

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: December 14, 2011**

**DUE DATE: November 14, 2011**

Distributed: October 20, 2011



*Cobb County...Expect the Best!*

# GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 1306702020G DATED DECEMBER 16, 2008. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

REFERENCE NORTH IS BASED UPON DEED FOR SUBJECT TRACT RECORDED IN DEED BOOK 14408, PAGE 1215.

THE DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED UTILIZING AN OPEN TRAVERSE AND WAS NOT ADJUSTED. A TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

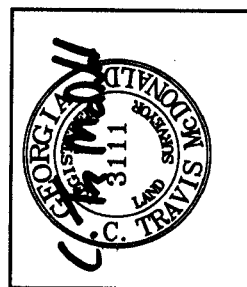
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 198,860 FEET.

THIS PROPERTY IS SHOWN TO BE ZONED R-20 AS PER THE WEBSITE OF COBB COUNTY. THE ZONING RESTRICTIONS ARE AS FOLLOWS:

FRONT SETBACK = 35' OR 40' (SHOWN HEREON AS 40')  
SIDE SETBACK = 10'  
REAR SETBACK = 35'  
MINIMUM LOT SIZE = 20,000 S.F.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A SURVEY UNDER MY SUPERVISION. PLAT HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM REQUIREMENTS OF STATE LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTY RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.

V-88  
(2011)



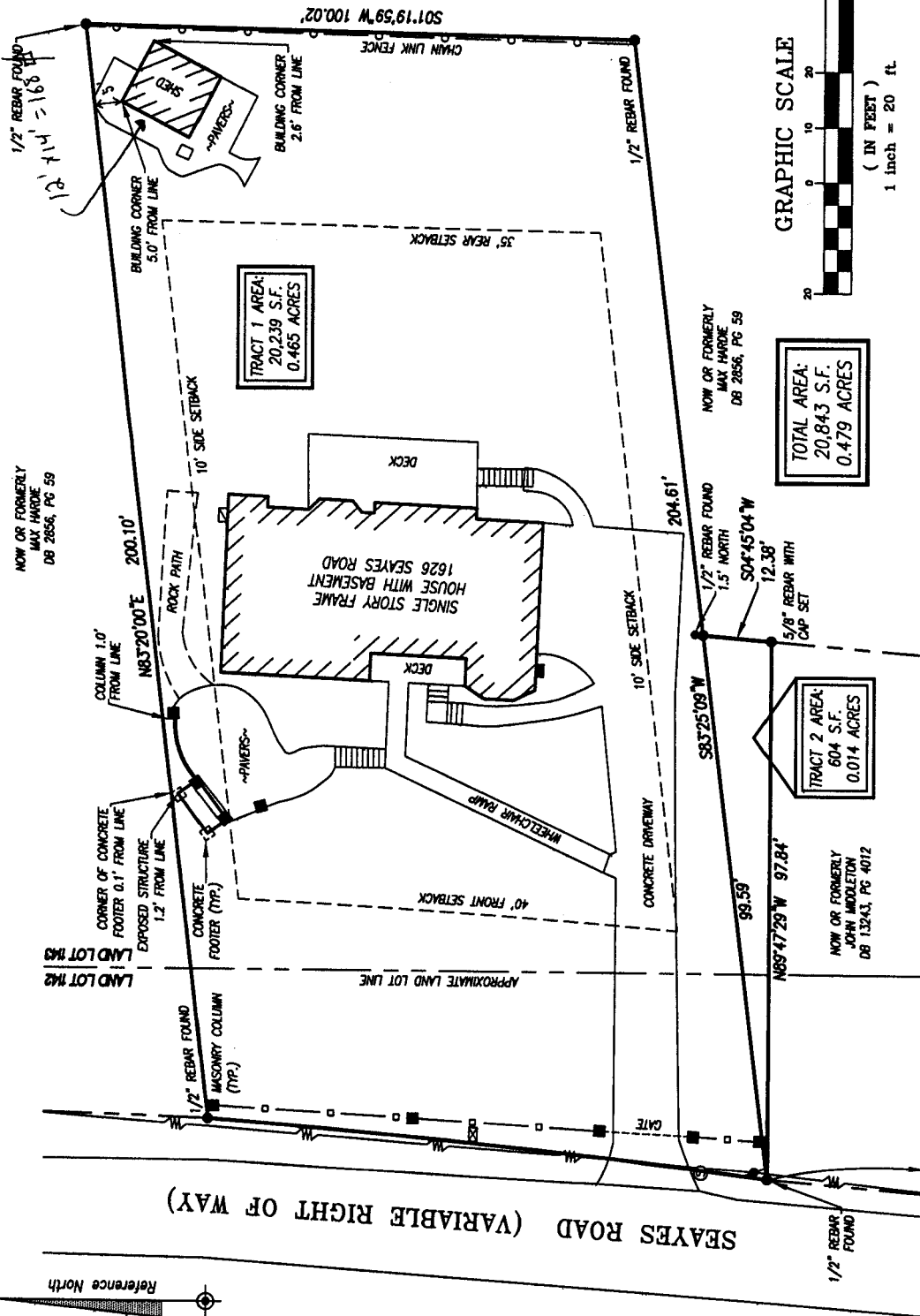
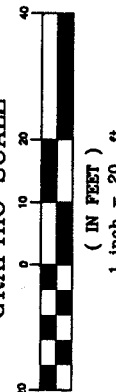
SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE  
C. TRAVIS MCDONALD  
LAND SURVEYOR No. 3111

## LEGEND

### STANDARD SYMBOLS

- W— OVERHEAD UTILITIES
- SS— SANITARY SEWER PIPE
- O— CHAIN LINK FENCE
- IRON FENCE
- WATER METER
- S— SANITARY SEWER MANHOLE
- P— POWER POLE
- E— ELECTRIC METER
- G— GAS METER

### GRAPHIC SCALE



## DENISE RUTLAND

BOUNDARY SURVEY FOR:

LAND LOTS 1142 & 1143  
LAND DISTRICT 19 ~ SECTION 2  
COBB COUNTY, GEORGIA

SCALE 1"=20'  
SURVEY DATE: 09/13/2011  
PLAT DATE: 09/15/2011

DRAWING NAME: 11-087  
JOB NUMBER: 11-087

FIELD: JTN DRAWN: JTN CHECKED: CTM

Armstrong Land Surveying, Inc.

POST OFFICE BOX 775  
DOUGLASSVILLE, GEORGIA 30088  
PHONE (770) 577-0077 / FAX (770) 577-0068

© COPYRIGHT ARMSTRONG LAND SURVEYING, INC., 2011

RECEIVED  
SEP 23 2011  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** Denise Rutland

**PETITION NO.:** V-88

**PHONE:** 404-376-6500

**DATE OF HEARING:** 12-14-11

**REPRESENTATIVE:** Jeff Rutland

**PRESENT ZONING:** R-20

**PHONE:** 678-234-1905

**LAND LOT(S):** 1142, 1143

**PROPERTY LOCATION:** Located on the east side of

**DISTRICT:** 19

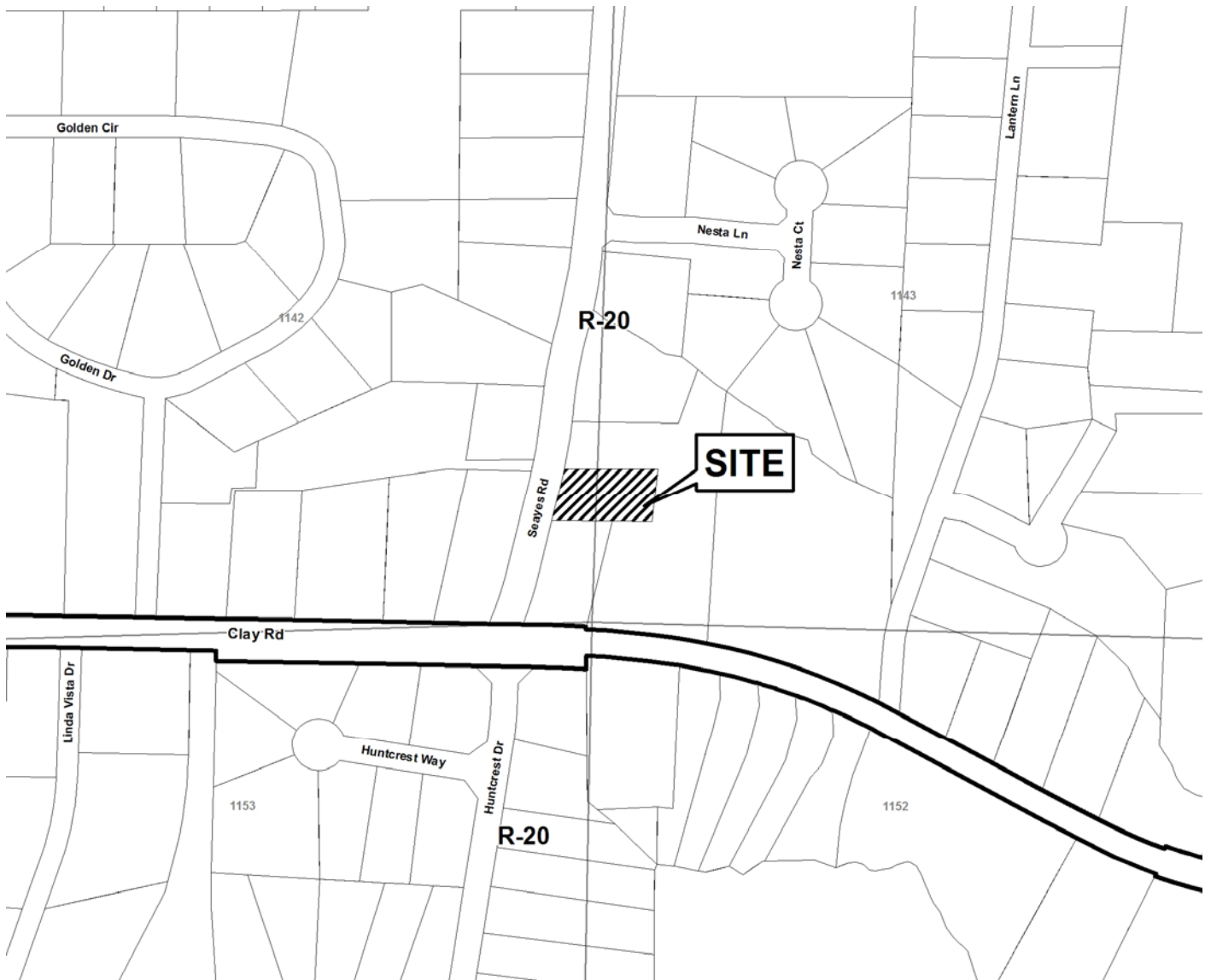
Seayes Road, north of Clay Road

**SIZE OF TRACT:** .465 acre

(1626 Seayes Road).

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure over 144 square feet (proposed shed @ 168 square feet) from required 35 feet to 2 feet; and the side setback adjacent to the northern property line from required 10 feet to 5 feet; 2) allow a second accessory structure (existing) to the front of the primary structure; (3) waive the side setback for an accessory structure from 5 feet to 1 foot.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-88

Hearing Date: 12-14-11

Applicant DENISE RUTLAND Phone # 404-376-6500 E-mail BRADLEY31490@COMCAST.NET

JEFF RUTLAND

(representative's name, printed)

Address

(street, city, state and zip code)

1626 SEAYES RD MABLETON, GA. 30126

Jeff Rutland

(representative's signature)

Phone # 678-234-1905

E-mail JEFFRUTLAND@YMAIL.COM

My commission expires:

JAN E SAILORS  
NOTARY PUBLIC  
COBB COUNTY  
STATE OF GEORGIA  
My Commission Expires June 8, 2014

Signed, sealed and delivered in presence of:

Jan E. Sailors

Notary Public

Titleholder DENISE RUTLAND Phone # 404-376-6500 E-mail BRADLEY31490@COMCAST.NET

Signature

Denise Rutland

(attach additional signatures, if needed)

Address: 1626 SEAYES RD. MABLETON, GA. 30126

(street, city, state and zip code)

My commission expires:

JAN E SAILORS  
NOTARY PUBLIC  
COBB COUNTY  
STATE OF GEORGIA  
My Commission Expires June 8, 2014

Signed, sealed and delivered in presence of:

Jan E. Sailors

Notary Public

Present Zoning of Property

R-20

Location 1626 SEAYES RD.

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

Land Lot(s) 1142/1143

District 19

Size of Tract .465 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 SLOPING 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.

IN THE GRILL AREA THE EXISTING PAVER PATIO AREA WOULD BECOME TOO SMALL TO BE PERMED A PATIO. THE SHED WOULD BE WITHIN 10-15' OF THE EXISTING DECK. ALSO LAND IS SLOPING TOO MUCH.

List type of variance requested:

1) WAIVE THE SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQFT (PROPOSED SITED @ 168 SQFT) FROM REQUIRED 35FT TO 2FT AND FROM SIDE FROM 10FT TO 4FT 2) ALLOW A SECOND ACCESSORY STRUCTURE TO THE SIDE.

Revised: December 6, 2005

V-89  
(2011)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN  $N/A$  FEET, AN ANGULAR ERROR OF  $N/A$  SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN  $100,000 \pm$  FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

NO NAME OR ADDRESS OF THE PERSON, PERSONS OR ENTITY WHOSE PROPERTY THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2010 FRONTLINE SURVEYING & MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMED SAID INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2010 FRONTLINE SURVEYING & MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

# LEGEND:

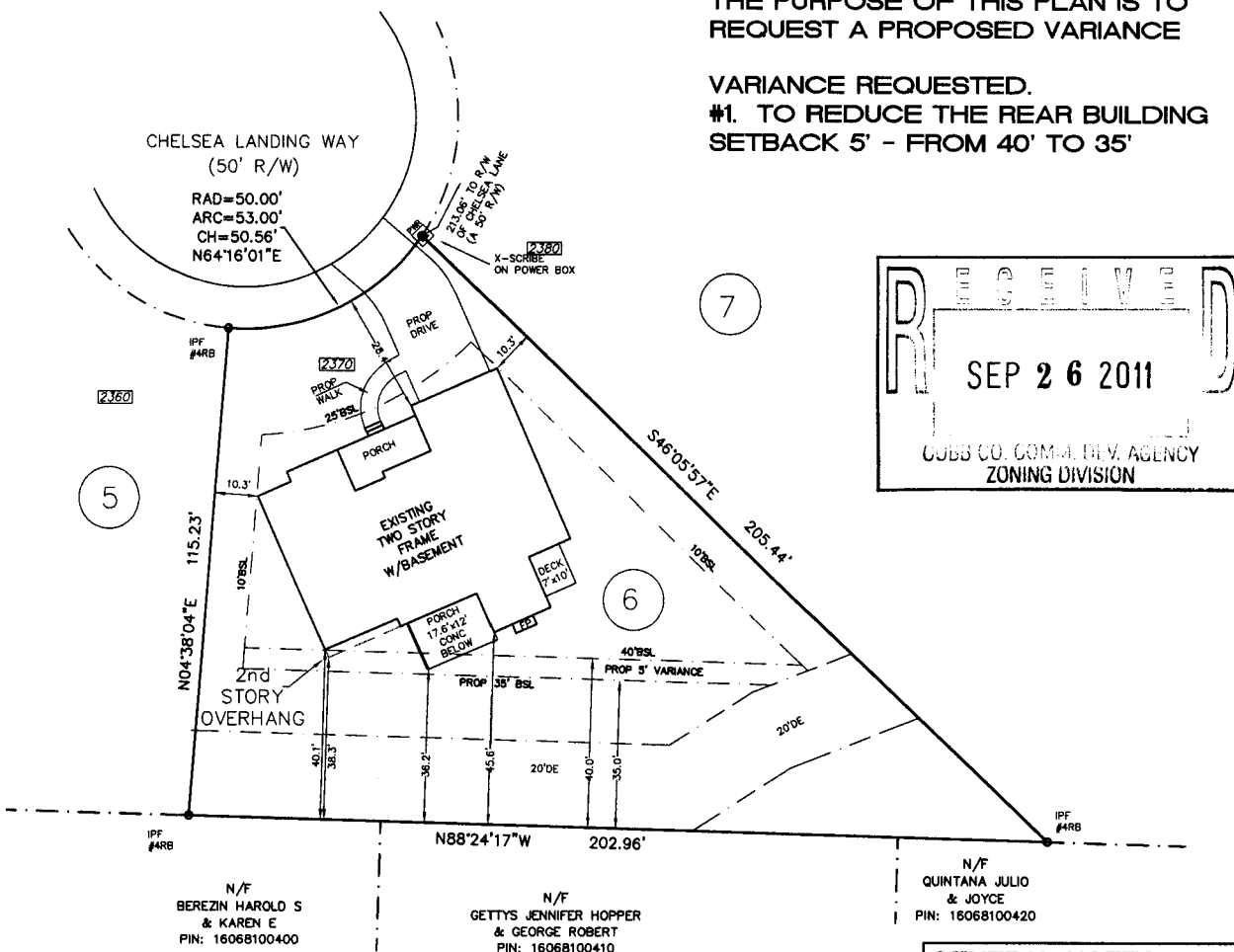
IPF	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OT	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SSMH	SANITARY SEWER MAN HOLE
CT	CRIMP TOP PIN	DWCB	CATCH BASIN
RB	REINFORCING BAR	JB	JUNCTION BOX
CL	CENTERLINE	DI	DROP INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LLL	LAND LOT	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP	REINFORCED CONCRETE PIPE
LP	LAMP POLE	SSE	SANITARY SEWER EASEMENT
SS	SANITARY SEWER	FH	FIRE HYDRANT
FC	FENCE CORNER	DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT	WV	WATER VALVE
PROP	PROPOSED	WM	WATER METER
NTS	NOT TO SCALE	CO C/O	SANITARY SEWER CLEANOUT
		POB	POINT OF BEGINNING
		SWCB	SINGLE WING CATCH BASIN
		UE	UTILITY EASEMENT

LOT 6  
2370 CHELSEA LANDING WAY, NE  
16,311 SQ FT  
0.37 ACRES  
IMPERVIOUS AREA 4078 Sq.Ft. OR 25% (INCLUDES PROP DRIVE & WALK)

THE PURPOSE OF THIS PLAN IS TO  
REQUEST A PROPOSED VARIANCE

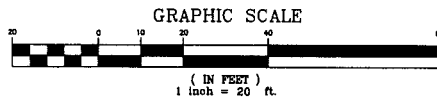
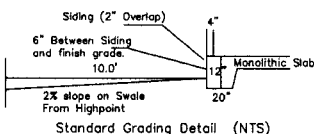
VARIANCE REQUESTED.

#1. TO REDUCE THE REAR BUILDING  
SETBACK 5' - FROM 40' TO 35'



## GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.



BOUNDARY INFORMATION TAKEN FROM  
REFERENCE PLAT BOOK 265, PAGE 72 & 73



3595 Canton Road  
A-9, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

www.frontlinesurveying.com

VARIANCE PLAN FOR:

**BARC HOLDINGS, LLC,**

LAND LOT 681	16th DISTRICT 2nd SECTION	COBB COUNTY, GEORGIA
LOT 6	BLOCK	UNIT 2C
SUBDIVISION Chelsea Landing	PHASE	
72&73	1 HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY, THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.	
PB 265 PG	MAP ID 13067C0035F	EFFECTIVE DATE: 8-18-92
DB PG		

DATE 09/19/11

SCALE 1" = 20'

REVISION BY: DATE:



<b>APPLICANT:</b>	<u>BARC Holdings, LLC</u>	<b>PETITION NO.:</b>	<u>V-89</u>
<b>PHONE:</b>	<u>770-241-8389</u>	<b>DATE OF HEARING:</b>	<u>12-14-11</u>
<b>REPRESENTATIVE:</b>	<u>Garvis L. Sams, <i>Junior</i></u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>770-422-7016</u>	<b>LAND LOT(S):</b>	<u>681</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side of Chelsea Landing Way, east of Johnson Ferry Road (2370 Chelsea Landing Way)</u>	<b>DISTRICT:</b>	<u>16</u>
		<b>SIZE OF TRACT:</b>	<u>.37 acre</u>
		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback on lot 6 from required 40 feet to 35 feet.</u>		



# Application for Variance Cobb County

(type or print clearly)

Application No. V- 89

Hearing Date: 12/14/11

Applicant BARC Holdings, LLC Business Phone (770) 241-8389 E-mail: bbabcock@babcockrealtygroup.com  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100

Garvis L. Sams, Jr. Address Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)



Phone (770) 422-7016 E-mail: gsams@samslarkinbuff.com

Signed, sealed and delivered in presence of:

Rebecca R. Laverne

Notary Public

My commission expires: \_\_\_\_\_

Titleholder BARC Holdings, LLC Phone (770) 241-8389 E-mail: bbabcock@babcockrealtygroup.com

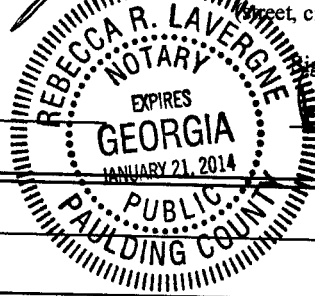
Signature Bob Babcock 2993 Sandy Plains Road, Suite 225

By: Bob Babcock, Manager

Address: Marietta, GA 30066

(street, city, state and zip code)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:

Rebecca R. Laverne

Notary Public

Present Zoning of Property R-15

Location 2370 Chelsea Landing Way

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

Land Lot(s) 681 District 16 Size of Tract 0.37 Acre(s)

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

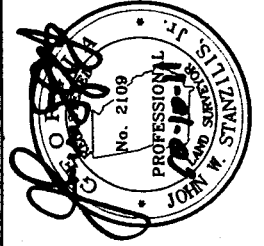
Size of Property X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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.

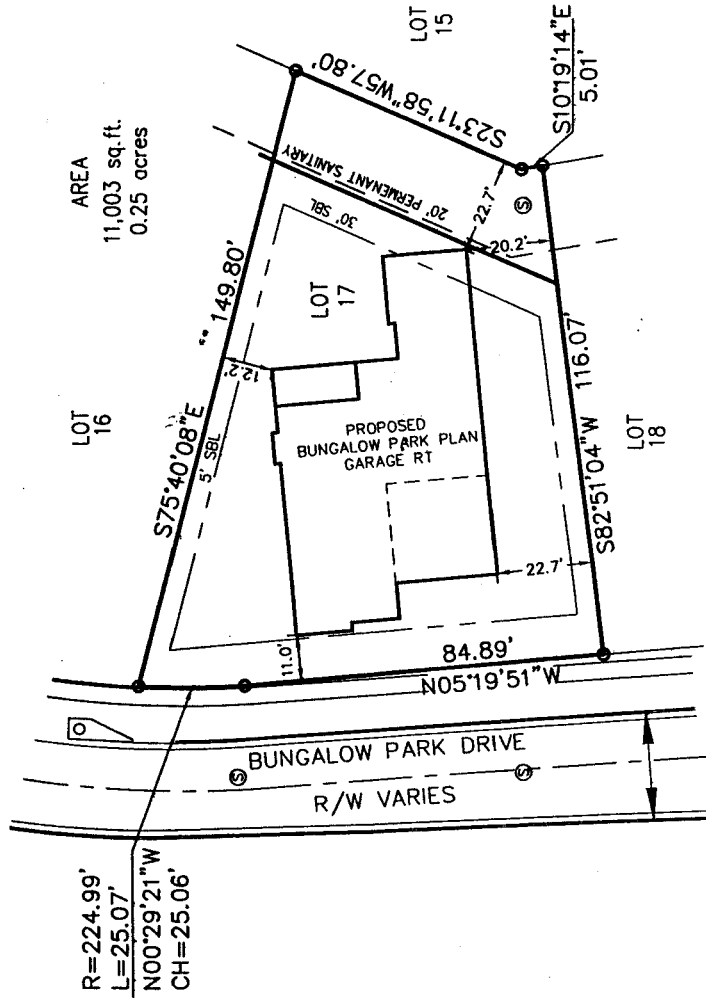
A literal interpretation and/or enforcement of Cobb County Zoning Ordinance provisions creates an unnecessary hardship and precludes the ability to complete construction of the home located on the subject property.

List type of variance requested: A waiver of the rear building setback from forty (40) feet to Thirty-five (35) feet.

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: <b>RAINES HOMES LLC</b>		IN FIELD: 09-28-2011	
OWNER / PURCHASER <b>RAINES HOMES LLC</b>		SCALE: 1" = 30'	
LAND LOT 737 16th DISTRICT COBB COUNTY, GEORGIA		AREA OF LOT: 11,003 sq. ft.	
SUBDIVISION BUNGALOW PARK		GOLD LAND SURVEYING COMPANY 93 ATLANTA, GEORGIA 31139-0993 (770) 794-9055 FAX (770) 794-9052	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PLAT BOOK 236 PAGE 20	



JOB NUMBER: 11-1865



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

GRAPHIC SCALE



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

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

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN PERMISSION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



<b>APPLICANT:</b>	<u>Raines Homes, LLC</u>	<b>PETITION NO.:</b>	<u>V-90</u>
<b>PHONE:</b>	<u>770-973-8315</u>	<b>DATE OF HEARING:</b>	<u>12-14-11</u>
<b>REPRESENTATIVE:</b>	<u>Ronnie L. Raines</u>	<b>PRESENT ZONING:</b>	<u>RA-5</u>
<b>PHONE:</b>	<u>770-973-8315</u>	<b>LAND LOT(S):</b>	<u>737</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the east side of Bungalow Park Drive, north of Kincaid Road (2106 Bungalow Park Drive)</u>	<b>DISTRICT:</b>	<u>16</u>
		<b>SIZE OF TRACT:</b>	<u>.25 acre</u>
		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback on lot 17 from required 30 feet to 22 feet.</u>		



# Application for Variance Cobb County

(type or print clearly)

Application No. N-90

Hearing Date: 2-14-11

Applicant Raines Homes, LLC Phone # 770-973-8315 E-mail ronnie@raineshomes.com

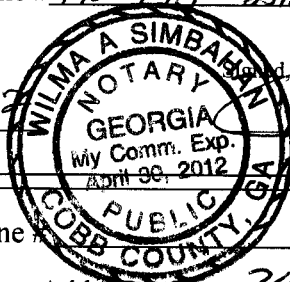
Ronnie L. Raines  
(representative's name, printed)

Address 3515 Davis Rd. Marietta, Ga. 30062  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 770-973-8315 E-mail Same as Above

My commission expires: April 30, 2012 sealed and delivered in presence of:

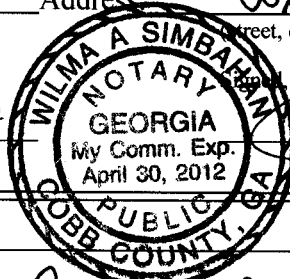


Notary Public

Titleholder Raines Homes, LLC Phone # 770-973-8315 E-mail ronnie@raineshomes.com

Signature [Signature] Address 3515 Davis Rd. Marietta, Ga. 30062  
(attach additional signatures, if needed)  
RONNIE RAINES (street, city, state and zip code)

My commission expires: April 30, 2012 sealed and delivered in presence of:



Notary Public

Present Zoning of Property RA-5

Location 2106 Burslow Park Dr. Marietta, Ga.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 737 District 16TH Size of Tract 1/10 11,227 sq. ft. Acre(s)

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

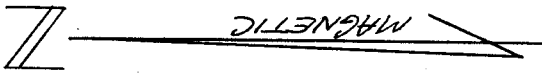
Size of Property \_\_\_\_\_ Shape of Property X Topography of Property X Other \_\_\_\_\_

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.

This home is an age targeted ranch style. I need to have the garage on right side to make driveway as flat as possible for aging homeowners. The angle of the rear property line with 30' set back makes it impossible for this house. Also I have a bank on left side of lot that forces me to move house to the right.

List type of variance requested: Reduce rear building set back  
from 30' to 22.5' 22 ft  
(thirty ft.) (twenty two 1/2 ft)

**V-91  
(2011)**



PANEL NO. 13067CD131G  
LOCATION COBB  
ZONE "X"

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1,000 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 FEET.

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

AREFF: 0.1676 ACRF

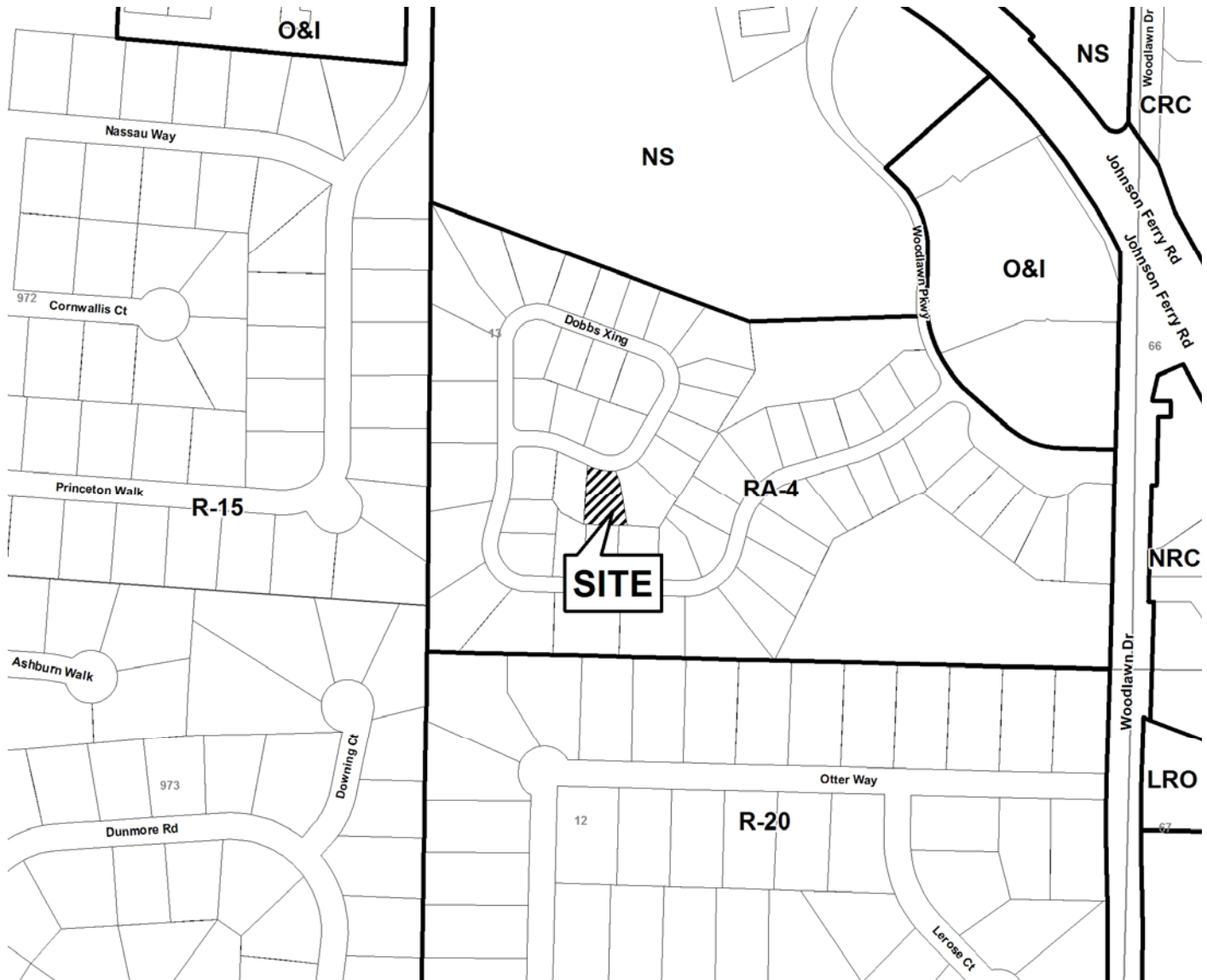
**J.A. EVANS**  
SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

PH. 770-943-0000

DONALD BARDILL  
JOYCE BARDILL

LOT 17:37 BLK.	UNIT	REVISIONS
4 PT. 36		
WORLDWAX COMPANY'S		
LAND LOT 13		
DISTRICT 137	SECTION 210	OF
CASSIS	COUNTY, GEORGIA	TOWNSHIP
PLAT BOOK 122 PAGE 67		CITY
DATE: 10-19-09	SCALE: 1" = 36'	JOB #
		490-09

**APPLICANT:** Trustees of the Bardill Revocable Living Trust **PETITION NO.:** V-91  
**PHONE:** 770-693-1386 **DATE OF HEARING:** 12-14-11  
**REPRESENTATIVE:** Norma & Donald Bardill **PRESENT ZONING:** RA-4  
**PHONE:** 770-695-1386 **LAND LOT(S):** 13  
**PROPERTY LOCATION:** Located on the south side **DISTRICT:** 1  
of Dobbs Crossing, west of Woodlawn Road **SIZE OF TRACT:** .1676 acre  
(4434 Dobbs Crossing) **COMMISSION DISTRICT:** 2  
**TYPE OF VARIANCE:** Waive the rear setback on lot 37 from required 20 feet to 13 feet.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-91  
Hearing Date: 12-14-11

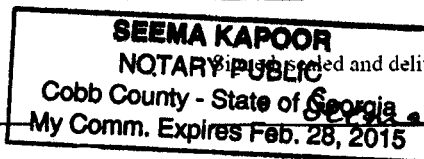
Trustees of the Donald R Bardill

Applicant and Norma Joyce Bardill Phone # 850-893-5443 E-mail dbardill@comcast.net  
Revocable Hiring Trust 770-6931386

Address 4434 Dobbs Crossing Marietta, GA 30068  
(street, city, state and zip code)

(representative's name, printed)  
Norma Joyce Bardill

Donald R Bardill Phone # 850-893-5443 E-mail dbardill@comcast.net  
(representative's signature)



My commission expires: 28<sup>th</sup> Feb, 2015

Signed, sealed and delivered in presence of:

Seema Kapoor  
Cobb County - State of Georgia

Notary Public

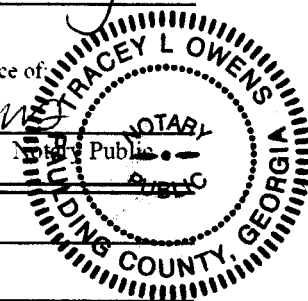
Titleholder Norma Joyce Bardill Phone # 850-893-5443 E-mail dbardill@comcast.net

Signature Norma Joyce Bardill Address: 4434 Dobbs Crossing  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Feb 23, 2013

Signed, sealed and delivered in presence of:

Tracey L Owens



Present Zoning of Property RA-4

Location 4434 DOBBS CROSSING  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 District 1 Size of Tract 0.1676 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 Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

I should keep us from the insects and would save energy cost.

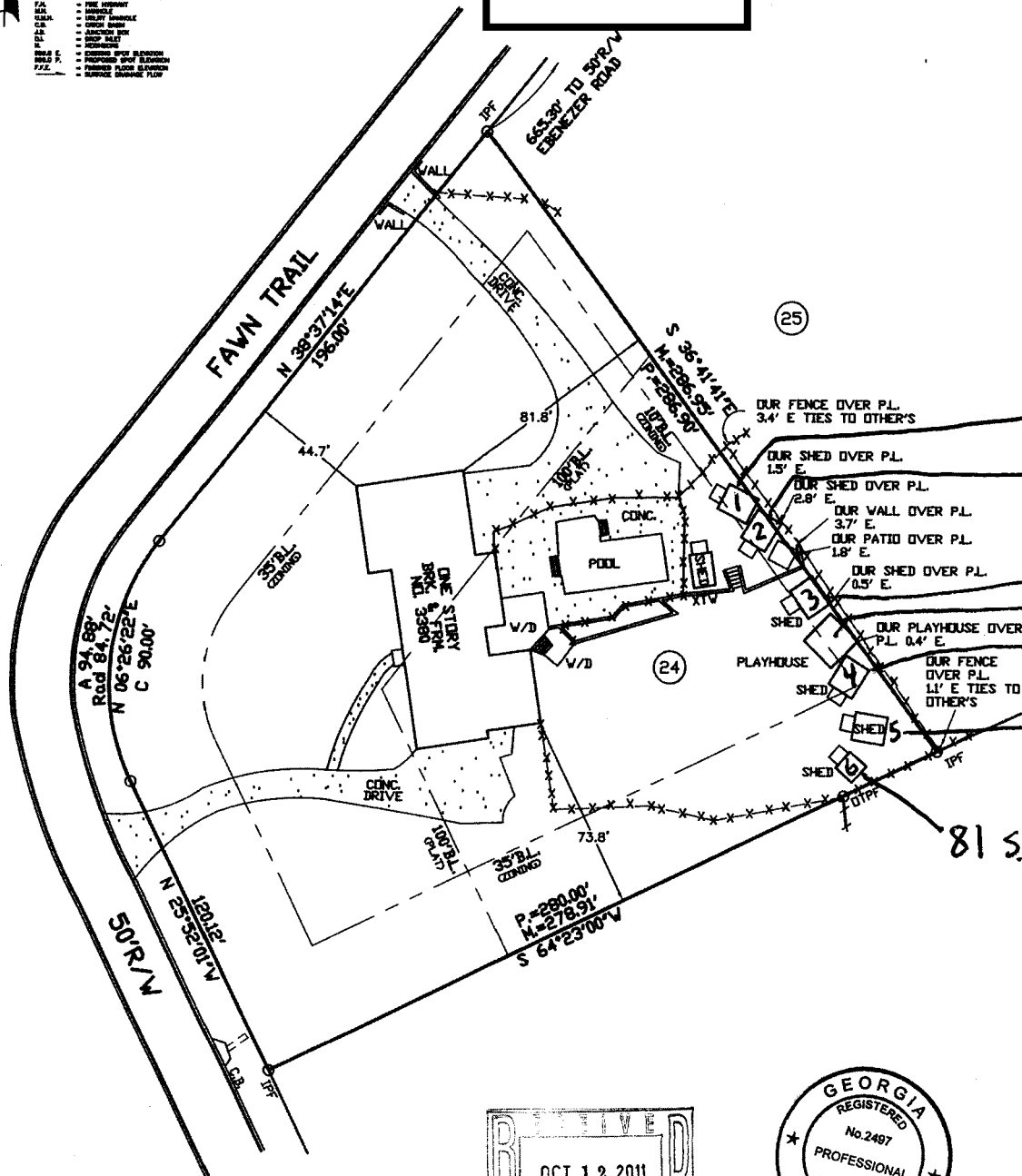
List type of variance requested: WAIVE THE REAR SETBACK  
ON LOT 37 FROM REQUIRED 20FT TO 13 FT

LOT DATA:  
ADDRESS: 3380 FAWN TRAIL  
MARIETTA, GEORGIA 30066  
PARCEL ID: 16041600140  
ZONING: R-20  
MINIMUM LOT SIZE: 20,000 SQUARE FEET  
SETBACKS: FRONT: 35 FEET OR 40 FEET  
SIDE: 10 FEET  
REAR: 35 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
(AS PER MUNICOD SITE DN 9/27/2011)

40 0 40 80 120  
GRAPHIC SCALE - FEET

AREA= 58,272 SQ.FT. / 1.3377 ACRES

**V-92  
(2011)**



LOT 24  
STAGS RUN SUBD.  
PLAT BOOK 47, PAGE 118  
LAND LOT 416 16th DISTRICT 2nd SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1"=40' DATE: SEPTEMBER 27th, 2011

RECEIVED  
OCT 12 2011  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS AS PER COMMUNITY PANEL NO. 13067C0042 G, DATED  
DECEMBER 16, 2006, ZONE 'X'.



BUSBEE & POSS  
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881

www.busbeeandpoor.com -

THIS SURVEY WAS NOT PREPARED  
WITH THE AID OF A TITLE SEARCH  
AND IS SUBJECT TO ANY  
RESTRICTIONS OR EASEMENTS THAT  
MAY BE RECORDED.

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.

RICKY C. BUSNEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,000 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.

EQUIPMENT USED: TOPCON GTS-200

IN RP1790 IND

J.N. BP10390 IND

**APPLICANT:** Flavia H. Mullen

**PETITION NO.:** V-92

**PHONE:** 404-310-0276

**DATE OF HEARING:** 12-14-11

**REPRESENTATIVE:** Flavia H. Mullen

**PRESENT ZONING:** R-20

**PHONE:** 404-310-0276

**LAND LOT(S):** 416

**PROPERTY LOCATION:** Located on the easterly side

**DISTRICT:** 16

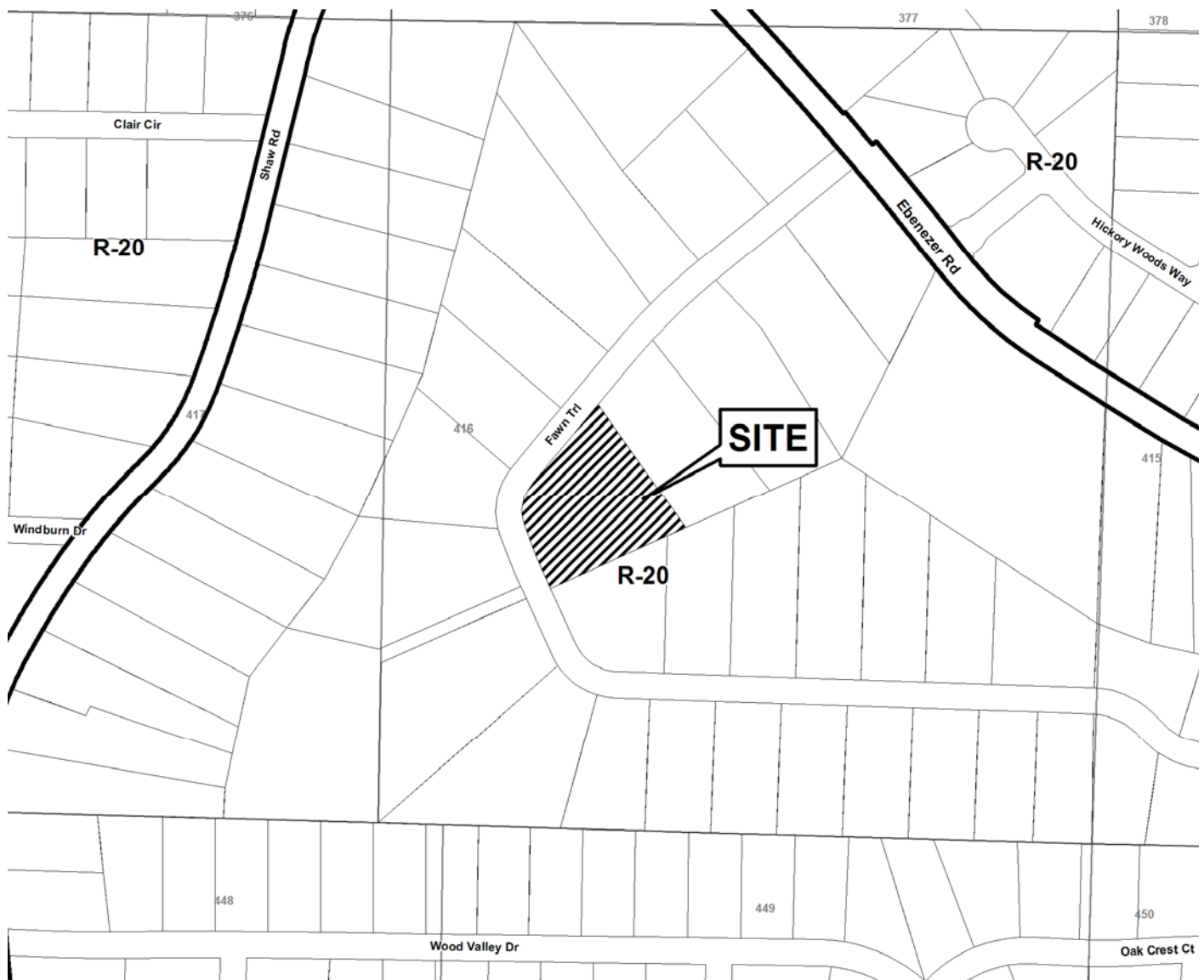
of Fawn Trail, southwesterly of Ebenezer Road

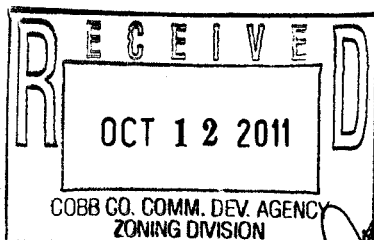
**SIZE OF TRACT:** 1.3377 acres

(3380 Fawn Trail)

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setback for an accessory structure over 650 square feet (proposed 675 square foot playhouse) from 100 feet off any property line to zero feet adjacent to the east property line and 45 feet off the south property line; 2) Waive the setback for accessory structures from 5 feet to zero feet for sheds 1-4; 3) Waive the rear setback for an accessory structure from 35 feet to 7 feet adjacent to the east property line and 10 feet adjacent to the south property line for shed 5; 4) Waive the setback for an accessory structure from 5 feet to 3 feet for shed 6





# Application for Variance Cobb County

(type or print clearly)

Application No. V-92

Hearing Date: 12/14/11

Applicant FLAVIA H. MULLEN

Phone # 404-310-0276 E-mail FLAVIA7ebellsouth.net

FLAVIA H. MULLEN

(representative's name, printed)

Address 3380 FAWN TRAIL MARIETTA, GA 30066

(street, city, state and zip code)

Flavia H. Mullen

(representative's signature)

Phone # 404-310-0276 E-mail FLAVIA7ebellsouth.net

CHRISTINA L. BOYD

NOTARY PUBLIC

COBB COUNTY, GEORGIA

My commission expires: MY COMMISSION EXPIRES 03-11-2012

Signed, sealed and delivered in presence of:

Christina L. Boyd

Notary Public

Titleholder BRIAN MULLEN & Kellie Mullen Phone # 770-579-9434 E-mail \_\_\_\_\_

Signature Brian Mullen

(attach additional signatures, if needed)

Address: 1341 TERRELL Mill Rd, Suite 130

(street, city, state and zip code) Marietta, GA 30067

Signed, sealed and delivered in presence of:

Christina L. Boyd

Notary Public

My commission expires: MY COMMISSION EXPIRES 03-11-2012

Present Zoning of Property R-20

Location 3380 Fawn Trail Marietta, GA 30066

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

Land Lot(s) 416 District 16<sup>th</sup> 2ND Size of Tract 1.33 Acre(s)

Lot 24 of Stag's Run Subdivision 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 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.

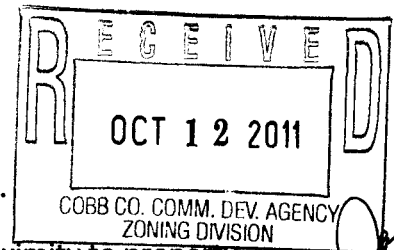
Please see attached letter, (Exhibit A)

List type of variance requested: Waive setbacks for accessory structures



Exhibit A

V-92  
Dec. 2011



Thank you for diligently reviewing our need for a Variance for a tree house.

The Variance will acknowledge the existence of the structure within its proximity to property lines and its elevated grandchildren play level space. Without a Variance, the property could not be sold without a clear title.

The true hardship was created when an EPA inspector, reviewing an adjoining property's septic field, REPORTED a structure being built without their permission. The inspector brought this hardship upon us by:

- 1) Never visually looking to see that the tree house is elevated 7' off the ground.
- 2) Never checking to see that we already had a valid Septic Permit from having recently replaced our own septic field.
- 3) Never checking the records to see that the tree house is over 270' from the septic field location.

The Cobb County Health Dept (EPA) apologized for their error and quickly, without charge, delivered a red stamped approval document. By starting this bogus inquiry, however, the EPA inspector created this need for a Variance Hearing, has created a large financial liability for us, wasted NUMEROUS hours of our time that we can NEVER get back, and caused an incredible amount of stress in the midst of the passing of my mother.

My father passed away in April. He designated funds for a new roof & energy efficient windows, a complete redo of the electrical, plumbing & gas systems, a remodel of the basement to properly house live-in care-givers, and a tree house legacy to his nine great-grandchildren. Permits were gotten for all the above systems and in the process we inquired about any paperwork needed for the proposed tree house and were told "As long as it's under 35' high you're fine" – which it is. The allocated funds were gratefully spent as he requested. There are no funds left to tackle a tree house remodel – hence another reason for the Variance to eliminate additional financial hardships. Personally we would have liked to have been able to spend a portion of the tree house funds on a cruise celebrating our 45<sup>th</sup> Anniversary - but that wasn't Dad's wish. He was a former decorated Naval Commander and Oral Surgeon and, as an only child, I never challenged his orders.

We apologize if we innocently violated any zoning laws. That was never our heart or spirit and we truly thought we had gotten all required permissions. We humbly request a Variance to accommodate the tree house.

*Ilavia Mullen for the Mullen Families*



Exhibit B  
V-92/2011  
10f2

View from  
our back  
porch.



View from  
Back yard



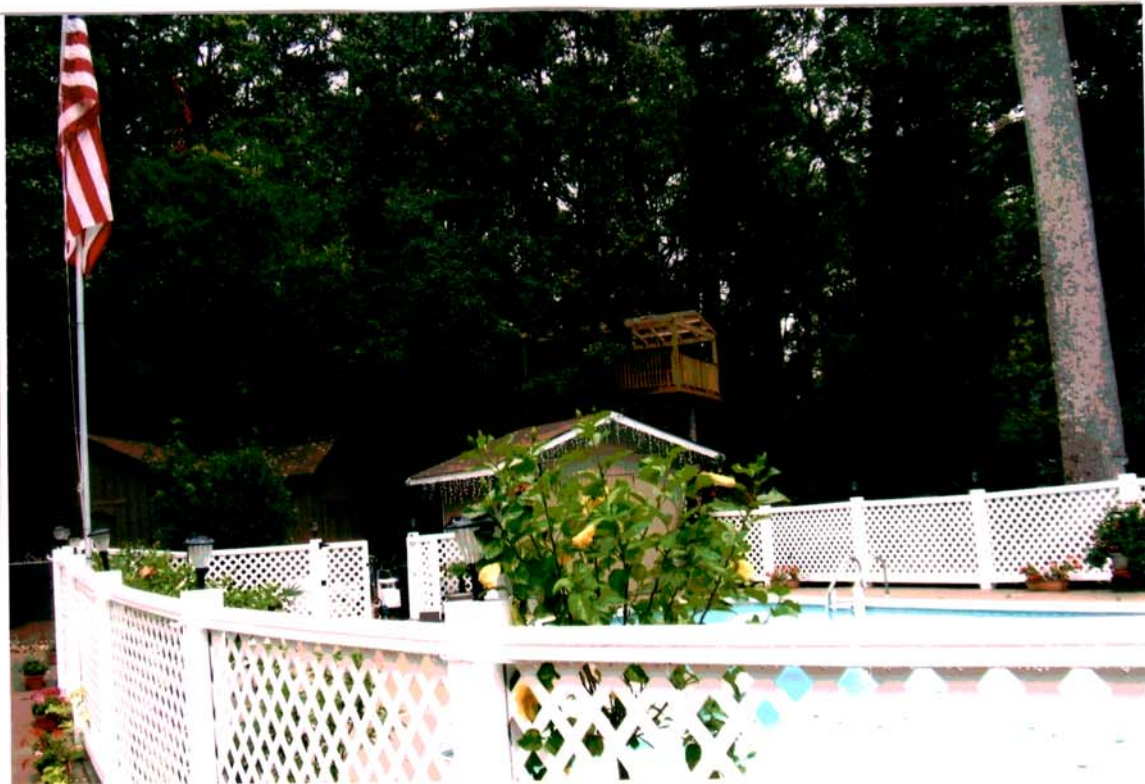



Exhibit B  
V-92/2011  
2 of 2

UPPER DRIVEWAY VIEW

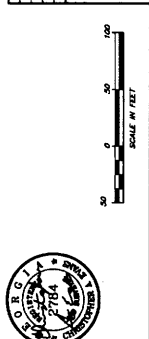


Lower Driveway View

Drawing name: S:\dwg\0088\0819\008\A\ADM\A\END\ADM\A\RMH.dwg  
 Plot time: Oct 26, 2017 - 11:37am

<b>GASKINS SURVEYING &amp; ENGINEERING COMPANY</b> 		<b>MEMBER I.A.A.C.</b> 1914 DISTRICT, 2nd SECTION COBB COUNTY, GA.	
<b>VARIANCE PLAT FOR:</b> <b>MELANIE HENBREE - TERRELL</b>		LOCATED IN I.L.L. 61 1914 DISTRICT, 2nd SECTION COBB COUNTY, GA.	
DATE	1-11-05	PHONE	770-441-2000
SCALE	1"=50'	FAX	770-441-2000
DRAWN BY	MM	<a href="http://www.gaskinsurvey.com">www.gaskinsurvey.com</a>	
CHECKED BY	CUE		
SHEET NO.	250		

1. THERE ARE NO WETLANDS ON THIS SITE OTHER THAN BED AND BANK WITHIN STREAM BANKS.
2. THERE IS NO CEMETERY OR HISTORIC FEATURE ON THIS SITE.
3. THE CREEK BUFFERS WERE NOT FIELD LOCATED AND ARE TAKEN FROM COBB GS.



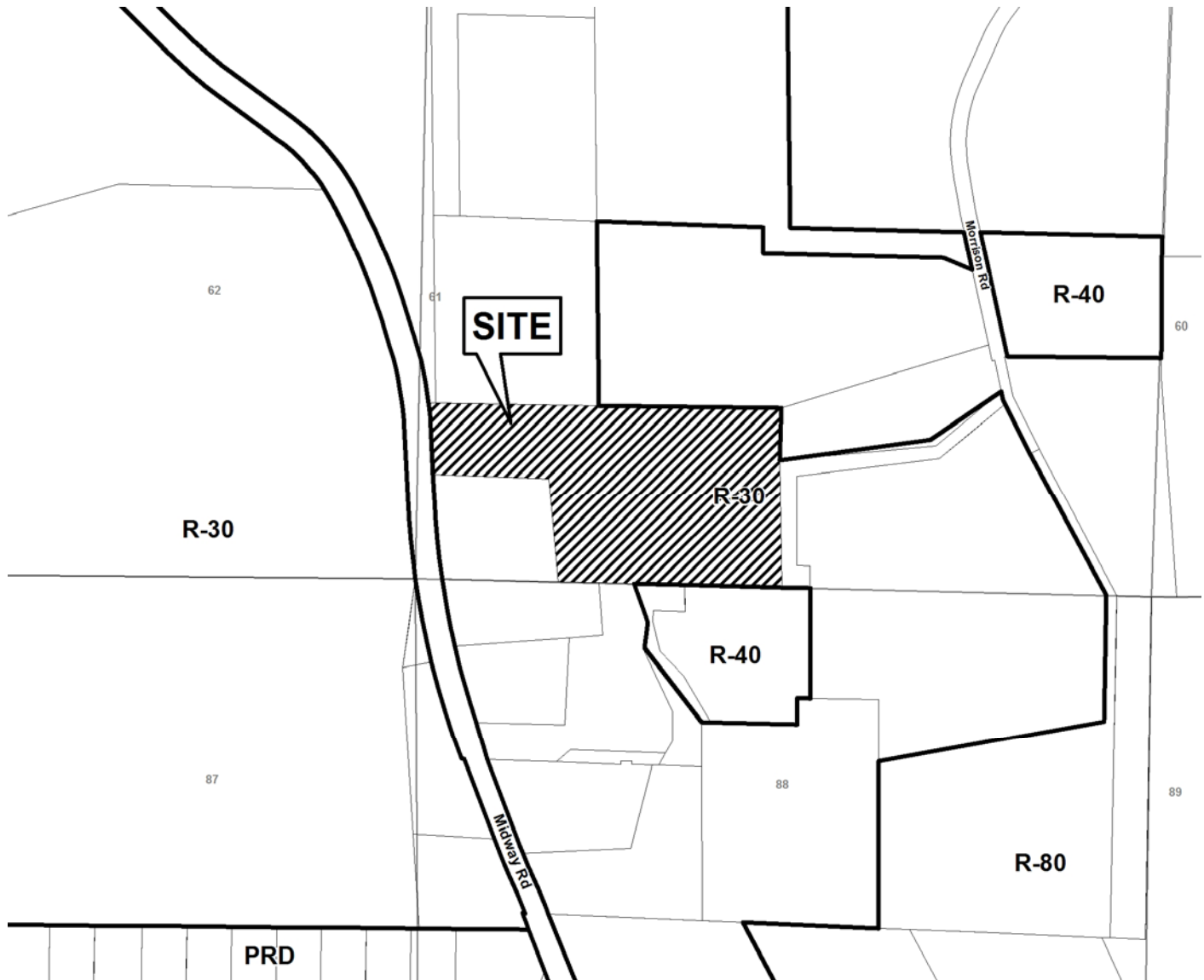
THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

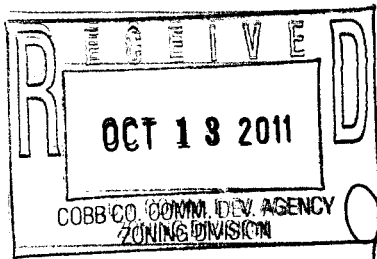
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM. THE PLAT IS BASED ON THE FOLLOWING DATA:

MEASURE	LENGTH
LINEAR PRECISION OF TRANSIT	1/72 IN.
ANGULAR PRECISION OF THIS PLAT	1/60 SEC.
ANGULAR PRECISION OF THIS PLAT	1/60 SEC.
ANGULAR PRECISION OF THIS PLAT	1/60 SEC.

COMMITTEE NUMBER 730002 DATE AUGUST 18, 1987  
CROSS C COMS F

**APPLICANT:** Melanie Hembree Terrell **PETITION NO.:** V-93  
**PHONE:** 770-537-4515 **DATE OF HEARING:** 12-14-11  
**REPRESENTATIVE:** Melanie Hembree Terrell **PRESENT ZONING:** R-30  
**PHONE:** 770-537-4515 **LAND LOT(S):** 61  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 19  
Midway Road, south of Dallas Highway **SIZE OF TRACT:** 4.55 acres  
**COMMISSION DISTRICT:** 1  
**TYPE OF VARIANCE:** 1) Waive the public road frontage to allow one lot off a private easement for Lot 2.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-93  
Hearing Date: 12-14-11

Applicant Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net

Melanie Hembree Terrell Address 137 Eaves Rd. Bremen GA 30110  
(representative's name, printed) (street, city, state and zip code)

Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net  
(representative's signature)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Kerrie M Free

Notary Public

Titleholder Melanie Hembree Terrell Phone # 770-537-4515 E-mail melaniehembree@bellsouth.net

Signature Melanie Hembree Terrell Address: 137 Eaves Rd Bremen Ga 30110  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:

Kerrie M Free

Notary Public

Present Zoning of Property 610 Midway Rd, Powder Springs, Ga 30127 - Residential

Location 561 Midway Rd, Powder Springs, Ga 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 61 District 19th Size of Tract 4.55 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.

we have a potential buyer for approximately 2 acres of backside of property who wants to build a home and access is mandatory to use easement Rd. As there is no possibility of Access w/o a variance to access easement Rd already there. The remaining portion of property w/house will either be sold or utilized by our family or rented.

List type of variance requested: access to easement road at backside of property owned by Troy Thompson, 4420 Morrison Rd, Powder Springs, GA 30127. to allow another house to utilize existing easement Road,

**V-94  
(2011)**

**RIVERSOUND  
SUBDIVISION**

*N ~ F*  
*RIVERSOUND*  
*SUBDIVISION*

14

ZONED R-15  
~JOSEPH P. &  
MARION M. HEGEDUS~  
TAX ID#01-02260-0370

13

ZONED R-15  
~MICHAEL &  
ABBY L. BACHER~  
TAX ID#01-02260-0360

L.L. 226  
L.L. 225

589°09'55"E

L.L. 226  
L.L. 225

*N ~ F*  
*WATERFORD GREEN*  
*UNIT 3*

144

ZONED R-20 WS  
~JULIA G. WHEELER  
REVOCABLE LIVING TRUST~  
TAX ID#01-02250-0650

*N ~*  
*WATERFORL*  
*UNIT*

13E

ZONED R.  
~STEPHEN  
EMMY B. W  
TAX ID#01-C

N41°31'12"E

STON

32" BEECH

VARSANLE  
- REQUESTED FOR  
NEW WOOD PENCH

N ~  
WATERFORL  
UNIT

139

ZONED R-  
~STEVEN I  
& JEN CH  
TAX ID#01-

$L=65.15'$   
 $R=50.00'$   
 $CH=60.64'$   
 $N26^{\circ}44'36''W$

WATERFORD  
GREEN LANE  
50' R/W

TELEPHONE  
BOX  
POWER

289.83' TO THE R/W  
OF WATERFORD GREEN  
GLEN (50' R/W)

N ~ F  
WATERFORD GREEN  
UNIT 3

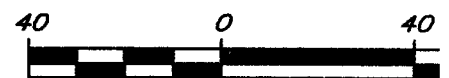
142

ZONED R-20 WS  
~PAUL & HEIDE DRANOVE~  
TAX ID#01-02250-0630

**WATERFORD GREEN  
UNIT 3**

140

~TRENT E. &  
LEIGH B. WIRTZ~  
TAX ID#01-02250-0610

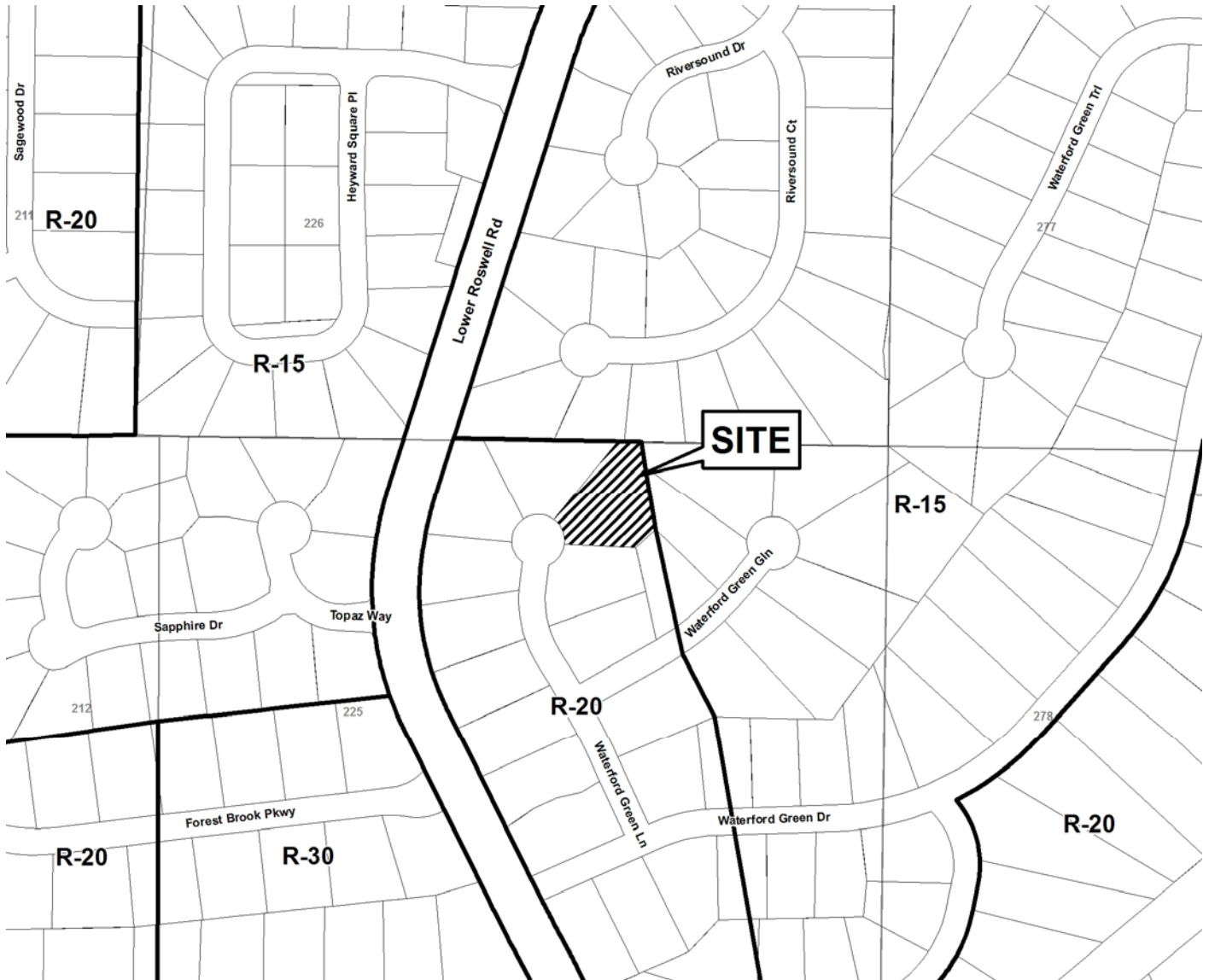


**SCALE IN FEET**

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRIC DISTANCE MEASUREMENT SYSTEM. LINEAR PRECISION OF TRAVERSE:  $1/10,000$ ; ANGULAR ERROR:  $3''$  PER POINT. THE



**APPLICANT:** Laura & Darren Cutter **PETITION NO.:** V-94  
**PHONE:** 770-696-1448 **DATE OF HEARING:** 12-14-11  
**REPRESENTATIVE:** Michael Staley **PRESENT ZONING:** R-20  
**PHONE:** 770-509-5191 **LAND LOT(S):** 225  
**PROPERTY LOCATION:** Located on the east side of **DISTRICT:** 1  
Waterford Green Lane, north of Waterform Green Drive **SIZE OF TRACT:** .61 acre  
(1137 Waterford Green Lane). **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the rear setback on lot 143 from required 35 feet to 29 feet.





# Application for Variance

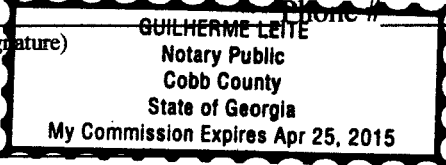
## Cobb County

(type or print clearly)

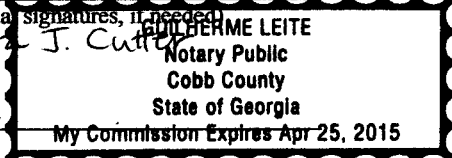
Application No. U-94  
Hearing Date: 12-14-11

Applicant Mr & Mrs Laura and Darren Cutter Phone # 770-646-1448 E-mail darren@cutter.net

Michael Staley Address 1760 Lower Roswell Rd, Marietta GA 30068  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-5095191 E-mail Michael@cmresident1el.com  
(representative's signature)  Signed, sealed and delivered in presence of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Notary Public

Titleholder Laura Cutter Phone # 770-646-1448 E-mail darren@cutter.net

Signature [Signature] Address: 1137 Waterford Green Lane, Marietta GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)  
Laura J. Cutter  Signed, sealed and delivered in presence of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_ Notary Public

Present Zoning of Property Residential R-20

Location 1137 Waterford Green Lane, Marietta GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 225 District 1st Size of Tract .61 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.

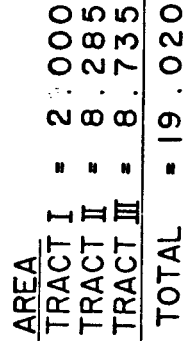
In an effort to save a large 32" DBH Beach tree on the steep topography the access from the basement entry is stepping up the steep grade close to the house and a deck is being built to avoid damaging the root system of the tree.

List type of variance requested: ENCROACH back setback  
WAIVE THE REAR SETBACK FROM REQUIRED  
55 FT TO 29 FT.

CRUSSELL, RAKESTRAW  
& ASSOCIATES  
LAND SURVEYORS  
PLANNERS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064

PROJECT #  
CO 3093

DATE	SCALE	CHECKED BY
3-16-90	1" = 100'	DRAWN BY TCM



IRON PINS HAVE NOT BEEN SET AS OF THIS DATE.

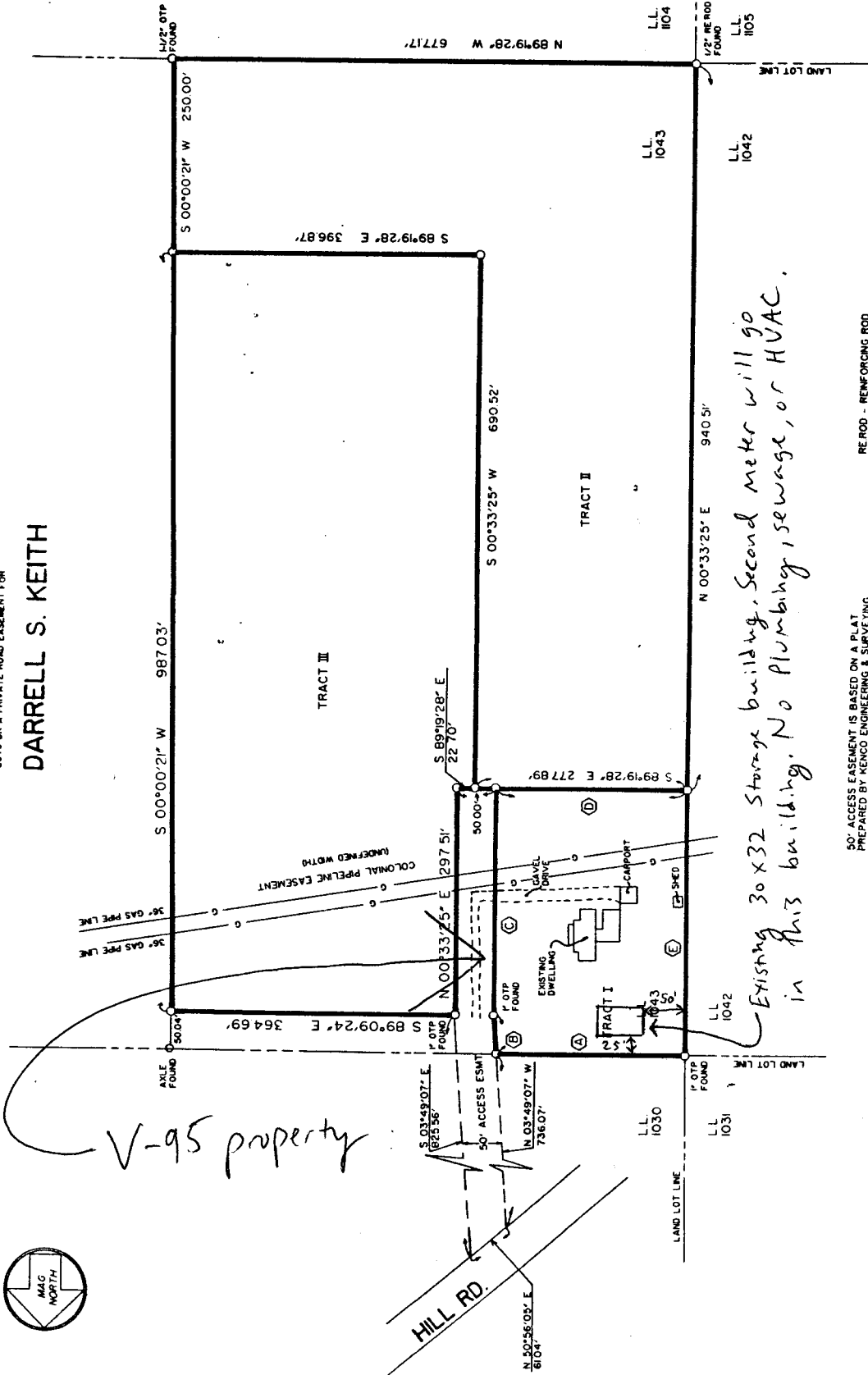
SUBJECT PROPERTY IS ZONED R-80

0 100' 200'

GRAPHIC SCALE 1" = 100'

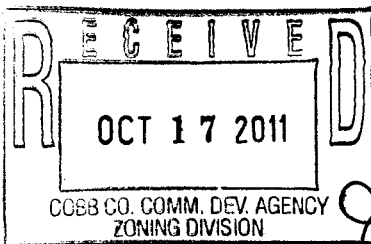
TECHNICAL DATA  
TRAV - 1' / 35,845'  
ANGLE ADJ. - 04" / ANGLE  
TRAV ADJ. - COMPASS  
EQUIP - TOPCON GTS-2  
PLAT PREC. - 1' / 381,961'

CALLS ALONG TRACT I		
A	S	89° 09' 24", E 246 75'
B	S	03° 49' 07", E 50 37'
C	N	00° 33' 25", W 297 49'
D	N	89° 19' 28", W 250 59'
E	N	00° 33' 25", E 348 42'



<b>APPLICANT:</b>	<u>Marsha Floyd</u>	<b>PETITION NO.:</b>	<u>V-95</u>
<b>PHONE:</b>	<u>770-222-1838</u>	<b>DATE OF HEARING:</b>	<u>12-14-11</u>
<b>REPRESENTATIVE:</b>	<u>same as above</u>	<b>PRESENT ZONING:</b>	<u>R-80</u>
<b>PHONE:</b>	<u>same as above</u>	<b>LAND LOT(S):</b>	<u>1043</u>
<b>PROPERTY LOCATION:</b>	<u>Located off a private easement, on the south side of Hill Road (5505 Hill Road).</u>	<b>DISTRICT:</b>	<u>19</u>
		<b>SIZE OF TRACT:</b>	<u>2 acres</u>
		<b>COMMISSION DISTRICT:</b>	<u>4</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow a second meter on a residential lot.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-95  
Hearing Date: 12-14-11

Applicant Marsha Floyd Phone # 770-222-1838 E-mail fmarsha@bellsouth.net

Address \_\_\_\_\_  
(representative's name, printed) (street, city, state and zip code)

Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 08/19/2014 Signed, sealed and delivered in presence of: Lisa M. Herndon  
Notary Public

Titleholder Marsha Floyd Phone # 770-222-1838 E-mail fmarsha@bellsouth.net

Signature Marsha Floyd Address: 5505 Hill Rd Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 08/19/2014 Signed, sealed and delivered in presence of: Lisa M. Herndon  
Notary Public

Present Zoning of Property R80

Location 5505 Hill Rd Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1043 District 19 Size of Tract 2 Acre(s)

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

Size of Property \_\_\_\_\_ 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.

The existing electrical panel will not support electrical wiring to the accessory building. It would cost too much to update all the wiring in the house. Therefore, it is less expensive to set another electrical meter. The building will not have water, sewer or HVAC.

List type of variance requested: requesting a variance to add an additional electric meter