

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: March 9, 2011**

**DUE DATE: February 7, 2011**

Distributed: January 20, 2011

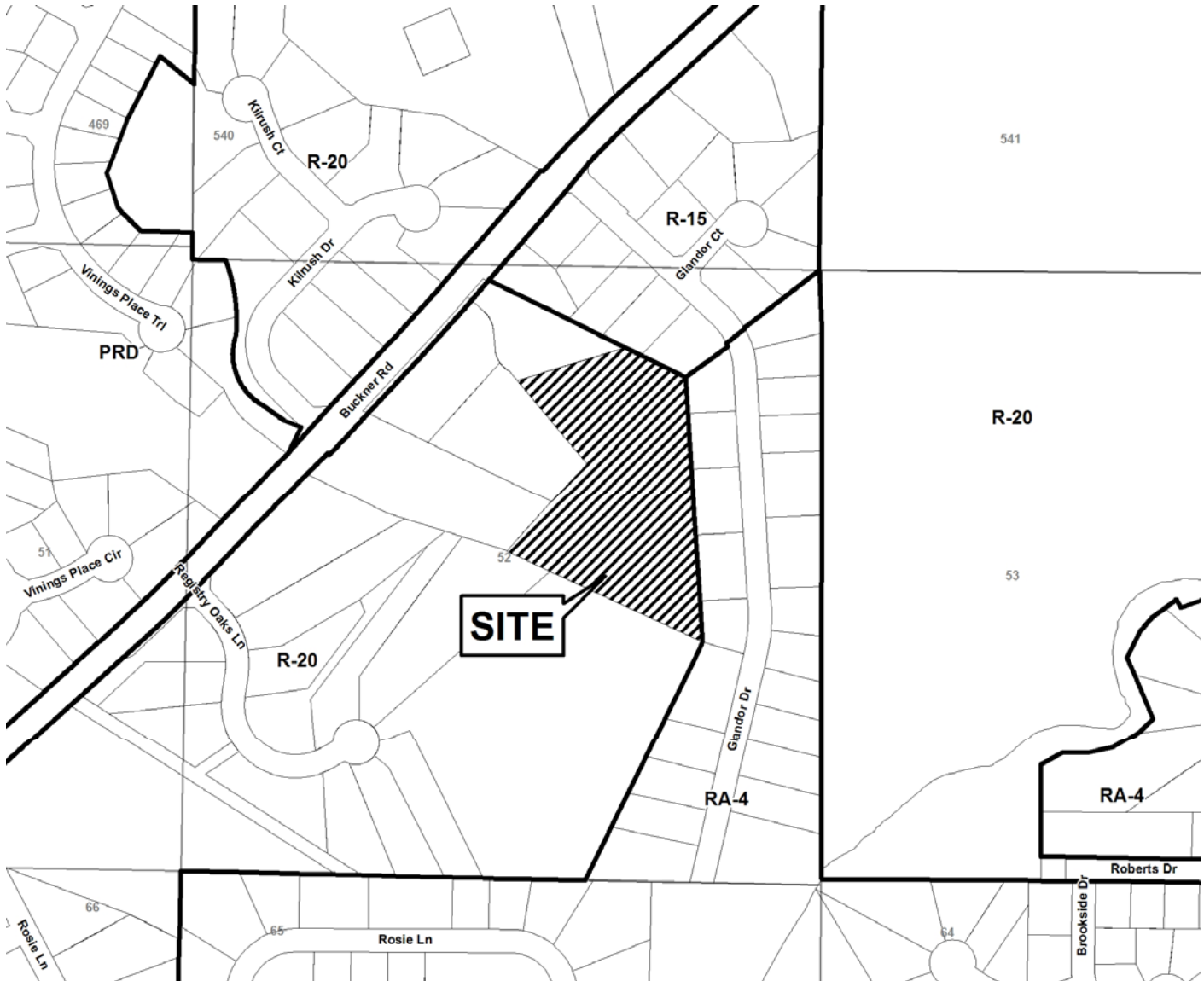


*Cobb County...Expect the Best!*



<b>APPLICANT:</b>	<u>Joel Allen Holsinger</u>	<b>PETITION NO.:</b>	<u>V-17</u>
<b>PHONE:</b>	<u>404-992-5020</u>	<b>DATE OF HEARING:</b>	<u>03-09-11</u>
<b>REPRESENTATIVE:</b>	<u>same</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>same</u>	<b>LAND LOT(S):</b>	<u>52</u>
<b>PROPERTY LOCATION:</b>	<u>Off of a private easement</u>	<b>DISTRICT:</b>	<u>18</u>
<u>on the east side of Buckner Road</u>		<b>SIZE OF TRACT:</b>	<u>3.85 acres</u>
<u>(1255 Buckner Road).</u>		<b>COMMISSION DISTRICT:</b>	<u>4</u>

**TYPE OF VARIANCE:** Allow two accessory structures over 650 square-feet (proposed indoor pool and proposed tennis court) from the required 100 feet to 25 feet adjacent to the northern and eastern property lines.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-17

Hearing Date: 3-9-11

Applicant Joel Holsinger Phone # (404) 992-5020 E-mail Jholsinger@fortress.com

Joel Holsinger  
(representative's name, printed)

Address 5403 Windsor Green Court, Mableton 30126  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # \_\_\_\_\_

My commission expires: 8/18/2012

Signed, sealed and delivered in presence of:

[Signature]  
18

Notary Public

Titleholder Joel Holsinger Phone # (404) 992-5020 E-mail Jholsinger@fortress.com

Signature [Signature]  
(attach additional signatures if needed)

Address: 5403 Windsor Green Court, Mableton 30126  
(street, city, state and zip code)

My commission expires: 8/18/2012

Signed, sealed and delivered in presence of:

[Signature]  
18

Notary Public

Present Zoning of Property R-20

Location 1255 Buckner Road, Mableton GA 30126 (Stonecrest Farm Sub.)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 52 District 18<sup>th</sup> Size of Tract 3.85 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 \_\_\_\_\_

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.

Topography of the lot is the determining factor for the variance request. By granting this request the cost for retaining walls will be significantly reduced.

List type of variance requested:

100  
Reduce building set back from 35' to 25' for swimming pool

100  
Reduce building set back from 35' to 25' for tennis court.

# **SURVEY NOTES**

V-18  
(2011)

# **SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER MAY HAVE BEEN PAVED OR COVERED OVER UNDERGROUND UTILITIES AS SHOWN HERE ABOVE GROUND STRUCTURES AND RECORD TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

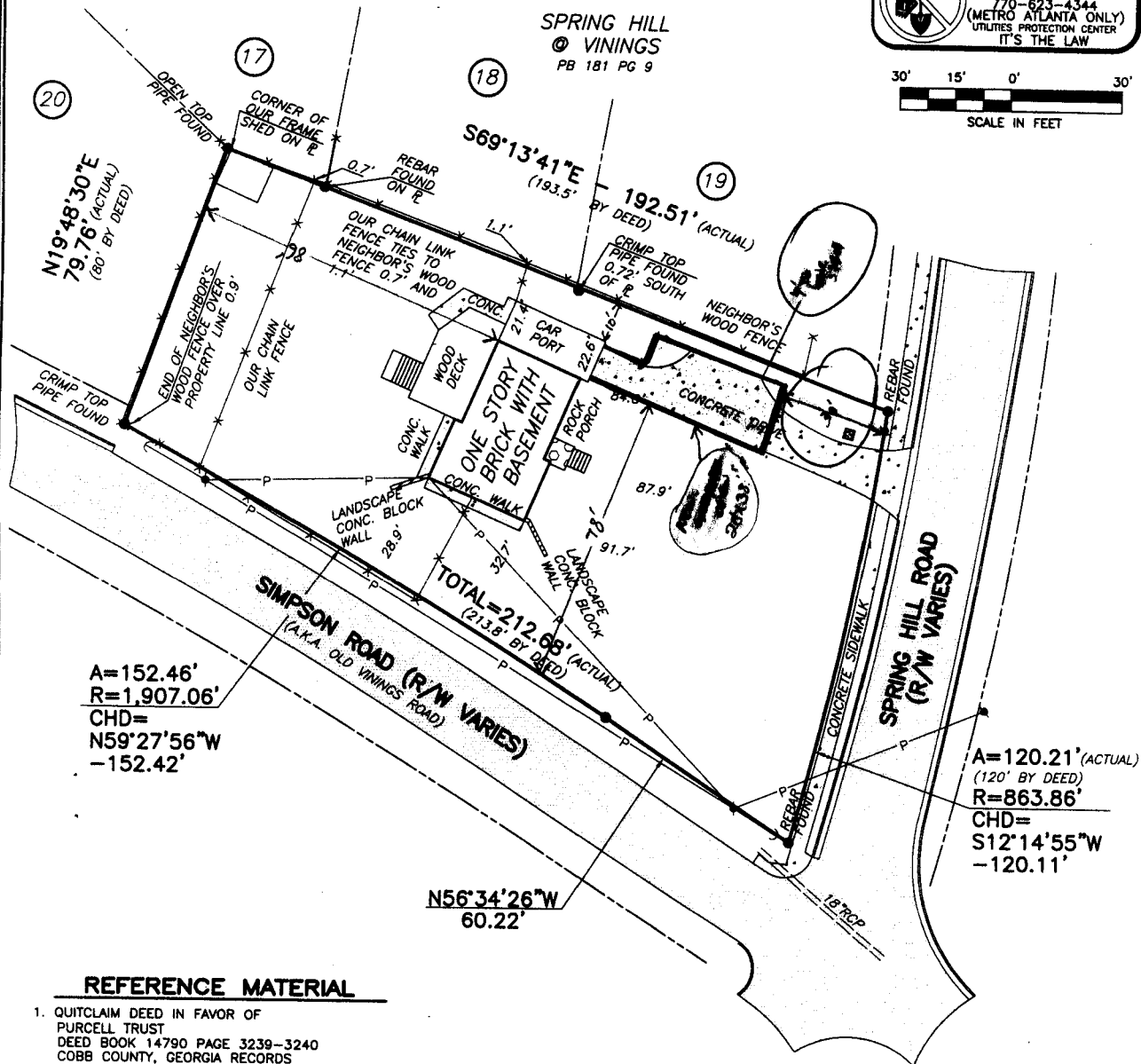
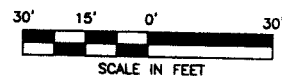
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT EXTENDS TO ANY UNNAMED PERSON, PERSONS, WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. 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 ANGLE 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. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

6. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC  
N



## **REFERENCE MATERIAL**

1. QUITCLAIM DEED IN FAVOR OF PURCELL TRUST  
DEED BOOK 14790 PAGE 3239-3240  
COBB COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.448± ACRES  
OR 19,521± SQ. FT.

3684 SPRING HILL ROAD  
SMYRNA, GEORGIA

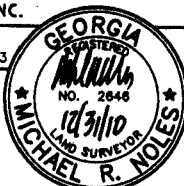
**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not)  
located in a Federal Flood  
Area as indicated by F.I.R.M.  
Official Flood Hazard Maps.

In my opinion this plat is a  
correct representation of the  
land platted.

Fences should not be placed  
using side dimensions from house.



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG  
JOB#229365

## **LEGEND**

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
●	POWER POLE
○	LIGHT POLE
■	POWER METER
□	POWER BOX
△	AIR CONDITION
◇	TELEPHONE BOX
×	GAS METER
+	GAS VALVE
•	WATER METER
•	WATER VALVE
•	JUNCTION BOX
•	DROP INLET
•	SANITARY SEWER MANHOLE

PROPERTY OF  
**RONALD PURCELL**  
**CAROL PURCELL**

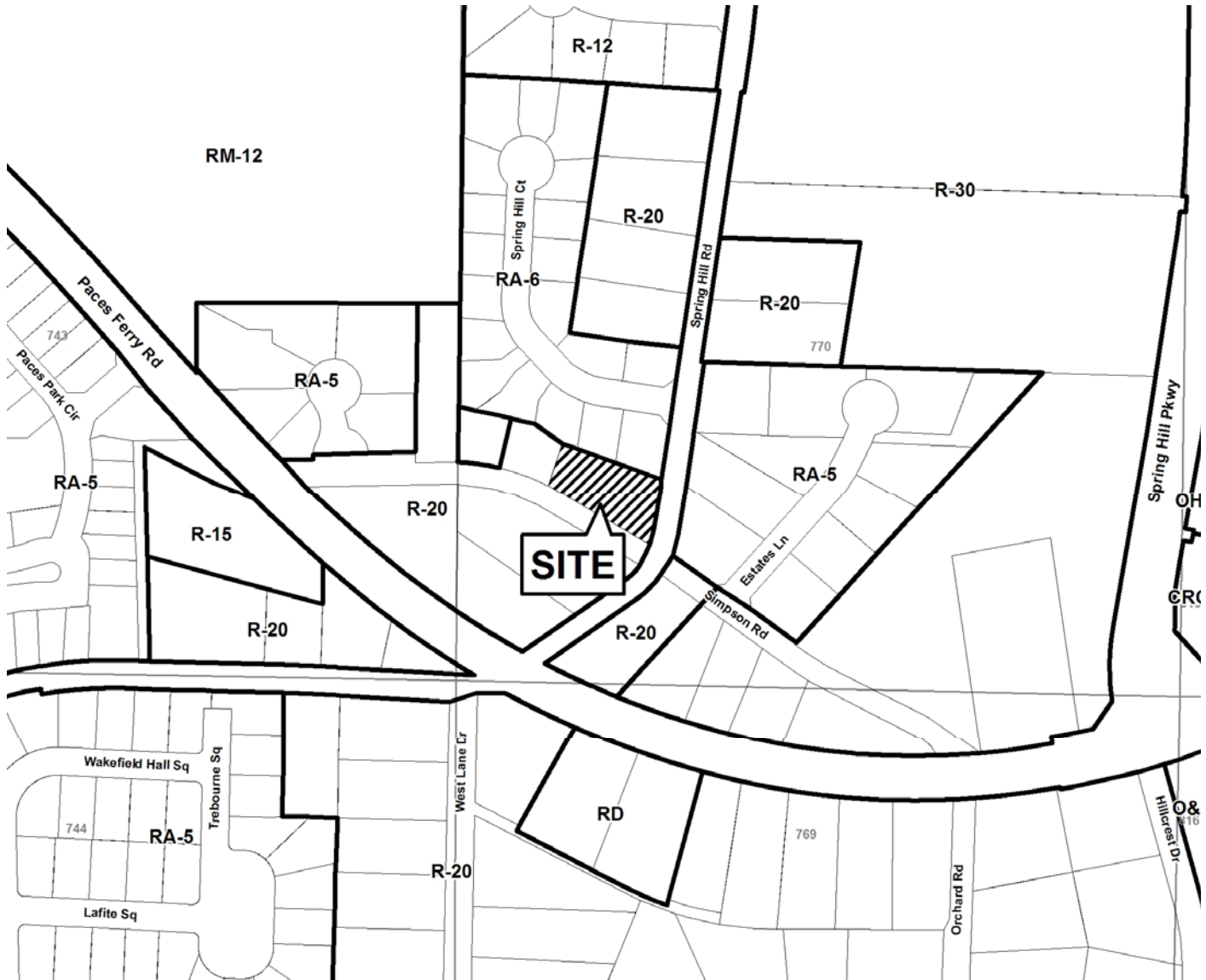
LAND LOT 770  
DISTRICT 17TH. SECTION 2ND  
COUNTY COBB  
GEORGIA

PLAT PREPARED: 12-31-10  
FIELD: 12-30-10 SCALE: 1"=30'

PB  
PG  
DB  
PG

<b>APPLICANT:</b>	<u>Frank P. Pologruto</u>	<b>PETITION NO.:</b>	<u>V-18</u>
<b>PHONE:</b>	<u>770-235-6929</u>	<b>DATE OF HEARING:</b>	<u>03-09-11</u>
<b>REPRESENTATIVE:</b>	<u>same</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>same</u>	<b>LAND LOT(S):</b>	<u>770</u>
<b>PROPERTY LOCATION:</b>	<u>At the northwest</u>	<b>DISTRICT:</b>	<u>17</u>
<u>intersection of Simpson Road and Spring Hill Road</u>		<b>SIZE OF TRACT:</b>	<u>0.448 acre</u>
<u>(3684 Spring Hill Road).</u>		<b>COMMISSION DISTRICT:</b>	<u>2</u>

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 30 feet; and 2) waive the side setback adjacent to the northern property line from the required 10 feet 4 feet.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-18

Hearing Date: 3-9-11

Applicant Frank P. Pologroto Phone # 770 235-6929 E-mail FRANK@DecksAndMore.biz

FRANK POLOGROTO Address 1060 medlin street SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Frank P. Pologroto Phone # 770 235-6929 E-mail FRANK@DecksAndMore.biz  
(representative's signature)

JOHN E. KAUFFMANN  
Notary Public  
Douglas County  
State of Georgia

My commission expires:

My Commission Expires Mar 16, 2014

Signed, sealed and delivered in presence of:

John E. Kauffman  
Notary Public

Titleholder Ronald Purcell Phone # 678 293-5376 E-mail \_\_\_\_\_

Signature Ronald Purcell Address: 3684 Spring Hill Rd Smyrna 30080  
(attach additional signatures if applicable) (street, city, state and zip code)

JOHN E. KAUFFMANN  
Notary Public  
Douglas County  
State of Georgia  
My commission expires: \_\_\_\_\_  
My Commission Expires Mar 16, 2014

Signed, sealed and delivered in presence of:

John E. Kauffman  
Notary Public

Present Zoning of Property 3684 Spring Hill Road R-20 Smyrna GA

Location 3684 Spring Hill Rd near (W. Paces Ferry Rd)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 District 17<sup>th</sup> Size of Tract .448 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 .448 acres Shape of Property RECTANGULAR Topography of Property FLAT Other SLIGHT RISING

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 BUILD A CARPORT

SO THAT THE PURCELL'S COULD WALK FROM A COVER AREA

ON THE DRIVEWAY AND BE PROTECTED FROM THE WEATHER ELEMENTS

THEY ARE BOTH SENIOR CITIZENS.

List type of variance requested: WE ARE REQUESTING A REDUCTIONS  
IN THE SETBACKS FROM 10' TO 4' FEET ON ONE SIDE  
AND THE FRONT FROM 35' TO 30' TO BUILD A CARPORT

SEE EXHIBIT "A" AND "B"



✓-18/2011  
Exhibit "A" NARI  
NATIONAL ASSOCIATION OF  
THE REMODELING INDUSTRY

Hello:  
Cobb County Board members  
Variance request Dept

Ron & Carol Purcell  
3684 Spring Hill Road  
Smyrna, GA 30080  
Land Lot 770, District 17<sup>th</sup>, Sect. 2nd  
**Sub-Div: Unknown**

## Letter of Intent

### Variance Request & Support

We would like to build a Carport on the right side of the Purcell's home. Unfortunately, the side building setback is line... **10 feet** and we would like to reduce this setback by 6' feet only. Therefore, the side setback would be **4 feet**. In addition, we are requesting reducing the **front setback from 35' feet to 30' feet**.

The size of the Carport will be 20' x 38' and 10' x 15' = 910 Sq ft. The Carport requires this size because we are planning to connect the house to the carport and make it a continuous structure. We are planning to make a beautiful front gable roof at the entrance.

In addition, the total size of **the lot is .448 acres**. Right, now the total lot coverage area is at **18.4% of the lot**, with approval of this variance and building of the carport the total lot coverage area will be **23% of the total area**.

We thank you very much for your consideration and support on this variance request. Finally, we would appreciate your support and approval of this simple variance request.

Sincerely,

Frank Pologruto President  
Decks & More, Inc.,  
770-235-6929 Cell

P.S. If you have any questions please me call I am always here to help.

1060 MEDLIN STREET • SMYRNA, GA 30080 • 770-235-6929 • WWW.DECKSANDMORE.BIZ

OUTDOOR KITCHENS • SCREENED-IN PORCHES • CUSTOM DECKS • ADDITIONS • SUNROOMS • BASEMENTS • BATHROOMS



V-18/2011  
Exhibit "B"



V-19  
(2011)

14 x 14 = 196 SQFT

N

Magnetic

WORK SHOP

17 x 27 =  
459 SQ FT

(5)

100.00'

H8°00'E

WOOD FENCE

Pool House

35'x17' INGROUND POOL

POOL

LATTICE FENCE

(6)

(7)

200.00'  
H8°00'W200.00'  
H8°00'WDEN  
400

F.P.

CONC.  
PATIO1-STORY BRICK  
1170CONC.  
CAR  
PORT.

50' B

23'

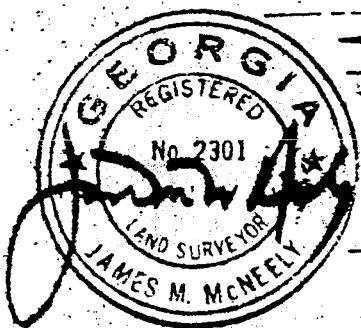
15'

341.0' TO 50' R/W,  
AUSTELL ROAD.CONC.  
PORCH.

CONC. DRIVE

1PF

1PF

100.00'  
H85°00'E

1170 PAIR ROAD (50' R/W)

THIS PROPERTY (IS NOT) LOCATED  
IN A FEDERAL FLOOD AREA AS INDICATED  
BY FIA OFFICIAL FLOOD HAZARD MAPS.LENDERS CERTIFICATION  
PLAN FORFRANCIS MARSHALL BOND &  
SHERRY R. BONDNORTH GEORGIA  
ENGINEERS, INC.1277 KENNESTONE CIRCLE • SUITE 500  
MARIETTA, GEORGIA 30066  
404-422-5800LOT: 6 BLOCK: B  
MILFORD, PART TWO

PLAT BOOK: 18 PAGE: 189

LAND LOT: 702

DISTRICT - 19; SECTION 2

COUNTY - COBB

STATE - GEORGIA

DATE: 1-12-87

SCALE: 1" = 40'

REVISIONS:

CC: D.A.

DRAWN: C.W.

CHKD

Job Number

870090-A

1002

**APPLICANT:** George C. Wood and Pamela L. Wood

**PHONE:** 770-485-3174

**REPRESENTATIVE:** Moore Ingram Johnson & Steel,

**PHONE:** LLC (J. Kevin Moore) 770-429-1499

**PROPERTY LOCATION:** On the north side of Pair  
Road, east of Austell Road

(1170 Pair Road).

**PETITION NO.:** V-19

**DATE OF HEARING:** 03-09-11

**PRESENT ZONING:** R-20

**LAND LOT(S):** 702

**DISTRICT:** 19

**SIZE OF TRACT:** 0.5 acre

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 5 feet for two accessory structures over 144 square-feet; and 2) waive the side setback for an accessory structure adjacent to the western and eastern property lines from the required 10 feet to 5 feet on lot 6.



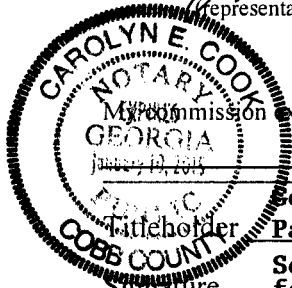
# Application for Variance Cobb County

(type or print clearly)

Application No. V-19 (2011)  
Hearing Date: 03/09/2011

Applicant George C. Wood and Pamela L. Wood Phone # (770) 485-3174 E-mail \_\_\_\_\_  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728 w7@mijs.com



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

George C. Wood and Pamela L. Wood Phone # (770) 485-3174 E-mail \_\_\_\_\_  
Signature See Attached Exhibit "A" for Titleholders' Signatures Address: 1170 Pair Road, Marietta, GA 30060  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-20

Location 1170 Pair Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 702 District 19th Size of Tract 0.5± 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 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.  
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Reduction of required minimum rear setback from 35 feet to 5 feet for an accessory structure; (2) Reduction of required minimum side setback from 10 feet to 5 feet for an accessory structure. (See § 134-197(4)(d))

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 19 (2011)  
Hearing Date: March 9, 2011

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicants/Titleholders: George C. Wood and Pamela L. Wood**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicants/Titleholders (hereinafter collectively "Applicants") have owned and occupied their residence for over 25 years and, at all times, an accessory structure had been located in the rear of the Property. During a recent storm, the accessory structure was destroyed by a falling tree. Applicants desire to replace the accessory structure in its original location; however, the structure cannot be re-built without reducing the rear and side setback requirements for properties zoned to the R-20 zoning category. Additionally, the topography of the subject lot; as well as, the location of existing improvements (e.g., pool) substantially restrict a location for the accessory structure, resulting in the proposed and original location being the most practical and reasonable. Applicants, therefore, seek a reduction of the minimum rear setback to five (5) feet and the minimum side setback to five (5) feet.

**V-20  
(2011)**

**Total Area**  
**28,330.5 Sq. Ft.**  
**0.650 Acres**

## SURVEY FOR

**Cecil G. McLendon, Jr., Esq.**

[illegible]

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000 FEET. THE ANGLE ERROR OF 3.0 FEET ANGLE POINT AND THE LINEAL ERROR OF 0.3 FEET ANGLE POINT PER 100 FEET LINEAL DISTANCE WAS ADJUSTED USING THE CRANDALL RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

SURVEY METHOD UTILIZED: ANGULAR LINEAR SUBTENSOR SIGHTING

THESE MONUMENTS WERE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

GRAPHIC SCALE

40' 20' 0 40' 80' 120'

### GRAPHIC SCALE

**WEST GEORGIA SURVEYORS, INC.**

731 Sandtown Road  
Marietta, Georgia 30008

(770) 428-2122

FAX: (770) 422-9178

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

## CONCLUSION

- L.P. = IRON PIN PLACED AT CORNER  
 L.P. = IRON PIN FOUND AT CORNER  
 L.P.F. = IRON PIN FOUND  
 M = MARBLE MONUMENT FOUND  
 Δ = BREAK IN PROPERTY (TRANSVERSE) LINE  
 Δ = WIRE FENCE  
 - - - = POWER LINE  
 - - - = TELEPHONE LINE  
 L.L.L. = LAND LOT LINE  
 P.P./ = POWER POLE  
 - X - = BARBED WIRE FENCE  
 - - - = WOOD FENCE  
 R.C.P. = RENE. CONC. PIPE  
 C.M.P. = CORRUGATED METAL PIPE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA  
AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.  
MAP NO. 13087C02280 DATED December 16, 2008

Tract II  
Wilson/Barker  
264 page 93

Tract 1  
Wilson/Barker  
page 93  
264

**Notes:**

1. Current Zoning R-20
2. Proposed Zoning R-15
3. There are no streams or wetlands located on this property.
4. There is no Historical artifacts or Cemeteries located on this property.

<b>APPLICANT:</b> <u>Cecil G. McLendon, Jr.</u>	<b>PETITION NO.:</b> <u>V-20</u>
<b>PHONE:</b> <u>770-590-5900</u>	<b>DATE OF HEARING:</b> <u>03-09-11</u>
<b>REPRESENTATIVE:</b> <u>Moore Ingram Johnson &amp;</u>	<b>PRESENT ZONING:</b> <u>R-20</u>
<b>PHONE:</b> <u>Steel, LLP, J. Kevin Moore 770-429-1499</u>	<b>LAND LOT(S):</b> <u>750</u>
<b>PROPERTY LOCATION:</b> <u>On the north side of Park Avenue, east of Oakdale Road</u>	<b>DISTRICT:</b> <u>17</u>
<u>(2133 Park Avenue).</u>	<b>SIZE OF TRACT:</b> <u>0.65 acre</u>
	<b>COMMISSION DISTRICT:</b> <u>2</u>

**TYPE OF VARIANCE:** Waive the minimum lot size for an R-15 lot from the required 15,000 square-feet to 14,000 square-feet to allow the applicant to file a rezoning application to R-15.

### COMMENTS



# Application for Variance Cobb County

(type or print clearly)

Application No. v- 20 (2011)  
Hearing Date: 03/09/2011

Applicant Cecil G. McLendon, Jr. Phone # (770) 590-5900 E-mail cecilmclendon@hotmail.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # (770) 429-1499 E-mail jkm@mijs.com  
Georgia Bar No. 519728 w7Wmjs.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

My commission expires: January 10, 2015

Cecil G. McLendon, Jr. Phone # (770) 590-5900 E-mail cecilmclendon@hotmail.com  
(attach additional signatures, if needed) Address: 315 Washington Avenue, Marietta, GA 30060  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Carolyn E. Cook  
Notary Public

My commission expires: January 10, 2015

Present zoning of Property R-20

Location 2133 Park Avenue

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

Land Lot(s) 750 District 17th Size of Tract 0.650 Acre(s)

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

Size of Property X Shape of Property \_\_\_\_\_ 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.

See Exhibit "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required minimum 15,000 square foot lot size for R-15 zoned property to 14,000 square feet. (See § 134-198)



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 20 (2011)  
Hearing Date: March 9, 2011

**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Property Owner: Cecil G. McLendon, Jr.**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the required minimum 15,000 square foot lot size for lots located within an R-15 zoning classification. Due to surrounding zonings, increases in development, and traffic, a larger square foot lot is no longer consistent or compatible with the area. Therefore, in order for future development of the Subject Property to conform and be consistent with area residential lots, the requested variance must respectfully be approved.