

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 11, 2011

DUE DATE: April 18, 2011

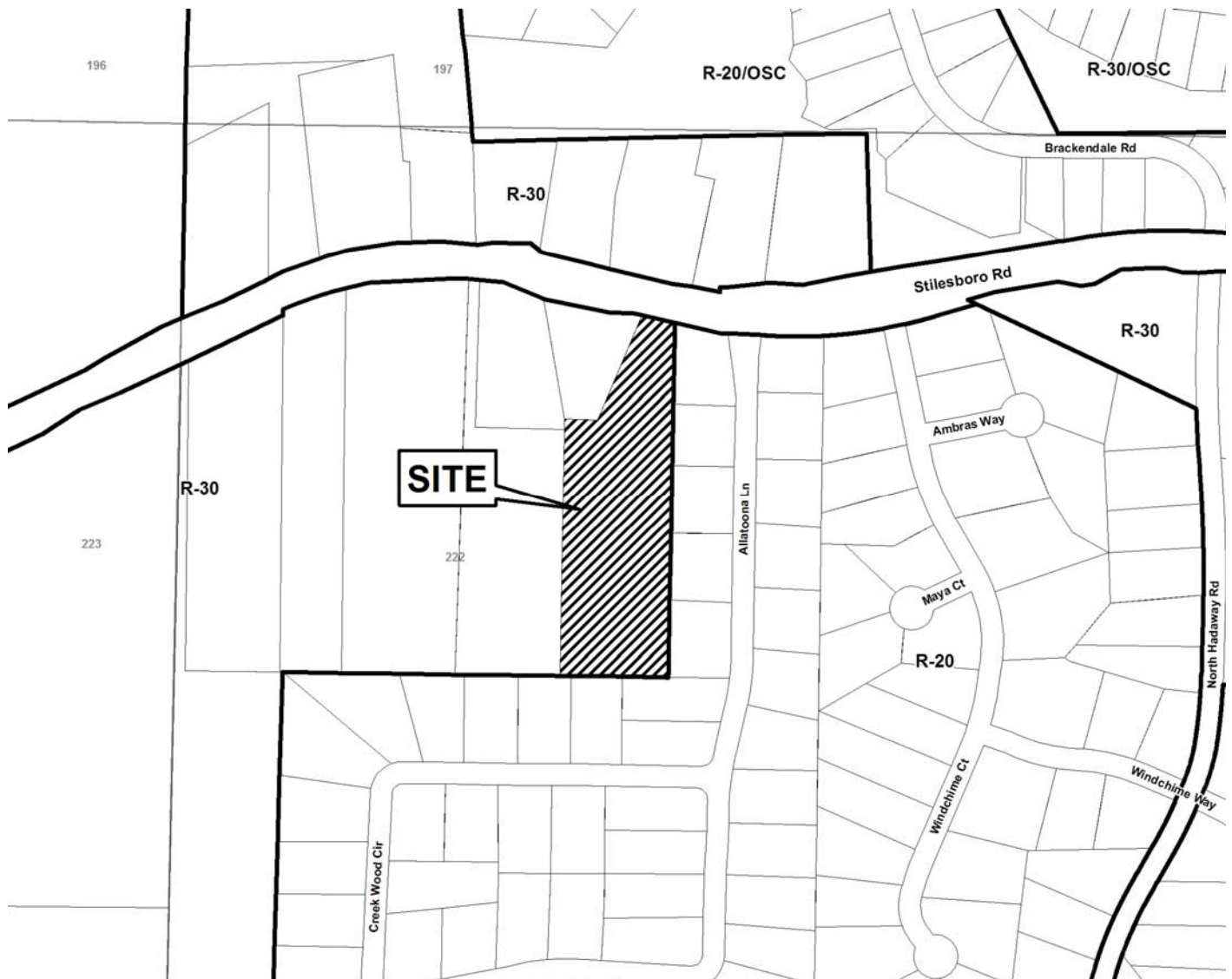
Distributed: March 17, 2011



Cobb County...Expect the Best!

APPLICANT: <u>Dr. Chad Kuhlman</u>	PETITION NO.: <u>V-29</u>
PHONE: <u>770-424-6099</u>	DATE OF HEARING: <u>05-11-11</u>
REPRESENTATIVE: <u>Greg Boedges</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>678-409-7204</u>	LAND LOT(S): <u>222</u>
PROPERTY LOCATION: <u>On the south side of</u>	DISTRICT: <u>20</u>
<u>Stilesboro Road, west of Allatoona Lane</u>	SIZE OF TRACT: <u>4.18 acres</u>
<u>(4525 Stilesboro Road).</u>	COMMISSION DISTRICT: <u>1</u>

TYPE OF VARIANCE: 1. Waive the setback for an accessory structure over 800 square feet (1,760 square foot proposed pool house) from the required 100 feet to 33 feet adjacent to the western property line and 40 feet adjacent to the southern property line; 2) allow an accessory structure to the side of the primary structure (existing pump house).



Application for Variance

Cobb County

(type or print clearly)

Application No. U-29

Hearing Date: 5-11-11

Applicant Chad G Kuhlman Phone # 770-424-6055 E-mail cgkuhlman@hotmail.com

N/A
(representative's name, printed)

Address _____

(street, city, state and zip code)

N/A
(representative's signature)

Phone # _____

E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Chad G Kuhlman Phone # 770-424-6055 E-mail cgkuhlman@hotmail.com

Signature Chad G Kuhlman Address: 4525 Stilesboro Road NW Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

MARCIA D. GOODWILL

Notary Public, Cobb County, Georgia

Signed, sealed and delivered in presence of:

My commission expires: 10/9/2014 Marcia D. Goodwill
My Commission Expires October 9, 2014 Notary Public

Present Zoning of Property R-30

Location 4525 STILESBORO ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 228 District 20 Size of Tract 4.18 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.

PROPOSED POOL HOUSE IS 1,600+ SQUARE FEET WHICH EXCEEDS 800 SF ALLOWANCE TO BE 40' FROM PROPERTY LINE.

List type of variance requested: WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 800 SQ FT

APPLICANT:	<u>Hesham Rabah</u>	PETITION NO.:	<u>V-30</u>
PHONE:	<u>770-900-4831</u>	DATE OF HEARING:	<u>05-11-11</u>
REPRESENTATIVE:	<u>Hesham Rabah</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>770-900-4831</u>	LAND LOT(S):	<u>18</u>
PROPERTY LOCATION:	<u>On the north side of</u>	DISTRICT:	<u>20</u>
	<u>Meadow Oaks Drive, east of Meadow Creek Way</u>	SIZE OF TRACT:	<u>0.3938 acre</u>
	<u>(1156 Meadow Oaks Drive).</u>	COMMISSION DISTRICT:	<u>3</u>

TYPE OF VARIANCE: 1) Waive the side setback on lot 67 from the required 10 feet to 3 feet adjacent to the eastern property line; and 2) waive the side setback for an accessory structure from 10 feet to 1 foot (for existing 225 foot building).



Application for Variance Cobb County

(type or print clearly)

Application No. V-30

Hearing Date: 5-11-2011

Applicant Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Hesham Rabah Address 1156 Meadow Oaks Dr Acworth GA
(representative's name, printed) (street, city, state and zip code) 30102
Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
(representative's signature)

My Commission Expires

My commission expires: December 15th, 2011

Signed, sealed and delivered in presence of:

Janina Deonance
Notary Public

Titleholder Hesham Rabah Phone # 770-900-4831 E-mail heshamrabah@comcast.net
Signature Hesham Rabah Address: 1156 Meadow Oaks Dr Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires
December 15th, 2011

Janina Deonance
Notary Public

Present Zoning of Property R-15

Location 1156 Meadow Oaks Drive Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 18 (P) 234 District 2nd 16 Size of Tract .3938± 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.

Existing Driveway does not allow access to garage.

List type of variance requested: To reduce side yard setback from 10 feet
to 3.9 feet.

LOT 5 AND A PORTION OF LOT 4
MR. A.E. FIELDS PROPERTY
PLATBOOK 14 PAGE 124

V-31
(2011)

RETRACEMENT SURVEY FOR:
BENNETT HUTCHISON
GAYLE HUTCHISON

LAND LOT 972
17th DISTRICT
COBB COUNTY, GEORGIA

DRAWN BY: AEB
SCALE: 1 INCH = 20 FEET
DATE: 2-24-2011
JOB NO: 0007

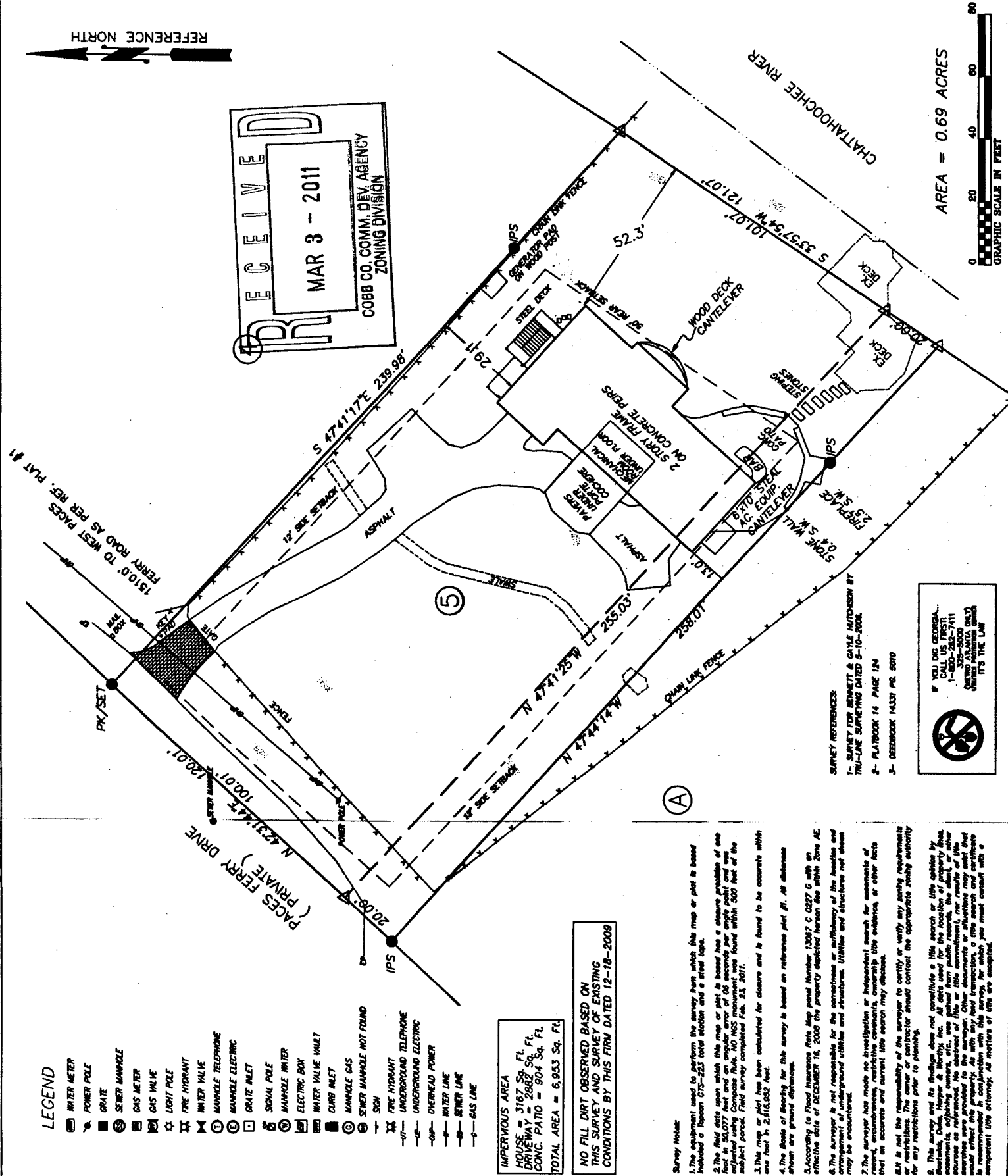


LAND SURVEYING
BOSTWICK, DUKER, HARPER & WORTHY, INC.
10910 WOODSTOCK ROAD
ROSWELL, GEORGIA 30075
770-552-0804

REFERENCE NORTH

RECEIVED
MAR 3 - 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

AREA = 0.69 ACRES



SURVEY REFERENCES
1- SURVEY FOR BENNETT & GAYLE HUTCHISON BY
TRI-LINE SURVEYING DATED 5-10-2008
2- PLATBOOK 14: PAGE 124
3- DEEDBOOK 14331 PG. 9010

IF YOU DO GEORGIA...
CALL US FIRST!
1-800-282-7411
325-5000
(NORTH ATLANTA, GA 30317)
IT'S THE LAW

LEGEND

- WATER METER
- POWER POLE
- GRATE
- SEWER MANHOLE
- GAS METER
- GAS VALVE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- MANHOLE TELEPHONE
- MANHOLE ELECTRIC
- GRATE INLET
- SIGNAL POLE
- MANHOLE WATER
- ELECTRIC BOX
- WATER VALVE VAULT
- CURB INLET
- MANHOLE GAS
- SEWER MANHOLE NOT FOUND
- SON
- FIRE HYDRANT
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD POWER
- WATER LINE
- SEWER LINE
- GAS LINE

IMPERVIOUS AREA
HOUSE = 3167 Sq. Ft.
DRIVEWAY = 2882 Sq. Ft.
CONC. PATIO = 904 Sq. Ft.
TOTAL AREA = 6,953 Sq. Ft.

NO FILL DIRT OBSERVED BASED ON
THIS SURVEY AND SURVEY OF EXISTING
CONDITIONS BY THIS FIRM DATED 12-18-2009

- Survey Notes**
- The equipment used to perform the survey from which this map or plat is based included a Nikon DTS-223 total station and a steel tape.
 - The field data upon which this map or plat is based has a closure problem of one foot in 50,077 feet and an angular error of 08 seconds per angle point and was adjusted using Compass Rule. NO ADS monument was found within 500 feet of the subject parcel. Field survey completed Feb. 23, 2011.
 - This map or plat has been calculated for closure and is found to be accurate within one foot in 2,615,932 feet.
 - The basis of bearing for this survey is based on reference plat #1. All distances shown are ground distances.
 - According to Flood Insurance Risk Map panel number 13097 C 0227 G with an effective date of DECEMBER 16, 2008 the property depicted herein lies within Zone AE.
 - The surveyor is not responsible for the correctness or sufficiency of the location and arrangement of underground utilities and structures. Utilities and structures not shown may be encountered.
 - The surveyor has made no investigation or independent search for easements or restrictions affecting the subject property (the easements, or other facts that in accurate and current the survey may disclose).
 - It is not the responsibility of the surveyor to certify or verify any zoning requirements or restrictions. The owner or contractor should contact the appropriate zoning authority for any restrictions prior to planning.
 - This survey and its findings do not constitute a title search or title opinion by Bostwick, Duker, Harper & Worthy, Inc. All data used for the location of property lines, easements, and other features shown on this map or plat are based on the survey of the subject property. No warranty is made by this firm for the accuracy of the survey or the location of the subject property. Other documents or situations may exist that would affect this property. As with any land transaction, a title search and certificate is recommended in conjunction with this survey, for which you must contact with a competent title attorney. All matters of title are accepted.

APPLICANT:	<u>Bennett & Gayle Hutchinson</u>	PETITION NO.:	<u>V-31</u>
PHONE:	<u>404-626-3967</u>	DATE OF HEARING:	<u>05-11-11</u>
REPRESENTATIVE:	<u>Bennett Hutchinson</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>404-626-3967</u>	LAND LOT(S):	<u>972</u>
PROPERTY LOCATION:	<u>On the south side of</u>	DISTRICT:	<u>17</u>
<u>Paces Ferry Drive, south of Paces Ferry Road</u>		SIZE OF TRACT:	<u>0.69 acre</u>
<u>(3999 Paces Ferry Drive).</u>		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1. Allow an accessory structure (generator support) to the side of the primary structure and waive the setback for said structure from the required 5 feet to zero feet adjacent to the eastern property line; 2) waive the setback for an accessory structure (outdoor fireplace) from 5 feet to zero feet adjacent to the western property line; and 3) waive the setback for an accessory structure (uncovered deck) from 5 feet to zero feet adjacent to the southwestern and south property line.



Application for Variance

Cobb County

(type or print clearly)

Applicant Bennett's Gayle Hutchison Phone # 404-626-3967 E-mail bhutchison@tiptoproofers.com

Bennett's Gayle Hutchison Address 3999 Paces Ferry Dr SE (street, city, state and zip code) Atlanta Ga, 30339

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

My commission expires: +

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

PAULDING COUNTY, GA
COMMISSION EXPIRES
JULY 24 2014
NOTARY PUBLIC

Titleholder Bennett Hutchison E-mail _____

Signature [Signature] Address _____ (street, city, state and zip code)

My commission expires: +

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

PAULDING COUNTY, GA
COMMISSION EXPIRES
JULY 24 2014
NOTARY PUBLIC

Present Zoning of Property R-30

Location 3999 PACES FERRY DRIVE (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 972 P.5 District 17 Size of Tract .69 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.

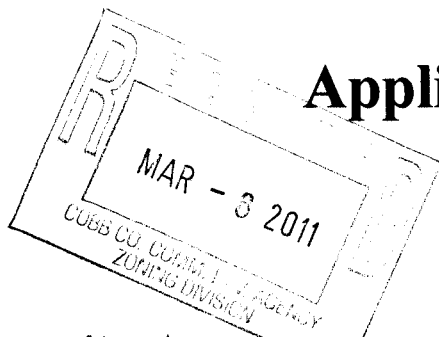
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

EXTREME EXPENSE TO MOVE GENERATOR, SUPPORT STRUCTURE, WIRING AND PIPING.

List type of variance requested: ALLOW ACCESSORY STRUCTURE TO SIDE OF PRIMARY 2) WAIVE SIDE SETBACK FOR ACCESSORY STRUCTURE





Application for Variance Cobb County

(type or print clearly)

Application No. V-32
Hearing Date: 5-11-11

Applicant Meritex Atlanta Industrial I, LLC Phone # 404-966-8160 E-mail dward@meritex.com

Daniel F. Ward, Jr. Address 5238 Royal Woods Pkwy, Suite 150, Tucker, GA 30084
(representative's name, printed) (street, city, state and zip code)

Daniel F. Ward, Jr. Phone # 404-966-8160 E-mail dward@meritex.com
(representative's signature)

CLYDE WILLIAMSON
Notary Public

My commission expires: STATE OF GEORGIA
My Commission Expires 03-16-2014

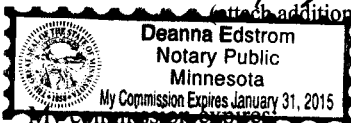
Signed, sealed and delivered in presence of:

Clyde Williamson
Notary Public

Titleholder Meritex Atlanta Industrial I, LLC Phone # (651) 855-9708 E-mail apovilartise@meritex.com
By: Arvid Povilartis
Trachet Operating Officer
Signature X Address: 24 University Ave NW, Suite 200
Minneapolis, MN 55413
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Deanna Edstrom
Notary Public



Present Zoning of Property L1 - Light Industrial

Location 4850 North Church Lane, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 823 District 17th Size of Tract 6.48 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.

Our tenant, Alside, requires outside storage to be able to continue its business at the Property. Alside requires about 9,000 square feet of paving area for its outside storage. The only feasible location for this is in the front parking lot. Such use would delete 34 car parking spaces, which would place the remaining parking space count under the required minimum spaces. If outside storage cannot be accommodated at the Property, Alside will have to vacate.
List type of variance requested: Alside has been a tenant here since 1989. *
Request Variance to provide for minimum allowable parking to be set at 82 spaces.

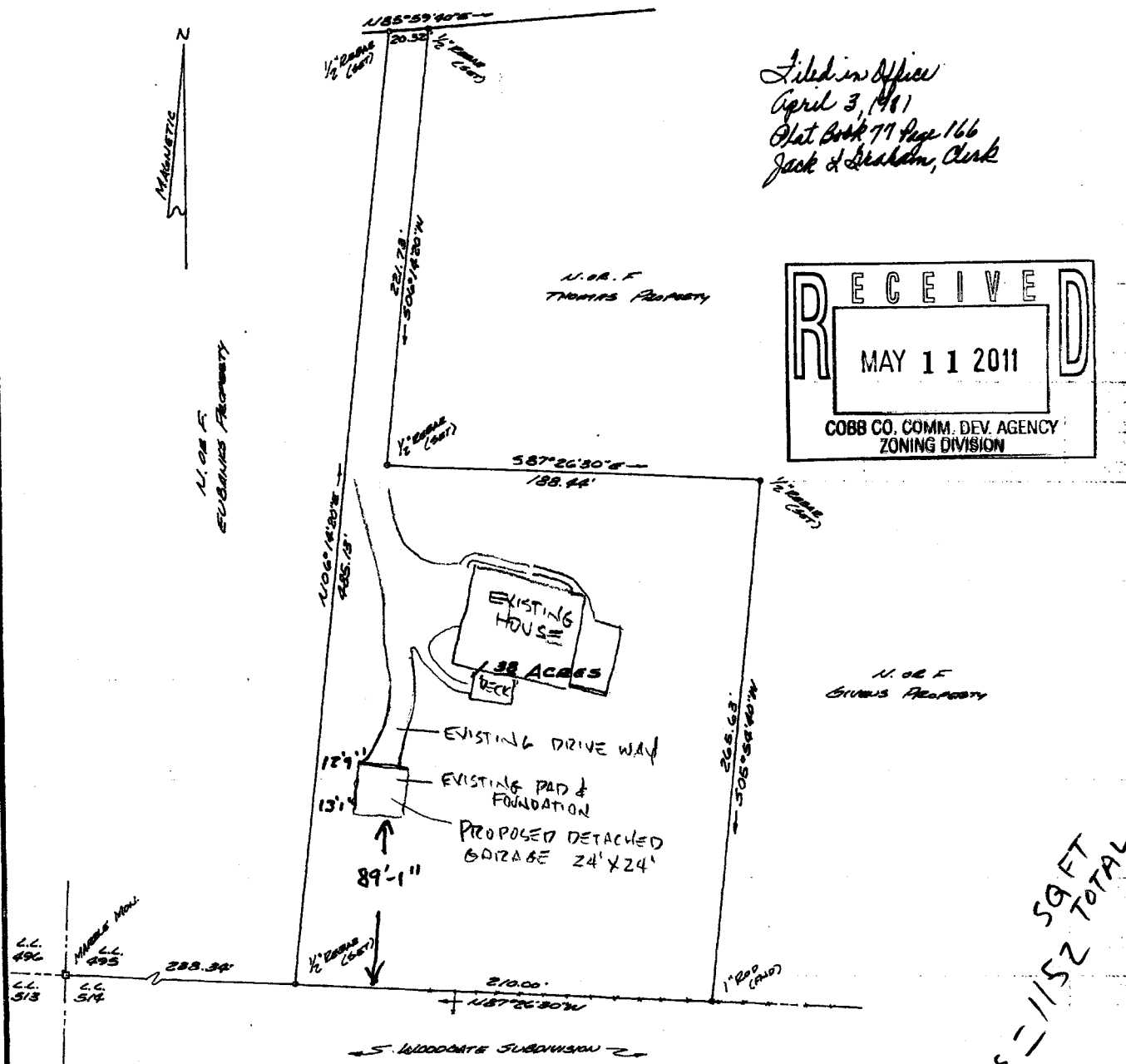
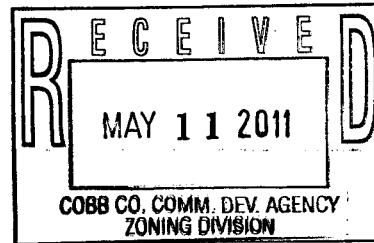
Revised: December 6, 2005 *Historically the car parking has not been fully utilized and we believe there will still be ample parking available with this use.

2011-001016

V-33
(2011)

SCOTT ROAD

Filed in Office
April 3, 2011
Plat Book 77 Page 166
Jack & Leaham, Clerk



2 STORIES = 1152 SQ FT TOTAL

R-20



SURVEY & PLAT

OF PROPERTY IN
 LAND LOT 495-16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 JANUARY 21, 1981 SCALE: 1"=50'



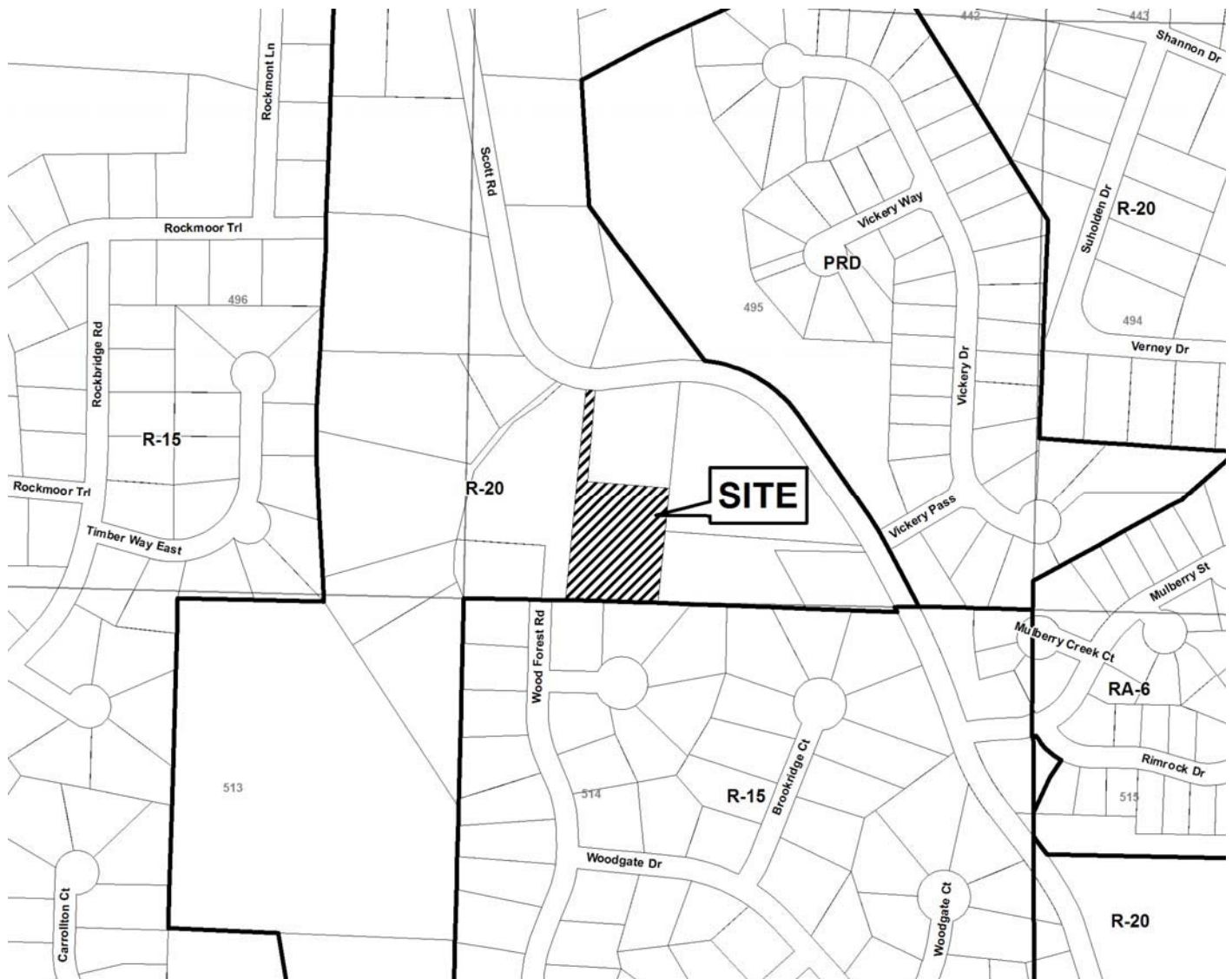
MADE FOR
 VERA M. THOMAS

E.C. (FIELD) = 1:13,675 FEET.
 E.C. (PLAT) = 1:330,625 FEET.
 EQUIPMENT: 20" TRAVELT
 & STEEL TAPE.

BI-JO AND ASSOCIATES
 MARIETTA, GA.
 971-5079

APPLICANT: <u>David G. Crosby</u>	PETITION NO.: <u>V-33</u>
PHONE: <u>404-217-1035</u>	DATE OF HEARING: <u>05-11-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-20</u>
PHONE: <u>same</u>	LAND LOT(S): <u>495</u>
PROPERTY LOCATION: <u>On the south side of</u>	DISTRICT: <u>16</u>
<u>Scott Road, south of Shannon Drive</u>	SIZE OF TRACT: <u>1.38 acres</u>
<u>(3021 Scott Road).</u>	COMMISSION DISTRICT: <u>3</u>

TYPE OF VARIANCE: Waive the setback for an accessory structure over 650 square feet (1152 square foot existing garage with attic) from the required 100 feet to 12 feet adjacent to the western property line and 89 feet adjacent to the southern property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-33

Hearing Date: 5-11-11

Applicant DAVID G CROSBY Phone # 404-217-1035 E-mail CROSB136@bellsouth.net

Address _____

(street, city, state and zip code)

(representative's name, printed)

Phone # _____

E-mail _____

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder

DAVID GEHARD CROSBY
SHERON CROSBY

Phone # 770-449-0660

E-mail CROSB136@bellsouth.net

Signature

[Signature]

(attach additional signatures, if needed)

Address: 3021 SCOTT ROAD, MARIETTA, GA 30066

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 9-29-2011

Notary Public

Present Zoning of Property _____

Location

3021 SCOTT Rd.

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

Land Lot(s) 495

District 16th

Size of Tract 1.38

Acre(s)

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

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

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

- LOSS OF STORAGE AREA & FUNCTIONALITY OF ATTIC SPACE
- EXTRA EXPENSE TO REMOVE GULVED DOWN DECKING.

List type of variance requested:

WAIVE THE SETBACK FOR AN
ACCESSORY STRUCTURE OVER 650 SQFT

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 39,639. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 160,456.

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

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

ACCORDING TO THE CURRENT F.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13067C 0229 G, DATED DECEMBER 16, 2008, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

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

*PER DEED & PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES: PB 88, PG. 42; PB 72, PG. 8; PB 67, PG. 104.

THIS PROPERTY IS LOCATED WITHIN THE 2000' CHATTAHOOCHEE RIVER CORRIDOR.

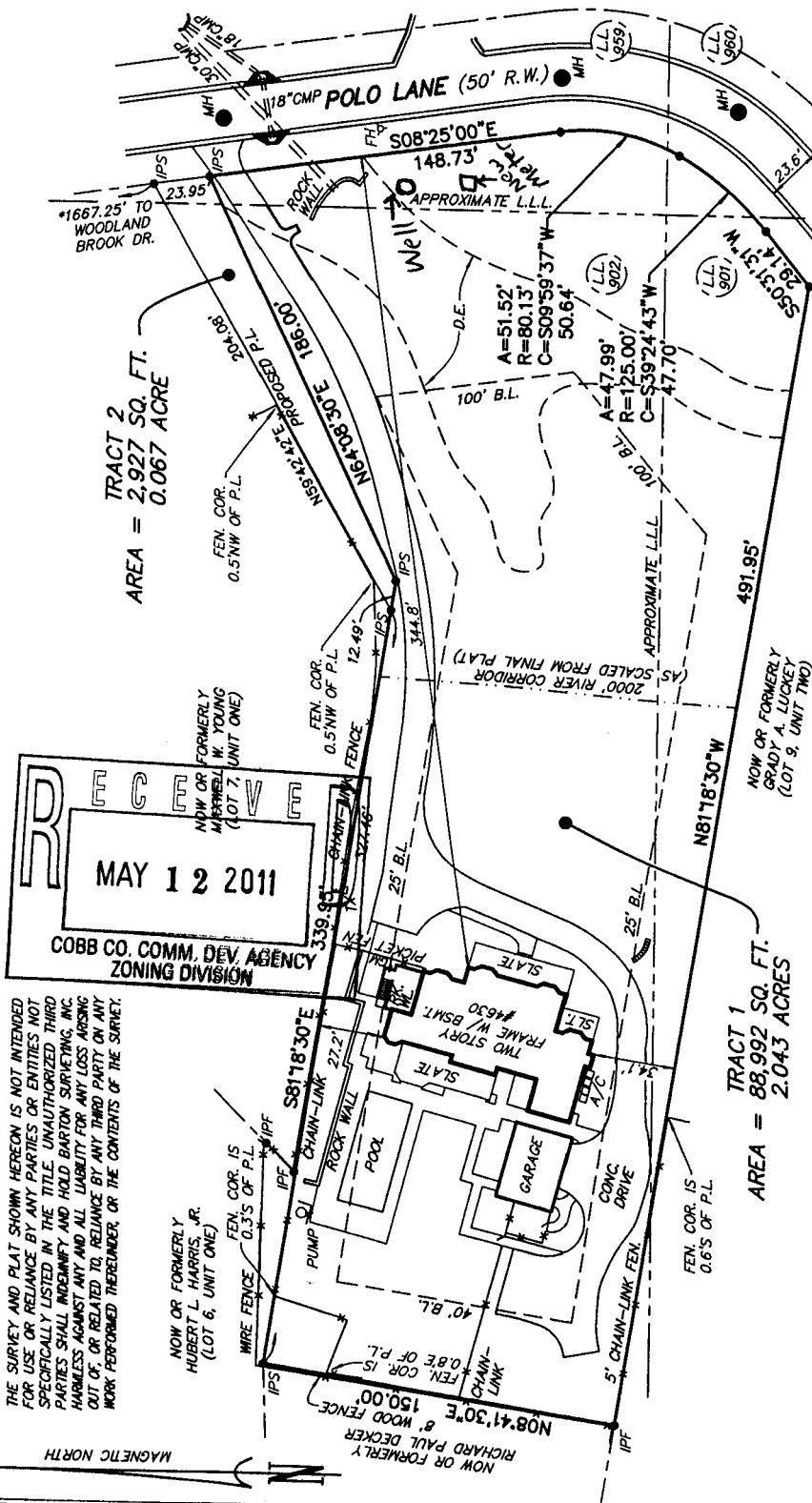
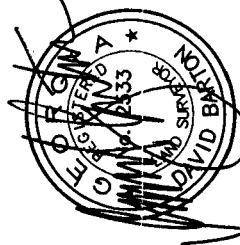
11-9-09: REVISED TO SHOW TRACT 2.

JOB # 09-134 DRAWN BY: JG CHECKED BY: DB
FIELD DATE: 10-15-09 PLAT PREPARED: 10-16-09



BARTON SURVEYING
INC.

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



BOUNDARY SURVEY FOR

GEOFFREY HALL

(BEING LOT 8, POLO PLACE, UNIT TWO, BLOCK "A")
LOCATED IN LAND LOTS 901, 902, 959 & 960

17th DISTRICT, 2nd SECTION

COBB COUNTY, GEORGIA

OCTOBER 15, 2009 1"=50'



SCALE IN FEET

ABBREVIATIONS

IPF = IRON PIN FOUND
IPS = IRON PIN SET
R.W. = RIGHT OF WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
LL = LAND LOT LINE
C.L. = CENTERLINE
#4RB = 1/2" REBAR
CT = CRIMP TOP PIN
OT = OPEN TOP PIN
CMP = CORRUGATED METAL PIPE
DI = DROP INLET
J = JUNCTION BOX
MH = MANHOLE
CB = CATCH BASIN
BM = BENCHMARK
PP = POWER POLE
FH = FIRE HYDRANT
BC = BACK OF CURB
E.P. = EDGE OF PAVEMENT
TX = TRANSFORMER

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

NOW OR FORMERLY
HUBERT L. HARRIS, JR.
(LOT 6, UNIT ONE)

NOW OR FORMERLY
MAYNELL W. YOUNG
(LOT 7, UNIT ONE)

NOW OR FORMERLY
GRADY A. LUCKEY
(LOT 9, UNIT TWO)

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

MAY 12 2011

APPLICANT:	<u>Well Done Waters</u>	PETITION NO.:	<u>V-34</u>
PHONE:	<u>404-493-3434</u>	DATE OF HEARING:	<u>05-11-11</u>
REPRESENTATIVE:	<u>Geoffrey Hall</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>404-788-8887</u>	LAND LOT(S):	<u>901, 902, 959, 960</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>17</u>
<u>Polo Lane, east of Woodland Brook Drive</u>		SIZE OF TRACT:	<u>2.043 acres</u>
<u>(4630 Polo Lane).</u>		COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Allow a second utility meter.</u>		



Application for Variance

Cobb County

(type or print clearly)

Application No. V-34
Hearing Date: 5-11-11

Applicant Well Done Waters Phone # 404-643-3434 E-mail _____
Well Done Water Solutions Address 33 Garrison Rd. Marietta, GA 30008
(representative's name, printed) (street, city, state and zip code) Britt@well
Phone # (404) 643-3434 E-mail donewatersolutions.com
(representative's signature)

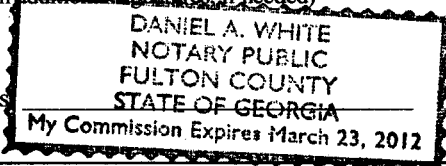
Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Geoffrey & Betty Phone # (404) 788-8887 E-mail _____
Signature [Signature] Address: 4630 Polo Lane Atlanta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property Residential R-30
Location 4630 Polo Lane Atlanta
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 901, 902, 959, 960 District 17th 2nd Size of Tract 2.11 Acre(s)
Section

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.

Need additional electrical meter for new well water pump near street.
The House is over 300 Feet from the street. It would be too expensive to run
power that far. It is less expensive to set a new meter just for the well pump.

List type of variance requested: Additional electrical meter required
to provide power for well pump.

V-35
(2011)

50' R/W

N 79°08'11" E
159.55'

0.97 AC.

42438 ♂

34

1 STORY BRICK

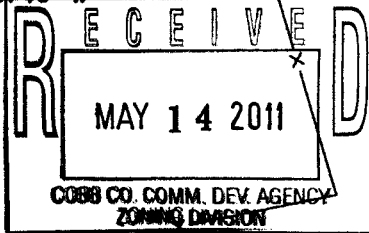
Detached
garage

32'

46'

313.64'

N 87°31'16" W



1.23 AC.

53579 ♂

OUT

36

1.22 AC.

53067 ♂

OUT

33

183.00'

S 01°50'23" W

210.03'

R=3534.19'

113.63'

323.66'

50' R/W

142.38'

EMONT PLACE

CH=113.62'

S 80°28'04" W

CH=210.00'

S 85°05'29" W

1.55'

12" W

APPLICANT:	<u>William Page</u>	PETITION NO.:	<u>V-35</u>
PHONE:	<u>770-616-0274</u>	DATE OF HEARING:	<u>05-11-11</u>
REPRESENTATIVE:	<u>William Page</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-616-0274</u>	LAND LOT(S):	<u>75</u>
PROPERTY LOCATION:	<u>On the north and south sides</u>	DISTRICT:	<u>20</u>
<u>Bridgemont Place, west of Dallas Acworth Highway</u>		SIZE OF TRACT:	<u>2.20 acres</u>
<u>(5865 Bridgemont Place).</u>		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>Allow a second utility meter.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-35

Hearing Date: 5-11-11

Applicant William Page Phone # 770-616-0274 E-mail amasovinc@AOL.com

William Page Address 5865 Bridgmont Pl. Acworth Ga.
(representative's name, printed) (street, city, state and zip code) 30101

William Page Phone # 770-616-0274 E-mail amasovinc@AOL.com
(representative's signature)

DIANA PAGE
Notary Public

My commission expires: _____

STATE OF GEORGIA
My Commission Expires Oct. 20, 2013

Signed, sealed and delivered in presence of:

Diana Page

Notary Public

Titleholder William Page Phone # 770-616-0274 E-mail amasovinc@AOL.com

Signature William Page Address: 5865 Bridgmont Pl. Acworth Ga. 30101
(attach additional signatures, if needed) (street, city, state and zip code)

DIANA PAGE
Notary Public

My commission expires: _____

STATE OF GEORGIA
My Commission Expires Oct. 20, 2013

Signed, sealed and delivered in presence of:

Diana Page

Notary Public

Present Zoning of Property _____

R-30

Location 5865 Bridgmont Pl. Acworth Ga. 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 34 and 37 District 20th Size of Tract 2.20 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.

Would not Have Electrical Power in Garage

List type of variance requested: Need 2nd Power Meter to New Garage.
Electrical Panel in House does not have enough Room to carry Garage Power.
Panel in House to Garage is over 300' FT.

MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 10, 2009
PAGE 2

REGULAR CASES – NEW BUSINESS:

~~V-66 SALVATOR VOLA (Grace Vola, owner) requesting a variance to allow livestock on a lot with less than 2 acres in Land Lot 317 of the 16th District. Located on the west side of Timber Hollow Way, north of Mountain Hollow Drive (3887 Timber Hollow Way).~~

~~The public hearing was opened and Mr. Salvador Vola, Ms. Diana Amers, and Mr. Eric Jacobson addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Trombetti second by Swanson, to reject variance request and to remove livestock (chickens) within 90 days of this decision~~

~~VOTE: ADOPTED unanimously~~

V-67 BILL PAGE (William Waynon Page A/K/A Wayne W. Page A/K/A Bill Page, owner) requesting a variance to waive the setback for an accessory structure over 800 square feet (proposed 1,472 square foot garage) from the required 100 feet to 12 feet adjacent to the western property line in Land Lot 75 of the 20th District. Located on the north and south sides of Bridgemont Place, west of Dallas Acworth Highway (5865 Bridgemont Place).

The public hearing was opened and Mr. Bill Page, Mr. Mark Gallman, and Mr. Eddy Caneup addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Hovey, second by Trombetti, to approve variance request subject to:

- accessory structure (garage) to be located in accordance with site plan submitted on July 7, 2009 subject to approval by Zoning Division Manager (attached and made part of these minutes)
- accessory structure (garage) to be bricked on 3 sides and closely matched with the primary structure
- shingles and trim to match primary structure
- accessory structure (garage) to be single story
- driveway to the accessory structure to be a common driveway entrance to the primary structure (no access off of Bridgemont Place)
- no business, no business storage, and no living in accessory structure (garage)
- maintain existing landscaping, for the purpose of screening, within the rear 45 foot setback along Bridgemont Place

VOTE: ADOPTED unanimously

Exhibit A

V-35/2011

2 of 5

Min. Bk. 15 Petition No. V-67
Doc. Type Side plan

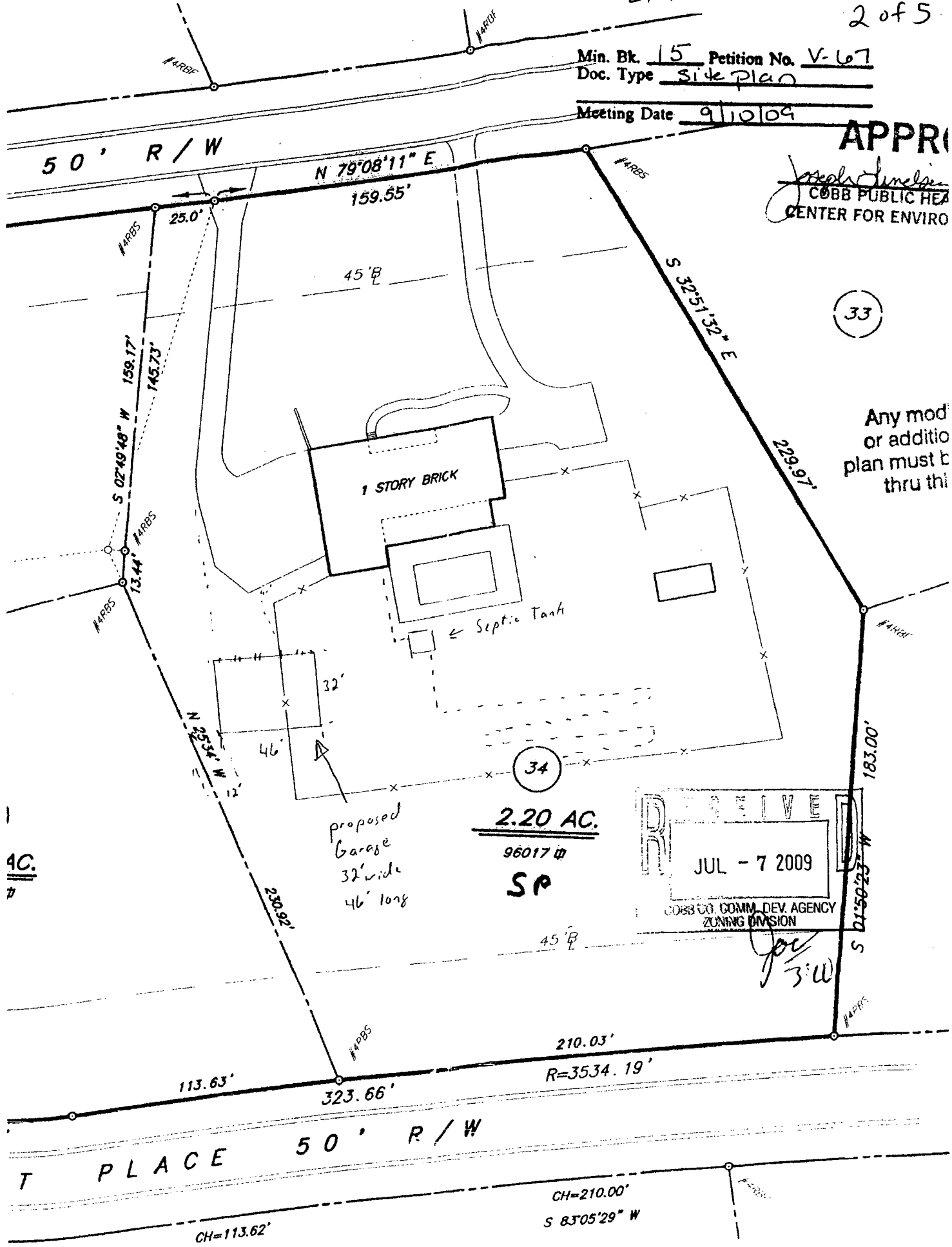
Meeting Date 9/10/09

APPRO

Joseph J. Linsley
COBB PUBLIC HEA
CENTER FOR ENVIRO

(33)

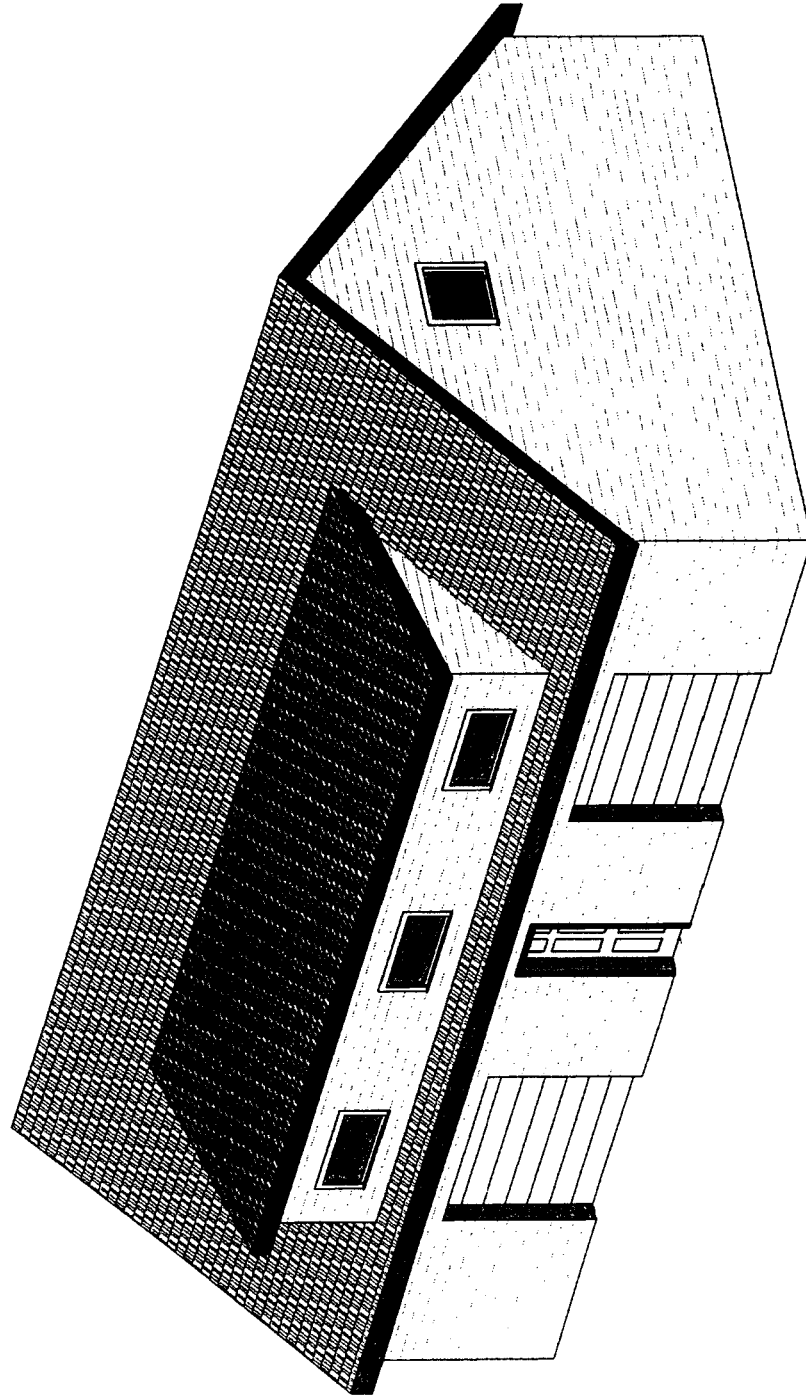
Any mod
or additio
plan must b
thru thi



4C.

Exhibit A

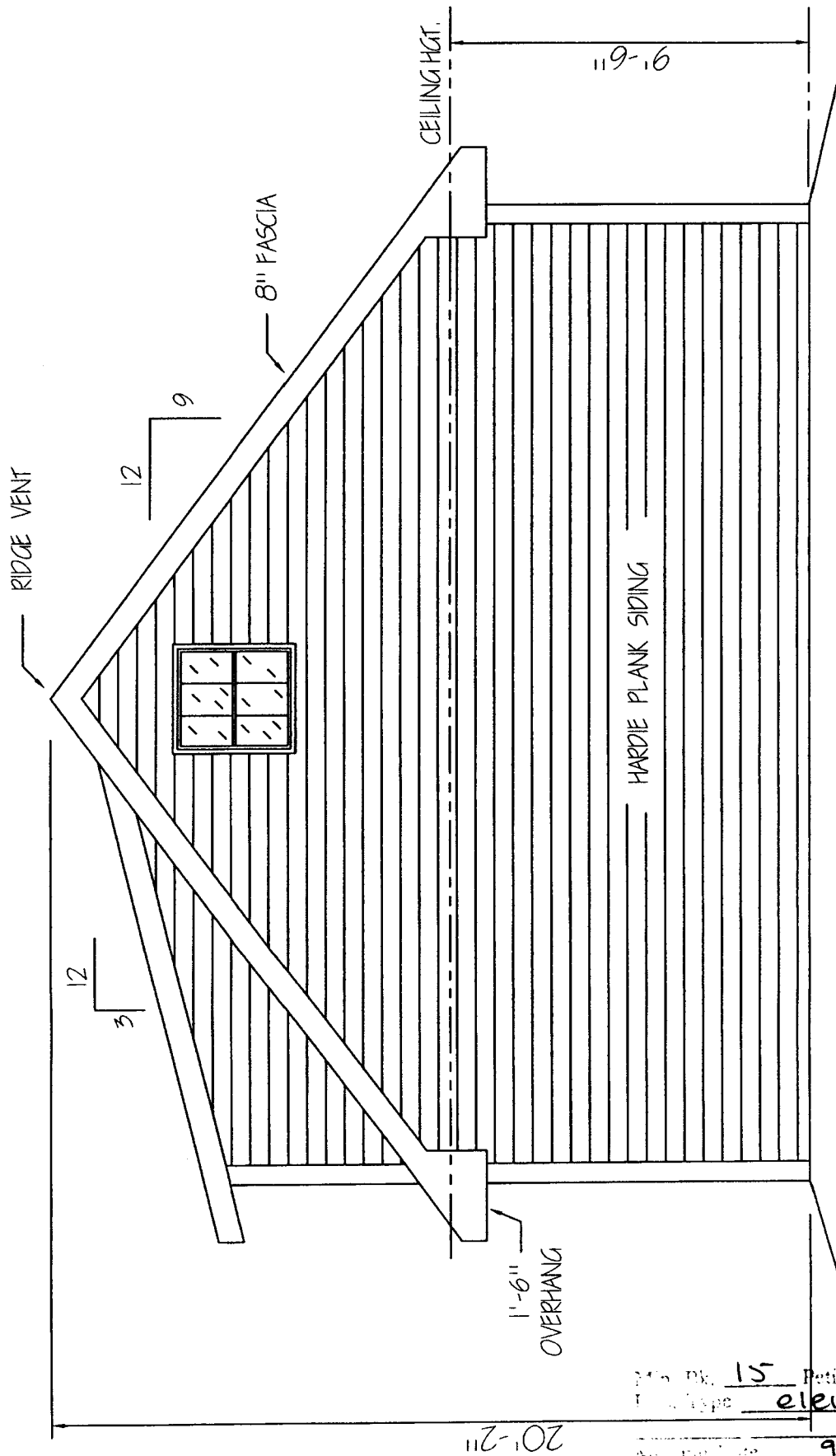
V-35/2011
Previous Variance
3 of 5



Min. Pk. 15 Petition No. V-70
Doc. Type elevations
Meeting Date 9/10/09

Exhibit A

V-35/2011
Previous Variance
4 of 5



RIGHT ELEVATION

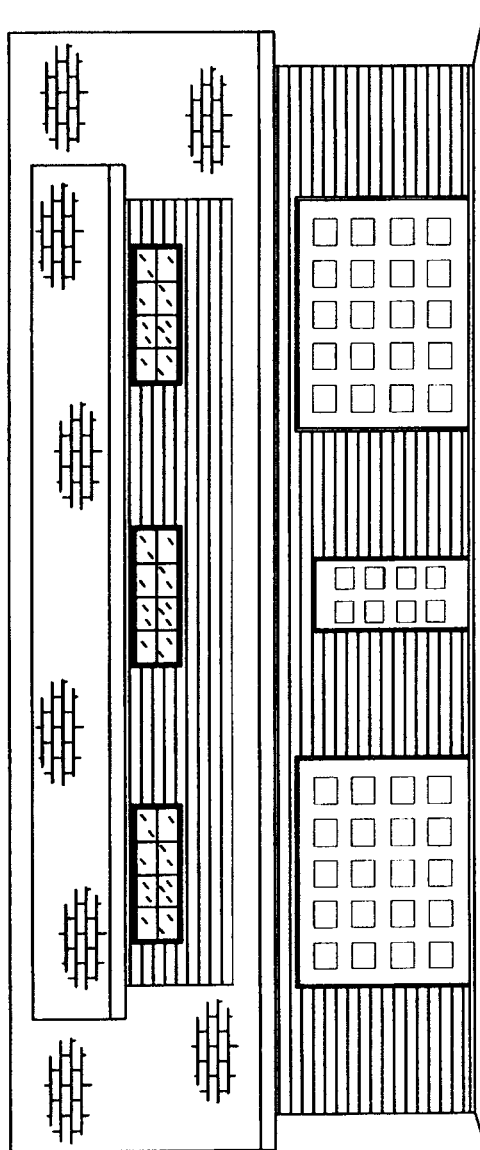
SCALE: 1/4" = 1'-0"

Plan No. 15 Petition No. V-70
Type elevations
910109

20-21

Exhibit A

V-35/2011
Previous Variance
5 of 5

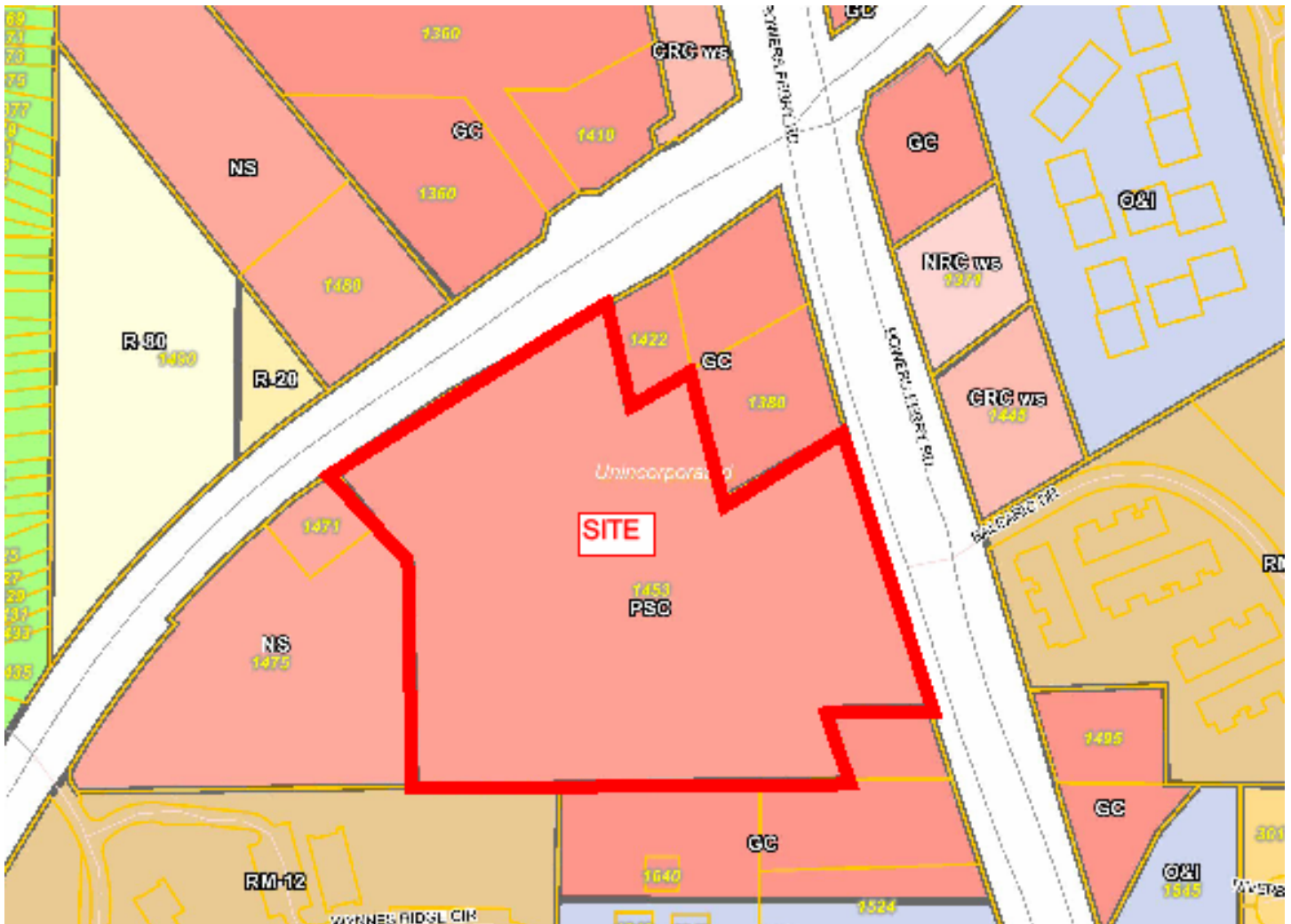


FRONT ELEVATION
SCALE 1/8" = 1'-0"

15 elevations V-70
elevation
9/10/09

APPLICANT: <u>Realm Realty</u>	PETITION NO.: <u>V-36</u>
PHONE: <u>713-465-0001</u>	DATE OF HEARING: <u>05-11-11</u>
REPRESENTATIVE: <u>Steven W. Griggs</u>	PRESENT ZONING: <u>PSC</u>
PHONE: <u>713-579-3297</u>	LAND LOT(S): <u>923</u>
PROPERTY LOCATION: <u>At the southwest</u>	DISTRICT: <u>17</u>
<u>Intersection of Powers Ferry Road and Terrell Mill Road.</u>	SIZE OF TRACT: <u>7.62 acres</u>
	COMMISSION DISTRICT: <u>2</u>

TYPE OF VARIANCE: 1) Waive the front setback from the required 100 feet to 28 feet for the existing building, and from 100 feet to 50 feet for the future building; 2) waive the 40 foot buffer to 10 feet at the southwest corner of the property; and 3) waive the required number of parking spaces from required 434 parking spaces to 409 parking spaces.



Application for Variance Cobb County

(type or print clearly)

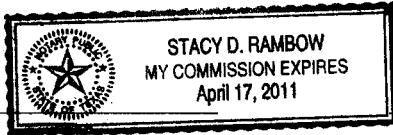
Application No. V-36
Hearing Date: 5-11-11

Applicant REALM REALTY Phone # 713-465-0001 E-mail dbraband@realmreality.com

STEVEN W. GRIGGS Address 900 TOWN & COUNTRY LANE, HOUSTON, TX 77024
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 713-519-3297 E-mail sgriggs@development-services-inc.com
(representative's signature)

My commission expires: 04-17-11



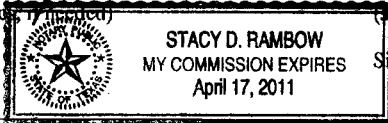
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder AMERICAN NATIONAL INSURANCE COMPANY Phone # 409-763-4666 E-mail _____

Signature [Signature] Address: ONE MOODY PLAZA, GALVESTON, TX 77550
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 04-17-11



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property PSC (PLANNED SHOPPING CENTER)

Location SOUTHWEST CORNER OF TENNELL MILL RD & POWERS FERRY RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 923 District 17 Size of Tract 7.62 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.

SEE ATTACHED Exhibit A

List type of variance requested: SEE ATTACHED Exhibit A

Variance #1

We are requesting a variance to "Clean-up" the existing building setbacks and current building encroachments for the existing shopping center (constructed in 1973) within the subject property. This would allow for existing encroachments on ALL setbacks, front, side or rear, for the existing structures. The southeast portion of the property contains buildings that encroach into both front and rear setbacks, by varying distances. Refer to the site plan for encroachment areas.

The hardship in this case is that the existing shopping center was planned and built back in 1973; at that time, it is questionable on the enforcement of any setbacks, buffers, etc. This is a corner lot; therefore subject to greater setback requirements. Additionally, over the years there has been noticeable right-of-way take along the Powers Ferry Road side. This building (or portion of the shopping center buildings) is not altered in our proposed plan, and should be treated as an existing condition.

Variance #2

We are requesting a variance to reduce the front setback along Powers Ferry Road from 100-ft to 50-ft. This is for the consideration of constructing a future building/structures, approximately 2,500 SF in size.

The hardship in this case is that the existing shopping center was planned and built back in 1973. This is a corner lot; therefore subject to greater setback requirements. Additionally, over the years there has been noticeable right-of-way take along the Powers Ferry side (approximately 50-ft), which has greatly reduced the separation between the road and buildings.

Variance #3

We are requesting a variance to reduce the 40-ft zoning buffer to 10-ft, adjacent to the residentially zoned property (RM-12 - southwest corner of the project area). Currently the existing rear service driveway, curbing and fencing encroach within that buffer.

The hardship in this case is that the existing shopping center was planned and built back in 1973; at that time, it is questionable on the enforcement of any setbacks, buffers, etc. Based on current conditions there is approximately 175-ft of open space or landscape area that separates the existing "impervious" areas (taken from County GIS Mapping) between the parcels. It should be noted that any proposed security lighting behind the building will have shields to prevent "spillage" onto the adjacent property.

Variance #4

We are requesting a parking variance to reduce the total number of required stalls from 434 to 409 (25-space reduction). This is an approximate reduction of 5.73% from the total required number.

The hardship in this case is that over the years there has been noticeable right-of-way take along the Powers Ferry side (approximately 50-ft) and Terrell Mill Road side (undetermined); which has greatly reduced the parking for the shopping center. This proposed reduction would help "clean-up" the existing, proposed and future uses as it relates to the shopping center and create a base-line for the applicable parking numbers associated to the use. It should be noted that additional landscaping has been added to help break-up the sea of asphalt within the front of the shopping center.