

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 12, 2018

Distributed: **October 26, 2018**



Cobb County... Expect the Best!

V-115
(2018)

BENCHMARK
TOP OF CATCH BASIN
ELEV. = 1016.42

GENERAL NOTES:-
 1. THIS PLAN IS BASED ON THE SURVEY AND FIELD MEASUREMENTS OF THE PROPERTY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 2. THE SURVEY AND FIELD MEASUREMENTS WERE MADE BY THE SURVEYOR IN THE PRESENCE OF THE PROPERTY OWNER AND HIS REPRESENTATIVE.
 3. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 4. THE SURVEY AND FIELD MEASUREMENTS WERE MADE ON THE DATE INDICATED ON THIS PLAN.
 5. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 6. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 7. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 8. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 9. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.
 10. THE SURVEY AND FIELD MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER.

AREA = 24,679 SQ. FT.
 0.567 ACRE
 SITE DATA:
 THIS PROPERTY IS CURRENTLY ZONED R-20 FOR THE COBB COUNTY GIS DEPT.
 SETBACKS:
 FRONT YARD = 35 FEET
 REAR YARD = 35 FEET
 SIDE YARD = 10 FEET
 MINOR SIDE = 10 FEET
 MAX LOT COVERAGE = 45%
 MAX BLDG HT = 35 FEET
 NOTE: EXCEPT AS SHOWN, ALL EXISTING FEATURES ARE TO BE REMOVED AND REPLACED WITH NEW CONSTRUCTION.
 DISTURBED AREA = 21,775 SF

GSWCC
 Edwin T. Durham
 Level II Certified Design Professional
 CERTIFICATION NUMBER: 000046648
 BRANCH: 03012017 EXPIRES: 03012020

BARTON SURVEYING INC.
 P.O. BOX 640
 LEBANON, GEORGIA 30146
 (770) 340-2612
 (LICENSE NO. LSP-000151)



THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION DRIVEWAY PROVIDED THAT THE DRIVEWAY IS NOT TO BE LIFTED UNTIL A PERMITS ARE OBTAINED FROM THE CITY OF ATLANTA. THE DRIVEWAY SHALL BE RECONSTRUCTED TO ORIGINAL CONDITIONS AND SHALL BE MAINTAINED AT ALL TIMES.

WESTWOOD CIRCLE
 R/W VARIES

ANDERSON DRIVE

WESTWOOD CIRCLE
 R/W VARIES

GARAGE
 FT = 10'x20'

PROPOSED USE
 RESIDENTIAL
 FT = 10'x25'

EXISTING HOUSE/PORCH/DECK
 AND WALKS TO BE REMOVED

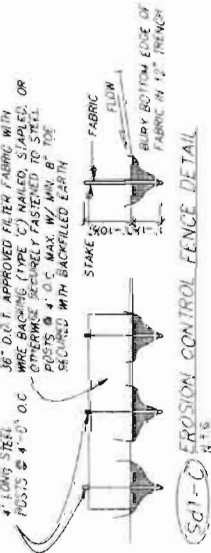
LINE	BEARING	DISTANCE
L1	N60°51'08"E	57.28
L2	N57°51'18"E	48.19
L3	N55°54'32"E	50.24
L4	N70°28'58"E	19.21
L5	N88°03'07"E	54.57
L6	N88°25'49"E	26.50
L7	S84°57'25"E	33.11
L8	S75°29'25"E	22.79

EXISTING LOT COVERAGE CALCULATIONS:
 HOUSE = 1,132 S.F.
 DRIVE/PORCH = 279 S.F.
 WALKS = 428 S.F.
 WALLS = 138 S.F.
 SHED/CONC. = 96 S.F.
 TOTAL = 3,089/24,679 S.F. = 13.3%
 MAX COVERAGE PER R-20 ZONING = 35%

PROPOSED LOT COVERAGE CALCULATIONS:
 HOUSE = 3,549 S.F.
 DRIVE/PORCH/WALK & STEPS = 1,184 S.F.
 POOL = 1,184 S.F.
 DECK = 530 S.F.
 TOTAL = 7,031/24,679 S.F. = 30.3%
 MAX COVERAGE PER R-20 ZONING = 35%

REVIS
REVISED
 OCT 1 2018
 COBB CO. COMM. DEV. AGENT
 ZONING DIVISION

LONGO HOMES INC.
 (BEING LOT 15, BLOCK "B" OF SPRINGS HILL SUBDIVISION)
 LOCATED IN LAND LOT 697
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 AUGUST 24, 2018 1"=20'



EROSION CONTROL FENCE DETAIL
 1. APPROVED EROSION CONTROL FABRIC WITH WIRE BACKING (TYPE C) HAILED, STAPLED, OR OTHERWISE SECURED & FASTENED TO STEEL POSTS @ 4' O.C. MAX. W/ MIN. 8" DEE SECURED WITH BACKFILLED EARTH.
 2. SOIL PLACING AND CONSTRUCTION ENTRANCE / EXIT SHALL BE PAVED OR GRAVEL AND FLOOR THE SITE EXISTING TILES SHALL BE 6" IN THICKNESS SHALL BE PROTECTED DURING DEMOLITION.
 3. DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
 4. TEMPORARY VEGETATIVE COVER WITH SOIL GROUING TECHNIQUE IN DISTURBED AREAS.
 5. DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
 6. PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, GRASSES, AND, SP PLANTED ON DISTURBED AREAS.

GRID NORTH (GA WEST ZONE)

811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

LEGEND

1	PROPOSED DRIVEWAY
2	PROPOSED DRIVEWAY
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVEWAY
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80	PROPOSED DRIVEWAY

ADDRESS:
 2016 WESTWOOD CIRCLE
 SMYRNA, GA 30080
 CONTRACTOR:
 VINCENT LONGO
 VINCENT LONGO (CUSTOM BUILDERS)
 2457 COMBINE AND PKWY, SUITE 7408
 ATLANTA, GA 30339
 PHONE: 404-300-1234

APPLICANT: Donna Northington

PETITION No.: V-115

PHONE: 770-317-1830

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Donna Northington

PRESENT ZONING: R-20

PHONE: 770-317-1830

LAND LOT(S): 697

TITLEHOLDER: Donna Northington

DISTRICT: 17

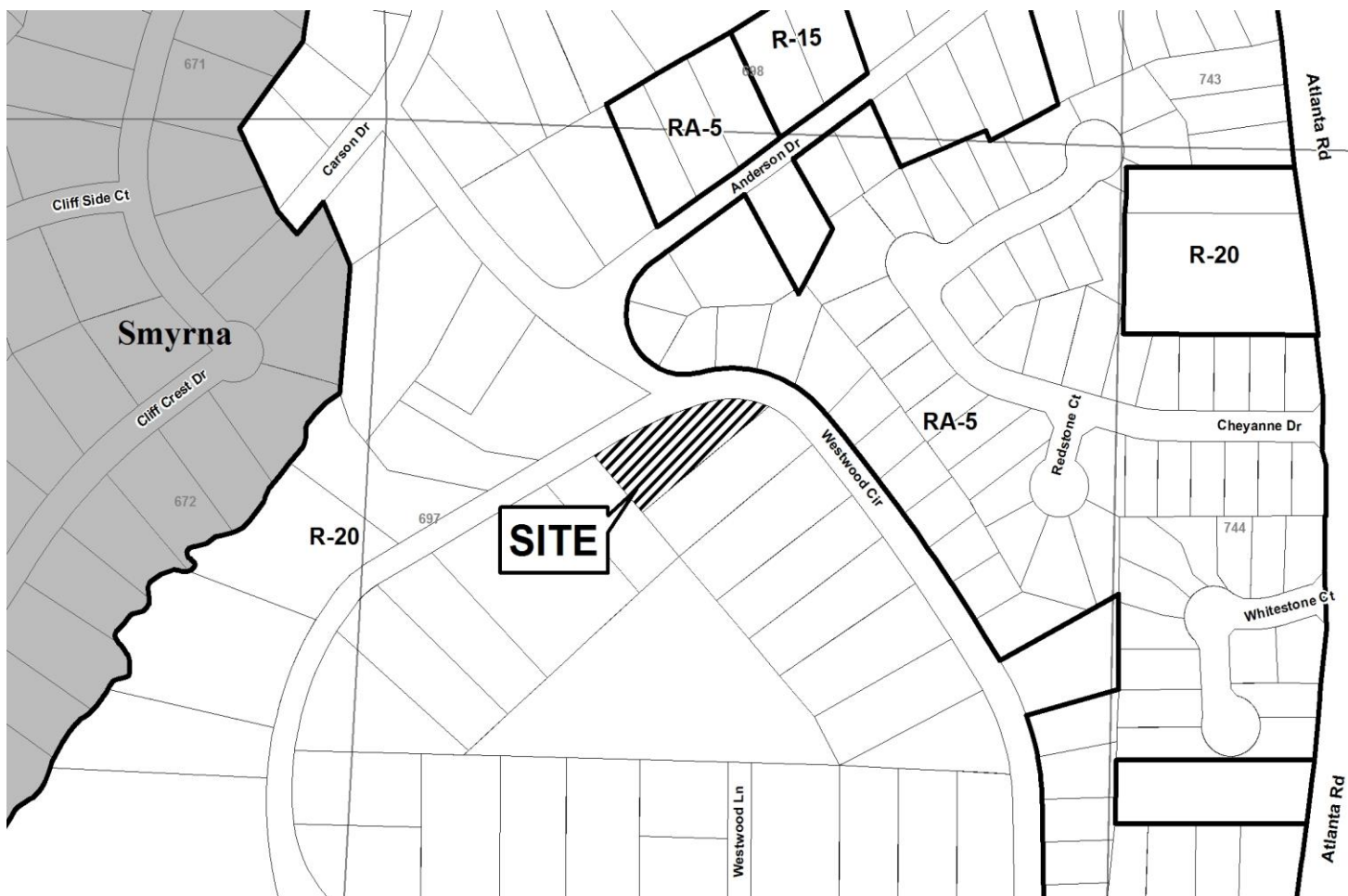
PROPERTY LOCATION: On the south side of Westwood Circle at the southern terminus of Anderson Drive

SIZE OF TRACT: 0.57 acres

(2016 Westwood Circle).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 28 feet.





Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

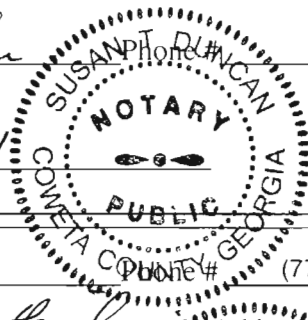
Application No. V-115
Hearing Date: 12-12-19

Applicant Donna Northington Phone # (770) 317-1830 E-mail dnorthi@aol.com

Donna Northington Address 2011 Westwood Cir SE Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Donna Northington E-mail dnorthi@aol.com
(representative's signature)

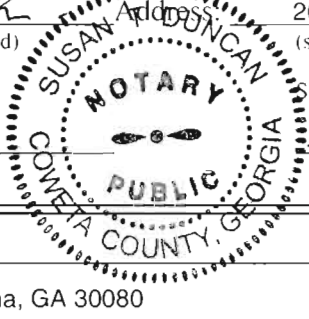
My commission expires: 9/15/21 Signed, sealed and delivered in presence of:
Susan J. Duncan Notary Public



Titleholder Donna Northington Phone # (770) 317-1830 E-mail dnorthi@aol.com

Signature Donna Northington Address 2011 Westwood Cir SE, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/15/21 Signed, sealed and delivered in presence of:
Susan J. Duncan Notary Public



Present Zoning of Property R-20

Location 2016 Westwood Cir SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 697 District 17th Size of Tract 0.567 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

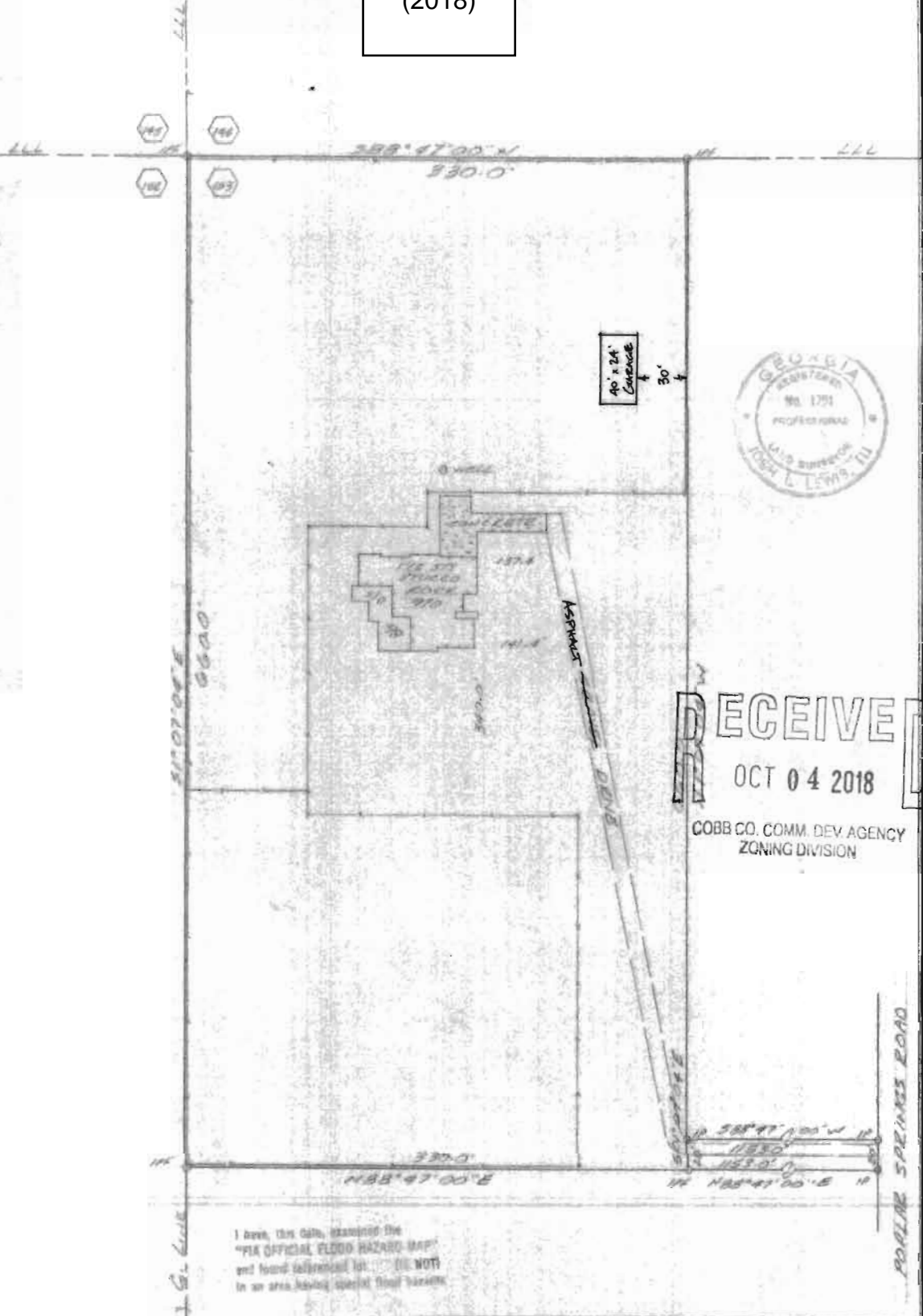
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

I am seeking approval for a variance to build a residence that is a universal design to accommodate my family including my elderly mother. The current site is a corner lot that is irregularly shaped with setbacks of 35 feet on three sides restricting a reasonable home layout that has a covered front porch and attached garage. The lot is a half acre, the current home on the site was built in 1956 and is only 925 sq/ft. In order to construct a home that is adequate for a family and bring the property up to the level of current surrounding homes a covered front stoop and garage will extend 7 feet into the 35 foot set back.

List type of variance requested: _____
Requesting a variance to reduce the front setback
by 7 feet from 35 feet to 28 feet to allow construction of a new home that will have a
covered front stoop and garage that would need to extend 7 feet beyond the current setback.

V-116
(2018)

MAGNETIC NORTH



I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot is NOT in an area having special flood hazards.

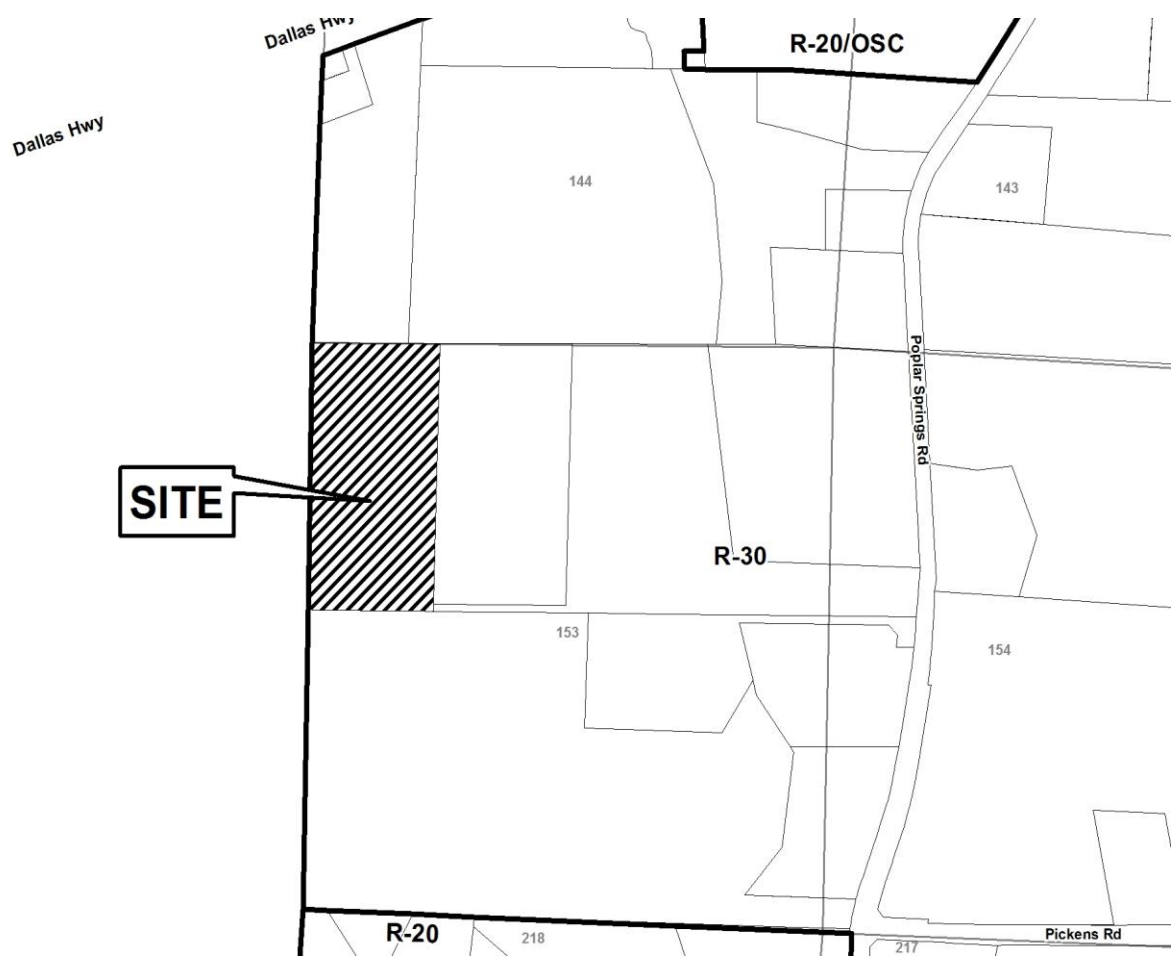
I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT.
[Signature]
FENCES SHOULD NOT BE PLACED USING THIS INFORMATION FROM HOUSE.
NOT FOR RECORDS

SURVEY FOR		
EMMIT M. KENNEDY / CHERYL C. KENNEDY		
SCALE 1"=60'	APPROVED BY:	DRAWN BY: RVE
DATE 10-11-17		REVIEWED:
LAND LOT 143	DISTRICT 210	SECTION
COBB	COUNTY	GEORGIA
GA. LAND SURVEYING CO. INC. 188 CLOTTWOOD DRIVE ATLANTA, GA 30329 (404) 477-1111		DRAWING NUMBER 11-190

APPLICANT: Joseph Breitbach and Stephanie Breitbach
PHONE: 678-521-1335
REPRESENTATIVE: Joseph Breitbach
PHONE: 678-521-1335
TITLEHOLDER: Stephanie Breitbach and Joseph Breitbach
PROPERTY LOCATION: Accessed by private drive from the west side of Poplar Springs Road, north of Pickens Road (970 Poplar Springs Road).

PETITION No.: V-116
DATE OF HEARING: 12-12-2018
PRESENT ZONING: R-30
LAND LOT(S): 153
DISTRICT: 19
SIZE OF TRACT: 5 acres
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (approximately 960 square foot garage) from the required 100 feet to 30 feet adjacent to the east property line; and 2) allow an accessory structure (approximately 960 square foot garage) to be located in front of the principal building.





Application for Variance Cobb County

(type or print clearly)

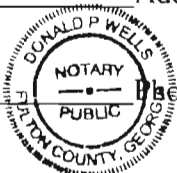
Application No. V-116
Hearing Date: 12-12-18

Applicant JOSEPH & STEPHANIE BREITBACH Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

JOSEPH BREITBACH
(representative's name, printed)

Address 970 POPLAR SPRINGS RD DALLAS, GA 30157
(street, city, state and zip code)

Joseph Breitbach
(representative's signature)



Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

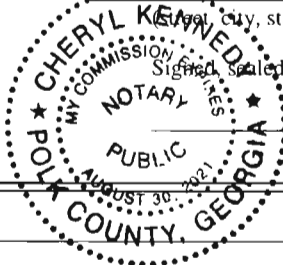
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Titleholder JOSEPH & STEPHANIE BREITBACH Phone # 678-521-1335 E-mail JOEBREITBACH@GMAIL.COM

Signature Joseph Breitbach Stephanie Breitbach Address: 970 POPLAR SPRINGS RD DALLAS, GA 30157
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Cheryl Kennedy
Notary Public

My commission expires: 8-30-21

Present Zoning of Property R-30

Location 970 POPLAR SPRINGS RD DALLAS, GA 30157
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 153 District 17TH Size of Tract 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 X 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).

TOPOGRAPHY - AREA OF YARD TO MEET THE 100' SETBACKS HAS ROUGH TERRAIN W/ LOTS OF UPS & DOWNS. PROPOSED LOCATION IS HIGHEST POINT IN THE SURROUNDING AREA. AREA IN MIDDLE OF PASTURE IS SUNK IN WHERE, I BELIEVE, A LOT OF WOOD WAS BURNED IN THE BUILDING PROCESS.

List type of variance requested: WAIVE 100' SETBACK ON EAST SIDE OF PROPERTY TO BE 30' FOR ACCESSORY BUILDING GREATER THAN 650' SF.
WAIVE ACCESSORY BUILDING TO BE LOCATED IN THE REAR OF THE PRINCIPLE BUILDING & ALLOW TO BE PLACED ON THE FRONT SIDE.

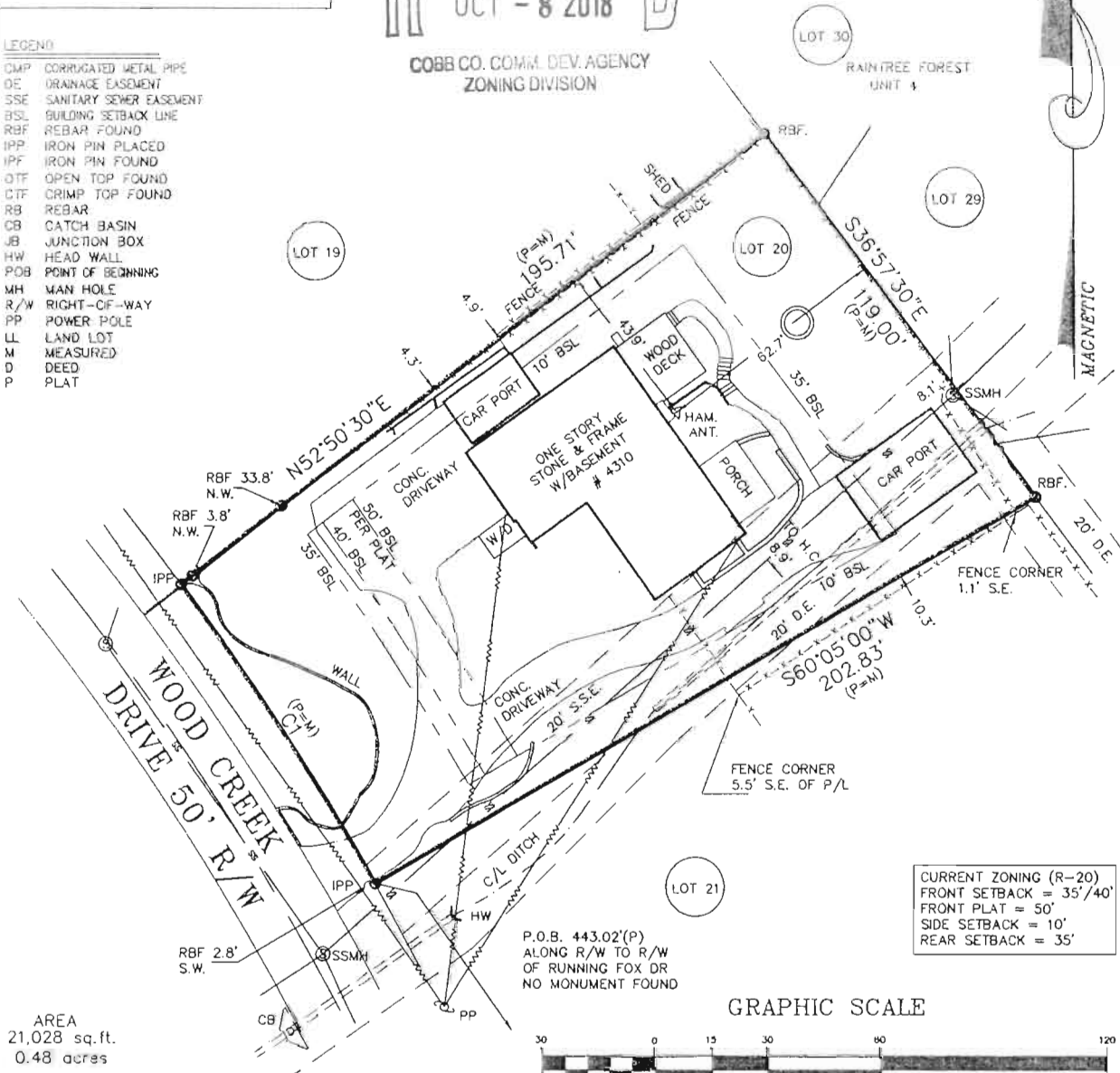
V-117
(2018)

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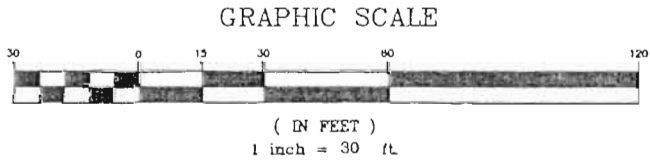
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- CMP CORRUGATED METAL PIPE
- OE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT



AREA
21,028 sq. ft.
0.48 acres



SHEET 1 OF 2

FIELD DATE 10/04/2018

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	10/8/2018
OWNER / PURCHASER		SCALE	1" = 30'
MATT ROWND			
MATT & SANDRA ROWND			
LAND LOT 185	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
LOT 20	BLOCK A	UNIT THREE	AREA OF LOT: 21,028 S.F.
SUBDIVISION RAINTREE FOREST			



PLAT BOOK 97 PAGE 72
DEED BOOK PAGE

ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31159-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

APPLICANT: Matt Rownd

PETITION No.: V-117

PHONE: 470-422-0817

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Matthew Rownd

PRESENT ZONING: R-20

PHONE: 470-422-0817

LAND LOT(S): 185

TITLEHOLDER: Matthew M. Rownd and Sandra M. Rownd

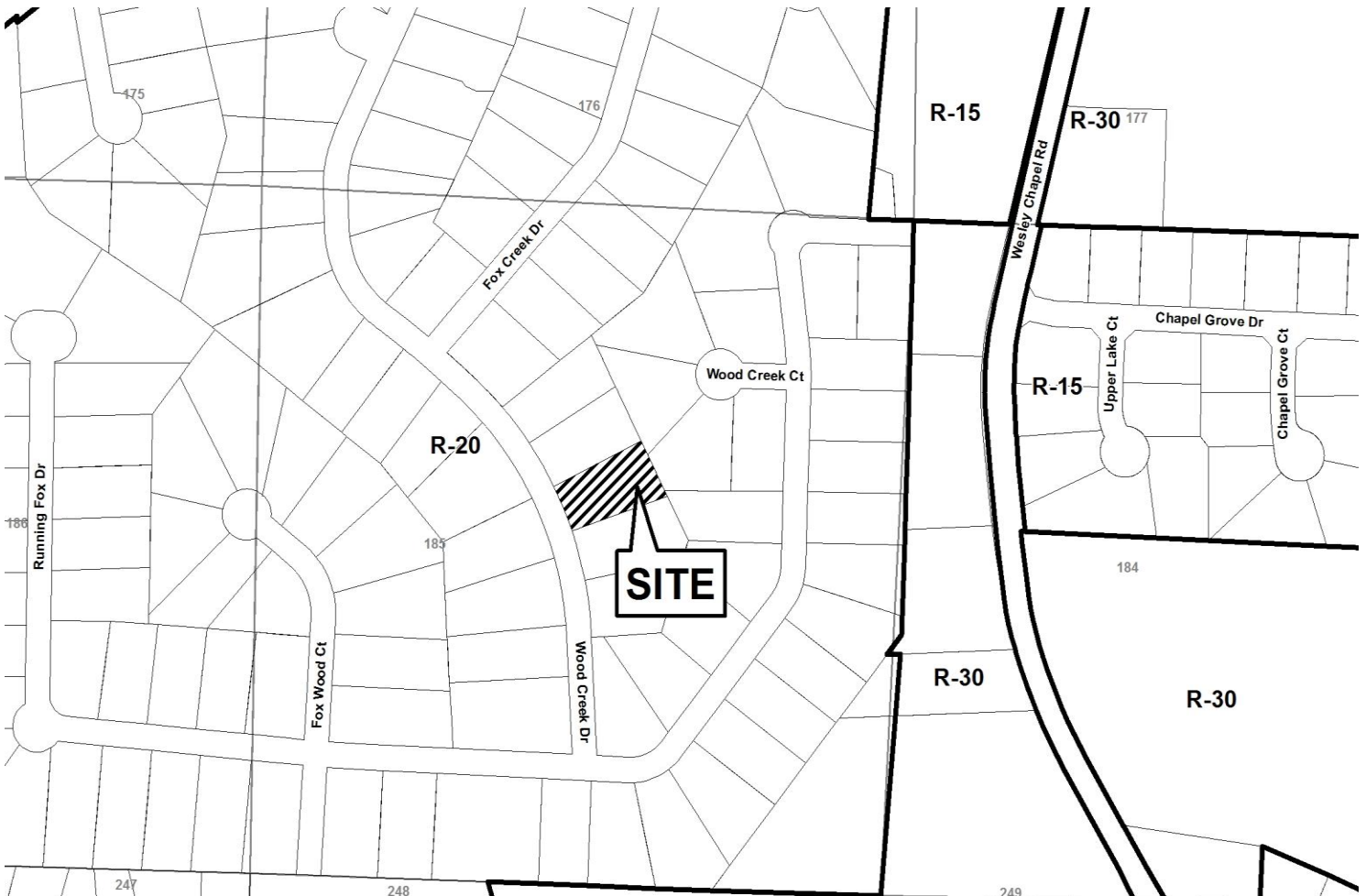
DISTRICT: 16

PROPERTY LOCATION: On the east side of Wood Creek Drive, south of Fox Creek Drive (4310 Wood Creek Drive).

SIZE OF TRACT: 0.48 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (approximately 600 square foot rear carport) from the required 35 feet to eight (8) feet; 2) waive the side setback for an accessory structure under 650 square feet (approximately 260 square foot front carport) from the required 10 feet to four (4) feet adjacent to the north property line; and 3) allow an accessory structure (approximately 260 square foot front carport) to be located to the side of the principal building.



Application for Variance Cobb County



(type or print clearly)

Application No. V-117
Hearing Date: 12-12-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
Applicant Matt Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com

Matthew Rownd Address 4310 Wood Creek Dr Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Matthew Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com
(representative's signature)

My commission expires: JAN. 30th - 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Matthew & Sandra Rownd Phone # 470-422-0817 E-mail Matthewrownd@gmail.com

Signature [Signature] Address: 4310 Wood Creek Dr Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

[Signature]
My commission expires: JAN. 30th - 2019
Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property R-20

Location 4310 Wood Creek Dr Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0185 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).

Please see Exhibit "A"

List type of variance requested: _____

Please see Exhibit "A"

V-117
(2018)
Exhibit

Variance Request

Matthew and Sandra Rownd

4310 Wood Creek Drive

Marietta, GA 30062

RECEIVED
OCT - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Boat Carport

- 1.) Carport of 20' x 30' deep was erected to both clean up yard as well as protect investment of historic boat that we are restoring. Boat formerly under blue tarp which would show age fairly rapidly under environmental conditions requiring replacement often to avoid unsightly appearance. Boat could not be restored under these conditions without considerable difficulty. This carport covered and protected said boat as well as cleaning up that corner of the yard making it more presentable to neighbors. This location was only suitable spot in yard due to extreme 25' plus elevation difference from left side of lot facing house to right side of lot (facing house). Carport almost completely hidden by foliage on rear and right hand side (from front) and plans include putting "fringe" plants, red bud trees, and native landscaping to more completely hide left hand side facing carport. Front right half of carport eave is already hidden by existing trees from street. Carport is almost completely hidden from street as is. As the carport is only a roof with legs, I was unaware that it was subject to setback requirements. I had used a basic setback rule of approximately 10' from lot lines which was incorrect but applied with good intentions. I have trees and shrubs, both in possession and was waiting until the sap drops for proper transplanting when issue of location was brought to my attention by Code Enforcement officer Terry Winters. Planting was to happen during month of November or December when chances of success were highest. This carport would protect our investment as well as keep project "hidden" from neighbors. A hardship would be created by removing or moving building due to excess cost required to do either given topography of site. Future restoration work and progress would be restricted as well as reduce curb appeal both while working as well as future storage on trailer after work complete and boat in use. Site slopes extremely from left to right and this is the only level spot in yard that was capable of both allowing intended use and to be hidden best with landscaping.
- 2) I am requesting a variance the reduce setbacks to dimensions listed on requested and provided site and boundary survey.

Upper Original Carport

- 1.) This carport of approximately 13' x 20' was purchased with house in 2005. I have replaced roof and added a stone façade to the front posts corners with flagstone to match house. Code enforcement discovered it as approximately 4'6" from property line which was not disclosed when we purchased property. A hardship would be created by forcing a removal of a structure which we purchased with property counting on its continued use as we age. This is a ranch style

house with a basement and carport gives us additional parking on the upper level which is where 90% of our living occurs and includes the master, ancillary bedrooms, and kitchen areas. The original posts and outside lines were observed and structure was not expanded. Code Enforcement officer Terry Winters has visually seen what was installed and the original posts. Mr. Winters asked that I include this request with the Boat Cover since he did observe this condition when here. Pictures and property description from original mortgage attached showing detached carport was present.

- 2.) I am requesting that this structure be allowed to remain according to required and provided site and boundary survey.

Antennae Mast

- 1) I am a licensed Ham Radio operator and needed to remove tv antennae and other structure from chimney in order to neaten up antennae cables and structure as well as facilitate addition of small antennae for Ham Radio. A hardship would be created in not being able to continue in hobby due to lack of antennae space. Also, I don't like mounting any hardware to roof or chimney for structural reasons. Continued licensing being pursued to go along with boat restoration as certain practices are common between land or water based communications and need practice and familiarity for safety reasons.
- 2) I am requesting that the tower be allowed to remain. It is approximately 47' tall with a 10' mast made of 1 1/2" aluminum pipe to mount antennae to. Antennae total height at approximately 57' and under the 70' requirement for Ham Radio Operations per county code. Enforcement Officer Terry Winters is aware of intended use and my FCC registration and Ham Radio Technician License test results and again, requested that I include this in my request.

RECEIVED
OCT - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-118
(2018)



C1 ARC=155.18 R=309.66
C2 ARC=23.02 R=495.55

N89° 20' 23"E
261.10

25° SIDE BL

21.5' ± EP/EP

24.22' 00.0'

FOUND PIN

18 pine 89.25

18 pine 97.05

18 pine 81.73

18 pine 87.31

18 pine 85.18

18 pine 95.06

18 pine 96.51

18 pine 81.73

18 pine 87.31

18 pine 89.25

18 pine 97.05

18 pine 81.73

18 pine 87.31

18 pine 85.18

18 pine 95.06

18 pine 96.51

18 pine 81.73

18 pine 89.25

18 pine 97.05

18 pine 81.73

18 pine 87.31

18 pine 85.18

18 pine 95.06

18 pine 96.51

18 pine 81.73

CONCRETE DRIVE

PROPOSED DW

1 STORY RANCH
WITH BASEMENT
FFE 923.08

USE EXIST DW AS
CONSTRUCTION OUTLET

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

6 pine
12 pine
16 pine
18 pine

PROPOSED DW

SEDIMENT STORAGE CALCULATIONS:
DISTURBED AREA - 16,808 SF = 0.3858 AC
REQUIRED SEDIMENT STORAGE:
0.3858 AC X 6.7 CY/AC = 23.8 CY
PROVIDED SEDIMENT STORAGE:
393 LF X 0.083 CY/LF = 32.6 CY

PROPOSED GARAGE
(40' X 60')
FFE=900'

PROPOSED COMC.
PARKING

PROPOSED DW

PROPOSED DW

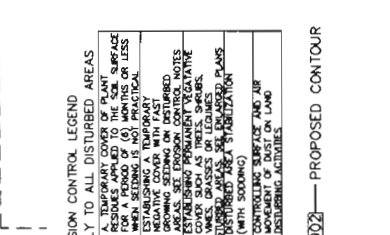
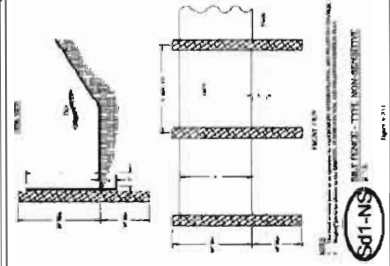
SITE PLAN PREPARED FOR:
ACREE SARA C & MICHAEL L

PROPERTY ADDRESS:
3469 HILL FOREST TRL
NW ACWORTH, GA 30101
Parcel Number:
20011100110
Area: 90477 SF = 2.077 AC

LOT 4 SUBDIVISION HILL FOREST ESTATES
LAND LOT 111 20TH DISTRICT
COBB COUNTY, GEORGIA
FIELD DATE 9-23-18
CREW RD DRAWN RD/CL
DRAWN DATE 9-25-18
PLAT BOOK 139 PAGE 27
DEED BOOK PAGE
ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND HAS
BEEN PREPARED IN CONFORMITY WITH THE
MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN ANGULAR ERROR OF 05
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE
USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

Total Site Coordinates
183 Cypress Trail
Dawsonville, GA 30534
JOB --
770-856-5192



EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

D01	TEMPORARY COVER OF PLANT RESOURCES APPLIED TO THE SOIL SURFACE TO PREVENT EROSION. USE WITH SEEDING IS NOT PRACTICAL.
D02	ESTABLISHING A TEMPORARY VEGETATIVE COVER TO PREVENT EROSION. SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES FOR COVER SUCH AS TREES, SHRUBS, LIMES, GRASSES OR LEGUMES. SOIL DISTURBED BY EXCAVATION (WITH SOODING)
D03	CONTROLLING SURFACE AND AIR POLLUTING ACTIVITIES

8022 PROPOSED CONTOUR



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

APPLICANT: Michael L. Acree

PETITION No.: V-118

PHONE: 470-426-7631

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Michael L. Acree

PRESENT ZONING: R-80

PHONE: 470-426-7631

LAND LOT(S): 111

TITLEHOLDER: Sara C. Acree and Michael L. Acree

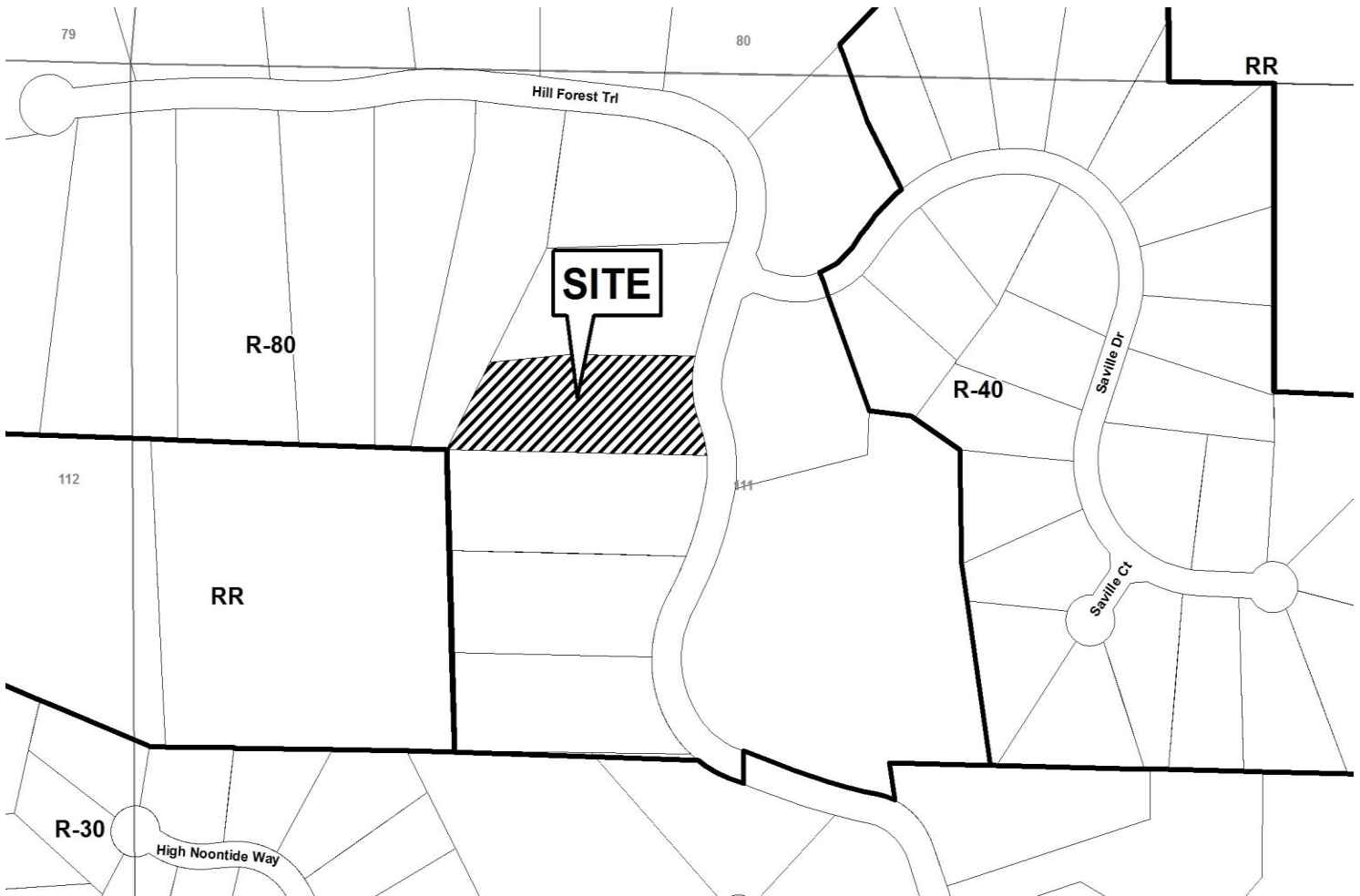
DISTRICT: 20

PROPERTY LOCATION: On the west side of Hill Forest Trail, south of Saville Drive
Forest Trail, south of Saville Drive
(3469 Hill Forest Trail).

SIZE OF TRACT: 2.08 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (approximately 2,400 square foot garage) from the required 100 feet to 26 feet adjacent to the south property line and to 51 feet adjacent to the rear.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-118
Hearing Date: 12-12-18

R
OCT - 9 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Michael L. Acree Phone # 470.426.7631 E-mail m-acree@1791.com
Address 3469 Hill Forest Trail, Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

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

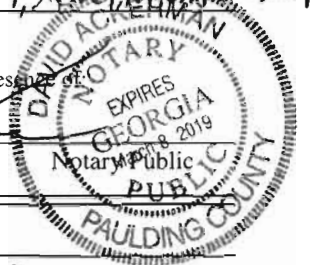
Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public _____

Titleholder Michael L. Acree Phone # 470.426.7631 E-mail m-acree@1791.com
Signature Michael L. Acree Address: 3469 Hill Forest Trail, Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/8/19



Present Zoning of Property R80
Location 3469 Hill Forest Trail Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 111 District 20 Size of Tract _____ Acre(s)

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

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

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

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

I am requesting the variance due to lot shape to allow new building to be placed as far back on lot as reasonable and lower the roofline so as to decrease appearance from street.

List type of variance requested: _____

APPLICANT: Phillip Fender

PETITION No.: V-119

PHONE: 404-434-8485

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Phillip Fender

PRESENT ZONING: R-20

PHONE: 404-434-8485

LAND LOT(S): 505, 506

TITLEHOLDER: Jeremiah Scot Christopher and
Alison Lynn Chistopher

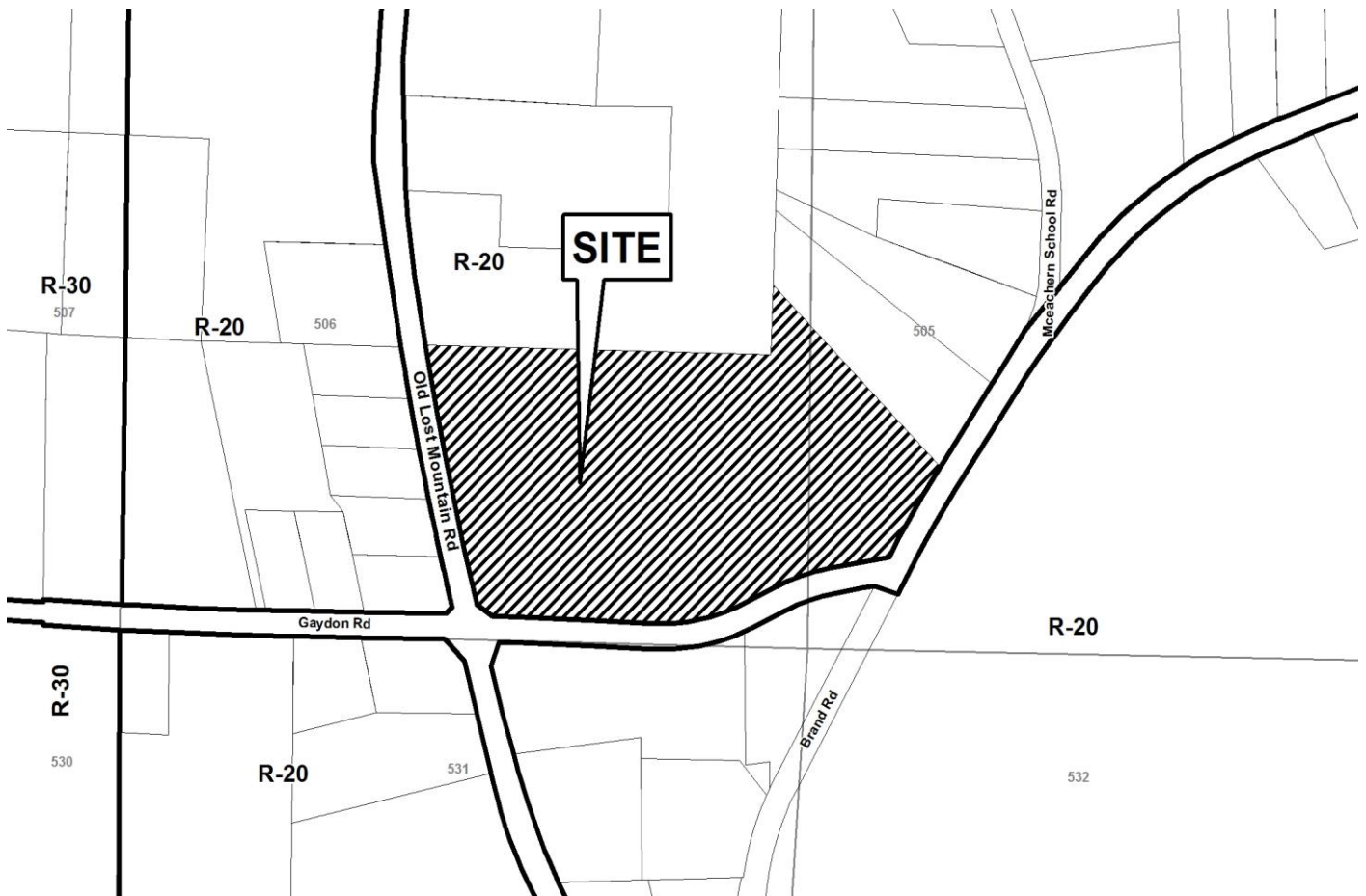
DISTRICT: 19

PROPERTY LOCATION: On the east side of Old
Lost Mountain Road, on the north and west side of
Gaydon Road
(2461 Old Lost Mountain Road).

SIZE OF TRACT: 10.15 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structures (existing approximately 578 square foot barn and existing approximately 900 square foot garage) to be located to the front of the principal building; 2) waive the setbacks for an accessory structure under 650 square feet (existing approximately 578 square foot barn) from the required 40 feet to 35 feet adjacent to the front property line and from the required 10 feet to nine (9) feet adjacent to the northern side property line; 3) waive the side setback for an accessory structure over 650 square feet (existing approximately 900 square foot garage) from the required 100 feet to 52 feet adjacent to the northern side property line; and 4) allow parking and/or maneuvering on a non-hardened and treated surface (existing gravel drive).



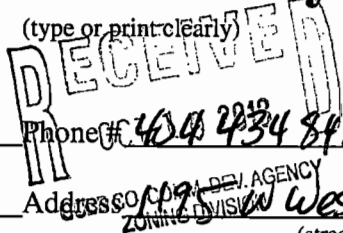
Application for Variance

Cobb County

(type or print clearly)

Application No. V-119
Hearing Date: 12-12-18

Applicant Phillip FENDER Phone # 404 434 8485 E-mail phillip@fendereng.com
Phillip FENDER Address 1175 Wesley Rd, ATLANTA, GA 30327
(representative's name, printed) (street, city, state and zip code)



Phillip Fender Phone # 404 434 8485 E-mail phillip@fendereng.com
(representative's signature)

MARTIKA RHODES
NOTARY PUBLIC
Clayton County
State of Georgia
My Comm. Expires Mar. 4, 2022

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

My commission expires: 3-4-2022

Titleholder Jeremiah & Alison Phone # 678-255-6720 E-mail Jeremiah4130@gmail.com
CHRISTOPHER Address: 2461 Old Lost Mountain Rd, Powder Springs, GA 30127
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

Debra Marie Lehman
NOTARY PUBLIC
Paulding County, GEORGIA
My Comm. Expires 11/20/2020

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

My commission expires: _____

Present Zoning of Property R-20
Location 2461 Old Lost Mountain Rd
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 505 & 506 District 19 Size of Tract 1.8 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).

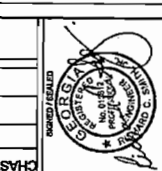
REMOVAL of a 100 yr old barn & 60 year old garage

List type of variance requested: PERMISSION TO RETAIN ACCESSORY STRUCTURES (BARN & GARAGE) IN A FRONT YARD

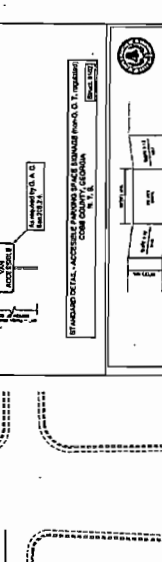
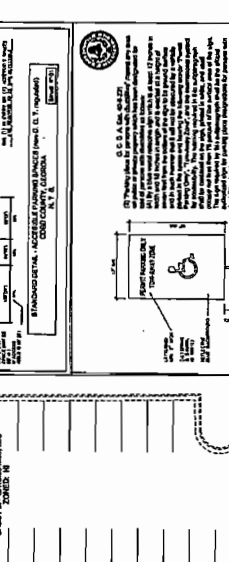
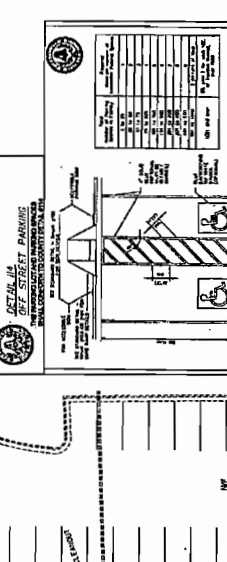
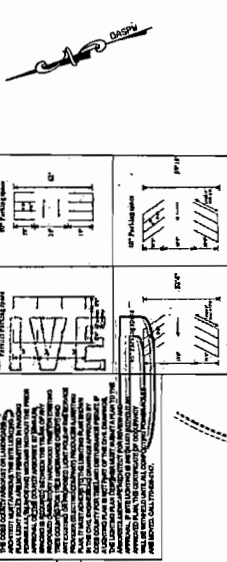
PROPOSED BY:
ROGER S. LEE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 1145
 WOODSTOCK, GA 30188
 PHONE: 770-653-9984

PREPARED FOR (OWNER):
Duncan Road Associates, LLC
 1400 DUNCAN ROAD
 WOODSTOCK, GA 30188
 (770) 952-1100

V-120 (2018)



NO.	DATE	DESCRIPTION
1	11-14-18	AS SHOWN
2	11-14-18	AS SHOWN
3	11-14-18	AS SHOWN
4	11-14-18	AS SHOWN
5	11-14-18	AS SHOWN
6	11-14-18	AS SHOWN
7	11-14-18	AS SHOWN
8	11-14-18	AS SHOWN
9	11-14-18	AS SHOWN
10	11-14-18	AS SHOWN

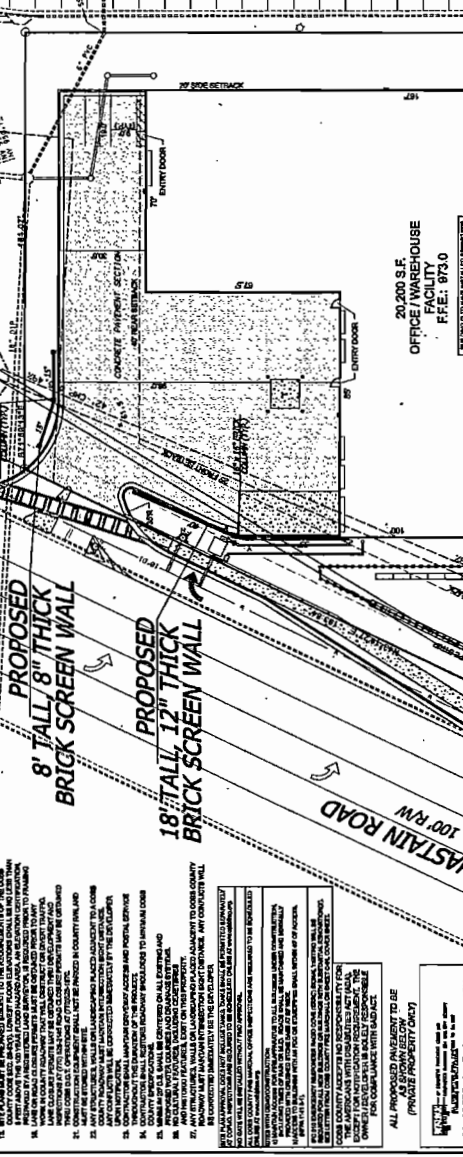


24 HOUR CONTACT:
 MR. ROGER LEE
 (770) 653-9984

NO.	DATE	DESCRIPTION
1	11-14-18	AS SHOWN
2	11-14-18	AS SHOWN
3	11-14-18	AS SHOWN
4	11-14-18	AS SHOWN
5	11-14-18	AS SHOWN
6	11-14-18	AS SHOWN
7	11-14-18	AS SHOWN
8	11-14-18	AS SHOWN
9	11-14-18	AS SHOWN
10	11-14-18	AS SHOWN

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA BUILDING CODE (GBC) AND THE GEORGIA RESIDENTIAL CODE (GRC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ELECTRICAL CODE (GEC) AND THE GEORGIA MECHANICAL CODE (GMC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA PLUMBING CODE (GPC) AND THE GEORGIA GAS CODE (GGC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA FIRE CODE (GFC) AND THE GEORGIA SAFETY CODE (GSC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA ENVIRONMENTAL CODE (GEC) AND THE GEORGIA WASTE CODE (GWC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA TRANSPORTATION CODE (GTC) AND THE GEORGIA HIGHWAY CODE (GHC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA MARINE CODE (GMC) AND THE GEORGIA BOATING CODE (GBC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA AERIAL CODE (GAC) AND THE GEORGIA AVIATION CODE (GAV).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA SPACE CODE (GSC) AND THE GEORGIA AEROSPACE CODE (GAC).



20,200 S.F. OFFICE/WAREHOUSE FACILITY
 F.F.E.: 873.0

PROPOSED 8' TALL, 8" THICK BRICK SCREEN WALL

PROPOSED 18' TALL, 12" THICK BRICK SCREEN WALL

CHASTAIN ROAD 100' R/W

DUNCAN ROAD VARIABLE R/W

CONCRETE PAVEMENT SECTION

RECEIVED
 OCT 11 2018
 COBB CO. COMMUNITY DEVELOPMENT DEPARTMENT
 ZONING DIVISION

APPLICANT: Chastain Point, LLC

PETITION No.: V-120

PHONE: 770-919-1500

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: J. Michael Samples

PRESENT ZONING: HI

PHONE: 404-218-1660

LAND LOT(S): 135

TITLEHOLDER: Chastain Point, LLC

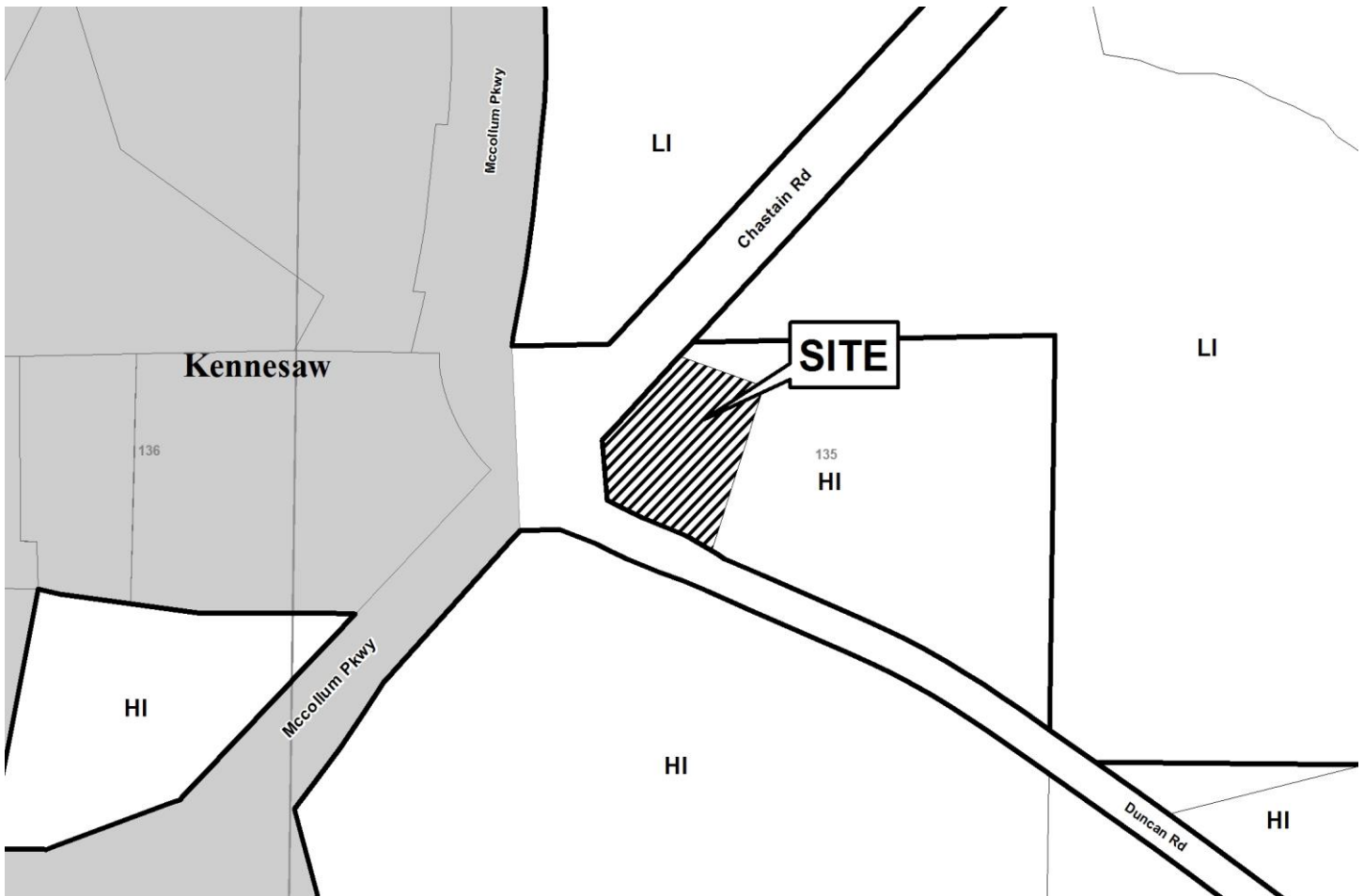
DISTRICT: 20

PROPERTY LOCATION: At the northeast intersection of Duncan Road and Chastain Road (1365 Chastain Road).

SIZE OF TRACT: 1.24 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the height of a wall from the maximum of six (6) feet in front or to the side of a building in a nonresidential district to 18 feet and eight (8) feet.



RECEIVED
OCT 10 2018

Application for Variance Cobb County

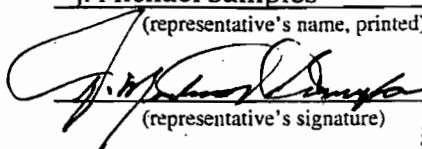
(type or print clearly)

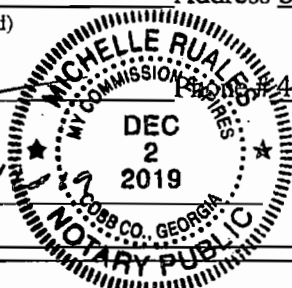
Application No. V-120
Hearing Date: 12-12-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Chastain Point, LLC Phone # 770-919-1500 E-mail msamples44@gmail.com

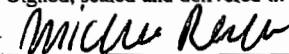
J. Michael Samples Address 3400 Town Point Drive, Suite 100, Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)


(representative's signature)



Phone # 404-218-1660 E-mail msamples44@gmail.com

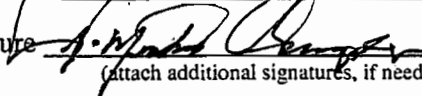
Signed, sealed and delivered in presence of:



Notary Public

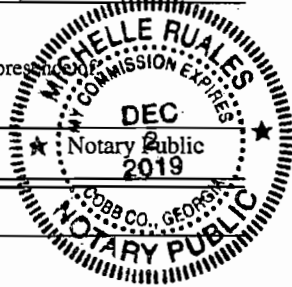
My commission expires: 12/2/19

Titleholder J. Michael Samples Phone # 404-218-1660 E-mail msamples44@gmail.com

Signature  Address: 3400 Town Point Drive, Suite 100, Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:





My commission expires: 12/2/2019

Present Zoning of Property HI (Heavy Industrial)

Location 1365 Chastain road N.W., Kennesaw, GA 301044
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 135 District 20th Size of Tract 1.24 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).

Attempt to Upgrade the Appearance of the Area.

List type of variance requested: Height of Wall

V-120
 (2018)
 Exhibit

SAMPLES
 CONSTRUCTION S
 NOT TO BE USED FOR
 BATHS OR
 OTHER PURPOSES
 7/24/18

DATE: 08.22.18
 REVISIONS:
 RELEASED FOR CONSTRUCTION
 08.22.18
 SHEET NO. V-02

SHEET TITLE
ELEVATIONS
 SHEET NO.
V-02

RECEIVED
 OCT 10 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



LEFT SIDE ELEVATION

1/16" = 1'-0"

FRONT ELEVATION

1/16" = 1'-0"



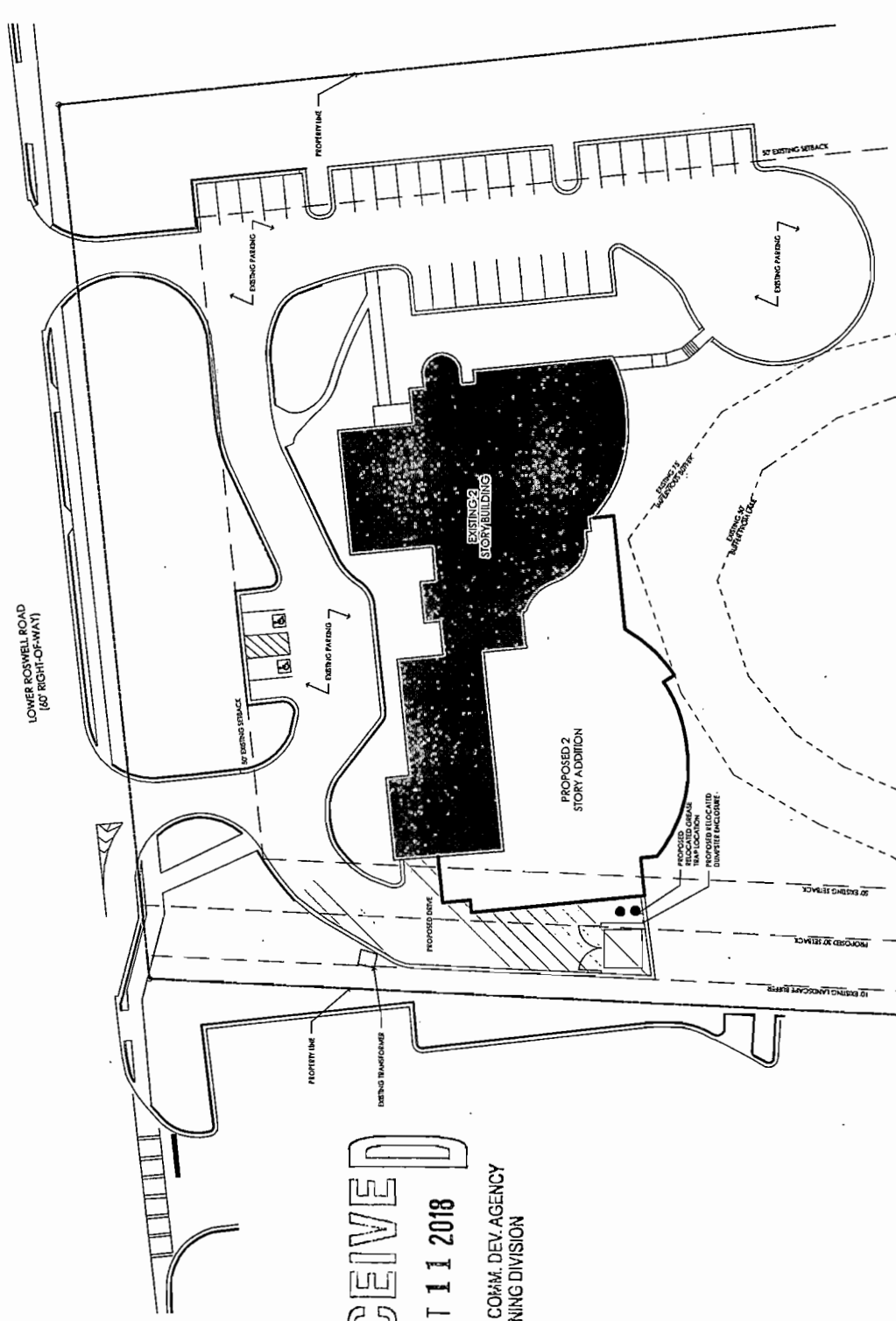
REAR ELEVATION

1/16" = 1'-0"

RIGHT SIDE ELEVATION

1/16" = 1'-0"

DIMENSIONAL NOTE	
TOTAL AREA	6.52 ACRES
EXISTING BUILDING SURFACE AREA	42,100 SQ FT
PROPOSED ADDITION SURFACE AREA	129,000 SQ FT
TOTAL SURFACE AREA	171,100 SQ FT
PERCENT IMPERVIOUS SURFACE	17.7% OF SITE



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 OCT 11 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



NO.	DATE	REVISIONS

V-121
 (2018)



PLACE MAKER DESIGN
 1000 CIRCLE 75 PARKWAY
 ATLANTA, GEORGIA 30339
 (404) 525-0199

SITE PLAN

A0.0

ARCHITECTURAL SITE PLAN
 1" = 20' 0"

APPLICANT: Chabad Lubavitch of Cobb, Inc.

PETITION No.: V-121

PHONE: 770-565-4412

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Ephraim Levi Silverman

PRESENT ZONING: R-20

PHONE: 770-820-2721

LAND LOT(S): 1116

TITLEHOLDER: Chabad Lubavitch of Cobb, Inc.

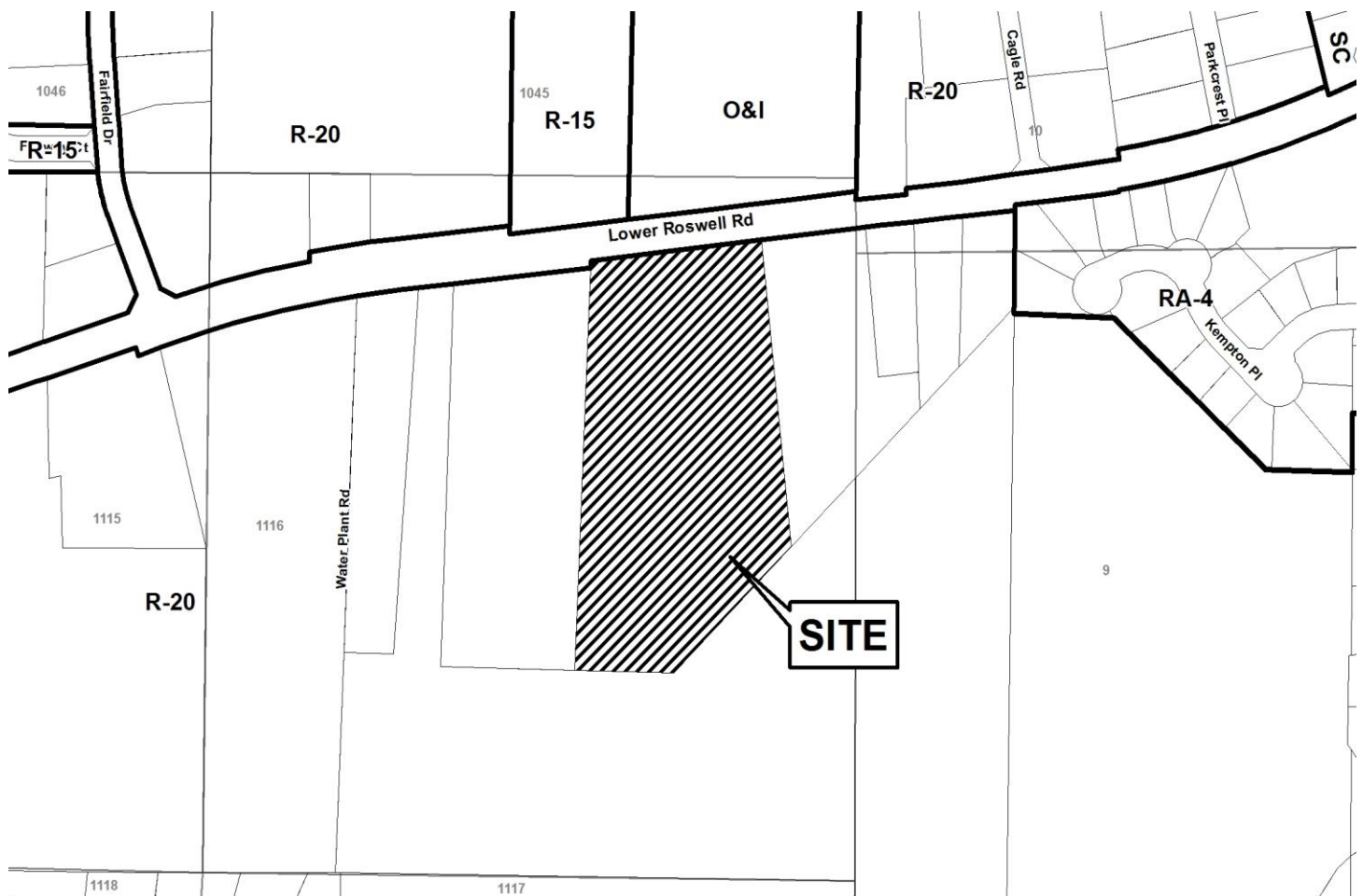
DISTRICT: 16

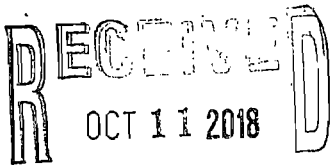
PROPERTY LOCATION: On the south side of
Lower Roswell Road, east of Fairfield Drive
(4450 Lower Roswell Road).

SIZE OF TRACT: 6.75 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 50 feet to 30 feet adjacent to the west
property line.





COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-121

Hearing Date: 12-12-18

Applicant CHASDA LUBAVITZ OF COBB, INC. Phone # 770 565 4412 E-mail office@ChabadofCobb.com

EPHRAIM LEVI SILVERMAN Address 4450 LOWER ROSWELL RD MARIETTA GA 30067
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 770 2721 E-mail ra661@ChabadofCobb.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: APRIL 16, 2019

Titleholder CHASDA LUBAVITZ OF COBB, INC. Phone # 770 565 4412 E-mail office@ChabadofCobb.com

Signature [Signature] president (seal) Address 4450 LOWER ROSWELL RD MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: APRIL 16, 2019

Present Zoning of Property R20

Location 4450 LOWER ROSWELL RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1116 District 16 Size of Tract 6.752 Acre(s) 6.87

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 proposed addition to the existing structure will not alter the essential character of the neighborhood and is unique to the applicant's use. The particular property line in question is shared with two governmental users: a Cobb County Government Center and the James E. Quarter water treatment plant.

List type of variance requested: Reduction of Side Set Backs ON THE WEST SIDE PROPERTY LINE FROM 50' TO 30'

OWNER/BUILDER/TERMINARY PERMITTEE:
 MILLENNIAL HOME BUILDERS
 770.880.1268
 3023 TOWNE MILL AVENUE
 CANTON, GA 30114

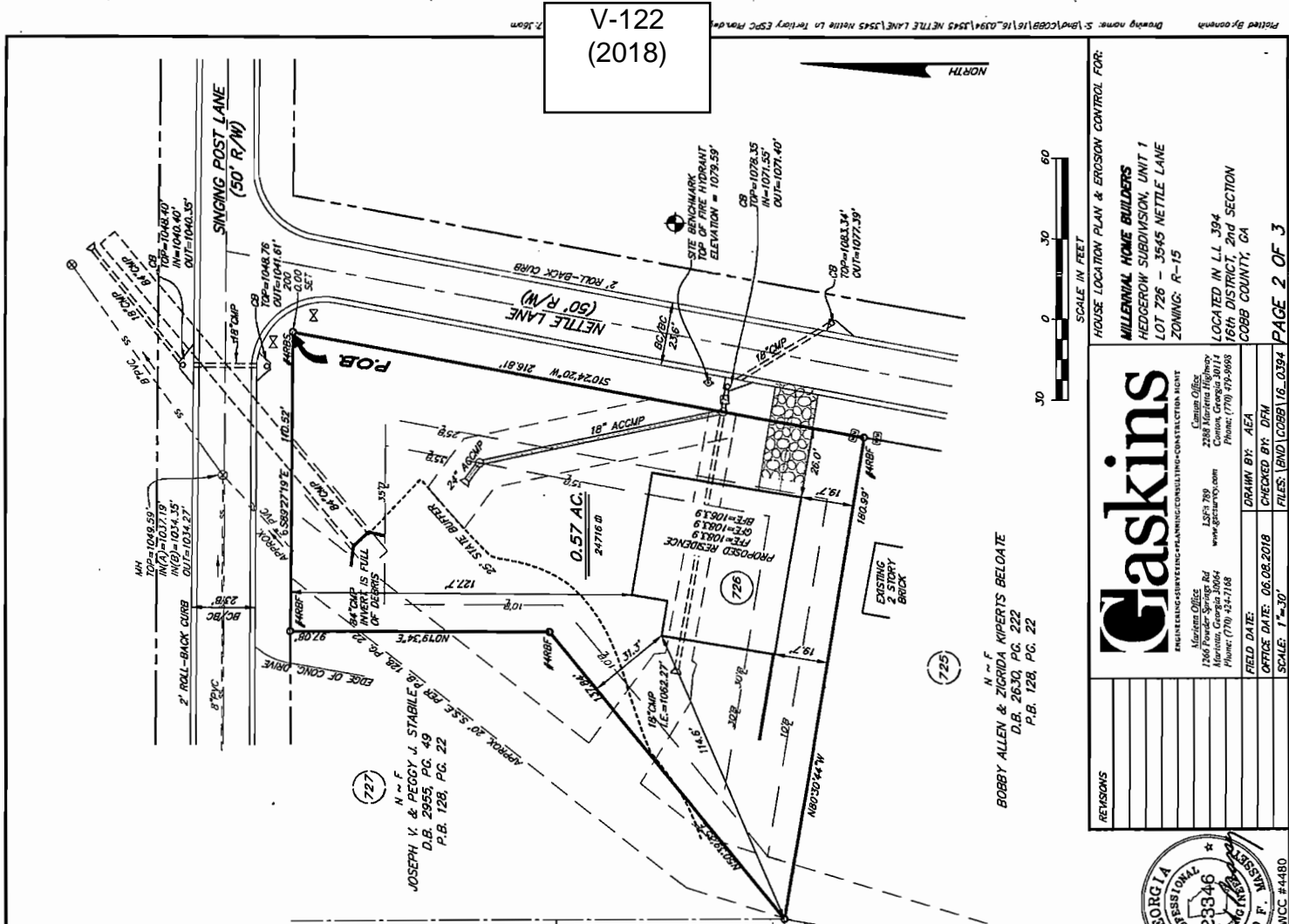
RECEIVED
 OCT 11 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

PROPOSED REDUCTION IN
 FRONT SETBACK FROM 35' TO
 25' AND REDUCTION IN SIDE
 SETBACK FROM 30' TO 10'

THE ENGINEER'S CERTIFICATION EXTENDS ONLY TO THE BUILDING
 PERMIT PROCESS AND THAT THE HOUSE LOCATION PLAN DOES
 NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE
 RECORDED OR USED TO CONVEY PROPERTY.

SUBMIT NOTES:
 1. ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZE
 AND MATERIAL, ETC. PER RECORDED FINAL PLAT FOR
 HEDGEROW-UNIT 1 SUBMISSION, RECORDED IN P.B. 28, PG. 140.
 2. PROPERTY SHOWN IS FIELD RUN TOPD PERFORMED BY
 GASKINS SURVEYING.



V-122
 (2018)



HOUSE LOCATION PLAN & EROSION CONTROL FOR:
MILLENNIAL HOME BUILDERS
 HEDGEROW SUBDIVISION, UNIT 1
 LOT 726 - 3545 NETTLE LANE
 ZONING: R-15
 LOCATED IN L.L. 394
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA

Gaskins
 ENGINEERING SURVEYING PLANNING CONSULTING CONTRACTORS INCORPORATED
 Managing Office: 12467 Highway 280, Marietta, Georgia 30064, Phone: (770) 424-7168
 Canton Office: 234 S. Peachtree Street, Canton, Georgia 30114, Phone: (770) 475-9698
 www.gaskinsco.com

FIELD DATE:	06.08.2018
OFFICE DATE:	06.08.2018
CHECKED BY:	DPH
DRAWN BY:	AEA
FILES:	16ND\COBB\16_0394
SCALE:	1"=30'

REVISIONS



24 HR. PHONE & EMERGENCY CONTACT:
 AARON DRISCOLL
 770.880.1268

GASWCC #4480

APPLICANT: Richard Haymore

PETITION No.: V-122

PHONE: 404-456-0889

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Aaron Driscoll

PRESENT ZONING: R-15

PHONE: 770-880-1268

LAND LOT(S): 394

TITLEHOLDER: Richard Haymore

DISTRICT: 16

PROPERTY LOCATION: On the southwest corner
of Singing Post Lane and Nettle Lane
(3545 Nettle Lane).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 2

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



RECEIVED
OCT 11 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-122
Hearing Date: 12-12-18

Applicant Richard Haymore Phone # 404-456-0889 E-mail richardhaymore@hotmail.com

Aaron Driscoll Address 3023 Towne Mill Ave Canton GA 30114
(representative's name, printed) (street, city, state and zip code)

Aaron Driscoll E-mail aairun15@gmail.com
(representative's signature) 770-880-1268

My commission expires: Aug 3, 2021

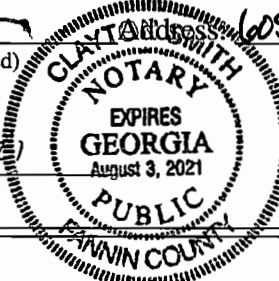


Signed, sealed and delivered in presence of:
[Signature] Notary Public

Titleholder Richard Haymore Phone # 404-456-0889 E-mail richardhaymore@hotmail.com

Signature [Signature] Address 1605 Blackwater Edge, Canton, GA 30114
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 3, 2021



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

Present Zoning of Property R-15

Location 3545 Nettle Ln., Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0394 District 16th Size of Tract .57 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 creek

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).

An approximately 40' cliff runs from the southwest corner of the lot to the Northeast corner. If the variance is not approved, the proposed home will need to sit to a large degree on that cliff. Additionally, a creek also runs along the west side of the property. Not allowing the variance will force the owners to build closer to the creek than necessary. Neighbors currently have great concern for the creek. The variance should alleviate some of those concerns.

List type of variance requested: 1) Change the building line on the South side of the lot to 10'. 2) Change the front building line to 25'.

V-123
(2018)

GENERAL SURVEY NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Georgia.
- The property described herein is the same as the property described in Commonwealth Land Title Insurance Company Commitment No. 12885860 with an effective date of March 2, 2011 at 5:00 p.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 13067C01260, with a date of identification of December 16, 2008 for Community No. 130002 in Cobb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Roswell Road, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 281, including 10 designated handicap spaces.
- There is no observed of current earth moving work, building construction or building additions, except as shown or noted hereon.
- There are no proposed changes in street right of way lines, according to Georgia Department of Transportation.
- There is no observed evidence of recent street or sidewalk construction or repairs, except as shown or noted hereon.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill, except as shown or noted hereon.

LIST OF POSSIBLE ENCROACHMENTS:

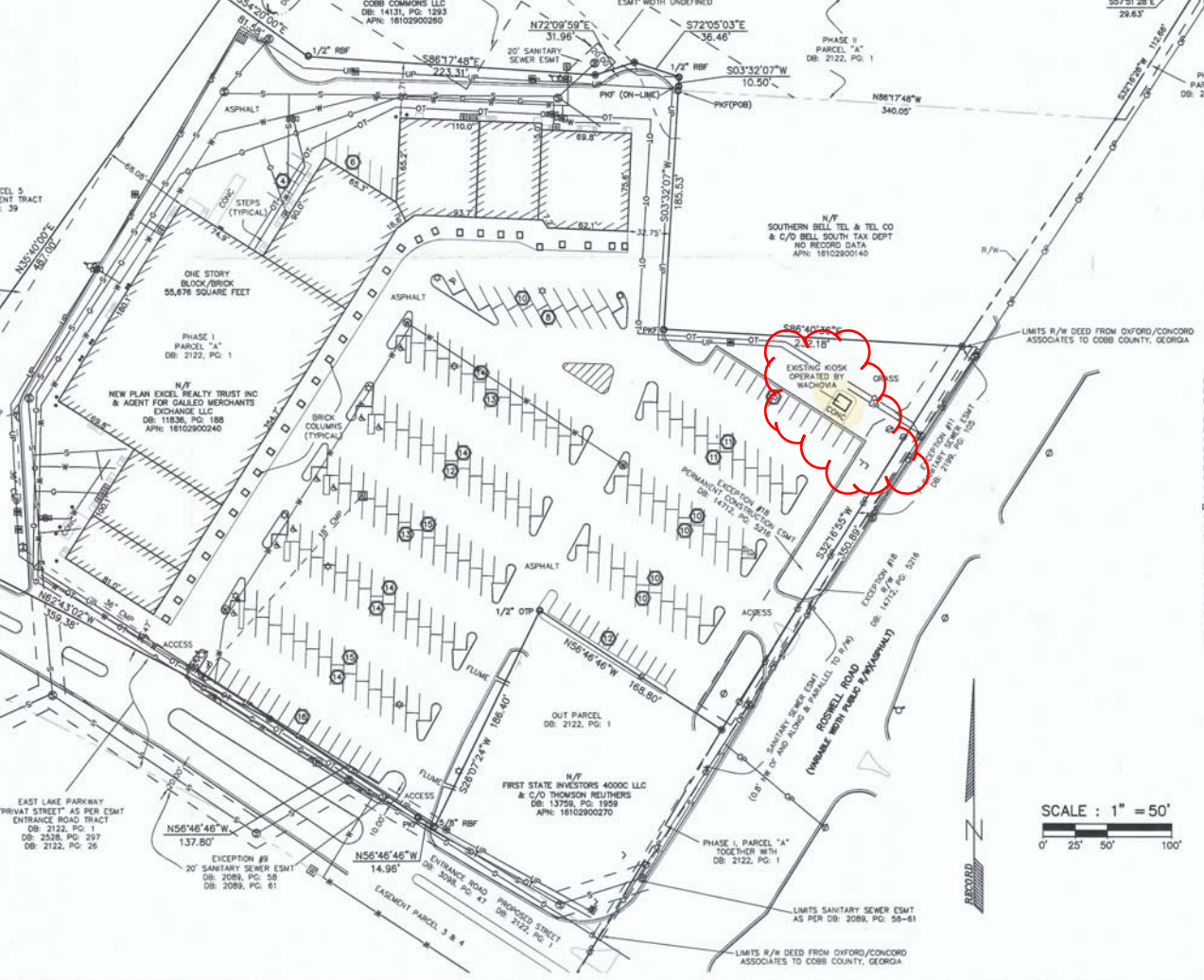
The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

NONE APPARENT



... of Cobb County, Georgia being more particularly described
... of way which varies said points being 50.00 feet off of
... 20.00 feet off of and along and parallel to the centerline
... 4 degrees 47' second West, a distance of 42.50 feet to a
... South 32 degrees 16 minutes 28 seconds West, a distance
... 17 degrees 46 minutes West, a distance of 140.25
... 32 minutes 07 seconds West, a distance of 185.53 feet to
... to an arc on the abovementioned arc of Roswell Road
... 18 minutes 33 seconds West, a distance of 325.89
... a distance of 548.85 feet to an iron pin found, thence,
... North 36 degrees 44 minutes 46 seconds West, a distance of
... 80 feet to an iron pin; thence, North 42 degrees 43
... 18 minutes 05 seconds East, a distance of 402.00 feet to an iron
... in an arc, South 88 degrees 17 minutes 48 seconds East,
... distance of 37.96 feet to an iron pin; thence, South 73
... West 32 minutes 07 seconds West, a distance of 15.50 feet to

... in Book 2776, Page 44, Cobb County,
... shown Williams to Cobb Properties Limited Partnership No. 1,
... in Book 2122, Page 1, Cobb County, Georgia records.
... make Member Qualified Plan Property Fund Two, LP, a
... 2006, Page 47, Cobb County, Georgia records.
... a Delaware limited partnership and East Lake Park
... in Book 2008, Page 39, Cobb County, Georgia



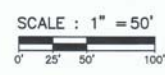
ZONING INFORMATION.

Zoning to be supplied by issuer.

LEGEND OF SYMBOLS:

DB	Deed Book	W	Well
PG	Page	H	Headwall
N/F	Now or Formerly	FH	Fire Hydrant
APN	Assessor's Parcel Number	WM	Water Meter
POB	Point of Beginning	HW	Handicap (H2)
POC	Point of Commencement	DM	Double Wing Catch Basin
OTF	Open Top Pipe Found	JB	Junction Box
RF	Rebar Found	EB	Electric Box
RF	Right of Way	GM	Gas Meter
ESMT	Easement	DI	Drop Inlet
CNC	Concrete	S	Sign
CMP	Corrugated Metal Pipe	B	Boiler
WV	Water Valve	1/2"	Capped 1/2" Rebar Set
SSM	Sanitary Sewer Manhole	P	Parking Spaces
GW	Guy Wire	IF	Iron Pin Found
MP	Manhole	SSL	Sanitary Sewer Line
LP	Light Pole	OP	Overhead Power Line
PP	Power Pole	UP	Underground Power Line
		UG	Underground Gas Line
		WL	Water Line
		AP	Adjoining Property Line
		EW	Right-of-Way
		E	Easement

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com



No.	REVISIONS	Date

SURV

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Date of P

Ronnie J.
Profession

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MA

APPLICANT: SunTrust Bank

PETITION No.: V-123

PHONE: 850-563-1490

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Jason Toole (CPH, Inc.)

PRESENT ZONING: GC

PHONE: 850-563-1490

LAND LOT(S): 1028, 1029

TITLEHOLDER: New Plan Excel Realty Trust

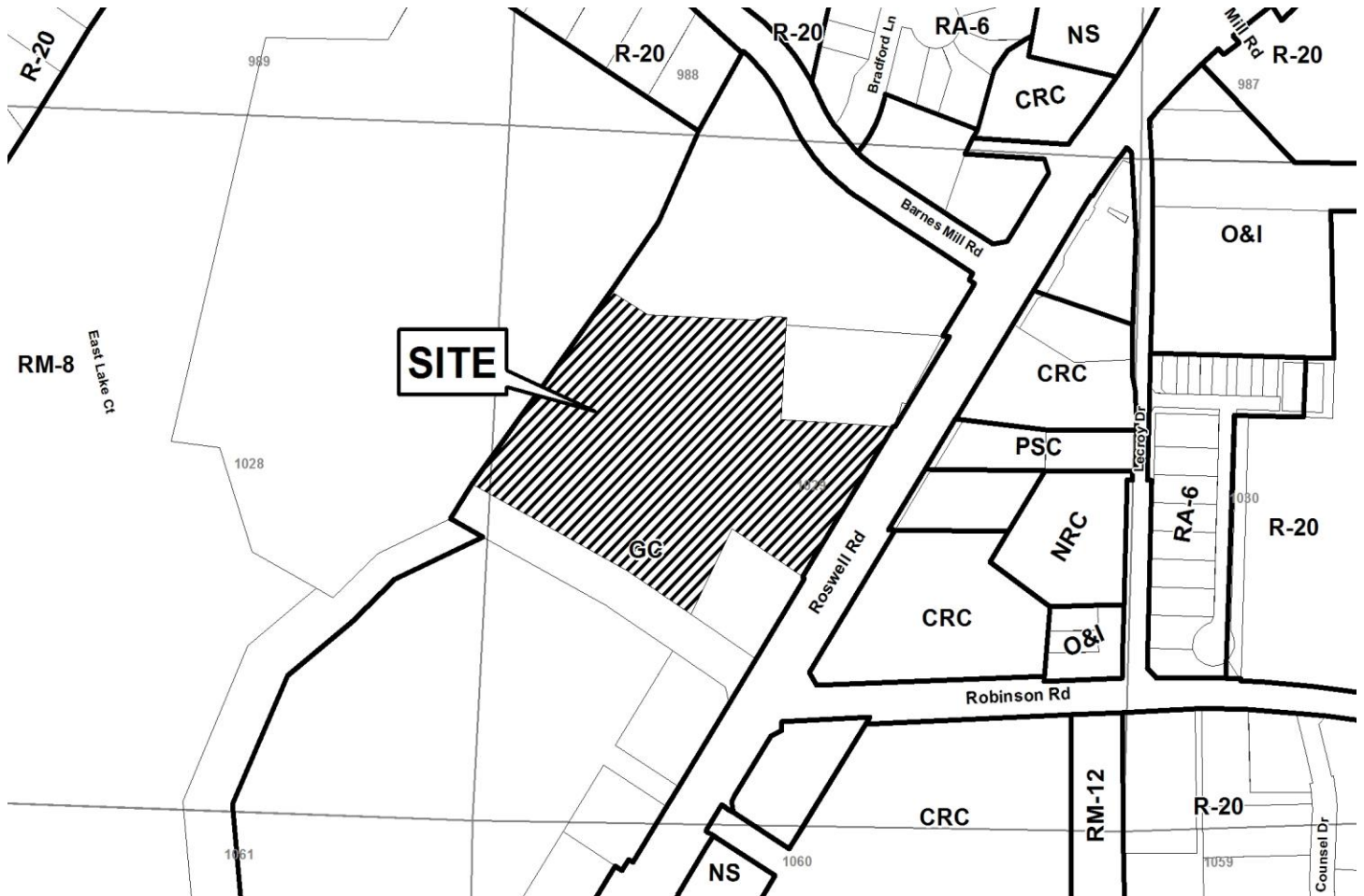
DISTRICT: 16

PROPERTY LOCATION: On the northwest corner of East Lake Parkway and Roswell Road (2197 Roswell Road).

SIZE OF TRACT: 6.77 acres

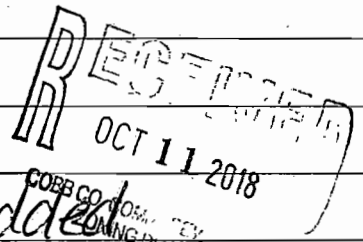
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the required parking; 2) waive the maximum allowable impervious surface limitation; 3) waive the allowable signage; and 4) allow an accessory structure (remote ATM) to be located in front of the principal building.



Letter of Intent Hardships
Growth demands Growth.

V-123
(2018)
Exhibit



Recent study shows Cobb County added 8,000 residents since last year, according to the Marietta Daily Journal. With that increase in growth comes new residences and new businesses. Businesses such as financial institutions. One way to keep up with the growth but minimize the impact on Cobb County and the community is to develop a smaller more efficient footprint. Suntrust did just that. Suntrust is proposing the remote walk-up ATM station to be able to support this growth as it relates to providing their current and new customers with financial solutions.

A perfect location for this remote ATM station is at the Marshalls @ Eastlake development. This development has ample parking and great traffic flow and visibility from Roswell Road and East Lake Parkway. The proposed location for the ATM station is the southeast corner of the parking lot which currently remains unused. Currently there are several hardships that are present such as exceeding impervious surface area, less than required parking and location of

accessory structure to primary structure. Due to the location of remote walkable ATM station within the development and its proximity to other businesses, size of the development and distance from both Roswell Road and East Lake Parkway, we humbly request for considerations for zoning relief of the variances requested.

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OCT 11 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Proposed signage

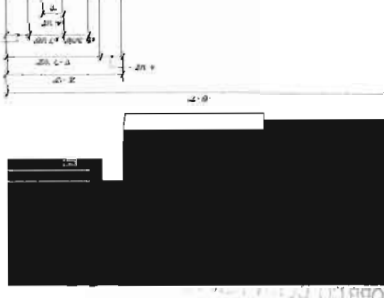
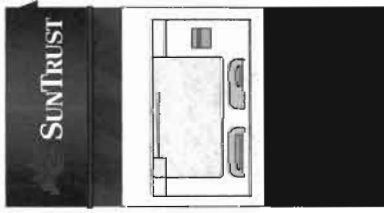
N02
ATM-CN-1

RECEIVED
OCT 11 2018

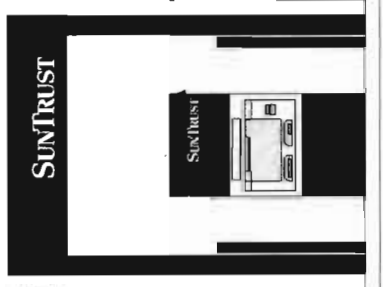


1 PLAN VIEW
1/4" = 1'-0"

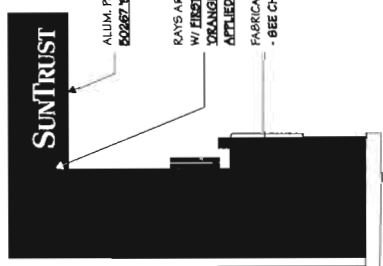
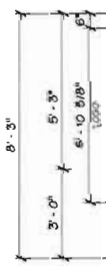
LEG COLOR:
☐ MF#50268 SUNTRUST METALLIC SILVER
■ MAP TO MATCH #2422 AMBER ACRYLIC
ORANGE



V-123
(2018)
Exhibit



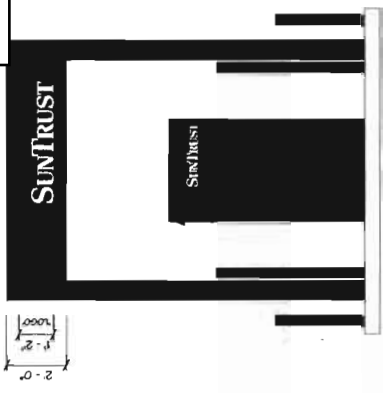
3 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT SIDE VIEW
1/4" = 1'-0"



4 RIGHT SIDE VIEW
1/4" = 1'-0"



5 REAR ELEVATION
1/4" = 1'-0"

COPY IS 1/2" CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED SM #2688-20 TRANSLUCENT WHITE FINL. 2" SECOND SURFACE APPLIED DIP COUR SM #2688-02 WHITE

ALUMI. PANEL PAINTED MF# 50267 SUNTRUST METALLIC BLUE
RAYS ARE CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED VNTL. SM #2680-44 ORANGE 2" SECOND SURFACE APPLIED SM #2680-76 MARIGOLDZ
- BEE CHART
FABRICATED LEGS PAINTED



SUNTRUST

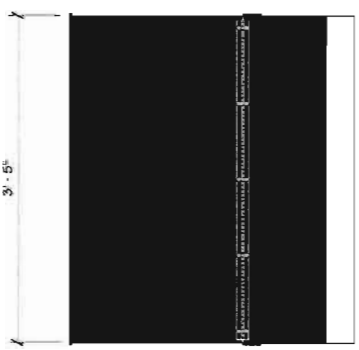


AGI

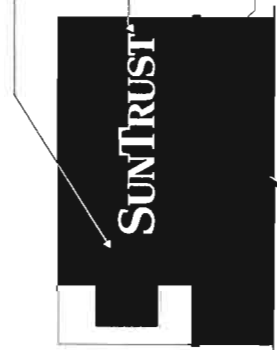
2655 International Pkwy., Virginia Beach, VA 23462
PHONE: (757) 431-1800 • FAX: (757) 430-2987
www.AGI.com

Proposed signage

N03
ATM-3037-DF



1 PLAN VIEW
ATM-3037.1 3/4" = 1'-0"



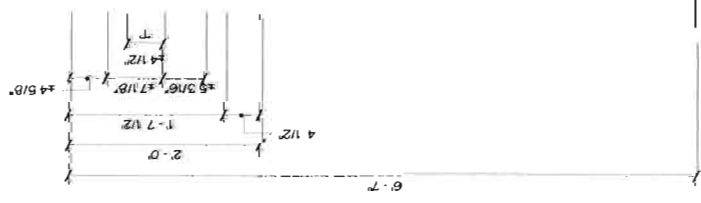
2 BACK VIEW
ATM-3037.1 3/4" = 1'-0"

RAYS ARE CLEAR GLOSS PUSH THRU
ACRYLIC W/ FIRST SURFACE APPLIED SM #2630-44
ORANGE & SECOND SURFACE APPLIED
SM #2630-76 'MARIGOLD' VINYL

COPY IS CLEAR GLOSS PUSH THRU
ACRYLIC W/ FIRST SURFACE APPLIED
SM #2630-20 TRANSLUCENT WHITE
VINYL AND SECOND SURFACE APPLIED
DIFFUSER SM #2630-70 WHITE

CUT ACRYLIC ACCENT BAR IS
#2422 'AMBER' ACRYLIC

PROJECTS & OVERHANGS 1/4" FROM FACE



4 ELEVATION VIEW
ATM-3037.1 3/4" = 1'-0"

ROLL FORMED ALUM. FACE W/ ROUTED
GRAPHICS & BRAKE FORMED ALUM. RETURNS
PAINTED MF #20267 'SUNTRUST BLUE'
W/ STIPPLE FINISH

RAYS ARE CLEAR GLOSS PUSH THRU ACRYLIC W/
FIRST SURFACE APPLIED SM #2630-44 ORANGE
& SECOND SURFACE APPLIED SM #2630-76 'MARIGOLD' VINYL

HEAT DRAPED TO FORM TO CABINET RADIUS

COPY IS CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE
APPLIED SM #2630-20 TRANSLUCENT WHITE VINYL AND
SECOND SURFACE APPLIED DIFFUSER SM #2630-70 WHITE

HEAT DRAPED TO FORM TO CABINET RADIUS

CUT ACRYLIC ACCENT BAR IS #2422 'AMBER'
ACRYLIC. PROJECTS 1/4" FROM HEADER FACE

FABRICATED ALUM. TOPPER CABINET PAINTED
PMS 165C STIPPLE FINISH

RAYS PAINTED PMS 101 (80% OF 165C)
STIPPLE FINISH

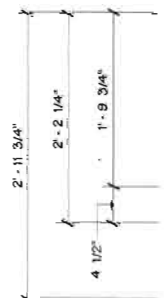
FABRICATED ALUM. FAN
COVER PAINTED MF #20267
'SUNTRUST BLUE' W/ STIPPLE FINISH

UL LABEL TO BE PLACED
ON SIDE OF PANEL

DIGITALLY PRINTED GRAPHIC VINYL
SURFACE APPLIED TO EXISTING CABINET

BACKGROUND TO MATCH PMS 165C

RAYS TO MATCH PMS 101 (80% OF 165C)



5 SIDE VIEW
ATM-3037.1 3/4" = 1'-0"



V-123
(2018)
Exhibit



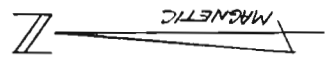
AREA = 0.7353 ACRE
#5099 AUSTELL POWDER SPRINGS ROAD



SURVEY FOR:	
JOHNNY MERA	
LOT	UNIT
D 8	15680
8	8/13
LAND LOT 1163 + 1206	
DISTRICT 79TH SECTION 24P	
COBB COUNTY, GEORGIA	
PLAT BOOK 76 PAGE 142	
DATE: 10-3-18 SCALE: 1" = 30'	

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-460-0000
L5F000748

REVISED
RECEIVED
OCT 23 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SETBACK LINES PER MS ZONING
TOTAL PROPOSED PARKING SPACES = 8 + 2 HANDICAP SPACES
TYPICAL PARKING SPACE = 8.5' x 15'

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ALL DISCOVERIES THAT A TITLE SEARCH MAY PRODUCE.

This survey was prepared in accordance with the Professional Standards for Professional Surveyors in Georgia, as set forth in Chapter 880-7 of the State of Georgia Code, and the rules and regulations of the State Board of Professional Surveyors. The survey was conducted on the date shown on this plan and the surveyor is not responsible for any errors or omissions that may occur in the future.

APPLICANT: Johnny R. Mera

PETITION No.: V-124

PHONE: 770-374-2782

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Johnny R. Mera

PRESENT ZONING: NS

PHONE: 770-374-2782

LAND LOT(S): 1163, 1206

TITLEHOLDER: Johnny Mera

DISTRICT: 19

PROPERTY LOCATION: On the east side of Austell

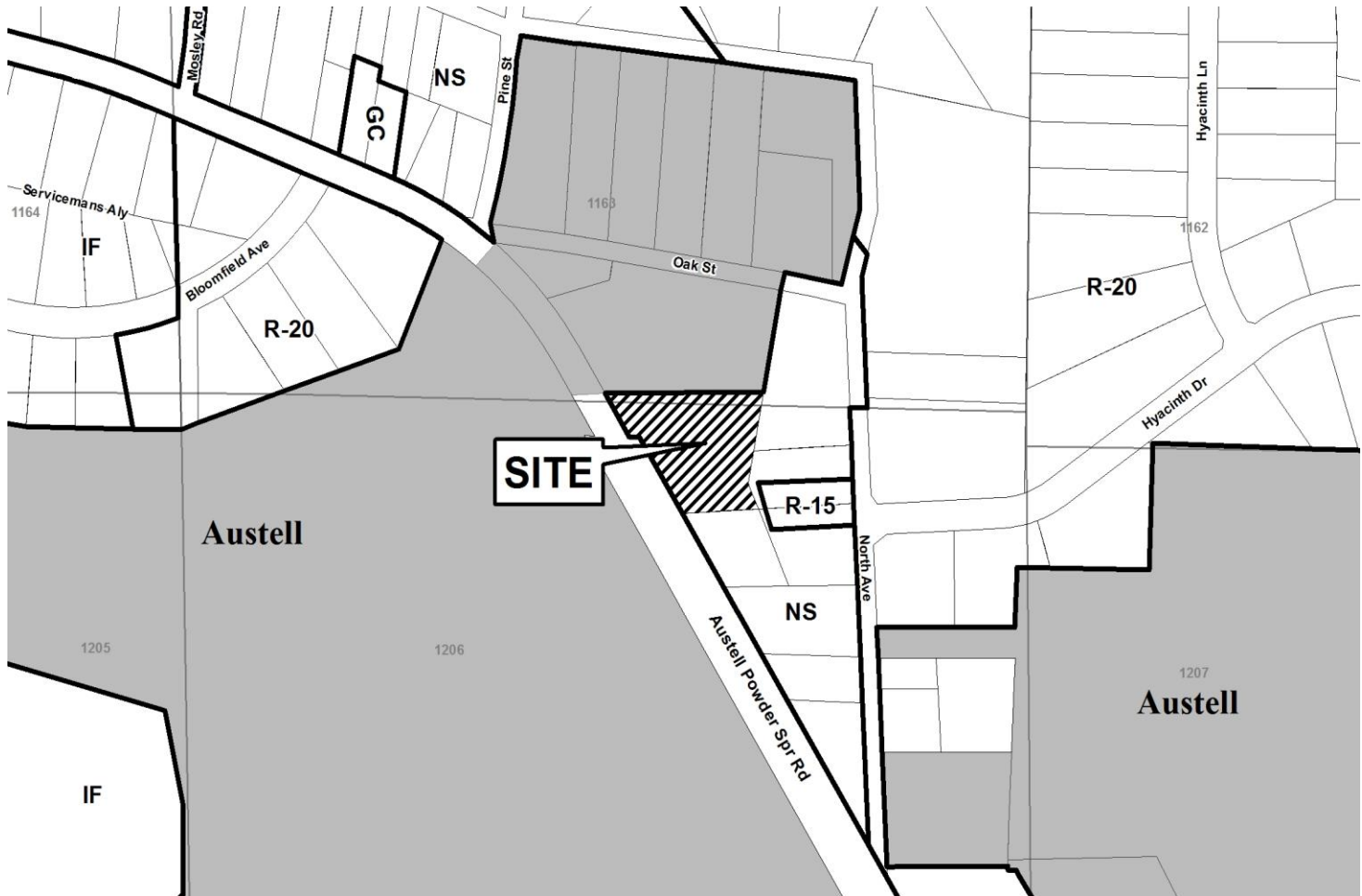
SIZE OF TRACT: 0.74 acres

Powder Springs Road, south of Oak Street

COMMISSION DISTRICT: 4

(5099 Austell Powder Springs Road).

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 20 to eight (8).



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

Application for Variance Cobb County

(type or print clearly)

Application No. V-124
Hearing Date: 12-12-18

Applicant Johnny R. Mera Phone # 7703742782 E-mail piomontuto@gmail.com

Johnny R. Mera Address 5099 Austell Powder Springs Rd. Austell, GA 30106
(representative's name, printed) (street, city, state and zip code)

Johnny R. Mera Phone # 770-374-2782 E-mail piomontuto@gmail.com
(representative's signature)

My commission expires: March 27, 2021
Signed, sealed and delivered in presence of: Chelsey Helt
Notary Public

Titleholder Johnny R. Mera Phone # 770-374-2782 E-mail piomontuto@gmail.com

Signature Johnny R. Mera Address: 5099 Austell Powder Springs Rd. Austell, GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 27, 2021
Signed, sealed and delivered in presence of: Chelsey Helt
Notary Public

Present Zoning of Property NS

Location 5099 Austell Powder Springs Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1163+1206 District 19th Size of Tract 0.7353 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).

* it will disturb the land scaping
keep from destroying 100 year old trees.

List type of variance requested: 20 parking spaces to be minimized
to eight spaces.

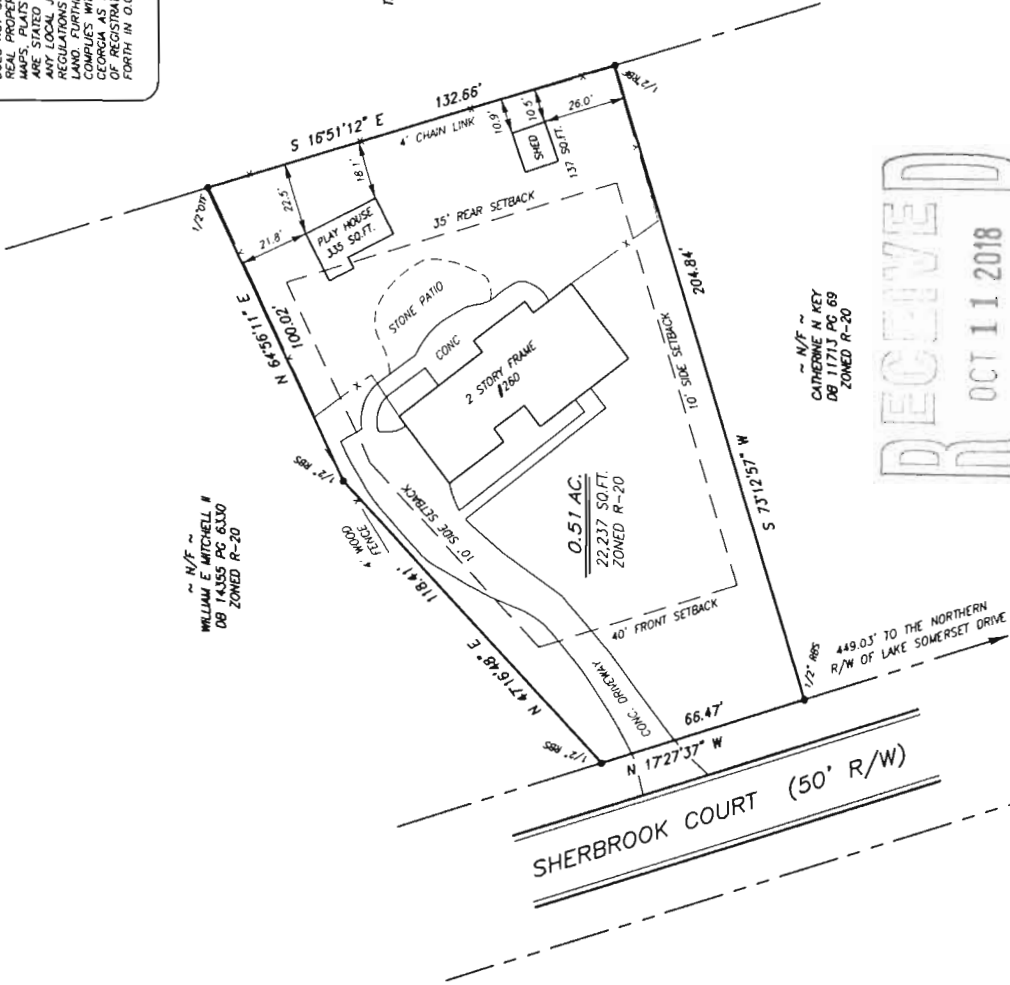
GEORGIA SURVEYOR CERTIFICATION

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

~ N/F ~
WILLIAM E MITCHELL #
DB 14355 PC 8310
ZONED R-20

~ N/F ~
THOMAS FRAZEE
ZONED R-20

DB 13506 PC 3981
MAGNETIC NORTH



SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON SEPTEMBER 16, 2018.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT USING LEAST SQUARES.
3. BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION, AN ALTAURA 5520 TOTAL STATION, A LEICA DISTO D2 DISTANCE MEASUREMENT DEVICE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,423 FEET.
4. LOCATION AND ABANDONMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THE LOCATION AND DEPTH OF ANY UTILITIES BEING LOCATED BY THOSE USING THIS INFORMATION AND USER'S SHOULD BE CONSIDERED THAT LOCATED BY THOSE EXAMINER, THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES OR OTHER PROPERTY OR THE SURFACE OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
5. PROPERTY IS ZONED R-20.
6. JURISDICTION SUPERSEDES THAT BY GARDNER & HOGAN SURVEY CO DATED DECEMBER 2, 1977.



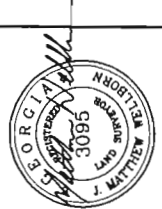
COBB COUNTY PLANNING AGENCY
ZONING DIVISION

~ N/F ~
CATHERINE N KEY
DB 11713 PC 69
ZONED R-20



BOUNDARY SURVEY FOR:

JACOB & JOY CROSSLEY
PART OF LOTS 45 & 46 BLOCK B, UNIT TWO
LAKE SOMERSET SUBDIVISION
LOCATED IN LAND LOT 315, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



WELLBORN & ASSOCIATES
LAND SURVEYORS

773 CHANSON DRIVE MARIETTA, GA 30064
PHONE: (770) 862-0799
EMAIL: MATT@WELLBORN-ASSOCIATES.COM

THIS BLOCK RESERVED FOR THE CLERK OF
SUPERIOR COURT

LEGEND

- | | |
|----------|---|
| (Symbol) | UTILITY POLE WITH OVERHEAD WIRES AND DUCT |
| (Symbol) | FEED LINE |
| (Symbol) | POWER POLE |
| (Symbol) | BALANCE BOX |
| (Symbol) | STONE DRAIN PIPE WITH MANHOLE |
| (Symbol) | DOUBLE-WALL CERAMIC DRAIN |
| (Symbol) | SINGLE-WALL CERAMIC DRAIN |
| (Symbol) | DRAIN MANHOLE |
| (Symbol) | FENCE |
| (Symbol) | LIGHT POLE |
| (Symbol) | TRUCK DRIVEWAY STOP |
| (Symbol) | TRUCK DRIVEWAY |
| (Symbol) | WATER WALE |
| (Symbol) | GAS WALE |
| (Symbol) | WATER BEYOND |
| (Symbol) | WATER |
| (Symbol) | WATERWORKS HOLE |
| (Symbol) | UNDERGROUND PIPELINE GAS |
| (Symbol) | UTILITY |
| (Symbol) | CONCRETE |
| (Symbol) | REPAIR PER FOUND |
| (Symbol) | FOUNDATION |
| (Symbol) | CONCRETE |
| (Symbol) | ASPH PAVEMENT/STEEL |
| (Symbol) | REPAIR PER SET |
| (Symbol) | STEEL |
| (Symbol) | PAVED DRIVE |

DRAWN BY: JMW
APPROVED BY: JMW
DATE: 9-19-18
PROJECT # 18165
DWG NAME: JACOB.DWG

APPLICANT: Jacob Crossley and Joy Crossley

PETITION No.: V-125

PHONE: 404-944-8830

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Joel L. Larkin

PRESENT ZONING: R-20

PHONE: 770-422-7016

LAND LOT(S): 315

TITLEHOLDER: Jacob A. Crossley

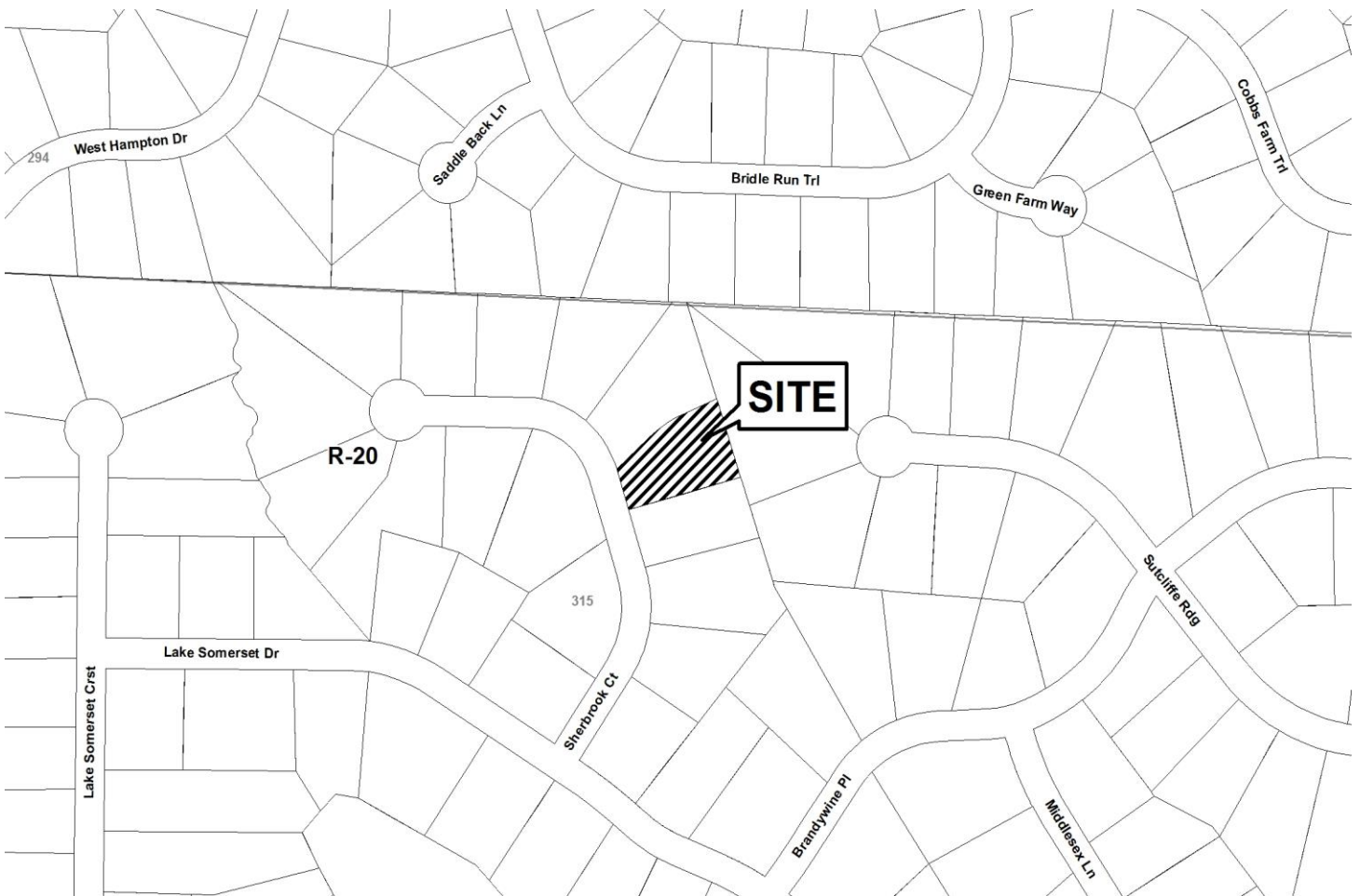
DISTRICT: 20

PROPERTY LOCATION: On the east side of
Sherbrook Court, north of Lake Somerset Drive
(260 Sherbrook Court).

SIZE OF TRACT: 0.51 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 335 square foot playhouse) from the required 35 feet to 18 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-125
Hearing Date: 12-12-18

Applicant Jacob and Joy Crossley Phone # (404) 944-8830 E-mail sandwedge@gmail.com
SAMS, LARKIN, PUFF & BALLI, LLP
by: Joel. L. Larkin Address 376 Powder Springs St. #100 Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

Phone # (770) 422-7016 E-mail JLarkin@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

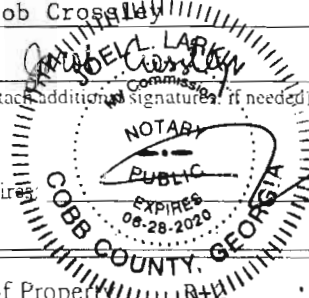
My commission expires: _____ Notary Public

Titleholder Jacob Crossley Phone # (404) 944-8830 E-mail sandwedge@gmail.com

Signature _____ Address: 260 Sherbrook Ct. Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public



Present Zoning of Property _____

Location 260 Sherbrook Court, Marietta, Cobb County, Georgia 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 315 District 20th Size of Tract 0.51 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

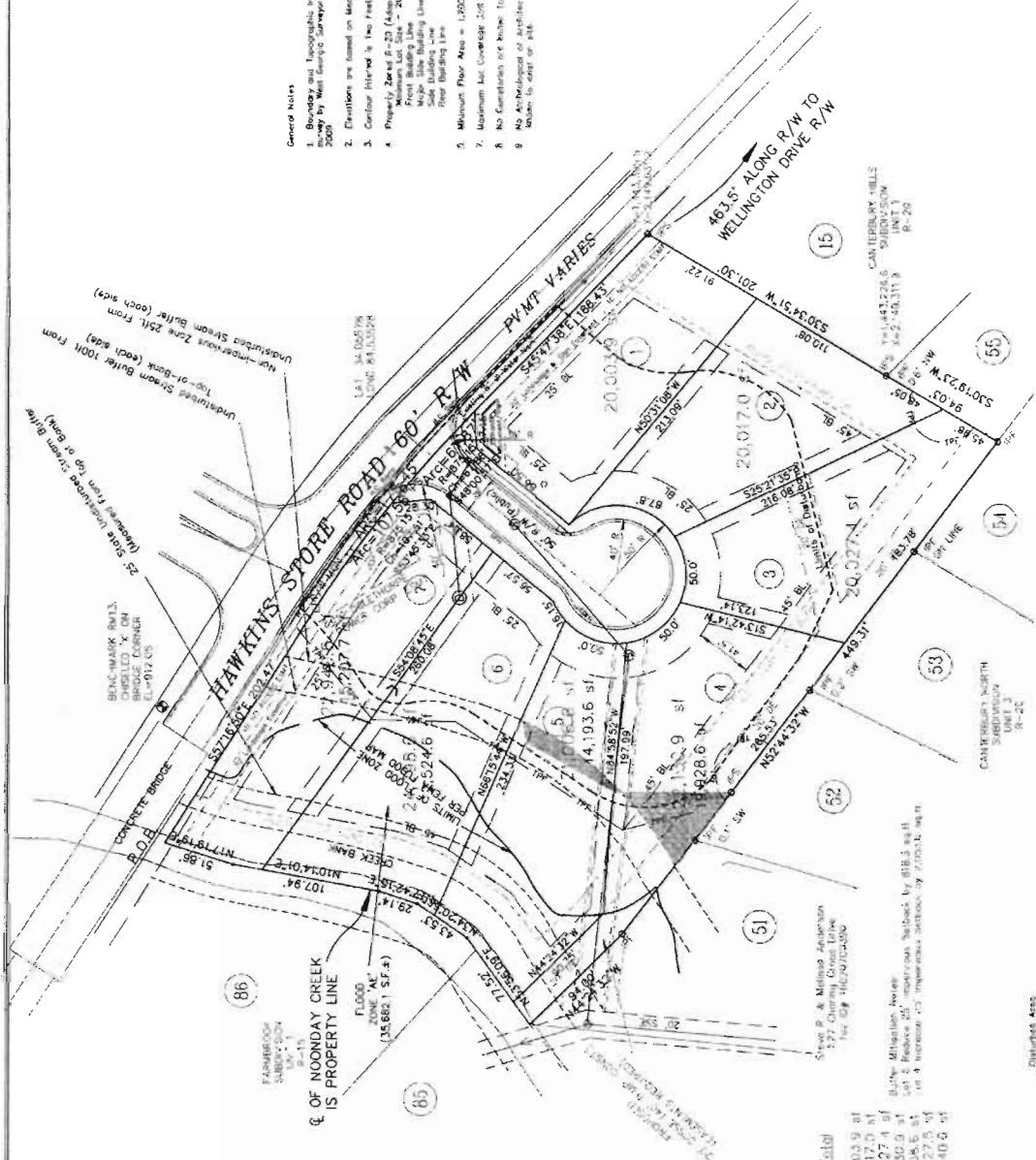
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

_____ A literal interpretation and/or enforcement of the applicable provisions of the _____
_____ Cobb County Zoning Ordinance would unreasonably restrict the development and use _____
_____ of the Subject Property with no corresponding public benefit. _____

List type of variance requested: Reduce rear setback for accessory structures.



- General Notes**
1. Boundary and topographic information taken from survey by West Georgia Surveyors, Inc. dated May 27, 2009.
 2. Elevation are based on Mean Sea Level Datum.
 3. Contour Interval is Two Feet.
 4. Property Zoned P-22 (Adopted December 26, 1973)
Minimum Lot Size - 20,000 sq. ft.
Minimum Street Width - 20 ft.
Maximum Side Building Line - 10 ft.
Maximum Rear Building Line - 10 ft.
Minimum Floor Area - 1,200 sq. ft.
No. of Units - 10.
 5. Minimum Floor Area = 1,200 Sq. Ft.
 6. No Conditions are noted to exist on this site.
 7. All buildings are subject to building code requirements.
 8. No site inspection or other reports are noted to exist on file.



No grading allowed in Construction Buffer during development. Grading allowed during Home Construction (Lots 3 & 4).

2.00 Acres
164,900.6 Sq. ft.
3.786 Acres

GRAPHIC SCALE
1" = 100' ±

1. Property Zoned P-22 (Adopted December 26, 1973)
2. Minimum Lot Size - 20,000 sq. ft.
3. Minimum Street Width - 20 ft.
4. Maximum Side Building Line - 10 ft.
5. Maximum Rear Building Line - 10 ft.
6. Minimum Floor Area - 1,200 sq. ft.
7. No. of Units - 10.
8. No Conditions are noted to exist on this site.
9. All buildings are subject to building code requirements.
10. No site inspection or other reports are noted to exist on file.



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

Lot Number	Area (sq. ft.)	Total
Lot 1	30,025.9 sf	30,025.9 sf
Lot 2	30,017.0 sf	30,017.0 sf
Lot 3	30,027.4 sf	30,027.4 sf
Lot 4	22,130.9 sf	22,130.9 sf
Lot 5	4,193.6 sf	4,193.6 sf
Lot 6	74,827.5 sf	74,827.5 sf
Lot 7	15,207.7 sf	15,207.7 sf
		223,940.0 sf

20 feet between buildings as defined by Section 134, Article I of the Cobb County Code is required due to the exclusion of guest parking.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 130620044H, DATED March 04, 2013

DEVELOPER
RDC Development Group
4302 Farmbrook Lane
Kennesaw, Georgia 30144
CONTACT: Richard Duncan
PH: 678-591-7624

Latent D Issues
Level 11 Certified through Professional
04/15/2018 09:47
000000026
137620041
000000000

REVISIONS
Rev. 10 09-18 Change Building Lines and Property Lines



Larry D. Neese, PLS
ENGINEER PLANNING SURVEYOR
194 Cadence Trail
Canton, Georgia 30135
(770) 428-2322
E-Mail: lneese@235@aol.com

24 HR. EMERGENCY CONTACT: Richard Duncan 678-591-7624

Proprietary Layout
Hawkins Place
Improvement for
RDC Development Group
16th District Lot 2nd Section
Tullahoma County Georgia
Field Book 2018-09 map date 6-18-18

SHEET **2**

APPLICANT: Duncan Land Investments, LLC

PETITION No.: V-126

PHONE: 678-591-7624

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Richard Duncan

PRESENT ZONING: R-20

PHONE: 678-591-7624

LAND LOT(S): 207

TITLEHOLDER: Duncan Land Investments, LLC

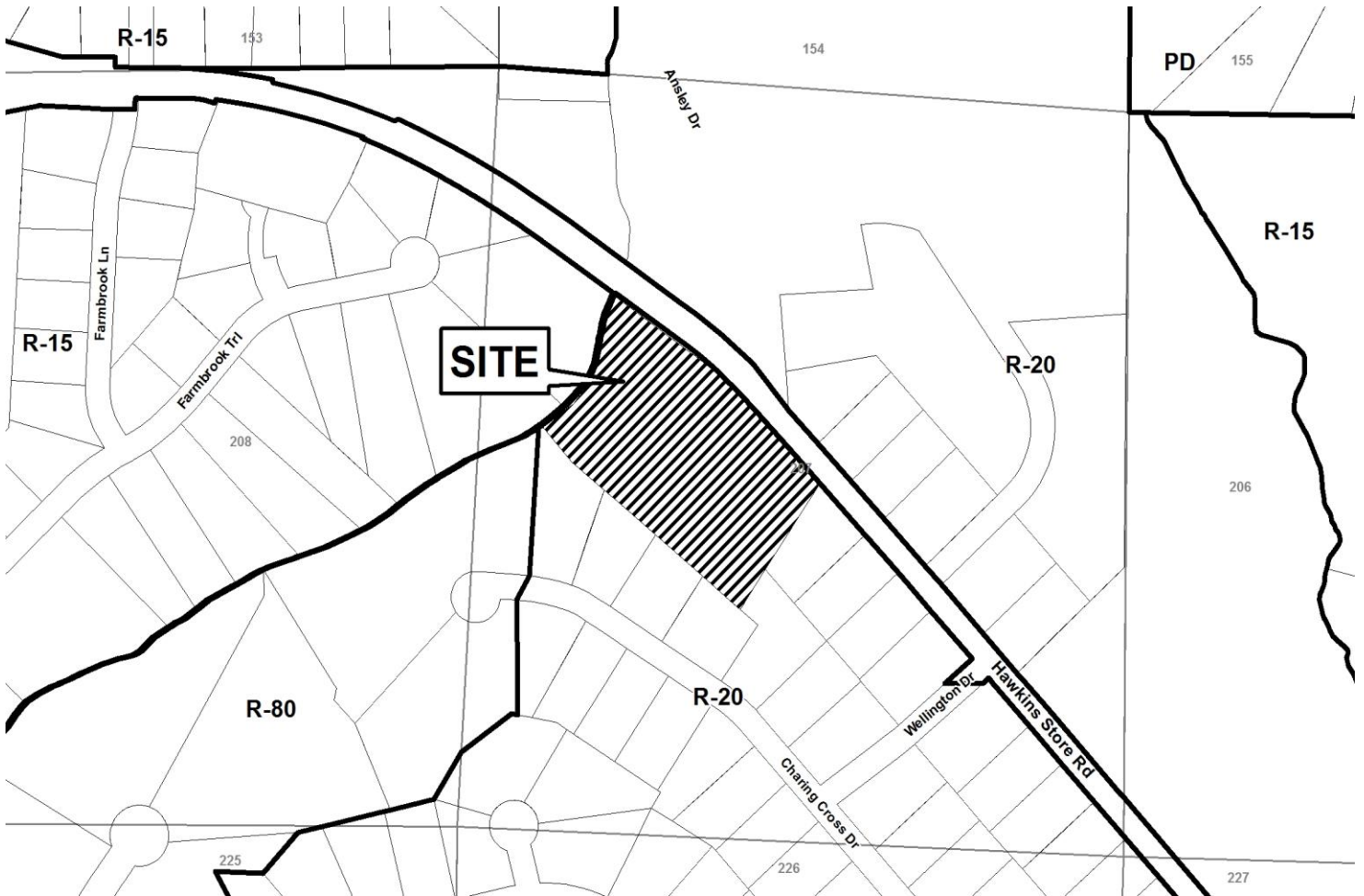
DISTRICT: 16

PROPERTY LOCATION: On the south side of
Hawkins Store Road, northwest of Wellington Drive
(510 and 530 Hawkins Store Road).

SIZE OF TRACT: 3.79 acres

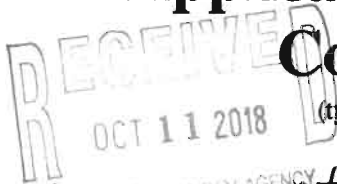
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet (to be added to rear setback)
for proposed lots 1 through 7.



Application for Variance

Cobb County



(type or print clearly)

Application No. V-126
Hearing Date: 12/2/18

Applicant Duncan Land Investments, LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

Richard Duncan Address 4302 Farmbrook Ln. Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com
(representative's signature)

My commission expires: 12/31/2020

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

Titleholder Duncan Land Investments, LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

Signature [Signature] Address: 4302 Farmbrook Ln. Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/31/2020

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

Present Zoning of Property R-20

Location 510-530 Hawkins Store Rd. Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 207 District 16th Size of Tract 3.786 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. 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:

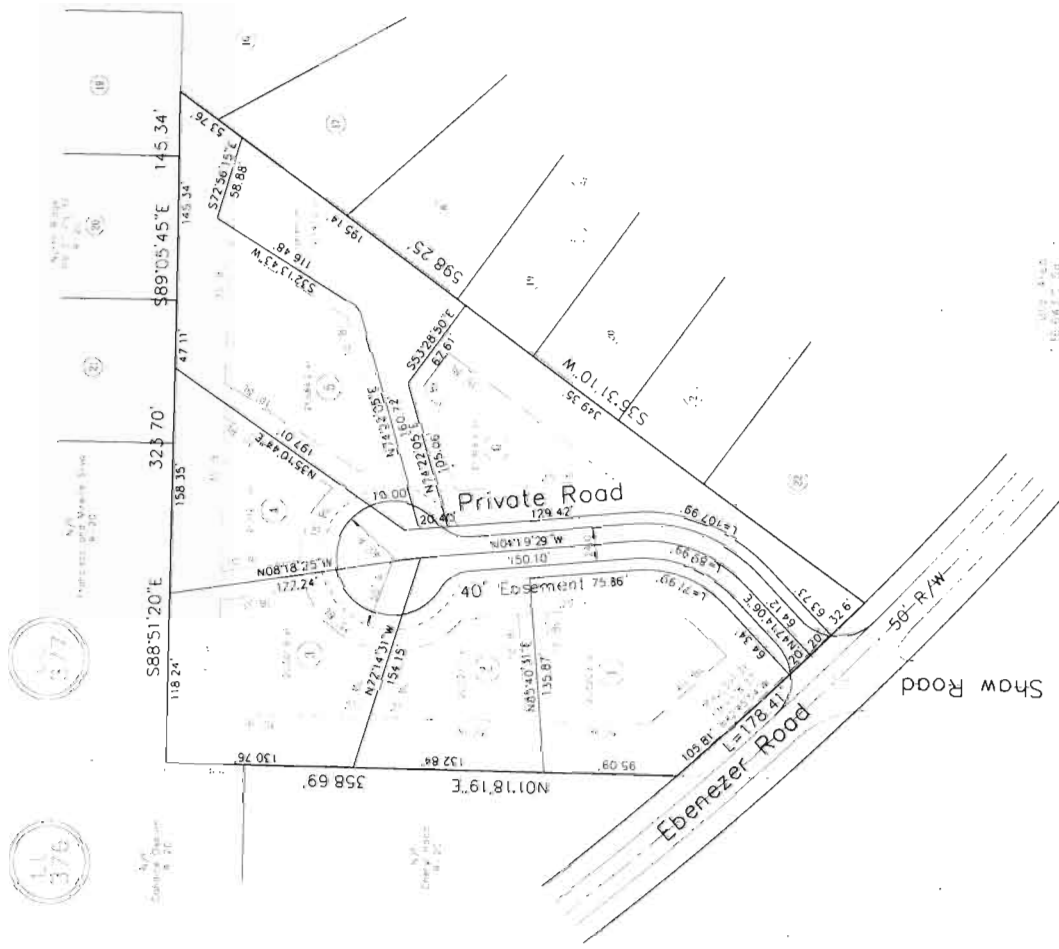
1 Stream buffers. Moving the houses further up allows more room for them, getting them away from stream

List type of variance requested:
To allow 25 ft. setbacks in the front, adding difference to rear of lot.

V-127
(2018)



Location Map



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OCT 11 2018
COBB COUNTY ZONING DIVISION

- General Notes
- Boundary information taken from Survey For Brenda Gail Olson prepared by Liberty Land Surveying, Inc., 202 West Memorial Street, Doraville, Georgia 30134
 - There are no streams, state waters or wetlands located on this property
 - There is not a cemetery or adjacent to this property
 - There are no Archaeological or Architectural Landmarks are known to exist on site
 - Existing Zoning R-20 Proposed Zoning R-20
Front Building Line 40'
Side Building Line 25'
Rear Building Line 35'
Minimum Lot Size 20,000.0 Sq. Ft.
Total Density = 1.92 units / Acre
 - Existing improvements, Access, Garage and Drivels to be approved.
 - Request a Variance to allow up to 6 houses on two parcels requirements
 - Request Building Lines be adopted as shown on this plan
 - This Property will not have a Gate Entrance

Larry D. Neese, PLS
ENGINEER PLANNERS SURVEYORS
194 Codrington Road
Canton, Georgia 30115
(770) 428-2122
E-Mail: LNeese@23@aol.com

EBENEZER PLACE
Parcel Lot 377
16th District 20a Section
Cobb County Georgia
Final Date 9-23-18
Final Date 10-10-18 Scale: 1"=40'



REVISIONS

3.137 Acres



APPLICANT: Duncan Land Investments, LLC

PETITION No.: V-127

PHONE: 678-591-7624

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Ricahrd Duncan

PRESENT ZONING: R-20

PHONE: 678-591-7624

LAND LOT(S): 377

TITLEHOLDER: Brenda Gail Gibson

DISTRICT: 16

PROPERTY LOCATION: On the north side of Ebenezer Road, directly across from Shaw Road (3520 Ebenezer Road).

SIZE OF TRACT: 3.14 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front and rear setbacks from the required 35 feet to 10 feet (with side setbacks increased) on proposed lot 2; 2) waive the front setback from the required 35 feet to 10 feet on proposed lot 3; 3) waive the front setback from the required 35 feet to 10 feet on proposed lot 5; and 4) waive the rear setback from the required 35 feet to 10 feet on proposed lot 6.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-127
Hearing Date: 12.12.18

Applicant Duncan Land Investments LLC Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com

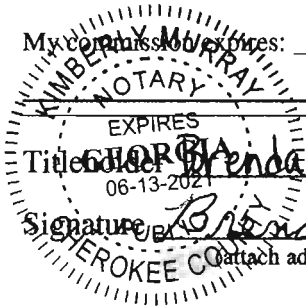
Richard Duncan Address 4302 Farmbrook Ln, Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-591-7624 E-mail duncanlandinvest@yahoo.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My commission expires: 6/13/2021



Title Georgia Brenda Gibson Phone # 770-973-0527 E-mail _____

Signature [Signature] Address: 3520 Ebenezer Rd. Marietta GA 30066
(Attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature] Notary Public

My commission expires: 6/13/2021

Present Zoning of Property _____

Location 3520 Ebenezer Rd. Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16 Size of Tract 3.137 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 configuration of how the road had to be located, due to the placement of Shaw Rd, and the odd shape of the property

List type of variance requested:
To allow 6 homes to be put on 2 private easements

BOUNDARY SURVEY FOR KIRA MONDRUS-MOYAL

&

AVI MOYAL

OF THEIR PROPERTY LOCATED AT
4200 KENNYCK COURT
BEING LOT 34 OF
BISHOP'S GREEN SUBDIVISION
BEING IN LAND LOT 758 OF THE
16th DISTRICT, 2nd SECTION
AND BEING IN
COBB COUNTY, GEORGIA

Prepared by:

Nesbitt Land Surveying

James T. Nesbitt, Ga RLS #2572

2239 Peachtree North Court
Dunwoody, Georgia 30338
770-458-4369



Date of field survey: 8 October 2018
Date of map preparation: 10 October 2018
Revised: 12 October to add Blde/Set back Statement

References used in the preparation of this map included:
Deed Book 15262, Page 00, and
Plat Book 122, Page 12,
both of the Cobb County Records, Clerk of Superior Court.

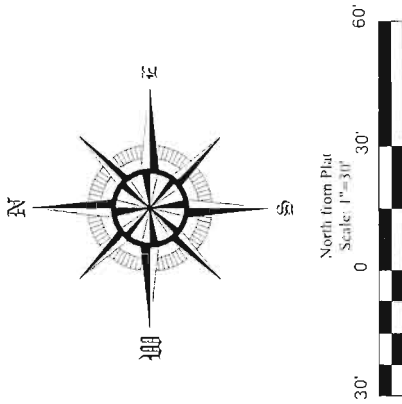
Except as noted monuments found were honored as being
in their correct locations. The dimensions shown reflect the
relative positions of the found monuments.
The dimensions in parentheses were taken from the
reference plat and are shown for clarity.

The field data upon which the map is based has
a closure precision of one foot in N/A feet,
an angular error of N/A per angle point, and
was adjusted using compass rule.

This map has been calculated for error and is
found to be accurate within one foot in 110,897 feet.

The area of this property is 0.399 acres (17,535 SF±).

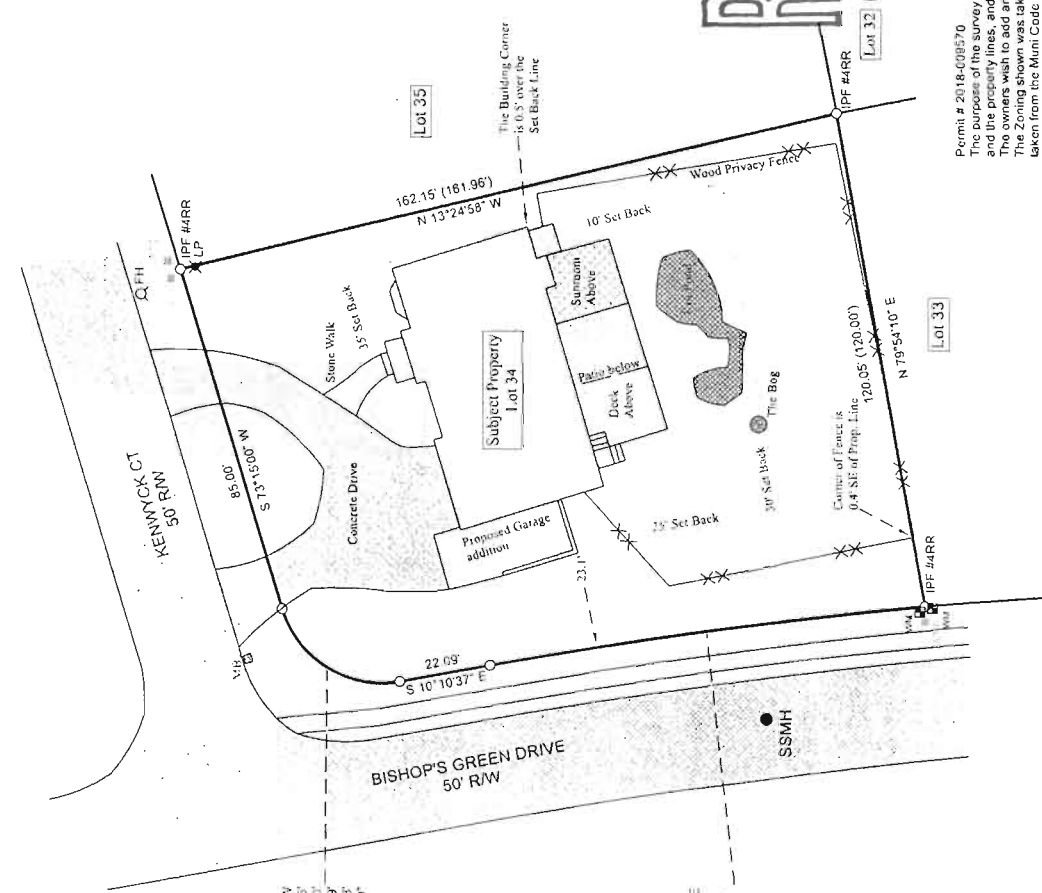
The equipment used to obtain the linear and angular
measurements used in the preparation of this map
was a LEICA TCA 1100.



LEGEND	
○	Corner Monument as described
◻	Water Meter
●	Sanitary Manhole
■	AT&T Box
✕	Street Light
×	Wood Fence
+	Tick

V-128
(2018)

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OCT 15 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Permit # 2018-008570
The purpose of the survey was to recover the property corner monuments and the property lines, and to locate the existing surface improvements. The owners wish to add an additional garage to the existing building as indicated. The zoning shown was taken from the Plat and the Set Back dimensions were taken from the Muni. Code web site.

APPLICANT: Avi Moyal

PETITION No.: V-128

PHONE: 770-778-1172

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: Avi Moyal

PRESENT ZONING: R-15

PHONE: 770-778-1172

LAND LOT(S): 758

TITLEHOLDER: Kira Mondrus-Moyal and Avi Moyal

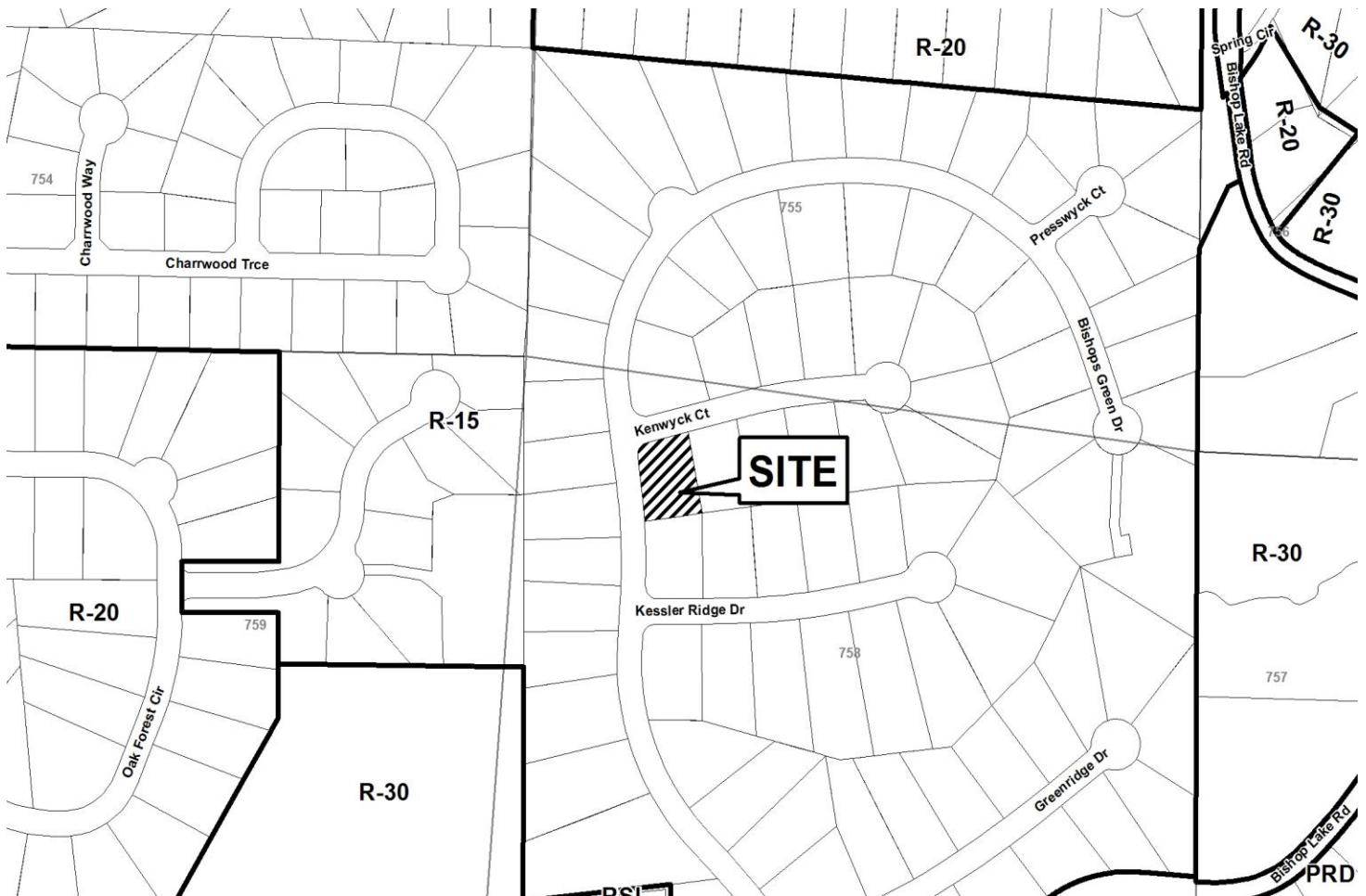
DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Bishop's Green Drive and Kenwyck Court (4200 Kenwyck Court).

SIZE OF TRACT: 0.40 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the major side setback from the required 25 feet to 19 feet; and 2) waive the side setback from the required 10 feet to nine (9) feet adjacent to the east property line.



RECEIVED
OCT 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-128
Hearing Date: 12-12-18

Applicant AVI MOYAL Phone # 770-778-1172 E-mail avi2moyal@gmail.com

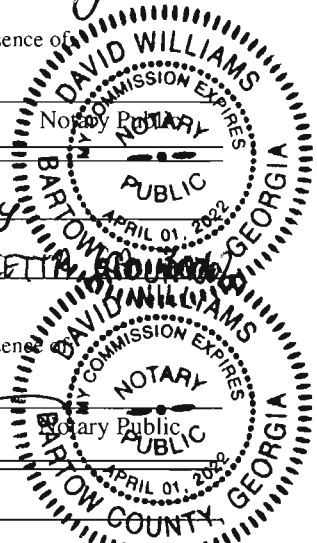
AVI MOYAL Address 4200 KENWYCK CT MARIETTA GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-778-1172 E-mail avi2moyal@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of

[Signature]

My commission expires: 4/1/22



Titleholder AVI MOYAL Phone # 770-778-1172 E-mail avi2moyal@gmail.com

Signature [Signature] Address: 4200 KENWYCK CT. MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

[Signature]

My commission expires: 4/1/22

Present Zoning of Property _____

Location 4200 KENWYCK CT, MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 758 District 16th Size of Tract 0.399 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

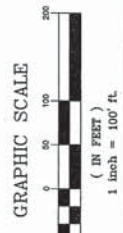
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

GARAGE ADDITION (PROPOSED), IS OVER SET BACK LINE

List type of variance requested: _____

ASKING FOR 19' FROM PROPERTY LINE.

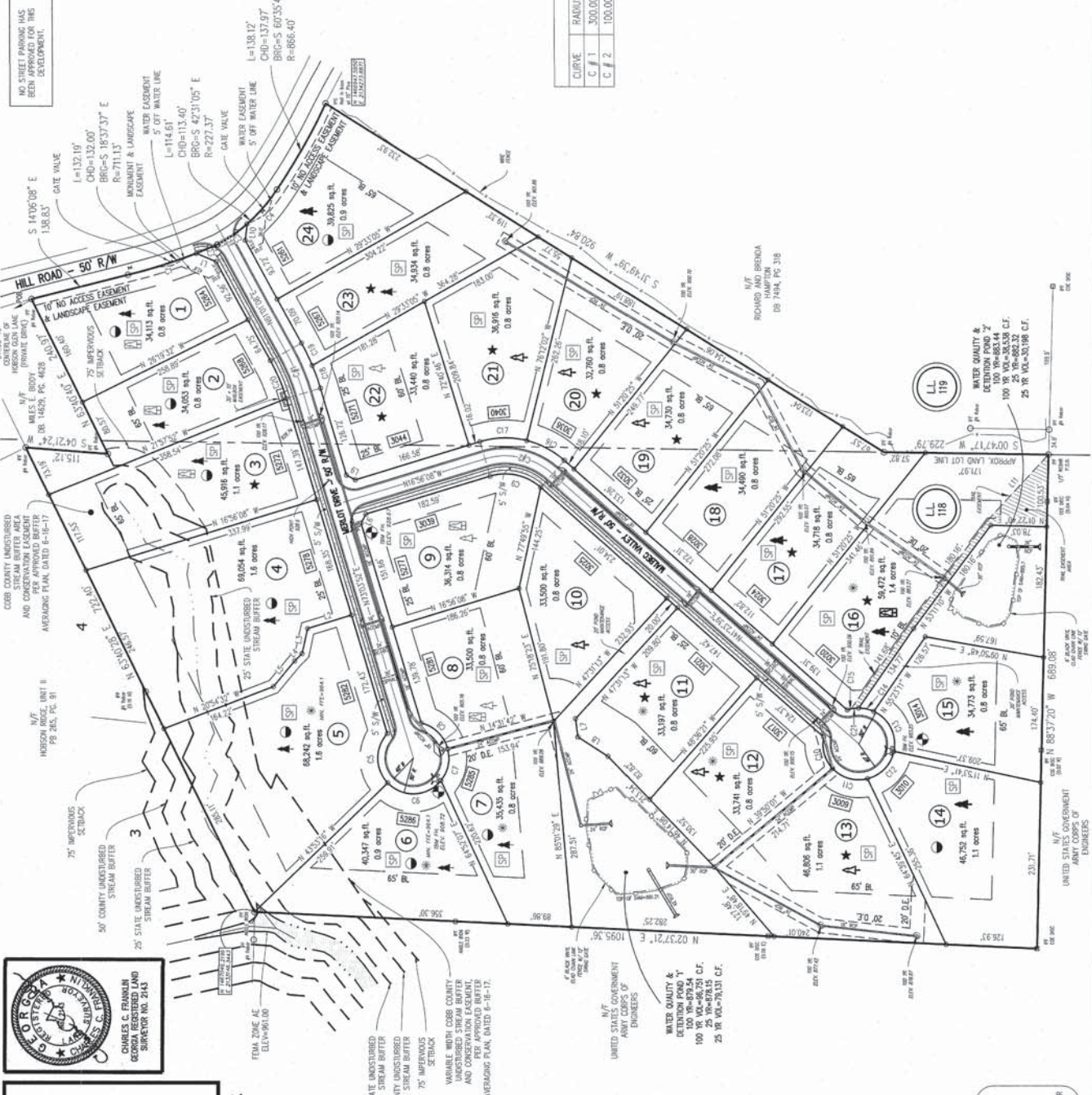
V-129
(2018)



CURVE	RADIUS	LENGTH	CHORD	BEARINGS
C1	711.13'	100.31'	100.23'	S172°03'33"E
C2	711.13'	31.88'	572°40'04"E	
C3	227.37'	50.58'	534°27'02"E	
C4	227.37'	63.82'	548°53'26"E	
C5	50.00'	75.89'	68.82'	S89°34'49"W
C6	50.00'	84.79'	74.99'	S92°29'01"W
C7	50.00'	46.66'	44.98'	S77°47'45"E
C8	50.00'	76.35'	73.10'	N121°34'51"E
C9	50.00'	47.49'	45.72'	S121°08'58"W
C10	50.00'	53.27'	50.78'	S127°27'24"W
C11	50.00'	55.89'	53.02'	S165°05'04"E
C12	50.00'	67.77'	62.31'	N67°19'51"E
C13	50.00'	21.79'	21.61'	N07°29'44"W
C14	50.00'	16.10'	16.03'	N09°22'44"W
C15	50.00'	62.05'	59.65'	N27°35'48"E
C16	125.00'	67.05'	66.25'	N01°34'05"W
C17	125.00'	33.58'	33.57'	N70°06'15"E
C18	325.00'	34.74'	34.73'	N64°04'53"E
C19	325.00'	57.82'	57.71'	N67°02'30"E
C20	275.00'	10.59'	10.57'	N68°13'17"W

LINE	DISTANCE	DIRECTION
L1	30.34'	N22°38'38"E
L2	64.55'	N16°58'08"W
L3	35.67'	N77°23'57"W
L4	14.58'	N45°20'27"W
L5	46.61'	N50°17'00"W
L6	14.14'	N61°55'05"W
L7	25.77'	N82°20'11"E
L8	50.09'	N82°31'30"E
L9	14.14'	N28°03'52"E
L10	22.12'	N10°03'52"E
L11	127.41'	N10°03'52"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD
C # 1	300.00'	63.07'	31.65'	62.95'
C # 2	100.00'	101.80'	55.81'	97.46'



Plat Book 277 Page 638
Rebecca Keaton
Clerk of Superior Court

RESERVED FOR SUPERIOR COURT CLERK

GEORGIA 811
UTILITIES PROTECTION CENTER, INC.
Know what's below.
Call before you dig.

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

NO.	DATE	REVISION DESCRIPTION	BY
1	4/17/18	SHOW FEMA FLOOD AREA AND FFE ON LOTS 5 & 6. AND CORRECT DISTRICT ON COVER SHEET	MAC

FINAL PLAT FOR:

THORNTON TOWNSHIP

PROPERTY IS LOCATED IN LAND LOTS 118 & 119 OF THE 20TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA

JOB # 4160077

DATE: 10/13/2017

SHEET No.

2 of 2

GRID NORTH GA WEST ZONE

APPLICANT: Hill Road, LLC

PETITION No.: V-129

PHONE: 770-590-5400

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-30

PHONE: 770-429-1499

LAND LOT(S): 119

TITLEHOLDER: Hill Road, LLC

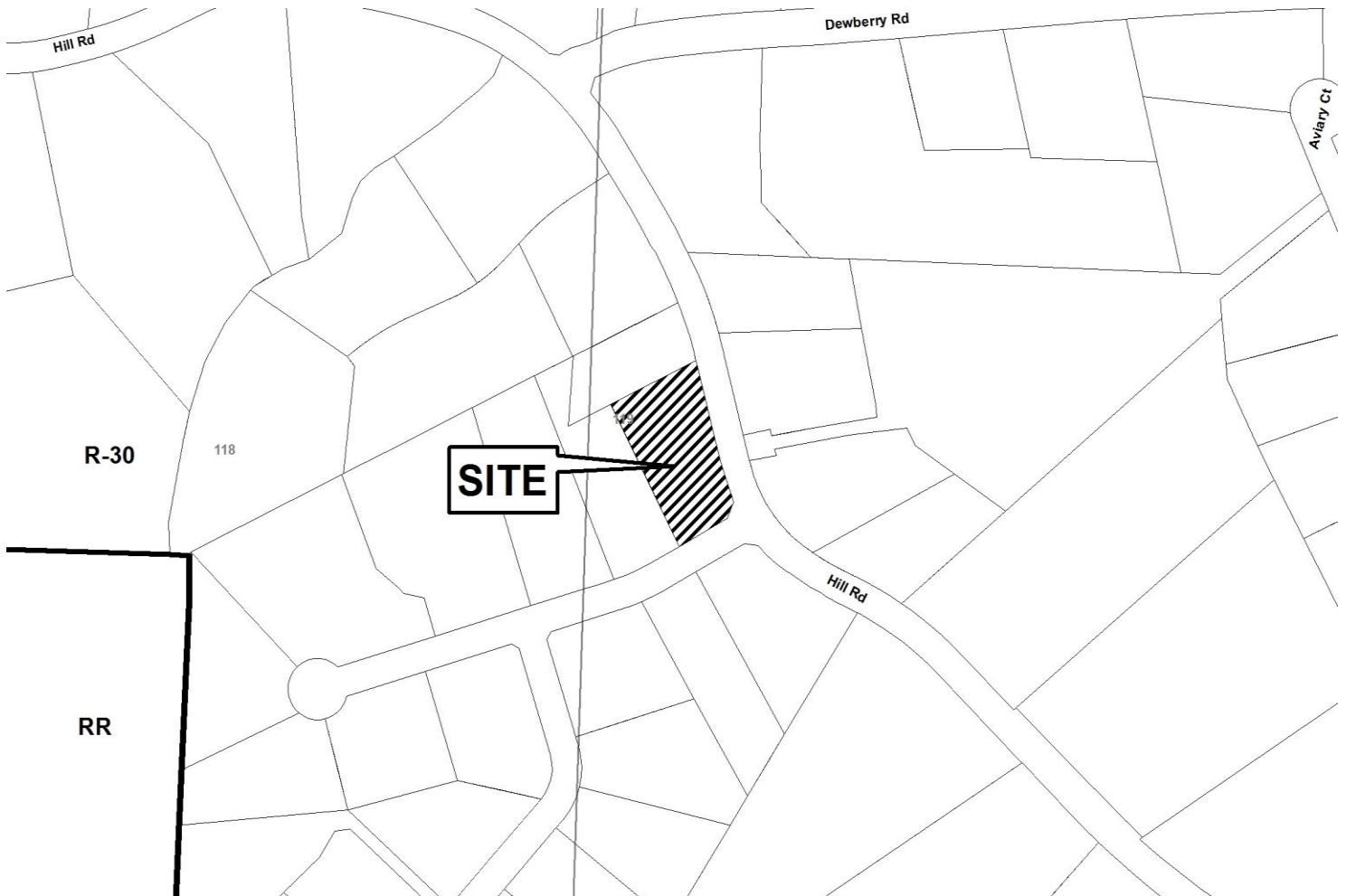
DISTRICT: 20

PROPERTY LOCATION: On the southwest corner
of Hill Road and Merlot Drive
(5264 Merlot Drive).

SIZE OF TRACT: 0.8 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Revise the approved Entrance Signage and Landscape Plan from V-98 (2015) to reflect
the as-built Entrance Sign and Landscape Plan.



Application for Variance

Cobb County

RECEIVED
OCT 19 2018
COMM. DEV. AGENCY
ZONING DIVISION

(Type or print clearly)

Application No. v-129 (2018)
Hearing Date: 12/12/2018

Applicant Hill Road, LLC Phone # (770) 590-5400 E-mail brock@bercherhomes.com
Moore Ingram Johnson & Steele 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: J. Moore Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

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



My commission expires: January 10, 2019

Titleholder Hill Road, LLC Phone # (770) 590-5400 E-mail brock@bercherhomes.com
See Attached Exhibit "A" Address: Suite 100, 800 Kennesaw Avenue
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location Southwest side of Hill Road; north of Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 118, 119 District 20th Size of Tract 26.07 +/- 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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Approval of revised, as-built Entrance Signage and Landscape Plan for entrance area of residential community.

RECEIVED
OCT 19 2018
CO. COMM. DEV. AGENCY
ZONING DIVISION

V-129
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-129 (2018)
Hearing Date: December 12, 2018

Applicant/Titleholder: Hill Road, LLC,
a Georgia limited liability company

HILL ROAD, LLC
a Georgia limited liability company

BY: *Brock Edward Fredette*
Brock Edward Fredette
Manager

Date Executed: October 17, 2018

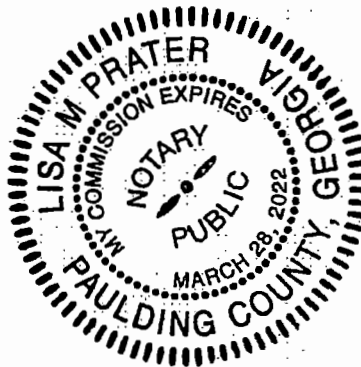
Address: Suite 100, 800 Kennesaw Avenue
Marietta, Georgia 30060

Telephone No.: (770) 590-5400

Signed, sealed, and delivered
in the presence of:

Lisa M Prater
Notary Public
Commission Expires: 3-28-2022

(Notary Seal)



V-129
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
OCT 19 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V-129 (2018)
Hearing Date: December 12, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: Hill Road, LLC,
a Georgia limited partnership**

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

Hill Road, LLC, as Applicant and Titleholder (hereinafter collectively "Applicant"), is the owner of undeveloped lots which comprise the residential community known as Thornton Township, located on the southwest side of Hill Road, north of Mars Hill Road, totaling approximately 26.07 acres, more or less, in Land Lots 118 and 119, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). On August 12, 2015, in Application for Variance No. V-98 (2015), the Cobb County Board of Zoning Appeals approved variances for the Property, subject to several conditions, one of which was the Entrance Monument and Landscape Plan dated July 10, 2015. Applicant now seeks to have the Board of Zoning Appeals approve a revised, as-built Entrance Signage and Landscaping Plan.

MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
AUGUST 12, 2015
1:00 P.M.



The Board of Zoning Appeals Variance Hearing was held on Wednesday, July 15, 2015 at 1:00 p.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Murray Homan, Chair
Skip Gunther
Kim Swanson
Christi Trombetti
Judy Williams

V-98 **WAM DOUGLAS, LLC** (Elizabeth H. Thornton, owner) requesting a variance to: 1) waive the front setback from the required 45 feet to 25 feet for proposed development; and 2) waive the side setbacks from the required 12 feet to 5 feet with 25 feet between homes for proposed development in Land Lots 118 and 119 of the 20th District. Located on the southwest side of Hill Road, north of Mars Hill Road. *(Previously continued by the Board of Zoning Appeals from their July 15, 2015 hearing)*

The public hearing was opened and Mr. Kevin Moore, Mr. Eric Pirozzi, and Mr. Alan Bishop addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Trombetti, to **approve** variance request subject to:

- **Site plan to be in general conformity with the one dated August 6, 2015 (attached and made a part of these minutes)**
- **Entrance monument and landscape plan dated July 10, 2015 (attached and made a part of these minutes)**
- **Reduction of the front setback from 45 feet to 25 feet**
- **Extension of rear setback from 40 feet to 65 feet for perimeter lots and 60 feet for interior lots**
- **Side setback would be 10 feet to the property line minimum and 20 feet minimum between structures**

VOTE: **ADOPTED** unanimously

V-129
(2018)
Exhibit

SITE NOTES:

PROPOSED USE - SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-30
TOTAL AREA - 25.8 ACRES
TOTAL LOTS - 28
LOT DENSITY - 1.06 LOTS PER ACRE
MINIMUM LOT SIZE - 30,000 SQ.FT.
MINIMUM HEATED HOUSE AREA - 1,350 SQ.FT.
MIN. LOT WIDTH AT B/L - 75/50 FT.

ZONING BUILDING SETBACK REQUIREMENTS:

FRONT - 45'
REAR - 40'
SIDE - 12'
MAJOR SIDE - 25'

REQUIREMENTS:

REAR - 40' (INTERIOR), 65 FT (EXTERIOR LOTS)
SIDE - 5' (MIN. 25 FT BETWEEN STRUCTURES)
MAJOR SIDE - 25'

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
100 YEAR FLOOD ZONE ACCORDING TO COBB
COUNTY F.I.R.M. PANEL 0012/14G, COMMUNITY
NO. 130052, MAP DATED, DEC. 16, 2008.



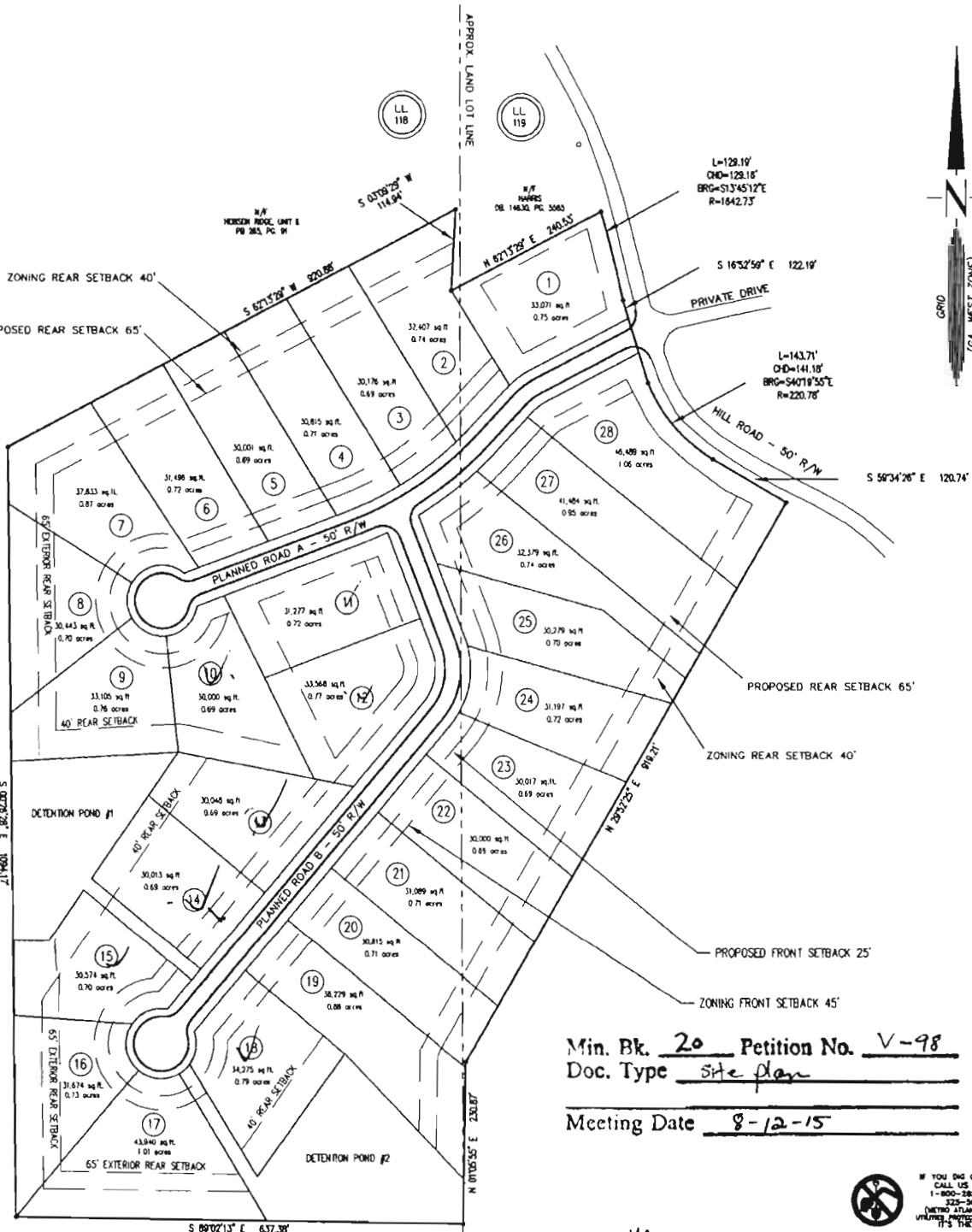
Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

CONCEPTUAL PLAN FOR:
WAM DOUGLAS, LLC.
LAND LOT 118 & 119, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1		
2		

DRAWN BY: DP
CHECKED BY:
DATE: 8-6-15
SCALE: 1" = 100'
PROJECT NO.: 415014C

SHEET No. 1



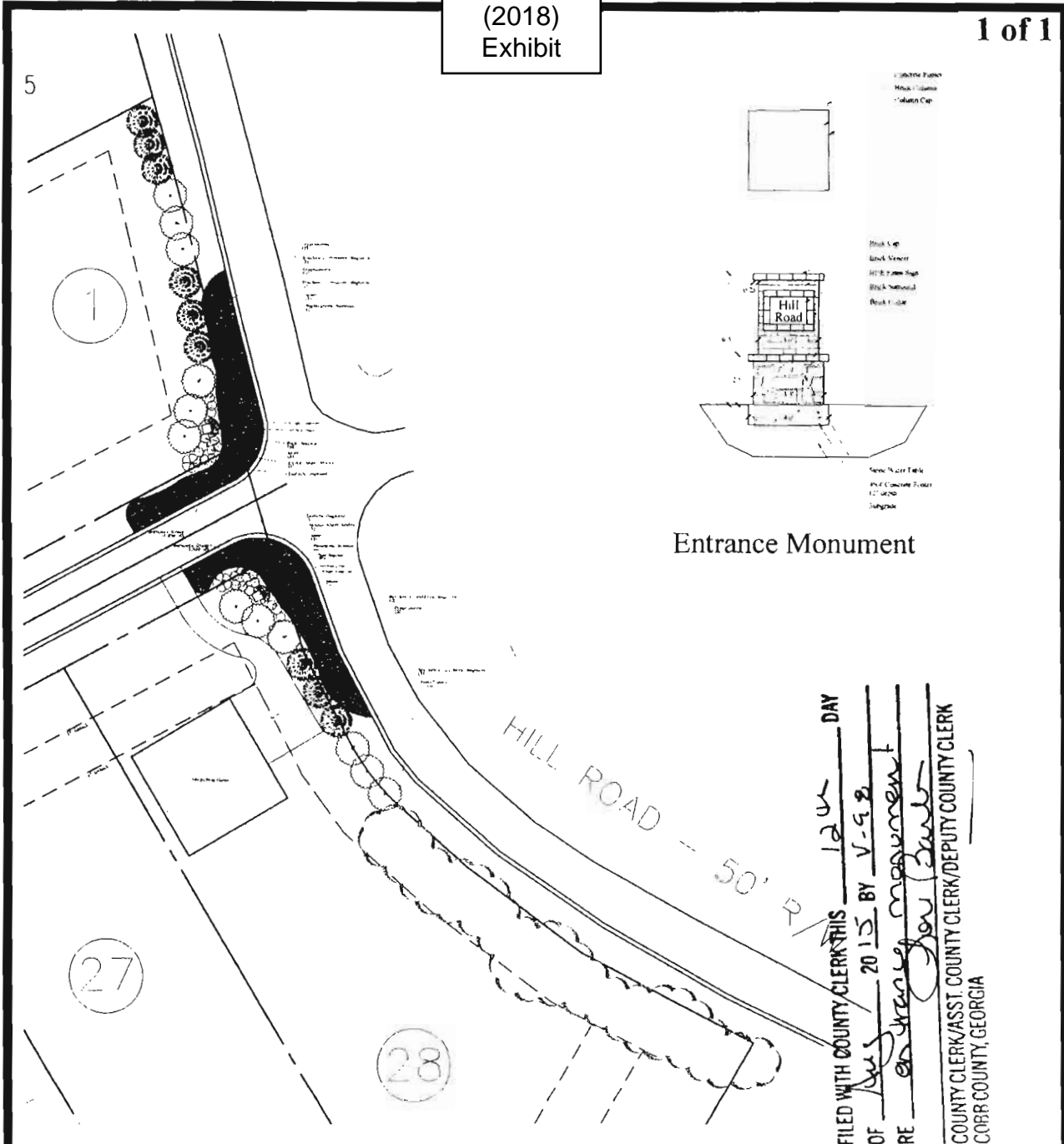
Min. Bk. 20 Petition No. V-98
Doc. Type site plan
Meeting Date 8-12-15

FILED WITH COUNTY CLERK THIS 12th DAY
OF Aug 2015 BY K. Moore
RE V-98
Don Carter
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVEENANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE
1 inch = 100 feet

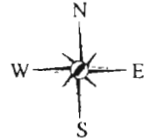
THIS PLAT HAS BEEN COMPILED FROM TAX, DEED AND RECORD INFORMATION. NO FIELD VERIFICATION OR BOUNDARY WORK HAS BEEN COMPLETED OR IS IMPLIED.



PLANT SCHEDULE HILL ROAD ENTRANCE

THICK	COMMON NAME	SCIENTIFIC NAME	CONT.	1.5L	50%
1	East-West Dogwood	<i>Cornus Florida</i>	R 5 B	1.5 Gal	50%
2	Asplenium	<i>Asplenium platyneuron</i>	R 5 B		
12	Proctor's Southern Magnolia	<i>Magnolia grandiflora</i>	R 6 B	20 12 10	100%
		<i>Bracteantha Virginiana</i>	R 6 B	10 10	
COMMON NAME	SCIENTIFIC NAME	CONT.	1.5L	50%	
10	Autumn Angel Azalea	<i>Rhododendron</i>	10 gal		
8	Wintergreen Boxwood	<i>Buxus microcarpa</i>	7 gal		
1	Amorpha	<i>Amorpha fruticosa</i>	7 gal		
GROUND COVER	COMMON NAME	SCIENTIFIC NAME	CONT.	1.5L	50%
10L	Pink Begonia	<i>Begonia</i>	1.5 gal		
SOIL PLANT	COMMON NAME	SCIENTIFIC NAME	CONT.	1.5L	50%
1.50L of	Berberis	<i>Berberis</i>	1.5 gal		

Min. Bk. 20 Petition No. V-98
 Doc. Type Entrance Monument
rendering
 Meeting Date 8-12-15



Entrance Monument and Landscape Plan
Hill Road -Side Entry Lot 28

prepared for:
W.A.M.



July 10, 2015

WHITE PINE
 LAND STUDIO, LLC



404.406.1577 info@wpland.us

V-129
(2018)
Exhibit

