

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: December 12, 2012

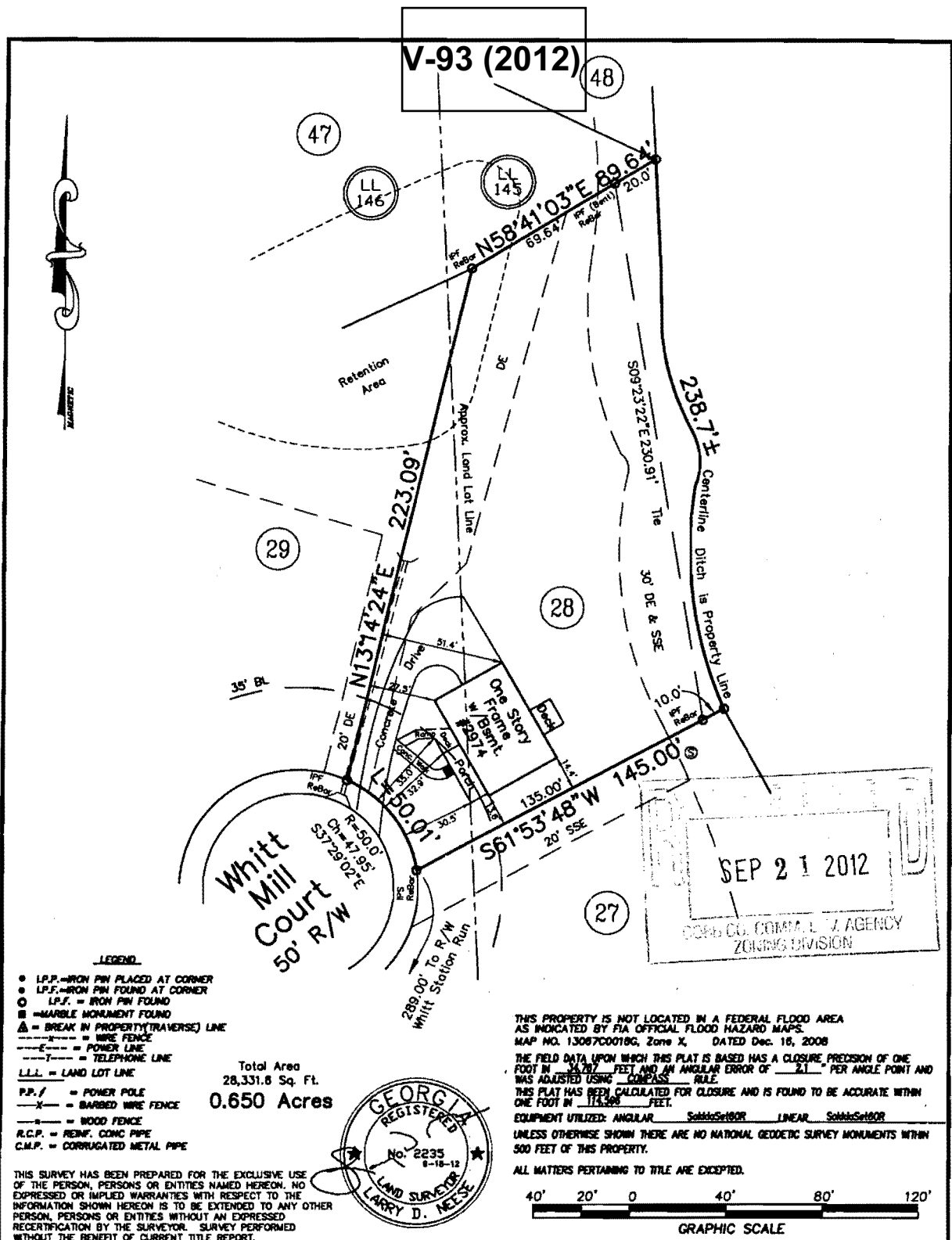
DUE DATE: November 12, 2012

Note from 10-30-12: V-101 and V-102 have been withdrawn. They have been combined into V-100.

Distributed: October 23, 2012



Cobb County...Expect the Best!



SURVEY FOR:
Daniel Bonney & Vickie Lynn Bonney

Lot 28	REVISIONS ---
Whitney Station Unit Two	
Plat Book 133 Page 8	
LAND LOT: 145 & 146	CC: LT
DISTRICT: 20th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SURVEY/
DATE: Sept. 18, 2012	JOB: 120092

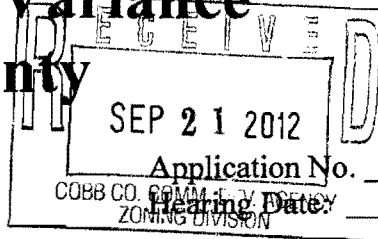
Larry D. Neese, PLS
 50 Barrett Parkway, Suite 3005 #330
 Marietta, Georgia 30066
 (770) 428-2122
 FAX: (678) 452-2179

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

APPLICANT:	<u>Daniel Bonney</u>	PETITION No.:	<u>V-93</u>
PHONE:	<u>770-617-5250</u>	DATE OF HEARING:	<u>12-12-2012</u>
REPRESENTATIVE:	<u>Daniel Bonney, Vickie Lynn Bonney</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>770-974-1313</u>	LAND LOT(S):	<u>145, 146</u>
TITLEHOLDER:	<u>Daniel and Vickie Bonney</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>At the northeast terminus of Whitt Mill Court, north of Whitt Station Run (2974 Whitt Mill Court).</u>	SIZE OF TRACT:	<u>0.650 acres</u>
TYPE OF VARIANCE:	<u>Waive the front setback from the required 35 feet to 30.5 feet.</u>		



Application for Variance Cobb County



(type or print clearly)

Applicant DANIEL BONNEY Phone # 770-617-5250 E-mail vickiebhome@comcast.net

Daniel Bonney Vickie Lynn Bonney Address 2974 WHITT Mill Ct. ACWORTH GA 30101
(representative's name, printed) (street, city, state and zip code)

Daniel Bonney Vickie Lynn Bonney Phone # 770 974 1313 E-mail vickiebhome@comcast.net
(representative's signature)

My commission expires: 4/23/2013
Gloria Ervin
NOTARY PUBLIC
Paulding County, GEORGIA
My Comm. Expires
April 23, 2013
Signed, sealed and delivered in presence of: [Signature] 9/20/12
Notary Public

Titleholder DANIEL AND VICKIE BONNEY Phone # 770-617-5250 E-mail vickiebhome@comcast.net

Signature Daniel Bonney Address: 2974 WHITT Mill Ct. ACWORTH GA 30101
(attach additional signatures if needed) (street, city, state and zip code)
Vickie Lynn Bonney

My commission expires: 4/23/2013
Gloria Ervin
NOTARY PUBLIC
Paulding County, GEORGIA
My Comm. Expires
April 23, 2013
Signed, sealed and delivered in presence of: [Signature] 9/20/12
Notary Public

Present Zoning of Property R-20

Location 2974 Whitt Mill Ct
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 428 1454146 District #9 20th Size of Tract .88 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.

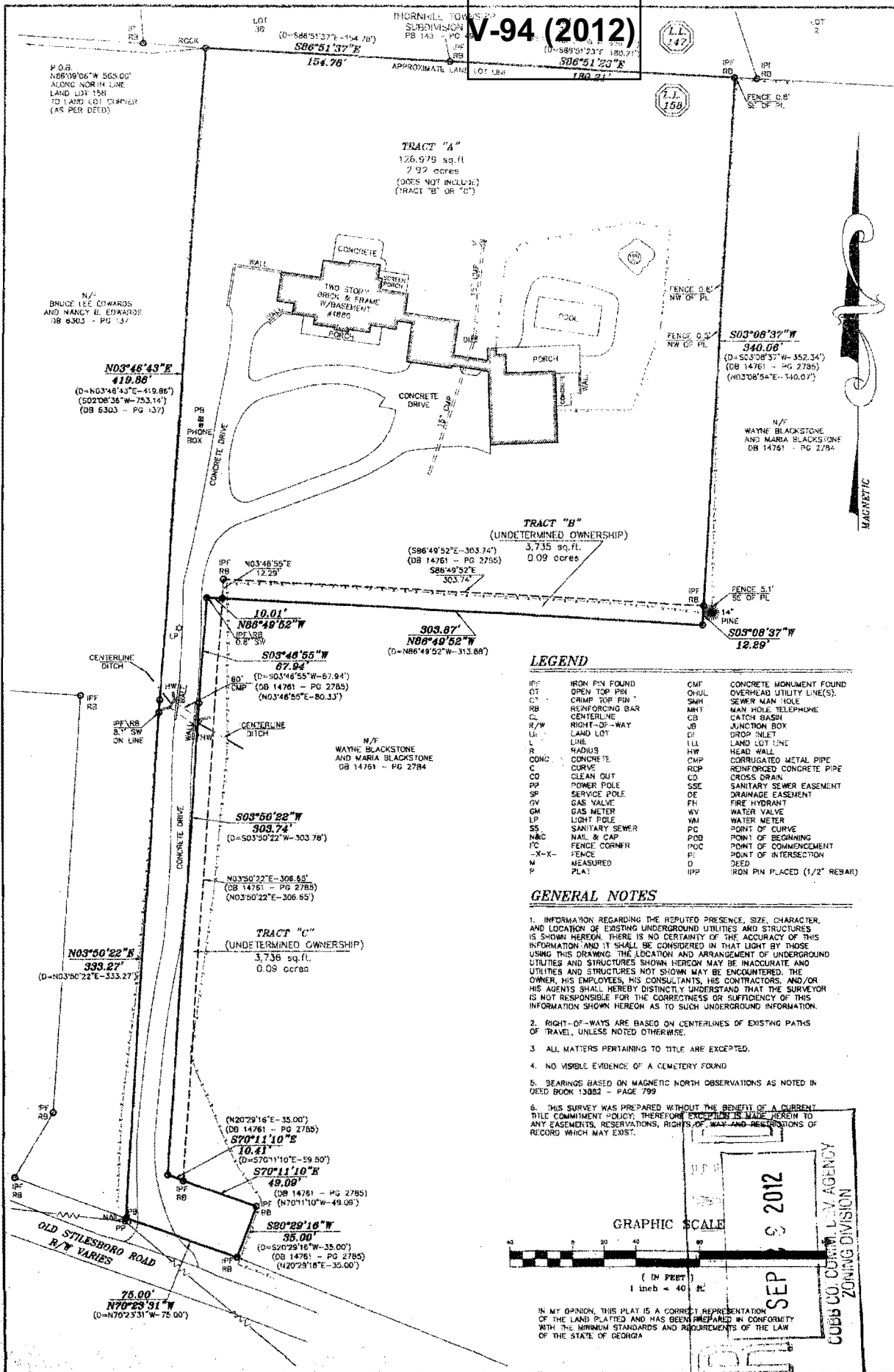
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

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 ADDED FRONT PORCH IS USED FOR MY WIFE BECAUSE SHE HAD A MEDICAL PROBLEM AND WILL NEED WHEEL CHAIR ACCESS. WE REQUEST TO WAIVE THE FRONT SETBACK 4.5 FT. FOR THE FRONT PORCH.

List type of variance requested: _____

V-94 (2012)



JOB # 12-02637

DATE 07/25/12

SCALE 1" = 40'

KEY PROPERTY HOMES

OWNER/PURCHASER

KEY PROPERTY HOMES

20TH DISTRICT

2ND SECTION

UNIT

BOOK

LOT

SECTION

PLATTED

DISC #

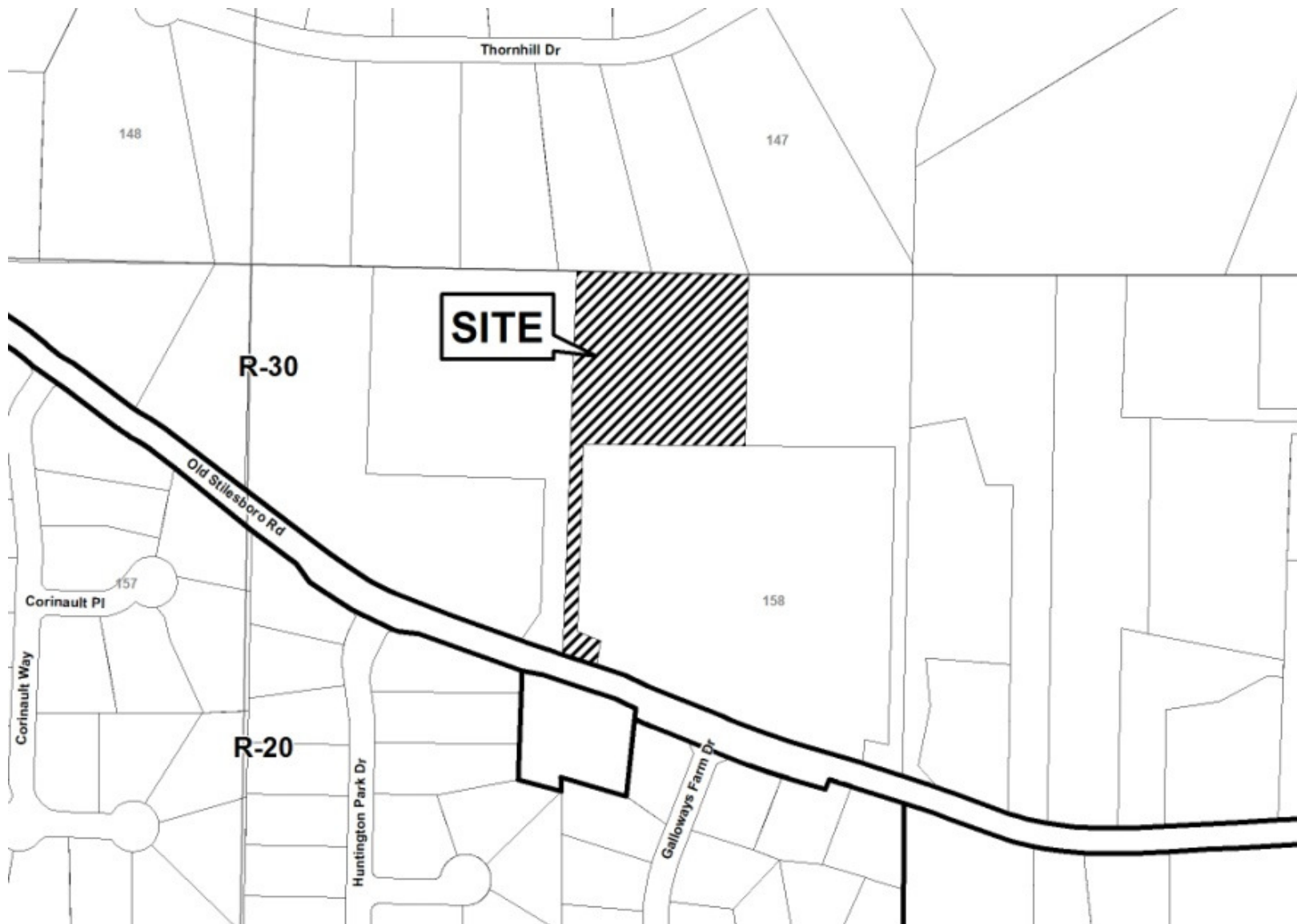
APPROVED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

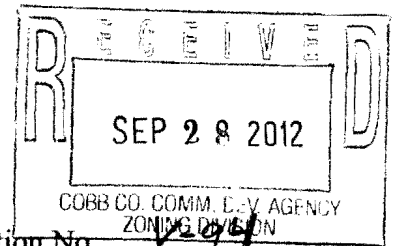
The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of 0.3 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. No State Plane Coordinate Monument found within 500' of this property.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

APPLICANT:	<u>Judy Brock</u>	PETITION No.:	<u>V-94</u>
PHONE:	<u>770-374-5228</u>	DATE OF HEARING:	<u>12-12-2012</u>
REPRESENTATIVE:	<u>Judy Brock</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-374-5228</u>	LAND LOT(S):	<u>158</u>
TITLEHOLDER:	<u>Jeff Brock</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>On the north side of Old</u>	SIZE OF TRACT:	<u>2.92 acres</u>
	<u>Stilesboro Road, east of Mars Hill Road</u>	COMMISSION DISTRICT:	<u>1</u>
	<u>(4880 Old Stilesboro Road).</u>		
TYPE OF VARIANCE:	<u>Allow a second electrical meter on a single-family residential lot.</u>		



Application for Variance Cobb County



(type or print clearly)

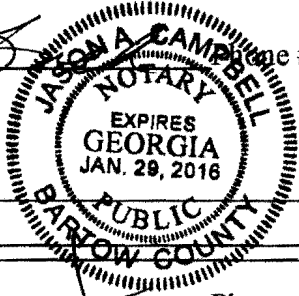
Application No. V-94

Hearing Date: 12/12/12

Applicant Judy Brock Phone # 770 374 5228 E-mail lakearrowhead@bellsouth.net
(representative's name, printed) Address 4880 Old Stilesboro Rd Acworth 30101
(street, city, state and zip code)

Jason A. Campbell Phone # _____ E-mail _____
(representative's signature)

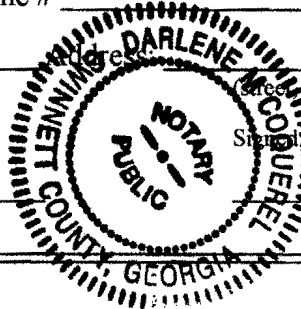
GA DL 665195211
My commission expires: _____



Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Titleholder Jelly Brock Phone # 678 488 4595 E-mail jellybrock@prophet.com
Signature _____
(attach additional signatures, if needed)



My commission expires: Feb 19, 2013

Signed, sealed and delivered in presence of:

Darlene Campbell
Notary Public

Present Zoning of Property _____

Location 4880 Old Stilesboro Rd near Mars Hill Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 20th 2nd Sec Size of Tract 3.0 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.

List type of variance requested: Electricity for Entry GATE AT TOP OF Driveway.

APPLICANT: June C. Rush

PHONE: 404-295-9927

REPRESENTATIVE: June C. Rush

PHONE: 404-295-9927

TITLEHOLDER: June Colleen Rush

PROPERTY LOCATION: On the north side of Stout
Parkway, east of Burnt Hickory Road
(5550 Stout Parkway).

PETITION No.: V-95

DATE OF HEARING: 12-12-2012

PRESENT ZONING: R-30

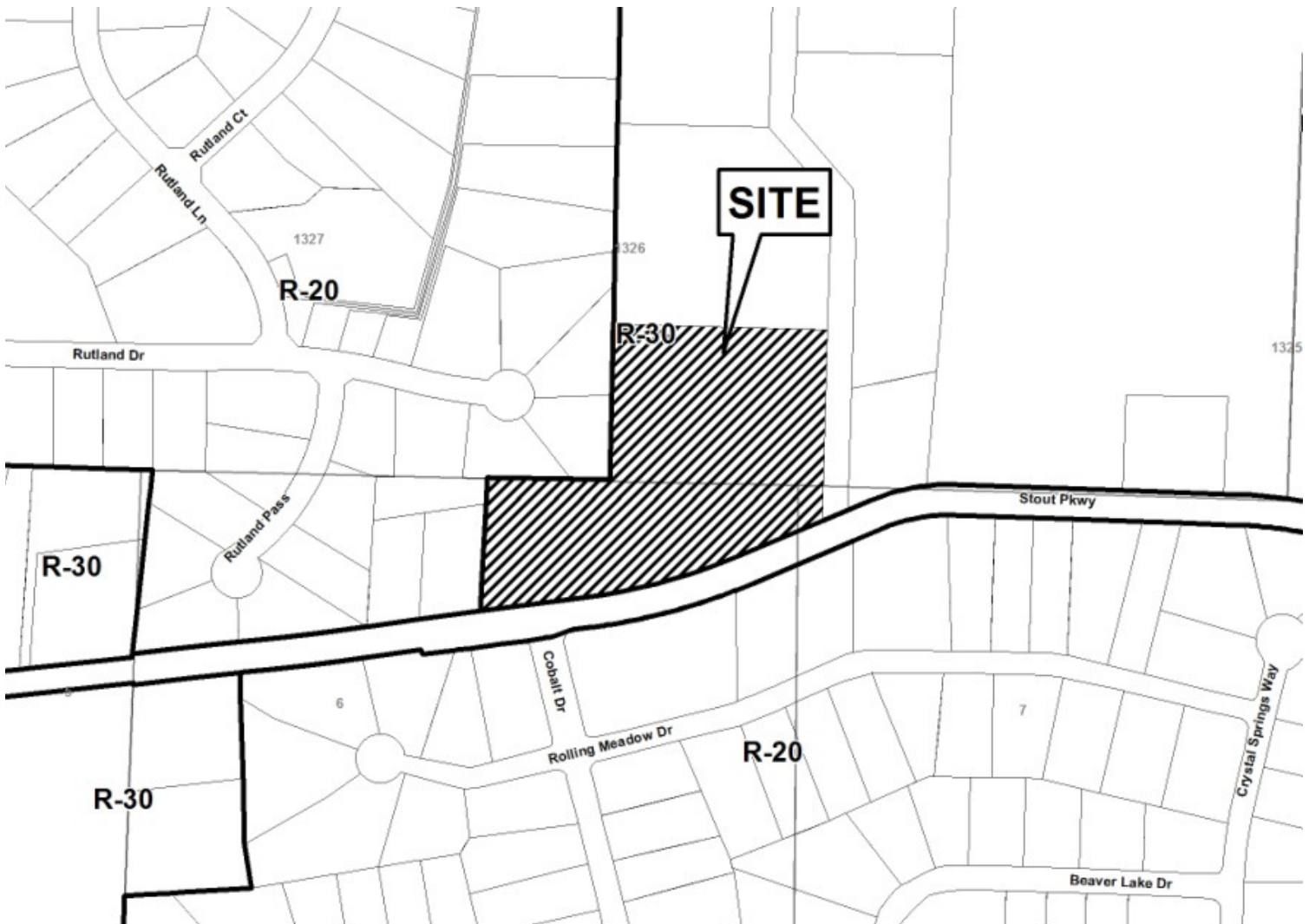
LAND LOT(S): 6, 7, 1326

DISTRICT: 18, 19

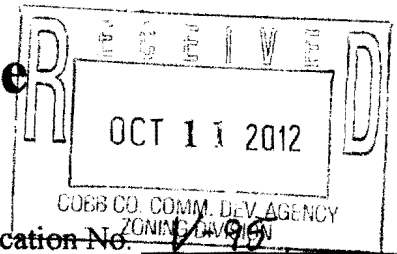
SIZE OF TRACT: 5.681 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the required rear setback for an accessory structure under 800 square feet (existing
361 square foot barn) from 40 feet to 14.5 feet.



Application for Variance Cobb County



(type or print clearly)

Application No. V-99
Hearing Date: 12/12/12

Applicant JUNE C. RUSH Phone # 404-295-9927 E-mail —

JUNE C. RUSH
(representative's name, printed) Address 5550 STOUT PKWY. POWDER SPRINGS GA.
(street, city, state and zip code) 30127

June C. Rush
(representative's signature) Phone # 404-295-9927 E-mail —

Signed, sealed and delivered in presence of:

My commission expires: NOV 19 2012

Notary Public

Titleholder JUNE C. RUSH Phone # 404-295-9927 E-mail —

Signature June C. Rush
(attach additional signatures, if needed) Address: 5550 STOUT PKWY. POWDER SPRINGS GA.
(street, city, state and zip code) 30127

Signed, sealed and delivered in presence of:

My commission expires: NOV 19 2012

Notary Public

Present Zoning of Property R-30

Location 5550 STOUT PKWY. POWDER SPRINGS

Land Lot 6 & 7 (street address, if applicable, nearest intersection, etc.) 5,681
Land Lot(s) 1320 District 18TH District 19TH Size of Tract 1.612 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.

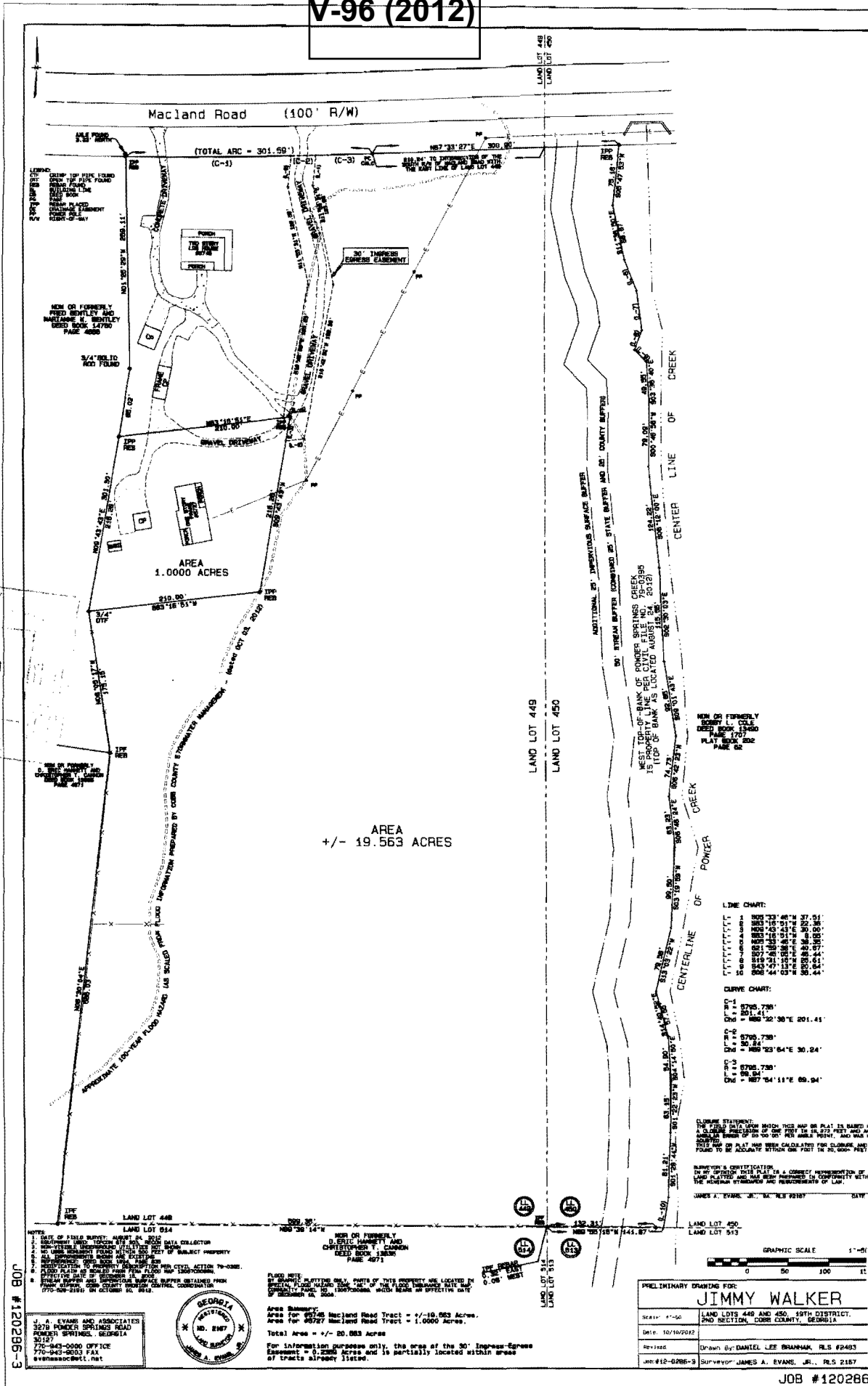
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

BARN HAS BEEN WHERE IT IS SINCE THE 1960'S AND
TO HAVE TO TEAR IT DOWN WOULD BE AN ECONOMIC
HARDSHIP

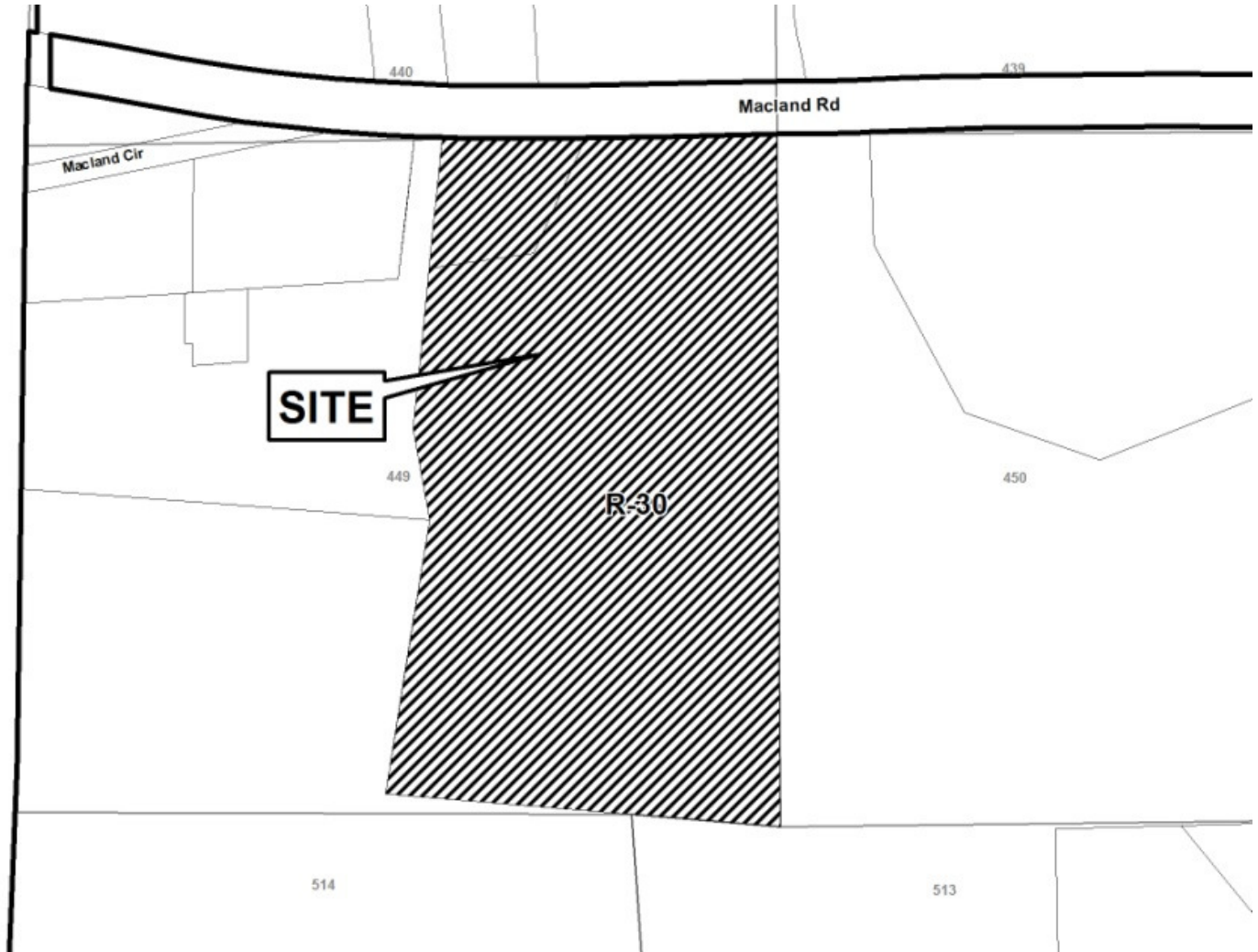
List type of variance requested: BARN INSIDE DISTRICT LINE 19 by 19 ft.

V-96 (2012)

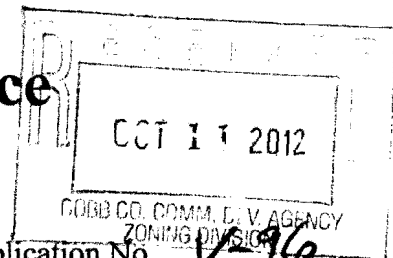


APPLICANT:	<u>Jimmy L Walker</u>	PETITION No.:	<u>V-96</u>
PHONE:	<u>770-943-3915</u>	DATE OF HEARING:	<u>12-12-2012</u>
REPRESENTATIVE:	<u>Jimmy L. Walker</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>770-943-3915</u>	LAND LOT(S):	<u>449</u>
TITLEHOLDER:	<u>Jimmy L. Walker</u>	DISTRICT:	<u>19</u>
PROPERTY LOCATION:	<u>On the south side of</u>	SIZE OF TRACT:	<u>1.0 acres</u>
	<u>Macland Road, west of Corner Road.</u>	COMMISSION DISTRICT:	<u>1</u>
	<u>(5727 Macland Road).</u>		

TYPE OF VARIANCE: 1) Waive the public road frontage requirement to allow one lot off a private easement; 2) waive the required lot size for a house off an easement from 80,000 sq. ft. to 43,560 sq. ft.; and 3) waive the side setback for an accessory structure under 800 square feet (existing 204 square foot shed) from the required 12 feet to 8 feet.



Application for Variance Cobb County



(type or print clearly)

Application No. 12-96
Hearing Date: 12-12-12

Applicant Jimmy L. Walker Phone # 770-943-3915 E-mail _____

(representative's name, printed)

Address 5745 MacLeland Rd Powder Springs GA
(street, city, state and zip code)

Phone # 770-943-3915 E-mail _____

(representative's signature)

Signed, sealed and delivered in presence of:

Francine DME
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires June 9, 2014

Titleholder Jimmy L. Walker Phone # 770-943-3915 E-mail _____

Signature Jimmy L. Walker Address: 5727 MacLeland Rd Powder Springs GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

Signed, sealed and delivered in presence of:

Francine DME
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires June 9, 2014

Present Zoning of Property R-30

Location 5727 MacLeland Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 449 District 19 Size of Tract 20.563 Acre(s)

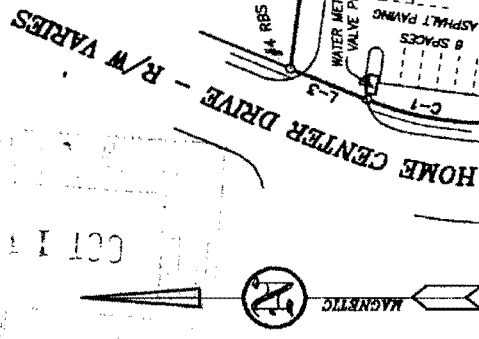
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

List type of variance requested: WAVE Lot size 1200 Road frontage to 0
Lot 812 to 1 Acre Road frontage to 0

CCT 1 1 2012



CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C-1	150.00'	60.96'	60.54'	N 11°15'28"E

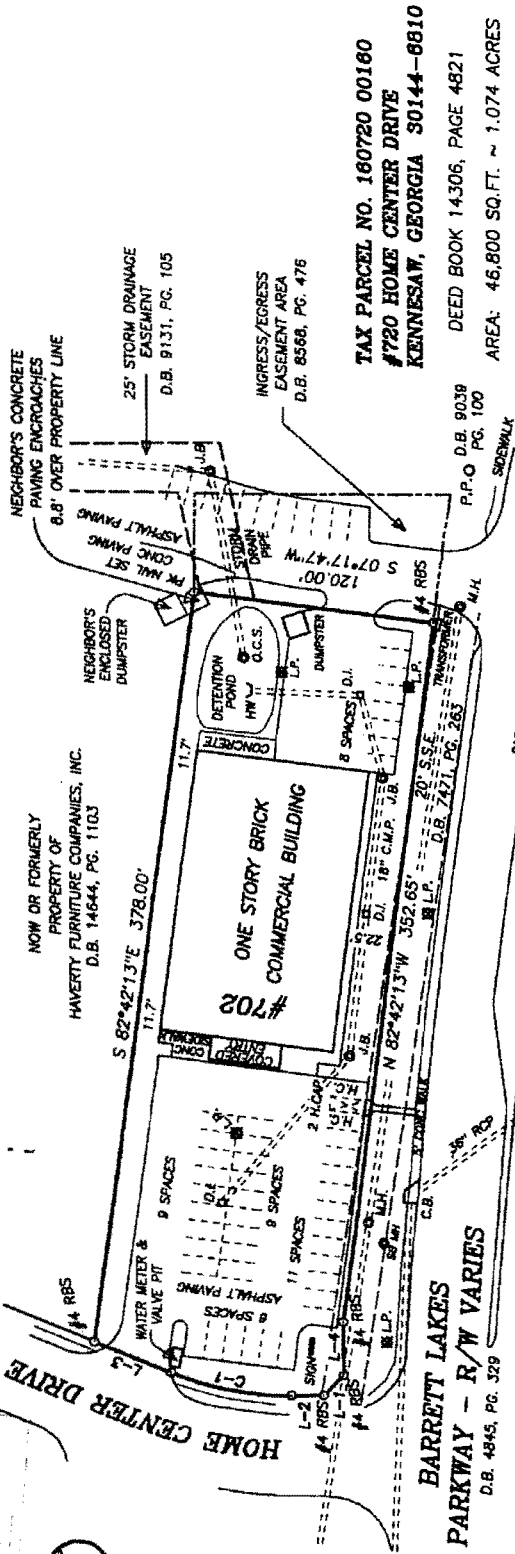
COURSE	BEARING	DISTANCE
L-1	N 45°23'05"W	14.14'
L-2	N 00°23'05"W	16.06'
L-3	N 22°54'01"E	40.23'
L-4	S 89°36'55"W	27.20'

FEMA FLOOD CERTIFICATION

THIS TO CERTIFY THAT THIS PROPERTY LIES WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE "A" AS SHOWN ON THE F.I.R.M. OF COBB COUNTY, GEORGIA, MAP NUMBER NO. 13067C00396, DATED DECEMBER 16, 2008.

**JAMES H. CARTER
LAND SURVEYING COMPANY**

112 LONG POINT DRIVE, ST. SIMONS ISLAND, GA 31522
(770) 213-5706 TOLL FREE (866) 779-7522



BOUNDARY & AS-BUILT SURVEY FOR:

HODGE INVESTMENT PARTNERS, LLP;
HAMB PROPERTIES, LLC; BY GOSCH, LLC;
STANCORP MORTGAGE INVESTORS, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND
CALLOWAY TITLE AND ESCROW, LLC

LAND LOT 720

16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SCALE: 1" = 60'
FIELD WORK DATE: 08/21/2012
PLAT DATE: 08/23/2012

In my opinion, this plat is a correct representation of the land plotted and has been prepared within the minimum standards and requirements of law.

GRAPHIC SCALE - FEET
60' 30' 0'

LEGEND

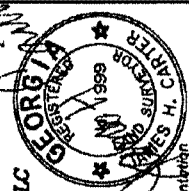
- RBS REBAR SET
- RBE REBAR FOUND
- OTPF OPEN TOP PIPE FND.
- CTPF CRIMPED TOP PIPE FND.
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- C.C.S. OUTLET CONTROL STRUCTURE
- C.B. CATCH BASIN
- SSE SANITARY ESMT.
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- DK DECK
- PAT PATIO
- S STUMP
- X- FENCE
- M.H. MANHOLE

THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
DIMENSIONS FROM BUILDING TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT.
USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.



APPLICANT: HAMB Properties, LLC

PHONE: 770-655-7491

REPRESENTATIVE: Peter Bilson

PHONE: 770-419-0006

TITLEHOLDER: HAMP Properties, LLC

PROPERTY LOCATION: At the northeast corner of
Barrett Lakes Boulevard and Home Center Drive
(702 Home Center Drive).

PETITION No.: V-97

DATE OF HEARING: 12-12-2012

PRESENT ZONING: CRC

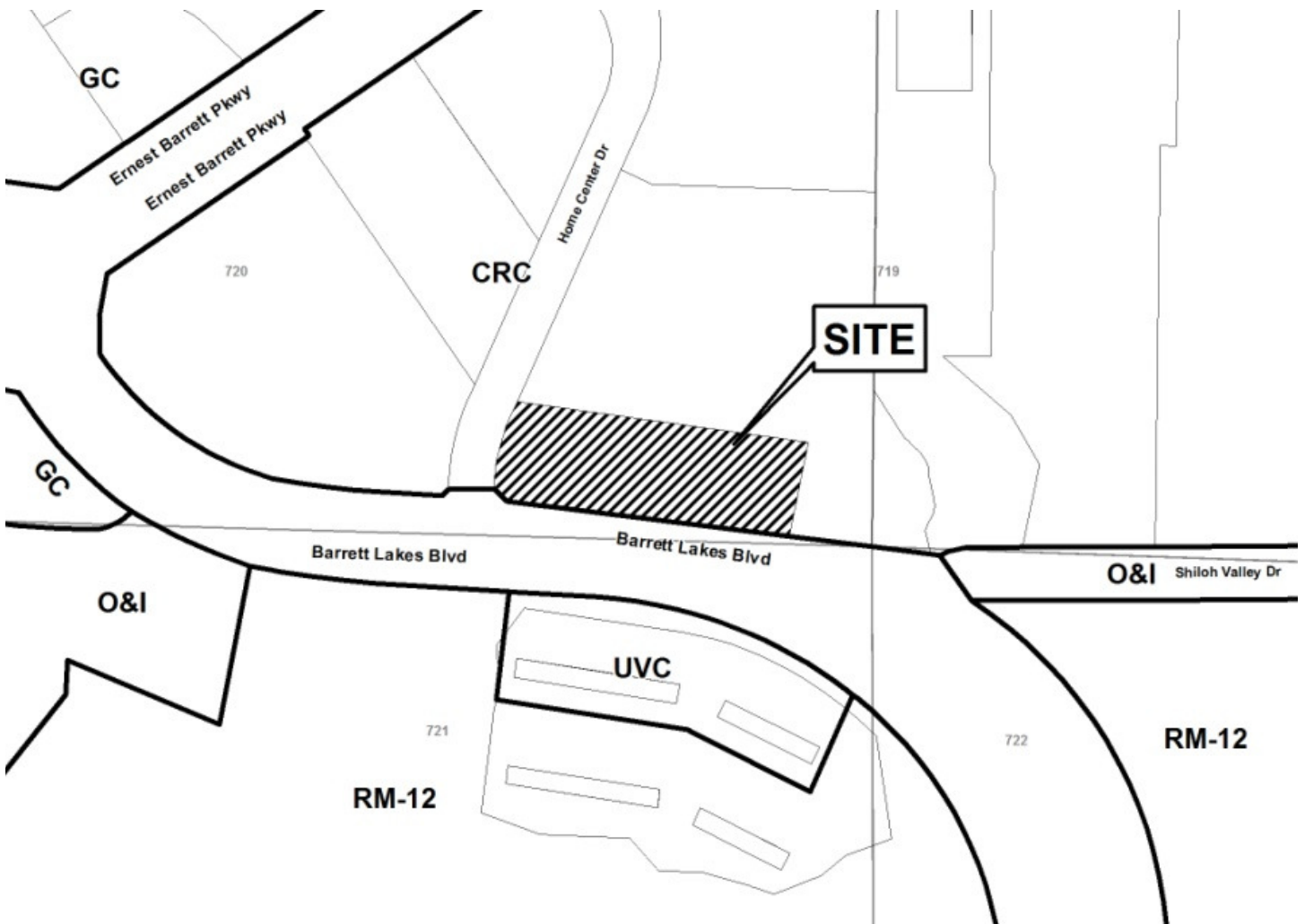
LAND LOT(S): 720

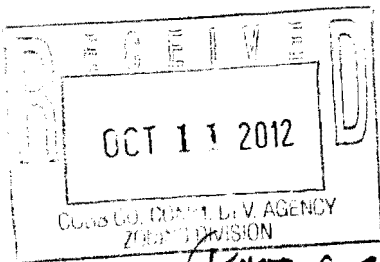
DISTRICT: 16

SIZE OF TRACT: 1.074 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the required major side setback from 25 feet to 22.5 feet; and 2) reduce the
minimum number of required parking spaces from 47 to 43 spaces.





Application for Variance Cobb County

(type or print clearly)

Application No. V-97
Hearing Date: 12-12-12

Applicant (KURT GOSCH) HAMB PROPERTIES LLC Phone # 770 655-7491 E-mail _____

PETER BILSON Address 40 POWDER SPRINGS ST. MARIETTA GA
(representative's name, printed) (street, city, state and zip code) 30064

[Signature] DAVID M COHEN Phone # 770 419 0006 E-mail peter@bilsonassociates.com
(representative's signature) NOTARY PUBLIC
COBB COUNTY

STATE OF GEORGIA

MY COMMISSION EXPIRES MAY 19, 2013

Signed, sealed and delivered in presence of:

My commission expires: [Signature]

Notary Public

Titleholder HAMB PROPERTIES LLC Phone # 770 655-7491 E-mail _____

Signature [Signature] Address: 4704 MAPLEBROOK SE MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: JAN 26 2016

MOZI PINZON

NOTARY PUBLIC

WINNETT COUNTY

State of Georgia

My Comm. Expires Jan. 26, 2016

Present Zoning of Property CRC

Location 702 HOME CENTER DRIVE KENNESAW, GA. 30144-6810
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 720 District 16 Size of Tract 1.074 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.

This property has been occupied since 1996 and the original permit and Certificate of Occupancy was issued with a minor encroachment into one setback - 22.5' vs 25' and a parking deficiency of 4 spaces. The current owners would like to request a variance to bring the property in compliance with Cobb County through the variance process.

List type of variance requested: Reduce the building setback along Barrett Lakes Pkwy from 25' (required) to 22.5'.

② Reduce required parking from 47 spaces to 43 spaces.

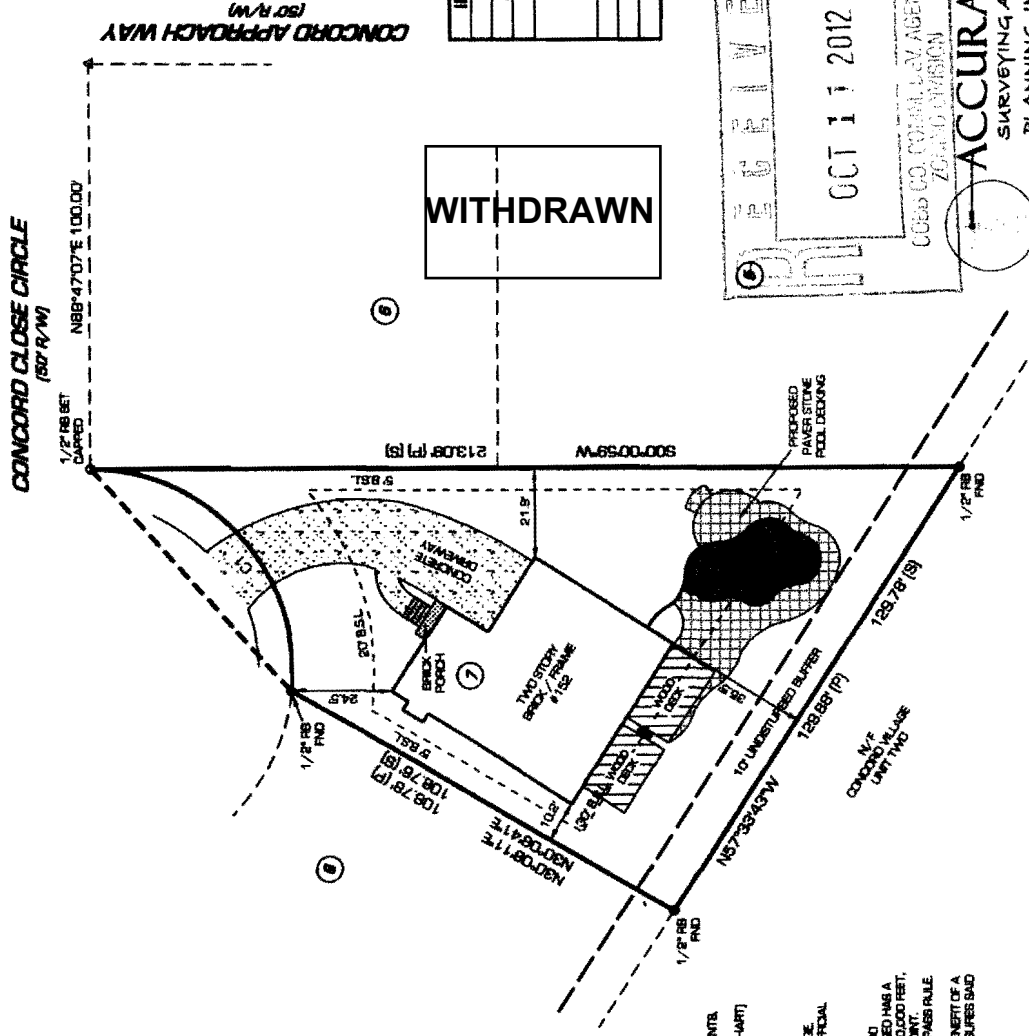
SURVEY FOR: JOSE GARY OCAMPO & CARLA SUE OCAMPO

LEGEND

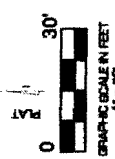
●	Iron Pin Found
○	Iron Pin Set
△	Computed Point
(P)	Platted Distance / Bearing
(S)	Bearings / Actual
(C)	Computed
LL	Land Lot
RW	Right-of-Way
B.S.L.	Building Setback Line
RB	Rubber
Concrete	Concrete
Wood Decking	Wood Decking

LOT 7
TOTAL AREA
12,072 SQ. FT.
0.28 ACRES

LAND LOT: 285
 DISTRICT: 17TH
 SECTION: 2ND
 COUNTY: COCONINO
 ADDRESS: 150 CONCORD CLOSE OR
 SANARYNA, AZ
 DATE OF FIELD WORK: 08/14/2012
 DATE OF DRAWING: 08/15/2012
 REV. 10/13/2012 (ACD PROPOSED IMPROVEMENTS)
 THIS IS A SURVEY OF THE EXISTING AND PROPOSED IMPROVEMENTS TO LOT 7, CONCORD CLOSE, COCONINO COUNTY, ARIZONA, AND IS NOT A SURVEY OF THE ADJACENT LOT (COVERAGE CHART) SURVEY #12-1150
 SURVEY PREPARED FOR:
 JOSE GARY OCAMPO & CARLA SUE OCAMPO
 LEGAL DESCRIPTION:
 LOT 7, CONCORD GROVE AT THE COVERED BRIDGE, PERMANENT RESIDENTIAL SUBDIVISION, COCONINO COUNTY, ARIZONA, REFERENCE TO 14242, PG 4147
 EQUIPMENT USED: NIKON DTM 580, NOKIA 800
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A SURVEY OF THE EXISTING AND PROPOSED IMPROVEMENTS, AND AN ANGULAR ERROR OF 05 PER ANGULAR POINT, AND AN ANGULAR ERROR OF 05 PER ANGULAR POINT, ADJUSTMENT FOR CLOSURE WAS BY THE COGNATE RULE
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID TITLE SEARCH MAY PRODUCE.

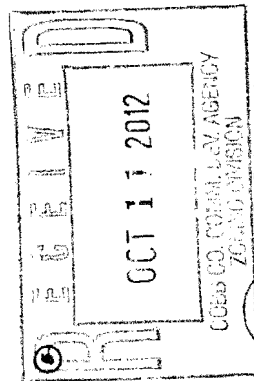


CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	50.00'	83.20'	N48°02'35"E	73.93'



EXISTING IMPERVIOUS AREA	
DESCRIPTION	SQ. FT.
CONCRETE DRIVEWAY / WALK	1,213
HOUSE	2,207
BRICK PORCH	53
WOOD DECKING	480
TOTAL	3,932

IMPERVIOUS AREA CHART - LOT 7	
DESCRIPTION	% OF TOTAL AREA
TOTAL AREA	12,072.00
ALLOWABLE IMPERVIOUS SURFACE	4,225.20
EXISTING IMPERVIOUS AREA	3,932.00
PROPOSED IMPERVIOUS AREA	32.87%
872 SQ. FT. OF PAVED STONE POOL DECK (40% DISCOUNT)	334.24
POOL DECK (40% DISCOUNT)	0.79%
CORING AROUND POOL PERIMETER	12.80
POOL EQUIPMENT PAD	4,437.28
TOTAL IMPERVIOUS AREA	36.78%



ACCURATE
 SURVEYING AND
 PLANNING, INC.
 4855 BLOOMING COURT
 CLUMMING, GA 30028
 OFFICE (770) 888-8880 CELL (878) 558-0884
 WEB: WWW.ACCURATE-SURVEYING.COM EMAIL: INFO@ACCURATE-SURVEYING.COM
 GEORGIA REGISTERED LAND SURVEYING FROM #1128

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE SURVEY (SUCH AS HEREIN IS TRUE AND CORRECT, AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
 ANTHONY P. HALL GEORGIA REG. # 3289
 SURVEYOR LEVEL II CERTIFIED DESIGN PROFESSIONAL #84608

APPLICANT: Michael Cochran

PHONE: 770-844-7665

REPRESENTATIVE: Mickey Layman

PHONE: 770-844-7665

TITLEHOLDER: Jose Gary and Carla Sue Jameson
Ocampo

PROPERTY LOCATION: At the western terminus of
Concord Close Circle, west of Concord Road
(152 Concord Close Circle).

TYPE OF VARIANCE: WITHDRAWN - CITY LIMITS OF SMYRNA

PETITION No.: V-98

DATE OF HEARING: 12-12-2012

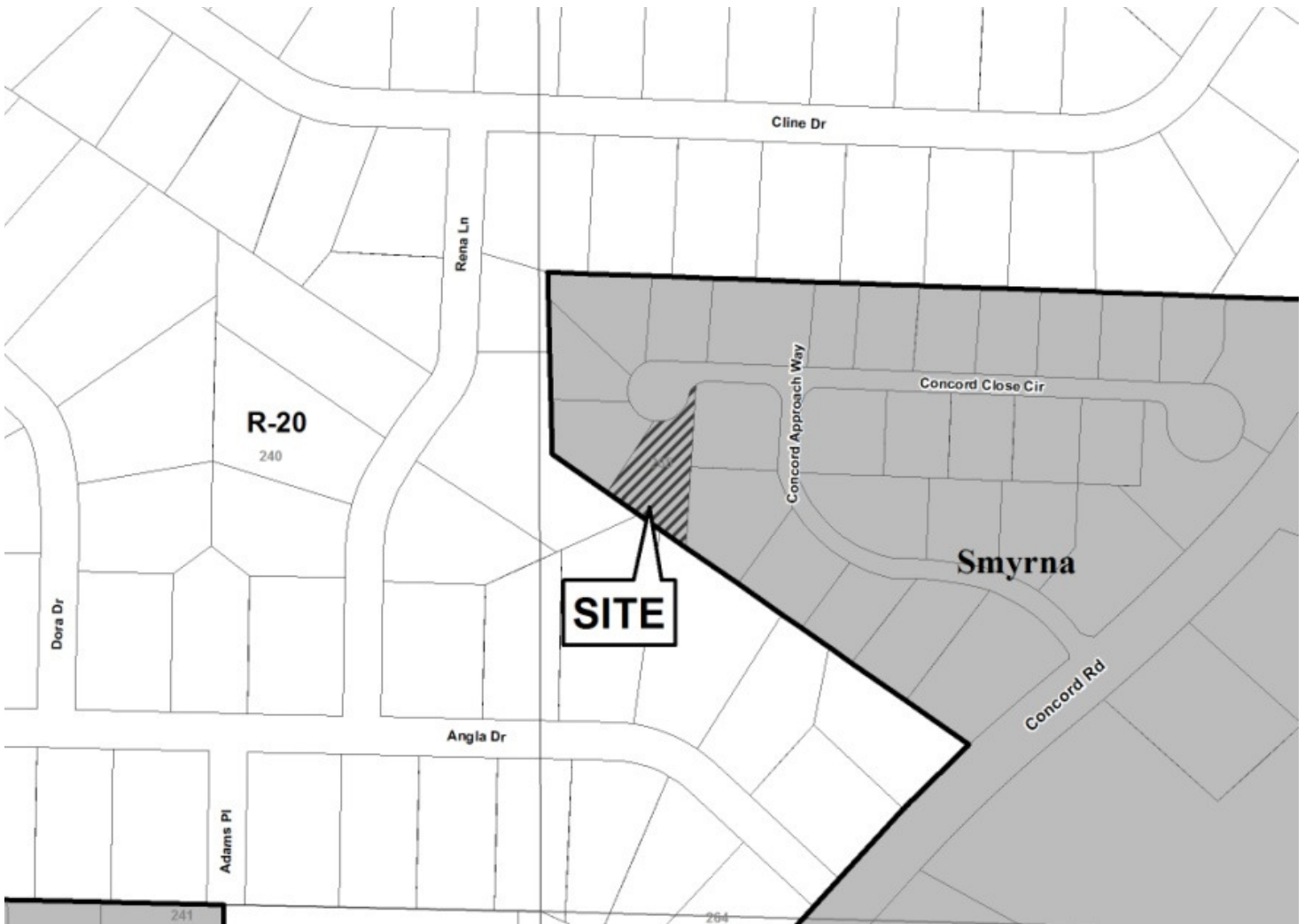
PRESENT ZONING: N/A

LAND LOT(S): 265

DISTRICT: 17

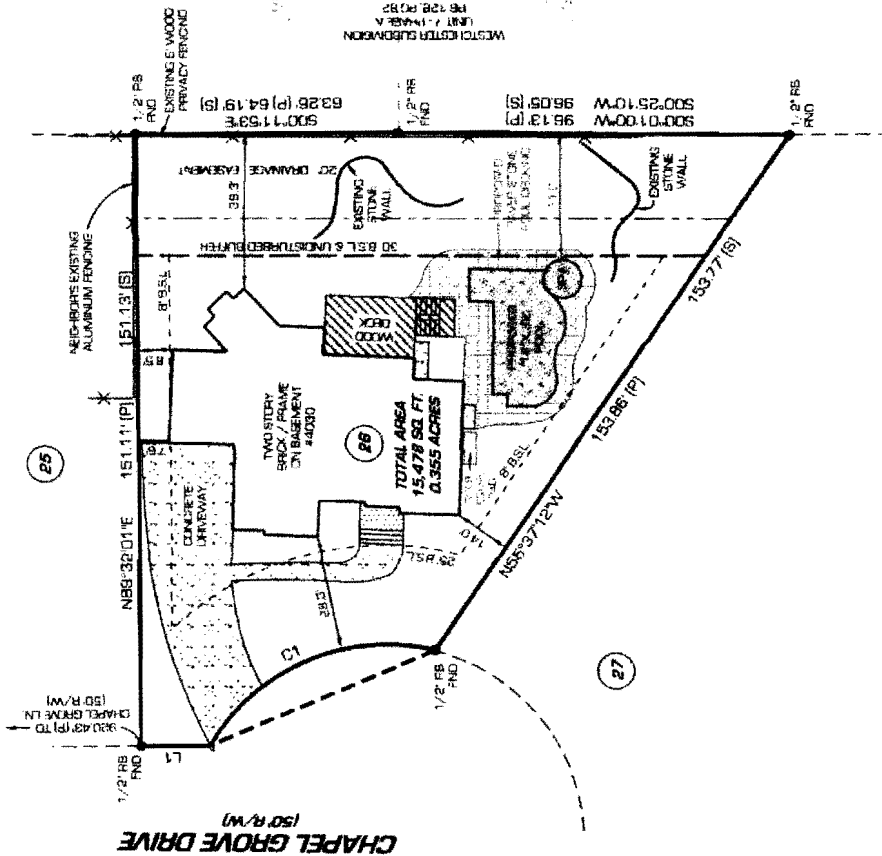
SIZE OF TRACT: 0.28 acres

COMMISSION DISTRICT: 4



SURVEY FOR: CHRISTOPHER & JULIE SMITH

LEGEND	
Iron Pin Found	●
Computer Point	△
Plotted Distance / Bearing	(P)
Surveyed / Actual	(S)
Right-of-Way	R/W
Building Setback Line	B.S.L.
Drainage Easement	D/E
Refer	RB
Concrete	▨
Wood Decking	▤

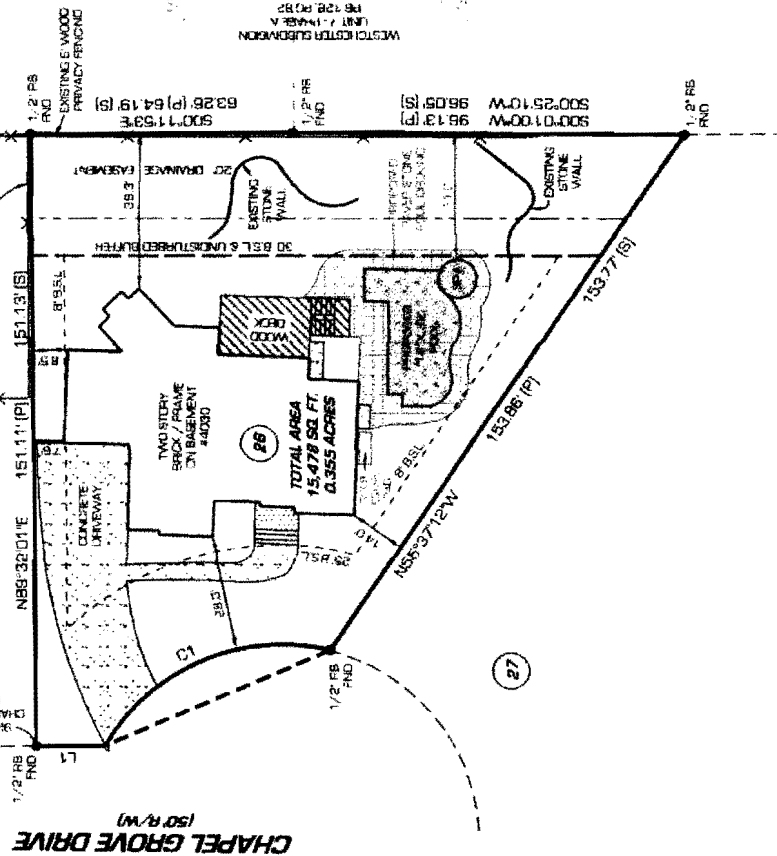


CHAPEL GROVE DRIVE (150' R/W)

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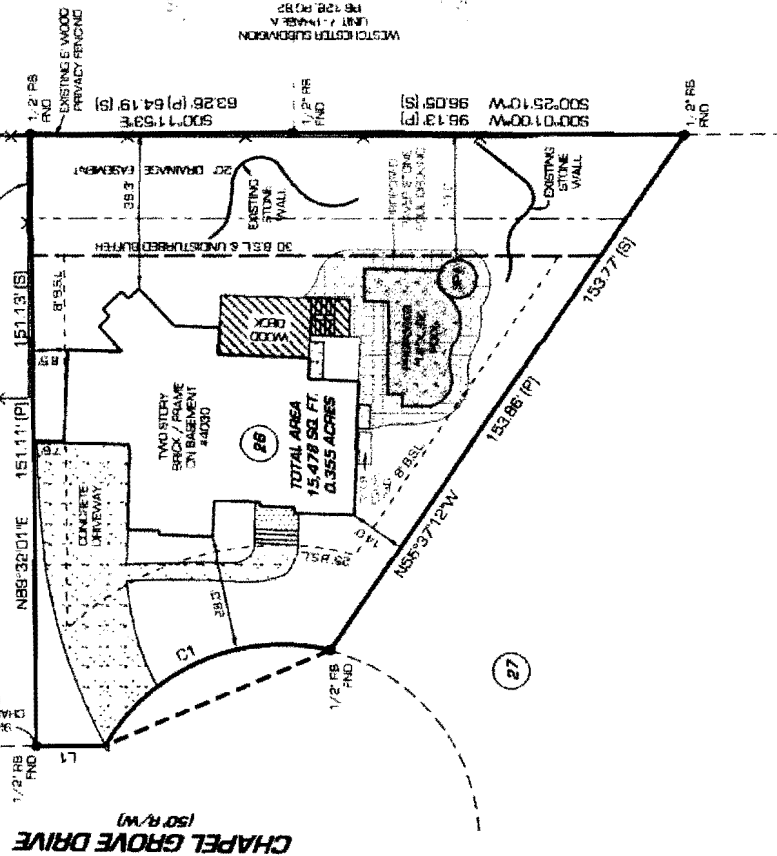


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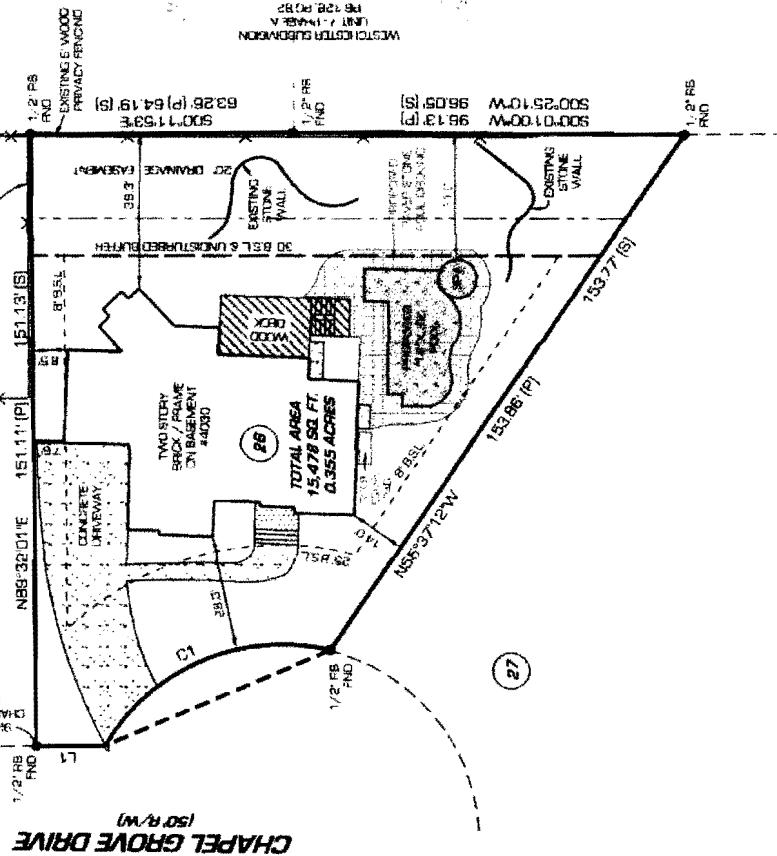


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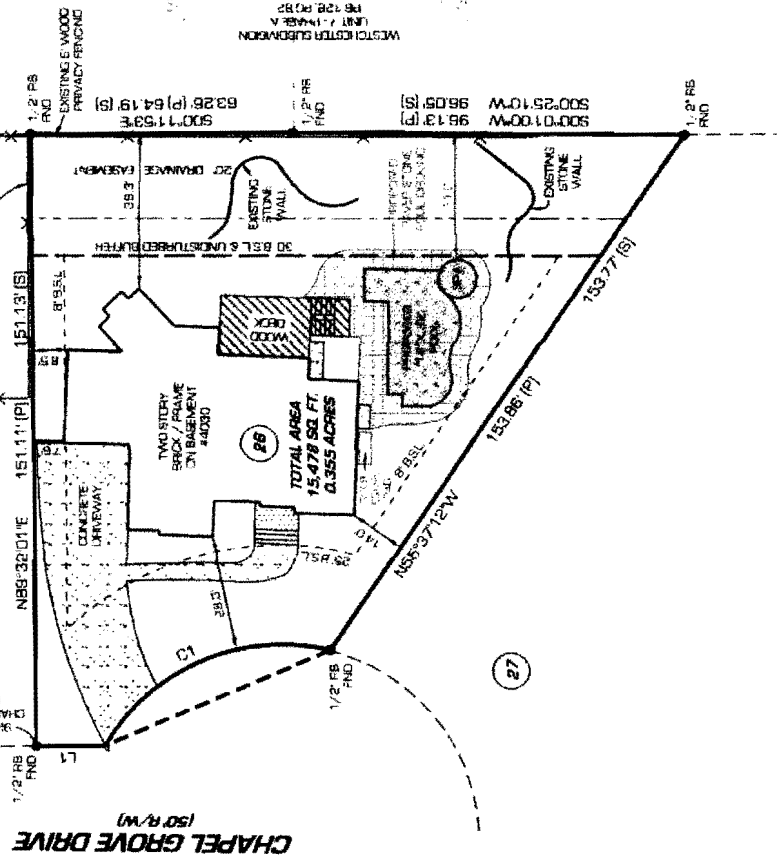


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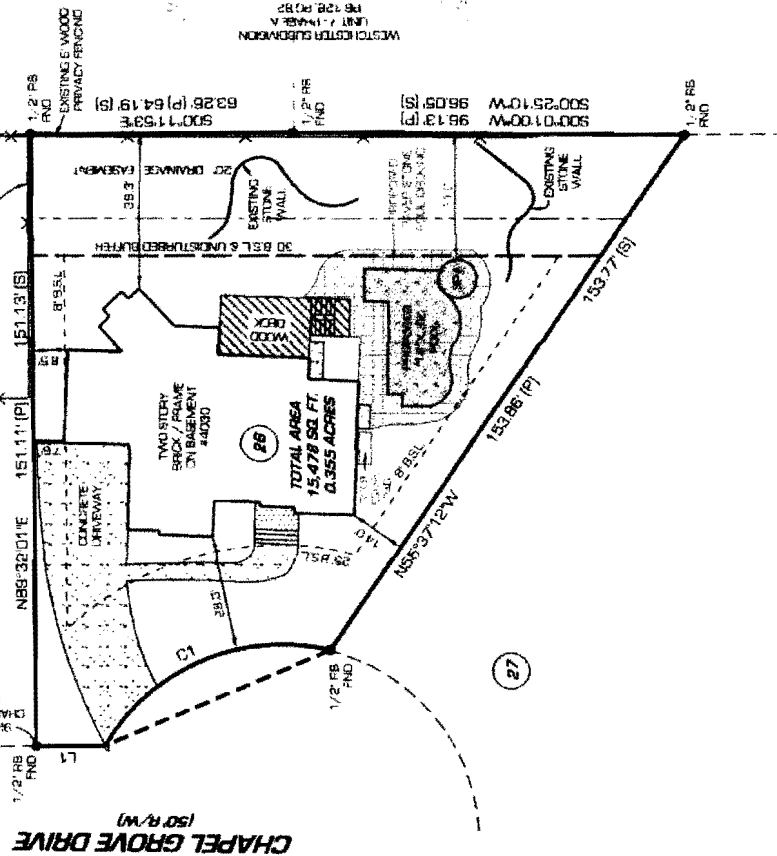


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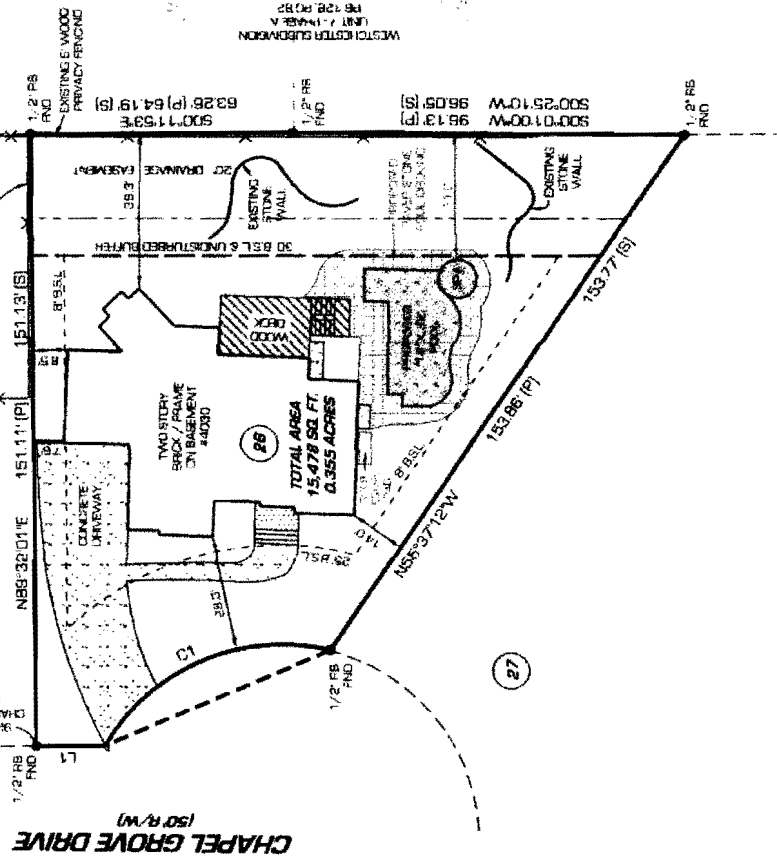


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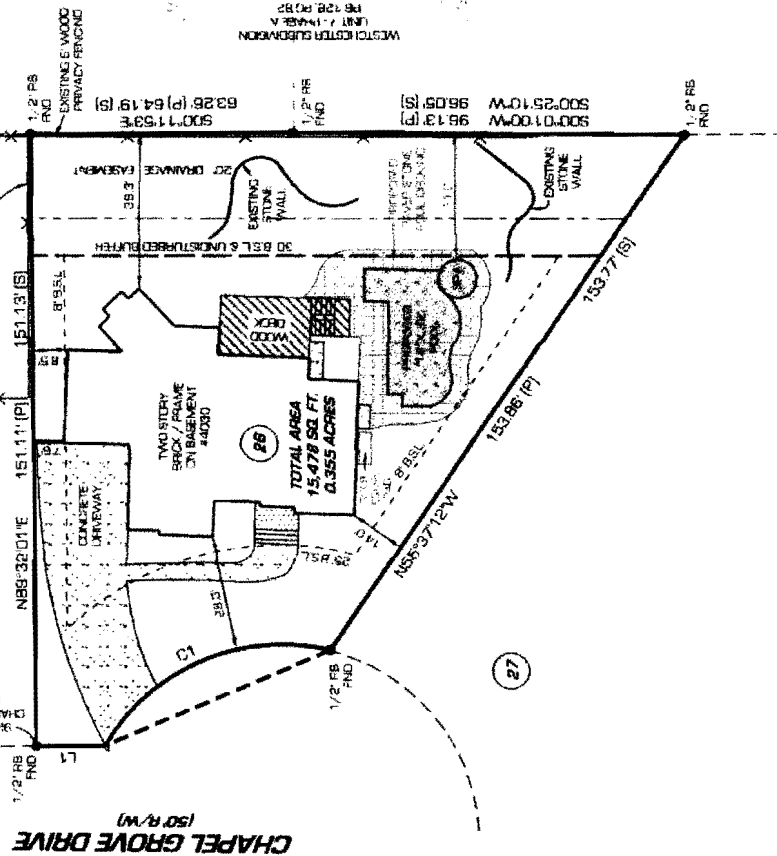


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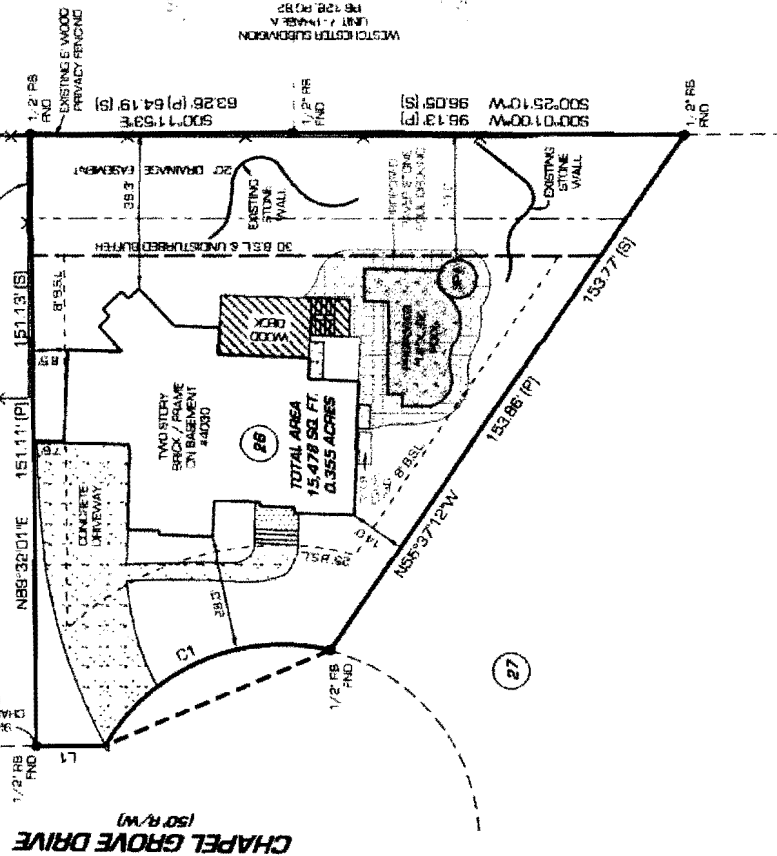


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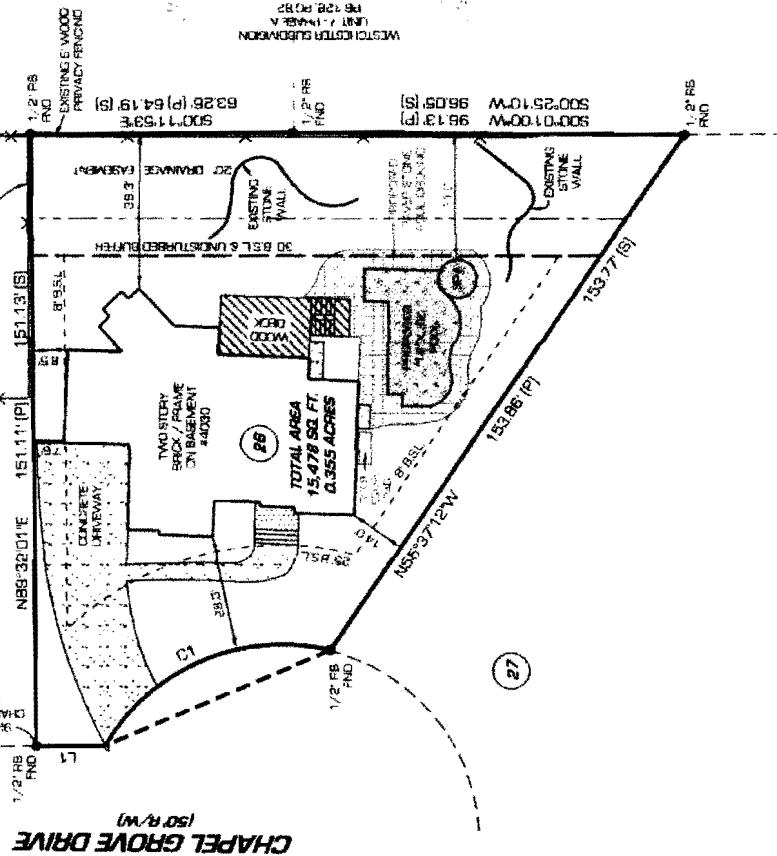


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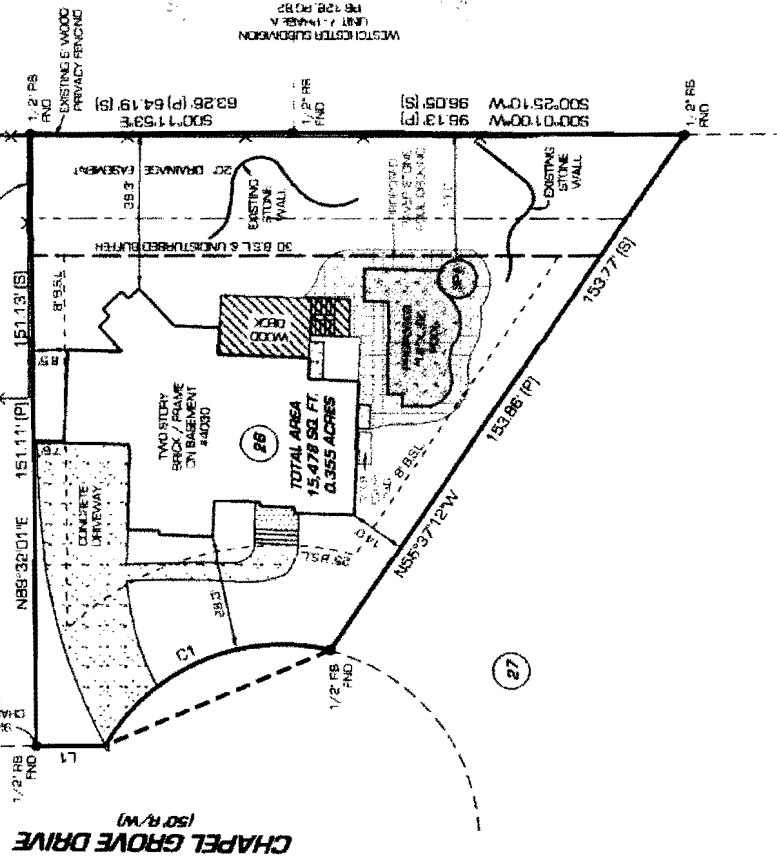


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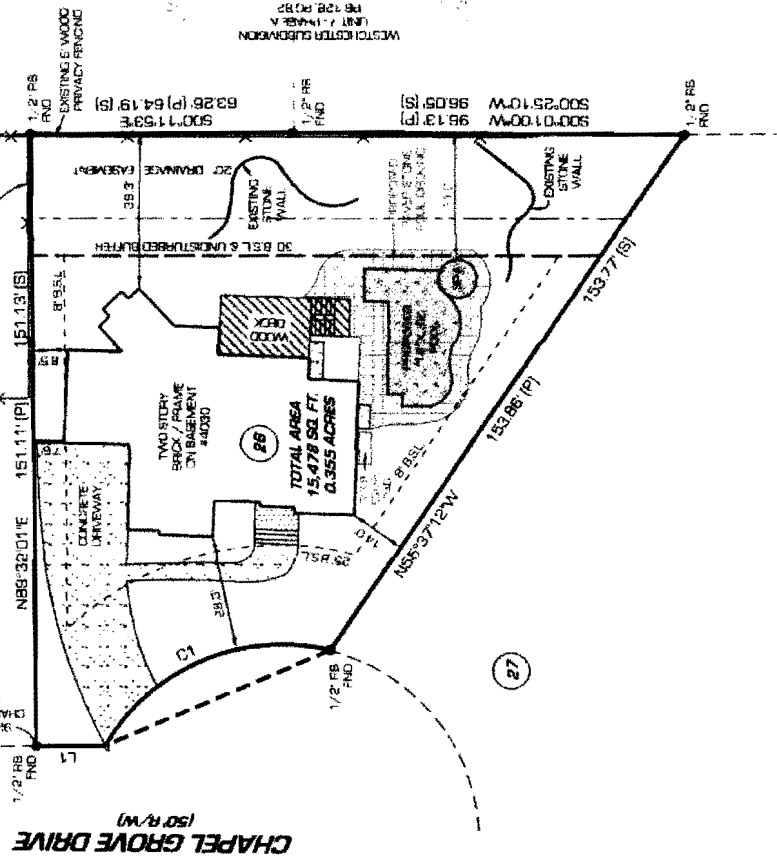


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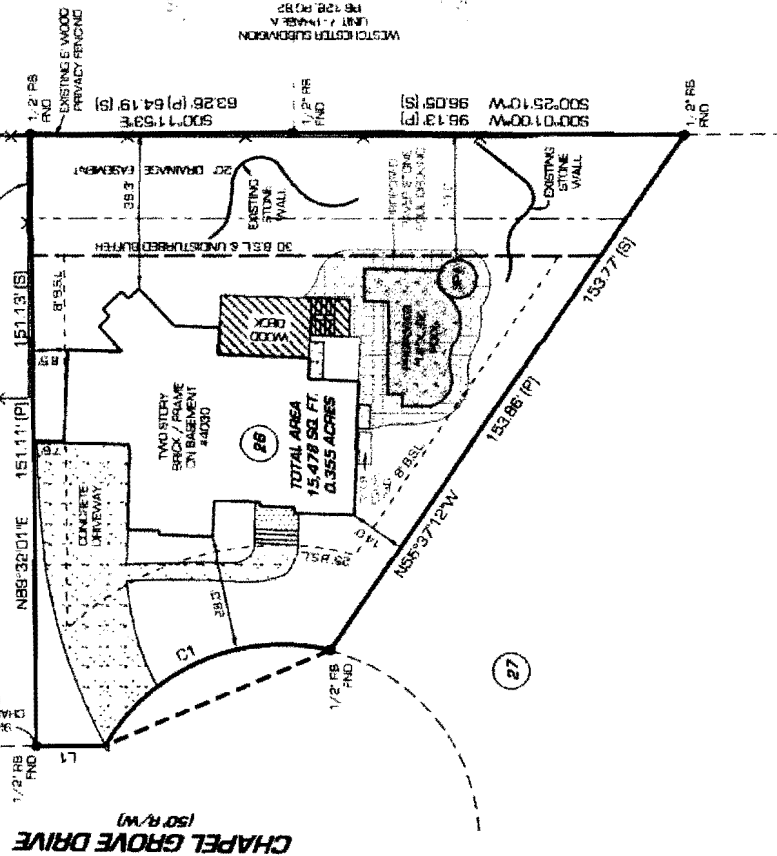


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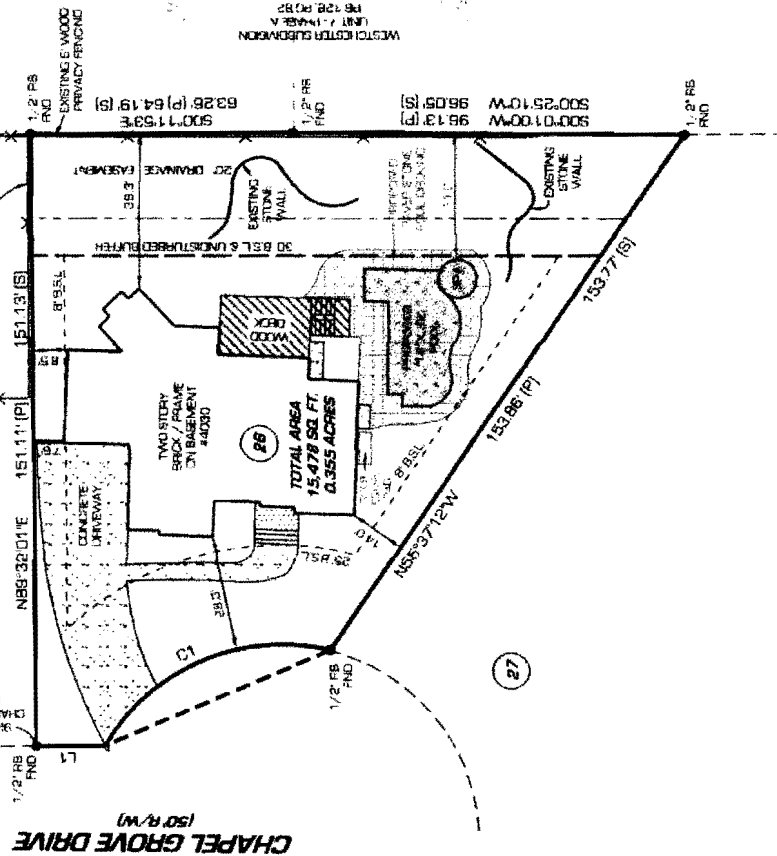


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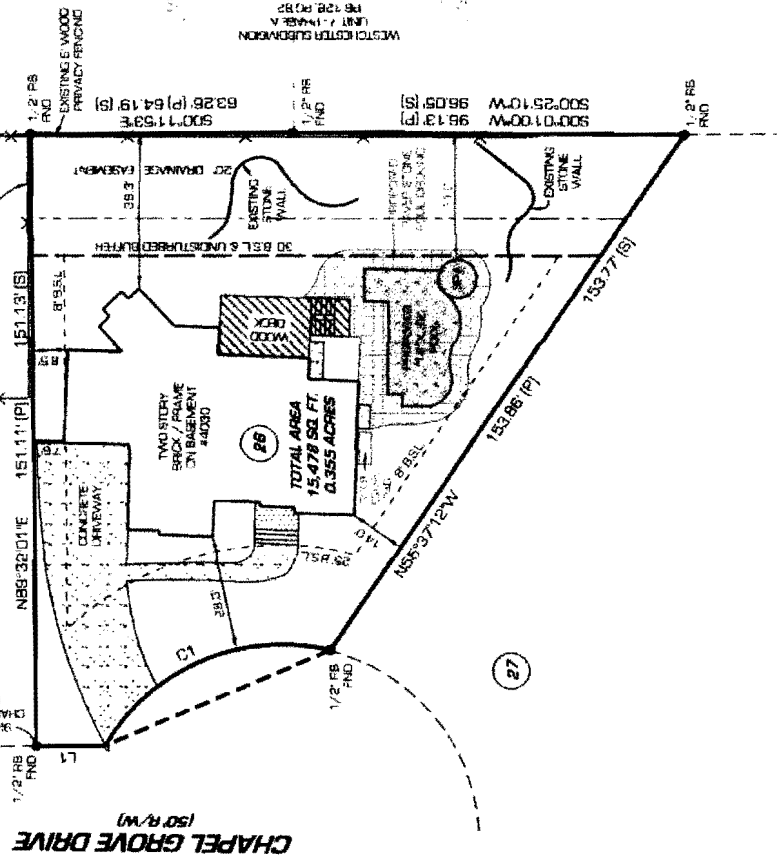


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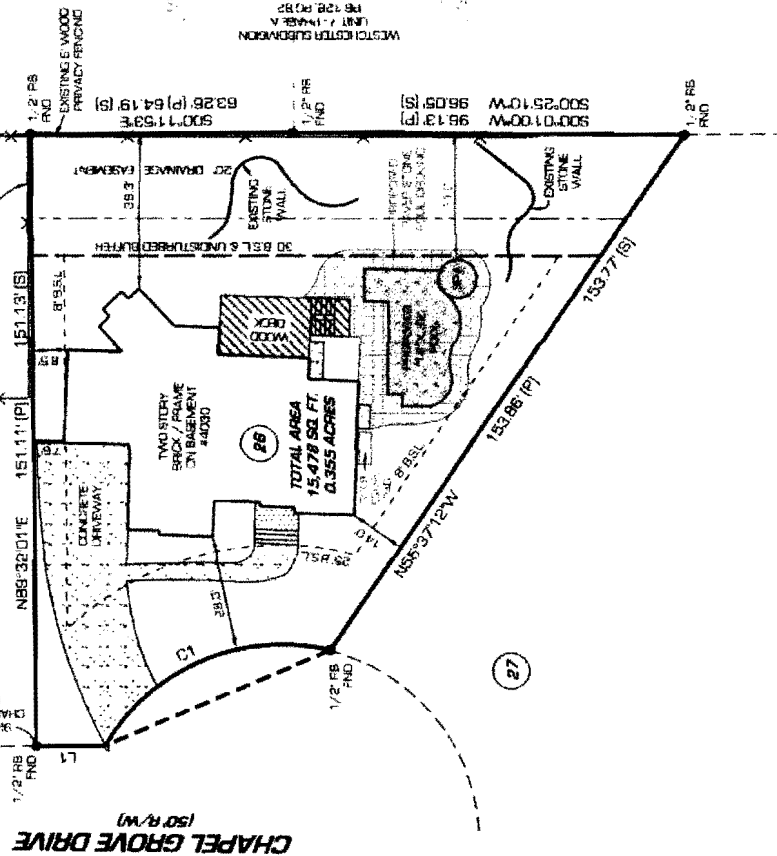


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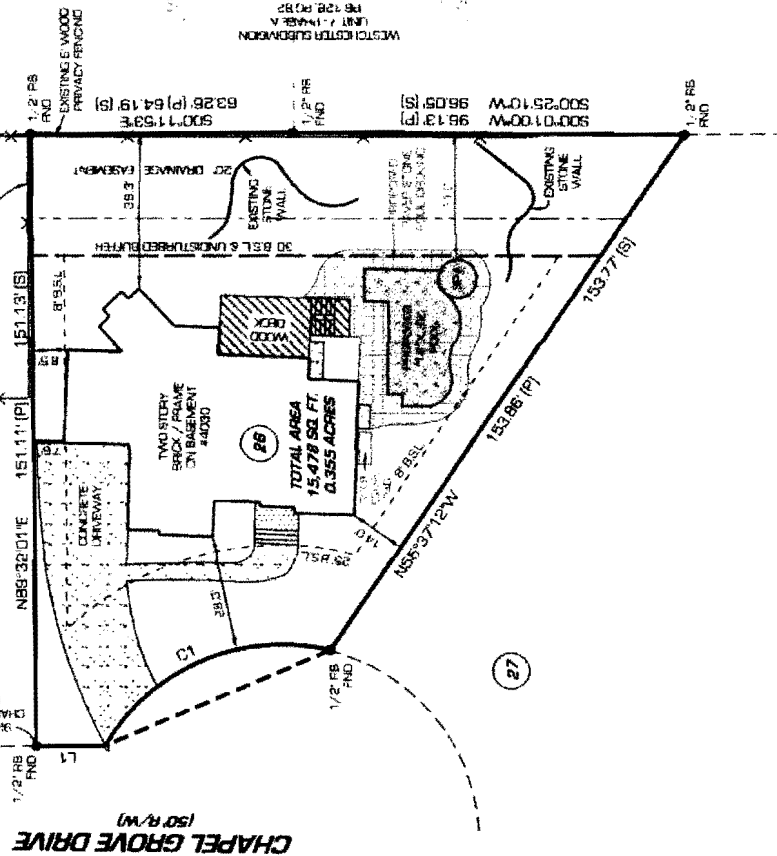


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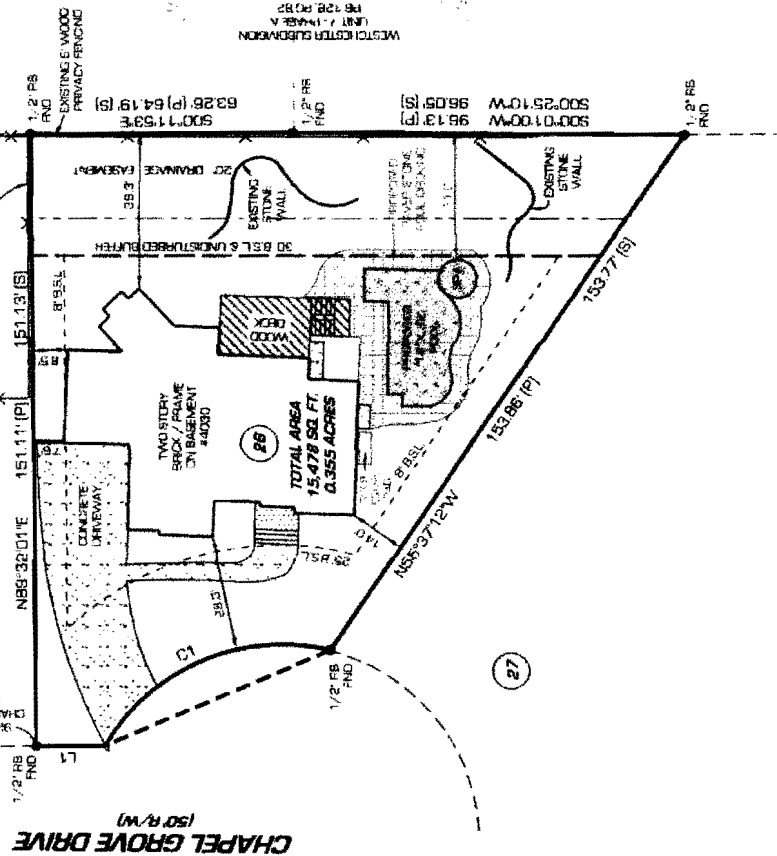


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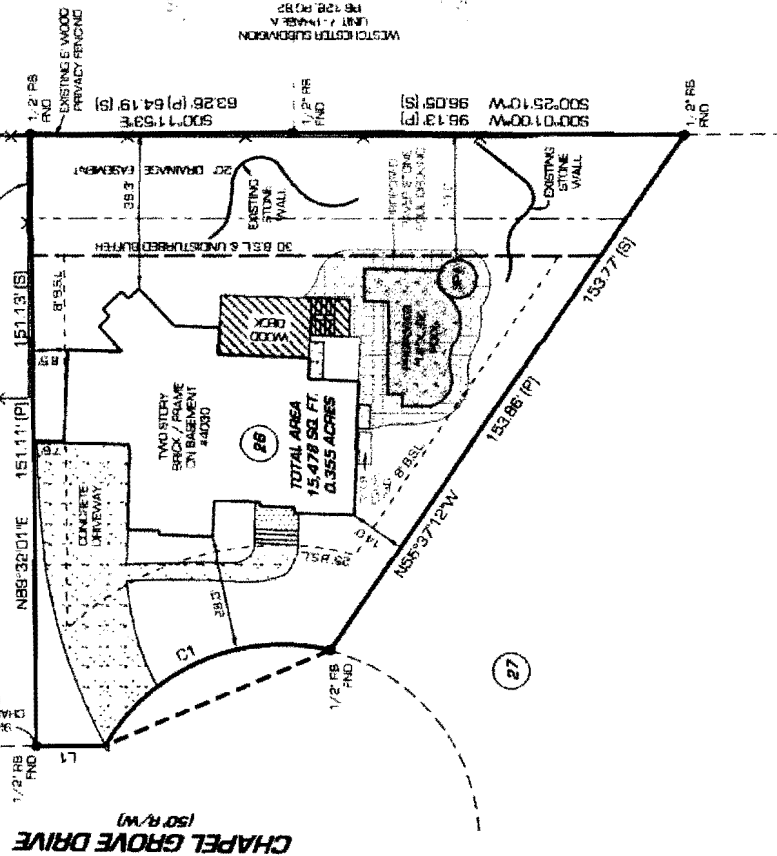


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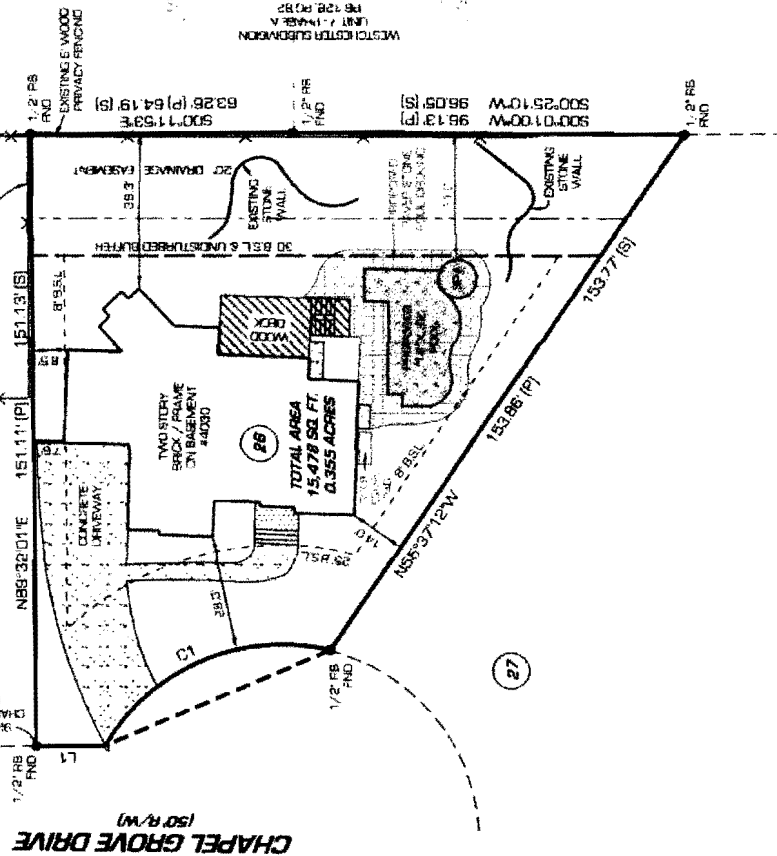


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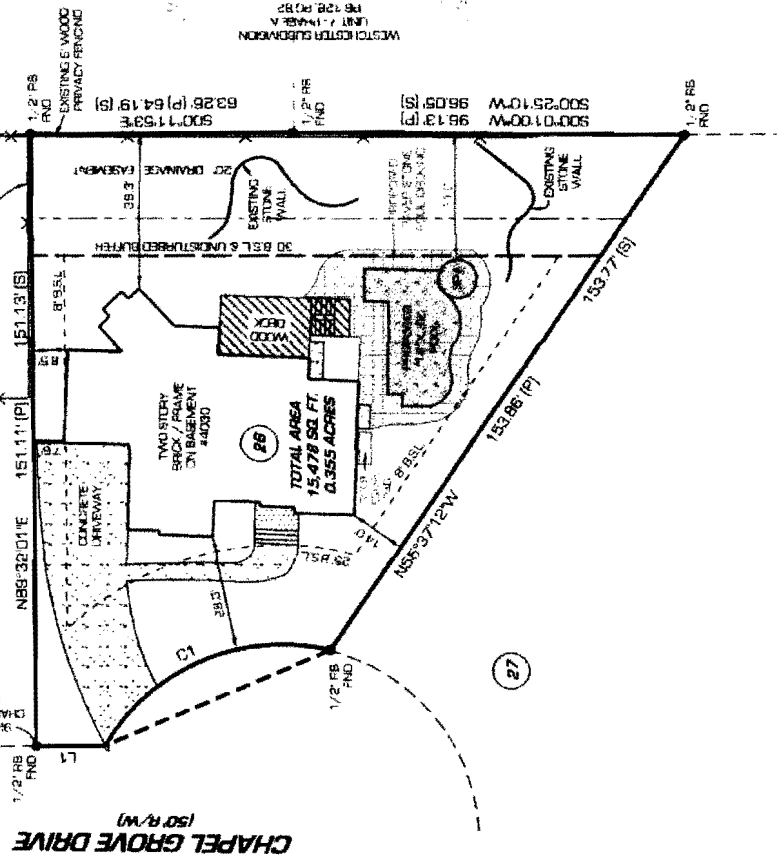


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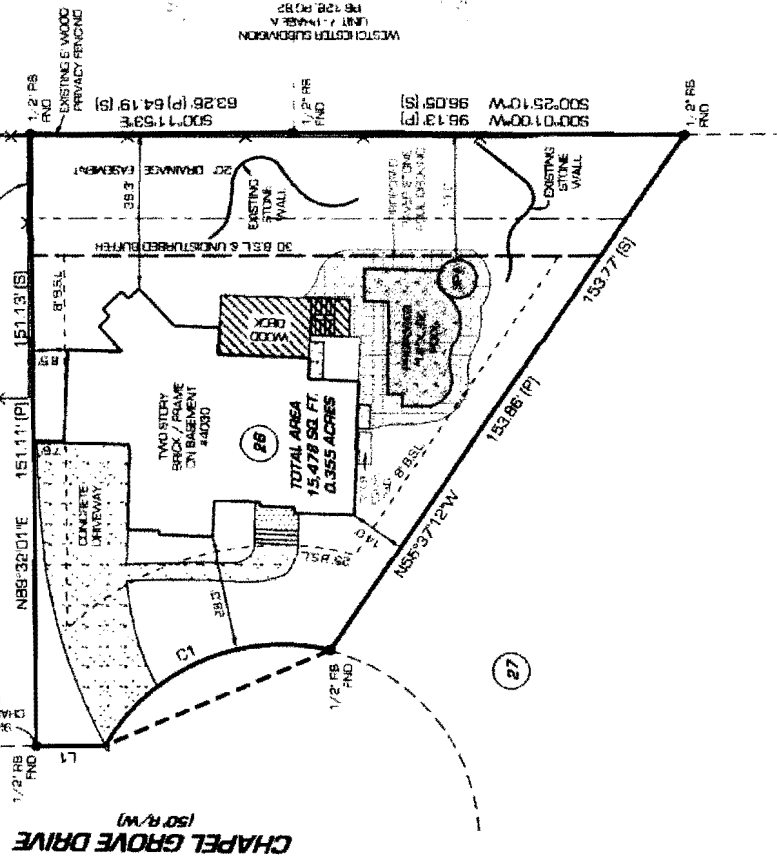


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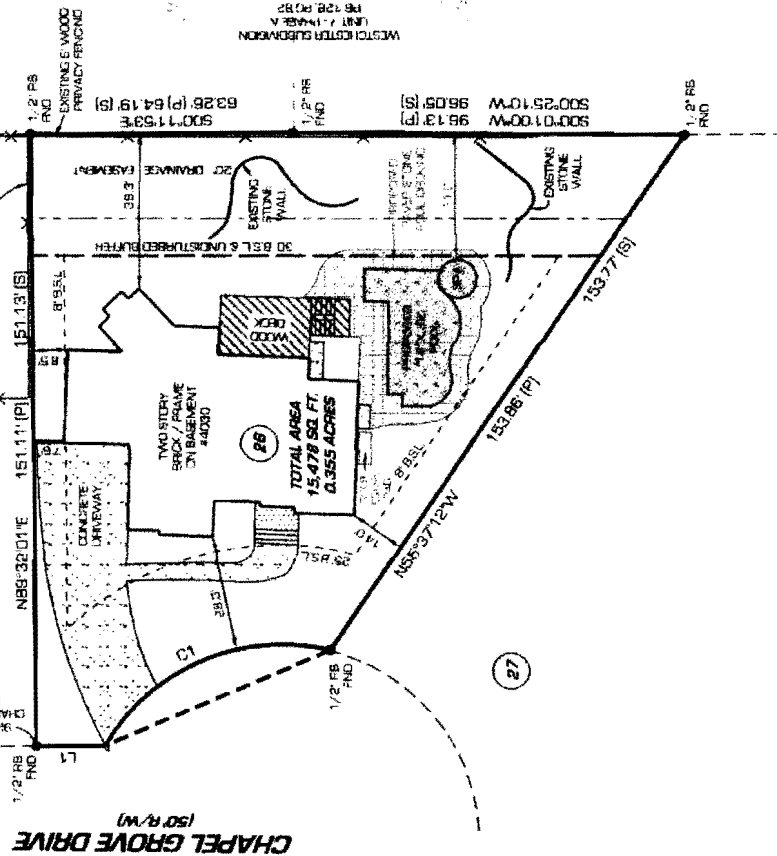


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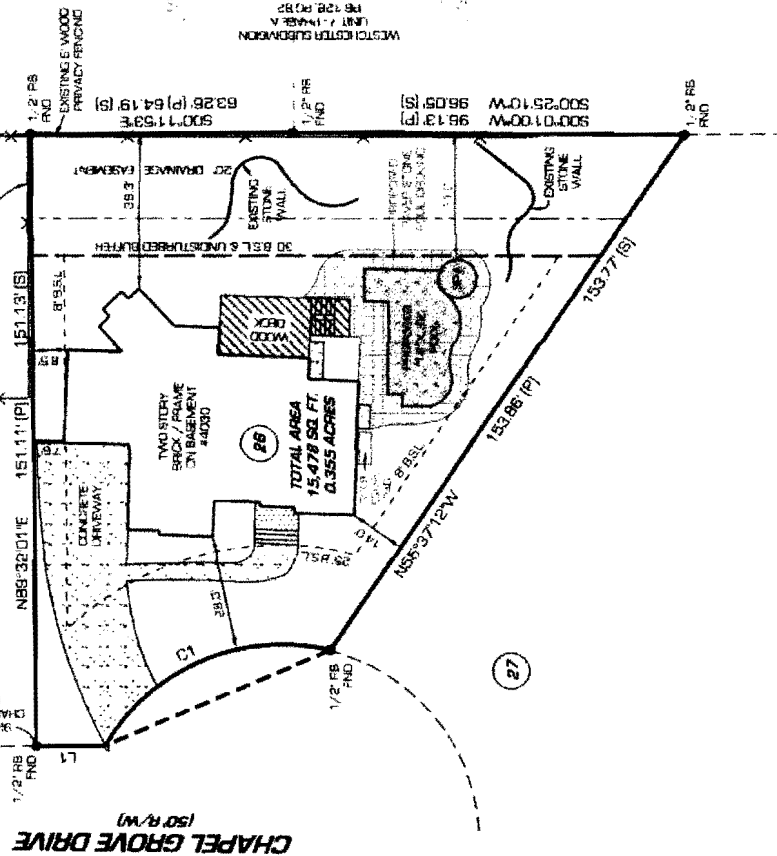


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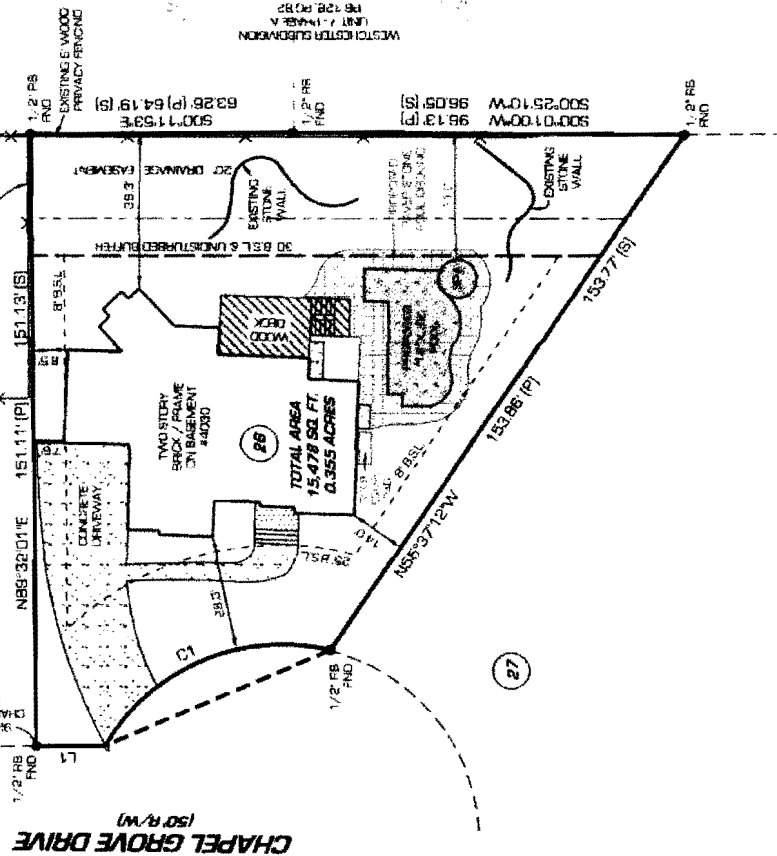


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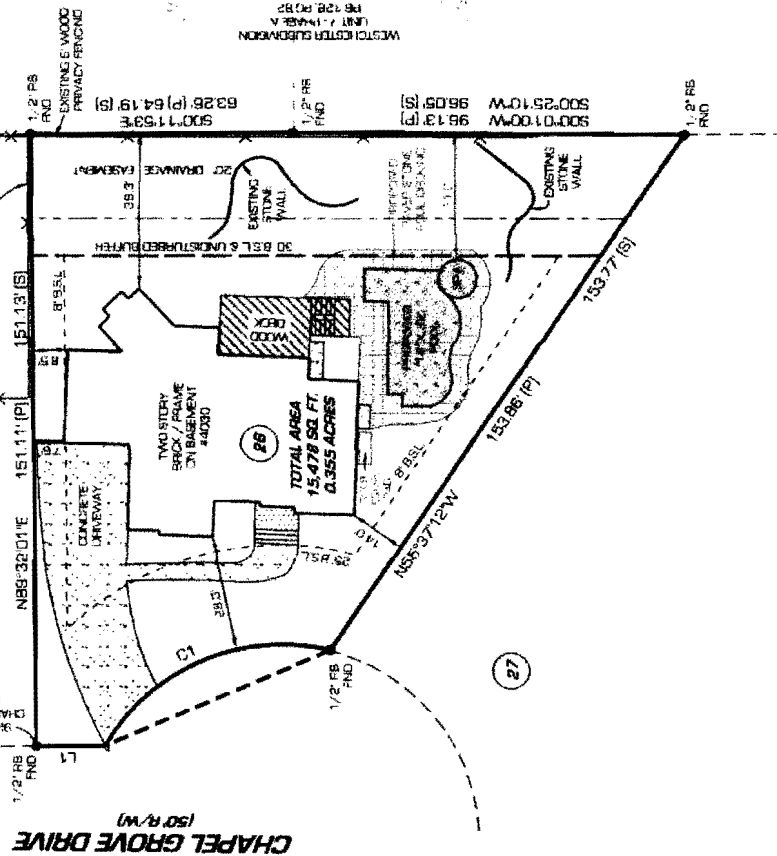


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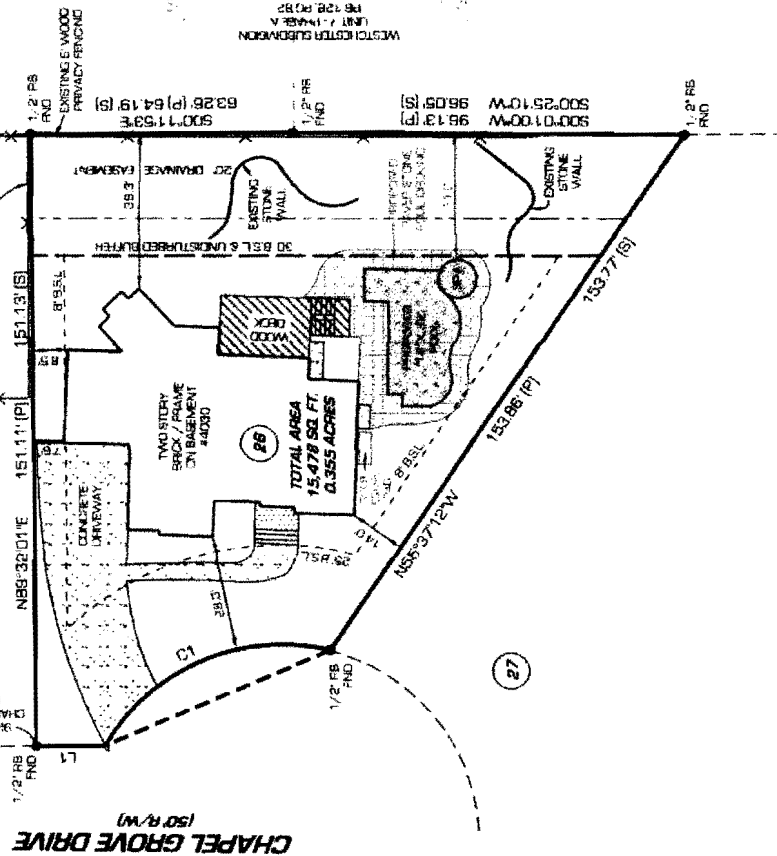


CHAPEL GROVE DRIVE (150' R/W)

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APPLICANT: Michael Cochran

PHONE: 770-844-7665

REPRESENTATIVE: Mickey Layman

PHONE: 770-844-7665

TITLEHOLDER: Christopher M. and Julie L. Smith

PROPERTY LOCATION: On the eastern side of
Chapel Grove Drive, west of Wesley Chapel Road
(4030 Chapel Grove Drive).

PETITION No.: V-99

DATE OF HEARING: 12-12-2012

PRESENT ZONING: R-15

LAND LOT(S): 183

DISTRICT: 16

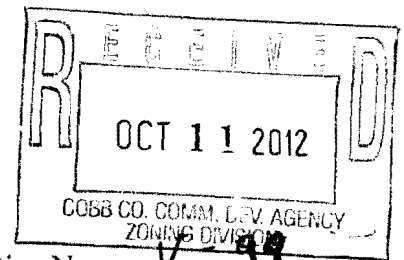
SIZE OF TRACT: 0.355 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 16 by 32 foot pool, spa, and pavers) to be to the side of the primary structure; and 2) waive the side setback from 8 ft. to 7.6 ft. for existing building footprint.



Application for Variance Cobb County



(type or print clearly)

Application No. 99

Hearing Date: 12-12-12

Applicant Michael Cochran Phone # 770-844-7665 E-mail atl.pools@bellsouth.net

Mickey Layman Address 2745 Antioch Rd, Cumming GA
(representative's name, printed) (street, city, state and zip code) 30040

Micky Lay Phone # 770-844-7665 E-mail atl.pools@bellsouth.net
(representative's signature)



Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

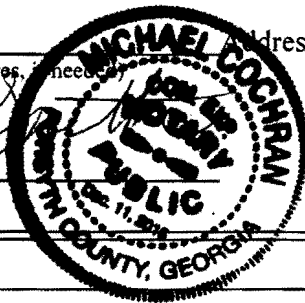
Titleholder Julie Smith Phone # 770-650-9492 E-mail _____

Signature Julie Smith Address: 4030 Chapel Grove Dr, Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

Christopher M. Smith Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____



Present Zoning of Property _____

Location 4030 Chapel Grove Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183 District 16th Size of Tract 2.355 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.

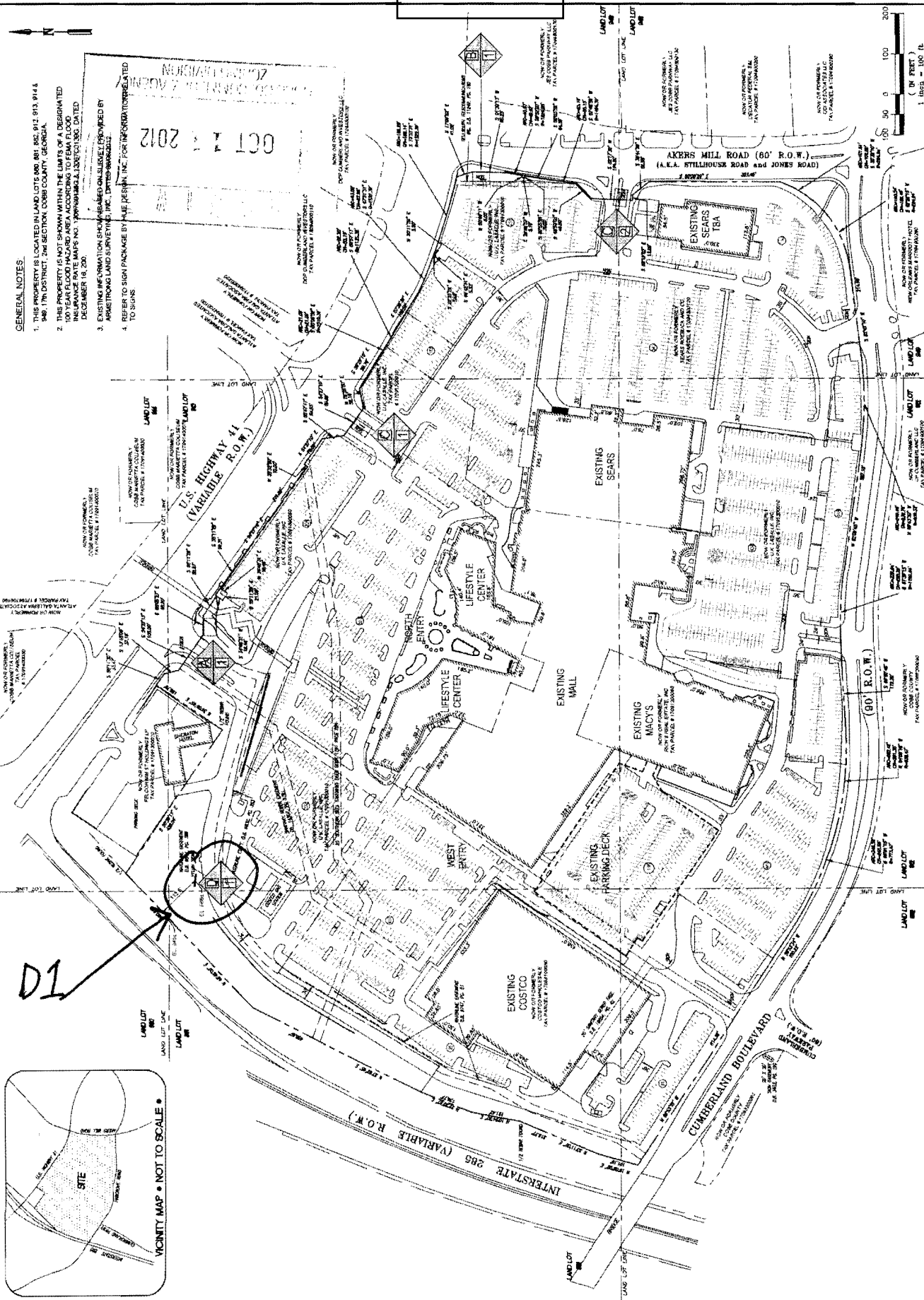
Size of Property 15,478 sq ft Shape of Property ☒ Topography of Property _____ Other ☒

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.

Without a Variance the unnecessary hardship for this lot is due to the shape and the lot being on the exterior of the subdivision and carrying an undisturbed 30ft. Buffer on the rear which would not leave any room for building a pool of any usable size.

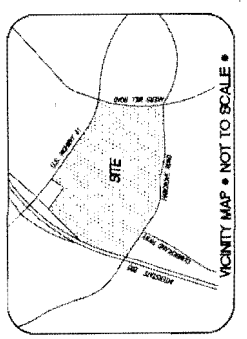
List type of variance requested: _____

Rear Side Yard Variance



GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN LAND LOTS 900, 901, 902, 913, 914 & 940, 17th DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA.
2. THIS PROPERTY IS NOT SHOWN WITHIN THE LIMITS OF A DESIGNATED HISTORIC DISTRICT OR LANDMARK. THE PROPERTY IS NOT ELIGIBLE FOR AN INSURANCE RATE MAPS AND ZONING MAPS. THE PROPERTY IS NOT ELIGIBLE FOR AN INSURANCE RATE MAPS AND ZONING MAPS.
3. EXISTING INFORMATION SHOWN ON THIS PLAN IS PROVIDED BY THE PROPERTY OWNER AND IS NOT GUARANTEED BY THE ENGINEER.
4. REFER TO SIGN PACKAGE BY THE DESIGN INC. FOR INFORMATION RELATED TO SIGNS.



D1



APPLICANT: Cumberland Mall, LLC

PHONE: 312-960-2954

REPRESENTATIVE: Andrew P. Massman

PHONE: 312-960-2954

TITLEHOLDER: Cumberland Mall, LLC

PROPERTY LOCATION: Bounded by Cobb

Parkway, Akers Mill Road, Cumberland Boulevard, and
Interstate 285.

PETITION No.: V-100

DATE OF HEARING: 12-12-2012

PRESENT ZONING: PSC, CRC, RRC

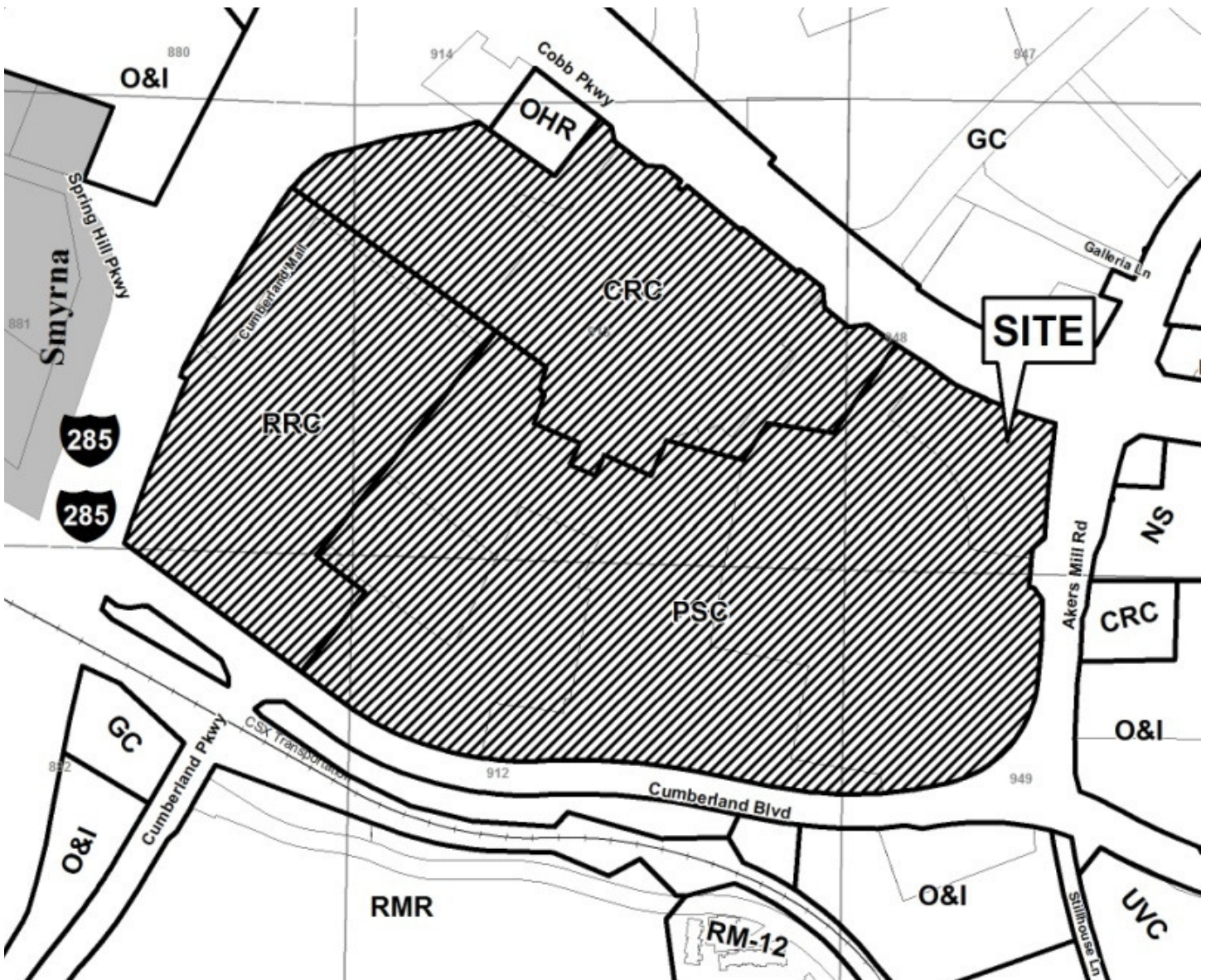
LAND LOT(S): 881, 882, 912, 913, 948,
949

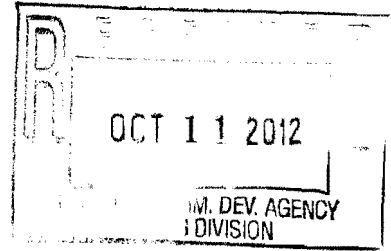
DISTRICT: 17

SIZE OF TRACT: 21.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Increase the allowable message portion of a sign from 32 square feet to 377.5 square feet; 2) increase the height of a free standing sign within 660 feet of an interstate from 35 feet to 54.5 feet; and 3) allow a pole mounted sign within 660 feet of an interstate highway.





Application for Variance Cobb County

(type or print clearly)

Application No. V-100
Hearing Date: 12/12/12

Applicant Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@ggp.com

Andrew. P. Massman, V.P. & Sr. General Counsel Address 110 North Wacker Drive, Chicago, IL 60606
(representative's name, printed) (street, city, state and zip code)

(See Attached) Phone # Same as Above E-mail Same as above
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@ggp.com

Signature (See Attached) Address: 110 North Wacker Drive, Chicago, 60606
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property PSC- Planned Shopping Center District

Location Cumberland Mall, between I-285 and the Sheraton Hotel on Hwy 41 at the same location as the existing pylon sign
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 913 District 17th District, 2nd Section Size of Tract 21.63 +/- 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 21.63+/- Shape of Property odd-shaped Topography of Property very steep at Sign must be
barbell sign location visible from
Other I-285

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

List type of variance requested: See Attached

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

V-100

P 404.583.2255

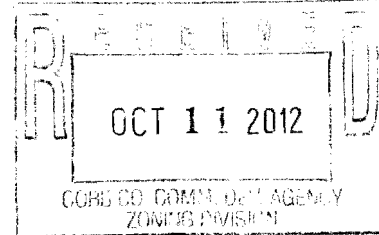
WENDY@WSBUTLERLAW.COM

F 925.364.2701

VIA: Hand Delivery

October 11, 2012

Mr. John Pederson, Manager
Cobb County Department of Community Development
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



RE: Supplemental Materials for Variance Application for a Digital Pylon Sign on the Property Known as Cumberland Mall, at the 21.63 +/- Acre Property Located at the Eastern Right-of-way of I-285 and just South of the Sheraton Hotel Property, In Land Lot 913, 17th District, 2nd Section, (the "Subject Property") Owned by Cumberland Mall, LLC ("Owner" and "Applicant")

Dear Mr. Pederson,

I am writing on behalf of Cumberland Mall, LLC c/o General Growth Properties, Inc. to provide this supplemental information to the Variance Application that is filed with this letter. In 2005 Cumberland Mall was approved for a schedule of exterior signage. (See Attached Exhibit A, Sign Location Plan- Existing Signs). Today, the Owner would like to update some of that signage and add additional signage to improve visibility, aesthetics and respond to the changing conditions that have occurred since the previous approval. (See Attached Exhibit B, Sign Location Plan- Existing Signs). Specifically, the Owner is submitting three Applications for signage on three different properties at the Cumberland Mall to amend the schedule of signs that was approved for the entire mall property in 2005. (See Attached Exhibit C, Sign Schedule Comparing the 2005 Approvals to the 2012 Proposed Signage). This letter accompanies one of those three applications.

This letter is intended to accompany the Application for a sign variance to allow a new digital smaller and lower pylon sign to be added in between the support structures of the existing pylon sign. The sign is identified as location "D-1" on the attached Site Plan prepared by Atkins, dated 9_14_12. The proposed sign is shown in the rendering on the attached Exhibit F.

The proposed sign is double sided and has a total sign face area of 337.50 square feet with 35' tall support structures located under and in between the existing pylon sign as shown in Exhibit F, et. The digital pylon would be visible to travelers while providing more up to date information than the existing static pylon sign.

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

P 404.583.2255

WENDY@WSBUTLERLAW.COM

F 925.364.2701

The Application form, page 1, requests information about the hardship as provided in Section 134-94, that make create an unnecessary hardship for the owner of this particular piece of property should the Owner have to compliance with the terms of the ordinance without relief from the requested variances. The Applicant requests a variance from Section 134-314 to allow additional signage beyond what was approved in the 2005 sign package.

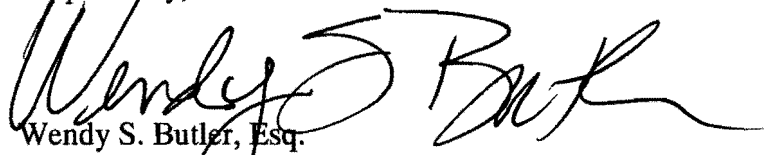
Due to the steep difference in the grade from the I-285 right of way up to the Subject Property creates extraordinary and exception conditions pertaining to the particular piece due to its size, shape and topography. The sign meets the requirements for a digital pylon sign as it is located within 600' of the I-285 right of way but exceeds the maximum square footage approved in the 2005 approval and that allowed in 134-313. The application of this chapter to this particular piece of property would create an unnecessary hardship which is particular to this piece of property. Further, approving the requested variance would not cause a substantial detriment to the public and would in fact increase safety of those drivers who are moving through the intersection at the speed limit and attempting to locate the mall property.

For the reasons stated above the Applicant/Owner respectfully request that the staff support and the Board of Zoning Appeals approve this Application for a replacement monument sign on the Subject Property.

Should the staff or any member of the Board need additional information or wish to discuss, please feel free to contact the Applicant or me directly.

With best regards, I am

Respectfully,


Wendy S. Butler, Esq.
Counsel to Cumberland Mall, LLC c/o
General Growth Properties

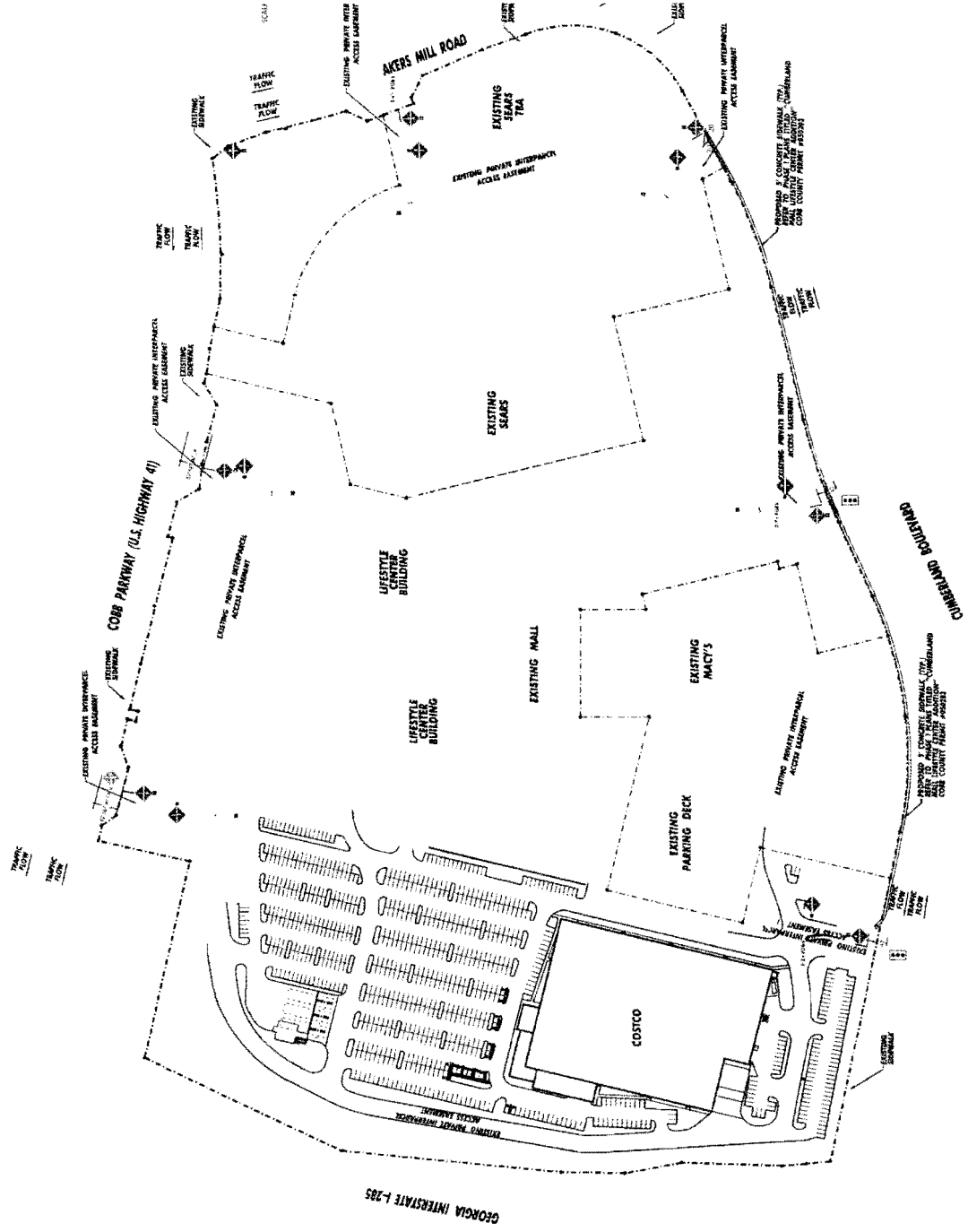
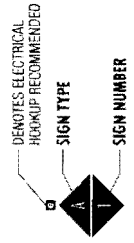
Cc: Andrew P. Massman, GGP
Lee Thorpe, GGP
Robert Lynn, GGP
Sarah Coleman, Huie Design

Sign Location Plan

EXISTING SIGNS (2005 PLAN)

EXTERIOR SIGNAGE

- A. MAIN IDENTITY WALL 120 V
- B. VERTICAL MONUMENT SIGN 120 V
- C. MONUMENT SIGN 120 V
- D. VEHICULAR DIRECTIONAL 120 V
- E. MAIL ENTRY 120 V
- F. FOOD COURT ENTRY 120 V
- G. WALL MOUNTED DISCLAIMER
- H. POST AND PANEL DISCLAIMER
- I. ELEVATOR ID
- J. DIRECTORY GSP TO SPECIFY 120 V
- K. PEDESTRIAN DIRECTIONAL
- L. ENTRY MONUMENT SIGN
- M. POST AND PANEL SIGNS



SQ. FT. COMPARISON

2005 VARIANCE APPROVED										2011 PROPOSED SIGNAGE									
SIGN DESCRIPTION	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS					
Existing Freeway Sign		1	444.00	444.00	0.00	0.00			1	444.00	444.00	0.00	0.00						
Now ID on New Curved Retaining Wall		0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00						
New Main ID on Existing Wall	A	1	118.13	118.13	0.00	0.00			1	118.13	118.13	0.00	0.00						
Vertical Monument	B	1	28.95	28.95	176.62	176.62			1	28.95	28.95	176.62	176.62	Replace with new ST-8 below					
Horizontal Monument	C	5	18.24	91.20	35.40	222.00			5	18.24	91.20	35.40	222.00						
Vehicle Directional Monument on Wall	D-5	1	1.00	0.00	0.00	0.00	Not included in the square foot calculations		1	1.00	0.00	0.00	0.00	Not included in the square foot calculations					
Vehicle Directional Monument	D-1,2,3,4 & 6	5	5.00	0.00	0.00	0.00	Not included in the square foot calculations		5	5.00	0.00	0.00	0.00	Not included in the square foot calculations					
Main Entry ID	E-1	2	62.03	124.06	0.00	0.00			2	62.03	124.06	0.00	0.00						
Good Court Entry ID	F	1	115.00	115.00	0.00	0.00			1	115.00	115.00	0.00	0.00						
Not Used	G	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00						
Not Used	H	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00						
Not Used	I	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00						
Not Used	J	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00						
Underpass Directional	K	2	2.00	0.00	0.00	0.00	Not included in the square foot calculations		2	2.00	0.00	0.00	0.00	Not included in the square foot calculations					
Entry Sign	L	1	6.00	6.00	6.00	6.00			1	6.00	6.00	6.00	6.00						
Regulatory Post and Panel	M	4	4.00	0.00	0.00	0.00	Not included in the square foot calculations		4	4.00	0.00	0.00	0.00	Not included in the square foot calculations					
Regulatory Blade Mount	M	4	4.00	0.00	0.00	0.00	Not included in the square foot calculations		4	4.00	0.00	0.00	0.00	Not included in the square foot calculations					
Entry Door Vinyl	O	4	4.00	0.00	0.00	0.00	Not included in the square foot calculations		4	4.00	0.00	0.00	0.00	Not included in the square foot calculations					
SUBTOTAL EXISTING SIGNAGE				927.34	2694.62						869.44	2341.38							
2011 PROPOSED SIGNAGE																			
STATIC																			
Primary ID - Good Parkway	A1	1	110.25	110.25	250.00	250.00			1	110.25	110.25	250.00	250.00						
ALL Primary ID - Along Wall / Hwy 41	B1-ALL	1	194.00	194.00	242.33	242.33	Shed to as large size due to 10 foot clearance only area above street level count for sq footage calculations		1	194.00	194.00	242.33	242.33						
ORBITAL																			
Primary Entry - Digital Screen	D1	1	357.50	357.50					1	357.50	357.50								
SUBTOTAL PROPOSED SIGNAGE											641.75								
SUBTOTAL PRIMARY ID NOT INCLUDED IN TOTALS																			
TOTAL											1511.19		2613.71						

EXTERIOR SIGNAGE

- A. PRIMARY ID - COBB PKWAY 120 V
B. PRIMARY ID - AKERS MILL / HWY 41 120 V
C. NOT USED
D. PRIMARY ID - PYLON 120 V
E. NOT USED



Primary ID - Pylon

SIGN TYPE D

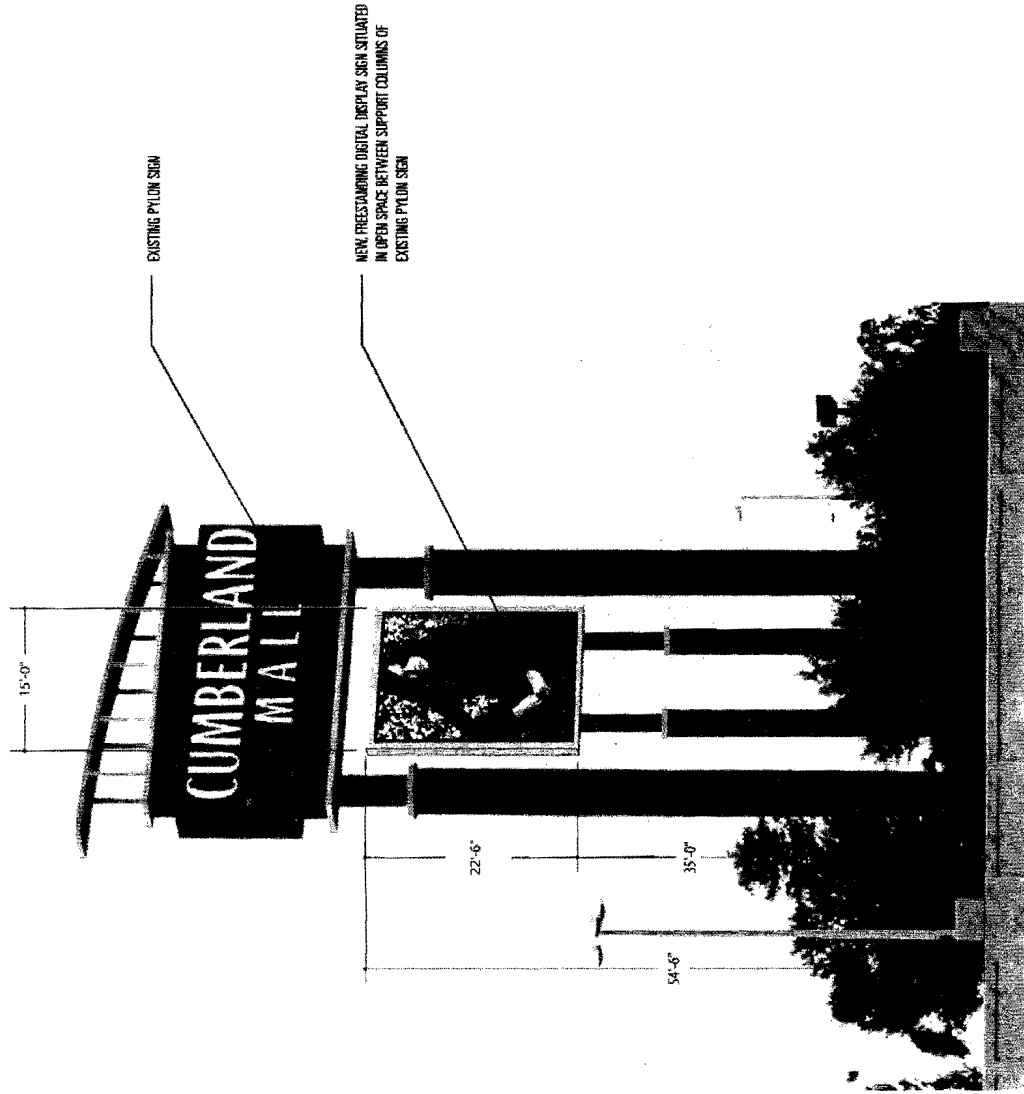
SQUARE FT. CALCULATIONS

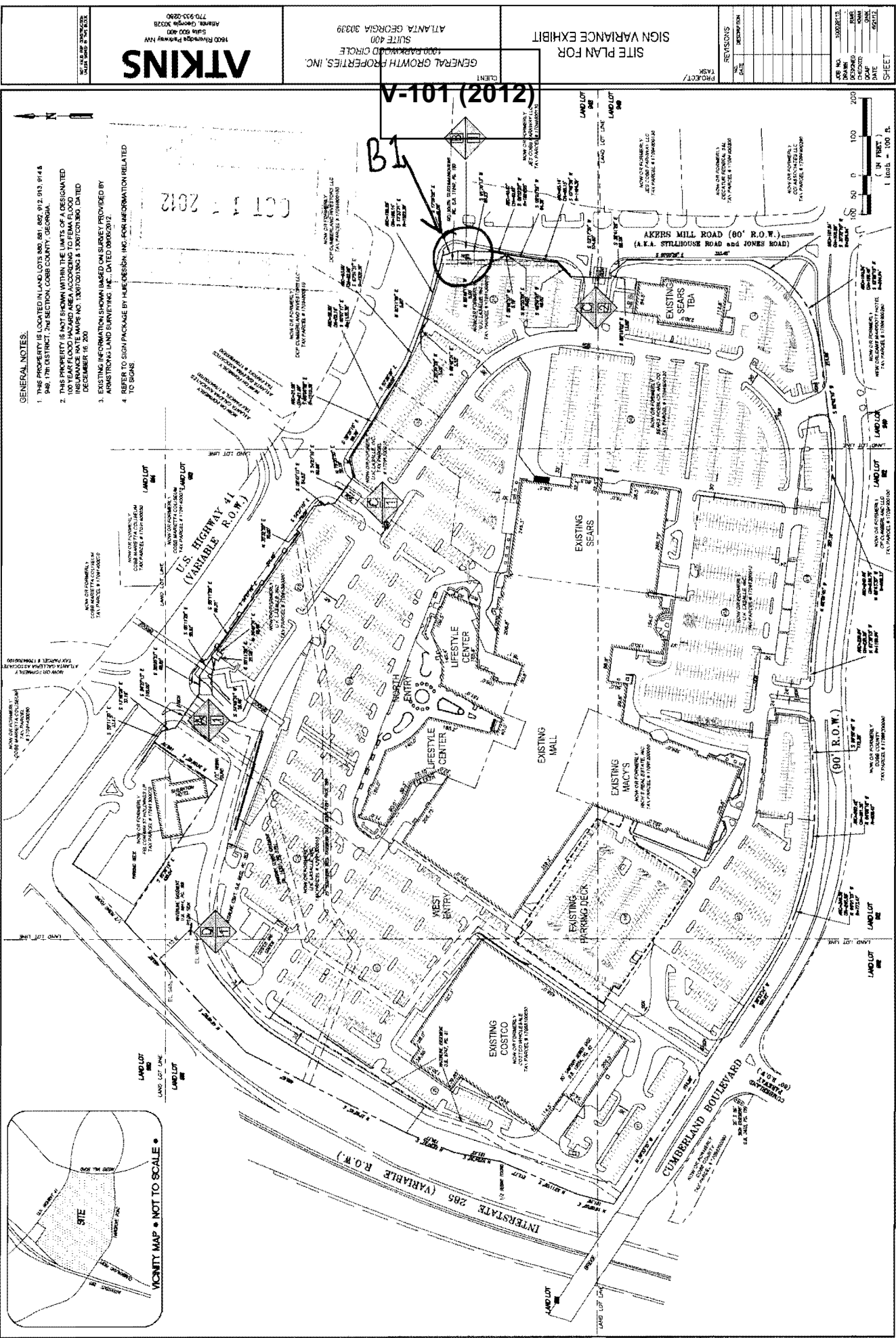
EXISTING PYLON

8'-0" X 27'-0" = 216 SQ. FT.

DIGITAL DISPLAY

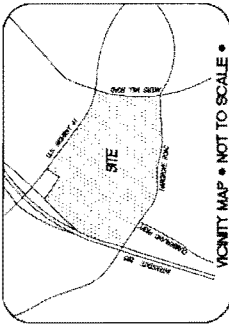
15'-0" X 22'-6" = 337.5 SQ. FT.





GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN LAND LOTS 881, 882, 912, 913, 914 & 948, 17th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA.
2. THIS PROPERTY IS NOT SHOWN WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 13070101800 & 13070101800, DATED DECEMBER 16, 2000.
3. EXISTING INFORMATION SHOWN BASED ON SURVEY PROVIDED BY ADAMSON'S LAND SURVEYING, INC., DATED 08/06/2012.
4. REFER TO SIGN PACKAGE BY HUE DESIGN, INC. FOR INFORMATION RELATED TO SIGNS.



ATKINS

1500 Rounsfeld Parkway NW
Atlanta, Georgia 30328
770.333.2280

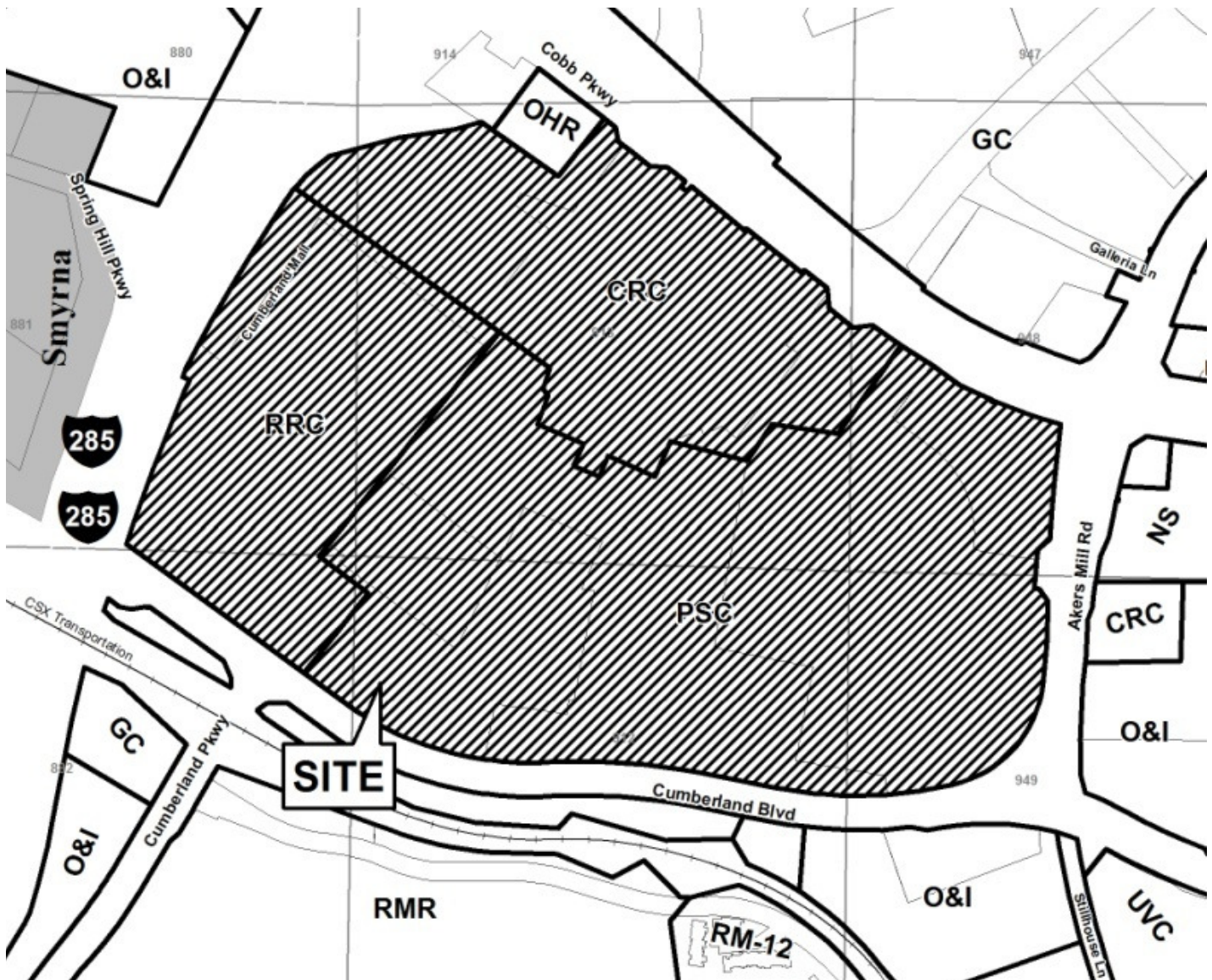
GENERAL GROWTH PROPERTIES, INC.
1000 PARKWOOD CIRCLE
SUITE 400
ATLANTA, GEORGIA 30339

SITE PLAN FOR
SIGN VARIANCE EXHIBIT

REVISIONS	DATE	DESCRIPTION
1	08/06/2012	ISSUED FOR PERMIT
2	08/06/2012	ISSUED FOR PERMIT
3	08/06/2012	ISSUED FOR PERMIT
4	08/06/2012	ISSUED FOR PERMIT
5	08/06/2012	ISSUED FOR PERMIT
6	08/06/2012	ISSUED FOR PERMIT
7	08/06/2012	ISSUED FOR PERMIT
8	08/06/2012	ISSUED FOR PERMIT
9	08/06/2012	ISSUED FOR PERMIT
10	08/06/2012	ISSUED FOR PERMIT

(2012) 101-A

APPLICANT:	<u>Cumberland Mall, LLC</u>	PETITION No.:	<u>V-101</u>
PHONE:	<u>312-960-2954</u>	DATE OF HEARING:	<u>12-12-2012</u>
REPRESENTATIVE:	<u>Andrew P. Massman</u>	PRESENT ZONING:	<u>PSC, CRC, RRC</u>
PHONE:	<u>312-960-2954</u>	LAND LOT(S):	<u>881, 882, 912, 913, 948, 949</u>
TITLEHOLDER:	<u>Cumberland Mall, LLC</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>Bounded by Cobb Parkway, Akers Mill Road, Cumberland Boulevard, and Interstate 285.</u>	SIZE OF TRACT:	<u>2.9 acres</u>
TYPE OF VARIANCE:	<u>Increase the maximum allowable signage for a monument based sign for sign B1.</u>		



Application for Variance Cobb County

OCT 15 2012

(type or print clearly)

Application No. V-101
Hearing Date: 12/12/12

Applicant Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@GGP.com

Andrew P. Massman, V.P. & Sr. General Counsel Address 110 North Wacker Drive, Chicago, IL 60606
(representative's name, printed) (street, city, state and zip code)

See Attached Phone # same as above E-mail same as above
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@GGP.com

Signature See Attached Address: 110 North Wacker Drive, Chicago, IL 60606
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property PSC- Planned Shopping Center District

Location Southwestern corner of Hwy. 41 & Akers Mill Road close to the existing vertical monument sign
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 948 District 17th District, 2nd Section Size of Tract 2.9 +/- Acres 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 2.9 +/- Acres Shape of Property triangular Topography of Property very steep
along the r.o.w of an intersection slope Other _____

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

List type of variance requested: See Attached

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

V-101

P 404.583.2255

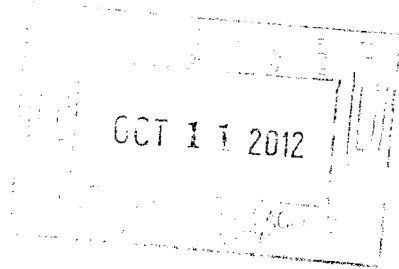
WENDY@WSBUTLERLAW.COM

F 925.364.2701

VIA: Hand Delivery

October 11, 2012

Mr. John Pederson, Manager
Cobb County Department of Community Development
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



RE: Supplemental Materials for Variance Application for a Replacement Horizontal Monument Sign on the Property Known as Cumberland Mall, at the 2.9 +/- Acre Property Located at the Southwestern Corner of the Intersection of Hwy 41 and Akers Mill Road, In Land Lot 948, 17th District, 2nd Section, (the "Subject Property") Owned by Cumberland Mall, LLC ("Owner" and "Applicant")

Dear Mr. Pederson,

I am writing on behalf of Cumberland Mall, LLC c/o General Growth Properties, Inc. to provide this supplemental information to the Variance Application that is filed with this letter. In 2005 Cumberland Mall was approved for a schedule of exterior signage. (See Attached Exhibit A, Sign Location Plan- Existing Signs). Today, the Owner would like to update some of that signage and add additional signage to improve visibility, aesthetics and respond to the changing conditions that have occurred since the previous approval. (See Attached Exhibit B, Sign Location Plan- Existing Signs). Specifically, the Owner is submitting three Applications for signage on three different properties at the Cumberland Mall to amend the schedule of signs that was approved for the entire mall property in 2005. (See Attached Exhibit C, Sign Schedule Comparing the 2005 Approvals to the 2012 Proposed Signage). This letter accompanies one of those three applications.

This letter is intended to accompany the Application for a sign variance to allow a horizontal monument sign to replace the existing vertical monument sign on the 2.9 +/- acre property located at the southwestern corner of the Intersection of Highway 41 and Akers Mill Road. The replacement monument sign is identified as location "B-1" on the attached Site Plan prepared by Atkins, dated 9_14_12. The existing vertical monument sign as well as the proposed location of the new sign is shown on the attached Exhibit D. As you can see from Exhibit D the replacement sign is being relocated to accommodate the steep slope at this intersection and redesigned to better accommodate that slope and improve visibility.

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

P 404.583.2255

WENDY@WSBUTLERLAW.COM

F 925.364.2701

The proposed sign is a 5'-6" painted aluminum base with 3'-0" by 36'-9" internally illuminated channel letters as shown on the rendering at (See Attached Exhibit E, Sign Monument Sign Rendering). The area of the sign face would be 110.25 square feet. The steep slope of the right-of-way requires that the sign base actually include an additional ten feet (10') on the base that would not be visible from the road because the road bed begins at that point ten feet above the elevation of the embankment at the edge of the right-of-way.

The Application form, page 1, requests information about the hardship as provided in Section 134-94, that make create an unnecessary hardship for the owner of this particular piece of property should the Owner have to compliance with the terms of the ordinance without relief from the requested variances. The Applicant requests a variance from Section 134-314 to allow additional signage beyond what was approved in the 2005 sign package.

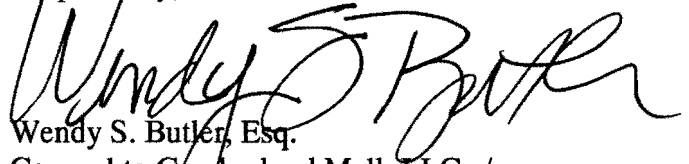
Due to the 10' difference in the road bed grade and the Subject Property as well as the steep slope from the right-of-way embankment below the road bed then immediately up to the Subject Property creates extraordinary and exception conditions pertaining to the particular piece due to its size, shape and topography. The application of this chapter to this particular piece of property would create an unnecessary hardship which is particular to this piece of property. Further, approving the requested variance would not cause a substantial detriment to the public and would in fact increase safety of those drivers who are moving through the intersection at the speed limit and attempting to locate the mall property.

For the reasons stated above the Applicant/Owner respectfully request that the staff support and the Board of Zoning Appeals approve this Application for a replacement monument sign on the Subject Property.

Should the staff or any member of the Board need additional information or wish to discuss, please feel free to contact the Applicant or me directly.

With best regards, I am

Respectfully,


Wendy S. Butler, Esq.
Counsel to Cumberland Mall, LLC c/o
General Growth Properties

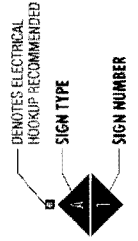
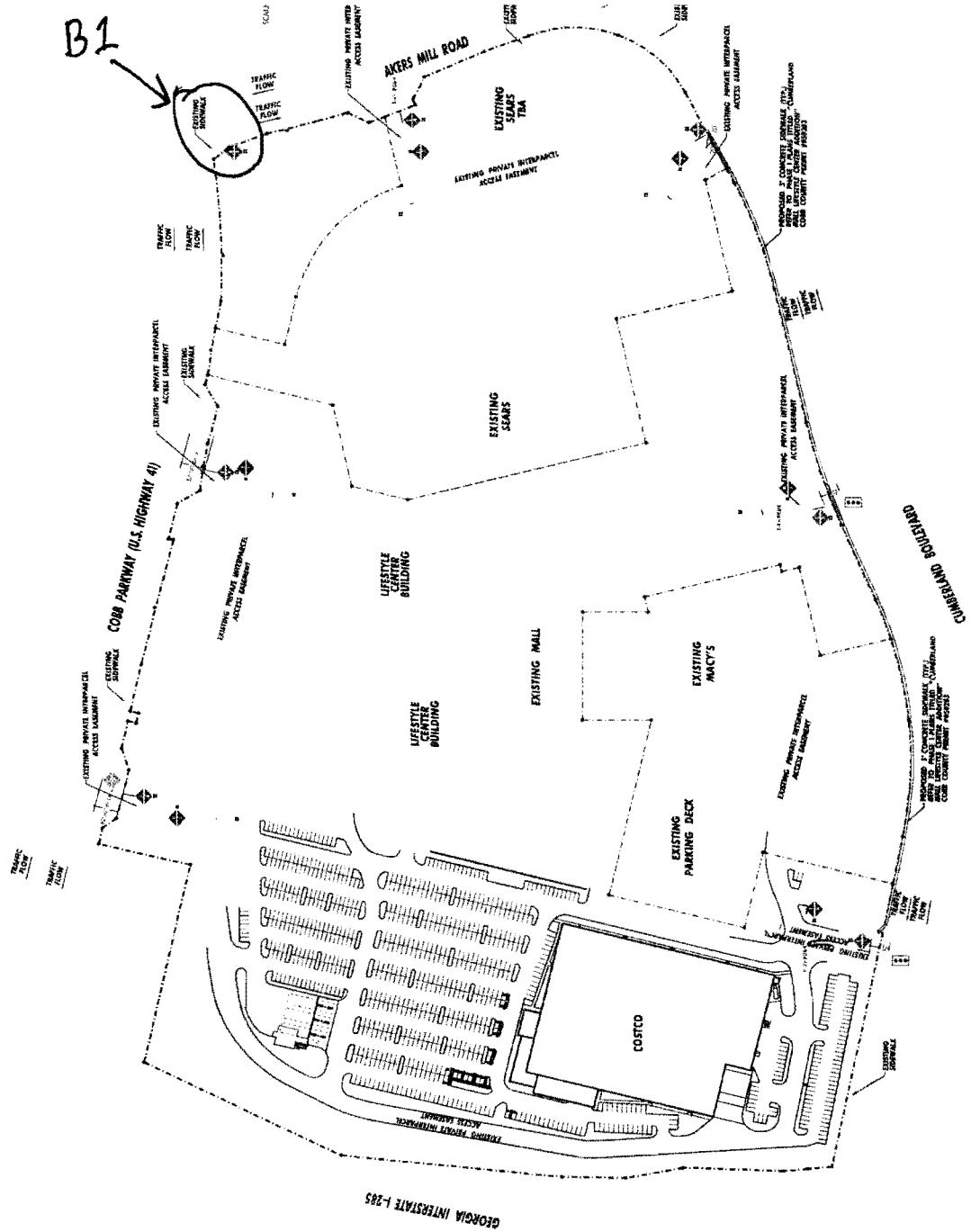
Cc: Andrew P. Massman, GGP
Lee Thorpe, GGP
Robert Lynn, GGP
Sarah Coleman, Huie Design

Sign Location Plan

EXISTING SIGNS (2005 PLAN)

EXTERIOR SIGNAGE

- A. MAIN IDENTITY WALL 120 V
- B. VERTICAL MONUMENT SIGN 120 V
- C. MONUMENT SIGN 120 V
- D. VEHICULAR DIRECTIONAL 120 V
- E. MALL ENTRY 120 V
- F. FOOD COURT ENTRY 120 V
- G. WALL MOUNTED DISCLAIMER
- H. POST AND PANEL DISCLAIMER
- I. ELEVATOR ID
- J. DIRECTORY GO TO SPECIFY 120 V
- K. PEDESTRIAN DIRECTIONAL
- L. ENTRY MONUMENT SIGN
- M. POST AND PANEL SIGNS



SQ. FT. COMPARISON

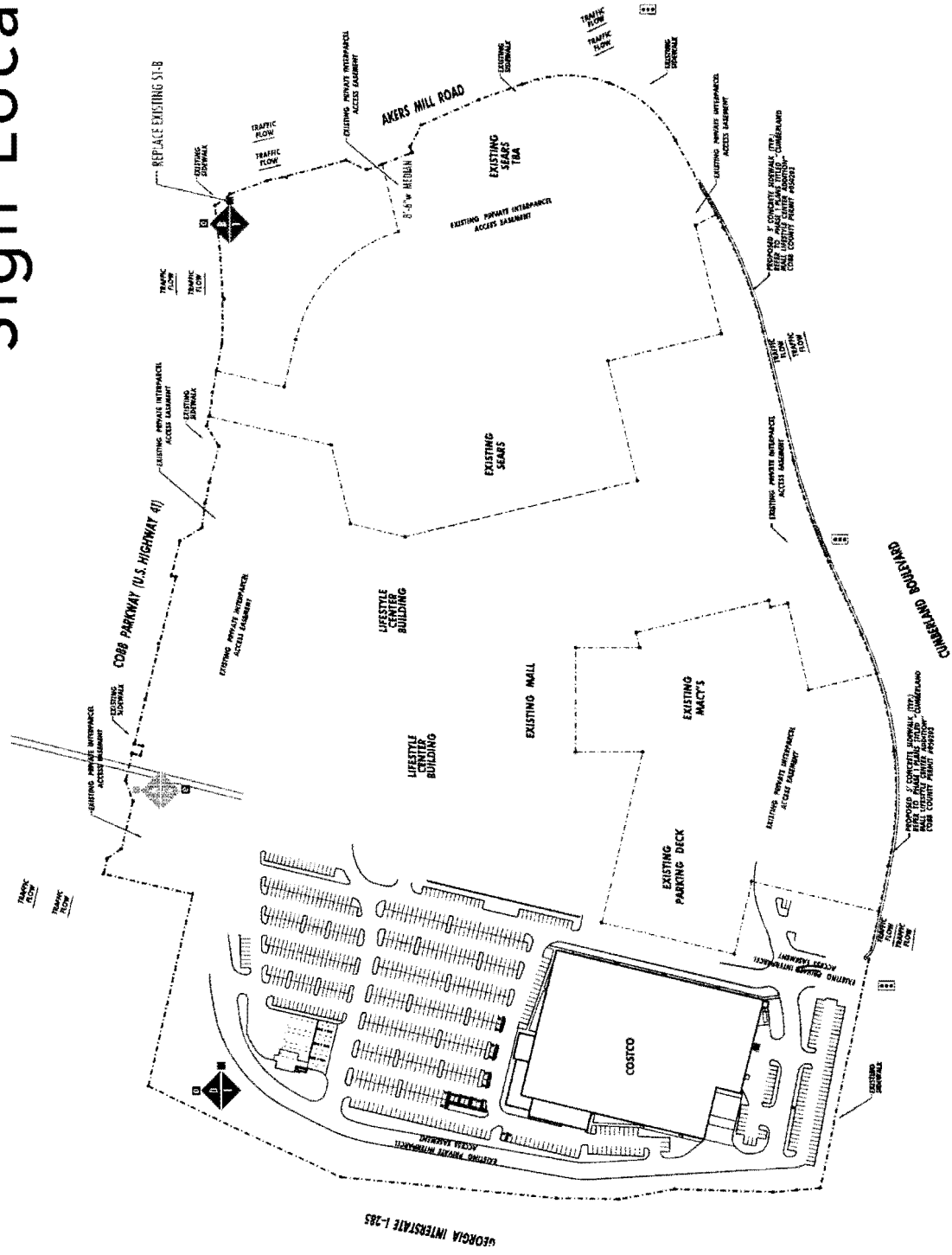
2005 VARIANCE APPROVED														2011 PROPOSED SIGNAGE			
SIGN DESCRIPTION	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS			
Existing Entrance Sign		1	444.00	444.00	2040.00	2040.00			1	444.00	444.00	2040.00	2040.00				
New ID on New Curved Retaining Wall		0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00				
New Main ID on Existing Wall	A	1	118.13	118.13	0.00	0.00			1	118.13	118.13	0.00	0.00				
Vertical Monument	B	1	28.95	28.95	176.42	176.42			1	28.95	28.95	176.42	176.42	Not included in the square foot calculations			
Horizontal Monument	C	5	18.24	91.20	94.40	472.00			5	18.24	91.20	94.40	472.00				
Unidirectional Monument on Wall	D-5	1	134C	0.00	0.00	0.00	Not included in the square foot calculations		1	134C	0.00	0.00	0.00	Not included in the square foot calculations			
Unidirectional Monument	D-1, 2, 3, 4 & 5	5	54NC	0.00	0.00	0.00	Not included in the square foot calculations		5	54NC	0.00	0.00	0.00	Not included in the square foot calculations			
Main Entry ID	E-1	2	62.03	124.06	0.00	0.00			2	62.03	124.06	0.00	0.00				
Guest Court Entry ID	F	1	115.00	115.00	0.00	0.00			1	115.00	115.00	0.00	0.00				
Sign Used	G	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00				
Sign Used	H	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00				
Sign Used	I	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00				
Sign Used	J	0	0.00	0.00	0.00	0.00			0	0.00	0.00	0.00	0.00				
Pedestrian Directional	K	2	24NC	0.00	0.00	0.00	Not included in the square foot calculations		2	24NC	0.00	0.00	0.00	Not included in the square foot calculations			
Entry Sign	L	1	5.00	5.00	5.00	5.00			1	5.00	5.00	5.00	5.00				
Regulatory Post and Panel	M	4	4NC	0.00	0.00	0.00	Not included in the square foot calculations		4	4NC	0.00	0.00	0.00	Not included in the square foot calculations			
Regulatory Blank Mount	N	4	4NC	0.00	0.00	0.00	Not included in the square foot calculations		4	4NC	0.00	0.00	0.00	Not included in the square foot calculations			
Entry Door Vinyl	O	4	4NC	0.00	0.00	0.00	Not included in the square foot calculations		4	4NC	0.00	0.00	0.00	Not included in the square foot calculations			
SUBTOTAL EXISTING SIGNAGE			927.33	927.33	2094.62	2094.62				869.44	869.44	2341.38	2341.38				
2011 PROPOSED SIGNAGE																	
Static																	
Primary ID - Core Parkway	A1	1	118.25	118.25	225.00	225.00			1	118.25	118.25	225.00	225.00				
Primary ID - Avenue 1 Hwy 41	B1-A1	1	194.00	194.00	202.33	202.33			1	194.00	194.00	202.33	202.33	Not included in the square foot calculations. May require street front front for sq footage calculations			
Digital																	
Primary Entry Digital Screen	D1	1	337.30	337.30					1	337.30	337.30						
SUBTOTAL PROPOSED SIGNAGE										641.75	641.75		902.33				
TOTAL																	
										1511.19		2643.71	2643.71				

Sign Location Plan

PROPOSED SIGNS

EXTERIOR SIGNAGE

- A. PRIMARY ID - COBB PKWAY 120 V
- B. PRIMARY ID - AKERS MILL / HWY 41 120 V
- C. NOT USED
- D. PRIMARY ID - PYLON 120 V
- E. NOT USED



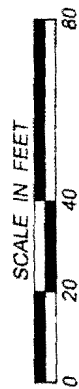
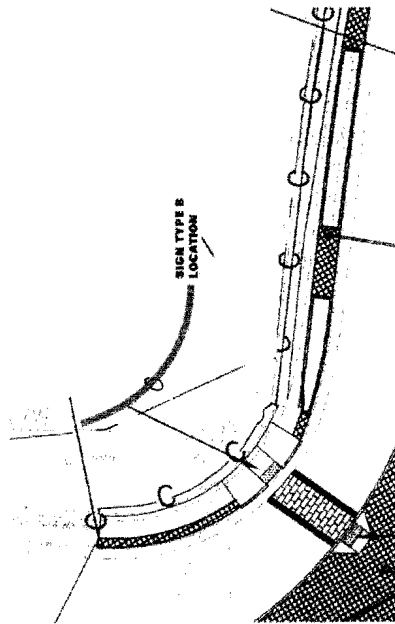
Primary ID - Akers Mill/HWY 41

SIGN TYPE B

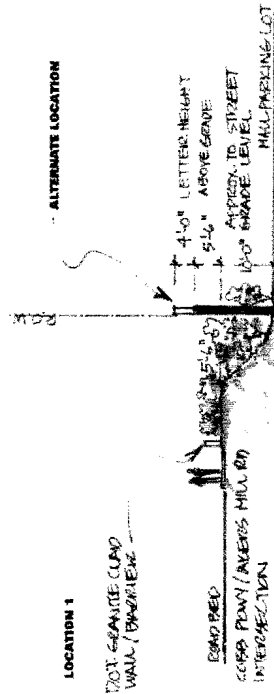
SQUARE FT. CALCULATIONS:
LOCATION 1 ID LETTERS
3'-0" X 36'-9" = 110.25 SQ. FT. SIGN AREA



EXISTING SIGN



LOCATION PLAN VIEW



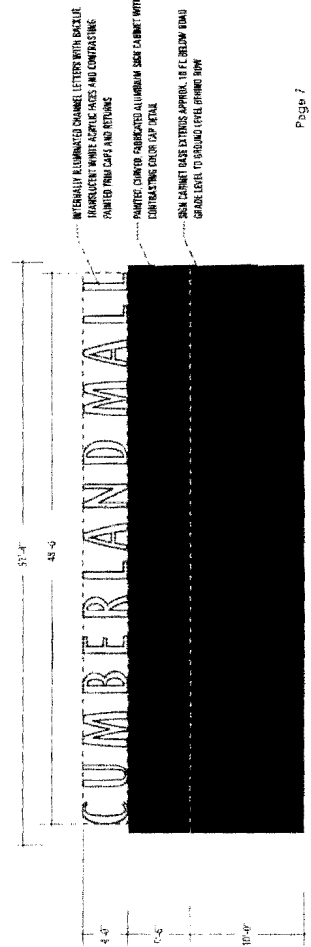
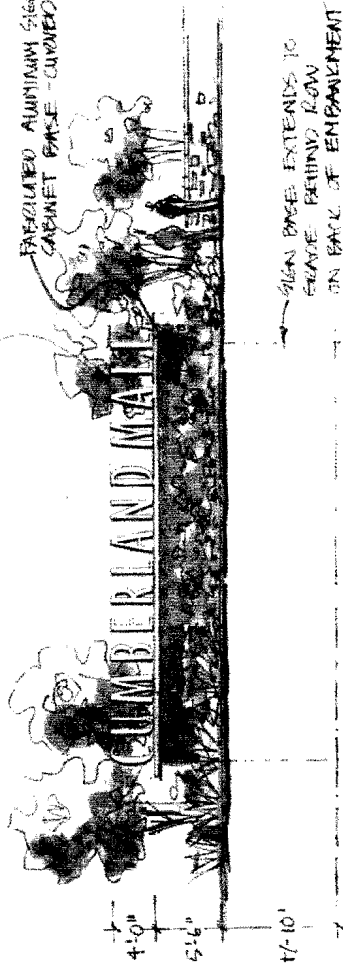
LOCATION SECTION VIEW

INTERIALLY ILLUMINATED CHANNEL LETTERS STANDING UP MOUNT TO SIGN CABINET TOP (4'-0" CAP HEIGHT)

FABRICATED ALUMINUM SIGN CABINET BASE - CURVED

SIGN BASE EXTENDS TO GRADE BEHIND ROW ON BACK OF EMBANKMENT

ELEVATION - LOCATION



SIGN TYPE B - MAIN ENTRY ID FLAT ELEVATION

APPLICANT: Cumberland Mall, LLC

PHONE: 312-960-2954

REPRESENTATIVE: Andrew P. Massman

PHONE: 312-960-2954

TITLEHOLDER: Cumberland Mall, LLC

PROPERTY LOCATION: Bounded by Cobb

Parkway, Akers Mill Road, Cumberland Boulevard, and
Interstate 285.

PETITION No.: V-102

DATE OF HEARING: 12-12-2012

PRESENT ZONING: PSC, CRC, RRC

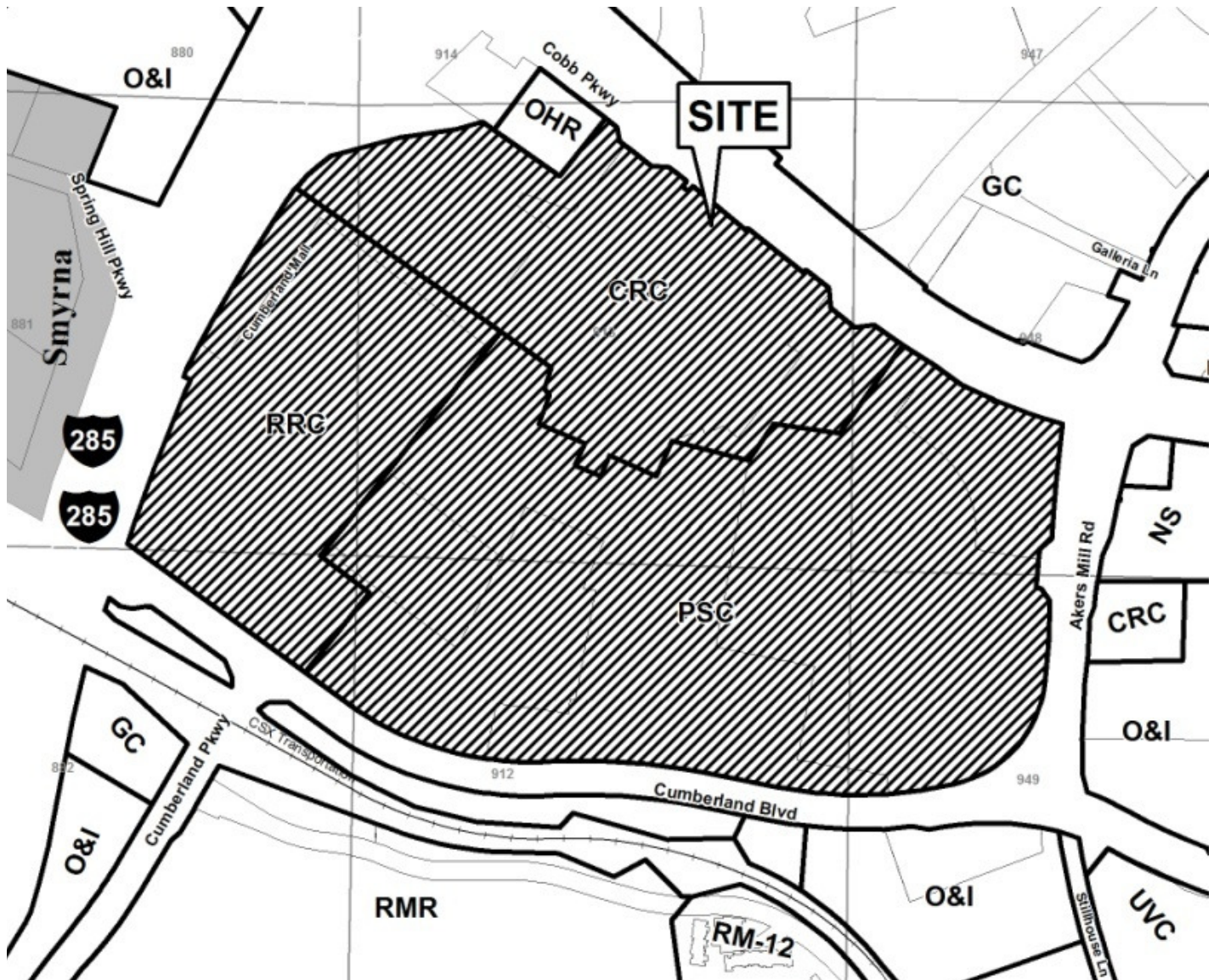
LAND LOT(S): 881, 882, 912, 913, 948,
949

DISTRICT: 17

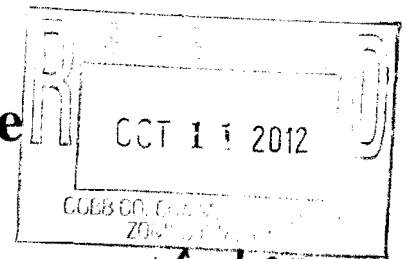
SIZE OF TRACT: 11 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable signage for a monument based sign for sign A1.



Application for Variance Cobb County



(type or print clearly)

Application No. V-102

Hearing Date: _____

Applicant Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@GGP.com

Andrew P. Massman, V.P & Sr. General Counsel Address 110 North Wacker Drive, Chicago, IL 60606
(representative's name, printed) (street, city, state and zip code)

See Attached Phone # same as above E-mail same as above
(representative's signature)

Signed, sealed and delivered in presence of: _____

My commission expires: _____

Notary Public

Titleholder Cumberland Mall, LLC Phone # 312-960-2954 E-mail Andrew.Massman@GGP.com

Signature See Attached Address: 110 North Wacker Drive, Chicago, IL 60606
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of: _____

My commission expires: _____

Notary Public

Present Zoning of Property PSC- Planned Shopping Center District

Location Western-most access drive to Cumberland Mall from Hwy 41
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 913 District 17th District, 2nd Section Size of Tract 11 +/- acres 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 +/- acres Shape of Property surrounds Topography of Property slope along Other _____
odd shape mostly flat parking area with street and sign location
mall structures

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

See Attached

List type of variance requested: See Attached

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

V-102

P 404.583.2255

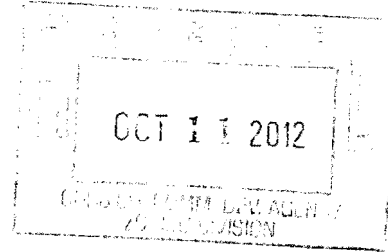
WENDY@WSBUTLERLAW.COM

F 925.364.2701

VIA: Hand Delivery

October 11, 2012

Mr. John Pederson, Manager
Cobb County Department of Community Development
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



RE: Supplemental Materials for Variance Application for a Primary I.D. Monument Sign on the Property Known as Cumberland Mall, on the 11.0+/- Acre Property Located at the southern right-of-way of Hwy 41, In Land Lot 913, 17th District, 2nd Section, (the "Subject Property") Owned by Cumberland Mall, LLC ("Owner" and "Applicant")

Dear Mr. Pederson,

I am writing on behalf of Cumberland Mall, LLC c/o General Growth Properties, Inc. to provide this supplemental information to the Variance Application that is filed with this letter. In 2005 Cumberland Mall was approved for a schedule of exterior signage. (See Attached Exhibit A, Sign Location Plan- Existing Signs). Today, the Owner would like to update some of that signage and add additional signage to improve visibility, aesthetics and respond to the changing conditions that have occurred since the previous approval. (See Attached Exhibit B, Sign Location Plan- Existing Signs). Specifically, the Owner is submitting three Applications for signage on three different properties at the Cumberland Mall to amend the schedule of signs that was approved for the entire mall property in 2005. (See Attached Exhibit C, Sign Schedule Comparing the 2005 Approvals to the 2012 Proposed Signage). This letter accompanies one of those three applications.

This letter is intended to accompany the Application for a sign variance to allow a horizontal monument sign to be located at the western most entrance to the mall property from Highway 41. The monument sign is identified as location "A-1" on the attached Site Plan prepared by Atkins, dated 9_14_12. The proposed vertical monument sign is shown on the attached Exhibit E. As you can see from Exhibit E the sign is being relocated to accommodate the steep slope at the entrance to the mall to better accommodate the curve of the property at this location and better inform travelers of the mall's access at this location.

WENDY BUTLER & ASSOCIATES, LLC
ATTORNEYS AT LAW
1359 BRAWLEY CIRCLE, N.E.
ATLANTA, GEORGIA 30319

P 404.583.2255

WENDY@WSBUTLERLAW.COM

F 925.364.2701

The proposed sign is a 5'-6" painted aluminum base with 3'-0" by 36'-9" internally illuminated channel letters as shown on the rendering at (See Attached Exhibit E, Sign Monument Sign Rendering). The area of the sign face would be 110.25 square feet. The steep slope of the right-of-way requires that the sign base actually include an additional ten feet (10') on the base that would not be visible from the road because the road bed begins at that point ten feet above the elevation of the embankment at the edge of the right-of-way.

The Application form, page 1, requests information about the hardship as provided in Section 134-94, that make create an unnecessary hardship for the owner of this particular piece of property should the Owner have to compliance with the terms of the ordinance without relief from the requested variances. The Applicant requests a variance from Section 134-314 to allow additional signage beyond what was approved in the 2005 sign package.

Due to the 10' difference in the road bed grade and the Subject Property as well as the steep slope from the right-of-way embankment below the road bed then immediately up to the Subject Property creates extraordinary and exception conditions pertaining to the particular piece due to its size, shape and topography. The application of this chapter to this particular piece of property would create an unnecessary hardship which is particular to this piece of property. Further, approving the requested variance would not cause a substantial detriment to the public and would in fact increase safety of those drivers who are moving through the intersection at the speed limit and attempting to locate the mall property.

For the reasons stated above the Applicant/Owner respectfully request that the staff support and the Board of Zoning Appeals approve this Application for a replacement monument sign on the Subject Property.

Should the staff or any member of the Board need additional information or wish to discuss, please feel free to contact the Applicant or me directly.

With best regards, I am

Respectfully,


Wendy S. Butler, Esq.
Counsel to Cumberland Mall, LLC c/o
General Growth Properties

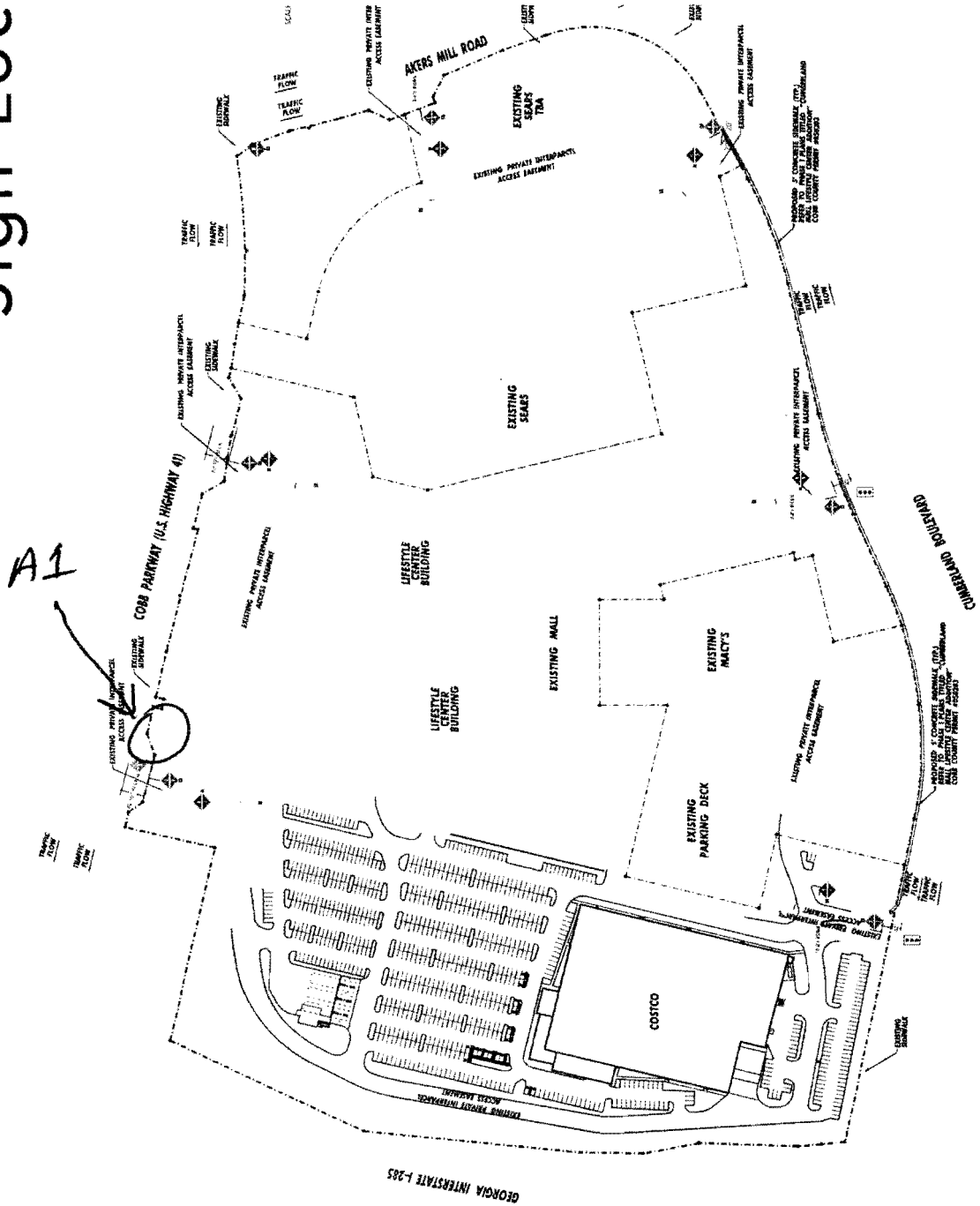
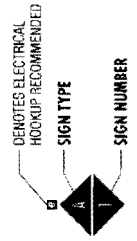
Cc: Andrew P. Massman, GGP
Lee Thorpe, GGP
Robert Lynn, GGP
Sarah Coleman, Huie Design

Sign Location Plan

EXISTING SIGNS (2005 PLAN)

EXTERIOR SIGNAGE

- A. MAIN IDENTITY WALL 120 V
- B. VERTICAL MONUMENT SIGN 120 V
- C. MONUMENT SIGN 120 V
- D. VEHICULAR DIRECTIONAL 120 V
- E. WALL ENTRY 120 V
- F. FOOD COURT ENTRY 120 V
- G. WALL MOUNTED DISCLAIMER
- H. POST AND PANEL DISCLAIMER
- I. ELEVATOR ID
- J. DIRECTORY GGP TO SPECIFY 120 V
- K. PEDESTRIAN DIRECTIONAL
- L. ENTRY MONUMENT SIGN
- M. POST AND PANEL SIGNS



SQ. FT. COMPARISON

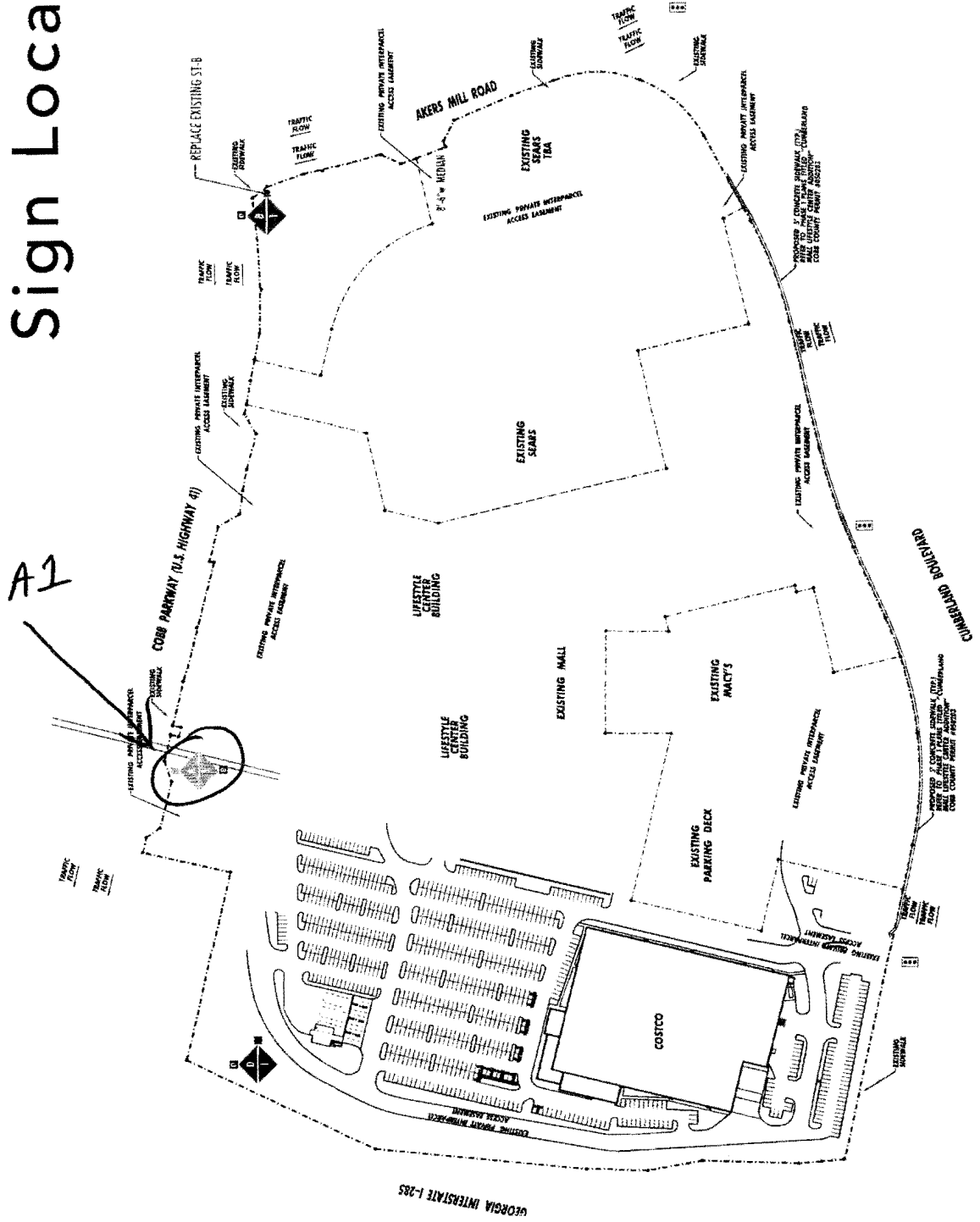
2005 VARIANCE APPROVED														2011 PROPOSED SIGNAGE			
CUMBERLAND MALL SQ. FT. COMPARISON																	
SIGN DESCRIPTION	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS	SIGN TYPE	QTY	SIGN SQ. FT.	SIGN TOTAL	STRUCTURE SQ. FT.	STRUCTURE TOTAL	COMMENTS			
Existing Freeway Pylon		1	444.00	444.00	2040.00	2040.00				444.00	444.00	2040.00	2040.00				
Rem ID of New Curved Retaining Wall		0	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00				
New Main ID on Existing Wall	A	1	118.13	118.13	0.00	0.00		A	1	118.13	118.13	0.00	0.00				
Vertical Monument	B	1	28.95	28.95	176.62	176.62		B	1	28.95	28.95	176.62	176.62	Replace with new 51-B below			
Horizontal Monument	C	5	18.24	91.20	94.40	472.00		C	5	18.24	91.20	94.40	472.00				
Vehicle Directional Monument on Wall	D-5	1	1.00	0.00	0.00	0.00	Not included in the square foot calculations	D-5	1	1.00	0.00	0.00	0.00	Not included in the square foot calculations			
Vehicle Directional Monument	D-1,2,3,4 & 6	5	5.00	0.00	0.00	0.00	Not included in the square foot calculations	D-1,2,3,4 & 6	5	5.00	0.00	0.00	0.00	Not included in the square foot calculations			
Blank Entry ID	E-1	2	62.03	124.06	0.00	0.00		E-1	2	62.03	124.06	0.00	0.00				
Round Court Entry ID	F	1	115.00	115.00	0.00	0.00		F	1	115.00	115.00	0.00	0.00				
Not Used	G	0						G	0								
Not Used	H	0						H	0								
Not Used	I	0						I	0								
Not Used	J	0						J	0								
Pedestrian Directional	K	2	2.00		0.00	0.00	Not included in the square foot calculations	K	2	2.00		0.00	0.00	Not included in the square foot calculations			
Entry Sign	L	1	6.00	6.00	6.00	6.00		L	1	6.00	6.00	6.00	6.00				
Regulatory Post and Panel	M	4	4.00		0.00	0.00	Not included in the square foot calculations	M	4	4.00		0.00	0.00	Not included in the square foot calculations			
Regulatory Blade Mount	N	4	4.00		0.00	0.00	Not included in the square foot calculations	N	4	4.00		0.00	0.00	Not included in the square foot calculations			
Entry Door Vinyl	O	4	4.00		0.00	0.00	Not included in the square foot calculations	O	4	4.00		0.00	0.00	Not included in the square foot calculations			
SUBTOTAL EXISTING SIGNAGE				927.34	2094.62							869.44	2341.38				
2011 PROPOSED SIGNAGE																	
STATIC																	
Primary ID - Court Parkway	A1	1	110.25	110.25				A1	1	110.25	110.25	220.00	220.00				
ALT Primary ID - Alerts Mill / Hwy 41	B1, ALT	1	194.00	194.00				B1, ALT	1	194.00	194.00	282.33	282.33	Need to use larger size due to property lines. Only area above street level count for sq. footage calculations			
DIGITAL																	
Primary Pylon - Digital Screen	D1	1	337.50	337.50				D1	1	337.50	337.50						
SUBTOTAL PROPOSED SIGNAGE												641.75	902.33				
TOTAL PRIMARY ID NOT INCLUDED IN TOTALS																	
TOTAL												1511.19	2513.71				

Sign Location Plan

PROPOSED SIGNS

EXTERIOR SIGNAGE

- A. PRIMARY ID - COBB PKWY 120 V
- B. PRIMARY ID - AKERS MILL / HWY 41 120 V
- C. NOT USED
- D. PRIMARY ID - PYLON 120 V
- E. NOT USED



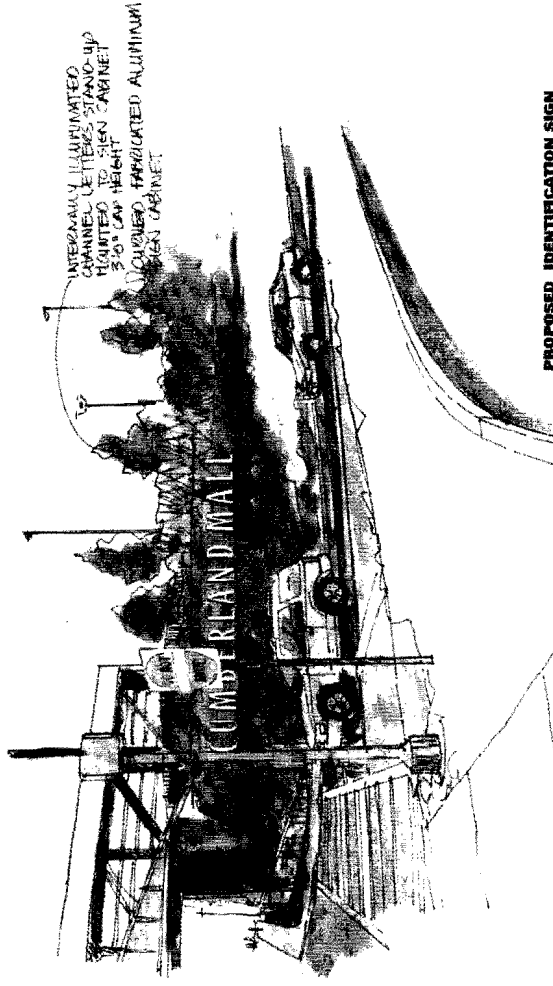
Primary ID - Cobb Parkway

SIGN TYPE A

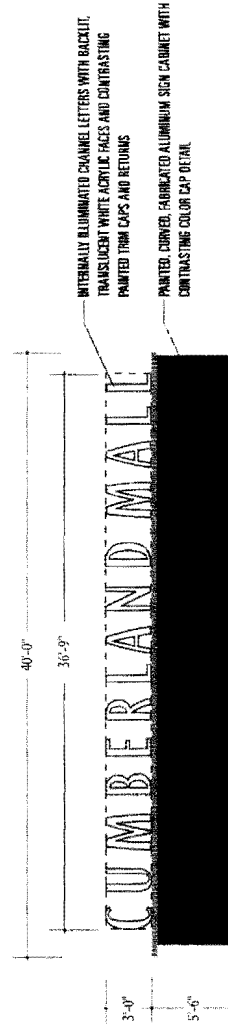
SQUARE FT. CALCULATIONS:

ID LETTERS

3'-0" X 36'-9" = 110.25 SQ. FT. SIGN AREA



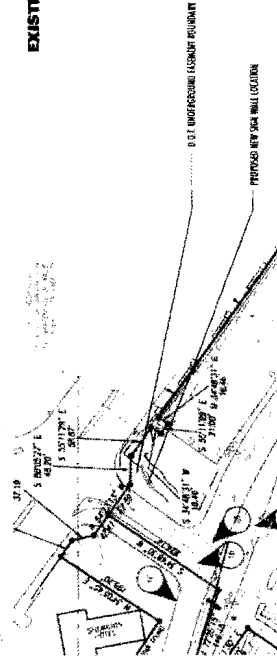
PROPOSED IDENTIFICATION SIGN



SIGN TYPE A - MAIN ENTRY ID LETTERS FLAT ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING CONDITIONS



STA LOCATION PLAN

GENERAL SITE INFORMATION

- 1) PROPERTY IS CURRENTLY ZONED R-80
- 2) MINIMUM LOT SIZE 80,000 SF
- 3) MINIMUM HOUSE SIZE - 1,600 SF
- 4) MINIMUM LOT WIDTH AT FRONT SETBACK 75'
- 5) SETBACKS: FRONT 60', SIDE 25', REAR 50'
- 6) NO CEMETARIES ARE KNOWN TO EXIST ON THIS SITE
- 7) WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED OR LOCATED BY THIS FIRM.

20' ASPHALT PAVING

HOUSE

Y

NO

TECHNICAL DATA
TRAVERSE PRECISION - 1"/14,000'
ANGLE ADJUSTMENT - 05"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/240,000'
DATE OF FIELD WORK - MARCH 2004
EQUIPMENT - SOKKIA SET 2-100

(IN FEET)
1 inch = 100 ft.

PROJECTS\ARCHIVED C4D FILES\2008\09-006 WILLIAM MCCARTHY VARIANCE PLAN.dwg 10/1/2012 4:32:01 PM 1:100

APPLICANT: Jeffrey E. Jenson

PHONE: 770-644-0066

REPRESENTATIVE: Scott Smith

PHONE: 678-983-9776

TITLEHOLDER: _____

PROPERTY LOCATION: South of North Cook

Road, east of Casteel Road

(No Assigned Address).

PETITION No.: V-103

DATE OF HEARING: 12-12-2012

PRESENT ZONING: R-80

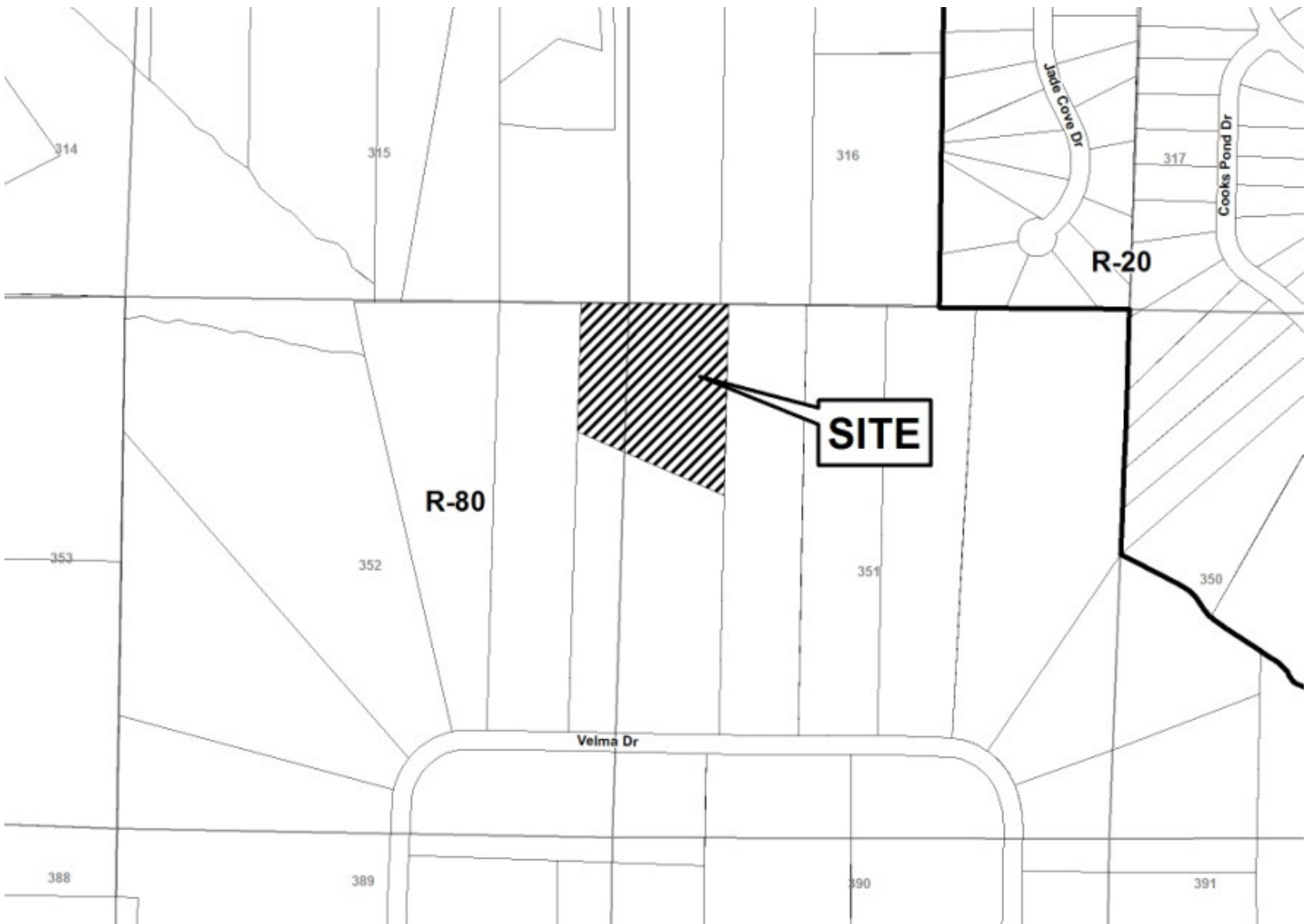
LAND LOT(S): 351, 352

DISTRICT: 19

SIZE OF TRACT: 3.533 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Allow a 3.533 acre residential lot with no road frontage and access by means of a twenty (20) foot easement.



APPLICANT: Jeffrey E. Jenson

PETITION No.: V-103

PHONE: 770-644-0066

DATE OF HEARING: 12-12-2012

REPRESENTATIVE: Scott Smith

PRESENT ZONING: R-80

PHONE: 678-983-9776

LAND LOT(S): 351, 352

TITLEHOLDER: _____

DISTRICT: 19

PROPERTY LOCATION: South of North Cook

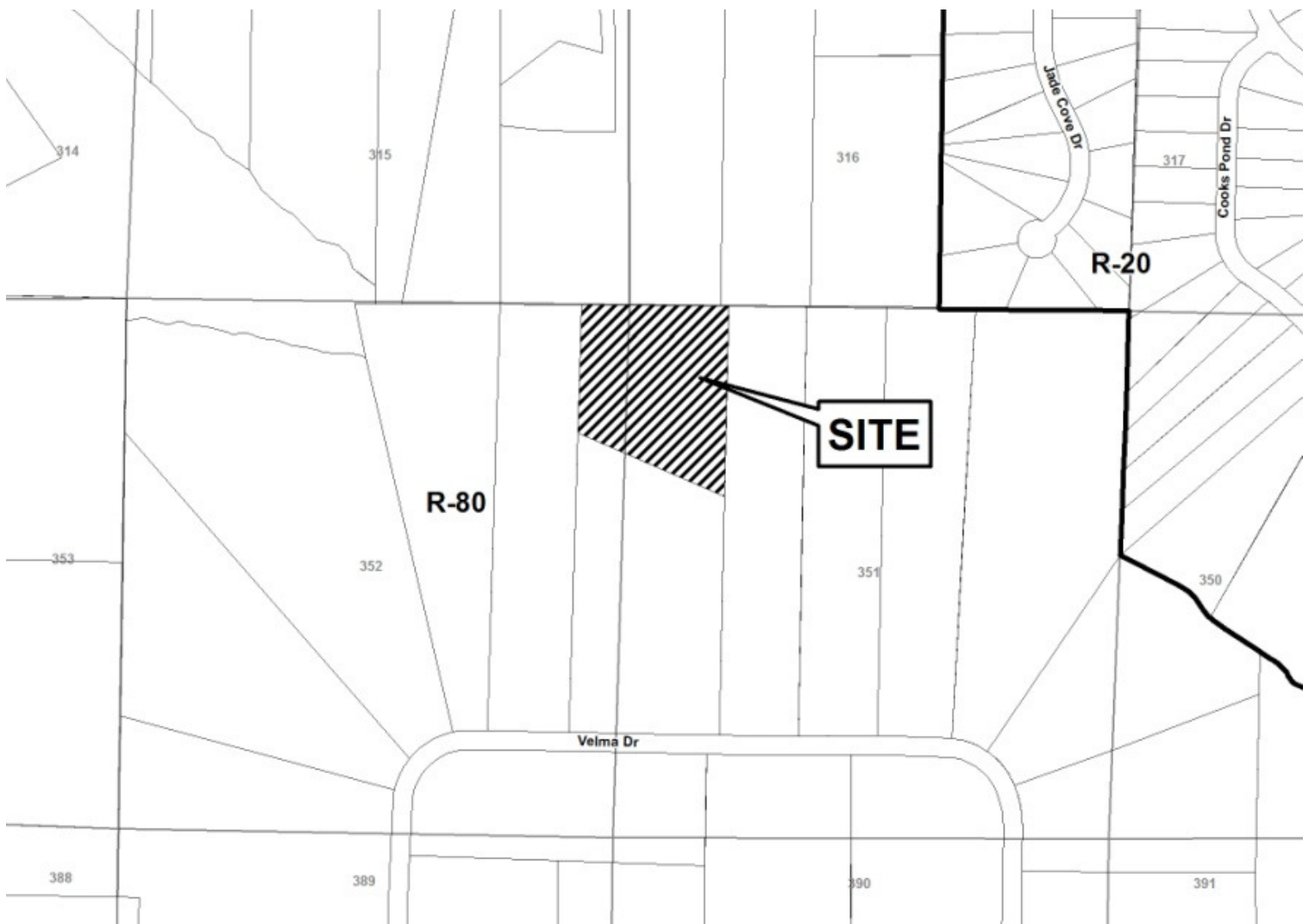
SIZE OF TRACT: 3.533 acres

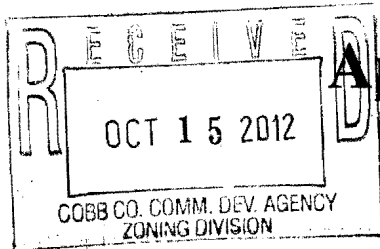
Road, east of Casteel Road

COMMISSION DISTRICT: 1

(No Assigned Address).

TYPE OF VARIANCE: 1) Waive the public road frontage requirement to allow one house off a private easement;
and 2) waive the width of an easement from 25 ft. to 20 ft.





Application for Variance Cobb County

(type or print clearly)

Application No. V-103
Hearing Date: 12/12/12

Applicant JEFFREY E. JENSON Phone # 770.644.0000 E-mail JENJENJEFF@BELLSouth.net

SCOTT SMITH Address 2100 ASHLEY DR. S. Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678 983 9776 E-mail SCOTT.SMITH@ATT.NET
(representative's signature)

My commission expires: 6/20/2014
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder William C & Jane McCart Phone # _____ E-mail billmccart@windstream.net
Signature Wm C McCart Address: 245 Rebecca St. Houston GA 30548
(attach additional signatures, if needed) (street, city, state and zip code)

Jane W. McCart
My commission expires: 04-13-15
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-80

Location SOUTH OF NORTH COOK RD, EAST OF CASTLE RD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 351, 352 District 19 Size of Tract 3.5 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 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.

PARCEL IS LANDLOCKED WITH NO FRONTAGE ON NORTH COOK ROAD PER SECTION 403.01.01 OF COUNTY DEVELOPMENT STANDARDS, A BUILDING SHALL BE LOCATED ON A LOT WITH FRONTAGE

List type of variance requested: ACCESS TO PARCEL VIA PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF CONSTRUCTING A SINGLE FAMILY RESIDENCE

0.5055 Acres

3548 ATLANTA ROAD

TRU-LINE SURVEYING INC.

2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30060
PHONE (770) 919-8732
FAX (770) 919-8731

OPINION, THIS PLAY IS A CORRECT REPRESENTATION
OF LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

DRAWING TOOL:

COMMERCIAL SIGNS, INC.

LAND LOT:	699	SCALE:	1" = 30'
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DISTRICT:	1274	DATE:	MARCH 08
SECTION:	2ND	DRAWN BY:	MS

COUNTY: C & DE	CHECKED BY: WEC
----------------	-----------------

JOB NO.: 01-3858

I HAVE THIS DATE, EXAMINED THE
FIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED LOT (14 ACRES)
IN AN AREA HAVING SPECIAL FLOOD HAZARD
PER: 130676 AUG. 18, 1983

JEFF KENDRICK

770. 431. 1611

BOUNDARY DATA FROM

SURVEY BY PERRY MCLUNG

5748 DEED - 66/32/3 DEED

c) 678-910-1223

APPLICANT: Commercial Signs

PHONE: 770-431-0807

REPRESENTATIVE: Jeff Kendrick

PHONE: 770-431-0807

TITLEHOLDER: Jeffrey Edward Kendrick

PROPERTY LOCATION: At the northwest
intersection of Atlanta Road and Carson Lane
(3548 Atlanta Road).

PETITION No.: V-104

DATE OF HEARING: 12-12-2012

PRESENT ZONING: GC

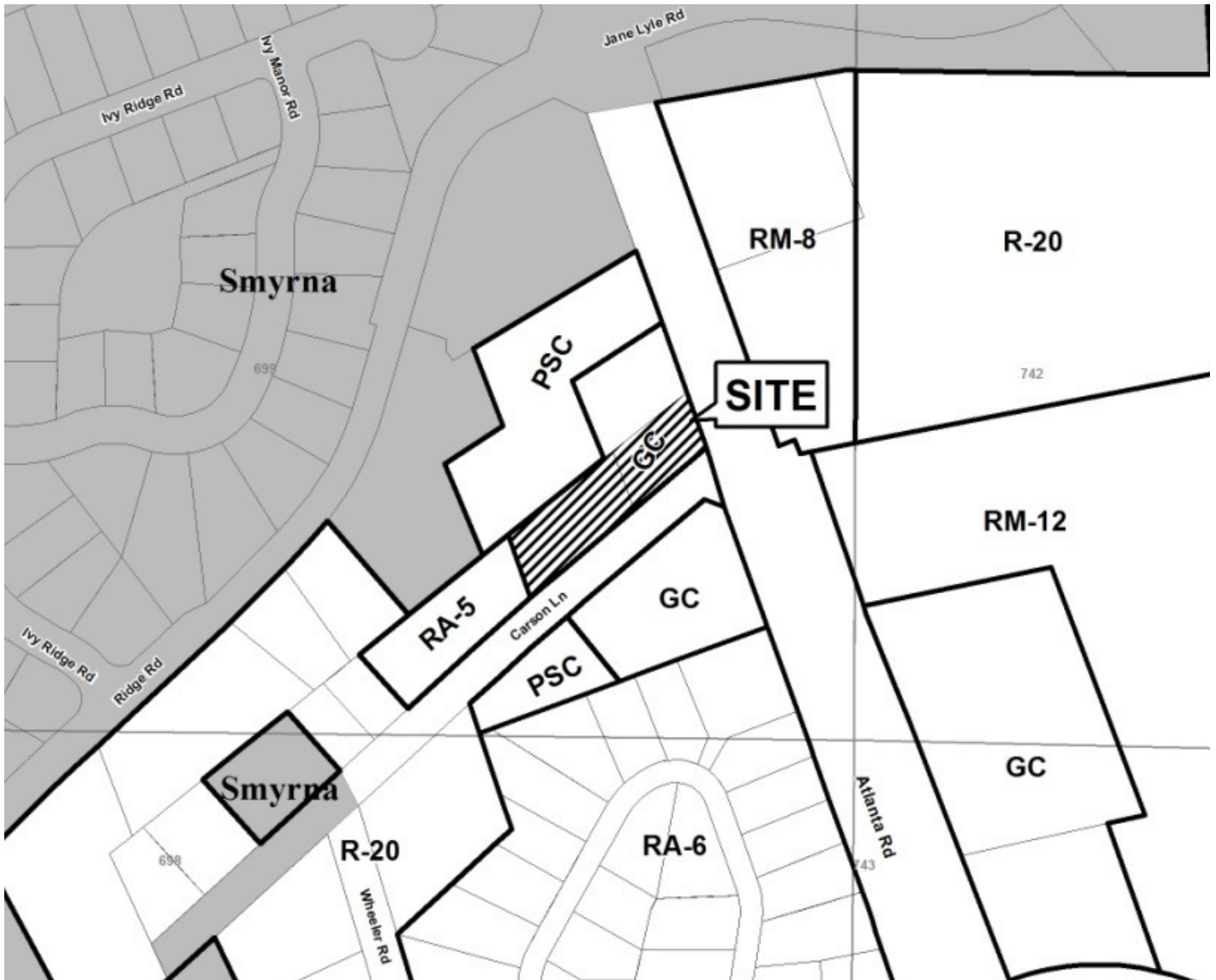
LAND LOT(S): 699

DISTRICT: 17

SIZE OF TRACT: 0.5969 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow a non-monument based sign; and 2) waive the minimum road frontage for an
electronic sign from the required 200 feet to 80.65 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-104
Hearing Date: 12-12-2012

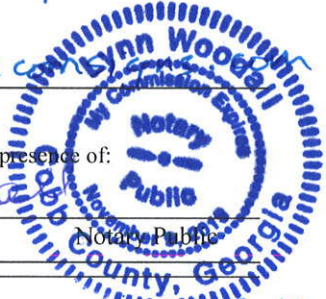
Applicant Commercial Signs Phone # _____ E-mail _____
Jeff Kendrick Address 3548 Atlanta Road Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770.431.0807 E-mail jeffe@comsigns.com
(representative's signature)

My commission expires: 11.9.13

Signed, sealed and delivered in presence of:

[Signature]

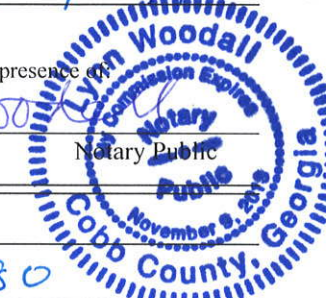


Titleholder Jeff Kendrick/Lobster Investments Phone # 770.431.0807 E-mail jeffe@comsigns.com
Signature [Signature] Address: 3548 Atlanta Road Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11.9.13

Signed, sealed and delivered in presence of:

[Signature]



Present Zoning of Property GC - General Commercial
Location 3548 Atlanta Road Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 699 District 17th Size of Tract .68 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.

Please see attached hardship application statement.

List type of variance requested: To allow an electronic sign as a non monument based sign; waive the road frontage for an electronic sign from the required 200 feet to 80.65 feet