

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: October 10, 2012

DUE DATE: September 10, 2012

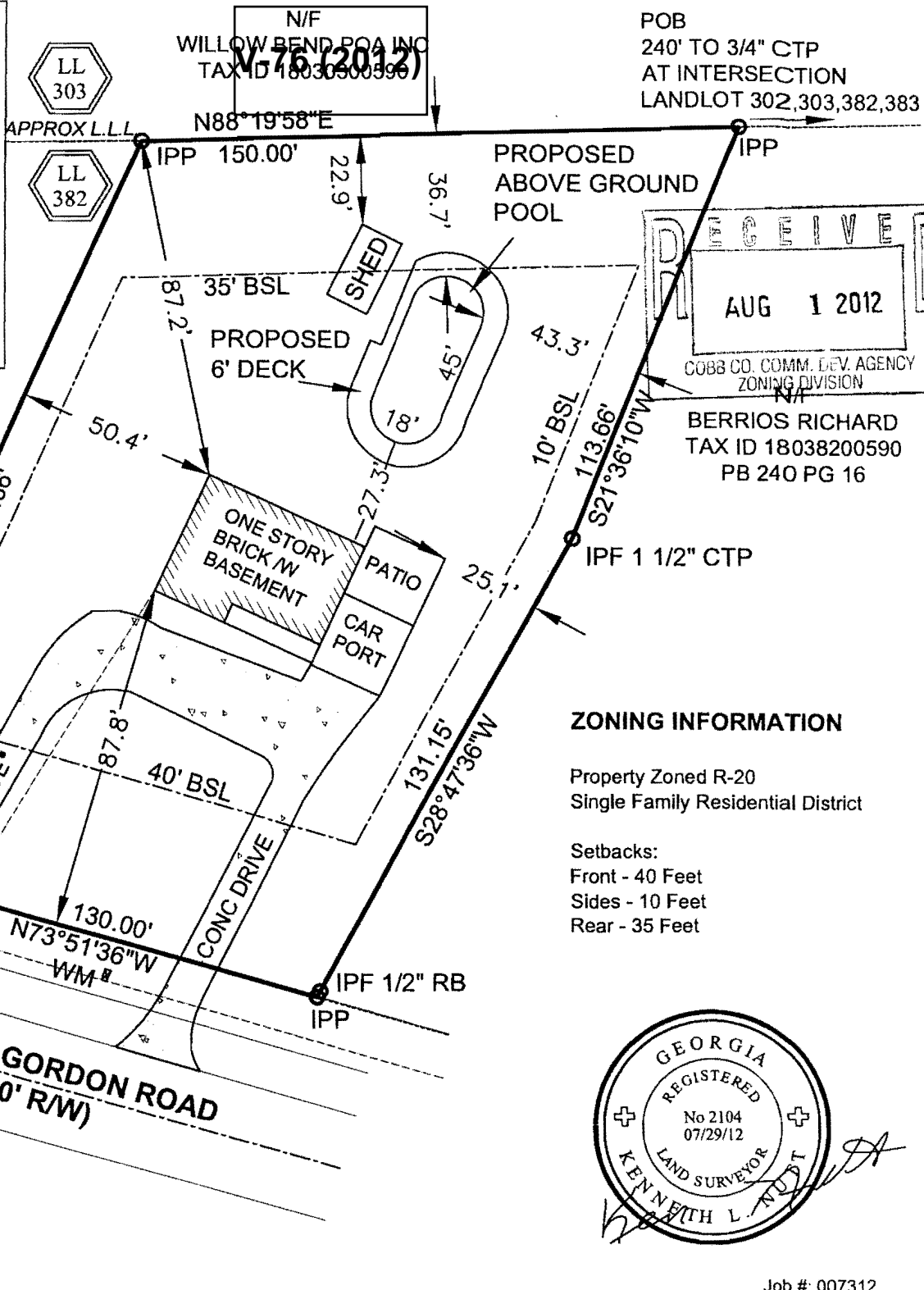
Distributed: August 20, 2012



Cobb County... Expect the Best!

LEGEND

- SS = Sanitary Sewer
- PP = Power Pole
- IPP = Iron Pin Placed
- IPF = Iron Pin Found
- POB = Point of Beginning
- B/C = Back of Curb
- SSMH = Sewer Manhole
- SSE = Sanitary Sewer Easement
- PL = Property Line
- DE = Drainage Easement
- WM = Water Meter
- WV = Water Valve
- FH = Fire Hydrant
- R/W = Right of Way
- BL = Building Setback Line



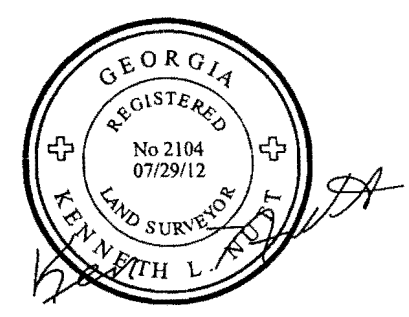
RECEIVED
 AUG 1 2012
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

BERRIOS RICHARD
 TAX ID 18038200590
 PB 240 PG 16

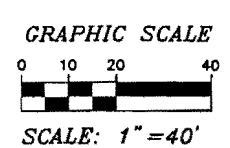
ZONING INFORMATION

Property Zoned R-20
 Single Family Residential District

 Setbacks:
 Front - 40 Feet
 Sides - 10 Feet
 Rear - 35 Feet



Job #: 007312



- 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 340200 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 lie in.
- According to F.I.R.M. Community Panel # 13067C0212G, dated 12/16/2008 this property is not located in an area having special flood hazards.

Proposed Pool Location for:
Claudia P. Rivero

TAX ID 18038200030
1094 South Gordon Road
Land Lot 382 18th District 2nd Section
Cobb County, Georgia



Perimeter Surveying Co., Inc
 1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: JF
 Date Surveyed: 7/27/12
 Date Drawn: 7/29/12

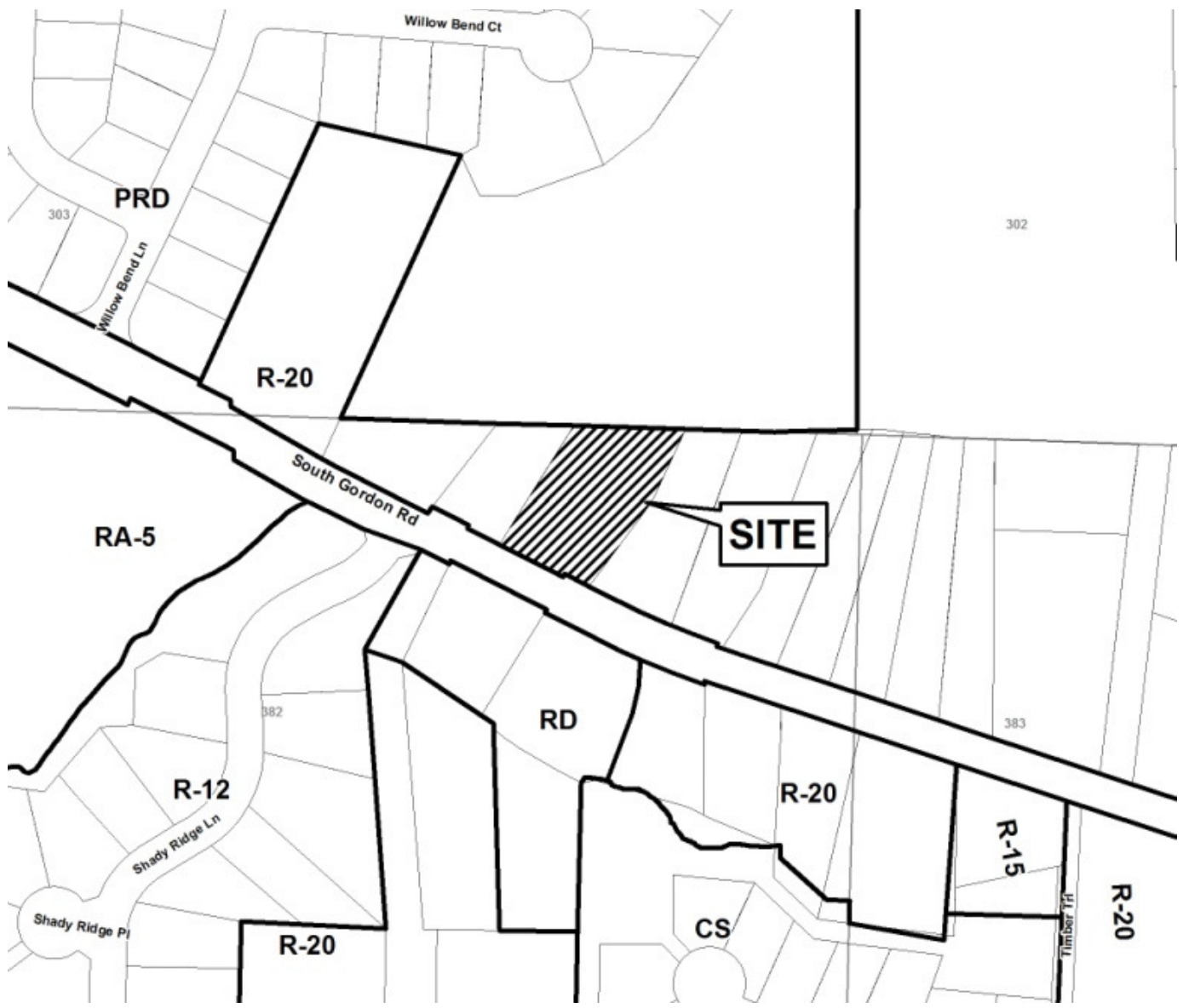
Computed by: JF
 Drawn by: JF
 Checked by: JF

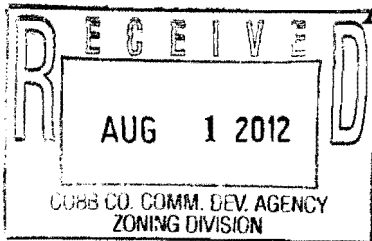
REFERENCES
 Plat Bk: 58 Pg. 102
 Deed Bk. Pg.

APPLICANT: Claudia P. Rivero
PHONE: 404-933-0681
REPRESENTATIVE: Claudia P. Rivero
PHONE: 404-933-0681
TITLEHOLDER: Claudia P. Rivero
PROPERTY LOCATION: On the north side of South Gordon Road, east of Pisgah Road
(1094 South Gordon Road).

PETITION No.: V-76
DATE OF HEARING: 10-10-2012
PRESENT ZONING: R-20
LAND LOT(S): 382
DISTRICT: 18
SIZE OF TRACT: 0.40 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 650 square feet (approximately 810 square foot above ground swimming pool and deck) from the required 100 feet to 30 feet; 2) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 40 feet on the eastern side; 3) waive the side setback for an accessory structure over 650 square feet (pool and deck) from the required 100 feet to 80 feet on the western side; and 4) waive the rear setback for an accessory structure over 144 square feet (existing approximately 220 square foot shed) from the required 35 feet to 22.9 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-~~54~~ 76
Hearing Date: Oct 10 2012

Applicant CLAUDIA P. RIVERO Phone # 404-933-0681 E-mail cl-rivero@yashoo.com

CLAUDIA P. RIVERO Address 1094 South Gordon Rd. Austell GA 30168
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-933-0681 E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires June 22, 2013

[Signature]

Notary Public

Titleholder CLAUDIA P. RIVERO Phone # 404-933-0681 E-mail cl-rivero@yashoo.com

Signature [Signature] Address: Same as above
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2013

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature]

Notary Public

Present Zoning of Property R-20

Location 1094 South Gordon Rd. Austell GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 382 District 18th Size of Tract 0.40 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.

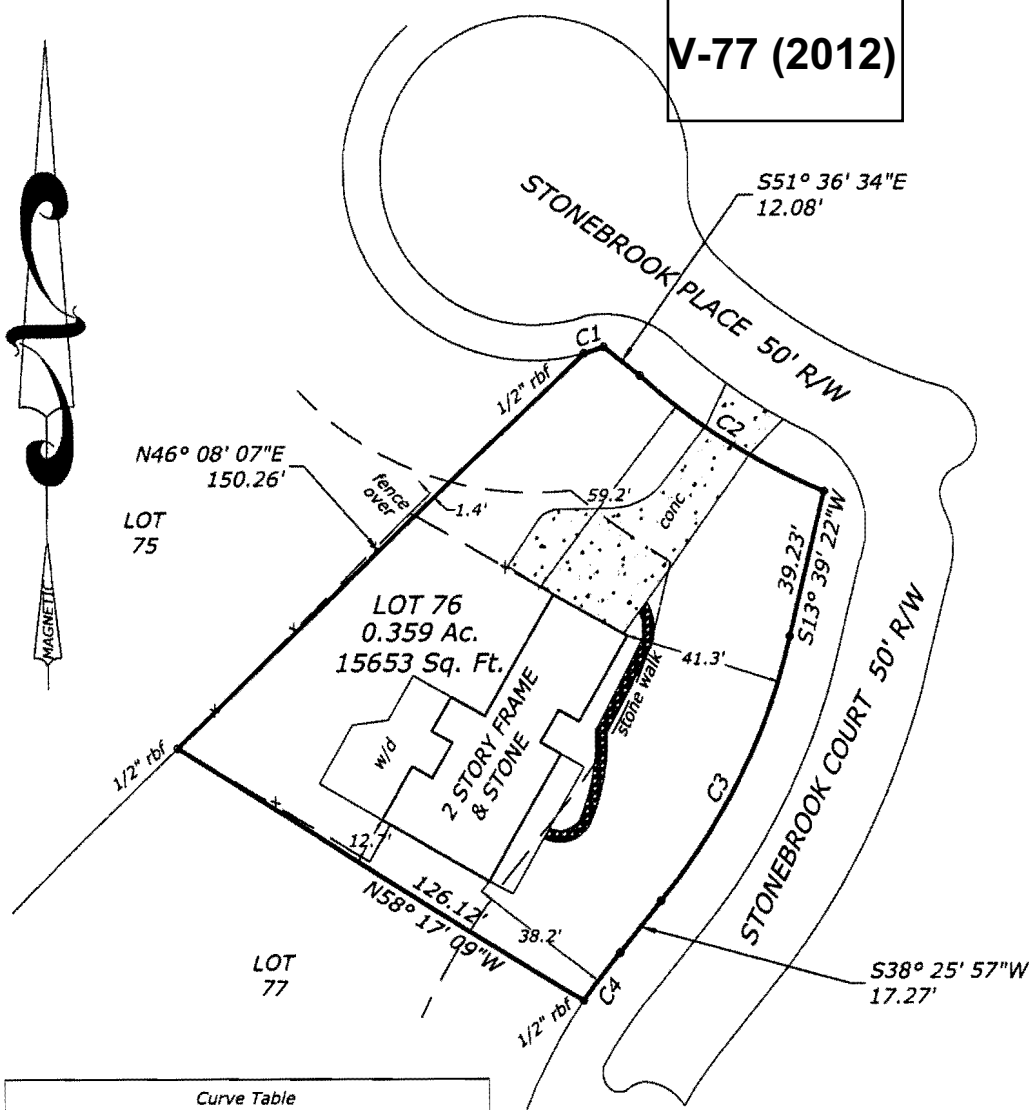
My land is too small to put the swimming pool that I bought this is an above ground swimming pool - The pool is too large to meet set backs requirements.

List type of variance requested: wave rear set back to 36.7 feets - for pool
wave right set back to 43.3 feets. for pool
wave left set back to 82.0 feets. for pool
wave rear set back for shed to 22.9 feet

V-77 (2012)

AUG 1 2012

COMM. DEV. & ZONING DIVISION



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	5.44'	50.00'	N71° 30' 21"E	5.43'
C2	57.50'	165.72'	S57° 26' 10"E	57.21'
C3	78.25'	165.80'	N26° 17' 47"E	77.53'
C4	15.89'	148.60'	S36° 55' 34"W	15.88'

BUILDING LINES
FRONT - 35'

CLOSURE DATA

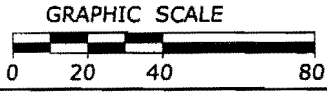
FIELD CLOSURE=1' IN 10,000+
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1' IN 100,000+

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

LEGEND

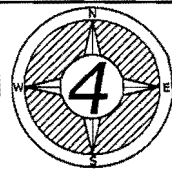
- IPF=IRON PIN FOUND
- IPS=IRON PIN SET
- R/W=RIGHT OF WAY
- MAG= MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINE
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY
- F.W.P.D.=FIELD WORK PERFORMED DATE



Prepared For: **RANDY VERMA**
PAM VERMA

Subdivision: EAST SPRING LAKE UNIT -- 2

Lot: 76	P.B. 84 ~ PG. 87
Land Lot: 98	District: 1st 2nd Sect.
County: Cobb, GA	F.W.P.D. 7/12/12
Scale: 1" = 40'	Date: 7/12/12
	Job No: 12-064



FOUR CORNERS SURVEYING

P.O. BOX 15
Tyrone, GA 30290
770-560-3910
770-560-6930
FOUR_CORNERS@BELLSOUTH.NET

APPLICANT: Randy Verma

PETITION No.: V-77

PHONE: 770-645-0195

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Randy Verma

PRESENT ZONING: R-15

PHONE: 770-645-0195

LAND LOT(S): 98

TITLEHOLDER: Randy and Pamela Verma

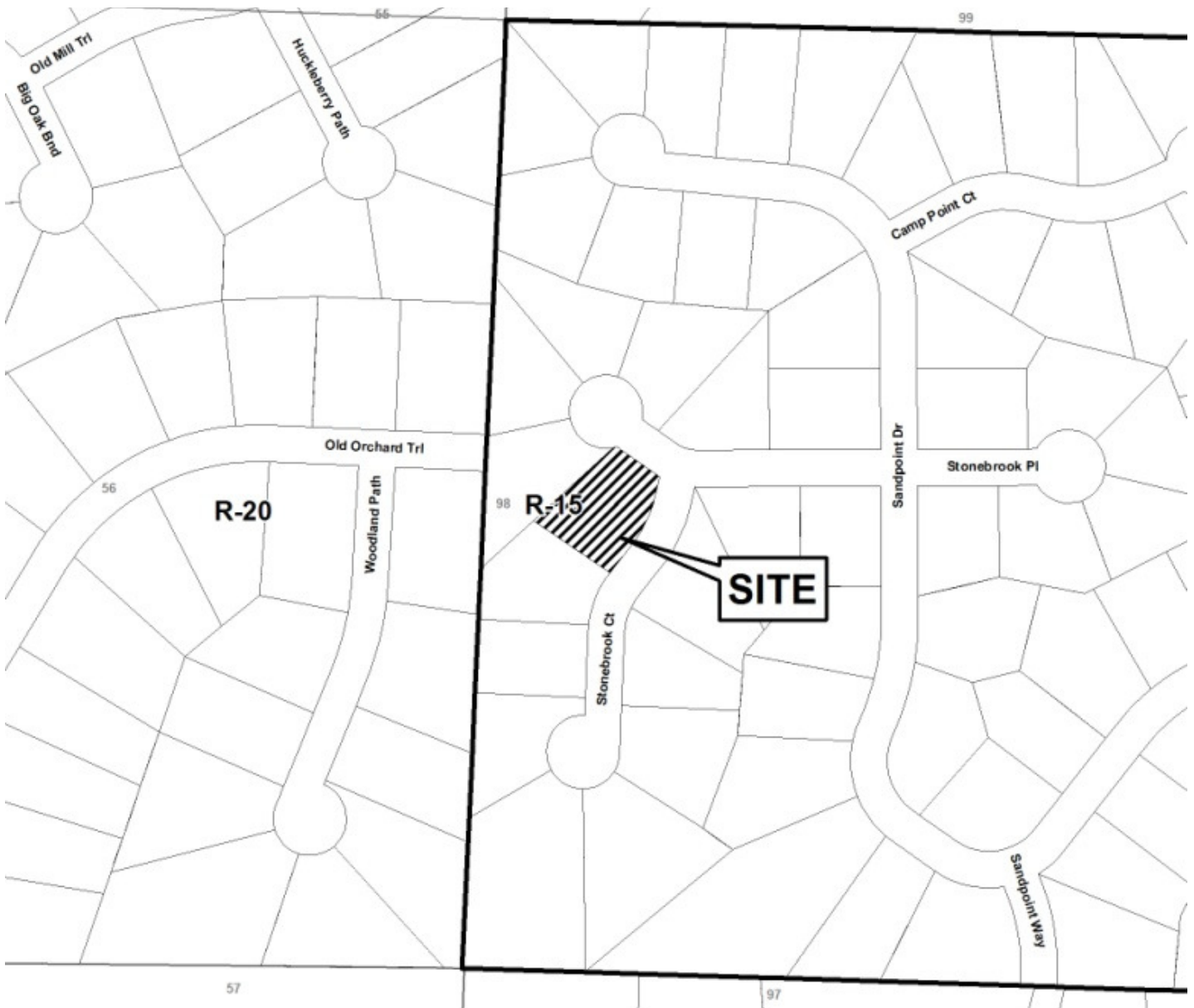
DISTRICT: 1

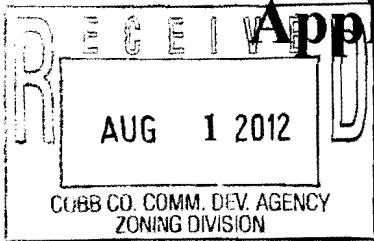
PROPERTY LOCATION: At the southwest corner of Stonebrook Place and Stonebrook Court (2671 Stonebrook Court).

SIZE OF TRACT: 0.359 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 12 feet for existing house footprint and proposed addition.





Application for Variance Cobb County

(type or print clearly)

Application No. V-~~45~~ 77
Hearing Date: 10/10/12

Applicant Randy Verma Phone # 770-645-0195 E-mail randy@vermas.com

Randy Verma
(representative's name, printed) Address 2671 Stonebrook Ct. Roswell, GA 30075
(street, city, state and zip code)

Randy Verma
(representative's signature) Phone _____ E-mail _____

My commission expires: 1/29/16 DAVID ANDERSON
Notary Public, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Randy & Pam Verma Phone # 770-645-0195 E-mail randy@vermas.com

Signature Randy Verma
(attach additional signatures, if needed) Pam Verma
Address: 2671 Stonebrook Ct Roswell, GA 30075
(street, city, state and zip code)

My commission expires: 1/29/16 DAVID ANDERSON
Notary Public, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property residential R-15

Location 2671 Stonebrook Court Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 98 District 2nd Size of Tract .359 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.

Building needs are larger than code in area /

List type of variance requested: waive the setback for an extension to existing structure from 30 feet to 20 feet on Lot 98
12

APPLICANT: RJM Landscaping Services, Inc.

PETITION No.: V-78

PHONE: 404-234-0083

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 1242

TITLEHOLDER: RJM Landscaping Services, Inc.

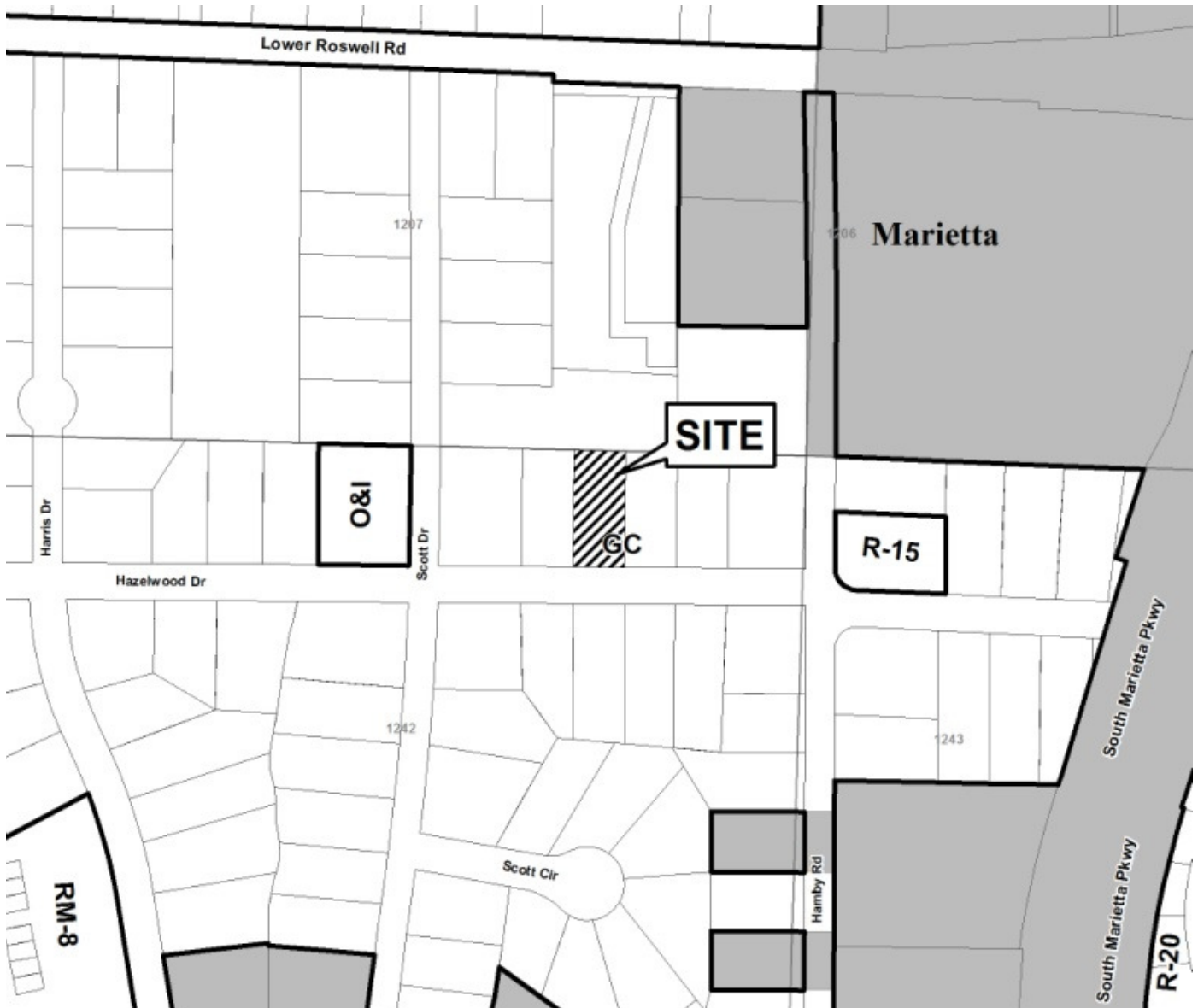
DISTRICT: 16

PROPERTY LOCATION: On the north side of Hazelwood Drive, between Scott Drive and Hamby Road (1765 Hazelwood Drive).

SIZE OF TRACT: 0.249 acres

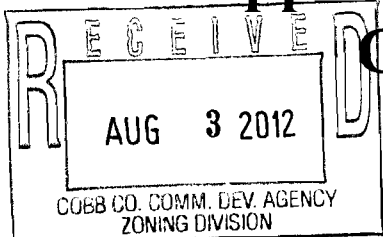
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 30 for existing building footprint; 2) waive the side setback from the required 10 feet to 5 feet on the eastern side for existing building footprint; 3) waive the minimum number of required parking spaces from 5 to zero to allow proposed gravel parking; and 4) waive the minimum lot area from the required 20,000 square feet to 10,861 square feet.



Application for Variance

Cobb County



(type or print clearly)

Application No. V- 78

Hearing Date: 10/10/12

Applicant RJM Landscaping Services, Inc. Business Phone (404) 234-0083 E-mail: rjmland@bellsouth.net
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)

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

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: April 10, 2016
Debbie S. Johnston Notary Public

Titleholder RJM Landscaping Services, Inc. Phone (404) 234-8083 E-mail: rjmland@bellsouth.net
16 Parkside Circle
Signature Address: Marietta, GA 30068
By: Garrett Mire (street, city, state and zip code)

My commission expires: April 10, 2016
Debbie S. Johnston Notary Public

Present Zoning of Property General Commercial (GC)
Location 1765 Hazelwood Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1242 District 16 Size of Tract 0.25 (10,890 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 X 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.

A literal interpretation and/or enforcement of Cobb County Zoning Ordinance provisions constitutes a hardship in light of the fact that the subject property as zoned (GC) in its non-conforming "grandfathered" circumstances cannot be utilized for the uses permitted under the GC classification without a variance waiving the lot size.

List type of variance requested: A waiver of the required lot size under the GC classification from 20,000 square feet to 10,890 square feet.

V-79 (2012)

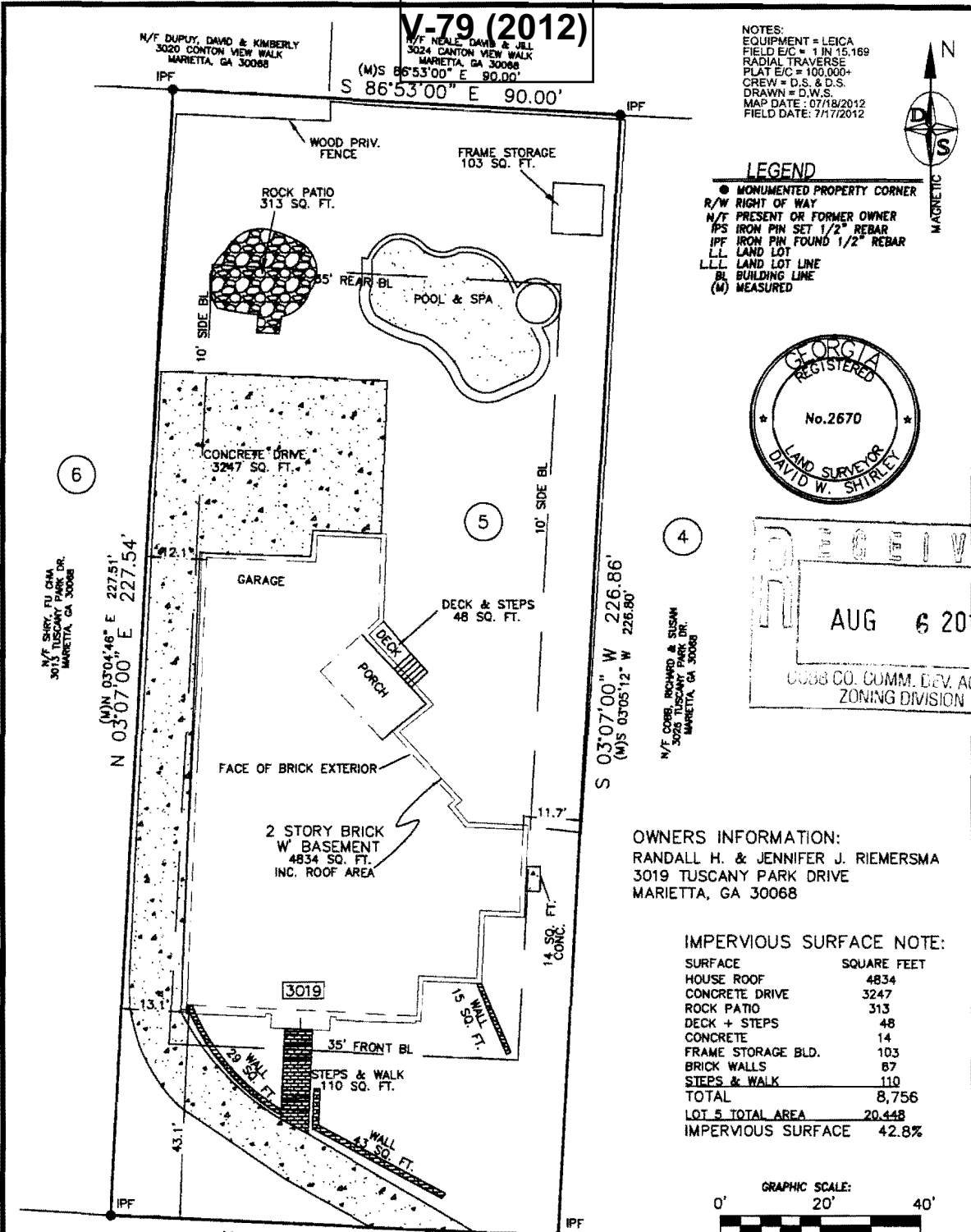
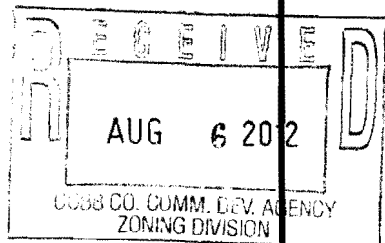
N/F DUPUY, DAVID & KIMBERLY
3020 CANTON VIEW WALK
MARIETTA, GA 30088

N/F NEALE, DAVID & JILL
3024 CANTON VIEW WALK
MARIETTA, GA 30088

NOTES:
EQUIPMENT = LEICA
FIELD E/C = 1 IN 15,169
RADIAL TRAVERSE
PLAT E/C = 100,000+
CREW = D.S. & D.S.
DRAWN = D.W.S.
MAP DATE : 07/18/2012
FIELD DATE: 7/17/2012



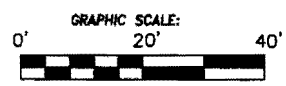
- LEGEND**
- MONUMENTED PROPERTY CORNER
 - R/W RIGHT OF WAY
 - N/F PRESENT OR FORMER OWNER
 - IPS IRON PIN SET 1/2" REBAR
 - IPF IRON PIN FOUND 1/2" REBAR
 - LL LAND LOT
 - LL.L. LAND LOT LINE
 - BL BUILDING LINE
 - (M) MEASURED



OWNERS INFORMATION:
RANDALL H. & JENNIFER J. RIEMERSMA
3019 TUSCANY PARK DRIVE
MARIETTA, GA 30068

IMPERVIOUS SURFACE NOTE:

SURFACE	SQUARE FEET
HOUSE ROOF	4834
CONCRETE DRIVE	3247
ROCK PATIO	313
DECK + STEPS	48
CONCRETE	14
FRAME STORAGE BLD.	103
BRICK WALLS	87
STEPS & WALK	110
TOTAL	8,756
LOT 5 TOTAL AREA	20,448
IMPERVIOUS SURFACE	42.8%



ALL MATTERS OF TITLE ARE EXCEPTED
THIS MAP IS SUBJECT TO ALL LEGAL
EASEMENTS & RIGHTS OF WAY,
BOTH PUBLIC AND PRIVATE

PREPARED BY:
D&S LAND SURVEYING
PO BOX 4968, CANTON, GA 30114
770 720-4443 FAX: 678-264-2201

PLAT OF ASBUILT SURVEY OF:
RIEMERSMA RESIDENCE
TUSCANY PARK SUBDIVISION
PLAT BOOK 199, PAGE 16
LOT 5, LAND LOT 982
DISTRICT 18, SECTION 2
COBB COUNTY GEORGIA
DRAWING SCALE: 1" = 20'

TUSCANY PARK DRIVE
50' R/W

N/F IMMANUEL KOREAN METHODIST CHURCH, INC.
845 OLD CANTON ROAD
MARIETTA, GA 30088

NITS

APPLICANT: Randall Riemersma

PETITION No.: V-79

PHONE: 404-307-3201

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Randall Riemersma

PRESENT ZONING: R-20

PHONE: 404-307-3201

LAND LOT(S): 982

TITLEHOLDER: Randall H. and Jennifer J Riemersma

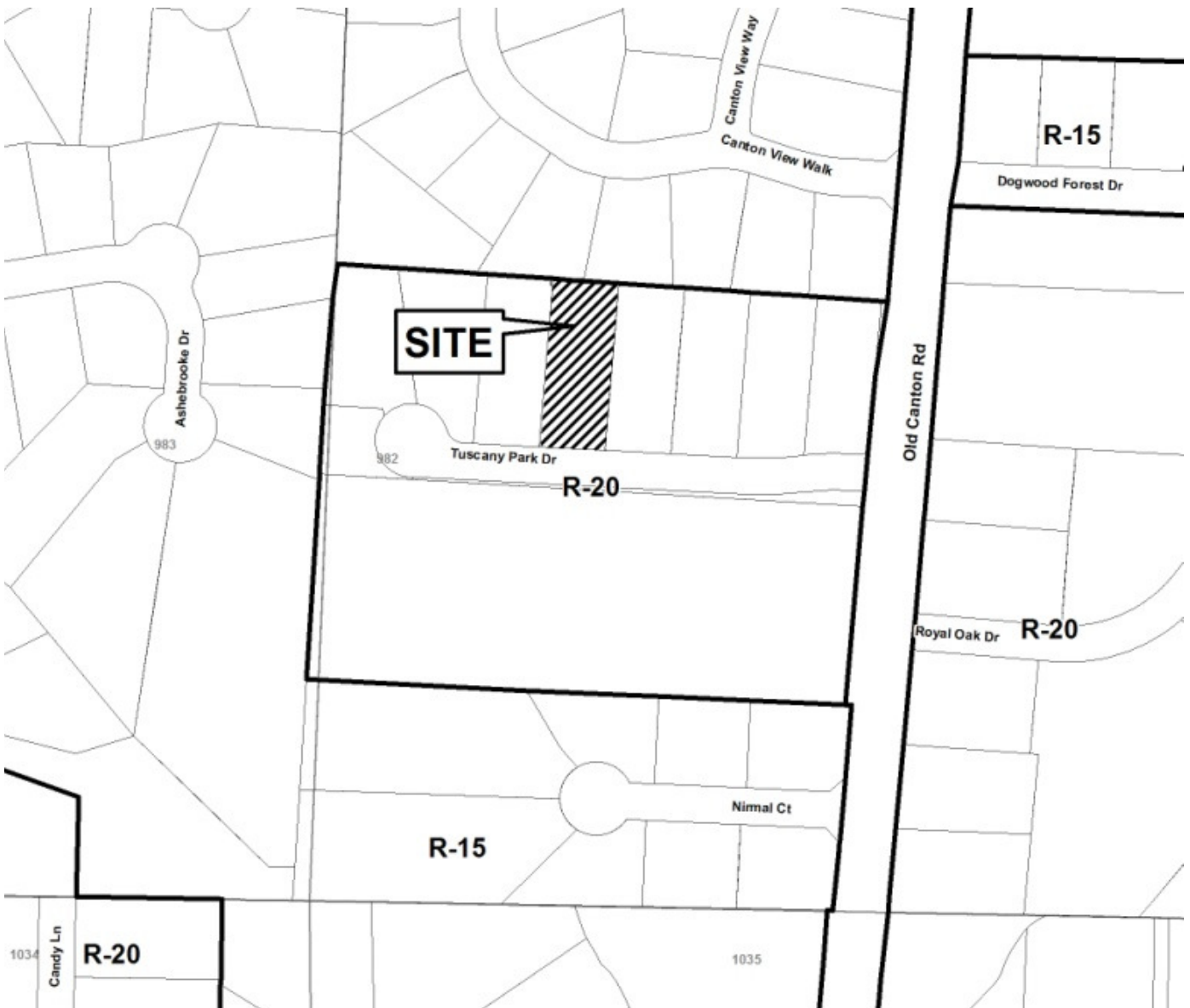
DISTRICT: 16

PROPERTY LOCATION: On the north side of Tuscany Park Drive, east of Old Canton Road (3019 Tuscany Park Drive).

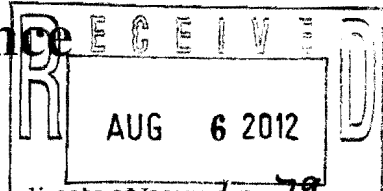
SIZE OF TRACT: 0.469 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum allowable impervious surface percentage from the required 35% to 43%.



Application for Variance Cobb County

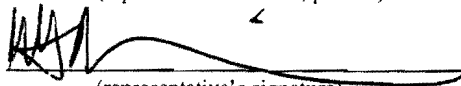


(type or print clearly)

Application to COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION
Hearing Date: 7/21/12

Applicant Randall Riemersma Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

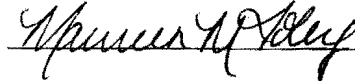
Randall Riemersma Address 3019 Tuscan Park Drive Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

Signed, sealed and delivered in presence of:

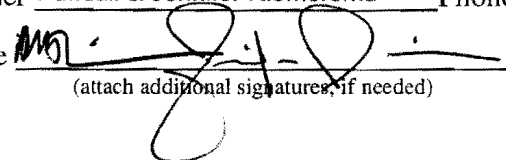
My commission expires: JUNE 20, 2014



Notary Public

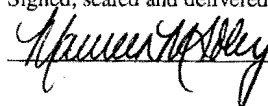


Titleholder Randall & Jennifer Riemersma Phone # 404-307-3201 E-mail Randy_Riemersma@bmc.com

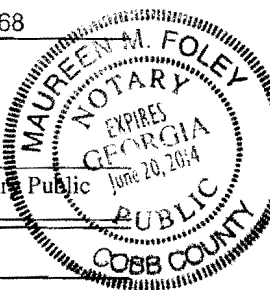
Signature  Address: 3019 Tuscan Park Drive Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JUNE 20, 2014

Signed, sealed and delivered in presence of:



Notary Public



Present Zoning of Property R-20

Location 3019 Tuscan Park Drive Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 982 District 16 Size of Tract .469 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.

To meet the impervious coverage limit of 35%, existing structures, including the driveway, would have to be demolished, creating considerable disturbance and expense.

List type of variance requested: Increase the allowable impervious coverage from 35% to 43%

APPLICANT: Gail Riesenber

PETITION No.: V-80

PHONE: 404-931-5805

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Gail Riesenber

PRESENT ZONING: R-30

PHONE: 404-931-5805

LAND LOT(S): 1, 1097, 1098

TITLEHOLDER: Gail B. Riesenber

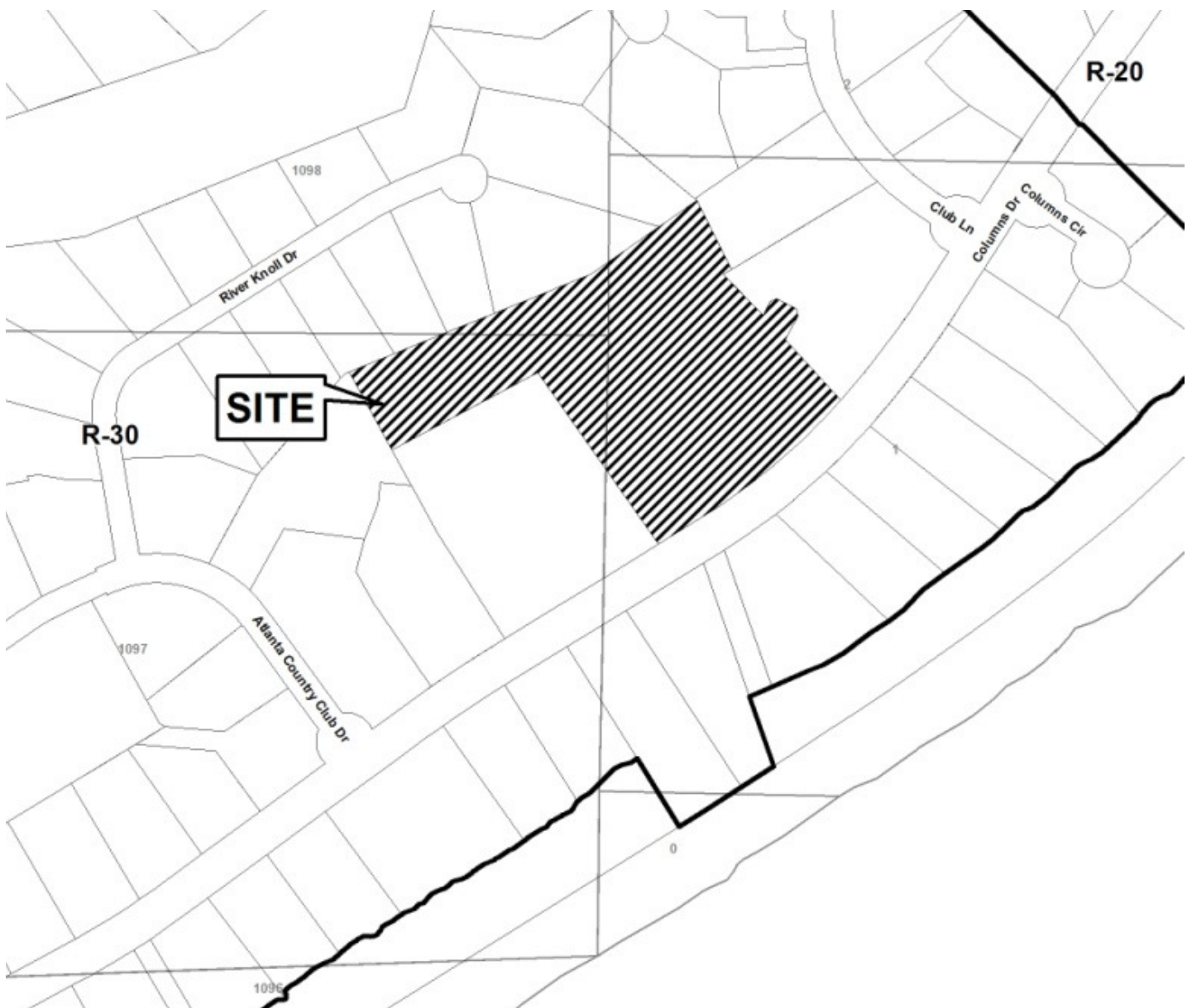
DISTRICT: 1, 17, 17

PROPERTY LOCATION: On the north side of
Columns Drive, east of Atlanta Country Club Drive
(4571 Columns Drive).

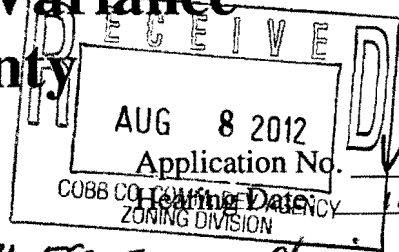
SIZE OF TRACT: 10.6 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow a second electrical meter on a single-family residential lot.



Application for Variance Cobb County



(type or print clearly)

Applicant Gail Riesenber Phone # 404-931-5805 E-mail gbrics@aol.com
same Address 4571 Columns Dr. SE, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Gail Riesenber Phone # same E-mail same
(representative's signature)

Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2013

Signed, sealed and delivered in presence of:

My commission expires: _____

Carly Berg

Notary Public

Titleholder Gail Riesenber Phone # 404-931-5805 E-mail gbrics@aol.com
Signature Gail Riesenber Address: 4571 Columns Dr, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2013

Carly Berg

Notary Public

Present Zoning of Property R30

Location 4571 Columns Dr SE Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0001 District 01 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.

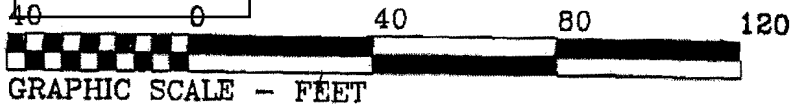
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

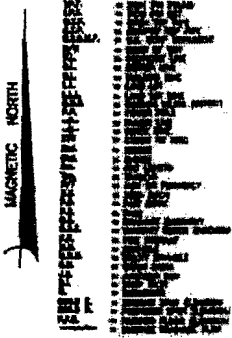
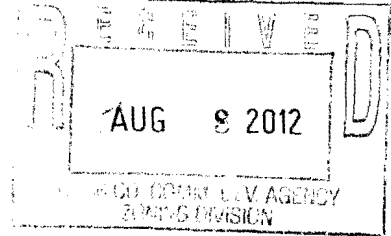
I AM SPLITTING A LOT SO I NEED POWER TO THE GARAGE/WORKSHOP

List type of variance requested: ADDITIONAL POWER METER INSTALLED ON WORK SHOP/GARAGE

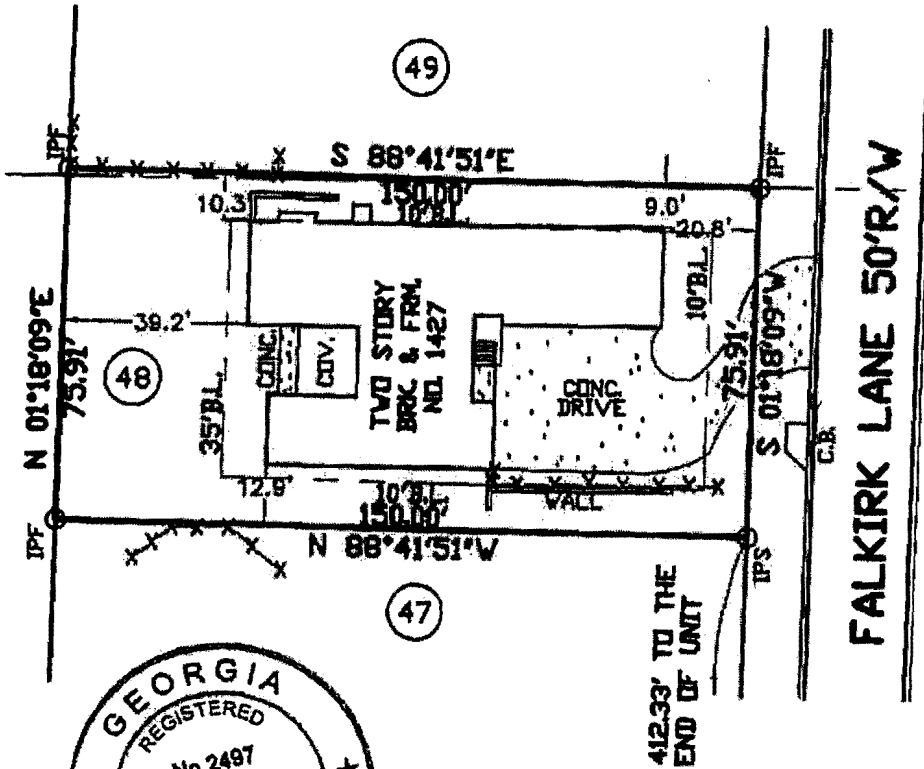
V-81 (2012)



AREA= 11,386 SQ.FT. / 0.2614 ACRE



LAND LOT 215
APPROX. LOCATION
LAND LOT LINE
LAND LOT 242



SURVEY FOR:

**WILLIAM D. HACKETT
SUSAN J. HACKETT**

LOT 48 BLOCK 'D' UNIT I PHASE I
THE OVERLOOK AT MARIETTA COUNTRY CLUB SUBD.
PLAT BOOK 218, PAGES 1-9
LAND LOTS 215 & 242 20th DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: FEBRUARY 29th, 2012

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0101 G DATED DECEMBER 16, 2008, ZONE 'X'.

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



**BUSBEE & POSS
LAND SURVEYING COMPANY**

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

www.busbeepandposs.com

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

[Signature]
RICKY C. BUSBEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 300,000 FEET AND AN ANGULAR ERROR OF 07 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANFILL RULE.

TOPCON GTS-225 | CREW-MP/RB | DRAWN BY SG | J.N. BP10507 C.&B.

APPLICANT: William Hackett

PETITION No.: V-81

PHONE: 281-413-3396

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: David B. Swales

PRESENT ZONING: R-20/OSC

PHONE: 404-372-0030

LAND LOT(S): 242

TITLEHOLDER: William Hackett

DISTRICT: 20

PROPERTY LOCATION: On the west side of

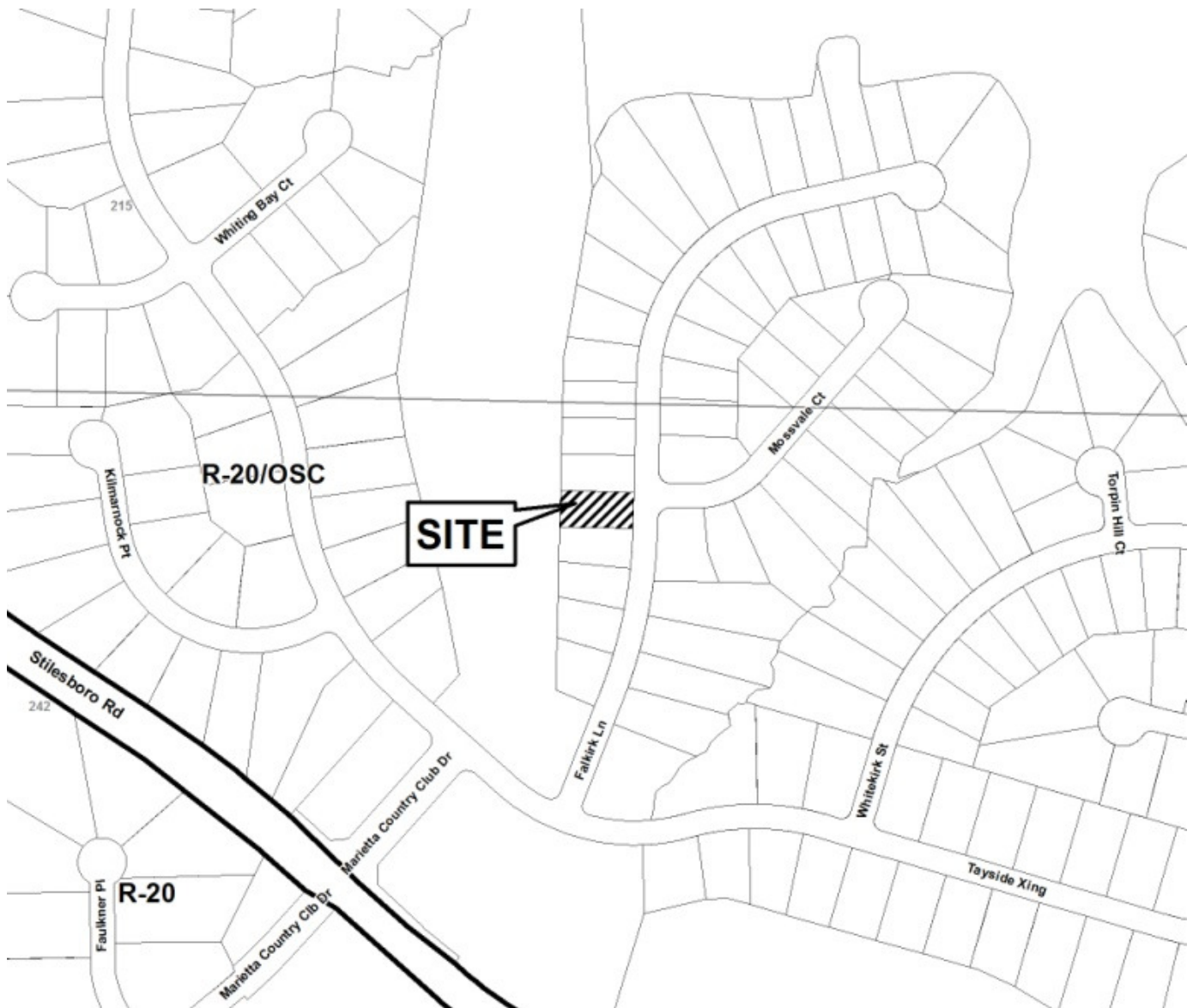
SIZE OF TRACT: 0.26 acres

Falkirk Lane, north of Tayside Crossing

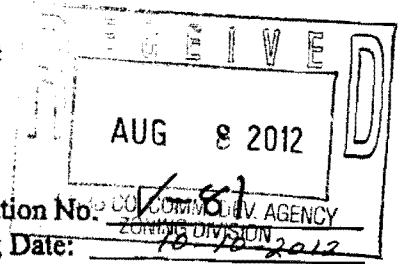
COMMISSION DISTRICT: 1

(1427 Falkirk Lane).

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 9 feet on the northern side.



Application for Variance Cobb County



(type or print clearly)

Application No. 1-81
Hearing Date: 10-10-2012

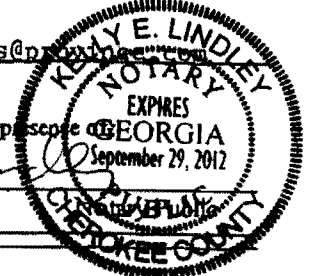
Applicant William Hackett Phone # 281-413-3396 E-mail william.hackett@homedepot.com

David B. Swales Address 1427 Falkirk Lane Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 404-372-0030 E-mail dswales@p...

Signed, sealed and delivered in presence of Kelly E. Lindley
Notary Public

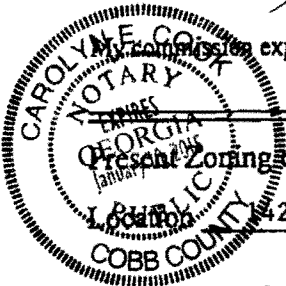


My commission expires: 9-29-12

Titleholder William Hackett Phone # 281-413-3396 E-mail william.hackett@homedepot.com

Signature [Signature] Address: 1427 Falkirk Lane Kennesaw GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of: Carolyn E. Cook
Notary Public



My commission expires: 01-10-2015

Present Zoning of Property _____
1427 Falkirk Lane Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 214 & 242 District 20 Size of Tract .26 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 11,250sq Ft Shape of Property Rectangle 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.

House was built over side line set back by one foot on North Property Line

List type of variance requested: Request side line set back reduction from 10 ft to 9 ft on North Property Line.

PARTS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER FEMA FIRM MAP 13067C0118G PANEL 118 OF 252, EFFECTIVE DECEMBER 16, 2008.

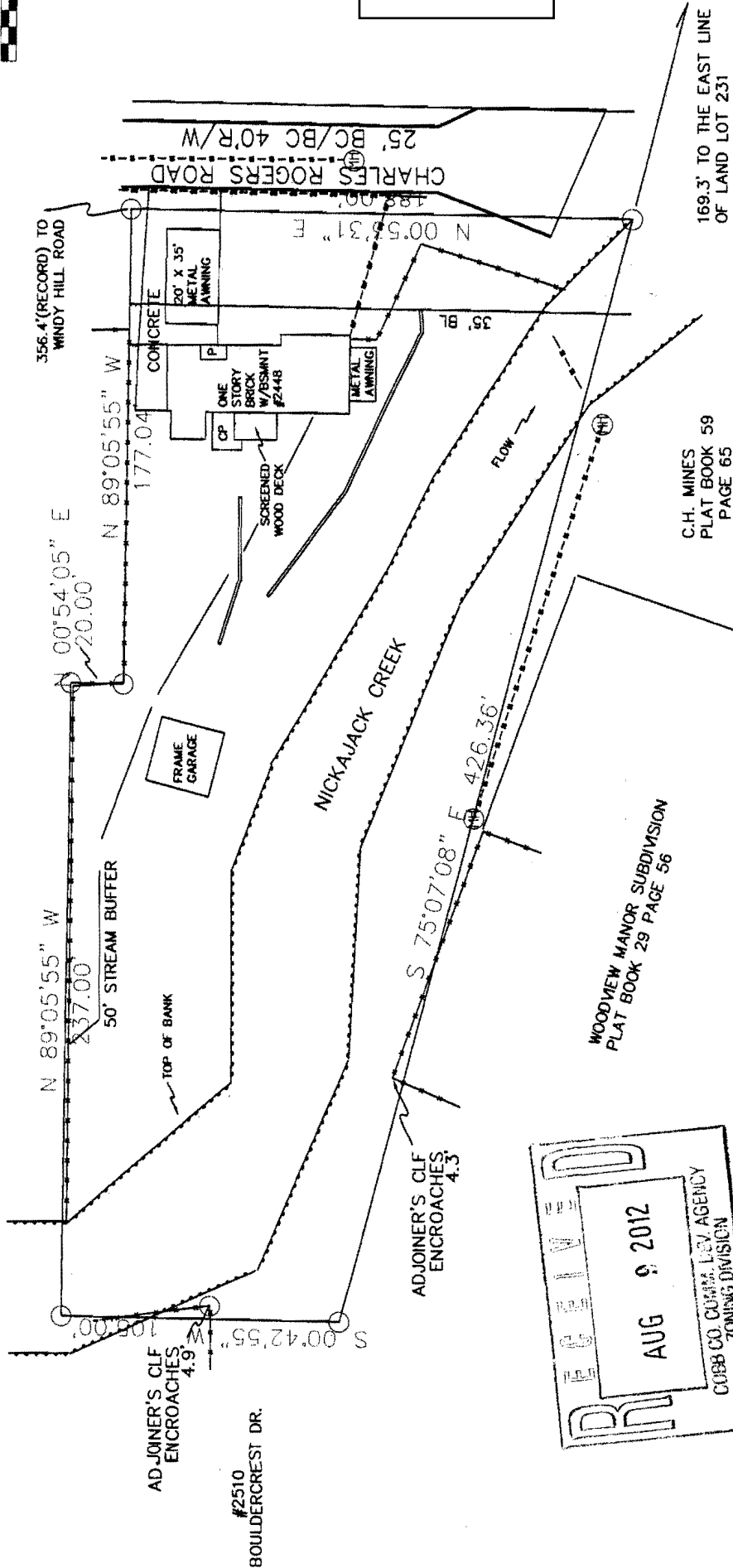


magnetic



V-82 (2012)

LOT 7

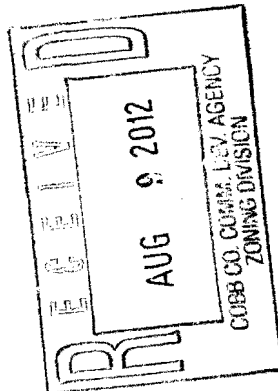


C.H. MINES
PLAT BOOK 59
PAGE 65

WOODVIEW MANOR SUBDIVISION
PLAT BOOK 29 PAGE 56

ADJOINER'S CLF
ENCROACHES
4.3

#2510
BOULDERCREST DR.



THIS PARCEL IS LOTS 5 AND 6 OF THE PROPERTY OF C.L. PURYEAR SUBDIVISION AT PLAT BOOK 18 PAGE 113 PLUS A TRACT TO THE WEST.

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.

PLAT:
1.405 ACRES
61,221 SQ. FT.
531,184 PRECISION



August 09, 2012

WARREN S. GRIFFIN, L.S.
66 WILSHIRE WALK
DOUGLASVILLE, GA 30134
PHONE (770) 378-2979
FAX (770) 947-2714
THEODALOT@AOL.COM

Steve Ves:		2448 CR	PROJ/CR
DRAWN	DATE	08/03/12	Marletta
WSC	APPROVED	DATE	17th Dg
SCALE	SHEET		Cobb Co
			1" = 30'

APPLICANT: Steven M. Vess, Sr.

PETITION No.: V-82

PHONE: 770-656-8785

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Steven M. Vess, Sr.

PRESENT ZONING: R-15, R-20, LRO

PHONE: 770-658-8785

LAND LOT(S): 231

TITLEHOLDER: Steven M. Vess, Sr.

DISTRICT: 17

PROPERTY LOCATION: On the west side of
Charles Rogers Road, south of Windy Hill Road
(2448 Charles Rogers Road).

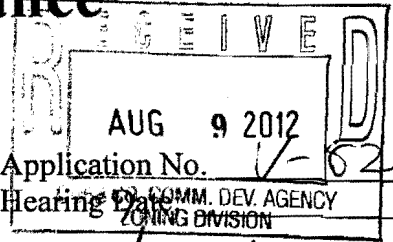
SIZE OF TRACT: 1.41 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (700 square foot metal awning) to be located in front of the principal building, and 2) waive the required setback for an accessory structure over 650 square feet (metal awning) from the required 100 feet to 7 feet.



Application for Variance Cobb County



(type or print clearly)

Applicant Steven M. Vess SR Phone # 770-656-8785 E-mail StevenVess2005@yahoo.com

Steven M. Vess SR Address 2448 Charles Rogers Rd. Marietta GA 30060
(representative's name, printed) (street, city, state and zip code)

Steven M. Vess SR Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires Sept. 21, 2014

Signed, sealed and delivered in presence of:
Greg Van Antwerp
Notary Public

Titleholder Steven M. Vess se Phone # 770-656-8785 E-mail StevenVess2005@yahoo.com

Signature Steven M. Vess se Address: 2448 Charles Rogers Rd Marietta, GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public, Cobb County, Georgia
My Commission Expires Sept. 21, 2014

Signed, sealed and delivered in presence of:
Greg Van Antwerp
Notary Public

Present Zoning of Property R-15

Location 2448 Charles Rogers Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) # 231 District 17 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 1.4 acres Shape of Property Rectangular 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 home HAS NO Carport, i had A freestanding METAL Carport put on my existing Drive way
There is NO other place on the property To put the Carport
i have THE ONLY home on my Dead end street that has NO Carport

List type of variance requested: Allow Accessory Structure for front of house

EPPELSON RESIDENCE
 3800 Cherry Hill Drive - Norcross, Georgia 30092
 Lot 6, Block D, Adams Country Club Units 3 & 4
 Land Lots 1078 & 1085 1st District 2nd Section
 Cobb County, Georgia

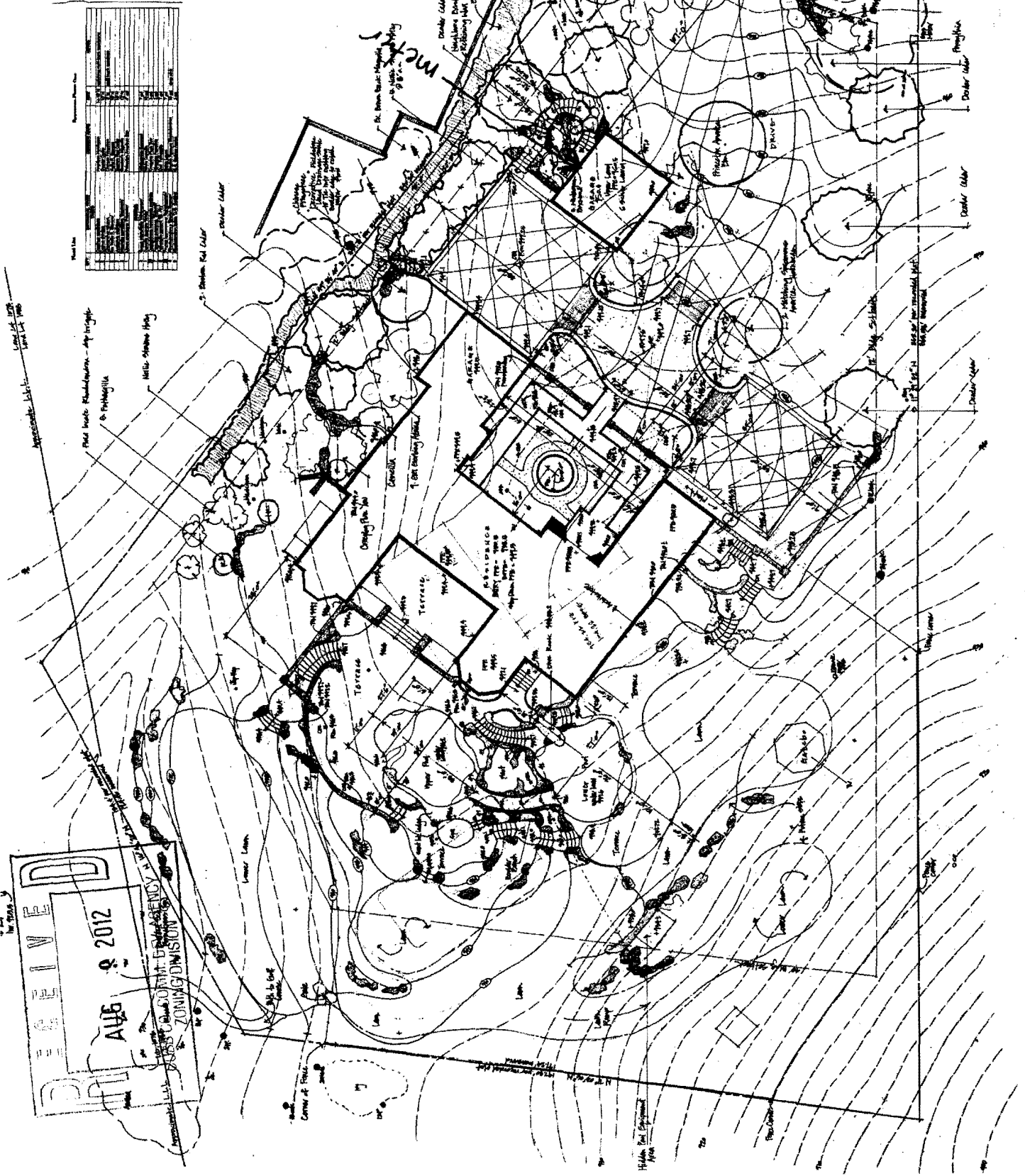
Site Plan
 May 11, 2011
 Scale: 1 inch = 10 feet
 Working in accordance with Richard Owsen,
GARDEN ARCHITECTS, INC.
 Landscape Architects, Construction Documents
 1000 Peachtree Street, NE
 Atlanta, Georgia 30309
 Phone: 404.525.1500
 Fax: 404.525.1501
 Email: gardenarchitects.com
 Richard Owsen, P.L.L.C.
 200 Peachtree Street, NE
 Atlanta, Georgia 30309
 Phone: 404.525.1500
 Fax: 404.525.1501
 Email: r.owsen@owson.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/11/11
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
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28	REVISION	
29	REVISION	
30	REVISION	

LEGEND

- Existing structure, 2' internal finish, 2' external finish, 2' foundation
- Proposed structure, 2' internal finish, 2' external finish, 2' foundation
- Proposed spot Elevation
- Top of Wall Elevation
- Rim Elevation of Catch Basin
- Invert Elevation of Drain Pipe
- Drain Pipe (All lines are 2" dia. unless noted on plan)
- Catch Basin with cast iron grate & frame
- Catch Basin - garden area
- Shelving
- Staking - Center Point
- Excavating
- Planting
- CP

v-83 (2012)



PERMITS
 AUG 9 2012
 Cobb County Planning Agency
 ZONING DIVISION

APPLICANT: Tom Epperson

PETITION No.: V-83

PHONE: 770-757-9672, 770-594-1632

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Richard W. Greene

PRESENT ZONING: R-30

PHONE: 678-414-7507, 770-980-2083

LAND LOT(S): 1078, 1088

TITLEHOLDER: Thomas and Natalie Epperson

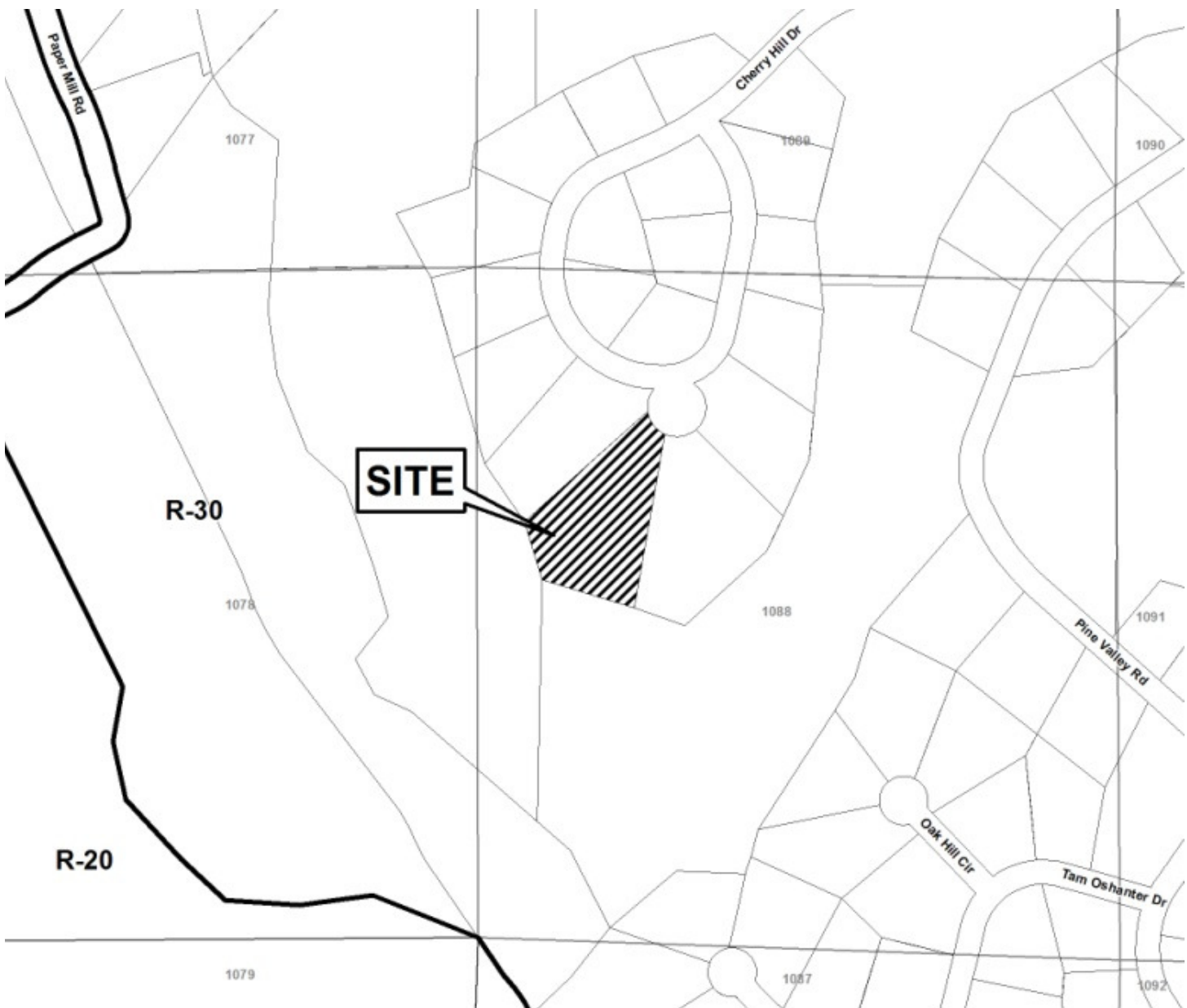
DISTRICT: 17

PROPERTY LOCATION: On the south side of
Cherry Hill Drive, west of Pine Valley Road
(380 Cherry Hill Drive).

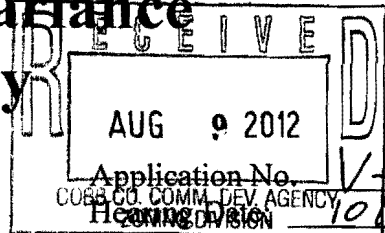
SIZE OF TRACT: 1.5 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow a second electrical meter on a single-family residential lot.



Application for Variance Cobb County



(type or print clearly)

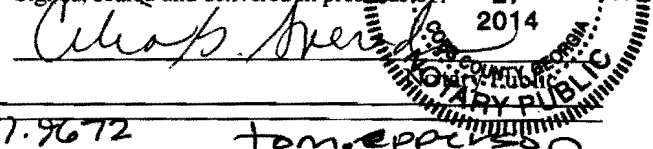
Applicant Tom Epperson Phone # (c) 770.757.9672 E-mail tom.epperson@ubs.com

Richard W. Greene (representative's name, printed) Address 3940 Paper Mill Rd., Marietta, 30067 (street, city, state and zip code)

Richard W. Greene (representative's signature) Phone # (c) 678.414.7507 E-mail ricks_greene@bellsouth.com

My commission expires: 6-27-14

Signed, sealed and delivered in presence of:

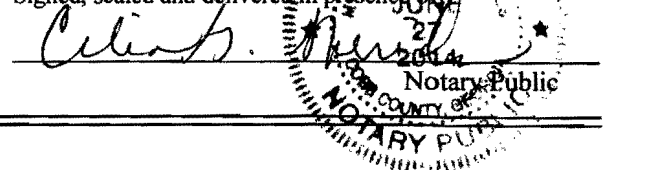


Titleholder Tom & Natalie Epperson Phone # 770.757.9672 E-mail tom.epperson@ubs.com

Signature [Signature] Address: 2220 Heathmoor hwy Marietta, GA 30068 (street, city, state and zip code)

My commission expires: 6-27-14

Signed, sealed and delivered in presence of:



Present Zoning of Property _____

Location 380 Cherry Hill Dr / Thunderbird / Paper Mill (street address, if applicable; nearest intersection, etc)

Land Lot(s) 107B & 108B District 17th 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.

GA. power co. determined that because of the location of the overhead service, the location of the detached garage (sec V-77/2011) in conjunction with the sloping topography that they needed to run 2 separate service lines that would require two meters. without this variance the detached garage will not be usable.

List type of variance requested: Second elec. meter

V-84 (2012)

REFERENCES

DEED BOOK 14780 PAGE 2043 RECORDED IN COBB COUNTY, GEORGIA RECORDS.

PLAT BY J.A. EWING & ASSOCIATES FOR STEPHEN H. HULLS DATED 2-10-97.

AUG 10 2012

COBB CO. COMM. DIV. / AGENCY SURVEYOR'S NOTES DIVISION

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON JULY 10, 2012.
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER FEMA FLOOD MAP #13067 C 0001 G DATED DEC 16, 2008.
7. PROPERTY IS ZONED R-80
8. FLOOD ZONE IS 7.20 ACRES/313,732 SQ.FT.
9. THERE ARE NO APPARENT CEMETERIES LOCATED ON THE PROPERTY.

~N/F~
PAULA P. ELLS
PARCEL # 19027900070

~N/F~
JOHN BLACK
PARCEL # 19028000040

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.



LAND ANSWERS, LLC
773 CHANSON DRIVE
MARIETTA, GA 30064
PHONE: (770) 862-0799
MWELLBORN@LANDANSWERS.NET
WWW.LANDANSWERS.NET

BOUNDARY SURVEY & ZONING EXHIBIT FOR:
MICHELLE AKERS
1335 BULLARD ROAD
LAND LOTS 279 & 280
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN BY: JAW
APPROVED BY: JAW
DATE: 7-12-12
PROJECT # 12573
DWG NAME: 1335 BULLARD.DWG

APPLICANT: Michelle Akers

PETITION No.: V-84

PHONE: 404-317-8995

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Michelle Akers

PRESENT ZONING: R-80

PHONE: 404-317-8995

LAND LOT(S): 280

TITLEHOLDER: Steven S. Eichenblatt and Michelle Akers

DISTRICT: 19

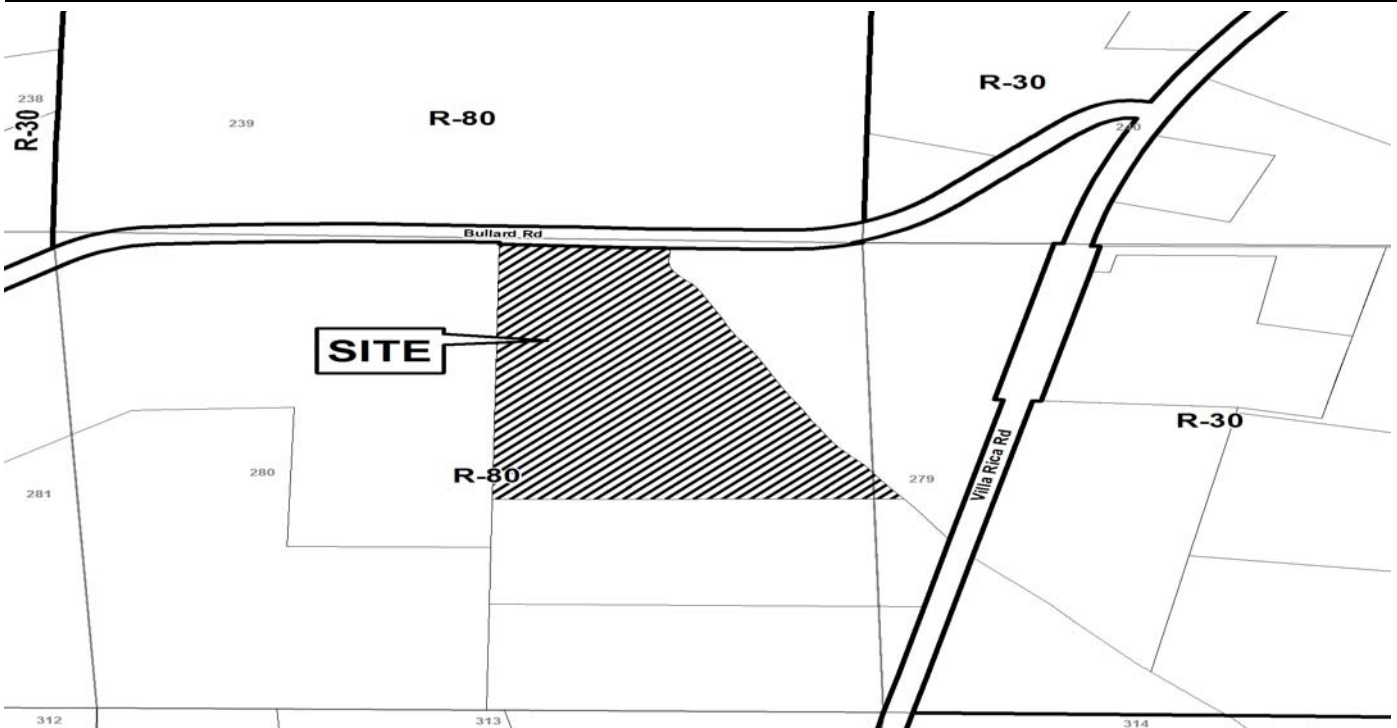
PROPERTY LOCATION: On the south side of Bullard Road, west of Villa Rica Road

SIZE OF TRACT: 7.9 acres

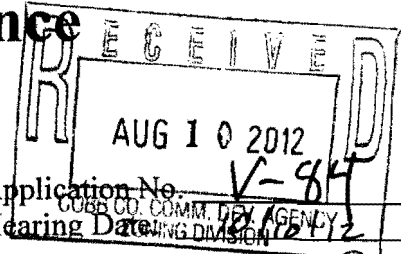
(1335 Bullard Road).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow a second electrical meter on a single-family residential lot; 2) allow an accessory structure under 1,000 square feet (proposed 80 square foot building with 140 square foot awning) to be located in front of the principal building; 3) waive the required front setback of 60 feet to 45 feet for an accessory structure under 1,000 square feet (proposed building and awning); 4) allow an accessory structure under 1,000 square feet (proposed 200 square foot deck) to be located in front of the principal building; 5) allow an accessory structure over 1,000 square feet (approximately 4,500 square foot existing barn) to be located in front of the principal building; 6) waive the required side setback of 100 feet to 47.5 feet for an accessory structure over 1,000 square feet (barn); 7) allow an accessory structure under 1,000 square feet (existing 200 square foot hay stall) to be located in front of the principal building; 8) allow an accessory structure under 1,000 square feet (existing chicken coop) to be located to the side of the principal building; 9) allow an accessory structure under 1,000 square feet (existing 400 square foot awning) to be located to the side of the principal building; 10) allow an accessory structure over 1,000 square feet (existing 1,500 square foot garage and awning) to be located to the side of the principal building, and 11) waive the required side setback of 100 feet to 5 feet for an accessory structure over 1,000 square feet (garage and awning).

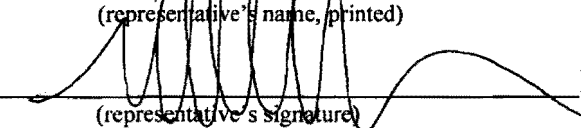


Application for Variance Cobb County



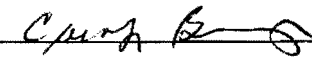
(type or print clearly)

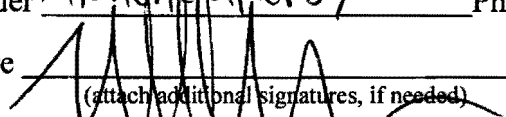
Application No. V-94
Hearing Date 10/12/12

Applicant Michelle Akers Phone # 4043178995 E-mail giddyupakers@aol.com
Michelle Akers Address 1335 Bullard Rd, Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)
 Phone # 4043178995 E-mail giddyupakers@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

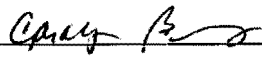
My commission expires: Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2016


Notary Public

Titleholder Michelle Akers / Steven Eichenblatt Phone # 4043178995 E-mail giddyupakers@aol.com
 Address: 1335 Bullard 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: Notary Public, Douglas County, Georgia
My Commission Expires June 22, 2016


Notary Public

Present Zoning of Property R-80
 Location 1335 Bullard Rd, Powder Springs GA 30127
(street address, if applicable, nearest intersection, etc.)
 Land Lot(s) 0279 / 0280 District 19 Size of Tract 7.98 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 7.98 AC, 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.

Horse rescue and sanctuary requires neglected/abused horses to be isolated for up to 6 mos from other horses to avoid possible diseases/infection spread to healthy horses, as well as, protection while recovering from abuse ie. starvation, injury. Lights are required to give 24/7 care and training if needed for adoption. Storage is needed for separate feed/hay, medical supplies, grooming supplies, blankets, etc.

List type of variance requested: New electrical service from Bullard Rd to shed and barn and field/arena. Lights for driveway, field, and arena. Storage shed or horse supplies and equipment.