

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 13, 2011

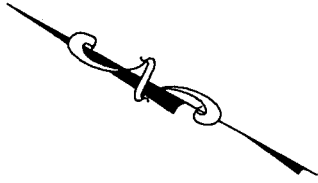
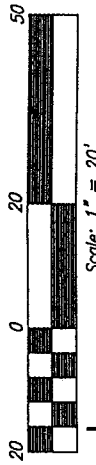
DUE DATE: June 13, 2011

Distributed: May 18, 2011

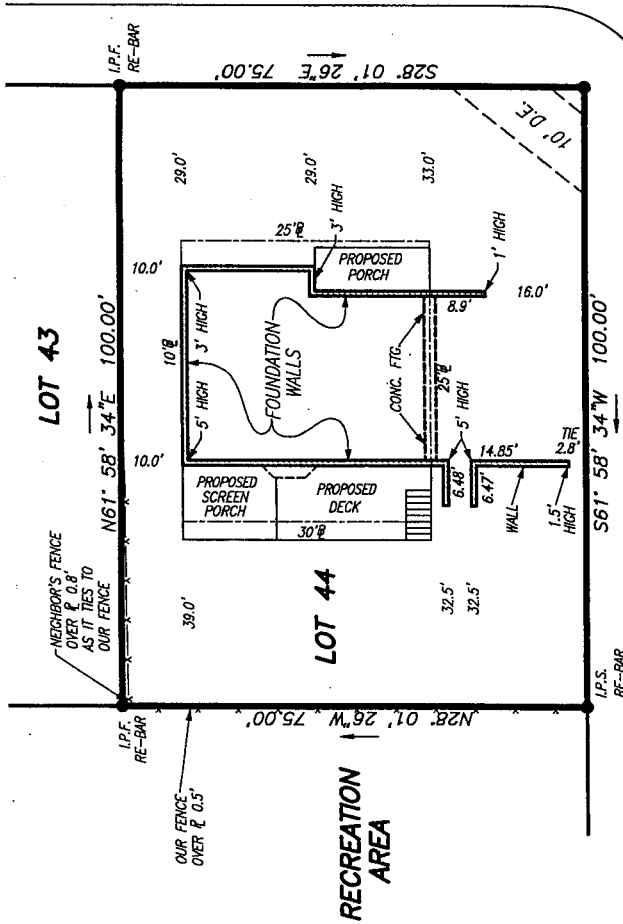


Cobb County...Expect the Best!

V-48
(2011)



ALEXIS COURT
50' R/W



BALLEW DRIVE
50' R/W

PROPERTY ADDRESS
3349 ALEXIS COURT
LOT AREA = 7,500 SQ. FT.

FLOOD STATEMENT
ACCORDING TO F.I.R.M. NO. 1306700042 G. DATED DEC. 16, 2008
THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

SURVEY FOR
DURON PEACOCK
AND
KIMBERLY PEACOCK
LOT 44
CARRINGTON PLACE
L.L. 420, DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA

SURVEYED _____
DRAWN _____
DWG NAME Carrington 44
DATE APRIL 29, 2011

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.

James A. Evans
JAMES A. EVANS
GEORGIA REGISTERED LAND SURVEYOR

LELAND

APPLICANT:	<u>Kimberly Giles Peacock</u>	PETITION NO.:	<u>V-48</u>
PHONE:	<u>404-509-8806</u>	DATE OF HEARING:	<u>07-13-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>RA-4</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>420</u>
PROPERTY LOCATION:	<u>At the northwest</u>	DISTRICT:	<u>16</u>
<u>intersection of Alexis Court & Ballew Drive</u>		SIZE OF TRACT:	<u>0 .17 acre</u>
<u>(3349 Alexis Court).</u>		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE:	<u>Waive the rear setback on lot 44 from the required 30 feet to 27 feet.</u>		



Application for Variance Cobb County

(type or print clearly)

Application No. V-48

Hearing Date: 7-13-11

Applicant Kimberly Giles Peacock Phone # 4-509-8806 E-mail _____

Kimberly Giles Peacock Address 3349 Alexis CT.
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: see file

Notary Public

Titleholder *Kimberly C Giles Phone # 404-509-8806 E-mail kimberlyman@aol.net

Signature *Kimberly C Giles Address: 3349 Alexis Ct Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 10/29/12

ANTRON FREEMAN
NOTARY PUBLIC
Cherokee County - State of Georgia
My Comm. Expires Oct. 29, 2012

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property RA-4

Location 3349 Alexis Court.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 420 District 16 Size of Tract .17 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.

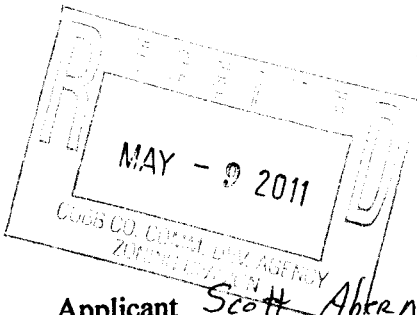
✓ My husband and I and our five children enjoyed a great deal of quality time together on the back porch before we lost our home due to fire. We would like to be able to continue to enjoy time together on the back porch again as we continue to heal from this tragedy. Due to the fact that our house faces East it is not possible to do this in the afternoon without shelter.
List type of variance requested: WAIVE THE REAR SETBACK FROM 30FT TO 27FT
Build screen porch 3' over rear building line. Home burned down on 12-03-10. This is new construction.

APPLICANT:	Scott Abernathy	PETITION NO.:	V-49
PHONE:	404-538-9307	DATE OF HEARING:	07-13-11
REPRESENTATIVE:	same	PRESENT ZONING:	R-20
PHONE:	same	LAND LOT(S):	574
PROPERTY LOCATION:	On the south side of Reece Road, west of Hopkins Road (3721 Reece Road).	DISTRICT:	19
		SIZE OF TRACT:	0.9 acre
		COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 31 feet adjacent to the south property line; 2) Allow an accessory structure to the front of the primary structure; and 3) waive the setback for an accessory structure over 650 square feet (proposed 840 square foot detached garage) from 100 feet from any property line to 75 feet adjacent to the north property line, 2 feet adjacent to the east property line, and 80 feet adjacent to the south property line.



Application for Variance Cobb County



(type or print clearly)

Application No. V-49

Hearing Date: 7-13-11

Applicant Scott Abrenathy Phone # 404-538-9307 E-mail MrLite 913@Comcast.net

Scott Abrenathy Address 3721 Reese Road Powder Springs GA. 30127
(representative's name, printed) (street, city, state and zip code)

Scott Abrenathy Phone # 404-538-9307 E-mail MrLite 913@Comcast.net
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 09-27-2013

Judy K. Beck

Notary Public

Titleholder Scott Abrenathy Phone # (404) 538-9307 E-mail MrLite 913@Comcast.net

Signature Scott Abrenathy Address: 3721 Reese Rd. Powder Springs GA. 30127
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 09-27-2013

Judy K. Beck

Notary Public

Present Zoning of Property R-20

Location 3721 Reese Road Powder Springs GA. 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 574 (P) 3 District 19 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.

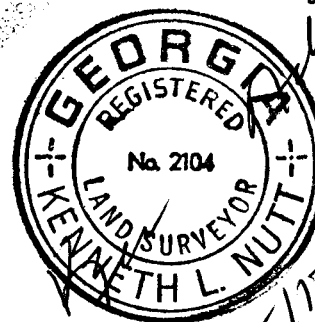
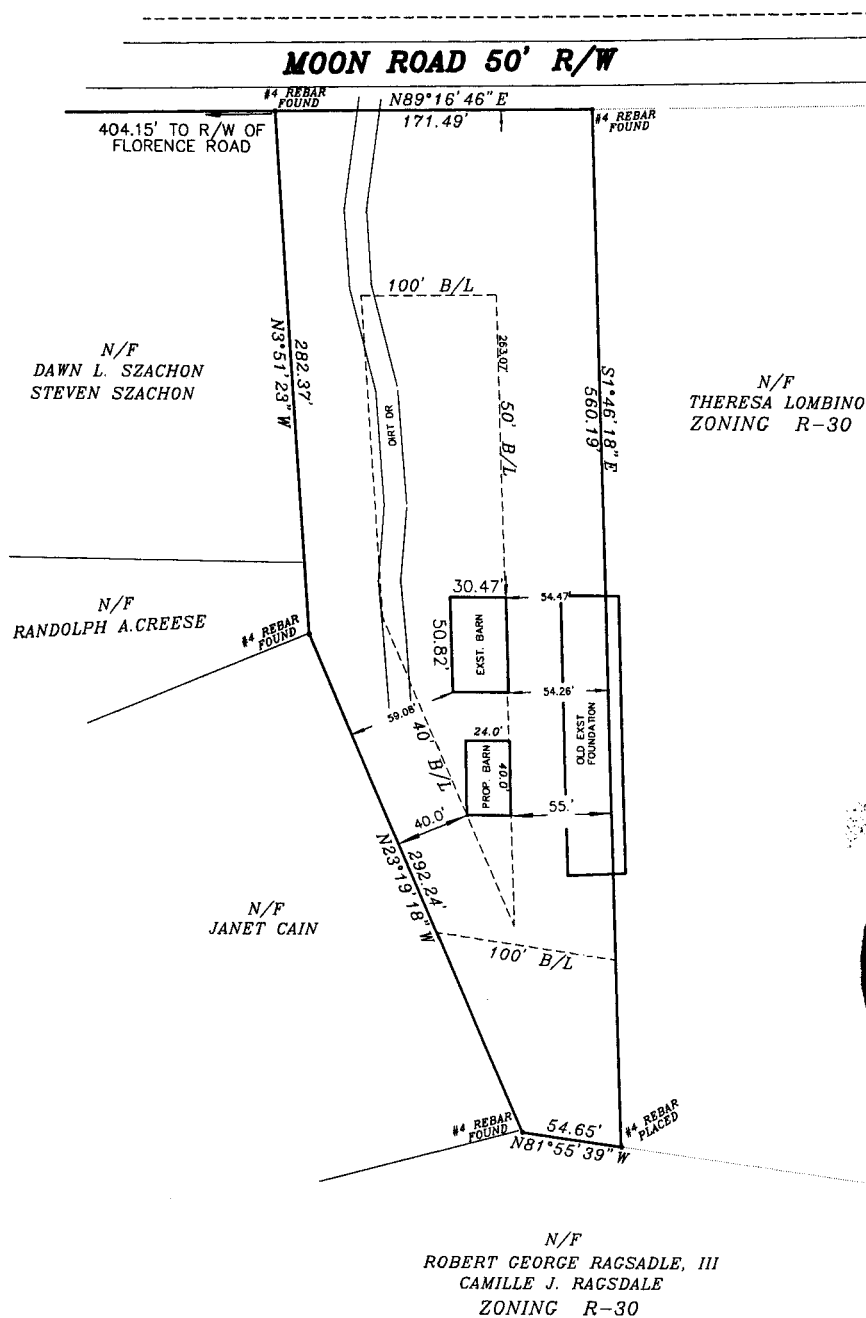
Size of Property _____ Shape of Property _____ Topography of Property ☒ Other ☒

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.


The Reason to locate the garage in this Area is that's Where the existing Shab and awning are now, to use Existing driveway to Enter the garage, and the Land Layout here is Level to utilize the lot to maximum use without tree Removal and excavation.

List type of variance requested: WAIVE THE SIDE SETBACK FROM REQUIRED 10 FT TO TWO FEET

V-50
(2011)



Job #:004411

<ul style="list-style-type: none">- All iron pins are 1/2" Rebar unless otherwise noted.- Equipment used: Topcon GTS Total Station- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.- This plat has been calculated for closure and is found accurate within one foot in 75,000 feet.- This plat subject to all easements public and private.	<p>ZONING R-30 PARCEL ID: 19060100010</p> <p>1.747 Acres. 76140.4 Sq.ft.</p> <p>Land Lot: 601 19TH District: 2ND Sect: Cobb County, Georgia</p>	<p>FOR JOHN KENNETH BRANTLEY AND LINDA KAYRON HENDRICK BRANTLEY</p>
 <p>Perimeter Surveying Co., Inc. 1065 Sandtown Road, Marietta, GA 30008 Phone: (770) 425-6624 Fax: (770) 425-6788</p>	<p>Plat Book: Deed Book: 14727</p> <p>Page: 4111</p>	<p>Computed by: bb Drawn by: JB Checked by: KLN</p> <p>Party Chief: MS Date Surveyed: 5/4/2011 Date Drawn: 5/7/2011</p> <p>GRAPHIC SCALE 0 50 100 SCALE: 1"=100'</p>

APPLICANT: <u>J. Kenneth Brantley</u>	PETITION NO.: <u>V-50</u>
PHONE: <u>770-428-4402</u>	DATE OF HEARING: <u>07-13-11</u>
REPRESENTATIVE: <u>same</u>	PRESENT ZONING: <u>R-30</u>
PHONE: <u>same</u>	LAND LOT(S): <u>601</u>
PROPERTY LOCATION: <u>On the south side of</u>	DISTRICT: <u>19</u>
<u>Moon Road, east of Florence Road</u>	SIZE OF TRACT: <u>1.75 acres</u>
<u>(5241 Moon Road).</u>	COMMISSION DISTRICT: <u>4</u>

TYPE OF VARIANCE: 1) Allow an accessory structure on a lot without a primary structure; 2) waive the setback for an accessory structure over 800 square feet (960 square feet proposed barn) from the required 100 feet to 40 feet adjacent to the western property line and 55 feet adjacent to the eastern property line.



Application for Variance Cobb County

(type or print clearly)

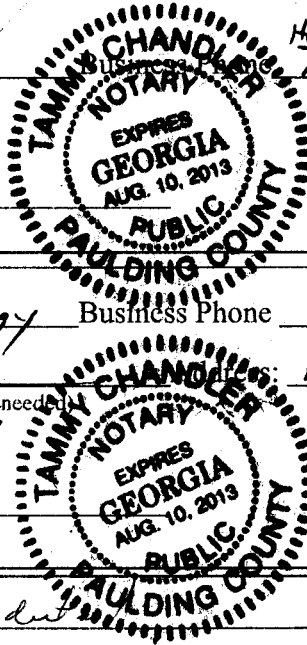
Application No. V-50

Hearing Date: 7-13-11

Applicant J. Kenneth Brantley Business Phone Home Phone 770-428-4402
J. Kenneth Brantley Address Temp 5241 Moon Rd Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

J. Kenneth Brantley Home 770-428-4402 Cell Phone 678-232-2928
(representative's signature)

My commission expires 8/10/2013



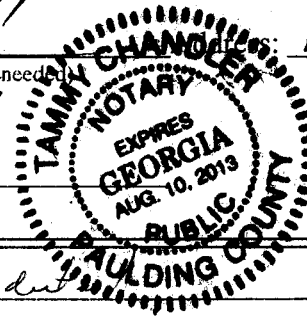
Signed, sealed and delivered in presence of:

Tammy Chandler
5/11/11 Notary Public

Titleholder Linda H. Brantley Business Phone Home Phone 770-428-4402
J. Kenneth Brantley

Signature J. Kenneth Brantley attach additional signature if needed 4752 Oakleigh Manor Dr Powder Springs, GA 30127
(street, city, state and zip code)

My commission expires 8/10/2013



Signed, sealed and delivered in presence of:

Tammy Chandler
5/11/11 Notary Public

Present Zoning of Property Residential R-30

Location 5241 Moon Rd - Temp Address Powder Springs, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 601 District 19 Size of Tract 1.75 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 1.75 acres Shape of Property Rectangle 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.

#1 THIS VARIANCE IS NEEDED BECAUSE I
CAN'T MEET THE SETBACK

List type of variance requested: To build small 900 sq ft building to
house tractor and other farm equipment.
ALLOW AN ACCESSORY ON LOT WITHOUT A
PRIMARY.

V-51
(2011)

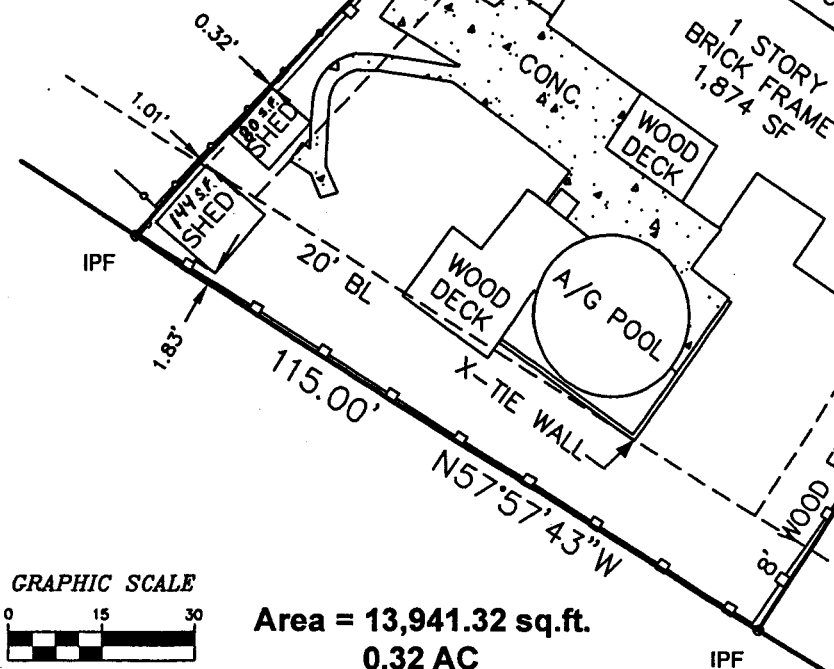
LEGEND

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- IPS = Iron Pin Set
- IPF = Iron Pin Found
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- C/P = Car Port
- A/G = Above Ground
- B/C = Back of Curb
- C/L = Centerline
- - - = Chain Link Fence
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Ease.
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- BL = Building Line
- DE = Drainage Easement
- WV = Water Valve
- WM = Water Meter
- R/W = Right of Way
- - - = Power Line

CURVE DATA

C1:
Radius - 274.06'
Arc Length - 32.55'
Cord Brg - N50°40'35"W
Cord Distance - 32.53'

0.24' NEIGHBORS
FENCE ENCROACHMENT



GRAPHIC SCALE



Area = 13,941.32 sq.ft.
0.32 AC

Job #: 003811

- All iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 81,032 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel # 13067C0114G, dated 12-16-2008 this property is not located in an area having special flood hazards.

Boundary Survey for:
Steve Fontaine

Lot: 13 S/D: Hollydale
3118 SASANQUA LANE
Land Lot: 697 District: 19 Sect: 2nd
COBB County, Georgia

Platted
9-26-72



Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
Phone: (770) 425-6824 Fax: (770) 425-6768

Surveyed By: M. S.
Date Surveyed: 4-07-2011
Date Drawn: 4-08-2011

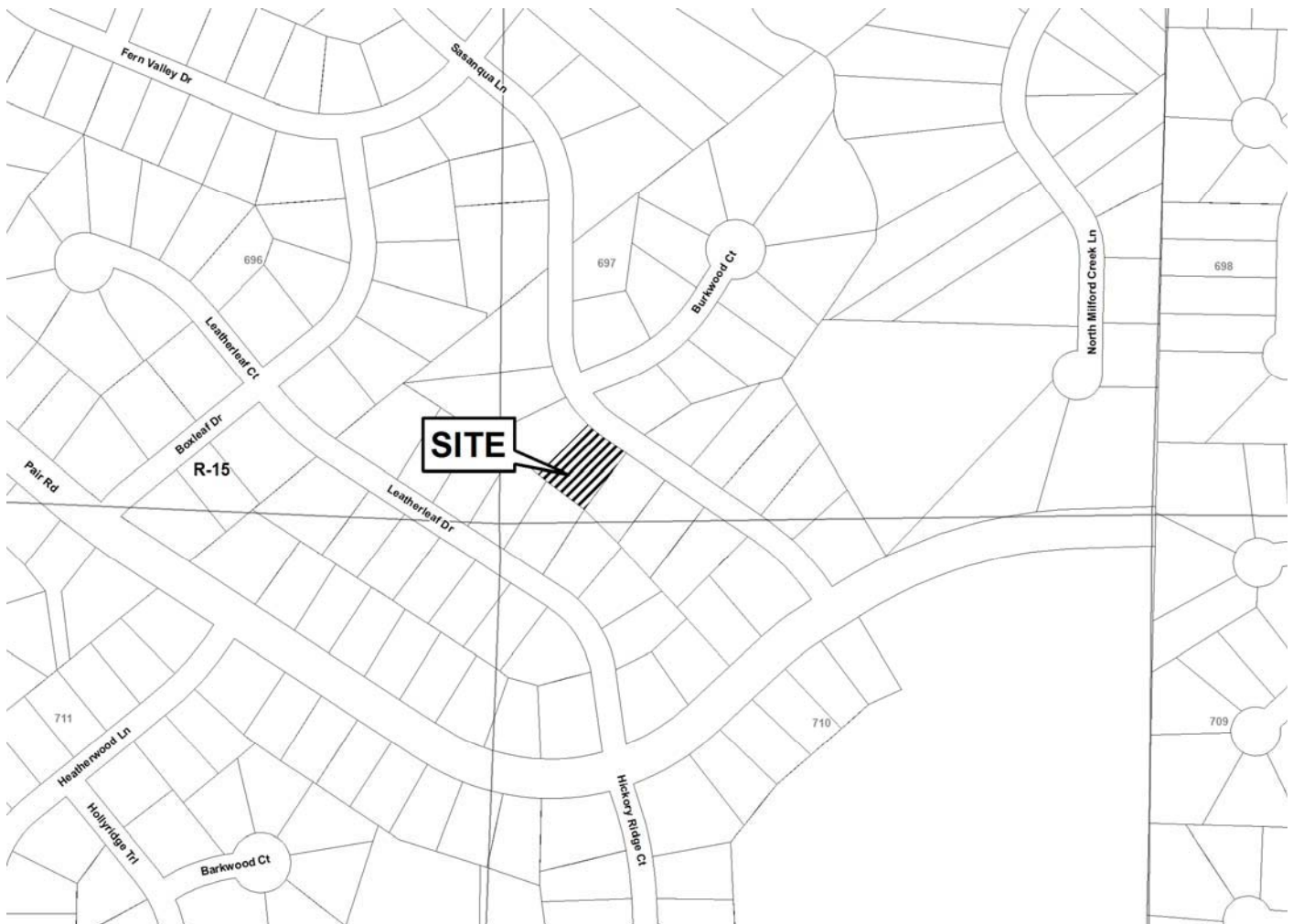
Computed by: M.S.
Drawn by: J.L.
Checked by: K.N.

REFERENCES

Plat Bk: 56 Pg. 36
Deed Bk. 13532 Pg. 5426

APPLICANT:	<u>Steve Fontaine</u>	PETITION NO.:	<u>V-51</u>
PHONE:	<u>770-425-8840</u>	DATE OF HEARING:	<u>07-13-11</u>
REPRESENTATIVE:	<u>same</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>same</u>	LAND LOT(S):	<u>697</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>19</u>
<u>Sasanqua Lane, northeasterly of Pair Road</u>		SIZE OF TRACT:	<u>0.32 acre</u>
<u>(3118 Sasanqua Lane).</u>		COMMISSION DISTRICT:	<u>4</u>

TYPE OF VARIANCE: 1) Waive the side setback on lot 13 from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the rear setback for a 144 square foot accessory structure from the required 35 feet to 1 foot; and 3) waive the side setbacks for two accessory structures from 10 feet to zero feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-51

Hearing Date: 7-13-11

Applicant Steven Fontaine

Phone # 772-425-8840

E-mail _____

Steven Fontaine

(representative's name, printed)

Address 3118 Sasangua Lane, Marietta GA 30008

(street, city, state and zip code)

+

(representative's signature)

Phone # +

E-mail _____

My commission expires: + See file

Signed, sealed and delivered in presence of:

+ See file

Notary Public

Titleholder Beverly J. Rhodes

Phone # 404-409-8622

E-mail _____

Signature Beverly J. Rhodes

(attach additional signatures, if needed)

Address: 3118 Sasangua Ln, Marietta GA 30008

(street, city, state and zip code)

Signed, sealed and delivered in presence

My commission expires: June 4, 2013

Alison T. Sewell

Notary Public

Present Zoning of Property R-15

Location 3118 SASANGUA LANE

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

Land Lot(s) 24 697

District 19

Size of Tract .32

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 LETTER (Exhibit A)

List type of variance requested: WAIVE THE SIDE SETBACK

FOR ACCESSORY STRUCTURES

V-51/2011
Exhibit "A"

May 11, 2011

To whom it may concern;

The situation came about because an inspector came out to check on a violation/complaint on the house directly behind mine. During his inspection he noticed that I had a storage building that he believed to be close to the property line. That's when code section 134-197(12) was brought to our attention.

The two storage buildings in question have been on the property since 1992 and 1994. This residence is a ranch house with no basement. The previous owners had closed in the garage leaving limited space for storage.

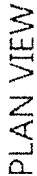
We are a family of six and used the storage buildings for our yard equipment, tools and holiday decorations. The property in question, also has a pool and we stored our pool equipment in there as well as our chemicals for the pool.

Since the buildings lie within the property line and is surrounded by a privacy fence, obscuring it from the neighbors' view, it would be difficult to understand why anyone would object after all these years. Other houses in the neighborhood have similar storage buildings out in the open or next to their property lines/fences and to my knowledge, no one has complained about them or asked them to be moved/removed.

We have resided in this house since 1986 and none of the neighbors found it offensive, or had any complaints in all the previous years.

Sincerely,

**V-52
(2011)**



**GeoServices
Express, LLC.**

415 Trail Finders Way
Canton, Georgia 30114
PH: 770 990-0698
HJohnson@GeoServicesExpress.com

SEGMENTAL RETAINING WALL DESIGN
BEARDEN RESIDENCE
2801 TARPLEY PLACE
KENNESAW, COBB CO., GEORGIA 30153

DRAWN	RDJ
CHECKED	RDJ
DATE	MAY 6, 2011
SCALE	AS SHOWN
JOB No.	2101015

MAY 12 2011

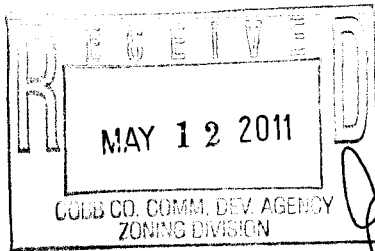
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

JF

APPLICANT:	<u>Steve and Debbie Bearden</u>	PETITION NO.:	<u>V-52</u>
PHONE:	<u>770-420-0588</u>	DATE OF HEARING:	<u>07-13-11</u>
REPRESENTATIVE:	<u>Steve Bearden</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-420-0588</u>	LAND LOT(S):	<u>279</u>
PROPERTY LOCATION:	<u>On the west side of</u>	DISTRICT:	<u>20</u>
<u>Tarpley Place, east of Tarpley Lane</u>		SIZE OF TRACT:	<u>0.5 acre</u>
<u>(2801 Tarpley Place).</u>		COMMISSION DISTRICT:	<u>1</u>

TYPE OF VARIANCE: 1) Waive the height of retaining wall from the maximum of 6 feet to 12 feet within five feet of the property line; 2) waive the required landscape buffer for the retaining wall; and 3) waive the rear setback from 35 feet to 34.9 feet (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. V-52

Hearing Date: 7-13-11

Applicant Steve & Debbie Bearden

Phone # 770-420-0588

E-mail stevebearden@bellsouth.net

Steve Bearden

Address 2801 Tarpley Place Kennesaw, GA 30152

(representative's name, printed)

(street, city, state and zip code)

Steve Bearden

Phone # 770-265-2631

E-mail stevebearden@bellsouth.net

(representative's signature)

My commission expires SEPT. 28, 2013



Signed, sealed and delivered in presence of:

Notary Public

Titleholder Steve & Debbie Bearden

Phone # 770-265-2631

E-mail stevebearden@bellsouth.net

Signature

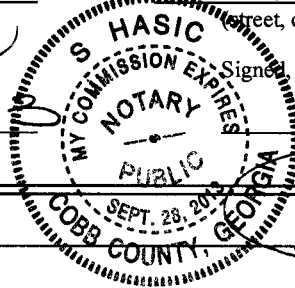
Address: 2801 Tarpley Place, Kennesaw, GA 30152

(attach additional signatures, if needed)

(street, city, state and zip code)

Steve Bearden
Debbie Bearden

My commission expires SEPT. 28, 2013



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 2801 Tarpley Place

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

Land Lot(s) 279 District 20 Size of Tract .5 Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property 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.

DUE TO SEVERE SLOPE, MAINTENANCE IS DIFFICULT & DETRIMENT TO OVERALL VALUE TO RESIDENCE. PROPOSED WALL LANDSCAPING WILL ALLOW MAINTENANCE OF PROPERTY, MITIGATE SETTLEMENT, IMPROVE EROSION CONTROL & ENHANCE PROPERTY VALUE. SEE ADDITIONAL INFORMATION.

List type of variance requested: ① Land disturbance within 50 ft. of county stream buffer with fill and retaining wall per the attached drawings showing wall footings, proposed wall height and fill area.

② Retaining wall on lot line over 6'.

③ VARIANCE FOR LANDSCAPE BUFFER AREA

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND SURVEYING RECORDS. RECORD DRAWINGS PROVIDED 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
- 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 PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, ENTITY WITHOUT THE EXPRESS RESERVATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- 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 10,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPOCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- THIS PLAT NOT INTENDED FOR RECORDING.

**TOTAL AREA= 0.664± ACRES
OR 28,915± SQ. FT.**

**521 OAK HILL CIRCLE
MARIETTA, GEORGIA**

PROPERTY OF
**JEFFREY B. CASHMAN
CHRISTINE T. CASHMAN**

**LOT 10, BLOCK "G"
UNITS THREE AND FOUR
ATLANTA COUNTRY CLUB**

LAND LOT 1088
DISTRICT 17TH.
COUNTY COBB
GEORGIA

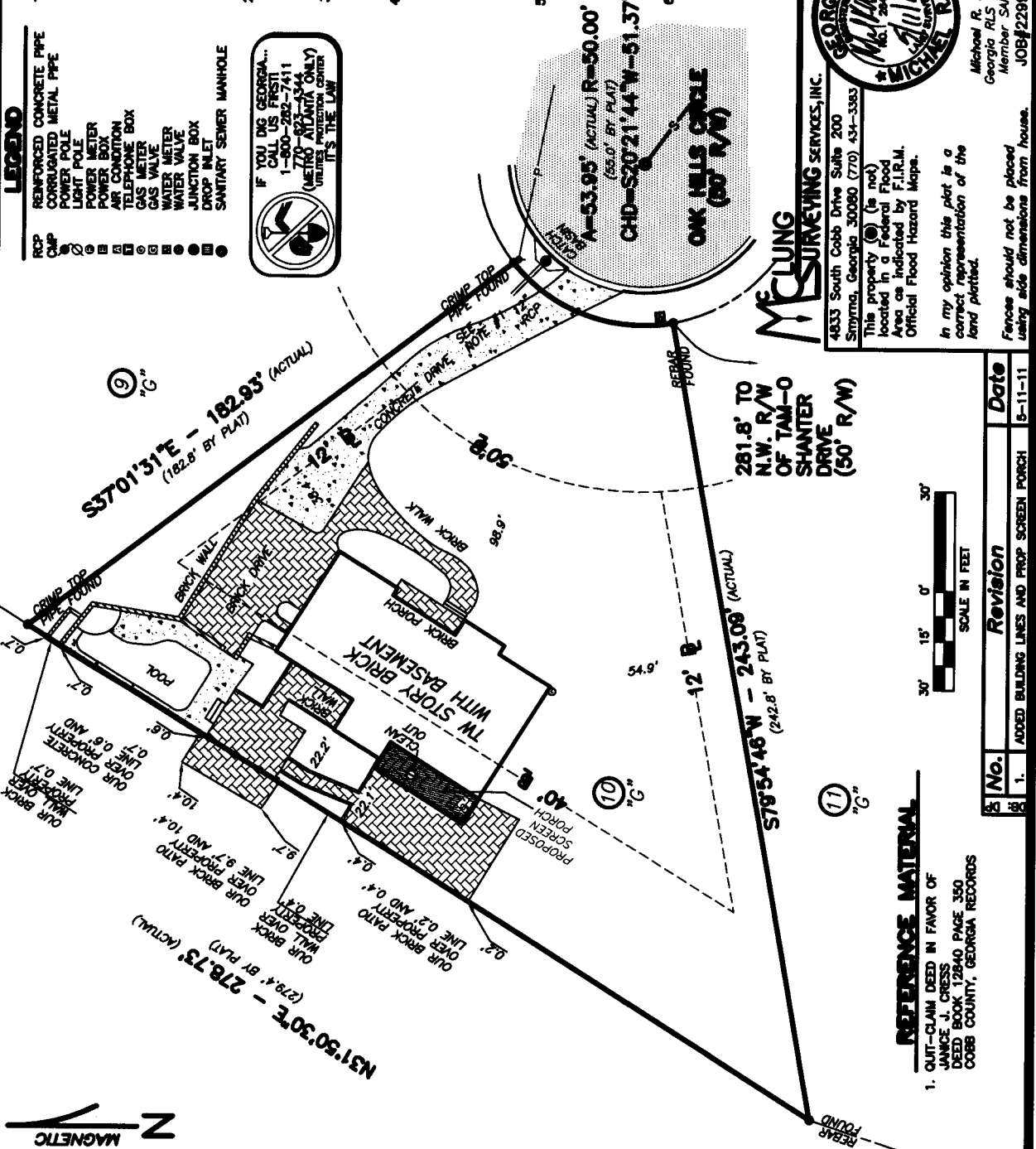
SECTION 2ND

PLAT PREPARED: 4-27-11
FIELD: 4-26-11 SCALE: 1"=30'

CB-A

LEGEND

- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE



McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 431-3383

This property (S) (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.

REFERENCE MATERIAL

- QUIT-CLAIM DEED IN FAVOR OF
JANICE J. CRESS
DEED BOOK 12840 PAGE 350
COBB COUNTY, GEORGIA RECORDS

No.	Revision	Date
1.	ADDED BUILDING LINES AND PROP SCREEN PORCH	5-11-11



APPLICANT:	<u>Jeffrey B. Cashman</u>	PETITION NO.:	<u>V-53</u>
PHONE:	<u>678-687-0951</u>	DATE OF HEARING:	<u>07-13-11</u>
REPRESENTATIVE:	<u>Christine T. Cashman</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>678-687-0951</u>	LAND LOT(S):	<u>1088</u>
PROPERTY LOCATION:	<u>At the northwesterly</u>	DISTRICT:	<u>17</u>
<u>side of Oak Hills Circle, west of Pine Valley Road</u>		SIZE OF TRACT:	<u>0.664 acre</u>
<u>(521 Oak Hill Circle).</u>		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1) Waive the rear setback on lot 10 from the required 40 feet to 19 feet; and 2) waive the setback for an accessory structure (existing pool) from 5 feet to zero feet.



Application for Variance Cobb County

(type or print clearly)

Application No. U-53

Hearing Date: 7-13-11

Applicant Jeffrey B. Cashman Phone # 678-687-0951 E-mail excelnbe@bellsouth.net
Chns

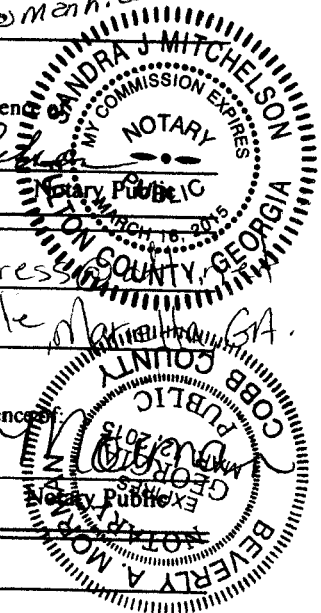
Christine T. Cashman Address 521 Oak Hill Circle Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Jeffrey B. Cashman Phone # 404-610-5290 E-mail jcashman@menh.com
(representative's signature) Jeff

My commission expires: March 16, 2015

Signed, sealed and delivered in presence of

Sandra J. Mitchellson



Titleholder Janice J. Cress Phone # 404-748-3704 E-mail janicecress@comcast.net
Signature Janice J. Cress Address: 521 Oak Hill Circle Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 12, 2015

Signed, sealed and delivered in presence of

Beverly A. Mitchellson

Present Zoning of Property R-30

Location 521 Oak Hill Circle Marietta
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1088 District 17th Size of Tract 0.664 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.

Due to size, shape and topo on rear

List type of variance requested:

WAVE THE REAR SETBACK FROM REQUIRED
40 FT TO 19 FT

**V-54
(2011)**

LOT: 9 THE COLUMNS S/D UNIT III PB. 74 PG. 155

LAND LOTS 3 & 1099

1ST & 17TH DISTRICTS

2ND SECTION

COBB COUNTY, GEORGIA

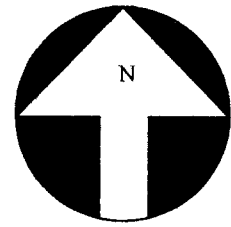
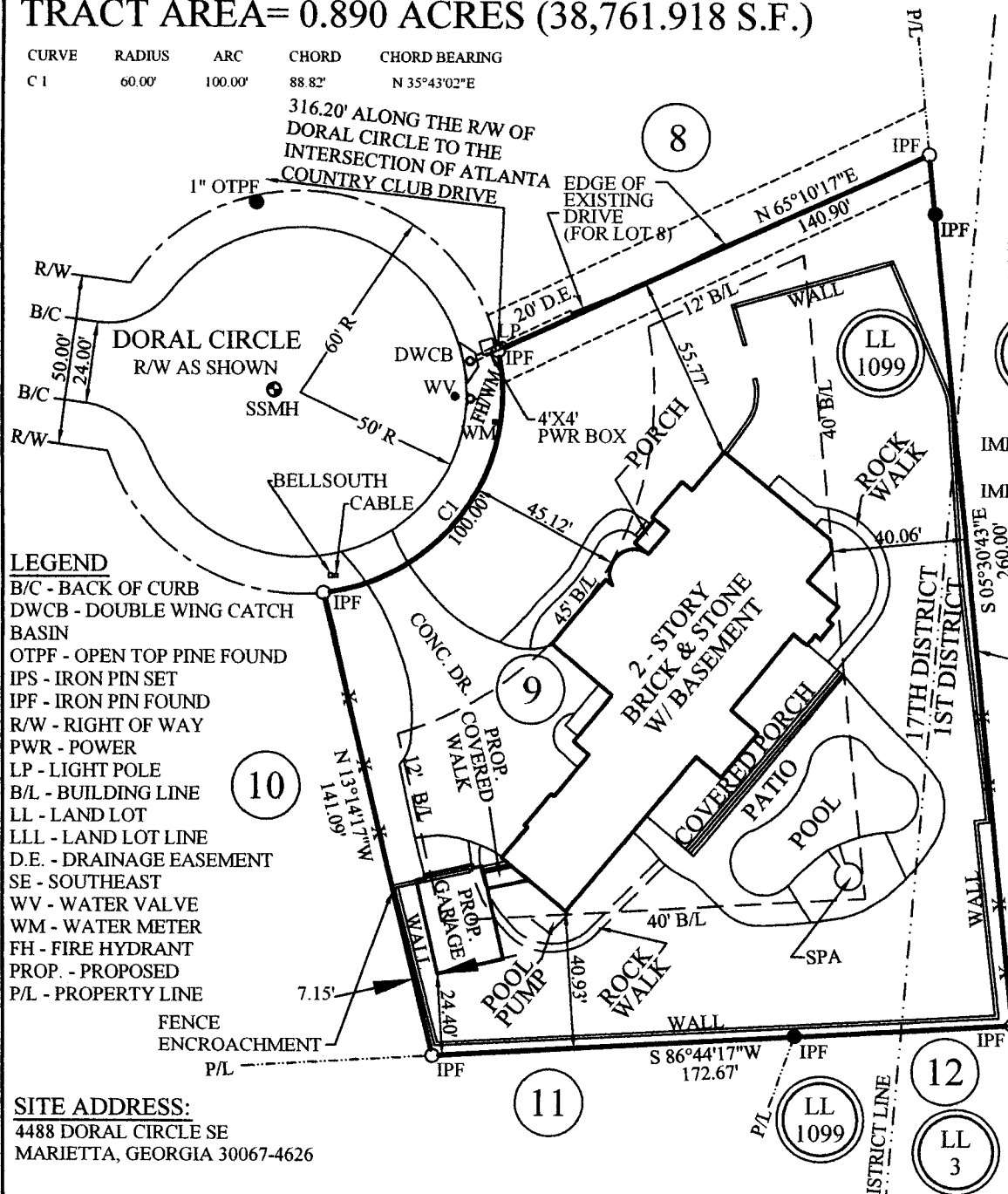
DATE: 4/5/2011

SCALE: 1"= 50'

MATTHEW & AMBER CAKEY

TRACT AREA= 0.890 ACRES (38,761.918 S.F.)

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	60.00'	100.00'	88.82'	N 35°43'02"E



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SINGLE MAGNETIC OBSERVATION

NOTE: EXISTING
IMPERVIOUS COVERAGE = 32.53%

NOTE: PROPOSED
IMPERVIOUS COVERAGE = 34.42%

N/F
CHATTAHOOCHEE
PLANTATION

FENCE ENCROACHMENT

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 03" PER ANGLE AND WAS
ADJUSTED BY CRANDALL'S METHOD.

THE DATA SHOWN ON THIS PLAT
HAS BEEN CALCULATED FOR
CLOSURE AND WAS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
179,287 FEET.

**THIS SURVEY ONLY INCLUDES
OBJECTS THAT ARE VISIBLE
AND IS NOT RESPONSIBLE FOR
UNDERGROUND UTILITIES OR OTHER
OBJECTS THAT ARE NOT APPARENT
BY VISUAL OBSERVATION. I.E.
UNDERGROUND GAS TANKS, GAS
LINES, WATERLINES, SEWER
LINES, ETC.**

AS PER THE F.I.R.M. FLOOD
INSURANCE RATE MAP COMMUNITY
PANEL NO. 13067C0060 F DATED
8/18/92 THIS PROPERTY IS NOT
IN AN AREA HAVING SPECIAL
FLOOD HAZARDS

INSTRUMENT USED TOPCON GPT-3005W

FIELD WORK PERFORMED ON: 4/24/2007,
6/15/2007 & 8/10/2007 & 10/15/2011

SITE ADDRESS:

4488 DORAL CIRCLE SE
MARIETTA, GEORGIA 30067-4626

THIS SURVEY WAS MADE WITHOUT THE
BENEFIT OF A CURRENT TITLE
COMMITMENT. EASEMENT AND
ENCUMBRANCES MAY EXIST WHICH
BENEFIT AND BURDEN THIS PROPERTY.

GRAPHIC SCALE IN FEET



PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING - ENGINEERING - LAND SURVEYING

3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127

Ph. (770) 435-2576 - Fax (770) 943-6912

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.

COMP.

JOB.

2011004SP

APPLICANT: Matthew A. Carey

PETITION NO.: V-54

PHONE: 770-693-8766

DATE OF HEARING: 07-13-11

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-30

PHONE: 770-429-1499

LAND LOT(S): 3, 1099

PROPERTY LOCATION: On the east side of

DISTRICT: 1, 17

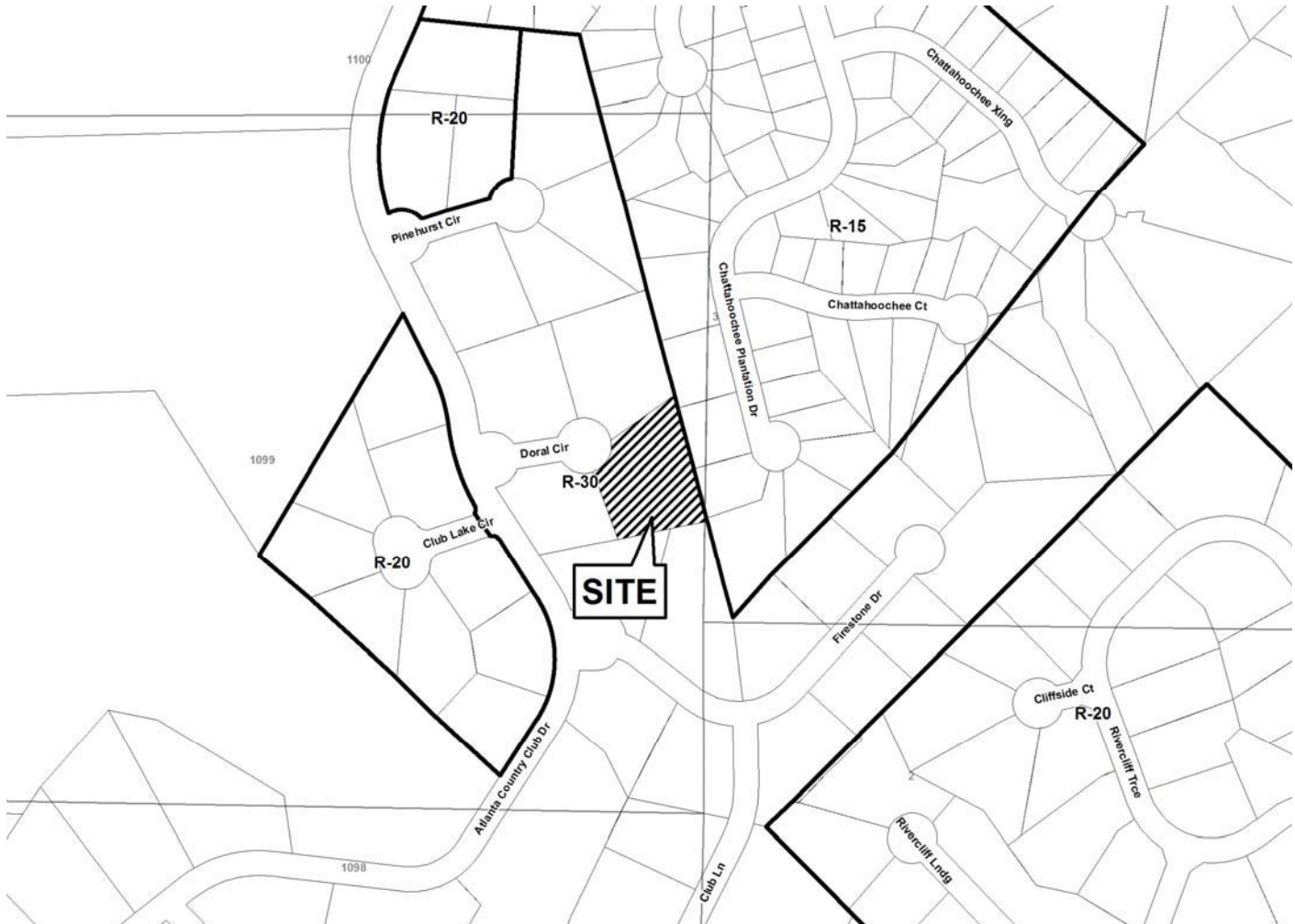
Doral Circle, east of Atlanta Country Club Drive

SIZE OF TRACT: 0.890 acre

(4488 Doral Circle).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback on lot 9 from the required 12 feet to 7 feet adjacent to the western property line; and 2) waive the rear setback from the required 40 feet to 24 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V- 54 (2011)
Hearing Date: 07/13/2011

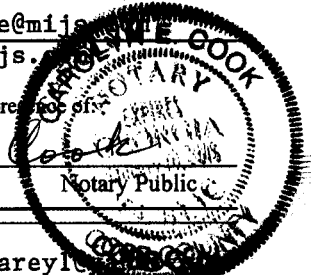
Applicant Matthew A. Carey and Amber D. Carey Phone # (770) 693-8766 E-mail ambercareyl@yahoo.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs
(representative's signature) Georgia Bar No. 519800 w7@mjs.

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public

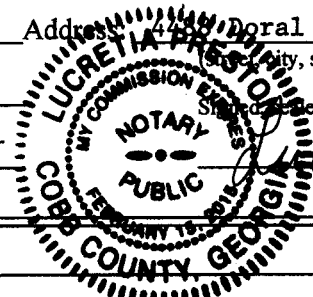


Titleholder Matthew A. Carey and Amber D. Carey Phone # (770) 693-8766 E-mail ambercareyl
Signature [Signature] Address 4488 Doral Circle, S.E., Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: February 15, 2015

Signed, sealed and delivered in presence of:

Lucretia Preston
Notary Public



Present Zoning of Property R-30

Location 4488 Doral Circle
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 3/1099 District 1st/17th Size of Tract 0.890 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 X Topography of Property _____ Other _____

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

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

List type of variance requested (1) Waiver of required minimum minor side setback from 12 feet to 7.15 feet; and (2) Waiver of required rear setback from 40 feet to 24.40 feet.
(See § 134-196(4)(d))

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 54 (2011)
Hearing Date: July 13, 2011

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicants/Property Owners: Matthew A. Carey and
Amber D. Carey**

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

Pursuant to the R-30 zoning classification, Applicants request a waiver of the required minimum minor side setback from twelve (12) feet to 7.15 feet; and a waiver of the rear setback from forty (40) feet to 24.40 feet, as more particularly shown and reflected on the Site Plan submitted with the Application for Variance. Applicants propose the construction of an addition to their garage area, which would include a single-car garage and storage area. Connectivity to the existing garage would be through a breezeway between the two garages. In order to place the proposed garage addition adjacent to the existing garage area, encroachment into the minor side and rear setback areas is necessary. Additionally, to locate the garage addition to another area of the lot and meet the requirements of the Cobb County Zoning Ordinance would be economically unfeasible and aesthetically unpleasing; and would, therefore, render the proposed structure unusable for the purposes intended by Applicants. By allowing the proposed garage addition to be constructed within the minor side setback and rear setback areas, minimal impact would occur to the established landscape buffer and landscaping of the residence.