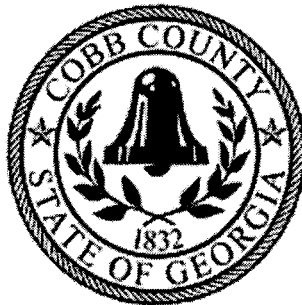


# PRELIMINARY VARIANCE ANALYSIS

**HEARING DATE: March 12, 2008**

**DUE DATE: February 8, 2008**

Distributed: January 16, 2008



*Cobb County... Expect the Best!*



**APPLICANT:** Maria Quiroz **PETITION NO.:** V-12  
**PHONE:** 770-919-8244 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 1094  
**PROPERTY LOCATION:** Located on the south side **DISTRICT:** 19  
of Oglesby Road, east of Doss Circle **SIZE OF TRACT:** .5 acre  
(3989 Oglesby Road). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (existing carport/garage @ 860 square feet) from required 100 feet to 5 feet from the eastern property line, 6 feet from the southern property line and 70 feet from the western property line; 2) waive the rear setback for an accessory structure over 144 square feet (existing shed "B", 223 square-feet) from required 35 feet to 4 feet adjacent to the southern property line; and the side setback from required 10 feet to 4 feet adjacent to the western property line; 3) waive the setback for an accessory structure under 144 square feet (existing shed "A", 96 square-feet) from 5 feet to 1.4 feet adjacent to the western property line

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

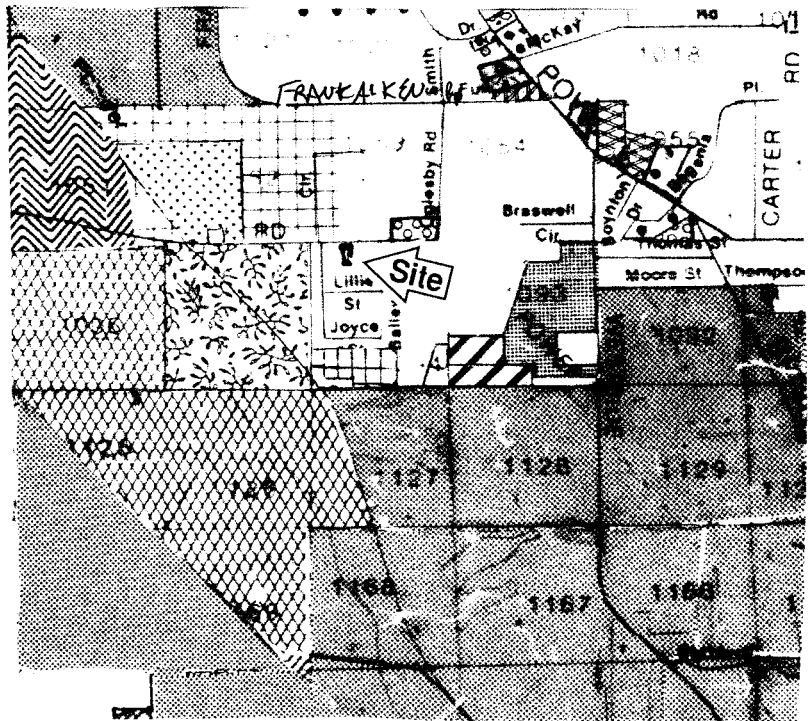
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

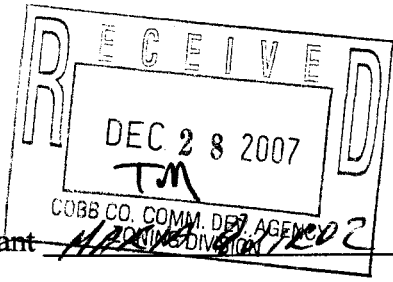
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



# Application for Variance Cobb County

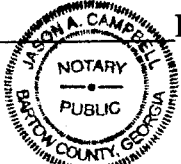


(type or print clearly)

Application No. V-12  
Hearing Date: 3-12-08

Applicant MARIA QUIKOR Business Phone (770) 919 8244 Home Phone 678 567 1903  
Address 3989 OGLESBY RD POWDER SPRINGS GA  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)



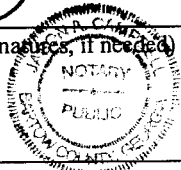
Business Phone \_\_\_\_\_ Cell Phone 404 421 1692

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

Titleholder MARIA QUIKOR Business Phone 770 919 8244 Home Phone 678 567 1903  
Signature Address: 3989 OGLESBY RD POWDER SPRINGS GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30127



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires October 31, 2011

Present Zoning of Property R-20

Location 3989 Oglesby Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1094 District 19 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 \_\_\_\_\_ Other \_\_\_\_\_

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.

BECAUSE EXISTING A DRIVEWAY AND I WANT A GARAGE FOR PROTECT MY CARS FOR THE WEATHER

List type of variance requested: WAIVE SETBACKS FOR 2 ACCESSORY STRUCTURES

AT A LATER DATE

OPENED END TRAVERSE UTILIZED TO GATHER FIELD DATA

CATALPA KNOLL 50' R/W

348.6' TO 50' R/W OF THORAPPLE LAKE (RECORD TIE)

COBB COUNTY COMMUNITY DEVELOPMENT ZONING DIVISION RESIDENTIAL POOL APPROVAL

R - 427.18  
A - 94.6'

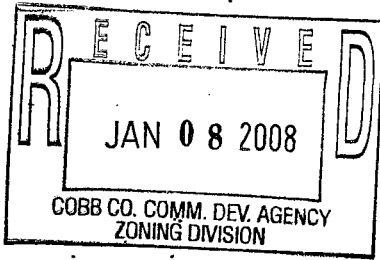
Signature: *[Signature]* Date: 5-16-07

Important Note: Pool, deck, filter or anything else associated with pool must be built and maintained five feet off rear or side property line. Pool must be located to the rear of the primary structure. The owner/developer is solely responsible for compliance to all laws and ordinances governing residential pools.

Allen and Jerri Dunn  
5194 Catalpa Knoll  
Acworth, Ga 30101  
770 424-3139

Builders shall be held fully responsible for erosion control on their own lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt

LAND LOT 14-38-11



Site Plan Review Section  
COBB COUNTY COMMUNITY DEVELOPMENT DEPT

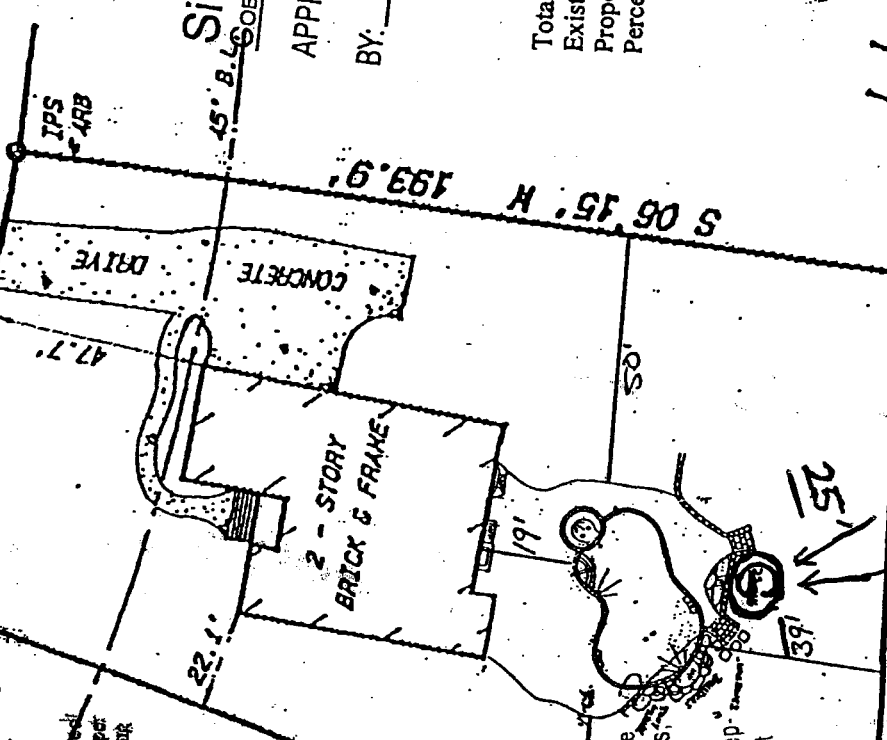
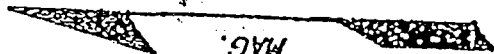
APPROVED FOR: *[Signature]* DATE: 5/14/07

Total Surface Area = 22,110sf  
Existing Impervious = 4,750sf  
Proposed Impervious = 1,000sf  
Percentage Impervious = 26%

FILL MAY BE PLACED WITHIN THE DRAINAGE EASEMENT FLOOD PLAN AND / OR DETENTION AREAS

L.L. 233  
L.L. 262

MAG.



**APPLICANT:** Allen S. Dunn **PETITION NO.:** V-13  
**PHONE:** 678-556-1016 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-30  
**PHONE:** same **LAND LOT(S):** 233  
**PROPERTY LOCATION:** Located on the south side **DISTRICT:** 20  
of Catalpa Knoll, east of Thornapple Lane **SIZE OF TRACT:** .5 acre  
(5194 Catalpa Knoll). **COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure from required 40 feet to 24 feet on lot 130.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED        PETITION NO.        SPOKESMAN       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

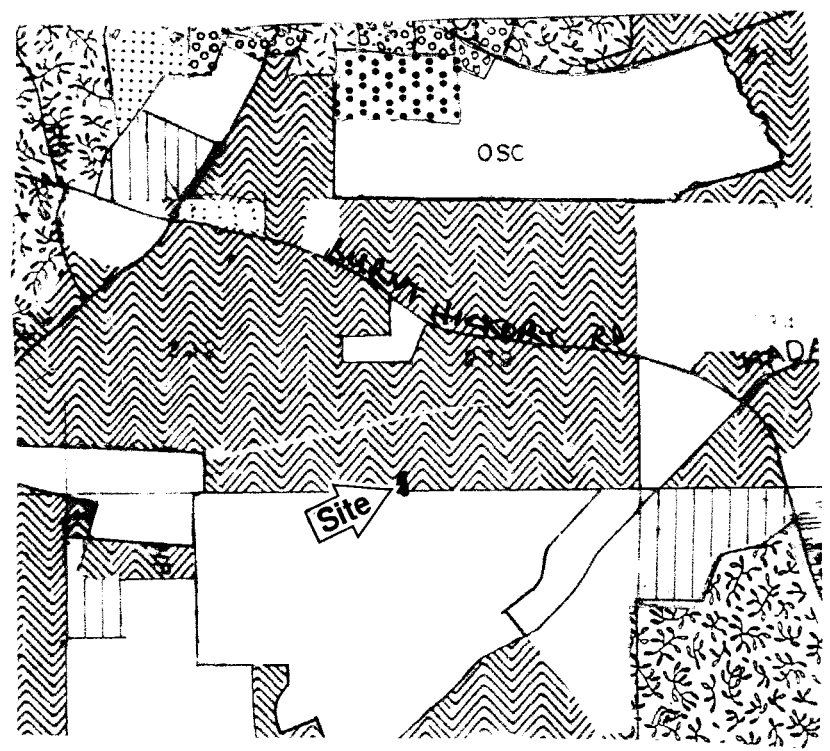
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



# Application for Variance Cobb County

(type or print clearly)

Application No. V-13

Hearing Date: 3-12-08

Applicant Aiken S. Dunn

Business Phone 678.556-1012 Home Phone 770.424.3139

Aiken S. Dunn  
(representative's name, printed)

Address 5184 Catalpa Knoll Acworth GA 30101  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Business Phone 678.556.1012 Cell Phone 678.523.7664

Signed, sealed and delivered in presence of:

My commission expires: Sept 10, 2011

[Signature]  
Notary Public

Titleholder Aiken S. & Jenni L. Dunn

Business Phone 678.556.1012 Home Phone 770.424.3139

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

Address: 5184 Catalpa Knoll Acworth GA 30101  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Sept 10, 2011

[Signature]  
Notary Public

Present Zoning of Property R-30

Location 5184 Catalpa Knoll 5194 CATALPA KNOLL  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D 36 233 District 20 Size of Tract \_\_\_\_\_ Acre(s)

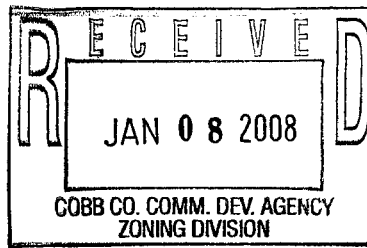
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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 attached (Exhibit "A" & "B")

List type of variance requested: WAIVE THE REAR SETBACK FOR HIS HICKORY STRUCTURES FROM 40 FT TO 24 FT  
(Exhibit "A" & "B")



V-13/2008  
Exhibit "A"

### **Hardship**

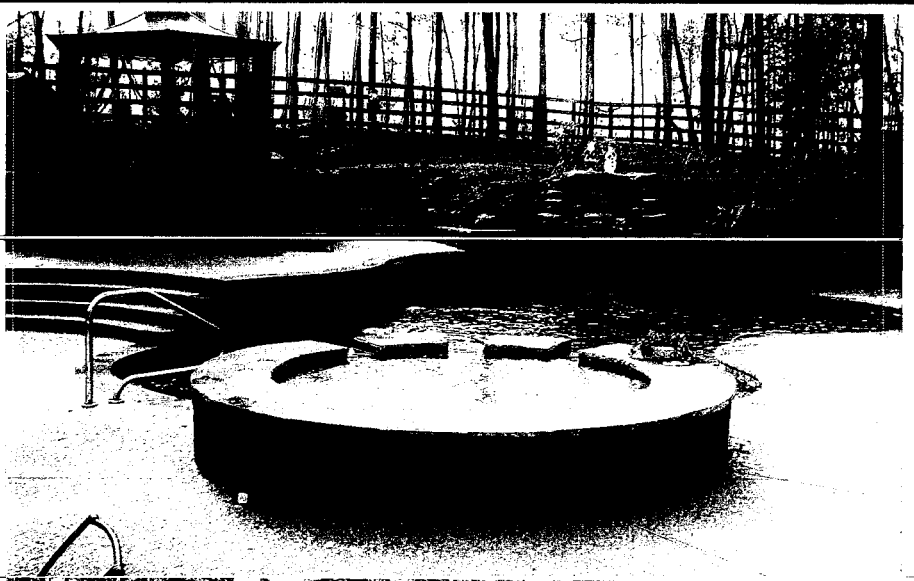
The 40-foot rear setback prohibits us from having our gazebo in it's current location overlooking our recently completed pool and deck. The deck stairs were specifically designed to flow to this covered area in order to maximize the view of the pool, waterfall, Jacuzzi, and rear of our home. This covered area is also used by our handicapped mother to relax outdoors without worry about the weather and enjoy the entire view of the pool. She broke her hip a few years ago and is unable to get around easily without assistance. It is very therapeutic for her to walk from her room on the terrace level this area and rest under the gazebo reading a book, enjoying the view, and getting some fresh air. The gazebo blends in very well with the existing pool and pool deck renovations and just would not look right anywhere else on our property. Those who have visited us, agree that it looks beautiful in it's current location and can't imagine it being anywhere else.

### **Variance Request**

We were confused by the guidelines within the Muni-Code regarding accessory structures and did not think we needed a permit for the gazebo. We purchased it at the local Costco and had to assemble it ourselves. It is 14'x14' (196 square feet) and made of maintenance free aluminum. It is supported by six-posts, each having four screws in the bottom to keep it stable during inclement weather (photos attached). We are requesting that the rear-setback be reduced from 40-feet to 24-feet, to allow us to keep the gazebo in its' current location in the rear of our home. This will allow us to fully appreciate the pool and deck renovations whether it is a hot-sunny day or cool drizzly day. We have attached with this request, signatures from neighbors in our subdivision including the two directly to our left and right consenting with no objection to the location of the gazebo, which is directly behind our home. We respectfully request your approval of our variance request.

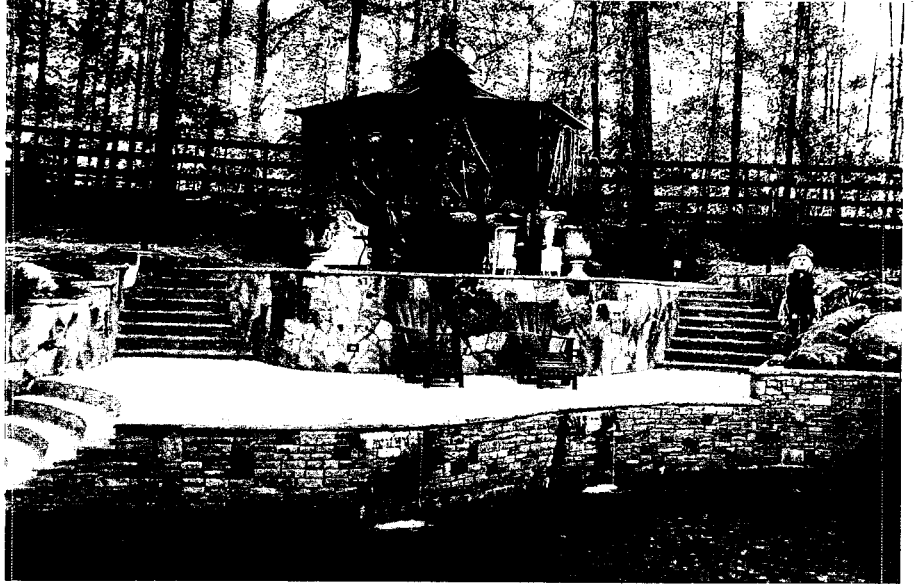
V-13/2008  
Exhibit "B"

Back West

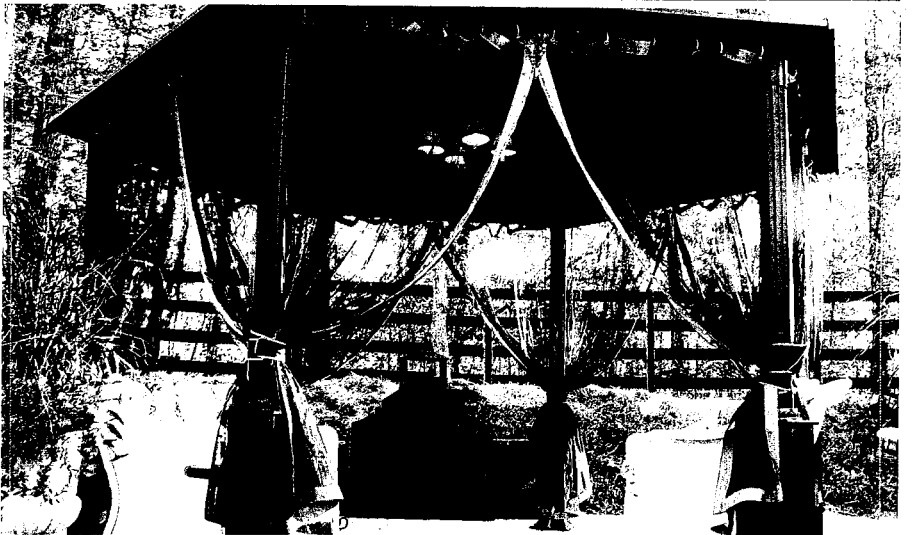


RECEIVED  
JAN 08 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

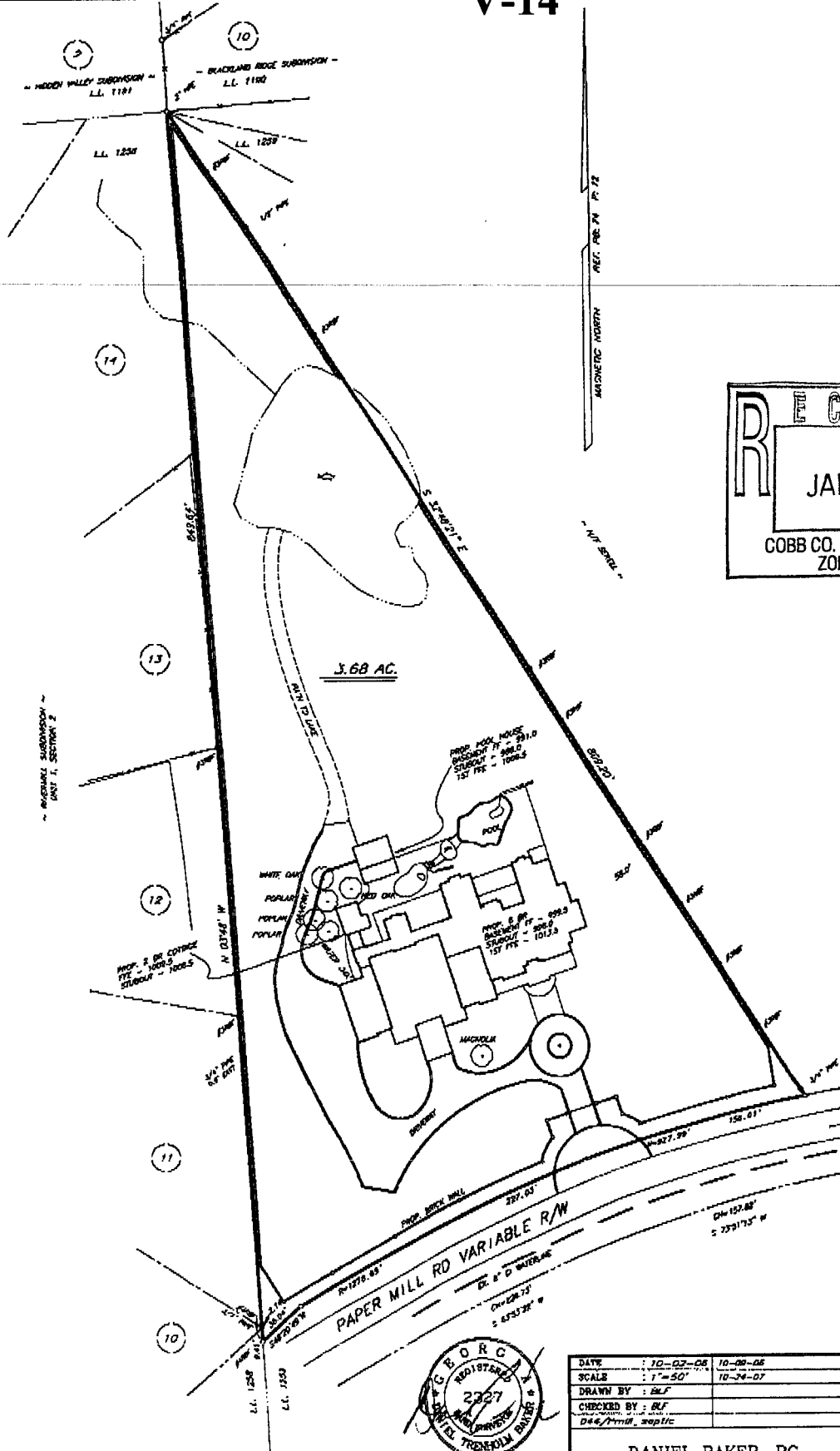
Back Center



Closeup



V-14



R E C E I V E D  
JAN 07 2008  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

R-80 ALLOWABLE  
 IMPERVIOUS AREA - 23%

RECREATION AREA - 7%

MIN. AREA - 35048 sq ft  
 MAX. AREA - 160300 sq ft



|            |                 |             |
|------------|-----------------|-------------|
| DATE       | 10-02-08        | 10-28-08    |
| SCALE      | 1"=50'          | 10'-24'-07" |
| DRAWN BY   | DLF             |             |
| CHECKED BY | DLF             |             |
| DATE       | 10/28/08        |             |
| BY         | DLF/DMH, septic |             |

**DANIEL BAKER, PC**  
 SURVEYORS/ENGINEERS

Post Office Box 8047  
 CARROLLVILLE, GEORGIA 30130  
 (770) 382-5889

SITE PLAN FOR :

**COBY BROOKS**  
**BETH BROOKS**

4241 PAPER MILL RD.

LOCATED IN L.L. 1259  
 15TH DIST, 2ND SLECT,  
 COBB COUNTY, GA.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A 1/4" = 100' SIGHTED DISTANT THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT. LINEAR PRECISION OF TRAVERSE IS 1/10,000. ANGULAR PRECISION IS 13" ±. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAN IS 1/374,261. MATTERS OF TITLE ARE EXCEPTED.

**APPLICANT:** Coby G. Brooks **PETITION NO.:** V-14  
**PHONE:** 770-951-2040 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-80  
**PHONE:** same **LAND LOT(S):** 1259  
**PROPERTY LOCATION:** Located on the north side **DISTRICT:** 16  
of Paper Mill Road, west of Woodlawn Drive **SIZE OF TRACT:** 3.68 acres  
(4241 Paper Mill Road). **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the height of a wall from the maximum allowable of 8 feet to 12 feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

**BOARD OF APPEALS DECISION**

**APPROVED**            **MOTION BY**           

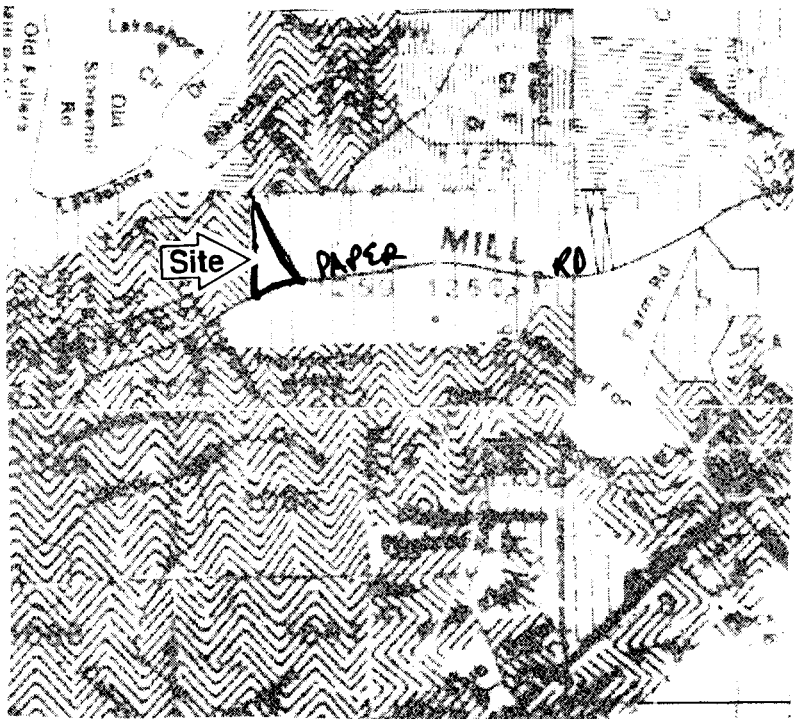
**REJECTED**            **SECONDED**           

**HELD**            **CARRIED**           

**STIPULATIONS:**           



# Application for Variance Cobb County

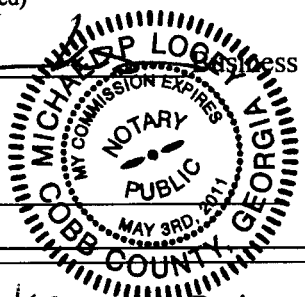
(type or print clearly)

Application No. V-14  
Hearing Date: 3-12-08

Applicant Coby G. Brooks Business Phone 770-951-2040 Home Phone 678-525-4347

Signature Elizabeth Brooks Address 1815 The Exchange, Atlanta 30339  
(representative's name, printed) (street, city, state and zip code)

Signature [Handwritten Signature] Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)



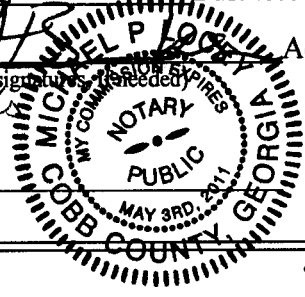
My commission expires: \_\_\_\_\_

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

Titleholder Coby G. Brooks Business Phone 770-951-2040 Home Phone 678-525-4347

Signature Elizabeth Brooks Address: 4855 Mulberry Dr. Marietta 30068  
(attach additional signature if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_  
Signature [Handwritten Signature] Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)



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

Present Zoning of Property R-80

Location 4241 PAPER MILL ROAD MARIETTA GA. 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1259 District 16 Size of Tract 7.68 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

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.

DUE TO THE LARGE SIZE OF PLOT (7.68 ACRES), THE SHAPE (PIE SHAPED W/ APPROX. 421.08' OF FRONTAGE ON PAPER MILL RD) AND THE TOPOGRAPHY (THE SITE FALLS AWAY FROM PAPER MILL WHICH CAUSES VEHICULAR NOISE), GIVEN THE VALUE OF THE PROPOSED RESIDENCE AND THE URGENT OF THE WTLU WE WISH TO INCREASE WALL HGT.

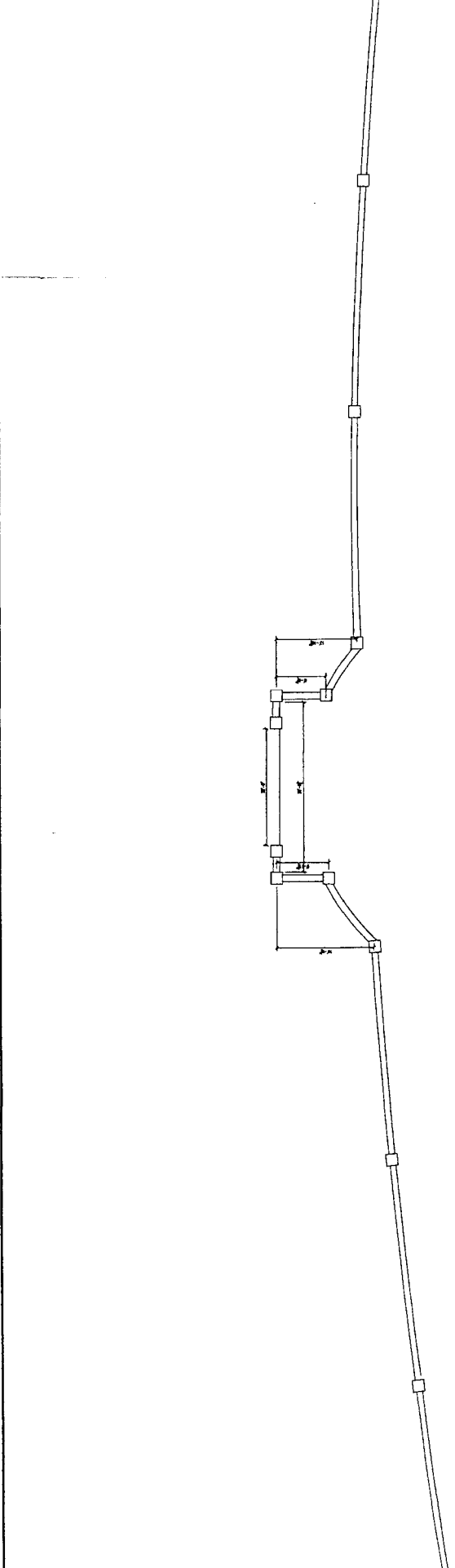
List type of variance requested: INCREASE WALL HEIGHT DO TO ABOVE CONDITIONS  
CODE SECTION 134-267  
WAIVE THE HEIGHT OF A WALL FROM THE MAXIMUM ALLOWABLE OF 8 FT TO 2 FT. See Exhibit 'A' (attached).

TO HIS CURRENT HGT. NOTE: 75% OF WALL LENGTH COMPLIES.



V-14/2008

Exhibit "A"



MIN. 1.25 FT  
MIN. 6 IN.  
MIN. 1.25 FT  
MIN. 6 IN.  
MIN. 1.25 FT  
MIN. 6 IN.  
MIN. 1.25 FT  
MIN. 6 IN.

① Min. 1.25 ft. from top of gate  
② Min. 6 in. from side of gate

# V-15

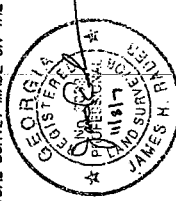
## SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THIRD SECOND THEODOLITE AND ELECTRONIC DISTANCE METER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET + AND AN ANGULAR ERROR OF 3" PER ANGLE POINT. IT HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000+ FEET.
5. ALL I/PF & I/PS ARE 1/2 REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

## PLAT REFERENCES

1. SUBDIVISION PLAT FOR HAMLET GREENE, UNIT 1 PREPARED BY J.J. DUENAS DATED SEPTEMBER 28, 1971.

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



JAMES H RADER GEORGIA PLS# 3033

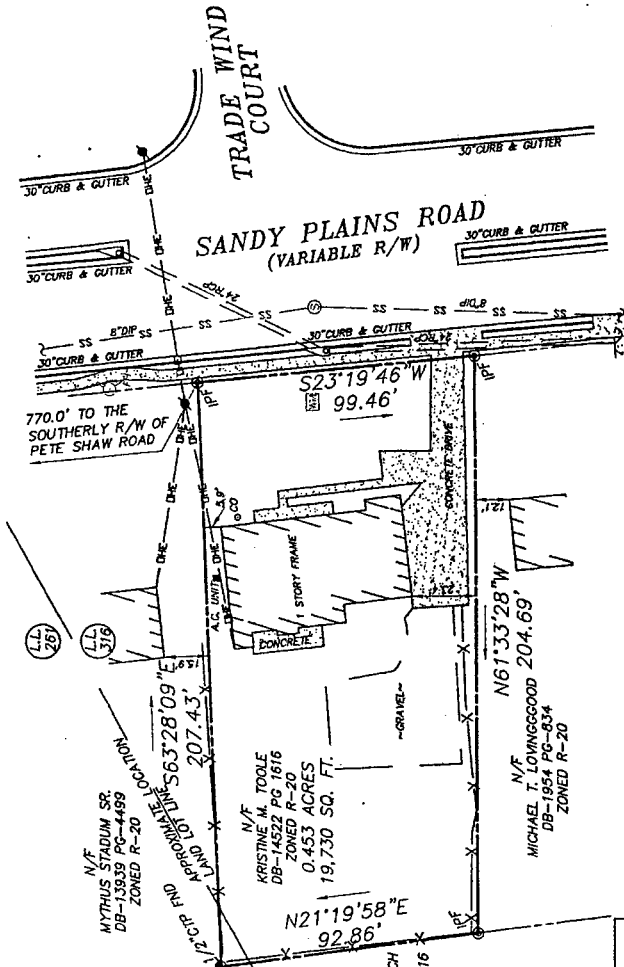
## BOUNDARY SURVEY FOR:

### TOTALLY DEPENDABLE CONTRACTING

|                     |                      |
|---------------------|----------------------|
| LAND LOTS 261 & 316 | LOT 8, UNIT 1        |
| DISTRICT 16         | HAMLET GREENE        |
| SECTION 2           | 3886 SANDY PLAINS RD |
| COBB COUNTY         | MARIETTA, GA 30066   |
| SCALE               | DATE                 |
| 1" = 40'            | 11/08/07             |
|                     | PROJECT NO.          |
|                     | 20071108             |

### LANDPRO

SURVEYING AND MAPPING, INC  
305 CREEKSTONE RIDGE  
WOODSTOCK, GA 30188  
404.386.2170 PHONE  
www.landprosurveying.com



THIS SURVEY SHALL NOT BE USED WITH AN AFFRANIT OR LETTER ON ANY VOID FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE LANDPRO SURVEYING AND MAPPING, INC, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE AND SCOPE.

|          |
|----------|
| REASONS: |
|          |
|          |
|          |
|          |

**RECORD**  
JAN 07 2008  
COBB CO. COMMUNITY AGENCY  
ZONING DIVISION

N/F  
ADOLPH J. PLESCH  
MARIE PLESCH  
DB-10006 PG-316  
ZONED R-20  
MAGNETIC



If You Do Google... Call Us First!  
1-800-282-7411

### LEGEND

|   |                          |
|---|--------------------------|
| ⊙ | PROPERTY CORNER          |
| — | PROPERTY LINE            |
| — | POWER POLE               |
| — | POWER METER              |
| — | POWER BOX                |
| — | OVERHEAD POWER           |
| — | UNDERGROUND POWER        |
| — | GAS METER                |
| — | GAS LINE                 |
| — | SANITARY SEWER MANHOLE   |
| — | SANITARY SEWER CLEAN OUT |
| — | SANITARY SEWER LINE      |
| — | WATER MANHOLE            |
| — | WATER VALVE              |
| — | WATER METER              |
| — | WATER LINE               |
| — | TELEPHONE PEDESTAL       |
| — | TELEPHONE MANHOLE        |
| — | UNDERGROUND TELEPHONE    |
| — | CABLE TELEVISION         |
| — | STORM DRAIN JUNCTION BOX |
| — | DROP INLET               |
| — | AREA INLET               |
| — | STORM DRAINAGE LINE      |
| — | MONITORING WELL          |
| — | TREELINE                 |
| — | BENCHMARK                |

**APPLICANT:** Don Hagemeister **PETITION NO.:** V-15  
**PHONE:** 770-509-7498 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 261, 316  
**PROPERTY LOCATION:** Located on the west side **DISTRICT:** 16  
of Sandy Plains Road, south of Pete Shaw Road **SIZE OF TRACT:** .453 acre  
(3885 Sandy Plains Road). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the lot size from required 20,000 square feet to 19,730 square feet to allow applicant to apply for rezoning to OI.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

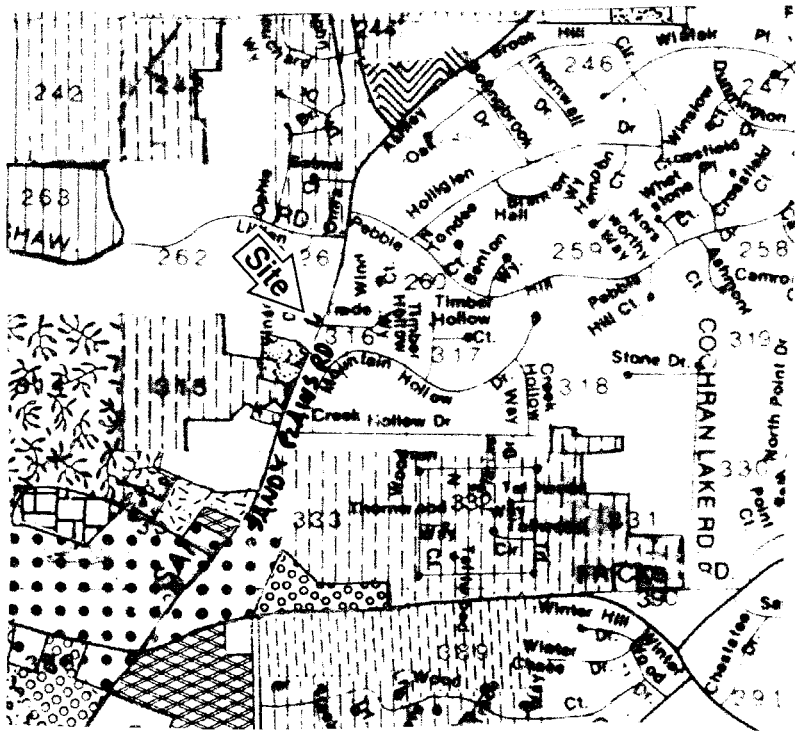
**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

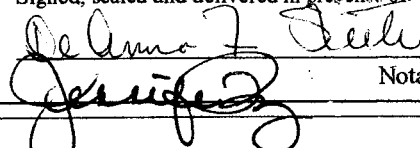
Application No. V-15  
Hearing Date: 3-12-08

Applicant DON HAGEMEISTER Business Phone 770-509-7498 Home Phone N/A

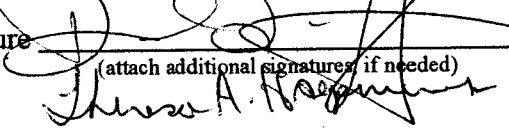
Don Hagemeister or Stacey Hyatt Address 3885 Sandy Plains Road, Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

 Business Phone 770-509-7498 Cell Phone 404-558-5364  
(representative's signature)

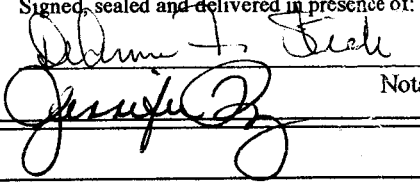
My commission expires: 11/17/09  
7/26/10

Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder Don Hagemeister Business Phone 770-509-7498 Home Phone 404-558-5364

Signature  Address: 4048 Omra Drive, Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/17/09  
7/26/10

Signed, sealed and delivered in presence of:  
  
Notary Public

Present Zoning of Property R-20

Location 3885 Sandy Plains Road, Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 & 316 District 16 Size of Tract .453 Acre(s)

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

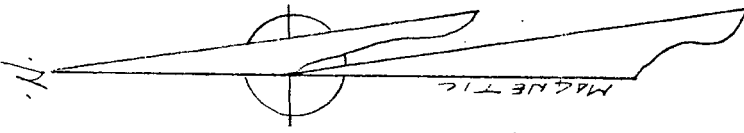
Size of Property 1,596 SF Shape of Property rectangular Topography of Property level Other N/A

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

The purpose of the variance is to allow the stated property's existing lot size of 19,730 SF to meet the provided minimum lot size requirement of 20,000 SF for the "O & I" (Office & Institution) Commercial Zoning Classification.

List type of variance requested: Commercial  
WAIVE THE LOT SIZE FROM REQUIRED  
20,000 SQFT TO 19,730 SQFT TO ALLOW  
APPLICANT TO FILE FOR REZONING TO

V-16



#AZAD LOCLI HIGHLAND PKY  
LOT 22 Block "S" LOCLI  
HIGHLAND, UNIT 3, SECT. 2

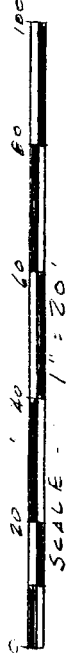
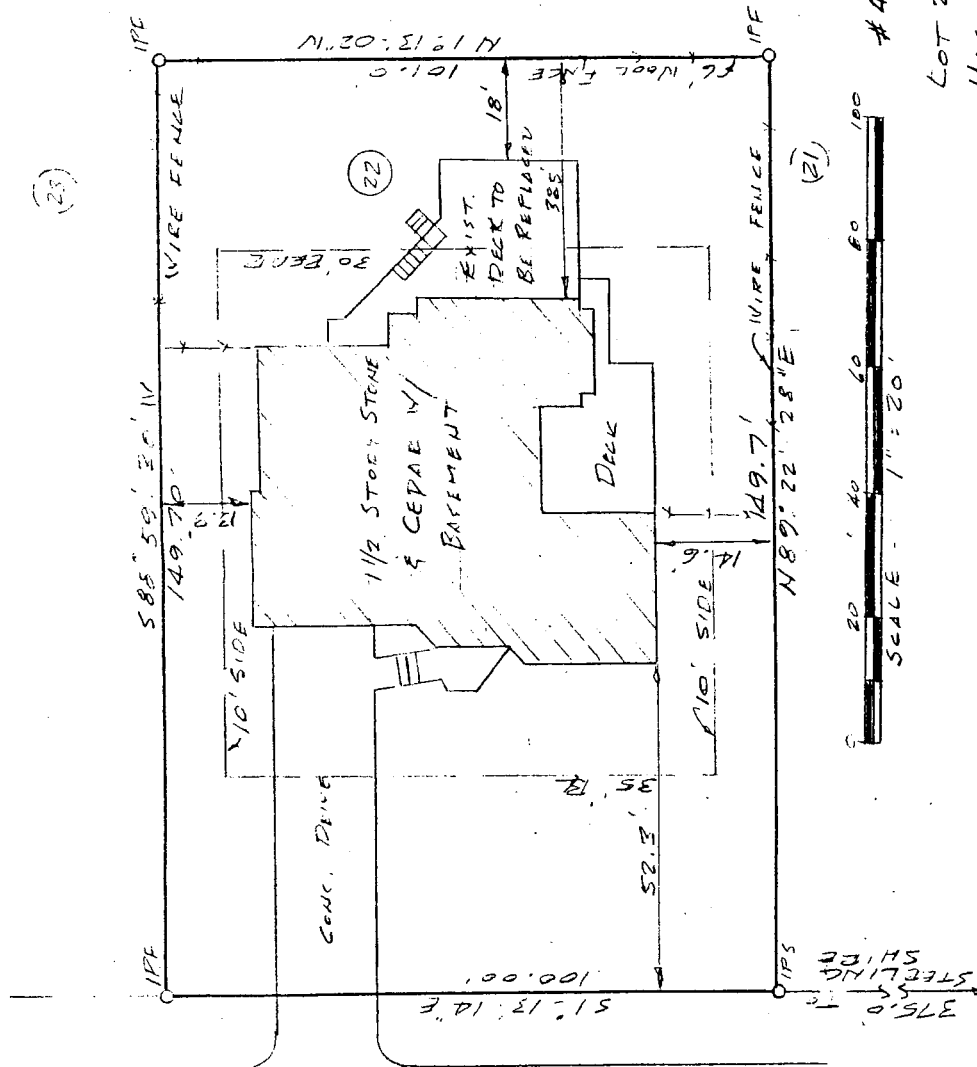
|                            |
|----------------------------|
| SUBJECT: EOE               |
| DRAWN BY: MICHAEL S. DUGAN |
| CHECKED BY: ZOE N. DUGAN   |
| DATE: 1/21/08              |
| SCALE: 1" = 20'            |
| PROJECT: 1577              |
| SECTION: 247               |
| COUNTY: COBB               |
| STATE: GEORGIA             |
| JOB NO.: 01-2615           |

TRULINE SURVEYING INC.  
2070 ATTIC PARKWAY  
SUITE 505  
DUNWOODY, GA 30664  
PHONE: (770) 915-8732  
FAX: (770) 915-8751

REGISTERED SURVEYOR  
No. 2166  
STATE OF GEORGIA

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE SURVEY DATA THAT HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

1/21/08



LOCLI HIGHLAND PARKWAY

**RECEIVED**  
JAN 09 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

15,040.0 SQ. FT.  
0.345 ACRES

**NOTE -**  
CURRENT ZONING - R-15 - NO 100 YEAR FLOOD  
PLAIN, NO WETLANDS, NO CEMETERY, NO  
ARCHITECTURAL OR ARCHITECTURAL LANDMARKS,  
NO DETENTION, NO ACCESS POINT ON THIS  
SITE.

**APPLICANT:** Michael F. Duggan **PETITION NO.:** V-16  
**PHONE:** 770-587-2222 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 250  
**PROPERTY LOCATION:** Located on the east side **DISTRICT:** 16  
of Loch Highland Parkway, north of Sterling Shire Court **SIZE OF TRACT:** .34 acre  
(4240 Loch Highland Parkway). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback on lot 22 from required 30 feet to 18 feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

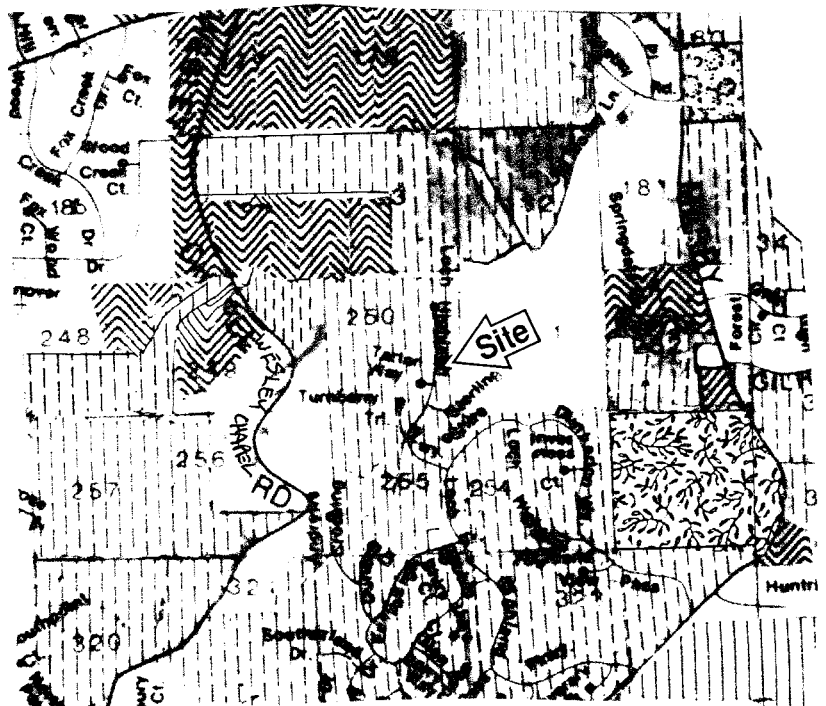
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. 3-12-08  
Hearing Date: 1-16

Applicant MICHAEL F. DUGGAN Business Phone 770 587 2222 Home Phone 770 992 0574

MICHAEL F. DUGGAN Address 4240 Loch Highland Pkwy. Roswell GA 30075  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 587 2222 Cell Phone 404 723 8757  
(representative's signature)

My commission expires: 11-27-2011 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder MICHAEL F. & ZOE W. DUGGAN Business Phone 770 587 2222 Home Phone 770 992 0574

Signature [Signature] Address: 4240 Loch Highland Pkwy. Roswell GA 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

Zoe W. Duggan Signed, sealed and delivered in presence of: [Signature]  
My commission expires: 11-27-2011 Notary Public

Present Zoning of Property R-15

Location 4240 LOCH HIGHLAND PARKWAY  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 250 D26 District 16 Size of Tract .34 Acre(s)

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

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

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.

ENCLOSING AN EXISTING DECK AS A SCREEN PORCH WITH FIREPLACE, WILL EXTEND THE SEASONAL USAGE OF THE PRESENTLY CONSTRUCTED AREA. AT PRESENT THE DECKED AREA CANNOT BE USED IN INCLEMENT OR COLD WEATHER, AND THE PROPOSED CONSTRUCTION WOULD GREATLY EXTEND SUCH USE. DENIAL OF THE REQUESTED VARIANCE WOULD PREVENT THIS EXTENDED USE.

List type of variance requested: ALLOW TO ENCLOSE EXISTING DECK IN THE FORM OF A SCREEN PORCH. PROPOSED STRUCTURE FALLS WITHIN 35 FEET OF REAR PROPERTY BOUNDARY. WAIVE THE 30 FT TO 18 FT SETBACK REQUIREMENT



APPLICANT: Samuel John Todd

PETITION NO.: V-17

PHONE: 678-522-3947

DATE OF HEARING: 3-12-08

REPRESENTATIVE: same

PRESENT ZONING: R-40

PHONE: same

LAND LOT(S): 1039

PROPERTY LOCATION: Located on the south side

DISTRICT: 16

of Woodruff Plantation Parkway, east of Woodruff

SIZE OF TRACT: 1 acre

Plantation Court (1084 Woodruff Plantation Parkway).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback on lot 28 from required 40 feet to 16 feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_**

**BOARD OF APPEALS DECISION**

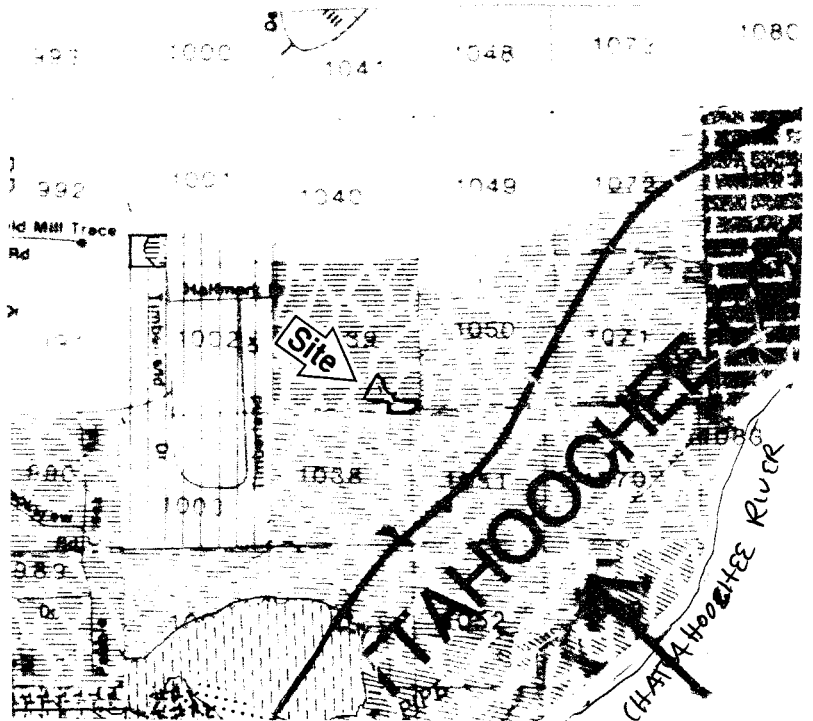
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. V-17

Hearing Date: 3-12-08

Applicant Samuel John Todd Business Phone 678-522-3947 Home Phone 770-953-1084

SAMUEL JOHN TODD Address MARIETTA, GEORGIA 30067  
1084 WOODRUFF PLANTATION PKWY  
(representative's name, printed) (street, city, state and zip code)

Samuel John Todd Business Phone 953-1084  
(representative's signature)

HELEN ONWUZULIKE  
Notary Public  
Cobb County  
State of Georgia  
Signed, sealed and delivered in presence of  
My Commission Expires Mar 16, 2010

My commission expires: 03/16/2010

Helen Onwuzulike  
Notary Public

Titleholder SAMUEL JOHN TODD Business Phone \_\_\_\_\_

Signature Samuel John Todd Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

HELEN ONWUZULIKE  
Notary Public  
Cobb County  
State of Georgia  
Signed, sealed and delivered in presence of  
My Commission Expires Mar 16, 2010

My commission expires: 03/16/2010

Helen Onwuzulike  
Notary Public

Present Zoning of Property R-40

Location 1084 WOODRUFF PLANTATION  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1039 @ 29 District 17 Size of Tract 1 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

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.

HOUSE & DECK ARE ALREADY CONSTRUCTED  
THE LOT LINE BEHIND THE HOUSE WAS CONSIDERED A SIDE LOT  
LINE FOR SET BACK PURPOSES WHEN ORIGINALLY CONSTRUCTED.  
NOW THAT A ROOF HAS BEEN ADDED TO THE PORCH THE COUNTY IS  
VIEWING THE LOT LINE AS A REAR LINE AS OPPOSED TO THE ORIGINAL  
CONSTRUCTION

List type of variance requested: LOT LINE - REAR OF PROPERTY

WAIVE THE REAR SETBACK ON LOT 28  
FROM REQUIRED 40 FT TO 16 FT

# Application for Variance Cobb County

(type or print clearly)

Application No. V-17  
Hearing Date: 3-12-08

Applicant \_\_\_\_\_ Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

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

\_\_\_\_\_ Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
(representative's signature)

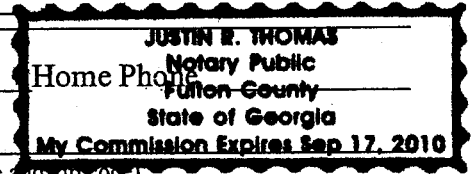
Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Katherine Sollee Tall Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature Katherine S. Tall Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: Sept. 17, 2010

Notary Public 1/19/08

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

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

Land Lot(s) \_\_\_\_\_ District \_\_\_\_\_ 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 \_\_\_\_\_

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

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

# V-18

## GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 133,764. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 887,217.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE BASED ON THE GEORGIA STATE PLANE CO-ORD. SYSTEM.

ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0060 F, DATED AUGUST 12, 1992, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

\* PER DEED AND PLAT RECORDS:  
NO MONUMENT FOUND.

REFERENCES: DB 14228, PG. 2132

[150'] = DEED DIMENSION

ALL MATTERS OF TITLE ARE EXCEPTED.

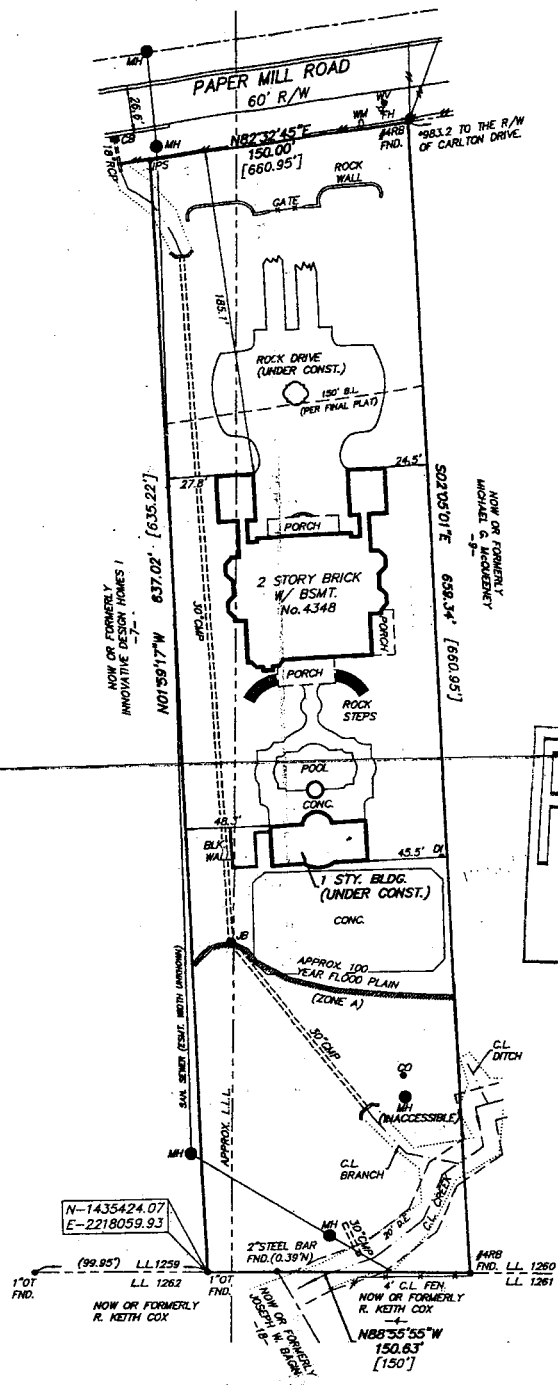
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

AREA = 97,143 SQ. FT.  
2.230 ACRES

TOTAL AREA OUTSIDE APPROX.  
100 YEAR FLOOD PLAIN = 1.6 ACRES ±

GRID NORTH (GA WEST ZONE)

TOP OF WALL  
10 FT 6 INCHES



RECEIVED  
JAN 10 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

### LEGEND

|       |       |   |                             |
|-------|-------|---|-----------------------------|
| ●     | IPF   | = | 1/2" REBAR FND.             |
| ○     | IPS   | = | 1/2" REBAR SET              |
| —     | R.W.  | = | RIGHT OF WAY                |
| ---   | SSE   | = | SANITARY SEWER EASEMENT     |
| - - - | DE    | = | DRAINAGE EASEMENT           |
| ---   | LL.L. | = | LAND LOT LINE               |
| ---   | C.L.  | = | CENTERLINE                  |
| ---   | CT    | = | CRIMP TOP PIPE              |
| ---   | OT    | = | OPEN TOP PIPE               |
| ---   | CMP   | = | CORRUGATED METAL PIPE       |
| ---   | RCP   | = | REINFORCED CONCRETE PIPE    |
| ---   | DI    | = | DROP INLET                  |
| ---   | JB    | = | JUNCTION BOX                |
| ○     | MH    | = | MANHOLE                     |
| ○     | CB    | = | CATCH BASIN                 |
| ○     | BM    | = | BENCHMARK                   |
| ○     | PP    | = | POWER POLE                  |
| ○     | FH    | = | FIRE HYDRANT                |
| ○     | CMF   | = | CONCRETE MONUMENT FND.      |
| ○     | B.C.  | = | BACK OF CURB                |
| ---   | E.P.  | = | EDGE OF PAVEMENT            |
| ---   | FEN   | = | FENCE                       |
| ---   | O.H.  | = | OVERHEAD ELEC. SERVICE LINE |
| ---   | B.L.  | = | BUILDING LINE               |
| ---   | U.G.  | = | UNDERGROUND POWER LINE      |

SURVEY FOR

## CLAUDIO & JULIANNE BURTIN

(BEING LOT 8, BLOCK "D",  
CHATTAHOOCHEE PLANTATION SUBDIVISION)  
LOCATED IN LAND LOTS 1259 & 1260

16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
MARCH 22, 2007 1"=50'



*[Handwritten Signature]*

JOB NO. 07-074

### BARTON SURVEYING INC.

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810

**APPLICANT:** Claudio & Julianne Burtin      **PETITION NO.:** V-18  
**PHONE:** 770-597-9642      **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** Mark D. Gropp      **PRESENT ZONING:** R-80  
**PHONE:** 770-956-1700      **LAND LOT(S):** 1259, 1260  
**PROPERTY LOCATION:** Located on the south side      **DISTRICT:** 16  
of Paper Mill Road, west of Atlanta Country Club Drive      **SIZE OF TRACT:** 2.23 acres  
(4348 Paper Mill Road).      **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1. Waive the height of a wall from the maximum allowable of 8 feet to 10.5 feet on lot 8 (existing); 2) waive the side setback from 25-feet to 24.5-feet adjacent to the east property line (existing); 3) waive the setback for an accessory structure over 650 square-feet (1,320 square-foot poolhouse) from 100 feet to 45-feet to the east property line and 48 feet to the west property line.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

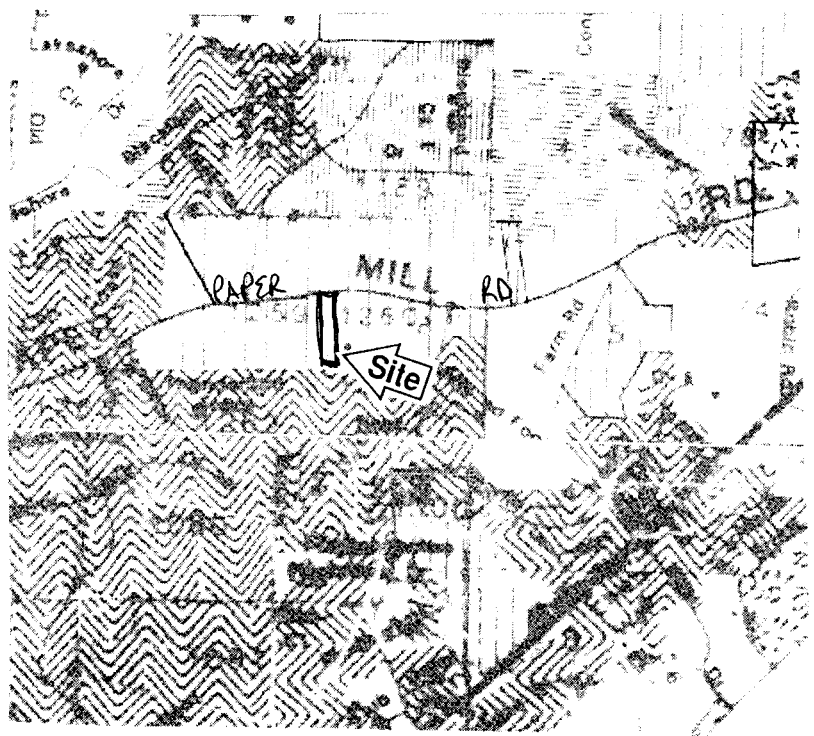
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

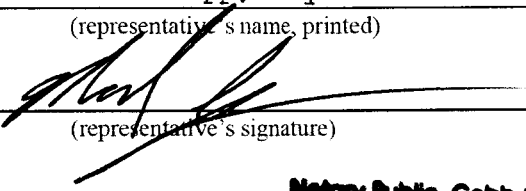
PAGE 1 OF 2

(type or print clearly)

Application No. V-18  
Hearing Date: 3-12-08

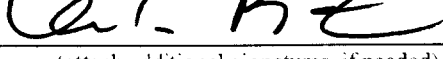
Applicant CLAUDIO M. BURTIN  
JULIANNE BURTIN Business Phone 770-597-9642 Home Phone 770-597-9642

Mark D. Gropp, Esq. Address 300 Galleria Parkway, NW, Suite 1000, Atlanta  
(representative's name, printed) (street, city, state and zip code) GA 30339

 Business Phone 770-956-1700 Cell Phone 770-653-1584  
(representative's signature)

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires July 15, 2011  
This 9th day of January 2008  
Signed, sealed and delivered in presence of:  
Rita Loosen  
Notary Public

Titleholder CLAUDIO M. BURTIN Business Phone 770-815-3788 Home Phone 770-815-3788

Signature  Address: 4348 Paper Mill Road, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires July 15, 2011  
This 9th day of January 2008  
Signed, sealed and delivered in presence of:  
Rita Loosen  
Notary Public

Present Zoning of Property R-80

Location 4348 Paper Mill Road, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1259 & 1260 District 16th Size of Tract 2.23 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 \_\_\_\_\_

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.

Strict compliance would require the unnecessary demolition of gated entrance, the construction of which was initiated by a prior owner of the property and completed without objection under a duly issued Cobb County Building Permit.

NOTE: Entrance Wall & Gate is very similar in design and construction to numerous other walls and gates on Paper Mill Road.

List type of variance requested: The requested variance would allow for the existing gated entrance and wall to remain in place as constructed. The Applicant seeks relief from the height limitation set forth in Section 134-267, General Development Standards.

# Application for Variance Cobb County

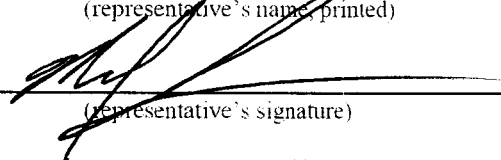
PAGE 2 OF 2

(type or print clearly)

Application No. V-18  
Hearing Date: 5-12-08

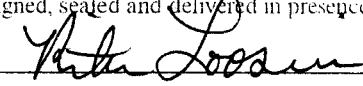
Applicant CLAUDIO M. BURTIN  
JULIANNE BURTIN Business Phone 770-597-9642 Home Phone 770-597-9642

Mark D. Gropp, Esq. Address 300 Galleria Parkway, NW, Suite 1000, Atlanta  
(representative's name, printed) (street, city, state and zip code) GA 30339

 Business Phone 770-956-1700 Cell Phone 770-653-1584  
(representative's signature)

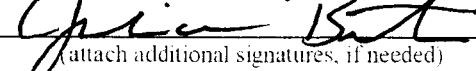
This 9th day of January 2008  
Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires July 15, 2011



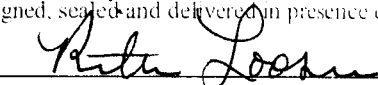
Notary Public

Titleholder JULIANNE BURTIN Business Phone 770-815-3788 Home Phone 770-815-3788

Signature  Address: 4348 Paper Mill Road, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

This 9th day of January 2008  
Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires July 15, 2011



Notary Public

Present Zoning of Property R-80

Location 4348 Paper Mill Road, Marietta, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1259 & 1260 District 16th Size of Tract 2.23 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 \_\_\_\_\_

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.

Strict compliance would require the unnecessary demolition of gated entrance, the construction of which was initiated by a prior owner of the property and completed without objection under a duly issued Cobb County Building Permit.

NOTE: Entrance Wall & Gate is very similar in design and construction to numerous other walls and gates on Paper Mill Road.

List type of variance requested: The requested variance would allow for the existing gated entrance and wall to remain in place as constructed. The Applicant seeks relief from the height limitation set forth in Section 134-267, General Development Standards.

THIS PROPERTY IS NOT SHOWN TO BE IN A DESIGNATED FLOOD HAZARD AREA AS PER F.I.A. MAP FOR COMMUNITY No. 130052 DATED 11/21/92. 0030 F

LOT AREA:  
19,375 SQ. FT.  
0.445 ACRE

V-19  
MAG.  
PB 46  
PG. 58

WOOD FOREST RD. 50' R/W 23' PAVMT.

24" V.G.

IPF

50° 05' W 125'

2801

35' B/L

PORCH  
(1) STORY BRKF RM  
RES. W/ BASE

49.4'

49.4'

ZONED  
R-15

30' B/L

PROPOSED  
WOOD SHED

S 89° 55' E 155'

23' PAVMT.

CHAPMAN DR. 50' R/W

(A) N 89° 55' W 155'

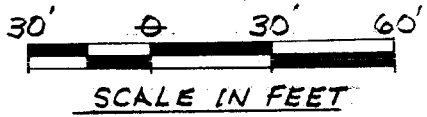
LL 514  
LL 513

N 0° 05' E 125'

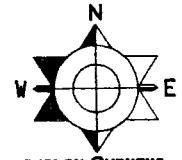
9' ASPH. D/W

RECEIVED  
JAN 10 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Tax Parcel I.D.# 16051400680



LOCATION ~~PROPERTY~~ SURVEY FOR:  
EDWARD F. McLEROY ET AL.  
LOT 1-C, WOODGATE S/D - UNIT II  
LL. 514 - 16<sup>TH</sup> LAND DIST. - 2<sup>ND</sup> SEC.  
COBB COUNTY, GEORGIA



SHILOH SURVEYS  
PHONE: (770) 433-8563

PROJECT NO. EMC2801.ASC DATE: JAN 09, 2008  
SCALE: 1" = 30' DRAWN BY: G.W. CHECKED BY: EM

**APPLICANT:** Edward F. McLeroy **PETITION NO.:** V-19  
**PHONE:** 770-427-8260 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-15  
**PHONE:** same **LAND LOT(S):** 514  
**PROPERTY LOCATION:** Located at the northwest **DISTRICT:** 16  
interstion of Wood Forest Road & Chapman Drive **SIZE OF TRACT:** .44 acre  
(2801 Wood Forest Road). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure over 144 square feet from required 30 feet to 5 feet, and the side setback from required 10 feet to 5 feet adjacent to the northern property line on lot 1.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED          PETITION NO.          SPOKESMAN         

**BOARD OF APPEALS DECISION**

APPROVED          MOTION BY         

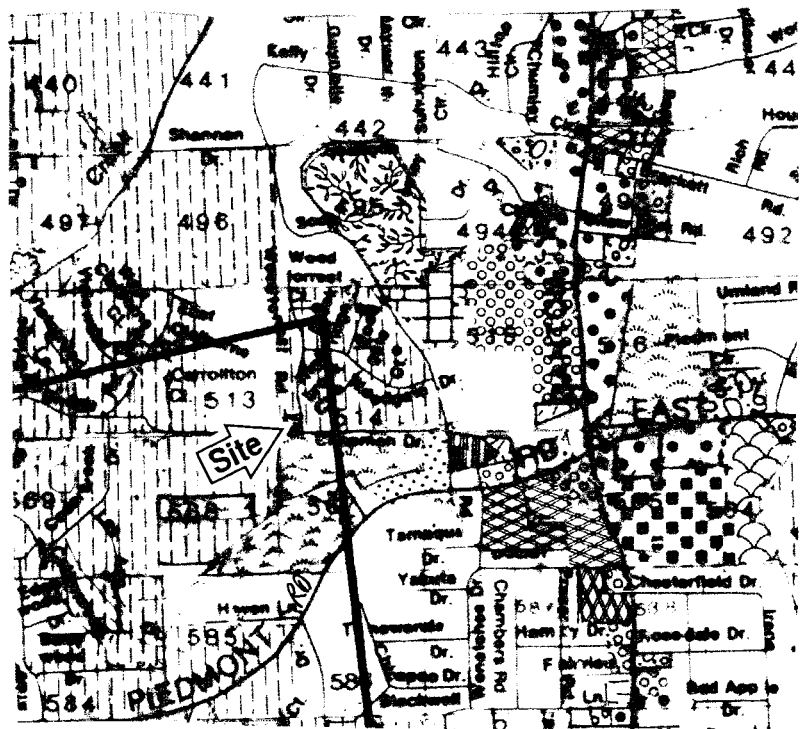
REJECTED          SECONDED         

HELD          CARRIED         

STIPULATIONS:         



# Application for Variance Cobb County

(type or print clearly)

Application No. V-19  
Hearing Date: 3-12-08

Applicant Edward F. McLeroy Business Phone \_\_\_\_\_ Home Phone 770-427-8260  
Lynda W. McLeroy Address 2801 Wood Forest Rd. Marietta, GA 30066-3520  
(representative's name, printed) (street, city, state and zip code)  
Edward F. McLeroy Business Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
Lynda W. McLeroy (representative's signature)

Signed, sealed and delivered in presence of:

Kim Ann Anderson  
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 16, 2010

Titleholder Edward F. McLeroy Business Phone \_\_\_\_\_ Home Phone 770-427-8260  
Lynda W. McLeroy Signature Edward F. McLeroy Address: 2801 Wood Forest Rd. Marietta, GA 30066-3520  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Kim Ann Anderson  
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 16, 2010

Present Zoning of Property R-15  
 Location 2801 Wood Forest Rd. Marietta, GA 30066-3520 - N.W. Corner of intersection of Wood Forest Rd. & Chapman Dr.  
(street address, if applicable; nearest intersection, etc.)  
 Land Lot(s) 514 District 16 + h Size of Tract 0.4479 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 155 by 125' Shape of Property rectangle Topography of Property sloping slightly to the south Other vegetable garden beside Chapman Dr.

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.

I do not know of any hardship which would be created. The spot where the woodshed will be built (by me) is very secluded. It will sit beside a 1000' (±) driveway that goes back to a house that burned down over two years ago. My neighbor to the north never goes into his backyard. My neighbor to the west already has a closed shed almost opposite where mine will be. The woodshed will greatly enhance the appearance of my property. I've had blue tarps covering my firewood for many years. They are very ugly and my wife hates them. The woodshed will eliminate the tarps.

List type of variance requested: To build a 12' x 16' open sided woodshed (for firewood only) in the N.W. corner of my lot. I would like to place the sides of the woodshed 5 feet from each property-line. I would also request that I be allowed to have a 2 foot over-hang on all sides to protect my firewood. I will be using 6" x 6" post, set 4' apart to help hold up the firewood. I am going to use 4" x 6" pieces for top plates and rafters. My footings for each post will be 15" square and 18" deep. I will use crushed stone for the floor. The sides will be open for air circulation. It will have a real roof with singles that will match the house. Thank you for your consideration. Eddie McLeroy



**APPLICANT:** Fred & Susan Roddy **PETITION NO.:** V-20  
**PHONE:** 678-778-0256 **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** Paul Gouin **PRESENT ZONING:** R-30  
**PHONE:** 678-795-1001 **LAND LOT(S):** 1092  
**PROPERTY LOCATION:** Located on the east side **DISTRICT:** 17  
of Pine Valley Drive, south of Glen Eagles Circle **SIZE OF TRACT:** .74 acre  
(531 Pine Valley Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet from required 40 feet to 34 feet and the side setback from required 12 feet to 6.8 feet on lot 26; 2) waive the side setback for the existing house from 12-feet to 6-feet adjacent to the northerly property line; and 3) waive the rear setback for the existing house from 40-feet to 34-feet.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED **PETITION NO.**          **SPOKESMAN**         

**BOARD OF APPEALS DECISION**

**APPROVED**          **MOTION BY**         

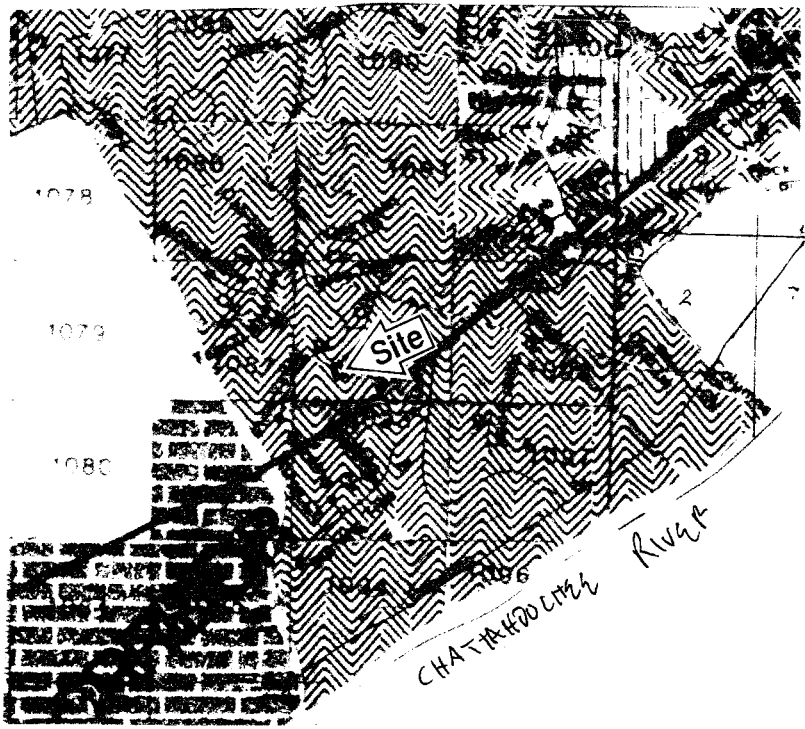
**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

**STIPULATIONS:**         



# Application for Variance

## Cobb County

(type or print clearly)

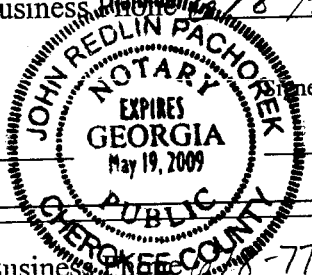
Application No. V-20  
 Hearing Date: 3-12-08

Applicant FRED & SUSAN RODDY Business Phone 678 778-0256 Home Phone 770 859-0690

PAUL M. GOVIN Address 3162 Johnson Ferry Rd, Suite 260  
(representative's name, printed) (street, city, state and zip code) Marietta

[Signature] Business Phone 678 795-1001 Cell Phone 770 335-3824  
(representative's signature)

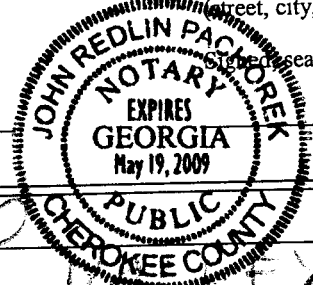
My commission expires: 5/19/2009  
 sealed and delivered in presence of: [Signature]  
 Notary Public



Titleholder Fredrick T Roddy Business Phone 678-778-0256 Home Phone 770-859-0690

Signature [Signature] Address: 531 Pine Valley Rd, Marietta Ga  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: 5/19/2009  
 sealed and delivered in presence of: [Signature]  
 Notary Public



Present Zoning of Property R-30  
 Location 531 PINE VALLEY Rd.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1092 @ 14 District 17 Size of Tract \_\_\_\_\_ Acre(s)

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

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

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

The location of the home at the top of the property slope limits the possible location of an additional out-put to the location shown on the proposed plan. The proposed structure is open-sided, "Pavilion style" heavy timber structure in keeping w/ main residence.

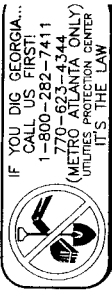
List type of variance requested: Side & rear yard setback

WAIVE THE REAR SETBACK FOR ANY ACCESSORY STRUCTURE OVER 144 SQ FT ELEVATION REQUIRED TO BE 35 FT AND THE SIDE FROM (REQUIRED) 12 FT TO 7 FT.

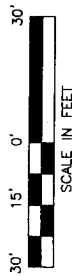
**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.  
THROUGH OUT GEORGIA 1-800-282-7411
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PLAT NOT INTENDED FOR RECORDING.

**V-21**



IF YOU DIG GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
770-623-4344  
(METRO ATLANTA ONLY)  
UNIVERSITY MICROFILMS INTERNATIONAL  
U.S. THE LAW



TOTAL AREA = 0.507 ACRES  
OR 22,095 SQ. FT.

3121 GREENFIELD DRIVE  
MARIETTA, GEORGIA

|  |             |
|--|-------------|
| PROPERTY OF<br>GLENN D. RAINBOW<br>LYNN G. RAINBOW             |             |
| LOT 6, BLOCK "B"<br>UNIT THIRTEEN<br>INDIAN HILLS COUNTRY CLUB |             |
| LAND LOT 1107<br>DISTRICT 16TH,<br>COUNTY COBB<br>GEORGIA      | SECTION 2ND |
| PLAT PREPARED: 11-6-07<br>FIELD: 11-6-07 SCALE: 1"=30'         |             |



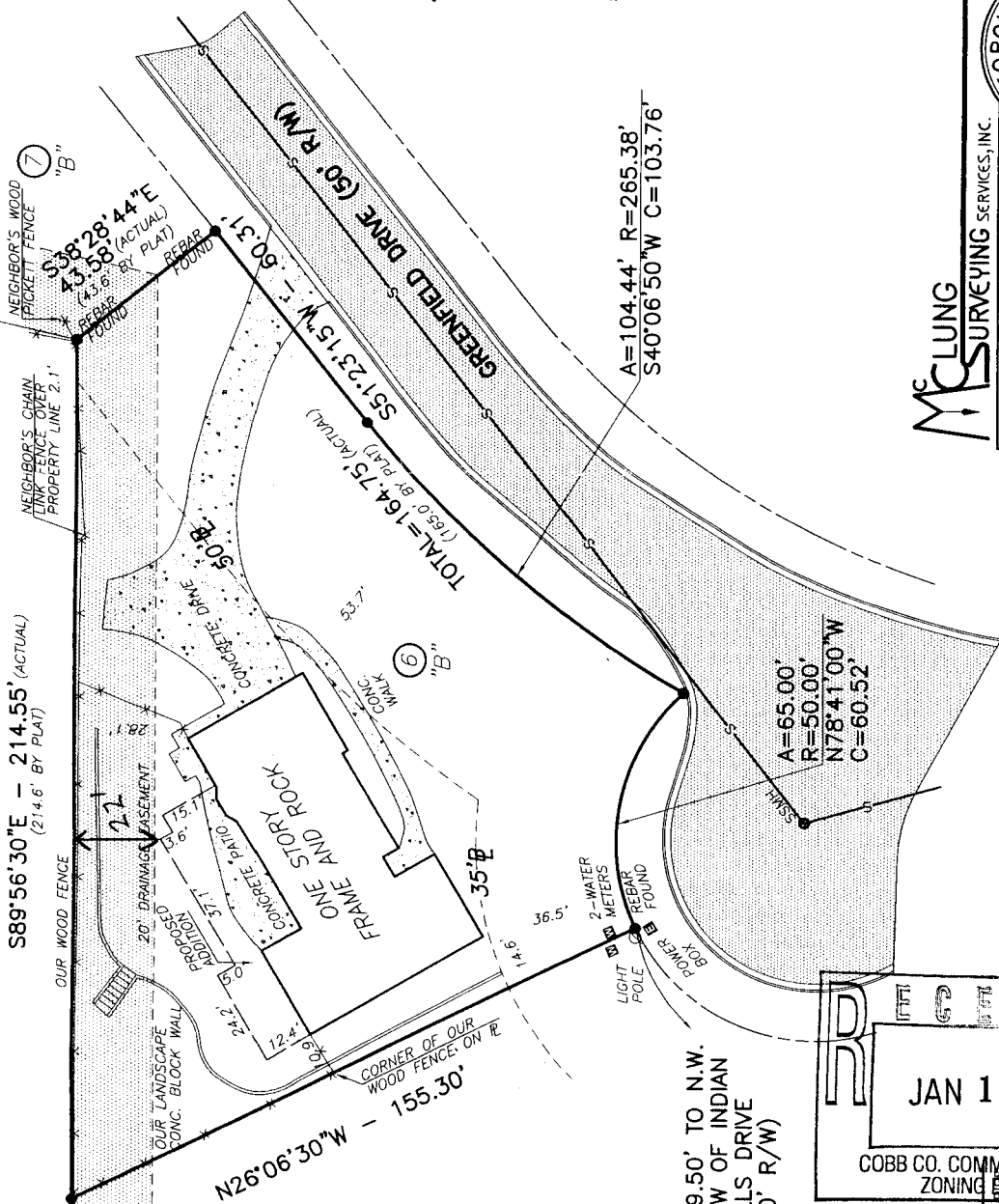
Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#225066

**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30060 (770) 434-3383

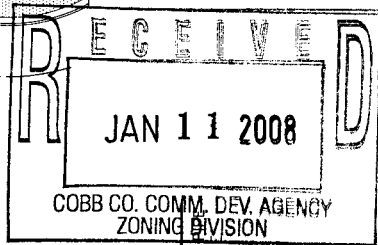
This property (●) (is not)  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.

In my opinion this plat is a  
correct representation of the  
land platted.

Fences should not be placed  
using side dimensions from house.



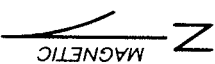
389.50' TO N.W.  
R/W OF INDIAN  
HILLS DRIVE  
(50' R/W)



**LEGEND**

- RCP REINFORCED CONCRETE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |



**APPLICANT:** Lynn G. and Glenn D. Rainbow      **PETITION NO.:** V-21  
**PHONE:** 404-405-0270      **DATE OF HEARING:** 3-12-08  
**REPRESENTATIVE:** Rocco R. Sinisgalli      **PRESENT ZONING:** R-20  
**PHONE:** 770-396-1002      **LAND LOT(S):** 1107  
**PROPERTY LOCATION:** Located on the northwest      **DISTRICT:** 16  
side of Greenfield Drive, northwesterly of Indian Hills      **SIZE OF TRACT:** 0.507 acres  
Drive      **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback from 35-feet to 22-feet on lot 6.

**COMMENTS**

**TRAFFIC:**

**DEVELOPMENT & INSPECTIONS:**

**STORMWATER MANAGEMENT:**

**HISTORIC PRESERVATION:**

**CEMETERY PRESERVATION:**

**WATER:**

**SEWER:**

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ PETITION NO. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

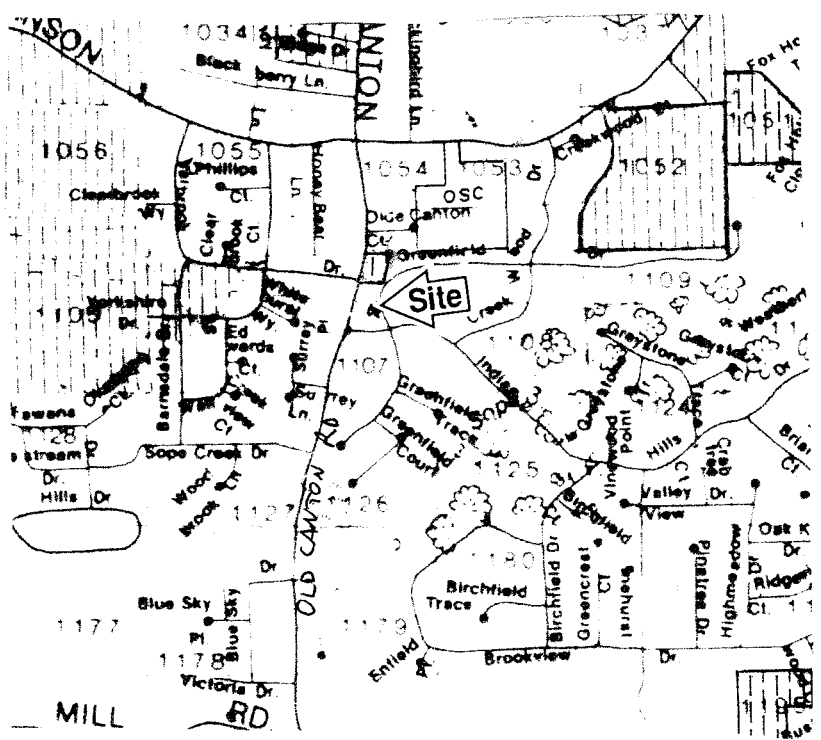
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. V-21  
Hearing Date: 3-12-08

Applicant Lynn G Rainbow and Glenn D. Rainbow Business Phone 404-4050270 Home Phone 770-971-0101  
Rocco R. Sinisgalli Address 1532 Dunwoody Village Parkway #130  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Business Phone 770-396-1002 Cell Phone 770-527-2657  
(representative's signature)

My commission expires: 9-9-2010

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

Titleholder Glenn D. Rainbow Business Phone 404-405-0270 Home Phone 770-971-0101  
Signature Lynn G. Rainbow Address: 3121 Greenfield Dr. Marietta, Ga. 30068  
(attach additional signatures, if needed) (street, city, state and zip code)  
Lynn G. Rainbow  
My commission expires: 9-9-2010

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

Present Zoning of Property R-20  
Location 3121 GREENFIELD DRIVE  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 1107 (P) 46 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 \_\_\_\_\_

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.

We are applying for this variance because the house is on a slab and they have no storage and very small living space. We dont want to move because we love our neighborhood and have gotten a provel from all neighbors to do this renovation. The addition can not be build with the new required set back of 35' because the house is on a corner lot and it already sits over the line. Wich is not a normal

List type of variance requested: A variance for an addition to create additional living space and additional storage room. Our proposed plan it will sit 22' from property line.