

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 13, 2013

DUE DATE: February 11, 2013

Distributed: January 24, 2013



Cobb County...Expect the Best!

LEGEND

CORNER MONUMENTATION:
 - IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
 - X - X - FENCE LINE
 - RR = STEEL REINFORCING ROD
 - OIP = OPEN TOP WATER PIPE
 - CIP = CRIMPED TOP WATER PIPE
 - PP = POWER POLE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - RW = RIGHT OF WAY
 - LLL = LAND LOT LINE
 - WATER MAINS = W - W - W
 - GAS MAINS = G - G - G
 - SANITARY SEWER MAIN = S - S - S
 - NIP = NOW OR FORMERLY OWNED BY
 - NSAB = NAIL SET AT BASE
 - NFAB = NAIL FOUND AT BASE
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - RW MON. = CONCRETE RIGHT OF WAY MONUMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT

TECHNICAL DATA

ALL LOCATIONS WERE TAKEN FROM A SINGLE INSTRUMENT POSITION AND NO CLOSURE WAS PERFORMED AT THIS TIME.
 EQUIPMENT: TOPCON GPT-3005
 PLAT PRECISION: 1/100,000

SURVEY NOTES

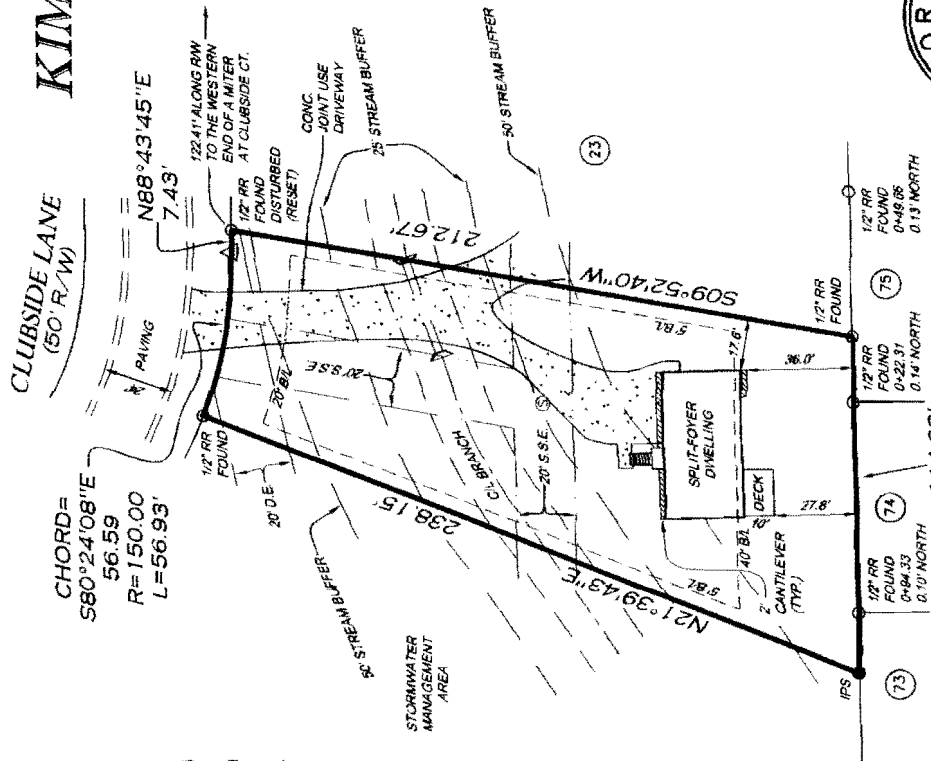
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

STREAM BUFFER NOTE
 THERE IS A 25' NON-DISTURBANCE BUFFER (WHEN WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (WHEN STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONSULTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067C0016G EFFECTIVE DATE: DECEMBER 16, 2007. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X". THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100-YEAR FLOOD PLAIN.



PLAT OF SURVEY FOR
KIMBERELEY M. GRANT

LOCATED IN LAND LOT 105, 20TH DISTRICT,
 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 24, CLUBSIDE

RECORDED IN PLAT BOOK 183, PAGE 93

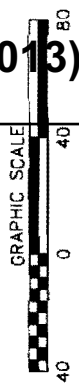
3477 CLUBSIDE LANE

AREA = 0.441 ACRES
19,227 SQ. FT.

ZONING NOTES

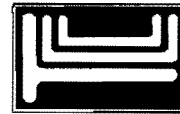
PROPERTY ZONED: RA-5
 BUILDING SETBACKS:
 FRONT - 20'
 SIDE - 5'
 REAR - 40'

V-27 (2013)



REVISIONS

DATE	DESCRIPTION



THE **RUSSELLE** COMPANY
 PROFESSIONAL LAND SURVEYORS
 2981 POWDER SPRINGS ROAD
 MARIETTA, GEORGIA 30064
 (770) 943-9503
 E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C05183 FILE: CSLO721.DWG
 FIELD SURVEY DATE: 12/19/12
 PLAT DATE: 12/27/12 SCALE: 1" = 40'



COBB COUNTY ZONING DIVISION

2013 JAN -4 PM 3:17

COBB COUNTY GEORGIA
 FILED IN OFFICE

APPLICANT:	Kimberley Grant	PETITION No.:	V-27
PHONE:	404-354-7702	DATE OF HEARING:	03-13-13
REPRESENTATIVE:	Thomas Ingram	PRESENT ZONING:	RA-5
PHONE:	770-514-7019	LAND LOT(S):	105
TITLEHOLDER:	Kimberley M. Grant	DISTRICT:	20
PROPERTY LOCATION:	On the south side of Clubside Lane, south of Fowler Road (3477 Clubside Lane).	SIZE OF TRACT:	0.441 acres
		COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 27.8 feet.



Application for Variance
COBB COUNTY GEORGIA
FILED IN OFFICE
Cobb County

2013 JAN -4 PM 3:16

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. 1-287
Hearing Date: 3/13/13

Applicant KIMBERLEY GRANT Phone # 404-354-7762 E-mail _____

THOMAS TILGEM Address 2031 RAKEN CT. KENNESAW, GA 30144
(representative's name, printed) (street, city, state and zip code)

Thomas Tilgem Phone # 770-514-7019 E-mail _____
(representative's signature)

My commission expires: 3-1-14 Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder KIMBERLEY GRANT Phone # 404-354-7762 E-mail _____

Signature Kimberley Grant Address 3477 Clurside Ln, KENNESAW, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-1-14 Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property RESIDENTIAL RA-5

Location 3477 Clurside Ln, KENNESAW, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 105 District 2D Size of Tract _____ Acre(s)

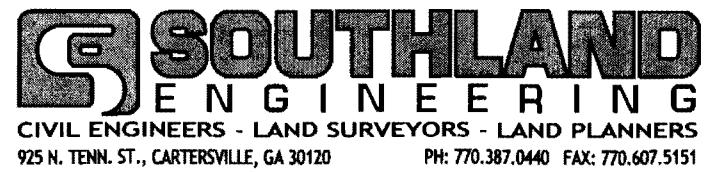
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.

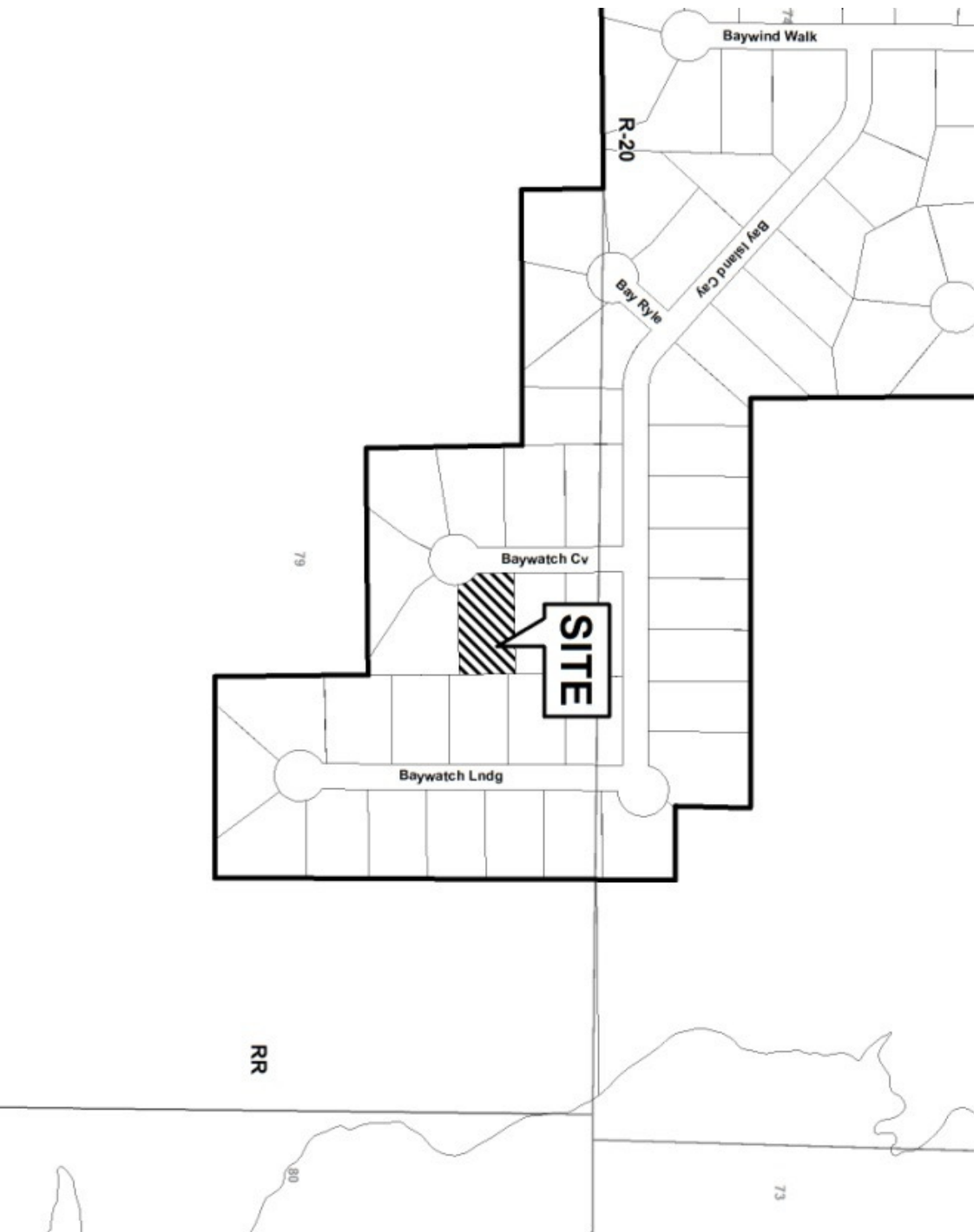
WITH STORMWATER MANAGEMENT PROPERTY NEXT TO
KIMBERLEY'S PROPERTY, IT MAKES IT IMPOSSIBLE TO
USE OR SIT OUTSIDE ON THE REAR DECK WITHOUT
BEING PUNISHED BY BILLS

List type of variance requested: REAR PROPERTY SETBACK TO
ALLOW A SWIMPOOL TO BE BUILT ON DECK.
REDUCE REAR SETBACK FROM 40' to 27.8"



APPLICANT:	Randy Green	PETITION No.:	V-28
PHONE:	770-780-7469	DATE OF HEARING:	03-13-13
REPRESENTATIVE:	Randy Green	PRESENT ZONING:	R-20
PHONE:	770-780-7469	LAND LOT(S):	79
TITLEHOLDER:	Randy M. Green	DISTRICT:	20
PROPERTY LOCATION:	On the east side of Baywatch Cove, south of Bay Island Cay	SIZE OF TRACT:	0.48 acres
	(4005 Baywatch Cove).	COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 28 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 JAN -7 AM 11:13

(Type or print clearly)

Application No. V-28
Hearing Date: 3/13/13

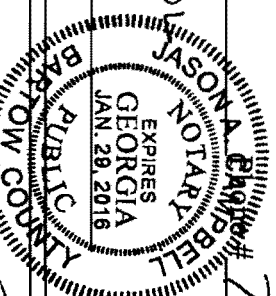
COBB COUNTY ZONING DIVISION

Applicant Randy Green Phone # 7-780-7469 E-mail _____

Randy Green Address 4005 Baywater Lane Acworth GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 7-780-7469 E-mail _____
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Randy Green Phone # 7-780-7469 E-mail _____

Signature [Signature] Address: 4005 Baywater Lane Acworth
(attach additional signature) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property R-2

Location 4005 Baywater Lane Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 79 District 20th Size of Tract 49 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.

Drive way Already there

List type of variance requested: WAVE SET BACK FROM 35' to 28'

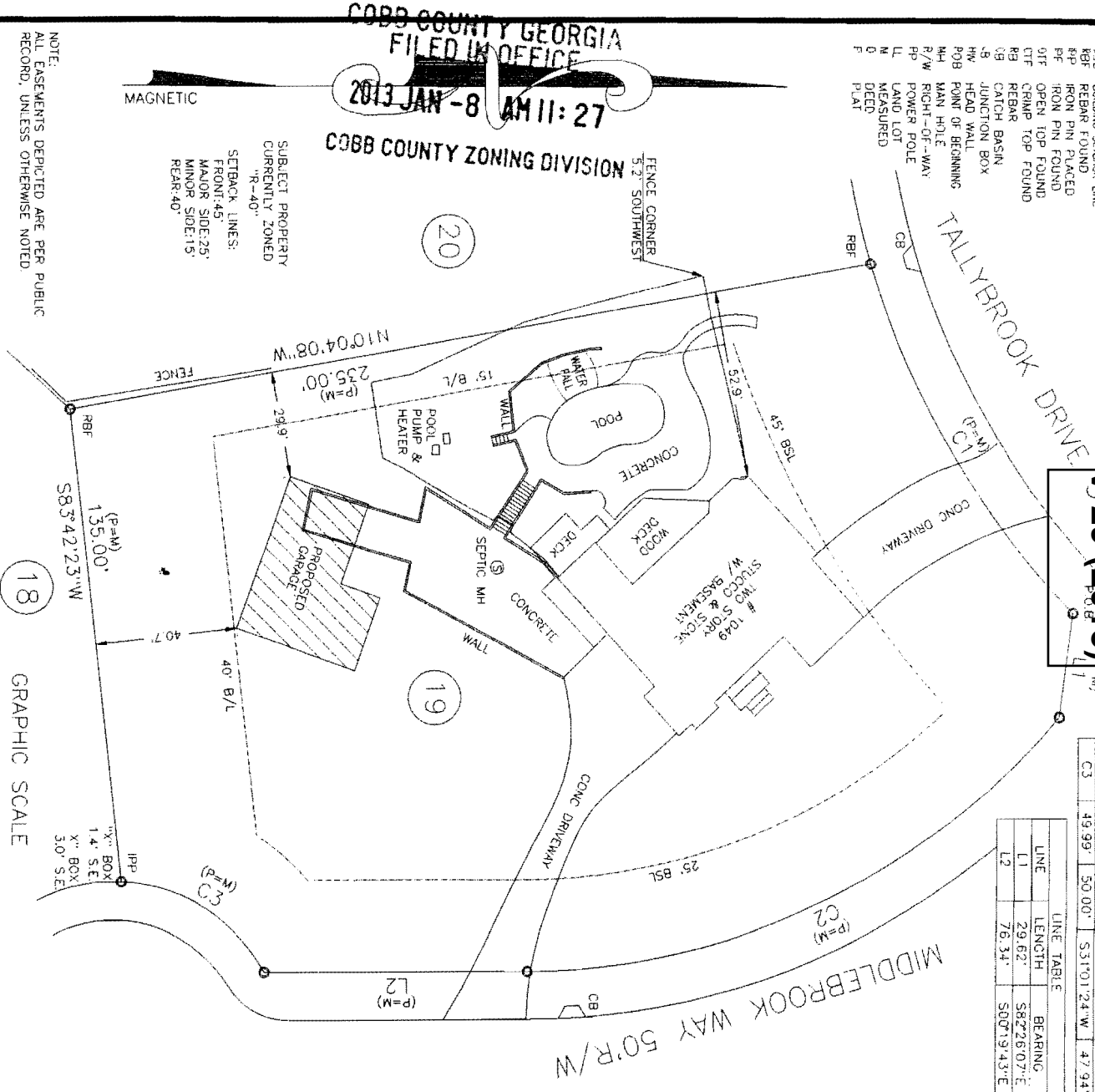
LEGEND

- MAP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SE SANITARY SEWER EASEMENT
- B/L BUILDING SETBACK LINE
- R/F REBAR FOUND
- BP IRON PIN PLACED
- PF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- M/H MAN HOLE
- R/W RIGHT-OF-WAY
- LP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-29 (2013)

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	116.26'	236.95'	N59°20'28"E 115.10'
C2	174.88'	204.65'	S24°48'35"E 169.61'
C3	49.99'	50.00'	S31°01'24"W 47.94'

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.62'	S62°26'07"E
L2	76.34'	S00°19'43"E



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

PLAT CERTIFICATION NOTICE
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, OR PERSONS, WHOSE INTERESTS ARE SHOWN HEREON, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, NOR IS IT TO BE REPRODUCED OR RECERTIFIED BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

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 THE LAW OF THE STATE OF GEORGIA.

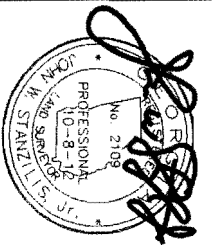
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN 1/100 OF AN INCH PER 100 FEET. NO TELEPHONE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



GRAPHIC SCALE

REF. 06-4597

JOB NUMBER: 12-3648



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
J.L. BROOKS CONSTRUCTION, INC.

DATE	10/4/2012
SCALE	1" = 30'
LAND LOT	261
20th DISTRICT	
2nd SECTION	
COBB COUNTY, GEORGIA	
LOT	19
BLOCK	
SUBDIVISION	SADDLEBROOK FARMS
AREA OF LOT:	43,940 S.F.

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

PLOTTED BY:

PLAT PREPARED FOR

PLAT BOOK 139, PAGE 82
DEED BOOK, PAGE

APPLICANT:	J. L. Brooks Construction	PETITION No.:	V-29
PHONE:	404-557-3565	DATE OF HEARING:	03-13-13
REPRESENTATIVE:	J. L. Brooks	PRESENT ZONING:	R-40
PHONE:	404-557-3565	LAND LOT(S):	260
TITLEHOLDER:	E. Marty Cain	DISTRICT:	20
PROPERTY LOCATION:	At the southwest intersection of Tallybrook Drive and Middlebrook Way	SIZE OF TRACT:	1.01 acres
	(1049 Middlebrook Way).	COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 1,000 square feet (proposed 2,480 square foot detached garage) from the required 100 feet to 40.7 feet from the southern property line and from the required 100 feet to 29.9 feet from the western property line.



Application for Variance
COBB COUNTY GEORGIA
FILED IN OFFICE
Cobb County

2013 JAN -8 AM 11:27

(type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-19
Hearing Date: 3/13/13

Applicant J.L. Brooks Const Phone # 404-557-3665 mail brookscnst@bellsouth.net

J.L. Brooks

Address

5454 Mahone Court Powder Springs GA 30127

(representative's name, printed)

(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 404-557-3665 mail brookscnst@bellsouth.net

My commission expires: Sept 1, 2013

Signed, sealed and delivered in presence of:
REBECCA BUCKNER
NOTARY PUBLIC
State of Georgia
My Comm. Expires Sept. 01, 2013

Titleholder Marty Gail Rinker, GA Phone # 770-426-9298 E-mail

Signature [Signature] Francis P. Lewis Address: 1049 Whinnerybrook Way Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Sept 1, 2013

Signed, sealed and delivered in presence of:
[Signature]

REBECCA BUCKNER
NOTARY PUBLIC
State of Georgia
My Comm. Expires Sept. 01, 2013

Present Zoning of Property R-40

Location 1049 Middlebrook Way Kennesaw
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 261 District 20 Size of Tract 43,940 SF
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.

lot size

List type of variance requested:

Boundary set Backs

APPLICANT:	Vince Mancuso	PETITION No.:	V-30
PHONE:	770-831-4150	DATE OF HEARING:	03-13-13
REPRESENTATIVE:	Vince Mancuso	PRESENT ZONING:	NS
PHONE:	770-831-4150	LAND LOT(S):	45
TITLEHOLDER:	Neva Gail Hendrix	DISTRICT:	18
PROPERTY LOCATION:	At the southwest intersection of Allen Road and Veterans Memorial Highway (290 Veterans Memorial Highway).	SIZE OF TRACT:	0.44 acres
		COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 35 feet from the eastern property line; 2) waive the minimum number of parking spaces (for the proposed 7,466 square foot office) from the required 26 to 16; and 3) increase the maximum allowable impervious surface from 70% to 85%.



COBB COUNTY GEORGIA
FILED IN OFFICE **Application for Variance**

2013 JAN -9 PM 1:41

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-30

Hearing Date: March 13, 2013

Applicant Vince Monaco - Blue Frog Construction Phone # 770-831-4150 -mail customerservicea

Vince Monaco Address 4455 Smith Ranch Rd Ste 144, Suwanee GA 30024
(representative's name, printed)
City, state and zip code

[Signature] Phone 770-831-4150 -mail customerservicea
(representative's signature)

My commission expires: 4/22/2014

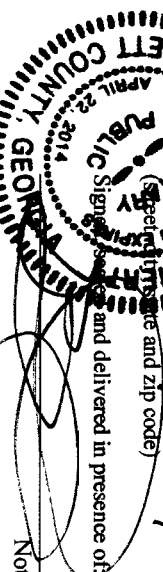


[Signature] Notary Public

Titleholder Neva Gail Hendrix Phone # 770-973-1231 e-mail ackcrane@gmail.com

Signature Neva Gail Hendrix Address 5430 Daugherty Lane, Powder Springs, GA 30127
(attach additional signatures, if needed)

My commission expires: 4/22/2014



Notary Public

Present Zoning of Property NS Neighborhood Shopping District

Location 290 Veterans Memorial Hwy., Mableton, GA 30126

Parcel ID: 18004500310 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 45 District 18TH Size of Tract 0.43767 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.
First, due to the size and shape of the property, the existing structure already protrudes into the setbacks. We need to improve the building appearance with a mansard roof, which is not feasible now.
Second, the existing parking does not meet the current zoning requirements (# of space per sq. ft.), and we need to do some 1st floor expansion in the design. Third, the existing impervious surface on the property exceeds the current zoning requirements.

List type of variance requested: First, we propose to reduce the front setback at Allen Rd from 45' to 35' to reduce the side setback at Veterans Mm. from 35' to 27' (or 25' if appropriate), and to reduce the other side setback from 15' to 10'. Second, we propose to reduce the parking requirement from (one space per 285 sq.ft.) to (one space per 470 sq.ft.). Third, we propose to reduce the impervious surface requirement from 70% to 85%.

Revised: December of 2005

Thank You!

COBB COUNTY ZONING DIVISION

LEGEND

- | | | |
|---|---------|--------------------------|
| 7 | GENOTES | PROPERTY LINE |
| 8 | DEMOTES | RIGHT-OF-WAY |
| 9 | DEMOTES | CONTROL |
| 0 | DEMOTES | BACK OF CURB |
| 1 | DEMOTES | GUTTER |
| 2 | DEMOTES | EDGE OF PAVING |
| 3 | DEMOTES | TOP OF WALL |
| 4 | DEMOTES | BOTTOM OF WALL |
| 5 | DEMOTES | FENCE |
| 6 | DEMOTES | REINFORCED CONCRETE PIPE |
| 7 | DEMOTES | COMBUSTIBLE METAL PIPE |
| 8 | DEMOTES | POWER POLE |
| 9 | DEMOTES | LIGHT POLE |
| 0 | DEMOTES | BUY LINE |
| 1 | DEMOTES | POWER LINE |
| 2 | DEMOTES | POWER CATCHER |
| 3 | DEMOTES | POWER BOX |
| 4 | DEMOTES | IRON CONNECTION |
| 5 | DEMOTES | TELEPHONE POLE |
| 6 | DEMOTES | GAS METER |
| 7 | DEMOTES | SHULDER |
| 8 | DEMOTES | GAS LINE MARKER |
| 9 | DEMOTES | UNDER METER |
| 0 | DEMOTES | WATER VALVE |
| 1 | DEMOTES | PINE HYDRANT |
| 2 | DEMOTES | MEDICINE WELL |
| 3 | DEMOTES | HEADWALL |
| 4 | DEMOTES | JUNCTION BOX |
| 5 | DEMOTES | DEEP HOLE |
| 6 | DEMOTES | SHAWBURY SEWER LINE |
| 7 | DEMOTES | SEWER LINE |
| 8 | DEMOTES | SEWER MANHOLE |
| 9 | DEMOTES | CLEAN OUT |

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
LITTLE LEARNERS ACADEMY OF MARIETTA LLC
DEED BOOK 14018 PAGE 2800-2870
COBB COUNTY, GEORGIA RECORDS

SURVEY NOTES

1. STORM SEWER, SHIMWAY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM RECORDS OF THE SHIMWAY PROJECTED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO ENCOUNTERS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. REFUSE EXCHANGERS ARE NEARBY, WITH THE FOLLOWING ADDRESS AND RECORD NUMBER. THE UNIFORMITY OF UTILITY TYPE AND FOR FIELD LOCATIONS. EXCHANGERS AS SHOWN ARE APPROXIMATE AND THOSE FROM RECORDED DOCUMENTS.

TELEPHONE: 4625
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY
CALL THREE HOURS BEFORE YOU GO
UNSAFE PRODUCTION CENTER:
IN NORTHERN ATLANTA 770-523-4344
THROUGHOUT OUR GEORGIA 1-800-362-7417

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCES OF HIDEOUT, ENCUMBRANCES, RESTRICTING COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECOMMENDATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PROPORTION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR SUM OF 62" PER ANGLE POINT, AND WAS ADJUSTED USING COMPOUND RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE, AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

- BEAVERNESS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

3. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS PER THE FLOOD INSURANCE RATE MAP # 13067C0002 G
EFFECTIVE DATE: DECEMBER 16, 2000
COBB COUNTY, GEORGIA

6. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
CURRENT ZONING PER CITY OF COBB COUNTY, GEORGIA R-20
FRONT YARD SETBACK= 40 FEET
SIDE YARD SETBACK= 10 FEET
REAR YARD SETBACK= 35 FEET
MINIMUM LOT AREA= 20,000 SQUARE FEET

CERTIFY AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED

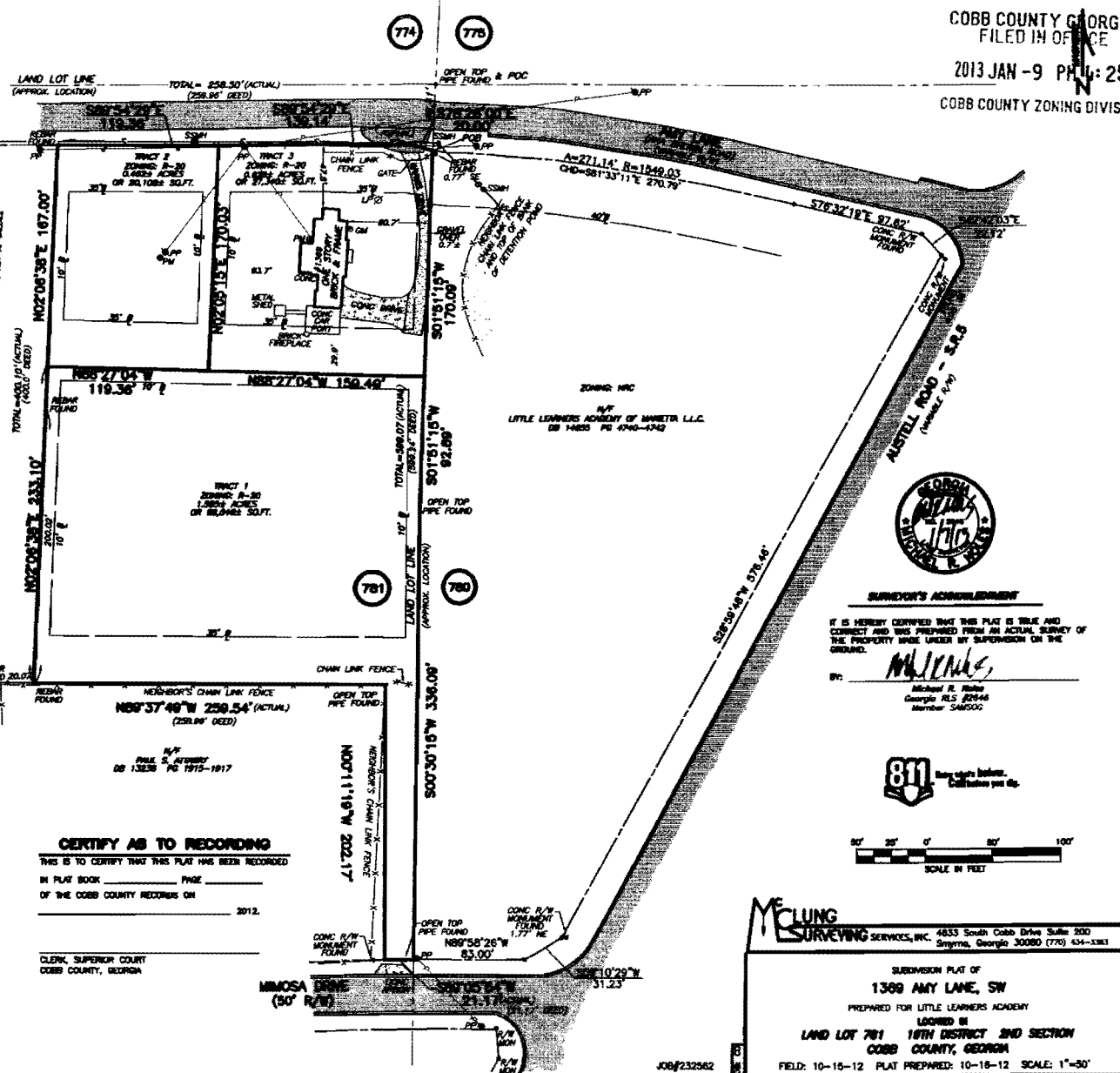
IN PLAY BOOK _____ PAGE _____

OF THE COBB COUNTY RECORDERS ON

2012

CLERK, SUPERIOR COURT
DOBB COUNTY, GEORGIA

No.	Revision	Date
1.	CHANGED FROM TWO TRACTS TO THREE TRACTS	10-51-12
2.	COMMENTS ADDRESSED	1-7-13



V-31 (2013)

PETITION No.: V-31

DATE OF HEARING: 03-13-13

PRESENT ZONING: R-20

LAND LOT(S): 780, 781

DISTRICT: 19

SIZE OF TRACT:	0.6 acres
COMMISSION DISTRICT:	4

COMMISSION DISTRICT: 4

line for tract 3.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance Cobb County

2013 JAN -9 PM 4:25

(type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-31
Hearing Date: 3/13/13

Applicant Little Learners Academy of Marietta, LLC Phone # 404 9930628 E-mail Zippusa@comcast.net
Steven Keeseli Address 3510 Austell Rd Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)

Steve Phone # 404 9930628 E-mail Zippusa@comcast.net
(representative's signature)

My commission expires: 11-5-13 Signed, sealed and delivered in presence of:
Notary Public

Titleholder Little Learners Academy of Marietta Phone # _____ E-mail Zippusa@comcast.net

Signature Steve (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-5-2013 Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property Residential

Location 1369 Amy Lane Marietta GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781 District 19th Size of Tract 20.108 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 1.04 Shape of Property Strip Topography of Property gentle 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.

lot was rezoned in 2011 by Board of Commissioners but back setback slightly
protruded into Back Setback.

List type of variance requested: Back open setback is 5' into 35' setback

THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0042 G
COMMUNITY #130052 DATED: DEC. 16, 2008

TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC'S/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:1,477,250
ALL MATTERS OF TITLE EXCEPTED.



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(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE
PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE
CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS
PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

BUILDING SETBACK REQUIREMENTS:
FRONT - 50' PER FINAL PLAT
FRONT - 35' PER CURRENT ZONING CODE
SIDE - 10'
REAR - 35' (25' PROPOSED)

PRESENT ZONING:
R-20
AREA:
0.40 ACRES
17,433 SQ.FT.

IMPERVIOUS DATA:
HOUSE - 2,618 SQ. FT.
DRIVEWAY - 1,982 SQ. FT.
SIDEWALK, AC PAD - 206 SQ. FT.
TOTAL IMPERVIOUS - 4,806 SQ.FT. (27.6%)



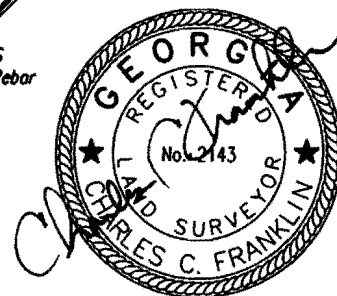
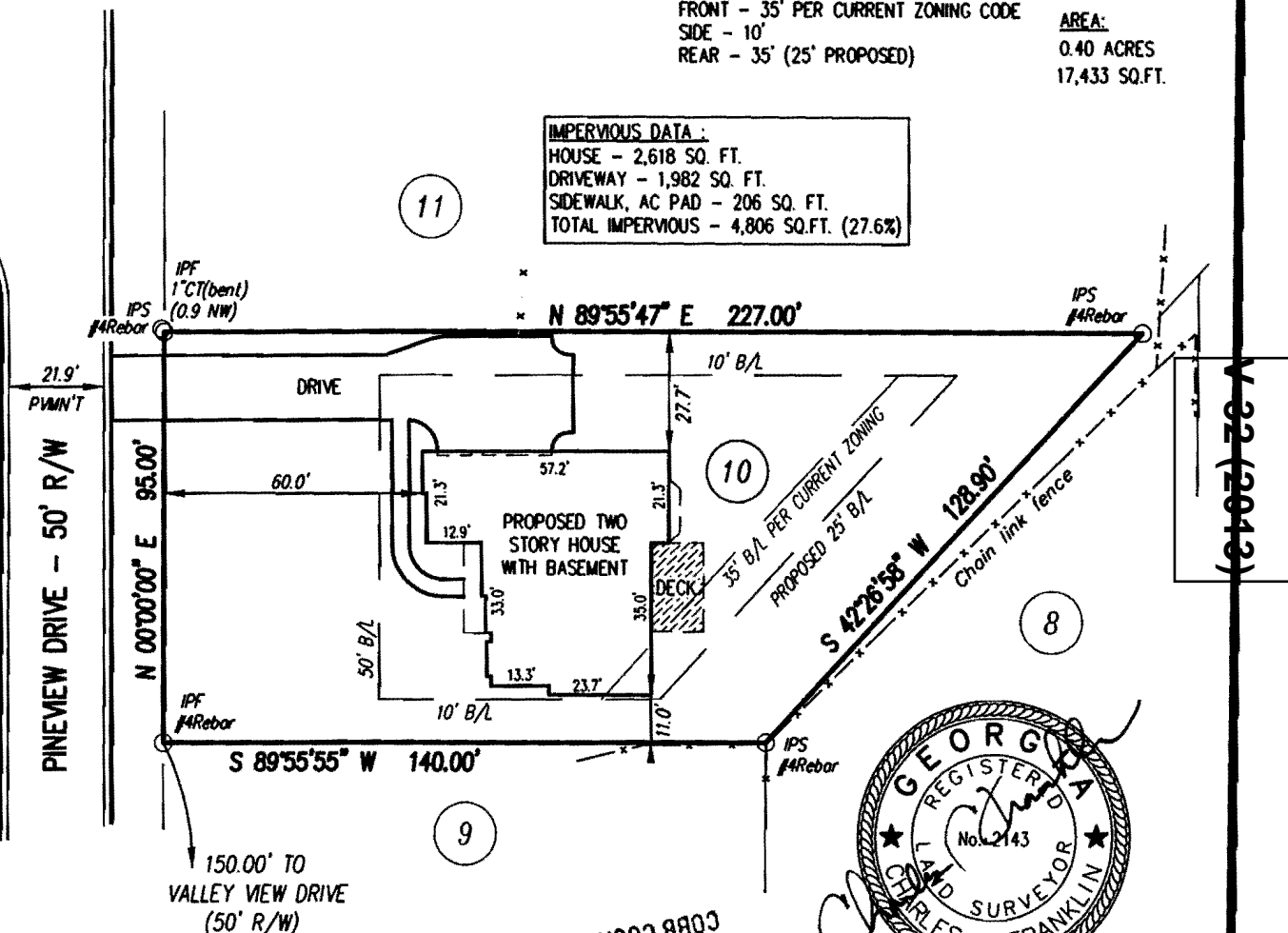
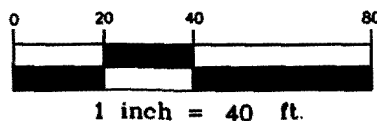
REFERENCE PLAT:
PB. 14, PG. 198

PROPERTY ADDRESS:
3955 PINEVIEW DRIVE
SMYRNA, GEORGIA 30080

HOUSE LOCATION PLAN FOR:

**Daryl & Christina
McArthur**

BEING LOT 10, BLOCK "C"
VINING HEIGHTS, SECTION 1
LOCATED IN LAND LOT 768
IN THE 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 40' DATE: DEC. 6, 2012



COBB COUNTY ZONING DIVISION
12:01 PM 01 MAR 2013

COBB COUNTY GEORGIA
FIELD IN OFFICE

Centerline Surveying Systems, Inc.
3080 HILLOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

510020-1

APPLICANT:	Daryl and Christina McArthur	PETITION No.:	V-32
PHONE:	512-925-2025	DATE OF HEARING:	03-13-13
REPRESENTATIVE:	Brian Shook	PRESENT ZONING:	R-20
PHONE:	404-597-8652	LAND LOT(S):	768
TITLEHOLDER:	Daryl Vincent and Christina Abbott McArthur	DISTRICT:	17
PROPERTY LOCATION:	On the eastern side of Pineview Drive, west of Orchard Road	SIZE OF TRACT:	0.40 acres
	(3955 Pineview Drive).	COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 25 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 JAN 10 AM 10:20

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-32
Hearing Date: 3/13/13

Applicant Daryl & Christina McArthur Phone # 512-925-2025 E-mail dvm2971@hotmail.com

Brian Street Address 4635 Ferncrest Place, Douglasville, GA 30135
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (4) 599-8652 E-mail BShack9McArthy.com
(representative's signature)

My commission expires: Notary Public Signed, sealed and delivered in presence of: [Signature]
Cherokee County, Georgia My Commission Expires May 31, 2016 [Signature] Notary Public

Titleholder Daryl V. & Christina McArthur Phone # 512-925-2025 E-mail dvm2971@hotmail.com

Signature [Signature] Address: 4635 Ferncrest Place, Douglasville, GA 30135
(attach additional signatures, if needed) **ELAINE ROJAS** (street, city, state and zip code)
Daryl V. McArthur NOTARY PUBLIC
Cobb County

My commission expires: July 1st 2016 Signed, sealed and delivered in presence of: [Signature] 1/9/19
Notary Public

Present Zoning of Property R-20

Location 3955 Pineview Drive, Smyrna, GA 30080 Lot 10, Block "C" Vining Heights, Section 1
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 768 District 17 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 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.

The current building setbacks are inconsistent with the setbacks for the existing homes in the neighborhood. Application of the current setbacks would cause an undue hardship on this property by holding the new home planned for this property to a stricter standard than those required on adjacent properties. Additionally, following the current setbacks will result in our home being placed closer to the road relative to the other homes in the neighborhood and will likely look rather unsightly. The existing adjacent home (Parcel ID 17076800220) is currently placed 60ft from the front of the road and to remain consistent we would like to also place our home 60ft from the front so as not to look intrusive. The only way to do this is to reduce the rear setback by only 10 feet (from 35ft to 25ft).
List type of variance requested: We are requesting a reduction in the rear setbacks from 35 feet to 25 feet.