

# PRELIMINARY VARIANCE ANALYSIS

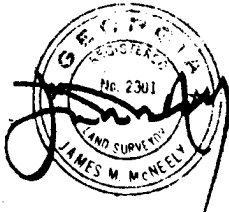
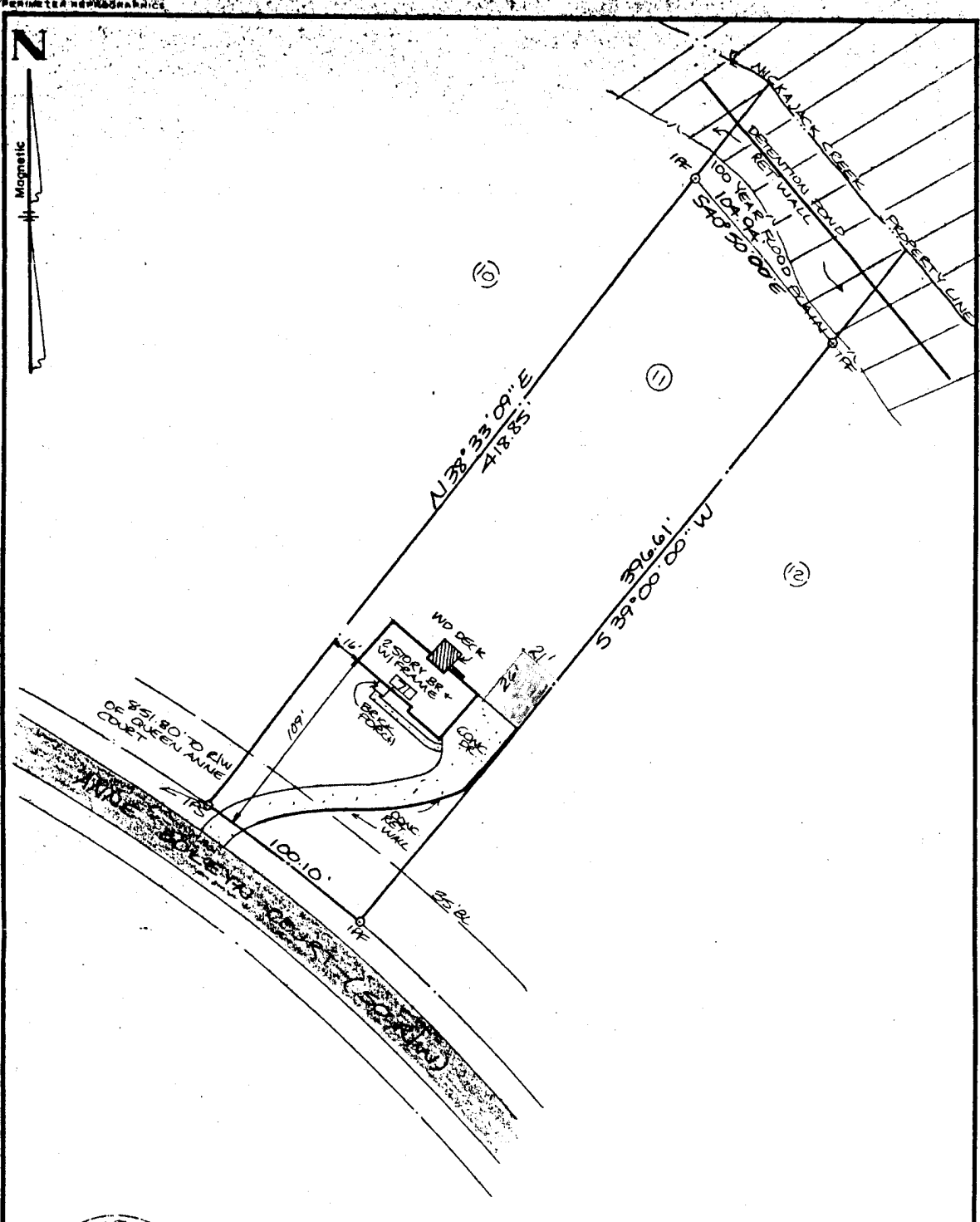
**HEARING DATE: April 8, 2009**

**DUE DATE: March 6, 2009**

Distributed: February 19, 2009



*Cobb County... Expect the Best!*



ALTHOUGH A PORTION OF THIS PROPER IS INDICATED IN FIA FLOOD HAZARD AREA, THE IMPROVEMENTS THEREON ARE IN NO DANGER OF FLOODING IN THE OPINION OF THE SURVEYOR.

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

**NORTH GEORGIA ENGINEERS, INC.**  
1277 KENNESTONE CIRCLE • SUITE 500  
MARIETTA, GEORGIA 30066  
404-422-5800

LENDERS CERTIFICATION  
PLAN FOR  
**GEORGE E. REDISH**  
**MARY E. REDISH**

LOT //	BLOCK	REVISIONS
ANNE PLACE	PHASE III	
PLAT BOOK 110	PAGE 4-8	
LAND LOT 244		CCCG
DISTRICT-17	SECTION-2	DRAWN/CAJ
COUNTY-COBB		CHKD
STATE-GEORGIA		JOB Number
DATE: 9-22-87	SCALE: 1" = 50'	873591-8
		10003



# Application for Variance Cobb County

(type or print clearly)

Application No. U-21

Hearing Date: 4-8-09

Applicant George E. Redish Business Phone (7) 494-3830 Home Phone (7) 944-6503

Same as Applicant Address 71 Anne Boleyn Ct, Mableton, Ga. 30126  
(representative's name, printed) (street, city, state and zip code)

George E. Redish Business Phone Same as Applicant Cell Phone -  
(representative's signature)

CYNTHIA K. JOHNSON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 14 2010

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

Signed, sealed and delivered in presence of:

Cynthia K Johnson

Notary Public

Titleholder George E. Redish Business Phone (7) 494-3830 Home Phone (7) 944-6503

Signature George E. Redish Address: 71 Anne Boleyn Ct, Mableton, Ga. 30126  
(attach additional signatures, if needed) (street, city, state and zip code)

CYNTHIA K. JOHNSON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 14 2010

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

Signed, sealed and delivered in presence of:

Cynthia K Johnson

Notary Public

Present Zoning of Property R-20

Location 71 Anne Boleyn Court, Mableton, Ga. 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 17 0244 District 17 Size of Tract .9 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.

I plan to erect a roof over an already existing concrete parking pad to facilitate a protected parking area

List type of variance requested: WAVE THE SETBACK FOR AN ACCESSORY STRUCTURE FROM REQUIRED 10FT TO ZERO FEET.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-22

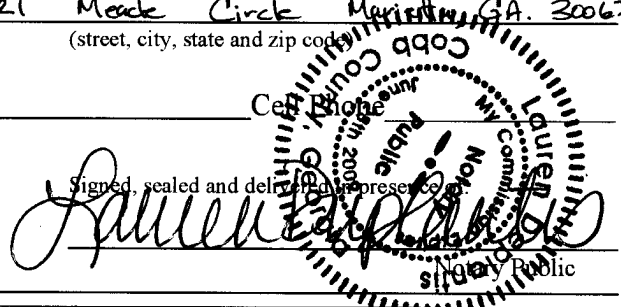
Hearing Date: 4-8-09

Applicant William S. Harvin, Jr. Business Phone (770) 951-8222 Home Phone (770) 951-8951

Signature Bill S H William S. Harvin, Jr. Address 2921 Meade Circle Marietta, GA. 30067  
(representative's name, printed) (street, city, state and zip code)

Signature Bill S H Business Phone \_\_\_\_\_  
(representative's signature)

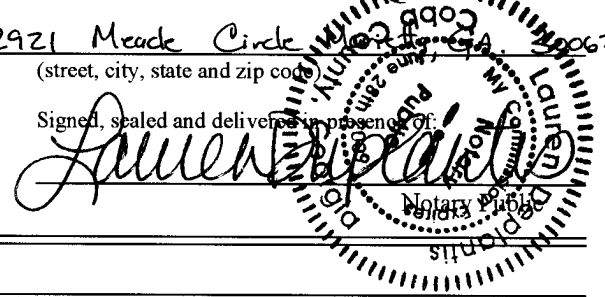
My commission expires: June 28, 2009



Titleholder William S. Harvin, Jr. Business Phone (770) 951-8222 Home Phone (770) 951-8951

Signature Bill S H Address: 2921 Meade Circle Marietta, GA. 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 28, 2009



Present Zoning of Property R-15

Location 2921 MEADE CIRCLE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 928 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.

\* lot is odd shaped and existing house position / configuration on lot  
make it difficult to expand without violating setback on rear of  
property.

List type of variance requested: Rear setback reduced from 30' to 12'

**GENERAL NOTES-**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 27,086. 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 398,466.

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

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0012 G, DATED DECEMBER 18, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

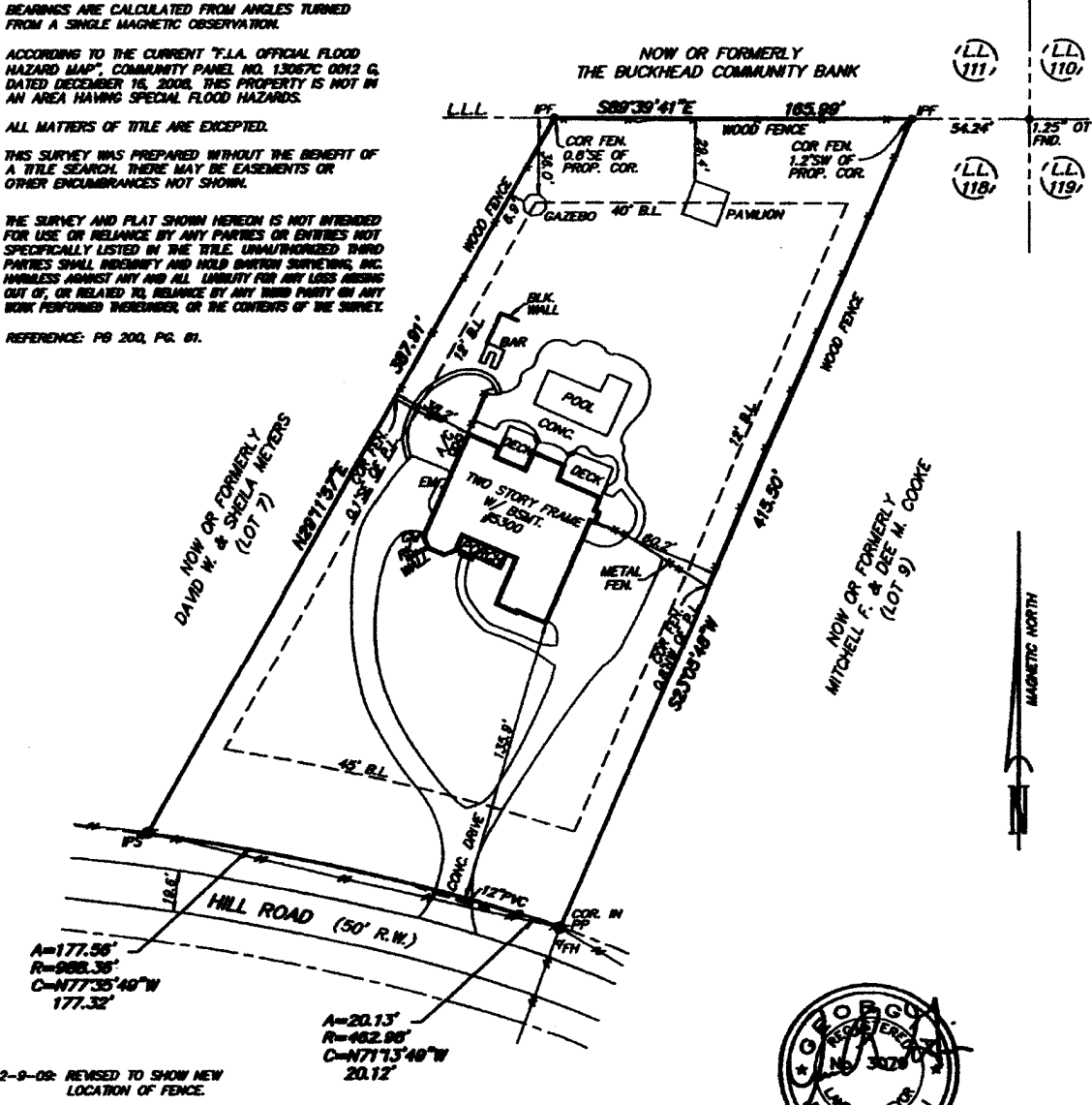
ALL MATTERS OF TITLE ARE EXCEPTED.

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

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PG 200, PG. 81.

AREA = 67,894 SQ. FT.  
1.559 ACRE



2-9-09: REVISED TO SHOW NEW LOCATION OF FENCE.

**ABBREVIATIONS**

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LLL = LAND LOT LINE
- CL = CENTERLINE
- PHRB = 1/2" REBAR
- OT = OPEN TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT
- TX = TRANSFORMER

BOUNDARY SURVEY FOR  
**JORGE G. SALHUANA &  
NORAH M. SALHUANA**  
(BEING LOT 8, HOBSONS RIDGE, UNIT 1)  
LOCATED IN LAND LOT 118  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
JANUARY 30, 2009 1"=50'  
50 25 0 50 100  
SCALE IN FEET



JOB # 09-015 DRAWN BY: JG CHECKED BY: JG  
FIELD DATE: 1-30-09 PLAT PREPARED: 2-4-09

**BARTON SURVEYING  
INC.**

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



# Application for Variance Cobb County

(type or print clearly)

Application No. V-23

Hearing Date: 4-8-09

Applicant JORGE SALHUANA Business Phone (678) 481-4720 Home Phone \_\_\_\_\_

JORGE G. SALHUANA Address 5300 Hill Rd NW Acworth GA 30101  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone (678) 481-4720 Cell Phone (678) 481-4720  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 01/18/2010 MY COMMISSION EXPIRES JAN. 18, 2010  
SHELLEY Y MARTIN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA

[Signature]  
Notary Public

Titleholder JORGE G. SALHUANA Business Phone ✓ Home Phone (770) 529-0138

Signature [Signature] Address: 5300 Hill Road NW Acworth GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 1 SHELLEY Y MARTIN  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
MY COMMISSION EXPIRES JAN. 18, 2010

[Signature]  
Notary Public

Present Zoning of Property R-30

Location 5300 HILL ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D13 118 District 20 Size of Tract 1.559 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 1.55 ACRES Shape of Property Rectangle Topography of Property Sloping 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.

THERE ARE THREE EXISTING PATIOS CONSTRUCTED WITH PAVERS IN THE BACK OF THE PROPERTY. THE GAZEBO AND THE PAVILLION WILL BE LOCATED ON TWO OF THEM. OTHERWISE WE WOULD HAVE TO CUT SOME TREES AND BUILD OTHER PATIOS FOR THE PROPOSED STRUCTURES. IN ADDITION THERE ARE SOME WALKING TRAILS THAT WOULD HAVE TO BE MOVED AND OR MODIFIED.

List type of variance requested: MODIFY SET BACK AT THE REAR OF THE PROPERTY FROM 40' TO 25' AND ON THE WEST SIDE OF THE PROPERTY FROM 12' TO 5'





# Application for Variance Cobb County

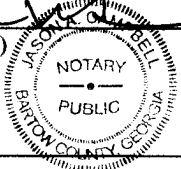
(type or print clearly)

Application No. V-24  
Hearing Date: 4-8-09

Applicant William H. ~~and Pamela K. Sullens~~ Sullens Business Phone NONE Home Phone 770 928 6693

William H. Sullens Address 3971 Ebenezer Rd. Marietta, Ga. 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 928 6693 Cell Phone \_\_\_\_\_  
(representative's signature)



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

My Commission Expires  
October 31, 2011

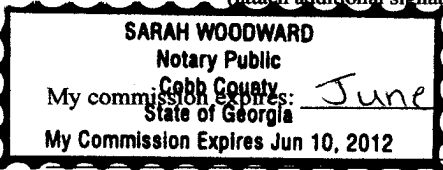
Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder William H. and Pamela K. Sullens Business Phone NONE Home Phone 770 928 6693  
Signature [Signatures] Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



Present Zoning of Property R-20

Location 3971 Ebenezer Rd, Marietta.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0275 District 16 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 .5 Acre Shape of Property Rectangular Topography of Property Sloping 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.

Moving the 12x15 site-built shed requires a professional house mover costing \$1,500. Two dogwood trees must be cut down, and a number of foundation plantings dug and moved. Also a 5 ft. area of the uphill slope must be graded down.

List type of variance requested: relief from 5 ft. setback for garden shed.

See Exhibit "A" for photos

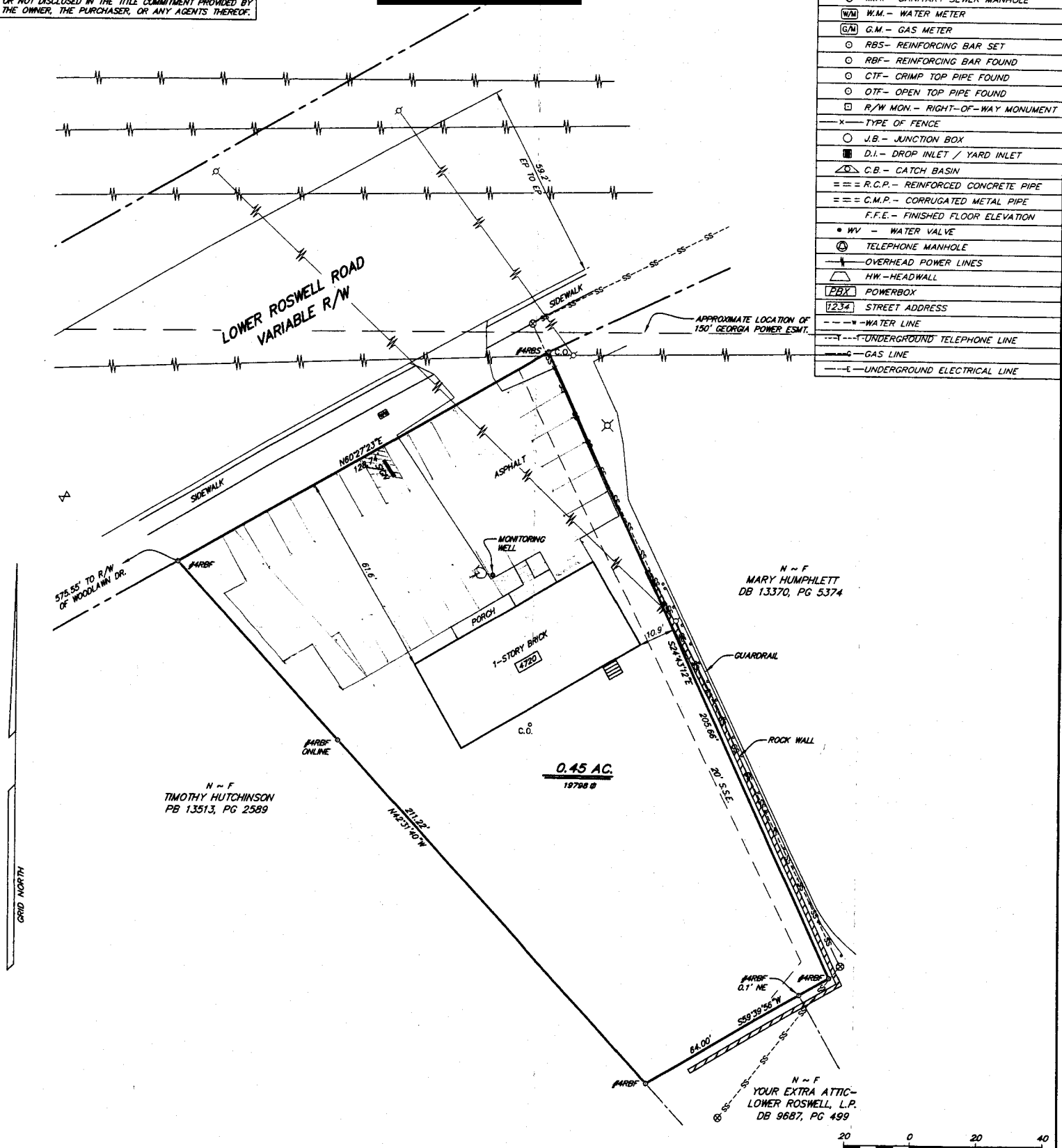


THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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

V-25  
(2009)

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	PRX - POWERBOX
	1234 - STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130032 MAP NUMBER # 13067C0060 F. DATED AUGUST 18, 1992.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/93,764; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/90,988. MATTERS OF TITLE ARE EXCEPTED.



DATE	: 2/26/08	REVISIONS
SCALE	: 1"=20'	
DRAWN BY	: JS	
CHECKED BY	: CAE	
FIELD BOOK	: 563	

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd Marietta, Georgia 30064 www.gaskinsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

SURVEY FOR:  
**MICHAEL S. MANSOURI**

LOCATED IN L.L. 69  
1st DISTRICT, 2nd SECTION  
COBB COUNTY, GA.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-25  
Hearing Date: 4-8-09

Applicant E. JASON STONE Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

E. JASON STONE Address 2671 ROCK POINT LANE  
(representative's name, printed) (street, city, state and zip code)

E. Jason Stone Business Phone 770/879-9999 Cell Phone \_\_\_\_\_  
(representative's signature)

EDWARD J. STONE

My commission expires: April 30, 2012

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

Titleholder Al M Dental Office, LLC Business Phone 973-822-7700 Home Phone 267-441-2565

Signature [Signature] Address: 4720 Lower Roswell Rd.  
(attach additional signatures, if needed) (street, city, state and zip code)

Michael S. Mansori

My commission expires: April 30, 2012

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

Present Zoning of Property NS

Location 4720 Lower Roswell Rd / Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 69 District 1<sup>st</sup> Size of Tract .45 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 .45 ac 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.

THIS IS A SUCCESSFUL AND GROWING DENTAL PRACTICE WITH A FULL STAFF. BETWEEN THE STAFF AND PATIENTS THERE IS VERY INSUFFICIENT PARKING. PATIENTS MUST PARK IN SPACES OF ADJACENT BUSINESSES. MANY PATIENTS ARE ELDERLY AND NEED TO PARK CLOSER

List type of variance requested: WE ARE REQUESTING THAT THE TEN (10') FOOT REQUIREMENT FROM RIGHT-OF-WAY BE WAIVED SO THAT WE CAN PROVIDE ADDITIONAL PARKING FOR OUR PATIENTS



**APPLICANT:** Ackerman East West                      **PETITION NO.:** V-26  
**PHONE:** 770-913-3934                                      **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** Mike Martin                      **PRESENT ZONING:** CRC  
**PHONE:** 770-913-3934                                      **LAND LOT(S):** 861, 916  
**PROPERTY LOCATION:** Located off of a private      **DISTRICT:** 19  
easement, east of Tramore Pointe Parkway.              **SIZE OF TRACT:** 3.3 acres  
\_\_\_\_\_    **COMMISSION DISTRICT:** 4  
**TYPE OF VARIANCE:** Waive the public road frontage to allow two parcels off of a private easement.

**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 \_\_\_\_\_**

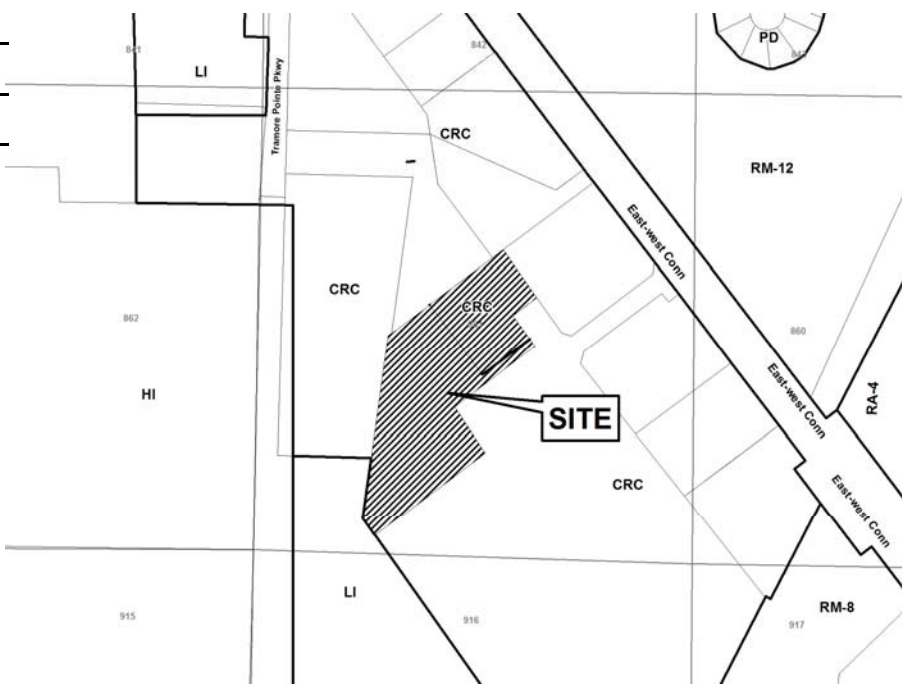
**REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_**

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

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

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

V-26

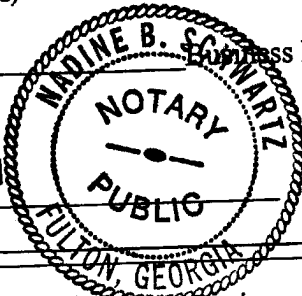
(type or print clearly)

Application No. \_\_\_\_\_  
Hearing Date: 4/8/09

Applicant ACKERMAN EAST WEST LLC Business Phone 770-913-3934 Home Phone 678-560-4753

MIKE MADJIN Address 1242 CROWTHER, MARIETTA, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Nadine B. Schwartz Business Phone 770-913-3934 Cell Phone 404-550-9888  
(signature)  
Notary Public, Fulton County, Georgia  
My Commission Expires January 21, 2011

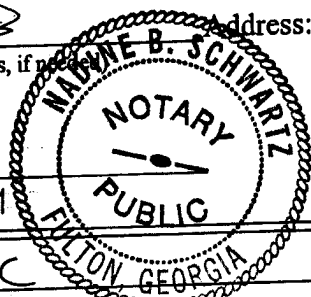


Signed, sealed and delivered in presence of:  
Nadine B. Schwartz  
Notary Public

Titleholder ACKERMAN EAST WEST LLC Business Phone 770-913-3934 Home Phone 678-560-4753

Signature Mike Madjin Address: 10 GLENLAKE PKWY, STE 1000 ATLANTA 30328  
(attach additional signatures, if needed) (street, city, state and zip code)

Nadine B. Schwartz  
Notary Public, Fulton County, Georgia  
My Commission Expires January 21, 2011



Signed, sealed and delivered in presence of:  
Nadine B. Schwartz  
Notary Public

Present Zoning of Property CRC

Location TRAMMIE PONTE PARKWAY  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 861 & 916 District 19th Size of Tract ~~2.072~~ 3.30 AC 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.

DEDICATION OF LAND FOR FLAG LOT ACCESS WHEN OTHER ACCESS IS PROVIDED

List type of variance requested: AN EXCEPTION TO THE REQUIREMENT FOR 50' OF ROAD FRONTAGE IN ORDER TO SUBDIVIDE A PROPERTY.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-27  
Hearing Date: 4-8-09

Applicant James Lee Conger  
~~Alline Caroline Conger~~ Business Phone 1 N/A Home Phone 770-427-3177  
None Address 1 N/A  
(representative's name, printed) (street, city, state and zip code)

James Lee Conger Business Phone 1 N/A Cell Phone N/A  
(representative's signature)

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

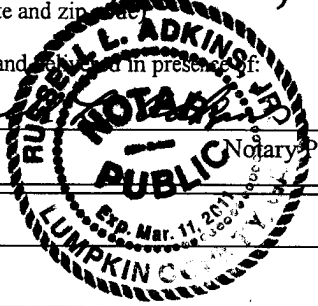
My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

Titleholder James Lee Conger  
~~Alline Caroline Conger~~ Business Phone 1 N/A Home Phone 770-427-3177

Signature James Lee Conger Address: 1 720 Debra Dr. Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)  
Alline Caroline Conger

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

My commission expires: 1 03/11/2011



Present Zoning of Property R-20  
Location 720 DEBRA DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 638 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.

1 Cost/Labor For removal. METAL CARPORT OR COVERALL WAS INSTALLED IN MAY OF 1999. DID NOT KNOW WE NEEDED A VARIANCE  
No neighbors object

List type of variance requested: To allow METAL CARPORT OR COVERALL TO REMAIN. ALLOW AN EXISTING CARPORT CLOSER TO SIDE STREET THAN PRIMARY RESIDENCE.

See Exhibit "A" for photos





**APPLICANT:** Marietta Fish Market, LLC  
**PHONE:** 770-422-7016  
**REPRESENTATIVE:** Parks Huff  
**PHONE:** 770-422-7016  
**PROPERTY LOCATION:** Located on the west side of Canton Road, south of Blackwell Road and on the east side of Hilltop Drive.

**PETITION NO.:** V-28  
**DATE OF HEARING:** 04-08-09  
**PRESENT ZONING:** GC  
**LAND LOT(S):** 443, 444  
**DISTRICT:** 16  
**SIZE OF TRACT:** 4.12 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Reduce the landscape buffer adjacent to residentially zoned property from the required 40 feet to as low as 5 feet; 2) allow temporary parking on a gravel lot on tract A during construction; and 3) waive the width of a drive aisle for 60° parking from 18.5 feet to 13 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)

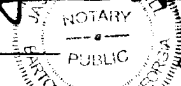
Application No. V-28  
Hearing Date: 4-8-09

Applicant Marietta Fish Market LLC Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

SAMS, LARKIN + HUFF LLP Address 376 Powder Spring St Marietta GA 30064  
(representative's name, printed) (street, city, state and zip code)

PARKS HUFF Dr Tana Parks Business Phone 770-422-7016 Cell Phone \_\_\_\_\_  
(representative's signature)

Signed before me this 18<sup>th</sup> day of Feb, 2009.  
Signed, sealed and delivered in presence of:

My commission expires: 11-19-2011  
 Brenda St. Meader  
Notary Public

Titleholder 3205 Tyson's Corner LLC My Commission Expires \_\_\_\_\_ Business Phone 770-423-9390 Home Phone \_\_\_\_\_

Signature Dr. Jones Address: 2136 Kingston Ct Marietta GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

CONSTANTINE TSELIOS Signed, sealed and delivered in presence of:  
My commission expires: 11-19-2011  
Brenda St. Meader  
Notary Public

Present Zoning of Property GC

Location 3185 + 3205 CANTON Rd + Hilltop DR MARIETTA, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 443 + 444 District 16 Size of Tract 4.12 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 4.12 Shape of Property VARIES Topography of Property steep other than graded 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.

ADDITIONAL PARKING FOR MARIETTA FISH MARKET IS DESPERATELY NEEDED FOR THE HUGE UNEXPECTED CUSTOMER COUNT.

List type of variance requested: Replace the 40' undisturbed buffer with enhanced landscaping on a one to one slope. Allow parking in the 40 foot buffer. Allow temporary parking on gravel lot on tract A during construction only





# Application for Variance Cobb County

(type or print clearly)

Application No. V-29  
Hearing Date: 4-8-09

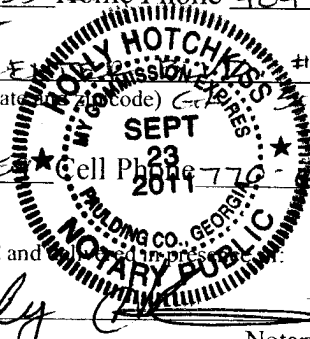
Applicant MRW PROPERTIES, LLC Business Phone 770-218-3055 Home Phone 404-372-0928

MARY LANNING Address 300 CHAETAIN C # 395  
(representative's name, printed), KENNESAW (street, city, state and zip code) GA 30144

Mary Lanning Business Phone 770-428-3355 Cell Phone 770-634-6630  
(representative's signature)

My commission expires: 09-23-11

Signed, sealed and  
Holly  
Notary Public



Titleholder MRW Properties, LLC Business Phone 770-218-3055 Home Phone \_\_\_\_\_

Signature Jerry C Markon Address: 2978 Edenberry Ln, Kennesaw, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30152

My commission expires: October, 2011

Signed, sealed and delivered in presence of:  
Jacqueline S. Markon  
Notary Public

Present Zoning of Property H1

Location 1135 SHALLOWFORD ROAD, MARIETTA, GA, 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 & 203 District 16<sup>th</sup> Size of Tract 6.777 Acre(s)

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

Size of Property X Shape of Property X 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.

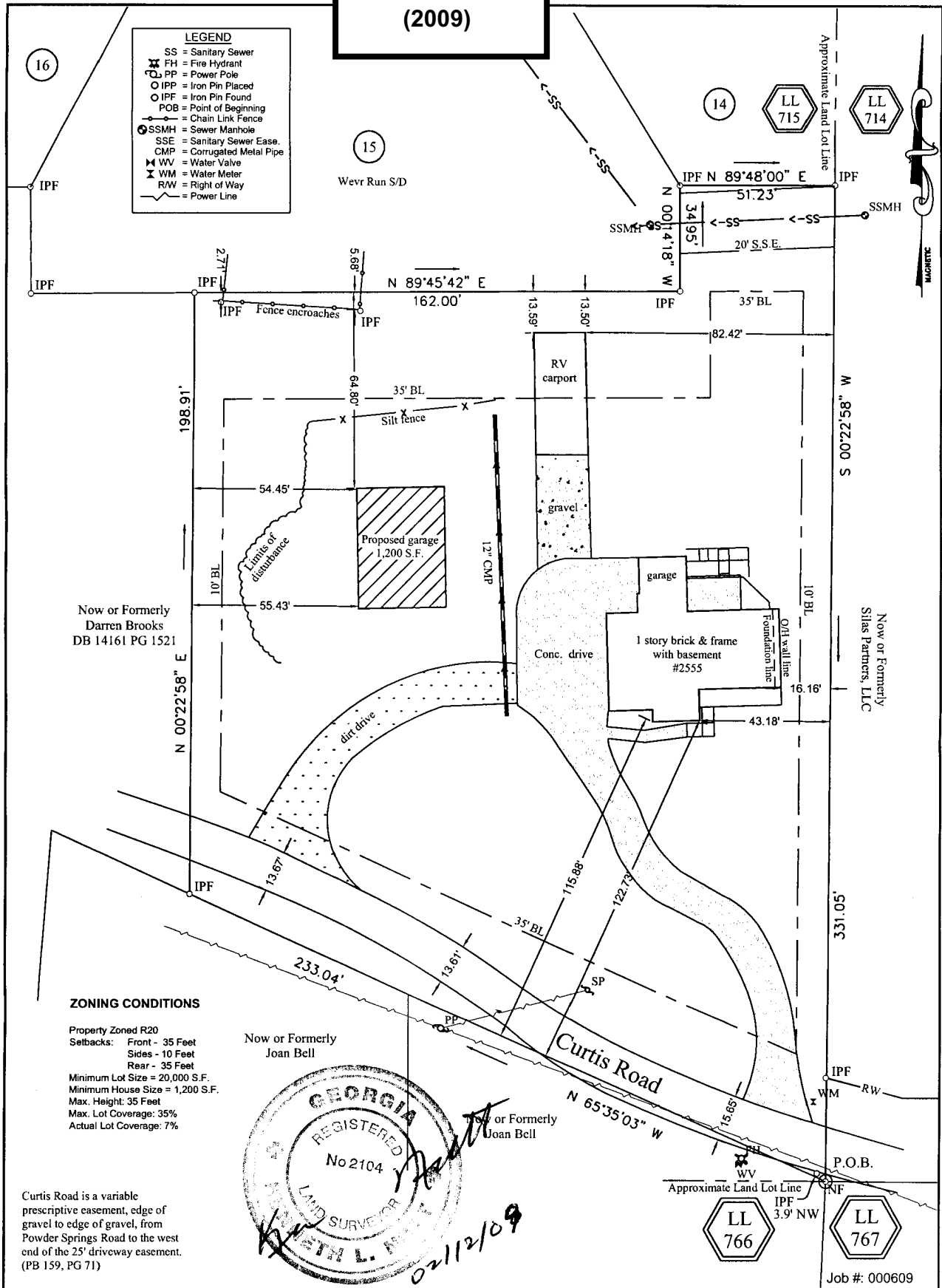
THE SITE PLANNING FOR THE ORIGINAL USE OF THIS SITE WAS VERY SPECIFIC TO MEET THE REQUIREMENTS OF RAIL SHIPMENT. THE SWITCH AND SPUR LINE WERE REQUIRED TO BEGIN & END ON THIS PROPERTY. THAT DICTATED THE WAREHOUSE LOCATION, GIVEN THE SIZE OF THE TRACT AND THE IRREGULAR SHAPE. THE OFFICE BUILDING WAS LOCATED ON THE FRONT YARD SETBACK, SO IT WAS AS FAR FORWARD AS POSSIBLE. THE BUILDING LOCATIONS WERE SET BASED ON THOSE PARAMETERS AND CONSTRAINTS. TO APPLY THE REQUIRED SETBACKS TO EACH PARCEL WHEN SPLITTING THE LOT (SO EACH BUILDING IS ON ITS OWN LOT), WOULD REQUIRE  
List type of variance requested: REDUCTION IN SETBACKS (FOR REAR SETBACK ON FRONT PARCEL AND FRONT SETBACK ON BACK PARCEL) AS SHOWN AND NOTED ON THE VARIANCE PLAN.

BUILDINGS TO BE RELOCATED OR RAZED. THIS WOULD BE AN UNNECESSARY HARDSHIP. THE OTHER REQUIREMENTS OF H1 ZONING ARE BEING MET BY EACH PARCEL, AS PROPOSED ON V-1.

**V-30  
(2009)**

**LEGEND**

- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- CLF = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- CMP = Corrugated Metal Pipe
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- = Power Line



Now or Formerly  
Darren Brooks  
DB 14161 PG 1521

Now or Formerly  
Sitas Partners, LLC

Now or Formerly  
Joan Bell

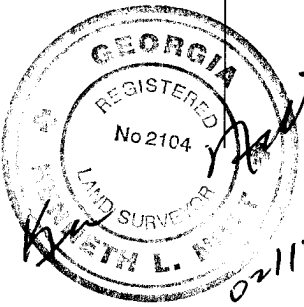
Now or Formerly  
Joan Bell

**ZONING CONDITIONS**

Property Zoned R20  
Setbacks: Front - 35 Feet  
Sides - 10 Feet  
Rear - 35 Feet

Minimum Lot Size = 20,000 S.F.  
Minimum House Size = 1,200 S.F.  
Max. Height: 35 Feet  
Max. Lot Coverage: 35%  
Actual Lot Coverage: 7%

Curtis Road is a variable prescriptive easement, edge of gravel to edge of gravel, from Powder Springs Road to the west end of the 25' driveway easement. (PB 159, PG 71)



- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 260,041 feet.
- This plat subject to all easements public and private.

**Variance Plat for  
Bobby Lynn Myer**

2555 Curtis Road  
Land Lot 714, 19th District, 2nd Sect.  
Cobb County, Georgia

Area = 54,465 Sq. Ft. (1.25 Acres)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

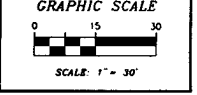
According to F.I.R.M. Community Panel # 130052 0182G, dated 12/16/2008, this property is not located in an area having special flood hazards.

**Perimeter Surveying Co., Inc**  
1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_

Computed by: JMC  
Drawn by: JMC  
Checked by: KLN

Party Chief: RSN  
Date Surveyed: 02/09/09  
Date Drawn: 02/11/09



**APPLICANT:** Bobby L. Myer **PETITION NO.:** V-30  
**PHONE:** 770-434-0052 **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 715  
**PROPERTY LOCATION:** Located on the north side of **DISTRICT:** 19  
Curtis Road, west of Powder Springs Road **SIZE OF TRACT:** 1.25 acres  
(2555 Curtis Road). **COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 1,200 square foot garage) from the required 100 feet to 64 feet adjacent to the northern property line and 53 feet adjacent to the western property line; 2) waive the setback for an accessory structure over 650 square-feet (existing 680 square-foot RV Carport) from 100-feet to 13-feet adjacent to the north 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** \_\_\_\_\_

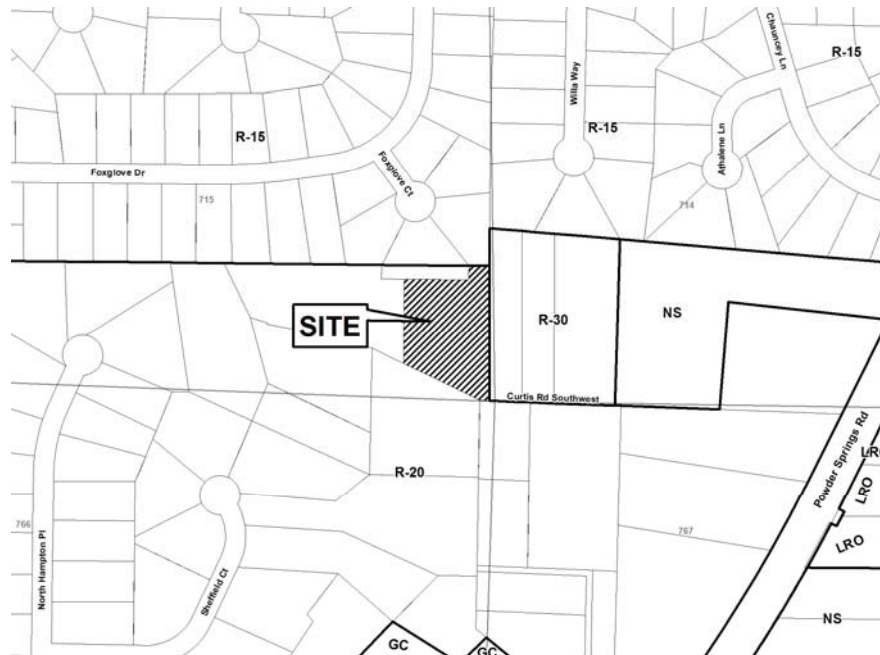
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_



# Application for Variance Cobb County

(type or print clearly)

Application No. V-30

Hearing Date: 4-8-09

Applicant + Barry L. Myer Business Phone 770 434 0052 Home Phone 770 943 9898

Barry L. Myer Address 2555 Curtis Rd Marietta Ga 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770 434 0052 Cell Phone 770 714-9898  
(representative's signature)

Signed, sealed and delivered in presence of:

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

+ [Signature]  
Notary Public

Titleholder Barry L. Myer Business Phone 770 434 0052 Home Phone 770 943 9898

Signature [Signature] Address: 2555 Curtis Rd Marietta Ga 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

+ [Signature]  
Notary Public

Present Zoning of Property R-20

Location 2555 CURTIS ROAD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 82 715 District 19 Size of Tract 1.25 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.

I HAVE 5 VEHICLES 2 of which are collectors cars and I have motorcycles & a trailer that I need to park inside to keep them from depreciation. It would also help the appearance of my property since all my cars & trucks would BE INSIDE.

List type of variance requested: SIZE & placement of Curbs



**APPLICANT:** David DeMaio **PETITION NO.:** V-31  
**PHONE:** 770-591-4408 **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** NS  
**PHONE:** same **LAND LOT(S):** 299, 300  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 16  
Canton Road, south of Kensington Drive. **SIZE OF TRACT:** .68 acre  
**COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the design standards to allow parking on an unpaved lot.

**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**         

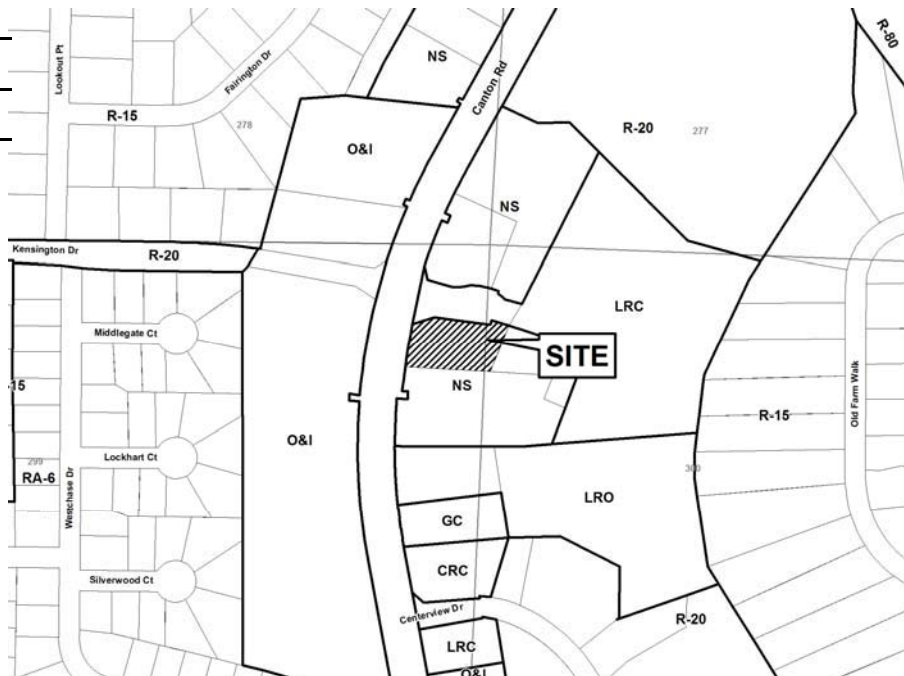
**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

**STIPULATIONS:**         



# Application for Variance Cobb County

(type or print clearly)

Application No. V-31

Hearing Date: 4-8-09

Applicant DAVID DEMAIO Business Phone 770-591-4408 Home Phone \_\_\_\_\_

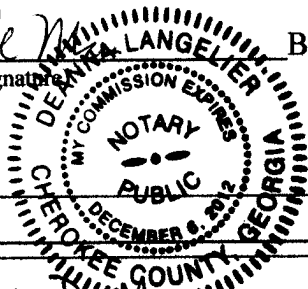
DAVID DEMAIO  
(representative's name, printed)

Address 2621 Gladstone Ter. Woodstock GA 30189  
(street, city, state and zip code)

David DeMaio  
(representative's signature)

Business Phone 770-591-4408 Cell Phone \_\_\_\_\_

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



Signed, sealed and delivered in presence of:

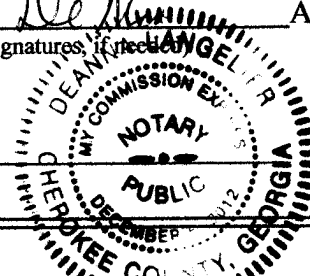
Deanna Langelier

Notary Public

Titleholder DAVID DEMAIO Business Phone 770 591-4408 Home Phone \_\_\_\_\_

Signature David DeMaio Address: 2621 Gladstone Ter Woodstock GA 30189  
(attach additional signatures, if needed) (street, city, state and zip code)

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



Signed, sealed and delivered in presence of:

Deanna Langelier

Notary Public

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

Location KENSINGTON DRIVE EXTENSION  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299 & 300 District 16 Size of Tract .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 \_\_\_\_\_

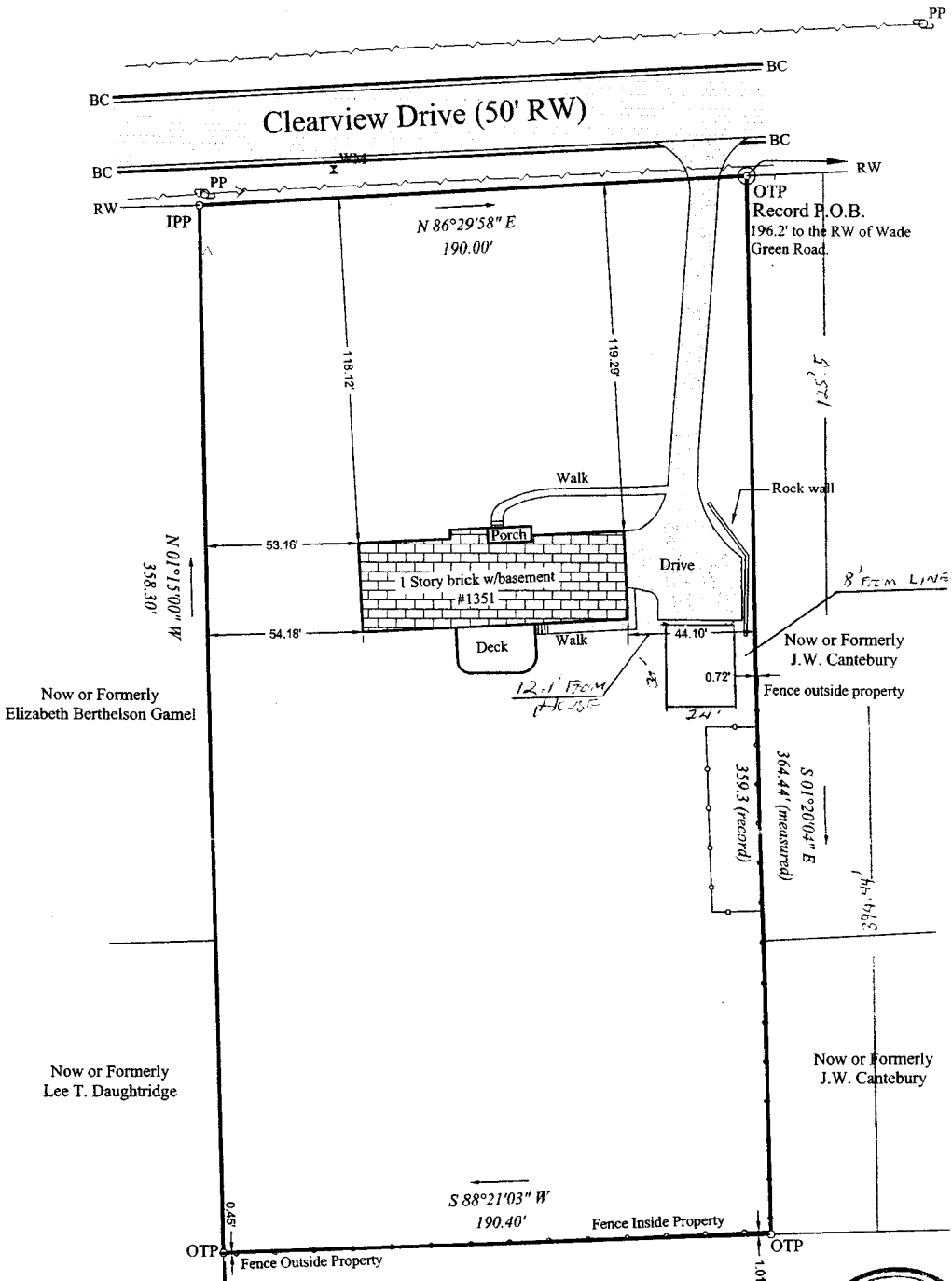
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

To utilize as overflow parking for all Tournament Players Park / Canton Promenade II, keep as green space as is current state.

List type of variance requested: UTILIZE AS OVERFLOW PARKING FOR ALL-TOURNAMENT PLAYERS PARK / CANTON PROMENADE II. KEEP AS GREEN SPACE AS IS CURRENT STATE.

WAIVE THE DESIGN STANDARDS TO ALLOW PARKING ON AN UNPAVED SURFACE

V-32  
(2009)



**LEGEND**

- FH = Fire Hydrant
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- OTP = Open Top Pin Found
- B/C = Back of Curb
- = Chain Link Fence
- PL = Property Line
- WM = Water Meter
- RW = Right of Way
- = Power Line



Job #: 032005

- All iron pins are 1/2" rebar unless otherwise noted.  
 - Equipment used: Topcon GTS Total Station  
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 0.3 seconds per angle point, and was adjusted using Compass Rule.  
 - This plat has been calculated for closure and is found accurate within one foot in 161,292 feet.  
 - This plat subject to all easements public and private.

**Boundary Survey for  
 Jerry & Rose Robins**

1351 Clearview Drive  
 Land Lot 18, 20th District, 2nd Sect:  
 Cobb County, Georgia

Area = 68,705 Sq. Ft. (1.577 Acres)

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.

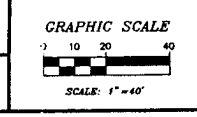
According to F.I.R.M. Community Panel # 130052 C0010F, dated 08-18-1992 this property is not located in an area having special flood hazards.

**Perimeter Surveying & Development Co.**  
 1065 Sandtown Road, Marietta, GA 30008  
 Phone: (770) 425-6824 Fax: (770) 425-6768

Plat Book: 46      Page: 77  
 Deed Book:      Page:

Computed by: JMC  
 Drawn by: JMC  
 Checked by: KLN

Party Chief: AG  
 Date Surveyed: 06-24-05  
 Date Drawn: 06-27-05





# Application for Variance Cobb County

(type or print clearly)

Application No. V-32

Hearing Date: 4-8-09

Applicant JERRY B. ROBINS Business Phone 770.423.9588 Home Phone 770.423.9589

(representative's name, printed)

Address 1351 CLEARVIEW DR ACWORTH GA 30102

(street, city, state and zip code)

(representative's signature)

Business Phone X

Cell Phone \_\_\_\_\_

Signed, sealed and delivered in presence of:

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

J. Munn

Notary Public

Titleholder JERRY R. ROBINS Business Phone 770.423.9588 Home Phone 770.423.9589

Signature Jerry R. Robins  
(attach additional signatures, if needed)

Address: 1351 CLEARVIEW DR. ACWORTH GA 30102  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

J. Munn

Notary Public

Present Zoning of Property R-20

Location 1351 CLEARVIEW DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) D6 LL18 District 20 Size of Tract 1.57 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 \_\_\_\_\_

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.

BUILDING MET ALL ZONING REQUIREMENTS WHEN CONSTRUCTED IN 2005. IF VARIANCE IS NOT APPROVED BUILDING WILL HAVE TO BE REMOVED. BUILDING WAS CONSTRUCTED AS PART OF REMODEL WHICH WAS PERMITTED. OWNER BELIEVED BUILDING WAS PERMITTED SINCE IT WAS INSPECTED DURING CONSTRUCTION.

List type of variance requested: SIDE LINE VARIANCE