

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: October 13, 2010

DUE DATE: September 13, 2010

Distributed: August 20, 2010



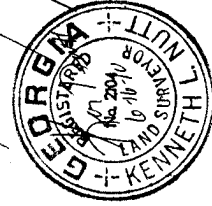
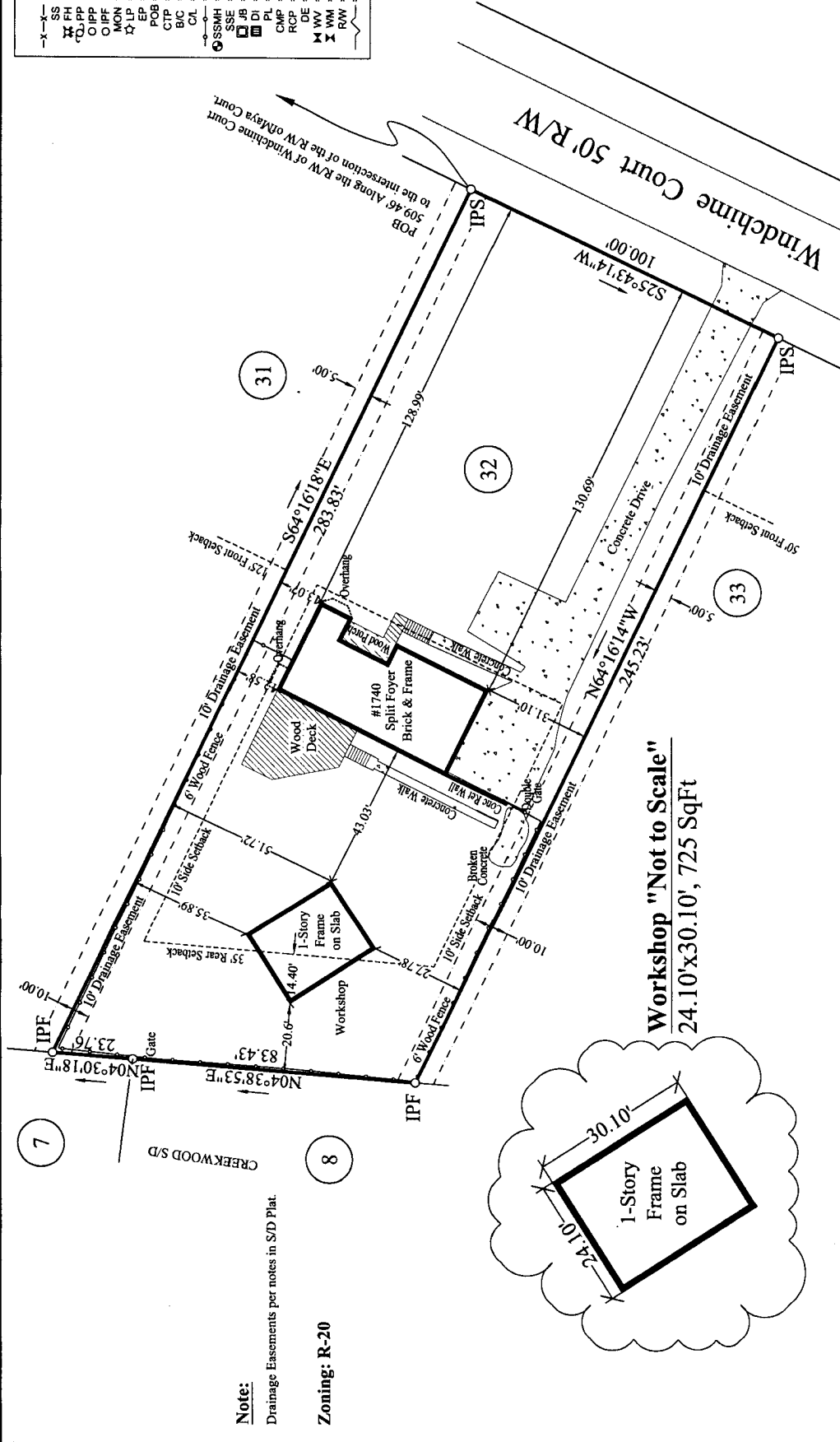
Cobb County... Expect the Best!

V-69
(2010)

Job #: Arthur Justus

LEGEND

- x-x- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- OIPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- B/C = Back of Curb
- CL = Centerline
- SSWH = Chain Link Fence
- SSWH = Sewer Manhole Easement
- SSWH = Sanitary Sewer Easement
- SSWH = Sanitary Sewer Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Compugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WM = Water Meter
- WM = Water Valve
- WM = Right of Way
- WM = Power Line



<p>Area = 0.60 Acres, 26,449 SqFt.</p> <p>This plat may be based on a recorded plat from iron pins referenced on said plat for closure to it.</p> <p>According to F.I.R.M. Community Panel # 1306700081G, dated 12-16-2009 this property is not located in an area having special flood hazards.</p>	<p>Computed by: RSNutt Drawn by: RSNutt Checked by: KLNutt</p>	<p>GRAPHIC SCALE</p> <p>0 7.5' 15' 30'</p> <p>SCALE: 1" = 30'</p>
<p>As-Built Survey for: Arthur Justus</p>	<p>1740 Windchime Court, Kennesaw Ga. 30152 Lot 32, Emerald Oaks S/D Land Lot 222, 20th District, 2nd Sect Cobb County, Georgia</p>	<p>Plat Book: 107 Deed Book:</p>
<p>All iron pins are 1/2" Rebar unless otherwise noted.</p> <p>Equipment used: Topcon GTS Total Station</p> <p>Field notes upon this plat were taken with a closure precision of 1 foot in 25,000 feet and a closure error of 0.3 seconds per angle point, and was adjusted using Compass Rule.</p> <p>This plat has been calculated for closure and is found accurate within one foot in 150,000 feet.</p> <p>This plat subject to all easements public and private.</p>	<p>Perimeter Surveying Co., Inc</p> <p>1065 Sandtown Road, Marietta, GA 30008 Phone: (770) 425-6624 Fax: (770) 425-6768</p>	<p>Page: 15 Page:</p>

Note:

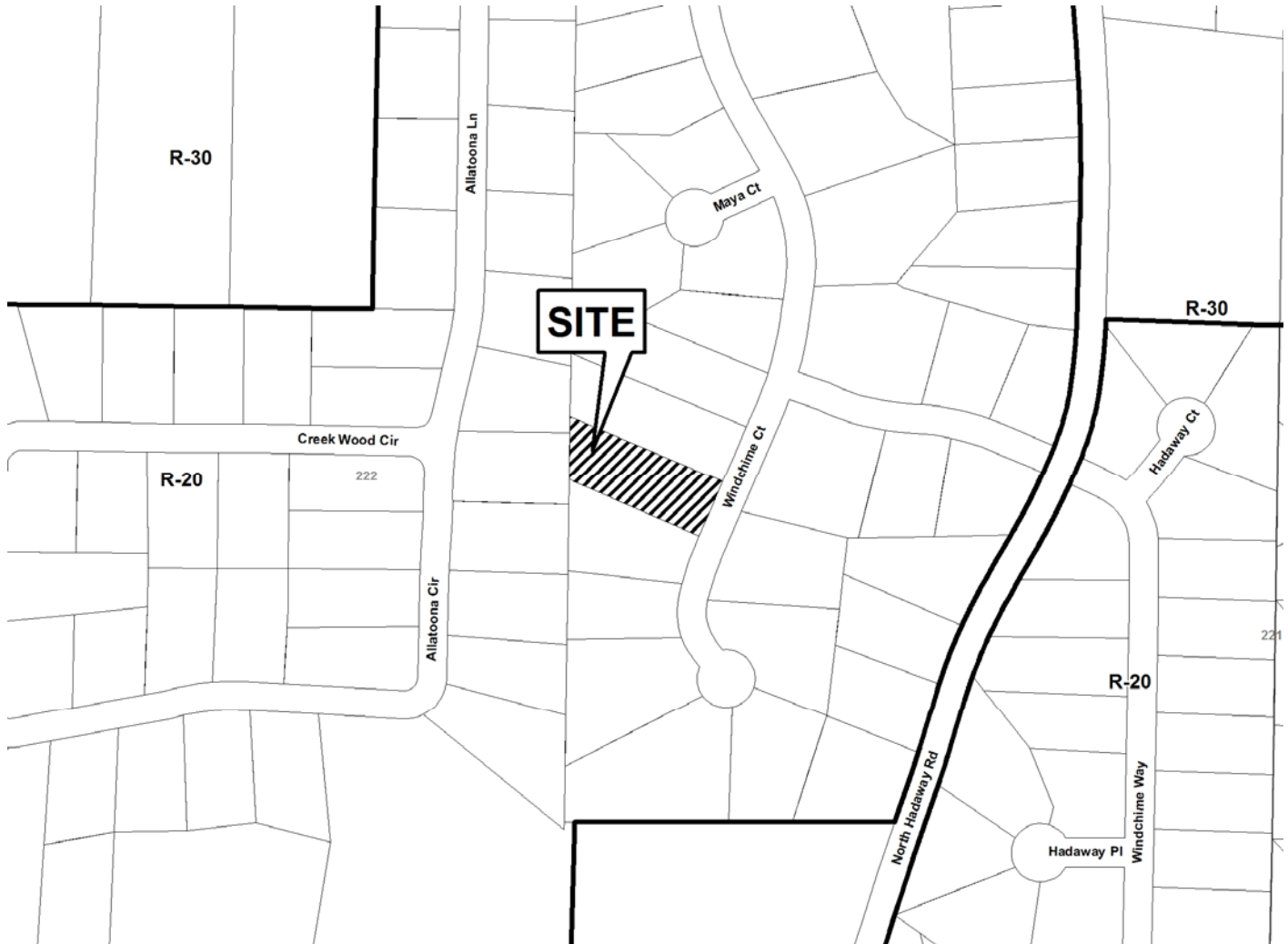
Drainage Easements per notes in S/D Plat.

Zoning: R-20

Workshop "Not to Scale"
24.10'x30.10', 725 SqFt

APPLICANT: <u>Arthur L. Justus</u>	PETITION NO.: <u>V-69</u>
PHONE: <u>770-499-9207</u>	DATE OF HEARING: <u>10-13-10</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>222</u>
PROPERTY LOCATION: <u>Located on the west side</u>	DISTRICT: <u>20</u>
<u>of Windchime Court, south of Maya Court</u>	SIZE OF TRACT: <u>.6 acre</u>
<u>(1740 Windchime Court).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (existing 725 square foot garage) from the required 100 feet to 35 feet adjacent to the northern property line, 27 feet adjacent to the southern property line and 20 feet adjacent to the western property line on lot 32.



Application for Variance Cobb County

(type or print clearly)

Application No. V-69
Hearing Date: 10-13-10

Applicant Arthur L. Justus Business Phone _____ Home Phone 770-499-9207
Address 1740 WindChime Ct. Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

Arthur L. Justus Business Phone _____ Cell Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

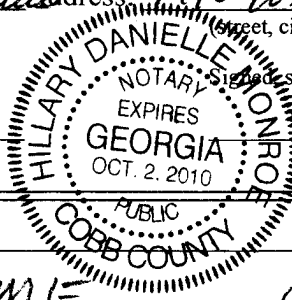
My commission expires: My Commission Expires February 3, 2011
Notary Public, Cobb County, Georgia

J. Bonner
Notary Public

Titleholder Arthur L. & Beth A. Justus Business Phone _____ Home Phone 770-499-9207

Signature Arthur L. Justus / Beth A. Justus Address: 1740 WindChime Ct. Kennesaw Ga. 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10-2-2010



Signed, sealed and delivered in presence of:

H. Manne
Notary Public

Present Zoning of Property R-20

Location 1740 WINDCHIME COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 222 District 20 Size of Tract .6 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 needed a storage building for lawn & garden equipment & pull trailer and a small personal workshop. This will be used for personal storage mainly.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQFT. (EXISTING GARAGE @ 725 SQFT) FROM REQUIRED 10FT TO 35FT FROM NORTHERN PROP LINE, 25FT FROM SOUTHERN PROP LINE AND 20FT FROM WESTERN PROP LINE.

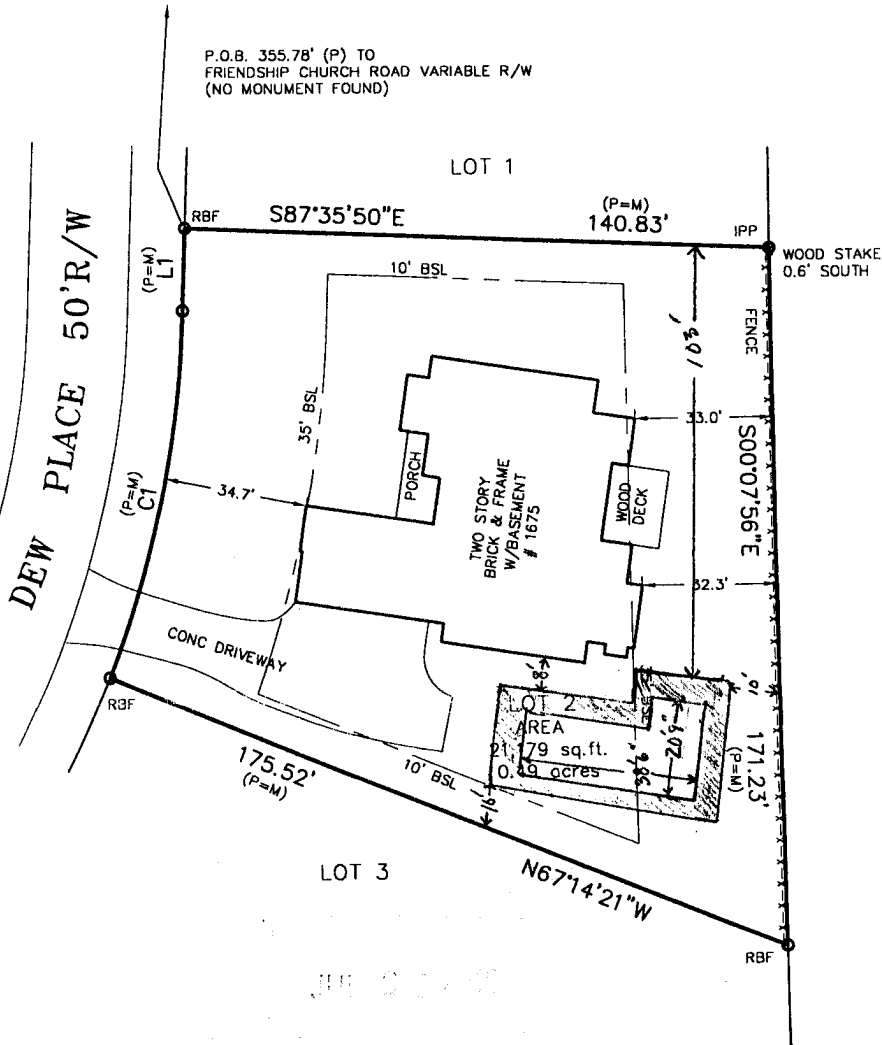
V-70
(2010)

LEGEND

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	91.92	258.71	91.44	N12°34'54"E

LINE	LENGTH	BEARING
L1	20.00	N02°24'10"E



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC
RECORD, UNLESS OTHERWISE NOTED.

PLAT CERTIFICATION NOTICE

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 EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,
OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW
OF THE STATE OF GEORGIA.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER
ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO
BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION
USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 07/09/10

JOB NUMBER: 10-02708 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
	FRANK GONZALES		07/12/10
	OWNER / PURCHASER		SCALE
	SCOTT K. KUBES & LAUREN D. KUBES		1" = 30'
	LAND LOT 349 19th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA		
LOT 2 BLOCK UNIT		AREA OF LOT: 21,179 S.F.	
SUBDIVISION SERENITY ESTATES			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	

PLOTTED BY:

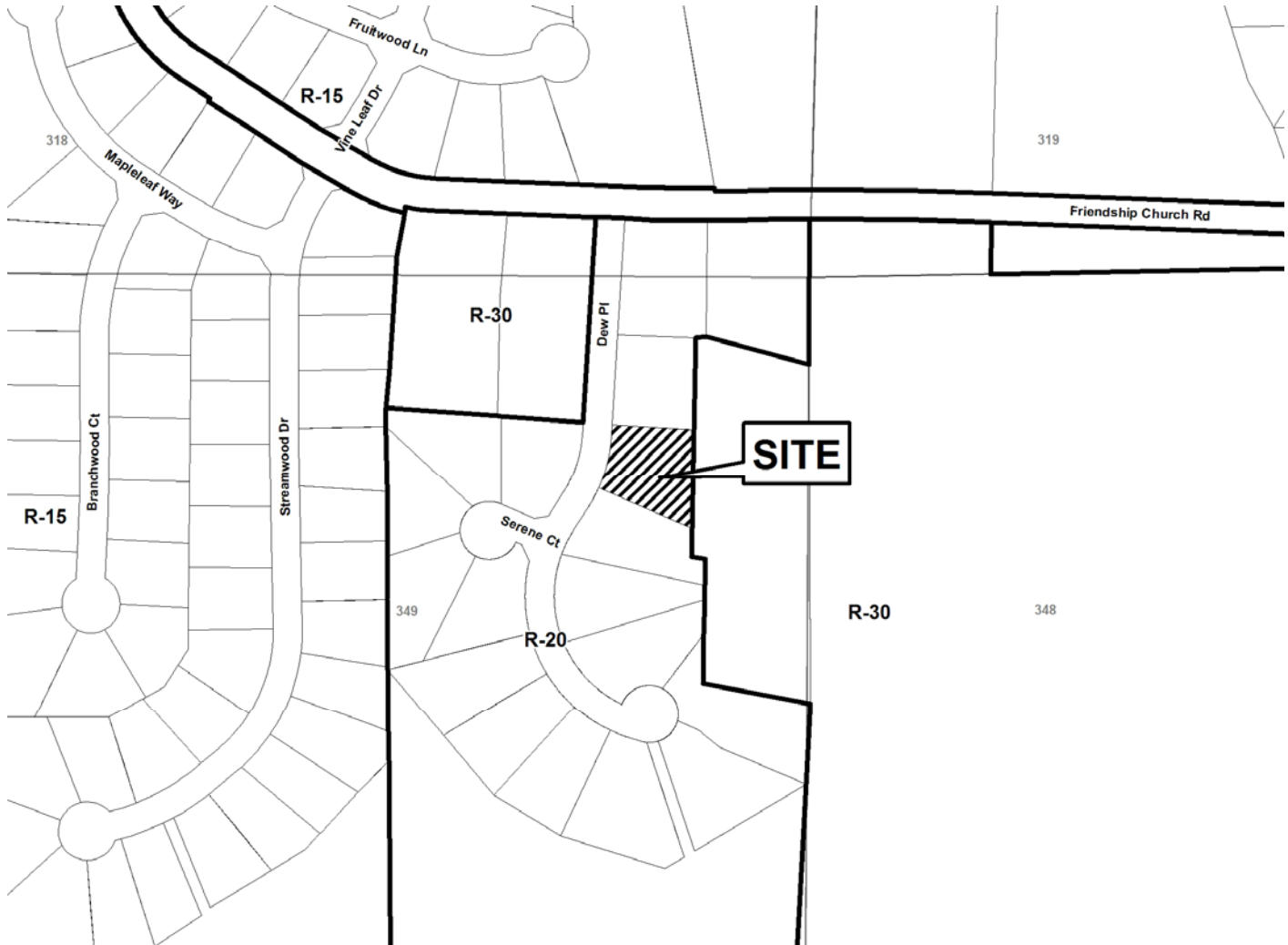
PLAT PREPARED FOR :

PLAT BOOK 249 PAGE 64

DEED BOOK PAGE

APPLICANT: Frank A. Gonzales **PETITION NO.:** V-70
PHONE: 770-975-5710 **DATE OF HEARING:** 10-13-10
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 349
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 19
Dew Place, south of Friendship Church Road **SIZE OF TRACT:** .5 acre
(1675 Dew Place). **COMMISSION DISTRICT:** 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed swimming pool) to the side of the primary structure on lot 2; 2) waive the front setback from the required 35 feet to 34 feet (existing); and 3) waive the rear setback from the required 35 feet to 32 feet (existing).



Application for Variance

Cobb County

(type or print clearly)

Application No. V-10
Hearing Date: 10-13-2010

Applicant FRANK A. GONZALES Business Phone 770 975 5710 Home Phone _____
Frank A. Gonzales Address 1748 BENTRIDGE KENNESAW GA 30144
(representative's name, printed) (street, city, state and zip code)
Frank A. Gonzales Business Phone 770 975 5710 Cell Phone 404 626 2849
(representative's signature)

Signed, sealed and delivered in presence of:

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

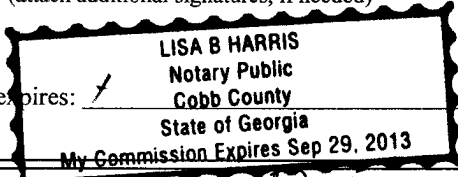
Jon Bowen

Notary Public

Titleholder 1 SCOTT K. KUBES Business Phone +317-460-4381 Home Phone 678-369-4944
Signature 1 Scott K. Kubes Address: 1675 DEW PLACE, MARIETTA, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 1



Lisa B. Harris

Notary Public

Present Zoning of Property R-20

Location 1675 DEW PLACE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 349 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.

* NOT ENOUGH ROOM FOR SWIMMING POOL IN BACKYARD

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF THE PRIMARY



PLAT OF SURVEY FOR

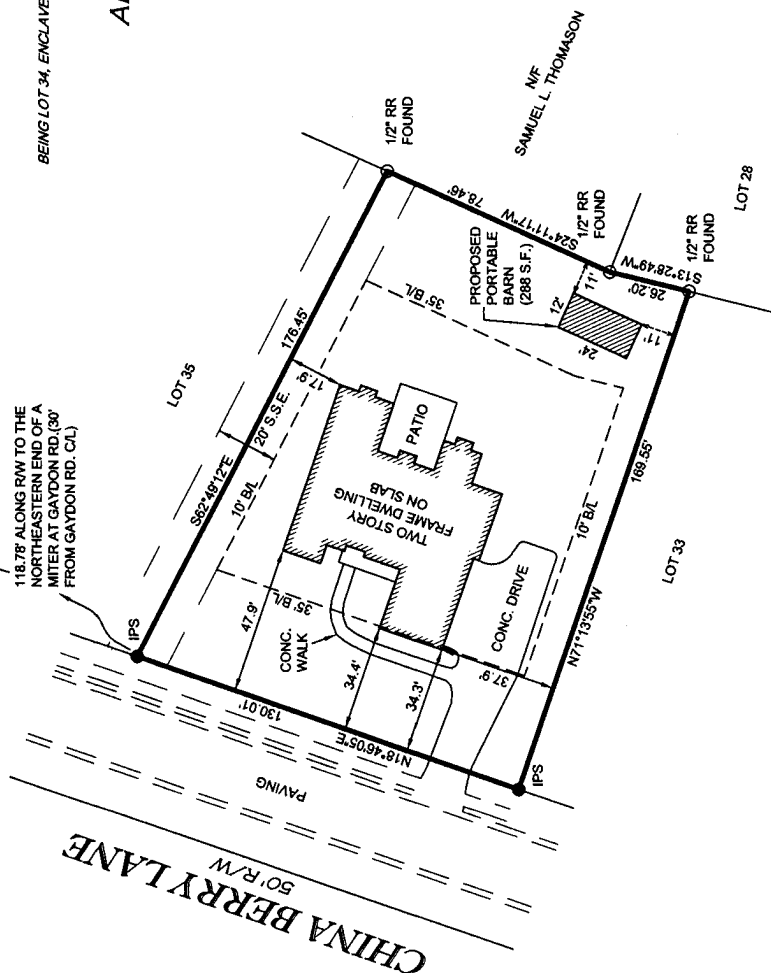
CYNTHIA A. THOMPSON

LOCATED IN LAND LOT 523, 19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

BEING LOT 34, ENCLAVE AT COVENANT LAKE, AS RECORDED IN PLAT BOOK 286, PAGE 57

2465 CHINA BERRY LANE

AREA = 0.459 ACRES



LEGEND

CORNER MONUMENTATION:

● = IPS = CORNER SET WITH A 1/2\"/>

— = REINFORCING ROD

○ = CORNER FOUND

○ = UNMONUMENTED CORNER

○ = CORNER TO BE SET WHEN

CONSTRUCTION PERMITS

— X — X — FENCE LINE

RR = STEEL REINFORCING ROD

OTP = OPEN TOP WATER PIPE

CTP = CRIMPED TOP WATER PIPE

PP = POWER POLE

CL = CENTERLINE

BL = BUILDING LINE

R/W = RIGHT OF WAY

LL.L. = LAND LOT LINE

WATER MAINS = — W — W — W — W —

OVERHEAD POWER LINES = — E — E — E — E —

GAS MAINS = — G — G — G — G —

SANITARY SEWER MAIN = — S — S — S — S —

NF = NOW OR FORMERLY OWNED BY

NSAB = NAIL SET AT BASE

V-71
(2010)

GRAPHIC SCALE



DATE	DESCRIPTION

REVISIONS

THE **RUSSELL** COMPANY

PROFESSIONAL LAND SURVEYORS
2081 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5803
E-MAIL: BEN@RUSSELL.COM

PROJ. NO. C05625 FILE: C05625 Lot 34.DWG
FIELD SURVEY DATE: 07/15/2010
PLAT DATE: 07/21/2010 SCALE: 1" = 40'



TECHNICAL DATA

TRAVERSE PRECISION: 1/36,973

ANGLE ERROR: 1 SEC PER ANG

SURVEY ADJUSTMENT: LEAST SQUARES

EQUIPMENT: TOPCON GTS-303

PLAT PRECISION: 1/109,862

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD

INSURANCE RATE MAPS COMMUNITY

PANEL NO.: 13067C0089G

EFFECTIVE DATE: DECEMBER 16, 2008

THE MAP GRAPHICALLY DEPICTS THE SUBJECT

PROPERTY TO BE IN ZONE: "X"

THE CHARACTERISTIC OF THIS ZONE IS

AN AREA ABOVE THE 100

YEAR FLOOD PLAIN.

APPLICANT: Cynthia A. Thompson

PETITION NO.: V-71

PHONE: 770-541-5991

DATE OF HEARING: 10-13-10

REPRESENTATIVE: Eddie Harding

PRESENT ZONING: R-20

PHONE: 515-556-9131

LAND LOT(S): 529

PROPERTY LOCATION: Located on the east side of

DISTRICT: 19

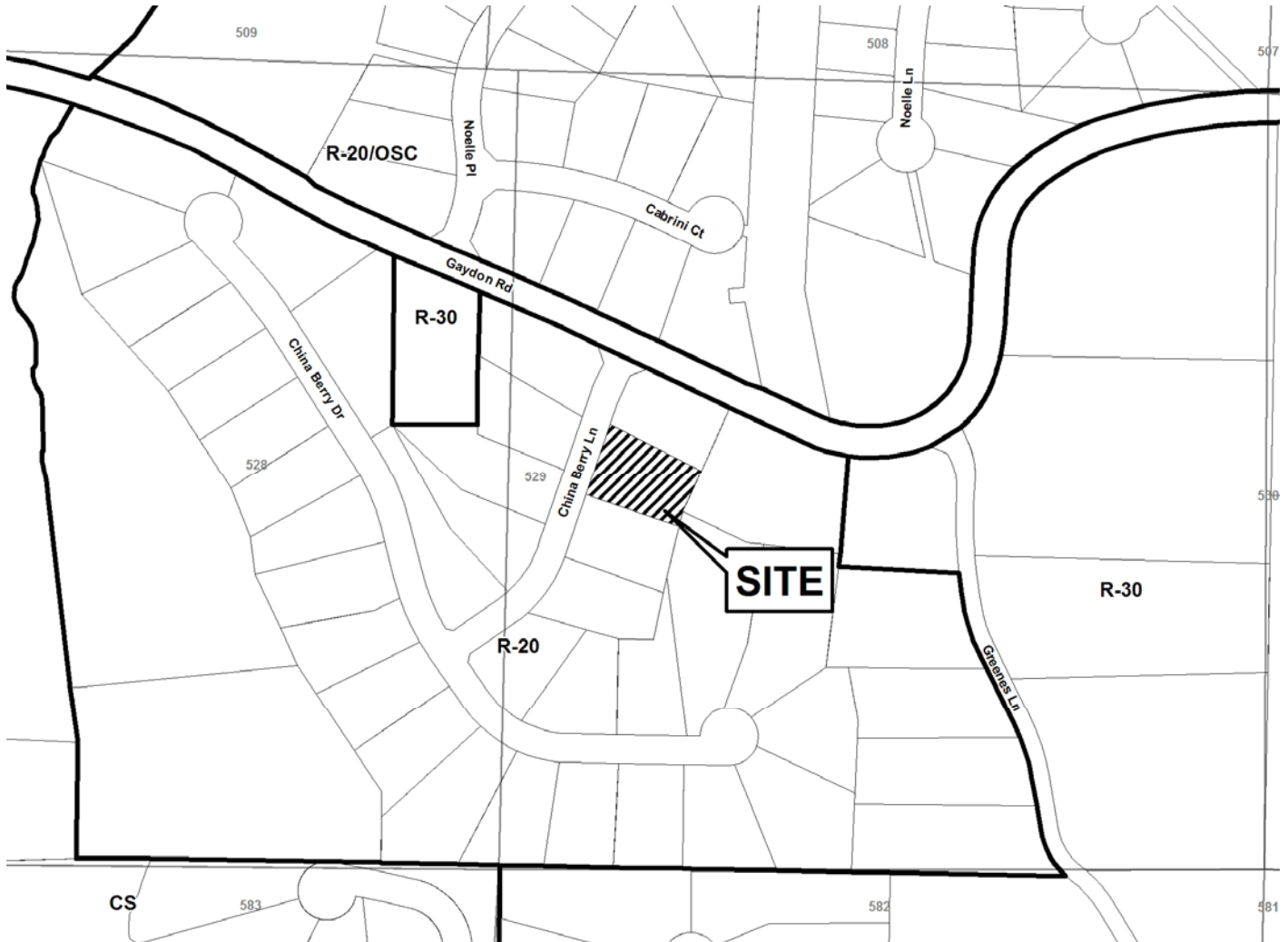
China Berry Lane, south of Gaydon Road

SIZE OF TRACT: .459 acre

(2465 China Berry Lane).

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (288 square foot proposed barn) from the required 35 feet to 11 feet; and 2) waive the front setback from the required 35 feet to 34 feet (existing).



Application for Variance

Cobb County

(type or print clearly)

Application No. V-71
Hearing Date: 10-13-10

Applicant CYNTHIA A. THOMPSON Business Phone 770-541-5991 Home Phone 515-556-9398

EDDIE HARDING Address 2465 CHINA BERRY LN POWDER SPRINGS GA.
(representative's name, printed) (street, city, state and zip code) 50127

(representative's signature)

Business Phone 515-556-9131 Cell Phone 515-556-9131

My commission expires: _____

Signed, sealed and delivered in presence of:

Wanda Campbell
Notary Public

Titleholder CYNTHIA A. THOMPSON Business Phone 770-541-5991 Home Phone _____

Signature Cynthia A. Thompson Address: 2465 CHINA BERRY LN POWDER SPRING GA.
(attach additional signatures, if needed) (street, city, state and zip code) 50127

My commission expires: _____

Signed/sealed and delivered in presence of:

Wanda Campbell
Notary Public

Present Zoning of Property RZ-20

Location 2465 CHINA BERRY LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 529 District 19 Size of Tract .459 Acre(s)

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

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

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

1. Would be over a drainage swall that water from neighbor property runs through.
2. Interferes with water sprinkler system
3. Steeper terrain
4. Too close to house
5. Not aesthetically appealing to neighborhood.

List type of variance requested:

WAIVE THE REAR SETBACK FOR AN
ACCESSORY STRUCTURE FROM REQUIRED
35FT TO 11FT

APPLICANT: Jay Paul B. Gapuzan

PETITION NO.: V-72

PHONE: 678-836-5304

DATE OF HEARING: 10-13-10

REPRESENTATIVE: same

PRESENT ZONING: R-15

PHONE: same

LAND LOT(S): 661

PROPERTY LOCATION: Located at the southeast

DISTRICT: 16

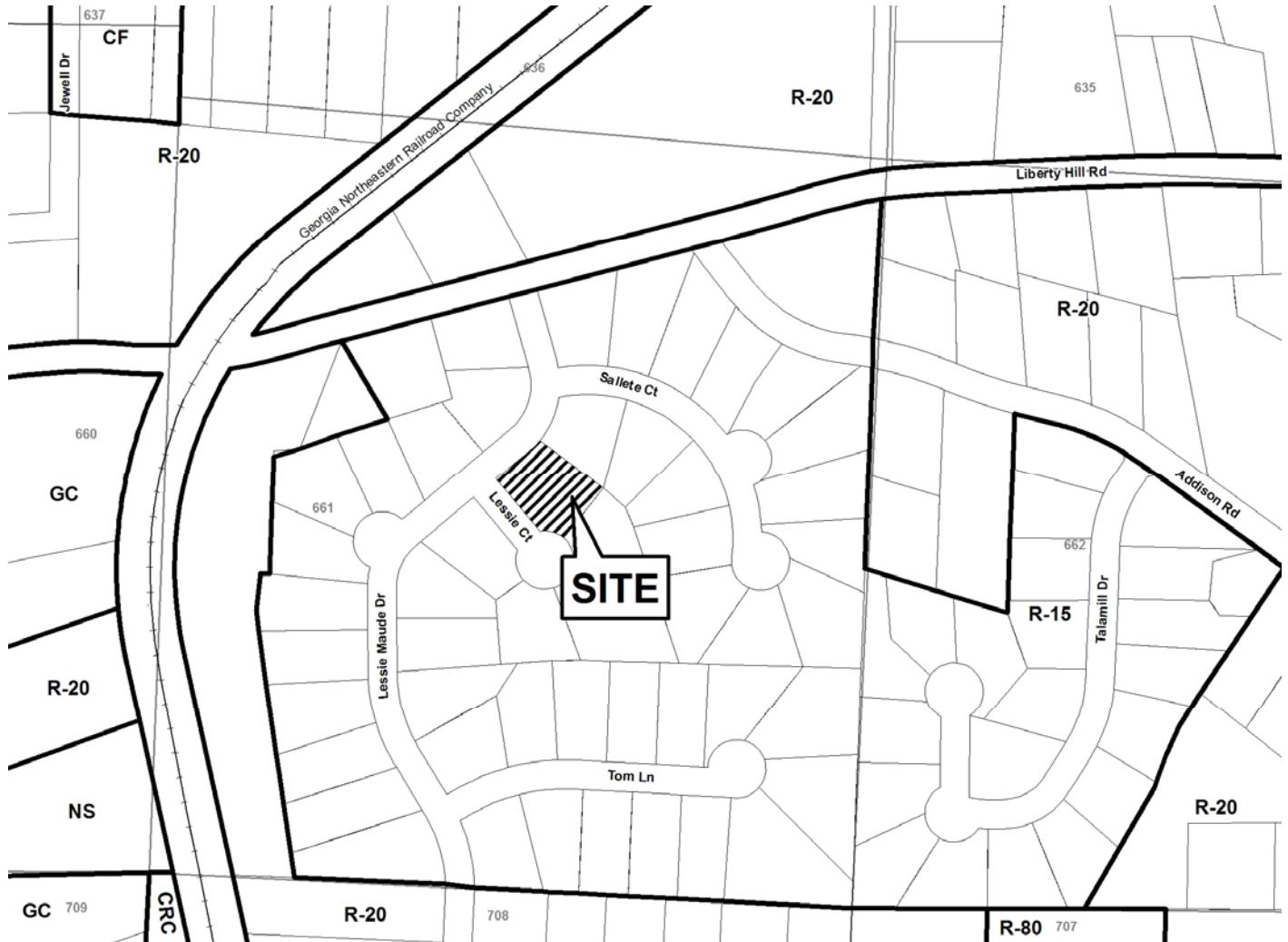
intersection of Lessie Maude Drive and Lessie Court

SIZE OF TRACT: .37 acre

(1201 Lessie Court).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the rear setback for an accessory structure from the required 35 feet to 10 feet on lot 16.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-12

Hearing Date: 10-13-2010

Applicant Jay Paul B. Gapuzan Business Phone 1 Home Phone (678) 836-5304

Jay Paul B. Gapuzan Address 1201 Lessie Ct. Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Jay Paul B. Gapuzan Business Phone 1 Cell Phone (678) 836-5304
(representative's signature)

My commission expires: 1 Notary Public, Cobb County, Georgia
My Commission Expires February 3, 2011

Signed, sealed and delivered in presence of:

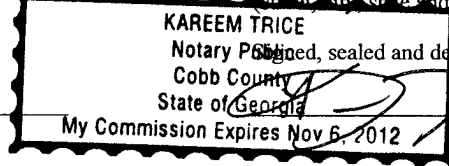
I J Bowen

Notary Public

Titleholder Jay Paul and Victoria Gapuzan Business Phone _____ Home Phone (678) 836-5304

Signature Jay Paul B. Gapuzan Address: 1201 Lessie Ct Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/6/12



Notary Public

Present Zoning of Property R-15

Location 1201 LESSIE COURT
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 661 District 16 Size of Tract 0.37 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.

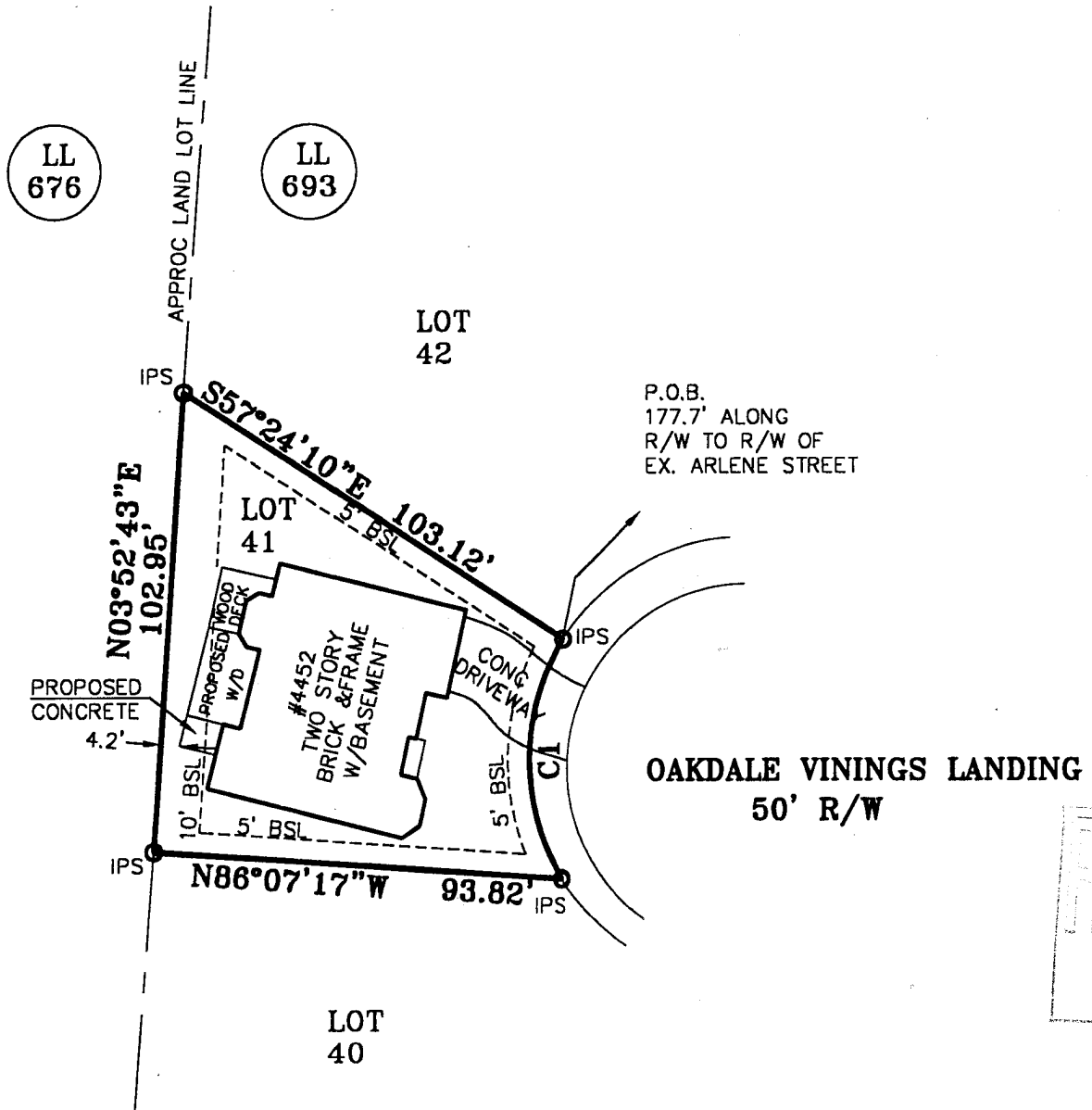
Size of Property _____ Shape of Property X Topography of Property _____ Other X

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

Will not sit backyard area

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO THE SIGN OF THE PRIMARY. WAIVE THE REAR SETBACK FROM REQUIRED 35FT TO 10FT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	56.46	50.00	S00°15'27"W	53.50



AUG 4,
2010
COURT OF
COMMONS

Exhibit "A"

INAL

E

160



1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO
TION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION
TE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

NOTE:
ALL EASEMENTS DEPICTED ARE PER P
RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED
WITH THE MINIMUM STANDARDS AND REQUIREMENTS
OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF
PERSONS OR ENTITY NAMED HEREON. THIS PLAT
TO ANY UNNAMED PERSON, PERSONS, OR ENTITY
RECERTIFICATION BY THE SURVEYOR NAMING SAID
OR ENTITY.

APPLICANT: Cynthia J. Pryor and Michael A. Pryor

PETITION NO.: V-73

PHONE: 770-803-0163

DATE OF HEARING: 10-13-10

REPRESENTATIVE: Michael Pryor

PRESENT ZONING: RA-5

PHONE: 770-906-6311

LAND LOT(S): 693

PROPERTY LOCATION: Located on the west side

DISTRICT: 17

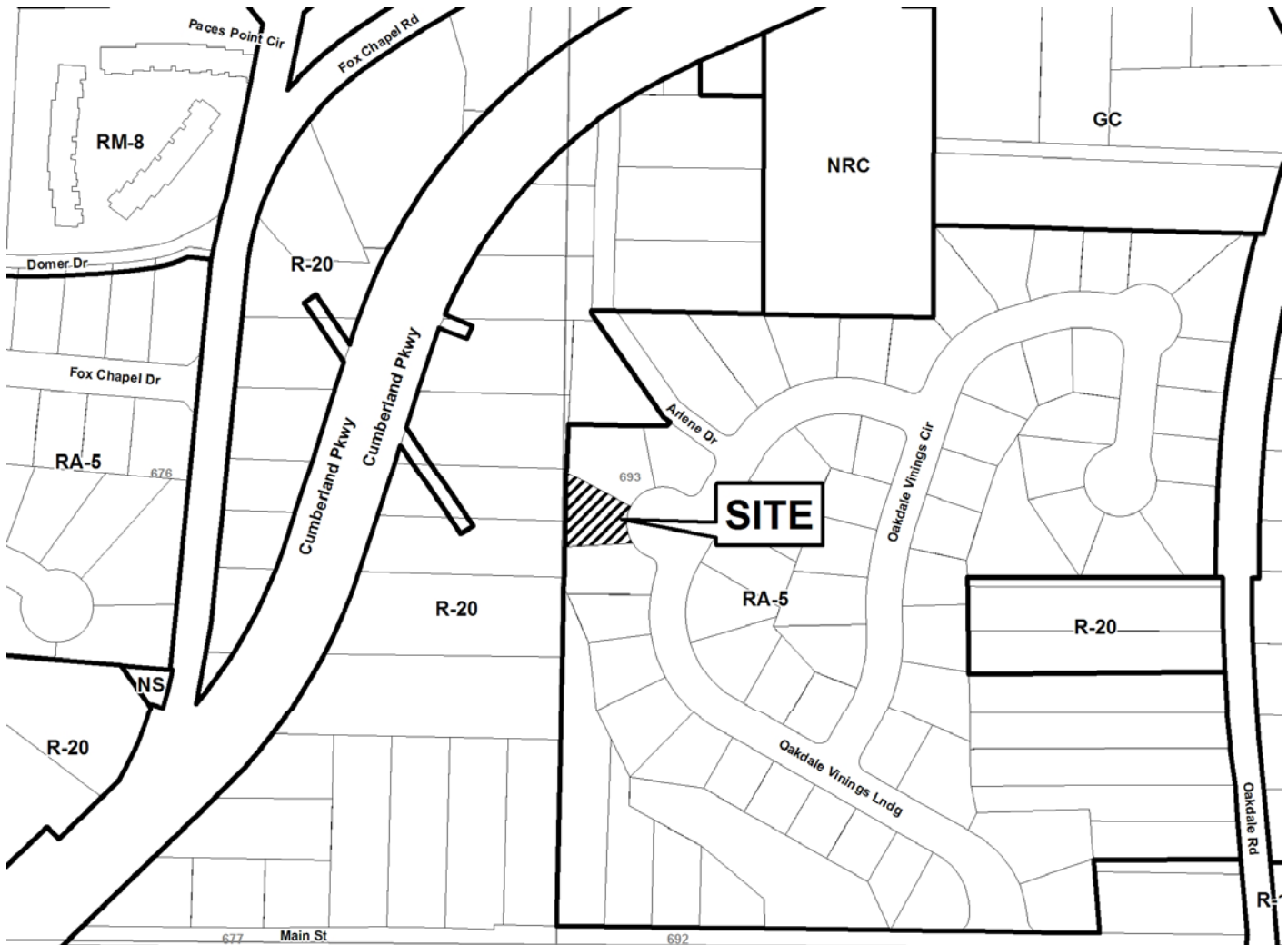
of Oakdale Vinings Landing, west of Oakdale Road

SIZE OF TRACT: .16 acre

(4452 Oakdale Vinings Landing S.E.).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback on lot 41 from the required 10 feet to 4 feet.



Application for Variance

Cobb County

(type or print clearly)

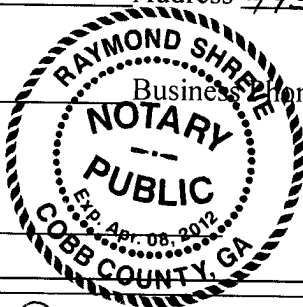
Application No. V-73

Hearing Date: 10-13-10

Applicant Cindy and Michael Pryor Business Phone _____ Home Phone 770-803-0163

Michael Pryor Address 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Michael Pryor Business Phone 770-803-0163 Cell Phone 770-906-6311
(representative's signature)



My commission expires: 4/8/12

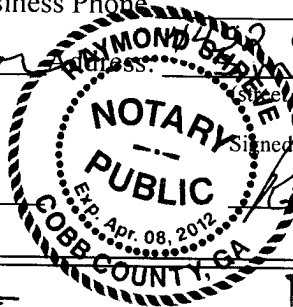
Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Michael & Cindy Pryor Business Phone _____ Home Phone 770-803-0163

Signature Michael Pryor Cindy Pryor Address 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 4/8/12

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property ~~R-20~~ RA-5

Location 4452 Oakdale Vinings Lndg SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 693 District 17 Size of Tract .16 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.

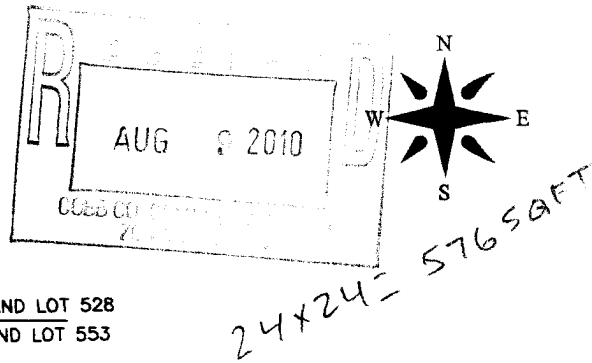
Size of Property .16 acres Shape of Property X Topography of Property _____ Other _____

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.

We would like to extend our rear patio across the back of the house. The building setback line runs diagonally to intersect the SW corner thereby restricting our ability to do so. (See exhibit A)
↑ site plan

List type of variance requested: Waive the rear setback from 10ft to 4ft.

**V-74
(2010)**



August 06, 2010

878.7' TO THE INTERSECTION
WITH THE R/W OF TIMBERLAND ROAD.

GREGORY E USZENSKI

Scale: 1"=40'	Date: 08/06/10	LT:
Drawn: WSG	Checked: WSG	Job:

APPLICANT: Gregory E. Uszenski

PETITION NO.: V-74

PHONE: 770-565-1189

DATE OF HEARING: 10-13-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 553

PROPERTY LOCATION: Located on the north side

DISTRICT: 16

of Alberta Lane, west of Timberland Road

SIZE OF TRACT: .461 acre

(2575 Alberta Lane).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback for an accessory structure over 144 square feet (proposed 576 square foot garage) from the required 10 feet to 5.5 feet adjacent to the eastern property line on lot 10.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-74

Hearing Date: 10-13-2010

Applicant GREGORY E. USZENSKI Business Phone — Home Phone 770-565-1189

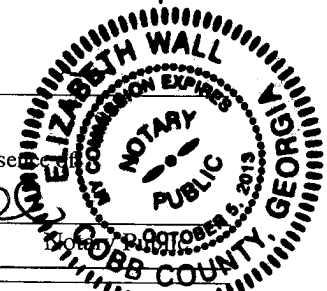
GREGORY E. USZENSKI Address 2575 ALBERTA LANE, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Joan A. Uszenski Business Phone — Cell Phone —
(representative's signature)

My commission expires: October 5, 2013

Signed, sealed and delivered in presence of

Elizabeth Wall

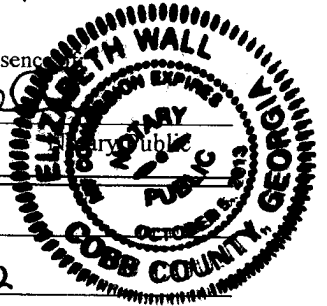


Titleholder GREGORY E. USZENSKI Business Phone — Home Phone 770-565-1189

Signature Joan A. Uszenski Address: 2575 ALBERTA LANE, MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

Elizabeth Wall



My commission expires: October 5, 2013

Present Zoning of Property R-20

Location 2575 ALBERTA LANE, MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 553 District 16TH Size of Tract 1/2 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 1/2 ACRE Shape of Property RECT Topography of Property VERY SLIGHT SLOPE Other 100' x 200'

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.

PART OF GARAGE WOULD BE HIDDEN BEHIND HOUSE IF

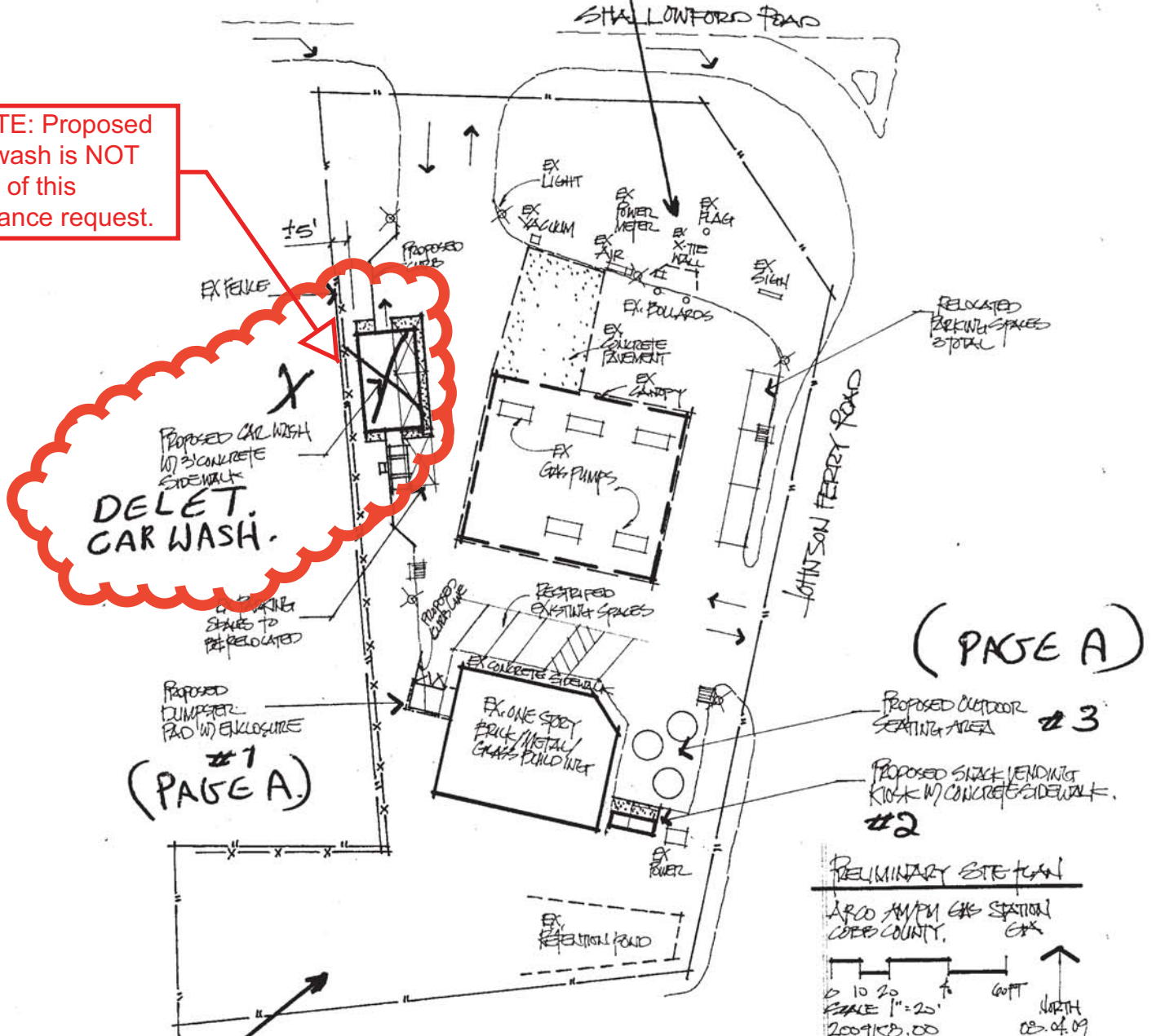
10' from PROPERTY LINE AND IT WOULD LOOK AWFUL!

List type of variance requested: FROM 10 FEET TO 5 1/2 FEET FROM

PROPERTY LINE AS PER SURVEY
WAIVE THE SIDE SETBACK FOR A GARAGE OVER 11/4' SET

PROPOSED DVD VENDING MACHINE #5 (PAGE A)

NOTE: Proposed carwash is NOT part of this variance request.



PRELIMINARY SITE PLAN

ARCO AMPM GAS STATION

COBB COUNTY, GA

0 10 20 60 FT

SCALE 1" = 20'

2009/15B.00

NORTH

CS. 04.09

PAULSON MITCHELL

ARCHITECTS

43.5 Acre Tract

Unit 250

Atlanta, Georgia 30321

Phone: 770.610.7885

Fax: 770.610.7886

www.paulsonmitchell.com

APPLICANT: Jonathan Khoshnood

PETITION NO.: V-75

PHONE: 770-643-5991

DATE OF HEARING: 10-13-10

REPRESENTATIVE: same

PRESENT ZONING: NRC

PHONE: same

LAND LOT(S): 467

PROPERTY LOCATION: Located at the southwest

DISTRICT: 16

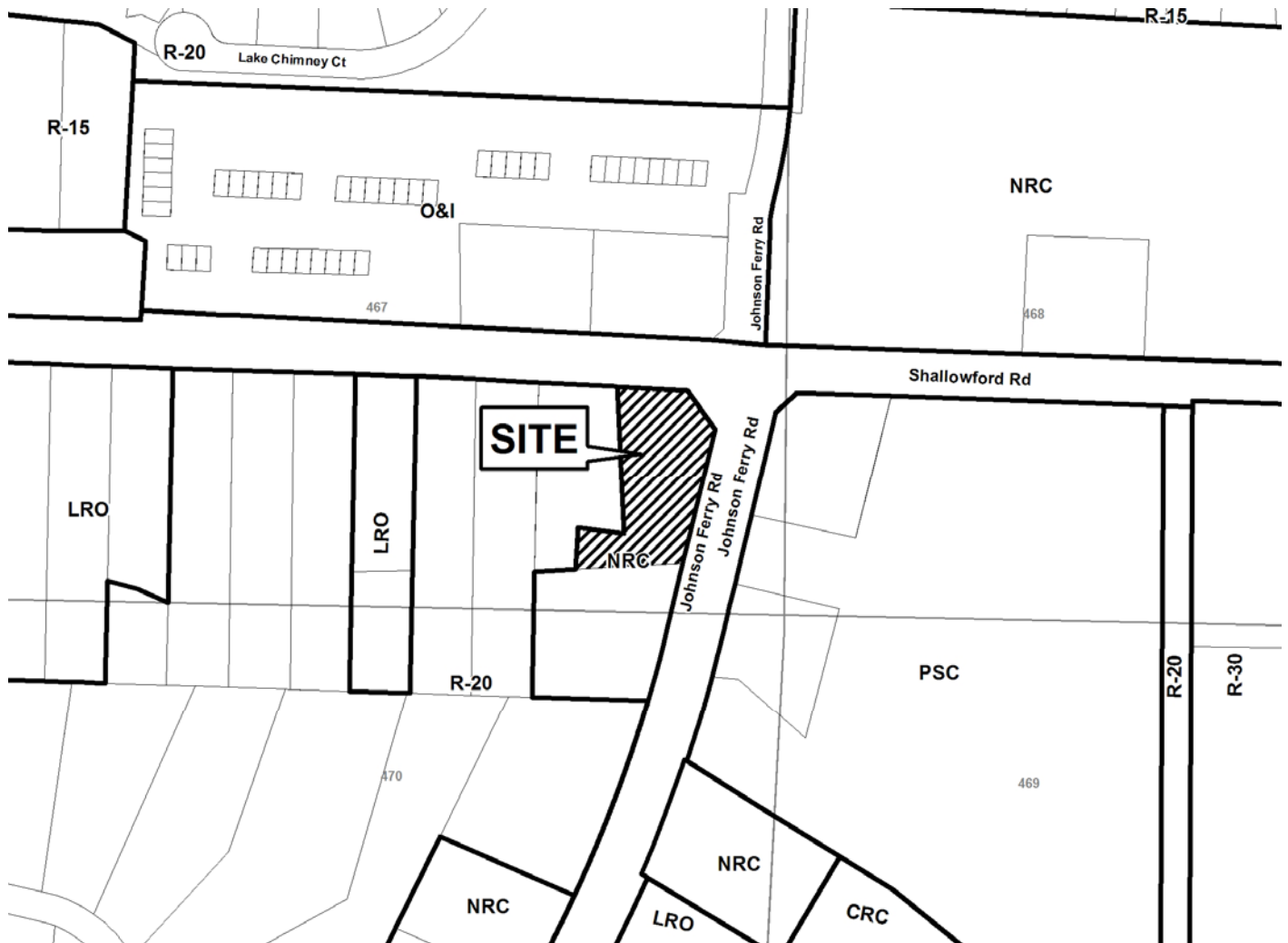
intersection of Shallowford Road and Johnson Ferry Road

SIZE OF TRACT: 1 acre

(4324 Shallowford Road).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow a dumpster/dumpster enclosure to the side of the primary structure; 2) allow an accessory structure to the side of the primary structure (proposed kiosk on the east side of building); and 3) allow an accessory structure to the front of the primary structure (proposed DVD vending machine).



Application for Variance Cobb County

(type or print clearly)

Application No. 11-75
Hearing Date: 10-13-10

(JONATHAN)

Applicant KHOSHNOOD Business Phone 770 643-5991 Home Phone _____

JONATHAN KHOSHNOOD Address 4324 SHALLOWFORD RD MARIETTA, GA
(representative's name, printed) (street, city, state and zip code) 30062

[Signature] Business Phone _____ Cell Phone (213) 798-9857
(representative's signature)

My commission expires: June 3, 2013



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

Titleholder ELUL LLC Business Phone 770 643-5991 Home Phone _____

Signature [Signature] Address: 4324 SHALLOWFORD RD MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: 6/3/2013



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

Present Zoning of Property NRC

Location 4324 SHALLOWFORD RD. MARIETTA, GA. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 467 P15 District 16 Size of Tract 1 Acre(s)

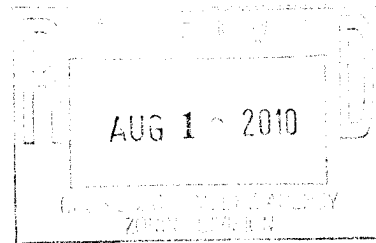
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property [Arrow] Topography of Property _____ Other [Arrow]

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 only location that would meet the code would be
Where the RETENTION POND is located.

List type of variance requested: Please see attached (PAGE A).



Page A

- 1- To allow to move the dumpster to the west side of the building.
- 2- To allow a kiosk with the allowed set backs.
- 3- To allow out door seating with in set backs.
- 4- To allow out door seating in the back of the building with in set backs.
- 5- To allow DVD vending machine in the front of the building with in set backs.