

PRELIMINARY VARIANCE ANALYSIS

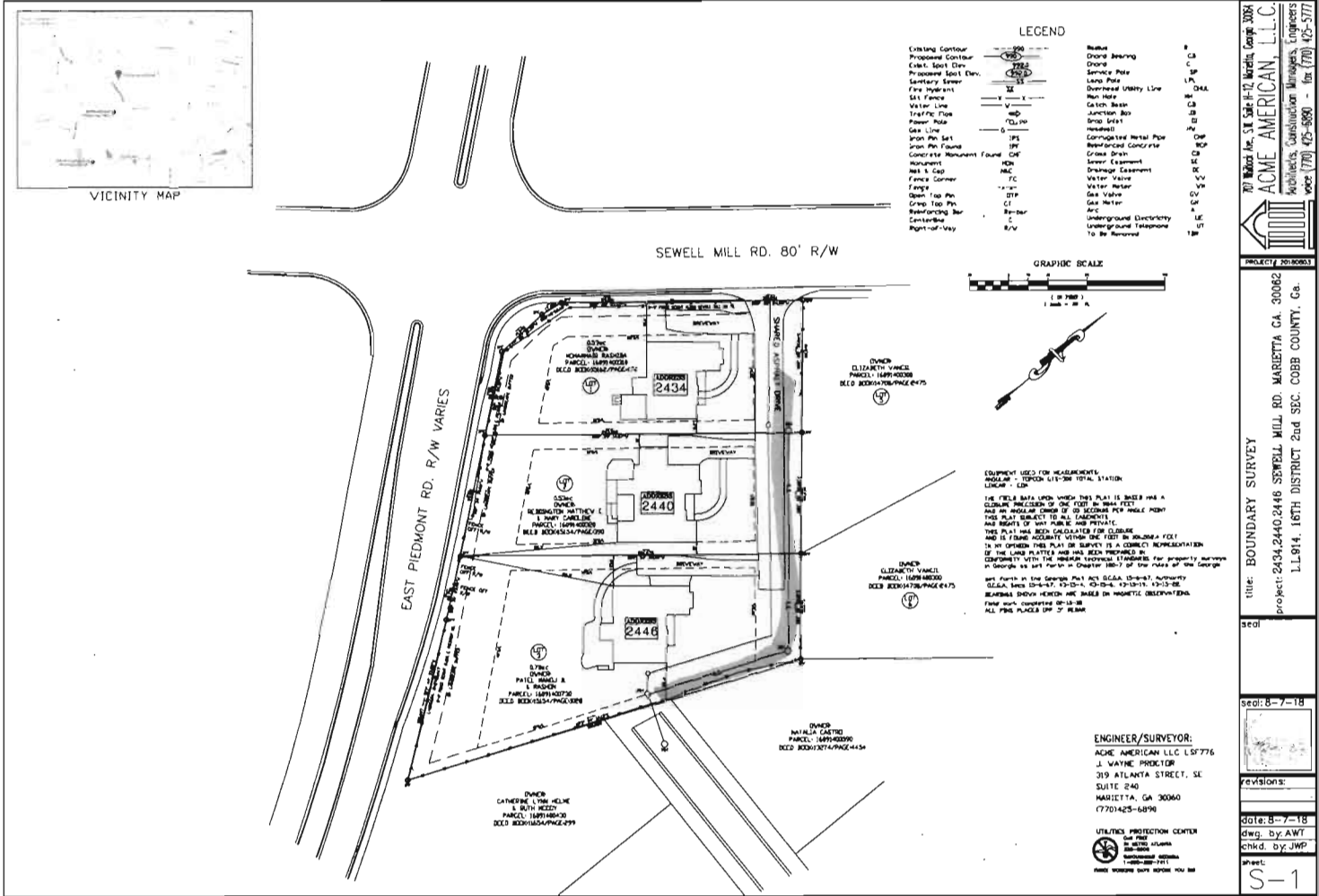
HEARING DATE: November 14, 2018

Distributed: **September 24, 2018**



Cobb County... Expect the Best!

V-99
(2018)



RECORDED
 AUG 16 2018
 COBB CO. COMM. DEPT. - CLERK
 ZONING DIVISION

APPLICANT: Roshan Patel and Manij Patel

PETITION No.: V-99

PHONE: 678-592-0143

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Rosham Patel

PRESENT ZONING: R-20

PHONE: 678-592-0143

LAND LOT(S): 914

TITLEHOLDER: Manoj B. Patel and Rashon Patel

DISTRICT: 16

PROPERTY LOCATION: On the northeast side of East Piedmont Road, south of Sewell Mill Road, and at the western terminus of Octavia Lane (2446 Sewell Mill Road).

SIZE OF TRACT: 0.78 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.



Application for Variance

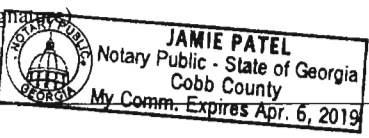
RECEIVED
Cobb County
(type or print) clearly
AUG 16 2018

Application No. V-99
Hearing Date: 11-14-18

Applicant Roshan & Manij Patel COMM. DIV. AGENCY # 6785920143 E-mail Rpatel@kasandwa.com

Roshan Patel Address 2446 Sewell Mill Rd
(representative's name, printed) (street, city, state and zip code)

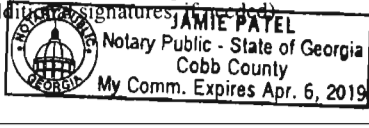
RPatel Phone # _____ E-mail _____
(representative's signature)

My commission expires: 

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

Titleholder Roshan and Manij Patel Phone # 6785920143 E-mail Rpatel@kasandwa.com

Signature RPatel Address: 2446 Sewell Mill Rd
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 

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

Present Zoning of Property Residential

Location 2446 Sewell Mill Rd Marietta GA 30060
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 16 Size of Tract .78 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).

For backyard noise. Backyard trash comes into our lot. the lot slopes down from the street and towards the house... we have erected the fence and the noise level has went down. we all have younger kids and they wake up every night.

List type of variance requested: Height of fence

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ZONING DIVISION



FINAL PLAT FOR:
THE ARBORS AT
SEWELL MILL
16TH DISTRICT
COBB COUNTY, GEORGIA

PROPERTY NOTES

1. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

2. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

3. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

PROPERTY NOTES

4. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

5. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

6. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

PROPERTY NOTES

7. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

8. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

9. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

PROPERTY NOTES

10. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

11. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

12. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

Sheet Number
1 of 1

FINAL PLAT FOR:
THE ARBORS AT SEWELL MILL
LAND LOT 914, 16TH DISTRICT
COBB COUNTY, GEORGIA
SPR-2012-0014B

PROPERTY NOTES

1. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

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7. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

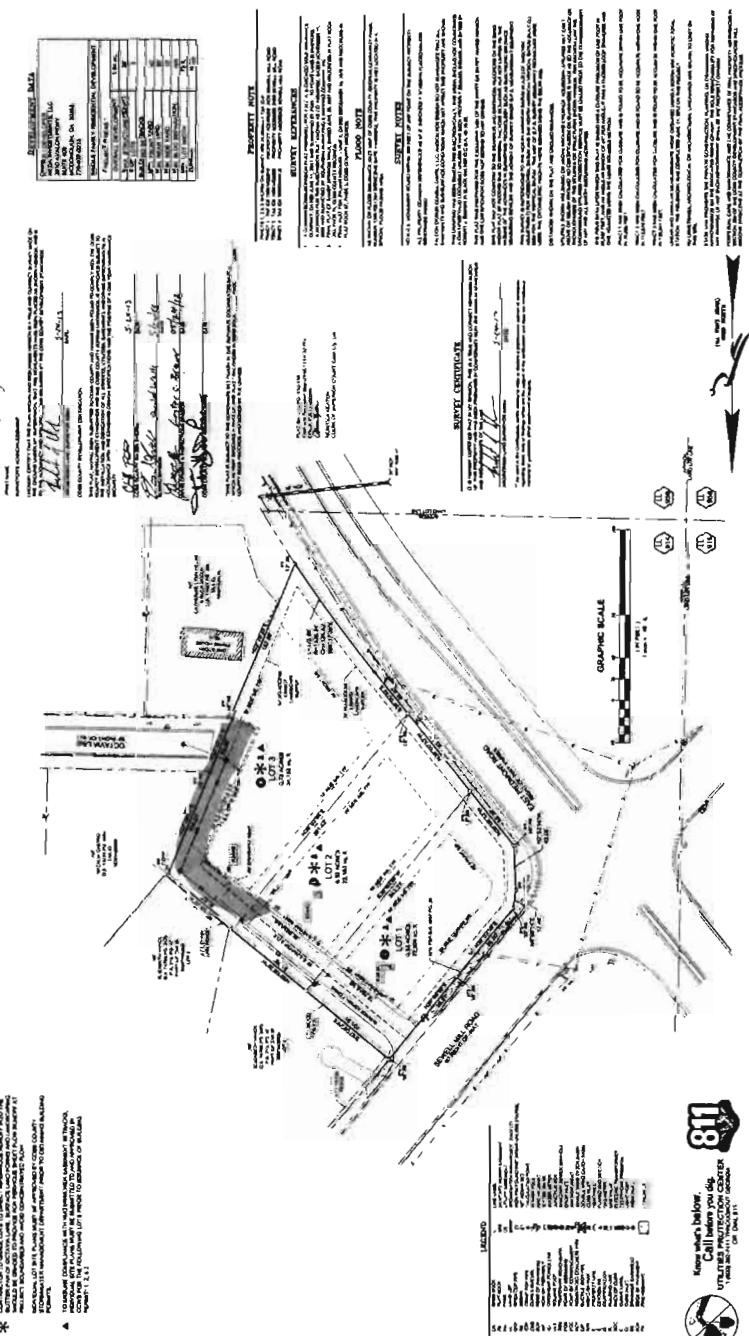
8. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

9. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

10. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

11. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

12. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:



PROPERTY NOTES

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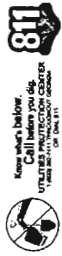
8. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

9. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

10. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

11. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:

12. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:



APPLICANT: Rashida Mohammadi

PETITION No.: V-100

PHONE: 404-933-2439

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Rashida Mohammadi

PRESENT ZONING: R-20

PHONE: 404-933-2439

LAND LOT(S): 914

TITLEHOLDER: Rashida Mohammadi

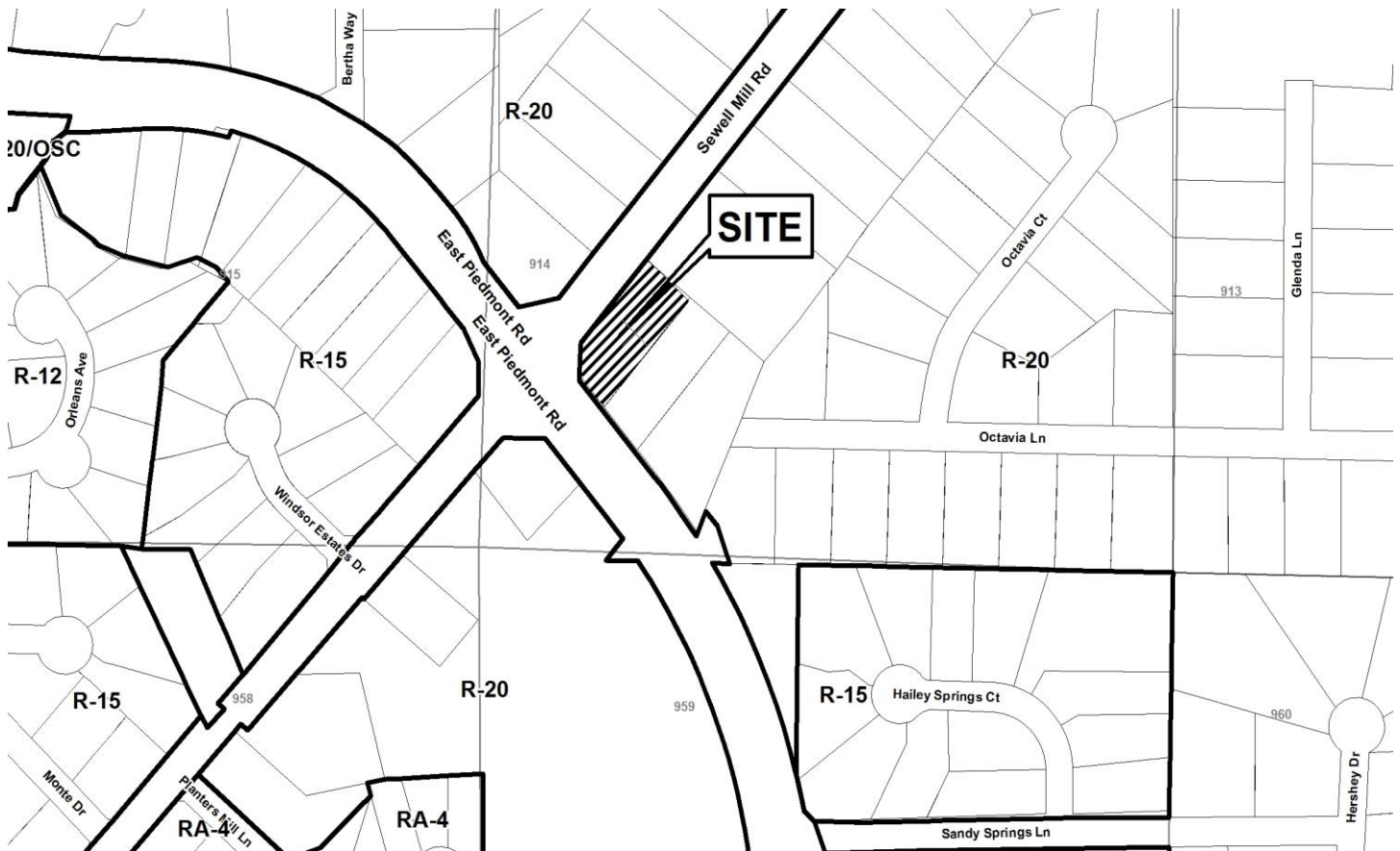
DISTRICT: 16

PROPERTY LOCATION: On the east corner of East
Piedmont Road and Sewell Mill Road
(2434 Sewell Mill Road).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V.100
Hearing Date: 11-14-18

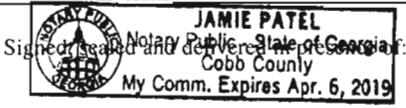
Applicant RASHIDA MOHAMMADI Phone # (404) 933-2439 E-mail hanifrashida@yahoo.com



Address _____
(representative's name printed) (street, city, state and zip code)

Signature Rashida Mohammadi Phone # _____ E-mail _____
(representative's signature)

My commission expires: Jan 1st 2019

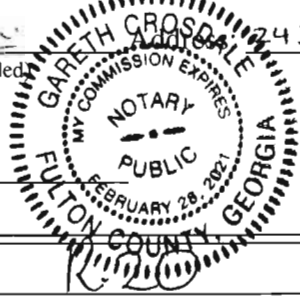


Notary Public

Titleholder RASHIDA MOHAMMADI Phone # (404) 933-2439 E-mail hanifrashida@yahoo.com

Signature Rashida Mohammadi Address 2434 SEWELL MILL RD MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/28/2021



Signed, sealed and delivered in presence of:
Gareth Cross 02/07/2018
Notary Public

Present Zoning of Property _____

Location 2434 SEWELL MILL RD. MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0914 District 16 Size of Tract _____ Acre(s)

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

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

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

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

Very little Privacy without fence
Extremely bad noise pollution which doesn't allow us to sleep at night & also interfere with my reading which is required for my work.

List type of variance requested: Please Leave the new fence in place

V-101
(2018)

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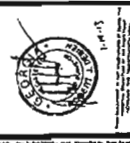
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



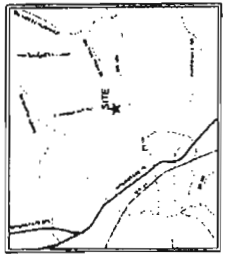
LOT RECONFIGURATION FOR:
NEDA INVESTMENTS, LLC
LAND LOT 914
16TH DISTRICT
COBB COUNTY, GEORGIA

REGIONS

DATE: 8/15/18
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN



Sheet Number
1 of 1



VICINITY MAP
N.T.S.

DEVELOPMENT DATA

OWNER: NEDA INVESTMENTS, LLC	PROJECT NAME: 16TH DISTRICT
STATE: GA	CITY: ATLANTA
PROJECT NO: 16000000	TRACT NO: 1
OVERALL DEVELOPMENT	ACRES: 1.8
USE: COMMERCIAL	LOT AREA: 20
APPLICANT: J. B. BROWN	DATE: 8/15/18
APPROVED BY: J. B. BROWN	DATE: 8/15/18
SCALE: 1" = 100'	DATE: 8/15/18
DATE: 8/15/18	DATE: 8/15/18
DATE: 8/15/18	DATE: 8/15/18
DATE: 8/15/18	DATE: 8/15/18
DATE: 8/15/18	DATE: 8/15/18

PROPERTY NOTE
SURVEY REFERENCES
PLANNING NOTE
SURVEY NOTES

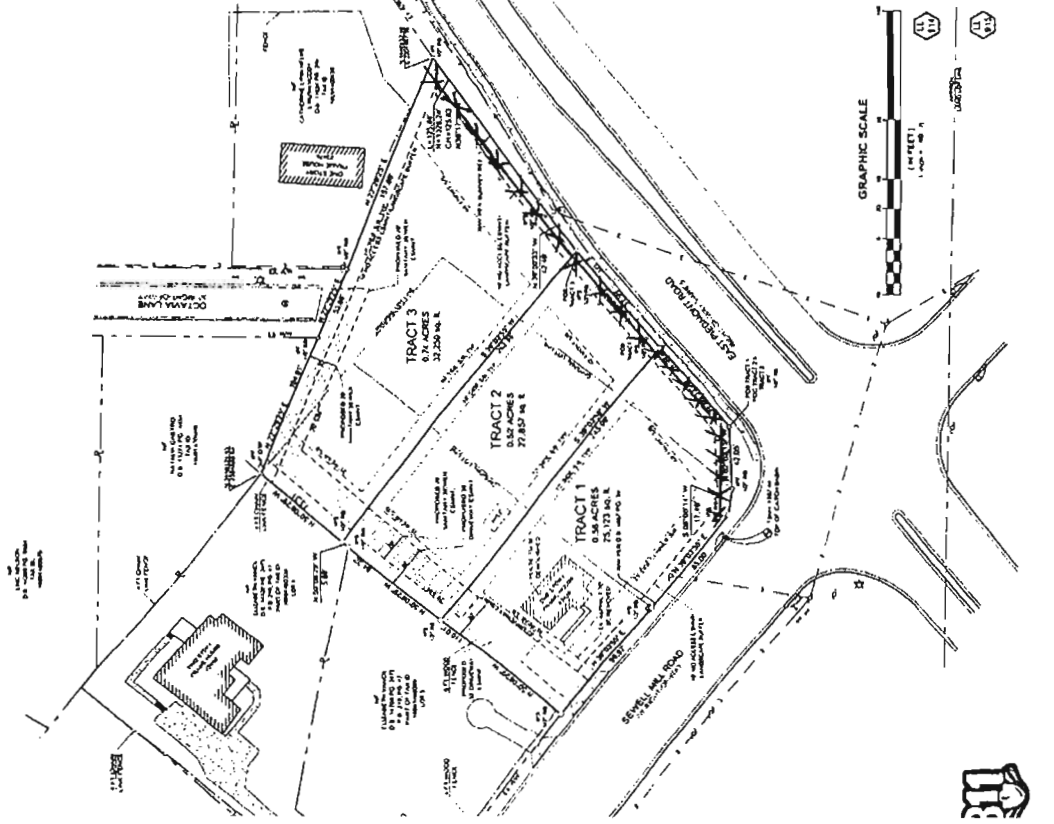
DEVELOPMENT DATA
OWNER: NEDA INVESTMENTS, LLC
PROJECT NAME: 16TH DISTRICT
STATE: GA
PROJECT NO: 16000000
TRACT NO: 1
OVERALL DEVELOPMENT
USE: COMMERCIAL
LOT AREA: 20
APPLICANT: J. B. BROWN
DATE: 8/15/18
APPROVED BY: J. B. BROWN
DATE: 8/15/18

PROPERTY NOTE
SURVEY REFERENCES
PLANNING NOTE
SURVEY NOTES

PROPERTY NOTE
SURVEY REFERENCES
PLANNING NOTE
SURVEY NOTES

PROPERTY NOTE
SURVEY REFERENCES
PLANNING NOTE
SURVEY NOTES

LOT RECONFIGURATION FOR:
NEDA INVESTMENTS, LLC
LAND LOT 914, 16TH DISTRICT
COBB COUNTY, GEORGIA



GRAPHIC SCALE
1" = 100'

APPLICANT: Matthew Reddington

PETITION No.: V-101

PHONE: 770-856-1890

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Matthew Reddington

PRESENT ZONING: R-20

PHONE: 770-856-1890

LAND LOT(S): 914

TITLEHOLDER: Matthew Reddington

DISTRICT: 16

PROPERTY LOCATION: On the northeast side of East Piedmont Road, south of Sewell Mill Road (2440 Sewell Mill Road).

SIZE OF TRACT: 0.53 acres

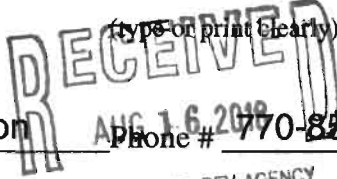
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from the required six (6) feet to eight (8) feet.



Application for Variance

Cobb County



Application No. V-101
Hearing Date: 11-14-18

Applicant Matthew Reddington Phone # 770-856-1890 E-mail mattereddington@gmail.com

Matthew Reddington **COBB CO. COMM. DEV. AGENCY** **ADDITIONAL DIVISION** 2440 Sewell Mill Road, Marietta GA 30062

(representative's name, printed)

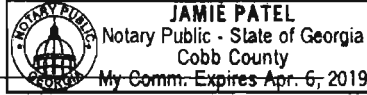
(street, city, state and zip code)

Phone # 770.856.1890 E-mail mattereddington@gmail.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____



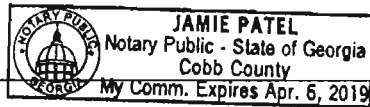
[Signature]
Notary Public

Titleholder Matthew Reddington Phone # 770-856-1890 E-mail mattereddington@gmail.com

Signature [Signature] Address: 2440 Sewell Mill Rd. Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____



Notary Public

Present Zoning of Property Residential

Location 2440 Sewell Mill Rd, Marietta GA 30062 -Intersection of East Piedmont and Sewell Mill Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Land Lot 914 District 16th District Size of Tract 0.53 Acre(s)

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

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

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

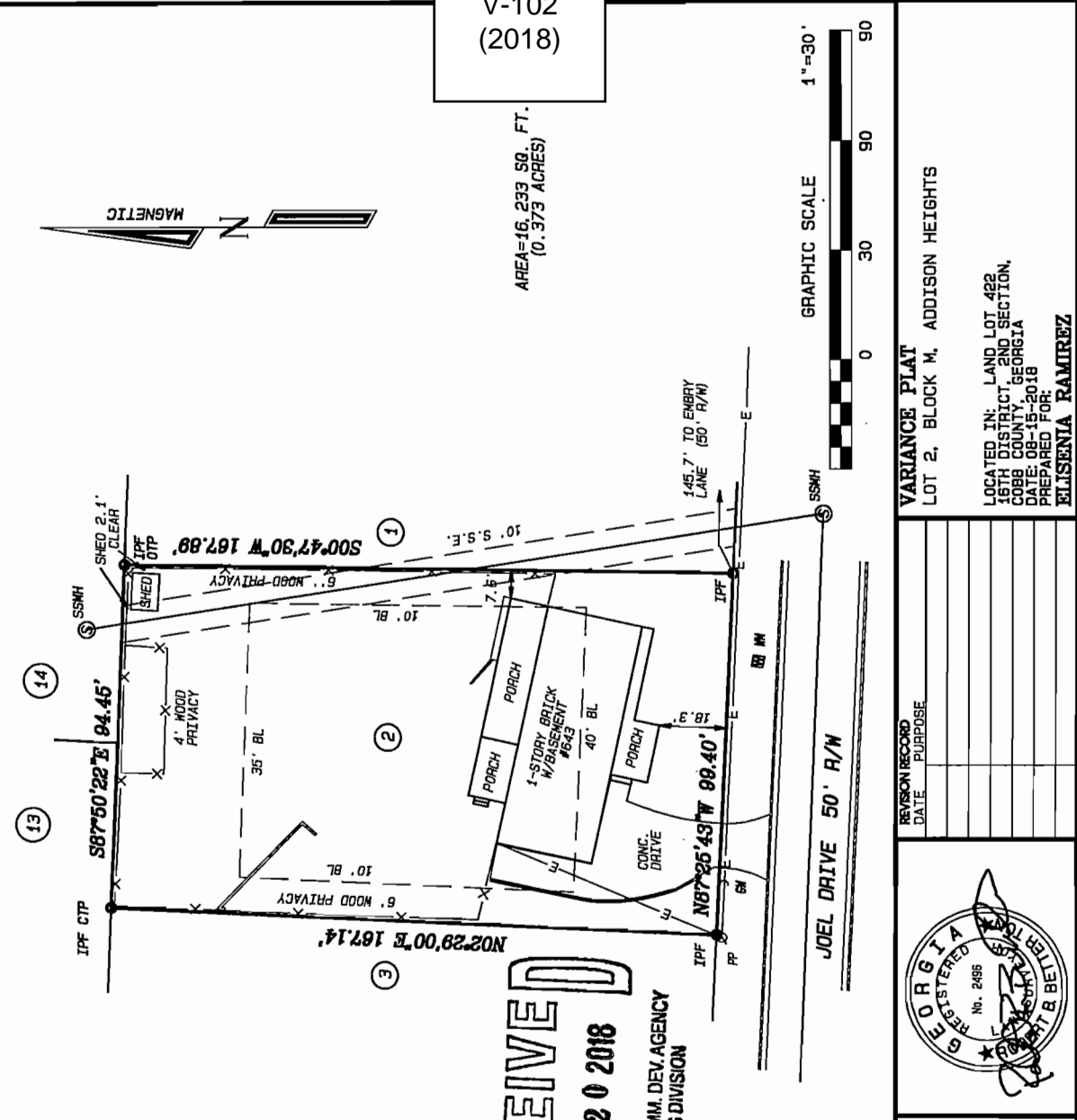
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The property backs to a very busy road (East Piedmont Road) and noise, trash, scrap and overspray all have entered into/on the property. We would like to request a variance for a fence taller than the stated standard to avoid these items from occurring. We are asking to have the fence taller than the ordinance, as the land slopes away from the street and towards the houses, thus minimizing the street level height of the fence, and its ability to shield the aforementioned items from entering the property. My neighbors and I have erected the fence, pursuant to information found on the Cobb County website relating to Fences, and believed we acted within the ordinance based on this information. We have been in contact with Donald Wells about this, and he has stated he sees the confusion that the website information causes and Donald has request modifications to the county website to correct this confusion. (screen shot of website attached)

List type of variance requested: Height of Fence Variance

V-102
(2018)

AREA=16,233 SQ. FT.
(0.373 ACRES)



ZONING: R-20
FRONT SETBACK: 40 FT. (PER PLAT)
SIDE SETBACK: 10 FT.
REAR SETBACK: 35 FT.

THE PURPOSE OF THE VARIANCE IS TO:
1. REDUCE THE FRONT SETBACK FROM 40' TO 18.3'.
2. REDUCE THE SIDE SETBACK FROM 10' TO 7.6'.
3. REDUCE THE SETBACK FOR AN ACCESSORY STRUCTURE FROM 5' TO 2.1'.

SURVEY NOTES:

- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 56,342 FEET.
- 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 COMMISS SOKKIA IX SERIES ROBOTIC STATION.
- DATE OF SURVEY: 08-15-2018
- I HAVE THIS DATE EXAMINED THE OFFICIAL FEMA INSURANCE RATE MAP COMMUNITY NUMBER 130052 PANEL 0041H DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

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AUG 20 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY REFERENCES:

- PLAT OF ADDISON HEIGHTS SUBDIVISION RECORDED IN PLAT BOOK 31, PAGE 76.

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.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

DRAWN BY	BBB
CHECKED BY	BBB
DRAWING SCALE	1" = 30'
FILE NUMBER	6287_PRO
JOB NUMBER	6287



REVISION RECORD	DATE	PURPOSE

VARIANCE PLAT
LOT 2, BLOCK M, ADDISON HEIGHTS

LOCATED IN: LAND LOT 422
16TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 08-15-2018
PREPARED FOR:
ELISENIA RAMIREZ

APPLICANT: Juana Zarco-Ramirez

PETITION No.: V-102

PHONE: 678-629-9516

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Juana Zarco-Ramirez

PRESENT ZONING: R-20

PHONE: 678-629-9516

LAND LOT(S): 422

TITLEHOLDER: Juana Zarco Ramirez

DISTRICT: 16

PROPERTY LOCATION: On the north side of Joel Drive, west of Embry Lane (643 Joel Drive).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 18 feet; 2) waive the side setback from the required 10 feet to seven (7) feet adjacent to the east property line; 3) waive the side setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet adjacent to the east property line; and 4) waive the rear setback for an accessory structure under 144 square feet (approximately 80 square foot shed) from the required five (5) feet to two (2) feet.



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AUG 20 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

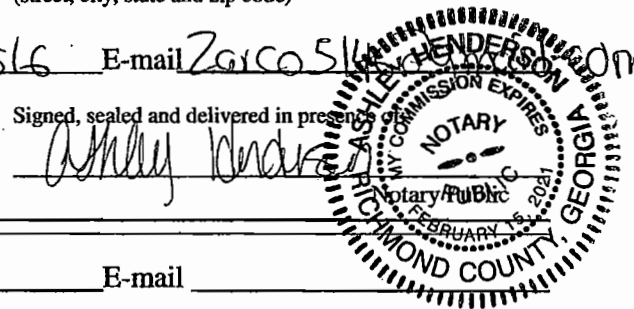
(type or print clearly)

Application No. V-102
Hearing Date: 11-14-18

Applicant Jana Zarco-Ramirez Phone # 678-629-9516 E-mail Zarco5146@gmail.com
Jana Zarco Ramirez Address 443 Joel Dr. Marietta, Ga 30066
(representative's name, printed) (street, city, state and zip code)

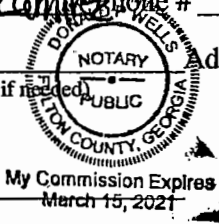
Jana Zarco Ramirez Phone # 678-629-9516 E-mail Zarco5146@gmail.com
(representative's signature)

My commission expires: 2-15-2021



Signed, sealed and delivered in presence of Ashley Henderson
Notary Public

Titleholder Jana Zarco Ramirez Phone # _____ E-mail _____
Signature Jana Zarco Ramirez Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: Donald Wells
Notary Public

Present Zoning of Property R-20

Location 443 Joel Dr. Marietta, Ga 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 422 District 16 Size of Tract _____ Acre(s)

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

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

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

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

was unaware that needed permit to extend and add on front porch.

List type of variance requested: waive front setback requirement
Reduce the front setback from 40' to 18.5'
Reduce the side setback from 10' to 7.6'
Reduce the setback for an accessory structure from 5' to 2.1'

V-103
(2018)

PLAT PREPARED FOR
Piero Vicky Hernandez

PROPERTY ADDRESS: 2711 Acworth Ave, Suite 800, Atlanta, GA 30329
LAND AREA: 1.50 AC
PREPARED BY: M. J. HERNANDEZ
DATE: 8/1/18
SCALE: AS SHOWN
PROJECT: V-103

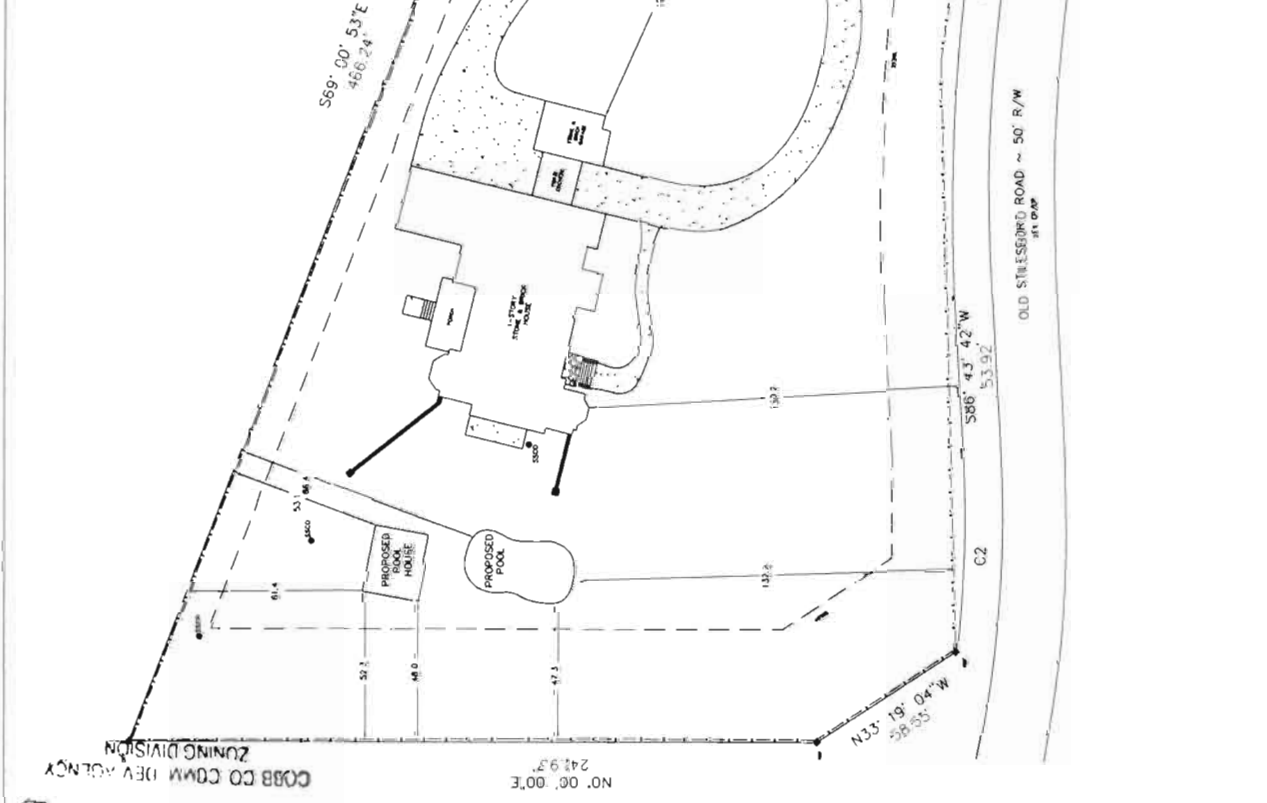
DATE: 8/1/18
SCALE: AS SHOWN
PROJECT: V-103

PLAT PREPARED FOR
Piero Vicky Hernandez

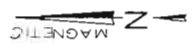
PROPERTY ADDRESS: 2711 Acworth Ave, Suite 800, Atlanta, GA 30329
LAND AREA: 1.50 AC
PREPARED BY: M. J. HERNANDEZ
DATE: 8/1/18
SCALE: AS SHOWN
PROJECT: V-103

DATE: 8/1/18
SCALE: AS SHOWN
PROJECT: V-103

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C1	718.90'	212.97'	212.19'	N 83°57'11" W
C2	414.50'	71.43'	71.34'	N 88°28'22" W
C3	1422.94'	160.78'	160.69'	S 24°38'32" W



RECEIVED
AUG 28 2018
COBB CO COMM DEV AGENCY
ZONING DIVISION



THE OFFICE OF
MAGNETIC

APPLICANT: Perla Hernandez

PHONE: 770-558-7895

REPRESENTATIVE: Shanna Highsmith

PHONE: 770-558-7895

TITLEHOLDER: Perla V. Hernandez

PROPERTY LOCATION: On the northwest corner of
Old Stilesboro Road and Acworth Due West Road
(2211 Acworth Due West Road).

PETITION No.: V-103

DATE OF HEARING: 11-14-2018

PRESENT ZONING: R-30

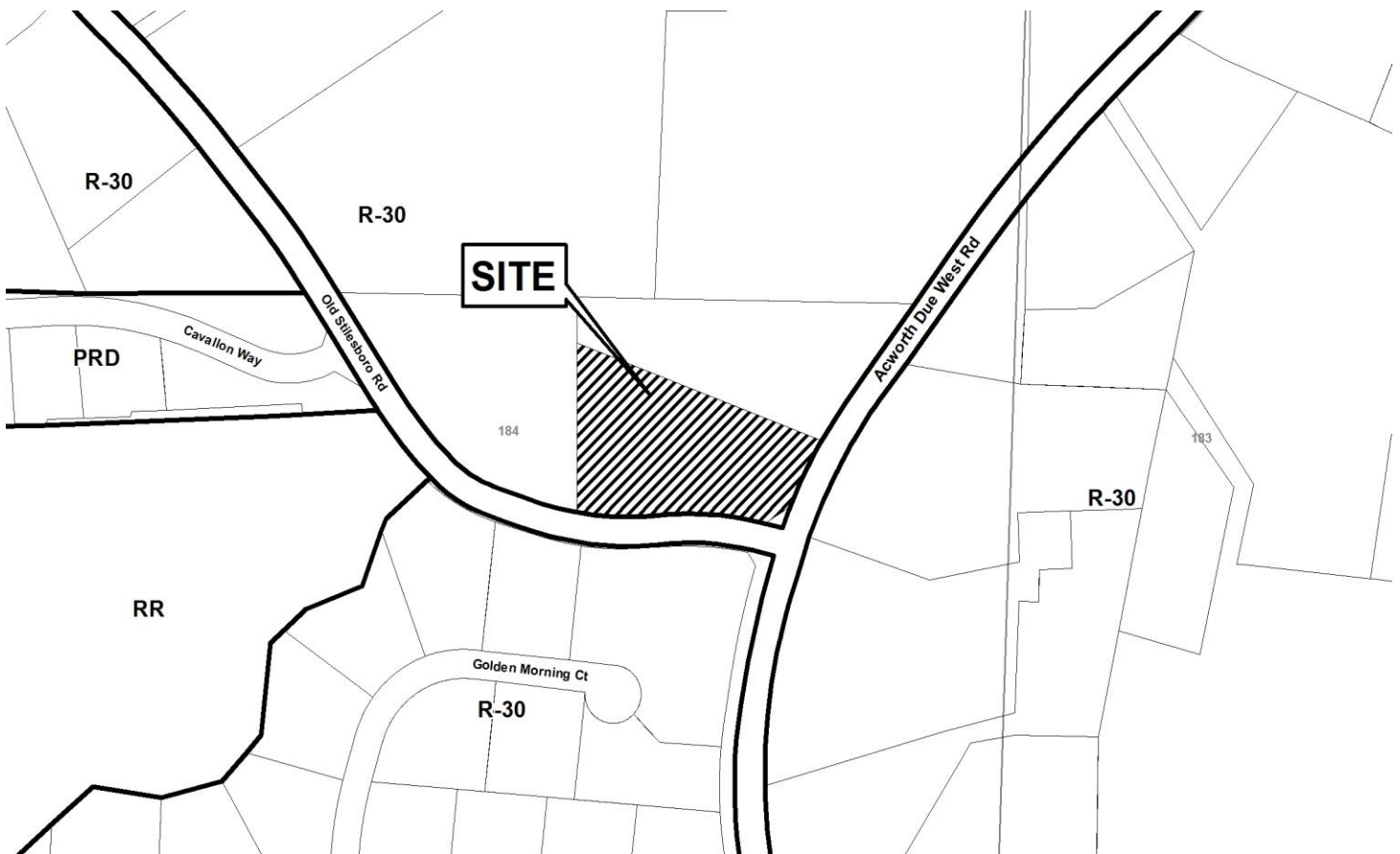
LAND LOT(S): 184

DISTRICT: 20

SIZE OF TRACT: 2.01 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed pool) to the side of the principal buliding; and
2) allow an accessory structure (proposed approximately 456 square foot pool house) to the side of the principal
building.



Application for Variance Cobb County

(type or print clearly)

RECEIVED
AUG 28 2018
V-103

Application No. V-103
Hearing Date. 8/14/18

Applicant Perla Hernandez Phone # 770-558-7895 E-mail expediting@surveysatlanta.com

Shanna Highsmith Address 2156 W. Park Ct, Ste D
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-558-7895 E-mail gail@surveysatlanta.com
(representative's signature)

My commission expires: 8/3/21
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Hernandez, Perla V Phone # 770-608-3573 E-mail hernandez9321@bellsouth.net

Signature [Signature] Address: 2211 Acworth Due West Rd NW, Kennesaw, Ga 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/3/21
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-30

Location 2211 Acworth Due West Rd NW, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 9-Unincorporated Size of Tract 1.986 Acre(s)

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

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

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:
There is not space in the back yard to put a pool without encroaching into the setbacks .

List type of variance requested:
To be approved to build pool and pool house in the western side of the property, instead of the back yard.

APPLICANT: Leonel Nunez

PETITION No.: V-104

PHONE: 678-330-7708

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Leonel Nunez

PRESENT ZONING: R-20

PHONE: 678-330-7708

LAND LOT(S): 221, 284

TITLEHOLDER: Leonnell F. Nunez

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of Carruth Drive and Eastside Drive

SIZE OF TRACT: 1.36 acres

(961 Eastside Drive).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 396 square foot carport) to the side of the principal building; 2) allow an accessory structure (approximately 396 square foot carport) to be located closer to the side street right-of-way line than the principal building; and 3) allow parking and maneuvering of vehicles on a non-hardened and treated surface (gravel).



RECEIVED
SEP 5 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-104
Hearing Date: 11/14/18

Applicant Leonel Nuñez Phone # 678-330-7708 E-mail lyl5004@gmail.com

LEONEL NUÑEZ Address _____
(representative's name, printed) (street, city, state and zip code)

Phone # _____
(representative's signature)

My commission expires: 12/11/2020

ANNESHA RATES
NOTARY PUBLIC
COMMISSION EXPIRES
DECEMBER 11, 2020
Signed, sealed and delivered in presence of:
Annesha Bates
Notary Public

Titleholder Leonel Nuñez Phone # 678-330-7708 E-mail lyl5004@gmail.com

Signature _____
(attach additional signatures, if needed)
678-330-7708 lyl5004@gmail.com
1004 Rose Ct. Smyrna 30082
(street, city, state and zip code)

My commission expires: 7-12-20

RENEE LOPEZ
NOTARY PUBLIC
COMMISSION EXPIRES
JULY 12, 2020
Signed, sealed and delivered in presence of:
Renee Lopez
Notary Public

Present Zoning of Property Residential

Location 961 Eastside Dr. Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 221 E 284 District 17 Size of Tract 1.4 Acre(s)

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

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

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

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

Carport has to be on side of property because of creek (wetland) in back of property

List type of variance requested: shed carport

APPLICANT: Vinings Station

PETITION No.: V-105

PHONE: 770-402-8532

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Kim Wakefield

PRESENT ZONING: NRC

PHONE: 770-402-8532

LAND LOT(S): 886, 908, 909

TITLEHOLDER: NORO VININGS, LLC

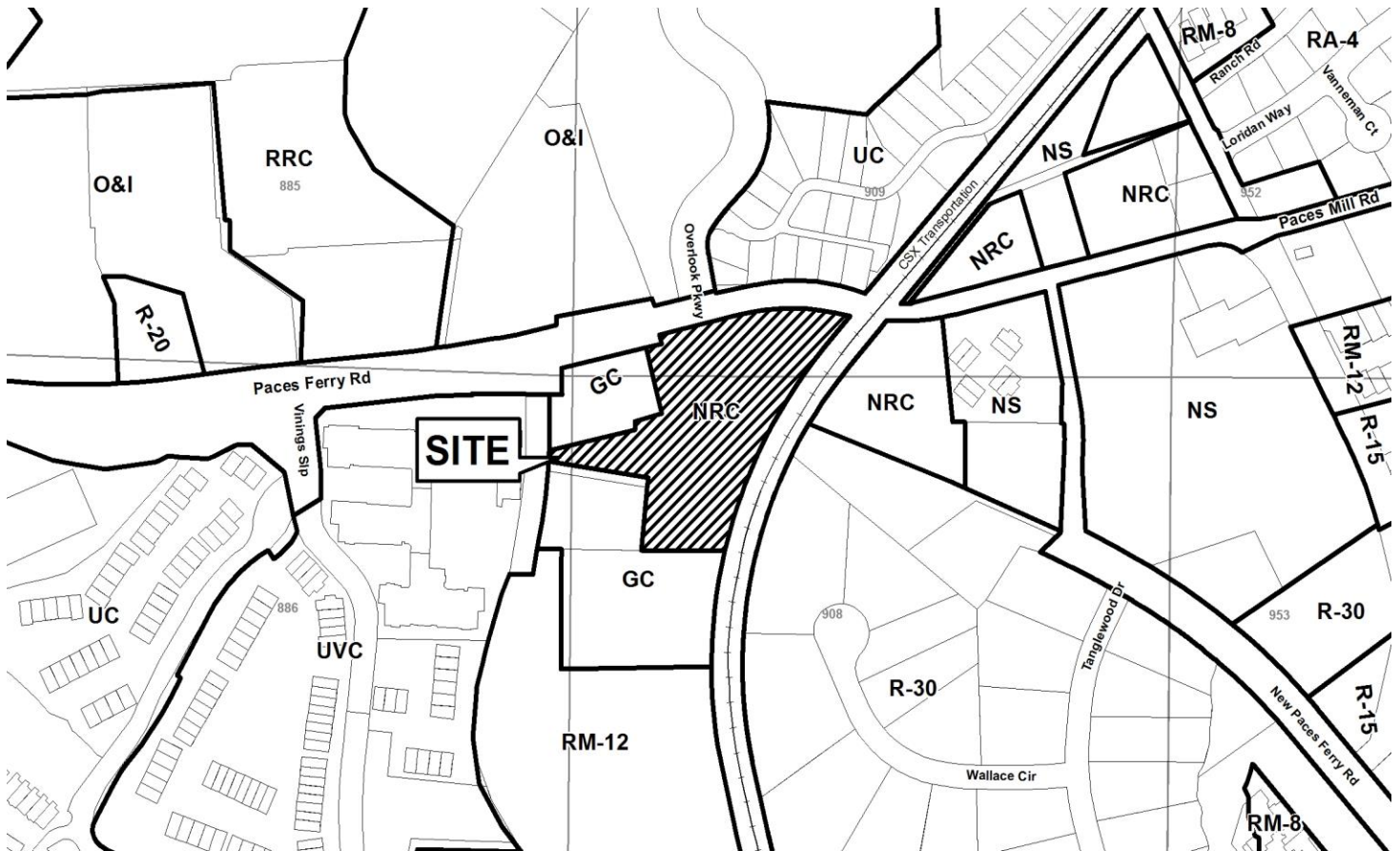
DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of
Twin Lakes Drive and Paces Ferry Road
(2810 Paces Ferry Road).

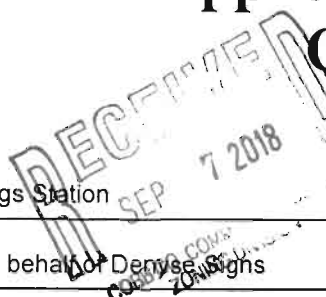
SIZE OF TRACT: 3.09 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback for a freestanding sign from the required 62 feet from the center line of an arterial road right-of-way to 50 feet.



Application for Variance Cobb County



(type or print clearly)

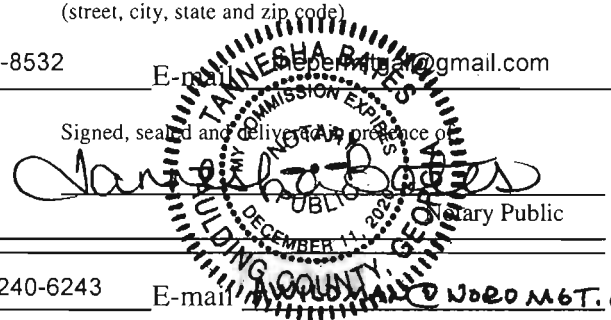
Application No. V-105
Hearing Date: 11-14-18

Applicant Vinings Station Phone # _____ E-mail _____

Kim Wakefield on behalf of Denyse Signs Address 4521 Industrial Access Rd, Douglasville GA 30134
(representative's name, printed) (street, city, state and zip code)

Kim Wakefield Phone # 770-402-8532 E-mail denyse@denyse.com
(representative's signature)

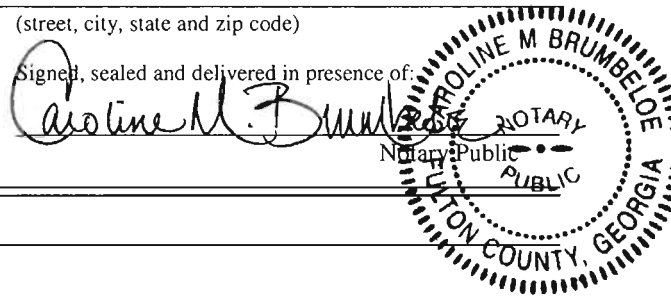
My commission expires: 12-11-2020



Titleholder Noro Vinings, LLC. Phone # 404-240-6243 E-mail no20m6t.com

Signature [Signature] Address: 2060 Mount Paran Rd, Ste 111, Atlanta GA 30327
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public, Fulton County, Georgia
My Commission Expires December 14, 2019



Present Zoning of Property NRC

Location 2810 Paces Ferry Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 909 District 17 Size of Tract 3.09 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 are currently renovating the entire shopping center. We would like to update our existing ground signs to continue this beautification process. We currently have a variance in place for the main identification sign. However, the existing secondary sign does not. We are not asking to move the sign any closer to the road than it already is. We are just asking to be allowed to install our new updated sign in the same location.

List type of variance requested: Reduce required setback from 62' from centerline to 50'.

APPLICANT: Billy L. Cain

PETITION No.: V-106

PHONE: 770-428-5281

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Billy L. Cain

PRESENT ZONING: R-20

PHONE: 770-428-5281

LAND LOT(S): 859, 870

TITLEHOLDER: Billy L. Cain

DISTRICT: 16

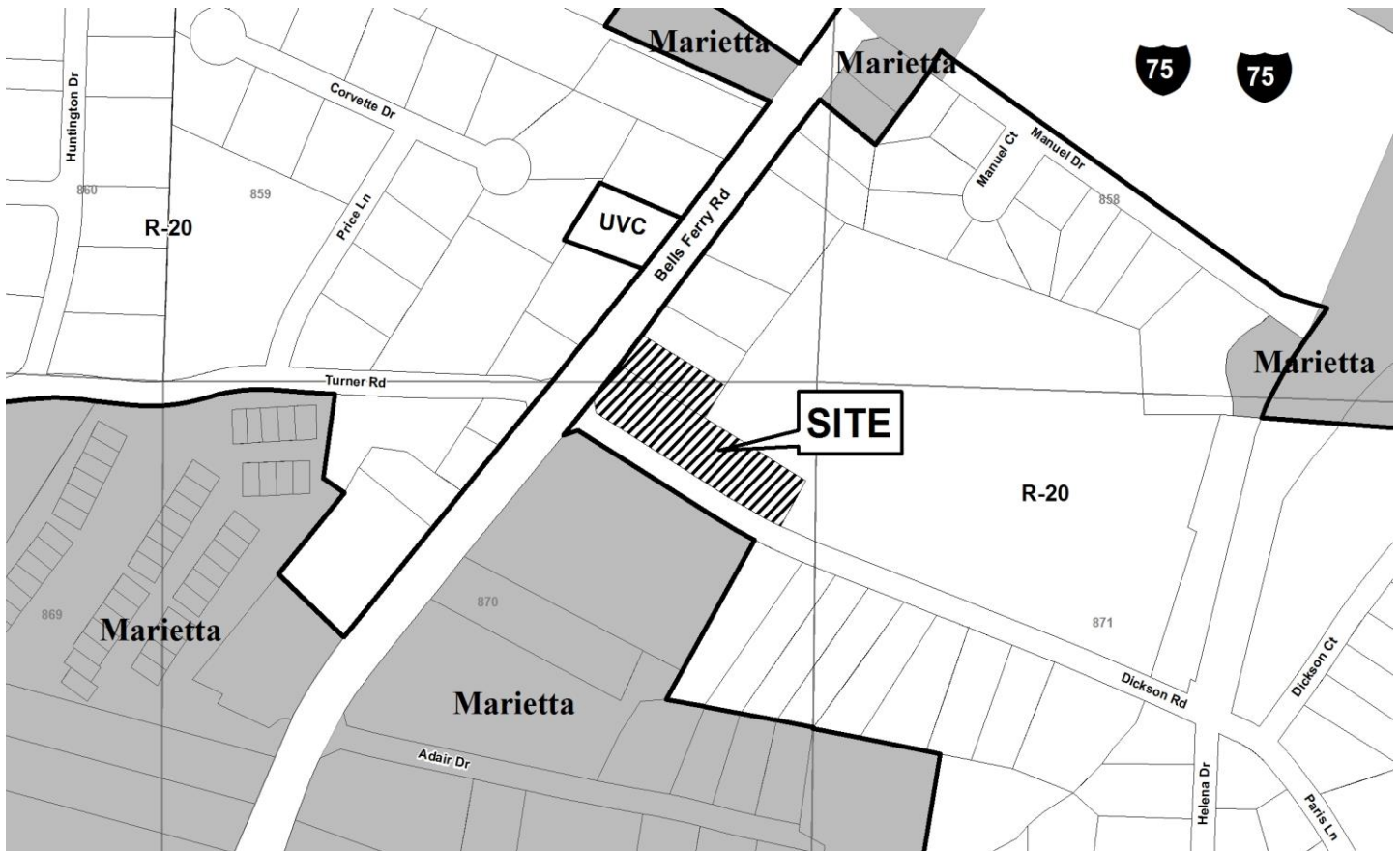
PROPERTY LOCATION: On the east corner of
Bells Ferry Road and Dickson Road

SIZE OF TRACT: 1.54 acres

COMMISSION DISTRICT: 3

(11 Dickson Road).

TYPE OF VARIANCE: 1) Waive the major side setback on Tract 1 from the required 25 feet to 23 feet (existing); 2) waive the side setback for an accessory structure under 650 square feet (214 square foot portable building) from the required 10 feet to one (1) foot adjacent to the east property line on Tract 1; 3) allow parking and/or maneuvering of vehicles on a non-hardened or treated surface (gravel, existing) on Tract 1; 4) waive the rear setback on Tract 2 from the required 35 feet to 32 feet (existing); and 5) waive the side setback for an accessory structure under 650 square feet (165 square foot portable building) from the required 10 feet to seven (7) feet adjacent to the west property line on Tract 2.



Application for Variance Cobb County

(type or print clearly)

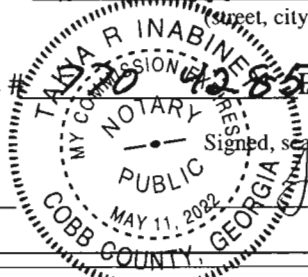
Application No. V-106
Hearing Date: 11/14/18

Applicant Billy L. Cain Phone # _____ E-mail _____

Billy L. Cain Address 2201 Cloudland Drive
(representative's name, printed) (street, city, state and zip code)

Billy L. Cain Phone # 770-428-5281
(representative's signature)

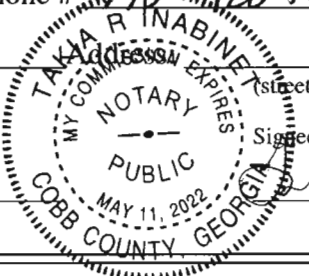
My commission expires: May 11, 2022
Signed, sealed and delivered in presence of:
[Signature] Notary Public



Titleholder Billy Cain Phone # 770-428-5281 E-mail _____

Signature Billy L. Cain Address _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 11, 2022
Signed, sealed and delivered in presence of:
[Signature] Notary Public



Present Zoning of Property R-20

Location 11 Dickson Rd. Bells Ferry Rd & Dickson Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 859 & 870 District 16 Size of Tract 1.54 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).

Divide lot into 2 separate lots. Hardship is unusual lot configuration to sub divide lot for future sale.

List type of variance requested: waive rear setbacks req from 35' to 30';
waive side setback from 10' to 5' between structures;
waive major side setback along Bells Ferry Rd from 25' to 20';
waive req for paved driveway

APPLICANT: Estate of Jere Furr

PETITION No.: V-107

PHONE: 770-833-1122

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Bobbie Poole

PRESENT ZONING: LI

PHONE: 404-408-1216

LAND LOT(S): 35

TITLEHOLDER: Estate of Jere Paul Furr

DISTRICT: 17

PROPERTY LOCATION: On the east side of Old
Floyd Road, south of Center Street
(5439 Old Floyd Road).

SIZE OF TRACT: 0.87 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 42 feet; 2) waive the side setback from the required 20 feet to 19 feet adjacent to the north property line; and 3) waive the rear setback from the required 30 feet to 29 feet.



RECEIVED
SEP 12 2018

Application for Variance Cobb County

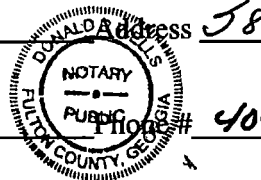
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-107
Hearing Date: 11-14-18

Applicant Estate of Teri Furr Phone # 770-833-1122 E-mail Teri.furr.gaddis@yale.com
Bobbie Poole Address 5882 Bridgmont Pl. Acworth Ga 30101
(representative's name, printed) (street, city, state and zip code)

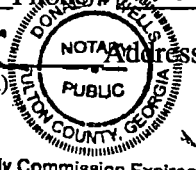
Bobbie Poole Phone # 404-408-1216 E-mail BobbiePoole@yale.com
(representative's signature) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Wells
Notary Public

My commission expires: _____

Titleholder Estate of Teri Furr Phone # 770-833-1122 E-mail Teri.furr.gaddis@yale.com
Signature Teri Furr Address: 5882 Bridgmont Pl. Acworth Ga 30101
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:
Donald Wells
Notary Public

My commission expires: _____

Present Zoning of Property LT
Location 5439 Old Floyd Rd. Mableton Ga. 30126
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 35 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 .870 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).

Building was built 1979 out set back.

List type of variance requested:
Set back

V-108
(2018)

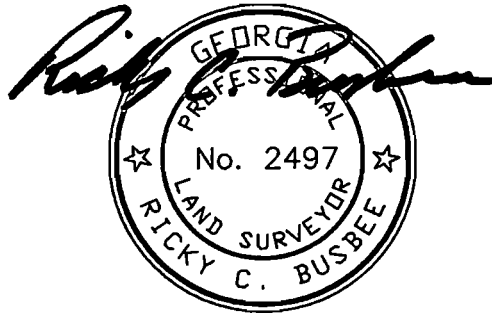
40 80 120

GRAPHIC SCALE - FEET

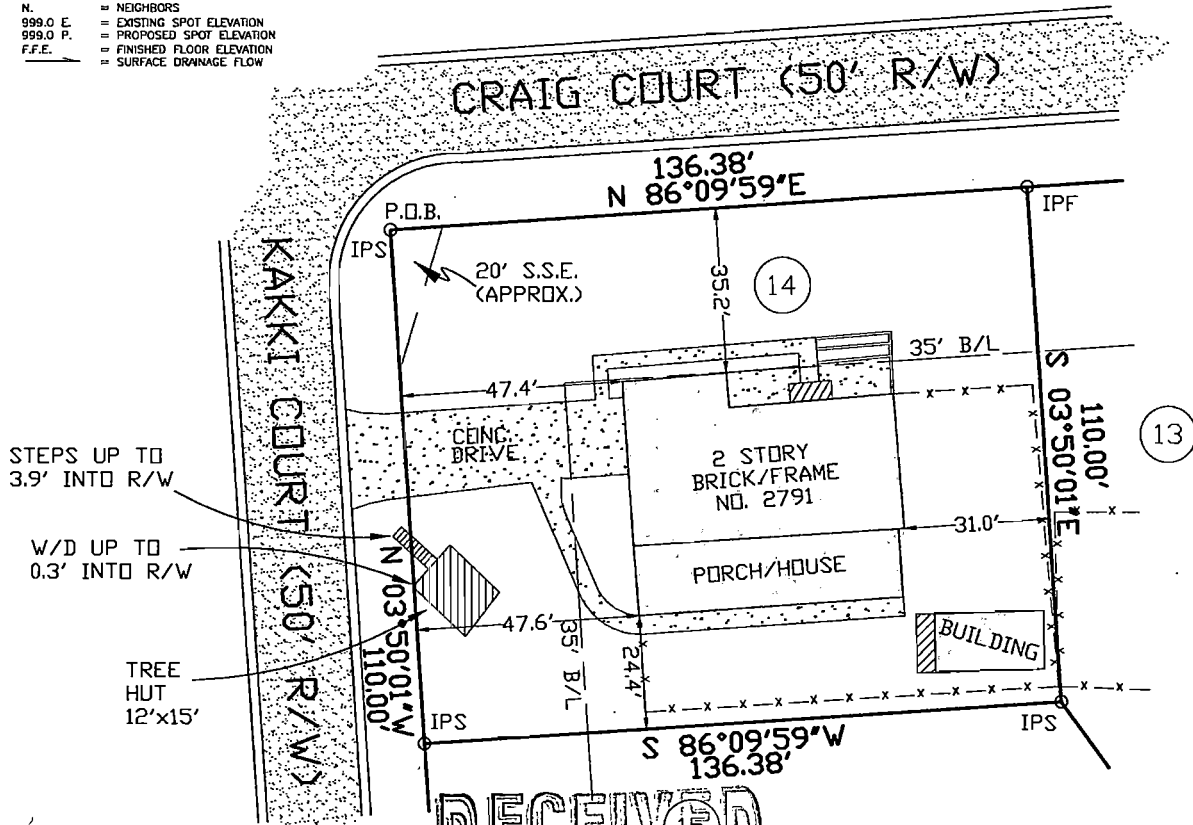
LEGEND

- IP.F. = IRON PIN FOUND (1/2" REBAR)
- IP.S. = IRON PIN SET (1/2" REBAR)
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- U.S.C.M.F. = U.S. CORP. MONUMENT FOUND
- C.M.F. = CONCRETE MONUMENT FOUND
- A.X.F. = AXLE FOUND
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.L. = BUILDING LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITIA DISTRICT
- P.P. = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- XTW = CROSS TIE WALL
- Rad. = RADIUS
- Chd. = CHDRD
- Arc. = ARC LENGTH
- Tan. = TANGENT
- N/W = NOW OR FORMERLY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.G. = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.H. = FIRE HYDRANT
- M.H. = MANHOLE
- U.M.H. = UTILITY MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- D.I. = DROP INLET
- N. = NEIGHBORS
- 999.0 E. = EXISTING SPOT ELEVATION
- 999.0 P. = PROPOSED SPOT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- = SURFACE DRAINAGE FLOW

MAGNETIC NORTH



AREA=
15,002 SQ. FT.
0.344 ACRES



STEPS UP TO 3.9' INTO R/W

W/D UP TO 0.3' INTO R/W

TREE HUT 12'x15'

RECEIVED
SEP 13 2018

SURVEY FOR:

SREEKANTH POTNURU

LOT 14
OLDE CANTON CHASE, UNIT II
PLAT BOOK 111, PAGE 80
LAND LOT 817, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: JULY 30th, 2018

PROPERTY ADDRESS:

2791 CRAIG COURT
MARIETTA, GA 30062

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0126 H, DATED NOVEMBER 2nd 2012, ZONE "X".



BUSBEE & POSS
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881

www.busbeeandposs.com

RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1056

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD 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.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 'OPEN' FEET. EQUIPMENT USED: TOPCON GTS-225

FIELD WORK -RB/DM- 7/25/18 DRAWN BY MP J.N. BP11497

APPLICANT: Sreekanth Potnuru and Suneetha Potnuru

PHONE: 404-936-1666

REPRESENTATIVE: Sreekanth Potnuru and Suneetha Potnuru

PHONE: 404-936-1666

TITLEHOLDER: Sreekanth Potnuru and Suneetha Potnuru

PROPERTY LOCATION: On the southeast corner of Kakki Court and Craig Court (2791 Craig Court).

PETITION No.: V-108

DATE OF HEARING: 11-14-2018

PRESENT ZONING: R-15

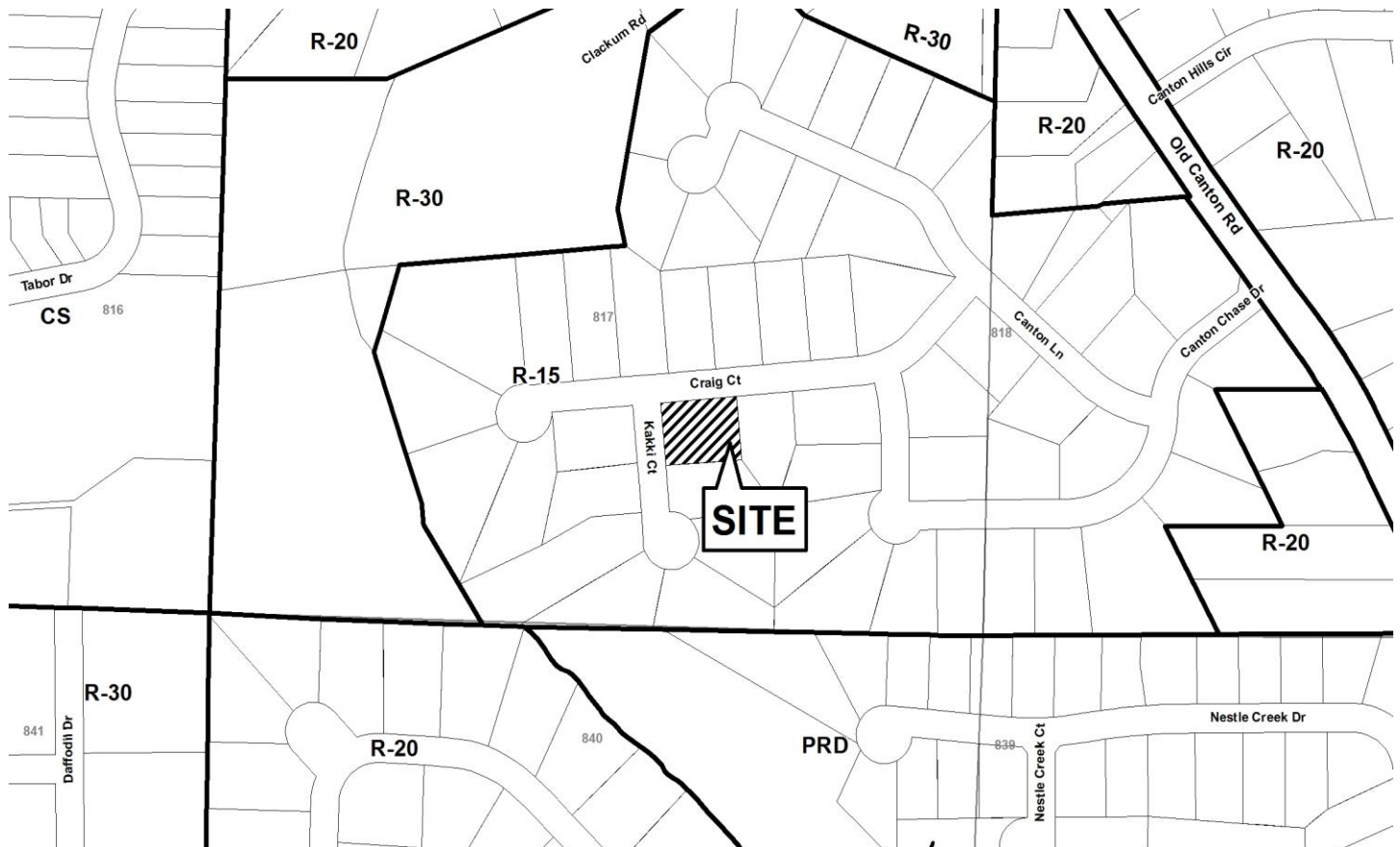
LAND LOT(S): 817

DISTRICT: 16

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 264 square foot building) from the required 30 feet to one (1) foot; 2) waive the side setback for an accessory structure under 650 square feet (approximately 264 square foot building) from the required 10 feet to six (6) feet; 3) waive the front setback for an accessory structure under 650 square feet (approximately 180 square foot tree hut) from the required 35 feet to zero feet; and 4) allow an accessory structure (approximately 180 square foot tree hut) to be in front of the principal building.



RECEIVED
SEP 13 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-108
Hearing Date: 11/14/18

Applicant SREEKANTH & SUNEETHA Phone # 404 936 1444 E-mail SKKAANI@GMAIL.COM

SREEKANTH & SUNEETHA POTNURU Address 2791, CRAIG CT, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 4049361444 E-mail SKKAANI@GMAIL.COM

RAYMOND TORABI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 02, 2019

My commission expires: Dec 02, 2019

Notary Public

Titleholder SREEKANTH & SUNEETHA Phone # 404 936 1444 E-mail SKKAANI@GMAIL.COM

Signature *[Signature]* Address: 2791 CRAIG CT, MARIETTA, GA 30062
(attach additional signatures, if needed) (street address, city, state and zip code)

RAYMOND TORABI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Dec. 02, 2019

My commission expires: Dec 02, 2019

Notary Public

Present Zoning of Property TREE DECK ON POTNURU'S PROPERTY

Location 2791 CRAIG CT MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0817 District 16 Size of Tract _____ Acre(s)

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

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

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

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

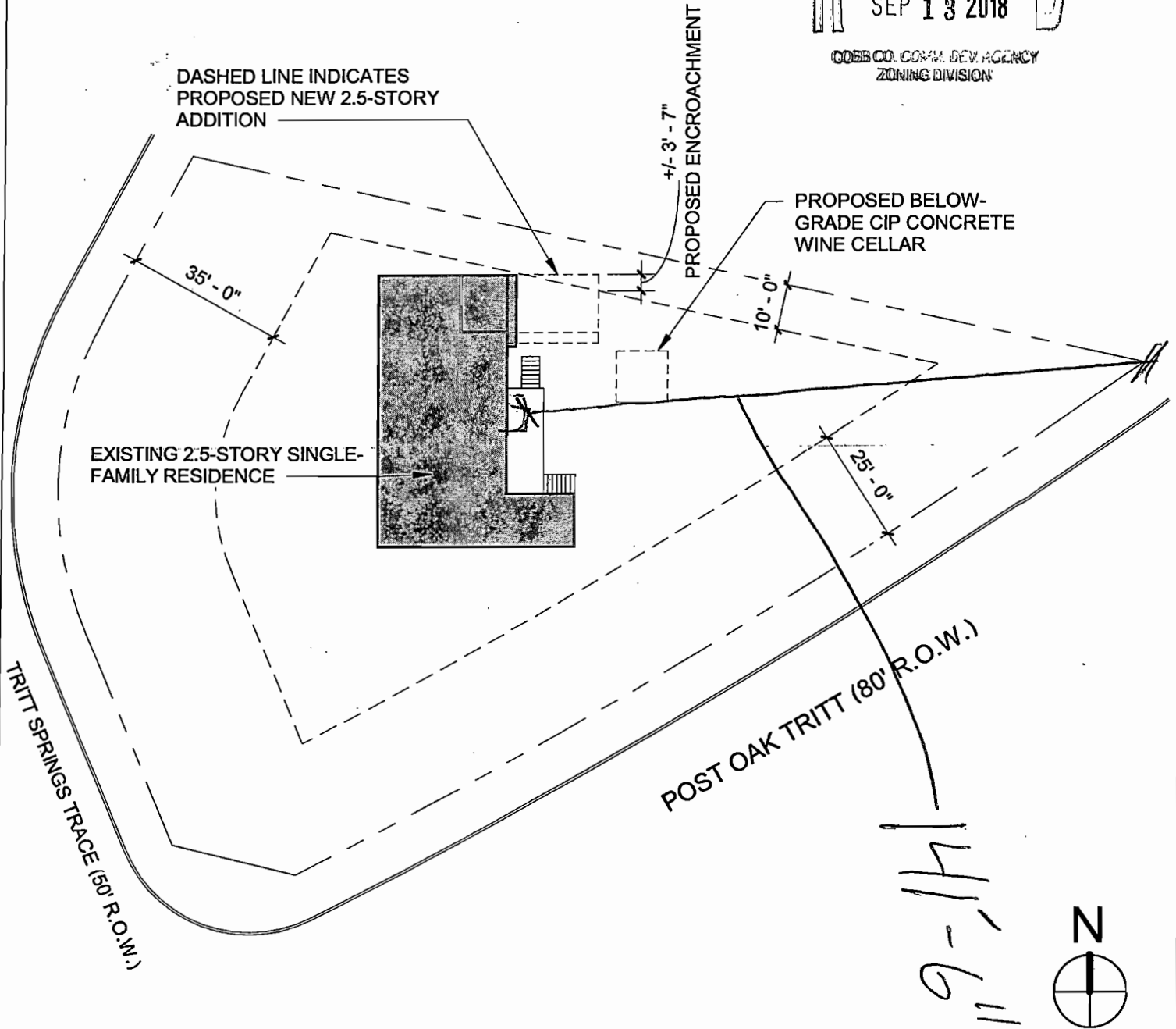
TREE DECK (HOUSE) ON MY SIDEYARD 'OR' LAND BESIDE DRIVE WAY IS A KIDS PLAY AREA. AS THERE IS NO PLAY AREA IN OUR SUB DIVISION. THIS KIDS PLAY TREE DECK (HOUSE) IS REQUIRED TO KEEP THEM AGILE, FIT & HEALTHY.

List type of variance requested: REQUEST TO ALLOW TREE DECK/HOUSE BESIDE DRIVE WAY AT PROPERTY 2791 CRAIG CT, MARIETTA GEORGIA - 30062 AS IS. IT IS 7 TO 8 FEET IN HEIGHT AND 12 FEET X 13 FEET IN WIDTH & LENGTH WITH SQUARE FOOTAGE OF 156 SQ. FT.

V-109
(2018)

RECEIVED
SEP 13 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



① SITE PLAN
1/32" = 1'-0"

JEWELL RESIDENCE ADDITION

SITE PLAN

A0.00

APPLICANT: David Jewell

PHONE: 770-256-0165

REPRESENTATIVE: David Jewell

PHONE: 770-256-0165

TITLEHOLDER: David Jewell

PROPERTY LOCATION: At the northeast

intersection of Post Oak Tritt Road and Tritt Springs
Trace

(2524 Tritt Springs Trace).

PETITION No.: V-109

DATE OF HEARING: 11-14-2018

PRESENT ZONING: R-20

LAND LOT(S): 619

DISTRICT: 16

SIZE OF TRACT: 0.49 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to five (5) feet adjacent to the north
property line.



REC'D
SEP 13 2018

Application for Variance

Cobb County

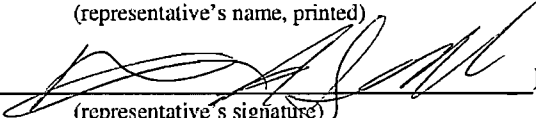
COBB CO. COMMUNITY AGENCY
ZONING DIVISION

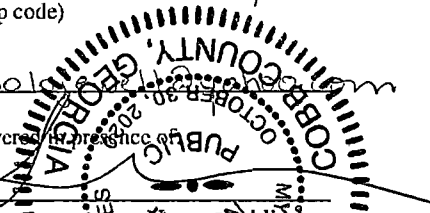
(type or print clearly)

Application No. V-109
Hearing Date: _____

Applicant David Jewell Phone # 770.256.0165 E-mail solojewell@yahoo.com

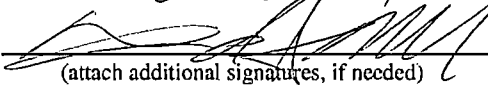
David Jewell Address 2524 Tritt Springs Trace NE Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)


 Phone # 770.256.0165 E-mail solojewell@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of _____


My commission expires: 10-30-2020

Titleholder David Jewell Phone # 770-256-0165 E-mail solojewell@yahoo.com

Signature  Address: 2524 Tritt Springs Trace NE
(attach additional signatures, if needed) (street, city, state and zip code)
Marietta, GA 30062

Signed, sealed and delivered in presence of _____


My commission expires: 10-30-2020

Present Zoning of Property Residential

Location 2524 Tritt Springs Trace NE Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 619 District 16th Size of Tract .486 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 are proposing an addition to our home in the rear and because of the current house position & lot configuration the proposed addition is encroaching in the setback.

List type of variance requested: Wave ^{side} setback from required 10ft to 5ft

APPLICANT: Charles E. Jackson

PETITION No.: V-110

PHONE: 717-860-8633

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: C. Sese Jackson

PRESENT ZONING: RA-4

PHONE: 717-860-8633

LAND LOT(S): 559

TITLEHOLDER: Charles E. Jackson and C. Sese Estrada Jackson as Trustess under the Jackson Living Trust

DISTRICT: 559

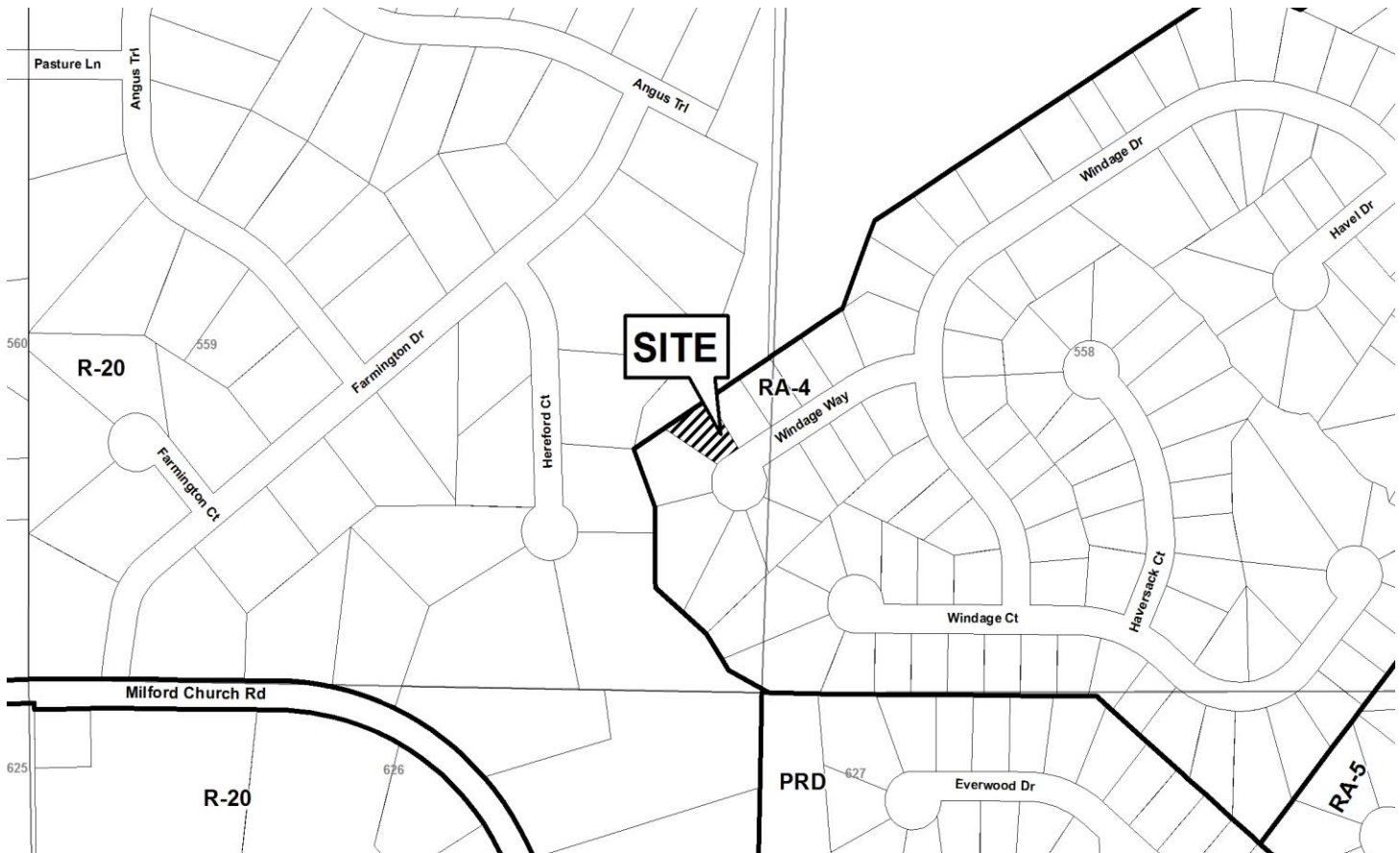
PROPERTY LOCATION: On the northwest side of Windage Way, west of Windage Drive

SIZE OF TRACT: 0.18 acres

(1410 Windage Way).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet (previous V-60 of 2011) to 20 feet; and 2) waive the setbacks for an accessory structure under 144 square feet (approximately 120 square foot shed on blocks) from the required five (5) feet to four (4) feet adjacent to the east property line and to zero feet to the rear property line.



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Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-110
Hearing Date: 11-14-18

Applicant Charles E. Jackson Phone # 717-860-8633 E-mail sese.estrada@yahoo.com
C Sese Jackson Address 1410 Windage Way, Marietta, GA 30228
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 717-860-8633 E-mail sese.estrada@yahoo.com
(representative's signature)

My commission expires August 1, 2021

NICOLE EDMOND
Notary Public - State of Georgia
Clayton County
My Commission Expires Aug 1, 2021

Signed, sealed and delivered in presence of:
[Signature] 09/18/18
Notary Public

Titleholder Charles E. Jackson Phone # 717-860-8633 E-mail sese.estrada@yahoo.com
Signature Charles E. Jackson Address: 1410 Windage Way Marietta GA 30228
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 1, 2021

NICOLE EDMOND
Notary Public - State of Georgia
Clayton County
My Commission Expires Aug 1, 2021

Signed, sealed and delivered in presence of:
[Signature] 09/18/18
Notary Public

Present Zoning of Property RA-4
Location 1410 Windage Way, Marietta GA 30228
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 559 District 19 Size of Tract 0.1755 Acre(s)

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

Size of Property X Shape of Property _____ 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).

A rear addition was built in 2012

List type of variance requested: Waive the rear setback for an exterior lot from the required 40' to 20' for an addition on the lower level. This addition is to enclose the lower level.

RECORDING INFORMATION

CLOSURE NOTE

V-111
(2018)

THE FIELD DATA UPON WHICH THIS PLAT WAS PREPARED WAS OBTAINED BY A CLOSURE OF SECONDS PER 5' RULE METHOD. THIS PLAT HAS BEEN CALCULATED ACCURATE TO 1 FOOT IN AND RECON DATA COLLECTED TO PREPARE THIS PLAT.

THE INFORMATION FOUND TO BE TOTAL STATION

LEGEND

- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- MNF MAG NAIL FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- ☉ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ☀ LIGHT POLE
- ⊥ GUY WIRE
- ⊙ WATER METER
- ⊙ PBX POWER BOX
- ⊙ CTV CABLE TV PEDESTAL
- ⊙ TPE TELEPHONE PEDESTAL
- / — / — OVERHEAD POWER
- X — X — FENCE

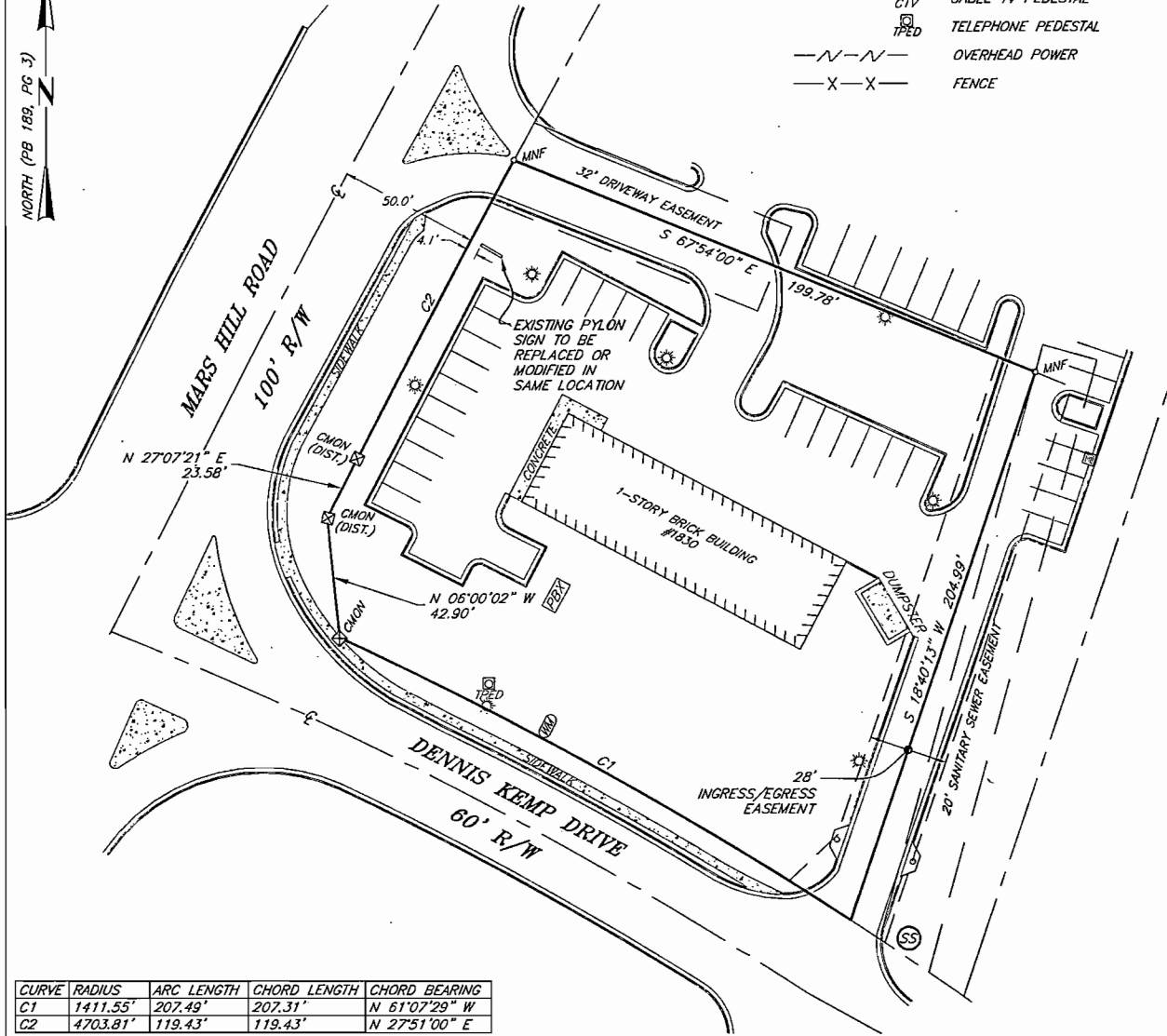
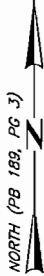
FLOOD NOTE

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

MAP NUMBER: 13067C0077G REVISED DATE: 12/16/08

NOTES

- 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.
- ONLY VISIBLE UTILITIES SHOWN.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1411.55'	207.49'	207.31'	N 61°07'29" W
C2	4703.81'	119.43'	119.43'	N 27°51'00" E

AREA
40132.21 Sq. Feet
0.921 Acres



SIGN SITE PLAN FOR:
1830 MARS HILL ROAD

FEDERAL HEATH

LOT 6 BROOKSTONE - YMCA SUBDIVISION
DB 15149, PG 786; PB 189, PG 3

WIDE OPEN



LAND SURVEYING LLC

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

WWW.WIDEOPENLANDSURVEYING.COM

JOB #1908

FIELD DATE: 7/31/18

PLAT DATE: 8/1/18

SCALE: 1"=40'

COUNTY: COBB

DISTRICT: 20th

LAND LOT: 195

SECTION: 2nd

APPLICANT: Speedee

PETITION No.: V-111

PHONE: 404-983-5851

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Danny Lankford

PRESENT ZONING: NRC

PHONE: 404-983-5851

LAND LOT(S): 195

TITLEHOLDER: Spirit Master Funding VI, LLC

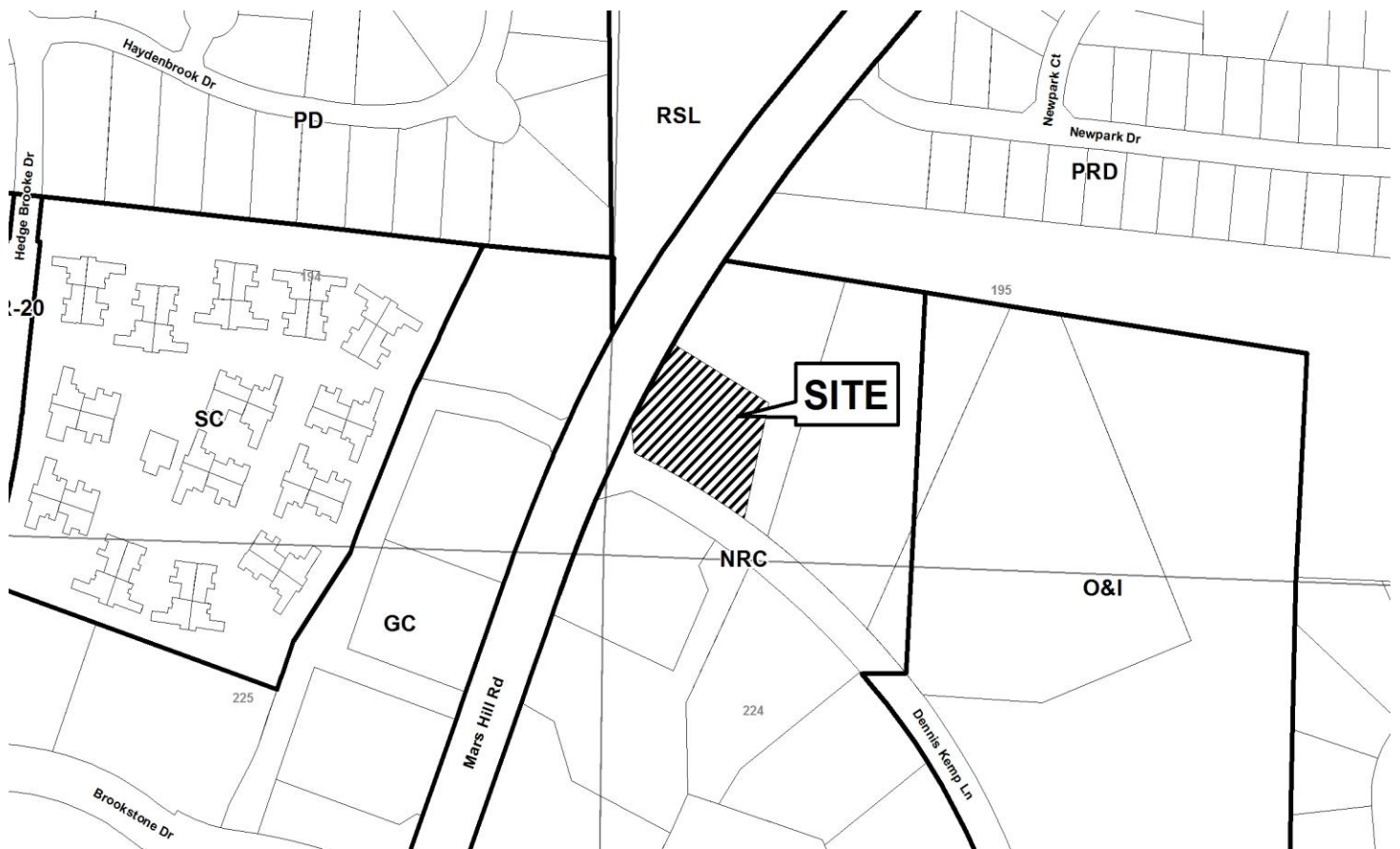
DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of
Dennis Kemp Lane and Mars Hill Road
(1830 Mars Hill Road).

SIZE OF TRACT: 0.92 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for a freestanding sign from the required 62 feet from the center line of an arterial road right-of-way to 50 feet; and 2) allow an electronic message sign on a lot with less than 200 feet of public road frontage on one road.



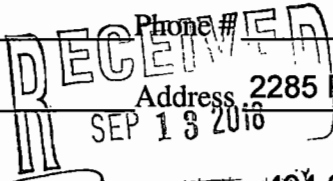
Application for Variance Cobb County

(type or print clearly)

Application No. V-111
Hearing Date: 11-14-18

Applicant Speedee Phone # _____ E-mail _____

Danny Lankford
(representative's name, printed) Address 2285 Park Central Boulevard, Stonecrest, GA 30035
(street, city, state and zip code)

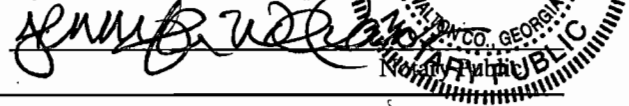


[Signature]
(representative's signature)

COBB CO. ZONING DIVISION Phone # 404-983-5851 E-mail dlankford@henryinc.com

Signed, sealed and delivered in presence of _____

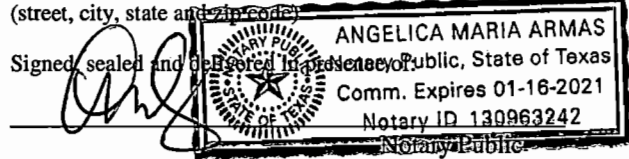
My commission expires: 10/12/19



Titleholder Spirit Master Funding VI, LLC Phone # 972-475-1401 E-mail portfolioservicing@spiritrealty.com

Signature [Signature] Address: 2727 N Harwood St., Ste 300, Dallas, TX 75201
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/16/2021



Present Zoning of Property _____

Location 1830 Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 195 Size of Tract .9238 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).

Business currently has existing sign which would require demolition/rebuild to meet current code requirements. Current manual reader board is vandalized by patrons of neighboring business

List type of variance requested: sign setback reduction to 52 feet, allow sign face to exceed width of sign base (as currently existing), allow electronic message sign with less than 200 feet of road frontage

PROPOSED Remodel of Monument Sign

- Existing Cabinet size: 87" x 99"
- Add SpeedDee ID Flat Face: 46-1/2" x 99"
- Add 2'-7" x 8'-1" Galaxy GS6 EMC
- Paint Base SpeedDee Blue.

OPTION 1.



60 sq ft sign area

95 sq ft total structure area



NOTE: All signage is subject to local permitting and/or Landlord restrictions.



EXISTING MONUMENT / PYLON SIGN



VISUAL COMMUNICATIONS
www.federalhealth.com

1500 North Bolton
Jacksonville, Texas 75766
(903) 589-2100 Fax (903) 589-2101

Manufacturing Regions: Chicago - Dallas - Jacksonville - Orlando
Other Locations: Oklahoma - Las Vegas - Lexington - Miami Hills - Dallas - Jacksonville - Houston - San Antonio - Chicago - Dallas - Columbus - Indianapolis - Kansas City - Memphis - New York - Phoenix - Cincinnati - Westerville - Knoxville - Tampa - Atlanta - Tampa - Daytona Beach - Walnut Park

Building Quality Signage Since 1901

Services: R1 Add R2 signs above ADA
R2 Remove square accents above
R2 Paint update building (5-10-18)
R2 Remove lettering and painted roof edge white
R3 Add flat face to the public safety center
R4 Add flat face to the public safety center
R5 Remove ADA 06.02.18

ACCOUNT REP:
PROJECT MANAGER:
DRAWN BY:
PROJECT / LOCATION:
41
ID 5A



WARRANTY NOTICE
This document is provided as part of a proposed project and is not to be construed as a contract or agreement between the parties. The actual project will be governed by the contract documents between the parties. The actual project will be governed by the contract documents between the parties. The actual project will be governed by the contract documents between the parties.

Client Approval/Date:

Landlord Approval/Date:
This document is provided as part of a proposed project and is not to be construed as a contract or agreement between the parties. The actual project will be governed by the contract documents between the parties. The actual project will be governed by the contract documents between the parties. The actual project will be governed by the contract documents between the parties.

Arch Number: 182087

Date: 05.04.18

Sheet Number: 5 of 6

Design Number: XX182087 Mars Hill Rd_R5

APPLICANT: Richard R. Mitacek

PETITION No.: V-112

PHONE: 404-780-9007

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Richard R. Mitacek

PRESENT ZONING: R-30

PHONE: 404-780-9007

LAND LOT(S): 106

TITLEHOLDER: Richard Mitacek and Jenifer Camery

DISTRICT: 18

PROPERTY LOCATION: On the west side of Holloman Road, north of Stout Parkway (5920 Holoman Road).

SIZE OF TRACT: 1.99 acres

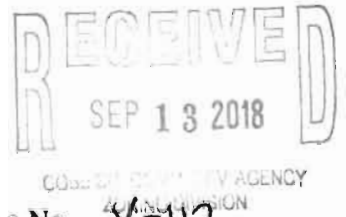
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 1,500 square foot garage) to the front of the principal building; and 2) waive the setbacks for an accessory structure over 1,000 square feet (proposed 1,500 square foot garage) from the required 100 feet to 32 feet from the front property line and 15 feet from the west property line.



Application for Variance Cobb County

(type or print clearly)



Application No. V-112
Hearing Date: _____

Applicant Richard R. Mitacek Phone # 404-780-9007 E-mail Rick.Mitacek@gmail.com

Richard R. Mitacek Address 5920 Holloman Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-780-9007 E-mail Rick.Mitacek@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of: _____

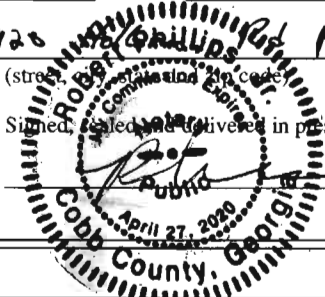
My commission expires: _____
Notary Public

Titleholder Richard R. Mitacek Phone # 4047809007 E-mail Rick.Mitacek@gmail.com

Signature [Signature] Address: 5920 Holloman Rd Powder Springs GA 30127
(attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

Signed, sealed and delivered in presence of: _____

My commission expires: 4/27/2020
Notary Public



Present Zoning of Property R-30

Location 5920 Holloman Rd Powder Springs GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 106 District 18th Size of Tract 1.99 Acres Acre(s)

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

Size of Property 1.99 Acres Shape of Property Irregular 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:

The odd shape of the property will not allow for a garage to be added to the rear of the house. Doing so would also create a erosion / drainage issue with the required drive.

List type of variance requested: (1) The ability to build a 30'x50' garage on the side lot on the south side of the house. (2) Build a 30'x50' garage without attached breezeway

APPLICANT: Chastain Meadows 2014, LLC

PETITION No.: V-113

PHONE: 800-815-0078

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: GC

PHONE: 770-429-1499

LAND LOT(S): 582

TITLEHOLDER: Chastain Meadows 2014, LLC

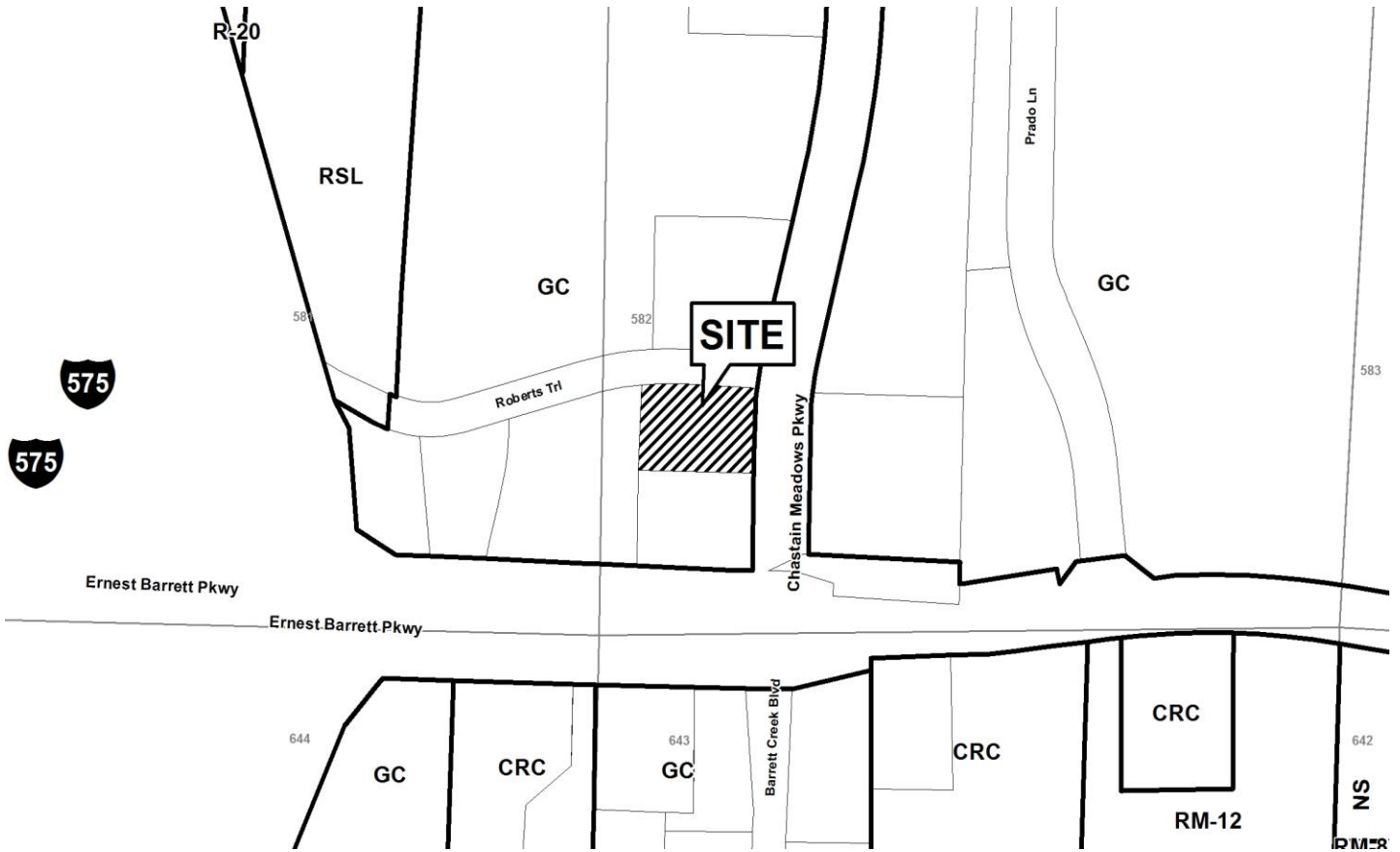
DISTRICT: 16

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

SIZE OF TRACT: 0.71 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Reduction of required distance from roadway center line for placement of monument signage to sixty-two (62) feet.



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Application for Variance Cobb County

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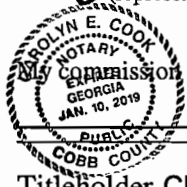
(type or print clearly)

Application No. 113 (2018)
Hearing Date: 11/14/2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Chastain Meadows 2014, LLC Phone # (800) 815-078 E-mail aaron@genevarealestateholdings.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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



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

Titleholder Chastain Meadows 2014, LLC Phone # (800) 815-0078 E-mail aaron@genevarealestateholdings.com
2150 SW 10th Street, Suite B
Signature See Attached Exhibit "A" Address: Deerfield Beach, FL 33442
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Present Zoning of Property GC

Location Intersection of the westerly side of Chastain Meadows Parkway and the southerly side of Roberts Trail
(street address, if applicable; nearest intersection, etc.) (2465 Chastain Meadows Parkway)

Land Lot(s) 581 District 16th Size of Tract 0.7101 +/- Acre(s)

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

Size of Property Shape of Property Topography of Property _____ Other

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

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

List type of variance requested: Reduction of required distance from roadway centerline for placement of monument signage to sixty-two (62) feet.

V-113
(2018)
Exhibit

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EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V- 113 (2018)
Hearing Date: November 14, 2018

Applicant/Titleholder: **Chastain Meadows 2014, LLC**
a Georgia limited liability company

CHASTAIN MEADOWS 2014, LLC
a Georgia limited liability company

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SEP 17 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BY: Geneva Meadows Management, Inc.
a Florida corporation,
its managing member

[Signature]
BY: _____
Jarred Elmar
President

[Corporate Seal]

Date Executed: 9/12/18

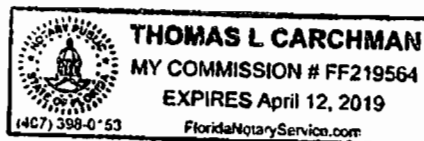
Address: 2150 S.W. 10th Street
Suite B
Deerfield Beach, Florida 33442

Telephone No.: (800) 815-0078

Signed, sealed, and delivered
in the presence of:

[Signature]
Notary Public Thomas L. Carchman
Commission Expires: April 12, 2019

(Notary Seal)



V-113
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2018)
Hearing Date: November 14, 2018

Applicant/Titleholder: Chastain Meadows 2014, LLC

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

The property which is the subject of this Application for Variance is located at the intersection of the westerly side of Chastain Meadows Parkway and the southerly side of Roberts Trail, being more particularly known as 2465 Chastain Meadows Parkway, Land Lot 581, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Applicant and Property Owner are making improvements to the Subject Property and are seeking this variance to allow for the placement of a monument sign a distance of sixty-two (62) feet from the existing centerline of the roadway. The Property has been developed for a period of time; and, subsequent to the improvement, there have been improvements and alterations to the roadway, thus making the requested variance necessary.

To allow the requested variance would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.

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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

APPLICANT: David C. Austin

PETITION No.: V-114

PHONE: 770-403-9059

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: David C. Austin

PRESENT ZONING: R-20

PHONE: 770-403-9059

LAND LOT(S): 250

TITLEHOLDER: Joanna Austin

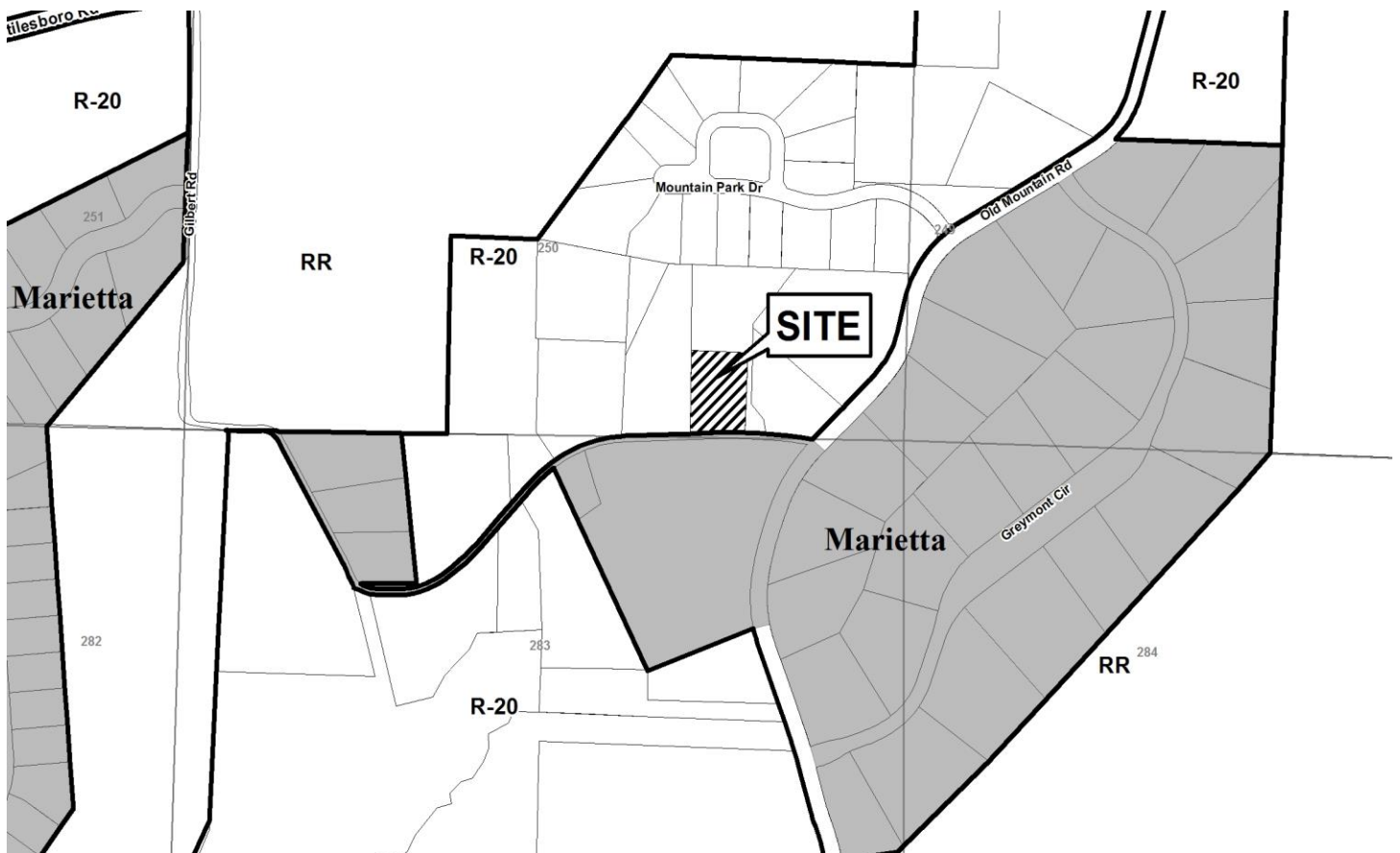
DISTRICT: 20

PROPERTY LOCATION: On the north side of
Gilbert Road, west of Old Mountain Road
(1450 Gilbert Road).

SIZE OF TRACT: 1.49 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 10 feet.



Application for Variance Cobb County

(type or print clearly)

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Application No. V-114 (2018)
Hearing Date: 7/24/2018

*Applicant David C. Austin Phone # 770-403-9059 E-mail daustin42@yahoo.com

David C. Austin
(representative's name, printed)

Address: 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street, city, state and zip code)

David C. Austin
(representative's signature)

Phone # 770-403-9059 E-mail daustin42@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires:

August 1, 2018

Carol Mosier

Notary Public

*Titleholder Joanna J. Austin Phone # 404-680-9564 E-mail jojaustin@aol.com

Signature

Joanna J. Austin
(attach additional signatures, if needed)

Address: 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

August 1, 2018

Carol Mosier

Notary Public

Present Zoning of Property R20

Location 1450 Gilbert Rd. NW Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 250 District 20th Size of Tract 1.5± 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).

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required rear setback from thirty-five (35) feet to ten (10) feet. (See § 134-197(4)(d)).

Revised: November 18, 2015

*See attached for Applicant's and Titleholder's representative and contact information.

V-114
(2018)
Exhibit

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SEP 17 2018

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-114 (2018)
Hearing Date: November 14, 2018

COBB CO. COMM. DEV. AG...
ZONING DIVISION

Applicant: David C. Austin
Titleholder: Joanna J. Austin

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

In June 2017, Applicant purchased the property which is the subject of this Application for Variance, being located at 1450 Gilbert Road, N.W., Kennesaw, Cobb County, Georgia, being 1.5 acres, more or less, Land Lot 250, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). Applicant and Property Owner desire to make improvements to the rear of the Property; and, during the process of finalizing design plans and landscaping determined the proposed pool pavilion and associated landscaping could not be accomplished as two existing structures were located within the rear setback.

Applicant, therefore, requests a waiver of the required minimum rear setback from thirty-five (35) feet to ten (10) feet, as more particularly shown and reflected on the proposed "Pool House Site Plan" dated May 5, 2018, submitted with the Application for Variance. Applicant proposes the addition of a pool pavilion, with the existing structures to be upgraded and incorporated to the pavilion area, pool, spa, and deck area. The landscaping for the entire area will be professionally designed, implemented, and maintained.

To allow the existing structures to be incorporated into the proposed addition would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties. The reduction of the rear setback is very minor. Additionally, substantial and planned landscaping to not only the newly constructed area, but also the existing area, will be completed which will enhance and appropriately utilize the entire backyard area.

