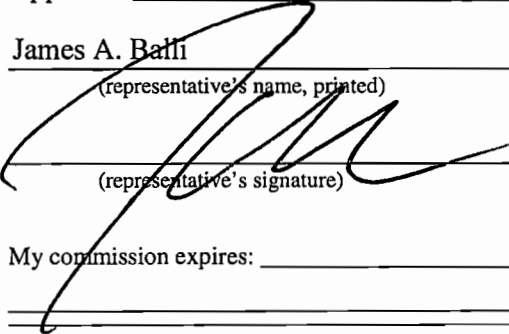
(type or print clearly)

Application No. V.83

Hearing Date: 9-12-18

Applicant MEK Business Park, LLC Phone # See Representative. E-mail See Representative.

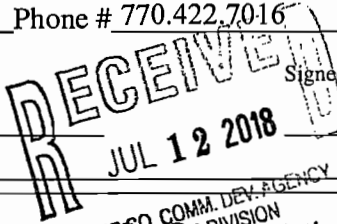
James A. Balli (representative's name, printed) Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(street, city, state and zip code)

 (representative's signature) Phone # 770.422.7016 E-mail jballi@slhb-law.com

Signed, sealed and delivered in presence of:

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

Notary Public

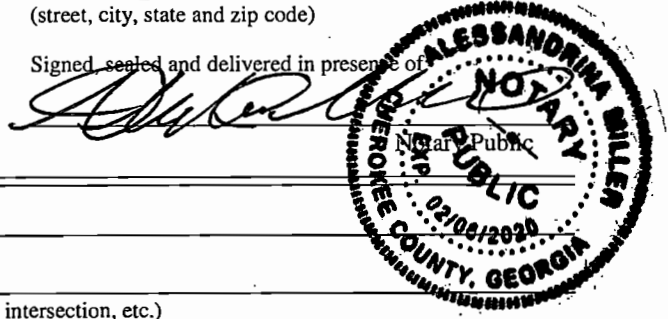


Titleholder MEK Business Park, LLC Phone # See Representative. E-mail See Representative.

Signature See attached Exhibit "A" for signature. Address: See Representative.  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: 2-6-20



Present Zoning of Property HI

Location 4806 Wright Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690 District 17 Size of Tract 9.944 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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

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

Buildings are existing buildings and relocating them would be a hardship as it would require destruction of building resulting in lower tax value and significant economic impact on applicant. Also, other hardship reasons addressed by counsel at the public hearing or via stipulation letter.

List type of variance requested: \_\_\_\_\_

Variance to side and front setbacks to allow existing buildings Sec. 134-231(4)(d) and approval of site plan filed with application.





**APPLICANT:** Mary Claire Rinoski and Ty Rinoski

**PETITION No.:** V-84

**PHONE:** 678-388-9746

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Jeffrey Clemens

**PRESENT ZONING:** PD

**PHONE:** 678-521-8620

**LAND LOT(S):** 227

**TITLEHOLDER:** Ty W. Rinoski and Mary-Claire Rinoski

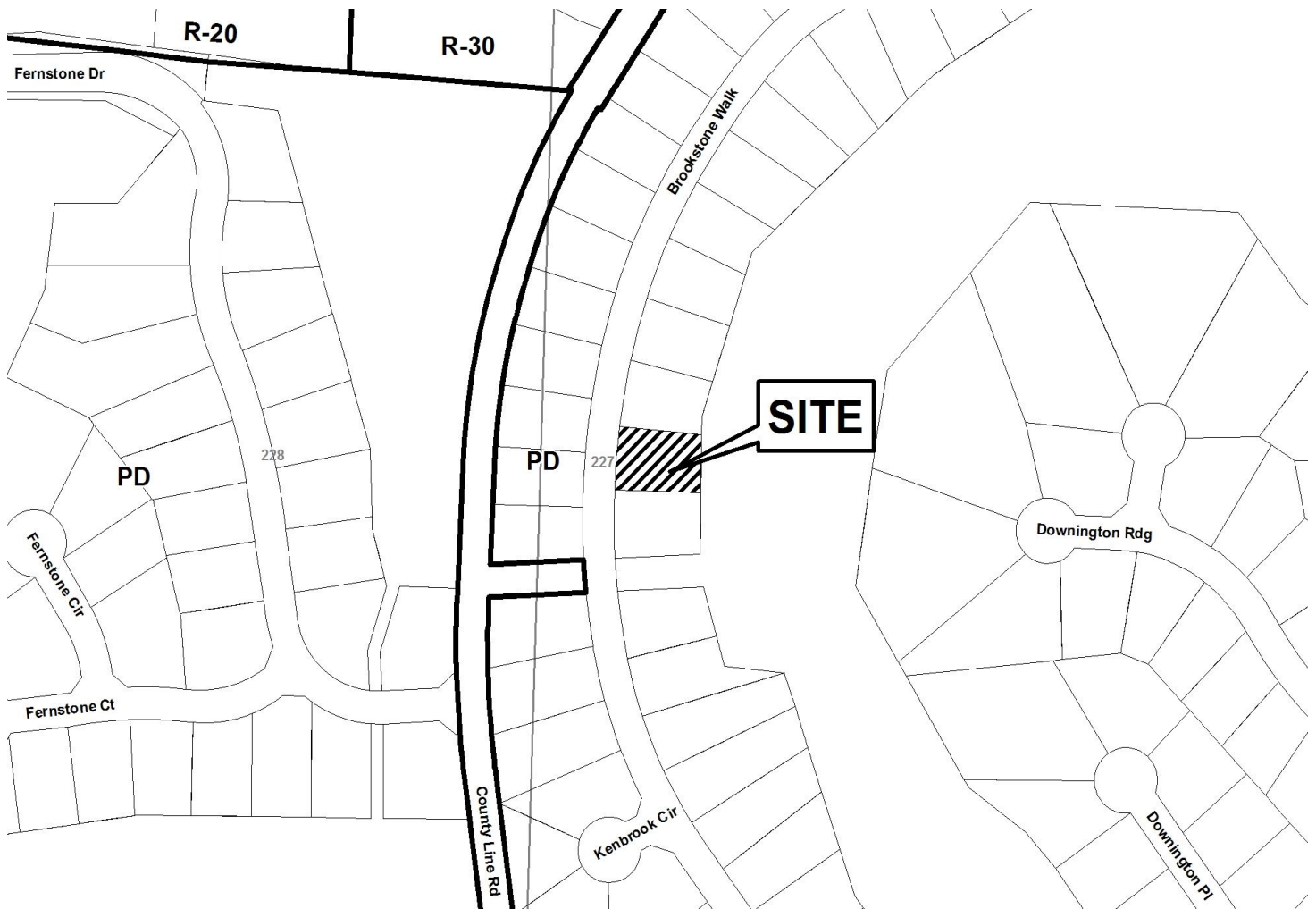
**DISTRICT:** 20

**PROPERTY LOCATION:** On the east side of Brookstone Walk, south of Burnt Hickory Road (5866 Brookstone Walk).

**SIZE OF TRACT:** 0.29 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 40% to 45%.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-84  
Hearing Date: 9-12-18

Applicant MARY CLAIR RINOSKI + TY RINOSKI Phone # 678-388-9746 E-mail JEFFCLEMMENT@MYPOOLBUILD.COM

JEFFREY CLEMENT Address 149 LAKELAND PKWY, WOODSTOCK GA 30188  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-621-8120 E-mail JEFFCLEMMENT@MYPOOLBUILD.COM  
(representative's signature)

My commission expires: 10/12/2020 Signed, sealed and delivered in presence of: Deborah Ayodeh  
Notary Public

Titleholder MARY CLAIR RINOSKI Phone # 757-771-7266 E-mail MKRINOSKI@GMAIL.COM

X Signature [Signature] Address 5866 BROOKSTONE  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: October 26, 2018 Signed, sealed and delivered in presence of: Christina Ash  
Notary Public

Present Zoning of Property PD

Location 5866 BROOKSTONE WALK  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 227 District 20 Size of Tract .29 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 .29 Shape of Property RECT 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).

WANT TO BUILD SWIMMING POOL BUT PROPERTY IS ALREADY 45% IMPERVIOUS SURFACE. NEED VARIANCE TO BUILD POOL

List type of variance requested: WE WILL INSTALL 2 DRAINAGE WELLS (2) TO OFFSET EXISTING IMPERVIOUS SURFACE AND PROPOSED ADDITIONS. DRAINAGE WELLS WILL EACH HAVE 4 VESSELS AND WILL HAVE POOL OUTFLOW AND ROOT DRAIN ACCOUNTING FOR 2,200 SQUARE FEET OF DAMPABLE

**LEGAL DESCRIPTION**

LOTS 16 THROUGH 23, SOMERSET OAKS AT LOST MOUNTAIN AS SHOWN IN PLAT BOOK 275, PAGE 473, PUBLIC RECORDS OF COBB COUNTY, GEORGIA.

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE FRONT SETBACKS FOR LOTS 16 THROUGH 23 FROM 45 FEET TO 25 FEET.

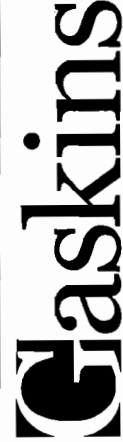
V-85  
(2018)



VARIANCE EXHIBIT FOR:  
**SOMERSET OAKS AT LOST MOUNTAIN (FKA SOMERSET OAKS)**

LOTS 18-23

LOCATED IN L.L. 340  
20TH DISTRICT, 2ND SECTION  
COBB COUNTY, GA.

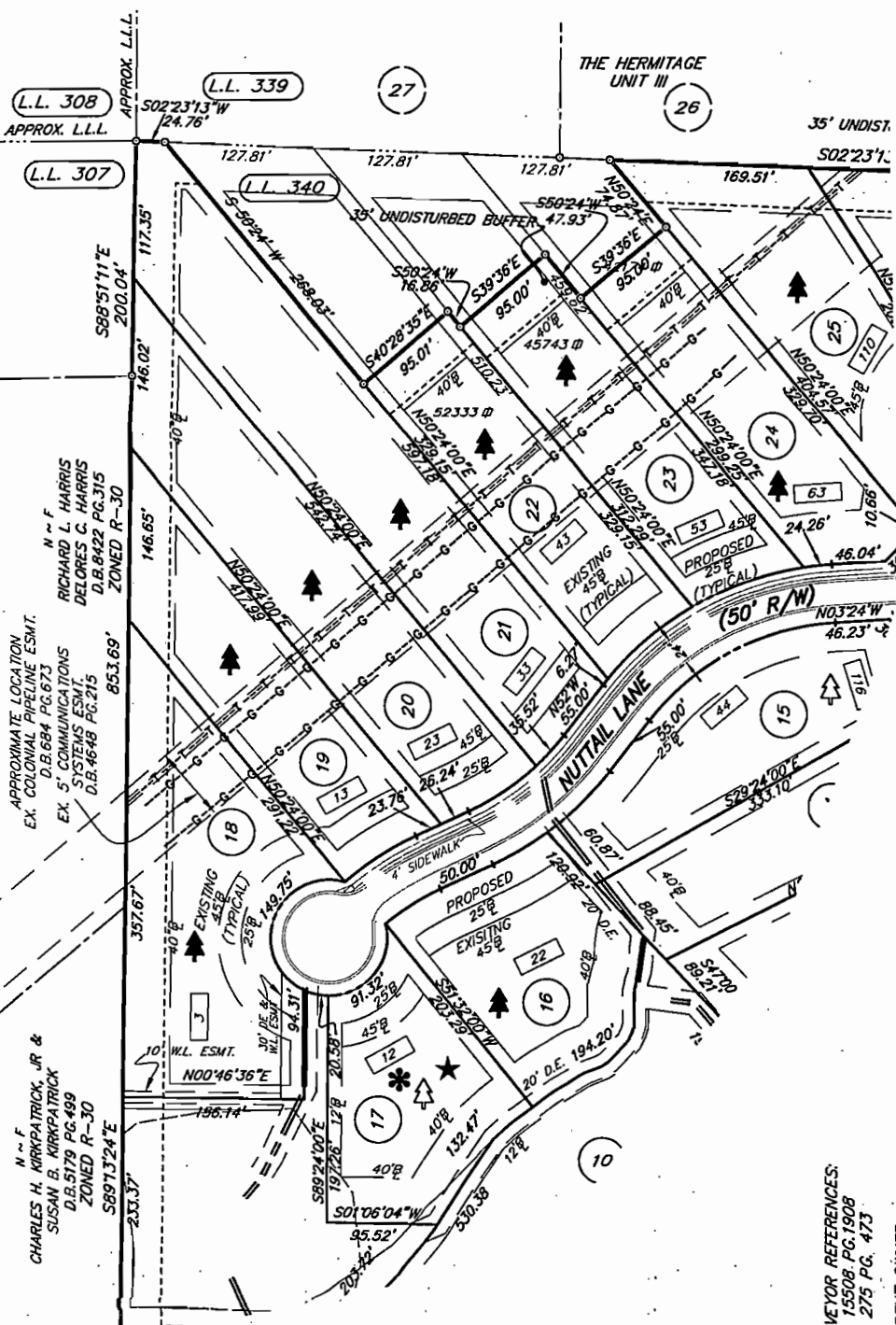


ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION NIGHT

**Merietta Office**  
1266 Powder Springs Rd  
Marietta, GA 30064  
Phone: (770) 424-7168  
www.gskinsurvey.com

**Canton Office**  
147 Reinhardt College Pkwy  
Ste. 3 Canton, GA 30114  
Phone: (770) 479-9698

LSFH 789  
FIELD DATE: N/A  
DRAWN BY: JDW  
OFFICE DATE: 7/10/18  
CHECKED BY: CAE  
FILE: J-P102/HOLLAND ROAD  
SCALE: 1"=100'



APPROXIMATE LOCATION  
EX. COLONIAL PIPELINE ESMT.  
D.B. 684 PG. 673

EX. 5' COMMUNICATIONS  
SYSTEMS ESMT.  
D.B. 4648 PG. 215

RICHARD L. HARRIS  
DELORES C. HARRIS  
D.B. 8422 PG. 315  
ZONED R-30  
853.69'

CHARLES H. KIRKPATRICK, JR. &  
SUSAN B. KIRKPATRICK  
D.B. 5179 PG. 499  
ZONED R-30  
58973'24"E  
233.37'

SURVEYOR REFERENCES:  
D.B. 15508, PG. 1908  
P.B. 275 PG. 473

CURRENT OWNER:  
NAME BLONQUIST BUILDERS GROUP, INC.  
D.B. 15508 PG. 1908

THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE BUILDING PERMIT PROCESS AND THAT THIS VARIANCE EXHIBIT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND THIS PLAT IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.

BOUNDARY INFORMATION USED ON THIS VARIANCE EXHIBIT PLAN IS FROM FINAL PLAT FOR SOMERSET OAKS AT LOST MOUNTAIN RECORDED IN PLAT BOOK 275 PAGE 473, PUBLIC RECORDS OF COBB COUNTY.

**APPLICANT:** Blomquist Builders Group

**PETITION No.:** V-85

**PHONE:** 770-851-9275

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Jennifer Blomquist

**PRESENT ZONING:** R-30

**PHONE:** 770-851-9275

**LAND LOT(S):** 340

**TITLEHOLDER:** Blomquist Builders Group, Inc.

**DISTRICT:** 20

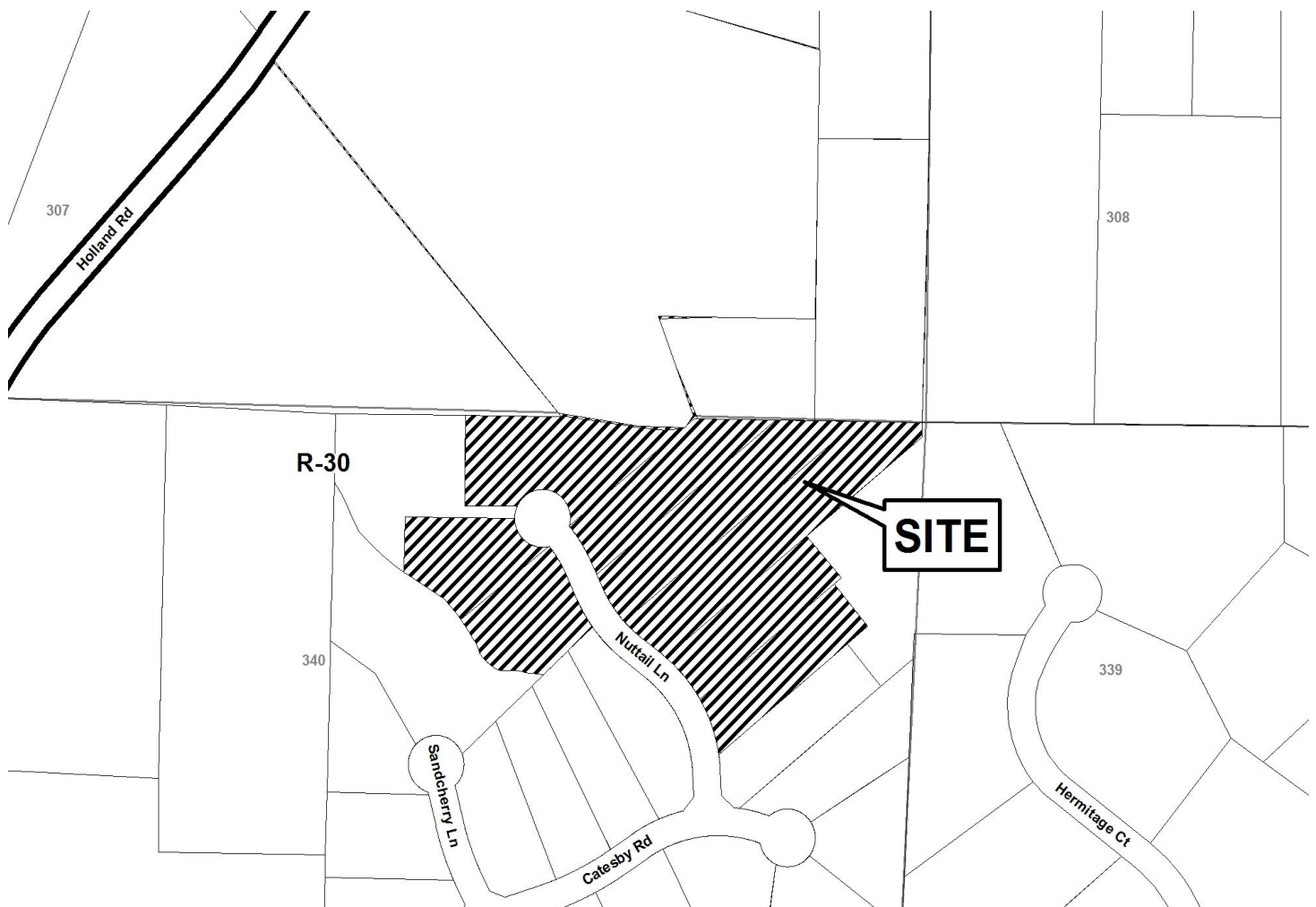
**PROPERTY LOCATION:** On the east and west sides  
of Nuttail Lane, north of Catesby Road

**SIZE OF TRACT:** Varies

(22, 12, 3, 13, 23, 33, 43, 53, 63 Nuttail Lane).

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the front setback from 45 feet to 25 feet for lots 16-23.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-85  
Hearing Date: 9-12-18

Applicant Blomquist Builders Group Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

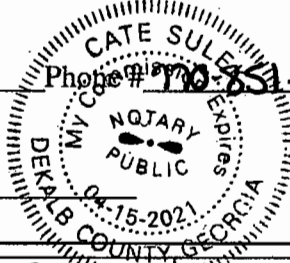
Jennifer Blomquist Address 3478 Rabbit Run Acworth GA 30101  
(representative's name, printed) (street, city, state and zip code)

Jennifer Blomquist  
(representative's signature)

Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires: 4-15-21

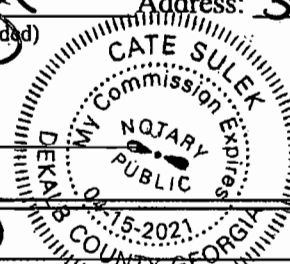


Cate Sulek  
Notary Public

Titleholder Blomquist Builders Group Phone # 7-851-9275 E-mail Jenblom28@yahoo.com

Signature Jennifer Blomquist Address: 3478 Rabbit Run Acworth GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 4-15-21



Signed, sealed and delivered in presence of:

Cate Sulek  
Notary Public

Present Zoning of Property R-30

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

Land Lot(s) 340 District 20th Size of Tract 8 Lots 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).

See attached for explanation

List type of variance requested: Reduction of front setbacks

To Whom It May Concern,

7/12/18

Applicant is applying for a variance request to reduce the front setbacks on Lots 16 through 23 in Somerset Oaks subdivision. They request that a variance be granted to reduce the front setbacks from 45 feet to 25 feet.

There is Colonial Pipeline Easement that crosses through the rear of Lots 18 through 23 that is making it difficult to get the same type product on the lots that are currently being built in this development. Lot 18 is also stilled due to the odd shape of the lot.

Lot 15 currently has a 25' setback along Nuttail Lane and the applicant is requesting a variance on lots 16 and 17 so that the street view and streetscape would be the same for all 3 lots.

OWNER/DEVELOPER/PERMITEE



FISCHER HOMES ATL, L.L.L.P.

2675 Faces Ferry Road SE, Site 350, Atlanta, GA 30339 404-220-9951  
 HOME SITE #: 45 DESCRIPTION: Single Family Residence  
 COMMUNITY: West Oaks PHASE: 1  
 RECORDED: Plat Book: 275, pg. 856  
 ADDRESS: 1955 Clovercroft Road  
 COUNTY/STATE: Cobb County, Georgia DATE: 7/12/18  
 SCALE OF DRAWING: 1" = 30' DRAWN BY: JMP  
 ZONED: R-20 OSC REVIEWED BY: GLD  
 TAX ID NUMBER: 20019501700

- NO FIELD WORK HAS BEEN PERFORMED
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND RESTRICTIONS OF RECORD
- UTILITY EASEMENTS HAVE NOT BEEN VERIFIED BY SURVEYOR
- THIS PLAN IS FOR EXCLUSIVE USE BY CLIENT ONLY. USE BY THIRD PARTIES IS AT THEIR OWN RISK
- DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES
- LOTS MAY HAVE A RESERVE STEP FOR DRAINAGE CONTROL. 5' ON LOTS WITH A RESERVE STEP. DEPENDANT ON ZONING CONDITIONS AND/OR COUNTY REGULATIONS
- BUILDER TO HAVE BOX CHECKED PRIOR TO INSTALLATION OF PLUMBING
- BUILDER IS RESPONSIBLE FOR ANY ENCROACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED IN PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES OVERHANGS, FOOTING FOUNDATION AND FACED MATERIALS, WHICH MAY CAUSE ENCROACHMENTS TO OCCUR. THE SURVEYOR WILL NEED TO APPLY FOR VARIANCE WHERE ENCROACHMENT OCCURS
- THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRONCH ON AN EASEMENT OF BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENT AND BUFFERS.

SETBACK REQUIREMENTS	EXISTING	PROPOSED
FRONT	25'	25'
SIDE	5' MIN. / 20' B/W HOMES	5' MIN. / 20' B/W HOMES
REAR	30'	30'
SIDEYARD CORNER LOT	20'	17.5'

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON.

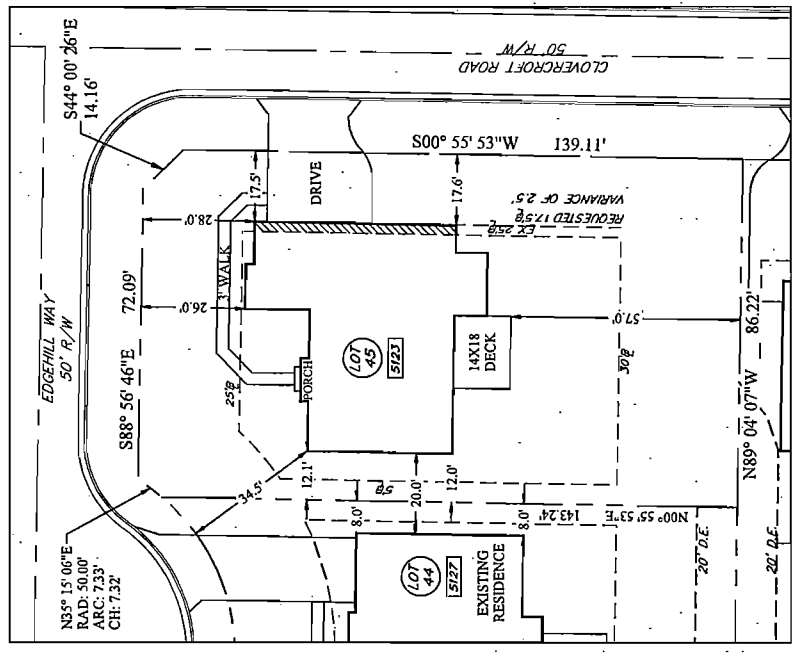
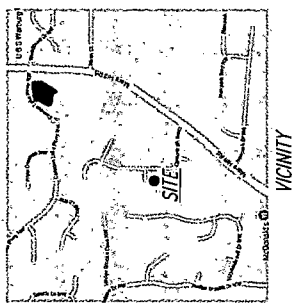
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PHASE 1  
 WOK 045

NO.	REVISIONS	DATE
1		
2		
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8		
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10		



**BOUNDARY zone, inc.**  
 LAND SURVEYING SERVICES  
 LAND PLANNING SERVICES  
 SURVEYING & LANDSCAPE ARCHITECTURE & LAND PLANNING  
 WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226  
 BALLETI  
 4000 ANNE ASHLEY BLVD. SUITE 101  
 WAREHOUSING BLVD. SUITE 101  
 ATLANTA, GEORGIA 30341  
 40 SATELLITE BLVD. SUITE 300  
 SUWANEE, GEORGIA 30024



**VARIANCE EXHIBIT**  
 PREPARED FOR: FISCHER HOMES  
 LOT 45, WEST OAKS SUBDIVISION,  
 DISTRICT 2<sup>ND</sup> SECTION,  
 BEHILL WAY  
 GEORGIA 30101  
 2/2018

NOT VALID WITHOUT ORIGINAL SIGNATURE  
  
 FOR THE FIRM:  
 BOUNDARY ZONE, INC.  
 LEVEL II DESIGN  
 # 13699

PROJECT  
 17539.50  
 SHEET  
 1 OF 1

**RECEIVED**  
 JUL 13 2018  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**APPLICANT:** Fischer Homes ATL, LLLP

**PETITION No.:** V-86

**PHONE:** 770-271-5772

**DATE OF HEARING:** 09-12-2018

**REPRESENTATIVE:** Greg Dean

**PRESENT ZONING:** R-20/OSC

**PHONE:** 770-271-5772

**LAND LOT(S):** 195

**TITLEHOLDER:** Rischer Homes, ATL, L.L.P.

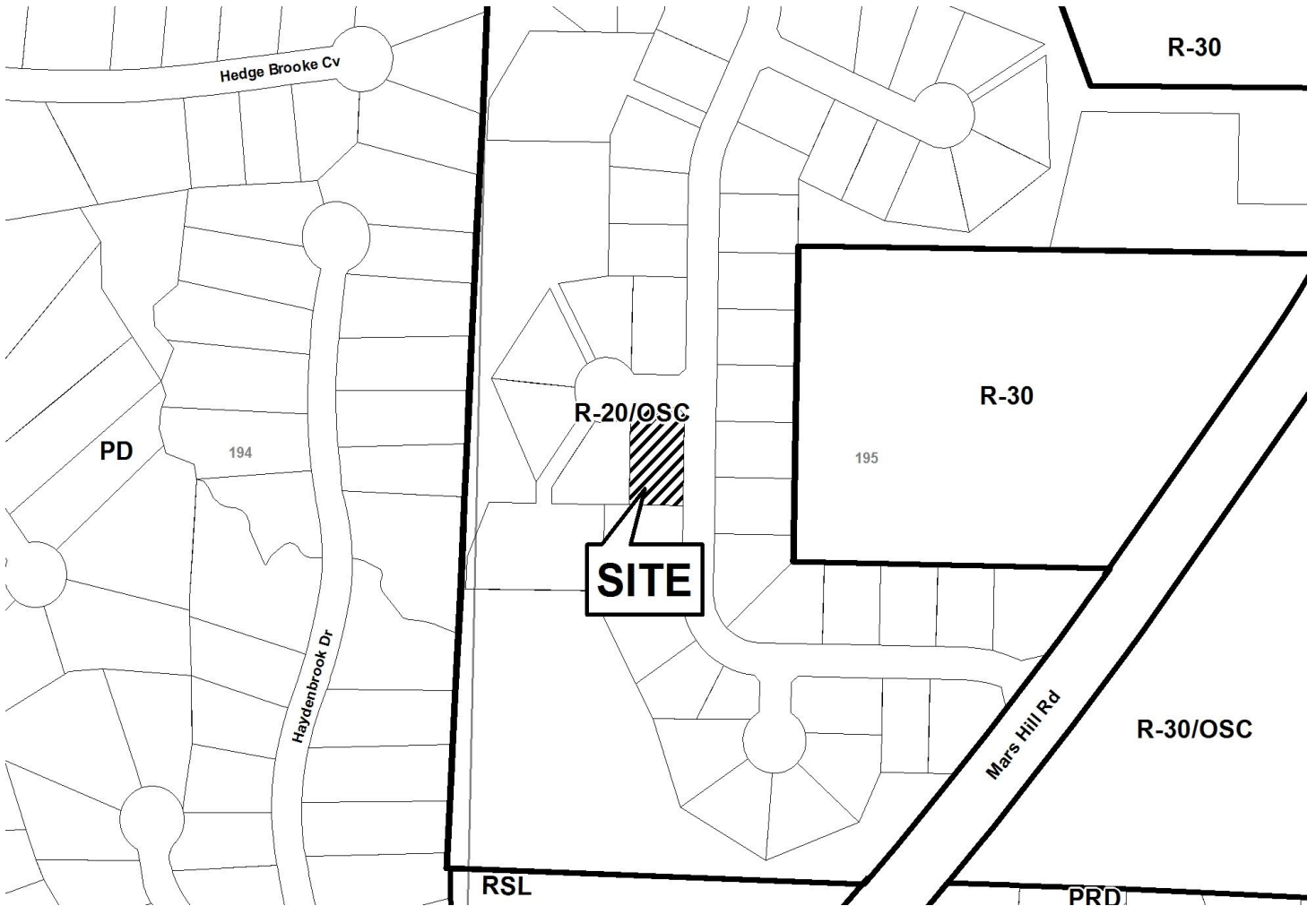
**DISTRICT:** 20

**PROPERTY LOCATION:** On the southwest corner  
of Edgehill Way and Clovercroft Road  
(1995 Clovercroft Road).

**SIZE OF TRACT:** 0.29 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the major side setback from the required 20 feet to 17 feet.





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JUL 13 2018

# Application for Variance Cobb County

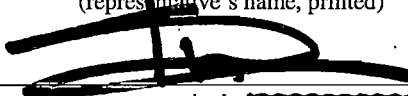
(type or print clearly)

Application No. V-86  
Hearing Date: 9-12-18

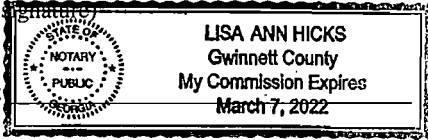
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant Fischer Homes ATL, LLLP Phone # 770-271-5772 E-mail greg@boundaryzone.com

Greg Dean / Owners Representative Address 454 Satellite Blvd, Suite 200, Suwanee, GA 30024  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature) Phone # 770-271-5772 E-mail greg@boundaryzone.com

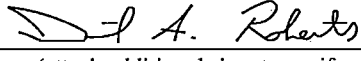
My commission expires:



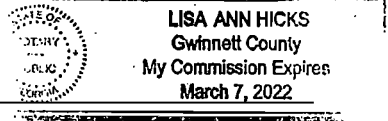
Signed, sealed and delivered in presence of:

  
Notary Public

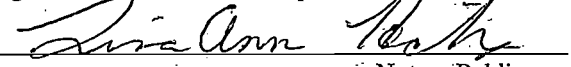
Titleholder Fischer Homes ATL, LLLP Phone # 770-271-5772 E-mail greg@boundaryzone.com

Signature  Address: 2675 Paces Ferry Road SE., Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:



Signed, sealed and delivered in presence of:

  
Notary Public

Present Zoning of Property R-20 OCS

Location 1995 Clovercroft Road, Acworth, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 195 District 20 Size of Tract 0.29 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 9

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 9

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).

There is an existing home, owned by Fischer Homes, located on lot 44 that is positioned 8' from the current property line. In order to maintain 20' between homes which is more important to the health, safety and welfare of the public we are requesting a 2.5' variance on the setback associated with Clovercroft Road. We feel this encroachment will be less of an impact to the community vs. reducing the distance between structures. The hardship is due to the size of the lot, the orientation of the home to be consistent with the character of the community and this lot being a corner lot which has a greater setback associated with the street causes the width of the lot to be narrowed to a point where a variance is necessary to construct a home consistent with the community.

List type of variance requested: \_\_\_\_\_  
Fischer Homes are requesting a variance of 2.5 foot encroachment into the side yard setback of 20 feet that is associated with the side street named \_\_\_\_\_  
Clovercroft road. The 2.5 foot encroachment into this setback allows us to maintain the 20 foot separation between houses located on lots 44 & 45.



**APPLICANT:** Chuck Spooner

**PHONE:** 770-819-6600

**REPRESENTATIVE:** Chuck Spooner

**PHONE:** 770-819-6600

**TITLEHOLDER:** Plateau Excavation, Inc.

**PROPERTY LOCATION:** At the northwest intersection of Lee Industrial Boulevard and Delta Circle (7330 Delta Circle).

**PETITION No.:** V-87

**DATE OF HEARING:** 09-12-2018

**PRESENT ZONING:** HI

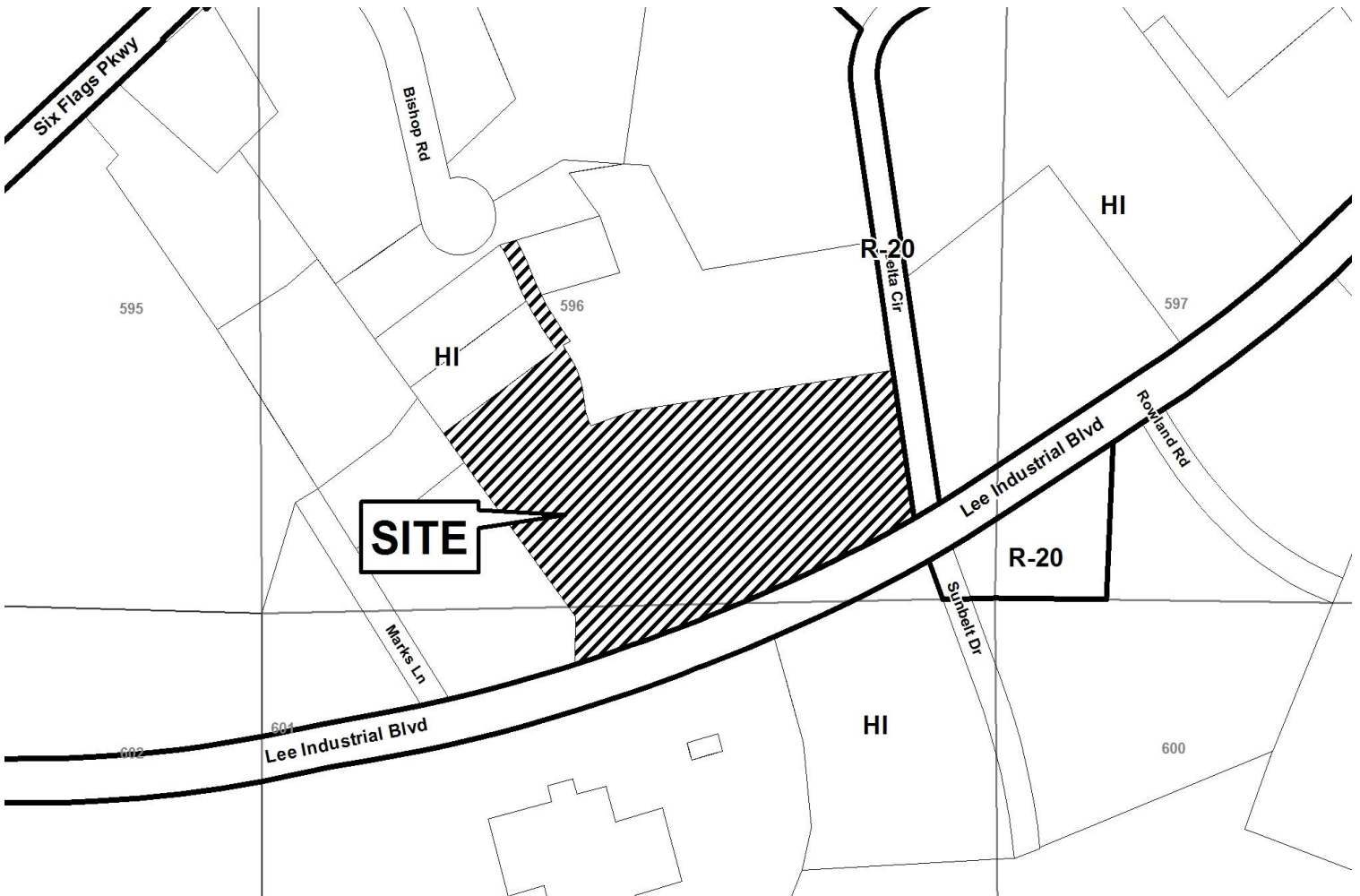
**LAND LOT(S):** 596, 601

**DISTRICT:** 18

**SIZE OF TRACT:** 6.98 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) waive the front setback for proposed Tract 2 from the required 50 feet to 27 feet (existing); and 2) waive the minor side setback for proposed Tract 2 from the required 20 feet to 13 feet (existing).



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JUL 24 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-87  
Hearing Date: 9-12-18

Applicant Chuck Spooner Phone # 770-819-6600 E-mail chuck@centralatlantatractor.com

Chuck Spooner Address 7330 Delta Creek Austell GA 30168  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 7-819-6600 E-mail same as above  
(representative's signature)

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

Signed, sealed and delivered in presence of:  
Stephanie N Gray  
Notary Public

Titleholder Platman Phone # 7-948-2600 E-mail \_\_\_\_\_

AJR Address: 7330 Delta Creek Austell GA 30168  
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:  
Stephanie N. Gray  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location same as above 7330 Delta Cir  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 596 + 601 District 18 Size of Tract 2.925 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).

Would like a permit to add new addition to existing shop.  
Existing shop currently w/in 20' rear and 50' front building setback

List type of variance requested: Change rear building setback to 13' and front building setback to 27'