

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: October 10, 2018

Distributed: August 20, 2018



Cobb County...Expect the Best!

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 306,241 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 LEAST SQUARES METHOD.
3. EQUIPMENT USED: SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY: 07-12-2018
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 43057C, PANEL 0033H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 BEGAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

1. PLAT OF FALCON HILLS, SUBDIVISION RECORDED IN PLAT BOOK 124, PAGE 31.

SYMBOL LEGEND

- GUY WIRE
- FIRE HYDRANT
- DROP INLET/DRB INLET
- WATER METER
- WATER VALVE
- POWER POLE
- LIGHT POLE
- EXISTING SSMH
- JUNCTION BOX
- RAISED LID DI
- BENCHMARK
- EXISTING TREE
- PROPOSED CONTOUR ELEVATION
- PROPOSED SPOT ELEVATION
- 123.1 x
- LOT NUMBER
- CONCRETE

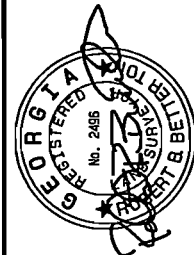
LINE TYPE LEGEND

- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- WATER LINE
- PROP SANITARY SEWER LINE
- EXIST SANITARY SEWER LINE
- FENCE
- PROPOSED CONTOUR (WITH ELEV)
- EXISTING CONTOUR (WITH ELEV)

BETTERTON
SURVEYING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 SUBDIVISION & COMMERCIAL SITE DESIGN

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

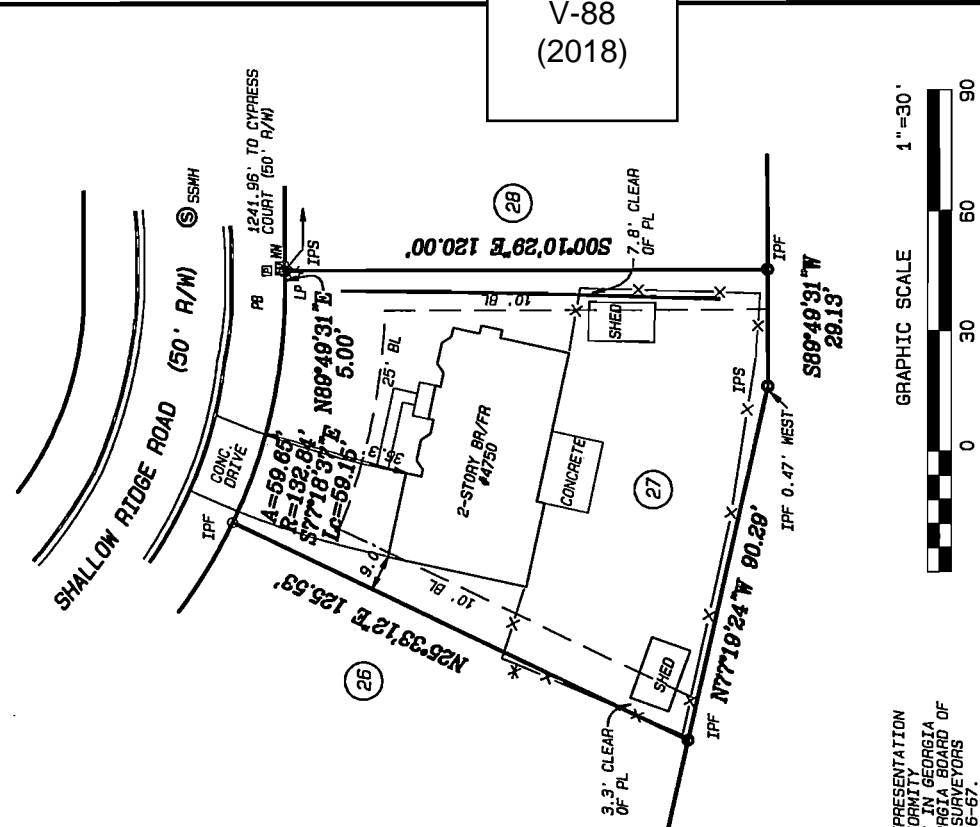
DRAWN BY
 RBB
 CHECKED BY
 RBB
 DRAWING SCALE
 1" = 30'
 FILE NUMBER
 6273.PPO
 JOB NUMBER
6273



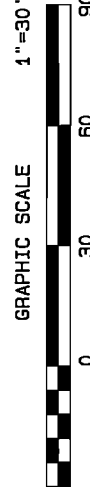
REVISION RECORD
 DATE PURPOSE

FINAL SURVEY
 LOT 27 FALCON HILLS

LOCATED IN: LAND LOT 67
 16TH DISTRICT, 2ND SECTION,
 COBB COUNTY, GEORGIA
 DATE: JULY 13, 2018
HRISTO KOLEV



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 THE 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.



V-88
 (2018)

RECEIVED
 JUL 26 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 AREA=11.059 SQ. FT.
 (0.254 ACRES)

APPLICANT: Hristo Kolev

PHONE: 404-916-3287

REPRESENTATIVE: Hristo Kolev

PHONE: 404-916-3287

TITLEHOLDER: Hristo K. Kolev

PROPERTY LOCATION: On the south side of
Shallow Ridge Road, west of Shallow Creek Drive
(4750 Shallow Ridge Road).

PETITION No.: V-88

DATE OF HEARING: 10-10-2018

PRESENT ZONING: PD

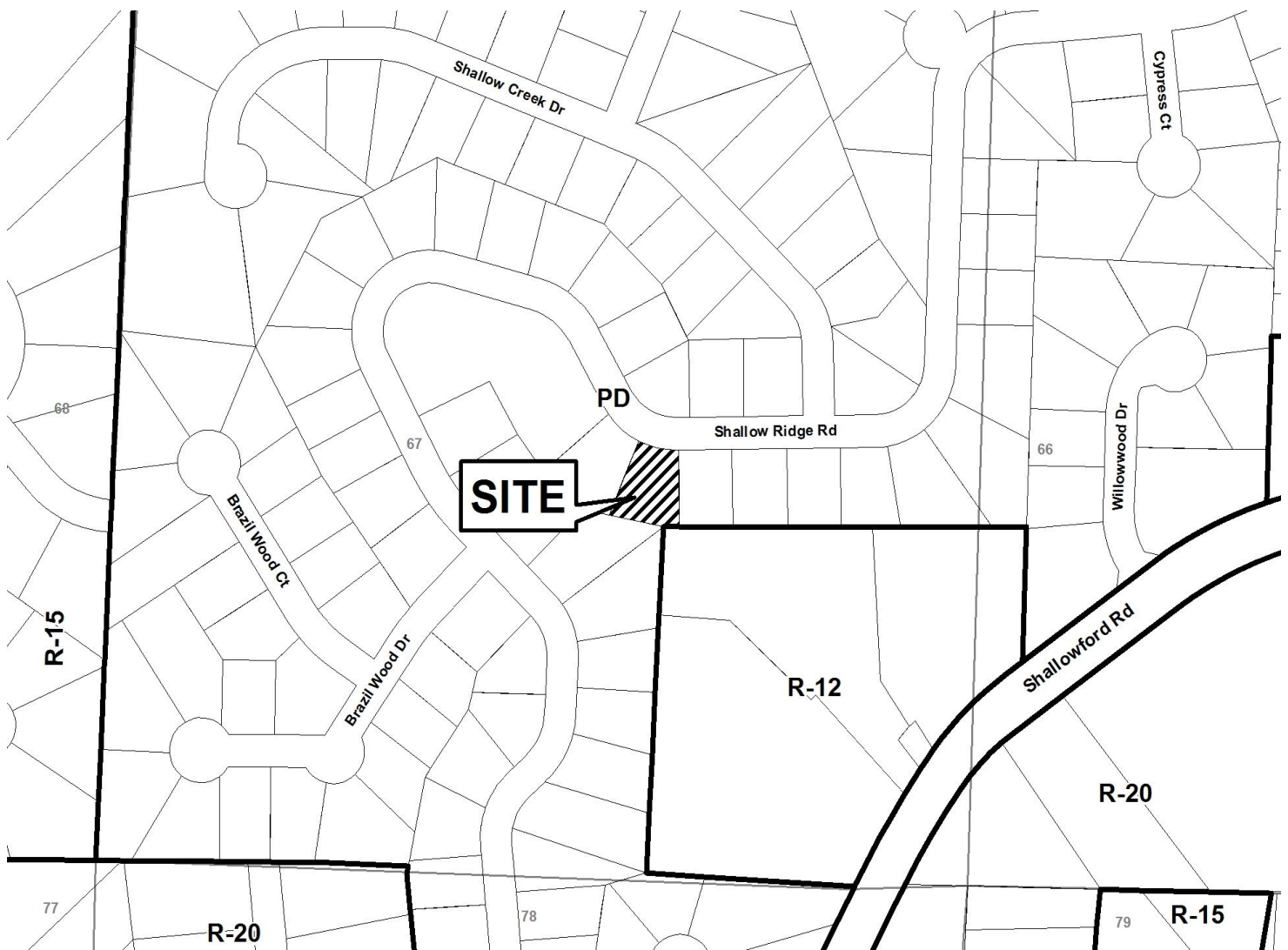
LAND LOT(S): 67

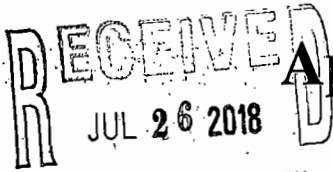
DISTRICT: 16

SIZE OF TRACT: 0.25 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback for the existing house from the required 10 feet to nine (9) feet adjacent to the west property line; 2) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #1) from the required 10 feet to three (3) feet adjacent to the west property line; and 3) waive the side setback for an accessory structure under 650 square feet (existing approximately 160 square foot shed #2) from the required 10 feet to seven (7) feet adjacent to the east property line.





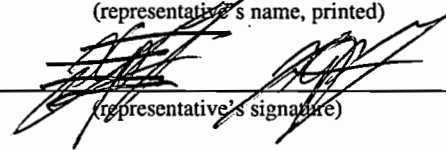
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

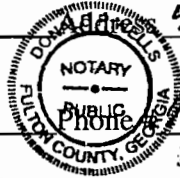
Application for Variance Cobb County

(type or print clearly)

Application No. V-88
Hearing Date: 10-10-18

Applicant HRISTO KOLEV Phone # 404-916-3287 E-mail itso12-1978@abv.bg
HRISTO KOLEV 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

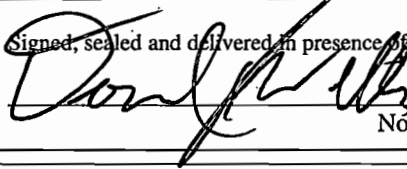

(representative's signature)



My Commission Expires
March 15, 2021

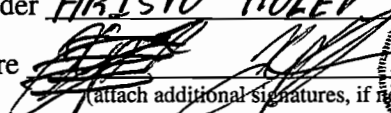
404-916-3287 E-mail itso12-1978@abv.bg

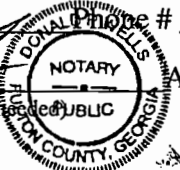
Signed, sealed and delivered in presence of



Notary Public

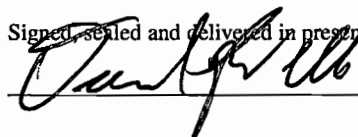
My commission expires: _____

Titleholder HRISTO KOLEV Phone # 404-916-3287 E-mail itso12-1978@abv.bg
Signature  Address: 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: _____

Present Zoning of Property PD
Location 4750 Shallow Ridge Rd. Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 67 District 16 Size of Tract .259 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).

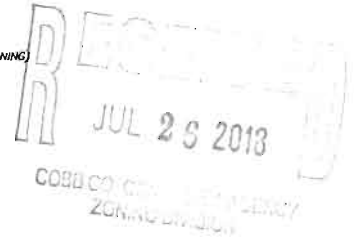
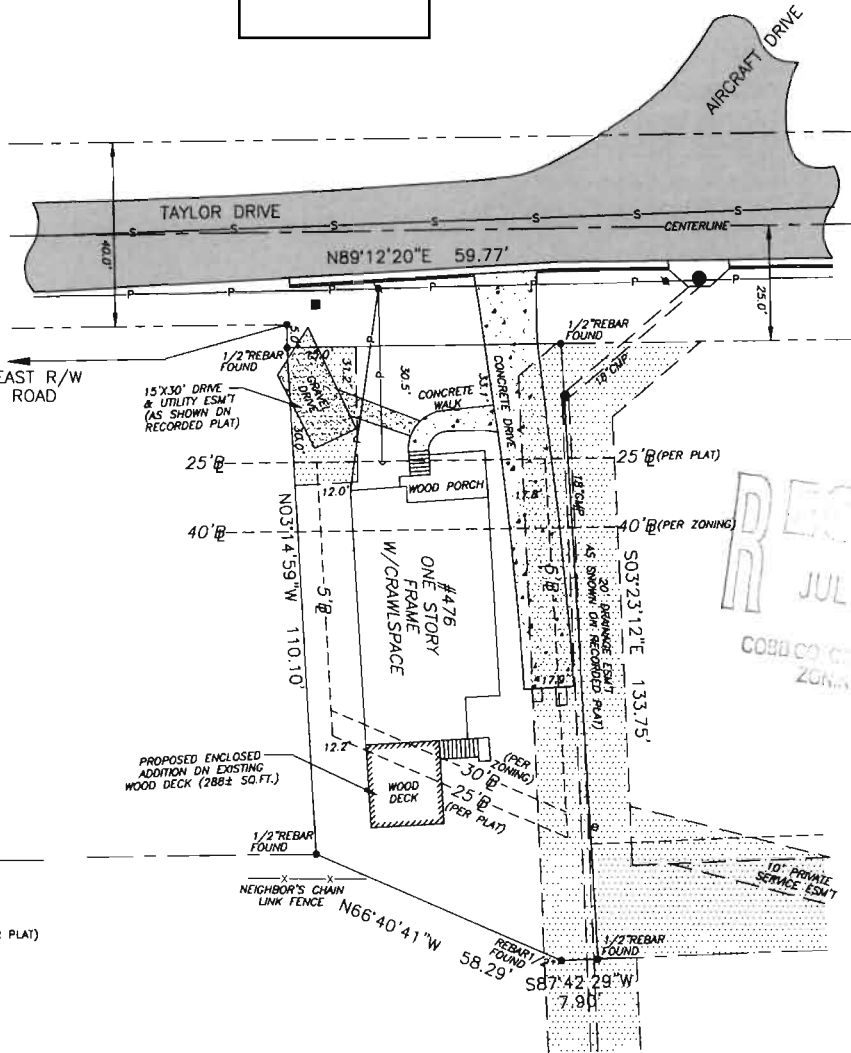
I have homing racing pigeons. I am a member of Atlanta pigeon racing club. I race pigeons against other members of my club. Racing pigeons are amazing animals. They can back to them home from 800 miles.

List type of variance requested:
I would like to keep my pigeons and continue racing against other pigeon fanciers.

V-89
(2018)

MAGNETIC
N

219.97' TO EAST R/W
OF CONCORD ROAD
(40' R/W)



ZONING INFORMATION

COBB COUNTY - RA-5
MINIMUM LOT AREA: 7,000 SQUARE FEET
MINIMUM LOT WIDTH: 70 FEET
MAXIMUM FLOOR AREA RATIO: 0.50
MAXIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONT SETBACK: 40 FEET (LOCAL STREET) (25' @ PER PLAT)
MINIMUM SIDE SETBACK: 5 FEET
MINIMUM REAR SETBACK: 30 FEET (25' @ PER PLAT)
MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION.

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.



- 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.
- 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.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,266 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

B	DENOTES BUILDING LINE
E	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
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
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
PH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF DANA M. SILVERS DEED BOOK 14449 PAGE 3286 COBB COUNTY, GEORGIA RECORDS

FLOOD NOTE

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



Michael R. Noles
Georgia RLS #2646
Member SANSOG

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 herein. 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. Noles Georgia RLS No. 2646 Date

NO.	REVISIONS	DATE

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
DANA SILVERS

476 TAYLOR DRIVE
SMYRNA, GEORGIA

TOTAL AREA= 0.170± ACRES
OR 7,397± SQ. FT.

LOT 17
GROOVER PARK SUDIVISION

LAND LOT 350
17TH DISTRICT
COBB COUNTY
GEORGIA
PLAT PREPARED: 7-25-18
FIELD: 7-24-18 SCALE: 1"=20'

PB 237
PG 83

JOB#248284



APPLICANT: Dana Silvers

PHONE: 404-409-7979

REPRESENTATIVE: Dana Silvers

PHONE: 404-409-7979

TITLEHOLDER: Dana M Silvers

PROPERTY LOCATION: On the south side of
Taylor Drive, east of Old Concord Road
(476 Taylor Drive).

PETITION No.: V-89

DATE OF HEARING: 10-10-2018

PRESENT ZONING: RA-5

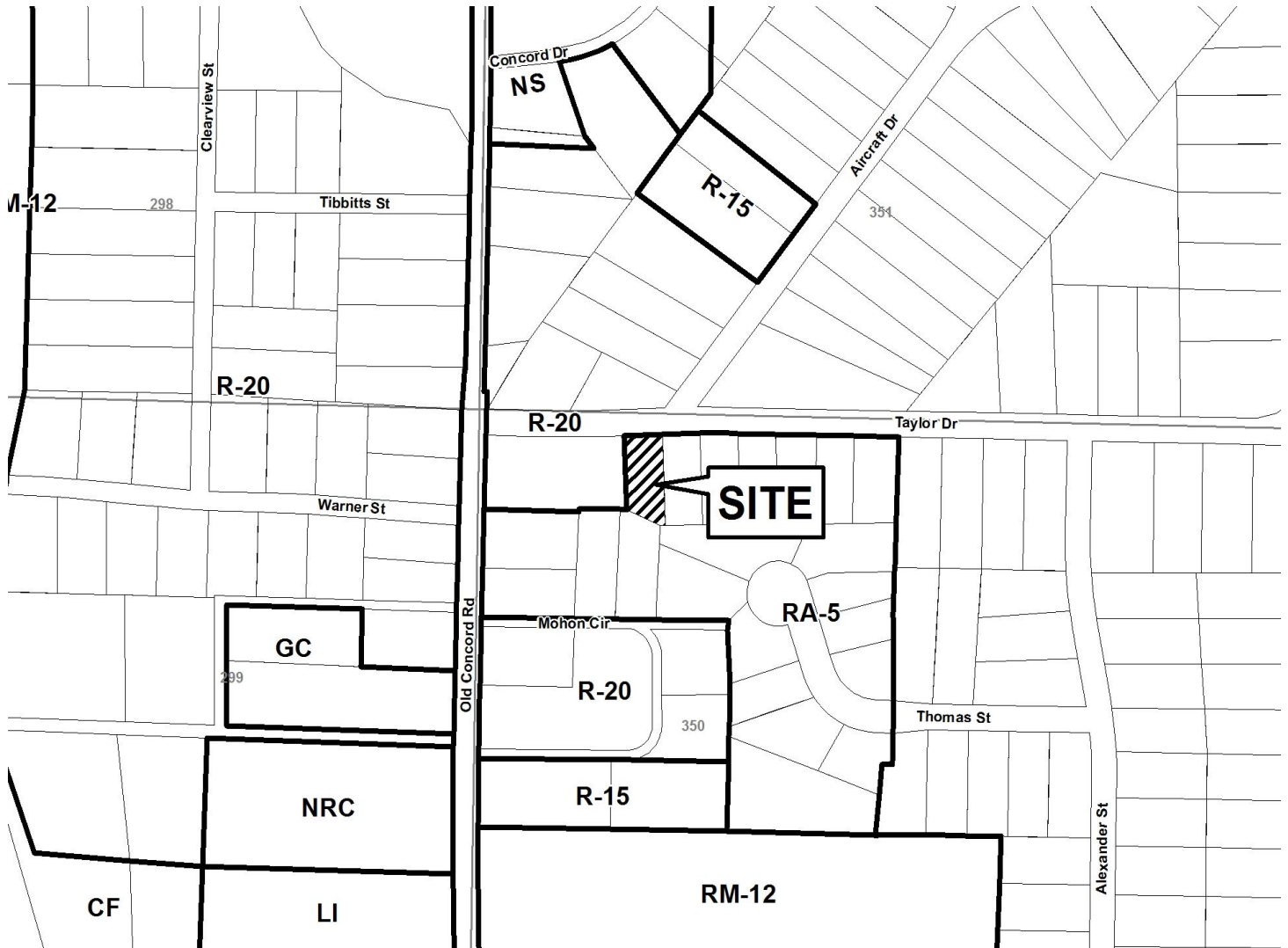
LAND LOT(S): 350

DISTRICT: 17

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow parking and/or maneuvering on a non hardened and treated surface (gravel drive); 2) waive the front setback from the required 25 feet to 23 feet (existing); and 3) waive the rear setback from the required 25 feet to 11 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-89

Hearing Date: 10-10-18

Applicant Dana Silvers

Phone # 404-4097979

E-mail dana.silvers

Dana Silvers
(representative's name, printed)

Address 474 Taylor Dr SE Smyrna GA 30080
(street, city, state and zip code)

Dana Silvers
(representative's signature)

Phone # _____

E-mail _____

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:

Tanisha Bates

Notary Public

Titleholder Dana Silvers

Phone # _____

E-mail dana.silvers@yahoo.com

Signature Dana Silvers
(attach additional signatures, if needed)

Address 474 Taylor Dr SE Smyrna GA 30080
(street, city, state and zip code)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:

Tanisha Bates

Notary Public

Present Zoning of Property COBB COUNTY

Location 474 TAYLOR DRIVE

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

Land Lot(s) 350 District 17 Size of Tract 0.170 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).

I have moved my mother in & we need more space in my house to take care of my mother.

List type of variance requested: To build within my setbacks

LEGEND

- #3RBF 3/8" REBAR FOUND
- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- #5RBF 5/8" REBAR FOUND
- 3/4" CTF 3/4" CRIMP TOP PIPE FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- Y FIRE HYDRANT
- POWER POLE
- WATER METER
- OVERHEAD POWER
- X— FENCE

RECEIVED
JUL 30 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTES

- THE DEED LINE BETWEEN MOUNT SINAI BAPTIST CHURCH OF MARIETTA AND THOMAS R. BARNES DO NOT AGREE. THIS MAY BE DUE TO AN UNKNOWN ERROR IN A DEED. MONUMENTS FOUND IN THE FIELD WERE HELD FOR MOUNT SINAI BAPTIST CHURCH. THE THOMAS R. BARNES TRACT WAS LAID OUT PER THE DEED DESCRIPTION (NO MONUMENTS FOUND). BOUNDARY LINE AGREEMENT MAY BE NEEDED.
- 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 PLAN IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 26,000 FEET, AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 883,200 FEET. A TRIANGLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAN.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION CERTIFICATED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAND OPINION.

MAP NUMBER: 130670009JH REVISED DATE: 03/04/13

THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SOIL. ANY OTHER SIGNATURE OR DATE ON THIS PLAN IS VOID. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEYING AND SHALL NOT BE INCREASED OR CORRECTED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNPAID THIRD PARTY.

SITE NOTES

- A1 - A5 ARE THE BORE LOCATIONS FROM THE SOIL SURVEY

REFERENCES

- CIVIL ACTION FILE NO. 1313426-51
- DB 14476, PG 3118
- DB 706, PG 363
- DB 1242, PG 14

ZONING

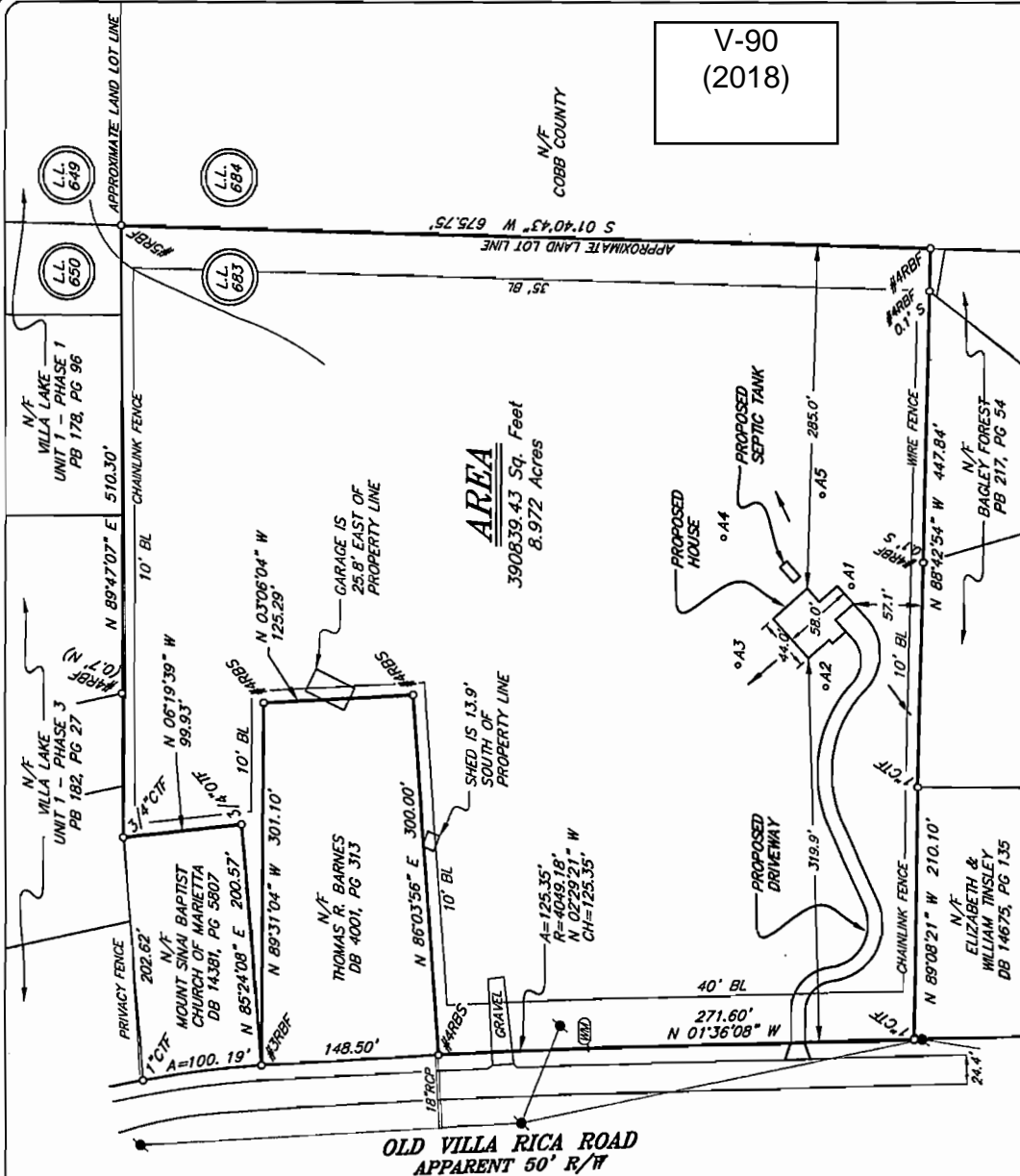
R-20

FRONT SETBACK - 40 FEET
REAR SETBACK - 35 FEET
SIDE SETBACK - 10 FEET

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



IN MY OPINION, THIS PLAN IS A 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 THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAN ACT O.C.G.A. 15-6-61.



V-90
(2018)

AREA
390839.43 Sq. Feet
8.972 Acres



BOUNDARY SURVEY & SITE PLAN FOR:
3025 OLD VILLA RICA ROAD

JENNIFER BURGNER

WIDE OPEN



LAND SURVEYING LLC

52 CURETON LANE
MORELAND, GA 30259
770-927-2801

WWW.WIDEOPENLANDSURVEYING.COM

FIELD DATE:	4/25/17
PLAT DATE:	5/3/17
SCALE:	1"=100'
COUNTY:	COBB
DISTRICT:	19th
LAND LOT:	683
SECTION:	2nd

JOB #1646

APPLICANT: Jennifer Burgener

PHONE: 404-914-2481

REPRESENTATIVE: Jennifer Burgener

PHONE: 404-914-2486

TITLEHOLDER: Jennifer Burgener

PROPERTY LOCATION: On the east side of Old Villa Rica Road, north of Bagley Forest Drive
(3025 Old Villa Rica Road).

PETITION No.: V-90

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-20

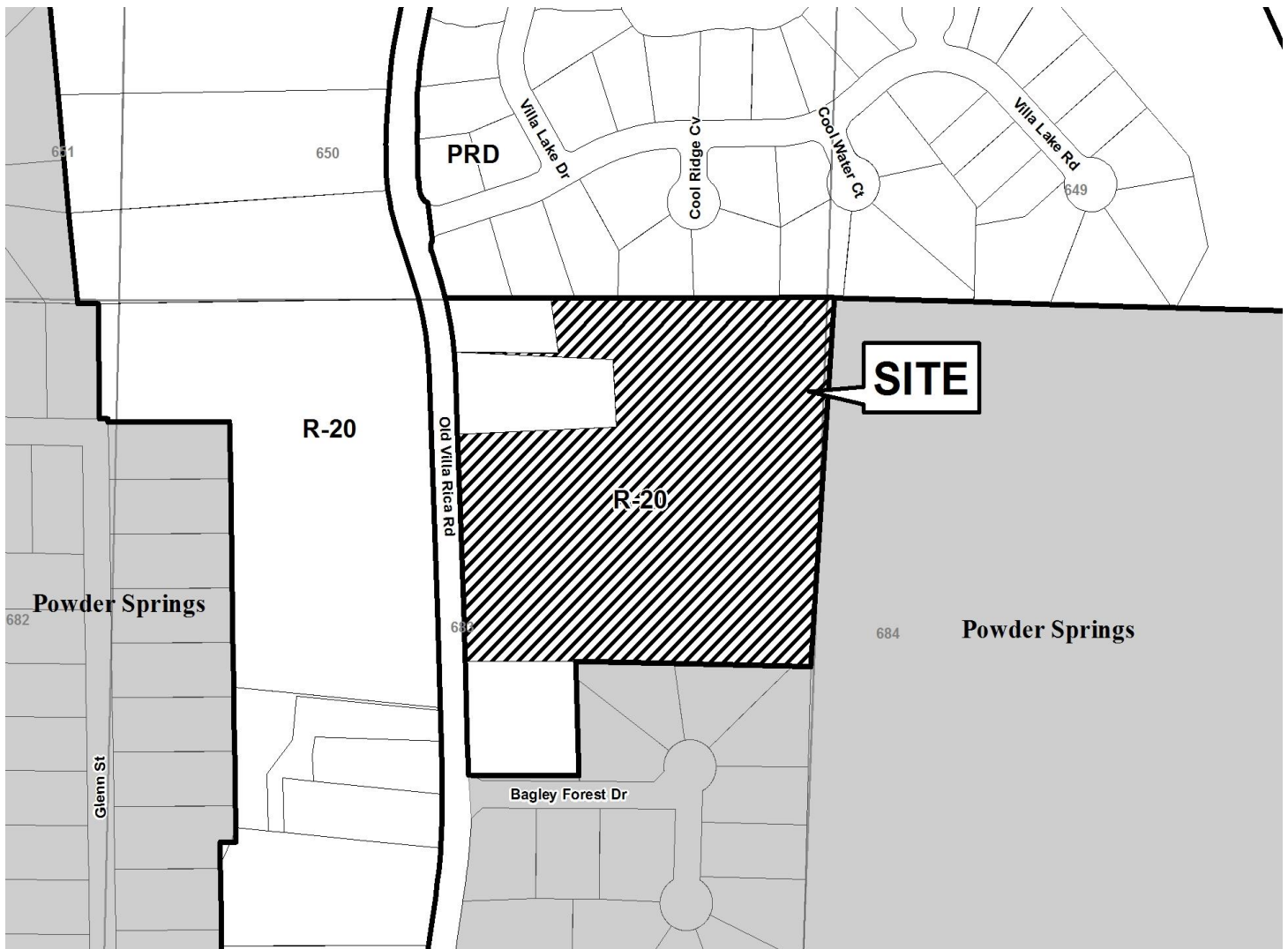
LAND LOT(S): 683

DISTRICT: 19

SIZE OF TRACT: 8.97 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow parking and/or maneuvering on a non hardened or treated surface (gravel drive);
2) waive the setback for an accessory structure over 650 square feet (existing approximately 800 square foot garage)
from the required 100 feet to zero feet; and 3) waive the side setback for an accessory structure under 144 square feet
(existing approximately 100 square foot shed) from the required 10 feet to zero feet adjacent to the north property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-90

Hearing Date: 10-10-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

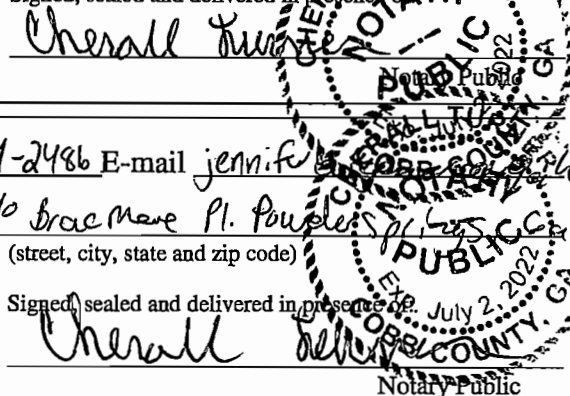
Applicant Jennifer Burgener Phone # 404-914-2486 E-mail jenniferburgener@yahoo

Jennifer Burgener Address 2840 Braemore Pl Powder Springs, Ga 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-914-2486 E-mail jenniferburgener@yahoo
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: July 2 2022

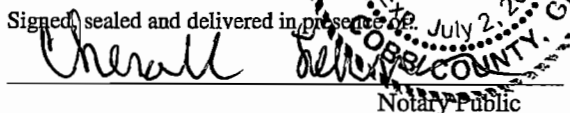


Titleholder Jennifer Burgener Phone # 404-914-2486 E-mail jenniferburgener@yahoo

Signature [Signature] Address: 2840 Braemore Pl. Powder Springs, Ga 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: July 2 2022



Present Zoning of Property Residential

Location 3025 Old Villa Rica Rd. Powder Springs, Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 683 District 19 Size of Tract 8.972 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.

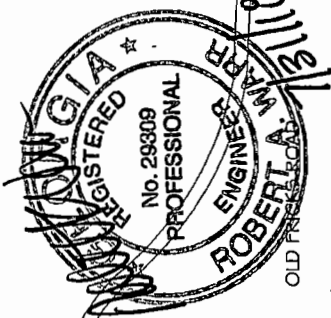
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

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).

Our builder told us that we could have a gravel driveway. After failing our C.O. inspection we were informed we needed a paved driveway which will be around \$27,000.

List type of variance requested: Gravel driveway in place of paved drive. The house is about 400 feet of the road.

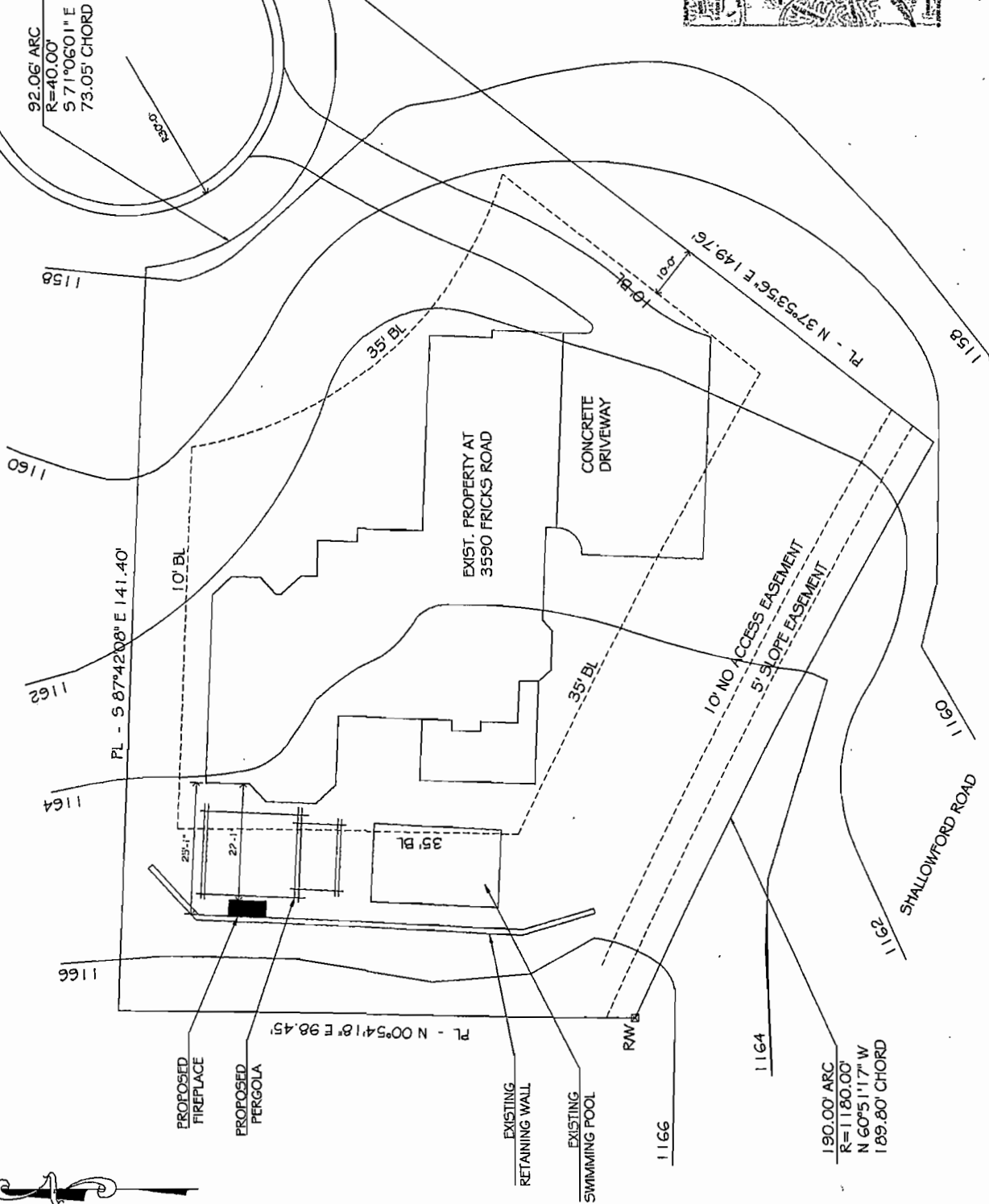


RECEIVED
AUG X 1 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



VICINITY MAP



APPLICANT: Robert Warr

PHONE: 678-409-9186

REPRESENTATIVE: Robert Warr

PHONE: 678-409-9186

TITLEHOLDER: Robert Anthony Warr and Shannon Michelle Warr

PROPERTY LOCATION: At the western terminus of Fricks Road, west of Cochran Lake Road, and on the north side of Shallowford Road (3590 Fricks Road).

PETITION No.: V-91

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-20

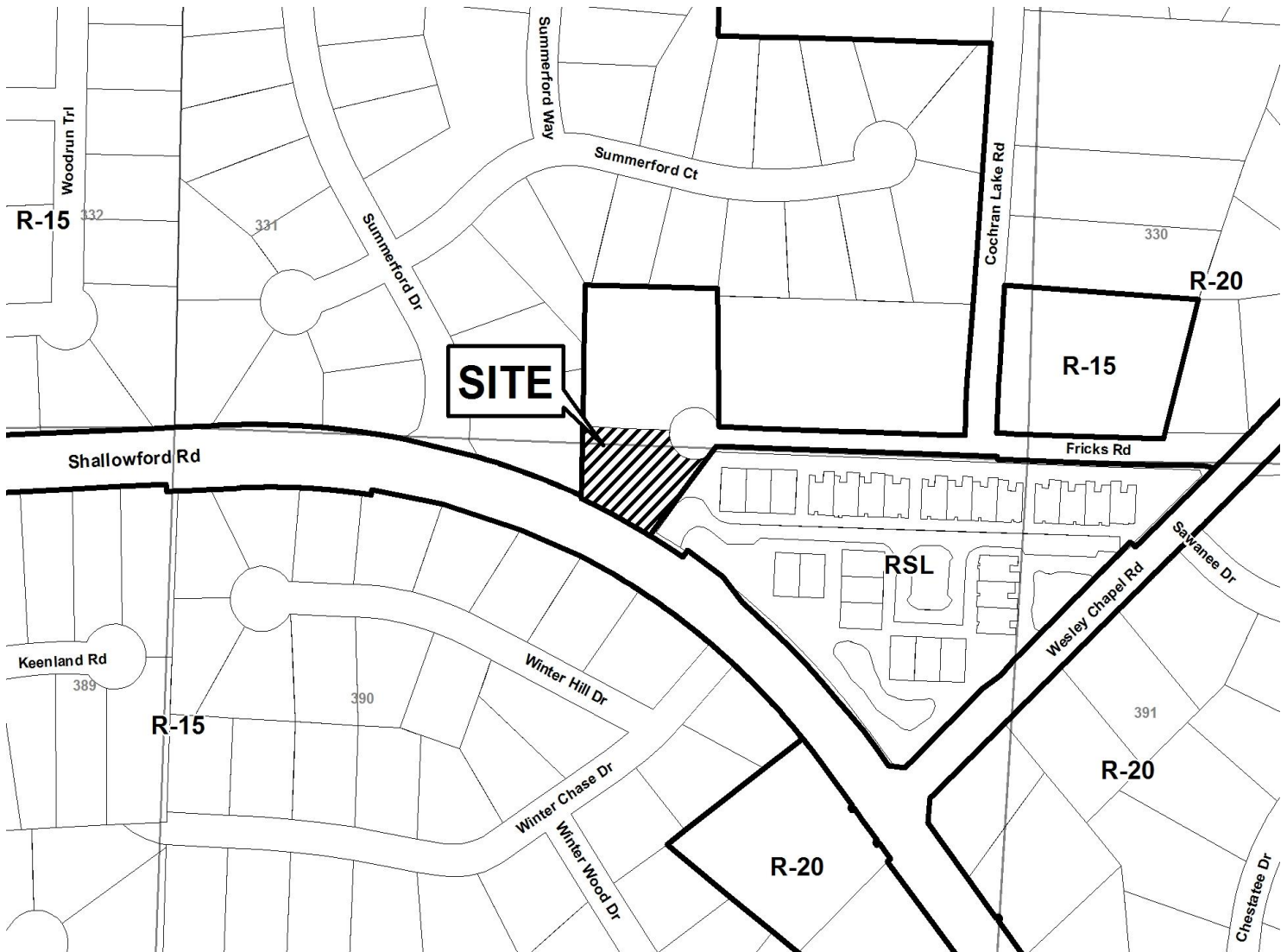
LAND LOT(S): 390

DISTRICT: 16

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 432 square foot proposed pergola) from the required 35 feet to 20 feet.



Application for Variance

Cobb County



(type or print clearly)

Application No. V-91

Hearing Date: 10-10-18

Applicant Robert Warr Phone # 678-409-9186 E-mail srddwarr@gmail.com

COBB CO. COMM. DEV.
ZONING DIVISION

Robert Warr Address 3590 Fricks Road, Marietta, Ga 30062

(representative's name, printed)

(street, city, state and zip code)

Phone # 678-409-9186 E-mail srddwarr@gmail.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 12/11/2020

Notary Public

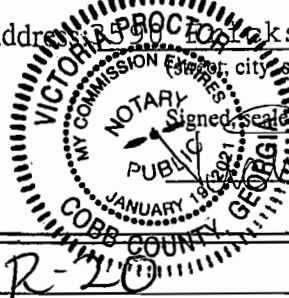
Titleholder Robert & Shannon Warr Phone # 678-409-9186 E-mail srddwarr@gmail.com

Signature Address 3590 Fricks Road, Marietta, GA 30062

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires: 1.19.21



Notary Public

Present Zoning of Property Residential

R-20

Location 3590 Fricks Road, Marietta, Ga 30062

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

Land Lot(s) 390 District Cobb County Size of Tract .481 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).

The property is a tract 2 parcel of a former church lot that had a large building line setback associated with the church. the church is gone but setback remains. We (current homeowners) want to improve the back yard on our current house, but are unable to with this setback in place, thus placing a hardship on us.

List type of variance requested: Build a yard style pergola within the building setback limit

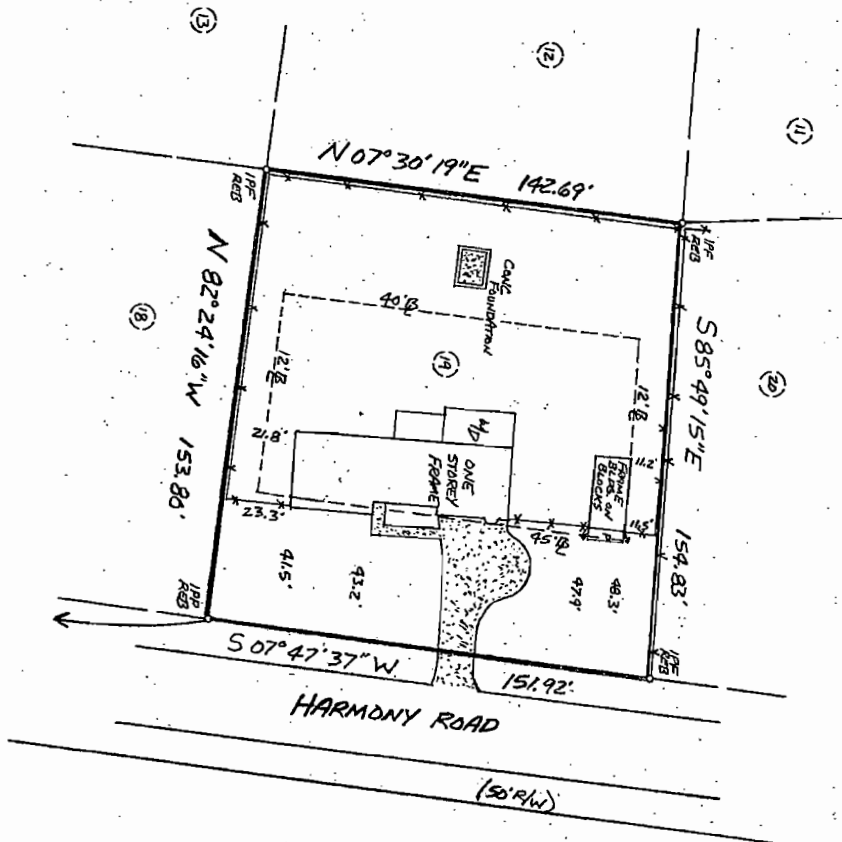
V-92
(2018)

SETBACKS PER R-30 ZONING

This survey was prepared in conformity with the Georgia Surveying Board's rules and regulations, as set forth in Chapter 420-2 of the Code of Georgia Regulations for the Professional Engineer and Land Surveyor but as attested in the Georgia Statute C.G.A. § 43-4-60.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

P.O.B.
406.8' TO 50' R/W
TRAFFIC LANE
(RECORD TIE)



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

RECEIVED
AUG - 2 2018



MAGNETIC

AREA = 0.5214 ACRE
#187A HARMONY ROAD

FILE NO. 13067205916
LOCATION COB13
DATE 10/13/16

SURVEY FOR:

LUCIA ROSS

LOT 19 BLK. 74 UNIT
MACCLAND WEST

LAND LOT 383
DISTRICT 19TH SECTION 2ND

COB13 COUNTY, GEORGIA
PLAT BOOK 65 PAGE 197
DATE 5-16-18 SCALE 1" = 30' 128-14-3

J.A. EVANS
SURVEYING CO. INC.
POWDER SPRINGS, GEORGIA
PH. 770-464-0000

15P000248

APPLICANT: Luisa J Ross

PHONE: 909-496-2455

REPRESENTATIVE: Wendy M Butterick

PHONE: 951-515-7119

TITLEHOLDER: Luisa J Ross

PROPERTY LOCATION: On the west side of
Harmony Road, north of Tranquil Lane
(1874 Harmony Road).

PETITION No.: V-92

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-30

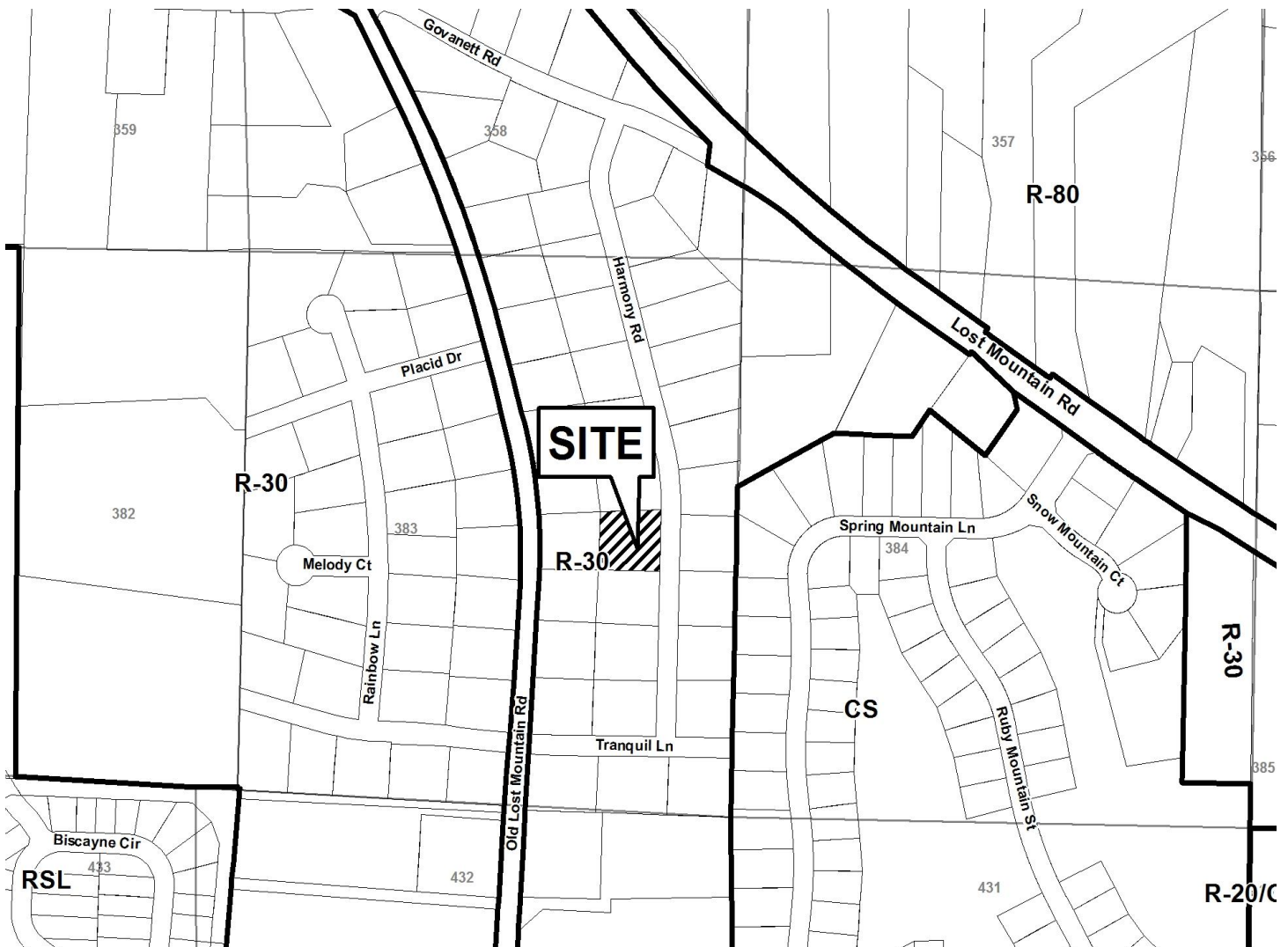
LAND LOT(S): 383

DISTRICT: 19

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 41 feet (existing); 2) allow an accessory structure (approximately 325 square foot frame building) to the side of the principal structure; and 3) waive the side setback for an accessory structure under 650 square feet (approximately 325 square foot frame building) from the required 12 feet to 11 feet adjacent to the north property line.



RECEIVED
AUG - 2 2018

Application for Variance

Cobb County

(type or print clearly)

Application No. 1-92

Hearing Date: 10-10-18

COBB CO. COMM. DEV. AGENCY

ZONING DIVISION

Applicant LUISA J. ROSS

Phone # 909.496.2455

E-mail fifa0591@gmail.com

WENDY M. BUTTERICK

Address 1874 HARMONY RD, POWDER SPRINGS, GA 30127

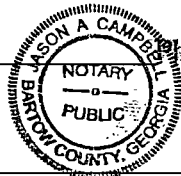
(representative's name - printed)

(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 951.515.7119

E-mail 88FREIGHT@GMAIL.COM



Signed, sealed and delivered in presence of:

My commission expires: 2-3-20

My Commission Expires
February 3, 2020

[Signature]
Notary Public

Titleholder LUISA J. ROSS

Phone # 909-469-2455

E-mail fifa0591@gmail.com

Signature [Signature]

Address: 1874 Harmony Rd, Powder Springs, GA 30127

(attach additional signatures, if needed)

(street, city, state and zip code)

Driver License # 6786289

Signed, sealed and delivered in presence of:

My commission expires: -

Notary Public

AFF # 9916

Present Zoning of Property NEIGHBORHOOD 1905-1560 GAYDON STATION

Location 1874 Harmony Rd

Tranquil Lane PLAT BOOK 65 PAGE 197

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

Land Lot(s) 383/ LOT 19

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 N 153.80 Shape of Property SQUARE Topography of Property _____ Other _____

W. 151.92

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).

List type of variance requested: PERMIT FOR THE FOLLOWING:

TO PLACE A SHED (NOT ON A PERMANENT FOUNDATION) TO SIDE OF THE PROPERTY IN FRONT OF
EXISTING FENCE AND AWAY FROM EXISTING HOUSE STRUCTURE.

ZONING - R-15

SEIBACKS

FRONT = 35'

SIDE = 10'

REAR = 30'

MIN. LOT SIZE = 15,000 SQ. FT.

MIN. LOT WIDTH = 85'

SITE ADDRESS

2173 GORDON CIRCLE

SMYRNA, GEORGIA, 30080

BOUNDARY REFERENCES

1. SUBJECT DEED BOOK 15239; PAGE 3287

2. PLAT BOOK 11, PAGE 115

3. SEE ADDENDUMS.

FLOOD NOTE

AS PER THE F.I.M. FLOOD INSURANCE RATE MAP

(NAME) COUNTY COMMUNITY PANEL NO. 13667 C

0138 G DATED (DECEMBER, 14, 2008). THIS PROPERTY

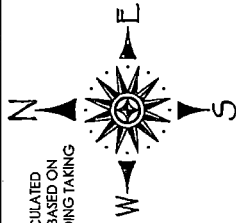
IS NOT IN AN AREA HAVING SPECIAL FLOOD

HAZARDS.

SITE AREA

9,971.80 SQ. FT.

0.229 ACRES



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

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.

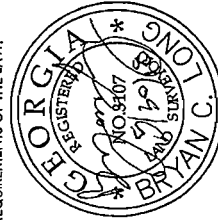
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

WORK PERFORMED ON MAY, 29, 2018.

THE DATA SHOWN HEREIN HAVE BEEN CALCULATED AND WAS FOUND TO BE CORRECT WITHIN ONE FOOT.

INSTRUMENT USED: SERIES PULSE LASER. IN MY OPINION THE CORRECT REPRESENTATION OF THE LAND PLATTED AND PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

V-93
(2018)



Site plan:

MERIDIAN GEOMATICS, LLC
land surveying ~ residential & commercial

216 Powers Ferry Rd.

Marietta, Georgia 30067

phone: (770) 675-6197 ~ surveying@meridianllc.com

LOT 29, BLOCK H, ROSE GARDEN HILLS SUBDIVISION	DWG BY:
LAND LOT 705, 17TH DISTRICT, 2ND SECTION	J.R.
COBB COUNTY, GEORGIA	JOB NO.
DATE: 05/30/2018	2018-123
SCALE: 1"= 30'	

BOUNDARY SURVEY for

JENNAFER LAMEY

PROJECT SITE: 2173 GORDON CIRCLE SMYRNA, GA 30080

With Drawn Without Prejudice

RECEIVED
AUG - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- SWEET GUM TREE
- OAK TREE

LEGEND

- B/L BUILDING SEIBACK LINE
- IPF IRON P/N FOUND
- R/W RIGHT OF WAY
- C CENTER LINE
- P PROPERTY LINE
- CLF CHAIN LINK FENCE
- CRP CRIMPED TOP PIPE
- RCF REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- HDPE HIGH DENSITY POLY ETHYLENE
- FORMERLY KNOWN AS
- WATER METER
- FIRE HYDRANT
- SANITARY CLEANOUT

GRAPHIC SCALE



APPLICANT: Jennafer Lamey	PETITION No.: V-93
PHONE: 404-219-2303	DATE OF HEARING: 10-10-2018
REPRESENTATIVE: Jennafer Lamey	PRESENT ZONING: Smyrna City Limits
PHONE: 404-219-2303	LAND LOT(S): 705
TITLEHOLDER: Jennafer Marie Lamey	DISTRICT: 17
PROPERTY LOCATION: On the north side of Gordon Cirle, east of Knoll Road (2173 Gordon Circle).	SIZE OF TRACT: 0.23 acres
TYPE OF VARIANCE: Withdrawn By Staff - Smyrna City Limits	COMMISSION DISTRICT: 4

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____

RECEIVED Application for Variance
Cobb County

AUG - 8 2018

(type or print clearly)

Application No. V-43

Hearing Date: 10-10-18

Applicant Jennafer Lamey Phone # 404-219-2303 E-mail jennacoggins@yahoo.co

(representative's name, printed)

Address 2173 Gordon Circle SE Smyrna, GA 30080
(street, city, state and zip code)

(representative's signature)

E-mail jennacoggins@yahoo.co

Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 15, 2021

Notary Public

Titleholder Jennafer Lamey Phone # 404-219-2303 E-mail jennacoggins@yahoo.co

Signature _____

(attach additional signatures, if needed)

Address: 2173 Gordon Circle SE Smyrna, GA 30080
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

My Commission Expires
March 15, 2021

Notary Public

Present Zoning of Property _____

Location 2173 Gordon Circle SE Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 29 District 17th Size of Tract 0.229 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).

Rear set back. The property has a large old oak tree that prevents building due to large roof structure. The tree is located directly in the middle of the available building space as seen depicted in survey by the letters "50" Hw"

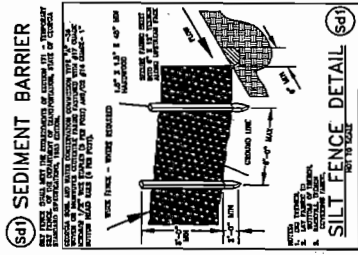
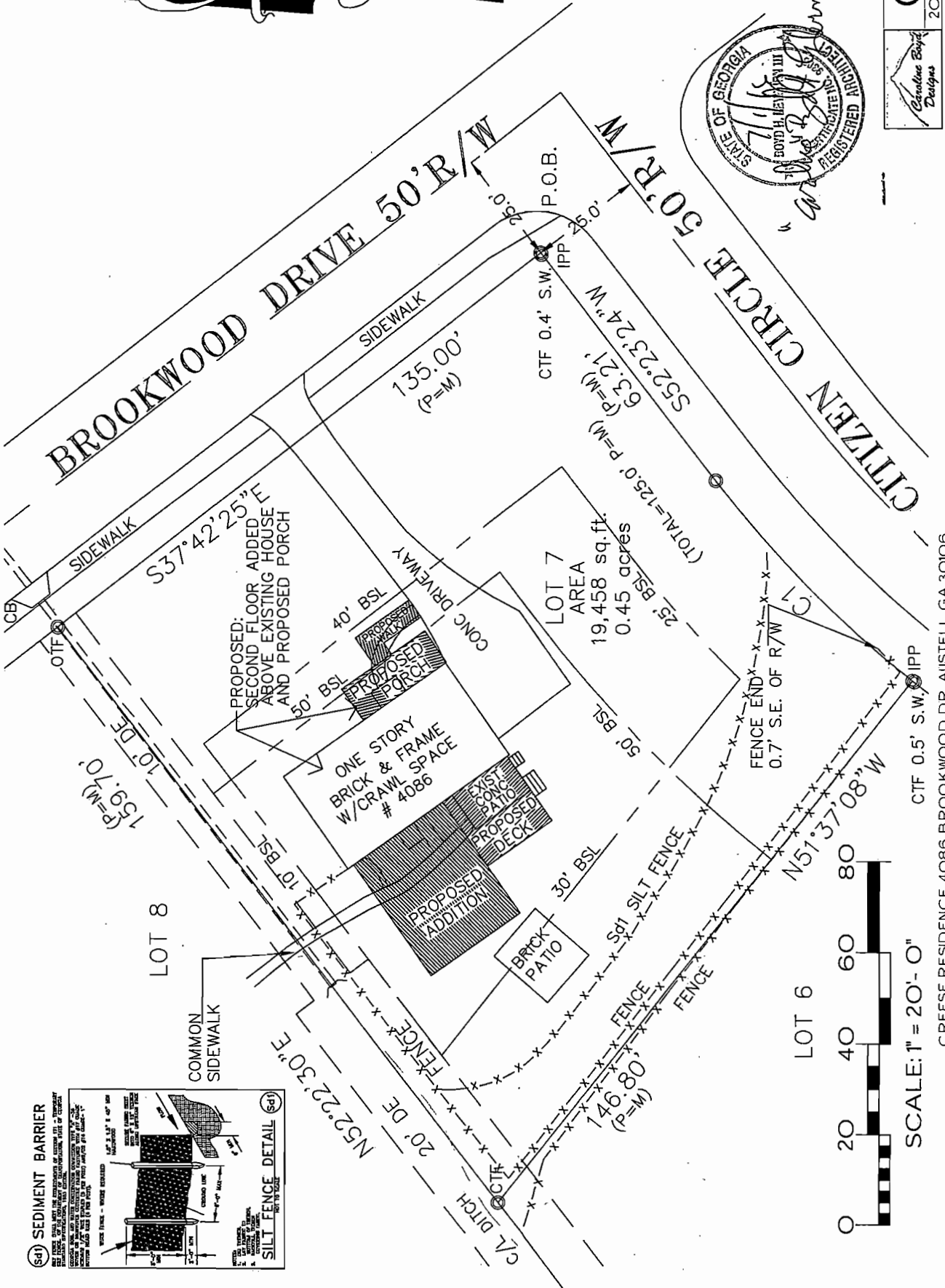
List type of variance requested: Rear set back exception.

V-94
(2018)

Caroline Boyd Designs, LLC 1049 Country Lane NE Atlanta, GA 30324-4500

MAGNETIC

C-1
2016-07-01
Caroline Boyd
Designs



SCALE: 1" = 20'-0"

CROSS REFERENCE 4086 BROOKWOOD DR ALISTE I GA 30106

APPLICANT: Rocshanna Creese

PHONE: 770-941-5433

REPRESENTATIVE: Rocshanna Creese

PHONE: 770-941-5433

TITLEHOLDER: Rocshanna Creese

PROPERTY LOCATION: On the northwest corner of
Citizen Circle and Brookwood Drive
(4086 Brookwood Drive).

PETITION No.: V-94

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-15

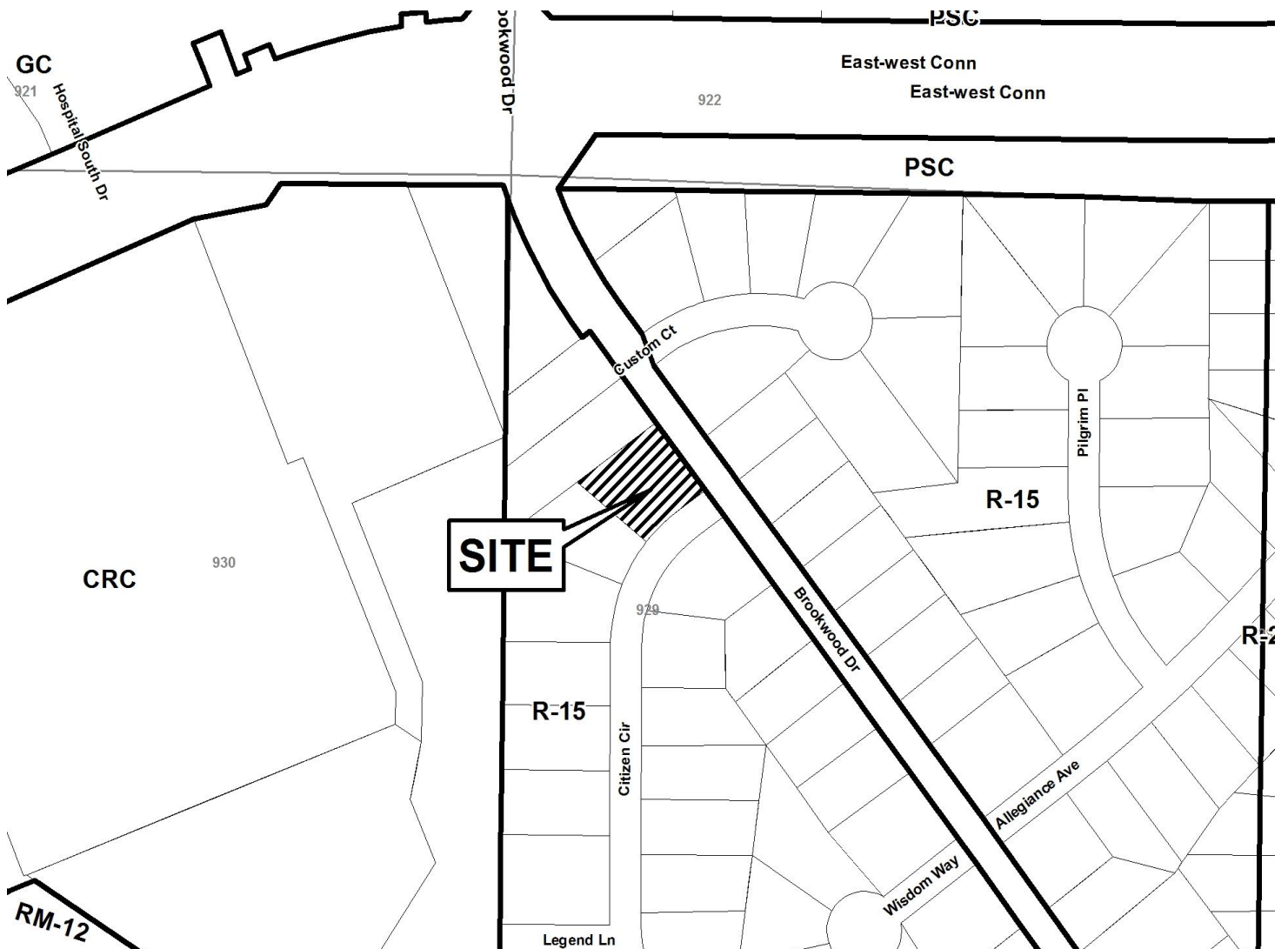
LAND LOT(S): 929

DISTRICT: 19

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the rear setback from 18 feet (V-120 of 2016) to 14 feet.



Application for Variance Cobb County

(type or print clearly)

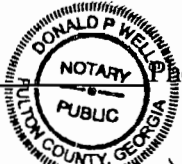
Application No. V-94

Hearing Date: 10-10-18

X Applicant Rocshanna Creese Phone # 770-94-5433 E-mail Yoli0222@yahoo.com

Rocshanna Creese Address 4086 Brookwood Drive Austell GA 30106
(representative's name, printed) (street, city, state and zip code)

R. Creese
(representative's signature)



Phone # _____

E-mail _____

My commission expires: _____

My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

X Titleholder Rocshanna Creese Phone # 770-94-5433 E-mail Yoli0222@yahoo.com

X Signature R. Creese Address: 4086 Brookwood Drive Austell GA 30106
(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] Bates

Notary Public

Present Zoning of Property R15

Location 4086 Brookwood Drive Austell GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 929 District 19th Size of Tract 19,458 S.F 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).

X requesting a set Back From 18 feet to 14 feet

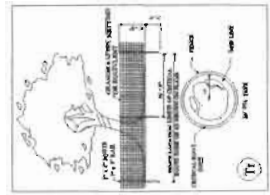
X List type of variance requested: to add on to the existing house
(addition) to the house

V-95
(2018)

SOLAR LAND SURVEYING COMPANY

CIRCLE W CONSTRUCTION CO., INC.

PLANNING DIVISION
AUG - 9 2018



GRADING NOTES

- 1. ALL EXISTING GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 2. ALL NEW GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 3. ALL EXISTING GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 4. ALL NEW GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.

EROSION CONTROL

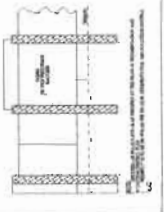
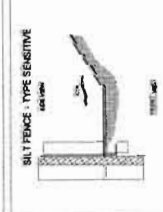
- 1. ALL EXISTING EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 2. ALL NEW EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 3. ALL EXISTING EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 4. ALL NEW EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES

- 1. ALL EXISTING EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 2. ALL NEW EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 3. ALL EXISTING EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.
- 4. ALL NEW EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.



CONSTRUCTION EXIT



CONSTRUCTION EXIT



CONSTRUCTION EXIT

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING GRADE
[Symbol]	NEW GRADE
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	NEW EROSION CONTROL
[Symbol]	EXISTING ROAD
[Symbol]	NEW ROAD
[Symbol]	EXISTING DRIVE
[Symbol]	NEW DRIVE
[Symbol]	EXISTING LOT
[Symbol]	NEW LOT
[Symbol]	EXISTING PROPERTY
[Symbol]	NEW PROPERTY

GENERAL NOTES

1. ALL EXISTING GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.

2. ALL NEW GRADE TO BE MAINTAINED UNLESS OTHERWISE NOTED.

3. ALL EXISTING EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.

4. ALL NEW EROSION CONTROL TO BE MAINTAINED UNLESS OTHERWISE NOTED.

5. ALL EXISTING ROAD TO BE MAINTAINED UNLESS OTHERWISE NOTED.

6. ALL NEW ROAD TO BE MAINTAINED UNLESS OTHERWISE NOTED.

7. ALL EXISTING DRIVE TO BE MAINTAINED UNLESS OTHERWISE NOTED.

8. ALL NEW DRIVE TO BE MAINTAINED UNLESS OTHERWISE NOTED.

9. ALL EXISTING LOT TO BE MAINTAINED UNLESS OTHERWISE NOTED.

10. ALL NEW LOT TO BE MAINTAINED UNLESS OTHERWISE NOTED.

11. ALL EXISTING PROPERTY TO BE MAINTAINED UNLESS OTHERWISE NOTED.

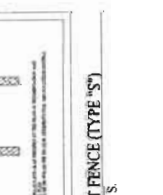
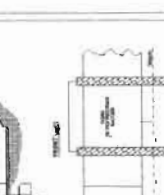
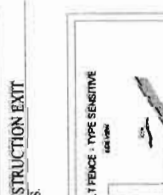
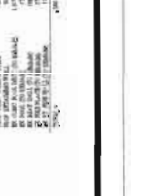
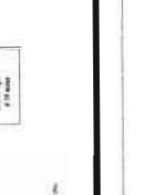
12. ALL NEW PROPERTY TO BE MAINTAINED UNLESS OTHERWISE NOTED.

PLANNING DIVISION
AUG - 9 2018

PLANNING DIVISION
AUG - 9 2018

PLANNING DIVISION
AUG - 9 2018

PLANNING DIVISION
AUG - 9 2018



APPLICANT: Carlton Walstad and Shannon Walstad

PHONE: 404-934-6623

REPRESENTATIVE: Alan Wills

PHONE: 678-873-1860

TITLEHOLDER: Carlton K Walstad and Shannon C Walstad

PROPERTY LOCATION: At the northeast
intersection of Willow Knoll Drive and Ponte Vedra
Drive
(4620 Ponte Vedra Drive).

PETITION No.: V-95

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-30

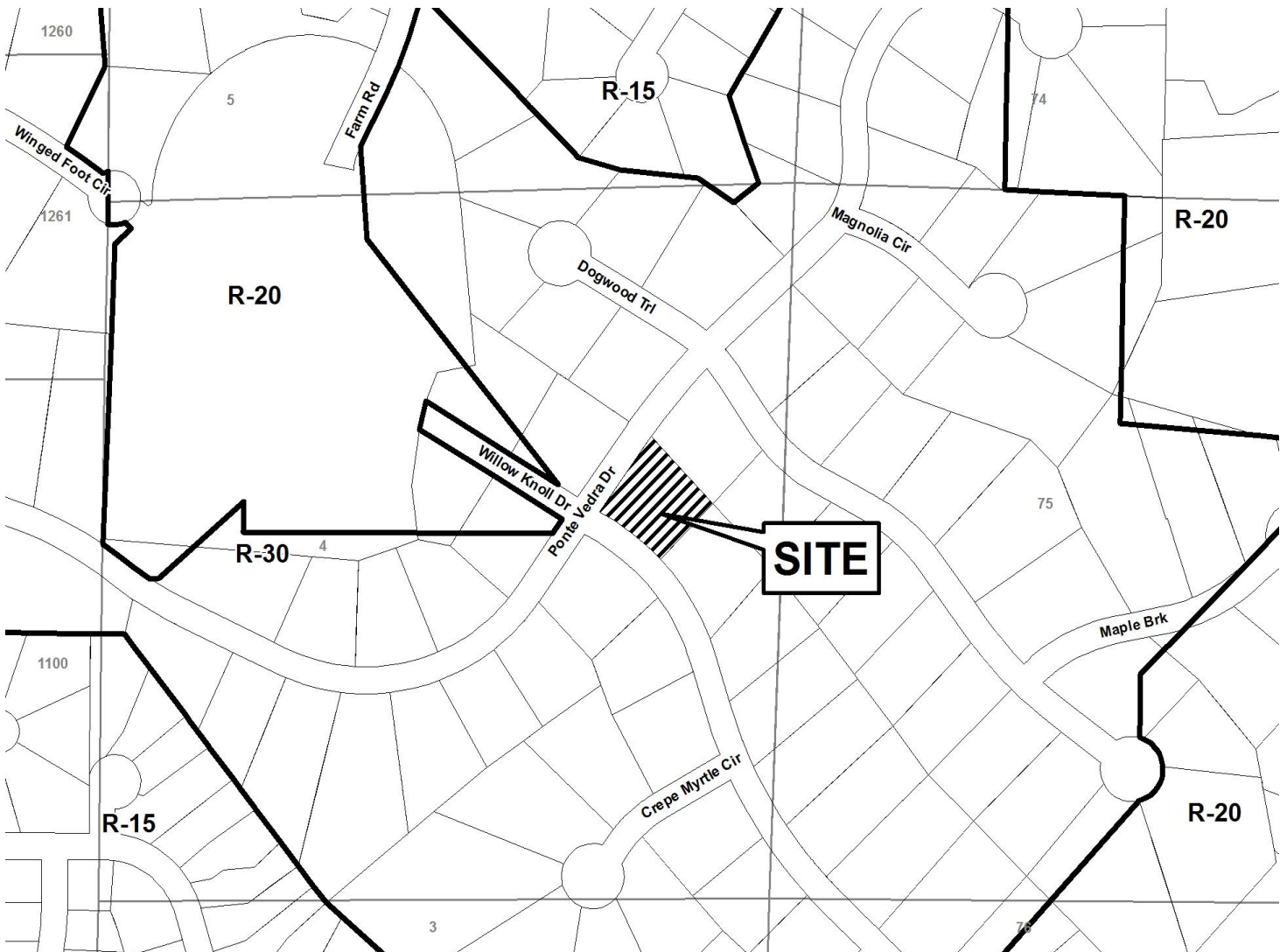
LAND LOT(S): 4

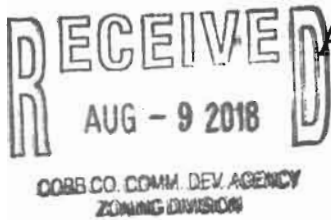
DISTRICT: 1

SIZE OF TRACT: 0.59 acres

COMMISSION DISTRICT: 2

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





Application for Variance Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: 10/10/18

Applicant Carlton and Shannon Walstad Phone # 404-934-6623 E-mail thewalstads@yahoo.com

Alan Wills Address 613 Club Lane
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-873-1860 E-mail alanwills@circlewconstruction.com
(representative's signature)

My commission expires: 2-28-2019 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Carlton and Shannon Walstad Phone # 404-934-6623 E-mail thewalstads@yahoo.com

Signature [Signature] Address: 4620 Ponte Vedra Dr., Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/24/2021 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-30

Location 4620 Ponte Vedra Dr. / 545 Willow Knoll Dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract .59 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 Corner Lot

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).

Due to current setback requirements for corner lots the applicant will have to increase the rear setback from the current 12' to 40'. The plat recorded on 7/20/1973 shows a rear setback of 12'. The current house that is going to be demolished is only 14' from the rear property line.

Applicant is asking for the rear setback to be 30'. If approved, that will double the distance of the new house from the rear property line.

List type of variance requested: 1) Waive rear setback from 40' to 30'

APPLICANT: Saneey's BP Inc

PHONE: 404-271-1602

REPRESENTATIVE: S M Hossein Saneeymehri

PHONE: 404-271-1602

TITLEHOLDER: Saneey's BP, Inc.

PROPERTY LOCATION: At the northeast
intersection of Terrell Mill Road and Powers Ferry Road
(1365 Powers Ferry Road).

PETITION No.: V-96

DATE OF HEARING: 10-10-2018

PRESENT ZONING: GC

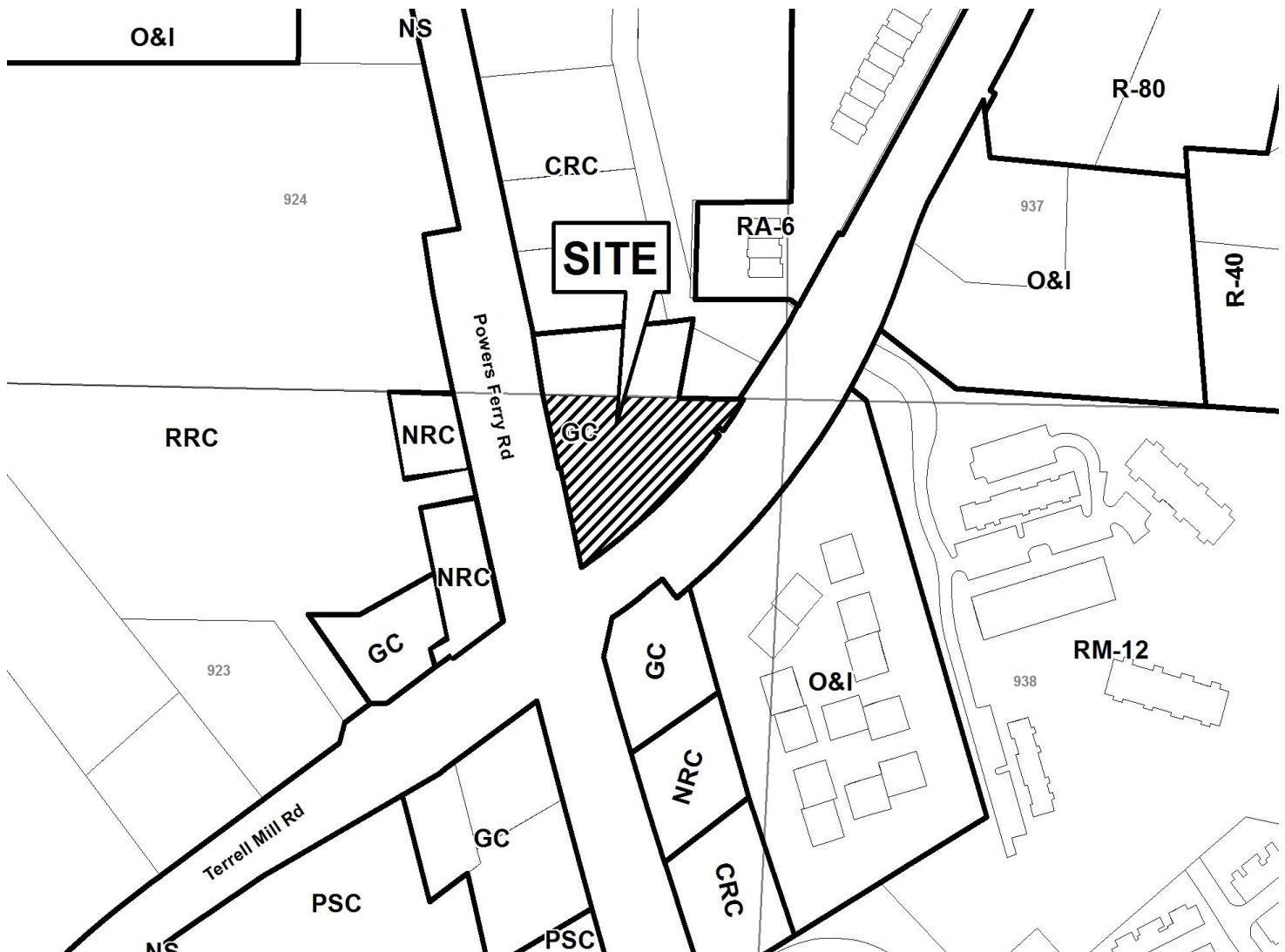
LAND LOT(S): 923

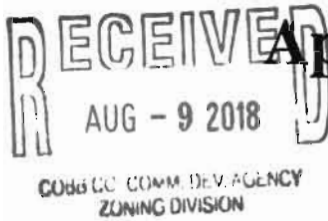
DISTRICT: 17

SIZE OF TRACT: 1.02 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 40 feet; and 2) allow accessory structures (existing carwash and proposed dumpster pad) to be located in front of the principal building.





Application for Variance Cobb County

OK

(type or print clearly)

Application No. V-96
Hearing Date: _____

Applicant Saneey's BP, Inc. Phone # 404-271-1602 E-mail saneey@yahoo.com

S.M. Hossein Saneeymehri Address 1365 Powers Ferry Road, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

S.M. Saneeymehri Phone # 404-271-1602 E-mail saneey@yahoo.com
(representative's signature)

My commission expires: 01/05/19 Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder Saneey's BP, Inc. Phone # 404-271-1602 E-mail saneey@yahoo.com

Signature S.M. Saneeymehri Address: 1365 Powers Ferry Road, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/05/19 Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property GC (General Commercial)

Location 1365 Powers Ferry Road, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 923 District 17 Size of Tract 1.02 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 ☒ Shape of Property ☒ Topography of Property _____ Other ☐ Exist. Water Main Easements

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).

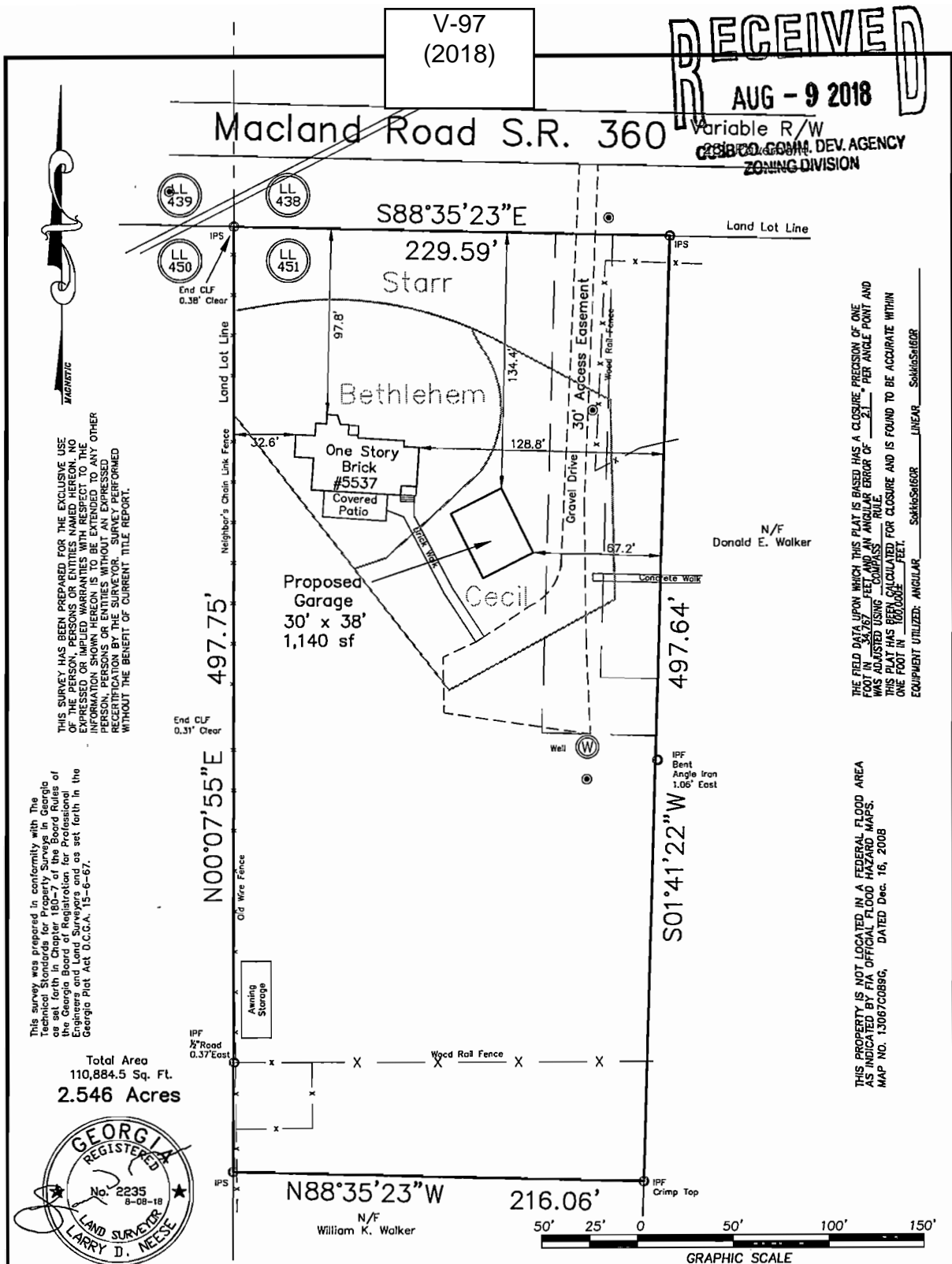
Due to the triangular shape of the property and existing water main easement that consists of 27% of the total property, in which no permanent structure is allowed, this site is limited on where and how much land can contain building structures. The existing carwash encroaches into the front building setback along Powers Ferry Road such that we are requesting a variance to reduce this setback from 50' to 40'. A variance is also requested to allow the proposed dumpster and associated screening to be located between the primary structure and Powers Ferry Road.

List type of variance requested: _____
Variance reduce the front setback along Powers Ferry Road from 50' to 40'. Variance to allow proposed dumpster and associated screening to be located between the proposed primary structure and Powers Ferry Road.

AUG - 9 2018

Macland Road S.R. 360

Variable R/W
2880 COMM. DEV. AGENCY
ZONING DIVISION



SURVEY FOR:

William K. Walker

5537 Macland Road

Powder Springs, GA. 30127

REVISIONS --

CC: HP

DWN: LM

CHKD: LDN

LAND LOT: 451

DISTRICT: 19th

COUNTY: Cobb

STATE: Georgia

SCALE : 1"=50'

FIELD DATE: 8-02-18

PLAT DATE: 8-08-18

JOB: 180025

Larry D. Neese, PLS

194 Cadence Trail
Canton, Georgia 30115

(770) 428-2122

E-Mail: Lneese2235@aol.com

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

APPLICANT: William K Walker

PHONE: 770-943-6058

REPRESENTATIVE: William K Walker

PHONE: 770-943-6058

TITLEHOLDER: William Kenneth Walker

PROPERTY LOCATION: On the south side of
Macland Road, west of Florence Road
(5537 Macland Road).

PETITION No.: V-97

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-30

LAND LOT(S): 451

DISTRICT: 19

SIZE OF TRACT: 2.55 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure under 650 square feet (existing approximately 600 square foot awning storage) from the required 12 feet to five (5) feet adjacent to the west property line; 2) allow an accessory structure (proposed 1,140 square foot garage) to be located to the side of the principal building; 3) waive the setback for an accessory structure over 650 square feet (proposed 1,140 square foot garage) from the required 100 feet to 67 feet adjacent to the east property line; and 4) allow parking and/or maneuvering on a non hardened and treated surface (gravel drive).



Application for Variance

Cobb County

(type or print clearly)

RECEIVED
Application No. V-97
Hearing Date: 10/10/2018

Applicant William K. Walker Phone # 770-943-6058 E-mail kmbsaw@gmail.com

William K. Walker Address 5537 Macland Rd Powder Springs, GA. 30127
(representative's name, printed) (street, city, state and zip code)

William K. Walker Phone # 770-943-6058 E-mail kmbsaw@gmail.com
(representative's signature)

My commission expires: April 30, 2019

DANINE WALKER
Signed, sealed and delivered in presence of:
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
MY COMMISSION

Titleholder William K. Walker Phone # 770-943-6058 E-mail kmbsaw@gmail.com

Signature W.K. Walker Address: 5537 Macland Rd. Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 30, 2019

DANINE WALKER
Signed, sealed and delivered in presence of:
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
MY COMMISSION
EXPIRES APRIL 30, 2019

Present Zoning of Property R-30

Location 5537 Macland Rd Powder Springs, GA. 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 451 District 19th Size of Tract 2.546 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 2.546 ACRES Shape of Property _____ Topography of Property 2.546 AC Other _____
110,884.5 Sq Ft

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

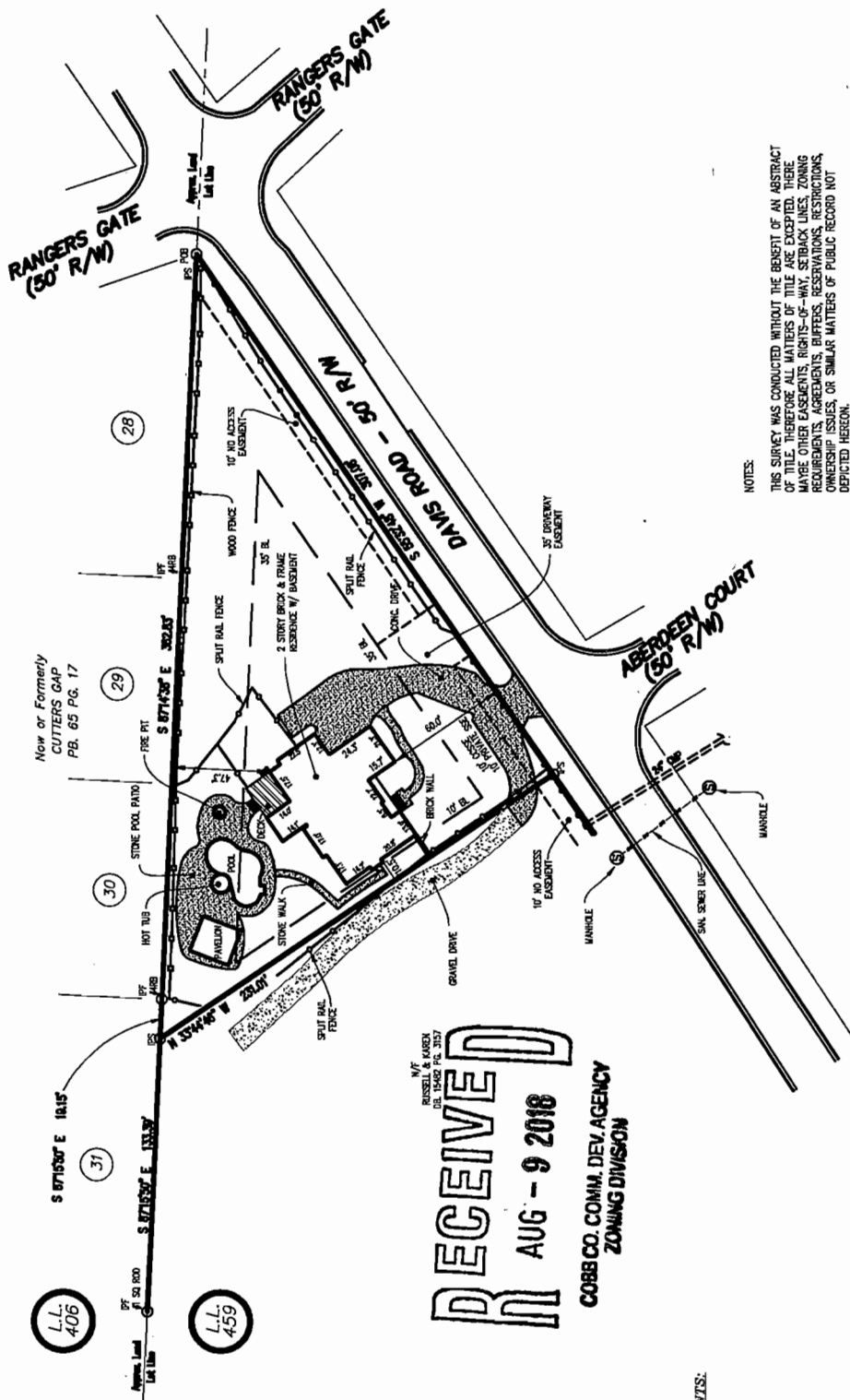
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

1. Due to slope of property there is no practical way for breeze way
2. Original house (built in 1948) has been deemed a
historic resource and the original structure cannot be altered
by adding a breeze way.

List type of variance requested: Square footage of garage and possible
set-back variance.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
100 YEAR FLOOD ZONE ACCORDING TO FEMA
MAP 13067C0084G, DATED: DECEMBER 16, 2008

TRAVERSE CLOSURE - 1:25.068
ANGULAR ERROR - 1.87 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:183.145
ALL MATTERS OF TITLE EXCEPTED.



V-98
(2018)



NOTES:
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT
OF TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE
MAYBE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING
REQUIREMENTS, AGREEMENTS, BUFFERS, RESERVATIONS, RESTRICTIONS,
OWNERSHIP ISSUES, OR SIMILAR MATTERS OF PUBLIC RECORD NOT
DEPICTED HEREON.

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF
UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE
ABOVE GROUND APPEARANCES. NO CERTIFICATION IS MADE AS TO THE
ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING
UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE
OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN
ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES
PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT
OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

This survey was prepared in conformity with the Technical Standards for
Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules
of the Georgia Board of Registration for Professional Engineers and Land
Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

RECEIVED
AUG - 9 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PRESENT ZONING:
R-20

BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 10'
REAR - 35'

REFERENCE DEED:
PB. 275, PG. 392

PROPERTY ADDRESS:
3063 DAVIS ROAD
MARIETTA, GEORGIA 30062

LOT SUMMARY:
± 35,466 SQ. FT.
.0814 AC

centerline
Surveying and Land Planning, Inc.

1601 BOWLING BLVD., SUITE 1010, LAWRENCEVILLE, GA 30044
PHONE: (770) 447-0865 FAX: (770) 447-0868



NO.	DATE	REVISION DESCRIPTION	BY

LOT SURVEY FOR
3063 DAVIS ROAD

LOCATED IN LAND LOT 403
IN THE LATER DIVISION, 2ND DISTRICT
COBB COUNTY, GEORGIA

SHEET No.
1 of 1

08-08-19

APPLICANT: Russell Long and Karen Long

PHONE: 214-450-5338

REPRESENTATIVE: Russell Long

PHONE: 214-450-5338

TITLEHOLDER: Russell L Long and Karen D Long

PROPERTY LOCATION: On the northwest side of

Davis Road, across from Aberdeen Court, west of
Rangers Gate

(3063 Davis Road).

PETITION No.: V-98

DATE OF HEARING: 10-10-2018

PRESENT ZONING: R-20

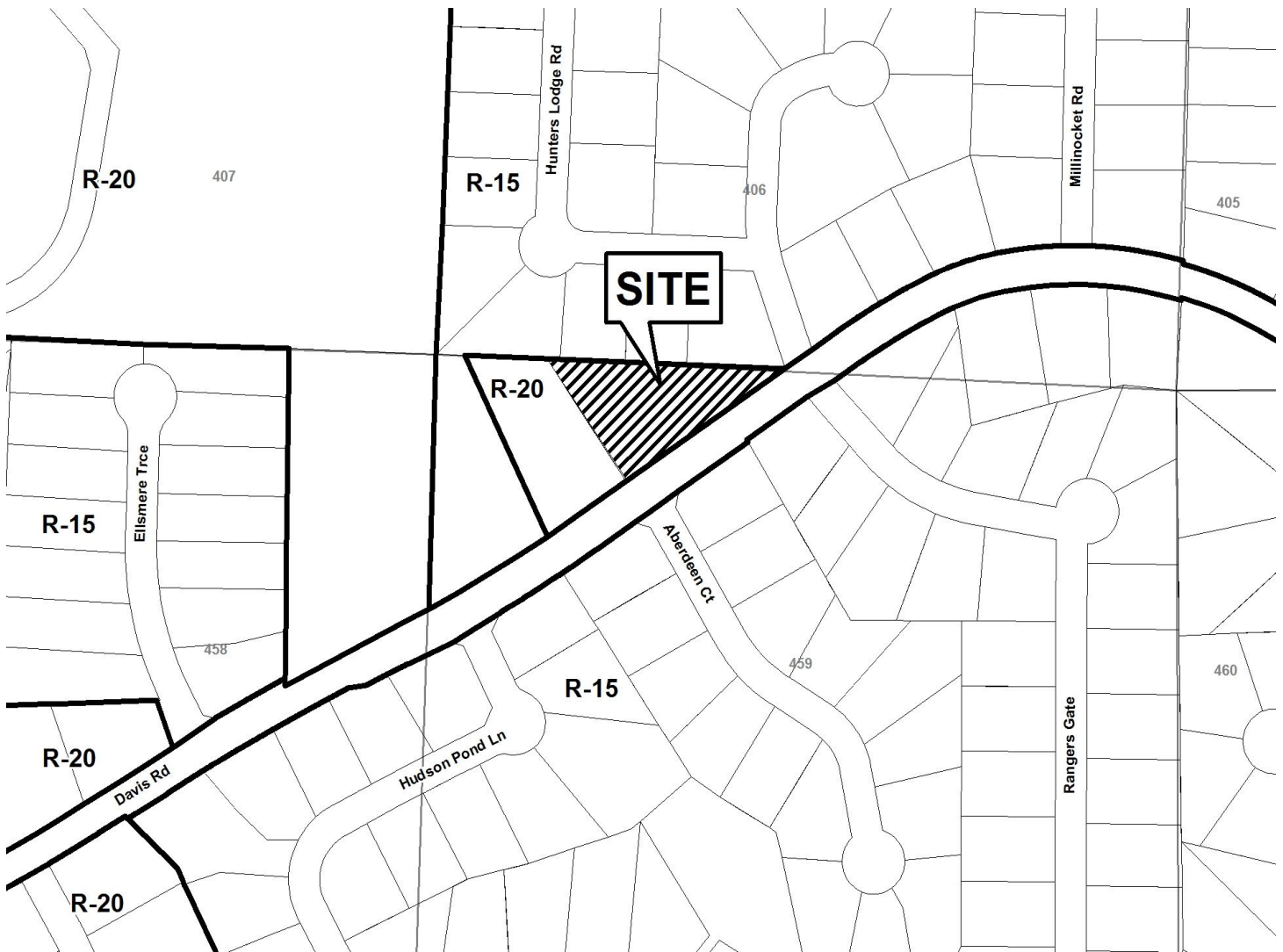
LAND LOT(S): 459

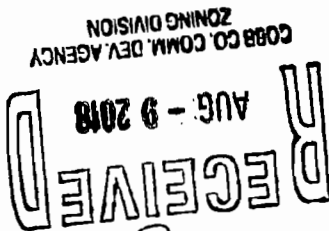
DISTRICT: 16

SIZE OF TRACT: 0.81 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 360 square foot pavilion) from the required 35 feet to 10 feet.





Application for Variance

Cobb County

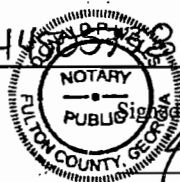
(type or print clearly)

Application No. V-98
Hearing Date: 10-10-18

Applicant Russell and Karen Long Phone # 214 450 5338 E-mail russell.long75@gmail.com

Russell Long Address 3063 DAVIS ROAD MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Russell Long Phone # 214 450 5338 E-mail russell.long75@gmail.com
(representative's signature)



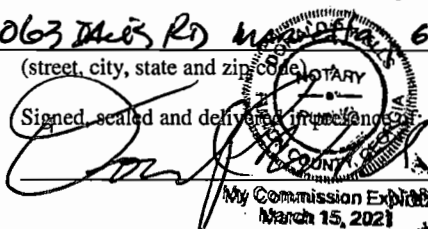
My Commission Expires
March 15, 2021

Notary Public

My commission expires: _____

Titleholder Russell Long Phone # 214 450 5338 E-mail russell.long75@gmail.com

Signature Russell Long Address: 3063 Davis Rd Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

Present Zoning of Property RESIDENTIAL

Location 3063 DAVIS ROAD MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 459 District 116th, 2nd Section Size of Tract .814 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 property is triangular shape w/ rear setback essentially stating that there is no left side of property. THE REAR setback creates a hardship to utilize my full property for the requested pavilion after the pool was completed. Adjustments due to property topography, plus shape have created the issue. Position of Pavilion is in most stable, reliable location due to restrictions.

List type of variance requested:

Variance requested to reduce setback from 35 ft to 10 ft on rear of property. All contiguous neighbors have signed w/ no issues and in support.