

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 13, 2013

DUE DATE: October 14, 2013

Distributed: September 24, 2013



Cobb County...Expect the Best!

JOB NO. RIVERSC

APPLICANT: SR Homes

PHONE: 678-249-8470

REPRESENTATIVE: Brian McBride

PHONE: 678-249-8470

TITLEHOLDER: SR Homes, LLC

PROPERTY LOCATION: On the west side of Rivers
Call Boulevard, east of Gatestone Way
(3620 Rivers Call Boulevard).

PETITION No.: V-120

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-15

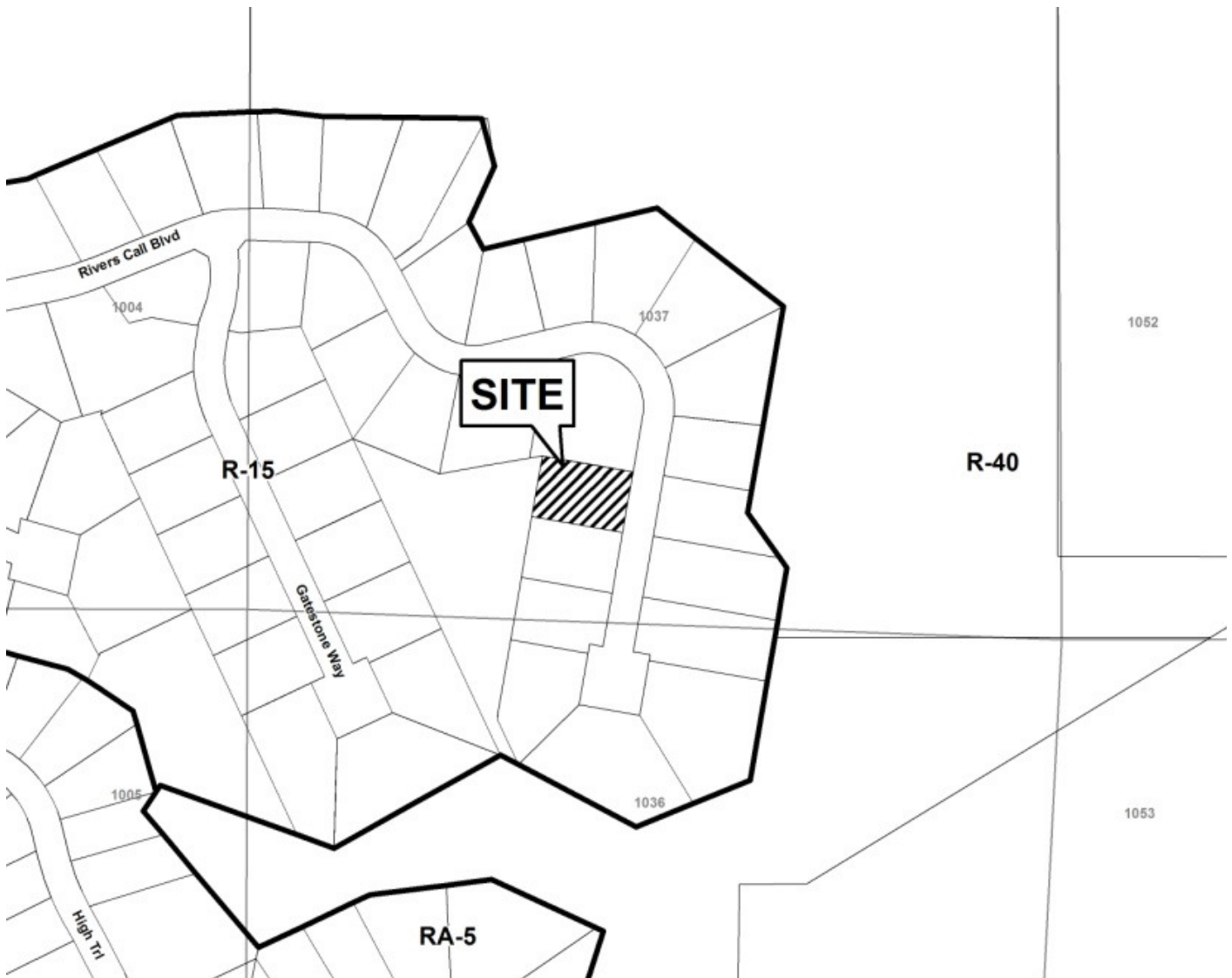
LAND LOT(S): 1037

DISTRICT: 17

SIZE OF TRACT: 0.344 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 20 feet to 19 feet.



COBB COUNTY ZONING DIVISION
Application for Variance
Cobb County

2013 AUG 21 PM 4:35

(type or print clearly)

Application No. V-120

Hearing Date: 11/13/13

Applicant SR Homes Phone # 678-249-8470 E-mail brian.mcbride@the5team.com

Brian McBride

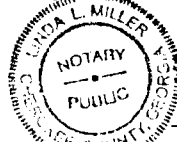
(representative's name, printed)

Address 1424 North Brown Rd Lawrenceville GA 30045
(street, city, state and zip code)

Brian McBride
(representative's signature)

Phone # 678-249-8470 E-mail _____

My commission expires: 6-30-17



Signed, sealed and delivered in presence of:

Linda L. Miller
Notary Public

Titleholder 1699 LAND COMPANY LLC
JAWZARIBUS

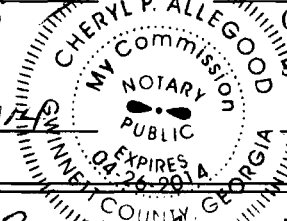
Phone # 678-262-2500 E-mail _____

Signature [Signature]

(attach additional signatures, if needed)

Address 1424 North Brown Rd Lawrenceville GA 30045
(street, city, state and zip code)

My commission expires: 04-26-2014



Signed, sealed and delivered in presence of:

Cheryl P. Allegood
Notary Public

Present Zoning of Property 3620 RIVERD CREEK BLVD ATLANTA GA LOT 31

Location _____

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

Land Lot(s) 1037 District 17 Size of Tract .344 ac. 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).

FOUNDATION CONTRACTOR ADVISED FRONT WALL BEYOND B/L DEMT OF 20'. WE STAYED & PILED FOOTING BY SURVEYOR. DID NOT FIND ERROR UNTIL AFTER POUP/FRAME WAS IN. WE HAD SURVEY FOR ZONING INSP. WALL WAS PLACED BEHIND 20' US FROM CAUSING WALL TO BE FURTHER TOWARD FRONT.

List type of variance requested: REDUCE FRONT B/L SETBACK TO 19'.

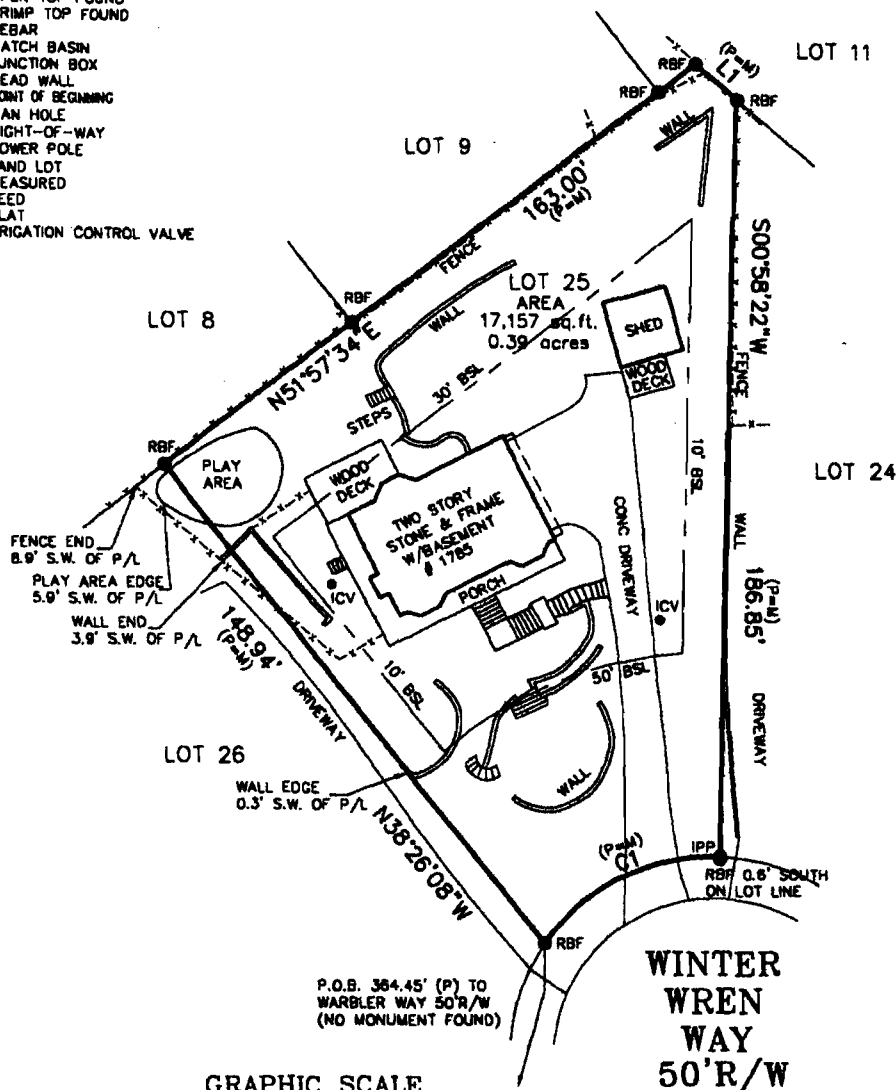
LEGEND

CMP CORRUGATED METAL PIPE
 DE DRAINAGE EASEMENT
 SSE SANITARY SEWER EASEMENT
 BSL BUILDING SETBACK LINE
 RBF REBAR FOUND
 IPP IRON PIN PLACED
 IPF IRON PIN FOUND
 OTF OPEN TOP FOUND
 CTF 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
 ICV IRRIGATION CONTROL VALVE

V-122 (2013)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	50.00	50.00	43.30

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.32	S49°39'22"E



GRAPHIC SCALE



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, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RE-CERTIFICATION 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.

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 OF 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 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 284,000 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 300' OF THIS PROPERTY.

FIELD DATE 04/28/13

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR		DATE	05/01/13
	OWNER / PURCHASER		SCALE	1" = 30'
	ERIC B. PALOSKI & CHRISTINA L. POLASKI		LAND LOT 814 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA	
	LOT 25 BLOCK N UNIT V		AREA OF LOT: 17,157 S.F.	
	SUBDIVISION CHESTNUT SPRINGS			
PLAT BOOK 89 PAGE 84 DEED BOOK 14173 PAGE 2850		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		

2013 AUG 29 PM 12:59

COBB COUNTY ZONING DIVISION

COBB COUNTY GEORGIA

APPLICANT: Eric and Christina Paloski

PHONE: 770-312-4401

REPRESENTATIVE: Eric B. Paloski

PHONE: 770-312-4401

TITLEHOLDER: Eric B. Paloski and Christina L. Polaski

PROPERTY LOCATION: At the northern terminus
of Winter Wren Way, north of Pine Warbler Way
(1785 Winter Wren Way).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 22 feet.

PETITION No.: V-122

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-15

LAND LOT(S): 814

DISTRICT: 16

SIZE OF TRACT: 0.39 acres

COMMISSION DISTRICT: 3



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 AUG 29 PM 12:58

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-122

Hearing Date: 11-13-13

Applicant Eric & Christine Paloski Phone # 770 312 4401 E-mail cpaloski123@gmail.com
Eric B. Paloski Address 1785 Winter Wren Way Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 312 4401 E-mail cpaloski123@gmail.com
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature] Notary Public

Titleholder Eric & Christine Paloski Phone # 770 312 4401 E-mail cpaloski123@gmail.com
Signature [Signature] Address: 1785 Winter Wren Way Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature] Notary Public

Present Zoning of Property R36

Location 1785 Winter Wren Way Marietta GA 30062 Winter Wren/Pine Warbler
(street address, if applicable; nearest intersection, etc.)

Land Use 814 District 16th 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.

Location of existing covered deck is already in the rear setback.
The existing covered deck is to the rear of the property due to the
topography of the front yard.

List type of variance requested: Enclose existing covered deck already in the
rear setback of the home. Existing footprint and roof line will
remain.

VARIANCE PLAN FOR: KERLEY FAMILY HOMES LOT 23

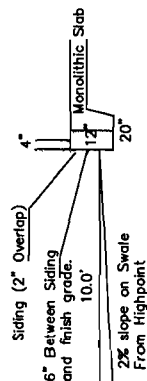
522 WALLIS FARM LANE
12.876 SQ. FT.
0.30 ACRES

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP -4 AM 11:38

COBB COUNTY ZONING DIVISION

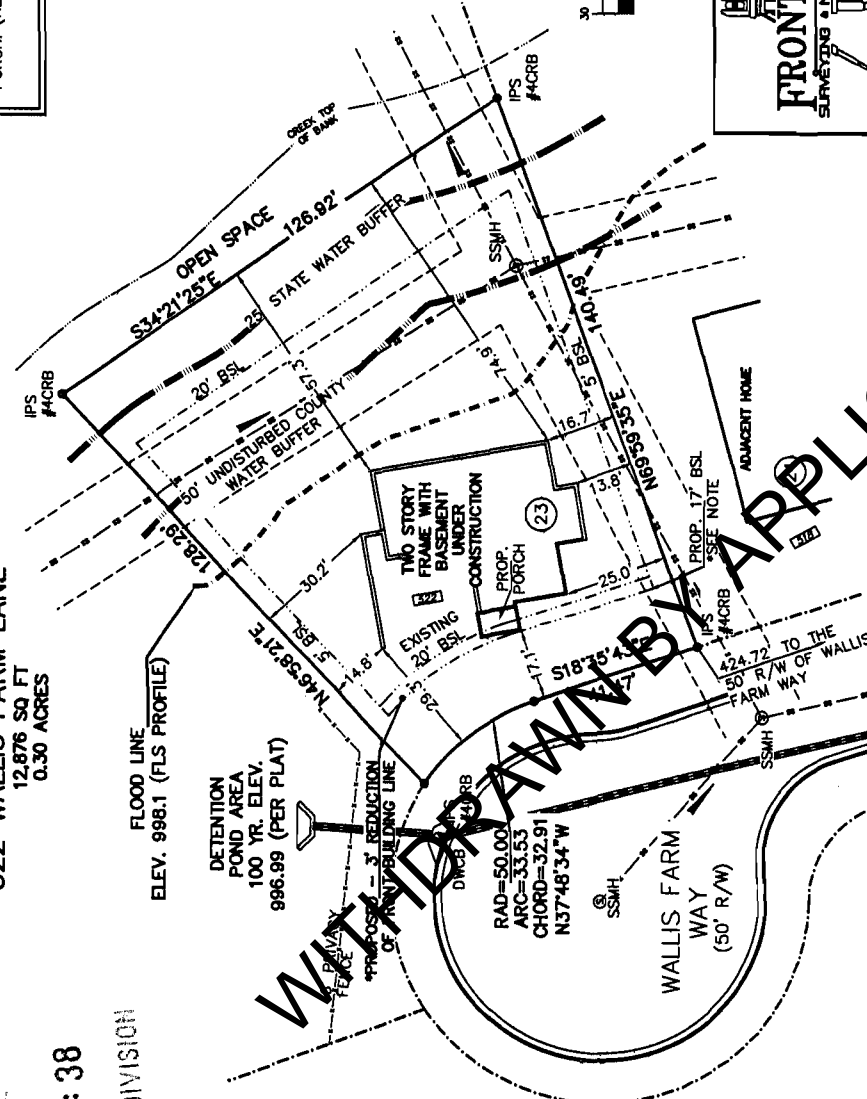
- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - IFP IRON PIN FOUND
 - IPS IRON PIN SET
 - CB CATCH BASIN
 - DI DROP INLET
 - YI YARD INLET
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAIN HOLE
 - ③ CLEAN OUT
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OT OPEN TOP
 - CT CEMENT TOP
 - REBAR REBAR
 - CRB CAPPED REBAR
 - UE UTILITY EASEMENT



Standard Grading Detail (NTS)

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

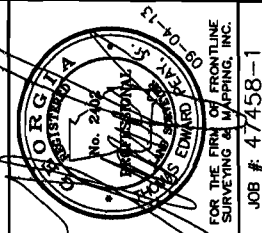
NOTE:
THE PURPOSE OF THE PLAN IS TO SHOW THE
HOUSE LOCATION AND THE PROPOSED VARIANCE
NEEDED FOR THE PROPOSED FRONT
PORCH. (AS SHOWN HEREIN)



V-124 (2013)

(IN FEET)
1 inch = 30 ft.

FRONTLINE
SURVEYING & MAPPING, INC.
3595 Cal
Suite 116
Marietta, GA 30066
Ph. (678) 355-9805
Fax (678) 355-9806
www.frontlinesurveying.com



DATE 09/03/13		SCALE 1" = 30'	
LAND LOT 290		COBB COUNTY, GEORGIA	
LOT(S) 23		PG 67	
SUBDIVISION WALLIS FARMS		REVISION: PG 227 PG 67	
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		BY: TIM G	
MAP ID 13067C0103H		DATE: 9-3-13	
EFFECTIVE DATE: 03-04-13		TIM G	
SCALE TO FIT 11x17		9-4-13	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET; AN ANGULAR ERROR OF 0.5 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 N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. 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 NAMED SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2013 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

APPLICANT: Kerley Family Homes

PHONE: 770-792-5500

REPRESENTATIVE: Gene Kerley

PHONE: 770-680-9601

TITLEHOLDER: Kerley Family Homes at HR, LLC

PROPERTY LOCATION: At the northern terminus
of Wallis Farm Lane, north of Wallis Farm Way
(522 Wallis Farm Lane).

PETITION No.: V-124

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-20/OSC

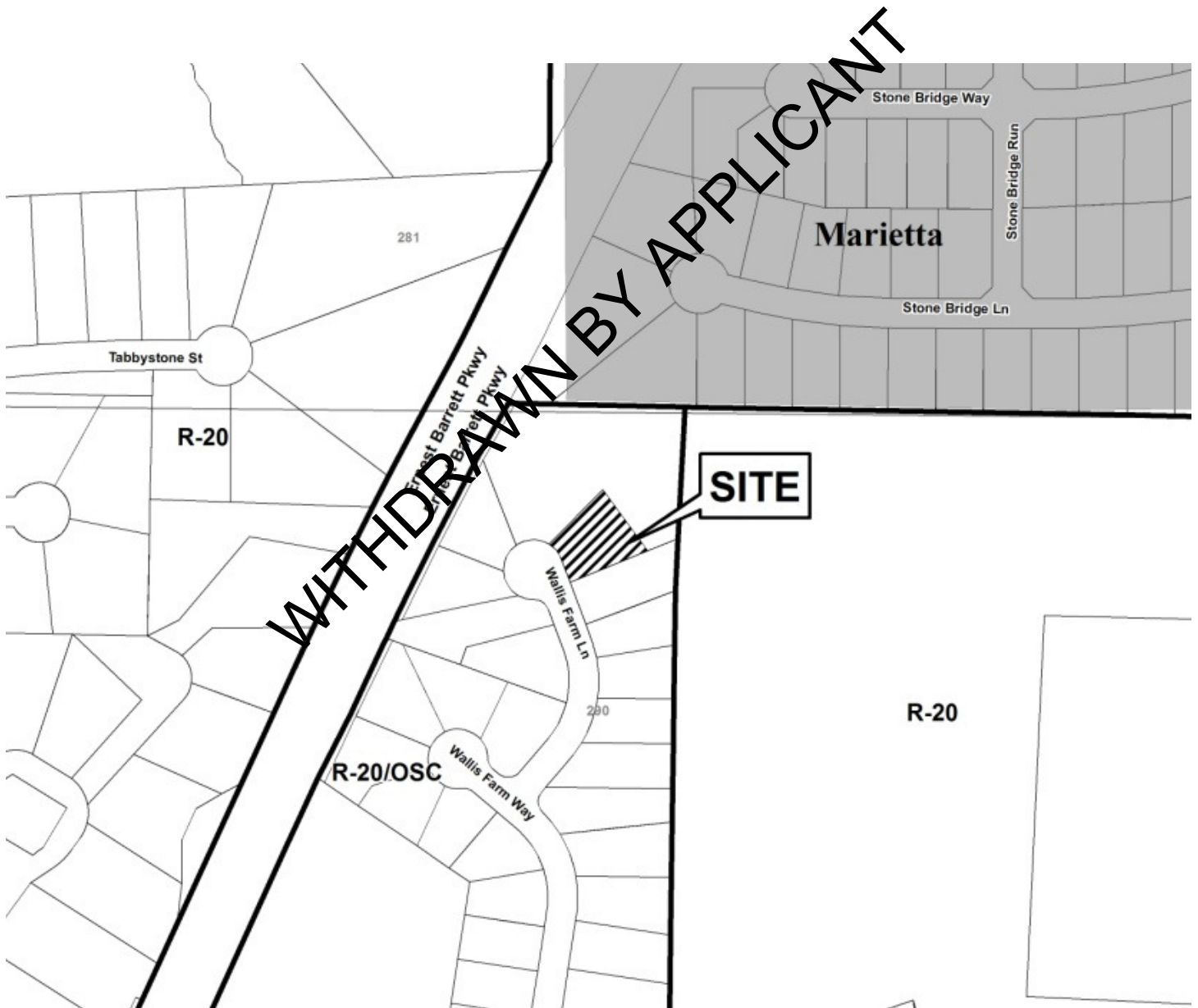
LAND LOT(S): 290

DISTRICT: 20

SIZE OF TRACT: 0.30 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 20 feet to 17 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 SEP -4 AM 11:37

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-124

Hearing Date: 11/13/13

Applicant Kerley Family Homes

Phone # (770) 792 5500

E-mail _____

GENE KERLEY

(representative's name, printed)

Address 750 Chastain Corner, Marietta Ga

(street, city, state and zip code)

Gene Kerley

(representative's signature)

Phone # (404) 680 9601

E-mail gkerley@kerleyhomes.com

Signed, sealed and delivered in presence of:

My commission expires: 9-9-14

Titleholder Kerley Family Homes

Phone # 770 792 5500

E-mail _____

Signature Gene Kerley

(attach additional signatures, if needed)

Address: 750 Chastain Corner, Marietta Ga 30064

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 9-9-14

Present Zoning of Property _____

Location 522 Wallis Farm Way, Marietta Ga 30064

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

Land Lot(s) 296

District 20th

Size of Tract 0.30

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 yes Other _____

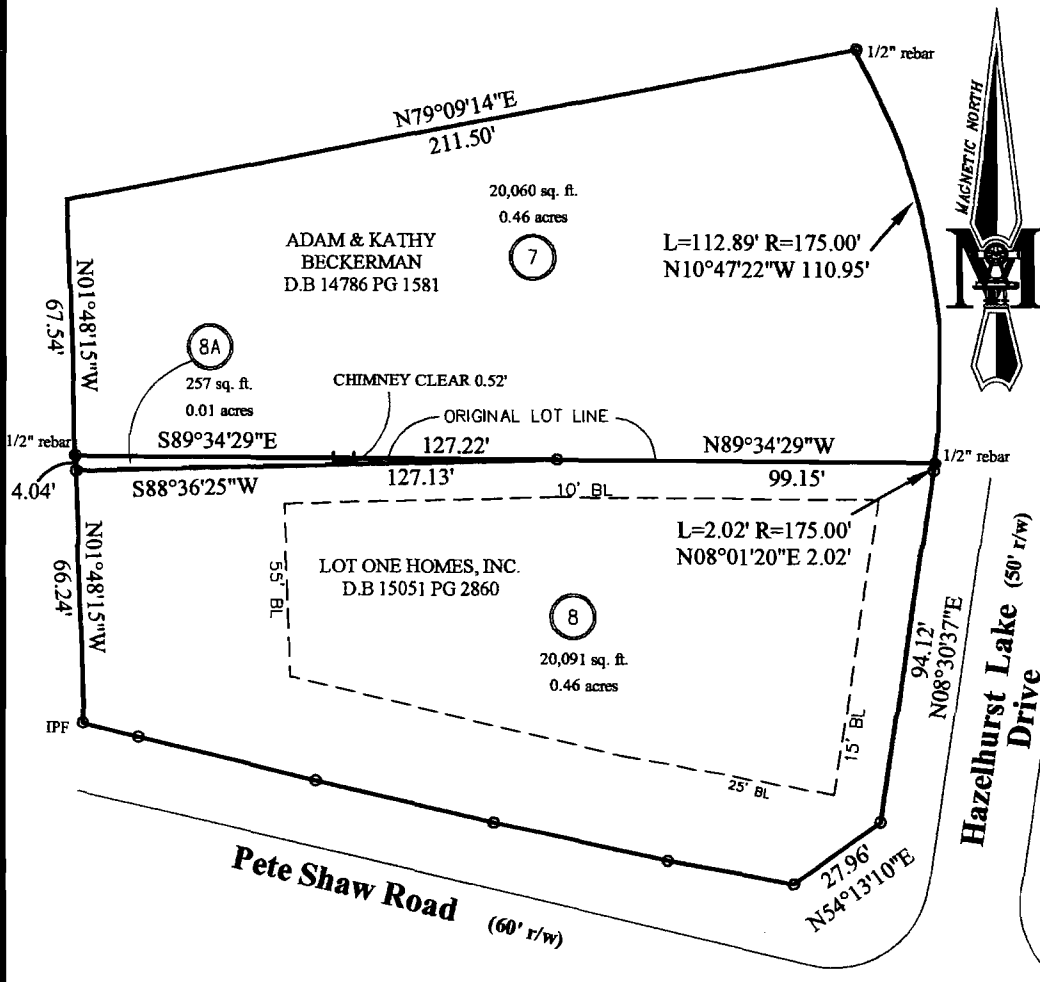
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Would be able to put a covered porch on home.

List type of variance requested: Front Setback Change from 25'-0" to 17'-0"

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

V-125 (2013)



GENERAL LEGEND

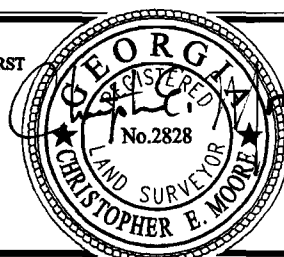
- SANITARY SEWER MANHOLE
- JUNCTION BOX/STORM SEWER MANHOLE
- HEADWALL
- CATCH BASINS
- STORM SEWER LINE
- SUBDIVISION LOT NUMBER
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- SANITARY SEWER LINE
- SIDEWALK
- IRON PIN SET
- IRON PIN FOUND
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- NOW OR FORMERLY
- RIGHT-OF-WAY

POST EXHIBIT FOR
LOT ONE HOMES



**CHRISTOPHER E. MOORE
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYING
320 NORTH CLAYTON STREET - LAWRENCEVILLE, GA. 30045
Phone: (770) 963-7418 Fax: (770) 963-7995

LOT# 8
LAKESIDE @ HAZELHURST
RIDGE UNIT 1
P.B. 216 PG 41
LAND LOT 265
16TH DIST/ 2ND SECT
COBB COUNTY, GA.
AUGUST 18, 2013 1"=40'
JOB # HAZELHURST



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -6 PM 3:05
COBB COUNTY ZONING DIVISION

APPLICANT: Adam Beckerman

PETITION No.: V-125

PHONE: 770-362-2545

DATE OF HEARING: 11-13-2013

REPRESENTATIVE: Adam Beckerman

PRESENT ZONING: R-20

PHONE: 770-362-2545

LAND LOT(S): 265

TITLEHOLDER: Adam and Kathy Lynn Beckerman

DISTRICT: 16

PROPERTY LOCATION: On the west side of
Hazelhurst Lake Drive, north of Pete Shaw Road

SIZE OF TRACT: 0.46 acres

(3955 Hazelhurst Lake Drive).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure under 144 square feet (outside stone fireplace) from the required 5 feet to 0.52 feet adjacent to the northern property line; and 2) increase the maximum allowable impervious surface from 35% to 44%.



Application for Variance Cobb County

(type or print clearly)

Application No. V-125

Hearing Date: 11/13/13

Applicant Adam BECKERMAN Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com

Adam BECKERMAN Address 3955 HAZELHURST Lake DR Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Adam Becker Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com
(representative's signature)

My commission expires: August 31, 2016

Signed, sealed and delivered in presence of
Ronda D. Williams
NOTARY PUBLIC
EXPIRES
Georgia
Notary Public
Aug. 31, 2016

Titleholder Adam & Kathy BECKERMAN Phone # 770-362-2545 E-mail Adambeckerman@hotmail.com

Signature Adam Beckerman Address: 3955 HAZELHURST Lake DR Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 31, 2016

Signed, sealed and delivered in presence of
Ronda D. Williams
NOTARY PUBLIC
EXPIRES
Georgia
Notary Public
Aug. 31, 2016

Present Zoning of Property _____

Location 3955 HAZELHURST Lake DRIVE Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 265 District 16th Size of Tract .46 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.

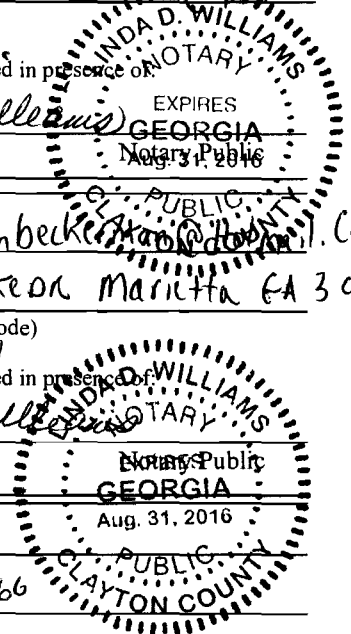
Size of Property _____ Shape of Property _____ Topography of Property _____ Other ☒

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 ATTACHED

List type of variance requested: _____

See Attached



COBB COUNTY ZONING DIVISION
2013 SEP -6 PM 3:04
COBB COUNTY ZONING DIVISION

I am requesting a variance from the required buffer of 5 feet to .52 feet to accommodate an outside stone fireplace that was constructed back in 2011.

In April of 2011, I contracted with a pool builder to construct a pool, patio and fireplace in my back yard. Although the contractor was referred by my neighbor who used them the previous year, I still performed significant due diligence on the contractor including visiting 5 other projects that they had completed, speaking with those homeowners and checking BBB and other reputable sources for reviews. Based on my research, there was no information for me to conclude that I would receive anything but a quality product.

The original plans that were prepared by the pool builder and submitted to Cobb County (see attached) showed that the fireplace was well within my property lines by 14 feet. One evening during the construction I came home to find out that the pool builder had arbitrarily decided to shift the fireplace to where it currently stands now. At the point that I had become aware, the foundation had already been poured, cinder blocks stacked and some of the stone facing was already being applied. I inquired of the pool builder as to why she changed without receiving my approval and her main response was it would look better since it would be closer to the spa. At that point with all of the work that had been done it was impossible to have it moved back to the original planned location. I was immediately concerned that this could be over the property line and she assured me on numerous occasions that we were still well within the property line and required buffer zones. When I was informed a few months ago about the fireplace encroachment, I called the pool builder who unfortunately was unwilling to take responsibility for any part. The cost involved to dismantle and rebuild the fireplace will be somewhere between \$8,000-\$10,000 which does not include the landscaping that will need to be redone in the affected area. In addition to the cost, the dismantling and reconstruction would create a significant disruption to our backyard.

I appreciate your consideration of this matter.

Adam Beckerman

COBB COUNTY GEORGIA
PLANNING DEPARTMENT
2013 SEP -6 PM 3:04
COBB COUNTY ZONING DIVISION

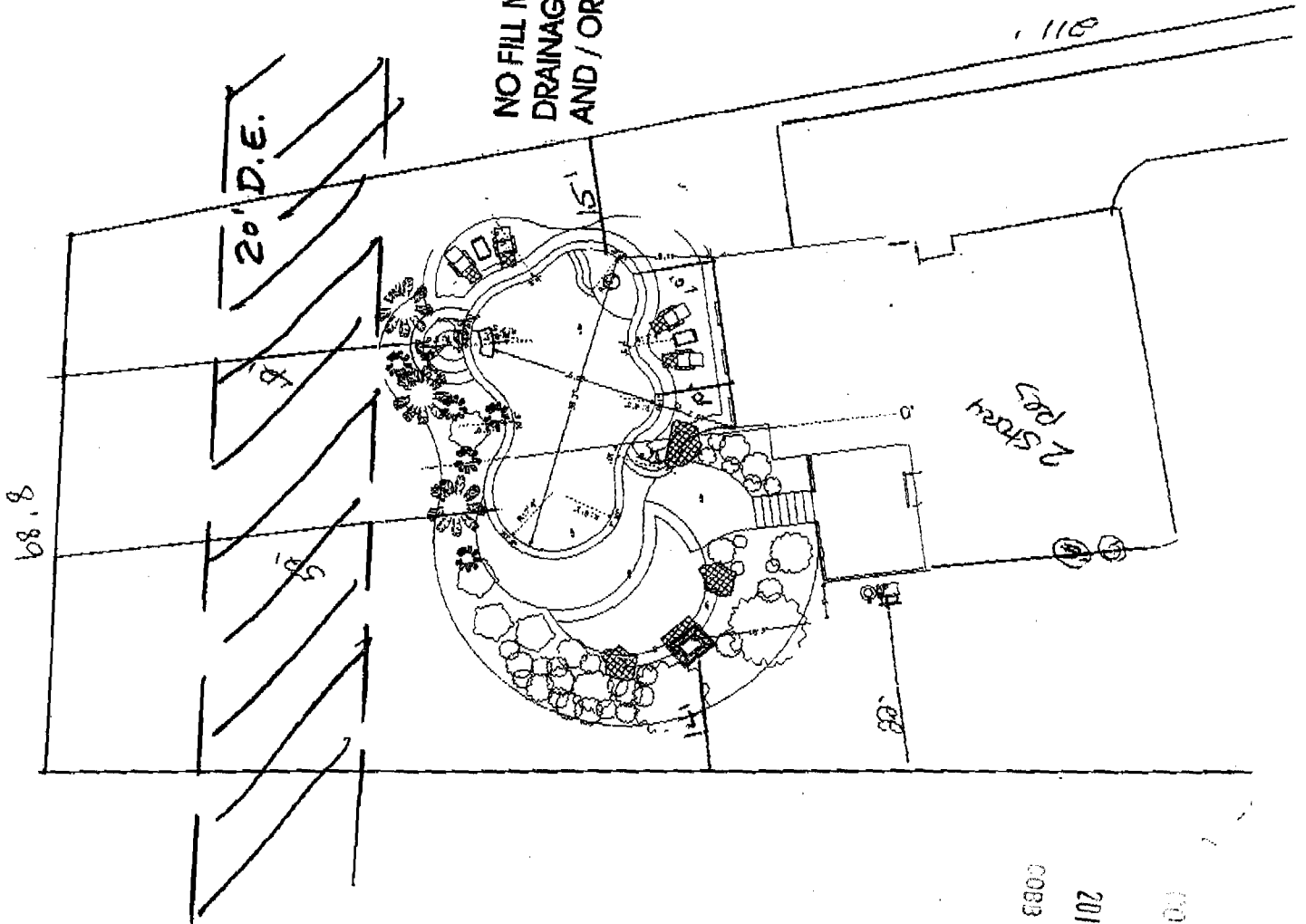
2011-003091

Site Plan Review Section
COBB COUNTY COMMUNITY DEVELOPMENT DEPT.
APPROVED FOR: Summer Pool
BY: C. Arthey DATE: 4-27-2011

EXHIBIT
V-125 (2013)

NO FILL MAY BE PLACED WITHIN THE
DRAINAGE EASEMENT FLOOD PLAN
AND / OR DETENTION AREAS.

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

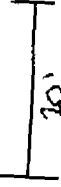


COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP -6 PM 3:04
COBB COUNTY ZONING DIVISION

**EXHIBIT
V-125 (2013)**

Adam Beckerman
3955 Hazelhurst Lake Dr
Marietta, GA
PIN: 1602660029D
Dist: 116
LOT: 7

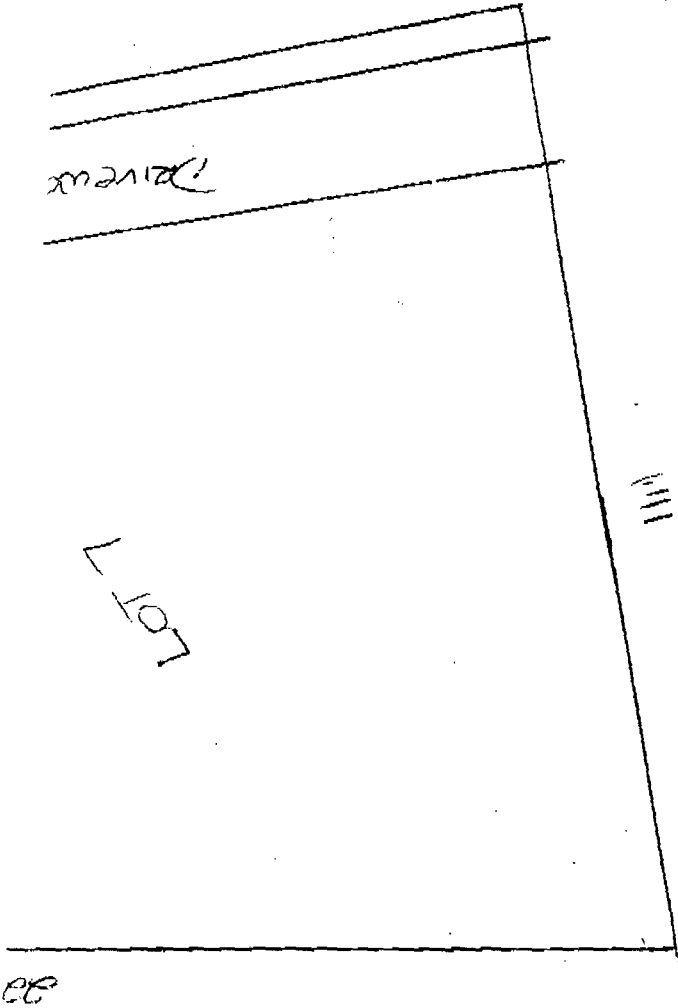
Scale: 1" = 20'



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP -6 PM 3:04

COBB COUNTY ZONING DIVISION



RESIDENCE

COBB COUNTY GEORGIA
FILED IN OFFICE

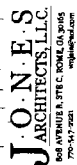


Journal of Interpersonal Violence 26(10)

adg della cme---

1065 Jing St

2023-03-15



ADDITIONS AND MODIFICATIONS TO

THE PRINCE OF RESIDENCE

1065
1065 DELLA STREET; MARIETTA, GEORGIA

V-126 (2013)

Year	Population	GNP
------	------------	-----

DATE	7/25/12	WNY	12006
DRAWN BY			
SALE	SEE PLAN		

COVER

100

APPLICANT:	<u>D'Lynn Prins</u>	PETITION No.:	<u>V-126</u>
PHONE:	<u>678-296-2208</u>	DATE OF HEARING:	<u>11-13-2013</u>
REPRESENTATIVE:	<u>D'Lynn Prins</u>	PRESENT ZONING:	<u>RA-4</u>
PHONE:	<u>678-296-2208</u>	LAND LOT(S):	<u>936</u>
TITLEHOLDER:	<u>D'Lynn Damron Prins</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>At the southern terminus</u> <u>of Della Street, south of Terrell Mill Road</u> <u>(1065 Della Street).</u>	SIZE OF TRACT:	<u>0.20 acres</u>
TYPE OF VARIANCE:	<u>Waive the rear setback from the required 30 feet to 21 feet.</u>		



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP -9 AM 11:42

COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

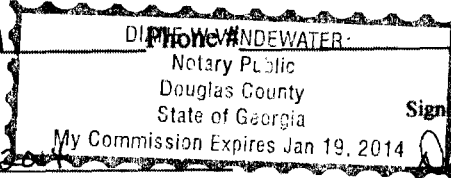
Application No. V-126

Hearing Date: 11/13/13

Applicant D'Lynn Prins Phone # 678-296-2208 E-mail dprins@manh.com

D'Lynn Prins Address 1065 Della Street SE, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

D'Lynn Prins E-mail dprins@manh.com
(representative's signature)



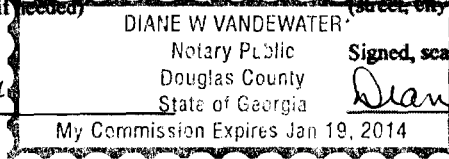
Signed, sealed and delivered in presence of:

My commission expires: JAN 19, 2014 Diane W Vandewater

Notary Public

Titleholder D'Lynn Prins Phone # 678-296-2208 E-mail dprins@manh.com

Signature D'Lynn Prins Address: 1065 Della St. SE, Marietta, Ga 30067
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

My commission expires: JAN 19, 2014 Diane W Vandewater

Notary Public

Present Zoning of Property _____

Location 1065 Della Street SE, Marietta, Ga 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ 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).

WALK BACK SIDE FROM 30' TO 21'
TAKING DOWN ROTTEN DECK TO ADD ADDITIONAL
SPACE FOR KITCHEN

List type of variance requested: _____

V-127 (2013)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP -9 PM 12:14

COBB COUNTY ZONING DIVISION

GENERAL NOTES ~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 10,594. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235M.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 155,829.

ALL I.P.'s ARE 1/2" REBAR'S.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

REFERENCE: DB. 13794, PG. 1486.

TOTAL AREA = 108,768 SQ. FT.
2.497 ACRES

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAPS", COMMUNITY PANEL NO. 13067C 0015 F, DATED AUGUST 18, 1992 & 13057C 0330 B, DATED JULY 15, 1988, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

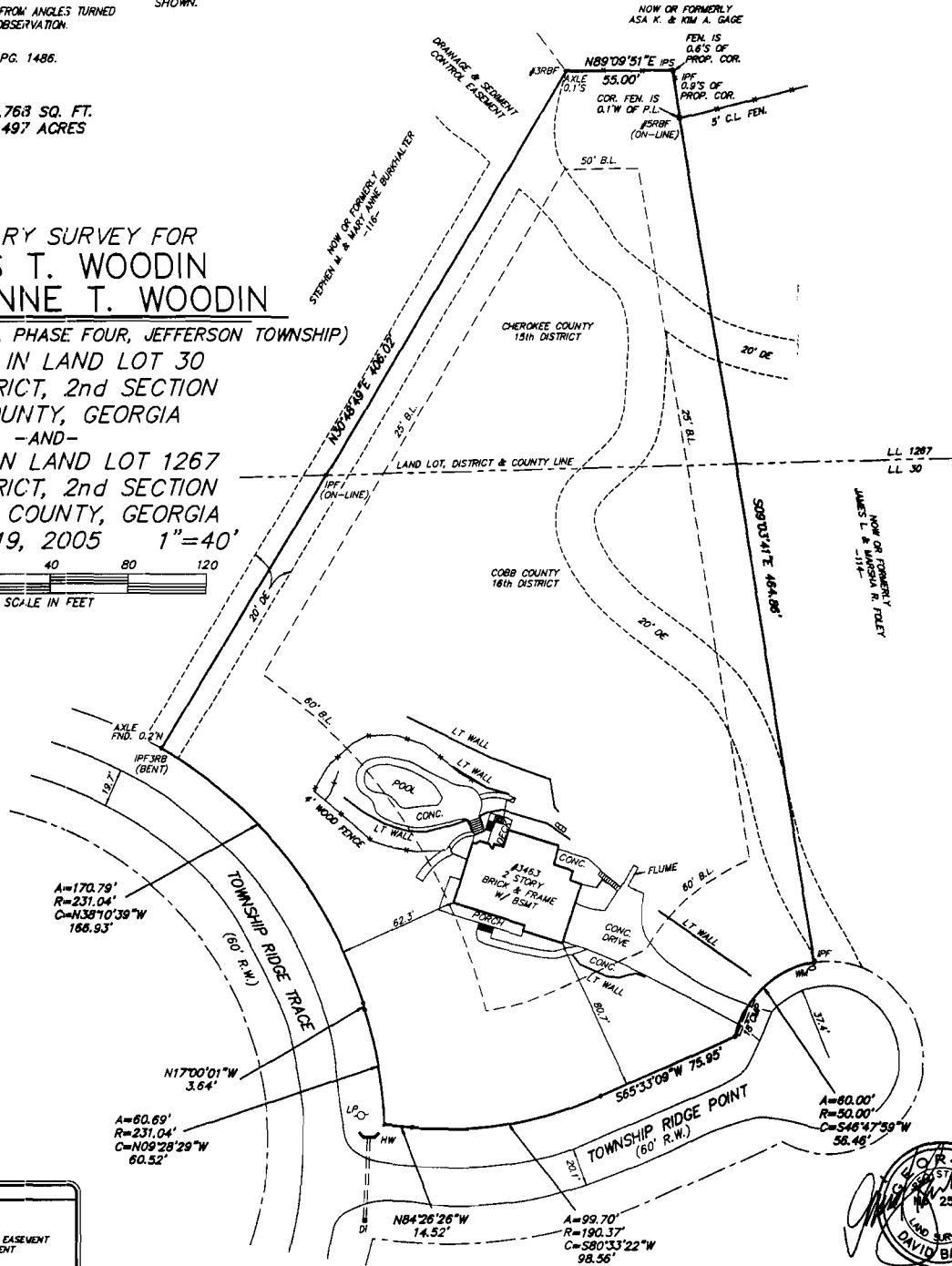
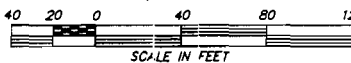
BOUNDARY SURVEY FOR JAMES T. WOODIN & JANEANNE T. WOODIN

(BEING LOT 115, BLOCK "C", PHASE FOUR, JEFFERSON TOWNSHIP)

LOCATED IN LAND LOT 30
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

-AND-

LOCATED IN LAND LOT 1267
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
DECEMBER 19, 2005 1"=40'



LEGEND

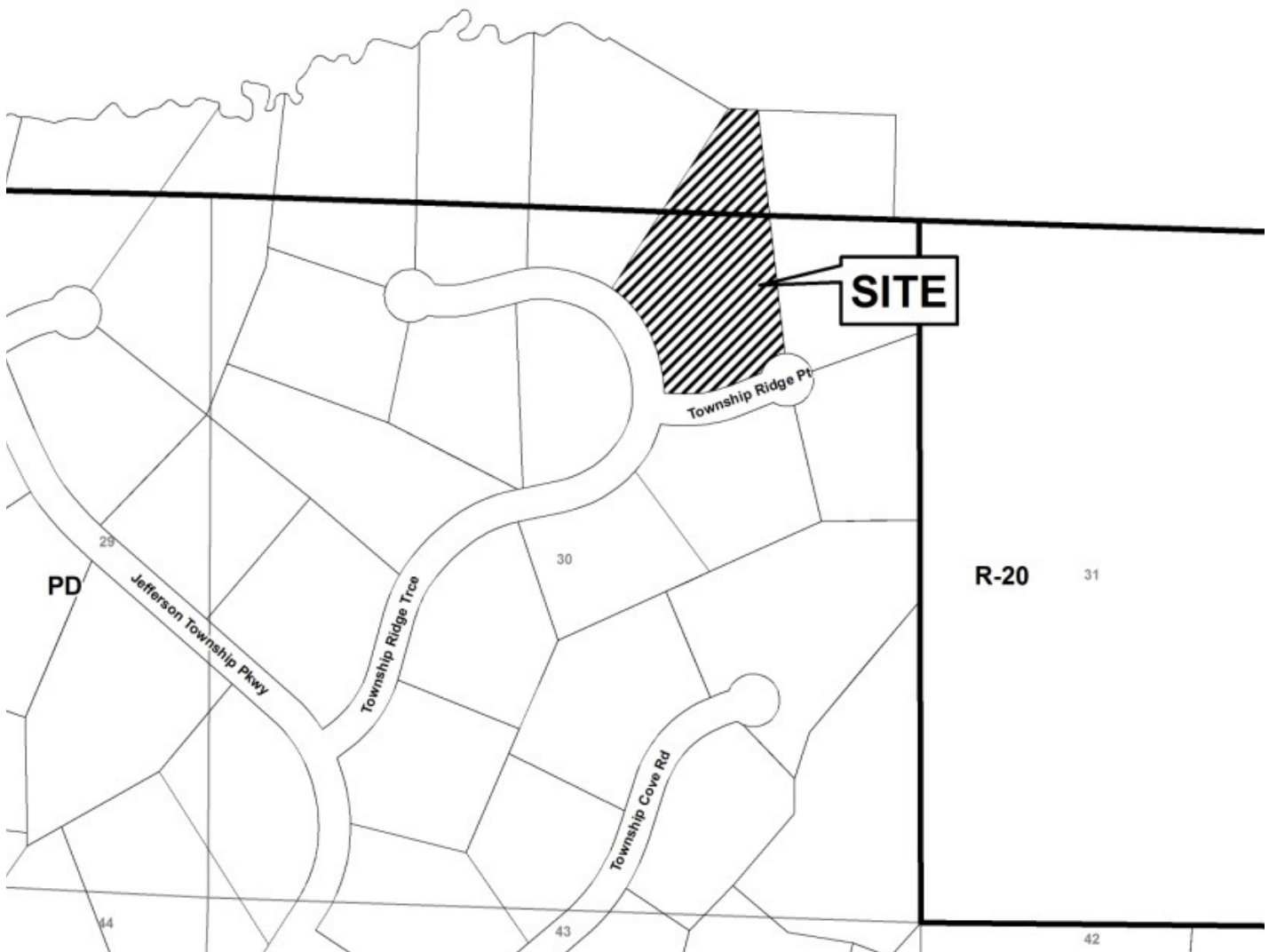
- 1/2" REBAR PND.
- 1/2" REBAR SET
- RIGHT OF WAY
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- LAND LOT LINE
- CENTERLINE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- DRAIN INLET
- JUNCTION BOX
- MANHOLE
- CATCH BASIN
- BENCHMARK
- POWER POLE
- FIRE HYDRANT
- CONCRETE MONUMENT PND.
- BACK OF CURB
- EDGE OF PAVEMENT
- FENCE
- OVERHEAD ELEC. SERVICE LINE
- BUILDING LINE
- UNDERGROUND POWER LINE



BARTON SURVEYING
INC.

1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT:	<u>James and Janeanne Woodin</u>	PETITION No.:	<u>V-127</u>
PHONE:	<u>770-713-1213</u>	DATE OF HEARING:	<u>11-13-2013</u>
REPRESENTATIVE:	<u>James and Janeanne Woodin</u>	PRESENT ZONING:	<u>PD</u>
PHONE:	<u>678-787-4584</u>	LAND LOT(S):	<u>1267, 30</u>
TITLEHOLDER:	<u>Janeanne T. Woodin</u>	DISTRICT:	<u>15, 16</u>
PROPERTY LOCATION:	<u>At thr corner of Township</u>	SIZE OF TRACT:	<u>2.497 acres</u>
	<u>Ridge Point and Township Ridge Trace</u>	COMMISSION DISTRICT:	<u>3</u>
	<u>(3463 Township Ridge Point).</u>		
TYPE OF VARIANCE:	<u>Waive the front setback from the required 60 feet to 52 feet.</u>		



COBB COUNTY GEORGIA
FILED IN DEPT. OF RECORDS

Application for Variance

2013 SEP -9 PM 12:14

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-127

Hearing Date: 11/13/13

Applicant: JAMES & JANEANNE WOODIN Phone # 770-713-1213 E-mail jtwoodin@bellsouth.net

JAMES & JANEANNE T WOODIN Address 3463 TOWNSHIP RIDGE PT, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-713-1213 E-mail jtwoodin@bellsouth.net
(representative's signature) [Signature] 678-787-4584 E-mail jtwoodin@gmail.com

My commission expires: May 19, 2017

Signed, sealed and delivered in presence

Suehendra [Signature] 09/09/13
Notary Public

Titleholder: JAMES T WOODIN Phone # 770-713-1213 E-mail jtwoodin@bellsouth.net
JANEANNE T WOODIN Phone # 678-787-4584 E-mail jtwoodin@gmail.com

Signature: [Signature] Address: 3463 TOWNSHIP RIDGE PT, MARIETTA, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 19, 2017

Signed, sealed and delivered in presence

Suehendra [Signature] 09/09/2013
Notary Public

Present Zoning of Property PD

Location 3463 TOWNSHIP RIDGE POINT, MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 30 District 16TH, 2ND SECT Size of Tract 2.497 Acre(s)

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

Size of Property 2.5 ACRES Shape of Property PIE Topography of Property SLIGHT SLOPED 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).

HOUSE HAS HAD THIS VIOLATION SINCE IT WAS BUILT IN 1982.
WE ARE THE 3RD OWNERS, B/L GOES THROUGH VERY SMALL PART OF
COVERED FRONT PORCH. CANNOT REMOVE ROOF BECAUSE IT IS A
VICTORIAN STYLE WRAP PORCH. NO ZONING VARIANCE CAN BE
FOUND IN COBB COUNTY RECORDS TO ALLOW FOR THIS.

List type of variance requested: ALLOW THIS B.L. TO GO THROUGH COVERED
PORCH WITHOUT ALTERING ROOF AND PORCH.

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-300SW TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 23,776 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 599,031 FEET.

TOTAL AREA = 35,449 SQUARE FEET OR 0.81 ACRES.
 TOTAL IMPERVIOUS AREA ALLOWED = 12,407 SQUARE FEET OR 35%.
 TOTAL IMPERVIOUS AREA EXISTING = 6,685 SQUARE FEET OR 19%.
 TOTAL IMPERVIOUS AREA PROPOSED = 784 SQUARE FEET OR 02%.
 TOTAL IMPERVIOUS AREA EXISTING & PROPOSED = 7,469 SQUARE FEET OR 21%.

PROPERTY MAY OR MAY NOT BE SUBJECT TO PROTECTIVE OR RESTRICTIVE COVENANTS AS PER FINAL PLAT AND OR CITY/COUNTY ORDINANCES INCLUDING ALL EASEMENTS AND RIGHTS OF WAY.

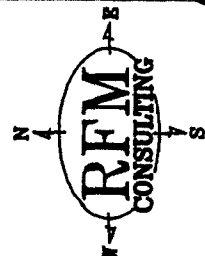
THE LOCATION OF UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY. UTILITIES SHOWN ARE BASED UPON VISIBLE AND PHYSICAL EVIDENCE. THERE MAY BE UTILITIES ON OR CROSSING THIS PROPERTY THAT ARE NOT SHOWN. CALL THE UTILITIES PROTECTION CENTER (1-800-282-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:

PLAT BOOK 132, PAGE 89
 DEED, BOOK 14879, PAGE 4897



R.F.M. Consulting, LLC
 707 WHITLOCK AVENUE
 BLDG. A-37
 MARIETTA, GA 30064
 PHONE (770) 757-3977
 FAX (770) 499-8496
 EMAIL: RFMC@BELLSSOUTH.NET
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND DESCRIBED AND ACCORDS WITH THE SURVEY RECORDS AND RECORDS OF THE LAND.

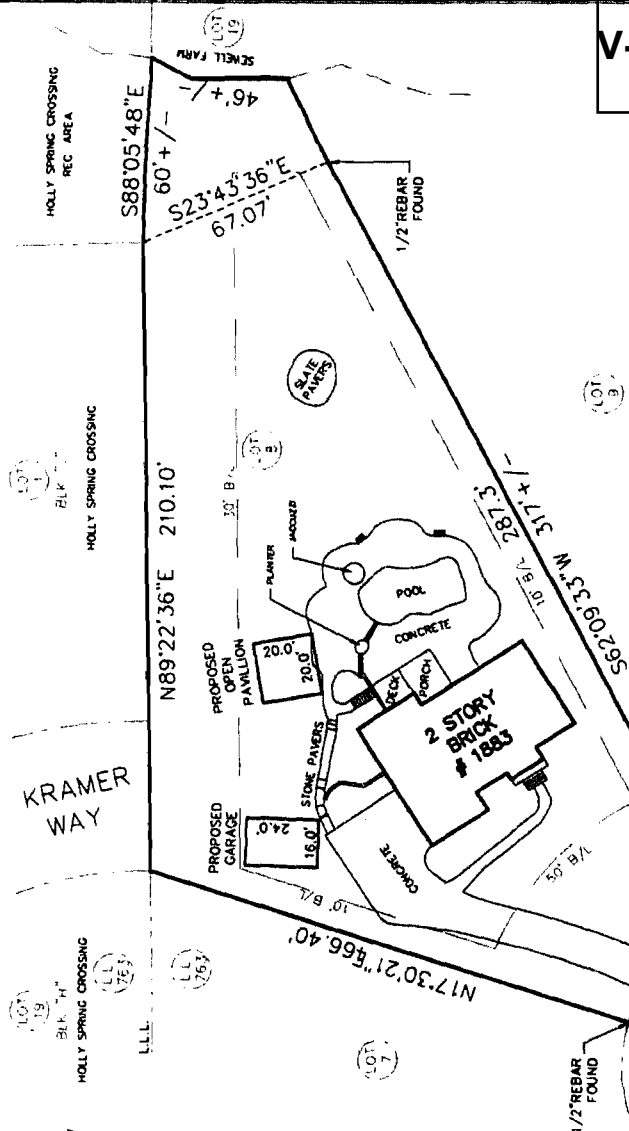


Drafted By: Mark B. Price, Jr.
 Cal 678-315-9270
 FILE: WICKS VALLEY DR.dwg

V-128 (2013)

SITE PLAN

OF
#1883 WICKS VALLEY DRIVE
LOT 8
WICKS CREEK, UNIT THREE
FORMERLY
SEWELL FARM, UNIT FIVE
&
WICKS CREEK, UNIT TWO
LOCATED IN
LAND LOT 763
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 08/29/2013 ~ SCALE: 1"=50'



WICKS VALLEY DRIVE

ARC=49.92'
 RADIUS=50.00'
 CHORD=N43°43'13"W 47.87'

COBB COUNTY ZONING DIVISION

2013 SEP 10 PM 3:21

COBB COUNTY GEORGIA
 FILED IN OFFICE

APPLICANT: Michael and Larissa Daugherty

PHONE: 404-388-6960

REPRESENTATIVE: J. L. Brooks

PHONE: 404-557-3565

TITLEHOLDER: Michael and Larissa Daugherty

PROPERTY LOCATION: At the eastern terminus of
Wicks Valley Drive, east of Wicks Lane
(1883 Wicks Valley Drive).

PETITION No.: V-128

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-20

LAND LOT(S): 763

DISTRICT: 16

SIZE OF TRACT: 0.81 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Allow an accessory structure (384 square foot "proposed garage") to the side of the
principal building.



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

2013 SEP 10 PM 3:20

Cobb County

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-128Hearing Date: 11/18/13Applicant Michael & Larissa Daugherty Phone # 404-388-6960 E-mail mdaugherty42@comcast.netJ.L. Brooks

(representative's name, printed)

Address 5454 Malone Court Powder Springs GA 30127

(street, city, state and zip code)

Phone # 404-557-3565E-mail brooksconst@bellsouth.net

(representative's signature)

V THOMPSON
Notary Public
Paulding County
State of Georgia

My Commission Expires Mar 5, 2017

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Titleholder Michael Daugherty Larissa Daugherty Phone # 770-579-1185 E-mail mdaugherty42@comcast.netSignature X [Signature] Address: 1883 Wicks Valley Drive Marietta, GA 30062

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 12/13/15

Present Zoning of Property

Location 1883 Wicks Valley Drive
(street address, if applicable; nearest intersection, etc.)Land Lot(s) 763 District 16th Size of Tract

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).

single car Garage needed behind House under
code this garage can only work on side
of House at Existing Driveway

List type of variance requested: structure Approved on side of
House -

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 10 PM 3:24

COBB COUNTY ZONING DIVISION

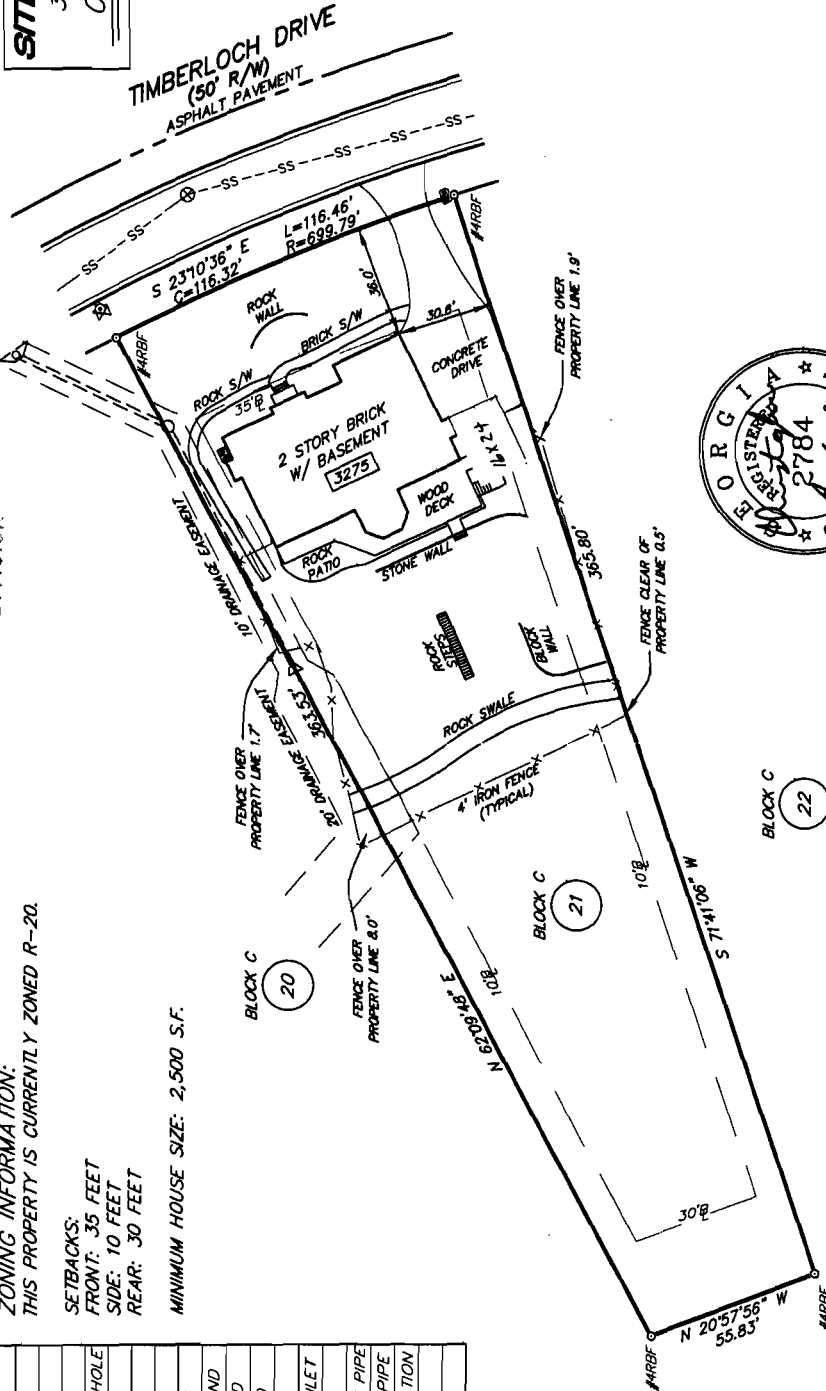
ZONING INFORMATION:
THIS PROPERTY IS CURRENTLY ZONED R-20.

SETBACKS:
FRONT: 35 FEET
SIDE: 10 FEET
REAR: 30 FEET

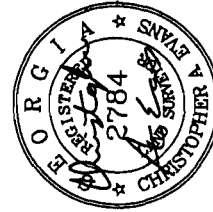
MINIMUM HOUSE SIZE: 2,500 S.F.

LEGEND	
⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊕	G.M. - GAS METER
-x-	TYPE OF FENCE
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.F. - CRIMP TOP PIPE FOUND
○	O.T.F. - OPEN TOP PIPE FOUND
○	J.B. - JUNCTION BOX
□	D.I. - DROP INLET / YARD INLET
○	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
---	OVERHEAD POWER LINES
△	H.W. - HEADWALL

SITE AREA
3146.3 μ
0.72 AC.



V-129 (2013)
GRID NORTH (GEORGIA WEST ZONE)



BLOCK C
22

CONCRETE SIDEWALK
OLD CANTON ROAD
(R/W VARIES)

BOUNDARY SURVEY FOR:

LEE HADDOCK ASSOCIATES, LLC
SENTINEL LAKE
PHASE II
BLOCK C - LOT 21
LOCATED IN L.L.1198
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

DATE	REVISIONS
01-04-12	
DRAWN BY : JDW	
CHECKED BY : CAE	
FIELD BOOK : GRID	

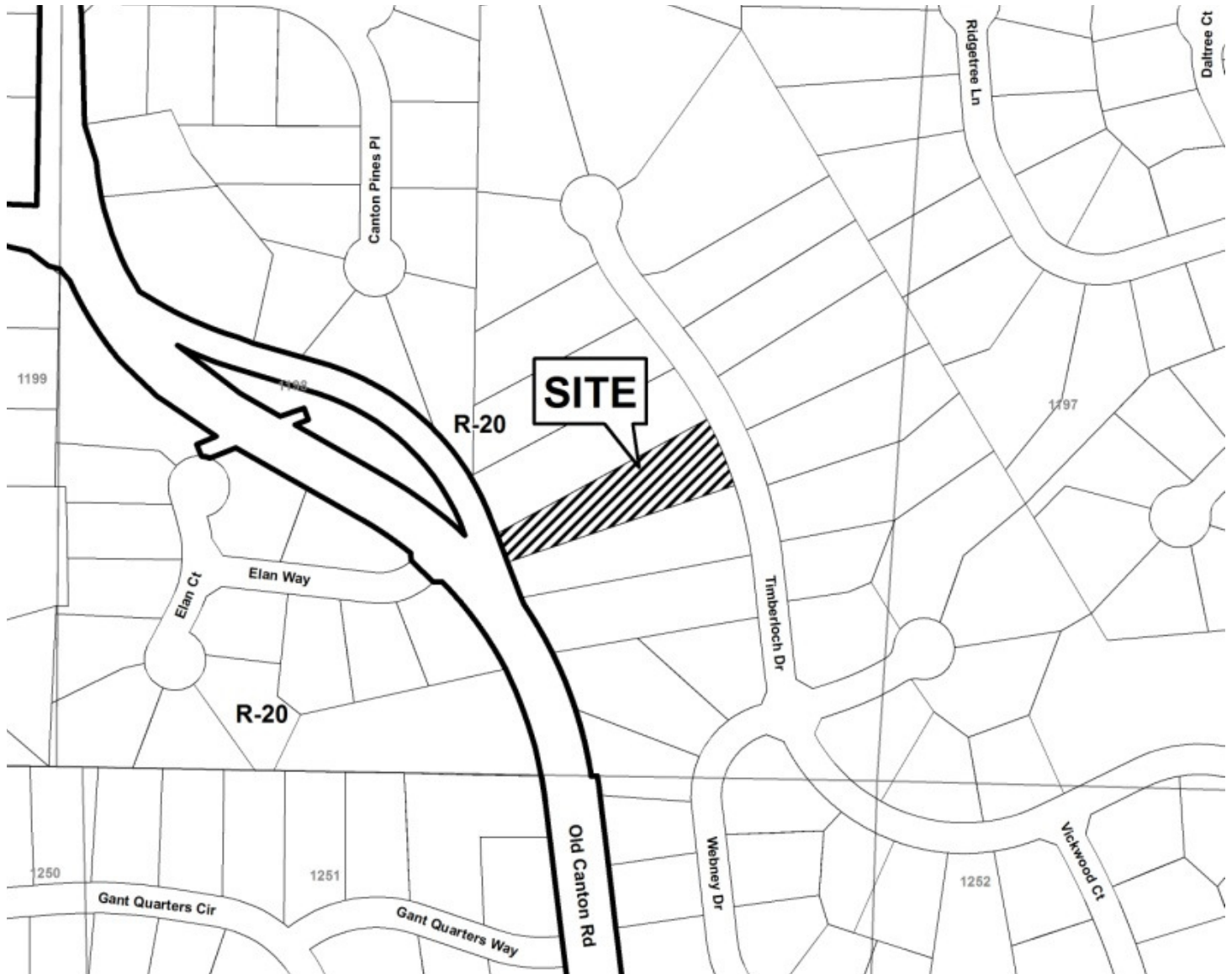
Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168
www.gksurvey.com
Fax: (770) 424-7593

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.)
COMMUNITY NUMBER 130032, MAP NUMBER
13067C 0129H, DATED NOVEMBER 2, 2012.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED
ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS
AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER
MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED,
OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY
THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.
THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE
SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE
METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR
ERROR: 3" PER POINT. THE TRAVERSE WAS
ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/100,000 + MATTERS OF TITLE ARE EXCEPTED.

APPLICANT:	<u>Ameet S. and Holly M. Shetty</u>	PETITION No.:	<u>V-129</u>
PHONE:	<u>678-923-9576</u>	DATE OF HEARING:	<u>11-13-2013</u>
REPRESENTATIVE:	<u>Holly Shetty</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-612-9219</u>	LAND LOT(S):	<u>1198</u>
TITLEHOLDER:	<u>Ameet S. and Holly Shetty</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the west side of</u>	SIZE OF TRACT:	<u>0.72 acres</u>
	<u>Timberloch Drive, north of Webney Drive</u>	COMMISSION DISTRICT:	<u>2</u>
	<u>(3275 Timberloch Drive).</u>		
TYPE OF VARIANCE:	<u>Waive the side setback from the required 10 feet to 5 feet on the southern side.</u>		



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 10 PM 3:24

(type or print clearly)

Application No. V-129

Hearing Date: 11/13/13

COBB COUNTY ZONING DIVISION

HOLLY M. SHETTY

Applicant AMEET S. SHETTY

Phone # 678-923-9576

E-mail shettyseicloud.com

Holly Shetty
(representative's name printed)

Address 3275 TIMBERLOCH DRIVE

(street, city, state and zip code)

Holly Shetty
(representative's signature)

Phone # 678-612-9219

E-mail shettyseicloud.com

Signed, sealed and delivered in presence of:

Kristi L Hendley

Notary Public

My commission expires: 2/28/2016

Titleholder AMEET S. SHETTY

Phone # 678-923-9576

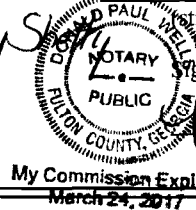
E-mail shettyseicloud.com

Signature

Holly Shetty
(attach additional signatures, if needed)

Address: 3275 Timberloch Drive Marietta, GA 30068
(street, city, state and zip code)

My commission expires: 2/28/2016



Signed, sealed and delivered in presence of:

Kristi L Hendley

Notary Public

My Commission Expires
March 24, 2017

Present Zoning of Property R-20

Location 3275 TIMBERLOCH DRIVE

(street address, if applicable; nearest intersection)

KRISTI L HENDLEY
Notary Public
Henry County
State of Georgia
My Commission Expires Feb 22, 2016

Land Lot(s) 21 (Block C) District 16th Size of Tract 0.72 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.

In order to build an attached garage, the property lines plus 10' ft variance will not allow us to build an adequate structure. In looking at our entire property, the only place to add it would be attached. There is no significant wooded and erosion to the back of the property.

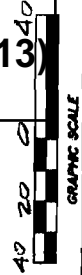
List type of variance requested: Sideline variance to 5' from 10'



V-130 (2013)

Note: Part of lot 34 of
S/D Vestavia Estates
is 0 Tract west of
S/D

AREA = 1.1099 acres

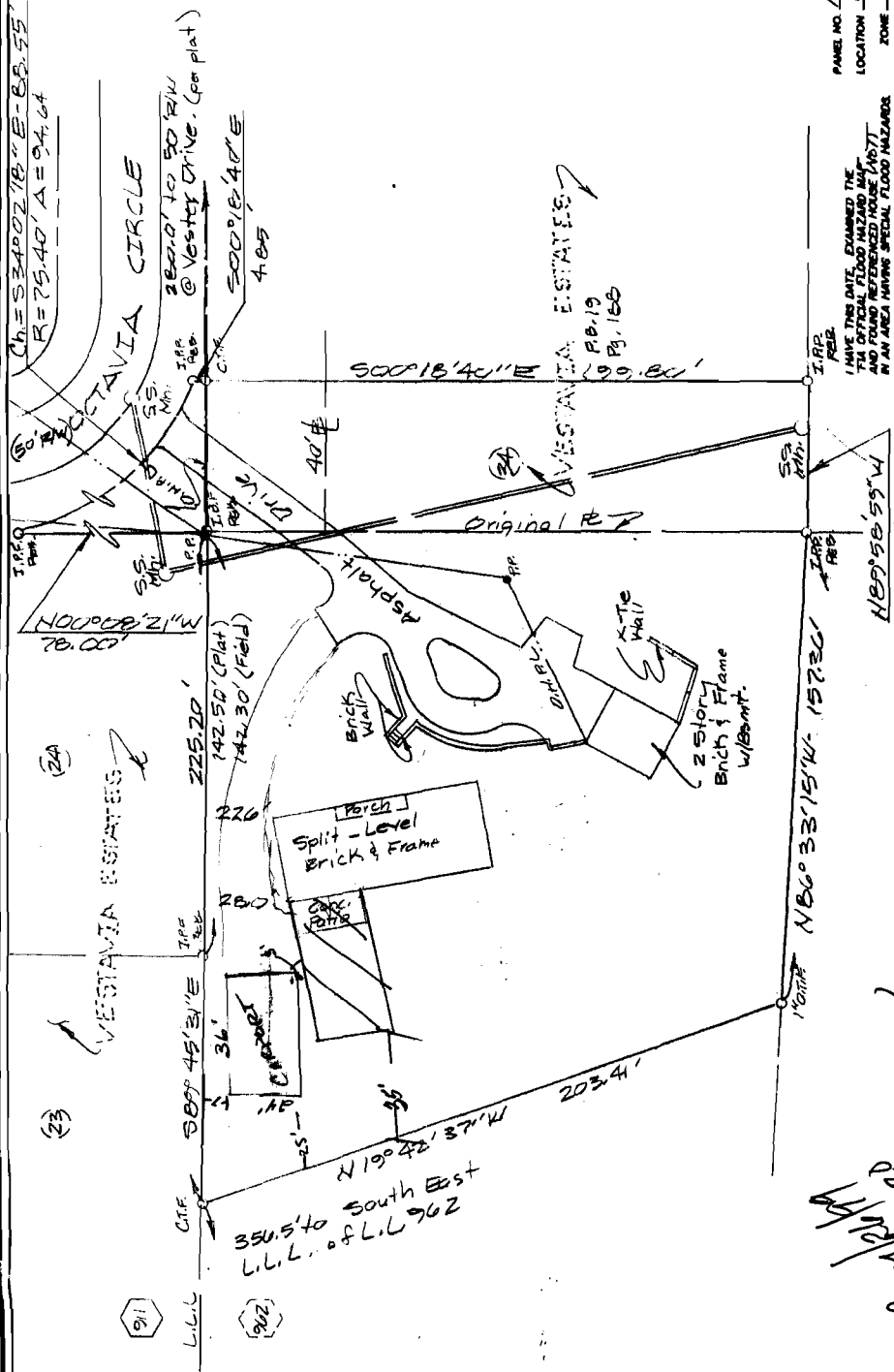


SURVEY FOR:

ROBERT E. RAMALEY

LOT	BLK.	UNIT	REVISIONS
2930	Oxley Circle		
LAND LOT 511	262		
DISTRICT 10th	SECTION 2nd		
COBB	COUNTY, GEORGIA		
DEED BOOK 661	PAGE 441		
DATE: 06-28-98	SCALE: 1" = 40'		

KINCW



THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS BEEN CHECKED BY ME AND FOUND TO BE CORRECT. I HAVE THIS DATE, EXAMINED THE ORIGINAL RECORDS OF THIS SURVEY AND FOUND THEM TO BE CORRECT. I HAVE ALSO EXAMINED THE ORIGINAL RECORDS OF THIS SURVEY AND FOUND THEM TO BE CORRECT. I HAVE ALSO EXAMINED THE ORIGINAL RECORDS OF THIS SURVEY AND FOUND THEM TO BE CORRECT.

EQUIPMENT USED: TOPCON 675-210 8 TRANSIT W/200' STEEL TAPE.

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE ADJACENT LANDS SHOWN THEREON.

THE ORIGINAL STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH 770 435-755

COBB COUNTY ZONING DIVISION

2013 SEP 11 PM 2:57

COBB COUNTY GEORGIA
FILED IN OFFICE

Handwritten notes:
OK as shown
addition
split level
2 story
w/BS.MT.

APPLICANT: Robert Ramaley

PHONE: 770-841-0169

REPRESENTATIVE: Robert Ramaley

PHONE: 770-841-0169

TITLEHOLDER: Robert E. Ramaley

PROPERTY LOCATION: On the south side of
Octavia Circle, west of Vester Drive
(2930 Octavia Circle).

PETITION No.: V-130

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-20

LAND LOT(S): 911, 962

DISTRICT: 16

SIZE OF TRACT: 1.08 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (864 square foot "Carport") from the required 100 feet to 7 feet adjacent to the side property line to the north and to 25 feet adjacent to the rear property line to the west; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot "2 Story Brick and Frame with Basement") from the required 100 feet to 38 feet adjacent to the side property line to the south, to 90 feet adjacent to the rear property line to the west, and to 51 feet adjacent to the front property line to the east; and 3) allow an accessory structure (approximately 1,000 square foot "2 Story Brick and Frame with Basement") to the front and side of the principal building.



Application for Variance

Cobb County

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 11 PM 2:57

(type or print clearly)

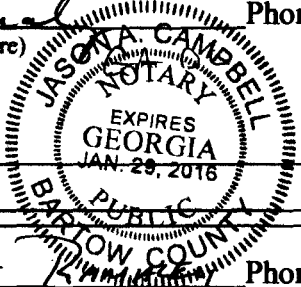
Application No. V - 130
Hearing Date: 11-13-13

Applicant ROBERT RAMALEY Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net

ROBERT RAMALEY Address 2930 OCTAVIA Circle, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

[Signature] Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net
(representative's signature)

My commission expires: _____



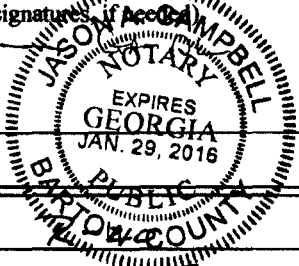
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder ROBERT RAMALEY Phone # 770-841-0169 E-mail RAMALEYR@Comcast.net

Signature [Signature] Address: 2930 OCTAVIA Circle MARIETTA GA
(attach additional signatures if applicable) (street, city, state and zip code) 30062

My commission expires: _____



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property _____

Location 2930 OCTAVIA Circle MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 911 & 962 District 16TH Size of Tract 1.08 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 1.08 ± Ac. 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).

Put an Existing Driveway for Motorhome Safety and
List type of variance requested: RV. STORAGE CARPORT

Protection from Weather

APPLICANT: Windsorbrooke, LLC

PHONE: 404-661-5482

REPRESENTATIVE: Jeffrey Soble

PHONE: 770-587-9300 x111

TITLEHOLDER: Windsorbrooke, LLC

PROPERTY LOCATION: On the west side of
Windsorbrooke Drive, west of Murdock Road
(1749 Windsorbrooke Drive).

PETITION No.: V-131

DATE OF HEARING: 11-13-2013

PRESENT ZONING: R-20

LAND LOT(S): 819

DISTRICT: 16

SIZE OF TRACT: 1.01 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 25 feet (previous variance V-115 of 1988) to 15 feet; and 2) waive the 12,500 square foot requirement of land 18 inches above the base flood elevation to 10,096 square feet (per Cobb County Code Sec. 58-53).



COBB COUNTY GEORGIA
FILED IN OFFICE
2013 SEP 11 PM 2:54
COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. ✓-131

Hearing Date: Nov. 13, 2013

Applicant Windsorbrooke, LLC Phone # 404-661-5482 E-mail ari.kowalsky@homevestors.com

Jeffrey Soble

(representative's name, printed)

Address 3115 Roswell Road, Suite 203 Marietta, GA 30062

(street, city, state and zip code)

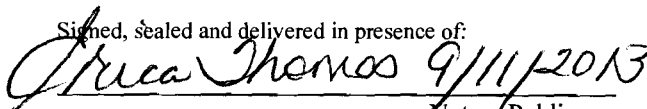


(representative's signature)

Phone # 770-587-9300 x.111 E-mail jsoble@wilcher1.com

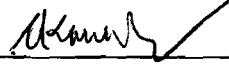
My commission expires: Nov. 1, 2015

Signed, sealed and delivered in presence of:

 9/11/2013

Notary Public

Titleholder Windsorbrooke, LLC Phone # 404-661-5482 E-mail ari.kowalsky@homevestors.com

Signature 

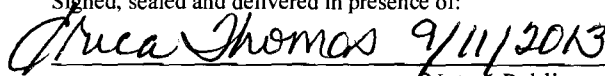
(attach additional signatures, if needed)

Address: 4675 Shallowford Road, Suite 109 Atlanta, GA 30338

(street, city, state and zip code)

My commission expires: Nov. 1, 2015

Signed, sealed and delivered in presence of:

 9/11/2013

Notary Public

Present Zoning of Property R-20 Single Family Residential

Location 1749 Windsorbrooke Drive Marietta, GA 30062

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

Land Lot(s) 819 District 16 Size of Tract 1.014 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 X 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).

PLEASE SEE ATTACHED DOCUMENTATION

List type of variance requested:

We propose to move the existing setback at the front of the property from 25', (set in place by an existing variance, application #115 and approved on May 11, 1988), to 15', to give us enough depth to place the entire home outside of the floodplain without having to perform volume balancing, which would significantly disrupt the existing and natural topography of the floodplain itself.

Revised: March 5, 2013

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 SEP 11 PM 2:54

(type or print clearly)

Application No. V-131

Hearing Date: Nov. 13, 2013

COBB COUNTY ZONING DIVISION

Applicant Windsorbrooke, LLC Phone # 404-661-5482 E-mail ari.kowalsky@homevestors.com

Jeffrey Soble

(representative's name, printed)

Address 3115 Roswell Road, Suite 203 Marietta, GA 30062

(street, city, state and zip code)



Phone # 770-587-9300 x.111 E-mail jsoble@wilcher1.com

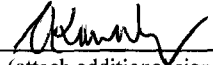
(representative's signature)

My commission expires: Nov. 1, 2015

Signed, sealed and delivered in presence of:

Juca Thomas 9/11/2013
Notary Public

Titleholder Windsorbrooke, LLC Phone # 404-661-5482 E-mail ari.kowalsky@homevestors.com

Signature 

(attach additional signatures, if needed)

Address: 4675 Shallowford Road, Suite 109 Atlanta, GA 30338

(street, city, state and zip code)

My commission expires: Nov. 1, 2015

Signed, sealed and delivered in presence of:

Juca Thomas 9/11/2013
Notary Public

Present Zoning of Property R-20 Single Family Residential

Location 1749 Windsorbrooke Drive Marietta, GA 30062

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

Land Lot(s) 819 District 16 Size of Tract 1.014 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 X 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).

PLEASE SEE ATTACHED DOCUMENTATION

List type of variance requested:

We request a variance for relief of the 12,500 square foot requirement of land 18" above the base flood elevation on this property to 10,096 square feet in order to avoid disturbing the land inside the floodplain itself.

Revised: March 5, 2013



COBB COUNTY GEORGIA
PLANNING DEPT.
2013 SEP 11 PM 2:54
COBB COUNTY ZONING DIVISION

Subject Property: 1749 Windsorbrooke Drive
Marietta, GA 30062

Tax/Parcel ID #16-0819-0-023-0

Total Acreage: 1.014AC

Cobb County Classification – R20 Single Family Residential

FEMA Flood Zone – Type X Shaded

The subject property is a vacant lot located on the cul-de-sac corner of Windsorbrooke Dr. in unincorporated Marietta, GA.

There are several features existing on this property that are affecting the usability of the property for construction of a single family residence. These features include a state waters stream, a Georgia Power overhead easement and underground utility easements.

There are not any local/subdivision HOA that exists on the property.

Setbacks:

Front setback – 25' (As approved by variance)

Side setback – 10'

Rear setback – 35'

Note: A variance was approved on May 11, 1988 (applicant #115) resetting the front setback to 25' in lieu of the standard 35'. It is our understanding that this setback is recorded in perpetuity.

The subject property is owned by our client, Windsorbrooke, LLC; Ari Kowalksky, who's purchase was contingent upon initial county approvals during the entitlement stage. At that time, it was owned by Norman and Kathy DeWalt. We received approval from Community Development for buffer averaging and relief of the county 50'/75' stream buffer setback in favor of the state 25' stream buffer setback on February 12, 2013, Exhibit A and subsequently applied for a conservation easement as was required as a stipulation of approval. That easement has been recorded with the Court. Mr. Kowalsky then closed on the purchase of the property on February 27, 2013.

EXHIBIT
V-131 (2013)

Much of the information required on the survey for the buffer averaging, limits of the floodplain, setbacks off the stream, land area outside the floodplain, etc..., was provided by storm water management and is the same as what is required for passage by their department.

When submitted for a building permit, the plans were stopped at stormwater management due to a discrepancy of the location of the limits of the floodplain on the east side of the stream, where the home is intended to be erected. At that time, we were made aware that the county was and is relying on information prepared by Dewberry Engineering, during an aerial survey and "interpolated between cross sections just upstream and downstream of the property". While our survey was prepared from information provided by FEMA, and gathered through multiple static GPS observations by Lowery & Associates on the ground.

The county's usage of the Dewberry information creates a difference in the size of the floodplain of 2,605 square feet and in effect would be to place a large portion of the structure of the home inside the limits of the floodplain, as is shown on Exhibit B. By using information provided by FEMA, which is standard practice, we were able to avoid do that. More damaging, however, is that the more eastward location of the floodplain's limits makes it impossible for us to attain the necessary 12,500 square feet of land 18" above the base flood elevation or outside the floodplain with the current topography, as is required in the county ordinance. We now have only 10,096 square feet, a shortage of 2,404 square feet.

The hardship imposed by the county's regulations violate the rights of the property owner according to the 5th and 14th amendments of the US Constitution, and therefore, under these conditions, a taking is occurring. The regulations are depriving the owner of use of his property for economic gain without proper due process and just compensation. This is further strengthened by the 1992 US Supreme Court decision, David H. Lucas v. The South Carolina Coastal Commission. In the affirmation, Justice Alito stated, "The 5th Amendment is violated when land-use regulation... denies and owner economically viable use of his land." Additionally, "when the owner of real property has been called upon to sacrifice all economically beneficial uses in the name of the common good, that is, to leave his property economically idle, he has suffered a taking", and that, "the fact that a particular use has long been engaged in by similarly situated owners ordinarily imports a lack of any common-law prohibition... so also does the fact that other landowners, similarly situated, are permitted to continue the use denied to the claimant."

As we understand things, our only remaining options are either to perform a volume balancing, changing the topography of the floodplain to attain the required 12,500 square feet or have a variance granted, giving us relief of the 2,404 square feet that we are under in conjunction with a variance to move the front setback from 25' as was granted in the 1988 variance, to 15', thus giving us enough depth to place the entire home outside of the floodplain without having to perform a volume balancing, which would significantly disrupt the existing and natural topography of the floodplain itself. Something we very much wish to avoid. We therefore make those requests.

It is curious that we would be permitted to perform a volume balancing to attain the 12,500, essentially destroying the natural topography inside the floodplain, yet the stipulation blocking our ultimate approval deals with land entirely outside the floodplain of which an

EXHIBIT
V-131 (2013)

overwhelming majority is not to be touched at all by our plans, and in no way affects our land, the natural storm flow of the property inside the floodplain, the floodway itself, the easements on the property or anybody else's property. In fact, the county ordinance would seem to suggest a desire to not disturb the floodplain. Section 58-30 states, "*It is the purpose of this article..... (is to) 3. Limit the alteration of natural floodplains, stream channel, and natural protective barriers, which are involved in the accommodation of floodwaters; 4. Control filling, grading, dredging and other development which may increase erosion or flood damage; 5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and 6. Protect the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological function of natural floodplain areas.*" I'm sure that we can all agree that for all parties involved and/or affected, including the existing property owners in and around the neighborhood, it would make more sense to grant us the variance on the 12,500 square feet, in addition to the variance request to move the front property line setback to 15', allowing us to construct the entire structure outside of the floodplain while leaving it and its natural topography intact. The results of the variance requests, if approved, are shown on Exhibit C.

We believe that moving the front setback would not disrupt the existing appearance of the neighborhood. There are not any existing homes on either side that are sitting in-line at any depth to our proposed project as 1 side is a major 150' Georgia Power easement and the home on the other side sits in the cul-de-sac on an angle.

We have consulted with a well accomplished attorney, here in Atlanta, who specializes in takings law. We are assured that a very legitimate case against the county exists if we are denied a building permit based on this situation. In fact, if we are denied these variances and thus a building permit, then a taking is occurring and my client will have every intention to seek any and all legal recourse at his disposal. If it ends up in a court of law, this very well may turn out to be a watershed case, no pun intended, and place the county in a very difficult position. If the county were to choose to stand by its regulation of the required 12,500 square feet while at the same time refusing to grant a variance to those properties and owners who can meet all other regulations, then the county is rendering all of those properties useless and valueless, essentially condemning every single one in Cobb County where these conditions apply. And if the court were to decide against the county, it will be forced to either revise or remove said regulation and/or be forced to purchase every single one of these properties from their current owners.

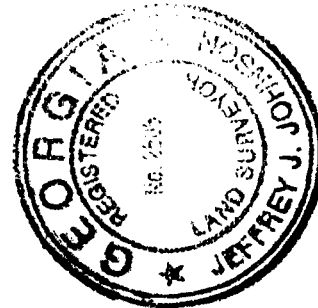
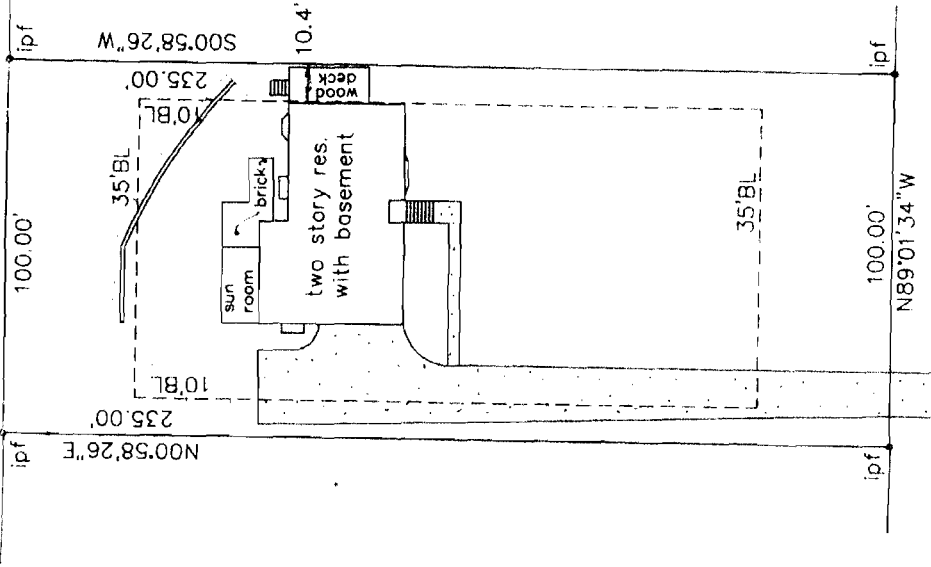
It is not our desire to end up in the courts. We would much prefer to be granted these variances allowing our project to proceed.

NO PORTION OF THIS PROPERTY
LIES WITHIN A FEDERALLY DESIGNATED
100 year flood zone

COBB COUNTY GEORGIA
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2013 SEP 11 PM 2:53

COBB COUNTY ZONING DIVISION



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

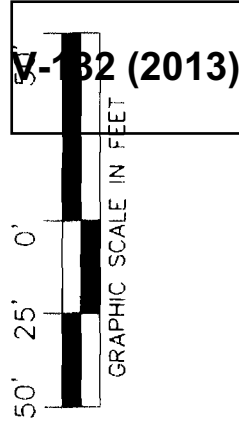
Jeffrey J. Johnson
JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN 10000+ FEET AND AN ANGULAR
ERROR OF 3" PER ANGLE POINT
THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



survey for

Clint Brady

JOHNSON

SURVEYING

450 Piedmont Ave.
Unit #1814
Atlanta Ga. 30308
678-557-1449

LAND LOT 204
DISTRICT 1, Sec 2
Cobb County, Ga.
Plantation Place
Lot 81
5192 Ozark Lane

DATE: 8-28-2013

SCALE: 1"=50'

JOB NO: 13-7

APPLICANT: Clinton D. Brady, III

PHONE: 404-451-2940

REPRESENTATIVE: Clinton D. Brady, III

PHONE: 404-451-2940

TITLEHOLDER: Laura S. Brady and Clinton D. Brady, III

PROPERTY LOCATION: On the north side of Ozark Lane, east of Rushmore Drive
(5192 Ozark Lane).

TYPE OF VARIANCE: Waive the side setback for an uncovered deck from the required 5 feet to zero feet.

PETITION No.: V-132

DATE OF HEARING: 11-13-2013

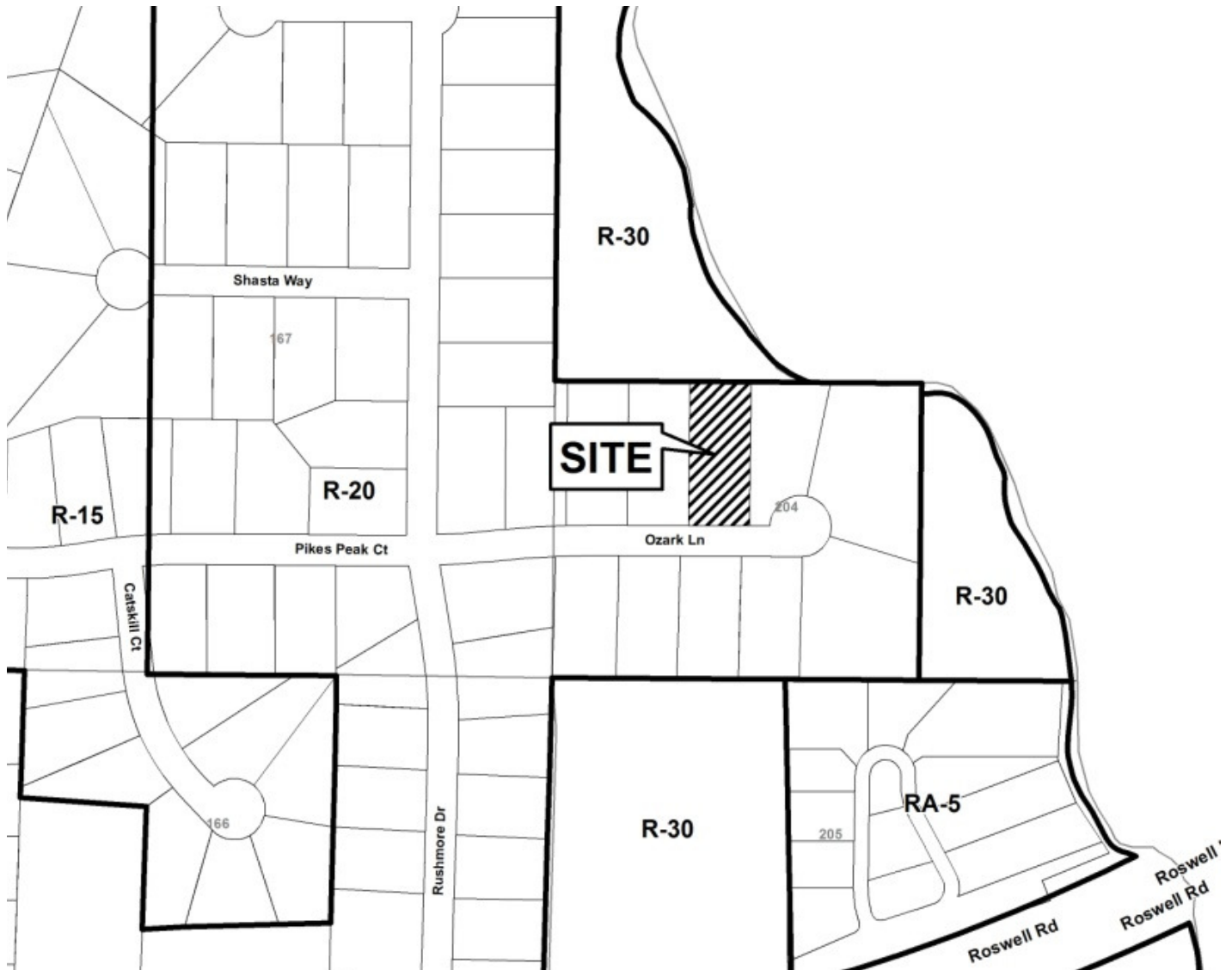
PRESENT ZONING: R-20

LAND LOT(S): 204

DISTRICT: 1

SIZE OF TRACT: 0.54 acres

COMMISSION DISTRICT: 3



COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 SEP 11 PM 2:53

(type or print clearly)

Application No. V-13A
Hearing Date: 11/13/13

COBB COUNTY ZONING DIVISION

Applicant Clinton D. Brady III Phone # 404-451-2940 E-mail CDBrady@USA.net
Clinton D. Brady, III Address 5192 Ozark Lane, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

C. Brady Phone # 404-451-2940 E-mail CDBrady@USA.net
(representative's signature)

My commission expires: February 14, 2017

Signed, sealed and delivered in presence of:

Bernetta Gaines Davis
NOTARY PUBLIC
COBB COUNTY, GA
Feb 14, 2017

Titleholder Clinton D. Brady III Phone # 404-451-2940 E-mail CDBrady@USA.net
Signature C. Brady Address: 5192 Ozark Lane, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 14, 2017

Signed, sealed and delivered in presence of:

Bernetta Gaines Davis
Notary Public

Present Zoning of Property R-20 Residential

Location 5192 Ozark Lane, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 204 District 1st Size of Tract 0.15 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 ☒

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 I purchased the home in 2006, there was an existing uncovered deck attached over the 5' setback. According to neighbors the deck was built with the original construction circa 1980. This deck also services a side door to house and access to backyard.

List type of variance requested: uncovered deck remain over the 5' setback. Approximately 1' from property line. Move stairs on deck over 4' towards property line and add 4'x4' platform to connect to a new deck

V-133 (2013)

Stormwater Management Area
Bottom Pond 1010.50
Top of wall 1019.00
100 year elev.-1017.93
100 year storage - 154,717 cfs

1072

1073

5.5'

12'x23' PROPOSED
SUN ROOM ADDITION

5.5'

19

1043

ALEXANDER

17.9'

18

1039

VERLANDER TRAIL
(PRIVATE)

1040

18" CMP

1036

30' LANDSCAPE BUFFER

30' BL

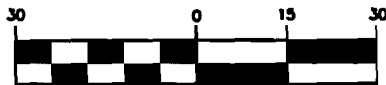
IPF-FLATBAR Q

IPF#4REBAR

TOTAL IMPERVIOUS AREA = 3117

COBB COUNTY GEORGIA
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2013 SEP 12 PM 12:51
COBB COUNTY ZONING DIVISION

49



1 inch = 30 ft.



LAND SYSTEMS LLC
LAND SURVEYING SERVICES

1337 Canton Road SUITE H1
Marietta Georgia 30066

(404) 285-2563 Fax 770 445 7405



PROPOSED FOOTING SURVEY FOR:
SUN ROOM ADDITION

CONCORD VILLAGE

LOT #19

1043 VERLANDER TRAIL

LOCATED IN LAND LOT 1073
OF THE 19th DISTRICT, 2nd
SECTION COBB COUNTY, GEORGIA

DATE: 09-10-13 SCALE: 1" = 30'

APPLICANT: W & H Properties, LLC

PHONE: 770-424-1819

REPRESENTATIVE: Colby Henson, Skip Harper

PHONE: 404-386-0322

TITLEHOLDER: W & H Properties, LLC

PROPERTY LOCATION: On the west side of Floyd Road, west of Hicks Road (1043 Verlander Trail).

PETITION No.: V-133

DATE OF HEARING: 11-13-2013

PRESENT ZONING: RSL

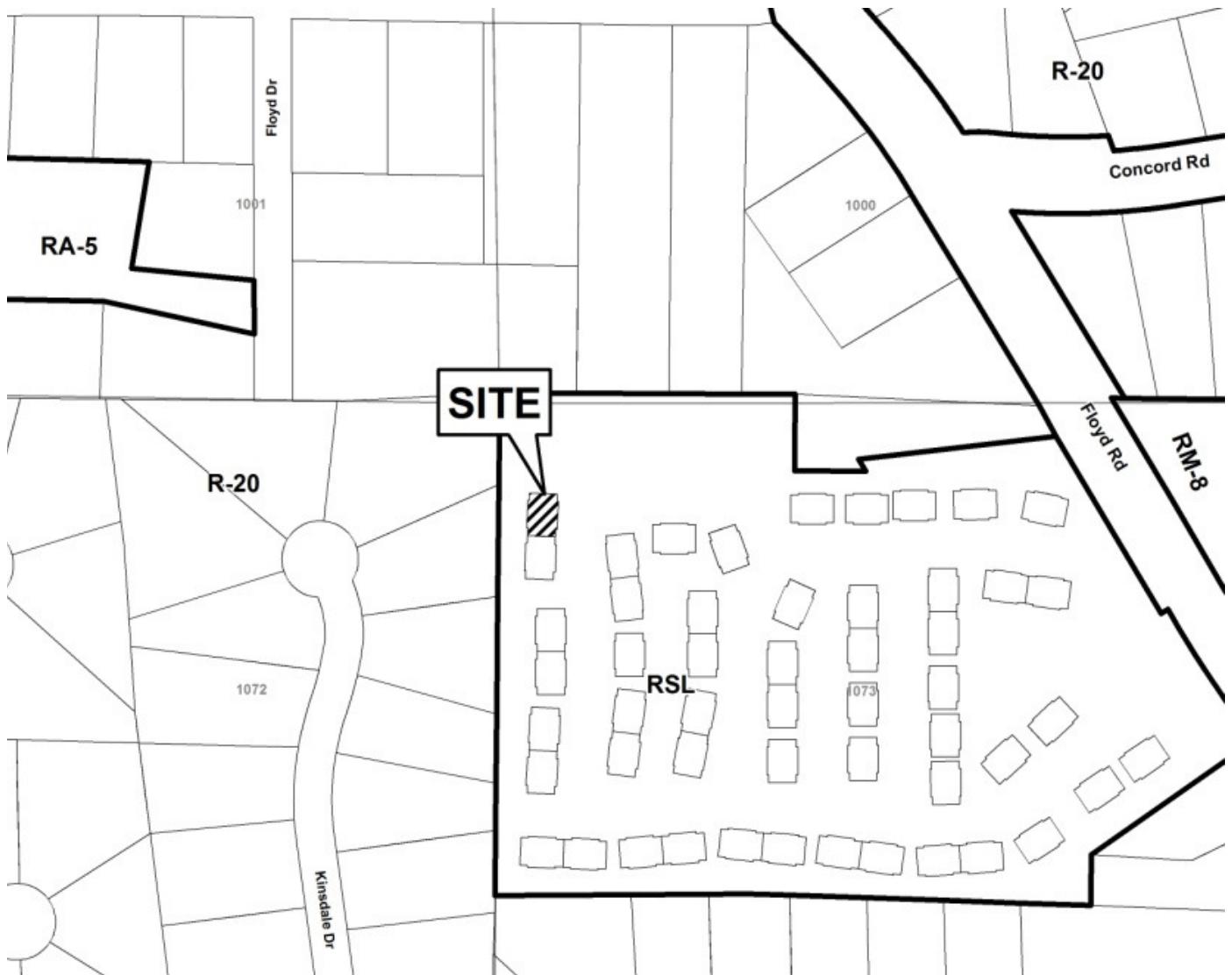
LAND LOT(S): 1073

DISTRICT: 19

SIZE OF TRACT: < 0.25 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 24.5 feet; and 2) waive the rear landscape buffer from the required 30 feet to 24.5 feet.



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 SEP 12 PM 12:50

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-133

Hearing Date: 11-13-13

Applicant W&H Properties, LLC Phone # 770-424-1819 E-mail skip@hseproperties.com

Colby Henson or Skip Harper Address 701 Whitlock Avenue, Suite K46, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

(representative's signature)

Phone # 404-386-0322

E-mail colby@hseproperties.com

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Titleholder W&H Properties, LLC Phone # 770-424-1819 E-mail skip@hseproperties.com

Signature _____ Address: 701 Whitlock Avenue, Suite K46, Marietta, GA 30064
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location 1043 Verlander Trail, Mableton, GA 30126 (Concord Village Subdivision located off of Floyd Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1073 District 19th Size of Tract less than .25 Acre(s)

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

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

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

A hardship exists whereby the size and configuration of property does not allow for the construction of a home with a sunroom attached while providing adequate driveway depth to allow a typical car to be parked in the driveway without extending into the road.

Another hardship exists whereby the house could not be reversed due to a conflict between the driveway and an existing storm drain catch basin located in front of the house.

List type of variance requested: A variance is requested for a reduction of the landscape buffer from 30 feet to 24.5 feet behind unit #19 to allow for the construction of a sunroom.