

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 12, 2008

DUE DATE: October 10, 2008

Distributed: September 18, 2008



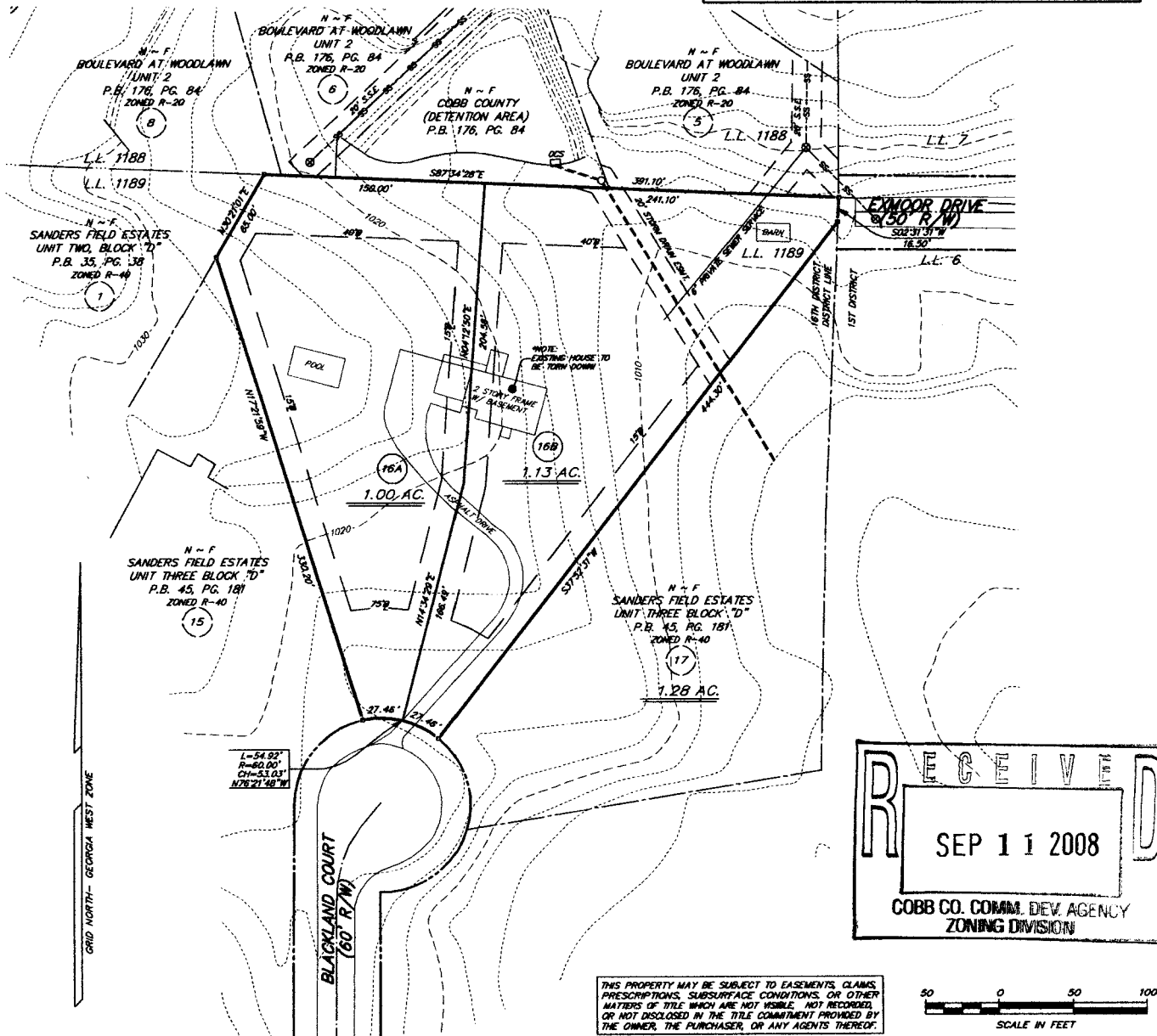
Cobb County... Expect the Best!

LEGEND

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

SITE SUMMARY

TOTAL SITE AREA: 2.13 AC
EXISTING ZONING: R-40
TOTAL UNITS SHOWN: 2
PROPOSED DENSITY: 0.94 UNITS/AC
BUILDING LINES:
 FRONT 75'
 SIDE 15'
 REAR 40'
-BOUNDARY INFO TAKEN FROM A SURVEY BY PERIMETER SURVEYING CO., INC. DATED 4-27-92
-TOPOGRAPHY TAKEN FROM COBB CO. GIS MAPS



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 13087 C 0253 F DATED AUGUST 16, 1992.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT : 1/10,000+ . MATTERS OF TITLE ARE EXCEPTED.



DATE : 8-4-08 REVISIONS :
 SCALE : 1"=50'
 DRAWN BY : MAN
 CHECKED BY : CAE
 FIELD BOOK :
GASKINS SURVEYING & ENGINEERING COMPANY
 1285 POWDER SPRINGS ROAD PHONE: 770-424-7888
 MARIETTA, GEORGIA 30064 FAX: 770-424-7583
 www.gaskinsurvey.com

VARIANCE PLAT FOR:
MICHAEL E. & KIMBERLY T. PARIS
 LOT #16
 SANDERS FIELD ESTATES
 UNIT III, BLOCK "D"
 LOCATED IN L.L. 1189
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

APPLICANT: Michael E. Paris **PETITION NO.:** V-112
PHONE: 770-813-3371 **DATE OF HEARING:** 11-12-08
REPRESENTATIVE: same **PRESENT ZONING:** R-40
PHONE: same **LAND LOT(S):** 1189
PROPERTY LOCATION: Located on the north side of **DISTRICT:** 16
East Blackland Court, east of Woodlawn Drive, and at the **SIZE OF TRACT:** 2.13 acres
western terminus of Exmoor Drive **COMMISSION DISTRICT:** 2
(150 East Blackland Court).

TYPE OF VARIANCE: Waive the public road frontage on lots 16A and 16B from the required 50 feet to 27 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

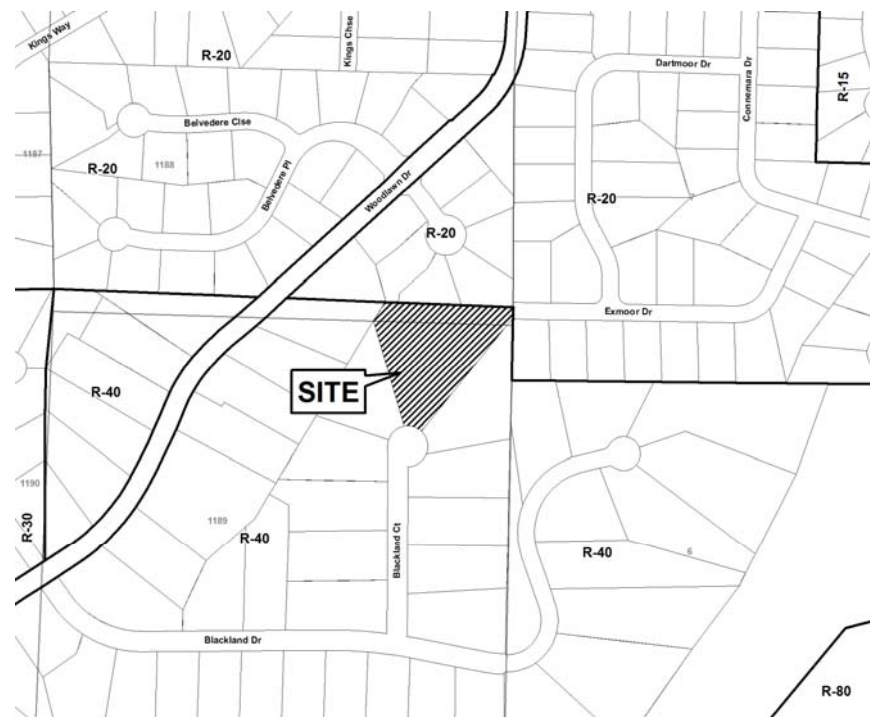
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-112

Hearing Date: 11-12-08

Applicant Michael E. Paris Business Phone 7-813-3371 Home Phone 7-984-2275

Michael E. Paris Address 150 E. Blackland Ct, Marietta Ga. 30067
(representative's name, printed) (street, city, state and zip code)

M. E. Paris Business Phone 7-813-3371 Cell Phone 4-444-1794
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

Titleholder Michael E. Paris Business Phone 7-813-3371 Home Phone 7-984-2275

Signature Michael E. Paris Kimberly Paris Address: 150 E. Blackland Ct, Marietta Ga. 30067
(with additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

Present Zoning of Property R-40

Location 150 E. Blackland Ct, Marietta, Ga. 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1189 District 16, 2nd Sec Size of Tract 2.13 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 EXHIBIT A

List type of variance requested: WAIVE THE PUBLIC ROAD FRONTAGE
ON LOTS 16A & 16B FROM REQUIRED 50FT
TO 27 FT.

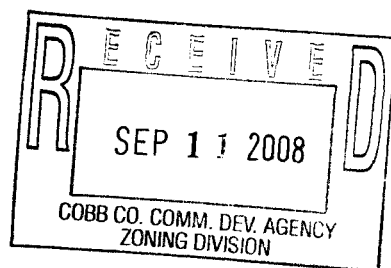
EXHIBIT "A"

Reason hardship would be created by following the normal terms of the ordinance:

We would like to have the opportunity to build two homes on our 2.1 acre lot, which would be permitted under the current R-40 zoning category. The lots would each be one acre or slightly larger. This lot size is consistent with the lot sizes on Blackland Drive and East Blackland Court. Any new construction on these two lots will meet current set back and impervious area requirements.

This lot has been our home since 1992 and the existing house which is 41 years old, is in serious need of renovation. Our current home is not compatible with the newer homes being constructed in the area and lacks the amenities available in those homes. Constructing two new homes on this site is the only way we can provide for us to have a comfortable and up-to-date living situation. Furthermore, the cost and time to keep up the two acres we have now has become burdensome as we grow older.

Our hardship is that due to the severe triangular shape of our lot, our road frontage is 54.92 feet and there is no way for us to realize our dream without some relief. Therefore, we are requesting the Boards consideration of reducing the road frontage for each proposed lot from the required 50 feet to 27.46 feet.



V-113
(2008)

PLAT OF SURVEY FOR

JIM LANDRUM EMILY LANDRUM

LOCATED IN LAND LOT 1153, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

TOTAL AREA = 4.990 ACRES
(217,353 SQ. FT.)

TRACT 1 = 2.029 ACRES
(88,133 SQ. FT)

TRACT 2 = 2.966 ACRES
(129,220 SQ. FT.)

- LEGEND**
- CORNER MONUMENTATION:
 - WITH 1/4" IR STIPL
 - WITH CONCRETE
 - WITH CONCRETE AND IR
 - CORNER FOUND
 - UNKNOWN/UNMARKED CORNER
 - UNRECORDED EASEMENT
 - CONSTRUCTION PERMITS
 - W - WATER
 - S - SEWER
 - E - ELECTRIC
 - G - GAS
 - F - FENCE
 - I - IRON PIPE
 - C - CHANGED TOP WATER PIPE
 - O - OPEN TOP WATER PIPE
 - C/L - CENTERLINE
 - E - EASEMENT
 - W - WATER
 - S - SEWER
 - E - ELECTRIC
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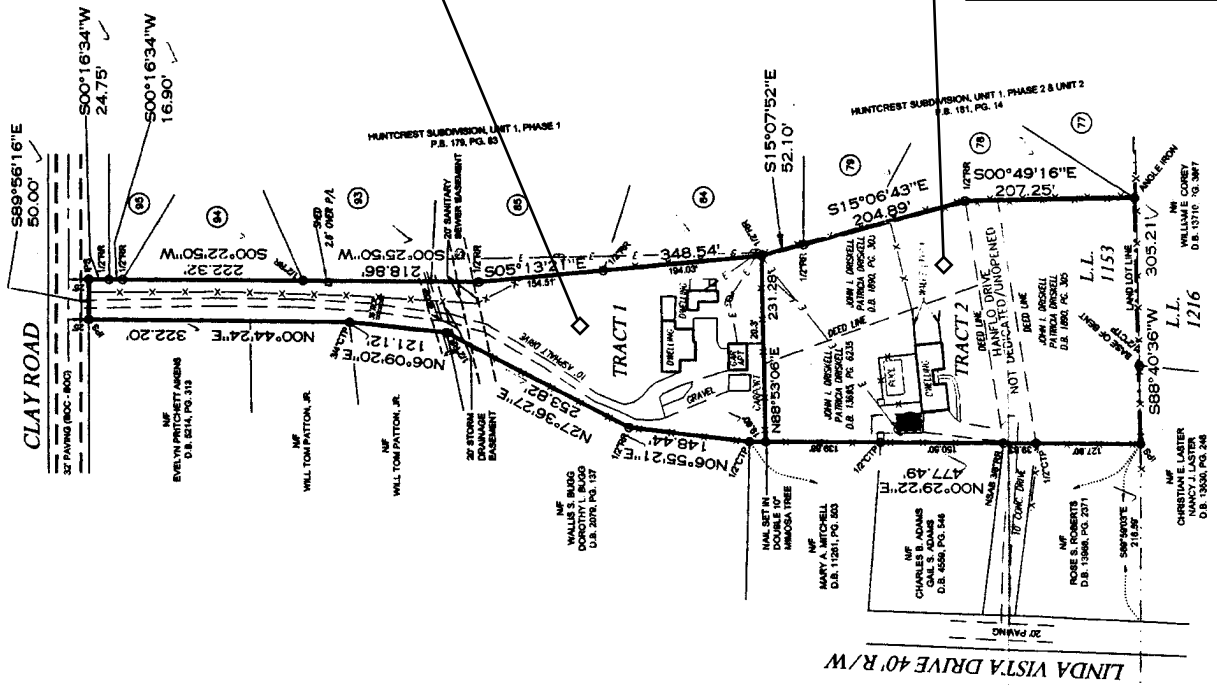
DATE	DESCRIPTION

THE RUSSELLE COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS
 1980 W. BUCKLEBERRY ROAD
 MARIETTA, GEORGIA 30067
 (770) 842-3903
 E-MAIL: GORUSSELLER@RUSSELLC.COM
 PROJ. NO. 000710 FILE: COB13.DWG
 FIELD SURVEY DATE: 6/20/08
 PLAT DATE: 6/26/08 SCALE: 1"=100'



OUT

V-113 property



REFERENCES:
 PLAT OF SURVEY FOR MRS. W. D. WALLACE PREPARED BY B. H. COOK DATED 4/13/1978 LAST REVISED 6/9/78.
 FINAL PLAT FOR HUNTCREST SUBDIVISION UNIT 1 - PHASE 1 PREPARED BY ROCHETER & ASSOCIATES, INC. DATED 2/16/1999 RECORDED IN P.B. 176, PG. 83.
 FINAL PLAT OF HUNTCREST SUBDIVISION UNIT 1 - PHASE 2 & UNIT 2 PREPARED BY ROCHETER & ASSOCIATES, INC. DATED 2/16/1999 RECORDED IN P.B. 181, PG. 14.

TECHNICAL DATA
 TRAPROD PRECISION: 1/100,000 (1:100,000)
 HORIZONTAL ACCURACY: ±0.02 FT.
 VERTICAL ACCURACY: ±0.03 FT.
 EQUIPMENT: TOPCON GTS-303
 PLAT PRECISION: 1/350,433

FLOOD STATEMENT
 I HAVE THIS DATE EXAMINED THE FLOOD HAZARD ZONING MAP FOR THIS COMMUNITY PANEL NO. 13067 COORDINATED BY THE FLOOD CONTROL DISTRICT OF COBB COUNTY. THE CHARACTERISTICS OF THIS ZONE IS YEAR 1 FLOOD PLAIN.

APPLICANT: John I. Driskell **PETITION NO.:** V-113
PHONE: 770-948-3550 **DATE OF HEARING:** 11-12-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 1153
PROPERTY LOCATION: Located off of a private easement on the east side of Linda Vista Drive (1730 Hanflo Drive). **DISTRICT:** 19
SIZE OF TRACT: 2.966 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow one home off of a private easement (existing); and 2) waive the setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 12 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-113

Hearing Date: 11-12-08

Applicant John I. DRISKEII Business Phone _____ Home Phone _____

Address 1730 HANFLO DR MABLETON GA 30126
(representative's name, printed) (street, city, state and zip code)

John I. Driskell Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

A. Mowen

Notary Public

Notary Public, Cobb County, Georgia
My commission expires: My Commission Expires February 3, 2011

Titleholder + John DRISKEII Business Phone _____ Home Phone 770-948-3550
+ Patricia T. Driskell

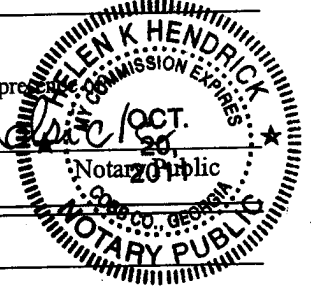
Signature + John I. Driskell Address: _____
+ Patricia T. Driskell (attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Helen K. Hendrick

Notary Public

My commission expires: Oct. 20, 2011



Present Zoning of Property R-20

Location 1730 HANFLO DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 23 1153 District 19 Size of Tract 2.966 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.

* Landgrade would not allow access to structure

List type of variance requested: ALLOW 1 HOME OFF A PRIVATE EASEMENT (EXISTING) WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT FROM REQUIRED 100FT TO 12 FT ADJACENT TO THE WESTERN PROP. LINE.