

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 10, 2013

DUE DATE: June 10, 2013



Cobb County...Expect the Best!

MAG. NORTH (PER PB 141, PG 57)

LEGEND

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

TECHNICAL DATA

TRAVERSE PRECISION: 1/36,273
ANGLE ERROR: 3" SEC/ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PRECISION: 1/111,542
ALL DISTANCES SHOWN ARE GROUND DISTANCES

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

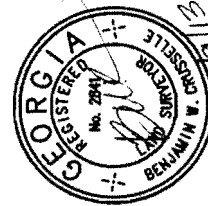
THERE IS A 25' NON-DISTURBANCE BUFFER (WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING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

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0182H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



PLAT OF RETRACEMENT SURVEY FOR

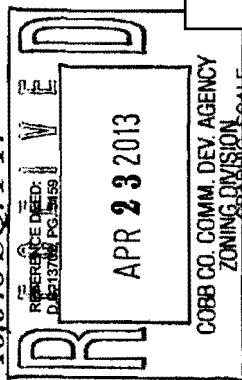
ROBERT E. HEMBREE CATHY N. HEMBREE

LOCATED IN LAND LOT 1016, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 43, WESLEY STATION, UNIT 2,
RECORDED IN PLAT BOOK 121, PAGE 83,
REVISED IN PLAT BOOK 141, PAGE 57

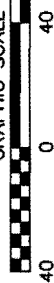
4474 WESLEY PLACE

AREA = 0.368 ACRES

16,048 SQ. FT.



V-74 (2013)



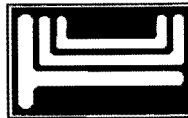
REVISIONS

DATE	DESCRIPTION

THE
RUSSELLE
COMPANY

PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903

E-MAIL: BEN@CRUSSELLE.COM



PROJ. NO. C06252 FILE: C06252.DWG
FIELD SURVEY DATE: 4/2/13
PLAT DATE: 4/9/13
SCALE: 1"=40'

APPLICANT:	Robert E. Hembree	PETITION No.:	V-74
PHONE:	678-725-2487	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Robert E. Hembree	PRESENT ZONING:	R-15
PHONE:	678-725-2487	LAND LOT(S):	1016
TITLEHOLDER:	Robert E. Hembree	DISTRICT:	19
PROPERTY LOCATION:	At the northern intersection of Wesley Way and Wesley Place	SIZE OF TRACT:	0.37 acres
	(4474 Wesley Place).	COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 24 feet; 2) waive the rear setback for an accessory structure over 144 square feet (existing 358 square foot "storage building") from the required 30 feet to zero feet; 3) allow an accessory structure (262 square foot "awning over slab") to the side of the principal building; and 4) waive the rear setback for an accessory structure over 144 square feet (262 square foot "awning over slab") from the required 30 feet to 2 feet.



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE (type or print clearly)

Application No. 14-74
Hearing Date: 7/14/13

Applicant Robert Wesley Hembrue Phone # 678-725-2460 mail

Robert Wesley Hembrue COBB COUNTY ZONING DIVISION Address 4474 Wesley Pl, Austell GA

(street, city, state and zip code)

(representative's name, printed)
Robert Hembrue



E-mail lathymbrue@aatt.net

My commission expires: March 24, 2017 My Commission Expires

Signed, sealed and delivered in presence of:
Ronald Paul Willis 4/23/13
Notary Public

Titleholder Robert Wesley Hembrue Phone # 678-725-2460 mail lathymbrue@aatt.net

Signature Robert Hembrue
(attach additional signatures, if needed)



(street, city, state and zip code)

My commission expires: March 24, 2017 My Commission Expires
Signed, sealed and delivered in presence of:
Ronald Paul Willis 4/23/13
Notary Public

Present Zoning of Property R-15

Location 4474 Wesley Place, Austell GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1016 District 19th Size of Tract 0.368 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 ✓

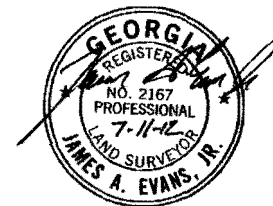
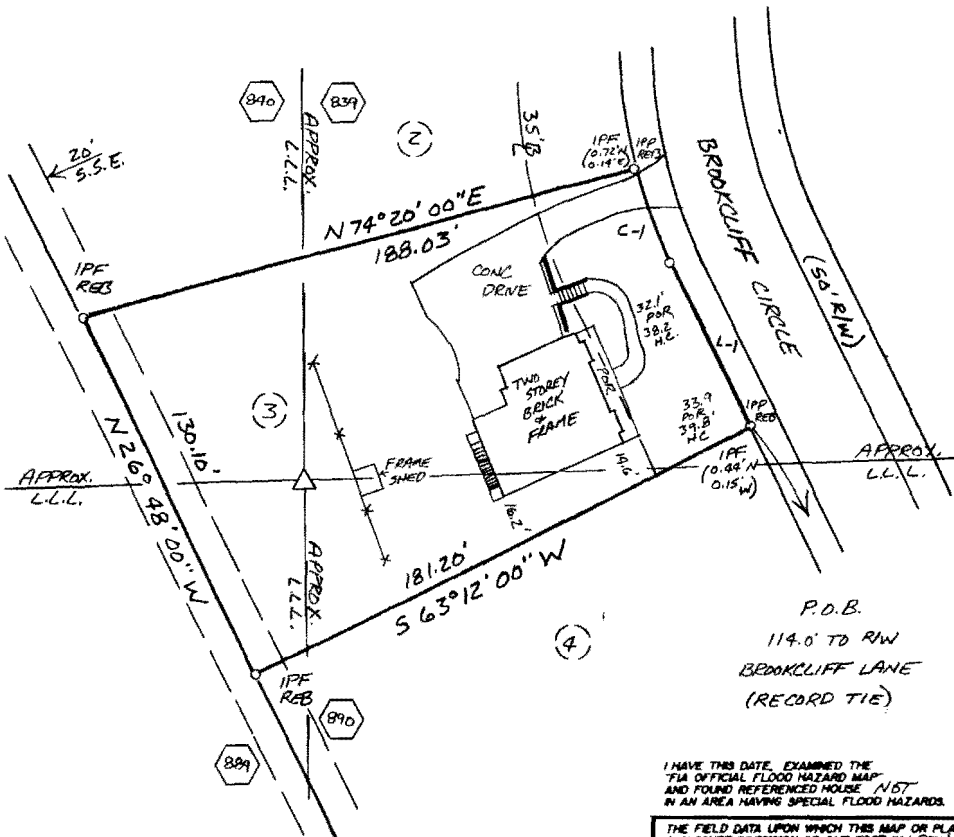
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Backyard Chickens from Dr. View

List type of variance requested:

Neighborhood Setback for driveway

RECEIVED
MAY 3 2013
CORB CO. COMM. DEV. AGENCY
ZONING DIVISION



MAGNETIC

C-1 = S 21° 13' 59" E 33.95' CH.
34.01' A 175.0' R
L-1 = S 26° 48' 00" E 60.00'

I HAVE THIS DATE, EXAMINED THE
TIA OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE NOT
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 13067601276
LOCATION CORB
ZONE "X"

40' 0' 40'
GRAPHIC SCALE

AREA = 0.4679 ACRES
1999 BROOKCLIFF CIRCLE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET, AND AN
ANGULAR ERROR OF SECONDS PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCU-
RATE WITHIN ONE FOOT IN 20,000 FEET.

EQUIPMENT USED:
TOPCON GTS-RIB)

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.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:

TIMOTHY SCOTT TONEY
KENNEY VIDRINE TONEY

LOT 3 BLK. "D" UNIT III			REVISIONS
BROOKCLIFF			2920-92
LAND LOTS 839 840 889 + 890			
DISTRICT 16 TH SECTION 2 ND			CC
CORB COUNTY, GEORGIA			DRAWN
PLAT BOOK 76 PAGE 2			CHKD
DATE: 7-11-12 SCALE: 1" = 40'			JOB #
			235-12

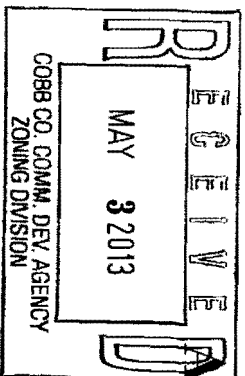
N-75 (2013)

IND

APPLICANT:	Tim Toney	PETITION No.:	V-75
PHONE:	770-924-0668	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	David R. Tibbets	PRESENT ZONING:	R-20
PHONE:	404-683-4266	LAND LOT(S):	839, 840, 889, 890
TITLEHOLDER:	Timothy Scott Toney and Kenny Vidrine Toney	DISTRICT:	16
PROPERTY LOCATION:	On the west side of Brookcliff Circle, west of Brookcliff Lane	SIZE OF TRACT:	0.47 acres
	(1499 Brookcliff Circle).	COMMISSION DISTRICT:	3

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 30 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-75
Hearing Date: 7/16/13

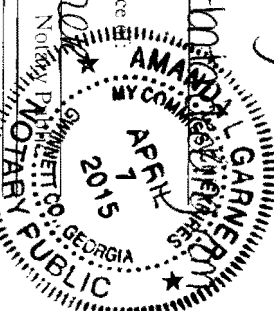
Applicant Tim Toney Phone # 770 9250668 E-mail Tim@sportspairtusa.com

David R. Tibbets (representative's name, printed) Address 5135 Shiloh Rd., Cumming 30040
(street, city, state and zip code)

David R. Tibbets (representative's signature) Phone # 404 683 4266 E-mail dave@atm1337.com

My commission expires: April 7, 2015

Signed, sealed and delivered in presence of:
Amanda J. Gorman



Titleholder Timothy Scott Toney Phone # 770 9250668 E-mail Tim@sportspairtusa.com

Signature Timothy Scott Toney Address: 1499 Brookcliff Circle (street, city, state and zip code) Marie TTA, GA 30062
(attach additional signature if needed) 5.1.13 Signed, sealed and delivered in presence of:
Amanda J. Gorman

Notary Public Seal for Amanda J. Gorman, Cobb County, Georgia, Commission Expires April 7, 2015.

Location 1499 Brookcliff Circle, Marietta 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 840, 839, 889, 800 District 11th 2nd section Size of Tract 4.19 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 _____ 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.
We received a building permit for the front porch and constructed the project according to the submitted plan. Upon the final inspection it was discovered that the porch was built slightly over the setback.

List type of variance requested: None requested setback of 35 ft to 30 ft.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0042 H, COMMUNAL NUMBER 1340052 DATED: MAR. 04, 2013

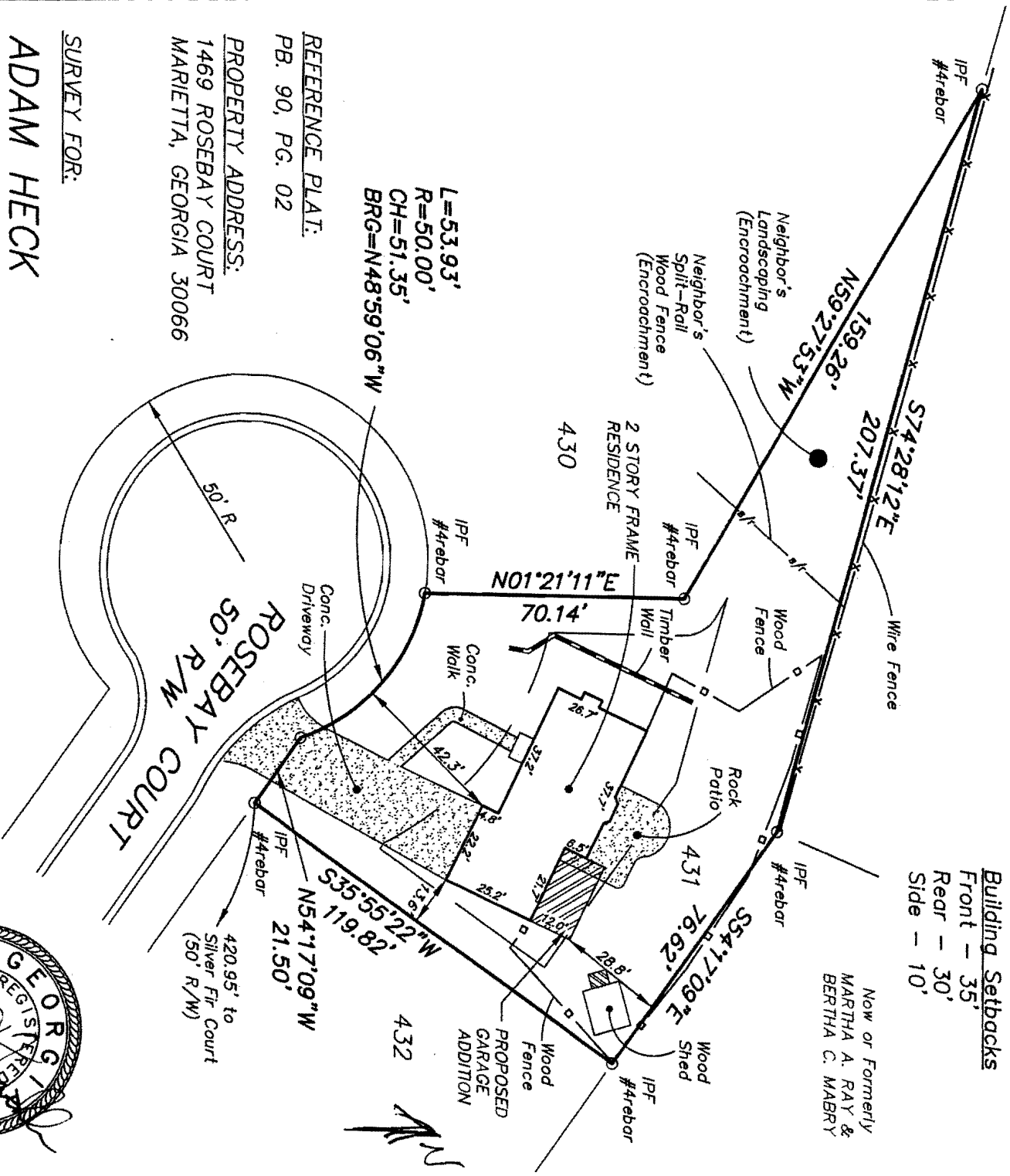
V-76 (2013)

TRAVERSE CLOSURE - 1:10,000+ ANGULAR ERROR - 2 SEC'S/STA. ADJUSTMENT - COMPASS RULE

EQUIPMENT - TOPCON 303 TOTAL STATION
MAGNETIC BEARING ROTATED TO MATCH REFERENCED PLAT.

2013 MAY -7 PM 4:05T CLOSURE - 1:79,093
Now or Formerly COBB COUNTY ZONING DIVISION
THOMAS AND TARA STORCK
ALL MATTERS OF TITLE EXCEPTED.

Building Setbacks
Front - 35'
Rear - 30'
Side - 10'



L=53.93'
R=50.00'
CH=51.35'
BRG=N48°59'06\"W

REFERENCE PLAT:

PB. 90, PG. 02

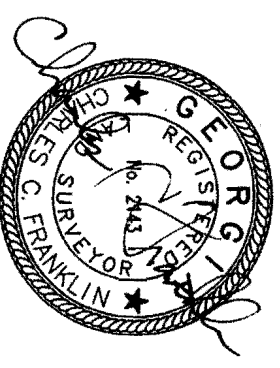
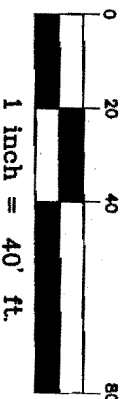
PROPERTY ADDRESS:

1469 ROSEBAY COURT
MARIETTA, GEORGIA 30066

SURVEY FOR:

ADAM HECK

BEING LOT 431, WHITEFIELD WOODS
LOCATED IN LAND LOT 232
IN THE 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1\" = 40' DATE: MAR. 26, 2013



Centerline Surveying Systems, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2899

313012

APPLICANT:	Adam Heck	PETITION No.:	V-76
PHONE:	404-569-4249	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Doug Patten	PRESENT ZONING:	R-15
PHONE:	770-294-1974	LAND LOT(S):	232
TITLEHOLDER:	Adam C. Heck	DISTRICT:	16
PROPERTY LOCATION:	On the eastern terminus of Rosebay Court, east of Silver Fir Court	SIZE OF TRACT:	0.34 acres
	(1469 Rosebay Court).	COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 28.5 feet; and 2) waive the setbacks for an accessory structure under 144 square feet (existing 120 square feet "wood shed") from the required 5 feet to 1 foot from the northern property line and 3 feet from the eastern property line.



COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 MAY -7 PM 4: 05

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-76
Hearing Date: 7/10/13

Applicant ADAM HECK Phone # (770) 569-4249 E-mail adamheck@csmcast.net

DOUG PATTEN Address 1301 SHILOH RD, STE 1210
(representative's name, printed) (street, city, state and zip code) WOODBRIDGE, GA. 30144

W. Patten Phone # (770) 294-1974 E-mail DPATTEN.CSS@gmail.com
(representative's signature)

My commission expires: 3/4/17

Notary Public Seal
COBB COUNTY, GEORGIA
My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of:
Don Calhoun
Notary Public

Titleholder ADAM+KIM HECK Phone # (4) 569-4249 E-mail adamheck@csmcast.net

Signature X Adam Heck Address: 1469 ROSEBAY CT. MARIETTA, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)
Notary Public

My commission expires: My Commission Expires May 31, 2016
Wayne B. Kelly
Notary Public

Present Zoning of Property R-15

Location 1469 ROSEBAY CT. MARIETTA GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 232 District 16 Size of Tract .34 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 X Topography of Property _____ Other _____

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

List type of variance requested: REQUEST REDUCE 30' REAR SETBACK

TO 28.5' REAR SETBACK OR FILL IN 1.5' ENCROACHMENT
INTO REAR SETBACK AS SHOWN ON PLAT.

LEGEND
 CM P CORRUGATED METAL PIPE
 DE DRAINAGE EASEMENT
 SSE SANITARY SEWER EASEMENT
 BSL BUILDING SETBACK LINE
 RBF REBAR FOUND
 IPC IRON PIN CALCULATED
 CB CATCH BASIN
 JB JUNCTION BOX
 HW HEAD WALL
 POB POINT OF BEGINNING
 MH MAN HOLE
 R/W RIGHT-OF-WAY
 PP POWER POLE
 OT OPEN TOP
 CT CRIMP TOP
 RB REBAR
 LL LAND LOT

AREA
 $\pm 27,474$ sq.ft.
 ± 0.63 acres

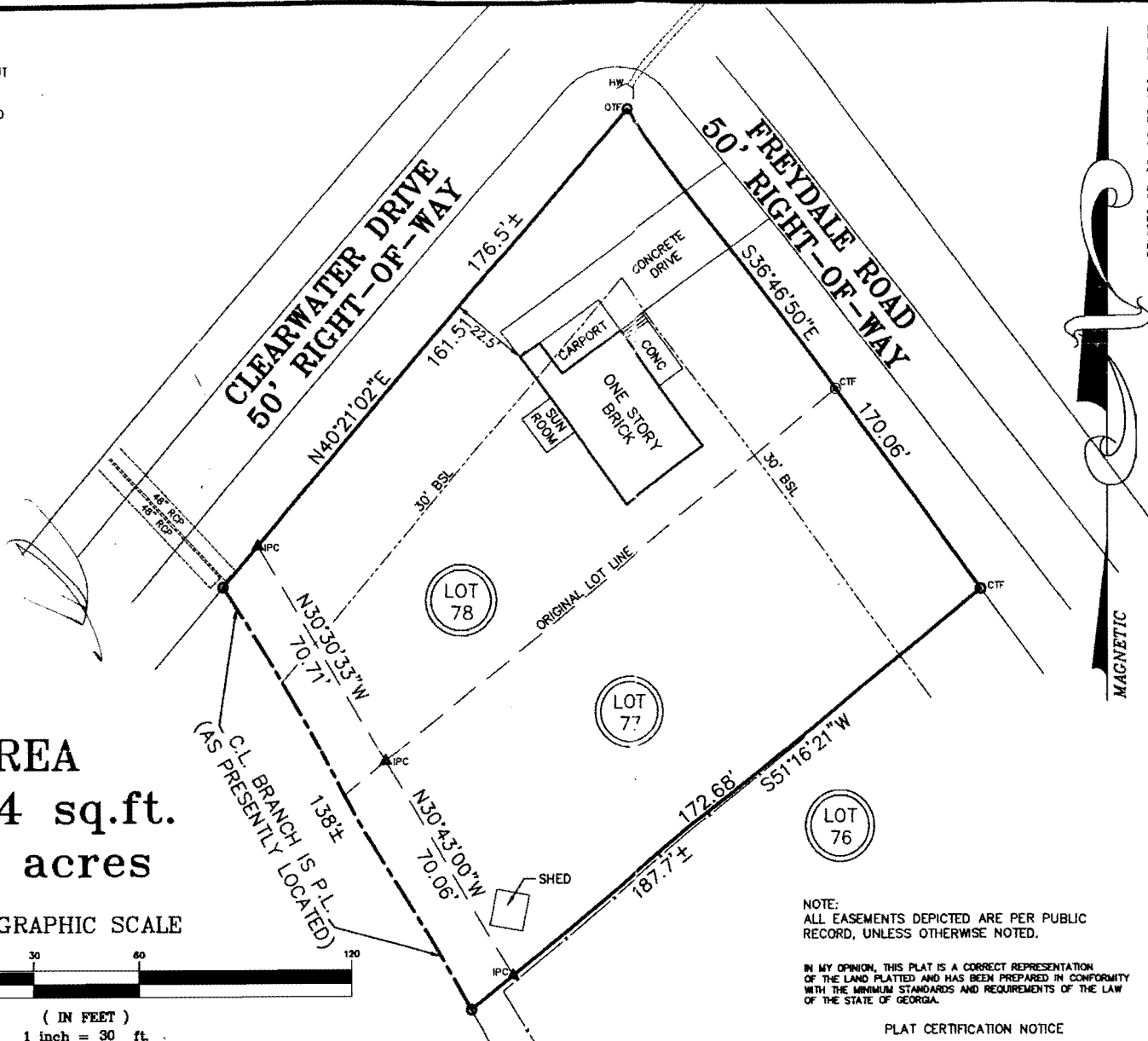
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.



REVISED: 07-02-99 TO ADD LOT 77

SURVEY PREPARED FOR: **GANEK, WRIGHT & DOBKIN**

OWNER / PURCHASER
CHRIS WOODIN
LINDA KRISTINE KNIPP

DATE
 06-22-99

SCALE
 1" = 30'

COBB COUNTY, GEORGIA

2nd SECTION

17th DISTRICT

LOT 77 & 78

AREA OF LOT:

SUBDIVISION
 FREYWOOD ESTATES SUBDIVISION

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE (770) 434-8277 FAX (770) 434-8410

NING
 ITED

V-77 (2013)

PLOTTED BY:

PLAT BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____



JOB NUMBER: 9906161

COBB COUNTY ZONING DIVISION
 2013 MAY -8 AM 8:39
 FILED IN OFFICE
 COBB COUNTY GEORGIA

APPLICANT:	Krystal McCall	PETITION No.:	V-77
PHONE:	770-283-7202	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Krystal McCall	PRESENT ZONING:	R-20
PHONE:	770-283-7202	LAND LOT(S):	721
TITLEHOLDER:	Krystal L. Velazquez	DISTRICT:	17
PROPERTY LOCATION:	At the southwest intersection of Freydale Road and Clearwater Drive	SIZE OF TRACT:	0.63 acres
	(2182 Freydale Road).	COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 30 feet; and 2) waive the major side setback from the required 25 feet to 18 feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-77
Hearing Date: 7/16/13

Applicant Kristal McCall Phone # 770-883-7802 E-mail Krissy.mccall@yahoo.com

Address _____ (street, city, state and zip code)

Phone # _____ E-mail _____

(representative's name, printed)
Kristal McCall
(representative's signature)
[Signature] 5/18/13

My Commission Expires
March 24, 2015

My Commission Expires: Nov. 20, 2015

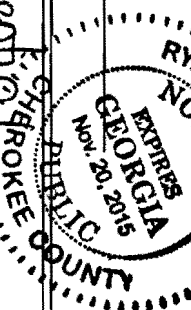


Witnessed, sealed and delivered in presence of:
Ryan Vega
Notary Public

Titleholder Kristal McCall (velasquez) Phone # 770-883-7802 E-mail Krissy.mccall@yahoo.com

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

My commission expires: Nov. 20, 2015 Signed, sealed and delivered in presence of: Ryan Vega Notary Public



Present Zoning of Property Residential

Location 2182 Freydale Rd SE Marietta, GA 30067 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781 District 17 Size of Tract .63 Acre(s)

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

Size of Property _____ 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I want to add a deck to existing structure. Structure was there before zoning occurred

List type of variance requested: R20 zoning - 10' rear setback

Clearwater Dr. to 18' feet 83'8" W 8' - 10' E 102

COBB COUNTY GEORGIA
FILED IN OFFICE

AREA
0.631 ACRE

2013 MAY -8 AM 9:17

(22) COBB COUNTY ZONING DIVISION

NEIGH'S CONC.
DRIVE
OVER R. 22'-5"

SAVANEE
DRIVE
50' RN

IPF
REB.

SS

18" CMP

0' PF 2'-3"

REB. EAST

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

N 89° 05' 10" E - 141.76'

50' INGRESS-
EGRESS ESMT.

36" CMP

20' S-S-E.

10' D.E.

178° 05'

S 09° 22' 00" E

10' D.E.

178° 07' TO RN

DEXTER WAY (50' RN)

IPF
REB.

SS

10' S-S-E.

20' D.E.

SS

IPF
REB.

SS

18" CMP

0' PF 2'-3"

REB. EAST

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

18" CMP

0' PF 2'-3"

REB. EAST

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

18" CMP

0' PF 2'-3"

REB. EAST

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

20' D.E.

SS

10' S-S-E.

I HAVE THIS DATE, EXAMINED THE
"74" OFFICIAL FLOOD HAZARD MAP
AND FOUND REFERENCED HOUSE (NDI)
IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL NO. 130670035F
LOCATION COR 3
ZONE 1X

40' 20' 0" 46'
GRAPHIC SCALE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN OPEN FEET AND AN
ANGULAR ERROR OF 1" PER ANGLE POINT, AND HAS
BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCUR-
ATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED:
TOPCON GTS-218) & TRANSIT W/200' STEEL TAPE.

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.

J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 770 435-7555

SURVEY FOR:
ROBERT M. M. HOLTACKERS
AND
MARY ANN ADRANO-HOLTACKERS

LOT 17 BLK. UNIT	REVISIONS
SUTTON'S ORCHARD	
LAND LOT 392	
DISTRICT 16TH SECTION 2ND	
COBB COUNTY, GEORGIA	
PLAT BOOK 80 PAGE 170	
DATE: 2-27-97 SCALE: 1" = 40'	

IND.

APPLICANT:	John and Jennifer Riser	PETITION No.:	V-78
PHONE:	770-565-5736	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Jennifer Riser	PRESENT ZONING:	R-15
PHONE:	770-565-5736	LAND LOT(S):	392
TITLEHOLDER:	John W. Riser, JR. and Jennifer G. Riser	DISTRICT:	16
PROPERTY LOCATION:	On the northwest terminus of Old Sutton's Way, north of Dexter Way	SIZE OF TRACT:	0.63 acres
	(3523 Old Sutton's Way).	COMMISSION DISTRICT:	3
TYPE OF VARIANCE: Request for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.			



COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance

2013 MAY -8 AM 9:17

COBB COUNTY ZONING DIVISION

Cobb County

Application No. 14-78
Hearing Date: 7/10/13

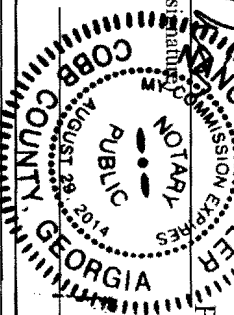
Applicant John & Jennifer Riser Phone # (770) 565-5736 E-mail jenriser@comcast.net

same Jennifer Riser Address 3523 Old Sattons Way Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Fancy M. Fowler
(representative's signature)

Phone # (770) 565-5736 E-mail jenriser@comcast.net

My commission expires: _____



Signed, sealed and delivered in presence of Nancy M. Fowler 5/8/2013
Notary Public

Titleholder John Riser Jr. Address 3523 Old Sattons Way Marietta, GA 30062
Phone # (770) 565-5736 E-mail jenriser@comcast.net

Signature _____ Commission Expires 8/29/2013
(street, city, state and zip code)

My commission expires _____
Carol Ann Miller 7/10/2013
Signed, sealed and delivered in presence of _____
Notary Public

Present Zoning of Property Residential

Location 3523 Old Sattons Way Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 392 District 16TH Size of Tract 0.631 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: request to have backyard chickens

Application No. V-76

Hearing Date: 7/10/13

Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ✓; NO ✓.
2. Does the HOA support your request? YES ✓; NO ✓; N/A- No HOA ✓.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES ✓ NO ✓.
(If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
4. How many hens do you propose (no male birds allowed)? 5.
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES ✓ NO ✓.

Signature

Jennifer Biser
Print Name

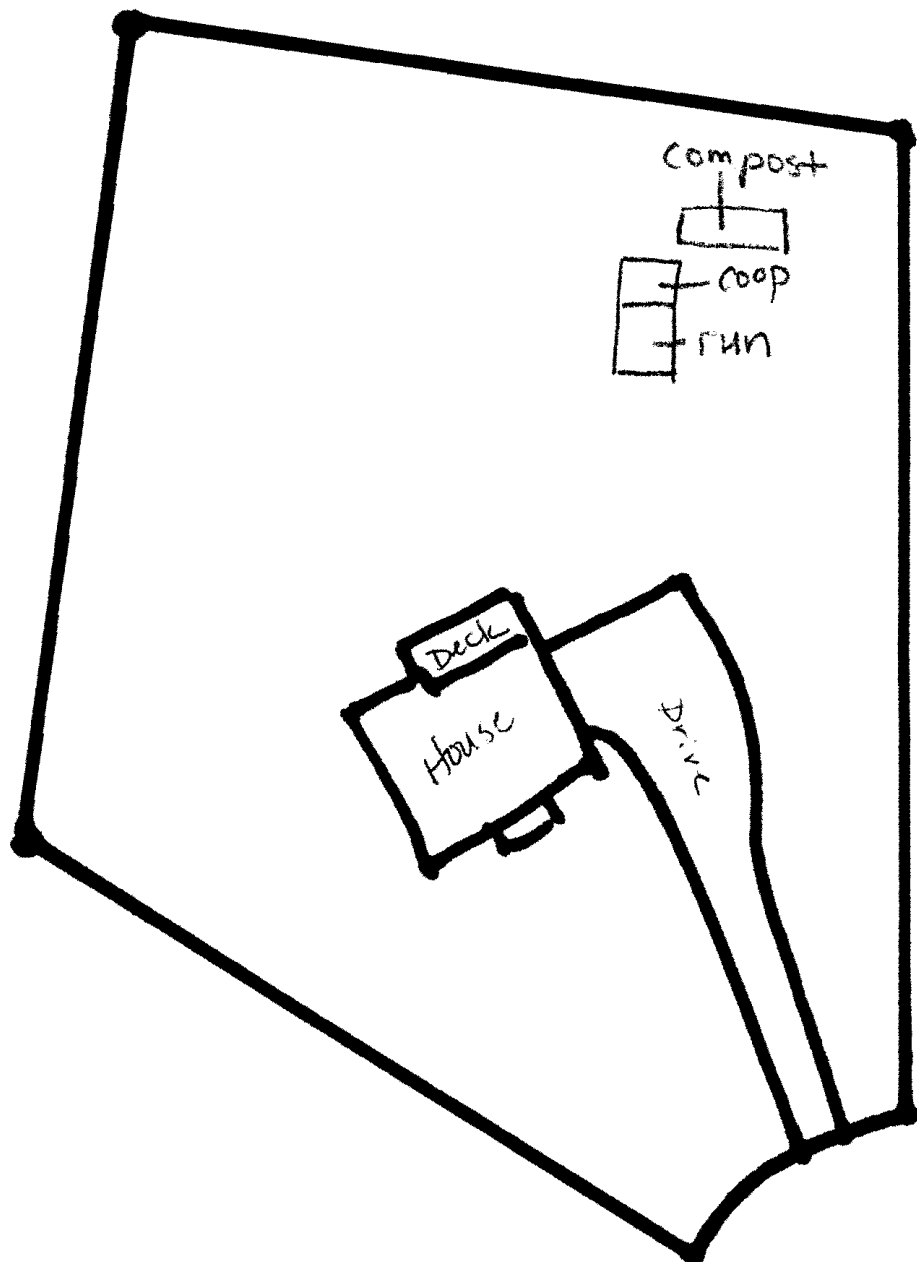
County Code adopted by the Board of Commissioners February 26, 2013:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) Written consent or opposition of adjacent property owners, including the homeowner's association, if applicable;
- (b) The poultry shall be kept/ maintained within a fenced area;
- (c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (e) The poultry shall not cause a nuisance, as defined by State Law;
- (f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (g) The slaughter of any hen on site is strictly prohibited;
- (h) The fee for the variance application shall be \$150.00;
- (i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
- (j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.



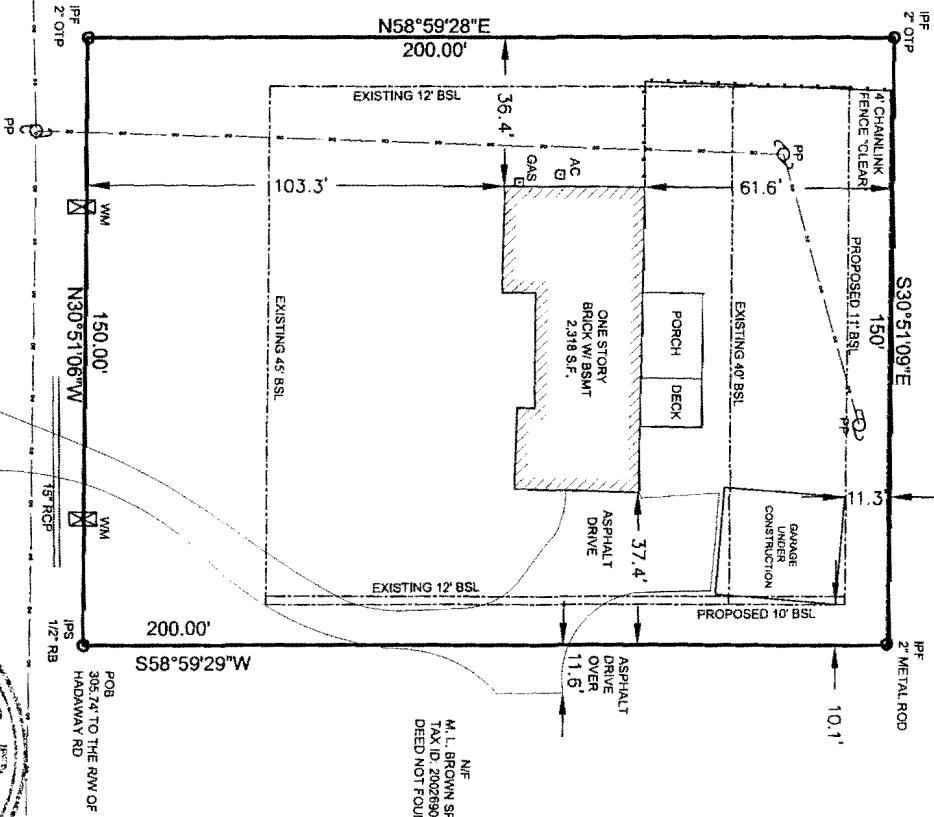
COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAY -8 AM 9:17
COBB COUNTY ZONING DIVISION

V-78 (2013)

V-79 (2013)

M.L. BROWN SR
TAX ID: 2002690020
DEED NOT FOUND

- LEGEND**
- SS = Sanitary Sewer
 - CS = Storm Sewer
 - OPF = Iron Pipe Found
 - OPB = Iron Pipe Bored
 - POB = Point of Beginning
 - B/C = Back of Club
 - SSMH = Sewer Manhole
 - SSE = Sanitary Sewer Egan
 - PL = Property Line
 - DE = Drainage Easement
 - WM = Water Meter
 - WV = Water Valve
 - FH = Fire Hydrant
 - R/W = Right of Way
 - BL = Building Setback Line



COBB COUNTY ZONING DIVISION
2013 MAY -8 PM 12:20
FILED IN OFFICE
COBB COUNTY GEORGIA

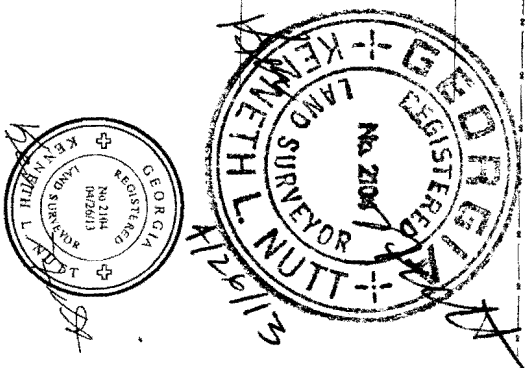
ZONING INFORMATION

Property Zoned R-30
Single Family Residential District
Min. Lot Area = 30,000 S.F.
Min Street Frontage = 75/50 Feet
Max Lot Coverage = N/A

Setbacks:
Front - 45 Feet
Sides - 12 Feet
Rear - 40 Feet

AREA
30,000 Square Feet Total
(0.69 Acres)

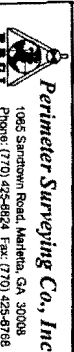
**MARS HILL ROAD
(VARIABLE RIGHT-OF-WAY)**



Job #: 001213

**Proposed Variance Survey for
PAUL F. & BETTY C. RUSH**

TAX ID: 20026900140
834 MARS HILL ROAD
Cobb County, Georgia



Plat Book: 52
Deed Book: 14889

This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie in.
According to F.I.R.M. Community Parcel # 130670007G, dated 12/16/2008, this property is not located in an area having special flood hazards.
Computed by: JF
Drawn by: JF
Checked by: KN
Party Chief: JF
Date Surveyed: 4/29/13
Date Drawn: 4/28/13

GRAPHIC SCALE
0 12 30
SCALE: 1" = 30'

APPLICANT:	Paul F. and Betty C. Rush	PETITION No.:	V-79
PHONE:	770-948-5756	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Betty C. Rush	PRESENT ZONING:	R-30
PHONE:	770-948-5756	LAND LOT(S):	269
TITLEHOLDER:	Paul F. and Betty C. Rush	DISTRICT:	20
PROPERTY LOCATION:	On the east side of Mars Hill Road, north of Hadaway Road	SIZE OF TRACT:	0.69 acres
	(834 Mars Hill Road).	COMMISSION DISTRICT:	1

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (780 square foot "garage under construction ") from the required 100 feet to 10 feet from the southeast property line and 11 feet from the northeast property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-79
Hearing Date: 7-10-13

Applicant Paul F. & Betty C. Rush Phone # 770-948-5756 E-mail N/A

[Signature]
(representative's name, printed)

Address

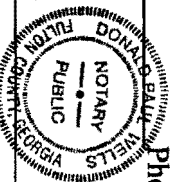
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone #

E-mail

My commission expires: 3/24/17



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

Notary Public

Titleholder Paul F. Rush and Betty C. Rush Phone # 770-948-5756 E-mail N/A

Signature [Signature] Address: 834 Mars Hill Rd., NW, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 05-31-15

MICKEY F. QUINTANA
NOTARY PUBLIC
Cherokee County - State of Georgia
My Comm. Expires May 31, 2015

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

Present Zoning of Property R-30

Location 834 Mars Hill Rd., NW, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 269 District 20th 2nd Section Size of Tract .60 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. If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank.

See Attachment A

List type of variance requested: We are requesting a variance for a 26' X 38' garage which will be handicap accessible and which will be deep enough to store a riding lawnmower and tools. We are requesting a variance for the rear setback of 11.3' and a side setback of 10.1'.

Revised: March 5, 2013

* The lot has a slightly gradual slope down from the driveway.

Applying the terms of the Zoning Ordinance without the requested variances would create an unnecessary hardship for us because:

First

We are elderly residents with failing health. My husband, Paul, is 80 years old and I am 77. Right now we are parking outside. We really need a garage so we can take our time getting in and out of our vehicles and not be subjected to inclement weather while doing so - one that is wide enough to be handicap accessible and deep enough to store a riding lawnmower and tools. Last year Paul suffered three strokes - the last one being severe. It affected his equilibrium. Most days he can walk almost normal; but some days it leaves him very dizzy and he has to use a walker with the possibility of a wheelchair in the near future. Earlier this year he had an implant to close a hole in his heart and is still recovering from that surgery. In addition he suffers from high blood pressure and cholesterol problems. I have heart problems (pacemaker), asthma, high blood pressure and am unsteady on my feet - prone to falling.

Second

We bought this house about a year and a half ago, to be near our daughter who lives in this area. We have no usable place to park our vehicles out of the weather. The house

Attachment A Continued

does have a single carport which is not handicap accessible and the previous owners put in a drainage system at the end of the carport and covered it with a plastic grid which is not strong enough to drive a car over anyway.

Third

Our lot has a slightly gradual slope down from the driveway. We have to get in and out of the vehicles on an uneven slope which always has the possibility of losing our balance and falling, which at our age would be disastrous. Having a garage with a level floor would be much safer for us and would prevent the hardship of us having to be out in rainy weather or out trying to clean ice and snow from our vehicles in the winter, again preventing falls and broken bones. It also takes a lot of time and energy cleaning pine straw, pollen, sweetgum balls, etc, from the vehicles the rest of the year.

The house is not in a subdivision. It's rather isolated. There are only two houses near us actually. There is a wooded buffer area behind and to the left of our house. There is a house on the lot to the right which has been vacant for the year and a half we've lived here. Across the street from the vacant house is the second house mentioned; and directly across the street from us is a beautiful pasture with a good size lake^{and} beautiful grazing horses.

The variance approval would allow us to have a garage and would make our lives much safer and better.

[illegible]

224

JOHNATHAN TUCKER 10/15/07
DATE

Jennifer M. Tucker 10/15/07

JEANETTE H. TUCKER DATE
LOT 18:
222

Martha B Campbell 10-15-0

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CORPS GROUND DEVELOPMENT STANDARDS.

Robert S. Mattarson 10-15-67
Georgia Registered Land Surveyor #2406

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 75, PAGE 171.
THE PURPOSE OF THIS REVISION IS TO INCLUDE PART OF LOT 18 INTO LOT 19.
NO INFRASTRUCTURE IMPROVEMENTS ARE PROPOSED BY THIS
REDIVISION OF LOTS.

APPROVED BY: Rob Hosack RJA / 10-24-07
Coast County Zoning Division Date

[Signature] Lester C. Grewer
Site Plan Review Manager
Cook County Development & Inspections 10/27/01 Date

RECEIVED IN OFFICE 10-24-07

REAR INDEX 264 PAGE 08

CFR# 2007-164847

of the *in vitro* studies.

Jay C. Stephenson, Clerk

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 250,000 FEET.
DATE OF SURVEY: 12-1-83
CLOSURE PRECISION OF ONE FOOT IN 40,000+ FEET AND AN ANGULAR ERROR OF $\pm 2''$ PER ANGLE AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES.
EQUIPMENT - TOPCON GTS-303 TOTAL STATION
DATE OF SURVEY: 03-07-2007
THIS PLAT WAS OBTAINED FROM THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 1300295 - PANEL 55 F. DATED 01-1-83. THIS PLAT IS A REPRODUCTION OF THE ORIGINAL. THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
TOWN AND RANGE AND APPROPRIATE CITIES/ITIES ON THIS PROPERTY.
BEAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

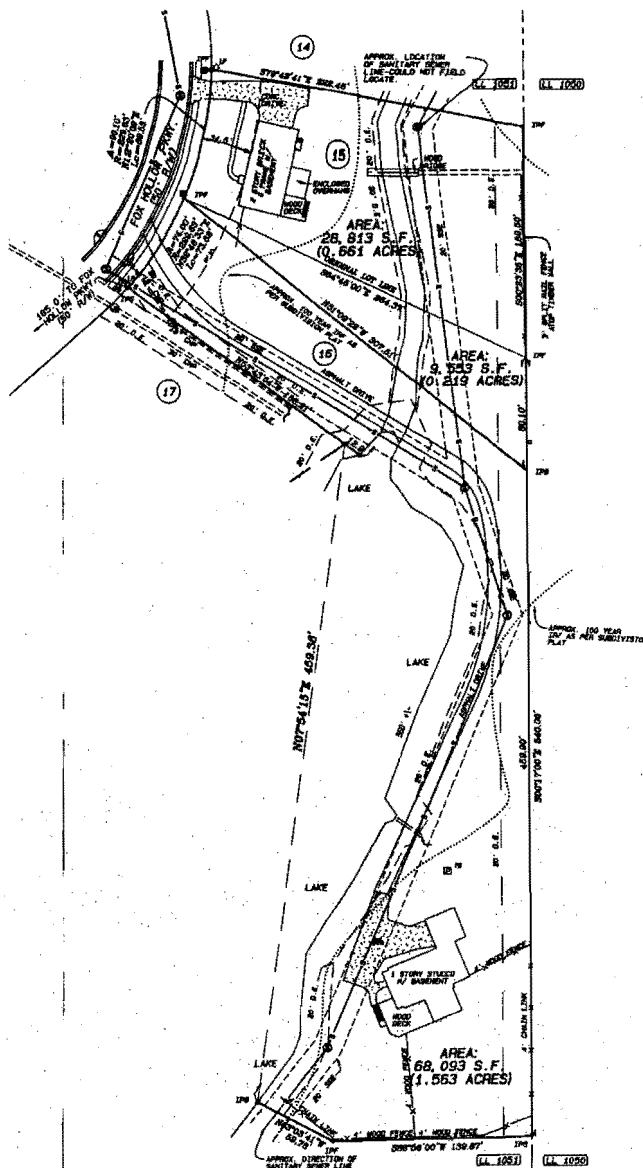
SURVEY REFERENCES:

1. PLAT OF FOX HOLLOW, UNIT ONE RECORDED IN PLAT BOOK 75, PAGE 171.

OWNERS INFORMATION:
JOHNATHAN TUCKER
822 FOX HOLLOW PKWY
MARIETTA, GA 30068
(404) 403-8679

ZONTAG NOTES:

CURRENT ZONING	R-20
MINIMUM SETBACK REQUIREMENTS:	
FRONT	= 35'
SIDE	= 10'
REAR	= 35'
MINIMUM LOT AREA:	20,000 S.F.
MINIMUM FLOOR AREA:	1,200 S.F.
MINIMUM LOT WIDTH:	75'
MAXIMUM COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	35'



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

COBB COUNTY ZONING DIVISION
GRAPHIC SCALE

2013 MAY -9 AM 10:11

COBB COUNTY GEORGIA
FILED IN OFFICE

[illegible]

REVISION RECORD	
DATE	PURPOSE
10-15-07	CLARITY DISCLAIMER

COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE
FIRM AND IS NOT TO BE REPRODUCED OR
USED FOR ANY PURPOSE OTHER THAN
THE SPECIFIC PROJECT FOR WHICH IT
WAS PREPARED. IT IS NOT TO BE
REPRODUCED OR USED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF THE FIRM.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBURBAN & COMMERCIAL SITE DESIGN
1111 SOUTH MARETTA PARKWAY, SUITE A
MARETTA, GEORGIA 30060



V-80 (2013)
PRE-SUBDIVISION PLAT-
LOT 15 & 16, FOX HOLLOW
 LOCATED IN WEST
 16TH DISTRICT
 COBB COUNTY, GEORGIA.
 PREPARED FOR:
 JOHNNATHAN TICKED

DRAWN BY
RBB
CHECKED BY
RBB
SCALE
1" = 40'
DATE
SEPTEMBER 28, 200
FILE NUMBER
5691. PRO
JOB NUMBER
5691
ESTIMATOR

1 OF 1

APPLICANT:	Jennifer and Jonathan Tucker	PETITION No.:	V-80
PHONE:	770-971-6817	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Jennifer M. Tucker	PRESENT ZONING:	R-20
PHONE:	770-971-6817	LAND LOT(S):	1051
TITLEHOLDER:	Jonathan Tucker	DISTRICT:	16
PROPERTY LOCATION:	On the east side of Fox Hollow Parkway, south of Robinson Road	SIZE OF TRACT:	0.66 acres
	(822 Fox Hollow Parkway).	COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 34.5 feet; and 2) request for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.



Application for Variance Cobb County

(type or print clearly)

Application No. V-80
Hearing Date: 7/10/13

Applicant Jennifer & Jonathan Tucker Phone # 770-471-6817 E-mail jtucker3432@gmail.com

Jennifer M. Tucker Address 822 Fox Hollow Pkwy, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Jennifer M. Tucker Phone # 770-471-6817 E-mail jtucker3432@gmail.com
(representative's signature)

My commission expires: 02/17/17

Signed, sealed and delivered in presence of:
Jaimey Elvey
CHEROKEE COUNTY, GEORGIA
NOTARY PUBLIC
COMMISSION EXPIRES 02/17/17

Titleholder Jonathan Tucker Phone # 770-471-6817 E-mail jtucker@teamjmtucker.com

Signature [Signature] Address: 822 Fox Hollow Pkwy, Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 02/17/17
Signed, sealed and delivered in presence of:
Jaimey Elvey
CHEROKEE COUNTY, GEORGIA
NOTARY PUBLIC
COMMISSION EXPIRES 02/17/17

Present Zoning of Property R-20

Location 822 Fox Hollow Pkwy, Marietta GA, Fox Hollow Pkwy & Robins Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1051 District 16th Size of Tract .88 Acre(s)

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

Size of Property .88 Acres Shape of Property Irregular 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 if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank.

n/a

List type of variance requested: Backyard Chickens (Sec 134-94(4))

Application No. V-80

Hearing Date: 7/10/13

Applicant's information for requesting backyard chickens

1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES ☒; NO ☐.
2. Does the HOA support your request? YES ☒; NO ☐; N/A- No HOA ☐.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES ☐ NO ☒.
(If there are valid covenants or restrictions prohibiting backyard chickens, then this application will not be heard by the Board of Zoning Appeals; This application will not be accepted, or will be withdrawn).
4. How many hens do you propose (no male birds allowed)? 4-6.
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES ☒ NO ☐.

Jennifer M. Tucker
Signature

Jennifer M. Tucker
Print Name

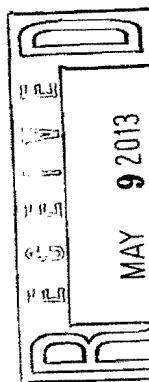
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Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
- (b) The poultry shall be kept/ maintained within a fenced area;
- (c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
- (d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
- (e) The poultry shall not cause a nuisance, as defined by State Law;
- (f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
- (g) The slaughter of any hen on site is strictly prohibited;
- (h) The fee for the variance application shall be \$150.00;
- (i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
- (j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

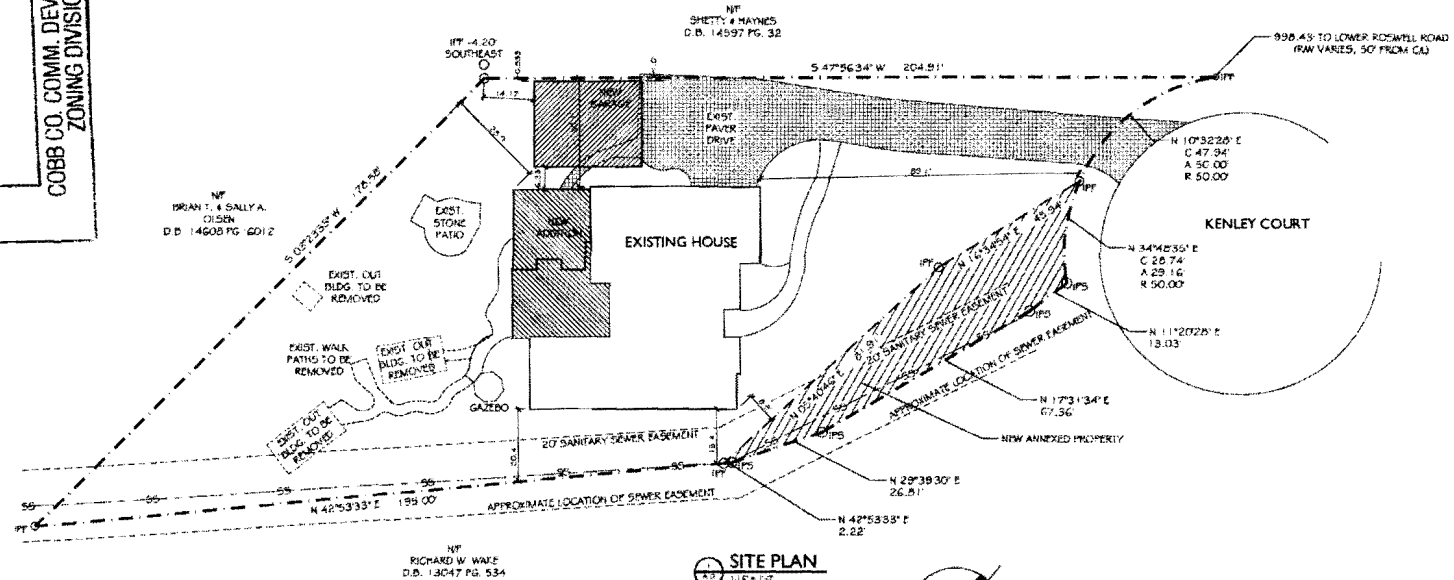
IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.



 MAY 9 2013

 COBB CO. COMM. DEV. AGENCY

 ZONING DIVISION



SITE PLAN
 1/8" = 1'-0"



LOT 10 ONE-STORY STUCCO
 21,547.4 SF
 0.495 ACRES
 NEW ANNEXED PROPERTY: 1934 SF
 TOTAL AREA: 23,481.4 SF

LOT 10 MAGNOLIA SOUTH S/D
 LAND LOT 1247
 DISTRICT 16
 SECTION 2
 COBB COUNTY, GA
 P.B. 146 PG. 43

LAND USE AREA PERCENTAGE CALCULATIONS:

Area of Property: 23,481.4 sf
 Impervious Allowed = 35% of Property Area: 8218.49 sf
 Total Impervious Area = 7131 sf

8218.49 sf IS GREATER THAN 7131 sf, THEREFORE,
LAND USE IS WITHIN THE PERCENTAGE LIMITS

AREA CALCULATIONS:

Residence/Addition: 3525 sf
 Gazebo: 14 sf
 Future Garage: 720 sf
 Driveways/Sidewalks: 2766 sf
 Paths/Outdoor Patio: 106 sf

Total Impervious Area = 7131 sf

ORIGINAL SURVEY PERFORMED BY:
 LAND PRO SURVEYING AND MAPPING
 305 CREEKSTONE RIDGE
 WOODSTOCK, GA 30188
 P. 404-386-2170
 F. 678-213-1519
 WWW.LANDPROSURVEYING.COM



 A. LEE RYFUN, JR.
 PO BOX 6125
 MARIETTA, GA 30065
 TEL: 678.723.0500
 FAX: 770.971.3832

TITLE
 A New Home
 Renovation / Addition For:
 The Hughes's
 155 Kenley Court
 Marietta, GA 30068

V-81 (2013)



05-08-13
 RELEASED FOR
 CONSTRUCTION

REVISIONS
 description date
 1/4" = 1'-0"
 scale
 drawn ALR
 checked ALR
 date 05-08-13
 project no. 12-450

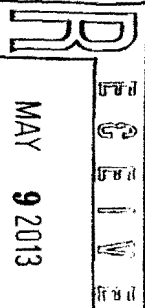
SHEET NUMBER:

A0

APPLICANT:	Stephen R. Hughes	PETITION No.:	V-81
PHONE:	770-241-6625	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Donald Hagemeister	PRESENT ZONING:	R-15
PHONE:	404-558-5364	LAND LOT(S):	1247
TITLEHOLDER:	Stephen R. and Karen Hughes	DISTRICT:	16
PROPERTY LOCATION:	On the northeast terminus Kenley Court, north of Lower Roswell Road (155 Kenley Court).	SIZE OF TRACT:	0.50 acres
		COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Allow an accessory structure (720 square foot "new garage") to the side of the principal building; 2) waive the setbacks for an accessory structure over 650 square feet (720 square foot "new garage") from the required 100 feet to zero feet on the southeastern property line, and 14 feet on the northeastern property line; and 3) waive the rear setback from the required 30 feet to 28 feet.





Application for Variance

Cobb County

(type or print clearly)

Application No. V-81

Hearing Date: 7/10/13

COBB CO. COMM. DEV. AGENCY
PLANNING DIVISION

Applicant STEPHEN R. HUGHES Phone # 770-241-6625 E-mail SRH155@comcast.net

(street, city, state and zip code)

Address 155 KEULEY COURT, MARIETTA, GA 30068

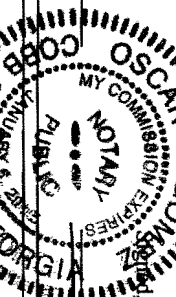
(representative's name, printed)

(representative's signature)

Phone # 404-581-5364 E-mail don1401@bellsouth.com

My commission expires: 01-06-2015

Notary Public



Signed, sealed and delivered in presence of:

Titleholder ~~STEPHEN R. & KAREN HUGHES~~ Phone # 770-241-6625 E-mail SRH155@comcast.net

Signature Stephen R. Hughes Address: 155 KEULEY COURT, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, DeKalb County, Georgia

My commission expires: My Commission Expires Aug. 13, 2016

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-15

Location 155 KEULEY COURT, MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1247 District 16th Size of Tract 0.495 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

Lot is too small to access garage other than at end of
DRIVE.

List type of variance requested: SETBACK FOR CONSTRUCTION OF A GARAGE AT
THE END OF DRIVEWAY AND REAR CORNER OF NEW ADDITION

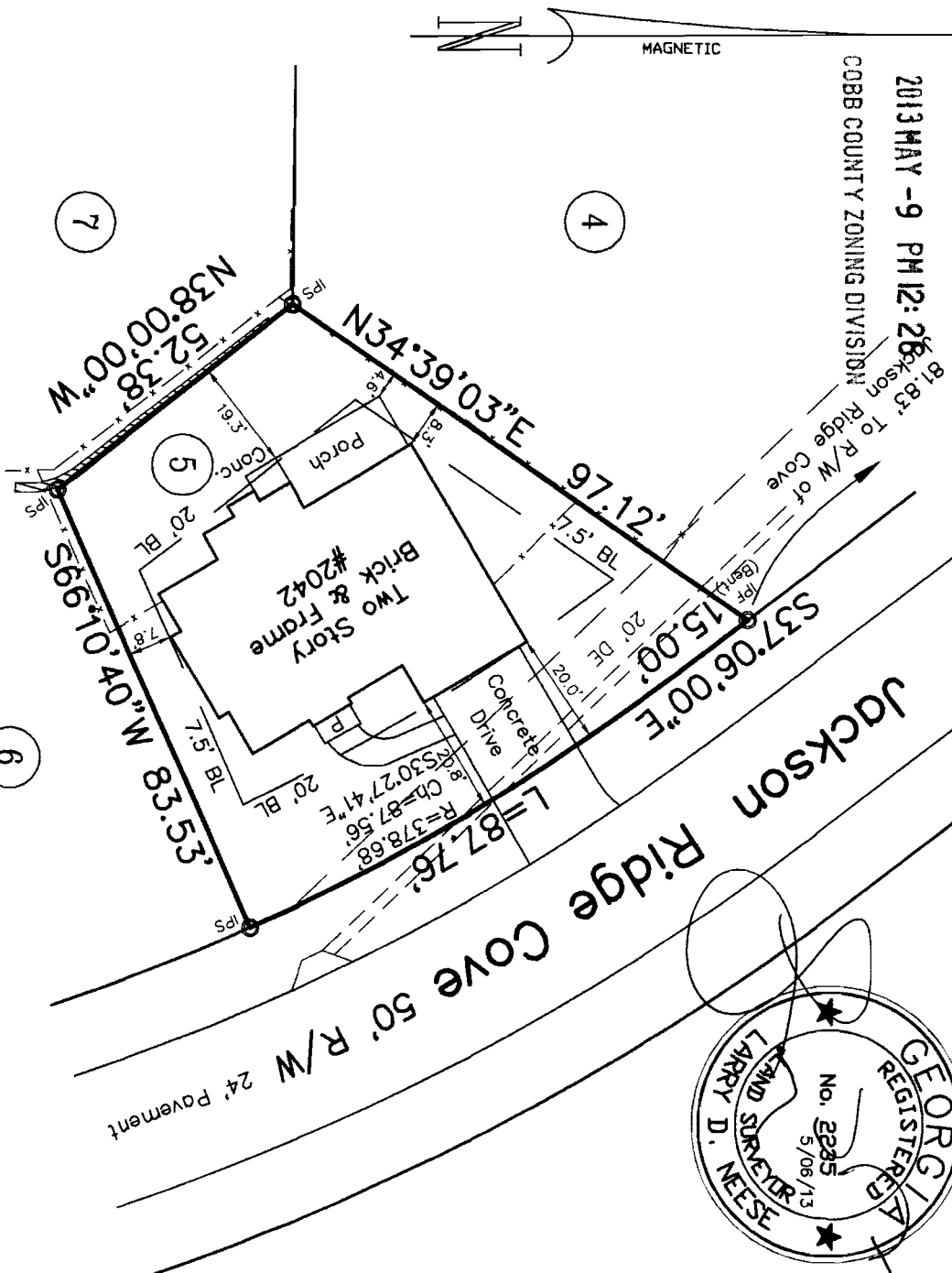
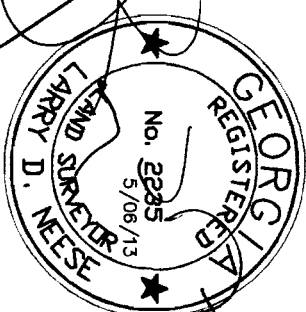
V-82 (2013)

COBB COUNTY GEORGIA

FILED IN OFFICE

2013 MAY -9 PM 12:26

COBB COUNTY ZONING DIVISION



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-8-67.

Area
6,894.3 Sq. Ft.

0.158 Acres

THIS PROPERTY EXISTS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C002H

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,876 FEET AND AN ANGULAR ERROR OF 2" 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 142,698 FEET.

EQUIPMENT UTILIZED: ANGULAR Sokkisha-t60R, LINEAR Sokkisha-t60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBORS' BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN', Deut. 27:17

SURVEY FOR:

phuoc nguyen

LOT 5	BLOCK F
Shiloh Valley At Rockbridge Unit 1	
PLAT BOOK 224	PAGE 79
LAND LOT 790	
DISTRICT 16th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE May 7, 2013	REVISED
SCALE: 1" = 30'	JOB NO. 130041

Larry D. Neese, PLS

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT:	Phuoc Nguyen	PETITION No.:	V-82
PHONE:	714-224-8583	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Phuoc Nguyen	PRESENT ZONING:	PRD
PHONE:	714-224-8583	LAND LOT(S):	790
TITLEHOLDER:	Phuoc and Michelle Q. Nguyen	DISTRICT:	16
PROPERTY LOCATION:	On the west side of Jackson Ridge Cove, west of Shiloh Valley Circle	SIZE OF TRACT:	0.16 acres
	(2042 Jackson Ridge Cove).	COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the side setback from the required 7.5 feet to 4.6 feet on the northwestern side; and 2) waive the rear setback from the required 20 feet to 19.3 feet from the southwestern side.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 MAY -9 PM 12: 26

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

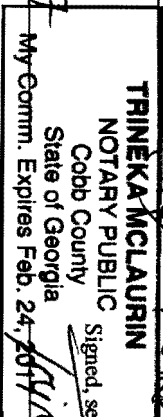
Application No. V-89
Hearing Date: 7/10/13

Applicant PHUOC NGUYEN Phone # (714) 224-8583 E-mail phuongn911@yahoo.com

PHUOC NGUYEN Address 2042 JACKSON RIDGE CIR NW KENNESAW GA 30144
(representative's name, printed) (street, city, state and zip code)

Phuong Nguyen Phone # 714 224-8583 E-mail phuongn911@yahoo.com
(representative's signature)

My commission expires: 02/24/2017 My Comm. Expires Feb. 24, 2017



Notary Public

Titleholder PHUOC NGUYEN Phone # (714) 224-8583 E-mail phuongn911@yahoo.com
Phuong Nguyen Address: 2042 JACKSON RIDGE COVE KENNESAW GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)
Trineka McLaurin NOTARY PUBLIC Signed, sealed and delivered in presence of:
Cobb County State of Georgia
My Commission Expires: 02/24/2017 My Comm. Expires Feb. 24, 2017
Trineka McLaurin Notary Public

Present Zoning of Property PRD

Location 2042 Jackson Ridge Cove
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 790 District 16th Size of Tract 0.158 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

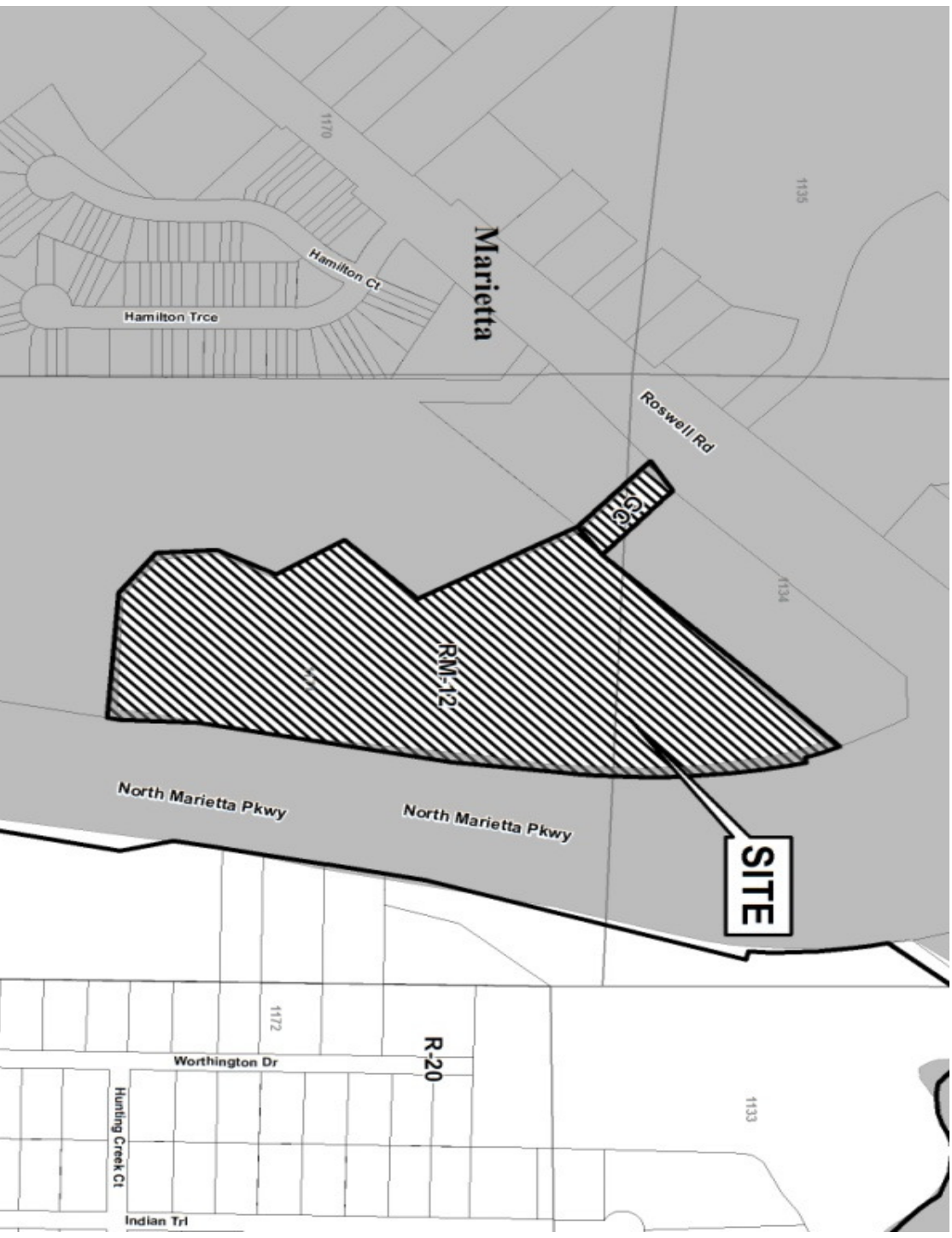
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

A fifteen sun made conditions too hot to use patio without a roof, also saves energy of Air condition of home.

List type of variance requested: Side yard setback from 7.5' to 4.6' and Rear yard setback from 20' to 19.3'

APPLICANT:	Mark A. Nelkin	PETITION No.:	V-83
PHONE:	770-455-3101	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Mark A. Nelkin	PRESENT ZONING:	RM-12
PHONE:	678-508-3275	LAND LOT(S):	1134, 1171
TITLEHOLDER:	Majestic Lantern Ridge, LLC	DISTRICT:	16
PROPERTY LOCATION:	On the southeast side of Roswell Road, west of North Marietta Parkway (1810 Roswell Road).	SIZE OF TRACT:	12.10 acres
		COMMISSION DISTRICT:	2

TYPE OF VARIANCE: Waive the side setback from the required 35 feet to 10 feet from the western property line for the existing "Club House."



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 MAY -9 PM 2: 33 Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-83

Hearing Date: 7/10/13

Applicant Mark A. Malkin Phone # 7704553101 E-mail Mark@mkmalinkindustrial.com

(representative's name, printed)

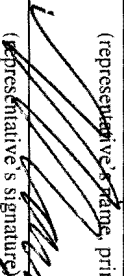
Mark A. Malkin

Address 6477-C Peachtree Industrial Blvd Atlanta GA

(street, city, state and zip code)

Mark@mkmalinkindustrial.com

(representative's signature)



Phone # 678508-3075 E-mail Mark@mkmalinkindustrial.com

My commission expires:

May 17, 2016

Signed, sealed and delivered



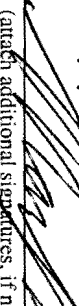


Titleholder

Mark A. Malkin

Phone # 770455-3101 E-mail Mark@mkmalinkindustrial.com

Signature



Address 6477-C Peachtree Industrial Blvd Atlanta, GA

(street, city, state and zip code)

My commission expires:

May 17, 2016

Signed, sealed and delivered



Present Zoning of Property R M-12

Location 1810 Roswell Road, N.E. Atlanta GA 30062

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

Land Lot(s) 1171

District K6

Size of Tract 12.21 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.

We are in the final stages of refinancing the loan for Barbara Ridge Apartments with Freddie Mac as the lender. In order to be in compliance with Freddie Mac we would have to tear down 5' of the clubhouse/living office if we did not have the clubhouse/living office included in the variance.

List type of variance requested: Variance to waive the setback for the clubhouse

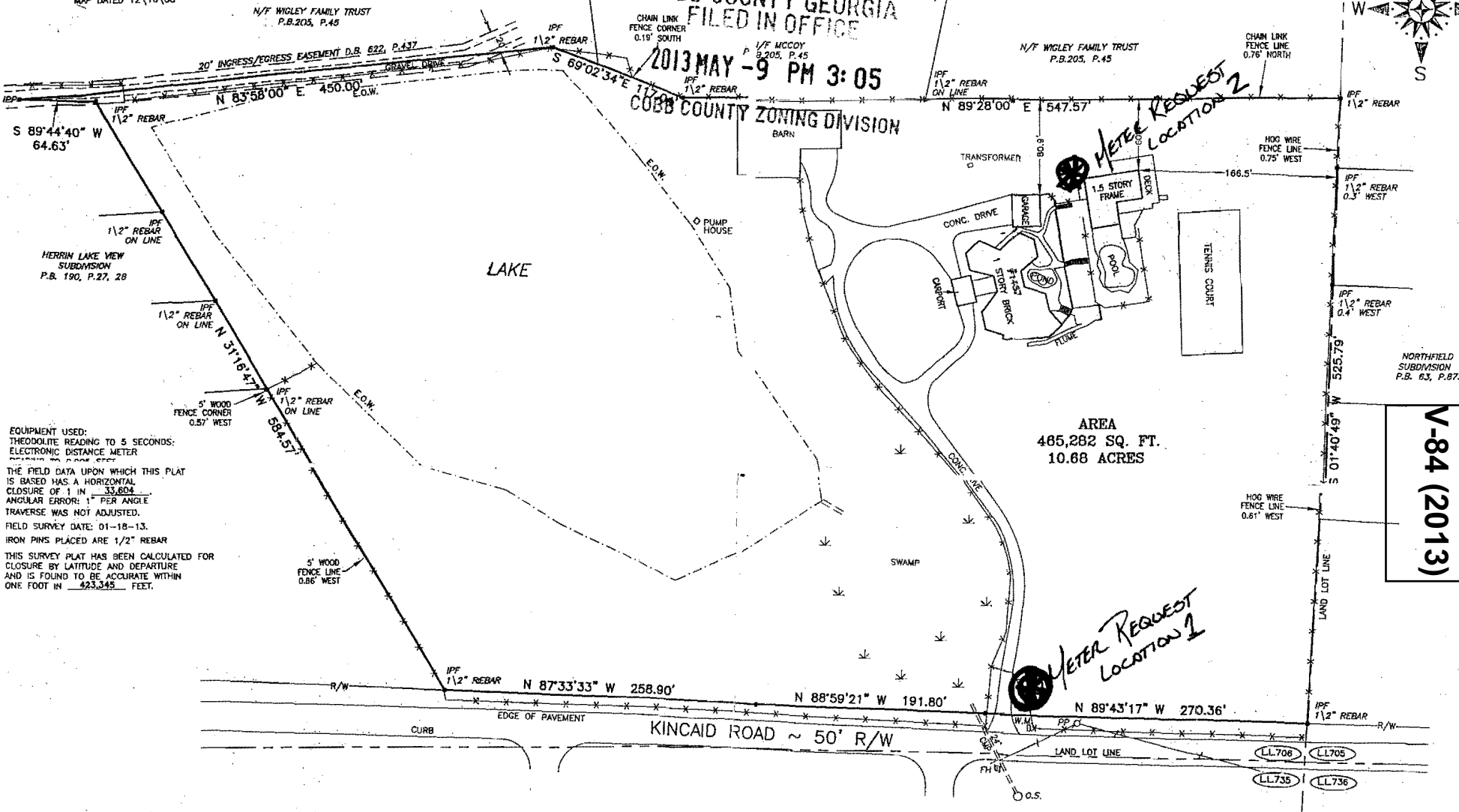
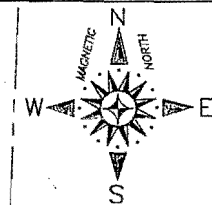
A PORTION OF THIS PARCEL IS IN A
SPECIAL FLOOD HAZARD AREA AS PER
FEMA FLOOD INSURANCE RATE MAP
NUMBER: 1313087C0044 G
PANEL: 44 OF 252
COBB COUNTY, GEORGIA
MAP DATED 12/18/08

N/F WIGLEY FAMILY TRUST
P.B.205, P.45

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAY -9 PM 3:05

COBB COUNTY ZONING DIVISION



EQUIPMENT USED:
THEODOLITE READING TO 5 SECONDS;
ELECTRONIC DISTANCE METER

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A HORIZONTAL
CLOSURE OF 1 IN 33,804
ANGULAR ERROR: 1" PER ANGLE
TRAVERSE WAS NOT ADJUSTED.

FIELD SURVEY DATE: 01-18-13.

IRON PINS PLACED ARE 1/2" REBAR

THIS SURVEY PLAT HAS BEEN CALCULATED FOR
CLOSURE BY LATITUDE AND DEPARTURE
AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 423,345 FEET.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF
AN ABSTRACT OF TITLE, THEREFORE, THE UNDERSIGNED AND TIBBITTS
LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS
REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS,
RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND
OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENT'S CONVENIENCE
ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN.
THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES
SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER,
OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE
OWNER, OR OWNERS' AGENT.

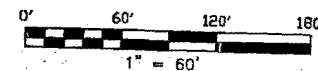
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND
SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF
LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN
THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

LEGEND

I.P.F.	IRON PIN FOUND	B.V.L.	BUILDING LINE
I.P.P.	IRON PIN PLACED	E.O.W.	EDGE OF WATER
L.L.L.	LAND LOT LINE	W.M.	WATER METER
L.L.	LAND LOT	M.H.	MANHOLE
P.P.	POWER POLE	S.E.	SANITARY EASEMENT
L.P.	LIGHT POLE	S.S.	SANITARY SEWER
+	POWER LINE	D.E.	DRAINAGE EASEMENT
GUY	GUY WIRE	H.W.	HEADWALL
D.B.	DEED BOOK	O.S.	OUTLET STRUCTURE
P.B.	PLAT BOOK	C.M.P.	CORRUGATED METAL PIPE
P.	PAGE	R.C.P.	REINFORCED CONCRETE PIPE
C.L.	CENTERLINE	N.F.	NOW OR FORMERLY
R/W	RIGHT-OF-WAY	O.T.P.	OPEN TOP PIPE
F.H.	FIRE HYDRANT	C.T.P.	CRIMPED TOP PIPE
		-X-	FENCE LINE



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.



SURVEY FOR:				
RICHARD J. HAGAN				
LAND LOT	DISTRICT	SECTION	COUNTY	STATE
706	16TH	2ND	COBB	GEORGIA
DATE:	DRAWN BY:	CHECKED	JOB NO.	DISK
01-25-13	EEH	JRT	13006	SERVER
TIBBITTS LAND SURVEYING, INC.				
382 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132				
(770)443-1021				

V-84 (2013)

PETITION No.: V-84

DATE OF HEARING: 7-10-13

PRESENT ZONING: R-30

LAND LOT(S): 706

DISTRICT: 16

SIZE OF TRACT: 10.68 acres

COMMISSION DISTRICT: 3

critical meter on a single family residential lot; 2) waive the

ting tennis court) from the required 100 feet to 70 feet on

the side setback for an accessory structure over 650 square

d 100 feet to 60 feet on the northern side; 4) allow an

building; and 5) waive the setback for an accessory

et on the northern side.



COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance
Cobb County

2013 MAY -9 PM 3: 05

COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-84
Hearing Date: 7-10-13

Applicant Ken Hagan Phone # 404-575-4482 E-mail RHagan@Hagan.Cory

David H. Gierman Address 1488 Kucaris Rd., Marietta, Ga
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-433-2949 E-mail DHagan@Hagan.Cory
(representative's signature)

My commission expires: My Commission Expires 04/16/17
Signed, sealed and delivered in presence of: Marianne StClaire
Notary Public
Notary Public

Titleholder Heather Hagan Phone # 404-575-4482 E-mail RHagan@Hagan.Cory
Signature [Signature] Address: 1488 Kucaris Rd., Marietta, Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: My Commission Expires 04/16/17
Signed, sealed and delivered in presence of: Marianne StClaire
Notary Public
Notary Public

Present Zoning of Property _____

Location 1488 Kucaris Road, Marietta, Ga 30066 (Sandy Ponds Rd.)
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 0706 District 16 Size of Tract _____ Acre(s) _____

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

Size of Property 6.68 Shape of Property _____ Topography of Property large flat 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.

large Parcel Hagan's Extraordinary Large Electrical Poles
To (2) locations on Property
-460 ft to Gate Tray House
-250 ft to Pool House Hagan's People Electrical

List type of variance requested: _____
(1) - Poles (1) Hagan, Electrical @ Pool House
(2) - Poles (2) Hagan, Electrical @ Entry Gate

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13067C00B2G OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED DECEMBER 16, 2008

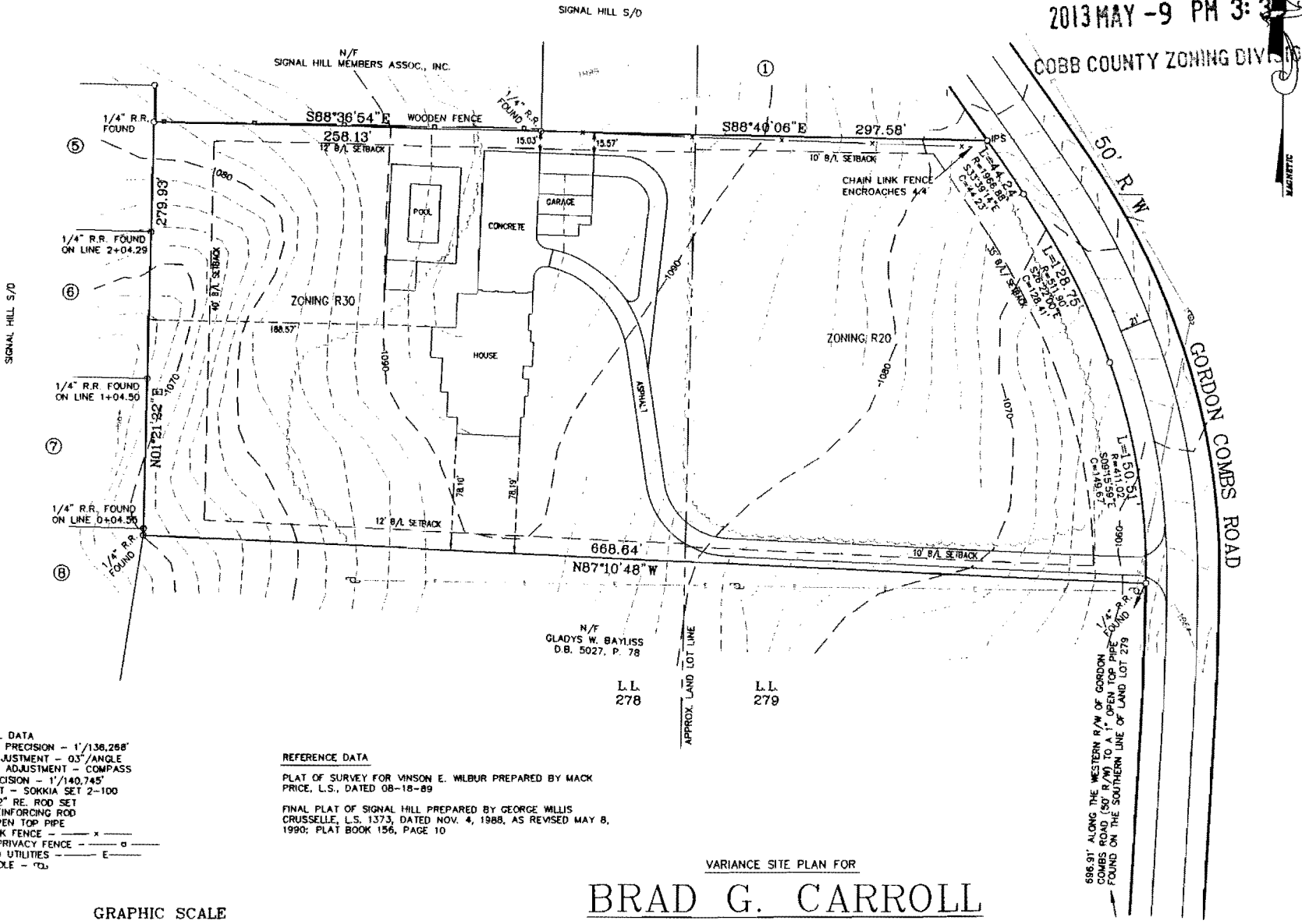
AREA = 4.171 ACRES

NOTE:
THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM COBB COUNTY GIS. THE ELEVATIONS ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PRELIMINARY PLANNING PURPOSES.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAY -9 PM 3:30

COBB COUNTY ZONING DIVISION



TECHNICAL DATA
TRAVERSE PRECISION - 1"/136,288"
ANGLE ADJUSTMENT - 03"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/140,745"
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
O.T.P. - OPEN TOP PIPE
CHAIN LINK FENCE - x
WOODEN PRIVACY FENCE - o
OVERHEAD UTILITIES - E
UTILITY POLE - □

REFERENCE DATA

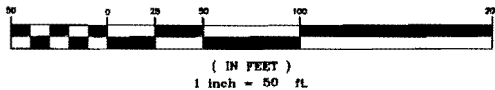
PLAT OF SURVEY FOR VINSON E. WILBUR PREPARED BY MACK PRICE, L.S., DATED 08-18-89

FINAL PLAT OF SIGNAL HILL PREPARED BY GEORGE WILLIS CRUSSELL, L.S., 1373, DATED NOV. 4, 1988, AS REVISED MAY 8, 1990; PLAT BOOK 156, PAGE 10

VARIANCE SITE PLAN FOR

BRAD G. CARROLL
BETTY C. CARROLL

GRAPHIC SCALE



DATE OF FIELD WORK - 06/07/12
DATE - 05/08/12

PROJECT NO. - 12-028 PLOT FILE - 12-028.DWG

LAND LOTS 278 & 279, 20TH DISTRICT,
V-85 (2013)
2ND SECTION, PAULDING COUNTY, GEORGIA



APPLICANT:	Brad Carroll	PETITION No.:	V-85
PHONE:	404-583-8617	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Brad Carroll	PRESENT ZONING:	R-30, R-20
PHONE:	404-583-8617	LAND LOT(S):	278, 279
TITLEHOLDER:	Bradley and Betty Carroll	DISTRICT:	20
PROPERTY LOCATION:	On the west side of Gordon Combs Road, north of Burnt Hickory Road (675 Gordon Combs Road).	SIZE OF TRACT:	4.17 acres
		COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 3,322 square foot detached garage) in front of the principal building; and 2) waive the side setback for an accessory structure over 650 square feet (proposed 3,322 square foot detached garage) from the required 100 feet to 15 feet from the northern property line.



COBB COUNTY ~~Application~~ Application for Variance
FILED IN OFFICE

2013 MAY -9 PM 3:38

Cobb County

(type or print clearly)

Application No. V-85

COBB COUNTY ZONING DIVISION

Hearing Date: 7-10-13

Applicant Brad Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com

Brad Carroll Address 45 Riverstone Place, Hiram, GA 30141
(representative's name, printed) (street, city, state and zip code)

Brad Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com
(representative's signature)

My commission expires: September 1, 2016

Signed, sealed and delivered in presence of Lisa Carroll SEP 01
Notary Public

Titleholder Brad G. Carroll & Betty C. Carroll Phone # (404) 583-8617 E-mail carroll.brad@gmail.com

Signature Brad G. Carroll Address: 45 Riverstone Place, Hiram, GA 30141
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: September 1, 2016

Signed, sealed and delivered in presence of Lisa Carroll SEP 01
Notary Public

Present Zoning of Property R30 and R20

Location 675 Gordon Combs Road, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 & 279 District 20th Size of Tract 4.171 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 (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The existing site conditions, including existing topography, existing tree lines, and existing soil type for septic, make it _____
unfeasible to construct the garage behind the primary structure. The clearing of numerous large specimen trees would be _____
required and potentially adversely affect the septic location. _____

List type of variance requested: 1) Allow accessory structure to be located in front of primary structure

2) Reduce side setback for accessory structure from 100' to 15'

3) Allow size increase of garage to be 3,322 heated sf total (2 story - 3 car) with bathroom

Revised: March 5, 2013

LEGEND

CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
IPF IRON PIN FOUND
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
OTF OPEN TOP FOUND
CTF CRIMP TOP FOUND
RB REBAR
LL LAND LOT
IPP IRON PIN PLACED
M MEASURED
D DEED
P PLAT



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAY -9 PM 3:53

COBB COUNTY ZONING DIVISION

DETENTION
AREA

N44°57'00"E
109.10'
(M=P)

N61°32'00"W
115.10'
(M=P)

CURRENT ZONING: RA6 (PER PLAT)

SETBACKS: FRONT = 25'
SIDE = 5' W/ 15' BETWEEN HOUSES
REAR = 30' (INTERIOR) / 40' (EXTERIOR)

LOT COVERAGE

DRIVE	508 SF
FR. WALK	62 SF
FR. PORCH	139 SF
HOUSE	1,677 SF
WOOD DECK	171 SF
R.F. CC PAD	8 SF
L.R. CC PAD	16 SF
A/C S	17 SF
STONE PATIO	88 SF
REAR WALK	154 SF
STP. STONES	±11 SF
WALLS	101 SF
TOTAL	2,952 SF (35.53%)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	43.61'	75.00'	42.99'	S45°11'30"W	33°18'46"

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.

INFORMATION REGARDING THE REPUTED 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 IN 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.

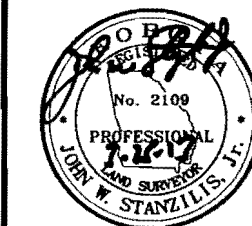
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

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

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

PLAT CERTIFICATION NOTICE

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 EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.



JOB NUMBER: 13-1139

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:

TARRENCE H. WHITE & JANET B. WHITE

OWNER / PURCHASER

DATE 3/22/13

TARRENCE H. WHITE & JANET B. WHITE

SCALE 1" = 30'

LAND LOT 767

2nd SECTION

COBB COUNTY, GEORGIA

LOT 24

BLOCK --

AREA OF LOT: 8,308

SUBDIVISION ORCHARD GATE

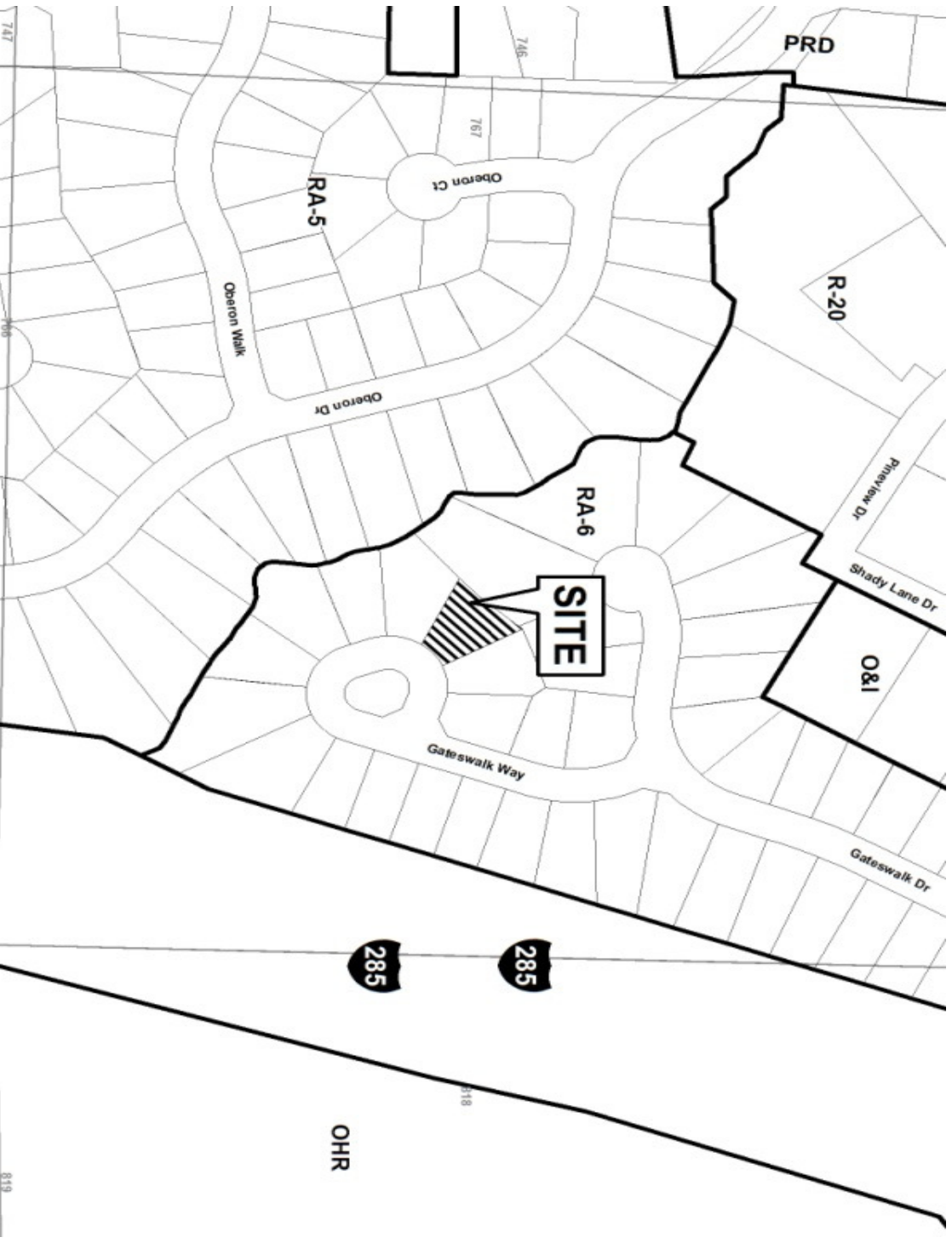
INING
PTED

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

V-86 (2013)

PLAT BOOK 150, PAGE 65
DEED BOOK 1439B, PAGE 4282

APPLICANT:	Terence H. White	PETITION No.:	V-86
PHONE:	770-436-5015	DATE OF HEARING:	07-10-2013
REPRESENTATIVE:	Terence H. White	PRESENT ZONING:	RA-6
PHONE:	770-436-5015	LAND LOT(S):	767
TITLEHOLDER:	Terence H. and Janet B. White	DISTRICT:	17
PROPERTY LOCATION:	On the northwest side of Gateswalk Way, south of Gateswalk Drive (4208 Gateswalk Way).	SIZE OF TRACT:	0.19 acres
TYPE OF VARIANCE:	Waive the rear setback from the required 30 feet to 24 feet.	COMMISSION DISTRICT:	2



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 MAY -9 PM 3:53

Cobb County

(type or print clearly)

COBB COUNTY ZONING DIVISION

Application No. V-86
Hearing Date: 7-10-13

Applicant TERENCE H. WHITE Phone # 770 436 5015 E-mail thwhite40@gmail.com

(representative's name, printed)

TERENCE H. WHITE Address 4208 GATESWALK WAY SMYRNA GA
30080
(street, city, state and zip code)

Phone #

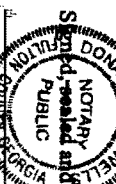
E-mail

(representative's signature)

TERENCE H. WHITE



Barbara A. Church
My Comm. Expires 3/24/17



Greg Godwin
Notary Public

Phone # 770-436-5015 Email thwhite40@gmail.com

Address: 4208 Gateswalk Way Smyrna GA 30080

(attach additional signatures, if needed)

(street, city, state and zip code)

GREG GODWIN
NOTARY PUBLIC,
DeKalb County
State of Georgia

Sealed, sealed and delivered in presence of:

Greg Godwin

My Comm. Expires January 30, 2018

Notary Public

My commission expires: Jan 30, 2015

Present Zoning of Property RA6

Location 4208 GATESWALK WAY, SMYRNA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 767 District 17TH Size of Tract .2 Acre(s)

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

Size of Property 1 Shape of Property Topography of Property (Other SEE ATTACHED)

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEE ATTACHED

List type of variance requested: Set back reduction?

V-86 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAY -9 PM 3: 53

COBB COUNTY ZONING DIVISION

Variance Hardship Justification

4208 Gateswalk Way

Smyrna GA

We are requesting a reduction of six (6) feet to the rear setback for the

construction of a small Sunroom to replace an aging deck on the second level of the home. The as-built condition creates a circumstance whereby the footprint of the original deck is already into the rear setback by four (4) feet. The project contemplates extending the footprint of the Sunroom two (2) additional feet to the rear to allow for a room that can be properly furnished adjacent to the Family Room and Kitchen of the home.

The rear of the house is adjacent to and faces property dedicated to a subdivision Detention Area, thus the impact to the rear is minimal in terms of effect on neighbors. To the east side, there is an SSE which prevents a sufficient floor plan extension for the Sunroom.

V-87 (2013)

Jims Road (50' r/w)

COBB COUNTY GEORGIA
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2013 MAY -9 PM 4:33
COBB COUNTY ZONING DIVISION

340' +/- to intersection
of south right-of-way of
Jims Road and eastern right of way of
Under Oaks Drive

Northerly 280'

stormwater
management
area

24'

50' r/w

(proposed r/w)

N 1°49'6" E
478.94'

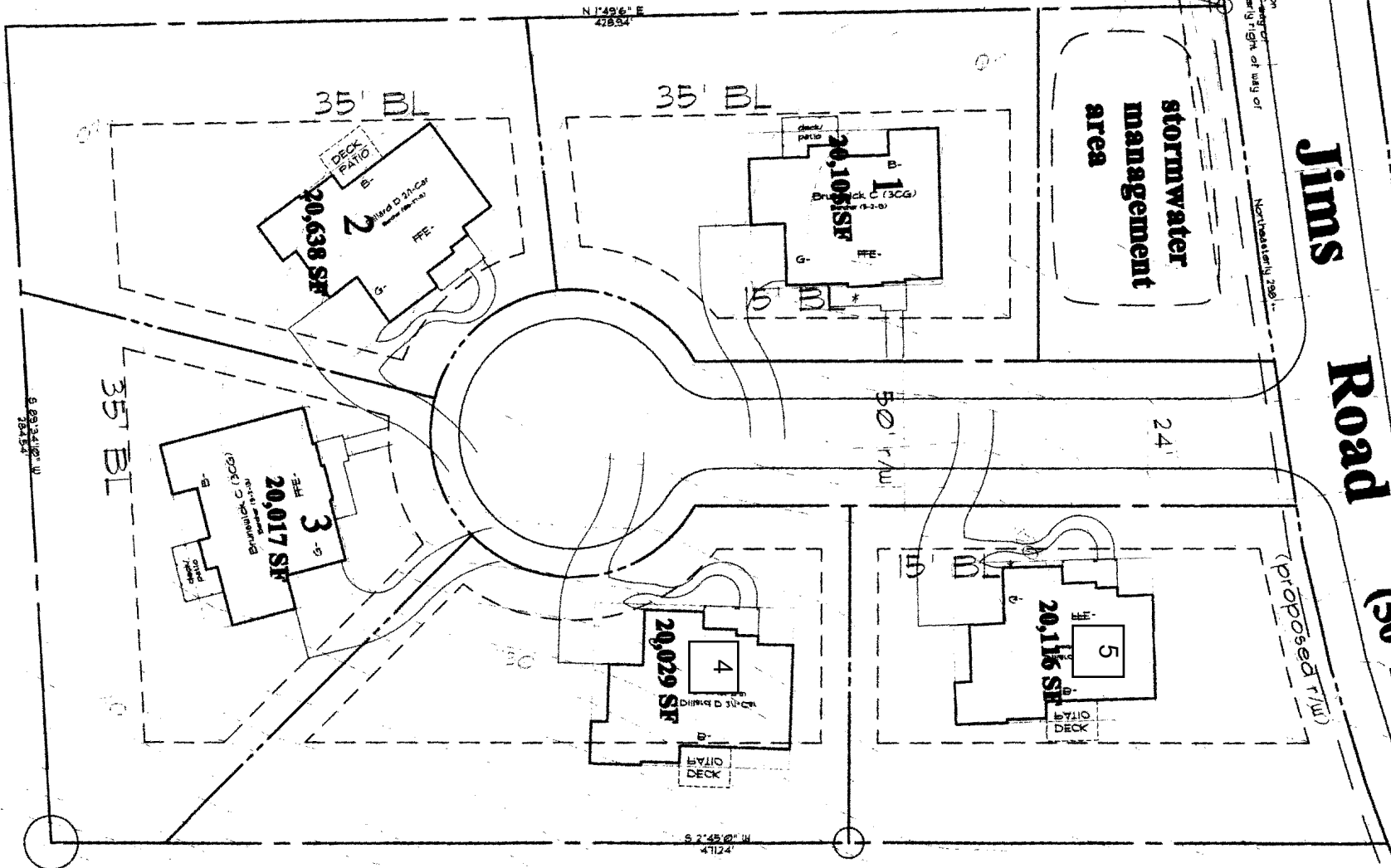
35' BL

35' BL

35' BL

S 2°45'0" W
471.24'

S 89°34'12" W
351.54'



APPLICANT:	Bercher Homes, LLC	PETITION No.:	V-87
PHONE:	770-590-5400	DATE OF HEARING:	07-10-2013
REPRESENTATIVE:	J. Kevin Moore	PRESENT ZONING:	R-20
PHONE:	770-429-1499	LAND LOT(S):	120, 169
TITLEHOLDER:	Donald W. and Betty Lou Kirkpatrick	DISTRICT:	16
PROPERTY LOCATION:	On the south side of Jims Road, west of Wgley Road	SIZE OF TRACT:	2.94 acres
	(2798 Jims Road).	COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the front setbacks from the required 35 feet to 15 feet for lots 1 through 4; and
 2) waive the major side setback from the required 25 feet to 15 feet.



COBB COUNTY Application for Variance
FILED IN OFFICE OF THE CLERK
2013 MAY -9 PM 4:33
Cobb County

COBB COUNTY ZONING DIVISION (Type or print clearly)

Application No. V-87 (2013)
Hearing Date: 07/10/2013

Applicant Bercher Homes, LLC Phone # (770) 590-5400 E-mail dbercher@bercherhomes.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060

(representative's name printed)

(street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mj's.com
(representative's signature) Georgia Bar No. 519728 w7@mj's.com

My commission expires: January 10, 2015

Signed, sealed and delivered in presence of

Titleholder Donald W. Kirkpatrick and Betty Lou Kirkpatrick Phone # _____ E-mail _____
Signature See Attached Exhibit "A" for Titleholders' Signatures Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location Southerly side of Jims Road; Westerly of Wigley Road; Easterly of Windsor Oaks Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 120 District 16th Size of Tract 2.94 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 X 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: Reduction of required minimum front setback from thirty-five (35) feet to fifteen (15) feet. (See § 134-197(4)(d).)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-87 (2013)
Hearing Date: July 10, 2013

Applicant: Bercher Homes, LLC
Titleholders: Donald W. Kirkpatrick and Betty Lou Kirkpatrick

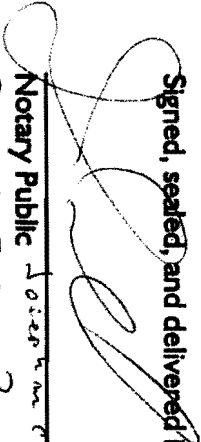
Donald W. Kirkpatrick
Donald W. Kirkpatrick

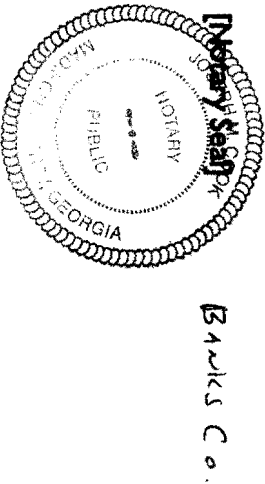
Betty Lou Kirkpatrick
Betty Lou Kirkpatrick

Address: P.O. Box 1295
Commerce, Ga. 3052

Telephone No.: (404) 214-2670

Signed, sealed, and delivered in the presence of:


Notary Public Joice M. Cook
Commission Expires: 3-11-2011



COBB COUNTY ZONING DIVISION
2013 MAY -9 PM 4:33
COBB COUNTY GEORGIA
FILED IN OFFICE

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V. 87 (2013)

Hearing Date: July 10, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant:	Bercher Homes, LLC
Property Owners:	Donald W. Kirkpatrick and Betty Lou Kirkpatrick

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

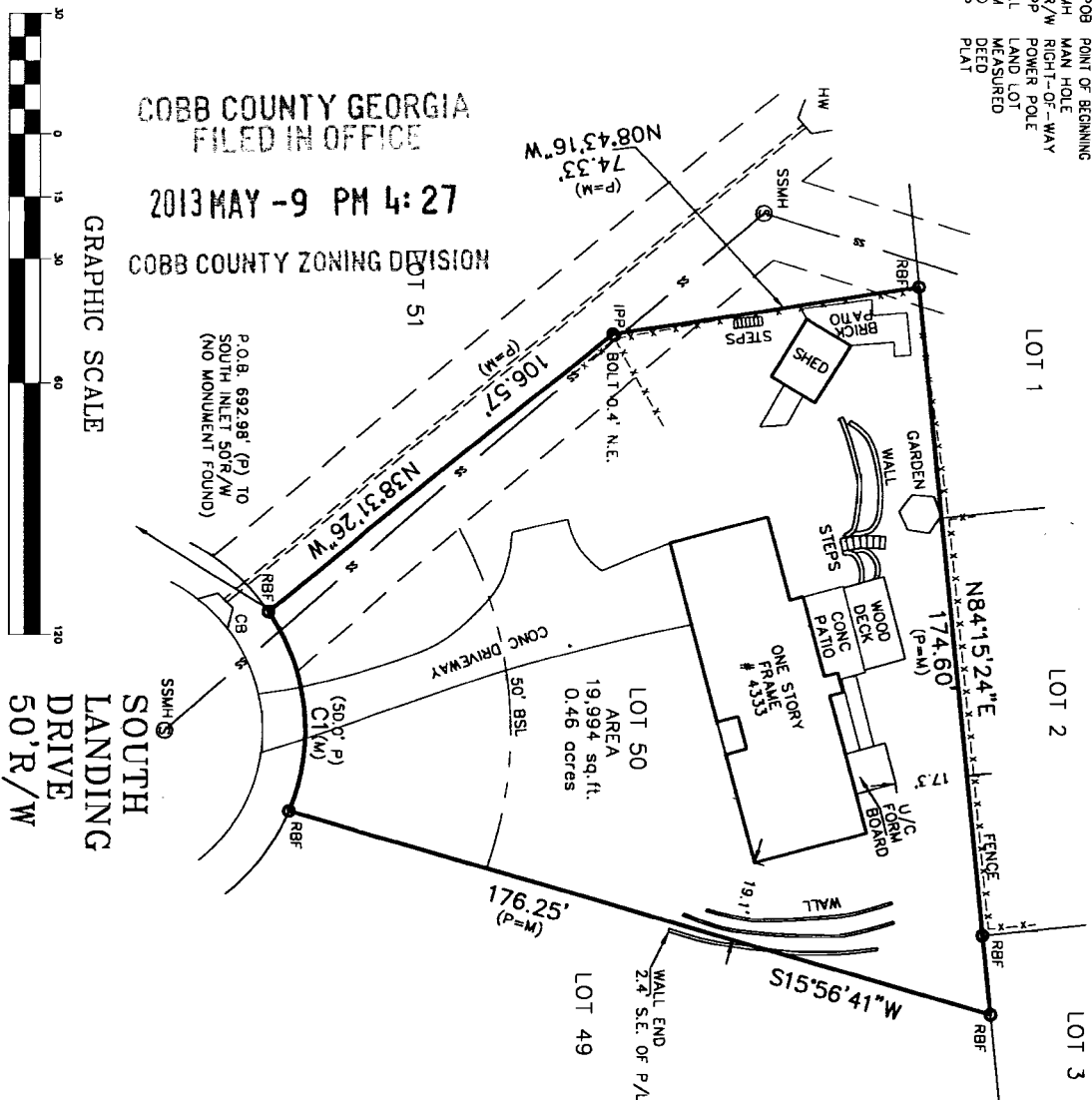
Applicant requests a waiver of the minimum front setback from the required thirty-five (35) feet, as set forth under the R-20 zoning classification, to fifteen (15) feet for a 2.94 acre tract located on the southerly side of Jims Road, westerly of Wigley Road and easterly of Windsor Oaks Drive (hereinafter the "Property" or "Subject Property"). The Subject Property will be developed for a small single-family residential development, consisting of five lots. The overall shape of the Property, together with the minimum lot size requirements, result in significantly undersized or non-buildable residential construction envelopes if required setbacks are enforced. By reducing the required minimum front setback for each lot, residential construction can occur in suitable buildable areas. The variance requested herein is not substantial and would allow an otherwise reasonable and marketable residential use of the Subject Property; especially, given that, the remaining setbacks and minimum lot requirements for the proposed development meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.

COBB COUNTY ZONING DIVISION
2013 MAY -9 PM 4:33
COBB COUNTY GEORGIA
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LEGEND

CMP CORRUGATED METAL PIPE
DE DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT
BSL BUILDING SETBACK LINE
RBF REBAR FOUND
IPF IRON PIN PLACED
IPF IRON PIN FOUND
OTF OPEN TOP FOUND
C/F CRIMP TOP FOUND
RB REBAR
CB CATCH BASIN
JB JUNCTION BOX
HW HEAD WALL
POB POINT OF BEGINNING
MH MAN HOLE
R/W RIGHT-OF-WAY
PP POWER POLE
LL LAND LOT
M MEASURED
D DEED
P PLAT

CURVE TABLE				V-88 (2013)	
CURVE	LENGTH	RADIUS	CHORD	BEARING	
C1	49.97	50.00	47.91	S84°11'44"W	



SOUTH
LANDING
DRIVE
50'R/W

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAY -9 PM 4:27
COBB COUNTY ZONING DIVISION

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

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON
NAMED HEREON, AND THE SURVEYOR HAS NO LIABILITY TO ANY OTHER
PERSON OR ENTITY, INCLUDING ANY PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,
OR ENTITY.

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

NOTE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR
FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING.
INFORMATION REGARDING THE REPORTED 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 IN 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 DISTINGUISHLY ACKNOWLEDGE THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE
CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER
ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO
BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100 CHAIN WERE USED TO GATHER THE INFORMATION
USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 04/15/13

JOB NUMBER: 13-01655		DATE 04/16/13	
		SCALE 1" = 30'	
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: FACTORY DIRECT REMODELING			
OWNER / PURCHASER		CURTIS BOYD & MARTIE BOYD	
LAND LOT 164		16th DISTRICT 2nd SECTION	
LOT 50		BLOCK F UNIT FIVE	
SUBDIVISION NORTH LANDING		SECTION TWO	
AREA OF LOT: 19,994 S.F.		COBB COUNTY, GEORGIA	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			
SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			

APPLICANT:	Factory Direct Remodel	PETITION No.:	V-88
PHONE:	770-919-0955	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Dee Rowe	PRESENT ZONING:	R-20
PHONE:	770-557-7791	LAND LOT(S):	164
TITLEHOLDER:	Curtis F. and Martha S. Boyd	DISTRICT:	16
PROPERTY LOCATION:	On the northern terminus of South Landing Drive, northeast of South Inlet (4333 South Landing Drive).	SIZE OF TRACT:	0.46 acres
		COMMISSION DISTRICT:	3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 144 square feet (192 square foot "shed") from the required 35 feet to 18 feet adjacent to the northern property line and from 10 feet to 3 feet adjacent to the western property line; and 2) waive the rear setback from the required 35 feet to 17 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 MAY -9 PM 4: 28

Cobb County

(type or print clearly)

Application No. V-88
Hearing Date: 7-10-13

COBB COUNTY ZONING DIVISION

Applicant Factory Direct Remodel Phone # 770-919-0955 E-mail deefdr@gmail.com

Dee Rowe Address 2687 McCallum Parkway
(representative's name, printed) (street, city, state and zip code)

Dee Rowe Phone # 770-919-0955 E-mail deefdr@gmail.com
(representative's signature) (street, city, state and zip code)

My commission expires: March 16, 2014

Signed, sealed and delivered in presence of
Cherie A. Byrd

Titleholder Curtis + Mattie Boyd Phone # 770-928-0117 E-mail _____

Signature Curtis Boyd Address: 4333 S Landing
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 16, 2014

Signed, sealed and delivered in presence of
Cherie A. Byrd

Present Zoning of Property R-20

Location 4333 S. Landing Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 16714 Size of Tract _____ Acre(s) _____

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

Size of Property 0.46 AC Shape of Property Triangle 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Because of the placement of the house on the property
Mr. + Mrs. Boyd will not be able to add a
sunroom onto their home.

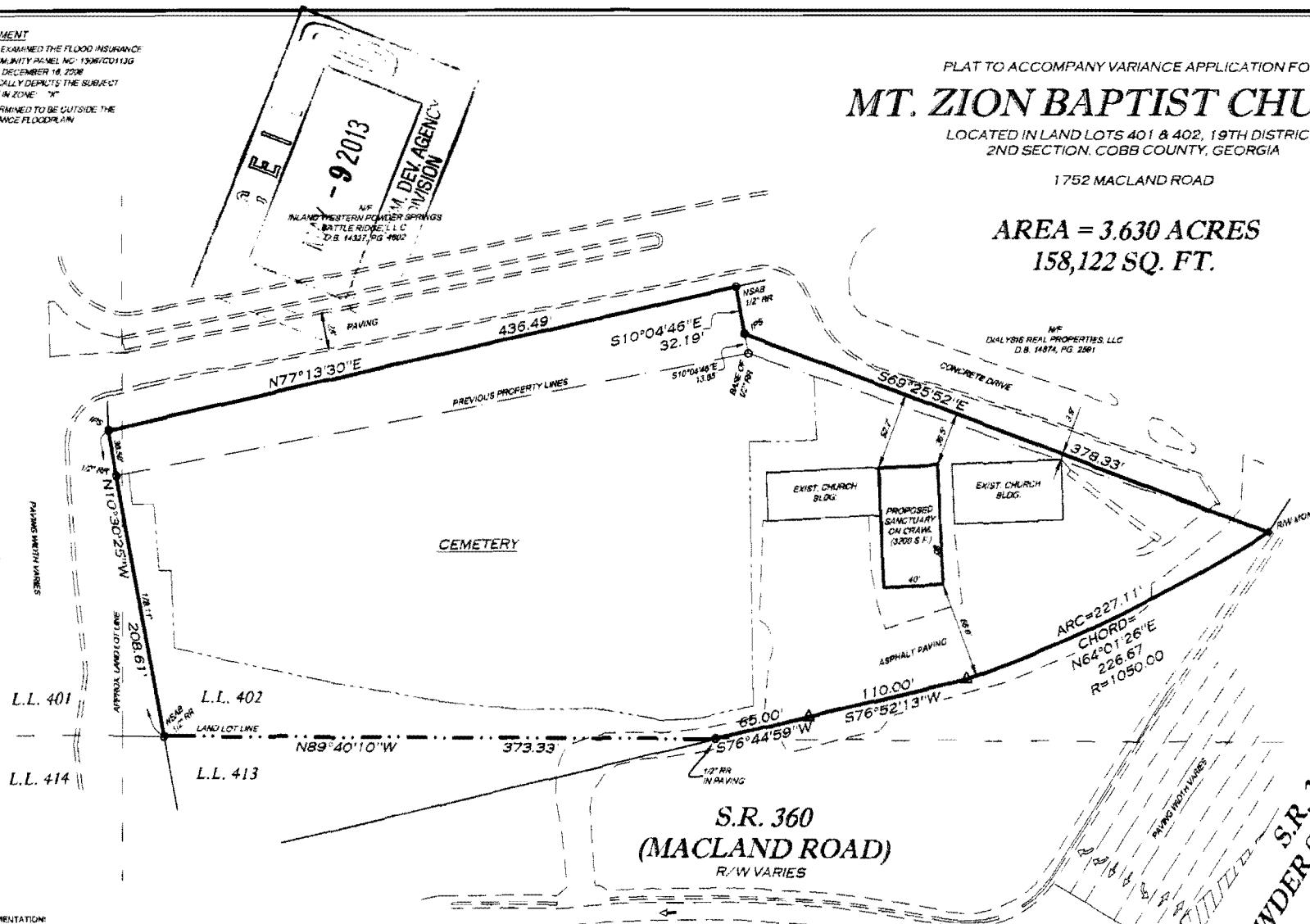
List type of variance requested: Rear Setback line from 35'
to 17'

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS: COMMUNITY PANEL NO. 1306/CD113G EFFECTIVE DATE: DECEMBER 16, 2008 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE "X" "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



JOHN WARD ROAD
R/W VARIES



PLAT TO ACCOMPANY VARIANCE APPLICATION FOR MT. ZION BAPTIST CHURCH

LOCATED IN LAND LOTS 401 & 402, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

1752 MACLAND ROAD

AREA = 3.630 ACRES
158,122 SQ. FT.

LEGEND

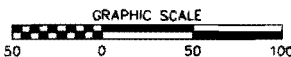
- CORNER MONUMENTATION:
 - IP3 = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - IP4 = CORNER FOUND
 - IP5 = UNMONUMENTED CORNER
 - IP6 = CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X - X - FENCE LINE
- RR = STEEL REINFORCING ROD
- OTW = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT OF WAY
- L.L. = LAND LOT LINE
- W - W - WATER MAINS
- OWP = OVERHEAD POWER LINES
- OAS = OVERHEAD AIR SERVICE
- SS = SANITARY SEWER MAIN
- NFAB = 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

SURVEY NOTES

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 PROPERTY AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

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 NOT PARTS OF THE SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.



TECHNICAL DATA
TRAVERSE PRECISION: 1/100,000
ANGLE ERROR: 0.1 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON G.P.T. 5005
PLAT PRECISION: 1/100,000
ALL DISTANCES ARE GROUND DISTANCES!



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-57.

V-89 (2013) (R&D)

S.R. 360
(POWDER SPRINGS ROAD)
R/W VARIES

REVISIONS	
DATE	DESCRIPTION

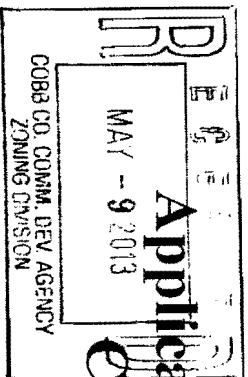
THE CRUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2801 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 843-2603
E-MAIL: BEN@CRUSSELLE.COM

PRJ. NO. C08248 FILE: C08248.DWG
FIELD SURVEY DATE: 03/15/2013
PLAT DATE: 05/08/2013 SCALE: 1" = 50'

APPLICANT:	Mt. Zion Baptist	PETITION No.:	V-89
PHONE:	770-231-5580	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	Lamar Clarke	PRESENT ZONING:	R-20
PHONE:	770-231-5580	LAND LOT(S):	401, 402
TITLEHOLDER:	Mt. Zion Baptist Church	DISTRICT:	19
PROPERTY LOCATION:	On the north side of Macland Road, bounded by Powder Springs Road and John Ward Road	SIZE OF TRACT:	3.63 acres
	(1752 Macland Road).	COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) Waive the minimum lot size for a church with an accessory cemetery from the required seven (7) usable acres to 3.63 acres (existing); and 2) waive the required setback for church structures from the required 50 feet to 3.9 feet (existing church building) and 36.5 feet (proposed sanctuary replacement) from the northern property line.





Application for Variance

Cobb County

(Type or print clearly.)

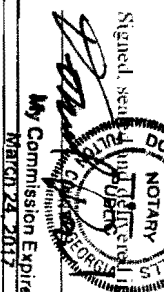
Application No. V-89
Hearing Date: 7-10-13

Applicant MT Zoin Baptist Phone # 7702315580 E-mail ReggieChikeaTBellSouth

Lamar Clarke Address 1752 Macclard Rd Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

Lamar Clarke Phone # 7702315580 E-mail ReggieChikeaTBellSouth
(representative's signature) (street, city, state and zip code)

My commission expires: 3/24/17



Signed, sealed and attested in presence of:
Lamar Clarke
Notary Public

Titleholder MT Zoin Baptist Phone # 7702315580 E-mail ReggieChikeaTBellSouth

Signature Lamar Clarke Address: 1752 Macclard Rd Marietta, GA 30064
DL 054711644 additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/24/17



Signed, sealed and attested in presence of:
Lamar Clarke
Notary Public

Present Zoning of Property R20

Location 1752 Macclard Rd Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 40/4402 District 19 Size of Tract 3.630 Acres(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.
Due to the structure of old build had to be torn down
5 yrs ago, had new survey done & found encroachment
This is why filing for variance.

List type of variance requested: _____

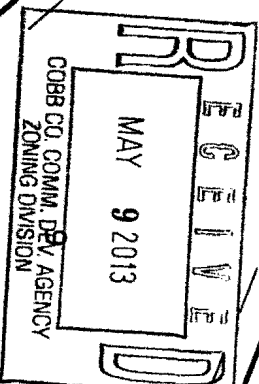
V-90 (2013)

Vinings Orchard Circle
(81' R/W)

A=35.91'
R=72.50'
Chd. = 35.54'
N12°36'56"E

A=2.10'
R=100.00'
Chd. = 2.10'
N27°24'22"E

proposed
conc. driveway



11

LEGEND

AE	Access Easement
B.S.L.	Building Setback Line
DE	Drainage Easement
DI	Drop Inlet
FH	Fire Hydrant
HW	Head Wall
OCS	Outlet Control Structure
PP	Power Pole
SSE	Sanitary Sewer Easement
TE	Telephone Easement
UE	Utility Easement
MH	Sanitary Sewer Manhole
JB	Junction Box
OCS	Outlet Control Structure
DMCB	Double Winged Catch Basin
SWCB	Single Winged Catch Basin
DI	Drop Inlet
HW	Head Wall
FH	Fire Hydrant
ST	Sediment Trap
CE	Construction Exit

for the firm

now or formerly
Olde Vinings Park
Pl 180, Pg 75
7

S 45°21'39" W - 126.30'

15' landscape buffer

40' BSL

S 87°38'18" E - 194.51'
5' BSL
cov. porch/2nd floor cantilever
26.4
36.2

30' BSL

5' BSL

10

30' BSL

5' BSL

10

30' BSL

5' BSL

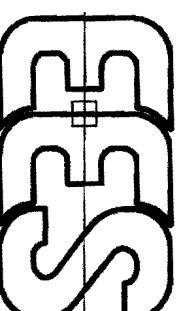
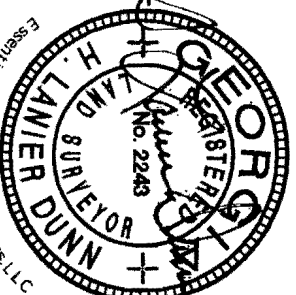
10

House Location Plan for:
The Providence Group of Georgia, LLC
Lot 10 - Vinings Orchard
Land Lot 893 & 910 - 17th District - 2nd Section
Cobb County, Georgia

Date: May 8, 2013 Scale: 1" = 30'

NOTES

1. Site Area = 11,253 s.f. or 0.258 acres
2. Impervious Area = 3,435 s.f. or 0.079 acres (30.5%)
3. Site Address = 2738 Vinings Orchard Circle
4. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of Cobb County, Georgia, Community Panel Number 13067C0228G, dated December 16, 2008.
5. This lot is subject to all matters of record as shown on the Final Plat of Vinings Orchard Subdivision, prepared by McFarland-Dyer & Associates, dated 5-24-07, recorded in Plat Book 267, pages 27-28, Cobb County Records.



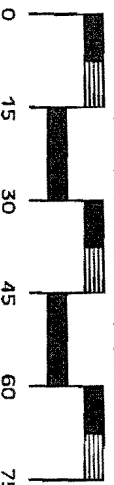
ESSENTIAL ENGINEERING SERVICES
PLANNING • ENGINEERING • ENVIRONMENTAL
SURVEYING • LANDSCAPE ARCHITECTURE
5400 Laurel Springs Parkway - Suite 1105
Suwanee, Georgia 30024
Phone: 678-380-6007 Fax: 678-380-0371
Web: www.essentialengineering.com

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GRAPHIC SCALE - IN FEET



C:\1207_HLP-02.dwg

APPLICANT: The Providence Group of Georgia
Custom Homes, LLC

PETITION No.: V-90

PHONE: 678-475-9400

DATE OF HEARING: 07-10-13

REPRESENTATIVE: Bill Standish

PRESENT ZONING: RA-5

PHONE: 678-859-4983

LAND LOT(S): 893, 901

TITLEHOLDER: Walton Vinings Orchard, LLC

DISTRICT: 17

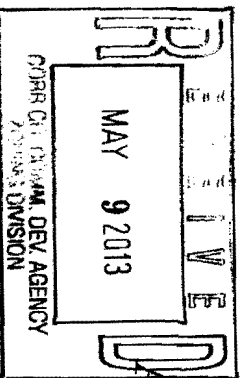
PROPERTY LOCATION: On the east side of
Vinings Orchard Circle, north of Log Cabin Drive

SIZE OF TRACT: 0.26 acres
COMMISSION DISTRICT: 2

(2738 Vinings Orchard Circle).

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 35 feet.





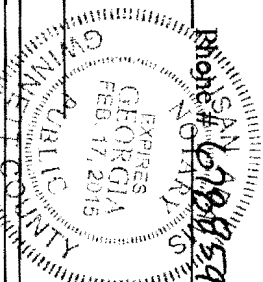
Application for Variance Cobb County

(type or print clearly)

Application No. V-481
Hearing Date: 7-10-13

Applicant The Providence Group of Georgia Custom Homes LLC Phone # 678 475 9400 E-mail same as below
Bill Standish
(representative's name, printed) Address 3935 Lake Field Court Suwanee GA 30034
(street, city, state and zip code)
Bill Standish
(representative's signature) Phone # 678 475 9400 E-mail billstandish@providencegroup.com
(street, city, state and zip code)

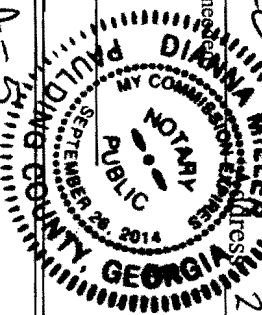
My commission expires: _____



Signed/sealed and delivered in presence of:
Julia Adams
Notary Public

Titleholder Wilton Vinings Orchard Properties LLC 783034135 E-mail K Davidson ewalton.com
Signature Ray Miller 2181 Newmarket Parkway Marietta GA 30067
(attach additional signatures, if needed)

My commission expires: _____



Signed, sealed and delivered in presence of:
Bernie Miller
Notary Public

Present Zoning of Property RA-5

Location 2738 Vinings Orchard Circle
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 & 901 District 7 Size of Tract .258 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

- Shape of lot is inconsistent with adjacent lot 11/5' on opening side of cul de sac. Lots 6, 7, 11 have an adjusted rear yard setback of 30'. By adjusting lot 10's setback to 30ft would not create a conflict with rear 15ft landscape buffer requirement.

List type of variance requested: Adjust rear setback from present 40ft to 35ft

Revised: March 5, 2013

Continued → This proposed adjustment only affects the right rear corner by 2.8ft and the left rear corner would stay back from the required setback.

APPLICANT:	Patrick Malloy Companies, LLC	PETITION No.:	V-91
PHONE:	770-319-5258	DATE OF HEARING:	07-10-13
REPRESENTATIVE:	J. Patrick Malloy	PRESENT ZONING:	RA-5
PHONE:	770-319-5258	LAND LOT(S):	696
TITLEHOLDER:	Windworth Land, LLC and Windworth Ventures, LLC	DISTRICT:	17
PROPERTY LOCATION:	On the north side of Central Garden Court, south of Westwood Raod	SIZE OF TRACT:	0.44 acres
	(3948, 3942, 3930 Central Garden Court).	COMMISSION DISTRICT:	2

TYPE OF VARIANCE: Waive the side setbacks from the required 5 feet, 15 feet between structures to 5 feet, 10 feet between structures for lots 18, 19, and 21.



Application for Variance Cobb County

COBB COUNTY GEORGIA
CLERK OF SUPERIOR COURT
2013 MAY 13 AM 10:22
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-91

Hearing Date: 7/16/13

Applicant PAFADIGK ANY COMPANIES, LLC

Phone # 770-319-5258 E-mail phn.gaskin@pccommunities.com

Applicant J. Patrick Malloy

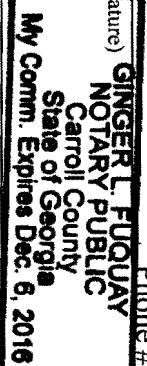
Address 851 CEDAR STREET CARROLLTON, GA 30117
(street, city, state and zip code)

(street, city, state and zip code)

(representative's name, printed)

Phone # 770-319-5258 E-mail _____

(representative's signature)



Signed, sealed and delivered in presence of:

Shane Fuquay

Notary Public

My commission expires: _____

Titleholder

WINDWORTH VENTURES, LLC

Phone # 770-319-5258 E-mail _____

Signature

[Signature]
(attach additional signatures)

Address: 851 CEDAR STREET CARROLLTON GA

(street, city, state and zip code)

30117

Signed, sealed and delivered in presence of:

Shane Fuquay

Notary Public

My commission expires: _____

Present Zoning of Property EA-S

Location intersection of Atlanta Road & Westwood Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 6ac / 745 District 17th Size of Tract .45 Acre(s)

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

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

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

The subdivision was bought out of foreclosure by Windworth Land LLC, 25% of lots were granted variance for lot size (from 7000 sq ft to 6000 sq ft) in original zoning case (2-175-12-21, 2004) and 2-58-5-2, 2006. The smaller lots with 15' separation between units create hardship for product type on lot.

List type of variance requested: Final Plat shows shows 5' side yard setbacks from original zoning's case in 2004 and 2006 (see case # above). However when 15 building separation is imposed on lots building pad became too small. Specific request is to reduce building separation from 15' to 10' on the following lots -

lot 18 - 3949 Central Garden Ct
lot 19 - 3942 Central Garden Ct.
lot 21 - 3930 Central Garden Ct

Revised: December 6, 2005