PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: April 10, 2013

DUE DATE: March 11, 2013

Distributed: February 25, 2013

Cobb County…Expect the Best!

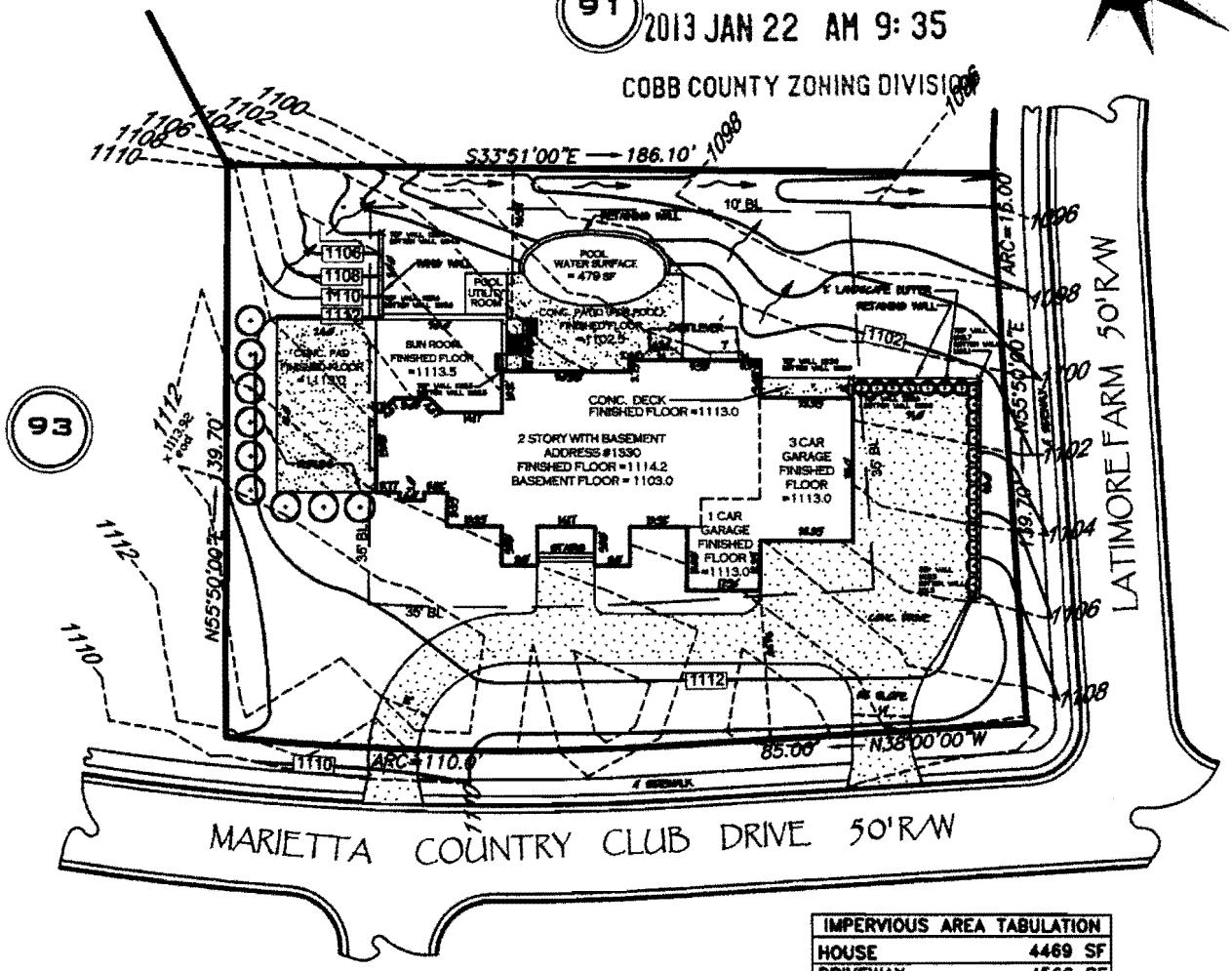
V-33 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

91

2013 JAN 22 AM 9:35

COBB COUNTY ZONING DIVISION



IMPERVIOUS AREA TABULATION	
HOUSE	4469 SF
DRIVEWAY	4566 SF
SUNROOM	650 SF
CONC. DECK	112 SF
FRONT STOOP & STAIRS	122 SF
CONC. PATIO (EXCLUDING POOL)	784 SF
POOL UTILITY ROOM	100 SF
CONC. PAD 24'x42'	1008 SF
TOTAL IMPERVIOUS	11,811 SF
TOTAL LOT SF	26,651 SF
% IMPERVIOUS	44%
NO ACCESSORY STRUCTURES	

EQUIPMENT USED TO PERFORM SURVEY:
ANGULAR – TOPCON GTS 312 PG 3" THEODOLITE
LINEAR – TOPCON GTS 312 PG AND 100' LUFKIN PIONEER STEEL TAPE AND LIETZ HAND LEVELS
VERTICAL – LIETZ B-1 AUTOMATIC LEVEL AND 25' LEVEL ROD

THE DIMENSIONS SHOWN ARE PERPENDICULAR TO THE PROPERTY LINE AND ARE MEASURED TO THE FOUNDATION SLAB LINE OF THE STRUCTURE UNLESS OTHERWISE SHOWN. THE LOT SHOWN CONTAINS 26651 SQUARE FT.

SEE PLAT BOOK _____ PAGES _____ FOR THE ORIGINAL CLOSURE PRECISION OF THE SUBDIVISION PLAT ON WHICH THIS LOT IS SHOWN ALONG WITH OTHER INFORMATION NOT SHOWN ON THIS PLAT.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR THIS AREA.
COMMUNITY PANEL #13117C0 165 E DATED 09-19-07

GRAPHIC SCALE
0' 15' 30' 45' 75' 120'

- PROPOSED ELEVATIONS (BOXED)
  EXISTING ELEVATIONS (UNBOXED)
- ● – 1/2" DIAMETER (REBAR) A SOLID STEEL ROD FOUND AT THE PROPERTY CORNER
- ○ – 1/2" DIAMETER (REBAR) A SOLID STEEL ROD SET AT THE PROPERTY CORNER WITH A METAL CAP SAYING PDPC.NET

M.H. – SANITARY SEWER MAN-HOLE
P.P. – POWER POLE
H.P. – HEAT PUMP COMPRESSOR
F.H. – FIRE HYDRANT
C.B. – CATCH BASIN
D.E. – DRAINAGE EASEMENT
J.B. – JUNCTION BOX
S.S.E. – SANITARY SEWER EASEMENT
B.L. – BUILDING SET BACK LINE
– OVERHEAD WIRE (TELEPHONE OR POWER)
DIRECTION OF DRAINAGE FLOW

GEORGIA REGISTERED No. 2269 PROFESSIONAL LAND SURVEYOR F.L. BULLARD

LEVEL II, GSWCC #4419
FOR THE FIRM OF
PLANNING & DEVELOPMENT INC.
3172 MADISON HWY.
MACHEN GA. 31064-9604
404-314-1964
pdpc.net

IMPERVIOUS VARIANCE SITE PLAN FOR
SIMON TOUMA

SUBDIVISION · MARIETTA COUNTRY CLUB
UNIT · – LOT Nº· 92 BLOCK · –

LOCATED IN:
LAND LOT · 253
DISTRICT · 20th SECTION 2
CITY · N/A
COUNTY · COBB, GEORGIA

SCALE 1" = 30' DATE 08-29-2012

DRAWN BY F.L.B.
CHECKED BY
REVISIONS

APPLICANT:	Simon Touma	**PETITION No.:**	V-33
PHONE:	n/a	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Frank Bullard	**PRESENT ZONING:**	R-20
PHONE:	706-319-4434	**LAND LOT(S):**	253
TITLEHOLDER:	Simon Touma	**DISTRICT:**	20
PROPERTY LOCATION:	On the northern corner of Marietta Country Club Drive and Latimore Farm Drive (1330 Marietta Country Club Drive).	**SIZE OF TRACT:**	0.61 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 44%.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JAN 22 AM 9:35
COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-33
Hearing Date: 4/10/13

Applicant SIMON TOUMA Phone # _____ E-mail _____

FRANK BULLARD Address 21472 HWY 83 N MONTICELLO GA 31064
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # (706) 319-4434 E-mail RETT@PDPC.NET

My commission expires: 3/2/2015

LEANN AIRINGTON NOTARY PUBLIC JASPER COUNTY EXPIRES GEORGIA MAR. 2, 2015

Signed, sealed and delivered in presence of:
Notary Public

Titleholder SIMON TOUMA Phone # 404 245 9356 E-mail TOUMASAM@YAHOO.COM

Signature _____ Address: 1330 Marietta Country Club Dr 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:

SIMLA PATEL
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires May 16, 2016

Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property A-20

Location MARIETTA COUNTRY CLUB: 1330 MARIETTA COUNTRY CLUB DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 253 District 20 Size of Tract 0.612 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 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.

NOT BEING ABLE TO USE MY PROPERTY TO THE FULL EXTENT.

List type of variance requested: IMPERVIOUS LIMIT TO 44%.

Revised: December 6, 2005

V-33 (2013) Architectural Approval

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JAN 22 AM 9: 35
COBB COUNTY ZONING DIVISION

Marietta Country Club Estates Homeowners Association
Kennesaw, GA

November 5, 2012

Mr. Simon Touma
1330 Marietta Country Club Drive
Kennesaw, GA 30152

Re: Impervious Variance Request – 1330 Marietta Country Club Drive, Kennesaw, GA 30152

Mr. Touma;

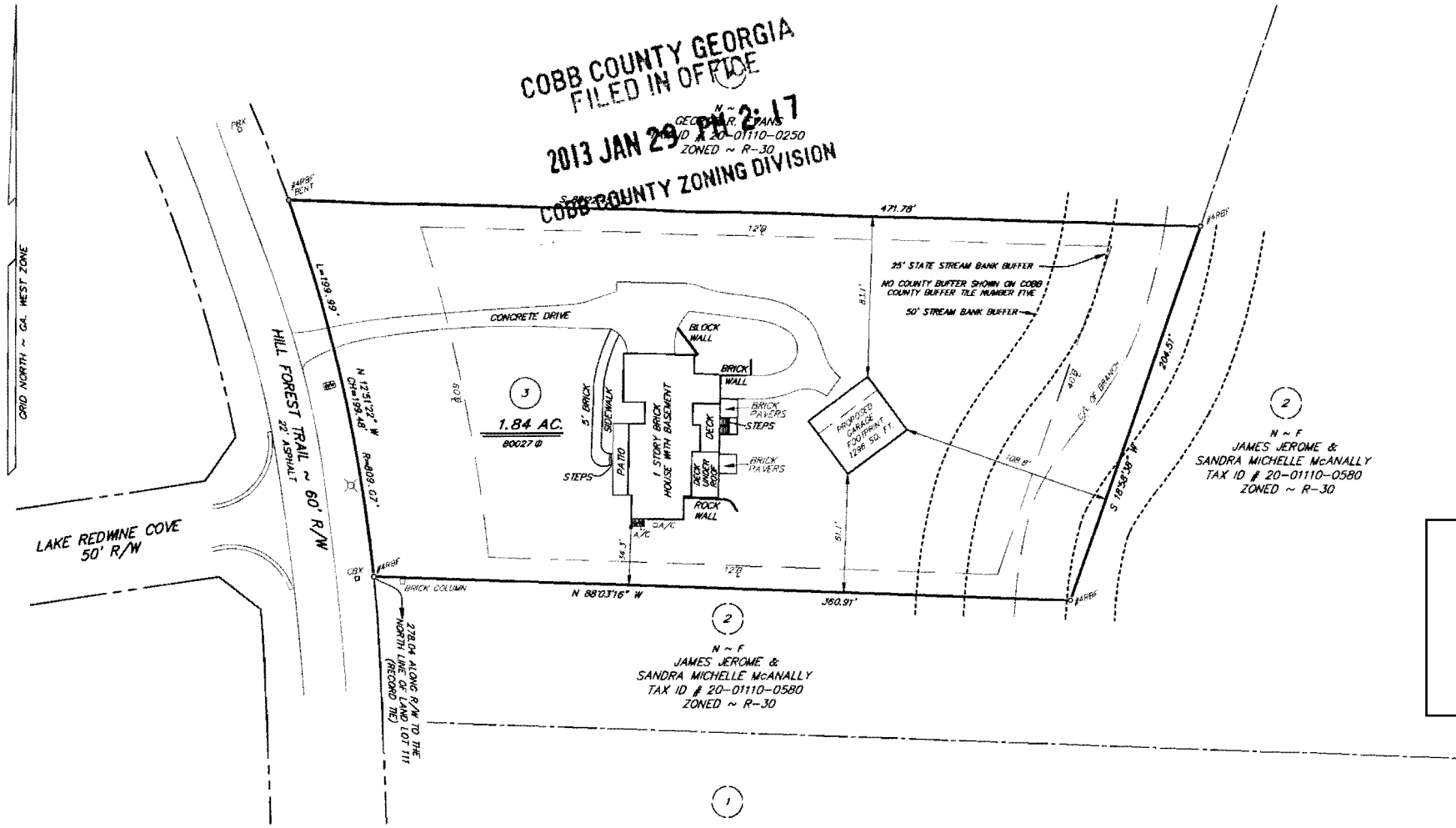
The Architectural Standards Committee of Marietta Country Club Estates has reviewed the site plan presented by you for construction at 1330 Marietta Country Club Drive, Kennesaw, GA. They approved the application to increase the impervious areas on your lot from 35% to 44%.

They give you a conditional/conceptual approval for the construction of a pool in the back yard of your home and slab outside of the family room. A full approval of the pool design will be considered at the point in time when you are in a position to provide us more specific plans for the pool. While conditional approval is granted by the ASC of Marietta Country Club Estates all variances, reviews and inspections must meet the approval and requirements of the Cobb County Building and Zoning Departments prior to construction.

Sincerely

Scott Carter
Manager
Marietta Country Club Estates

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JAN 29 PM 2:17
COBB COUNTY ZONING DIVISION



V-34 (2013)

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067C , MAP NUMBER # 13067 C 0012 G DATED DECEMBER 16, 2008 .

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

LEGEND	
L.P.	LIGHT POLE
W/M	W.M. - WATER METER
G/M	G.M. - GAS METER
○	RBF - REINFORCING BAR FOUND
PBX	POWERBOX
1234	STREET ADDRESS

IMPERVIOUS AREA DATA:

EXISTING HOUSE FOOTPRINT: 2,965 SQ. FT.

EXISTING CONCRETE DRIVEWAY: 4,494 SQ. FT.

EXISTING DECK UNDER ROOF : 324 SQ. FT.

EXISTING FRONT SIDEWALK AND PATIO: 678 SQ. FT.

PROPOSED GARAGE FOOTPRINT: 1,296 SQ. FT.

TOTAL IMPERVIOUS AREA: 9,757 SQ. FT. OR 12.19%

GEORGIA REGISTERED LAND SURVEYOR 2806 DEAN C. OLSON

THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 22, 2013

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 47,216 ; ANGULAR ERROR: 02" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/187,456 . MATTERS OF TITLE ARE EXCEPTED.

40 0 40 80
SCALE IN FEET

DATE	: 1-28-13	REVISIONS
SCALE	: 1"=40'	
DRAWN BY	: SJJ	
CHECKED BY	: DCO	
FIELD BOOK	:	

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30064
www.gaskinsinc.com
Phone: (770) 424-7168
Fax: (770) 424-7595

BOUNDARY SURVEY FOR:

WILLIAM GARY JOLLY
DURHAM POND ESTATES
3320 HILL FOREST TRAIL
LOT 3

LOCATED IN L.L. 111
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT:	William G. Jolly	**PETITION No.:**	V-34
PHONE:	770-975-8270	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	William G. Jolly	**PRESENT ZONING:**	R-30
PHONE:	770-722-2405	**LAND LOT(S):**	111
TITLEHOLDER:	William Gary Jolly	**DISTRICT:**	20
PROPERTY LOCATION:	On the east side of Hill Forest Trail, north of Hill Road (3320 Hill Forest Trail).	**SIZE OF TRACT:**	1.84 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: 1) Waive the side setbacks for an accessory structure over 800 square feet (proposed 1,296 square foot garage) from the required 100 feet to 61.1 feet on the southern side and 83.1 feet on the northern side.

Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JAN 29 PM 2: 17

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-34
Hearing Date: 4/10/13

Applicant William G. Jolly Phone # 770 975 8270 (H) 770 722 2405 (C) E-mail jolly_g@bellsouth.net

William G. Jolly Address 3320 Hill Forest Trail Acworth Ga 30101
(representative's name, printed) (street, city, state and zip code)

William G. Jolly Phone # E-mail
(representative's signature)

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Titleholder William G. Jolly Phone # 770 975 8270 770 722 2405 E-mail jolly_g@bellsouth.net

Signature William G. Jolly Address: 3320 Hill Forest Trail Acworth, Ga. 30101
(attach additional signatures, if needed) (street, city, state and zip code)

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Present Zoning of Property

Location 3320 Hill Forest Trail Acworth, Ga. 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 111 District 20 Size of Tract 1.84 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.

Need garage space to park vehicles, lawnmowers, tools.

List type of variance requested: Reduce 100' setbacks on sides to figures on survey (61' & 83')

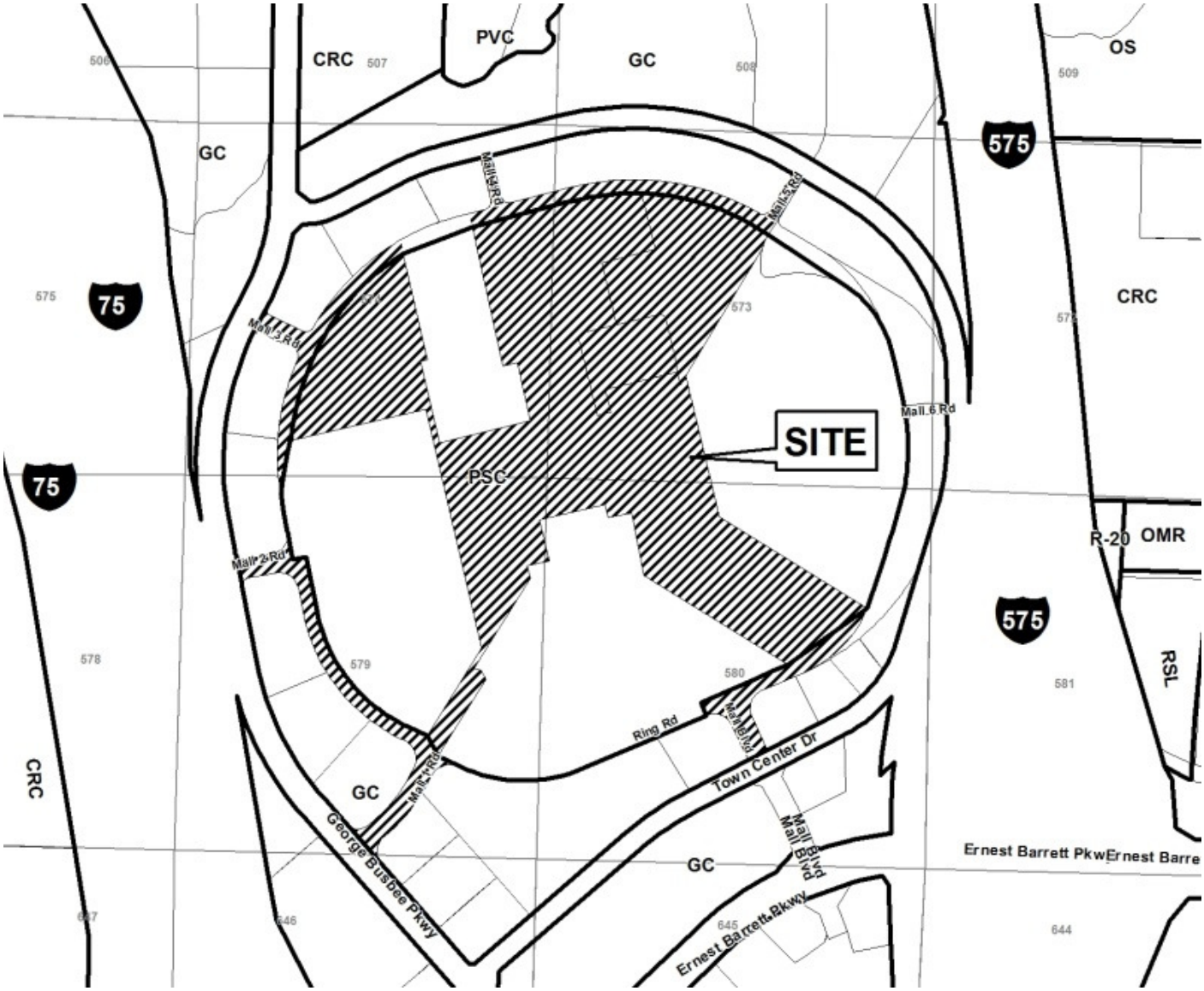
Revised: December 6, 2005

V-35 (2013)

SITE
VICINITY MAP
SYMBOL LEGEND
CERTIFICATION:
ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
SIMON PROPERTY GROUP
TOWN CENTER AT COBB
COBB No. 4040
400 Ernest Barrett Parkway
City of Kennesaw
County of Cobb
State of Georgia
MILLMAN SURVEYING, INC.
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 1111111-00, SCHEDULE A, SECTIONS 2
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 1111111-00, SCHEDULE B, SECTIONS 2
MISCELLANEOUS NOTES:
MAP OF SURVEY
RECORD OWNER:
FLOOD ZONE:
ZONING
PARKING
EASEMENT DETAIL
Town Center Blvd.
Ernest Barrett Parkway
COBB COUNTY ZONING DIVISION
2013 FEB -6 PM 3:19
COBB COUNTY GEORGIA
FILED IN OFFICE

APPLICANT:	Macrobatix	**PETITION No.:**	V-35
PHONE:	770-847-9999	**DATE OF HEARING:**	04-10-2013
REPRESENTATIVE:	Morgan McAdams	**PRESENT ZONING:**	PSC
PHONE:	770-720-7446	**LAND LOT(S):**	573, 574, 579, 580
TITLEHOLDER:	Town Center at Cobb, LLC	**DISTRICT:**	16
PROPERTY LOCATION:	North of Ernest Barrett Parkway, between George Busbee Parkway and Interstate 575 (400 Ernest Barrett Parkway).	**SIZE OF TRACT:**	35.22 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Increase the square footage of a wall sign above the maximum allowed.



Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB -6 PM 3:14
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-353
Hearing Date: 4/10/13

Applicant Macrobatix Phone # 770-847-9999 E-mail bob@macrobatix.com

Morgan McAdams Address 450 Wilbanks Drive, Suite A, Ball Ground, GA. 30107
(representative's name, printed) (street, city, state and zip code)

Morgan McAdams Phone # 770-720-7446 E-mail morgan@gsc.net
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 10/19/15

Notary Public

HOLLY GARCIA
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 19, 2015

Titleholder Town Center at Cobb, LLC, a Delaware limited liability company Phone # 317-685-7227 E-mail rcekay@simon.com

Signature Address: 225 West Washington Street, Indianapolis, IN. 46204
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

CARLA J. ARNOLD
Notary Public, State of Indiana
Marion County
My Commission Expires
May 14, 2015

Notary Public

Present Zoning of Property PSC

Location Town Center Mall, 400 Earnest Barrett Parkway, Suite 305, Kennesaw, GA. 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 573 District 16 Size of Tract 35.219 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.

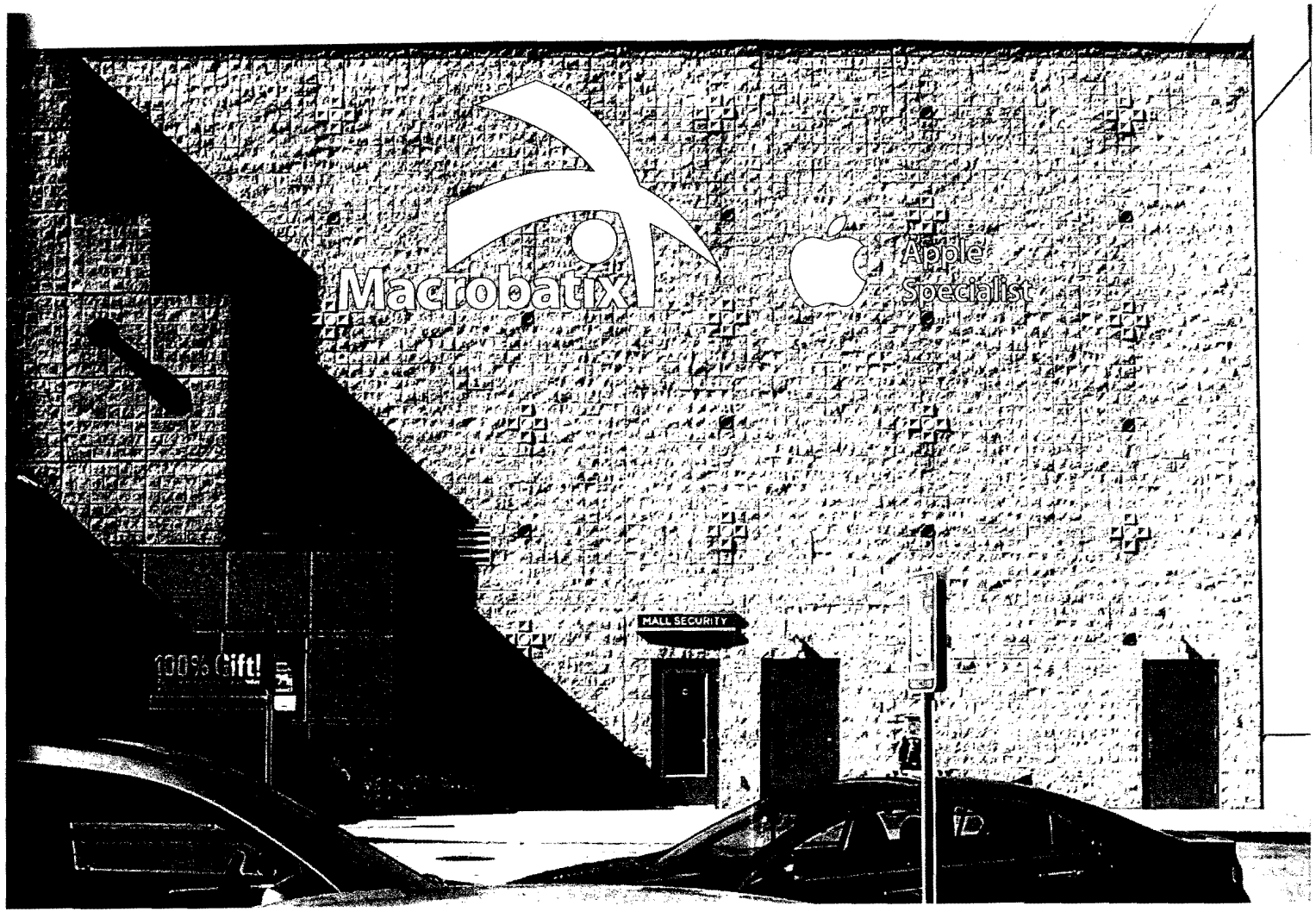
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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.
No exterior sign would be allowed without a variance. The business is located with an exterior elevation but it faces a service drive, not the main parking lot. The requested sign will face only the parking lot area and additional commercial businesses. It will not impact any residential communities and will not face any major streets or roads.

List type of variance requested: Increase square footage for a wall sign up to 250 square feet. Allow an off-premise wall sign to be installed at a Main Entrance to the Mall, for which the business is located directly across from the entrance.

Revised: December 6, 2005

16" = 1'



The Garrett Group™

LICENSED

CLIENT

Macrobatix

LOCATION

TOWN CENTER MALL
COBB COUNTY

GGIC SALES EXECUTIVE

MORGAN McADAMS

CONSTRUCTION MGR

LANDLORD/

WORK ORDE

REVISIONS

NO.	BY	DATE
1	MM	10-23
2		-6
3		PM 3
4		

ISSUE DATE

10-23-12

APPROVED BY

Signatures required before production

Customer
Date:

Sales
Date:

Estimating / G.M.
Date:

Production
Date:

FILE NAME

PAGE

1

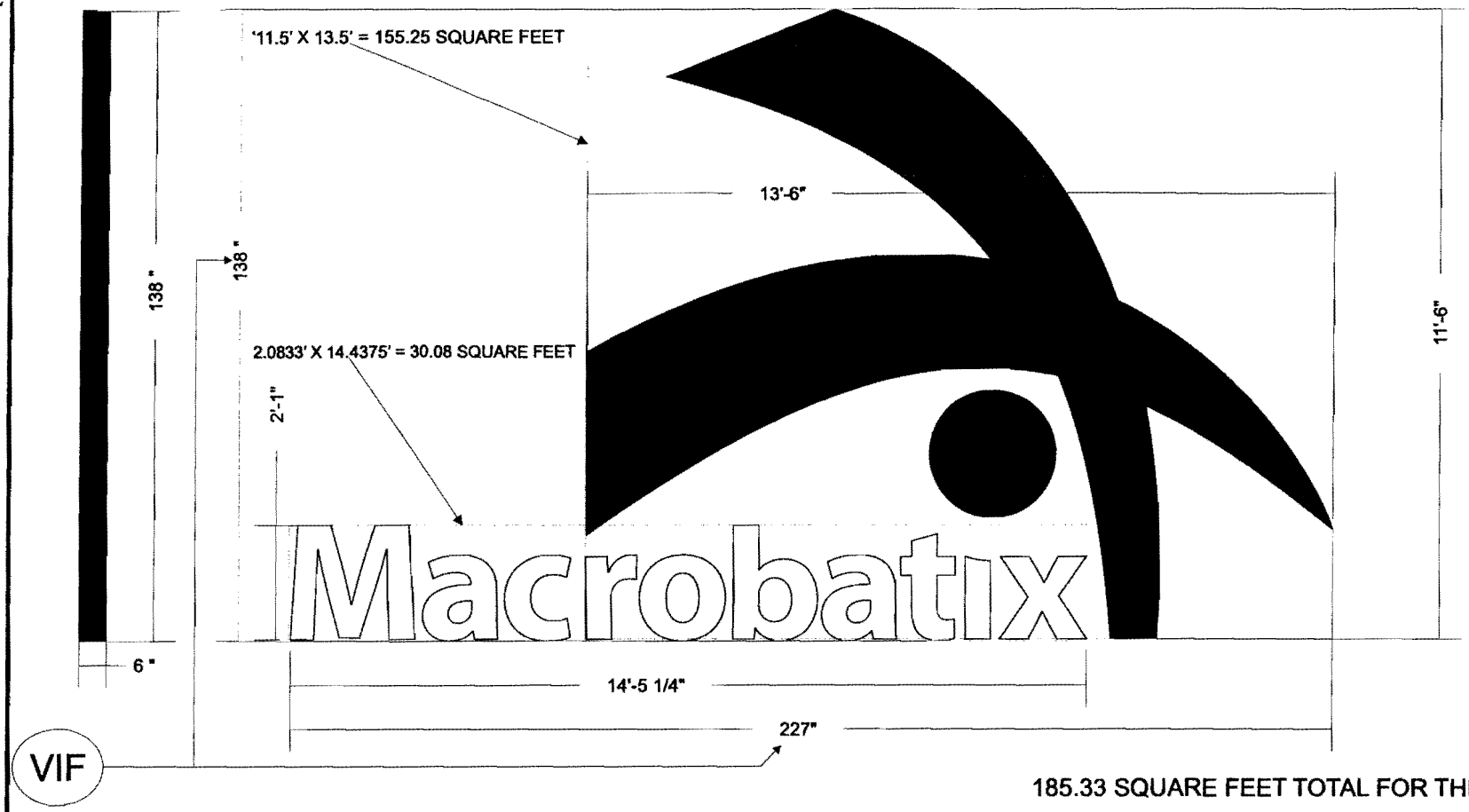
V-35 (2013)
Sign Plans
Exhibit

The Garrett Group™

THE GARRETT GROUP INTERNATIONAL CORP., 450 WILBANKS DRIVE, SUITE A, BALLGROUND, GA. 30107, 770-720-7446 OR 877-222-5860, www.ggic.net

Macrobatix

SCALE ½" =1'



185.33 SQUARE FEET TOTAL FOR THIS SIGN

138" H X 227" W INTERNALLY ILLUMINATED SIGN
25" H X 6" DEEP CHANNEL LETTERS
COPY TO READ **Macrobatix**
CHANNEL LETTERS AND LOGO TO HAVE .063 PRE-PAINTED WHITE ALUMINUM
BACKS AND .050 PRE-PAINTED BLACK ALUMINUM RETURNS 6" DEEP
LETTERS TO BE LED LIT WITH WHITE LEDS
FACES WILL BE 3/16" 2447 WHITE ACRYLIC AND
VINYL TO MATCH PMS 298C APPLIED FIRST SURFACES ON LOGO ONLY

INSTALLATION DETAILS PAGE # 5

The Garrett Group™

The Garrett Group™

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Macrobatix

LOCATION

TOWN CENTER MALL
COBB COUNTY

GGIC SALES EXECUTIVE

MORGAN McADAMS

CONSTRUCTION MGR

LANDLORD/

WORK ORD

V-35 (2013)
Sign Plans
Exhibit

REVISIONS

NO.	BY	
1	MM	10-23-12
2	MM	2-1-13
3		
4		

ISSUE DATE

10-10-12

APPROVED BY

Signatures required before production

Customer Date:

Sales Date:

Estimating / G.M. Date:

Production Date:

FILE NAME

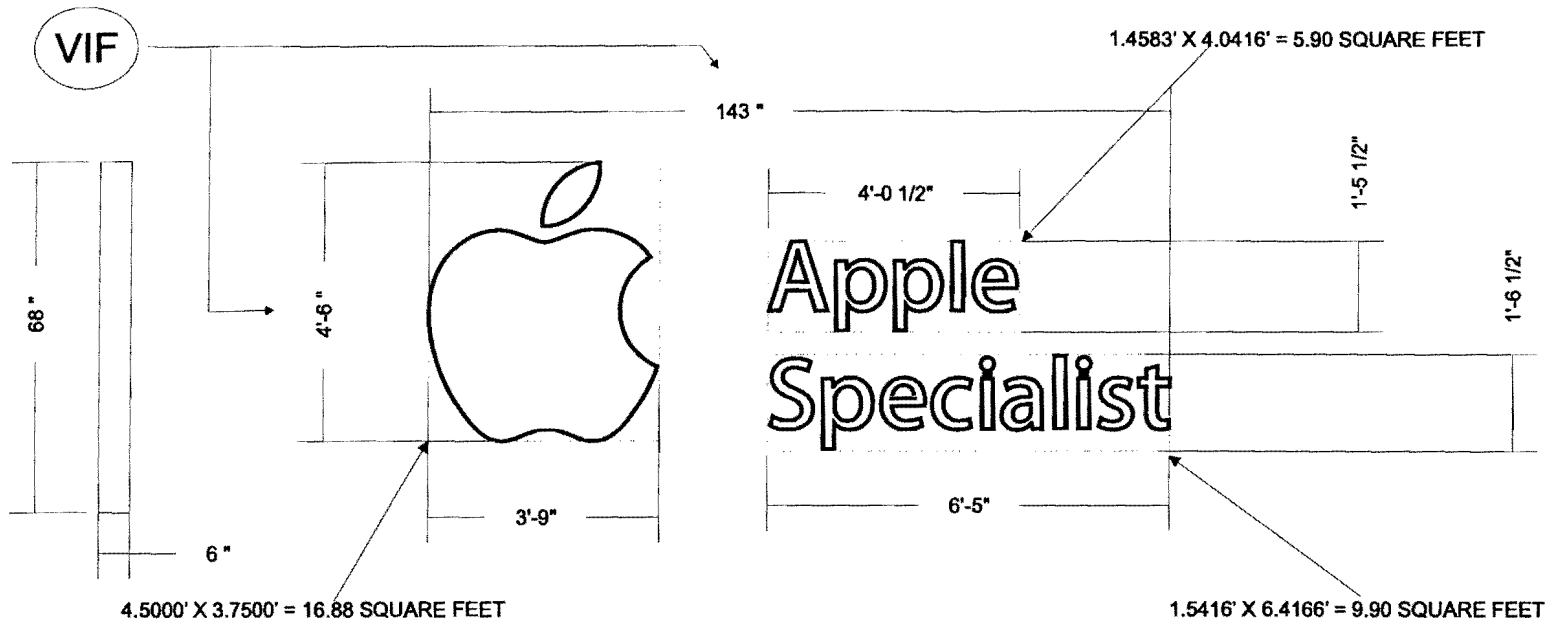
PAGE

2

THE GARRETT GROUP INTERNATIONAL CORP., 450 WILBANKS DRIVE, SUITE A, BALLGROUND, GA. 30107, 770-720-7446 OR 877-222-5860, www.ggic.net

Macrobatix Apple Specialist

SCALE ½" =1'



32.68 SQUARE FEET TOTAL FOR THIS SIGN

INSTALLATION DETAILS PAGE # 5

54" H X 143" W INTERNALLY ILLUMINATED SIGN
13 ½"_ H X 6" DEEP CHANNEL LETTERS
COPY TO READ **Apple Specialist**
CHANNEL LETTERS AND LOGO TO HAVE .063 PRE-PAINTED WHITE ALUMINUM BACKS AND .050 PRE-PAINTED BLACK ALUMINUM RETURNS 6" DEEP
LETTERS TO BE LED LIT WITH WHITE LEDS
FACES WILL BE 3/16" 2447 WHITE ACRYLIC

The Garrett Group™

The Garrett Group™

UL LICENSED

CLIENT
Macrobatix

LOCATION
TOWN CENTER MALL
COBB COUNTY

GGIC SALES EXECUTIVE
MORGAN McADAMS

CONSTRUCTION MGR

LANDLORD/

WORK ORDE

REVISIONS

NO.	BY	
1	MM	10-23-12
2	MM	2-1-13
3		
4		

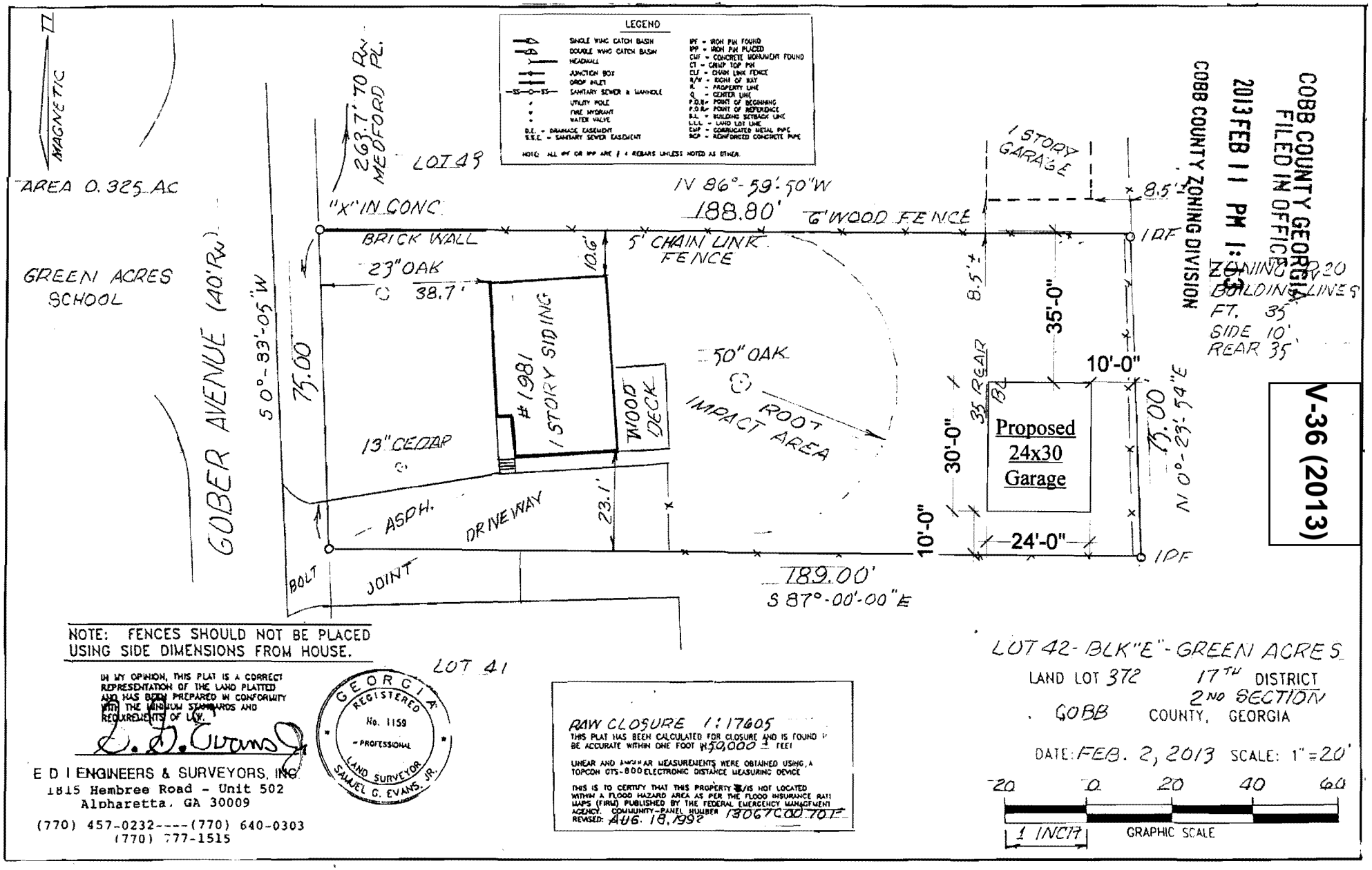
ISSUE DATE
10-10-12

APPROVED BY
Signatures required before production
Customer Date:
Sales Date:
Estimating / G.M. Date:
Production Date:

FILE NAME

PAGE
4

V-35 (2013)
Sign Plans
Exhibit


LEGEND
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
HEADWALL
JUNCTION BOX
DROP INLET
SANITARY SEWER & MANHOLE
UTILITY POLE
FIRE HYDRANT
WATER VALVE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
IPF - IRON PIN FOUND
IPP - IRON PIN PLACED
CMF - CONCRETE MONUMENT FOUND
CT - CRIMP TOP PIN
CLF - CHAIN LINK FENCE
R/W - RIGHT OF WAY
P.L. - PROPERTY LINE
C.L. - CENTER LINE
P.O.B. - POINT OF BEGINNING
P.O.R. - POINT OF REFERENCE
B.L. - BUILDING SETBACK LINE
L.L.L. - LAND LOT LINE
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
NOTE: ALL IPF OR IPP ARE 1/2" REBARS UNLESS NOTED AS OTHER.
MAGNETIC
AREA 0.325 AC
GREEN ACRES SCHOOL
GOBER AVENUE (40' R/W)
S 0°-33'-05"W
75.00
263.7' TO R/W MEDFORD PL.
LOT 43
"X" IN CONC.
N 86°-59'-50"W
188.80'
6' WOOD FENCE
BRICK WALL
5' CHAIN LINK FENCE
23" OAK
38.7'
10.6'
#1981
1 STORY SIDING
WOOD DECK
50" OAK
ROOT IMPACT AREA
13" CEDAR
ASPH. DRIVEWAY
23.1'
BOLT
JOINT
LOT 41
189.00'
S 87°-00'-00"E
1 STORY GARAGE
8.5'±
8.5'±
IRF
35'-0"
10'-0"
35' REAR
BL
Proposed 24x30 Garage
30'-0"
10'-0"
24'-0"
75.00
N 0°-23'-54"E
IPF
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 11 PM 1:33
COBB COUNTY ZONING DIVISION
ZONING R-20
BUILDING LINES
FT. 35'
SIDE 10'
REAR 35'
V-36 (2013)
NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
GEORGIA REGISTERED No. 1159 PROFESSIONAL LAND SURVEYOR SAMUEL G. EVANS, JR.
E D I ENGINEERS & SURVEYORS, INC
1815 Hembree Road - Unit 502
Alpharetta, GA 30009
(770) 457-0232----(770) 640-0303
(770) 777-1515
RAW CLOSURE 1:17605
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 ± FEET
LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS-800 ELECTRONIC DISTANCE MEASURING DEVICE
THIS IS TO CERTIFY THAT THIS PROPERTY IS/IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAPS (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY-PANEL NUMBER 13067C0070F
REVISED: AUG. 18, 1992
LOT 42 - BLK "E" - GREEN ACRES
LAND LOT 372 17TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA
DATE: FEB. 2, 2013 SCALE: 1" = 20'
-20 0 20 40 60
1 INCH
GRAPHIC SCALE

APPLICANT:	Ryan Sbaratta	**PETITION No.:**	V-36
PHONE:	404-668-5326	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Ryan Sbaratta	**PRESENT ZONING:**	R-20
PHONE:	404-668-5326	**LAND LOT(S):**	372
TITLEHOLDER:	Ryan K. Sbaratta	**DISTRICT:**	17
PROPERTY LOCATION:	On the east side of Gober Avenue, north of Pat Mell Road (1981 Gober Avenue).	**SIZE OF TRACT:**	0.33 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: 1) Waive the side and rear setbacks for an accessory structure over 650 square feet (proposed 720 square foot garage) from the required 100 feet to 35 feet on the northern side and 10 feet on the southern and eastern sides.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 11 PM 1:13

COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-36
Hearing Date: 4-10-13

Applicant Ryan Sbaratta Phone # 404 668 5326 E-mail Lostdogcustoms@gmail.com

Ryan Sbaratta (representative's name, printed) Address 1981 Gober Ave Smyrna GA 30080 (street, city, state and zip code)

(representative's signature) Phone # 404 668 5326 E-mail Lost Dog Customs@gmail.com

Signed, sealed and delivered in presence of:

My commission expires: Aug. 19, 2016 lisa e. rhodes Notary Public

LISA E. RHODES NOTARY PUBLIC DEKALB CO. GA COMMISSION EXPIRES AUGUST 19 2016

Titleholder Ryan Sbaratta Phone # As Above E-mail As Above

Signature (attach additional signatures, if needed) Address: As Above (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Aug. 19, 2016 lisa e. rhodes Notary Public

Present Zoning of Property R-20

Location 1981 Gober Ave Smyrna GA 30080 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 42 E District 9 Size of Tract .325 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.

As my property is only 75' wide, there is no location to build an accessory structure over 650 sq ft (proposed 720 sqft garage) that meets the 100' setback from any property line. Also there is a 50" Oak tree with a root impact zone that must be avoided. Furthermore, this would place my proposed garage in line with my next door neighbor's detached garage.

List type of variance requested: Waive 100ft side and rear setbacks for an accessory structure over 650 sq ft (proposed 720 sqft garage) to 10' side setback, 10' rear setback, 35 side setback

Revised: December 6, 2005

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 2:48

COBB COUNTY ZONING DIVISION

LEGEND

CORNER MONUMENTATION:
- ● = IPS = CORNER CALCULATED AND MONUMENTED PER THIS SURVEY
- CORNER FOUND
- UNMONUMENTED CORNER
- CORNER TO BE SET WHEN CONSTRUCTION PERMITS

— x — x — FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
C/L = CENTERLINE
B/L = BUILDINGLINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS — W — W — W — W —
OVERHEAD POWER LINES — E — E —
GAS MAINS — G — G — G — G —
SANITARY SEWER MAIN — SS — SS —
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

TECHNICAL DATA

TRAVERSE PRECISION: 1/38,043
ANGLE ERROR: 5 SEC/ANGLE
TRAVERSE ADJ: LEAST SQUARES
EQUIPMENT: TOPCON GPT-3005
PLAT PRECISION: 1/ 156,853

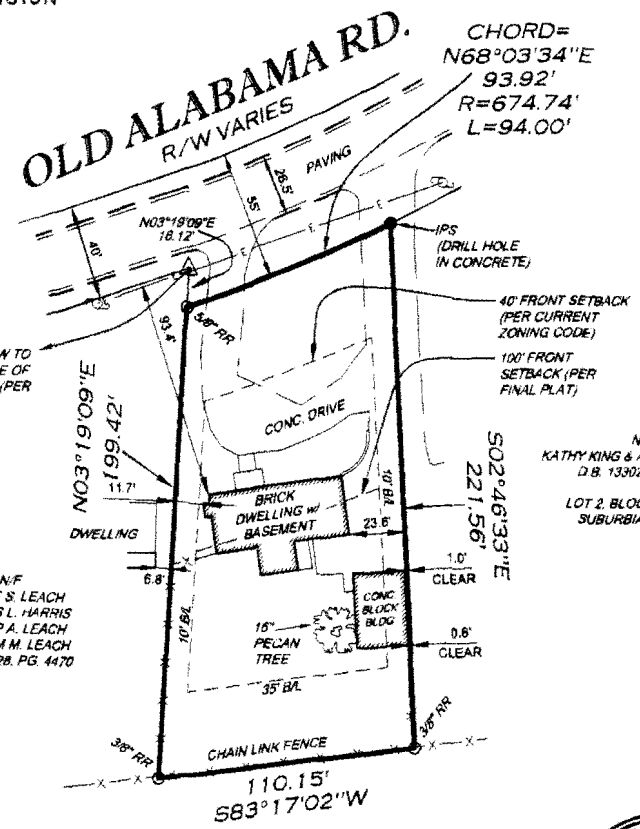
SURVEY NOTES:

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

SUBJECT PROPERTY REFERENCE:
D.B. 14750, PG. 1364



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0211G
EFFECTIVE DATE: DECEMBER 16, 2008
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"
THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN

GEORGIA REGISTERED No. 2844 LAND SURVEYOR BENJAMIN W. CRUSSELLE
2/8/13

PLAT OF SURVEY FOR

MICHAEL W. SANDERS

LOCATED IN LAND LOT 200, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 1, BLOCK A, UNIT 1, SUBURBIA ESTATES, RECORDED IN PLAT BOOK 62, PAGE 90

2083 OLD ALABAMA ROAD

AREA = 0.472 ACRES
20,541 SQ. FT.

ZONING NOTES
CURRENT ZONING: R-20
BUILDING SETBACKS:
FRONT - 40' (100' PER FINAL PLAT)
SIDE - 10'
REAR - 35'

V-37 (2013)

GRAPHIC SCALE
50 0 50 100

REVISIONS

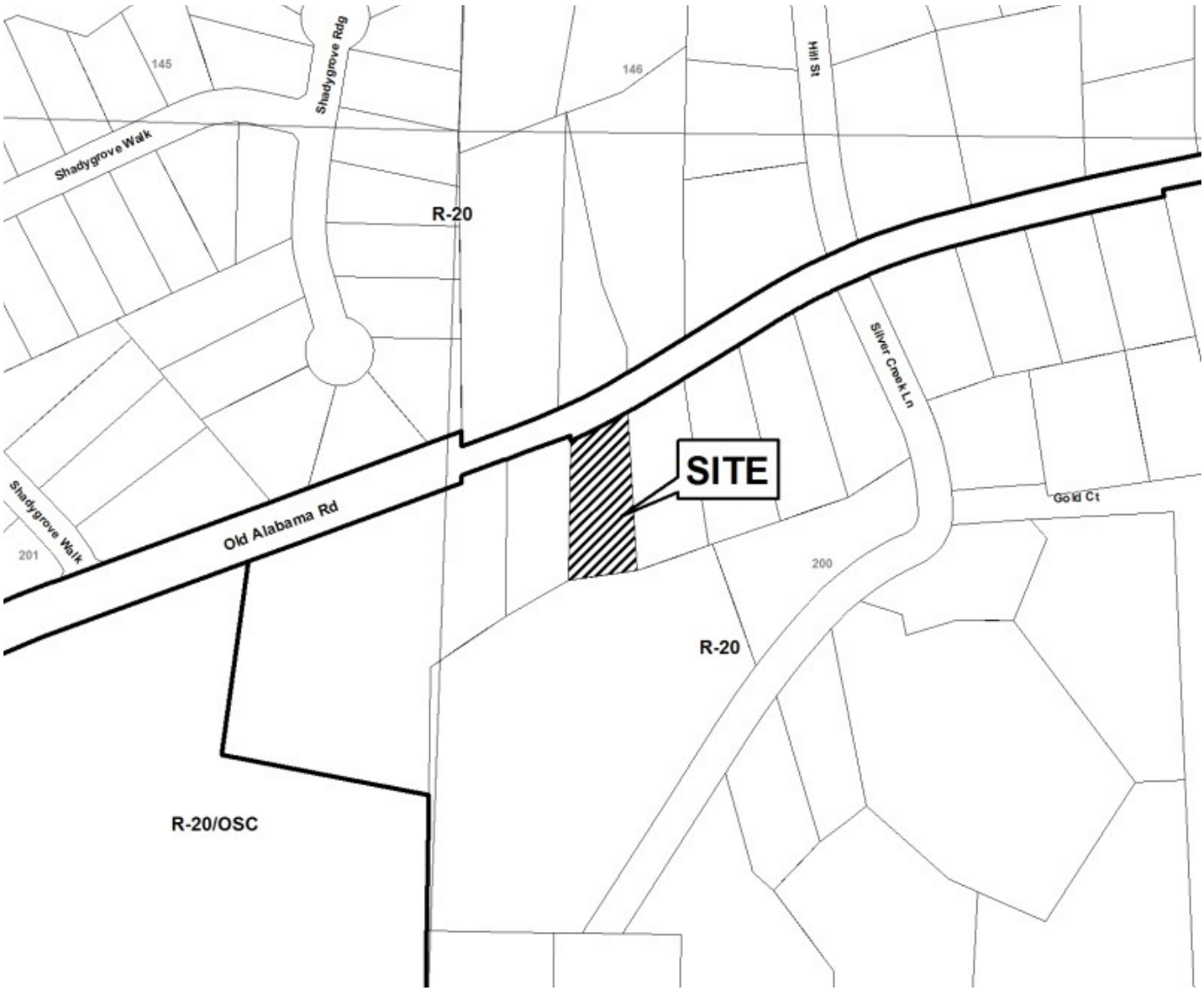
DATE	DESCRIPTION

THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELLE.COM

PROJ. NO. C08239 FILE: C06239.DWG
FIELD SURVEY DATE: 02/01/2013
PLAT DATE: 02/07/2013 SCALE: 1" = 50'

APPLICANT:	Michael W. Sanders	**PETITION No.:**	V-37
PHONE:	678-896-1569	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Michael W. Sanders	**PRESENT ZONING:**	R-20
PHONE:	678-896-1569	**LAND LOT(S):**	200
TITLEHOLDER:	Michael W. Sanders	**DISTRICT:**	18
PROPERTY LOCATION:	On the south side of Old Alabama Road, west of South Gordon Road (2083 Old Alabama Road).	**SIZE OF TRACT:**	0.47 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: 1) Waive the side and rear setbacks for an accessory structure over 650 square feet (proposed 695 square foot garage) from the required 100 feet to 35 feet on the southern side, 0.8 feet on the eastern side, and 80 feet on the western side.



Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 2:48

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-37
Hearing Date: 4/10/13

Applicant Michael W. Sanders Phone # 678 896 1569 E-mail MSANDCAVE@GMAIL.COM

Michael W. Sanders Address 2083 Old Alabama Rd. Austell, GA 30168
(representative's name, printed) (street, city, state and zip code)

Michael W. Sanders Phone # _____ E-mail _____
(representative's signature)

My commission expires: 09/30/2016

Signed, sealed and delivered in presence of:
Rebecca Bowden
Notary Public

My Commission Expires
September 30, 2016

Titleholder Michael W. Sanders Phone # 678 896 1569 E-mail MSANDCAVE@GMAIL.COM

Signature Michael W. Sanders Address: 2083 Old Alabama Rd Austell 30168
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-23-2014

Signed, sealed and delivered in presence of:
Rebecca J. Murray
Notary Public

REBECCA J. MURRAY
NOTARY
GEORGIA
COBB COUNTY
PUBLIC

Present Zoning of Property _____

Location 2083 Old Alabama Rd Austell, GA 30168
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 200 District 18 Size of Tract 0.472 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.

2083 & 2071 share a common Double Wide driveway, The New Garage is at the end of the driveway on the site of a previous parking structure, to move it more to the west would require cutting down a 40+ year old tree

List type of variance requested: Wave side setback from 10' to 0.8'

Revised: December 6, 2005

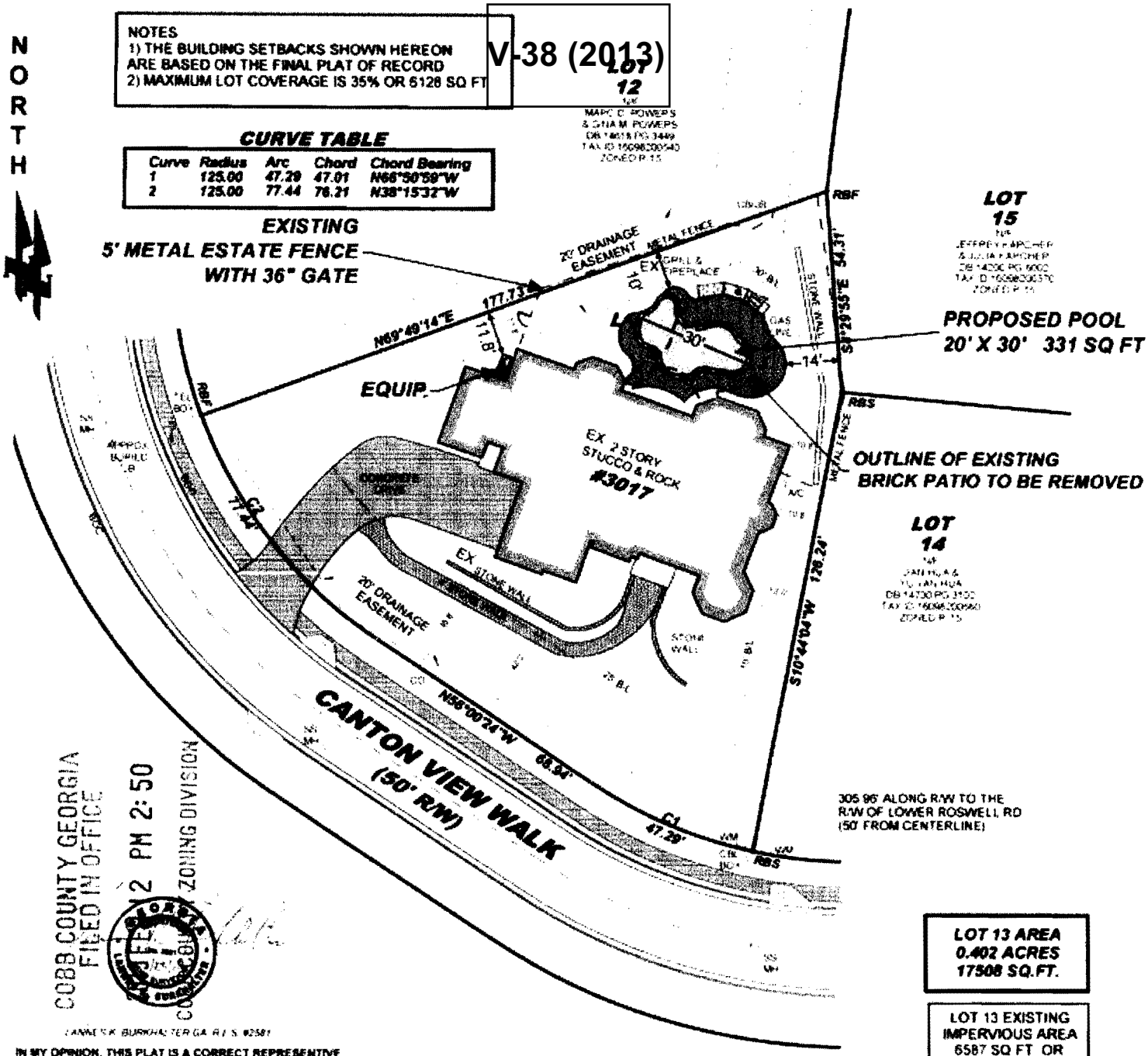
NOTES
1) THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF RECORD
2) MAXIMUM LOT COVERAGE IS 35% OR 6128 SQ FT

V-38 (2013)

NORTH

CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	125.00	47.29	47.01	N66°50'59"W
2	125.00	77.44	76.21	N38°15'32"W



COBB COUNTY GEORGIA FILED IN OFFICE
2 PM 2:50
ZONING DIVISION

LANNE S.K. BURKHALTER GA R.L.S. #2581

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTIVE OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF LAW.

MATTERS OF TITLE ARE EXCEPTED

LOT 13 AREA 0.402 ACRES 17508 SQ.FT.

LOT 13 EXISTING IMPERVIOUS AREA 6587 SQ FT OR 37.6% OF LOT

IMPERVIOUS COVERAGE:

TOTAL LOT: 0.402 ACRES OR 17508 SQ FT	
EXISTING COVERAGE :	*6587 SQ FT OR 37.6%*
REMOVING BRICK PATIO:	*(610) SQ FT*
PROPOSED POOL COPING :	*89 SQ FT*
PROPOSED POOL DECK:	*550 SQ FT*
PROPOSED POOL EQ:	*18 SQ FT*
TOTAL:	*6643 SQ FT OR 37.94 %*

0 40 80
1" = 40'
GRAPHIC SCALE

FEBRUARY 11, 2013

CONTRACTOR:
ATLANTIS POOLS AND SPAS
102 SHILOH RIDGE TRAIL
CANTON GA 30115

LOCATED IN:
LAND LOT: 982
SECT: 16TH SECT: 2ND
LOT: 13
CANTON GLEN
COBB CO. GA

HOMEOWNER:
JEROME BOHACEK
3017 CANTON VIEW WALK
MARIETTA GA 30068
770-315-3281

APPLICANT:	Atlantis Pools	**PETITION No.:**	V-38
PHONE:	770-833-9347	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Bruce Todd	**PRESENT ZONING:**	R-15
PHONE:	770-833-9347	**LAND LOT(S):**	982
TITLEHOLDER:	Jerome A. and Cecile M. Bohacek	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Canton View Walk, west of Old Canton Road (3017 Canton View Walk).	**SIZE OF TRACT:**	0.40 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 37.94%; and 2) allow the pool equipment to the side of the principal building.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 2:49

COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-38
Hearing Date: 4/10/13

Applicant Bruce Todd / Atlantis Pools Phone # 770.833.9347 E-mail

Bruce Todd
(representative's name, printed)

Address 102 Shilon Ridge Trail Canton, GA 30115
(street, city, state and zip code)

Bruce Todd
(representative's signature)

Phone # 770-833-9347 E-mail Kelly@atlantispools.ga

Signed, sealed and delivered in presence of:

My commission expires: 5/8/2016

Notary Public

Titleholder Cecil Jerome Bohanek Phone # 770/575-4643 C - 770/315-3381 E-mail JERRYB1@BELLSOUTH.NET

Signature
(attach additional signatures, if needed)

Address: 3017 Canton View Walk, Marietta, GA 30068
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 5/8/2016

Notary Public

Present Zoning of Property R-15

Location 3017 Canton View Walk Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 982 District 16 Size of Tract .402 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.

Without relief from the maximum lot coverage of 35%, we will not be able to enjoy a modest size pool in our backyard.

List type of variance requested:

Request to exceed maximum lot coverage by 2.94%, making lot coverage 37.94%

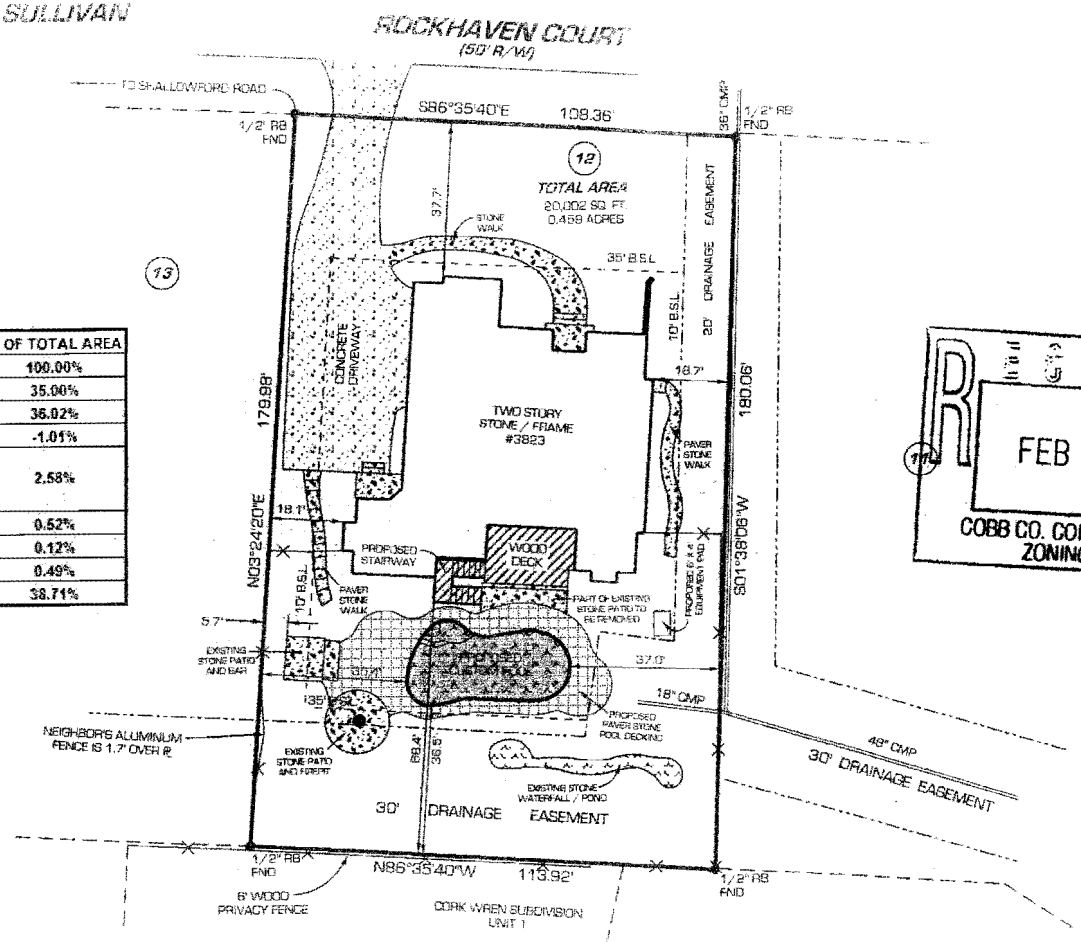
Revised: December 6, 2005

SITE PLAN PREPARED FOR: GREG & LAURA SULLIVAN

LEGEND	
●	Iron Pin Found
R/W	Right-of-Way
B.S.L.	Building Setback Line
D.E.	Drainage Easement
RB	Rebar
CMP	Corregated Metal Pipe
	Concrete
	Stone
	Wood Decking

IMPERVIOUS AREA CHART - LOT 12	SQ. FT.	% OF TOTAL AREA
TOTAL AREA	20,002.00	100.00%
ALLOWABLE IMPERVIOUS SURFACE	7,000.70	35.00%
EXISTING IMPERVIOUS AREA	7,205.00	36.02%
REMOVE PART OF STONE PATIO	-203.00	-1.01%
PROPOSED IMPERVIOUS AREA 859 SQ. FT. OF PAVER STONE POOL DECK (40% DISCOUNT)	515.40	2.58%
COPING AROUND POOL	104.00	0.52%
POOL EQUIPMENT PAD	24.00	0.12%
PROPOSED WOOD STAIRWAY	98.00	0.49%
TOTAL IMPERVIOUS AREA	7,743.40	38.71%

EXISTING IMPERVIOUS AREA	
DESCRIPTION	SQ. FT.
CONCRETE DRIVEWAY	2,020
HOUSE	3,715
WOOD DECK	294
PAVER STONE WALKS (40% DISCOUNT)	130
STONE PORCHES / PATIOS / WALKS	1046
TOTAL	7,205



RECEIVED
FEB 13 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-39 (2013)

GEORGIA REGISTERED No. 3256 PROFESSIONAL LAND SURVEYOR ANTHONY P. FINDLEY

LAND LOT: 309
DISTRICT: 16TH
SECTION: 2ND
COUNTY: COBB
PROPERTY ADDRESS:
3823 ROCKHAVEN CT
MARIETTA, GA 30062
DATE(S) OF FIELD WORK:
DATE OF DRAWING:
SURVEY #: 13-1117
SITE PLAN PREPARED FOR:
GREG & LAURA SULLIVAN
LEGAL DESCRIPTION:

EQUIPMENT USED: LEICA TS02 POWER, MANUAL SOL
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
CLOSURE PRECISION EXCEEDING ONE FOOT IN 15,000 FEET
AND AN ANGULAR ERROR OF 05" PER ANGLE POINT
ADJUSTMENT FOR CLOSURE WAS BY THE COMPASS RULE

ACCURATE
SURVEYING AND
PLANNING, INC.
4955 BLOOMING COURT
CUMMING, GA 30040

SURVEYOR'S CERTIFICATE:
HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE
AND CORRECT AND WAS PREPARED FROM 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.

811 Know what's below. Call before you dig.

APPLICANT:	Jim Armes	**PETITION No.:**	V-39
PHONE:	678-522-3827	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Jim Armes	**PRESENT ZONING:**	R-20
PHONE:	678-522-3827	**LAND LOT(S):**	309
TITLEHOLDER:	Gregory Jon and Laura Aileen Sullivan	**DISTRICT:**	16
PROPERTY LOCATION:	On the south side of Rock -haven Court, south of Shallowford Road (3823 Rockhaven Court).	**SIZE OF TRACT:**	0.46 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 38.71%.

RECEIVED
FEB 13 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-39
Hearing Date: 4/10/13

Applicant ~~Greg & Laura Sullivan~~ Jim Armes Phone # 678.522.3827 678.494.9608 E-mail gregandlaurasully@hotmail.com

Laura Sullivan - Jim Armes Address 3823 Rockhaven Ct., Marietta, GA 30066
(representative's name, printed) (street, city, state and zip code)

Laura Sn Phone # 678.494.9608 E-mail gregandlaurasully@hotmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 03/30/2015 3/18/2015

Notary Public

Titleholder Laura Sullivan Phone # 678.494.9608 E-mail gregandlaurasully@hotmail.com

Signature Laura Sn Address 3823 Rockhaven Ct, Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 03/30/2015

Notary Public

Present Zoning of Property R-20

Location 3823 Rockhaven Ct. Marietta 30066 off Shallowford + Blackwell
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 309 District 16th Size of Tract .459 Acre(s)
STONE HURST

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 requested lot coverage is the minimum to allow the proposed pool decking to meet the existing stone fire pit + bar areas. This will negate any potential gaps or low areas in the yard that currently collect storm water and have very poor drainage.

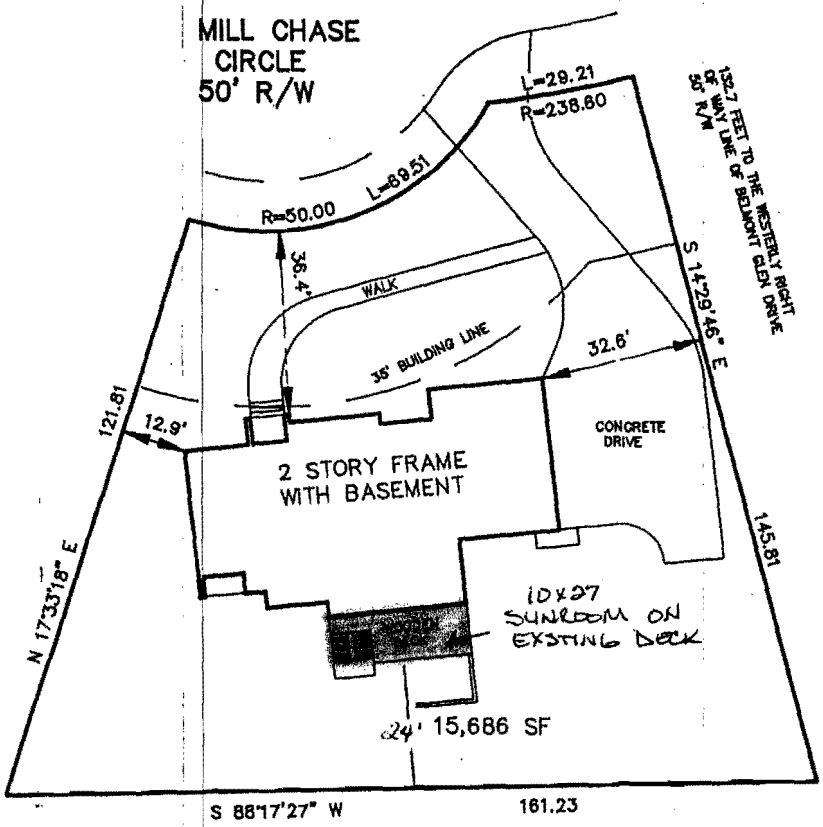
List type of variance requested: Increase Impervious area to -40%

V-40 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 AM 10: 47

COBB COUNTY ZONING DIVISION



yui chin wang Tsao

GEORGIA REGISTERED No. 2382 LAND SURVEYOR JAMES H. HAMLIN

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 16,730 AND AN ANGLUAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 75,364 FEET.

THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A WILD T-16 THEODOLITE WITH A WILD DISTANCE METER.

FINAL PLAT PREPARED BY GASKINS SURVEYING COMPANY AND IS RECORDED IN PLAT BOOK 140 PAGE 36 OF THE COBB COUNTY, GEORGIA RECORDS.

THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 100 OF THE COBB COUNTY, GEORGIA MAPS.

SURVEY FOR:

YUI-CHIN WANG TSAO

SURVEY OF:

BELMONT UNIT TWO

3242 MILL CHASE CIRCLE
LOT 51
LAND LOT 994 2nd SECTION
17th DISTRICT COBB COUNTY GEORGIA

PREPARED BY:

LAND SURVEYING SERVICES, INC.

380 MARKET PLACE SUITE 320 A
ROSWELL, GEORGIA 30075
TELEPHONE: 404/ 642-4913

DATE: JULY 15,1993 SCALE: 1"=30'

APPLICANT:	D. C. Enclosures	**PETITION No.:**	V-40
PHONE:	770-514-7019	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Thomas Ingram	**PRESENT ZONING:**	R-20
PHONE:	678-296-0276	**LAND LOT(S):**	994
TITLEHOLDER:	Yui-Chin Wang Tsao, Shih-Hui Tsao, and Chang Chuan Tsao	**DISTRICT:**	17
PROPERTY LOCATION:	On the south side of Mill Chase Circle, west of Belmont Glen Drive (3242 Mill Chase Circle).	**SIZE OF TRACT:**	0.36 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 24 feet.

Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 AM 10: 46

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-[redacted]40
Hearing Date: 4/10/13

Applicant D. C. ENCLOSURES Phone # 770-514-7019 E-mail

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

(representative's signature) Phone # 678-296-0276 E-mail THOM@DCENCLOSURES.COM

Signed, sealed and delivered in presence of:

My commission expires: 3-11-2014 Notary Public

Titleholder CHANG CHUAN TSAO Phone # 404-822-5292 E-mail

Signature Address: 3242 MILL CHASE CIR. MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 03-11-2014 Notary Public

Present Zoning of Property RESIDENTIAL R-20

Location 3242 MILL CHASE CIRCLE, MARIETTA, GA. 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 994 District 17th Size of Tract 15,686 SQ FT Acre(s)

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

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

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

THE FAMILY CAN NOT ENJOY THE USE OF DECK SPACE WITHOUT BEING BOTHERED BY INSECTS, AND HEAT OF THE DAY

List type of variance requested: REDUCE REAR BUILDING SET BACK FROM 35' to 28'

Revised: December 6, 2005

SURVEYORS NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

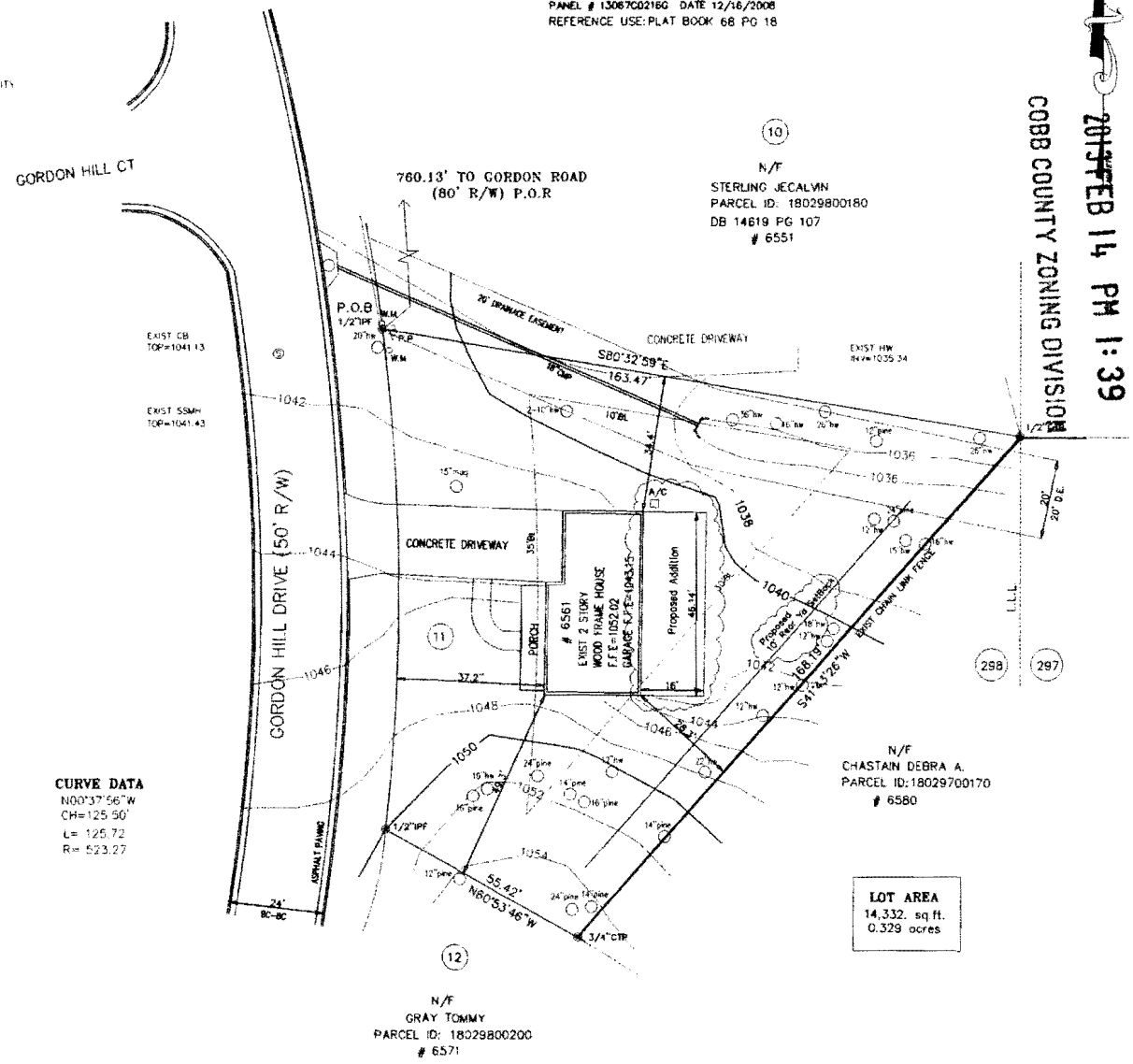
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

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

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

INSTRUMENT USED:
NIKON DTM-520 TOTAL STATION

FLOOD STATEMENT
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.E.M.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13067C0216G DATE 12/16/2008
REFERENCE USE: PLAT BOOK 68 PG 18



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTF	OPEN TOP FOUND
T.L.P	TRAFFIC LIGHT POLE
C.L.	CENTER LINE
(X)	LOT NUMBER
W.M	WATER METER
←	GUY WIRE
E/B	ELECTRIC BOX
T/B	TELEPHONE BOX
C/B	CABLE BOX
G.M	GAS METER

PHASE I
GORDON HILL ESTATES
PLAT BOOK 68, PAGE 18

2013 FEB 14 PM 1:39
COBB COUNTY ZONING DIVISION
COBB COUNTY GEORGIA
FILED IN OFFICE

V-41 (2013)

REVISIONS	
NO.	DATE

DATE: FEBRUARY 13, 2013
DRAWN BY: LMM
CHECKED BY: LB
JOB NUMBER: 25296
SCALE: 1/20

Maywdather Enterprise, Inc
875 York Ave
Atlanta, GA 30310
Phone 404 753-8222

OWNER
ARMSTRONG RALPH
AND JUDY S

PROJECT DESCRIPTION
6561 GORDON HILL DRIVE SW
MABLETON, GA. 30126
PARCEL ID: 18029800190
LAND LOT: 298 18TH DISTRICT
COBB COUNTY, GEORGIA

DESCRIPTION
SITE PLAN

SHEET NUMBER
C2

APPLICANT:	Lee M. Mayweather	**PETITION No.:**	V-41
PHONE:	404-753-9222	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Lee M. Mayweather	**PRESENT ZONING:**	RD
PHONE:	404-753-9222	**LAND LOT(S):**	298
TITLEHOLDER:	Ralph D. and Judy S. Armstrong	**DISTRICT:**	18
PROPERTY LOCATION:	On the east side of Gordon Hill Drive, south of Gordon Valley Lane (6561 Gordon Hill Drive).	**SIZE OF TRACT:**	0.33 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 28 feet; and 2) waive the rear setback from the required 25 feet to 10 feet.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 PM 1:39

COBB COUNTY ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-41
Hearing Date: 4/16/13

Applicant LEE M. MAYWEATHER Phone # 404 753 9222 E-mail MAYWEATHERENTERP@BELLSOUTH.NET

LEE M. MAYWEATHER Address 875 YORK AVE ATL, GA 30310
(representative's name, printed) (street, city, state and zip code)

Lee M. Mayweather Phone # 404 753 9222 E-mail MAYWEATHERENTERP@BELLSOUTH.NET
(representative's signature)

Signed, sealed and delivered in presence of:
Ralph Gourdine
Notary Public

My commission expires: 11/8/14

RALPH GOURDINE NOTARY PUBLIC FULTON COUNTY, GA Exp. Nov. 08, 2014

Titleholder RALPH D. ARMSTRONG Phone # 770-739-1795 E-mail RARMSTRONG51@COMCAST.NET

Signature Ralph D. Armstrong Address: 6561 Gordon Hills Dr Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Ralph Gourdine
Notary Public

My commission expires: 11/8/14

RALPH GOURDINE NOTARY PUBLIC FULTON COUNTY, GA Exp. Nov. 08, 2014

Present Zoning of Property RD

Location 6561 GORDON HILL DRIVE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 298 District 18th Size of Tract 0.329 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.

By following the normal terms of the ordinance, the owner would only be able to construct a wedge shape addition at the rear of the existing house. A review of the survey indicates that the 30ft rear yd setback already encroaches into the back corner of the existing house. Without some relief from the ordinance the owner could not build his proposed addition.

List type of variance requested: The owner is requesting a reduction in the rear yd set back from 30ft to 10ft.

Revised: December 6, 2005

V-42 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 14 PM 2:02
COBB COUNTY ZONING DIVISION

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BU[illegible] MAY HAVE BEEN PAVED OR COVERED OVER. THI[illegible] UNDERGROUND UTILITIES AS SHOWN HEREON AR[illegible] ABOVE GROUND STRUCTURES AND RECORD DRA[illegible] TO THE SURVEYOR. LOCATIONS OF UNDERGROU[illegible] MAY VARY FROM LOCATIONS SHOWN HEREON. A[illegible] BURIED UTILITIES MAY BE ENCOUNTERED. NO EX[illegible] WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

[illegible]AS PREPARED FOR THE EXCLUSIVE USE OF THE [illegible]RSONS OR ENTITY NAMED HEREON. THIS PLAT [illegible]XTEND TO ANY UNNAMED PERSON, PERSONS, [illegible]ITHOUT THE EXPRESS RECERTIFICATION OF THE [illegible]AMING SUCH PERSON, PERSONS OR ENTITY.

[illegible]ATA UPON WHICH THIS PLAT IS BASED HAS A [illegible]RECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT 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.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC N

REFERENCE MATERIAL

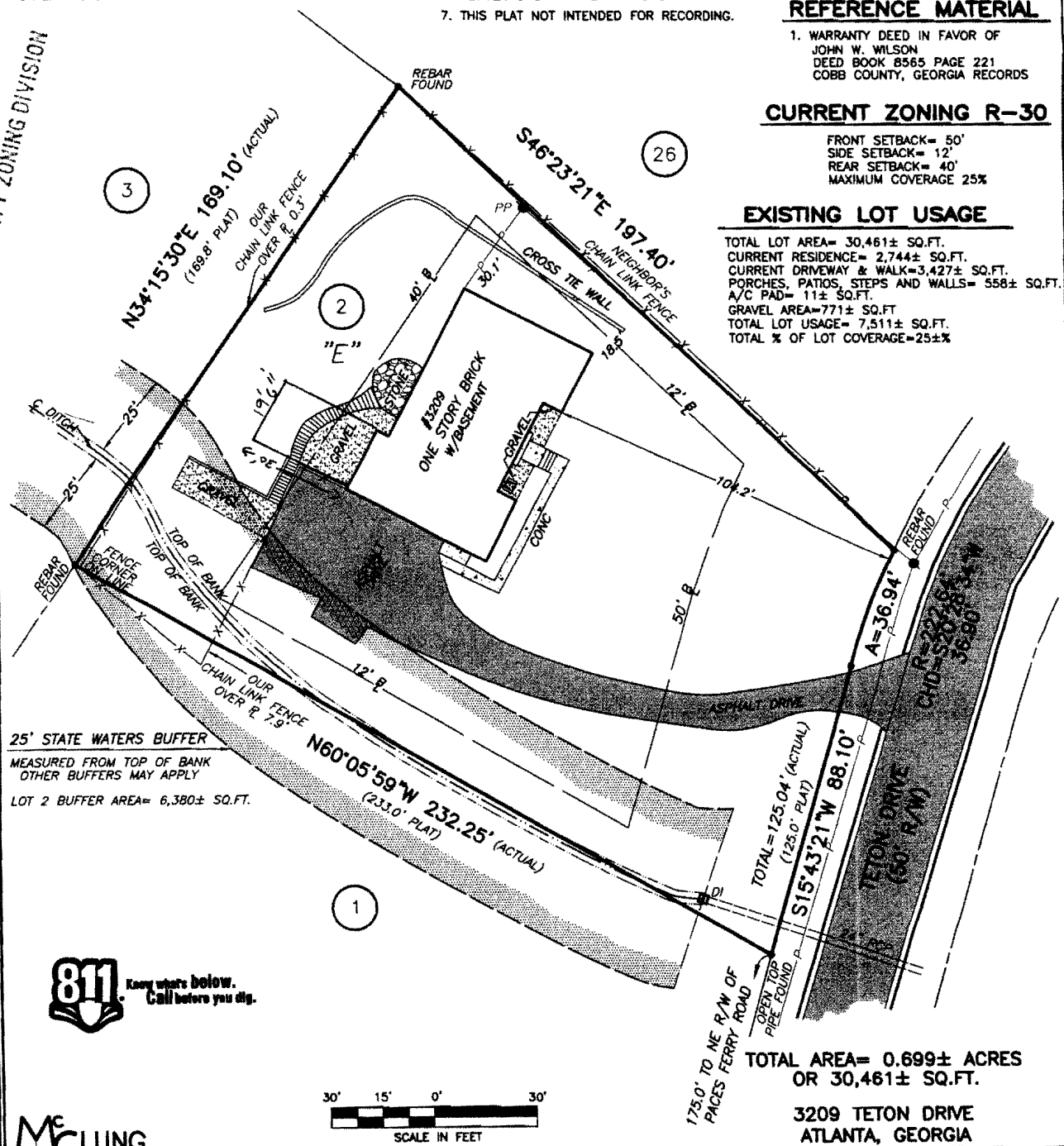
1. WARRANTY DEED IN FAVOR OF
   JOHN W. WILSON
   DEED BOOK 8565 PAGE 221
   COBB COUNTY, GEORGIA RECORDS

CURRENT ZONING R-30

FRONT SETBACK= 50'
SIDE SETBACK= 12'
REAR SETBACK= 40'
MAXIMUM COVERAGE 25%

EXISTING LOT USAGE

TOTAL LOT AREA= 30,461± SQ.FT.
CURRENT RESIDENCE= 2,744± SQ.FT.
CURRENT DRIVEWAY & WALK=3,427± SQ.FT.
PORCHES, PATIOS, STEPS AND WALLS= 558± SQ.FT.
A/C PAD= 11± SQ.FT.
GRAVEL AREA=771± SQ.FT
TOTAL LOT USAGE= 7,511± SQ.FT.
TOTAL % OF LOT COVERAGE=25±%



25' STATE WATERS BUFFER
MEASURED FROM TOP OF BANK
OTHER BUFFERS MAY APPLY
LOT 2 BUFFER AREA= 6,380± SQ.FT.

811 Know what's below. Call before you dig.

30' 15' 0' 30'
SCALE IN FEET

TOTAL AREA= 0.699± ACRES
OR 30,461± SQ.FT.

3209 TETON DRIVE
ATLANTA, GEORGIA

McCLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES 11/30/12

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#232820

LEGEND

RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
	POWER POLE
	LIGHT POLE
	POWER METER
	POWER BOX
	AIR CONDITION
	TELEPHONE BOX
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	JUNCTION BOX
	DROP INLET
	SANITARY SEWER MANHOLE

JOB: CD

PROPERTY OF
JOHN W. WILSON

LOT 2, BLOCK "E"
SUBDIVISION PLAT OF UNIT THREE
COCHISE
BY THE CHATTAHOOCHEE
LAND LOT 974
DISTRICT 17TH. SECTION 2ND.
COUNTY COBB
GEORGIA

PB 21
PG 1
DB 8565
PG 221

PLAT PREPARED: 11-30-12
FIELD: 11-28-12 SCALE: 1"=30'

APPLICANT:	John Wilson	**PETITION No.:**	V-42
PHONE:	404-317-2737	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	John Wilson	**PRESENT ZONING:**	R-30
PHONE:	404-317-2737	**LAND LOT(S):**	973, 974
TITLEHOLDER:	John W. Wilson	**DISTRICT:**	17
PROPERTY LOCATION:	On the west side of Teton Drive, north of Paces Ferry Road (3209 Teton Drive).	**SIZE OF TRACT:**	0.70 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 20 feet.

Application for Variance
Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 14 PM 2:01

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-42
Hearing Date: _____

Applicant John Wilson Phone # 404.317.2737 E-mail bormio@bellsouth.net

John Wilson Address 3209 Teton Dr SE Atlanta 30339
(representative's name, printed) (street, city, state and zip code)

John W Wilson Phone # 404 317 2737 E-mail bormio@bellsouth.net
(representative's signature)

My commission expires: 11/17/2015

LAURIE IBRAHIM
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 17, 2015

Signed, sealed and delivered in presence of:
Laurie Ibrahim
Notary Public

Titleholder John Wilson Phone # 404 317 2737 E-mail bormio@bellsouth.net

Signature John W Wilson Address: 3209 Teton Dr SE Atl 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/17/2015

LAURIE IBRAHIM
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Nov. 17, 2015

Signed, sealed and delivered in presence of:
Laurie Ibrahim
Notary Public

Present Zoning of Property R-30

Location 3209 Teton Dr SE Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0974-012 District 17 Size of Tract .7 Acre(s)

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

Size of Property .7 AC Shape of Property Rectangle Topography of Property Mild 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.

unable to add master bedroom because of house placement close to rear property line due to topography

List type of variance requested: Reduction of rear setback from 40' to 20"

Revised: December 6, 2005

RESIDENTIAL AS-BUILT SURVEY FOR:

STEVE BEARDEN
2801 TARPLEY PLACE

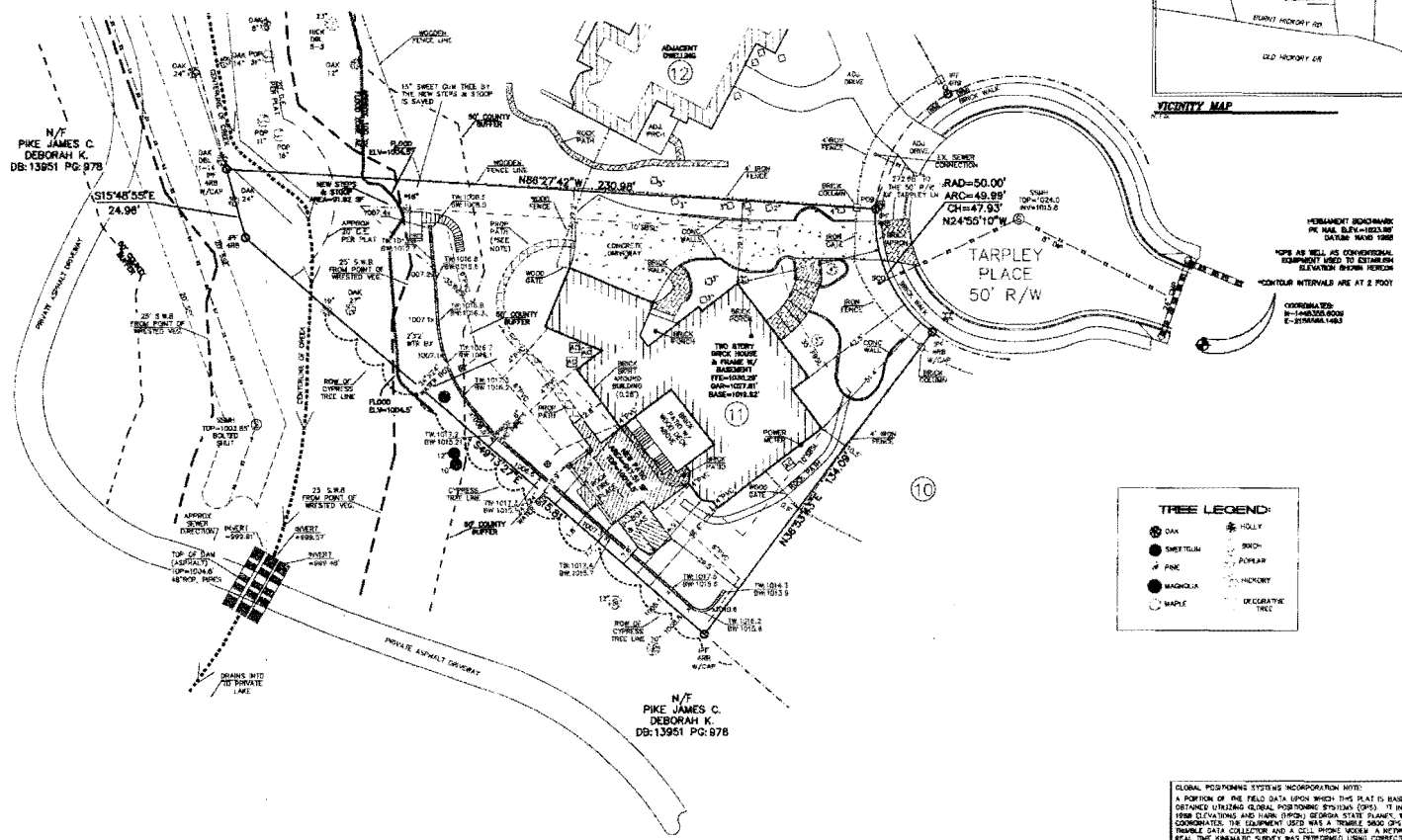
LOT 11
21,919 SQ FT
0.50 ACRES

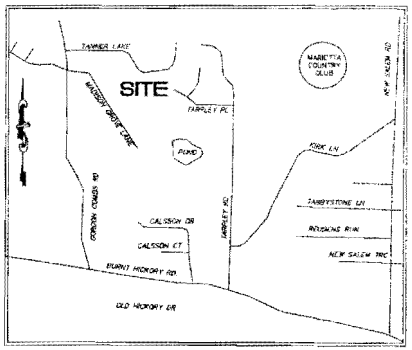
LEGEND:

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHU	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	SSMH	SANITARY SEWER MAN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	DWCB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
S	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	FH	FIRE HYDRANT
GV	GAS VALVE	DE	DRAINAGE EASEMENT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
—SS—	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
FC	FENCE CORNER	POB	POINT OF BEGINNING
—x—x—	FENCE	LOD	LIMIT OF DISTURBANCE
AE	ACCESS EASEMENT	P	POINT OF INTERSECTION
PROP	PROPOSED	NTS	NOT TO SCALE
AC	AIR-CONDITIONER	SWCB	SINGLE WING CATCH BASIN
	GA POWER MANHOLE	UE	UTILITY EASEMENT

GENERAL NOTES:

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





VICINITY MAP

IMPERVIOUS LIST

SITE AREA: 21,919 S.F. (0.50 AC)

EXISTING STRUCTURES:

HOUSE : 3924 SF
CONCRETE DRIVE: 2152 SF
CONC PORCH: 94 SF
WOODEN DECK: 474 SF
BRICK WALKS: 293 SF

NEWLY BUILT STRUCTURES (ASBUILT)

BRICK PATIO: 917 SF
WALL @ REAR PL: 166 SF
WOOD STOOP/STEPS: 107 SF

NOTE:

PROPOSED PATHWAY SHOWN IS TO BE AN IMPROVEMENT FROM THE EXISTING ROCK PATH AS SHOWN ON THE EXISTING COND. SURVEY DATED: 11/19/2010.

ALSO SHOWN IS THE APPROXIMATE LOCATION OF THE ROOF DRAIN SYSTEM OF 4 AND 6 INCH PVC AND DRAINS.

GLOBAL POSITIONING SYSTEMS INCORPORATION NOTE:
A PORTION OF THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS). IT INCLUDES NAVD 1988 ELEVATIONS AND NAD83 (1994) GEORGIA STATE PLANE, WEST ZONE COORDINATES. THE EQUIPMENT USED WAS A TRIMBLE 5800 GPS RECEIVER WITH TRIMBLE DATA COLLECTOR AND A CELL PHONE MODEM. A NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY WAS PERFORMED USING CORRECTED MEASUREMENTS. THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. POSITIONAL ACCURACY OF THE FIELD DATA UTILIZED IN THIS SURVEY IS 0.04 (1ST) HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

DATE OF ORIGINAL FIELD SURVEY: 11/19/10

SHEET 1 OF 1

COBB COUNTY ZONING DIVISION
2013 FEB 14 PM 2:53
FILED IN OFFICE
COBB COUNTY GEORGIA

CURRENT ZONING:
R-20
FRONT SETBACK= 35'
SIDE SETBACK= 10'
MAJOR SIDE SETBACK= 25'/35'
REAR SETBACK= 35'

GRAPHIC SCALE

RESIDENTIAL AS-BUILT FOR: STEVE BEARDEN		DATE 01/10/13	
LAND LOT 279	14th DISTRICT	SECTION	COBB COUNTY, GEORGIA
LOT 11	BLOCK	UNIT	SCALE 1" = 20'
SUBDIVISION PAPER CHASE FARM	PHASE		

REVISION	BY	DATE
ADDED AS-BUILT FRONT WALL	DAM	08/20/12
ADDED NEW CONST. PATIO	JTP	01/30/13
ADDED GUTTER DRAINS & PATHWAY	JTP	02/01/13

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) [redacted] IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP #: 13067C0050F EFFECTIVE DATE: 06/08/1992

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 15,000+ FEET. AN ANGULAR ERROR OF 02" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.

FOR FRONTLINE SURVEYING & MAPPING, INC.

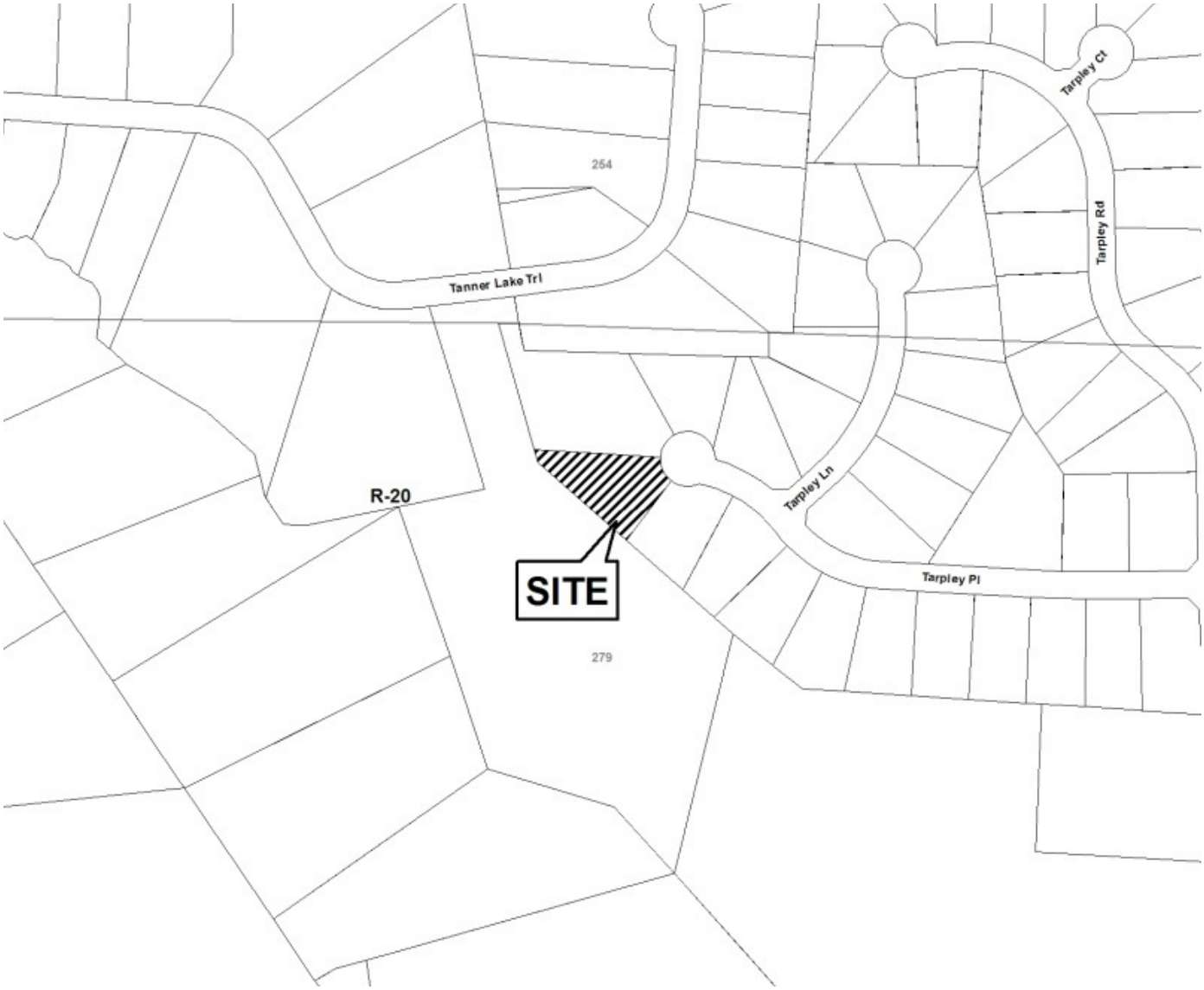
JOB # 46954

REF: 44757

V-43 (2013)

APPLICANT:	Steve Bearden	**PETITION No.:**	V-43
PHONE:	770-265-2631	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Steve Bearden	**PRESENT ZONING:**	R-20
PHONE:	770-265-2631	**LAND LOT(S):**	279
TITLEHOLDER:	Steve (Steven) and Debbie Bearden	**DISTRICT:**	20
PROPERTY LOCATION:	At the western terminus of Tarpley Place, west of Tarpley Road (2801 Tarpley Place).	**SIZE OF TRACT:**	0.50 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 37.17%.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-43
Hearing Date: 4/10/13

Applicant STEVE BEARDEN Phone # 770-265-2631 E-mail STEVEBEARDEN@bellsouth.net

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

(representative's signature) Phone # E-mail

Signed, sealed and delivered in presence of:

My commission expires: 09-28-2013 Notary Public

COBB COUNTY GEORGIA FILED IN OFFICE 2013 FEB 14 PM 2:52 COBB COUNTY ZONING DIVISION

Titleholder STEVE BEARDEN Phone # 770-265-2631 E-mail STEVEBEARDEN@bellsouth.net

Signature (attach additional signatures, if needed) Address: 2801 TARPLEY PLACE, KENNESAW, GA 30152 (street, city, state and zip code)

Debbie Bearden Signed, sealed and delivered in presence of:

My commission expires: 09-28-2013 Notary Public

Present Zoning of Property R-20

Location 2801 TARPLEY PLACE (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 14 Size of Tract .5 Acre(s)

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

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

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

APPLICANT APPLIED FOR PERMIT 2012-006372 TO BUILD AN OUTDOOR KITCHEN, PATIO & FIREPLACE. INCLUDED WITH THE PERMIT APPLICATION WAS A SITE PLAN THAT INCLUDED DIMENTIONS. STRUCTURE WAS BUILT TO THE SPECIFICATION AS SUBMITTED TO THE COUNTY. CODE INSPECTION REQUESTED A SURVEY TO DETERMINE THE IMPERVIOUS SURFACE AREA; IT WAS DETERMINED TO EXCEED MAX AMOUNT.

List type of variance requested: IMPERVIOUS SURFACE MAXIMUM, REQUESTING VARIANCE TO ACCOMODATE THE PROPOSED & APPROVED PLAN.

Revised: December 6, 2005

BOARD OF COMMISSIONERS
COBB COUNTY

BU RMIT
I TMENT

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

COBB COUNTY
INSPECTIONS DEPARTMENT
1150 Powder Springs St.
Suite 400
Marietta, Georgia 30064

Residential GENERAL PERMIT INFORMATION

TO SCHEDULE INSPECTIONS, PLEASE CALL: 770-528-2073

PERMIT NUMBER: **2012-006372** Date: **08/31/2012**

LOCATION: **2801 TARPLEY PL**
KENNESAW, GA 30152

DISTRICT: **20** LL: **0279** PARCEL: **072**

SUBDIVISION: **PAPER CHASE FARM** LOT:

ESTIMATED COST: **$11,253.00** TOTAL FEES: **$51.00**

SEWER/SEPTIC: **Sewer** WATER:

TYPE STRUCTURE: **329** STATUS:

TYPE OCCUPANCY:

PERMIT FOR: **ACCESSORY STRUCTURE**

PROP TITLE:

TOTAL SqFt: **0** FINISHED SqFt: **0**

ROOMS: BATHS:

	HEATED	UNHEATED
Main:	0	0
Attic:	0	0
Basement:	0	0
Garage:	0	0
Carport:	0	0
Other:	0	0

To htd

SETBACKS

(L) (R) (F) (B)

LDP GRADE

"The issuance of this permit authorizes improvements of the real property designated herein which improvements may subject such property to mechanics' and materialmen's liens pursuant to Part 3 of Article 6 of Chapter 14 of Title 44 of the Official Code of Georgia Annotated. In order to protect any interest in such property and to avoid encumbrances thereon, the owner or any person with an interest in such property should consider contacting an attorney or purchasing a consumer's guide to the lien laws which may be available at building supply home centers." A COPY OF THIS PERMIT MUST BE POSTED ON THE JOB SITE.

PROPERTY OWNER

BEARDEN STEVE & DEBBIE
2801 TARPLEY PL NW
KENNESAW, GA 30152

CONTRACTOR

STEVEBEARDEN
STEVEN M BEARDEN
2801 TARPLEY PLACE
KENNESAW, GA 30152
(770) 265-2631

PERSONALLY APPEARED: STEVEN M BEARDEN

who on oath says that (he)(she) is the applicant for the foregoing, and that all information is true to the bet of (his)(her) knowledge and the the work to be done thereon is authorized by the owner. Applicant is:

APPLICANT

ADDRESS STEVEN M BEARDEN
~~2801 TARPLEY PLACE~~
KENNESAW, GA 30152

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 31st DAY OF August 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/24/2014

Permission is hereby granted to accomplish the construction activities described in this document. The issuance of the permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications (if required) or from preventing the building operations being carried on thereunder when in violation of the Building Code or any other ordinance of Cobb County. In being granted permission for this action, the applicant, owner and/or agent are hereby notified of the requirement to comply with all ordinances now in effect with regard to the Fire Department, Planning and Zoning Departments, Health Department, Site Plan Review Department and Inspections Department. They are also informed of the requirement that all subcontractors used to accomplish this construction must be properly licensed by Cobb County.

Residential renovation and addition permits expire in 180 days from date of issuance and will also expire after any 60 day period without a passing inspection. All other residential permits will expire after any 180 day period without a passing inspection and will expire in one (1) year from date of issuance regardless of progress. All inspections must be conducted or a penalty will be assessed for missed inspections and re-inspections. All final inspections are mandatory before occupancy. This permit is not transferable and no refunds will be made. The building site card issued with this permit must be posted at the job site where it can be readily viewed from the street. Failure to post this card is a violation and will result in delays as well as a re-inspection fee.

Permits/Affidavits for all plumbing, electrical and heating/air-conditioning must be on file in this office before requesting inspection.

Attention:

Prior to any person/entity performing any exercising procedure or operation on any portion of Cobb County's water distribution system (including valves, hydrants, and other appurtenances), approval from the appropriate Project Inspector or Project Engineer of the Cobb County Water System ("CCWS") must be obtained. In requesting approval, the person/entity must provide contractor identification, date or exercising or operation, anticipated duration of outage, geographical limits of outage, identification of system part to be exercised or operated, and any other information requested by the CCWS. If there is an emergency and prior approval cannot be obtained, notification of any system exercising or operation shall be reported to the appropriate Project Inspector or Engineer and/or the CCWS Dispatch/Emergency Office within 24 hours after the exercising or operation of any system part and the same information regarding the contractor, outage, and system part identification shall be provided. Upon conclusion of the work and after service has been fully restored, the person/entity shall notify his/her initial contact, i.e. either the Project Inspector or Engineer or the CCWS Dispatch/Emergency Office and confirm that all affected system parts have been fully and correctly repositioned.

Manager of Inspections Lee McClead

CALL BEFORE YOU DIG - IT'S THE LAW 811

DO NOT: POUR CONCRETE, COVER FRAMING NOR OCCUPY BUILDING UNTIL ALL INSPECTIONS HAVE BEEN MADE

2012-006372

LL 279
P 20
P 72
Zoned R-20

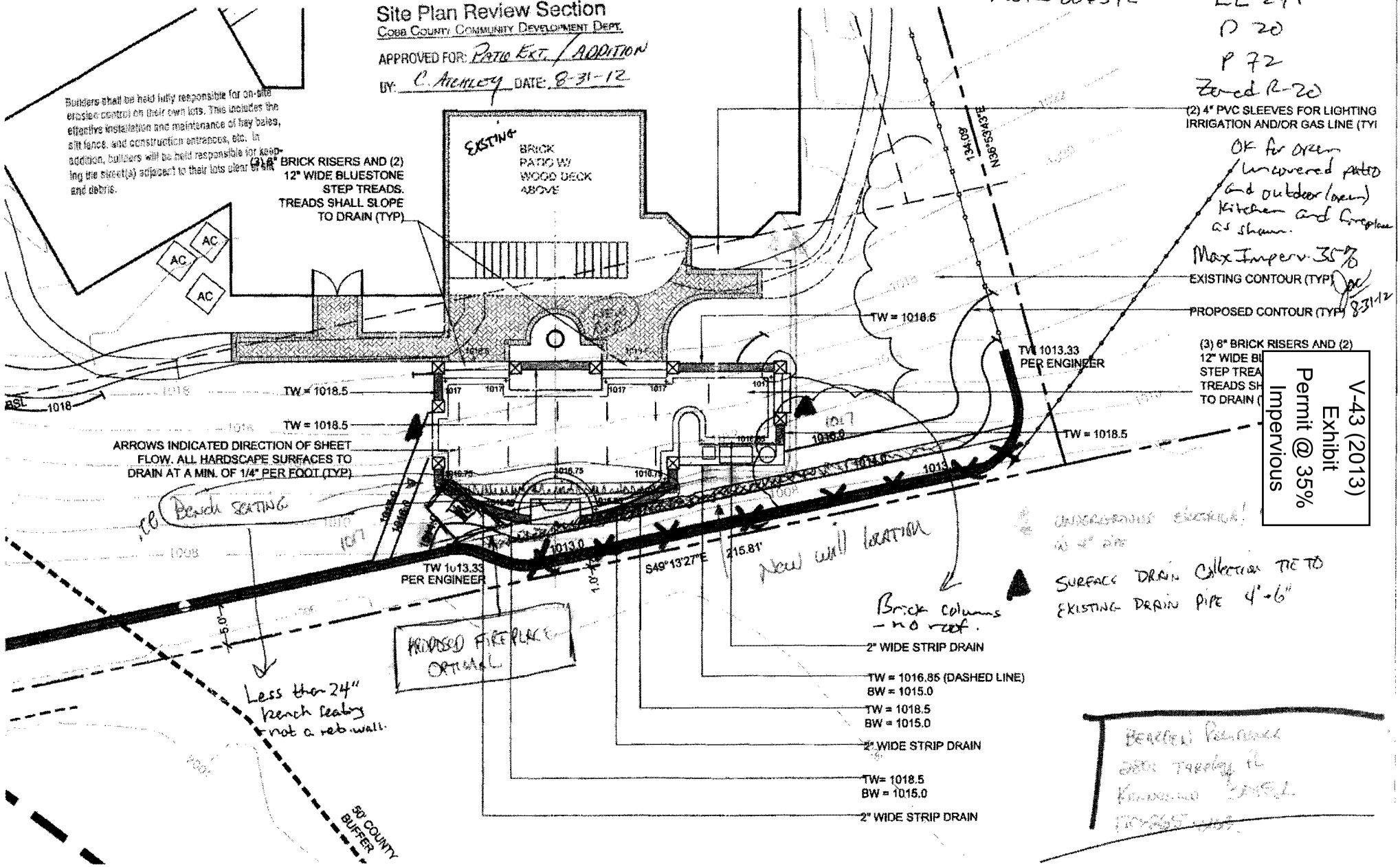
Site Plan Review Section

Cobb County Community Development Dept.

APPROVED FOR: Patio Ext. / Addition

BY: C. Armley DATE: 8-31-12

Builders shall be held fully responsible for on-site erosion control on their own lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.



OK for open / uncovered patio and outdoor (open) kitchen and fireplace as shown.

Max Imperv. 35%

OK 8-31-12

V-43 (2013) Exhibit
Permit @ 35% Impervious

Bench seating

Less than 24" bench seating not a ret. wall.

New wall location

Brick columns - no roof.

Surface drain collection tie to existing drain pipe 4'-6"

Proposed fireplace ortho

Beautiful Pavilion with Tarping & Knocking Fireplace Tuesday

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

2012-006372

oned R-20. OK for open uncovered patio, kitchen nd fireplace as shown. Brick columns (not a oof), bench seating no taller than 24 inches (not a t wall); Max Imperv 35%. Subject to V-52 of 2011. / Zoned R-20. OK for open uncovered patio, kitchen and fireplace as shown. Brick columns (not a roof), bench seating no taller than 24 inches (not a ret wall); Max Imperv 35%. Subject to V-52 of 2011.

750 SQ FT OUTDOORKITCHEN, FIREPLACE, PATIO. REF: 2012-004602 WALL

8-31-2012 - NO ESC CERTIFICATION REQUIRED. OK TO PERMIT AS SHOWN ON SITE SURVEY. CGA

CALL BEFORE YOU DIG - IT'S THE LAW 811

DO NOT: POUR CONCRETE, COVER FRAMING NOR OCCUPY BUILDING UNTIL ALL INSPECTIONS HAVE BEEN MADE

$51

REVISED 12/28/2011

Cobb County Residential [illegible] emolition Application

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

Permit #: 2012-006372 **Parcel** [illegible] **Date:** 8-31-2012

☐ **New Home** ☐ **Townhome** ☐ **Condo** ☐ **D** [illegible] ☐ **Renovation** ☐ **Basement Finish**

☐ **Fire Damage** ☐ **Demolition** ☐ **Accessory Stru** [illegible]

*District: _____ *Land Lot(s): _____ *Lot: 11 *Subdivision: PAPER CHASE FARMS #3841

*Property Owner: STEVE BEARDEN *Phone #: _____

*Property Owners Current Mailing Address: 2801 TARPLEY PLACE, KENNESAW 30152

*Property Address: 2801 TARPLEY PLACE

*City: KENNESAW *State: GA *Zip: 30152

*Finished Sq Footage (Heated/Livable): ~~[illegible]~~ 760 # of Rooms: _____ # of Baths: _____

Unfinished Basement Sq Ft (Not Garage): _____ Full _____ Partial: _____

Finished Basement Sq Ft: _____ Full _____ Partial: _____

☐ Finished ☐ Unfinished Attic Sq Ft (Usable Space Only): _____

Fireplace (Give Type & Quantity): ☐ Masonry x _____ ☐ Pre-Fab x _____ ☐ Gas x _____

Installed By: _____

Porch Sq Ft: _____ Patio Sq Ft: 750 Deck Sq Ft: _____ Accessory Sq Ft: _____

Garage Sq Ft: _____ Garage Apt Sq Ft: _____ ☐ Attached ☐ Detached ☐ Drive Under

☐ Detached ☐ Enclose Carport Sq Ft: _____ ☐ Enclosed ☐ Open Shed / Storage Bldg: _____

Exterior Covering: ☐ Brick Veneer ☐ Vinyl ☐ Wood Siding ☐ Other _____

Please check if building/job will have any of the following new work performed:

Heating/Air ☐ yes ☐ no **Electrical** ☒ yes ☐ no **Plumbing** ☒ yes ☐ no **Foundation Demo** ☐ yes ☐ no

*Briefly Describe work being done: PATIO EXPENSION, ADDITION W/ KITCHEN & FIREPLACE OUTDOOR 750 SQ. FT. Ref: 2012-004602 Retwall

Construction Cost: $ 9,500

*Contractor / Company: Self e-mail STEVEBEARDEN@bellsouth.NET

*Address: 2801 TARPLEY PLACE *City KENNESAW *State GA

*Zip: 30152 Phone: 770 265 2631 *State License # N/A *Exp. N/A

*Erosion Control Certification# _____ *Exp: _____ *Business License # _____ *Exp: _____

All accessory structures must meet Zoning Setbacks. If electrical, plumbing or heating is allowed, a separate permit is required.

- **Permit clerks DO NOT read plans or determine square footage.**
- **All forms must be notarized prior to being processed by the permit clerks unless they WITNESS your signature and you present a photo ID**

☒ **Sewer** _____ ☐ **Septic** _____ **LDP** _____ **Site Approval** _____

*Signature of Applicant: [signature] *Printed Name: Steve Bearden

☐ ID Verified ☒ Proof of Ownership Verified Clerks Initials: [illegible]

Cobb County Permit Requirements (770-528-2000)

All permits require site plan showing house, driveway, and any additions. This must be a legal record of the lot. It can be obtained from Deeds & Records, Bldg C in the basement (770) 528-1300 or visit their website at www.cobbgasupctclk.com . The following must be obtained in the order listed prior to permitting.

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

New Home on a county road (not in a subdivision unless it is an in-fill lot)

1. Copy of paid water receipt from Cobb Water- 770-528-2137
   If on Sewer sewer availability letter is required from the Engineer @ 770-419-6328 before you can obtain water.
2. If on Septic must be approved by Environmental Health -770-435
3. Tear down / Build back or In-Fills lots must be approved by Storm Water Management - 770-419-6434
4. Planning Division - 770-528-2018
5. Address Verification - 770-528-2002
6. Zoning Approval - 770-528-2004
7. Site Plan Review Approval - 770-528-2147

Fire Damage

- A building inspector must inspect the structure to determine the percentage of damage prior to permitting. (See demolition permit info below)
- If an engineer's inspection letter is required by the inspector it must be presented when a permit is applied for.
- All heating, electrical, and plumbing must be done by a Georgia state licensed contractor.

Demolition

- Permit required when damage is over 25% of structure, as determined by County building inspector, or if work is not completed as part of a reconstruction permit.
- Once a structure is demolished or destroyed (i.e. by fire or flood) the lot may no longer comply with state or county ordinances regarding the build back of a structure or structures. If a build back is being considered at present or may be considered in the future it is recommended that the applicant contact zoning 770-528-2004 and Storm Water Management 770-419-6434 to discuss current requirements prior to pursuing a demo permit.
- If the foundation is to remain for a structure that has received fire damage of 25% or more, as determined by a County building inspector, an engineer inspection letter will be required to certify the foundation as code compliant for future use.
- **A building permit for reconstruction using the existing foundation must be obtained within 180 days after issuance of the demolition permit or Cobb County may have the foundation removed at the owners expense.**
- **NOTARIZED** letter from the property owner giving authorization to demo structure if a contractor is applying for a permit.
- Homeowner acting as contractor will need a copy of the warranty deed, an original $10,000 Code Compliance Bond and photo ID. **The person taking out the permit must be on the warranty deed**
- Photos of three (3) sides of structure are required for approval from Historic Preservation -770 528-2010.
- Site Plan Review Approval -770-528-2147
- **The issuance of a permit does not grant permission to the owner / representative or permit holder to proceed with demolition prior to complying with Georgia laws and rules relative to air quality, solid waste, and asbestos, or other environmental contamination. For more information regarding state of Georgia requirements call EPD at 404-363-7026 or visit their website at www.gaepd.org/Documents/index_land.html**

Retaining Wall Permit

- Engineers Section drawing with seal is required.
- Site Plan Review approval is required.
- Final building inspection required

******Additional sign offs may be required depending on plat specifications******

All contractors must be registered with Cobb County Permit Section or office. The following will be required:

- Original $10,000 Code Compliance Bond with Power of Attorney. This can be obtained from your insurance company.
- Copy of current business license.
- Copy of your current state license as required by the state of Georgia.

Certification by Owner / Applicant

I understand and certify that the maximum percentage of impervious surface for the development activity associated with this permit application shall conform to the limit for the specific Zoning District as detailed by the Official Code of Cobb County, Chapter 134, Article IV, District Regulations, (11) Use Limitations. This impervious surface shall include structures (principal and accessory), parking lots, driveways, walkways, non wooden pool decks and the like and non-permitted work.

Signature of property owner or owner representative: Steve Bearden

Printed name: STEVE BEARDEN

Signature of applicant or applicant representative: _____

Printed name: _____

Zoning District (See Table 1) R-20 Maximum Impervious Surface Allowed 35%

Table 1

ZONING DISTRICT	MAX. COVERAGE
RR,R-80	25%
R-40	30%
R-30,R-20,R-15,R-12 PRD, OSC, RMR	35%
RA-5, RA-4, RD	40%
R-A6, RM-8, FST, RM-12, RM-16, RHR, SC	45%
UC	55%

****** OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE ******

Zoning Department / Historic Preservation Approval:

Comments: Zoned R-20 / OK for open uncovered kitchen, patio and fireplace as shown. OK for 22" bench seating. Subject to V-52 of 2011.

Setbacks: Front: _____ Rear: _____ Right: _____ Left: _____

Approved By: [signature] Date: 8-31-12

Site Plan Review Approval:

NO ESC CERTIFICATION REQUIRED. OK TO PERMIT AS SHOWN ON SITE SURVEY

Approved By: C. ATCHLEY Date: 8-31-2012

V-43 (2013)
Exhibit
Permit @ 35%
Impervious

Cobb Coun[illegible] Request

Permit #: 2012-006372 Date: _____

☐ New Home ☒ Addition / Renovation ☐ Heating ☐ Plumbing ☐ Electrical

Homeowner Name: STEVE BEARDEN

Property Address: 2801 TARPLEY PLACE

City: KENNESAW State: GA Zip: 30152

District: _____ Land Lot: _____

For and in consideration of the forbearance of business license requirements placed on contractors, the undersigned hereby applies for special consideration as a property owner desiring to do work on his/ her own residence. In making this request for a building permit, the undersigned certifies the following to be true and accurate:

A. Applicant intends to reside in completed structure and does not plan to offer same for sale or rental.

B. Applicant will function as the general contractor or subcontractor, and accept inherent responsibilities for the authorized work by the approved master permit. When functioning as a general contractor the applicant is prohibited per State Law to allow another individual or entity, licensed or otherwise, to function in the capacity of general contractor or builder. Applicant agrees to hire **properly licensed contractors** for any work that is further sub-contracted. All electrical, plumbing, heating, and air conditioning work will be separately permitted.

C. Property described in permit application, and on which property is to be built, is currently owned by undersigned.

D. Applicant agrees to build in accordance with the Cobb County Building Code and any other applicable laws and codes and strictly adhere to the inspection schedule established to insure compliance with such Code(s). Applicant understands that inspections must be performed in an established sequence and that work performed out of sequence may be ordered removed. All non-compliant work must be corrected or may be subject to an order to remove.

E. Applicant affirms it has not previously applied for a building permit for this project (only one permit authorized per family unit).

Applicant further affirms that he/she is aware that Section 105.6 of the International Building Code states in part that a permit issued under the provisions of this code may be suspended or revoked wherever the permit was issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of any applicable code.

Applicant further affirms that he/ she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code,
Section 16-10-20 (False Swearing) and a possible fine of not more than $1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Signature of Applicant

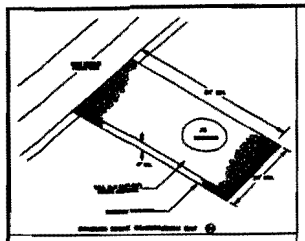
STEVE BEARDEN
Printed Name of Applicant

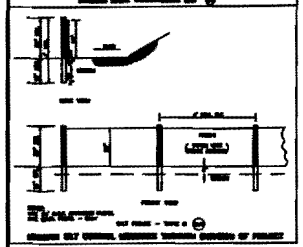
Signature of Notary

**** For Official Use Only ****

☑ ID ☑ Proof of Ownership Clerks Initials: NB

Revised 11/2011





SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, 2002 EDITION.

MAINTENANCE STATEMENT – EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR.

SILT FENCE TO BE WIRE MESH REINFORCED

ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH GEOMAT AND EVERGREEN GROUND COVER.

WATERS OF THE STATE DO EXIST WITHIN 200 FEET OF SITE.

THERE ARE NO WETLANDS PRESENT ON THIS PROJECT SITE.

TOTAL AREA – 20,435 SQ. FT. OR 0.4691 ACRES

AREA OF DISTURBANCE – 0.24 ACRES

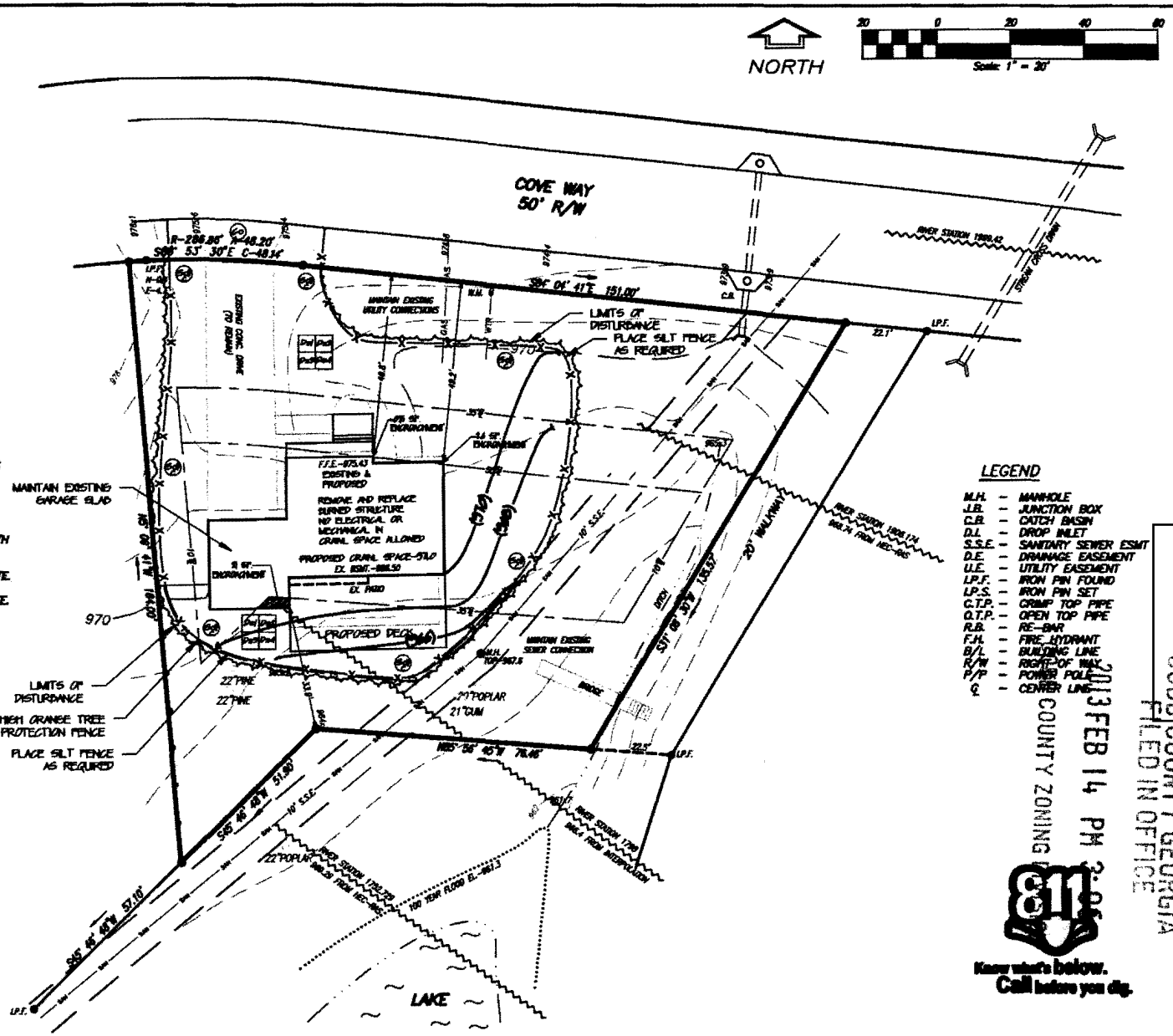
PROPERTY ZONED: R-20

BUILDING SETBACK LINES
FRONT – 35 FEET (PER ZONING)
FRONT – 50 FEET (PER PLAT)
SIDE – 10 FEET
REAR – 35 FEET

REFERENCE: D.B. 14,740 PG. 3877
P.B. 65, PG. 132

GEORGIA REGISTERED No. 2080 RONALD E. GUDGER

FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0133 H, LAST REVISED ON NOV. 2, 2012.



LEGEND

M.H.	–	MANHOLE
J.B.	–	JUNCTION BOX
C.B.	–	CATCH BASIN
D.I.	–	DROP INLET
S.S.E.	–	SANITARY SEWER ESMT
D.E.	–	DRAINAGE EASEMENT
U.E.	–	UTILITY EASEMENT
I.P.F.	–	IRON PIN FOUND
I.P.S.	–	IRON PIN SET
C.T.P.	–	CRIMP TOP PIPE
O.T.P.	–	OPEN TOP PIPE
R.B.	–	RE-BAR
F.H.	–	FIRE HYDRANT
B/L	–	BUILDING LINE
R/W	–	RIGHT-OF WAY
P/P	–	POWER POLE
℄	–	CENTER LINE

811 Know what's below. Call before you dig.

V-44 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 14 PM 3:06
COUNTY ZONING

SURVEYED REG. TPO
CALCULATED REG. RAW
DRAWN REG. RAW
DWG. NAME COVE WAY 4332
DATE JAN. 16, 2013

SITE WORKS SURVEYS & PLANNING
RONALD E. GUDGER, LS
404-731-6696
7000 PEACHTREE DUNWOODY ROAD
BUILDING 6, SUITE 250
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011 FAX: 770-396-2379
e-mail: gudgersurveying@bellsouth.net

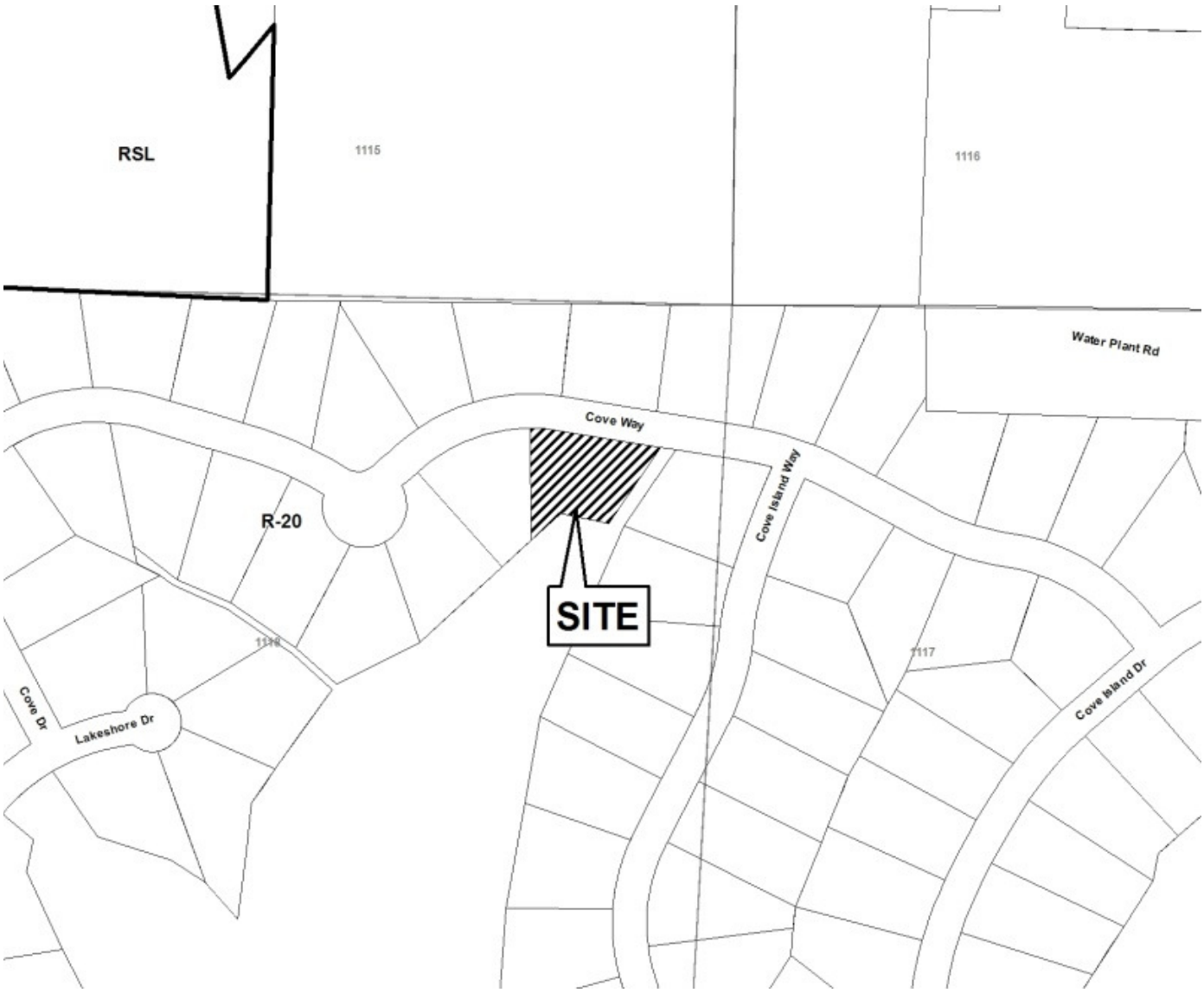
VARIANCE DRAWING FOR
4332 COVE WAY
LOT 30, BLOCK D
SECTION II
KINGS COVE
L.L. 1116, DISTRICT 16, SECTION 2
COBB COUNTY, GEORGIA

OWNER/APPLICANT
CAROL LENK
PH.: 408-455-3023

NO.	DATE	REVISION

APPLICANT:	Carol Lenk	**PETITION No.:**	V-44
PHONE:	408-455-3023	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Carol Lenk	**PRESENT ZONING:**	R-20
PHONE:	408-455-3023	**LAND LOT(S):**	1118
TITLEHOLDER:	Carol Lenk	**DISTRICT:**	16
PROPERTY LOCATION:	On the south side of Cove Way, west of Cove Island Way (4332 Cove Way).	**SIZE OF TRACT:**	0.47 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 33 feet.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-44
Hearing Date: 4/10/13

Applicant Carol Lenk Phone # 408-455-3023 E-mail cclenk@gmail.com

Carol Lenk Address 4332 Cove Way Marietta GA 30067
(representative's name, printed) (street, city, state and zip code)

E-mail
(representative's signature)

GA BL

My commission expires:

JASON A. CAMPBELL NOTARY PUBLIC EXPIRES GEORGIA JAN. 29, 2016 BARTOW COUNTY

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Carol Lenk Phone # 408-455-3023 E-mail cclenk@gmail.com

Signature Address 4332 Cove Way Marietta GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: October, 28th 2016

Notary Public

Elizabeth Ndahendwa Notary Public DeKalb County, Georgia My Commission Expires October 28, 2016

COBB COUNTY GEORGIA FILED IN OFFICE 2013 FEB 14 PM 3:05 COBB COUNTY ZONING DIVISION

Present Zoning of Property Residential

Location 4332 Cove Way Marietta GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1118 District 16 Size of Tract .35 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.

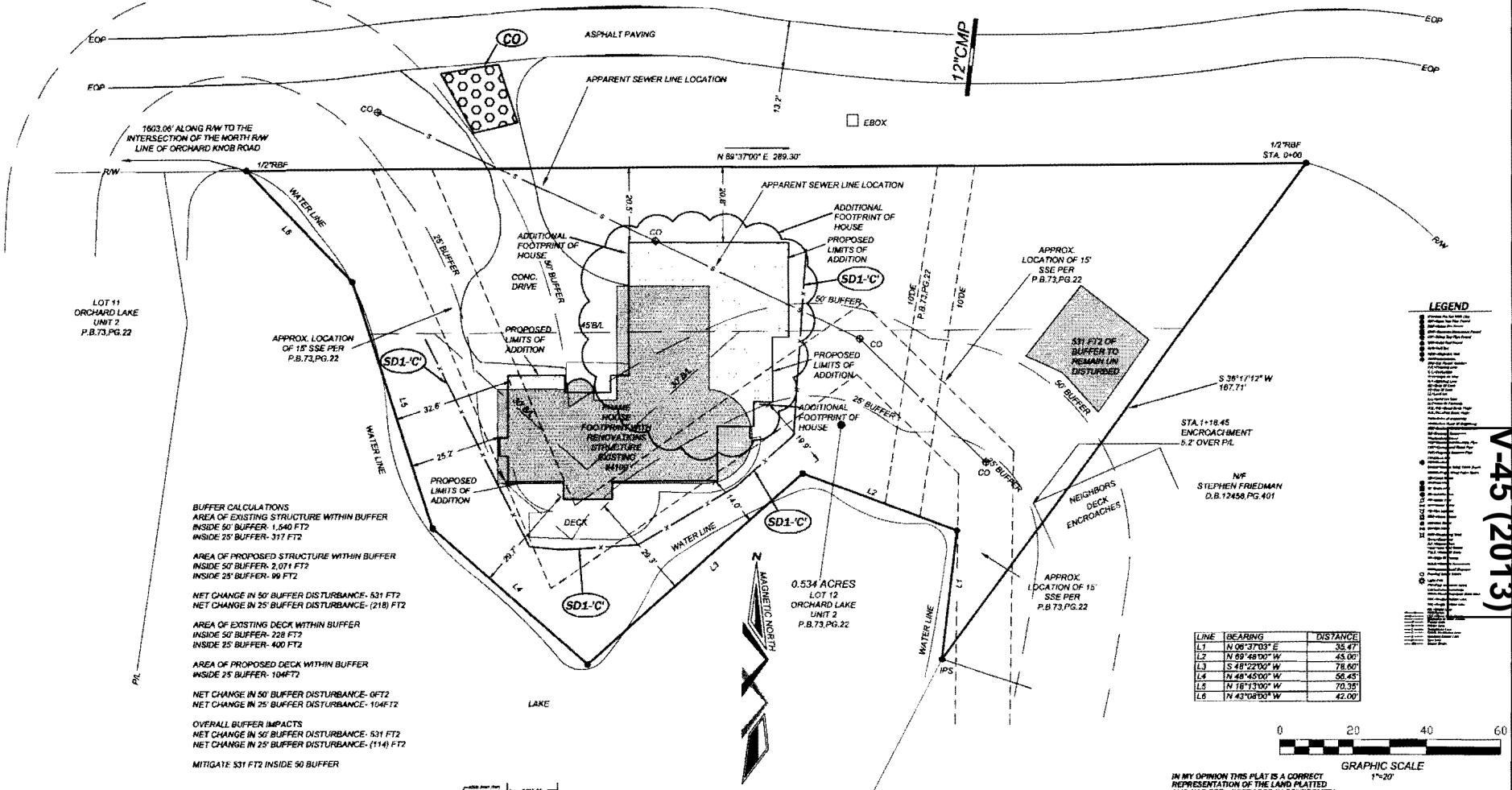
This is a 40 year old house that suffered a recent house fire which destroyed the property. We are using insurance settlement to rebuild home on existing foundation. Now we are being told the corner of the existing garage is 3 ft into the rear setback. To comply we would have to remove foundation and re-pour, which would put us too far over budget from insurance settlement.

List type of variance requested: Variance to comply with rear setback by 3 feet.

ORCHARD LAKE COURT

50'R/W (ROAD NOT CENTERED)

P.B.73, PG.22



BUFFER CALCULATIONS
AREA OF EXISTING STRUCTURE WITHIN BUFFER
INSIDE 50' BUFFER- 1,540 FT2
INSIDE 25' BUFFER- 317 FT2

AREA OF PROPOSED STRUCTURE WITHIN BUFFER
INSIDE 50' BUFFER- 2,071 FT2
INSIDE 25' BUFFER- 99 FT2

NET CHANGE IN 50' BUFFER DISTURBANCE- 531 FT2
NET CHANGE IN 25' BUFFER DISTURBANCE- (218) FT2

AREA OF EXISTING DECK WITHIN BUFFER
INSIDE 50' BUFFER- 228 FT2
INSIDE 25' BUFFER- 400 FT2

AREA OF PROPOSED DECK WITHIN BUFFER
INSIDE 25' BUFFER- 104FT2

NET CHANGE IN 50' BUFFER DISTURBANCE- 0FT2
NET CHANGE IN 25' BUFFER DISTURBANCE- 104FT2

OVERALL BUFFER IMPACTS
NET CHANGE IN 50' BUFFER DISTURBANCE- 531 FT2
NET CHANGE IN 25' BUFFER DISTURBANCE- (114) FT2

MITIGATE 531 FT2 INSIDE 50 BUFFER

LEGEND

LINE	BEARING	DISTANCE
L1	N 06°37'03" E	35.47'
L2	N 89°58'00" W	45.00'
L3	S 48°22'00" W	78.60'
L4	N 48°45'00" W	56.45'
L5	N 18°13'00" W	70.35'
L6	N 43°08'00" W	42.00'

0 20 40 60

GRAPHIC SCALE 1"=20'

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

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 73, PAGE 22 OF COBB COUNTY RECORDS.

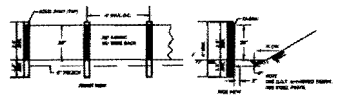
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13067C 0226G, DATED 12/16/2008.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

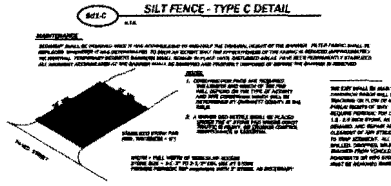
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CURRENT R-30 ZONING CLASSIFICATION. SIDE SETBACK IS 12' AND REAR SETBACK IS 40'.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM COBB GIS.



SILT FENCE - TYPE C DETAIL



CRUSHED STONE CONSTRUCTION EXIT

COBB COUNTY ZONING DIVISION

2013 FEB 19 PM 12:08

COBB COUNTY GEOGIS FILED IN OFFICE

DATE: FEBRUARY 11, 2013	ISSUE		
SCALE: HORIZ: 1"=20'	NO.	DESCRIPTION	DATE
ACREAGE: 0.534			
LAND LOT(S): 889			
DISTRICT: 17TH SECTION: 2ND			
CITY:			
COUNTY: COBB STATE: GA			
SURVEYED: BH DRAWN: GSH			
CHECKED: GSH APPROVED: GSH			
PROJECT #: 12155			

GEORGIA REGISTERED NO. 2711 LAND SURVEYOR GARY S. HARVIN 2/11/13

EarthPro LAND SURVEYING & PLANNING

678-640-5500

P.O. BOX 382 BRASELTON, GA. 30517

VARIANCE APPLICATION PLAN FOR:

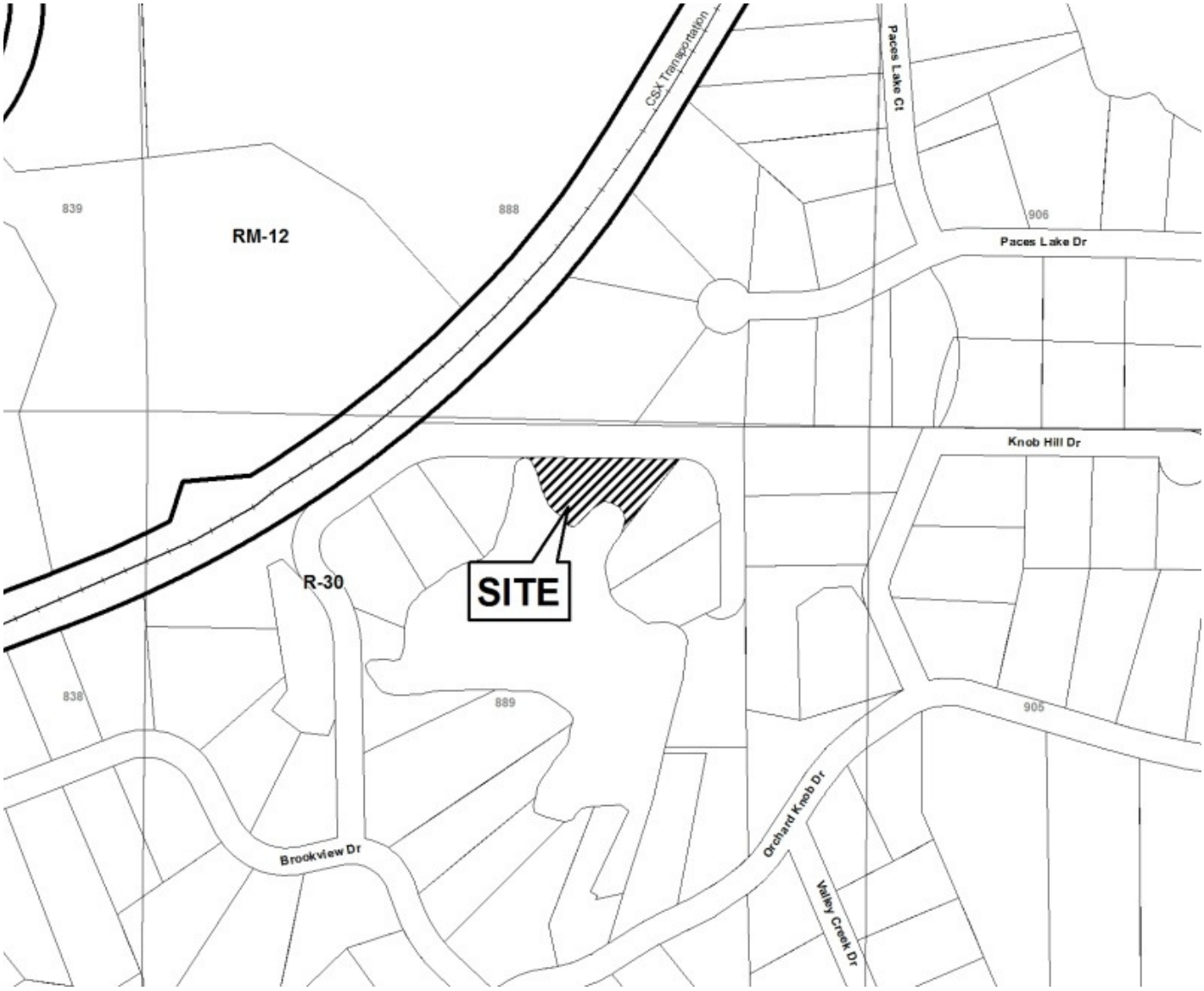
MAARTEN KUIK

4109 ORCHARD LAKE COURT
LOT 12, ORCHARD LAKE UNIT 2
LAND LOT 889, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
TAX PARCEL ID# 17088900490

V-45 (2013)

APPLICANT:	Anna Maria Kuik	**PETITION No.:**	V-45
PHONE:	404-285-3057	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Richard M. Sibly	**PRESENT ZONING:**	R-30
PHONE:	404-274-1241	**LAND LOT(S):**	889
TITLEHOLDER:	Anna Maria Petronella Kuik Wijsman	**DISTRICT:**	17
PROPERTY LOCATION:	On the south side of Orchard Lake Court, north of Brookview Drive (4109 Orchard Lake Court).	**SIZE OF TRACT:**	0.53 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 14 feet; and 2) waive the front setback from the required 45 feet to 20 feet.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-45
Hearing Date: 4/10/13

Applicant ANNA MARIA KUIK Phone # 404-285-3057 E-mail AMPKUIK@BELLSOUTH.NET

RICHARD M. SIBLY Address 1372 GREENLAND DR. ATLANTA, GA 30306
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404 274 1241 E-mail RMSIBLY@AOL.COM

My commission expires: KRISTIN A MINNIS NOTARY PUBLIC COBB COUNTY STATE OF GEORGIA MY COMMISSION EXPIRES JUNE 5, 2015

Signed, sealed and delivered in presence of:
Kristin A Minnis
Notary Public

Titleholder ANNA MARIA KUIK Phone # 404-285-3057 E-mail AMPKUIK@BELLSOUTH.NET

Signature (attach additional signatures, if needed) Address: 3669 COCHISE DRIVE, ATLANTA, GA 30339
(street, city, state and zip code)

My commission expires: KRISTIN A MINNIS NOTARY PUBLIC COBB COUNTY STATE OF GEORGIA MY COMMISSION EXPIRES JUNE 5, 2015

Signed, sealed and delivered in presence of:
Kristin A Minnis
Notary Public

Present Zoning of Property R-30

Location 4109 ORCHARD LAKE COURT, ATLANTA, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 889 District 17th 2ND SECTION Size of Tract 0.534 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.

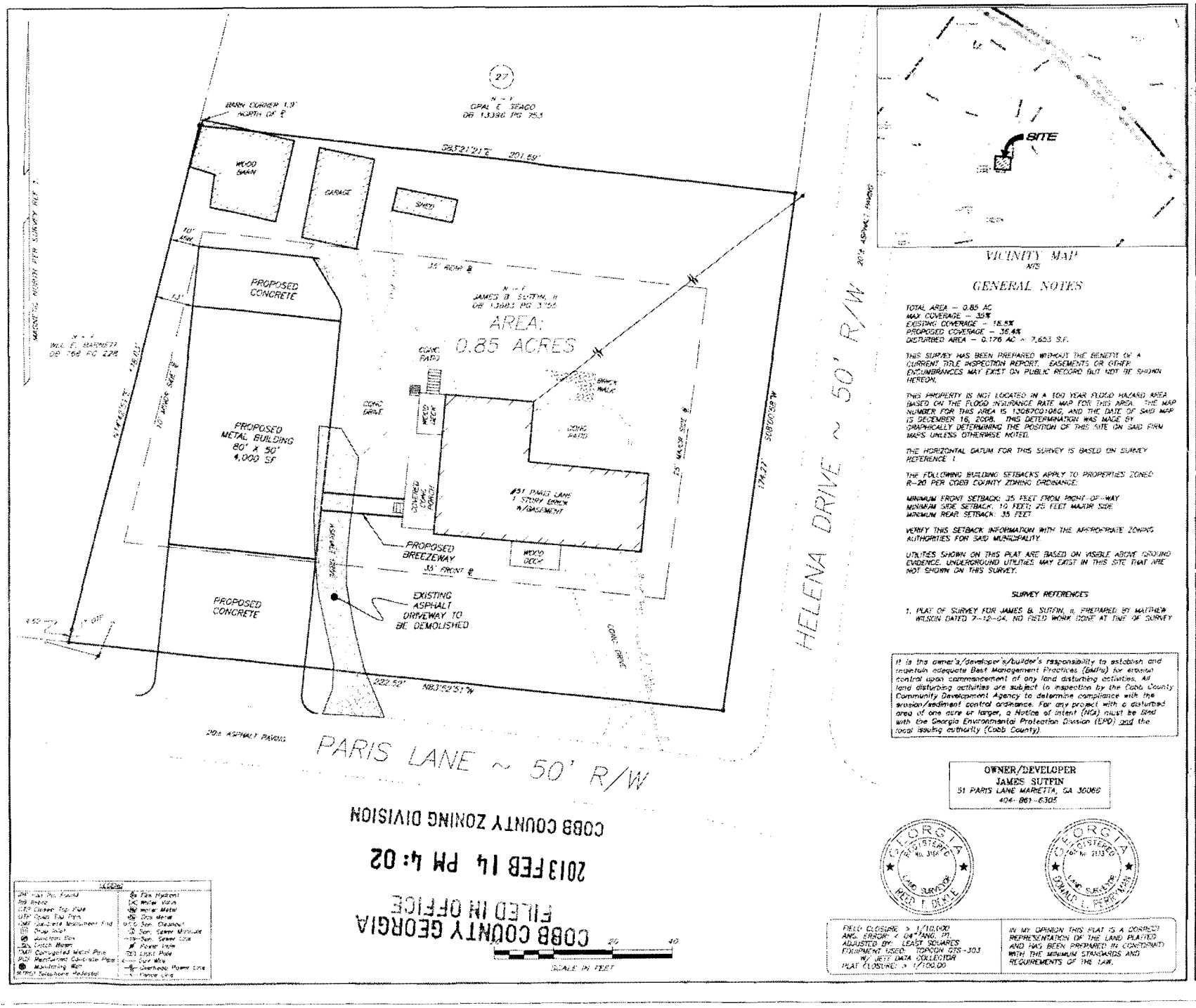
Size of Property 0.534 Shape of Property IRREGULAR Topography of Property SLOPING TO LAKE Other APPROVING LAKE

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.

COBB COUNTY GEORGIA
2013 FEB 14 PM 3:41
FILED IN OFFICE
COBB COUNTY ZONING DIVISION

List type of variance requested: FRONT YARD TO ALLOW FOR THREE CAR GARAGE & BEDROOM ABOVE - REAR YARD TO ALLOW CONSTRUCTION OF MASTER BEDROOM WITH THE SETBACKS THE EXISTING BUILDING IS ALREADY IN VIOLATION OF BOTH SETBACKS WHICH WAS BUILT IN 1986 AND IS NOW TOO SMALL FOR THE PURCHASER AND HER FAMILY

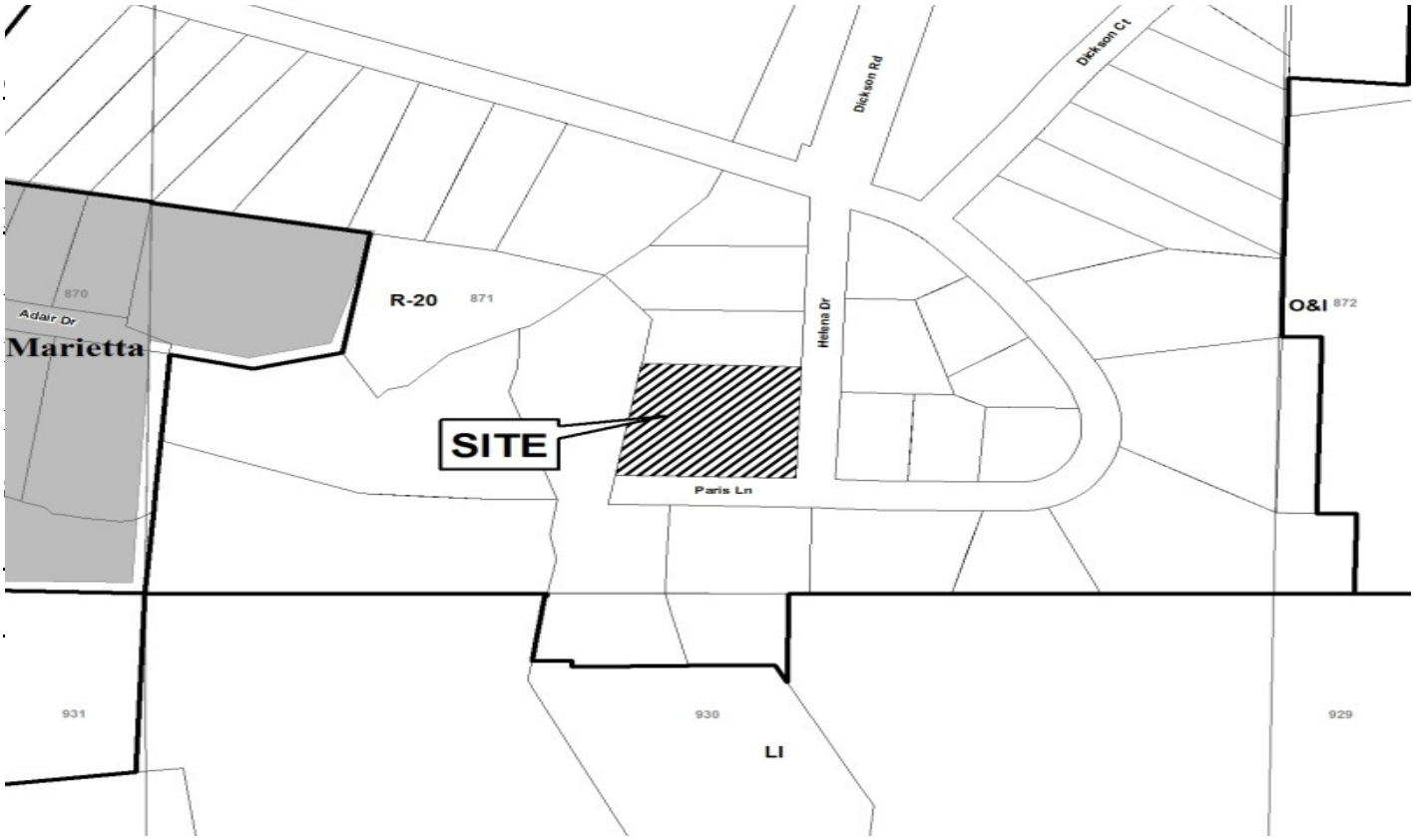
Revised: December 6, 2005


BARN CORNER 1.0' NORTH OF ℄
WOOD BARN
GARAGE
SHED
PROPOSED CONCRETE
PROPOSED METAL BUILDING 80' X 50' 4,000 SF
PROPOSED CONCRETE
AREA: 0.85 ACRES
JAMES B. SUTFIN, II
OPAL E. SEAGO
WILL F. BARNETT
#51 PARIS LANE 1 STORY BRICK W/BASEMENT
COVERED CONC. PORCH
WOOD DECK
CONC. PATIO
CONC. DRIVE
BRICK WALK
PROPOSED BREEZEWAY
EXISTING ASPHALT DRIVEWAY TO BE DEMOLISHED
35' FRONT ℄
35' REAR ℄
25' MAJOR SIDE ℄
10' MIN.
PARIS LANE ~ 50' R/W
HELENA DRIVE ~ 50' R/W
20± ASPHALT PAVING
SCALE IN FEET
VICINITY MAP
NTS
SITE
GENERAL NOTES
TOTAL AREA – 0.85 AC
MAX COVERAGE – 35%
EXISTING COVERAGE – 16.5%
PROPOSED COVERAGE – 35.4%
DISTURBED AREA – 0.176 AC ± 7,653 S.F.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0106G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.
THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 1.
THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED R-20 PER COBB COUNTY ZONING ORDINANCE:
MINIMUM FRONT SETBACK: 35 FEET FROM RIGHT-OF-WAY
MINIMUM SIDE SETBACK: 10 FEET; 25 FEET MAJOR SIDE
MINIMUM REAR SETBACK: 35 FEET
VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.
UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.
SURVEY REFERENCES
1. PLAT OF SURVEY FOR JAMES B. SUTFIN, II, PREPARED BY MATTHEW WILSON DATED 7-12-04, NO FIELD WORK DONE AT TIME OF SURVEY
It is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of intent (NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).
OWNER/DEVELOPER
JAMES SUTFIN
51 PARIS LANE MARIETTA, GA 30060
404-861-6305
GEORGIA REGISTERED LAND SURVEYOR NO. 3167 FRED T. EKKLE
GEORGIA REGISTERED LAND SURVEYOR NO. 2133 DONALD L. PERRYMAN
FIELD CLOSURE > 1/10,000
ANG. ERROR < 04" ANG. PT.
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GTS-303 W/ JETT DATA COLLECTOR
PLAT CLOSURE > 1/100.00
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.
LEGEND
Iron Pin Found
Iron Pin Set
Open Top Pipe
Open Top Pipe
Concrete Monument Found
Drop Inlet
Junction Box
Catch Basin
Corrugated Metal Pipe
Reinforced Concrete Pipe
Monitoring Well
Telephone Pedestal
Fire Hydrant
Water Valve
Water Meter
Gas Meter
San. Cleanout
San. Sewer Manhole
San. Sewer Line
Power Pole
Light Pole
Guy Wire
Overhead Power Line
Fence Line
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 14 PM 4:02
COBB COUNTY ZONING DIVISION
LOCATED IN LAND LOT 977 16TH DISTRICT 2ND SECTION COBB COUNTY, CITY OF MARIETTA GEORGIA
SURVEYS PLUS, INC.
2265 SOUTH COBB DR., STE. 1
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9738
FAX: (770) 444-9739
DATE
REVISIONS
JOB NO. 4FD4
DRAWN BY RD
CHECKED BY DLP
FIELD DATE As Shown
SCALE 1"=20'
VARIANCE PLAT OF PROPERTY IN THE TROUP HILLS S/D FORMERLY LOTS 28, 29, & 32 FOR
JAMES B. SUTFIN, II
51 PARIS LANE
DEED BOOK 13881 PAGE 3755, PLAT BOOK 18 PAGE 18

V-46 (2013)

APPLICANT:	James B. Sutfin, II	**PETITION No.:**	V-46
PHONE:	404-861-6306	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Parks F. Huff, Esq.	**PRESENT ZONING:**	R-20
PHONE:	770-422-7016	**LAND LOT(S):**	871
TITLEHOLDER:	James B. Sutfin II	**DISTRICT:**	16
PROPERTY LOCATION:	At the northwest corner of Paris Lane and Helena Drive (51 Paris Lane).	**SIZE OF TRACT:**	0.85 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the maximum allowable impervious surface from 35% to 36.4%; 2) allow an accessory structure (proposed 4,000 square foot metal building) to the side of the principal building; 3) waive the required rear and side setbacks for an accessory structure over 650 square feet (proposed 4,000 square foot metal building) from thre required 100 feet to 13 feet on the western side, 60 feet on the northern side, and 36 feet on the southern side; 4) waive the required side setback for an accessory structure over 144 square feet (existing approximately 570 square foot "garage") from the required 10 feet to 2 feet; 5) waive the required rear and side setbacks for an accessory structure over 650 square feet (existing approximately 824 square foot "wood barn") from the required 100 feet to zero feet on the western and northern sides; and 6) waive the front setback for the house from the required 35 feet to 33 feet (existing).



Application for Variance
Cobb County

(type or print clearly)

Application No. V-46
Hearing Date: 4/10/13

Applicant James B. Sutfin, II Phone # (404) 861-6306 E-mail sutfinj@att.net

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # (770) 422-7016 E-mail phuff@samstarkinhuff.com

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16 Notary Public

Titleholder James B. Sutfin, II Phone # (404) 861-6306 E-mail

Signature Address: 51 Paris Lane, Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16 Notary Public

Present Zoning of Property R-20

Location 51 Paris Lane, Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 871 District 16 Size of Tract .85 Acres

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

Size of Property X Shape of Property X Topography of Property X Other

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

The property owner has hobbies related to cars and antiques and needs an accessory structure for his hobbies. The size, shape and topography limit the location of the proposed structure.

List type of variance requested:

1) Reduce the setback for a 4000 sq. ft. accessory structure from 100' to 13' rear setback, 50' side setback and 36' major side setback. Sec. 134-197 (12).

2) Waive side setback for the existing outbuildings from 10' to 0'. Sec. 134-197 (12).

3) Increase allowed impervious from 35% to 36.4% Sec. 134-197 (11)(f).

Revised: December 6, 2005

PARCEL	OWNER	ACREAGE	CURRENT ZONING	PROPOSED ZONING *
27	HOFFMAN	0.948 AC	LRO	OI
19	HAYNES GRADING	0.865 AC	GC	OI
111	HAYNES GRADING	0.198 AC	GC	OI

* THE THREE TRACTS WILL BE COMBINED INTO ONE 2.091 AC TRACT THAT WILL BE ZONED OI

PARKING CALCULATIONS:

REQUIRED:
PRIVATE SCHOOL
2 SPACES PER CLASSROOM
1 SPACE PER EMPLOYEE

1ST YEAR:
4 CLASSROOMS * 2 = 8 SPACES
6 EMPLOYEES = 6 SPACES
TOTAL REQUIRED 1ST YR= 14 SPACES

AT TOTAL BUILD OUT :
10 CLASSROOMS * 2 = 20 SPACES
20 EMPLOYEES = 20 SPACES
TOTAL REQD AT BUILD OUT= 40 SPACES

TOTAL PARKING SPACES PROVIDED = 54 SPACES

IMPERVIOUS AREA CALCULATIONS:

EXISTING IMPERVIOUS AREA: 32802 SF
EXISTING PERCENT IMPERVIOUS: 35.0 %
POST DEVELOPMENT IMPERVIOUS AREA: 33450 SF
PROPOSED PERCENT IMPERVIOUS: 36.7 %
APPROX. EXISTING IMPERVIOUS AREA TO BE REMOVED: 6090 SF
APPROX. IMPERVIOUS AREA TO BE ADDED: 10338 SF
TOTAL ADDITIONAL IMPERVIOUS AREA TO SITE: 3348 SF = 0.08 AC

THERE ARE NO STATE WATERS/WETLANDS/FLOODPLAINS ON OR ADJACENT TO THIS PROPERTY.

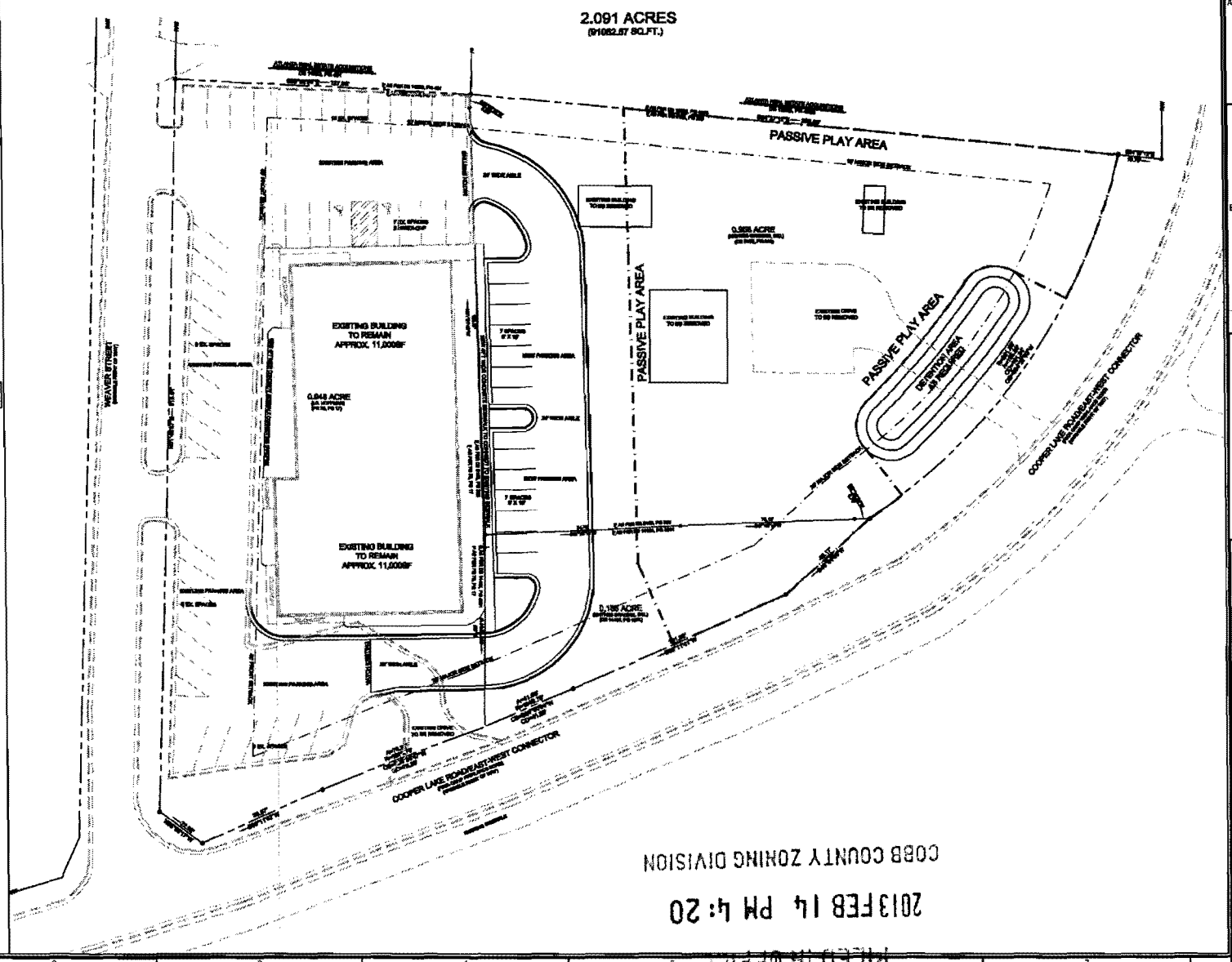
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

THIS PLAT IS NOT FOR RECORDING.
THIS PROPERTY HAS NOT BEEN SURVEYED BY GEORGIA CIVIL, INC.
THE INFORMATION USED TO DRAW THIS PLAT WAS TAKEN FROM THE REFERENCED RECORDED PLATS AND DEEDS. GEORGIA CIVIL, INC. ASSUMES NO RESPONSIBILITY FOR LIABILITY FOR THE ACCURACY OF THIS PLAT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACT THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

PLAT REF:
PB 5, PG 76
PB 70, PG 17
DB 2828, PG 388
DB 8138, PG 385
DB 8411, PG 781-784
DB 13886, PG 4466
DB 14329, PG 491
DB 14406, PG 3981

DRAWN BY:
GEORGIA CIVIL, INC
G. SHAN ELLIS, SURVEYOR
P.O. BOX 898
MADISON, GEORGIA 30650
P: 706.342.1104
F: 706.342.1108
C: 706-97-0886
bid.st@georgiacivil.com
www.georgiacivil.com



COBB COUNTY ZONING DIVISION
2013FEB 14 PM 4:20
COBB COUNTY GEORGIA
FILED IN OFFICE

georgia civil
P.O. BOX 898
Madison, GA 30650
P: 706.342.1104
F: 706.342.1108
www.georgiacivil.com

OWNER:
ST BENEDICT EPISCOPAL CHURCH
OWNER ADDRESS:
2025 COOPER LAKE ROAD
CITY: SMYRNA
STATE: GEORGIA
CONTACT:

CHURCH
2nd SECTION

V-47 (2013)

ST. BEN
IN LAN

PROJECT NO.	
DWG DATE	12/24/2012
DRAWN BY	GBS
CHECKED BY	GRS

DATE	REVISIONS

CONCEPTUAL SITE PLAN
NOT FOR RECORDING

TS.1

APPLICANT:	St. Benedict's Episcopal Church, LLC	**PETITION No.:**	V-47
PHONE:	678-279-4300	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	John H. Moore	**PRESENT ZONING:**	LRO, GC
PHONE:	770-429-1499	**LAND LOT(S):**	694
TITLEHOLDER:	Irving C. Hoffman and Haynes Grading, Inc.	**DISTRICT:**	17
PROPERTY LOCATION:	On the northeast corner of Copper Lake Road and Weaver Street (2025, 2105 Copper Lake Road).	**SIZE OF TRACT:**	2.09 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the minimum lot size for a private school of general and special education from the required 5 acres to 2.09 acres.

Application for Variance
Cobb County

(type or print clearly)

Application No. V- 47 (2013)
Hearing Date: 04/10/2013

Applicant St. Benedict's Episcopal Church, LLC Phone # (678) 279-4300 E-mail fr.bsully@gmail.com

Moore Ingram Johnson & Steele, LLP
John H. Moore Address Emerson Overlook, 326 Roswell Street
Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2015 Carolyn E. Cook
Notary Public

CAROLYN E. COOK NOTARY PUBLIC COBB COUNTY GEORGIA

Titleholder Irving C. Hoffman and Haynes Grading, Inc. Phone # E-mail

Signature See Exhibit "A" attached collectively hereto Address:
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public

COBB COUNTY GEORGIA FILED IN OFFICE 2013 FEB 14 PM 4:08 COBB COUNTY ZONING DIVISION

Present Zoning of Property GC, LRO

Location Northwesterly side of Cooper Lake Road; easterly side of Weaver Street
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17th Size of Tract 2.091 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.
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of minimum five (5) acre requirement for the operation of a private school to 2.091 acres, more or less. (See § 134-271(7)(a)).

Revised: December 6, 2005

V-47 (2013) Exhibit "A"

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2013)
Hearing Date: April 10, 2013

BEFORE THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: St. Benedict's Episcopal Church, LLC
Property Owners: Irving C. Hoffman and Haynes Grading, Inc.

Irving C. Hoffman

Address: 3504 Ivy Manor Road
Smyrna, Georgia 30080

Telephone No.: (770) 435-4117

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 14 PM 4: 18
COBB COUNTY ZONING DIVISION

Signed, sealed, and delivered in the presence of:

Notary Public
Commission Expires: 4-21-13

KRISTEN AHRENS
NOTARY PUBLIC
EXPIRES
GEORGIA
April 21, 2013
COBB COUNTY

(Notary Seal)

V-47 (2013) Exhibit "A"

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: **V-_____ (2013)**
Hearing Dates: **April 10, 2013**

BEFORE THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: **St. Benedict's Episcopal Church, LLC**
Property Owners: **Irving C. Hoffman and Haynes Grading, Inc.**

HAYNES GRADING, INC.

BY: _____
Jordan C. Haynes
Vice President/Chief Financial Officer

(Corporate Seal)

Address: 3105 Cooper Lake Rd SE
Smyrna GA 30080

Telephone No.: (770) 432-4998

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 FEB 14 PM 4:18
COBB COUNTY ZONING DIVISION

Signed, sealed, and delivered in the presence of:

_____
Notary Public
Commission Expires: _____

[Notary Seal]

RAMONA MCCARY
NOTARY PUBLIC
COBB COUNTY, GEORGIA

V-47 (2013) Exhibit "B"

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2013)
Hearing Date: April 10, 2013

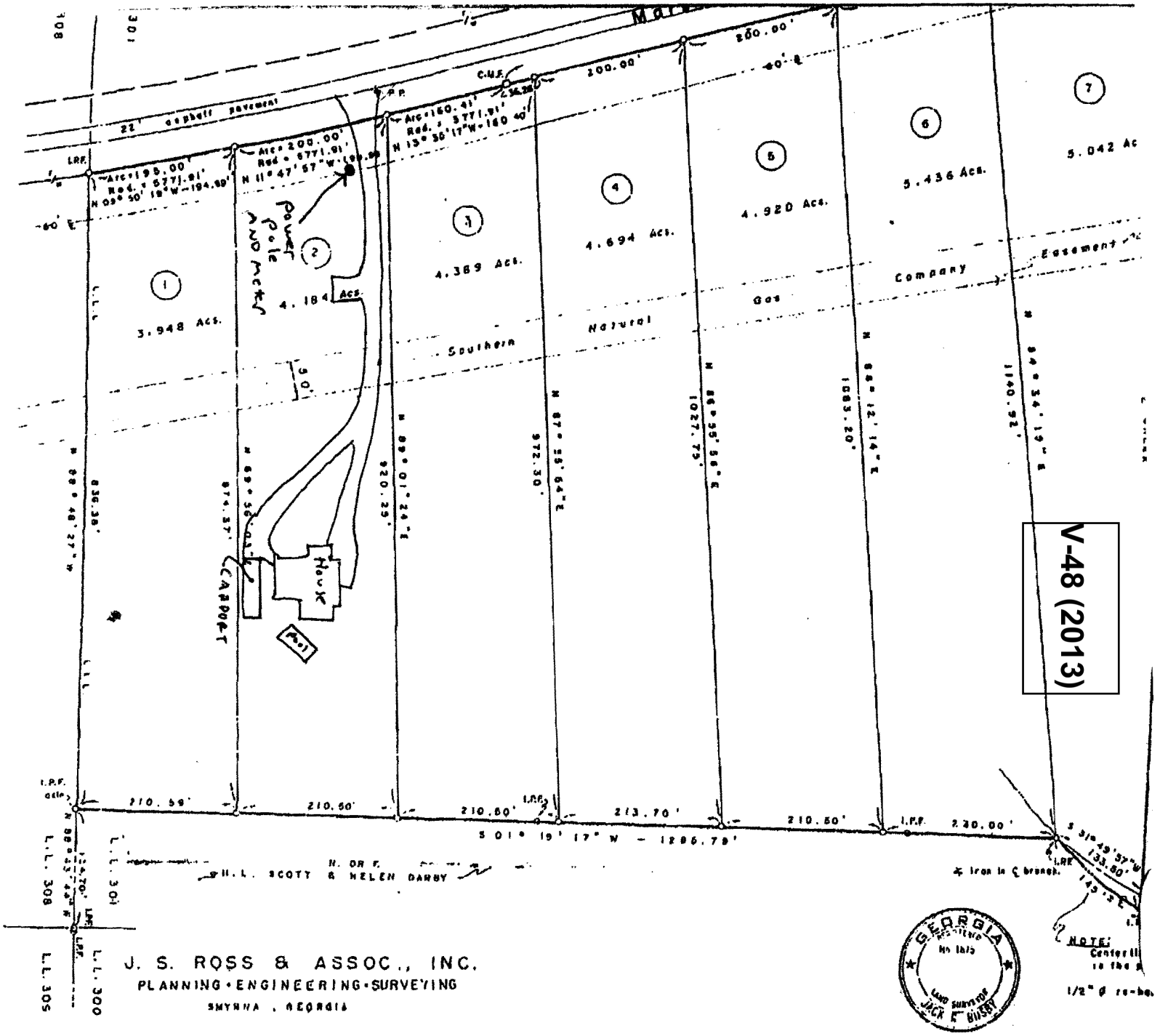
BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: St. Benedict's Episcopal Church, LLC
Property Owners: Irving C. Hoffman and Haynes Grading, Inc.

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant filed an Application for Rezoning, being Z-11 (2013), which is scheduled for hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on March 5, 2013, and March 19, 2013, respectively, to rezone approximately 2..091 acres located on the northwesterly side of Cooper Lake Road and the easterly side of Weaver Street (being 2025 Weaver Street and 2105 Cooper Lake Road) (hereinafter the "Property" or the "Subject Property") to the Office and Institutional ("OI") zoning category. The purpose of the rezoning of the Subject Property is to allow for the expansion of its existing day school program. Applicant's day school program accommodates grades pre-school through 5th grade and is located at its main Church campus at 2160 Cooper Lake Road. The proposed expansion of the day school program would allow Applicant to add grades 6th through 8th.

Applicant, by this Application for Variance, seeks a waiver of the minimum five-acre requirement in order to accommodate the proposed expansion of its day school program on the Subject Property. By waiving the minimum acreage requirement, Applicant can expand its program to better serve not only its Church members, but children and families in the community.



V-48 (2013)

APPLICANT:	Mark Sandefur	**PETITION No.:**	V-48
PHONE:	404-939-4657	**DATE OF HEARING:**	04-10-13
REPRESENTATIVE:	Mark Sandefur	**PRESENT ZONING:**	R-80
PHONE:	404-939-4657	**LAND LOT(S):**	301
TITLEHOLDER:	Mark J. Sandefur	**DISTRICT:**	20
PROPERTY LOCATION:	On the east side of Mars Hill Road, north of Nichols Road (330 Mars Hill Road).	**SIZE OF TRACT:**	4.18 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: 1) Allow a second electrical meter on a single-family residential lot; 2) allow an accessory structure (existing greater than 1,000 square foot "carport") to the side of the principal building; and 3) waive the required side setback for an accessory structure over 1,000 square feet (existing greater than 1,000 square foot "carport") from the required 100 feet to 1 foot.

FEB 14 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-48
Hearing Date: 4-10-13

Applicant Mark Sandefur Phone # 404.939.4657 E-mail ugaman94@gmail.com

Mark Sandefur Address 330 Mars Hill Rd Powder Springs GA 30127
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # E-mail

My commission expires: GA NL Signed, sealed and delivered in presence of:

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Notary Public

Titleholder Mark Sandefur ~~See applicant~~ Phone # E-mail

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

My commission expires: Signed, sealed and delivered in presence of:

JASON A. CAMPBELL NOTARY EXPIRES GEORGIA JAN. 29, 2016 PUBLIC BARTOW COUNTY

Notary Public

Present Zoning of Property Residential R-80

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

Land Lot(s) 301 District 20 Size of Tract 4.184 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.

House is too far away to run power from. The extra meter is only for the gate.

List type of variance requested: I am seeking a 2nd electrical meter, solely for the purpose of supplying power to my newly installed driveway gate.

Revised: December 6, 2005