

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 8, 2010

DUE DATE: November 8, 2010

Distributed: October 21, 2010



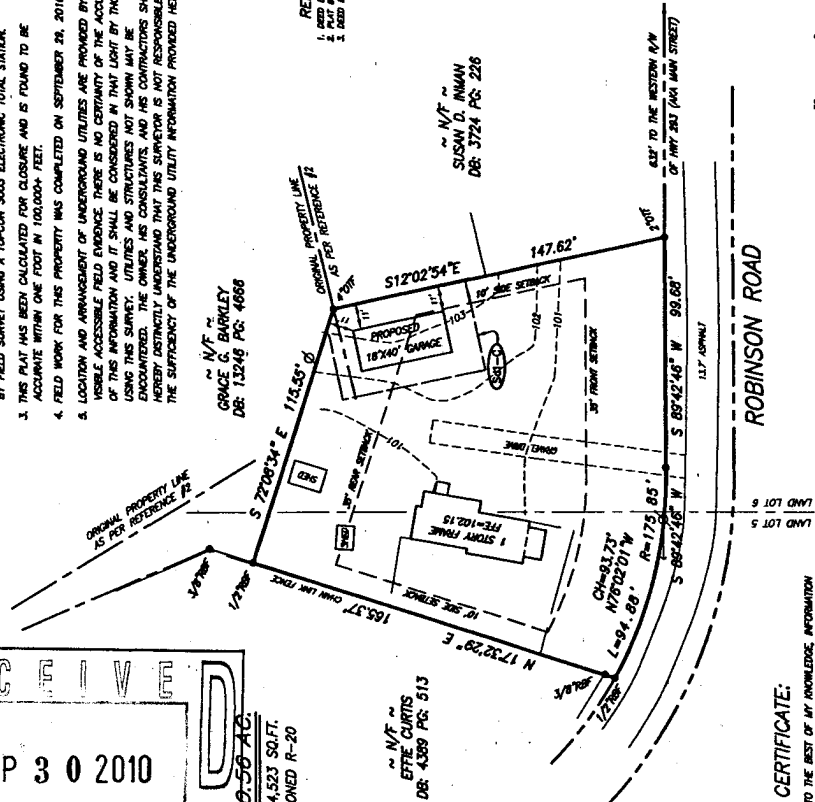
Cobb County...Expect the Best!

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
4. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 29, 2010
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY THE UTILITY ACCESSORY PLAT OF SAME DATE. THERE IS NO CERTAINTY OF THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN ON THIS PLAT. ANY UTILITIES NOT SHOWN USING THIS SURVEY, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

REFERENCES:

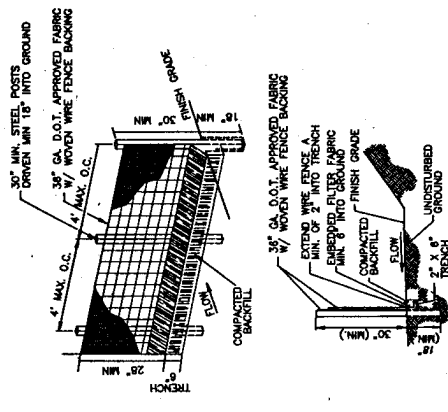
1. DEED BOOK 13438 PG. 3710
2. PLAT BOOK 129 PG. 38
3. DEED BOOK 14387 PG. 2189



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACTING STANDARDS AS CERTIFIED BY THE STATE OF GEORGIA AND IN ACCORDANCE WITH THE DATE OF THIS CERTIFICATION.

RECEIVED
SEP 30 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Sd1-C **SEDIMENT BARRIER (TYPE C SILT FENCE)** **M.T.S.**

GENERAL NOTES:

- 1) EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN AND REPAIRED BY GENERAL CONTRACTOR.
- 2) ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF NEEDED NECESSARY BY ON-SITE INSPECTION.
- 3) THE EROSION OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-USE/RESTORATION ACTIVITIES.
- 4) EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 5) INSTALLED AREAS LEFT BARE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS AFTER 30 DAYS FLOWMENT VEGETATION SHALL BE ESTABLISHED.
- 6) SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE, OF THE GEORGE COUNTY DEPARTMENT OF TEMPORARY SANOING SPECIFICATIONS 1983 EDITION, AND BE WIRE APPROVED.
- 7) CONTRACTOR TO GRADE SITE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BLDG.
- 8) NO GRADED SLOPE SHALL EXCEED 24:1.
- 9) THE LOT AREA IS 0.56 ACRES.
- 10) THIS SITE IS NOT LOCATED WITHIN 200' OF ANY STATE WATERB.
- 11) NO TREES WILL BE REMOVED FROM SITE.

LAND ANSWERS
SURVEYORS • PLANNERS • CONSULTANTS
PROFESSIONAL CONSTRUCTION LIAISON
WWW.LANDANSWERS.NET

MAIRETTA OFFICE:
7773 CHANSON DRIVE
MAIRETTA, GA 30064
PHONE: (770) 862-0799

WALESKA OFFICE:
213 PONDEROSA
WALESKA, GA 30183
PHONE: (770) 722-7625

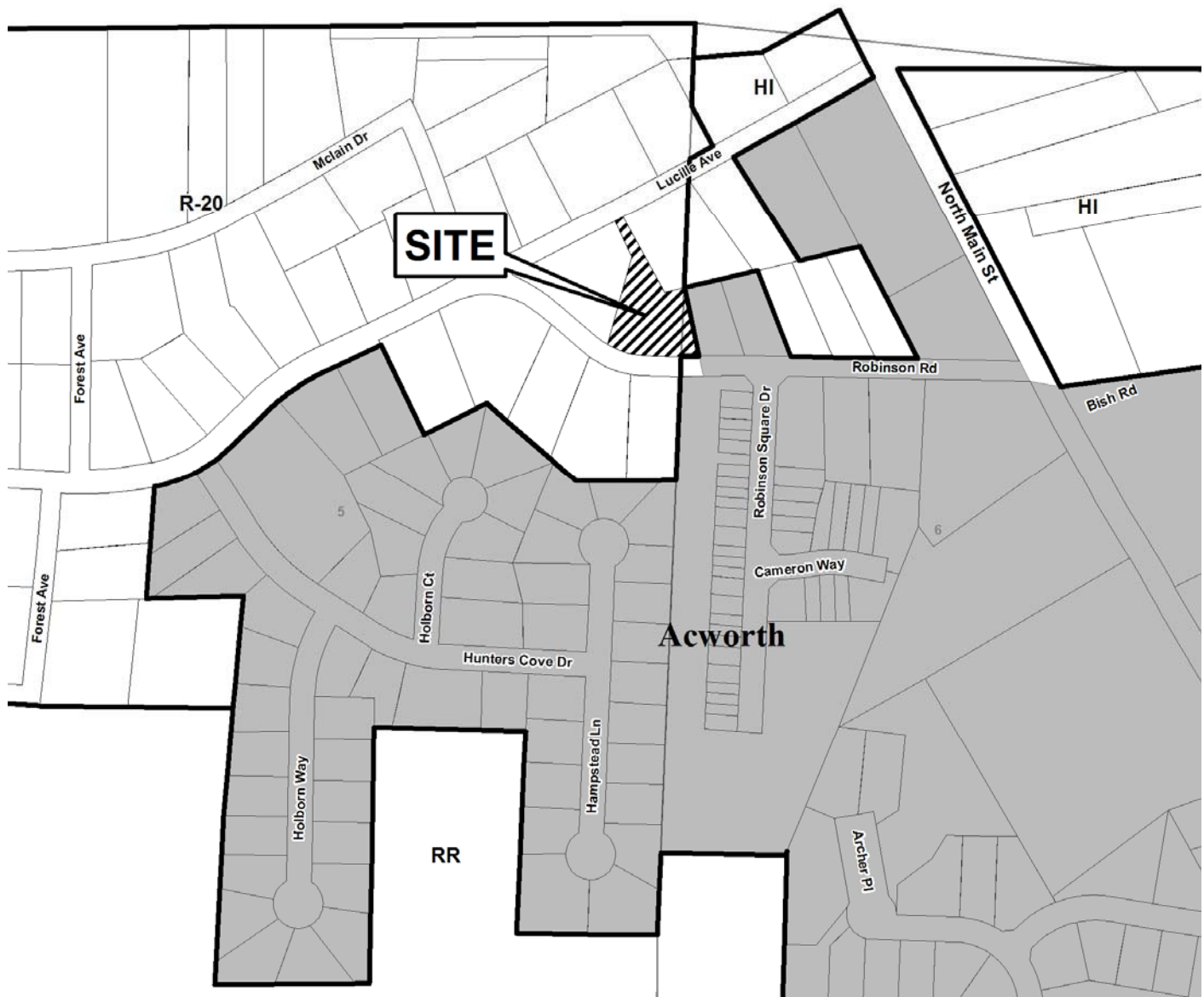
SITE PLAN FOR:
RALPH PRADO
4970 ROBINSON ROAD
LAND LOT 5 & 6 ~ 20TH DISTRICT
COBB COUNTY, GEORGIA

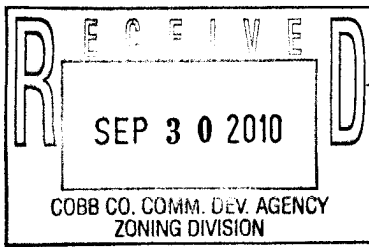
DATE: 09-30-10	SHEET 1 OF 1
REVISIONS:	DRAWN BY: JMW
1.	APPROVED BY: JMW
2.	
3.	PROJECT # 10105
4.	

THE UNIVERSITY OF CHICAGO

APPLICANT: <u>Ralph Prado</u>	PETITION NO.: <u>V-84</u>
PHONE: <u>404-885-4588</u>	DATE OF HEARING: <u>12-08-10</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>5, 6</u>
PROPERTY LOCATION: <u>On the north side of</u>	DISTRICT: <u>20</u>
<u>Robinson Road, east of Highway 293</u>	SIZE OF TRACT: <u>.56 acre</u>
<u>(4970 Robinson Road).</u>	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (720 square feet proposed garage) from the required 100 feet to 11 feet from the eastern property line, 11 feet from the northern property line, 90 feet from the western property line and 90 feet from the southern property line; and 2) allow an accessory structure to the side of the primary structure.





Application for Variance Cobb County

(type or print clearly)

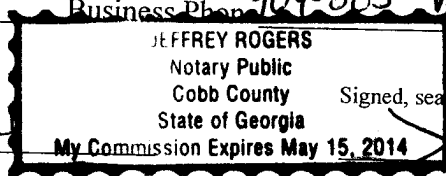
Application No. V-84

Hearing Date: 12-8-10

Applicant Ralph Prado Business Phone 404-885-4588 Home Phone 404-885-4588

Ralph Prado Address 4970 Robinson Road Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 404-885-4588 Cell Phone _____
(representative's signature)



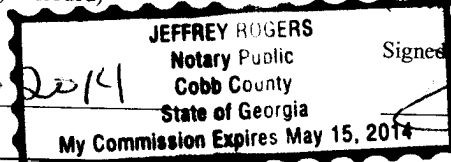
My commission expires: 5-15-2014

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Ralph Prado Business Phone 404-885-4588 Home Phone 404-885-4588

Signature [Signature] Address: 4970 Robinson Road Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 5-15-2014

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 4970 Robinson Road Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 5 District 20 Size of Tract .56 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 _____

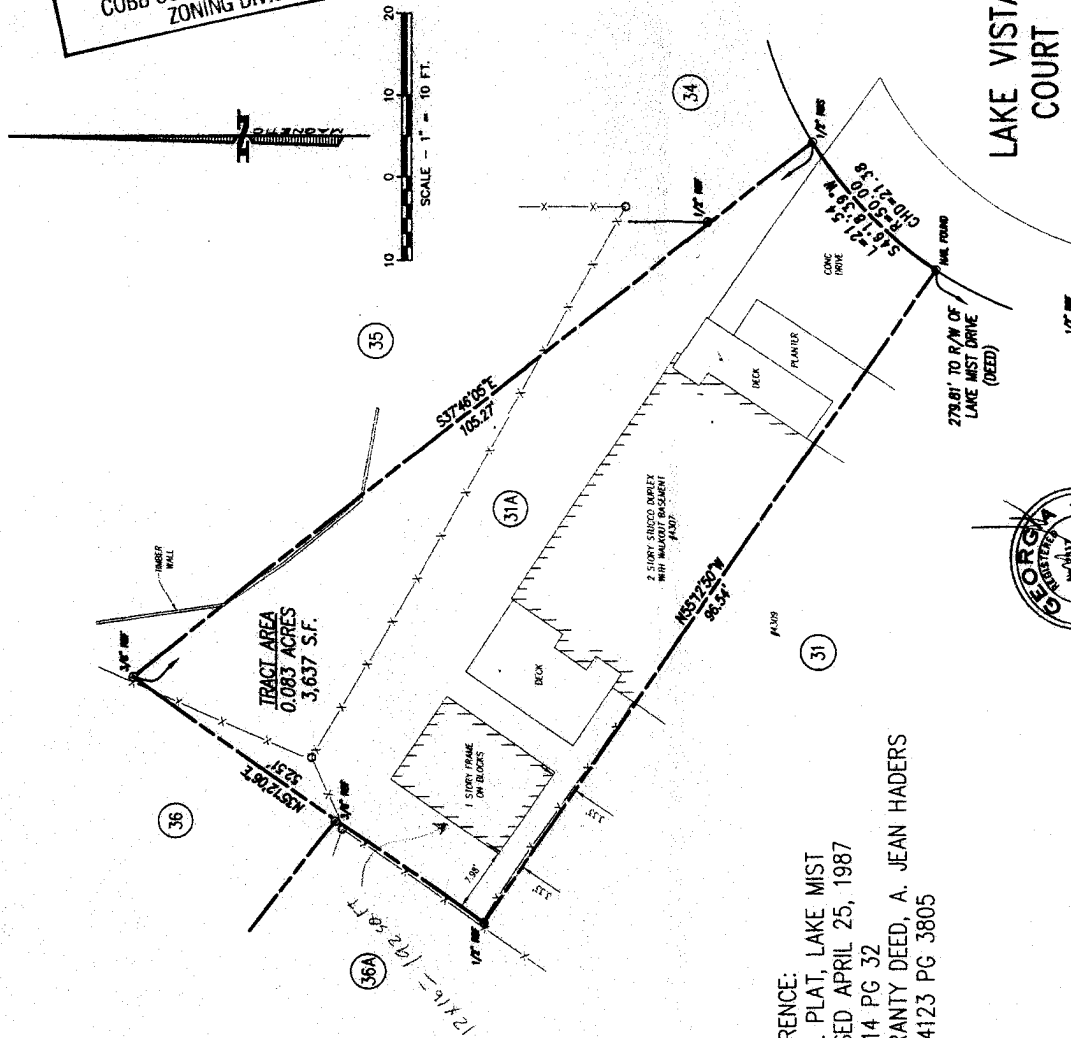
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Do to the size and shape of the lot this site makes it the most feasible for the garage.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 650 SQ FT. (PROPOSED 720 SQ FT.) FROM REQUIRED 100 FT TO 11 FT FROM EAST PROP. 11 FT FROM NORTH PROP. 90 FT FROM WEST PROP. 10 FT FROM SOUTH PROP. LINE.

**V-85
(2010)**

RECEIVED
OCT 1 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



REFERENCE:
FINAL PLAT, LAKE MIST
REVISED APRIL 25, 1987
PB 114 PG 32
WARRANTY DEED, A. JEAN HADERS
DB 14123 PG 3805

I HAVE THIS DATE EXAMINED THE "TILAP" FLOOD
PONDING IN THE AREA OF THE "TILAP" COAST,
PONDING IN THE AREA OF THE "TILAP" COAST,
AND HAVE FOUND THAT THE "TILAP" IS NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

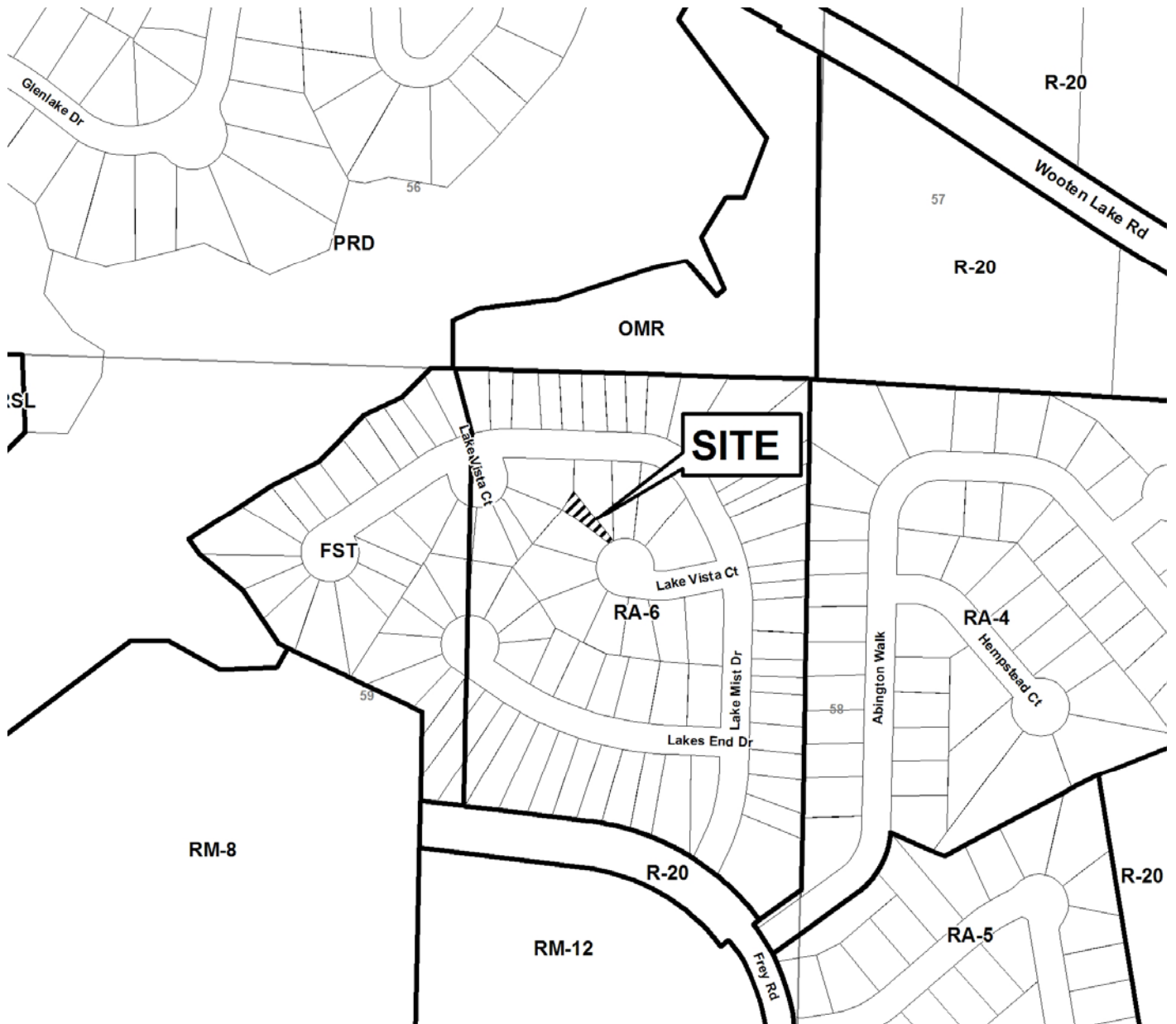
FIELD CLOSURE	- ONE FOOT PER	10.000	FEET
ANGULAR ERROR	-	8.0	PER ANGLE POINT
EQUIPMENT	-	TRIMBLE SET & EDM	
ADJUSTMENT	-	COMPASS RULE	
PLAY CLOSURE	- ONE FOOT PER	78.725	FEET

DATE OF FIELD WORK 8-28-10

REVISIONS	DATE	BY	DESCRIPTION
	12-28-10		
<p>AS BUILT SURVEY</p> <p>4307 LAKE VISTA CT</p> <p>LAND LOT 58 -- 20TH DISTRICT -- 2ND SECTION -- COBB COUNTY -- GEORGIA</p>			
<p>MCMULLEN</p> <p>ENGINEERING</p> <p>1158 SHALLOMWOOD ROAD SUITE A</p> <p>ALPHARETTA, GA 30006</p> <p>Phone (770) 948-3900 Fax (770) 948-3900</p>			
<p>PROJECT NO. 10-083</p> <p>DATE 8-28-10</p> <p>SCALE 1" = 10'</p> <p>DRAWN BY: NJM</p> <p>CHECKED BY: LHM</p>			<p>SHEET</p> <p>51</p>

APPLICANT: <u>Alexandria Jean Haders</u>	PETITION NO.: <u>V-85</u>
PHONE: <u>770-427-8727</u>	DATE OF HEARING: <u>12-08-10</u>
REPRESENTATIVE: <u>Gerald L. Price</u>	PRESENT ZONING: <u>RA-6</u>
PHONE: <u>770-422-2506</u>	LAND LOT(S): <u>59</u>
PROPERTY LOCATION: <u>On the west side</u>	DISTRICT: <u>20</u>
<u>of Lake Vista Court, south of Lake Mist Drive</u>	SIZE OF TRACT: <u>.083 acre</u>
<u>(4307 Lake Vista Court).</u>	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure from the required 5 feet to 3 feet; and 2) waive the rear setback for an accessory structure from the required 30 feet to 7 feet on lot 31.



Application for Variance Cobb County

(type or print clearly)

Application No. V-85

Hearing Date: 12-8-10

Applicant ALEXANDRIA JEAN HADERS Business Phone 770.421.8727 Home Phone 770.377.6661

Gerard L. Price Address 4307 LAKE VISTA COURT, KENNESAW, GA 30144
(representative's name, printed) (street, city, state and zip code)

Gerard L. Price Business Phone (770) 422-2506 Cell Phone 678-389-0234
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: May 20th, 2012

Melanie Conn
Notary Public

Titleholder ALEXANDRIA JEAN HADERS Business Phone 770.421.8727 Home Phone 770.377.6661

Signature Alexandria Jean Haders Address 4307 LAKE VISTA CT., KENNESAW, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 20th, 2012

Melanie Conn
Notary Public

Present Zoning of Property RA-6

Location 4307 Lake Vista Ct.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 59 District 20th Size of Tract 1.083 Acre(s)
7,597

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 7,597 SF Shape of Property Attached Topography of Property Platt 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.

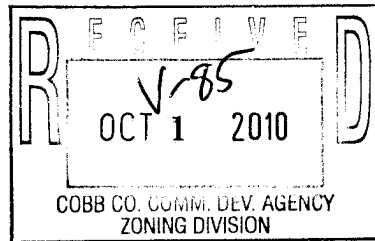
Building is located 48" off lower deck and is symmetrical with existing deck and fence. This area is too shaded by other property owners trees to even grow grass. We are trying to make the best use of the property and is not even visible by others. Variance is requested due to existing conditions (see attached)

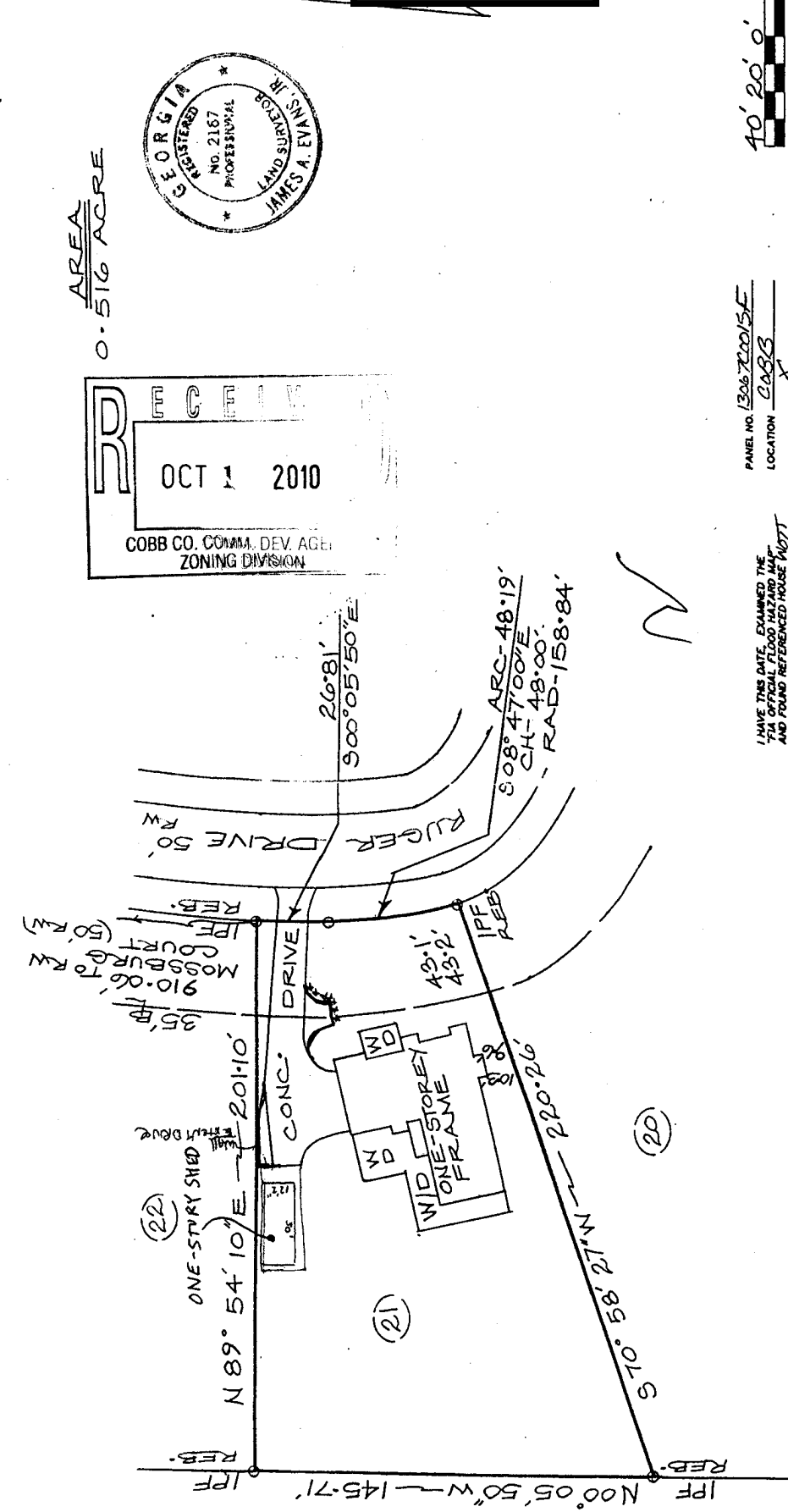
List type of variance requested: Side and Rear Property Line

Due to the Lot Size and Conditions (All the lot Slopes to the Rear of the Property) This is the most Feasible place to put the Building and not create a worse Erosion Problem. I am on Social Security and my Wife had a Stroke last December so our ~~Mobility~~ Mobility on the Premises are somewhat limited This Building in Question is for Storage. Since we were Married in June of this year we need the Extra Space.

Thanks

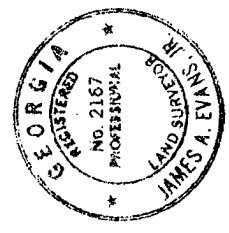
Jimmy & Jeannie





AREA
0.516 ACRE

RECEIVED
OCT 1 2010
COBB CO. COMM. DEV. AGEN
ZONING DIVISION



PANEL NO. 1306720015E
LOCATION 208B3
ZONE A

I HAVE THIS DATE, EXAMINED THE
FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN
ANGULAR ERROR COMPASSION PER ANGLE OF 10". THE
PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED:
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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 LAW.

J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR:
RICHARD K. ROBINSON, JR.
AND
MONICA E. ROBINSON

LOT	BLK.	UNIT	REVISIONS
21		2	

HUNTER'S VALLEY

LAND LOT 122

DISTRICT 16 TH SECTION 2ND

COBB COUNTY, GEORGIA

PLAT BOOK 75 PAGE 105

DATE: 11-01-95 SCALE: 1" = 40'

APPLICANT: Monica and Ric Robinson

PETITION NO.: V-86

PHONE: 770-592-8018

DATE OF HEARING: 12-08-10

REPRESENTATIVE: same

PRESENT ZONING: R-20

PHONE: same

LAND LOT(S): 122

PROPERTY LOCATION: On the west side

DISTRICT: 16

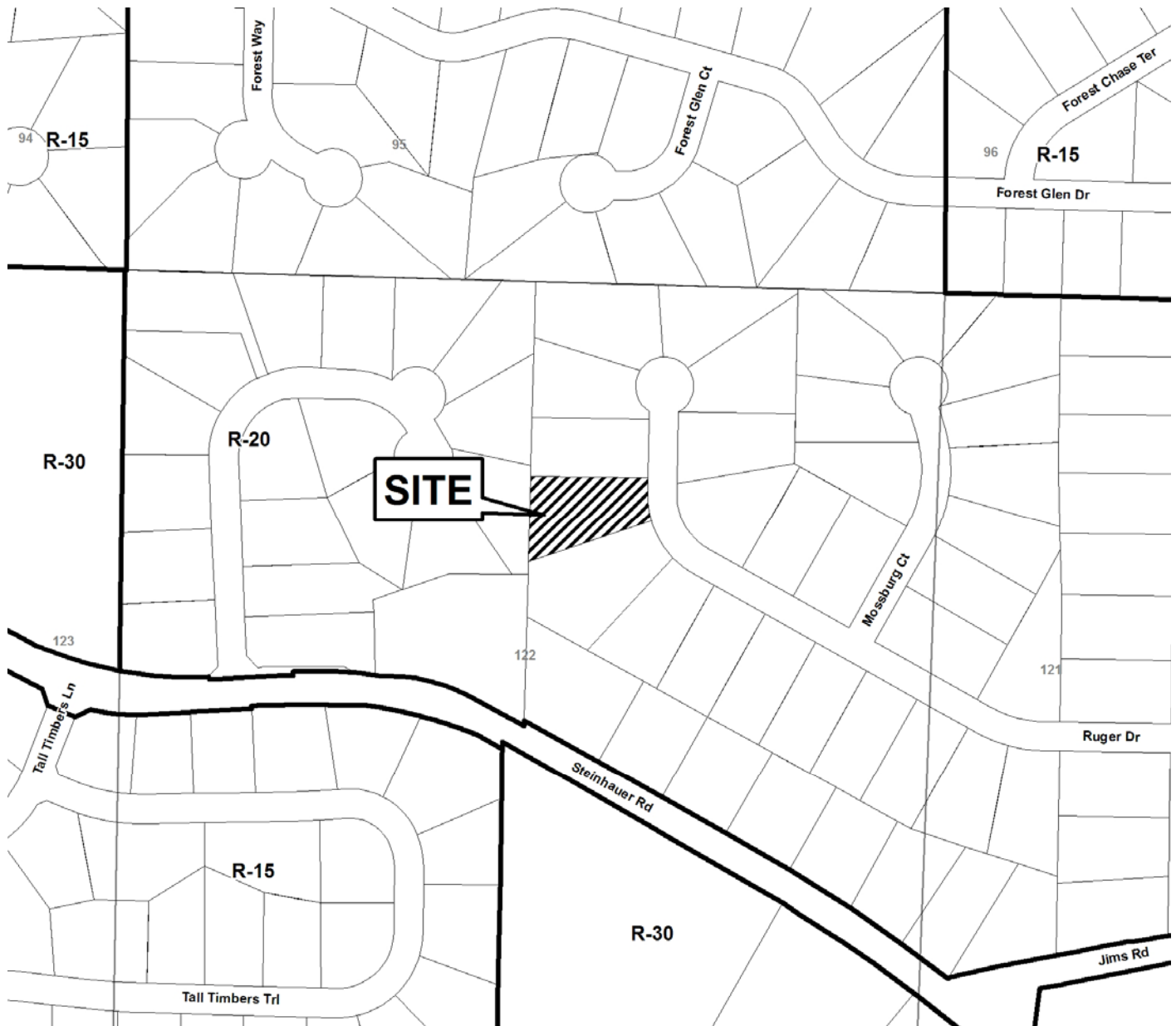
of Ruger Drive, west of Mossburg Court

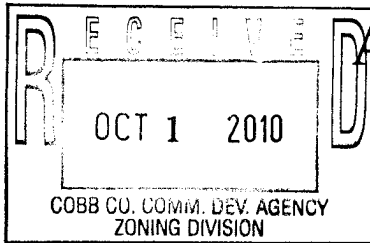
SIZE OF TRACT: .516 acre

(2480 Ruger Drive).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the side setback for said structure from the required 10 feet to 2 feet adjacent to the northern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-86
12-8-10

Hearing Date: 12-8-10

Applicant Monica & Ric
Robinson

Business Phone _____

Home Phone 77592-8018

Address 2480 Ruger Dr. NE

Marietta,
GA 30066

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Business Phone _____

Cell Phone 678-480-7013

My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason D. Campbell

Notary Public

Titleholder Monica & Ric

Business Phone N/A

Home Phone 77592-8018

Signature Monica E. Robinson

(attach additional signatures, if needed)

2480 Ruger Dr. NE Marietta

(street, city, state and zip code)

GA 30066

My commission expires: _____

Business Phone _____

Signed, sealed and delivered in presence of:

Kathy Garmon

Notary Public

Present Zoning of Property R-20

Location 2480 Ruger Dr. ; Marietta, GA 30066

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

Land Lot(s) 122

District 16th

Size of Tract .516

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 _____

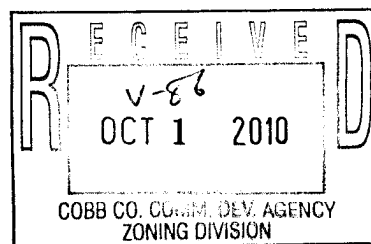
Other X

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.

We have lived here since November, 1985 and did not know we needed
permission to put a shed on our own land. We wanted to
park in our garage, and have not been able to. Had I known
that we were supposed to stick to a certain size & be less
than five feet from the property line, we would not have
built it that large, or that close to the
property line. (See additional page to continue).

List type of variance requested:

The Shed is already built and matches the house color perfectly. (See pics). We have very little storage in our home + by building the Shed we can now park in our garage. I have daycare car seats, my grown children's items in storage, my table leaf to dining table, extra chairs, decorations, etc. for storage in this new shed. We have spent almost \$3,000 on this shed and it looks very good! Please allow me to keep it. I can't afford to throw away \$3,000. I have called my neighbor, collected signatures + will repair any problems with the shed should it be a problem to anyone else in the neighborhood. I have lots of colorful plastic toys in my yard for my in-home daycare, and by the shed being there, these toys are all covered up + not seen from the street. I do not want to create a nuisance for anyone + work hard to keep my front yard looking good from the street.



V-86/2010



Shed →

RECEIVED
V-86
OCT 1 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-87
(2010)

GRAPHIC SCALE - 1" = 60'

PLANTATION ROAD

N 18° 03' - 31" E
863.10'

CRACK

AREA IN TRAVERSE - 9.58
AREA TO G. CREEK - 0.54
TOTAL AREA - 10.10 ACRES

TO LINE = N 45° - 19' - 03" W 76.956
780' ALONG G. CREEK = 72

MAGNETIC

I HAVE THIS DATE, EXAMINED THE
"A" OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED LOT (15)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
FOR 13067C-007E

8/13/92

LOWEST FLOOR ELEV. = 914.7 (9.2' ABOVE FLOOD)
2ND FLOOR ELEV. = 925.6
BARN ELEV. = 920.4 (1.9' ABOVE 100 YR. FLD.)
100 YEAR FLOOD PLAIN ELEV. = 905.5

REF: LAKE SHORES ESTATES - UNIT 11
PLAT BOOK 17 PAGE 93

TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA 30144
PHONE (770) 919-8732
FAX (770) 919-8731

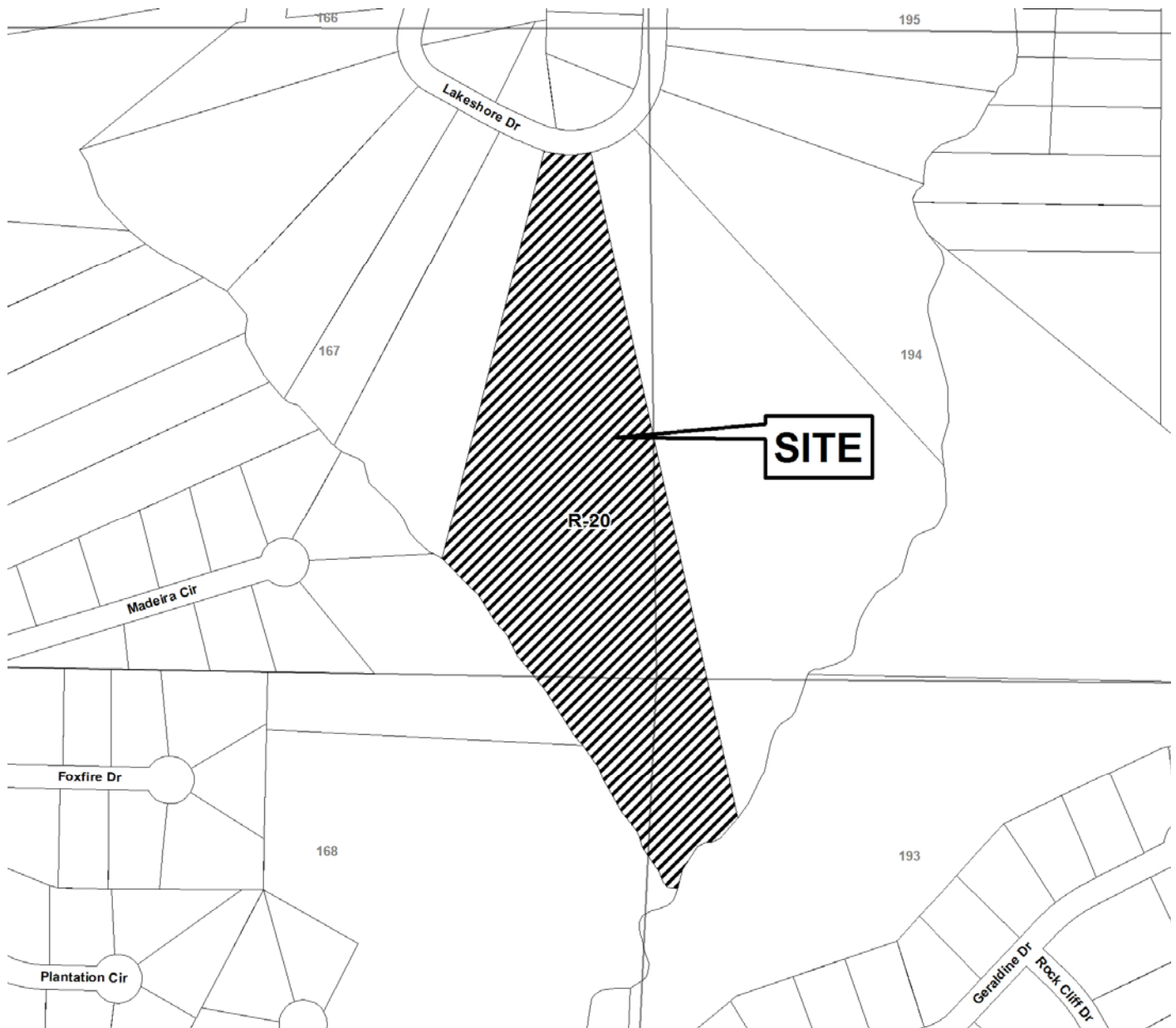


SURVEY FOR
BARBARA COOKE
LAND LOTS 167, 168, 173, 174 SCALE: 1" = 60'
DISTRICT: 17TH DATE: SEPT 25, 08
SECTION: 21D

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN

APPLICANT:	<u>Heather Reams</u>	PETITION NO.:	<u>V-87</u>
PHONE:	<u>770-319-5552</u>	DATE OF HEARING:	<u>12-08-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>167,168,193,194</u>
PROPERTY LOCATION:	<u>On the south side</u>	DISTRICT:	<u>17</u>
<u>of Lakeshore Drive, south of Hurt Road</u>		SIZE OF TRACT:	<u>10.82 acres</u>
<u>(3603 Lakeshore Drive).</u>		COMMISSION DISTRICT:	<u>4</u>

TYPE OF VARIANCE: 1) Waive the requirement that animals be maintained at least 10 feet from the property line; 2) waive the side setback for a shed from the required 10 feet to zero feet adjacent to the eastern property line; and 3) waive the setback for a barn from 100 feet to 24 feet adjacent to the east property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-87

Hearing Date: 12-8-10

Applicant Heather Reams Phone # 7-319-5552 E-mail heatherreams@yahoo.com

Address 3603 Lakeshore Drive
(street, city, state and zip code)

(representative's name, printed)

[Signature]
(representative's signature)

Phone # _____

E-mail _____

My commission expires: _____

My Commission Expires
October 31, 2011

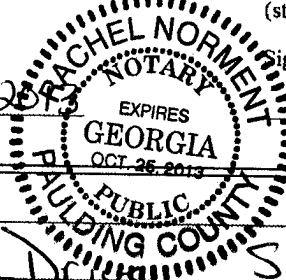
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Charles L. Elrod Phone # 770-815-9818 E-mail Sandraelrod@comcast.net

Signature [Signature] Address 3352 Gilley Dr., Powder Springs, GA 30121
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: October 25, 2013



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 3603 Lakeshore Drive, Smyrna, GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 147 District 17th Size of Tract 10.83 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.

fence on property line decayed when I moved in. Spent \$700
a refenced original fence to accomodate neighbor at their request.
now need variance to not have to spend thousands more adding
add'l fence 10 ft off property line through brush. have pics -
Please see. * property has been this way since 2001, neighbor never had problem
before.

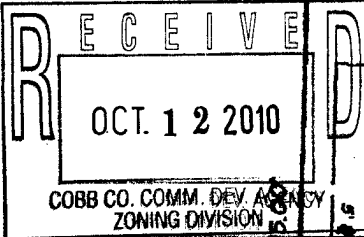
List type of variance requested: WAIVE THE REQUIREMENT
THAT ANIMALS BE MAINTAINED AT LEAST
10 FT FROM PROPERTY LINE. 2) WAIVE THE
SIDE SETBACK FOR A SHED FROM REQUIRED
10 FT TO ZERO FEET.

PLAY NO. 96-0257565

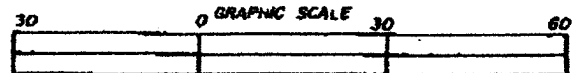
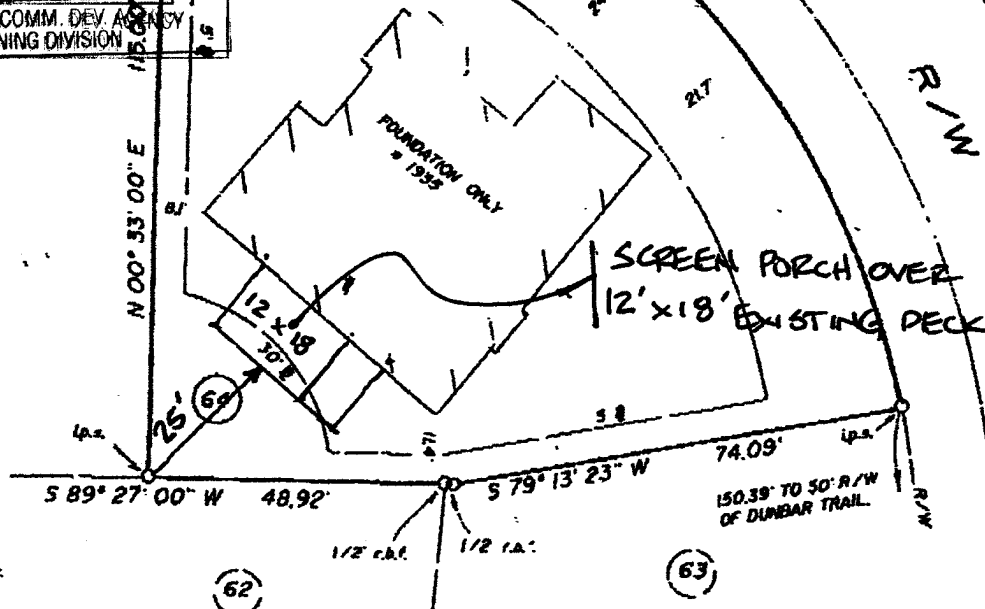
TRISTAN

DRIVE

S 49° 53' 03" E
C= 157.69'
A= 170.64'
R= 125.00'



(65)



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE

OF THE FLOOD HAZARD AREA

SURVEY FOR: JOHN WIELAND HOMES

LAND LOT 675

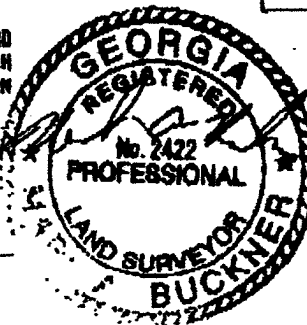
17TH DISTRICT 2ND SECTION

COUNTY PACES GREEN

LOT 64 BLOCK C UNIT III SEC PLAT BOOK 157 PAGE 39

SCALE: 1" = 30'

DATE APRIL 11, 1996



Pearson & Associates, Inc.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT
WETLAND DELINEATION
531 FOREST PARKWAY - SUITE 200
DORSET PARK, GEORGIA 30120

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .02" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

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

EQUIPMENT UTILIZED ANGULAR AND LINEAR TOPCON SITE E-B.

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.

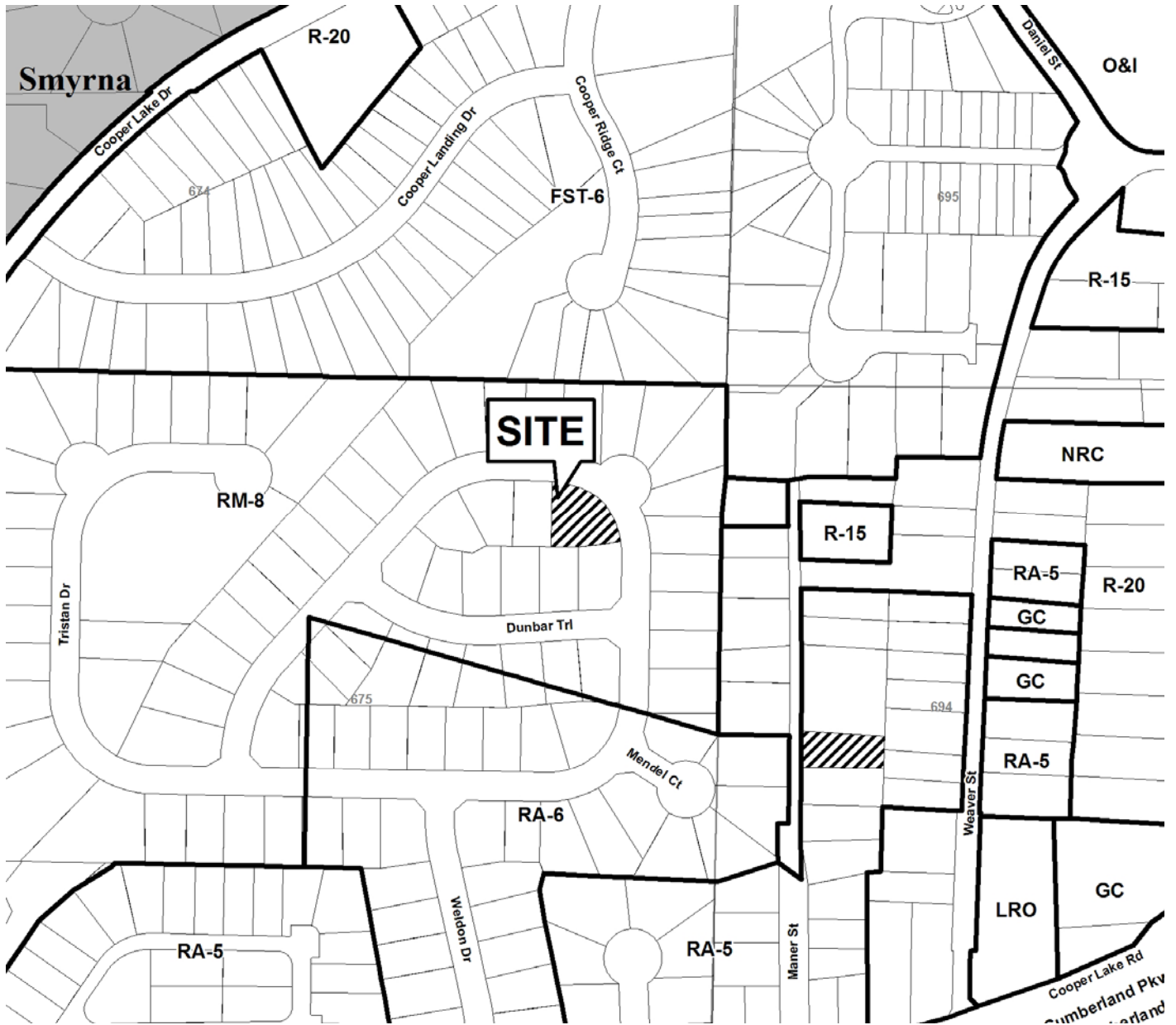
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCE FOR PROPERTY LINE LOCATION.

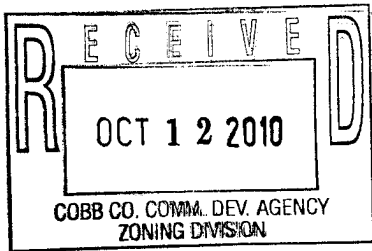
ALL MATTERS OF TITLE EXCEPTED.

SUBDIVISION PHASE

MARK A. BUCKNER
REGISTERED LAND SURVEYOR
SKP

APPLICANT:	<u>John and Sue Jaskot</u>	PETITION NO.:	<u>V-88</u>
PHONE:	<u>678-804-3032</u>	DATE OF HEARING:	<u>12-08-10</u>
REPRESENTATIVE:	<u>John Jaskot</u>	PRESENT ZONING:	<u>RM-8</u>
PHONE:	<u>678-804-3032</u>	LAND LOT(S):	<u>675</u>
PROPERTY LOCATION:	<u>On the south side</u>	DISTRICT:	<u>17</u>
<u>of Tristan Drive, north of Cooper Lake Road</u>		SIZE OF TRACT:	<u>.25 acre</u>
<u>(1935 Tristan Drive).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>1) Waive the rear setback from the required 30 feet to 25 feet on lot 64.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-88

Hearing Date: 12-8-10

Applicant JOHN + SUE JASKOT Business Phone 678-804-3032 Home Phone 404-502-4056

JOHN JASKOT

(representative's name, printed)

Address 1935 TRISTAN DR. SMYRNA GA

(street, city, state and zip code)

30080

X John Jaskot
Sue Jaskot

(representative's signature)

Business Phone 678-804-3032 Cell Phone 678-358-8339

Signed, sealed and delivered in presence of:

My commission expires: 2/1/14

Notary Public

Titleholder JOHN + SUE JASKOT

Business Phone 678-804-3032

Home Phone 404-502-4056

Signature X John Jaskot
Sue Jaskot

(attach additional signatures, if needed)

Address: 1935 TRISTAN DR. SMYRNA GA 30080

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 2/1/14

Notary Public

Present Zoning of Property RESIDENTIAL

Location 1935 TRISTAN DR. SMYRNA, GA 30080

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

Land Lot(s) 675

District 17TH

Size of Tract 0.25 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 1/4 ACRE Shape of Property PIE Topography of Property SLOPED 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.

WITHOUT VARIANCE CANNOT ENCLOSE DECK

List type of variance requested: REDUCTION IN OFFSET FROM 30' TO 25' IN ORDER
TO ENCLOSE PORTION OF EXISTING DECK.

WAIVE THE REAR SETBACK FROM
REQUIRED 30FT TO 25FT.

V-89
(2010)

LOT AREA:
0.459 ACRES
20,000 SQ. FT.



Prepared For:

Daniel W. Titus

Lot 16, Block "A", Unit One, Bent Creek Subdivision

Drawn By: JRG Checked By: JRG

Land Lot: 141 Dist: 20th, Sect: 2nd

Scale: 1" = 20' Date: 9/28/10 Job No: 100008

JAMES R. GREEN, P.L.S.

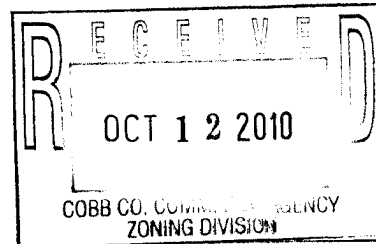
surveying land planning subdivisions

2437 W. McIntosh Road

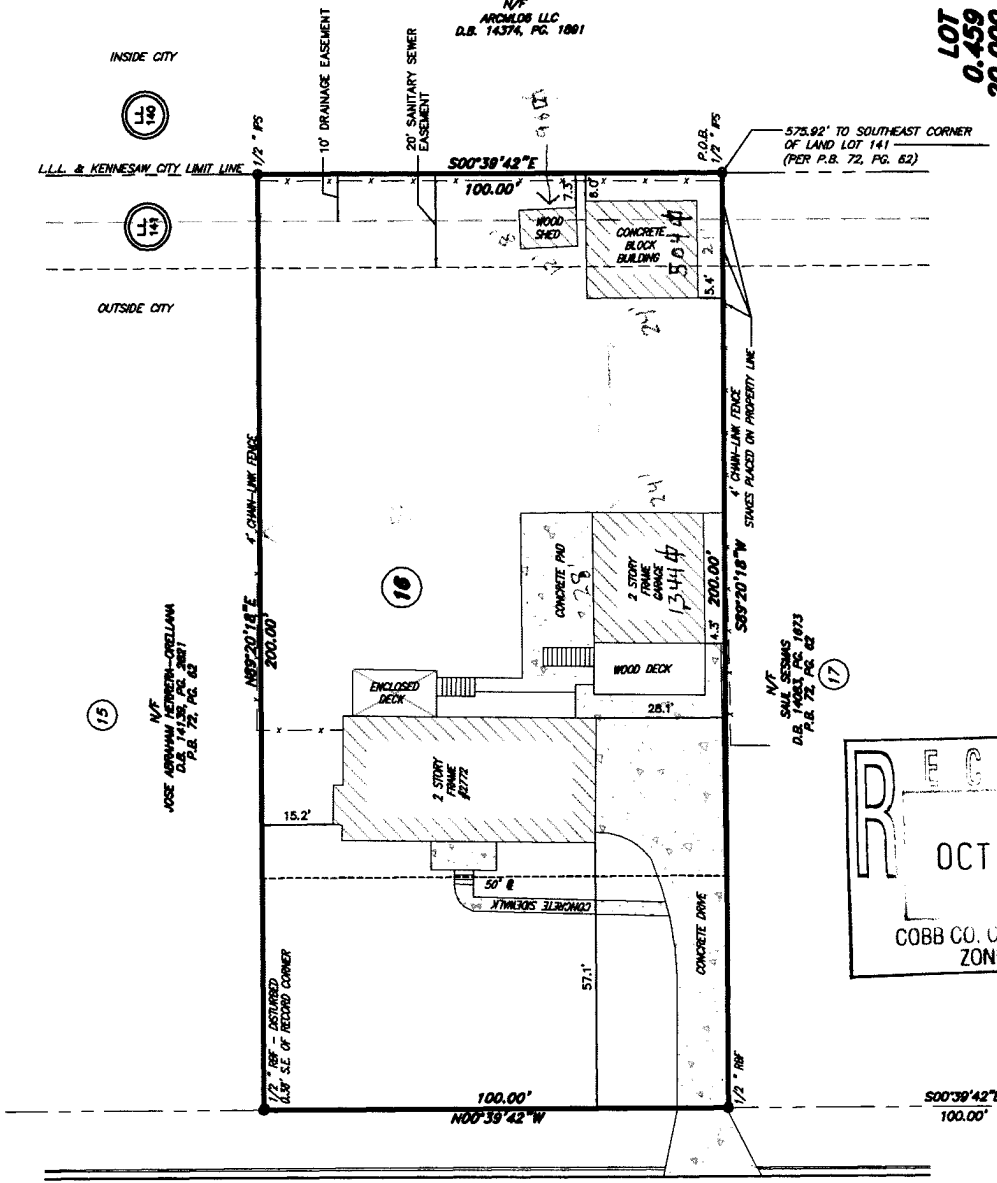
Griffin, GA 30223



CLOSURE DATA
Field Closure: 1 in 10,000
Adjustment Method: None
Per Closure: 1 in 100,000+



FLOOD NOTE
THIS SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS PER COBB COUNTY RECORDS.
EFFECTIVE DATE: DECEMBER 18, 2008



LEGEND
RFB REBAR FOUND REBAR SET
L.L. LAND LOT LINE
B.B. BUILDING SETBACK LINE
P.O.B. POINT OF BEGINNING
(CIRCLE) RECORD DISTANCES
N/F NOW OR FORMERLY

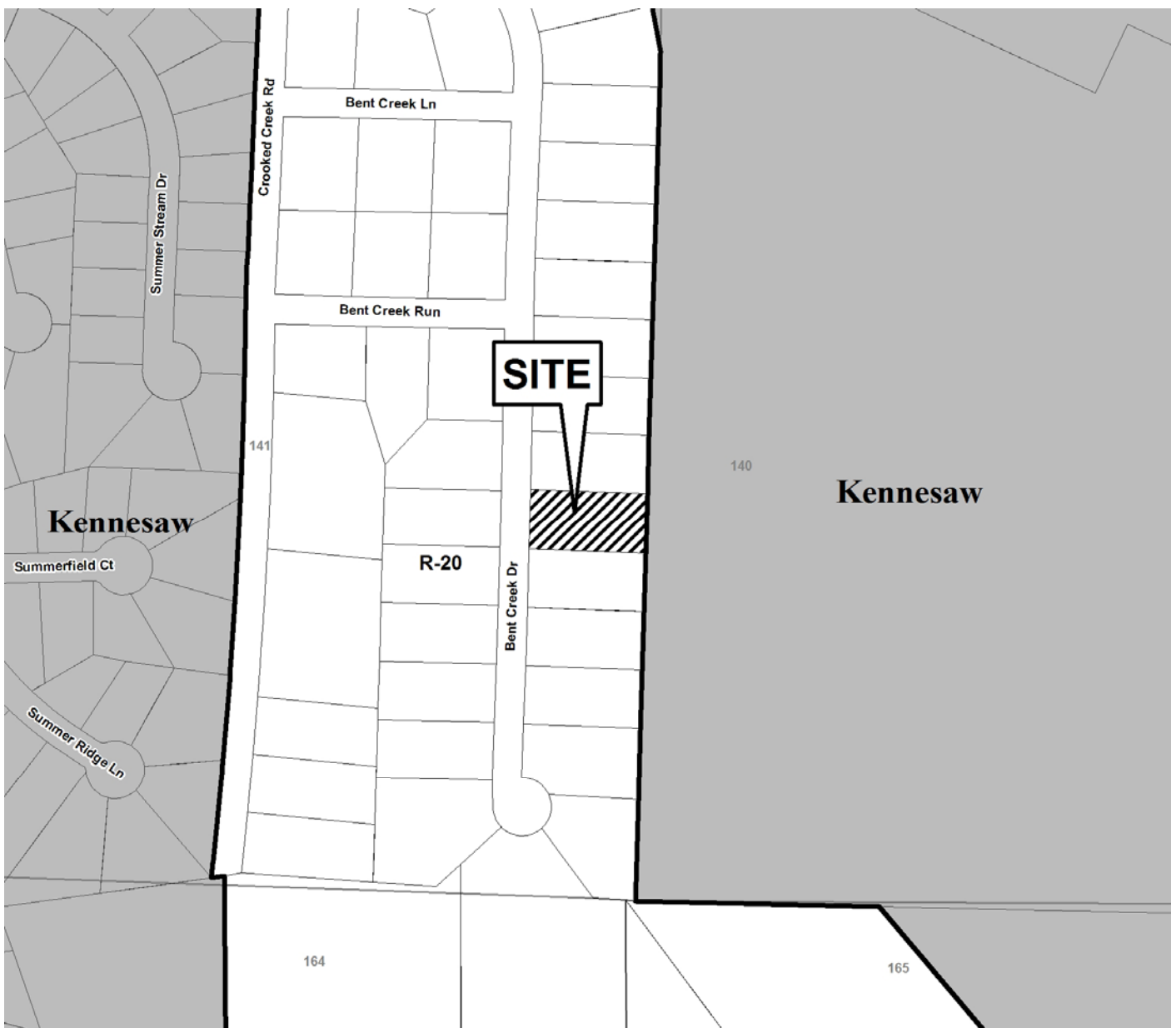
NOTES:

1. FIELD WORK WAS PERFORMED ON SEPTEMBER 22, 2010.
2. NOT ALL IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON.
3. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, BOTH WRITTEN AND UNWRITTEN, AND ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THE LOCATION OF THE SANITARY SEWER AND DRAINAGE EASEMENT SHOWN WAS GRAPHICALLY SCALED FROM THE PLAT OF RECORD.
5. BUILDING SETBACK LINE AS SHOWN IS PER P.B. 72, PG. 62. NO OTHER SETBACKS WERE SHOWN ON REFERENCED PLAN.
6. CONCRETE BLOCK BUILDING WAS UNDER CONSTRUCTION AT TIME OF SURVEY.
1. DEED BOOK 7461, PAGE 45A, COBB COUNTY SUPERIOR COURT RECORDS.
2. OTHER REFERENCES SHOWN HEREON.

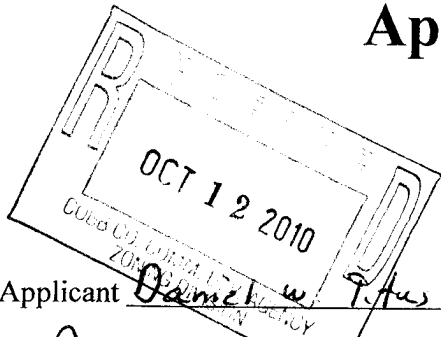
PER P.B. 72, PG. 62

APPLICANT: Daniel W. Titus	PETITION NO.: V-89
PHONE: 678-925-2781	DATE OF HEARING: 12-08-10
REPRESENTATIVE: same	PRESENT ZONING: R-20
PHONE: same	LAND LOT(S): 141
PROPERTY LOCATION: On the east side of Bent Creek Drive, south of Bent Creek Run (2772 Bent Creek Drive).	DISTRICT: 20
	SIZE OF TRACT: .5 acre
	COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (for 1,344 square foot detached garage) from the required 100 feet to 4 feet adjacent to the south property line, 72 feet adjacent to the east property line, and 56 feet adjacent to the north property line; and 2) waive the setback for an accessory structure over 144 square feet (504 square foot concrete block building) from the required 35 to 6 feet adjacent to the east property line and from 10 feet to 5 feet adjacent to the south property line.



Application for Variance Cobb County



(type or print clearly)

Application No. V-89

Hearing Date: 12-8-10

Applicant Daniel W. Titus

Business Phone _____

Home Phone 678-925-2781

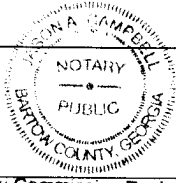
Daniel W. Titus
(representative's name, printed)

Address 2772 Bent Creek Dr Hennessy GA 30152
(street, city, state and zip code)

Daniel W. Titus
(representative's signature)

Business Phone _____

Cell Phone 678-925-2781



My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Daniel W. Titus

Business Phone _____

Home Phone 678-925-2781

Signature Daniel W. Titus
(attach additional signatures if needed)

Address: 2772 Bent Creek Dr Hennessy GA 30152
(street, city, state and zip code)



My commission expires: _____

My Commission Expires
October 31, 2011

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property R-20

Location 2772 Bent Creek Dr Hennessy GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 141 District 20 Size of Tract _____ Acre(s)

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

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

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

I started building a 20x20 building myself, I ask for forgiveness as I did not think I needed a permit and I started the building, then a Inspect came out and said I needed a permit I poured my footings 18x12 put in rebar every 3ft, and now have the frames up and ready to Deck it. again on my part I did not follow thru and I build it 6 feet off the line at the back of my property.

List type of variance requested: _____

SURVEY PLAT
PREPARED FOR:

GREGOR MORELA and
STEPHANIE H. MORELA

LAND LOT: 29 DISTRICT: 1st SECTION: 2nd
COBB COUNTY, GEORGIA

LOT AREA:
15,500 SQUARE FEET
0.3558 ACRE

IMPERVIOUS SURFACE AREAS
HOUSE = 3,642 SQ.FT.
DRIVE & WALKS = 2,002 SQ.FT.
PATIO = 296 SQ.FT.

TOTAL = 5,940 SQ.FT.
5,940 / 15,500 = 38% EXISTING

WITH NEW PROPOSED POOL ADDED
903 SQ.FT. IMPERVIOUS SURFACE ADDED
6043 / 15,500 = 44% WITH NEW POOL

LEGEND

- IPS --- IRON PIN SET (1/2" REBAR)
- IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
- R/W --- RIGHT OF WAY
- PP --- POWER POLE/HEAD WIRE
- WM --- FENCE
- LL --- LAND LOT
- CMP --- CORRUGATED METAL PIPE
- RCP --- REINFORCED CONCRETE PIPE
- CB --- CATCH BASIN
- SS --- JOINT BOX
- SSWH --- SLOTTED WASTE HOLE
- B/L --- BUILDING LINE
- D.O.T. --- DEPARTMENT OF TRANSPORTATION
- PH --- FIRE HYDRANT
- C/O --- CLEAN OUT
- GM --- GAS METER
- WM --- WATER METER
- U.E. --- UTILITY EASEMENT
- D.E. --- DRAINAGE EASEMENT

GENERAL NOTES:

- (1) FIELD DATA CLOSURE IS ONE FOOT IN 36,128 FEET WITH AN ANGULAR ERROR OF 07 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED WAS A TOPCON GPT-2003
- (3) THE CALCULATED PLAT CLOSURE IS 1 FOOT IN 348,470 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC., AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP NO. 13067C-00408 COBB COUNTY, GEORGIA.

MAP DATED: 8-16-92

PLAT REFERENCE
LOT 20 IN BLOCK
TIFFANY PLACE SUBDIVISION
UNIT II
RECORDED IN PLAT BK. 247 PG. 81

N

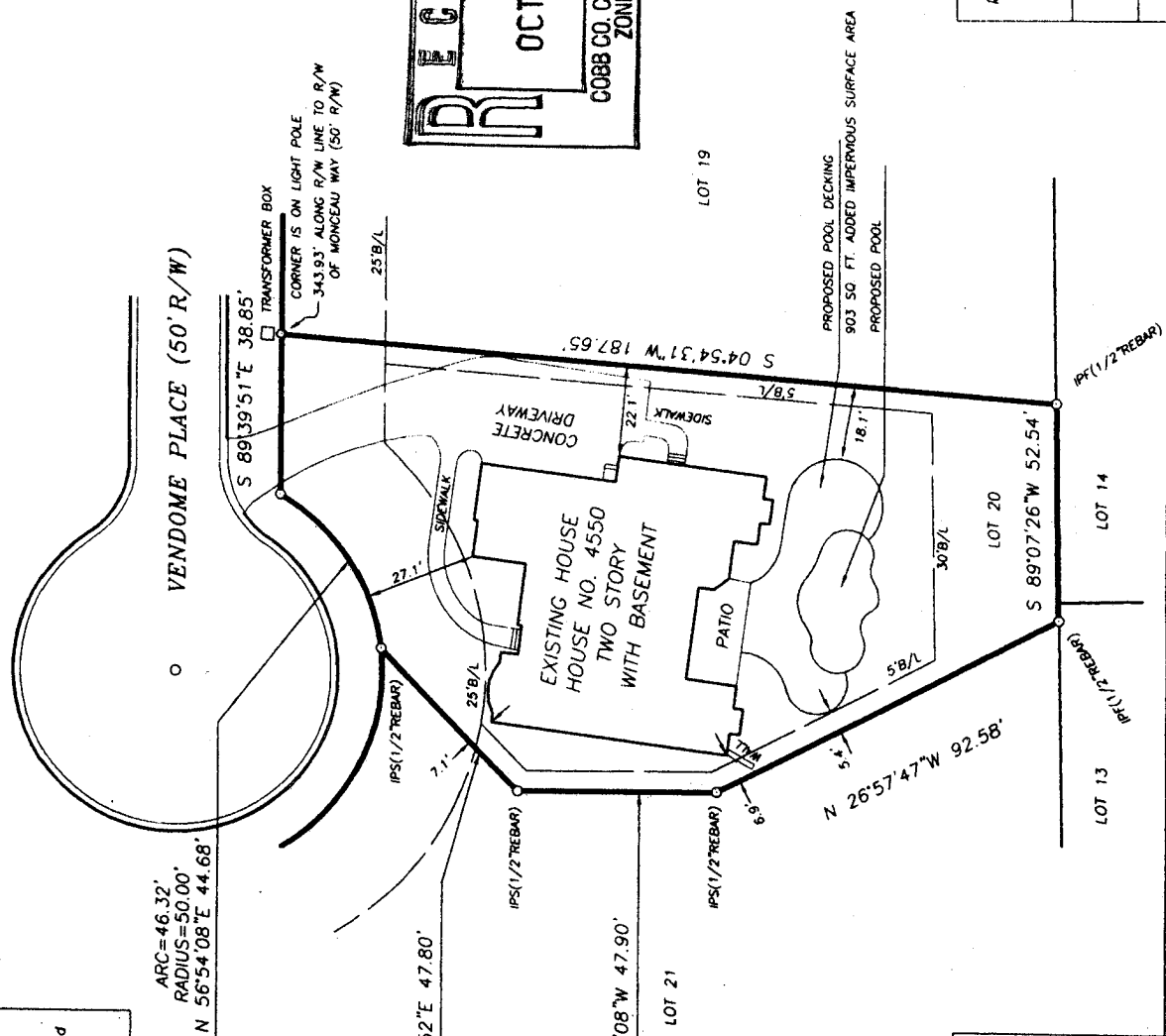
V-90
(2010)

RECEIVED
OCT 14 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

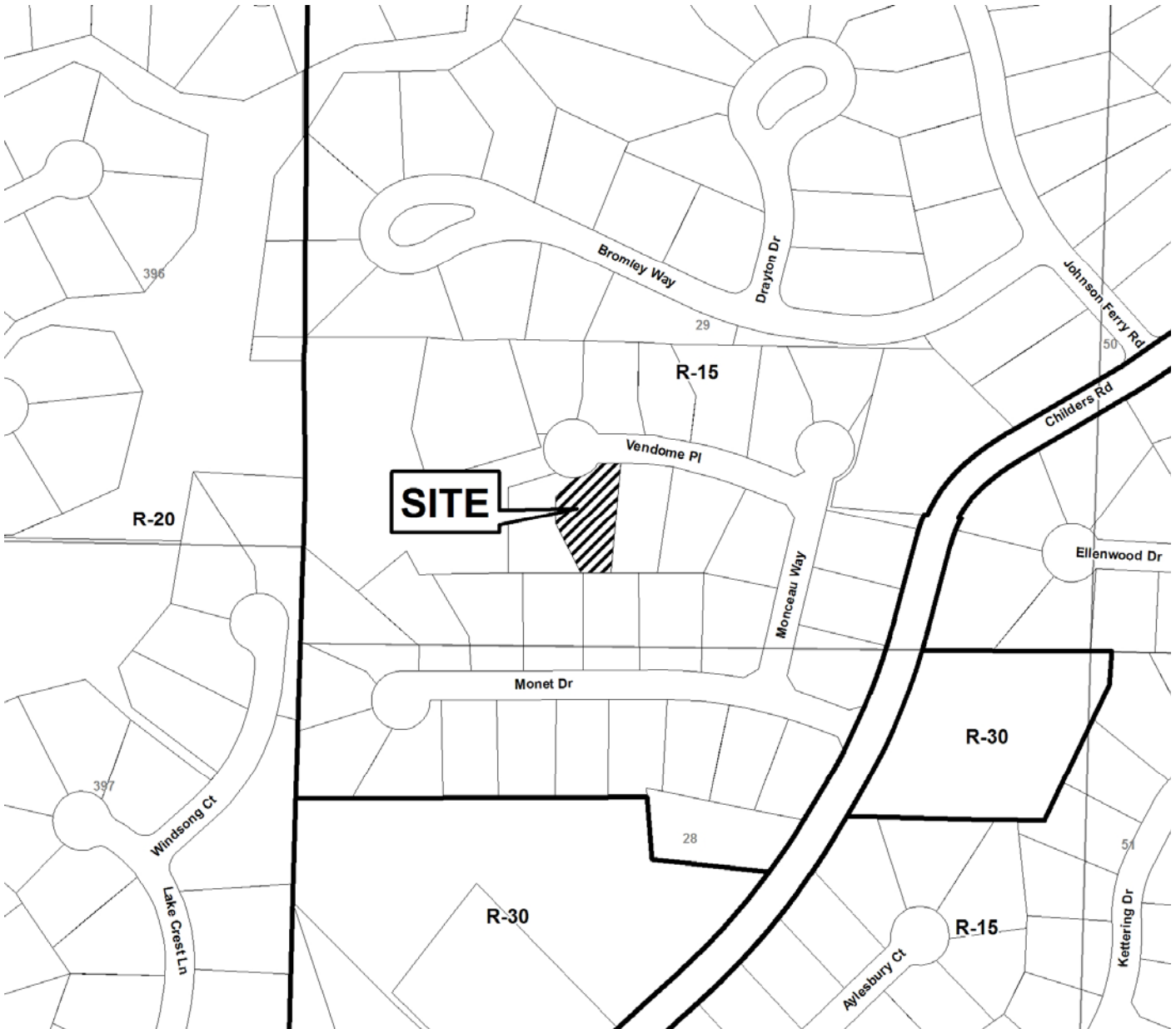


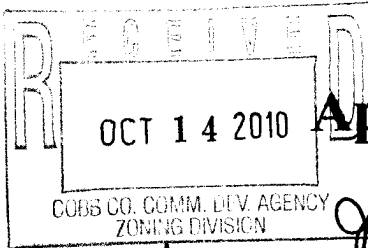
PREPARED BY:
REGISTERED LAND SURVEYOR, INC.
580 WEST CROSSVILLE RD., SUITE 204
ROSWELL, GA 30075
PHONE (770) 998-7676 FAX (770) 998-2745

GRAPHIC SCALE 1" = 30'
0 15 30 60 90
JOB No. 2410 DATE: 9-15-2010



APPLICANT:	<u>Atlanta Pools</u>	PETITION NO.:	<u>V-90</u>
PHONE:	<u>770-844-7665</u>	DATE OF HEARING:	<u>12-08-10</u>
REPRESENTATIVE:	<u>Michael Cochran</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>770-844-7665</u>	LAND LOT(S):	<u>29</u>
PROPERTY LOCATION:	<u>On the south side</u>	DISTRICT:	<u>1</u>
<u>of Vendome Place, north of Monet Drive</u>		SIZE OF TRACT:	<u>.3558 acre</u>
<u>(4550 Vendome Place).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the lot coverage from a maximum of 35 percent to 44 percent.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-90
Hearing Date: 12-8-10

Applicant Atlanta Pools/ Michael Cochran Business Phone 770-844-7665 Home Phone _____

Michael Cochran Address 2745 Antioch Rd Cumming, GA 30041
(representative's name, printed) (street, city, state and zip code)

Michael Cochran Business Phone 770-844-7665 Cell Phone _____
(representative's signature)

My commission expires: 3/12/12 Signed, sealed and delivered in presence of: Michelle Akin Notary Public

Titleholder Gregor Morela Business Phone _____
Stephanie Morela Home Phone 770-444-7653

Signature Stephanie Morela Address: 4550 Vendome Place Roswell GA 30075
(attach additional signature, if needed) (street, city, state and zip code)

My commission expires: 3/12/12 Signed, sealed and delivered in presence of: Michelle Akin Notary Public

Present Zoning of Property R-15

Location 4550 Vendome Place Roswell 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 29 District 1st Size of Tract .3558 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 right rear property cuts in to the lot rather than running straight back, thus creating a small lot. Without granting relief, the homeowners will not be able to enjoy recreation in their backyard.

List type of variance requested: To exceed the maximum lot coverage of 35% by 9% (44%) to build an inground swimming pool with pool decking

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

V-91
(2010)

P.O.B. 112.34' (P) TO
VININGS OAK DRIVE 50'R/W
(NO MONUMENT FOUND)

L.L. 893
L.L. 901

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	45.17	50.00	43.65	S26°39'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.19	N37°34'47"W
L2	16.11	N24°28'25"W
L3	26.80	N37°34'47"W
L4	16.87	N61°09'37"E

*Proposed
covered
patio*

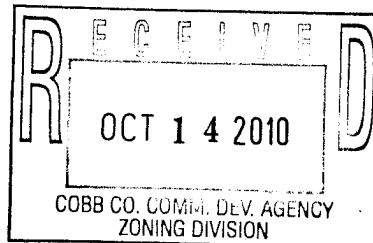
LOG CABIN ROAD R/W VARIES

VININGS OAK DRIVE 50'R/W

LOT 23

LOT 23

LOT 24
AREA
7,158 sq.ft.
0.16 acres



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.

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.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

FIELD DATE 09/17/10

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: JIMMY CARRION		DATE 09/17/10
OWNER / PURCHASER RYAN B. WILHELM		SCALE 1" = 30'
LAND LOT 893 & 901 17th DISTRICT 2nd SECTION		COBB COUNTY, GEORGIA
LOT 24 BLOCK A UNIT		AREA OF LOT: 7,158 S.F.
SUBDIVISION OLDE VININGS PARK (FKA THE OAKS IN VININGS)		
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

JOB NUMBER: 10-03363



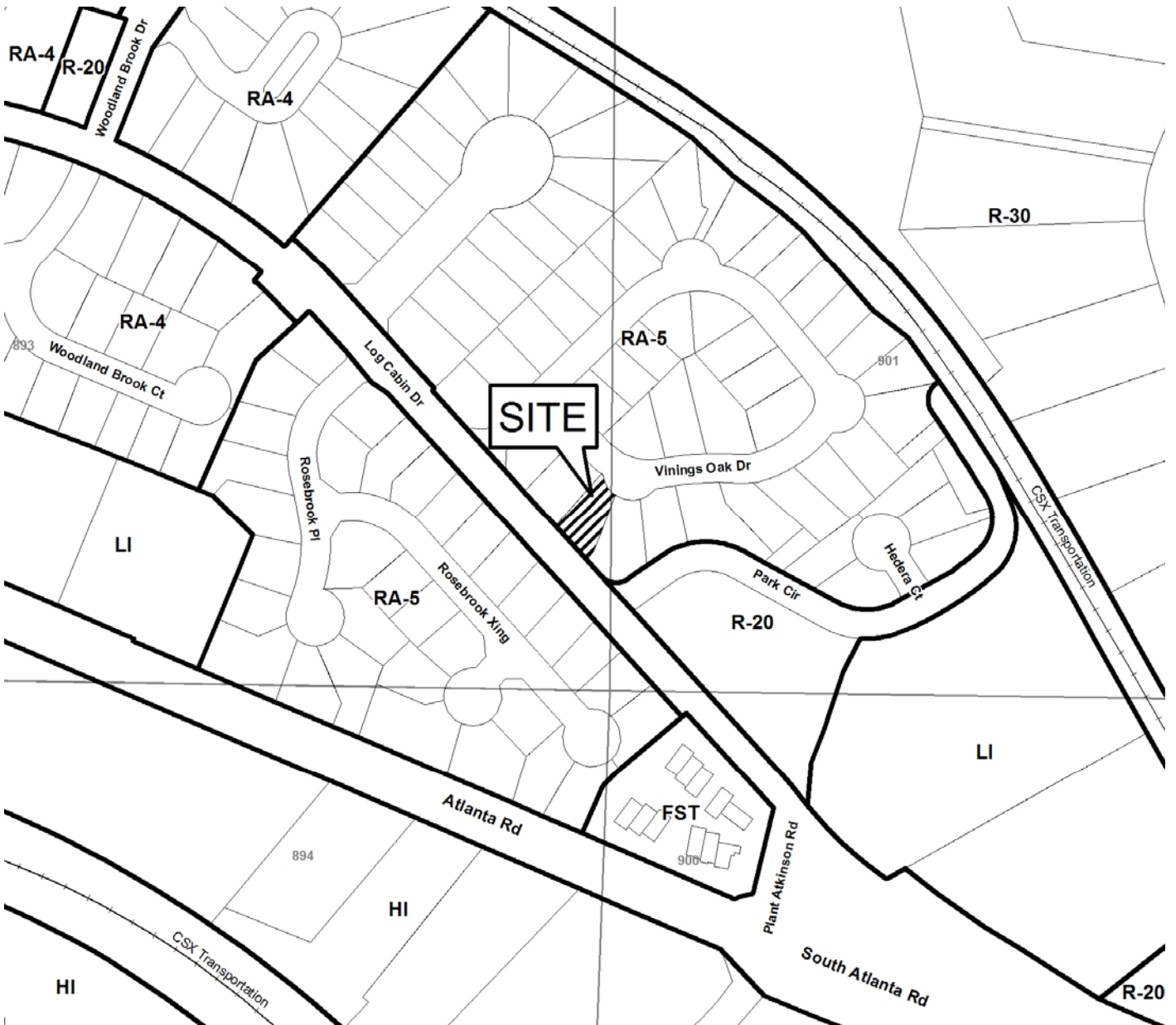
PLOTTED BY:

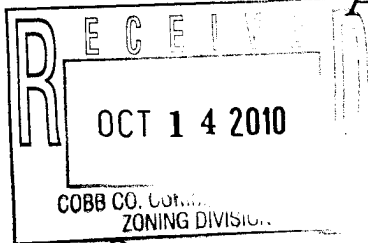
PLAT PREPARED FOR :

PLAT BOOK 185, PAGE 24

DEED BOOK, PAGE

APPLICANT:	<u>Ryan B. Wilhelm</u>	PETITION NO.:	<u>V-91</u>
PHONE:	<u>678-939-9549</u>	DATE OF HEARING:	<u>12-08-10</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>RA-5</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>893, 901</u>
PROPERTY LOCATION:	<u>On the southerly side of</u>	DISTRICT:	<u>17</u>
<u>Vinings Oak Drive and on the easterly side of Log Cabin</u>		SIZE OF TRACT:	<u>.16 acre</u>
<u>Road (2749 Vinings Oak Drive).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 24 from the required 30 feet to 22 feet.</u>		





Application for Variance Cobb County

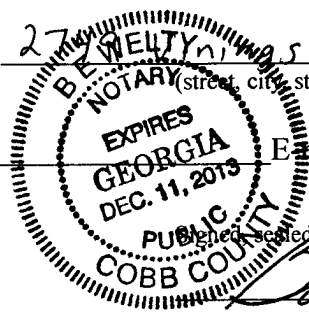
(type or print clearly)

Application No. V-91
Hearing Date: 12-8-10

Applicant Ryan B Wilhelm, Kristina M. Wilhelm Phone # (678) 939-9549 E-mail ryan.wilhelm74@hotmail.com

Ryan B. Wilhelm Address 2749 Vinings Oak Drive, Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

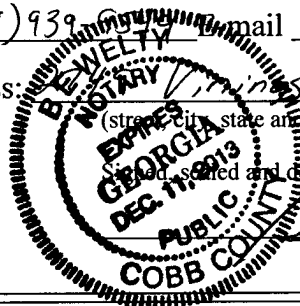
Ryan B. Wilhelm Phone # _____ E-mail _____
(representative's signature)



My commission expires: _____

Titleholder Ryan B and Kristina M. Wilhelm Phone # (678) 939-9549 E-mail ryanwilhelm74@hotmail.com

Signature Ryan B Wilhelm Address: 2749 Vinings Oak Drive, Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)
Kristina M. Wilhelm



My commission expires: _____

Present Zoning of Property Residential RA-5

Location 2749 Vinings Oak Drive, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 + 901 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 110' x 70' (Approximate) Shape of Property Pentagon Topography of Property Flat Other _____

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

We are seeking a variance so we can build a patio cover (unenclosed) over the back concrete patio of our house. Architectural drawings are attached. Due to the extreme heat caused by the direct sunlight to the back of our house, we are not able to use or enjoy our patio. Thus, the patio cover is needed to provide shade, and protection from the elements.

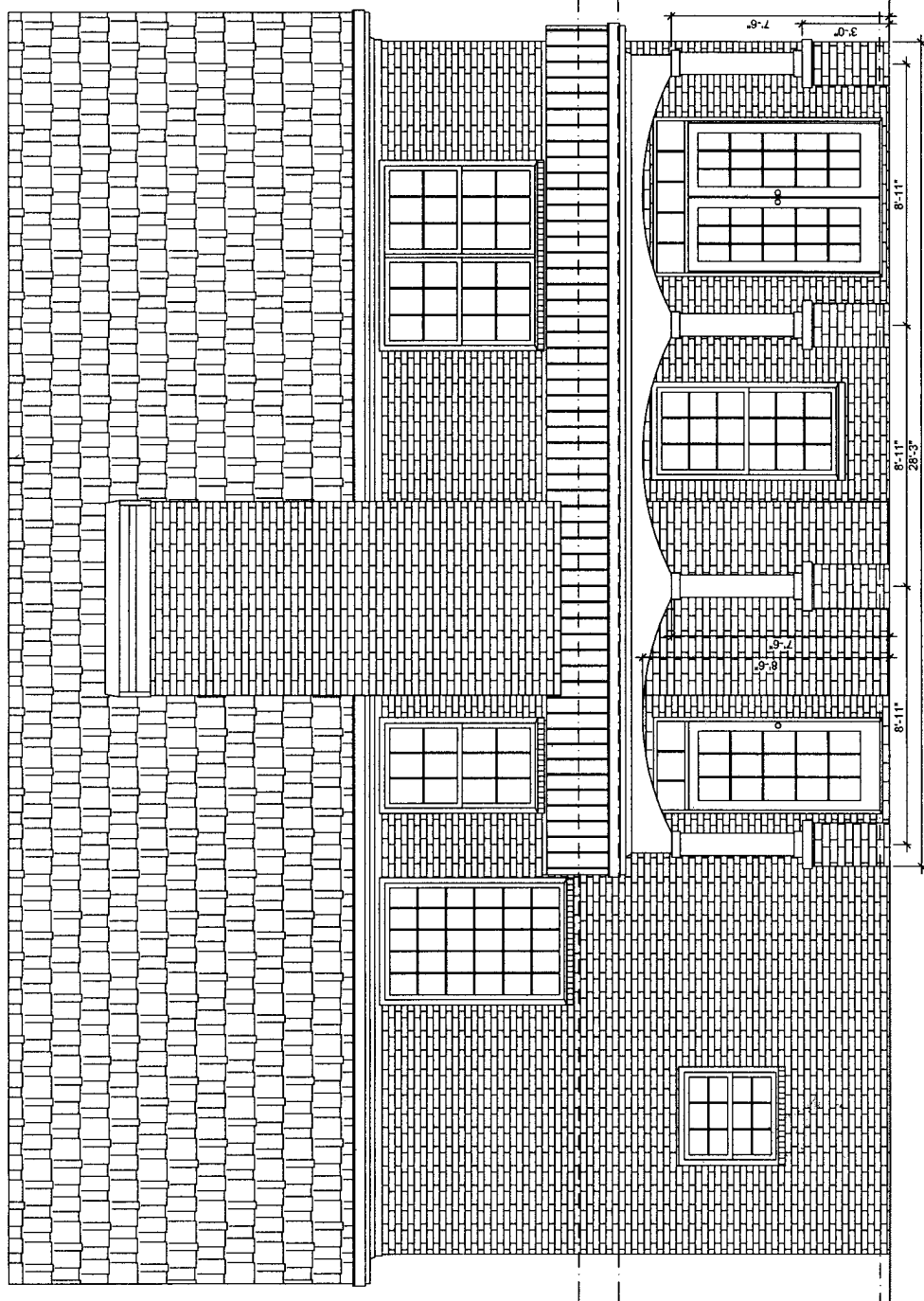
List type of variance requested: We are seeking a variance to build the patio cover within the 30' building setback line on the back of our house. The requested variance would permit us to build the patio cover within the range of 27' 4" to 22' 2 3/4" of the property line.

*See Exhibit A for rendering.

V-91/2010
 Rendering

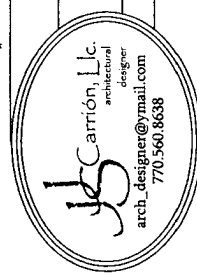
EXTERIOR
 ELEVATIONS

RECEIVED
 OCT 14 2010
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



WIHELM RESIDENCE

2749 Vinings Oak Dr. SE
 Smyrna, GA 30080



DATE	10/14/2010
BY	October 6, 2010
SCALE	1/4" = 1'-0"
PROJECT	Preliminary Design

APPLICANT: Melanie and James Stevens

PETITION NO.: V-92

PHONE: 404-405-2305

DATE OF HEARING: 12-08-10

REPRESENTATIVE: same

PRESENT ZONING: RA-5

PHONE: same

LAND LOT(S): 694

PROPERTY LOCATION: On the east side

DISTRICT: 17

of Maner Street, north of Cooper Lake Road

SIZE OF TRACT: .20 acre

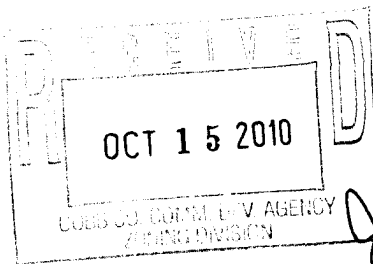
(4261 Maner Street).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback on lot 9 from the required 30 feet to 20 feet.



Application for Variance Cobb County



10/10/10
Melanie O. Stevens

(type or print clearly)

Application No. V-92

Hearing Date: 12-8-10

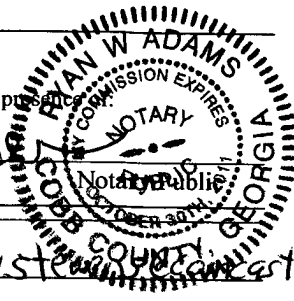
Applicant James W. Stevens Phone # 404-405-2305 E-mail jameystevens@comcast.net

[Signature] Address _____
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # _____ E-mail _____
(representative's signature)

My commission expires: 10/30/2011

Signed, sealed and delivered in presence



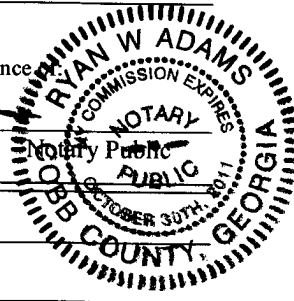
Melanie O. Stevens

Titleholder James W. Stevens Phone # 404-405-2305 E-mail jameystevens@comcast.net

Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/30/2011

Signed, sealed and delivered in presence



Present Zoning of Property RA-5

Location 4261 Manor St. Smyrna, Ga. 30080

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

Land Lot(s) 0694 District 17 Size of Tract 8823 sq. ft 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.

James Stevens did not fully understand the impact of front setbacks being adjusted. It makes the design of the house have stairs to close to street. The original setbacks allow for proper positioning of house

List type of variance requested: Change 20' from curb setback back to original 25' from line & rear setback from 30' back to original 20' 20' +
WAIVE THE REAR SETBACK ON LOT 9 FROM REQUIRED 30FT TO 20FT.