

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: April 11, 2012**

**DUE DATE: March 12, 2012**

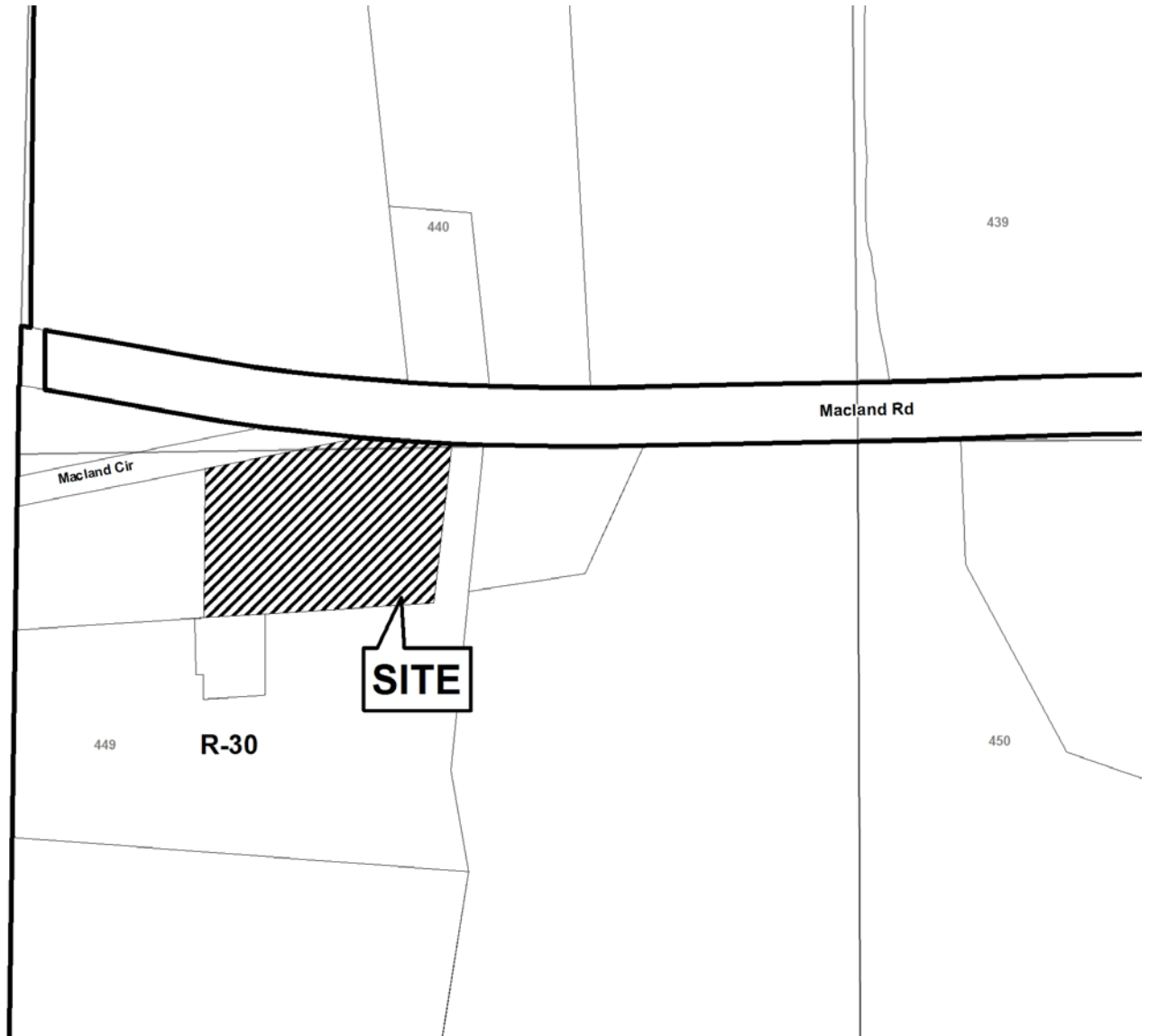
Distributed: February 16, 2012



*Cobb County...Expect the Best!*

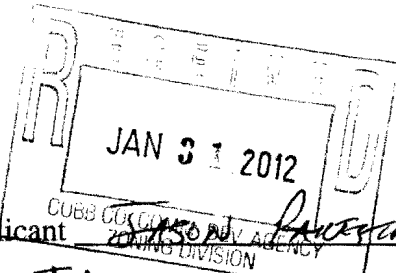


<b>APPLICANT:</b>	<u>Jason Rakestraw</u>	<b>PETITION NO.:</b>	<u>V-26</u>
<b>PHONE:</b>	<u>678-522-4449</u>	<b>DATE OF HEARING:</b>	<u>04-11 -12</u>
<b>REPRESENTATIVE:</b>	<u>Jason Rakestraw</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>678-522-4449</u>		
<b>TITLEHOLDER:</b>	<u>Jessica Leigh Haney</u>	<b>LAND LOT(S):</b>	<u>449</u>
<b>PROPERTY LOCATION:</b>	<u>Located at the southern</u>	<b>DISTRICT:</b>	<u>19</u>
<u>intersection of Macland Road &amp; Macland Circle</u>		<b>SIZE OF TRACT:</b>	<u>2.5 acres</u>
<u>(5779 Macland Road).</u>		<b>COMMISSION DISTRICT:</b>	<u>1</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow an accessory structure (existing shed) to the side of the primary structure.</u>		



# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-26  
Hearing Date: 4-11-12

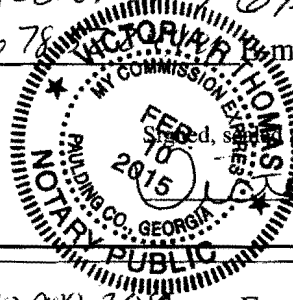
Applicant JASON RAKESTRAW Phone # 678 522 4449 E-mail jason.rakestraw@rocket.com

JASON RAKESTRAW Address 1481 HARMONY GROVE CHURCH RD NEWPORT GA 30101  
(representative's name, printed) (street, city, state and zip code)

Phone # 678 522 4449 E-mail \_\_\_\_\_

(representative's signature)

My commission expires: 02/10/2015



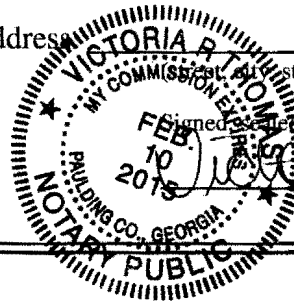
Signed, sealed and delivered in presence of:

Victoria R. Thomas  
Notary Public

Titleholder JESSICA HANFY Phone # 770 900 2088 E-mail \_\_\_\_\_

Signature [Signature] Address \_\_\_\_\_  
(attach additional signatures, if needed) (state and zip code)

My commission expires: 02/10/2015



Signed, sealed and delivered in presence of:

Victoria R. Thomas  
Notary Public

Present Zoning of Property R-30

Location 5779 MACLANE ROAD

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

Land Lot(s) 449 @ 2 District 19 Size of Tract 2.5 Acre(s)

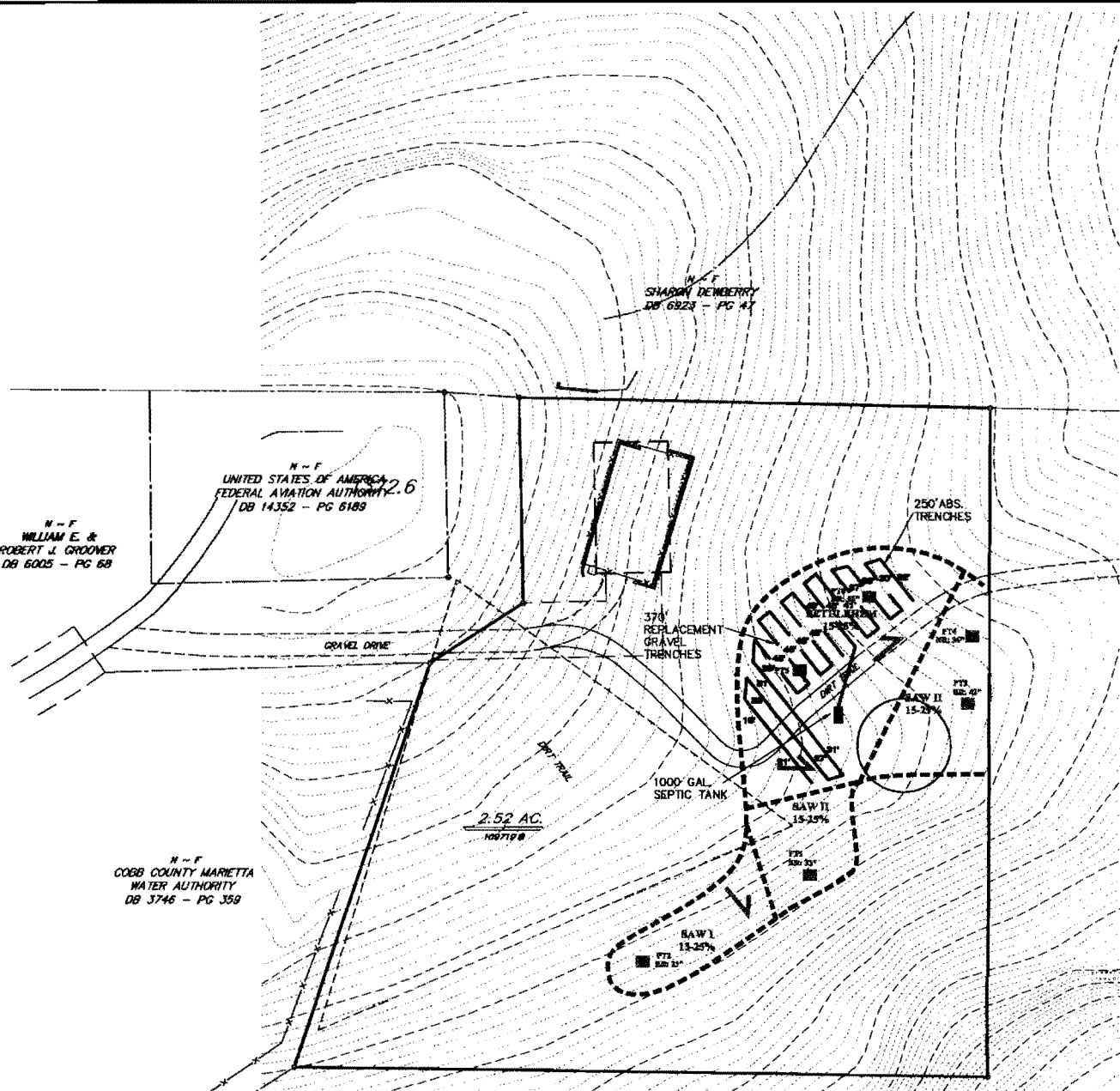
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ 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.

AN EXISTING SHED IS IN NON-COMFORMANCE  
OF AN EXISTING RESIDENCE IS UNFINISHED AND UN-SECURED.  
A VARIANCE IS NEEDED TO COMPLETE THIS PROJECT  
WHICH IS AN EYE SORE.

List type of variance requested: SHED LOCATION VARIANCE  
ALLOW AN ACCESSORY STRUCTURE TO THE SIDE OF  
THE PRIMARY STRUCTURE



**PRIMARY SYSTEM  
CONVENTIONAL SYSTEM DESIGN CALCULATIONS**

150 G.P.D. x 3 BEDROOMS = 450  
(1.673 X 450) = 250 L.F.

3

**TOTAL OF 231 L.F. HIGH CAP. ABSORPTION SYSTEMS**

**REPLACEMENT SYSTEM  
CONVENTIONAL SYSTEM DESIGN CALCULATIONS**

150 G.P.D. x 3 BEDROOMS = 450  
(1.673 X 450) = 250 L.F.

3

**TOTAL OF 355 L.F. GRAVEL TRENCH SYSTEMS**

**I CERTIFY THIS SEWAGE SYSTEM DESIGN  
MEETS THE MINIMUM DESIGN REQUIREMENTS  
ESTABLISHED BY THE GEORGIA DEPARTMENT  
OF HUMAN RESOURCES MANUAL FOR  
ON-SITE SEWAGE MANAGEMENT SYSTEMS**

DATE	: 12-2-10	REVISIONS	
SCALE	: 1"=40'	2-8-11 ADD DIRT TRAIL	
DRAWN BY	: JCD	2-8-11 PROP. HSE LOC	
CHECKED BY	: CAE		
FIELD BOOK	:		

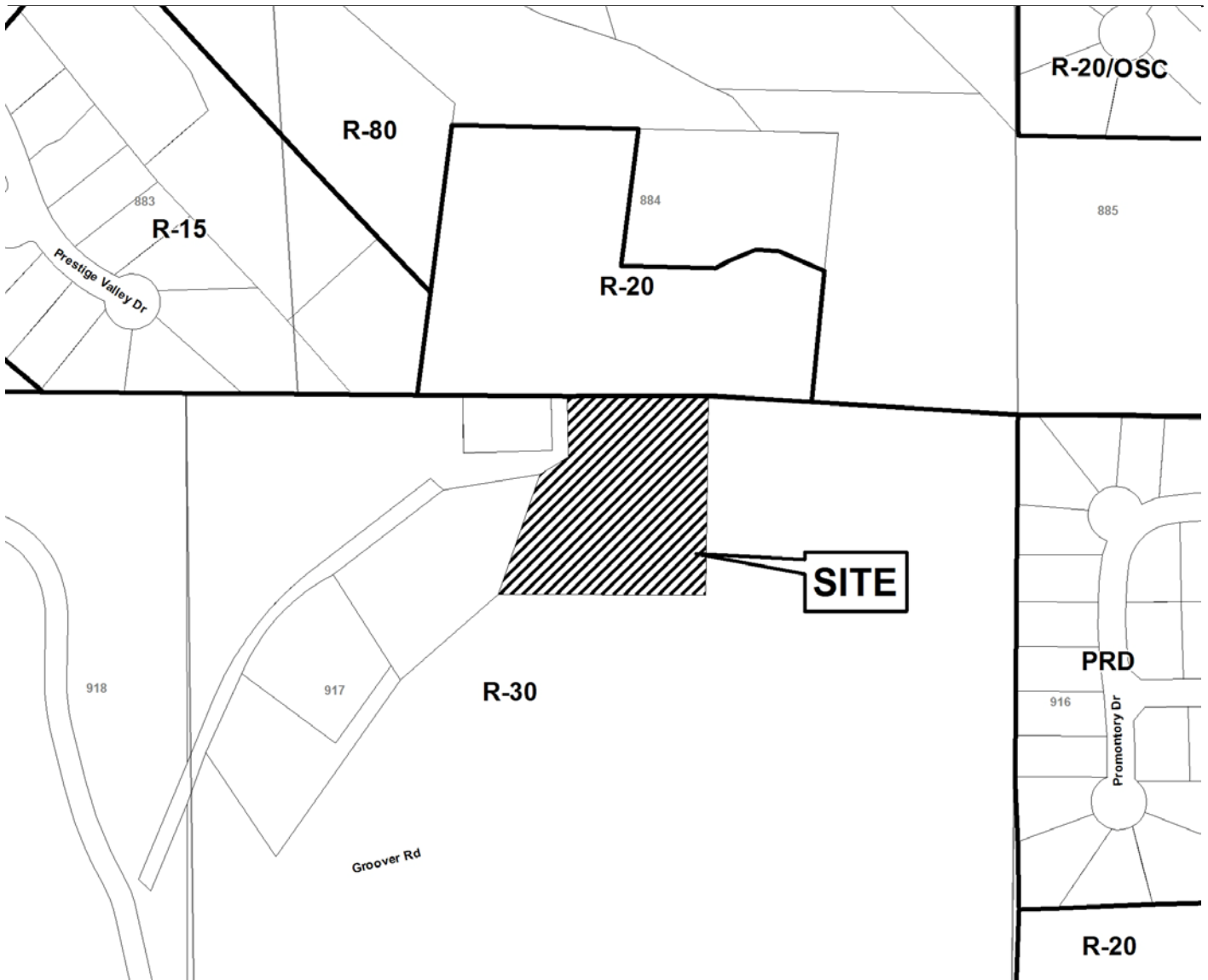


SEPTIC SITE DESIGN FOR

**MICHAEL BEDINGFIELD**  
TAX PARCEL 16091700040  
GROOVER RD. MARIETTA, GA

LOCATED IN L.L. 917  
16th DISTRICT, 2ND SECTION  
COBB COUNTY, GA.

**APPLICANT:** Robert Groover **PETITION NO.:** V-27  
**PHONE:** 404-630-5802 **DATE OF HEARING:** 04- 11 -12  
**REPRESENTATIVE:** Robert Groover **PRESENT ZONING:** R-30  
**PHONE:** 404-630-5802  
**TITLEHOLDER:** Robert J. Groover & Carol Groover **LAND LOT(S):** 917  
Szell  
**PROPERTY LOCATION:** Located off a private **DISTRICT:** 16  
easement on the east side of Groover Road **SIZE OF TRACT:** 2.52 acres  
(2115 Groover Road) **COMMISSION DISTRICT:** 3  
**TYPE OF VARIANCE:** Waive the public road frontage to allow a third house off a private easement.



# Application for Variance Cobb County

(type or print clearly)

Application No. V-27

Hearing Date: 4-11-12

Applicant Robert Browner Phone # 404 630 5802 E-mail ROBBROWNER@YAHOO.COM  
Robert Browner Address 1886 Groover RD Marietta 30062  
(representative's name, printed) (street, city, state and zip code)

RB

(representative's signature)

Phone #

E-mail

**Kimberly J Kremer**

**Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: June 1, 2014

**My Commission Expires June 1, 2014**

Kimberly J Kremer  
Notary Public

Titleholder Robert Browner Phone # 404 630 5802 E-mail ROBBROWNER@YAHOO.COM  
Signature RB Address: 1886 Groover RD Marietta 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

**Kimberly J Kremer**

**Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: June 1, 2014

**My Commission Expires June 1, 2014**

**Cobb County, GA**

Kimberly J Kremer  
Notary Public

Present Zoning of Property R-30

Location 2115 Groover RD

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

Land Lot(s) 917 District 16 Size of Tract 2.5 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 \_\_\_\_\_ 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 LOT HAS NO MAJOR ROAD FRONTAGE  
I AM UNABLE TO BUILD A SINGLE FAMILY NEW HOME  
FOR MY PERSONAL USE -

List type of variance requested: PERMISSION TO BUILD SINGLE FAMILY  
NEW HOME ON PROPERTY

VARIANCE OF REQUIRED ROAD FRONTAGE FOR NEW HOME CONSTRUCTION

COMMUNITY DEVELOPMENT DEPARTMENT  
 612 Tower Road R.E.  
 Marietta, GA 30060  
 (770) 429-1100

October 29, 1992

Shirley Thompson  
 612 Tower Road R.E.  
 Marietta, GA 30060

Dear Mr. Thompson:

I received information from Mr. J. A. Evans, Jr., of the County's Department of Planning and Zoning, that the subject property is located within the 100 Year Flood Hazard Area. This information was based on the results of a study conducted by the Georgia Institute of Technology, which was completed in 1988. The study was based on the results of a study conducted by the Georgia Institute of Technology, which was completed in 1988. The study was based on the results of a study conducted by the Georgia Institute of Technology, which was completed in 1988.

I have attached a copy of your report and am enclosing the original document for your review. We will retain the file and forward the same to the appropriate agencies for their review and comment.

I am enclosing a copy of your report and am enclosing the original document for your review. We will retain the file and forward the same to the appropriate agencies for their review and comment.

Please contact me at your earliest convenience if you have any questions or need further information.

Sincerely,

Bob Heston

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V-28 (2012)

AREA=0.1193 ACRE

#4550 BISHOP LAKE ROAD

L-1= N 79° 35' 59" W 23.71'

L-2= N 73° 05' 25" W 26.17'

I HAVE THIS DATE, EXAMINED THE

PLAT AND FOUND IT TO BE CORRECT

IN ALL RESPECTS EXCEPT FOR THE

ADJUSTED LINES COMPASS AND IS FOUND TO BE ACCURATE

WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:

TOPCON GTS-85

IN MY OPINION, THIS PLAT IS A CORRECT

REPRESENTATION OF THE ACTUAL

LAND AND THE ADJUSTED LINES

HAS BEEN MADE IN ACCORDANCE

WITH THE STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS, JR.

SURVEYING CO., INC.

POWDER SPRINGS, GEORGIA

PH. 770-943-0000

SURVEY FOR:

MARK GIBBS

&

KIMBERLY GIBBS

LOT 7 BLK. "A" UNIT

PROPERTY OF

C.M. BISHOP

LAND LOT 756

DISTRICT 16TH SECTION 2ND

COBB COUNTY, GEORGIA

PLAT BOOK 3 PAGE 161

DATE: 2-8-12 SCALE: 1" = 20'

REVISIONS

2-9-12

CC

DRAWN

CHKD

JOB #

32-12

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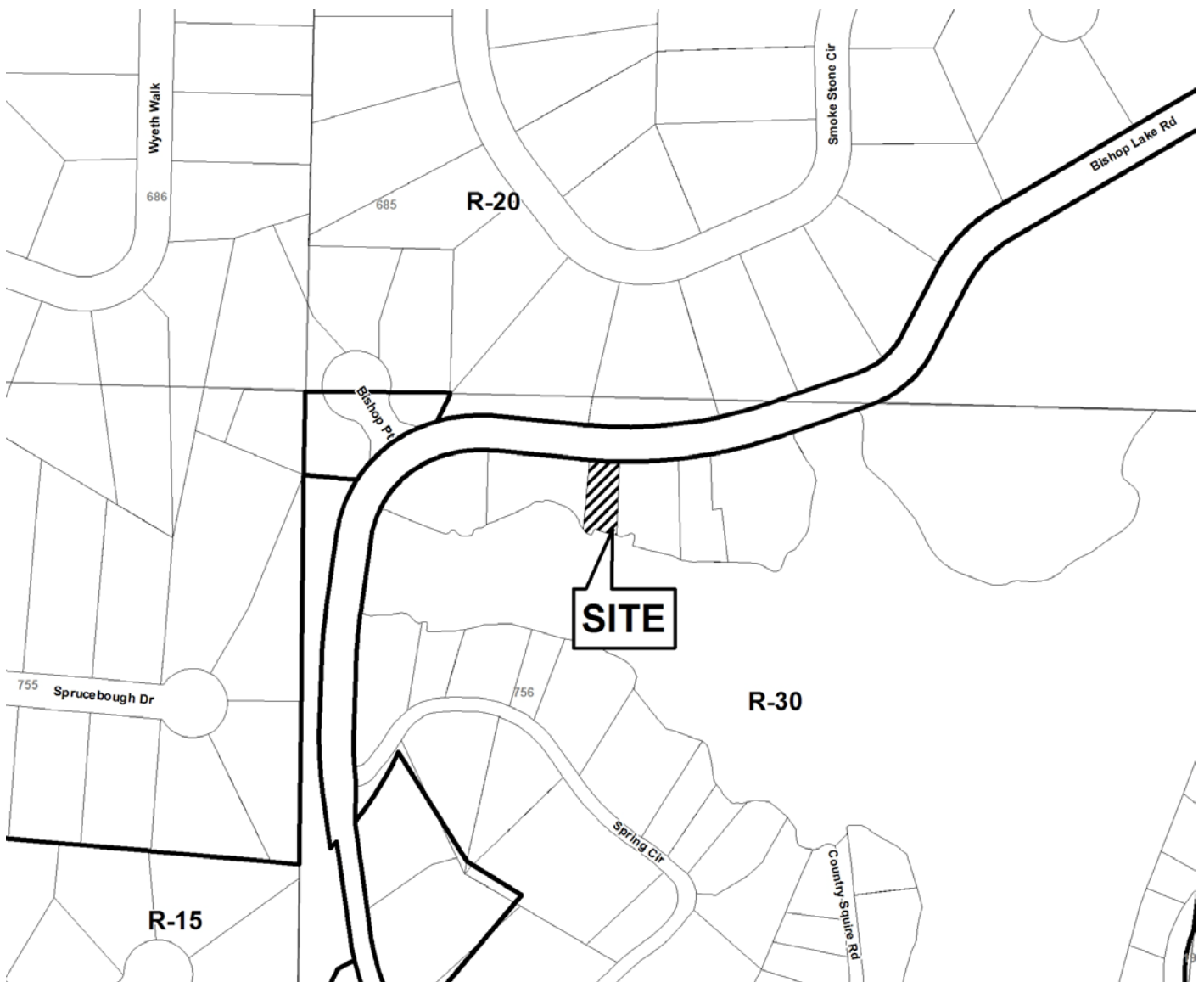
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<b>APPLICANT:</b>	<u>M. Marie Furmanski</u>	<b>PETITION NO.:</b>	<u>V-28</u>
<b>PHONE:</b>	<u>770-331-0895</u>	<b>DATE OF HEARING:</b>	<u>04- 11 -12</u>
<b>REPRESENTATIVE:</b>	<u>M. Marie Furmanski</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>404-543-1113</u>		
<b>TITLEHOLDER:</b>	<u>M. Marie Furmanski</u>	<b>LAND LOT(S):</b>	<u>756</u>
<b>PROPERTY LOCATION:</b>	<u>Located on the south side</u>	<b>DISTRICT:</b>	<u>16</u>
	<u>of Bishop Lake Road, east of Johnson Ferry Road</u>	<b>SIZE OF TRACT:</b>	<u>.1193 acre</u>
	<u>(4550 Bishop Lake Road)</u>	<b>COMMISSION DISTRICT:</b>	<u>3</u>

**TYPE OF VARIANCE:** 1) Waive the public road frontage from the required 75 feet to 47 feet; 2) waive the front setback from the required 45 feet to 20, the rear setback from the required 40 feet to 20 feet and waive the side setbacks from the required 12 feet to 5 feet; and 3) waive the impervious surface from the maximum allowable of 35% to 53%.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-28

Hearing Date: 6-11-12

Applicant M. MARIE FURMANSKI Phone # 770-331-0895 E-mail mfurmanski@bellsouth.net  
MARK & KIMBERLEY GIBBS Address 1819 DANFORTH DR. MARIETTA, GA 30062  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-543-1113 E-mail mgibbs@lelandhomes.net  
(representative's signature)

My commission expires: 9/7/2015



Signed, sealed and delivered in presence of:

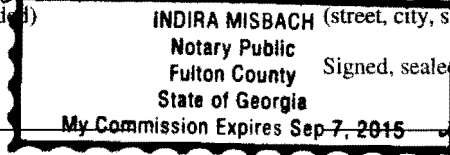
Indira Misbach

Notary Public

Titleholder M. MARIE FURMANSKI Phone # 770-331-0859 E-mail mfurmanski@bellsouth.net

Signature [Signature] Address: 3376 Black Bridge Walk, Marietta GA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/7/2015



Signed, sealed and delivered in presence of:

Indira Misbach

Notary Public

Present Zoning of Property R-30

Location 4550 Bishops Lake Rd. Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract 0.1193 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 property setbacks on this lot imposed by the R30 overlay would render this lot unbuildable.

List type of variance requested: We are requesting side set backs of 5', front set back of 20' and a rear setback of 20'. We are requesting a variance to allow our home to be 52.7% of the impervious surface instead of 40%. We are requesting a 5' reduction in the 25' lake buffer due to the existing lake retaining wall.



**APPLICANT:** Robert E. Berrier

**PHONE:** 770-422-8499

**REPRESENTATIVE:** Mike Berrier

**PHONE:** 770-309-2433

**TITLEHOLDER:** Robert E. & Heather M. Berrier

**PROPERTY LOCATION:** Located at the northeast

intersection of Lewellen Drive & Lewellen Court

(4212 Lewellen Court)

**PETITION NO.:** V-29

**DATE OF HEARING:** 04- 11 -12

**PRESENT ZONING:** R-30

**LAND LOT(S):** 312

**DISTRICT:** 20

**SIZE OF TRACT:** 0.70 acre

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 29 feet.



RECEIVED

FEB 13 2012

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

# Application for Variance Cobb County

(type or print clearly)

Application No. V-29

Hearing Date: 4-11-12

Applicant ROBERT E. BERRIER

Phone # (770) 422-8499

E-mail hberrier@yahoo.com

Mike Ramsey  
(representative's name, printed)

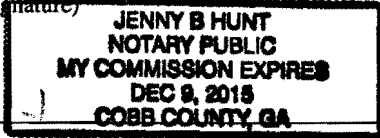
Address 4212 LEWELLEN CT., MARIETTA GA 30064  
(street, city, state and zip code)

MIKE RAMSEY  
(representative's signature)

Phone # (770) 309-2433

E-mail

My commission expires:



Signed, sealed and delivered in presence of:

Jenny B. Hunt  
Notary Public

Titleholder Robert E. Berrier

Phone # (770) 422-8499

E-mail hberrier@yahoo.com

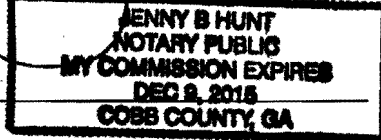
Signature

Robert E. Berrier  
(attach additional signatures, if needed)

Address:

4212 LEWELLEN CT., MARIETTA GA 30064  
(street, city, state and zip code)

My commission expires:



Signed, sealed and delivered in presence of:

Jenny B. Hunt  
Notary Public

Present Zoning of Property

R-30

Location

4212 LEWELLEN COURT  
312 (street address, if applicable; nearest intersection, etc.)

Land Lot(s)

District

20

Size of Tract

0.7<sup>AC</sup>

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.

House sits close to rear of property due to topography and fact that it's a corner lot. House is approx 49' from rear property line and current 40' setback is within existing uncovered deck. Titleholder wants to build covered porch and needs variance to build covered deck.

List type of variance requested:

WAIVE THE REAR SETBACK FROM REQUIRED 10 FT TO 29 FT