

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: February 10, 2010

DUE DATE: January 8, 2010

Distributed: December 18, 2009



Cobb County...Expect the Best!

PLAT INFORMATION: SCALE 1" = 20 FT. DATE: 11-06-09

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET AND THE LEAST SQUARES METHOD HAS BEEN USED TO ADJUST THE DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. SURVEY DATA WAS COLLECTED USING AN OPEN TRAVERSE.

MEMBER OF THE SURVEYING & MAPPING SOCIETY OF GEORGIA (SAMSOG)
ALL MATTERS OF TITLE ARE EXCEPTED. © 2009

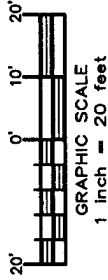
SURVEYED: ML DRAFTED: WHB CHECKED: CAA

GENERAL NOTES:

1. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
3. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

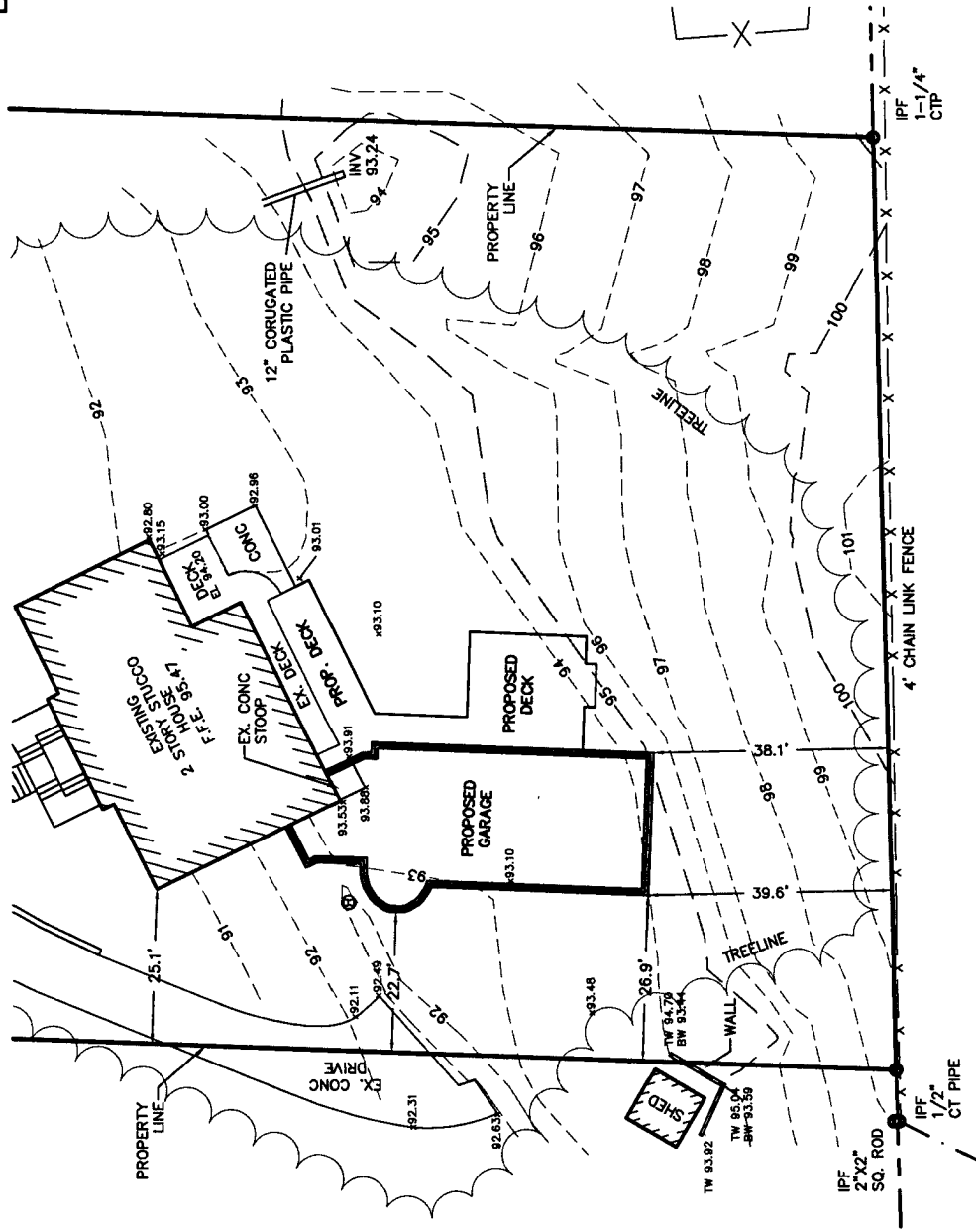
LEGEND:

- IPS - IRON PIN SET A - ARC DISTANCE
IPF - IRON PIN FOUND CH - CHORD
OT - OPEN TOP PIN DE - DRAINAGE EASEMENT
RB - REINFORCING BAR SS - SANITARY SINK EASEMENT
R/W - RIGHT-OF-WAY SW - SWEET MAN HOLE
LL - LAND LOT CB - CATCH BASIN
R - RADIUS



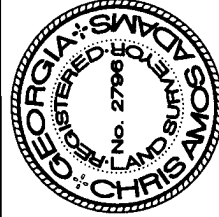
NOTES

1. ELEVATION DATUM IS ASSUMED.



TOPOGRAPHIC SURVEY FOR:
BOB KOVEN
4398 PAPER MILL ROAD
MARIETTA, GA 30067
LOT 11 - BLOCK 'D' - RIVERSIDE PARK 8/D
2ND SECTION
G/A

(1010)
8-V



JOB No.: 553-09-170

S E I
SOUTHEASTERN ENGINEERING
2470 Sandy Plains Rd. Marietta, Georgia 30066
tel: 770-321-9936 fax: 770-321-3935
www.seengineering.com

APPLICANT:	<u>Gale S. Koven</u>	PETITION NO.:	<u>V-8</u>
PHONE:	<u>770-971-2880</u>	DATE OF HEARING:	<u>02-10-10</u>
REPRESENTATIVE:	<u>Robert P. Koven</u>	PRESENT ZONING:	<u>R-80</u>
PHONE:	<u>770-971-2880</u>	LAND LOT(S):	<u>1260</u>
PROPERTY LOCATION:	<u>Located on the south side of</u>	DISTRICT:	<u>16</u>
	<u>Paper Mill Road, west of Atlanta Country Club Drive</u>	SIZE OF TRACT:	<u>2.38 acres</u>
	<u>(4398 Paper Mill Road).</u>	COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1. Waive the rear setback on lot 11 from the required 50 feet to 35 feet; and 2) waive the side setback from 25-feet to 22-feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. U-8

Hearing Date: 2-10-10

Applicant + Gale S. Koven Business Phone 770-971-2880 Home Phone 770-952-1612
EXT. 270

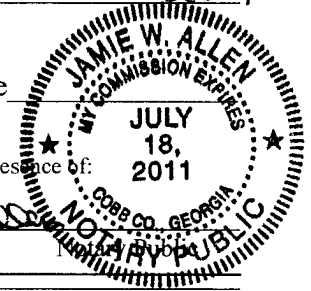
(representative's name, printed)

Address 4398 Paper Mill Road, Marietta, GA 30067
(street, city, state and zip code)

(representative's signature)

Business Phone 1

Cell Phone



Signed, sealed and delivered in presence of:

My commission expires: + 7/18/2011

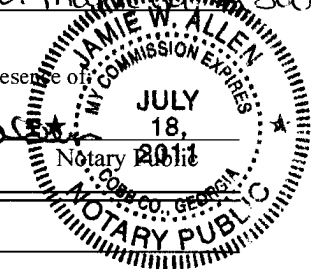
Titleholder + Gale S. Koven Business Phone 770-971-2880 Home Phone 770-952-1612
EXT 270

Signature + Gale S. Koven
(attach additional signatures, if needed)

Address: 4398 Paper Mill Rd. Marietta, GA 30067
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: + 7/18/2011



Present Zoning of Property

R-80

Location

4398 PAPER MILL ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) P13 1260 District 16 Size of Tract 2.38 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.

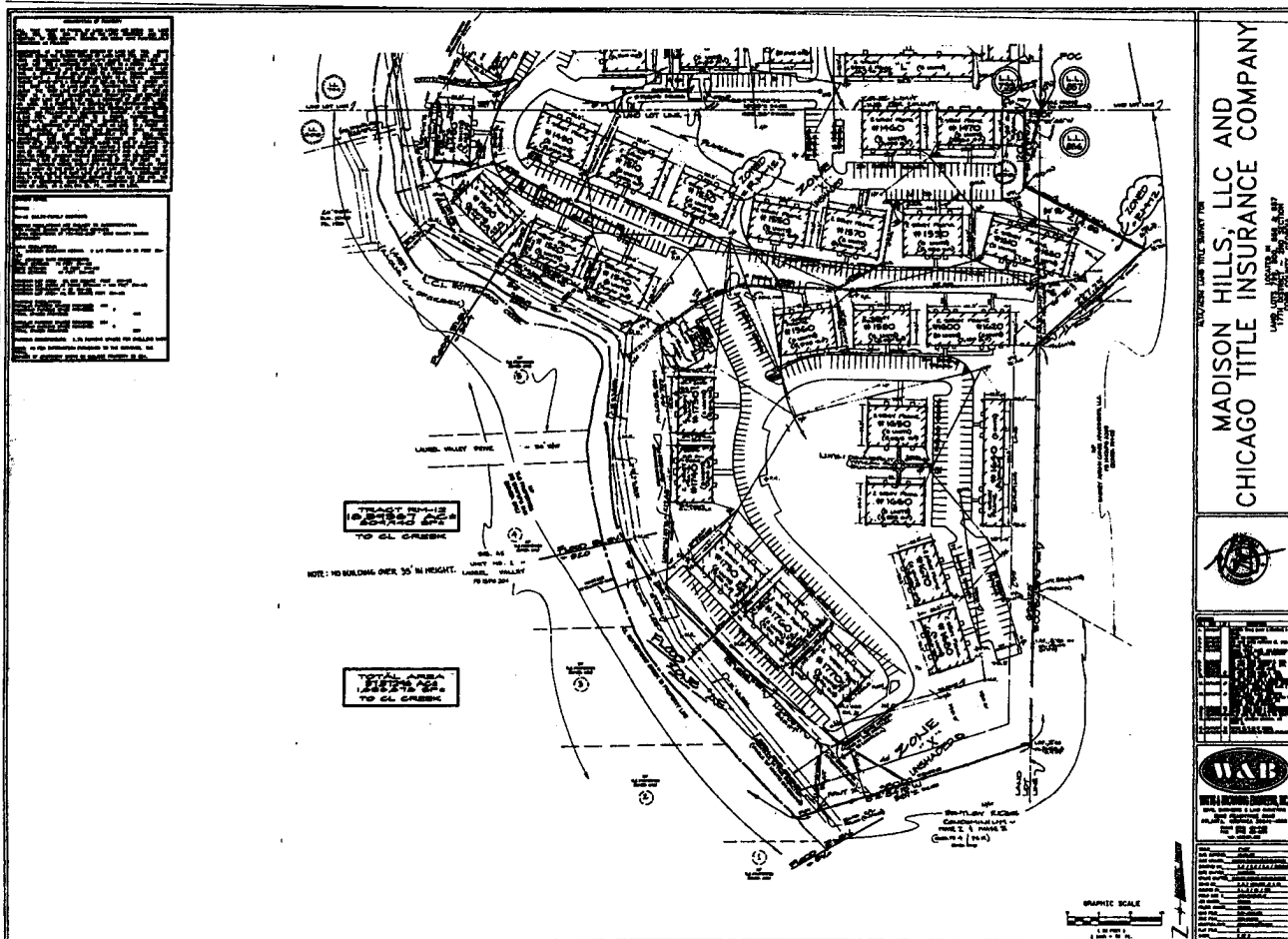
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

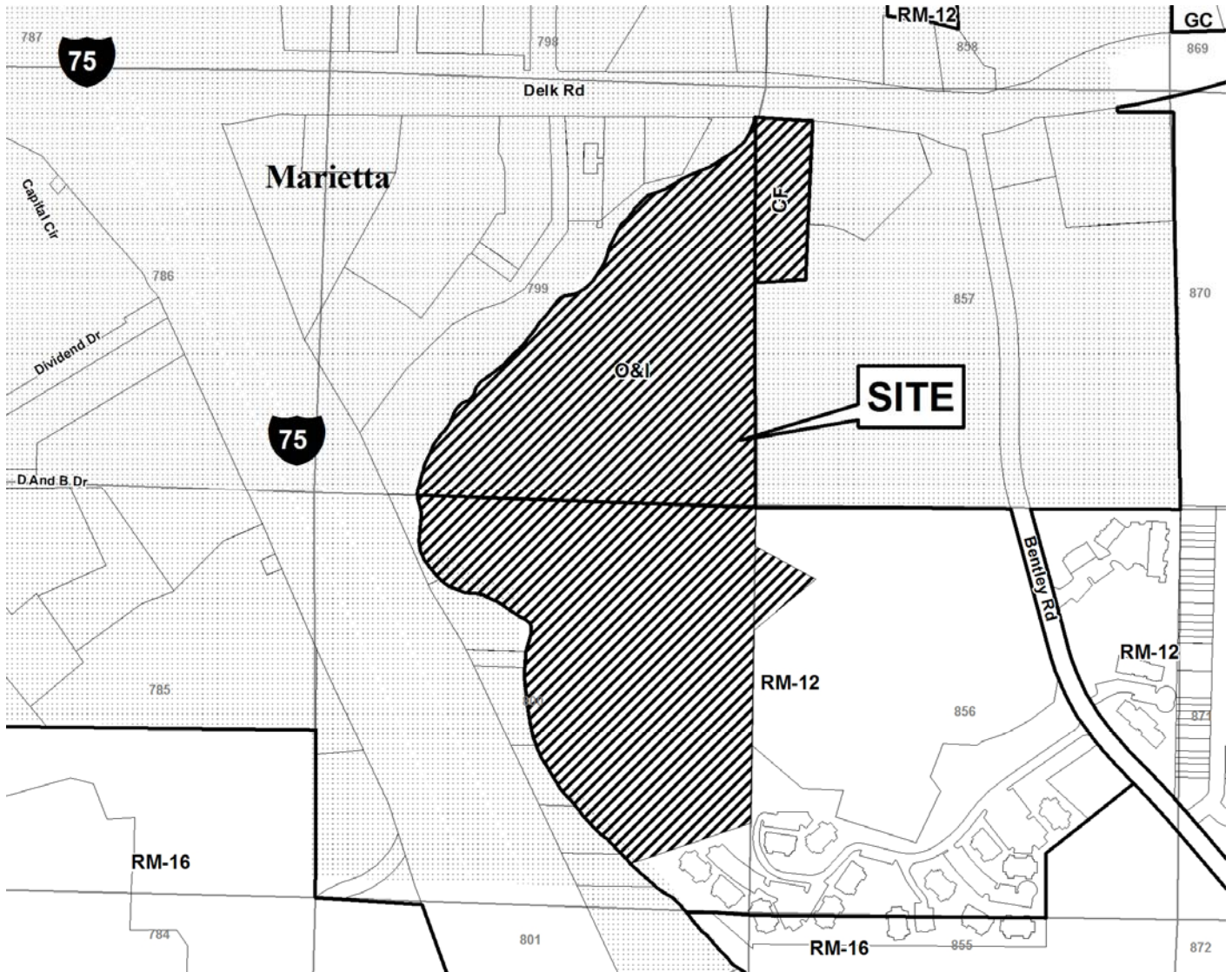
+ Needed for disabled Vet Parents 77 & 76.
Garage was torn down to replace with new garage
after flood destroyed 9-18-09 - FEMA
Lived here 31 years.

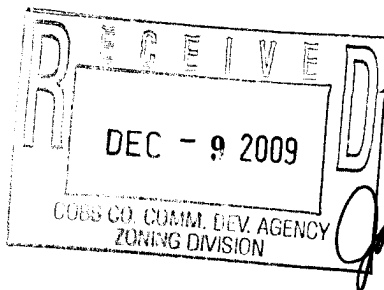
List type of variance requested: 35ft vs 50

WAIVE THE REAR SETBACK FROM
REQUIRED 50FT TO 35FT



APPLICANT:	<u>Madison Hills, LLC</u>	PETITION NO.:	<u>V-9</u>
PHONE:	<u>404-949-0180</u>	DATE OF HEARING:	<u>02-10-10</u>
REPRESENTATIVE:	<u>Margaret Stagmeier</u>	PRESENT ZONING:	<u>RM-12, OI, CF</u>
PHONE:	<u>404-949-0180</u>	LAND LOT(S):	<u>799, 800, 856, 857</u>
PROPERTY LOCATION:	<u>Located on the south side of Delk Road, west of Powers Ferry Road (2560 Delk Road).</u>	DISTRICT:	<u>17</u>
		SIZE OF TRACT:	<u>37.57 acres</u>
		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the size of this site from the required 50 acres to 37.57 acres to allow applicant to file for rezoning to PVC.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-9
Hearing Date: 2-10-10

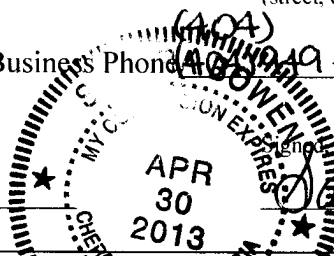
Applicant Madison Hills, LLC Business Phone (404) 949-0180 Home Phone (404) 861-1261

Margaret A. Stagmaier Address 550 Pharr Rd, Ste 550, Atlanta, GA
(representative's name, printed) (street, city, state and zip code) 30305

[Signature]
(representative's signature)

Business Phone (404) 949-0180 Cell Phone (404) 861-1261

My commission expires: _____



Signed, sealed and delivered in presence of:

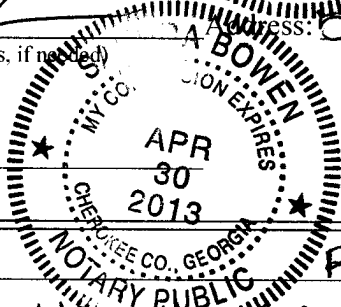
Dandie Bowen

Notary Public

Titleholder Madison Hills, LLC Business Phone (404) 949-0180 Home Phone (404) 861-1261

Signature [Signature] Address: 550 Pharr Rd, Ste 550, Atlanta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30305

My commission expires: _____



Signed, sealed and delivered in presence of:

Dandie Bowen

Notary Public

Present Zoning of Property RM-12, OI & CF

Location 2560 Delk Rd, Marietta, GA 30007
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 399, 800, 856, 857 District 17 Size of Tract 37.57 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.

THE APPLICANT County is encouraging redevelopment on the applicants
Site, however existing zoning does not allow us to create the
mixed use development desired by state holders in the Belt Corridor. The
applicant has determined that PUC provides the flexibility required to achieve
the goals and the redevelopment effort therefore necessitates a reduction in the
ACRE requirement to facilitate redevelopment.

List type of variance requested:

WAIVE THE LOT SIZE FROM REQUIRED 50 ACRES
TO 37.5 ACRES TO ALLOW APPLICANT TO
FILE FOR REZONING TO PUC

**V-10
(2010)**

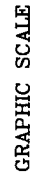
Property Survey For

Deed Book 8034 Page 331
Land Lot 859 & 860
DISTRICT: 16th
COUNTY: Cobb
STATE: Georgia
DATE: Nov. 3, 2009
SCALE: 1" = 40'

ENGINEERS PLANNERS SURVEYORS

(770) 428 - 2122
Fox (770) 422 - 9178

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



(IN FEET)
1 inch = 40 ft

0 20 40 60 80 100

1 2 3 4 5 6 7 8 9 10

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL No. 13067C 010086, DATED Dec. 16, 2008

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,824 FEET AND AN ANGULAR ERROR OF $2''$ PER SINGLE POINT AND WAS ADJUSTED USING COMPASS RULE

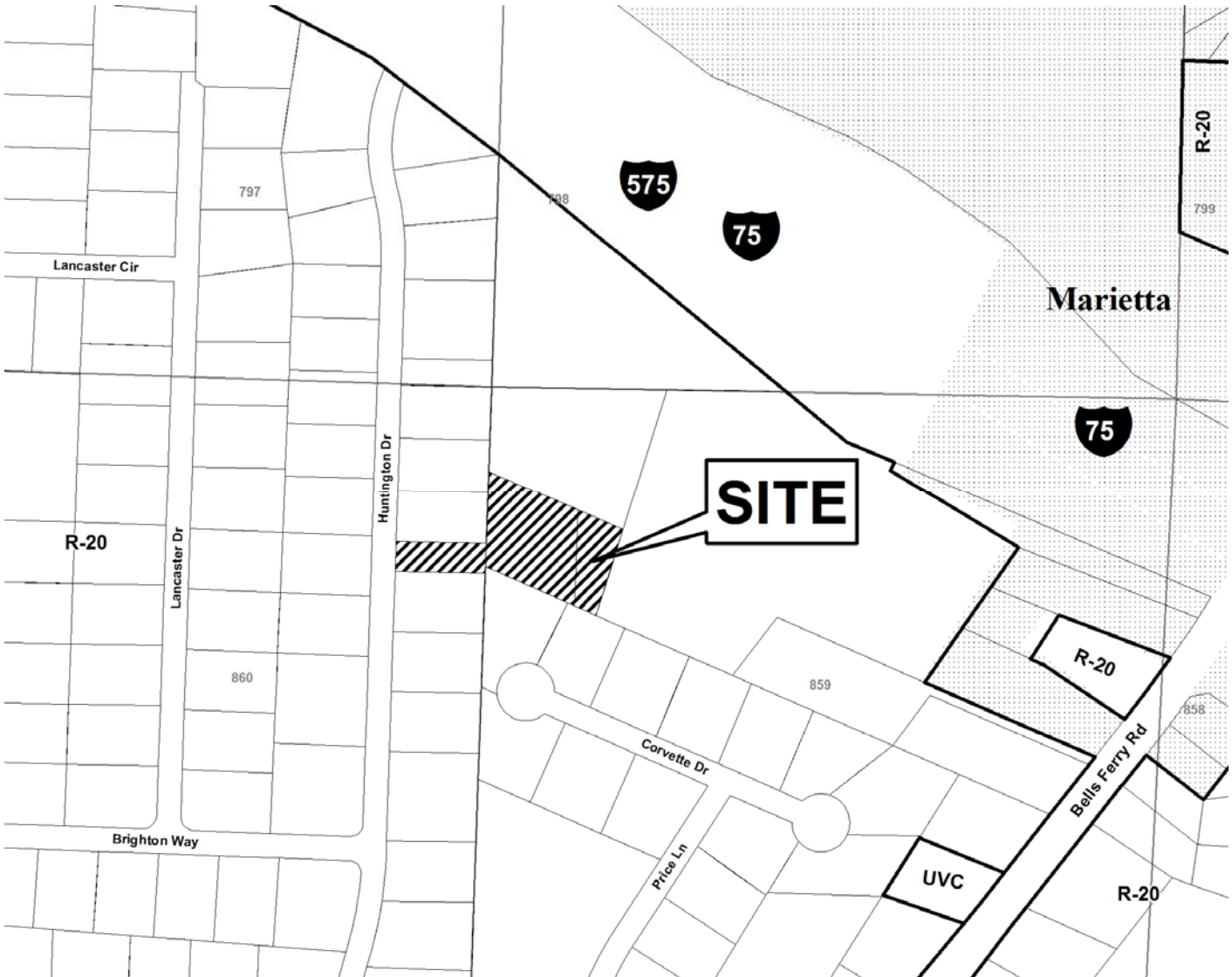
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT UTILIZED: ANGULAR: SOKKIASET60R LINEAR: SOKKIASET60R

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT:	<u>Tina G. Lyons</u>	PETITION NO.:	<u>V-10</u>
PHONE:	<u>770-427-8466</u>	DATE OF HEARING:	<u>02-10-10</u>
REPRESENTATIVE:	<u>Jean E. Johnson</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-427-8466</u>	LAND LOT(S):	<u>859, 860</u>
PROPERTY LOCATION:	<u>Located on the east side of</u>	DISTRICT:	<u>16</u>
<u>Huntington Drive, north of Turner Road</u>		SIZE OF TRACT:	<u>1.451 acres</u>
<u>(1612 Huntington Drive).</u>		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 28 feet; 2) waive the public road frontage from the required 75 feet to 62 feet; 3) waive the maximum length of a breezeway from the required 25 feet to 36 feet; and 4) allow an accessory structure (existing carport) to be to the side of the primary structure.



Application for Variance Cobb County

(type or print clearly)

Application No. V-10

Hearing Date: February 10, 2010

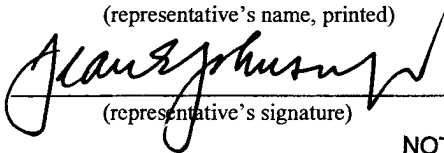
Applicant Tina G. Lyons Business Phone _____ Home Phone _____

Jean E. Johnson

Address 305 Lawrence Street, Marietta, GA 30060

(representative's name, printed)

(street, city, state and zip code)



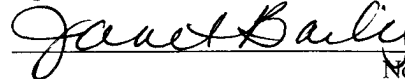
Business Phone 770-427-8466

Cell Phone _____

(representative's signature)

NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 8, 2013

Signed, sealed and delivered in presence of:



Notary Public

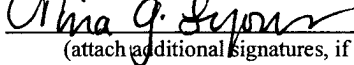
My commission expires: _____

Titleholder Tina G. Lyons

Business Phone _____

Home Phone _____

1/k/a Tina L. Guest

Signature 

Address: _____

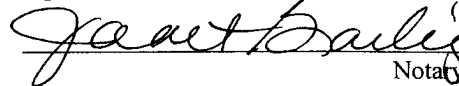
(attach additional signatures, if needed)

(street, city, state and zip code)

My commission expires: _____

NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
FEBRUARY 8, 2013

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property Residential

R-20

Location 1612 Huntington Drive, Marietta, GA 30066

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

Land Lot(s) 859 and 860

District 16th

Size of Tract 1.451

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.

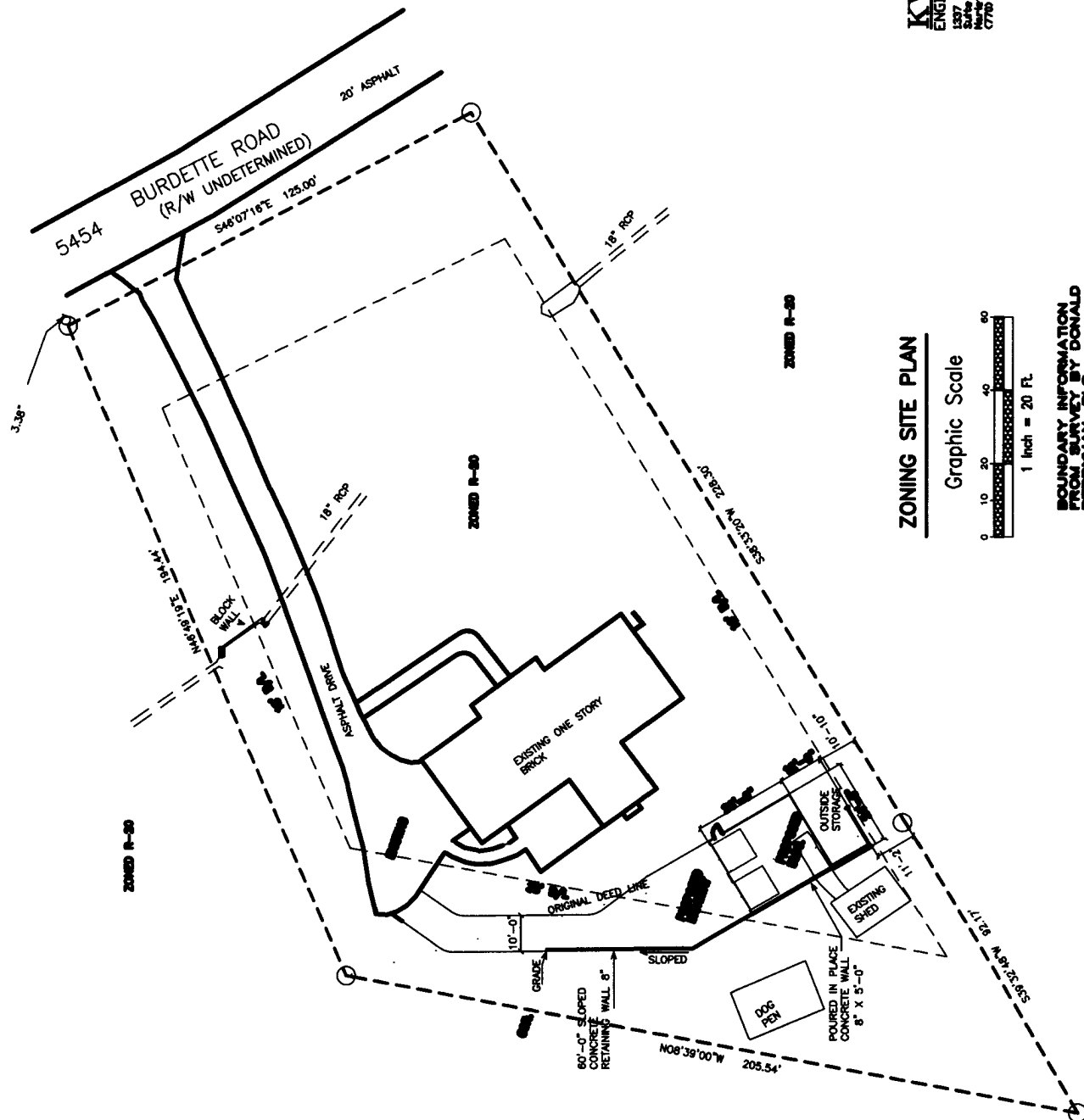
Destruction of a one story dwelling due to encroachment of a corner thereof into the front setback.

List type of variance requested: To reduce the front setback distance from 35 feet to 28 feet

2) WAIVE THE PUBLIC ROAD FRONTAGE FROM REQUIRED 75 FT TO 62 FT 3) ALLOW THE LENGTH OF A BREEZEWAY TO BE 36 FT.

KV KREYSON VICKREY
ENGINEERS & LAND SURVEYORS
1337 Carlton Road
Suite A
Marietta Georgia 30066
(770) 421-9553 Fax (770) 427-1363

DATE:
12/11/09



APPLICANT: Benchmark Homes, Inc.

PETITION NO.: V-11

PHONE: 770-949-3006

DATE OF HEARING: 02-10-10

REPRESENTATIVE: L. Kirk Boggs

PRESENT ZONING: R-20

PHONE: 770-949-3006

LAND LOT(S): 395

PROPERTY LOCATION: Located on the west side of

DISTRICT: 17

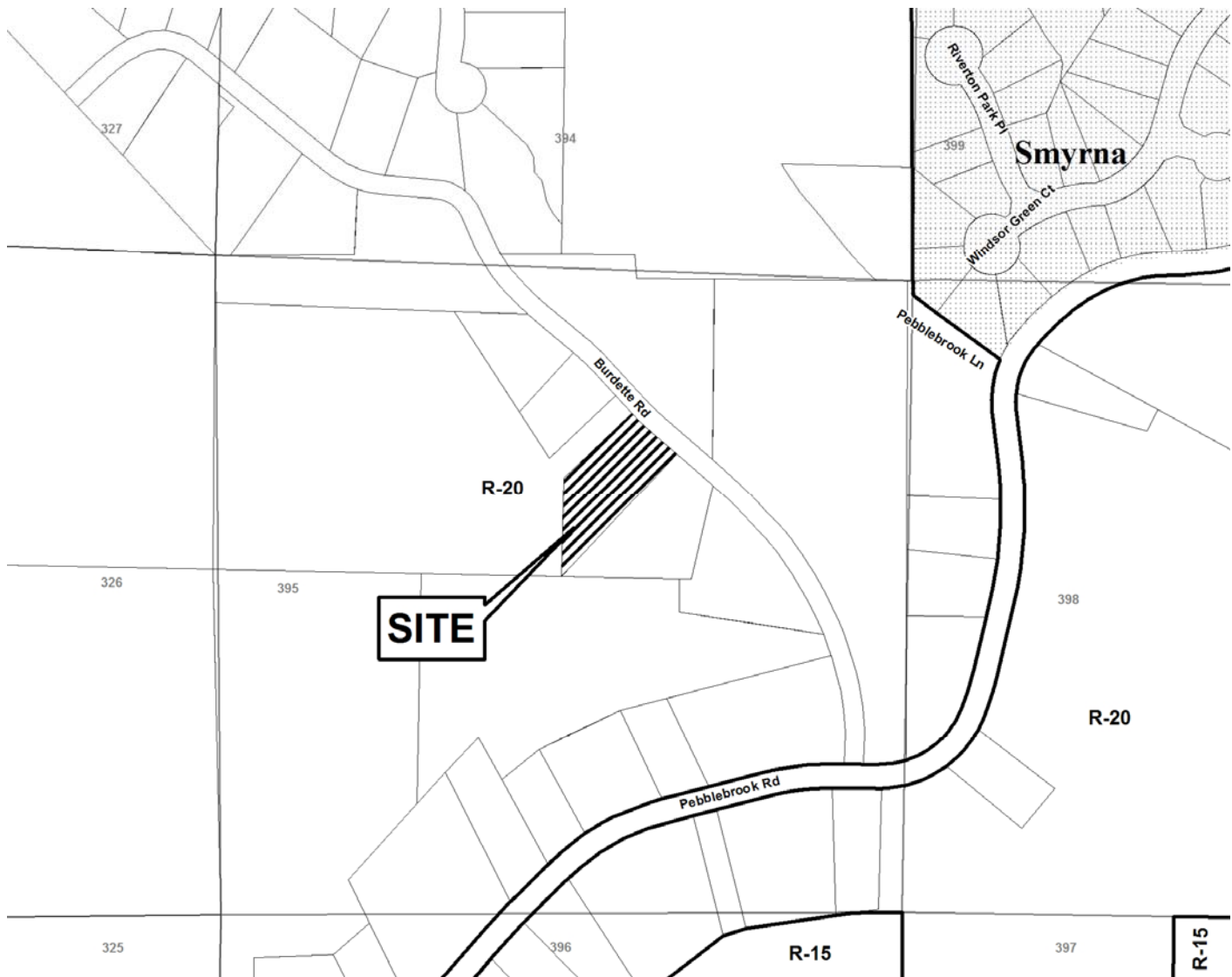
Burdette Road, west of Pebblebrook Road

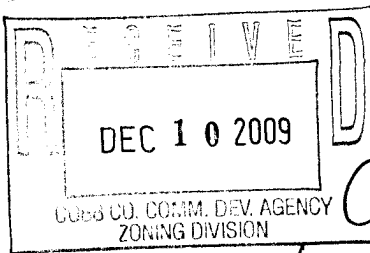
SIZE OF TRACT: .75 acre

(5454 Burdette Road).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (proposed 912 square foot garage) from the required 100 feet to 10 feet adjacent to the southern property line and 35 feet from the rear property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-11

Hearing Date: 2-10-10

Applicant Benchmark Homes, Inc. Business Phone 770 949-3006 Home Phone 770 920-2374

L. Kirk Boggs

(representative's name, printed)

Address 2266 Fairburn Road, Douglasville, GA
(street, city, state and zip code) 30135

[Signature]
(representative's signature)

Business Phone 770 949-3006 Cell Phone 770 577-3000

ELIZABETH ANN LEACH
Notary Public Douglas County, Georgia
My Commission Expires Sept. 24, 2013

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Gerald Paynter Business Phone 404 680-9789 Home Phone 404 680-9789

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

Address: 5454 Burdette Road, Mableton, GA
(street, city, state and zip code) 30126

Angeline D. Paynter

My commission expires: 9/10/10

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 5454 Burdette Rd, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0395 District 17 Size of Tract 3/4 Acre(s)

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

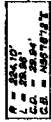
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

Apply for Variance to enlarge garage from 624 sq. ft. to 912
sq. ft. in order to store boat that is 36' long inside out of
view

List type of variance requested: Increase the maximum garage size to
912 sq. ft.

**V-12
(2010)**



R = 328.58'
L = 816.58'
C.D. = 872.63'
C.B. = 470.59' 39"

SHEET FOR
GATHEEN M CORLAN

BEING LOT 2A, UNIT II OF LAKE HAMPTON SUBDIVISION
LOCATED IN LAND LOT 148 OF
SECTION 36, TOWNSHIP 10N,
RANGE 1E, COBURN COUNTY, GEORGIA

SCALE 1" = 30'

DATED DECEMBER 04, 2009
(FIELD WORK COMPLETED 12-04-2009)

THE PROPERTY IS LOCATED IN AN AREA
HAVING ANY SPECIAL LOCAL HAZARD CONDITIONS.

EQUIPMENT USED:
ANGULAR MEASUREMENT - 1"=1000'
TYPICAL DISTANCE MEASURED - 2000'
PLANNED BY: JAMES W. BROWN
JOB NUMBER: 1348-01
PLOT NUMBER: PAGE 01.

RAFTING AND PILING LAND SURVEYORS
AND ENGINEERS
KEMPERVILLE, GEORGIA
PHONE (404) 482-4768

JOB NUMBER 3248-29



APPLICANT:	<u>Matthew Quinlan</u>	PETITION NO.:	<u>V-12</u>
PHONE:	<u>404-887-2702</u>	DATE OF HEARING:	<u>02-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>142</u>
PROPERTY LOCATION:	<u>Located on the south side of Hampton Lake Drive, west of Charlsie Drive</u>	DISTRICT:	<u>1</u>
	<u>(5002 Hampton Lake Drive).</u>	SIZE OF TRACT:	<u>.60 acre</u>
		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 24 from the required 35 feet to 26 feet.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-12

Hearing Date: 2-10-10

Applicant Matthew Quinlan Business Phone 404-887-2702 Home Phone 770-578-4675

(representative's name, printed)

Address 5002 Hampton Lake Drive Marietta, Ga. 30068
(street, city, state and zip code)

Matthew W. Quinlan Business Phone 404-887-2702 Cell Phone 770-578-4675
(representative's signature)

My commission expires: August 11, 2012

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Matthew & Suzanne Quinlan Business Phone 404-887-2702 Home Phone 770-578-4675
Signature Matthew Quinlan Address: 5002 Hampton Lake Drive Marietta, Ga. 30068
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: August 11, 2012

Present Zoning of Property R-20

Location 5002 Hampton Lake Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 142 District 1st Size of Tract .60 Acre(s)

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

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

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 shape of our property, we are unable to increase the size of our kitchen. Our goal is to update and enlarge the kitchen space. This would allow us to be consistent with many other properties in the subdivision that have remodeled the same spaces.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 24 FROM REQUIRED 35 FT TO 26 FT.

JUN:09 103

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: R-30

SIDE SETBACK 12 FEET
REAR SETBACK 40 FEET

TOTAL AREA: 36,148 FT SQ, 0.83 AC

CALCULATED PLAT CLOSURE: 1:170,950

FIELD DATA:

TRAVERSE PRECISION: 1:10,000+
AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE
AND WAS UNADJUSTED

EQUIPMENT:

TOPCON GPT 3005 TOTAL STATION

BOUNDARY SURVEY FOR
ROBERT TYLER SPRTLIN
LOT 7, BLOCK E, PHASE 1
BRANDY STATION SUBDIVISION

3148 DARBYTOWN COURT

COBB COUNTY, GEORGIA

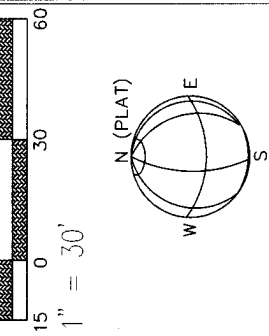
LAND LOT 955, DIST 17, SECTION 2

DATE: DECEMBER 06, 2009

REFERENCE: DEED BOOK 11827 PG 180
PLAT BOOK 64 PG 122

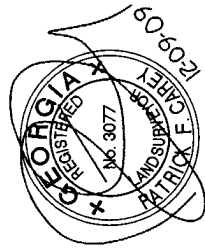
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF COBB COUNTY,
GEORGIA 1306702276 EFFECTIVE DATE DECEMBER 16, 2008

BLOCK E

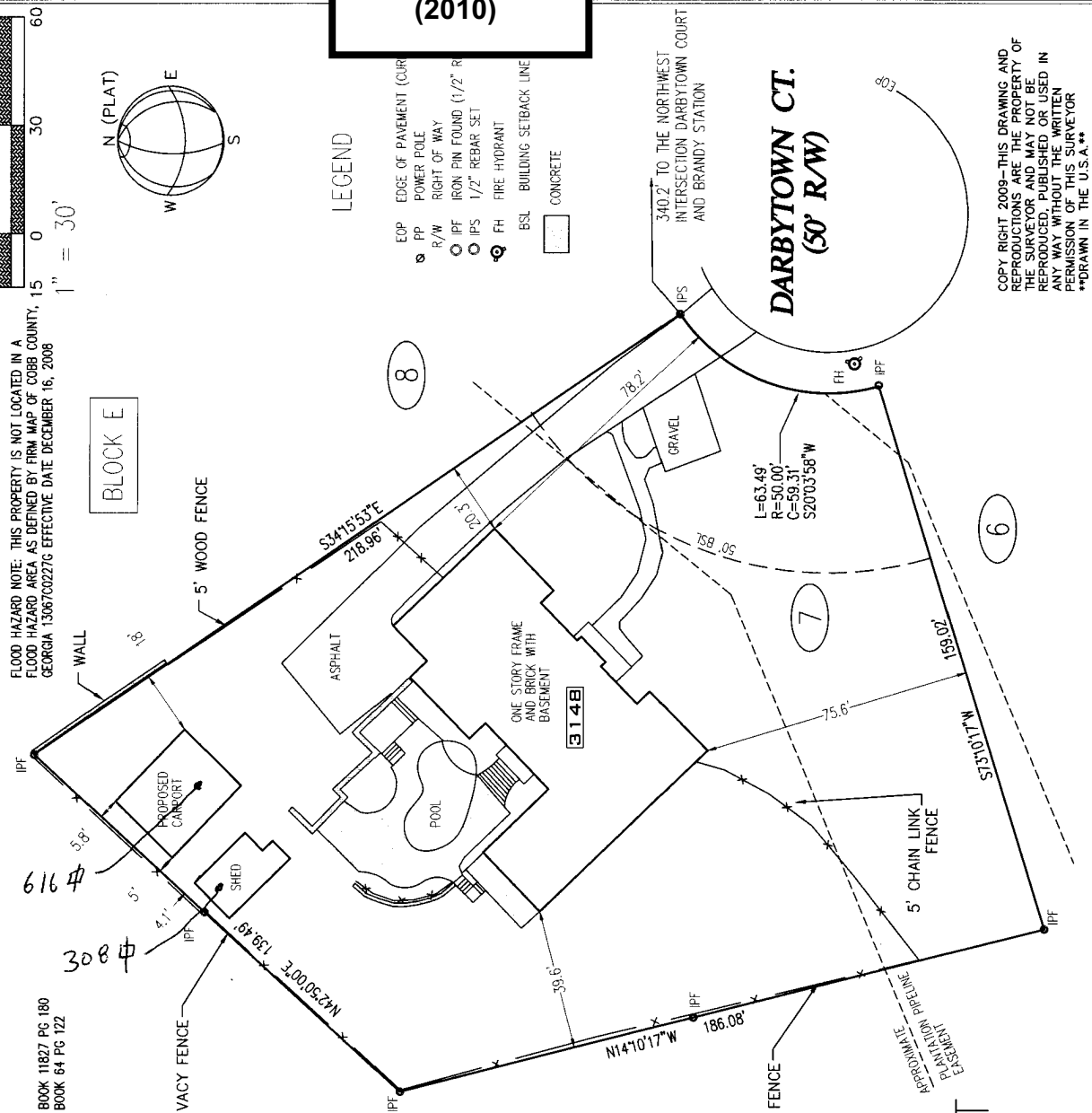


LEGEND

- EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2" R)
- IPS 1/2" REBAR SET
- FH FIRE HYDRANT
- BSL BUILDING SETBACK LINE
- CONCRETE



PATRICK F. CAREY, GA R.L.S. #3077
3530 SMOKE RISE WAY
LAWRENCEVILLE, GA 30044
770.315.3063



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ANY WAY WITHOUT THE WRITTEN
PERMISSION OF THIS SURVEYOR
DRAWN IN THE U.S.A.

APPLICANT:	<u>Tyler and Elizabeth Spratlin</u>	PETITION NO.:	<u>V-13</u>
PHONE:	<u>404-578-0447</u>	DATE OF HEARING:	<u>02-10-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>955</u>
PROPERTY LOCATION:	<u>Located on the west side of</u>	DISTRICT:	<u>17</u>
<u>Darbytown Court, west of Brandy Station</u>		SIZE OF TRACT:	<u>.83 acre</u>
<u>(3148 Darbytown Court).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE: <u>Waive the rear setback for two accessory structures over 144 square feet on lot 7 from the required 35 feet to 4 feet.</u>			



Application for Variance Cobb County

(type or print clearly)

Application No. V-13

Hearing Date: 2-10-10

Applicant

TYLER & ELIZABETH
SPRATLIN

Business Phone

(404) 578-0447

Home Phone

(678) 309-9735

Tyler Spratlin

(representative's name, printed)

Address

3148 DARBYTOWN CT. ATLANTA GA 30339

(street, city, state and zip code)

Tyler S

(representative's signature)

Business Phone

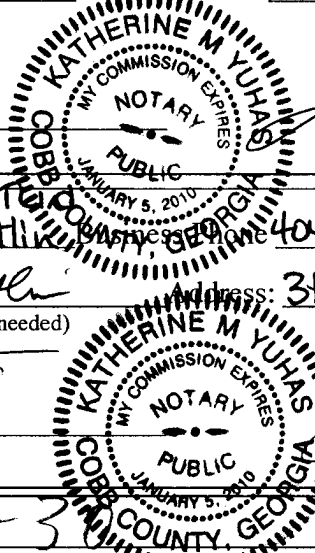
L

Cell Phone

(404) 578 0447

My commission expires:

1/5/2010



Signed, sealed and delivered in presence of:

Katherine M. Yuharis

Notary Public

Titleholder

ELIZABETH K SPRATLIN
Robert Tyler Spratlin

Business Phone

404 578-0447

Home Phone

(678) 309-9735

Signature

Elizabeth K Spratlin

(attach additional signatures, if needed)

Address:

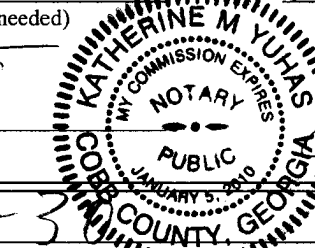
3148 DARBYTOWN CT. ATLANTA GA 30339

(street, city, state and zip code)

Robert Tyler Spratlin

My commission expires:

1/5/2010



Signed, sealed and delivered in presence of:

Katherine M. Yuharis

Notary Public

Present Zoning of Property

R-3

Location

3148 DARBYTOWN COURT

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

Land Lot(s)

955

District

17

Size of Tract

0.83 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.

Current layout of back yard and location of detached workshop are based on former rear setback (5ft). Want to add a detached carport next to current workshop and current rear setback (40ft) would place it in the middle of the yard. Rear of yard is enclosed by high fence and wall and shrubbery. Carport will be shielded by these.

List type of variance requested: Request use of previous rear setback (5 ft) for construction of detached carport.

WAVE THE REAR SETBACK ON LOT 7 FOR 2 ACCESSORY STRUCTURES OVER 150 SQ FT.