

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: October 9, 2013**

**DUE DATE: September 9, 2013**



*Cobb County...Expect the Best!*

V-111 (2013)

COBB COUNTY, GEORGIA  
FILED IN OFFICE

2013 JUL 25 AM 11:27

COBB COUNTY ZONING DIVISION

L.L.  
809

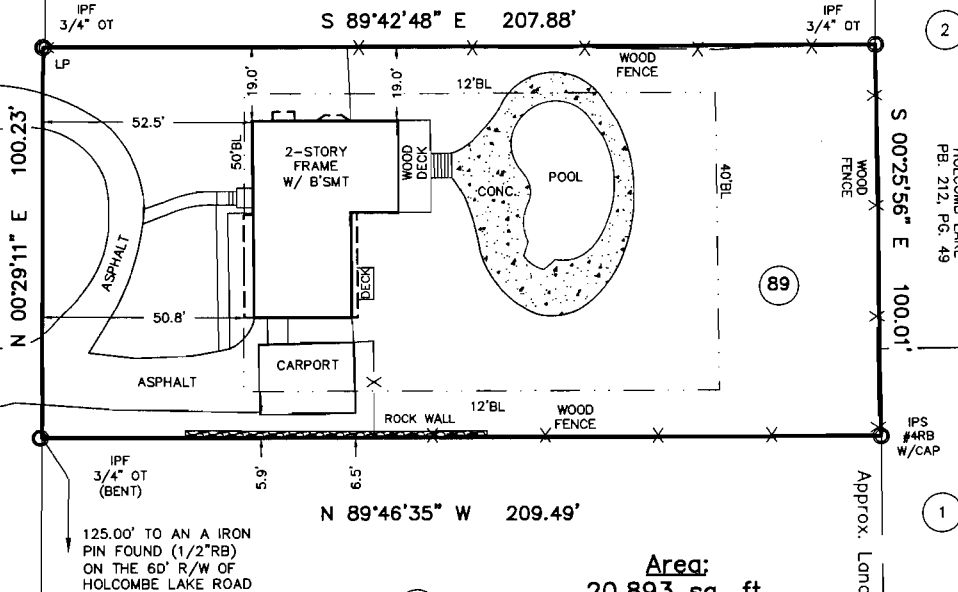
L.L.  
810

Wingard Drive - 50' R/W

2' CONCRETE ROLLBACK CURB

MAGNETIC BEARING

26' WIDE  
BOC TO BOC



Area:  
20,893 sq. ft.  
0.480 acre

IPS - 1/2" REINFORCING  
BAR WITH YELLOW CAP  
MARKED "PL CORNER 2448"

LEGEND:

BOC - BACK OF CURB  
BL - BUILDING LINE  
CB - CATCH BASIN  
CH - CHORD  
CL - CENTERLINE  
CMP - CORRUGATED METAL PIPE  
CONC. - CONCRETE  
DE - DRAINAGE EASEMENT  
DI - DROP INLET  
EOP - EDGE OF PAVEMENT  
EX - EXISTING  
HW - HEADWALL  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET  
#ARB - 1/2" REBAR  
JB - JUNCTION BOX  
A - LENGTH OF ARC  
PP - POWER POLE  
R - RADIUS  
RTW - RETAINING WALL  
R/W - RIGHT-OF-WAY  
SSE - SANITARY SEWER EASEMENT  
SSMH - SANITARY SEWER MANHOLE

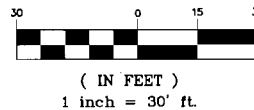
Variance Map for:

Chris E. Dale

Lot 89  
Hasty Meadows  
Unit 1  
Recorded in Plat Book 60, Page 103  
Located in Land Lot 809  
16th District - 2nd Section  
Cobb County, Georgia  
Field Date: July 22, 2013  
Prepared: July 23, 2013  
Scale: 1" = 30'

NOTE:  
Property is zoned R-30 per Cobb County  
zoning maps.  
Setbacks are as labeled  
Total Impervious area is 25.1% of site

GRAPHIC SCALE



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.

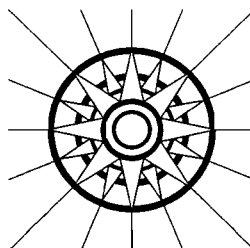
JOB No. - B 13-0020

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF  
AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TASO &  
ASSOCIATES, LLC 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  
CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND  
UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY  
FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE  
PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR  
OWN RISK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE  
PRECISION OF ONE IN 16,793 FEET AND AN ANGULAR ERROR OF 06"  
PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.  
THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 93,577 FEET.  
EQUIPMENT UTILIZED: ANGULAR - TRIMBLE S6, LINEAR - E.D.M.

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130052, MAP ZONE  
"X", PAGE 107 H, DATE 11-02-2012, SHOWS THIS PROPERTY NOT TO  
BE IN A DESIGNATED BASE FLOOD AREA.

TASO & ASSOCIATES, LLC  
LAND SURVEYORS



3330 Cobb Parkway  
Suite 17 - PMB 355  
Acworth, Georgia 30101  
678-581-0102  
tasosurvey@yahoo.com



7-23-13

<b>APPLICANT:</b>	<u>Chris E. Dale</u>	<b>PETITION No.:</b>	<u>V-111</u>
<b>PHONE:</b>	<u>770-846-3866</u>	<b>DATE OF HEARING:</b>	<u>10-09-13</u>
<b>REPRESENTATIVE:</b>	<u>Chris E. Dale</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>770-846-3866</u>	<b>LAND LOT(S):</b>	<u>809</u>
<b>TITLEHOLDER:</b>	<u>Chris E. Dale</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>On the east side of</u>	<b>SIZE OF TRACT:</b>	<u>0.48 acres</u>
<u>Wingard Drive, north of Holcomb Lake Road</u>		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<u>(1670 Wingard Drive).</u>			
<b>TYPE OF VARIANCE:</b>	<u>Waive the side setback from the required 12 feet to 5.9 feet on the southern side.</u>		



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

2013 JUL 25 AM 11:27 (type or print clearly)

Application No. V-111  
Hearing Date: 10/9/13

Applicant Chris E. Dale COBB COUNTY ZONING DIVISION Phone # 770-846-3866 E-mail \_\_\_\_\_

CHRIS E. DALE Address 1670 WINGARD DR. MARIETTA GA. 30062  
(representative's name, printed) (street, city, state and zip code)

Chris E. Dale Phone # 770-846-3866 E-mail \_\_\_\_\_  
(representative's signature)

**MARTHA CHAMBLISS**

**NOTARY PUBLIC**

Signed, sealed and delivered in presence of:

Cobb County, Georgia

My Comm. Expires

06/25/2016

Martina Chambliss  
Notary Public

My commission expires: 6-25-2016

Titleholder Chris E. Dale Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature Chris E. Dale Address: 1670 WINGARD DR. MARIETTA, GA. 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

**MARTHA CHAMBLISS**

**NOTARY PUBLIC**

Signed, sealed and delivered in presence of:

Cobb County, Georgia

My Comm. Expires

06/25/2016

Martina Chambliss  
Notary Public

My commission expires: 6-25-2016

Present Zoning of Property R-30

Location 1670 wingard dr. Marietta Ga 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 89 District 16 Size of Tract .480 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).

STRUTTERS HAS BEEN IN PLACE 20 yrs.

List type of variance requested: Wanna Set Back from 12' to 5.9'

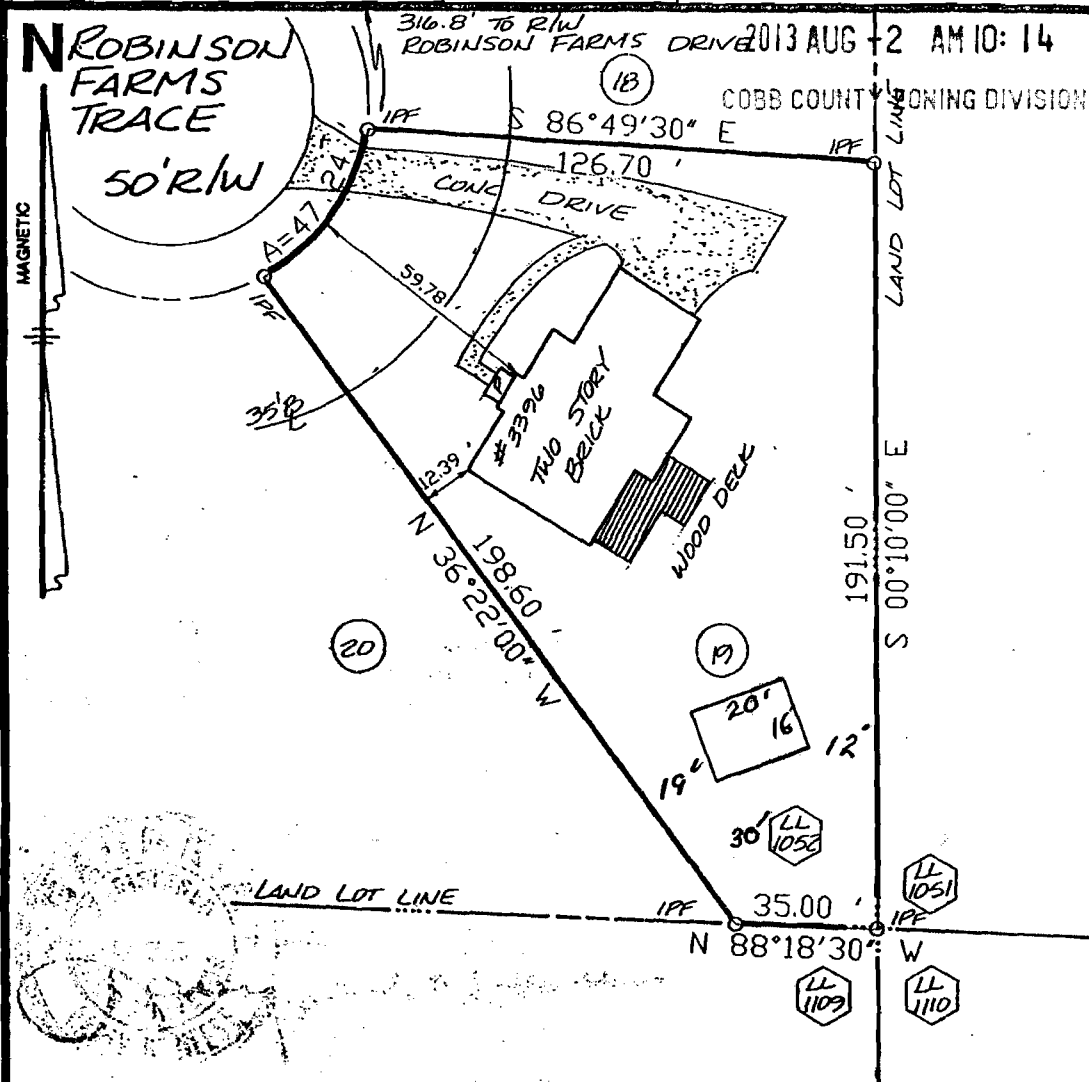
V-111  
Exhibit



V-112 (2013)

COBB COUNTY GEORGIA  
FILED IN OFFICE

PLOTMASTER REPROGRAPHICS 321005



© COPYRIGHT: WEST GEORGIA ENGINEERS &amp; SURVEYORS, INC.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

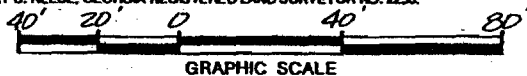
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 105,500 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,035 FEET.

EQUIPMENT UTILIZED: ANGULAR WILD T-16 LINEAR 300' CHAIN THEODOLITE

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

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2236



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

SURVEY FOR

JEFFERY M. JONES

LOT 19 BLOCK "A"

ROBINSON FARMS

PLAT BOOK 94

PAGE 82

LAND LOT 1052

DISTRICT 16

SECTION 2

COUNTY COBB

STATE GEORGIA

DATE 12-17-91

REVISED

SCALE: 1" = 40'

JOB NO. 912593 LN1

**WEST GEORGIA ENGINEERS & SURVEYORS, INC.**

P. O. BOX 828 MARIETTA, GEORGIA 30061 (404) 428-2122

**APPLICANT:** Jeffery M. Jones

**PHONE:** 678-522-0310

**REPRESENTATIVE:** Jeffery M. Jones

**PHONE:** 678-522-0310

**TITLEHOLDER:** Jefferey M. Jones

**PROPERTY LOCATION:** On the southeast terminus of Robinson Farms Trace, east of Robinson Farms Drive (3396 Robinson Farms Trace).

**PETITION No.:** V-112

**DATE OF HEARING:** 10-09-13

**PRESENT ZONING:** R-15

**LAND LOT(S):** 1052

**DISTRICT:** 16

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (proposed 320 square foot shed) from the required 30 feet to 12 feet.



COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 AUG -2 AM 10:14

COBB COUNTY ZONING DIVISION

# Application for Variance

## Cobb County

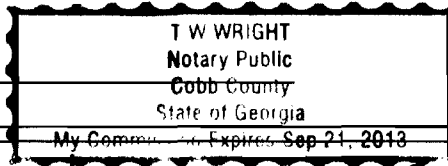
(type or print clearly)

Application No. V-112  
Hearing Date: 10/9/13

Applicant Jeffery M. Jones Phone # 678 522 0310 E-mail JEFFERYJ01@GMAIL.COM  
(representative's name, printed) Address 3396 Robinson Farms Trace, Marietta, GA 30068  
(street, city, state and zip code)

Jeffery M. Jones Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: \_\_\_\_\_



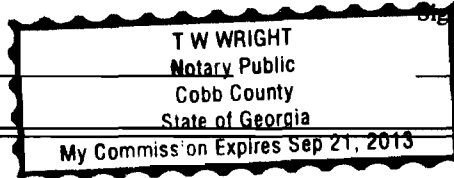
Signed, sealed and delivered in presence of:

T W Wright  
7-31-13 Notary Public

Titleholder Jeffery M. Jones Phone # 678 522 0310 E-mail JEFFERYJ01@GMAIL.COM

Signature Jeffery M. Jones Address: 3396 Robinson Farms Trace, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:

T W Wright  
7-31-13 Notary Public

Present Zoning of Property R-15

Location 3396 Robinson Farms Trace  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1052 District 16 Size of Tract \_\_\_\_\_ Acre(s)

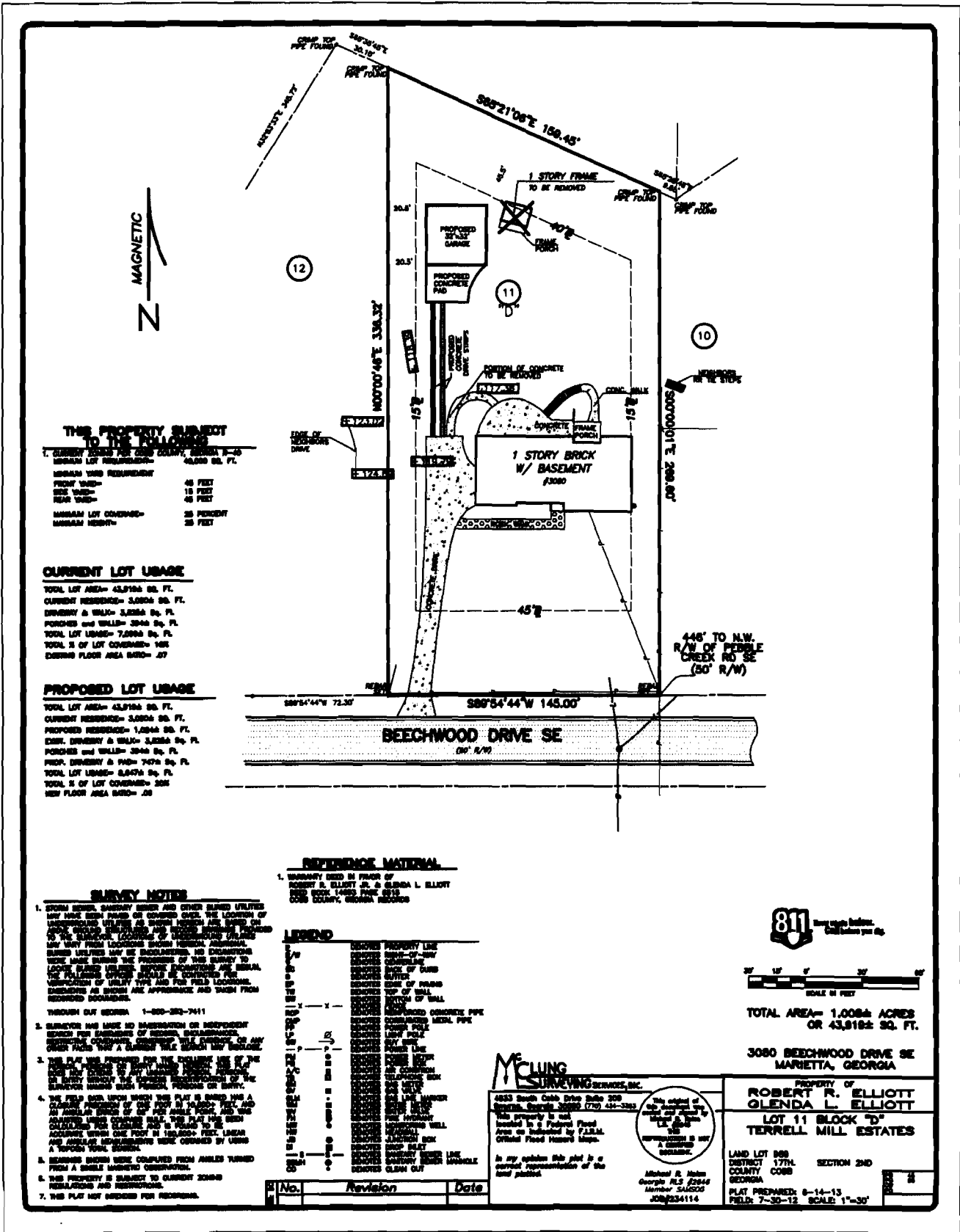
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 105,500' Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

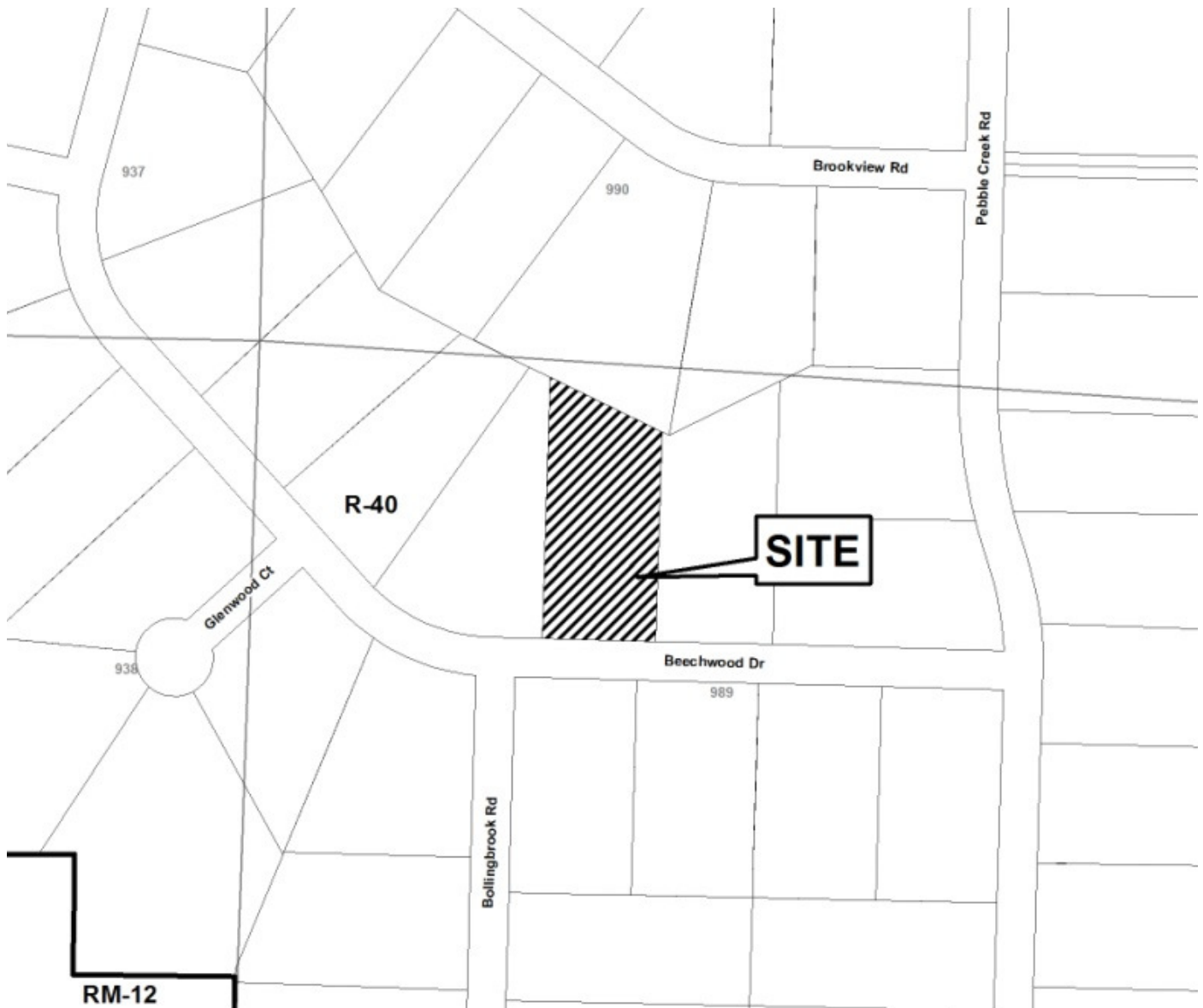
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

List type of variance requested: I request permission to place a shed on my property as depicted on the plat. This is the lowest point on my property as well as the least intrusive on my neighbors.





<b>APPLICANT:</b>	Robert E. Elliott, Jr.	<b>PETITION No.:</b>	V-113
<b>PHONE:</b>	404-932-8294	<b>DATE OF HEARING:</b>	10-09-13
<b>REPRESENTATIVE:</b>	Robert E. Elliot, Jr.	<b>PRESENT ZONING:</b>	R-40
<b>PHONE:</b>	404-932-8294	<b>LAND LOT(S):</b>	989
<b>TITLEHOLDER:</b>	Robert R. Elliot, Jr. and Glenda L. Elliot	<b>DISTRICT:</b>	17
<b>PROPERTY LOCATION:</b>	On the north side of Beechwood Drive, west of Peeble Creek Road (3080 Beechwood Drive).	<b>SIZE OF TRACT:</b>	1.01 acres
<b>TYPE OF VARIANCE:</b>	Waive the rear and side setbacks for an accessory structure over 650 square feet (proposed 1,024 square foot garage) from the required 100 feet to 45.5 feet from the northern property line, 92 feet from the eastern property line, and 20.5 feet from the western property line.		



# Application for Variance

## Cobb County

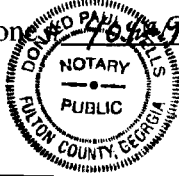
(type or print clearly)

Application No. V-113  
Hearing Date: 10/9/13

Applicant Robert R. Elliott, Jr. Phone # 404-932-8294 E-mail fptrob@gmail.com

ROBERT R. ELLIOTT, JR. Address 3080 BEECHWOOD DR. SE MARIETTA, GA  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone 404-932-8294 E-mail FPTROB@GMAIL.COM  
(representative's signature) (N/A) (30067)



My commission expires: 3/24/17

My Commission Expires  
March 24, 2017

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder Robert R. Elliott, Jr. Phone # 404-932-8294 E-mail fptrob@gmail.com

Signature [Signature] Address: 3080 Beechwood Dr. SE, Marietta, GA 30067  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10/12/2016

Linda C. Bunker  
Notary Public

Present Zoning of Property R-40

Location 3080 Beechwood Dr. SE, Marietta, GA 30067; Beechwood Dr. SE & Bollingbrook Rd. SE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 989 District 17th Size of Tract 1.008 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 x Other \_\_\_\_\_

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

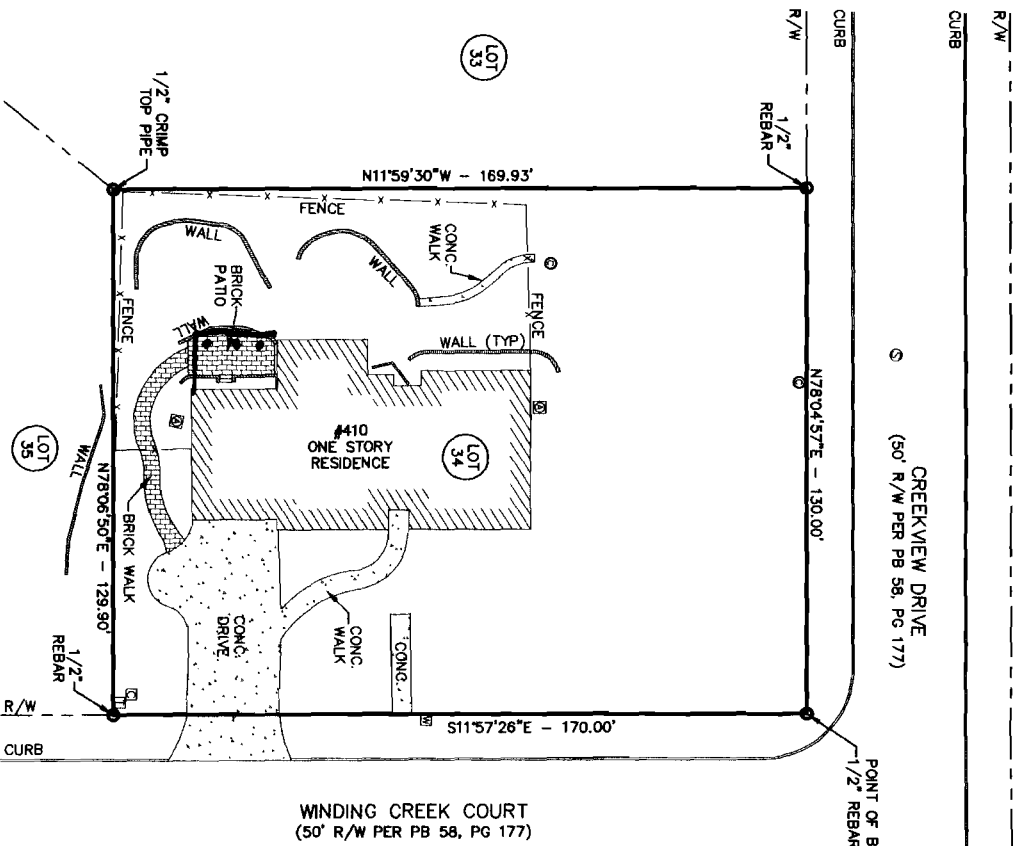
Due to the proximity of the house to the West lot line and a fairly substantial elevation change up to the neighbor's driveway, an attached garage (which would not require a variance) would be built partially into the hill and would both block sight lines and likely have water problems. The transition at the location shown is much flatter and also enables the garage to be shielded by mature oaks and other foliage minimizing visual impact.

List type of variance requested: Sec. 134-195(12)(a) - Accessory building larger than 650 s.f. (not) 100 feet from all property lines.

V-114 (2013)

**LEGEND:**

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF# 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ POWER POLE
- ⊠ POWER METER
- ⊠ POWER BOX
- ⊠ A/C UNIT
- ⊠ LIGHT POLE
- ⊠ GUY WIRE
- ⊠ MANHOLE
- ⊠ JUNCTION BOX
- ⊠ CLEAN OUT
- ⊠ GAS METER
- ⊠ GAS VALVE
- ⊠ CABLE BOX
- ⊠ TELEPHONE BOX
- ⊠ SIGN
- W — WATER LINE
- H — HEAD UTILITY LINE
- R — R LINE
- E — E LINE
- P — PHONE LINE
- S — SETBACK LINE
- R — RETE
- P — OF PAVEMENT
- L — LOT
- F — FORMERLY
- OF-WAY



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A REIDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

© COPYRIGHT 2011 - BOUNDARY ZONE, INC.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.507 ACRES / 22,087 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 13797, PAGE 328 & PLAT BOOK 58, PAGE 177.

LAST DATE OF FIELDWORK PERFORMED ON 07/29/13.

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

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTTIC TOTAL STATION.

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

**BOUNDARY ZONE, INC.**

4195 SOUTH LEE STREET  
SUITE 1,  
BUPORD, GA 30618

235 PEACHTREE STREET NE  
SUITE 400,  
ATLANTA, GA 30303

WWW.BOUNDARYZONE.COM  
(770) 271-5772 / (919) 363-9226

2205-C CANDLIN DRIVE  
APEX, NC 27523

GRAPHIC SCALE - IN FEET  
0 30 60

PROJECT  
1165802

SHEET  
1 OF 1

**GEORGIA**

REGISTERED  
SURVEYOR  
No. 2941  
CHRISTOPHER W. HODGE

07/31/13

FOR THE FIRM  
BOUNDARY ZONE, INC.  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

**BOUNDARY SURVEY**

PREPARED FOR: TONY GIURATO  
LAND LOT 1121, 16TH DISTRICT, 2ND SECTION  
LOT 34, BLOCK 'Y', INDIAN HILLS  
COUNTRY CLUB, UNIT TEN  
COBB COUNTY, GEORGIA - 08/10/11  
REVISED - UPDATED - 07/31/13

**NORTH**

(PER PB 58, PG 177)

SCALE: 1"=30'

*Roof Over Patio w/ 2 Columns*

<b>APPLICANT:</b>	<u>Anthony J. Giurato</u>	<b>PETITION No.:</b>	<u>V-114</u>
<b>PHONE:</b>	<u>770-693-6776</u>	<b>DATE OF HEARING:</b>	<u>10-09-13</u>
<b>REPRESENTATIVE:</b>	<u>Anthony J. Giurato</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-693-6776</u>	<b>LAND LOT(S):</b>	<u>1121</u>
<b>TITLEHOLDER:</b>	<u>Anthony J. Giurato and Susan G. Giurato</u>	<b>DISTRICT:</b>	<u>16</u>
<b>PROPERTY LOCATION:</b>	<u>On the southwest corner</u>	<b>SIZE OF TRACT:</b>	<u>0.51 acres</u>
	<u>of Winding Creek Place and Creekview Drive</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>(410 Winding Creek Place).</u>		
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback from the required 35 feet to 19 feet.</u>		



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-114  
Hearing Date: 10/9/13

Applicant ANTHONY J. GIURATO Phone # 770-693-6776 E-mail OXSHIN@COMCAST.NET  
SAME Address 410 WINDING CREEK PL, MARIETTA, GA 30068  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone # SAME E-mail SAME  
(representative's signature)

My commission expires: August 13<sup>th</sup>, 2013

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public 4/2/13

Titleholder ANTHONY J. & SUSAN G. GIURATO Phone # 770-693-6776 E-mail OXSHIN@COMCAST.NET  
Signature [Signature] Address: 410 WINDING CREEK PL MARIETTA GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 13<sup>th</sup>, 2013

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public 4/2/13

Present Zoning of Property R-20  
Location 410 WINDING CREEK PL MARIETTA GA 30068  
(street address, if applicable; nearest intersection, etc.)  
Land Lot(s) 1121 District 16 Size of Tract .507 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).

HOME WAS BUILT OVER SETBACK IN 1974

List type of variance requested: ALLOW HOME AND PROPOSED ROOF STRUCTURE TO  
LIE WITHIN THE SETBACK AREA OF 35 FEET.

**CARLTON RAKESTRAW & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
2203 MARIETTA HWY DALLAS, GEORGIA 30157  
PHONE: 770-443-2200 FAX: 770-443-2300

**APPLICANT:** Kurt and Jill Mertensmeyer

**PETITION No.:** V-116

**PHONE:** 678-310-0406

**DATE OF HEARING:** 10-09-13

**REPRESENTATIVE:** Jill Mertensmeyer

**PRESENT ZONING:** R-30

**PHONE:** 678-310-0406

**LAND LOT(S):** 147

**TITLEHOLDER:** Kurt Mertensmeyer and Jill Mertensmeyer

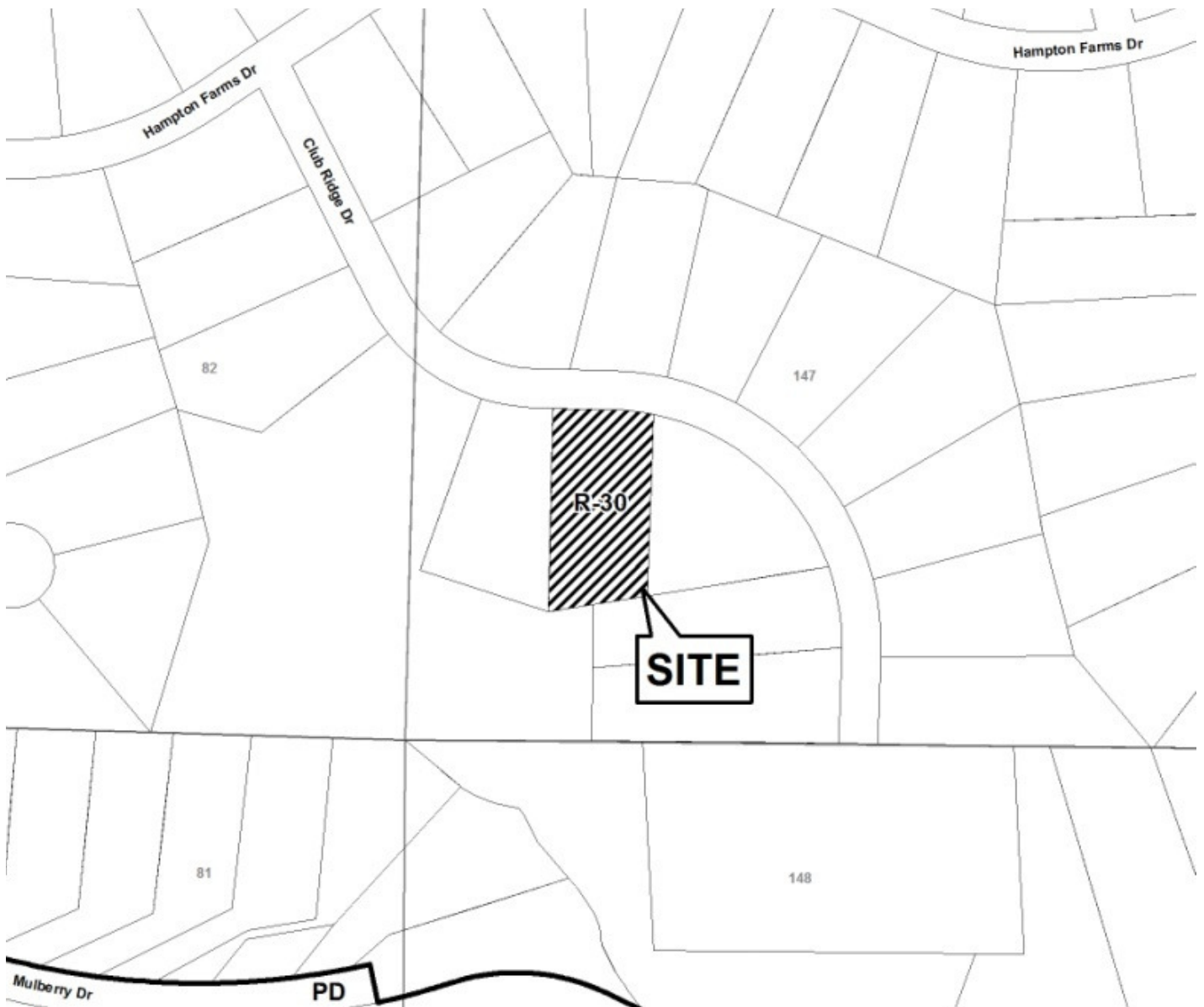
**DISTRICT:** 1

**PROPERTY LOCATION:** On the south side of Club Ridge Drive, south of Hampton Farms Drive (215 Club Ridge Drive).

**SIZE OF TRACT:** 0.71 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback for an accessory structure (proposed 144 square foot arbor) from the required 45 feet to 31 feet; and 2) allow an accessory structure (proposed 144 square foot arbor) to be located in front of the principal building.





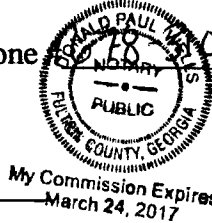
# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-116  
Hearing Date: 10/19/13

Applicant KURT & JILL MERTENSMEYER Phone # 678-310-0406 E-mail jillcianne@gmail.com  
JILL MERTENSMEYER Address 215 CLUB RIDGE DR MARIETTA GA 30068  
(representative's name, printed) (street, city, state and zip code)  
[Signature] Phone 678-310-0406 E-mail jillcianne@gmail.com  
(representative's signature)



Signed, sealed and delivered in presence of:

My commission expires: 3/24/17

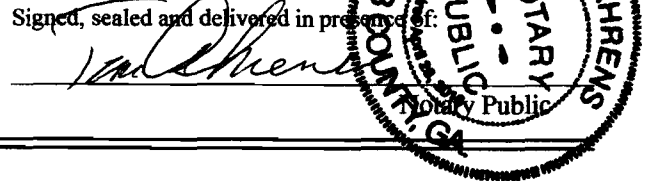
My Commission Expires  
March 24, 2017

[Signature]  
Notary Public

Titleholder KURT MERTENSMEYER Phone # 678 310 0406 E-mail K.MERTENSMEYER@GMAIL.COM  
Signature [Signature] Address: 215 CLUB RIDGE DR. MARIETTA GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 4/24/2016



Present Zoning of Property RESIDENTIAL

Location 215 CLUB RIDGE DR. MARIETTA, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 28 District 1ST, 2ND SECTION Size of Tract 0.706 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).

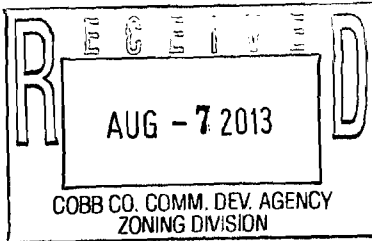
We want a nice shady spot to watch our young boys ride bikes and trikes.

List type of variance requested: APPROVAL TO CONSTRUCT CEDAR LANDSCAPE ARBOR

# LEGEND

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

NOW OR FORMERLY  
CHARLES H AND BETTY W REYNOLDS  
TAX ID 17026700470



## GRAPHIC SCALE



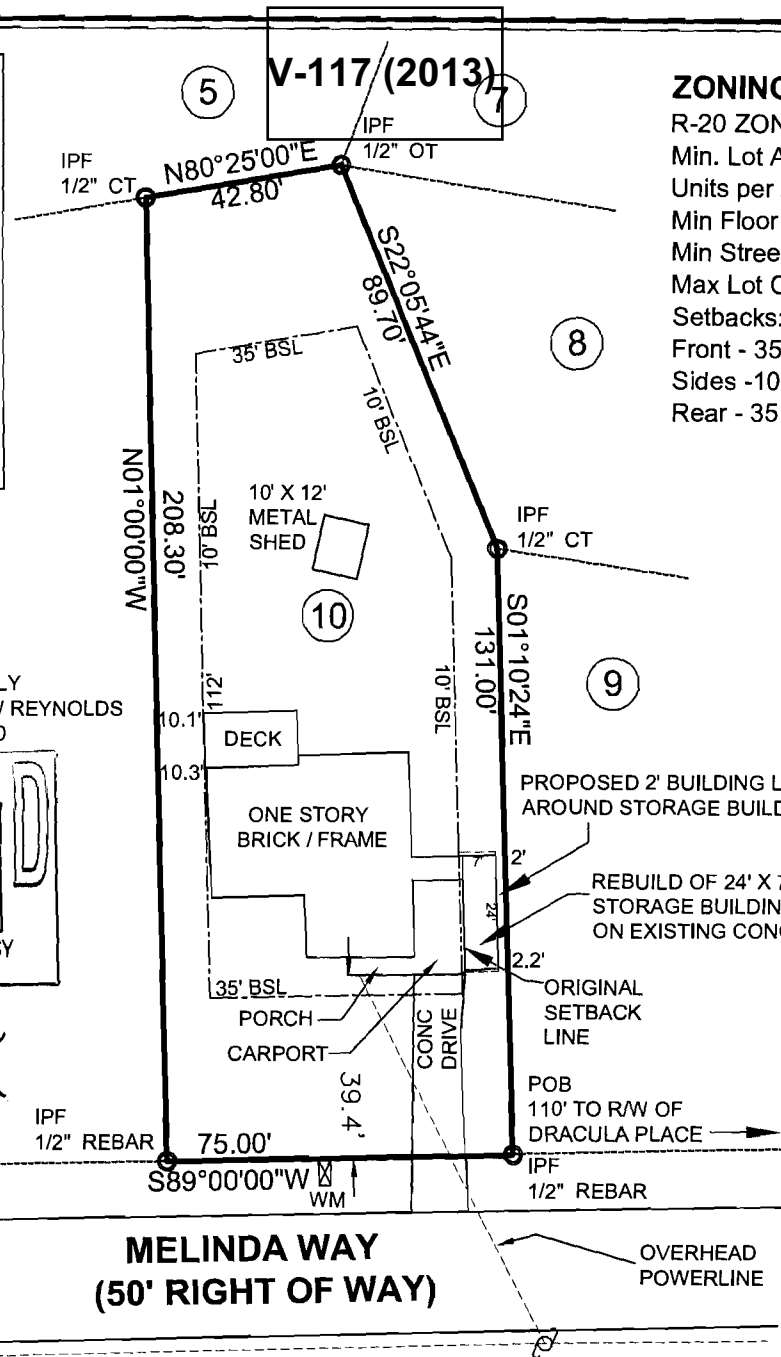
SCALE: 1" = 40'

V-117 (2013)

## ZONING INFORMATION

### R-20 ZONING

Min. Lot Area = 20,000 S.F.  
Units per Acre 1,75avg  
Min Floor 1,200 S.F.  
Min Street Frontage = 50 Feet  
Max Lot Coverage = N/A  
Setbacks:  
Front - 35 Feet  
Sides - 10 Feet  
Rear - 35 Feet



MELINDA WAY  
(50' RIGHT OF WAY)

OVERHEAD  
POWERLINE

## AREA

Lot 10  
14,557 Square Feet Total  
(0.33 Acres)

Job #: 008213

- All Iron pins are 1/2" Rebar unless otherwise noted.
- Equipment used: Topcon GTS Total Station
- The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compass Rule.
- This plat has been calculated for closure and is found accurate within one foot in 56,240 feet.
- This plat subject to all easements public and private.
- This plat may be based on a recorded plat from Iron pins referenced on said plat for closure tie in.
- According to F.I.R.M. Community Panel #13067C0206H, dated 03/04/2013 this property is not located in an area having special flood hazards.

## Zoning Variance Plat for: GRETA M GORMAN

TAX ID: 17026700350  
Lot 10, Block D, Unit Four, SYCAMORE HILLS S/D  
152 MELINDA WAY  
Land Lot 267 17th District 2nd Section  
Cobb County, Georgia



**Perimeter Surveying Co., Inc**

1065 Sandtown Road, Marietta, GA 30008  
Phone: (770) 425-6824 Fax: (770) 425-6768

Party Chief: KN  
Date Surveyed: 8/5/13  
Date Drawn: 8/6/13

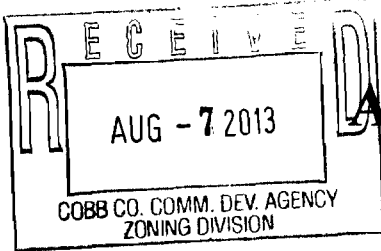
Computed by: JF  
Drawn by: JF  
Checked by: KN

## REFERENCES

Plat Bk: 27 Pg. 139  
Deed Bk. Pg.

<b>APPLICANT:</b>	<u>Greta Gorman</u>	<b>PETITION No.:</b>	<u>V-117</u>
<b>PHONE:</b>	<u>770-436-4092</u>	<b>DATE OF HEARING:</b>	<u>10-09-13</u>
<b>REPRESENTATIVE:</b>	<u>Greta Gorman</u>	<b>PRESENT ZONING:</b>	<u>R-20</u>
<b>PHONE:</b>	<u>770-436-4092</u>	<b>LAND LOT(S):</b>	<u>267</u>
<b>TITLEHOLDER:</b>	<u>Greta M. Gorman</u>	<b>DISTRICT:</b>	<u>17</u>
<b>PROPERTY LOCATION:</b>	<u>On the north side of</u>	<b>SIZE OF TRACT:</b>	<u>0.33 acres</u>
	<u>Melinda Way, west of Drucilla Way</u>	<b>COMMISSION DISTRICT:</b>	<u>4</u>
	<u>(153 Melinda Way).</u>		
<b>TYPE OF VARIANCE:</b>	<u>Waive the side setback from the required 10 feet to 2 feet from the eastern property line.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-117  
Hearing Date: 10-9-13

Applicant Greta Gorman Phone # 770-436-4092 E-mail gretamgorman@gmail.com  
Address 153 Melinda way, Smyrna, GA  
(representative's name, printed) (street, city, state and zip code) 30082

Greta Gorman Phone # 770-436-4092 E-mail \_\_\_\_\_  
(representative's signature) (street, city, state and zip code)

My commission expires \_\_\_\_\_

Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Titleholder Greta Gorman Phone # 770-436-4092 E-mail \_\_\_\_\_

Signature Greta Gorman Address: \_\_\_\_\_  
(attach additional signatures if needed) (street, city, state and zip code) GA 30082

My commission expires \_\_\_\_\_

Signed, sealed and delivered in presence of:

Jason A. Campbell  
Notary Public

Present Zoning of Property Residential

Location 153 Melinda way  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 267 District 17<sup>th</sup> Size of Tract .33 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 am rebuilding on a foundation where there was an existing structure that had been damaged by a neighbors tree. I plan to also enclose the garage at that time to make room for my mother. I can not build behind the garage due to the placement of my septic tank and field lines. it is the only place I can build

List type of variance requested: \_\_\_\_\_

UNDERSTANDING ITS DUTY AND

THESE PLANS ARE PREPARED BY THE SURVEYOR AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

PLAT CERTIFICATION NOTICE

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE PLANS ACCURATELY REPRESENT THE ACTUAL CONDITIONS OF THE SITE.

IMPERVIOUS COVERAGE:  
TOTAL LOT - 0.284 ACRES OR 12,380 SQ. FT.  
EXISTING COVERAGE:  
REMOVING STONE PATIO STEPS PATH  
PROPOSED POOL COPING  
PROPOSED POOL DECK  
TOTAL  
4906 SQ. FT. OR 39.6%  
(333) SQ. FT.  
704 SQ. FT.  
800 SQ. FT.  
24 SQ. FT.  
5501 SQ. FT. OR 44.43%

Curve Radius Arc Chord Chord Bearing  
1819.13 86.65 86.94 N207°30'31"E

SUBJECT LOT IS  
LOT 38 BLOCK 17  
UNIT 1X  
AS RECORDED IN  
PLAT BOOK 175 PAGE 6  
TAX ID 20023001540

SITE REFERENCES:  
1) DEED BOOK 14794 PAGE 1385  
2) DEED BOOK 13005 PAGE 371  
3) PLAT BOOK 175 PAGE 6  
4) TAX MAPS AND TAX DATA AVAILABLE  
ONLINE FROM THE COBB COUNTY  
WEB SITE

LOT AREA  
0.284 ACRES ±  
12,380 SQ. FT. ±

IMPERVIOUS  
AREA  
4906 SQ. FT. OR  
39.6% OF LOT

EXISTING IMPERVIOUS MODIFICATIONS  
1) 12' SQ. FT. REMOVE REAR STONE PATIO STEPS AND WALL  
2) 20' SQ. FT. REMOVE GRAVEL WALKS  
TOTAL IMPERVIOUS AFTER REMOVAL 4373 SQ. FT. OR 35.4%

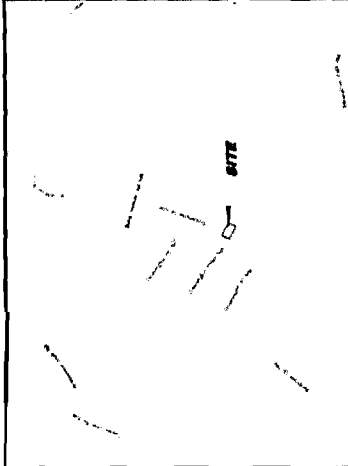
# LEGEND

- REBAR FOUND OR SET (RFB)
- IRON PIN CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

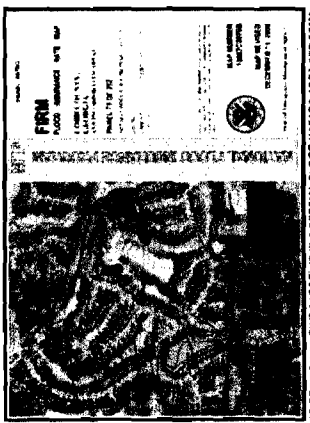


IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF GEORGIA. MY LICENSE NO. IS LSF000595. I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE GEORGIA BOARD OF SURVEYING AND MAPPING ACT AND THE GEORGIA PROFESSIONAL SURVEYING ACT. I HAVE ALSO CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE GEORGIA BOARD OF SURVEYING AND MAPPING ACT AND THE GEORGIA PROFESSIONAL SURVEYING ACT.

MATTERS OF TITLE ARE EXCEPTED  
C. COPYRIGHT AARON SURVEYING 2013



LOCATION MAP  
NOT TO SCALE



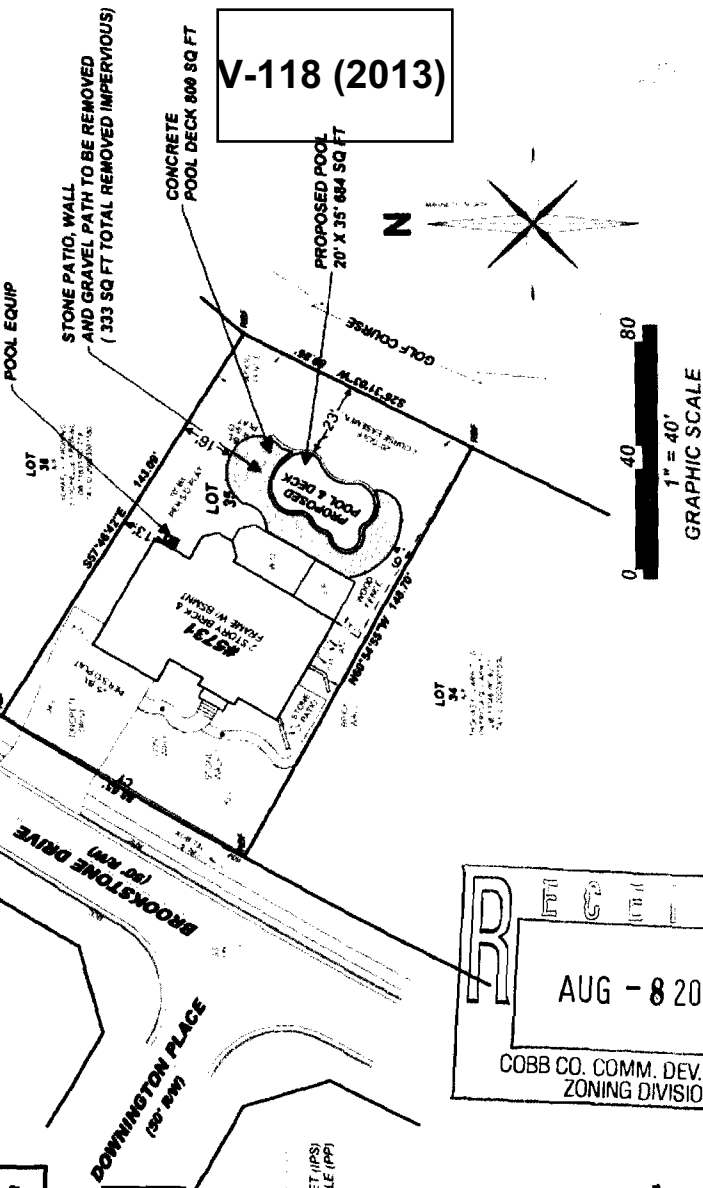
TO PORTION OF THE PARCEL IS A SPECIAL FLOOD HAZARD AREA SET BACK  
FLOOD ELEVATION RATE MAY VARY 1.5 TO 2.0 FEET  
CONVEYING COBB COUNTY, GEORGIA DATED DECEMBER 16, 2008

DISTANCES AND HORIZONTAL GROUND DISTANCES  
THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT  
(12 INCHES = 1 FOOT)  
EQUIPMENT USED  
ELECTRONIC DISTANCE MEASUREMENTS DIRECTLY  
TO 0.01 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
WAS A HORIZONTAL CLOSURE OF 1 FOOT IN 14,746 FEET  
AND A VERTICAL CLOSURE OF 1 FOOT IN 14,746 FEET  
BY LATITUDE AND BEARING AND IS FOUND TO BE  
ACCURATE WITHIN 1 FOOT IN 131,694 FEET

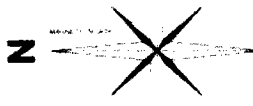
BOUNDARY/SUBDIVISION SURVEY FOR:  
**JOHN ALDER &  
SARAH ALDER**  
LOCATED AT:  
#5731 BROOKSTONE DRIVE  
LAND LOT 230 OF THE 20TH DISTRICT  
COBB COUNTY, GEORGIA

REVISED FOR  
VARIANCE  
AUG 7, 2013

JOHN ALDER & SARAH ALDER  
1001 1/2 N. W. 10TH AVE. SUITE 100  
DALLAS, TEXAS 75201  
PHONE: (214) 343-1111  
FAX: (214) 343-1112  
WWW.ALDER-SURVEYING.COM



V-118 (2013)



0 40 80  
1" = 40'  
GRAPHIC SCALE

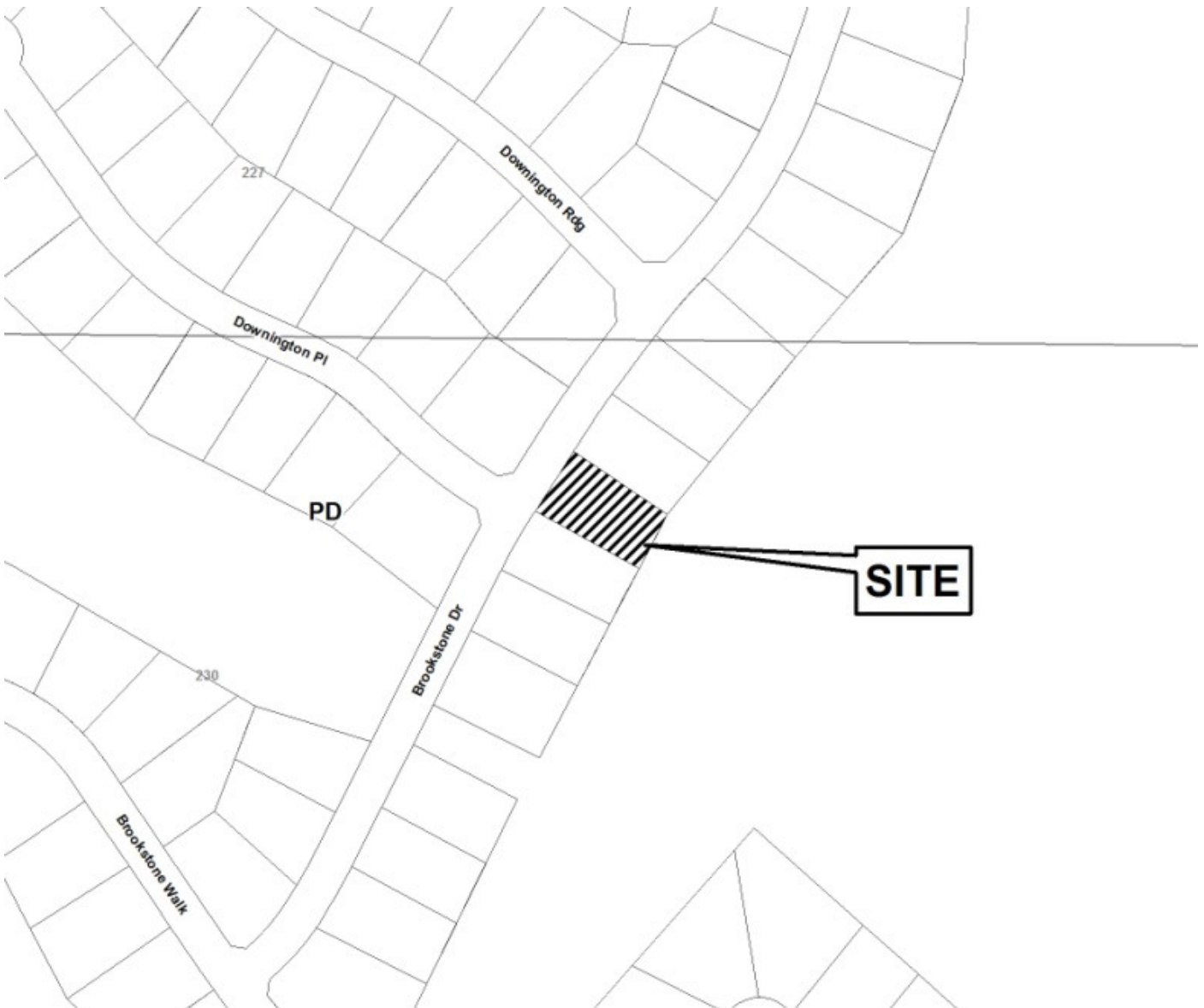
AUG - 8 2013

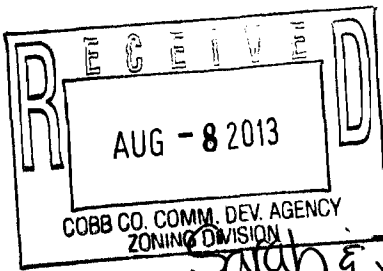
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

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

AARON SURVEYING  
LICENSE NO. LSF000595  
2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

<b>APPLICANT:</b>	<u>Sarah and John Alder</u>	<b>PETITION No.:</b>	<u>V-118</u>
<b>PHONE:</b>	<u>770-833-9347</u>	<b>DATE OF HEARING:</b>	<u>10-09-13</u>
<b>REPRESENTATIVE:</b>	<u>Bruce Todd</u>	<b>PRESENT ZONING:</b>	<u>PD</u>
<b>PHONE:</b>	<u>770-833-9347</u>	<b>LAND LOT(S):</b>	<u>230</u>
<b>TITLEHOLDER:</b>	<u>John Alder and Sarah Alder</u>	<b>DISTRICT:</b>	<u>20</u>
<b>PROPERTY LOCATION:</b>	<u>On the east side of</u>	<b>SIZE OF TRACT:</b>	<u>0.28 acres</u>
	<u>Brookstone Drive, at the eastern terminus of Downington</u>	<b>COMMISSION DISTRICT:</b>	<u>1</u>
	<u>Place</u>		
	<u>(5731 Brookstone Drive).</u>		
<b>TYPE OF VARIANCE:</b>	<u>Increase the maximum allowable impervious surface from 35% to 44.43%.</u>		





# Application for Variance Cobb County

Applicant Sarah & John Alder (type or print clearly) Application No. V-118  
Hearing Date: 10-9-13  
Atlantic Pools & Spas Phone # 770-833-9347 E-mail bruce@atlantispools.com

Bruce Todd Address 102 Shiloh Ridge Trail  
(representative's name, printed) (street, city, state and zip code)

Bruce Todd Phone # 770-833-9347 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires: 3/8/2014 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder Sarah Alder Phone # 770-833-9347 E-mail \_\_\_\_\_  
John Alder Address 5731 Brookstone Drive  
Signature Sarah Alder (attach additional signatures, if needed) (street address, if applicable; nearest intersection, etc.)

My commission expires: 3/8/2016 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property PD  
Location 5731 Brookstone Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 230 District 20 Size of Tract .284 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).

When the homeowner purchased the property, they intended to install a swimming pool for their children. They were not aware of the 35% maximum lot coverage due to recently moving to the country. They are requesting the maximum lot coverage to be increased to 44.43% to allow for a small swimming pool.

List type of variance requested: Request to increase maximum lot coverage from 35% to 44.43%.





<b>APPLICANT:</b>	<u>Alan H. Burgess</u>	<b>PETITION No.:</b>	<u>V-119</u>
<b>PHONE:</b>	<u>678-410-5192</u>	<b>DATE OF HEARING:</b>	<u>10-09-13</u>
<b>REPRESENTATIVE:</b>	<u>Alan H. Burgess</u>	<b>PRESENT ZONING:</b>	<u>R-15</u>
<b>PHONE:</b>	<u>678-410-5192</u>	<b>LAND LOT(S):</b>	<u>125</u>
<b>TITLEHOLDER:</b>	<u>Alan H. Burgess and Marguerite Mary Burgess</u>	<b>DISTRICT:</b>	<u>1</u>
<b>PROPERTY LOCATION:</b>	<u>On the eastern side of Fairhaven Way, east of Treeline Pass (4963 Fairhaven Way).</u>	<b>SIZE OF TRACT:</b>	<u>0.82 acres</u>
		<b>COMMISSION DISTRICT:</b>	<u>3</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow the exposed portion of a retaining wall on a residential lot to be 9.15 feet tall within 5 feet of the property line and 10.3 feet tall within 10 feet of the property line.</u>		



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2013 AUG -9 AM 8:37

(type or print clearly)

Application No. V-119

Hearing Date: 10/9/2013

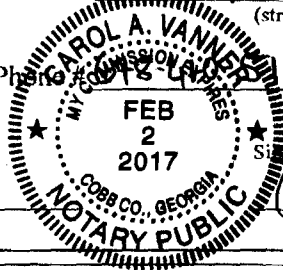
COBB COUNTY ZONING DIVISION

Applicant ALAN H BURGESS Phone # 678-410-5192 E-mail alan.burgess@sita.aero

ALAN H BURGESS Address 4963 FAIRHAVEN WAY, ROSWELL, GA, 30075  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-410-5192 E-mail alan.burgess@sita.aero  
(representative's signature)

My commission expires: 2/2/2017



Signed, sealed and delivered in presence of:

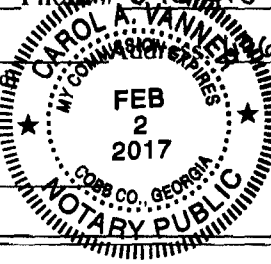
[Signature]

Notary Public

Titleholder ALAN H BURGESS Phone # 678-410-5192 E-mail alan.burgess@sita.aero

Signature [Signature] Address 4963 FAIRHAVEN WAY, ROSWELL, GA, 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/2/2017



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-15

Location 4963 FAIRHAVEN WAY, ROSWELL, GA, 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 125 District 1ST Size of Tract 0.82 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

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

THE CROSS-TIE RETAINING WALL THAT PROVIDES SUPPORT FOR  
THE DRIVEWAY AND CORNER OF THE GARAGE HAS DETERIORATED  
AND THE GROUND IS STARTING TO SUBSIDE

List type of variance requested: REPLACE THE EXISTING CROSS-TIE RETAINING  
WALL THAT IS WITHIN FIVE FEET OF THE SETBACK WITH A  
MODULAR BLOCK RETAINING WALL

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 AUG 29 AM 8:37

COBB COUNTY ZONING DIVISION

This survey and its findings do not constitute a title search or title opinion by Chastain & Reece, Inc. Land Surveyors. All information used for this survey was obtained from the client, including the location of property lines, easements, adjoining property, and other matters as referenced. No abstract of title, nor title commitment, nor results of title searches were provided to the surveyor. Other documents or structures may exist that would affect this property. It is the responsibility of the client to provide all necessary information for which you must be satisfied with the accuracy of the survey. Unless otherwise noted, this survey is legal to record.

THIS FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 4" PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 10,000+ FEET. EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-303

# LEGEND

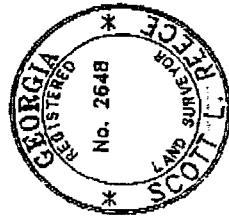
I/P F O WHEN FIN FOUND  
 I/P S A WHEN FIN SET  
 C COMPROMISED POSITION  
 L LAND LOT LINE (ALL)  
 OR / PK LINES BOUNDARY (ALL)  
 P.B. / P.B. POINT OF BEGINNING  
 P.B. / P.B. POINT OF BEGINNING  
 S/S STREAM / ROAD  
 N/E NEW OR FORMERLY  
 P or P/A PROPERTY LINE  
 C or C/A COVER LINE  
 O or O/A OVERHEAD UTILITY  
 U or U/A UTILITY POLE  
 R or R/B REINFORCED ROAD  
 O/P OPEN TOP PIPE  
 C/P GROUP TOP PIPE  
 F FENCE  
 D DIRT OR GRAVEL ROAD  
 PAVT. PAVEMENT  
 G/P GRASS  
 P.O.B. POINT OF BEGINNING  
 MONUMENT SIZES ARE OUTSIDE  
 ALL I/P S ARE 5/8" R.R. UNLESS  
 OTHERWISE NOTED.

CHASTAIN & REECE, P.C.  
SURVEYING and PLANNING

P.O. Box 1358  
Canton, GA 30114  
(770) 479-9698



REFERENCE:  
PB 6 PG 173

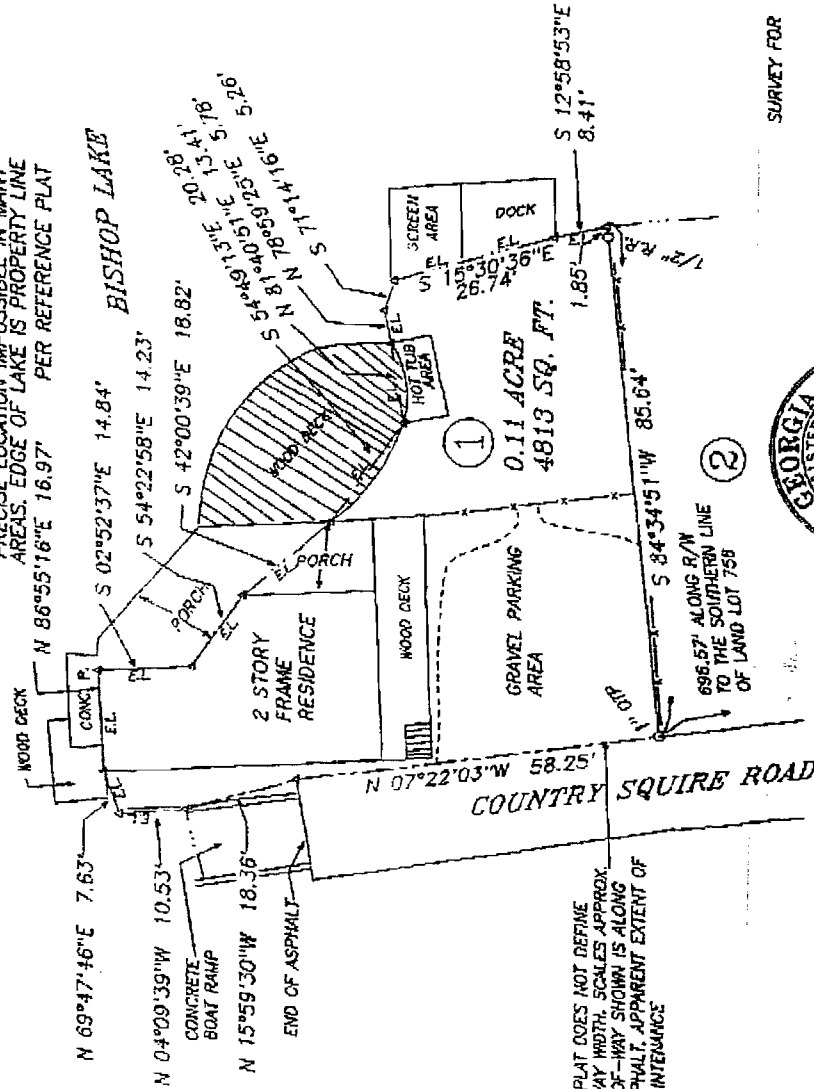


THIS PROPERTY IS IN A FLOOD  
HAZARD AREA AS SCALED FROM COBB  
COUNTY FLOOD INSURANCE RATE MAP  
PANEL # 130872000 F  
DATED AUG. 18, 1992.

EL. = APPROX. EDGE OF LAKE AS  
OF THE DATE OF THIS SURVEY. IMPROVEMENTS  
ENCROACH ON LAKE PROPERTY MAKING A  
PRECISE LOCATION IMPOSSIBLE IN MANY  
AREAS. EDGE OF LAKE IS PROPERTY LINE  
PER REFERENCE PLAT

BISHOP LAKE

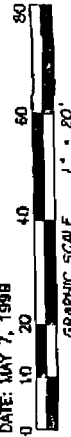
BISHOP LAKE



V-121 (2013)

SURVEY FOR JEFFREY C. COLE  
& MARJORY R. COLE

LOT 1, BLOCK E, C.M. BISHOP SUBDIVISION  
LAND LOT 758  
16th DISTRICT, 2nd SECTION,  
COBB COUNTY, GEORGIA  
DATE: MAY 7, 1998



**APPLICANT:** Jeff G. Cole

**PHONE:** 678-596-8166

**REPRESENTATIVE:** Jeff G. Cole

**PHONE:** 678-596-8166

**TITLEHOLDER:** Jeffrey G. and Marjory R. Cole

**PROPERTY LOCATION:** On the east side of the  
northern terminus of Country Squire Road  
(2060 Country Squire Road).

**PETITION No.:** V-121

**DATE OF HEARING:** 10-09-13

**PRESENT ZONING:** R-30

**LAND LOT(S):** 756

**DISTRICT:** 16

**SIZE OF TRACT:** 0.11 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to 0 feet from the western property  
line; 2) waive the side setback from the required 12 feet to 0 feet from the northern property line; and 3) waive the  
rear setback from the required 40 feet to 0 feet from the eastern property line.



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

2013 AUG 29 AM 8:37

(type or print clearly)

Application No. V-121

Hearing Date: 10-9-13

COBB COUNTY ZONING DIVISION

Applicant JEFF G. COLE Phone # 678-596-8166 E-mail jcole@3atlanta.com

JEFF G. COLE

(representative's name, printed)

Address 2060 COUNTRY SQUARE ROAD, MARIETTA, GA  
(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 11 E-mail \_\_\_\_\_

Signed, sealed and delivered in presence of \_\_\_\_\_

[Signature] Notary Public

My commission expires: 8/22/16

Titleholder JEFF G. COLE Phone # 678-596-8166 E-mail jcole@3atlanta.com

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

Signed, sealed and delivered in presence of \_\_\_\_\_

[Signature] Notary Public

My commission expires: 8/22/16

Present Zoning of Property RESIDENTIAL

Location 2060 COUNTRY SQUARE ROAD, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract .11 Acre(s)

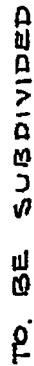
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 2060 sq ft Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

OUR HOUSE WAS HEAVILY DAMAGED BY A TORNADO IN MID JUNE.  
IN REBUILDING THE ROOF, WE ARE SIMPLY HOPING TO CHANGE  
THE ROOFLINE. THIS WILL GIVE US MUCH NEEDED STORAGE  
SPACE. OUR OUTBUILDING ON THE PROPERTY NEXT DOOR WAS  
COMPLETELY DESTROYED - MAKING THE NEED FOR STORAGE EVEN MORE CRITICAL.

List type of variance requested: ADDITIONAL SPACE (UNFINISHED ATTIC) IN  
A GRANDFATHERED RESIDENTIAL HOUSE



IN \_\_\_\_\_ BOOK 35 PAGE 38

Heide L Scott

CLERK, COBB COUNTY, GEORGIA  
COUNTY CLERK, COBB COUNTY, GEORGIA

COB COUNTY GEORGIA  
FILED IN OFFICE  
2013 AUG 29 PM 4:24  
COB COUNTY

**APPLICANT:** George L. Suttler

**PHONE:** 404-992-0002

**REPRESENTATIVE:** George L. Suttler

**PHONE:** 404-992-0002

**TITLEHOLDER:** George L. and Bobbie K. Suttler

**PROPERTY LOCATION:** On the south side of  
Woodlawn Drive, south of Blackland Drive  
(60 Woodlawn Drive).

**PETITION No.:** V-123

**DATE OF HEARING:** 10-09-13

**PRESENT ZONING:** R-40

**LAND LOT(S):** 1189, 1190

**DISTRICT:** 16

**SIZE OF TRACT:** Not Given

**COMMISSION DISTRICT:** 2

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



# Application for Variance Cobb County

2013 AUG 29 PM 4:24

COBB COUNTY ZONING DIVISION

(type or print clearly)

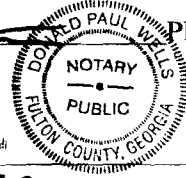
Application No. V-123

Hearing Date: 10/9/13

Applicant GEORGE L. SUTTLER Phone # (404) 992-0002 E-mail g.suttler@gmail.com

GEORGE L. SUTTLER Address 60 WOODLAWN DR  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 404 992-0002 E-mail g.suttler@gmail.com

Signed, sealed and delivered in presence of:

[Signature] 8/10/13  
Notary Public

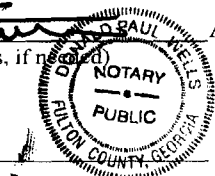
My commission expires: \_\_\_\_\_

My Commission Expires  
March 24, 2017

Titleholder BOBBIE K SUTTLER REV. TRUST  
GEORGE & BOBBIE CO TRUSTEES Phone # (404) 992-0002 E-mail g.suttler@gmail.com

Signature [Signature] Address: 60 WOODLAWN DR, MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30067

[Signature]



Signed, sealed and delivered in presence of:

[Signature] 8/29/13  
Notary Public

My commission expires: \_\_\_\_\_

My Commission Expires  
March 24, 2017

Present Zoning of Property RESIDENTIAL

Location 60 WOODLAWN DR, MARIETTA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1190 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 \_\_\_\_\_ 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 WOULD NOT BE ABLE TO DRIVE MY NEW ELECTRIC CAR.

List type of variance requested: REQUEST AN ADDITIONAL ELECTRICAL SERVICE  
TO GARAGE FOR CHARGING AN ELECTRIC CAR.