

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 9, 2014

DUE DATE: June 9, 2014

Distributed: May 14, 2014



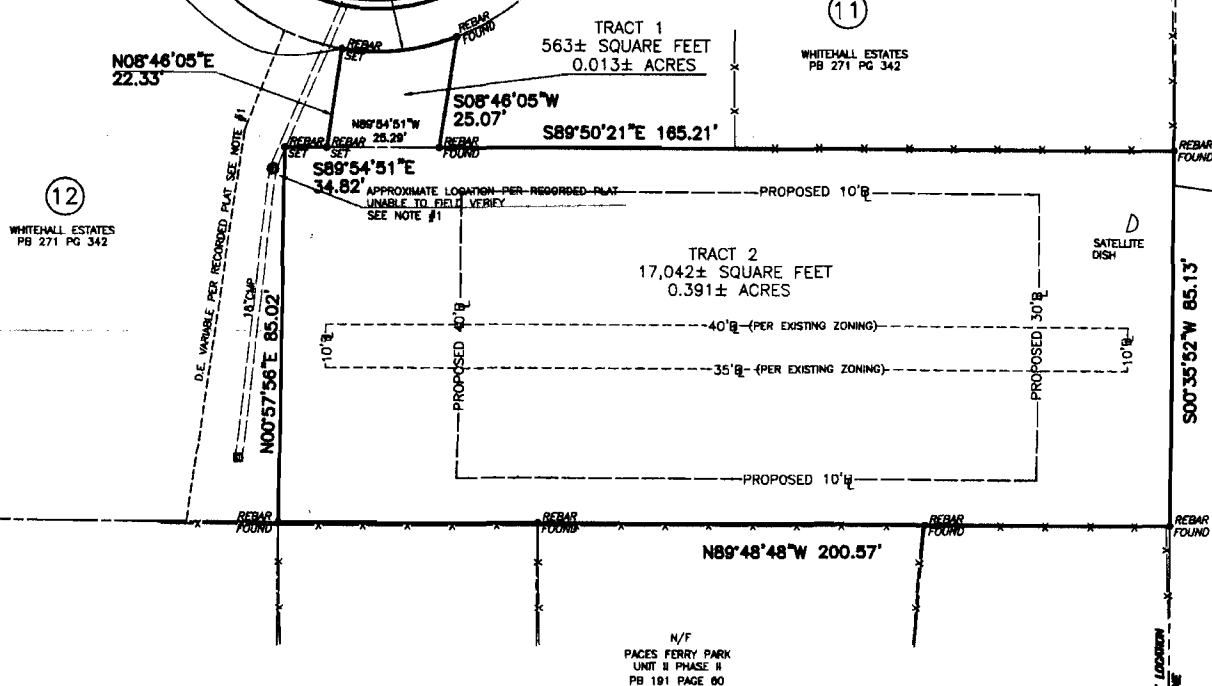
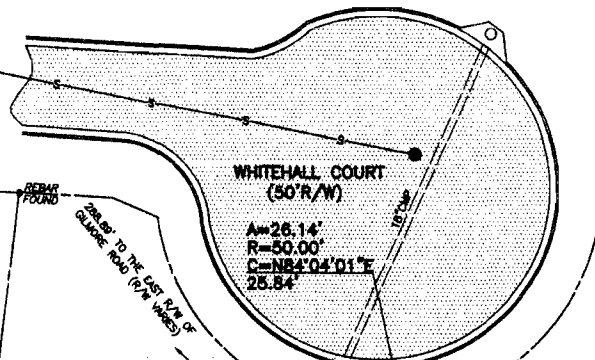
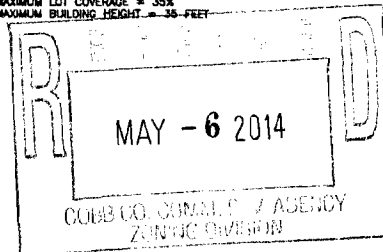
Cobb County...Expect the Best!

MAGNETIC

N

ZONING INFORMATION

- COBB COUNTY R-20
1. MINIMUM LOT AREA 20,000 SQ. FT.
 2. MINIMUM LOT WIDTH AT FRONT SET BACK 75/50 FEET
 3. MINIMUM FRONT SET BACK
ARTERIAL STREET = 40 FEET
COLLECTOR STREET = 40 FEET
LOCAL = 35 FEET
 4. MAJOR SIDE YARD = 25 OR 35 FEET
 5. MINIMUM SIDE YARD = 10 FEET
 6. MINIMUM REAR YARD = 35 FEET
 7. MAXIMUM LOT COVERAGE = 35%
 8. MAXIMUM BUILDING HEIGHT = 35 FEET



SURVEY NOTES

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



Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPOCON TOTAL STATION.

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

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS. COBB COUNTY R-20
6. THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

B/W	DENOTES PROPERTY LINE
BC	DENOTES RIGHT-OF-WAY
O	DENOTES CENTERLINE
EP	DENOTES BACK OF CURB
TW	DENOTES GUTTER
SW	DENOTES EDGE OF PAVING
X	DENOTES TOP OF WALL
X	DENOTES BOTTOM OF WALL
RCP	DENOTES FENCE
CLP	DENOTES REINFORCED CONCRETE PIPE
PP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES POWER POLE
GP	DENOTES LIGHT POLE
OW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
WM	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GLM	DENOTES GAS VALVE
WM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WM	DENOTES WATER VALVE
WM	DENOTES FIRE HYDRANT
WM	DENOTES MONITORING WELL
WM	DENOTES HEADWALL
WM	DENOTES JUNCTION BOX
WM	DENOTES DROP INLET
WM	DENOTES SANITARY SEWER LINE
WM	DENOTES SANITARY SEWER MANHOLE
WM	DENOTES CLEAN OUT



No.	Revision	Date
1.	PROPOSED BUILDING LINES FOR VARIANCE	5-5-14

REFERENCE MATERIAL

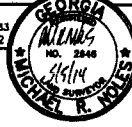
1. QUITCLAIM DEED IN FAVOR OF GEORGE GARCIA DEED BOOK 14404 PAGE 8487-8489 COBB COUNTY, GEORGIA RECORDS
2. WARRANTY DEED IN FAVOR OF GEORGE GARCIA DEED BOOK 13952 PAGE 476-477 COBB COUNTY, GEORGIA RECORDS

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
Certificate of Authorization #LSF000752
This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

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

Michael R. Niles
Georgia RLS #2846
Member SAMSOG
JOB#236152



4129 WHITEHALL COURT
SMYRNA, GEORGIA

SURVEY FOR
TIM LAMBERT

LAND LOT 748
DISTRICT 17TH
COBB COUNTY
GEORGIA
PLAT PREPARED: 4-15-14
FIELD: 4-10-14 SCALE: 1"=20'

PG 3/3

APPLICANT: George Garcia

PHONE: 787-344-3860

REPRESENTATIVE: Tom Eldridge

PHONE: 770-977-4674

TITLEHOLDER: George Garcia

PROPERTY LOCATION: At the southern terminus
of Whitehall Court, east of Gilmore Road
(4129 Whitehall Court).

PETITION No.: V-51

DATE OF HEARING: 07-09-2014

PRESENT ZONING: R-20, RA-5

LAND LOT(S): 746

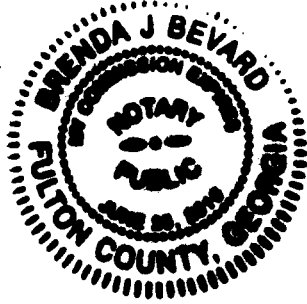
DISTRICT: 17

SIZE OF TRACT: 0.39 acres

COMMISSION DISTRICT: 2

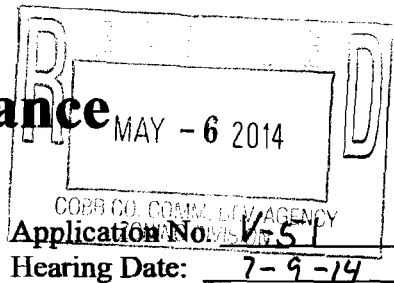
TYPE OF VARIANCE: 1) Waive minimum lot size from the required 20,000 sq. ft. to 17,042 sq. ft.; 2) waive the front setback from the required 35 ft. to 10 ft. adjacent to the northern property line and the rear setback from the required 35 ft. to 10 ft. adjacent to the southern property line (with proposed increases of side setbacks from 10 ft. to 40 ft. adjacent to the western property line and from 10 ft. to 30 ft. adjacent to the eastern property line); and 3) waive the minimum public road frontage from the required 50 ft. to 26 ft.





Application for Variance Cobb County

(type or print clearly)



Applicant GEORGE GARCIA Phone # 787-344-3860 E-mail 43jurgegarcia@gmail.com
TOM ELDRIDGE FOR PANAMA PROPERTIES, INC. Address 3535 ROSWELL RD NE SUITE 48, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)
Tom Eldridge Phone # 770-977-4674 E-mail tom@panamaproperties.com
(representative's signature)

My commission expires: 6/25/2016
Signed, sealed and delivered in presence of: Brenda J. Bevard
Notary Public

Titleholder GEORGE GARCIA Phone # 787-344-3860 E-mail 43JURGEGARCIA@GMAIL.COM
Signature George Garcia Address 660 CALLE VISTAMAR, QUEBRADITAS P.R. 00671
(attach additional signatures, if needed) (street, city, state and zip code)
My commission expires: 6/25/2016
Signed, sealed and delivered in presence of: Brenda J. Bevard
Notary Public

Present Zoning of Property R20
Location 4129 WHITEHALL COURT, SMYRNA, GA ; GILMORE ROAD & CANTRELL ROAD
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 746 District 17th Size of Tract TRACT 1 563 SQ FT 0.013 ACRES
TRACT 2 17,042 0.391 ACRES
17,605 SQ FT. Acre(s)

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

Size of Property X 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).

- (A) USING PRESENT ZONING OF R20 PREVENTS SAID PROPERTY FROM BEING USED FOR CONSTRUCTION OF A SINGLE FAMILY HOME BECAUSE TOTAL SQUARE FEET IS 17,605 SQ. FT. (NEEDS TO BE 20,000 FOR R20)
- (B) BUILDING SITE (EXISTING SITE PLAN) DOES NOT ALLOW A REASONABLE SIZE LOCATION FOR A HOME. PROPOSED SITE PLAN IS ADEQUATE AND IS REQUESTED TO BE APPROVED

List type of variance requested:

- (A) RELIEF FROM MINIMUM SQUARE FEET FOR PRESENT ZONING OF R20
- (B) RELIEF FOR BUILDING SITE PER SITE PLAN AS SHOWN

SHERMAN B. LLOYD

CORRA COUNTY, GEORGIA

WATTS & BROWNING - ENGRS.

SCALE 1"=40'

GEORGIA REGISTERED
SURVEYOR NO. 546
MEMBER OF GEORGIA ASSOCIATION
OF REGISTERED LAND SURVEYORS

APPLICANT:	<u>Jennifer A. Kelly</u>	PETITION No.:	<u>V-52</u>
PHONE:	<u>678-787-9359</u>	DATE OF HEARING:	<u>07-09-2014</u>
REPRESENTATIVE:	<u>Jennifer A. Kelly</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-787-9359</u>	LAND LOT(S):	<u>122</u>
TITLEHOLDER:	<u>Jennifer Ann Kelly</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>On the northwest</u>	SIZE OF TRACT:	<u>0.54 acres</u>
<u>corner of Herren Drive and Terrace Drive</u>		COMMISSION DISTRICT:	<u>4</u>
<u>(418 Terrace Drive).</u>			
TYPE OF VARIANCE: <u>An authorization upon appeal related to the minimum lot size of two acres required to</u>			
<u>maintain poultry as pets or food source.</u>			



COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAY -7 PM 2:16

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V- 52
Hearing Date: 7-9-14

Applicant Jennifer A Kelly Phone # 678-787-9359 E-mail wonderjen55@hotmail.com
N/A Address 418 Terrace Dr. SW Smyrna, GA 30082
(representative's name, printed) (street, city, state and zip code)

N/A Phone # _____ E-mail _____
(representative's name, printed)

My Commission Expires
May 1, 2015

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Jennifer A Kelly Phone # 678-787-9359 E-mail wonderjen55@hotmail.com
Signature [Signature] Address: 418 Terrace Dr., SW Smyrna, GA 30082
(attach additional signatures if needed) (street, city, state and zip code)

My Commission Expires
May 1, 2015

My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property Residential

Location 418 Terrace Dr. SW Smyrna GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122-17th District 2nd Sect. Size of Tract .31 Acre(s)

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

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

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

List type of variance requested: To own 3 ~~chickens~~ hens on my property
Housed in 4'x6' chain link coop behind
my house

EXHIBIT

V-52 (2014)

Application No. V - 52

2014 MAY -7 PM 2:16

Hearing Date: 7-9-14

Applicant's information for requesting backyard chickens

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

Signature

Print Name

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

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

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

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

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

(page revised 03-06-2013)

EXHIBIT
V-52 (2014)

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR THE PURPOSE OF VARIANCE REQUEST

2014 MAY 7 PM 2:15 By signature, it is hereby acknowledged that I give my consent/or have no objection that _____

Jennifer A Kelly intends to make an application to the appropriate Cobb County Authorities for a variance request for the purpose of cleaning 3 hens on the premises described in the application.

Signature	Printed name	Address
1. <u>Edna Paret</u>	<u>Edna Paret</u>	<u>434 Terrace Dr. 30082</u>
2. <u>Bruce Paret</u>	<u>BRUCE P PARET</u>	<u>434 TERRACE DRIVE 30082</u>
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

(Attach additional pages if necessary)

Revised October 1, 2009

FOUNDATION LOCATION PLAT FOR

TCB & ASSOCIATES

LOCATED IN LAND LOT 184
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
BEING LOT 147 VININGS VINTAGE, UNIT 1
PLAT BOOK 231, PAGE 77

5929 VININGS VINTAGE WAY

AREA = 0.172 ACRES
7,475 SQ. FT.

V-53 (2014)



DATE	DESCRIPTION
02/25/14	SHOW DIMENSIONS TO FOUNDATION

REVISIONS

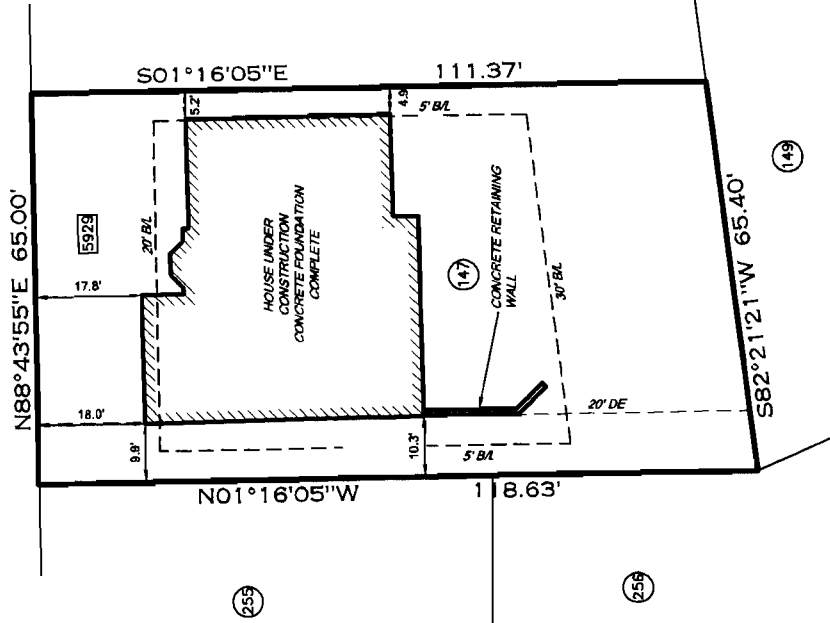


THE RUSSELLE COMPANY

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

PROJ. NO. C06894 FILE: C06894.LOT147-
FIELD SURVEY DATE: 02/19/14 10:25:13.DWG
PLAT DATE: 02/20/14 SCALE: 1"=20'

VININGS VINTAGE WAY (50' R/W)



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13087C0216H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X"

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

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

COBB COUNTY ZONING DIVISION

2014 MAY -7 PM 3:07

APPLICANT: TCB & Associates, Inc.

PHONE: 770-517-5484

REPRESENTATIVE: Tony C. Burton

PHONE: 770-517-5484

TITLEHOLDER: TCB Homes, Inc.

PROPERTY LOCATION: On the south side of
Vinings Vintage Way, west of Vintage Points Run
(5929 Vinings Vintage Way).

PETITION No.: V-53

DATE OF HEARING: 07-09-2014

PRESENT ZONING: RM-12

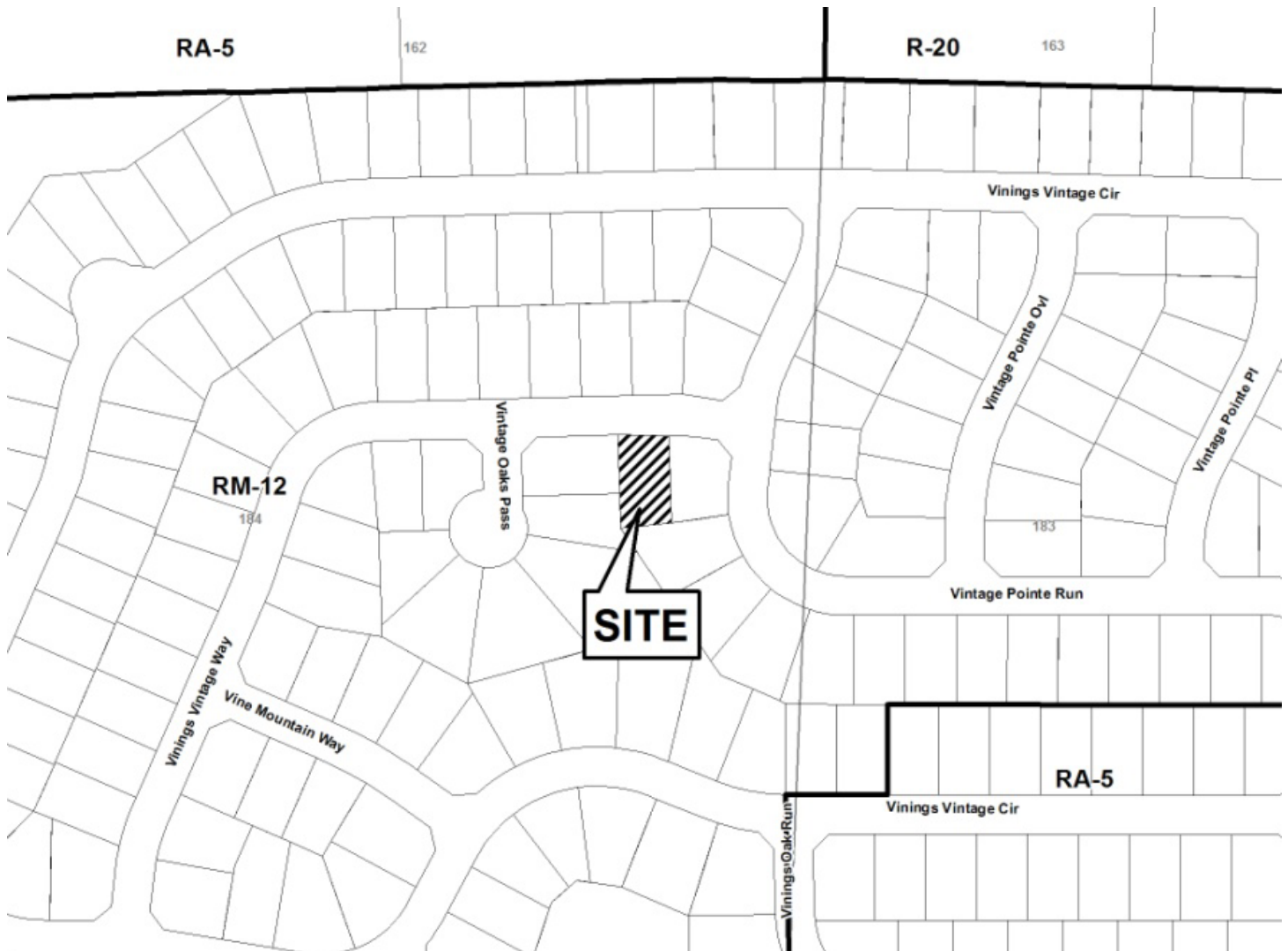
LAND LOT(S): 184

DISTRICT: 18

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the setbacks from the required 20 ft. on the front to 17.8 ft. adjacent to the
northern property line and from the required 5 ft. on the side to 4.9 ft. adjacent to the eastern property line.



COBB COUNTY GEORGIA
ZONING OFFICE

2014 MAY -7 PM 3:06

COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-53
Hearing Date: 7-9-14

Applicant TCB & Associates Inc. Phone # 770 517 5484 E-mail TCBHOMES@Bellsouth.net
Tony E Burton Address 4351 SHALLOWFORD IND PKWY MARIETTA, GA, 30066
(representative's name, printed) (street, city, state and zip code)
Tony E Burton Phone # 770 517 5484 E-mail TCBHOMES@Bellsouth.net
(representative's signature)

JO ANN MOLKIE
Notary Public, Cobb Co., GA
My commission expires: My Commission Expires Aug. 18, 2015

Signed, sealed and delivered in presence of:
John Molkie
Notary Public

Titleholder _____ Phone # 770 517 5484 E-mail TCBHOMES@Bellsouth.net
Signature Tony E Burton Address: 4351 SHALLOWFORD IND PKWY MARIETTA, 30066
(attach additional signatures, if needed) (street, city, state and zip code)

JO ANN MOLKIE
Notary Public, Cobb Co., GA
My commission expires: My Commission Expires Aug. 18, 2015

Signed, sealed and delivered in presence of:
John Molkie
Notary Public

Present Zoning of Property R-12
Location 5929 VININGS VINTAGE WAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 18th Size of Tract .0172 Acre(s)

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

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

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

List type of variance requested: FRONT SET BACK 17.8' EAST REAR CORNER 4.9'
FRONT SET BACK is 20' SIDE is 5'

V-54 (2014)

GENERAL NOTES

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF ANY INFORMATION, STRUCTURES, OR UTILITIES NOT SHOWN ON THIS PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED. UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APLI TOTAL ROBOTIC STATION.

SCALE: 1" = 20'

20' 10' 0' 20'
GRAPHIC SCALE - FEET



2014 MAY -7 PM 4:05

AUBREY E HERREN

PRIVATE COUNTY ZONING LIMITED

LEGEND:

RBS- Rebar Set
RBF- Rebar Found
OTPF- Open Top Pipe Found
CTPF- Crimp Top Pipe Found
BL- Building Line
DE- Drainage Easement
PE- Perpetual Easement
SSE- Sanitary Sewer Easement
P- Porch
UE- Utility Easement
-X- Fence
-D- Drainage Easement
-S- Sewer Easement
CB- Catch Basin
R/W- Right of Way
CONC- Concrete
Dk- Deck
Pat- Patio
S- Stoop

10' LANDSCAPE BUFFER

ALLEY ACCESS DRIVE

COOPER LAKE DRIVE

S 88°09'57"E 104.32'

S 88°52'38"E 4.19'

35' BL

OPEN SPACE

P.O.B.
N 59°59'00"E 276.99'
TO THE N.E. CORNER
OF LAND LOT 695

P.O.B.

18.3

POR

11

CONC SLAB # 31

12

CONC SLAB # 32

ALLEY ACCESS DRIVE

PLAT BOOK 273, PAGE 244-245

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

SURVEY FOR:

JOHN WIELAND HOMES

SUBDIVISION:

PACES WALK (FKA PACES COMMONS)

LOT: 11-12

LAND LOT: 695

17TH DISTRICT, 2ND SECTION

COBB COUNTY, GEORGIA

FIELD WORK DATE: 04-28-2014

2014041556-1557 JWIEL

**CARTER LAND SURVEYORS
AND PLANNERS**

2780 Peachtree Industrial Boulevard

Duluth, GA 30097

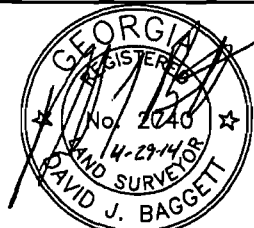
Ph: 770.495.9793

Toll Free: 866.637.1048

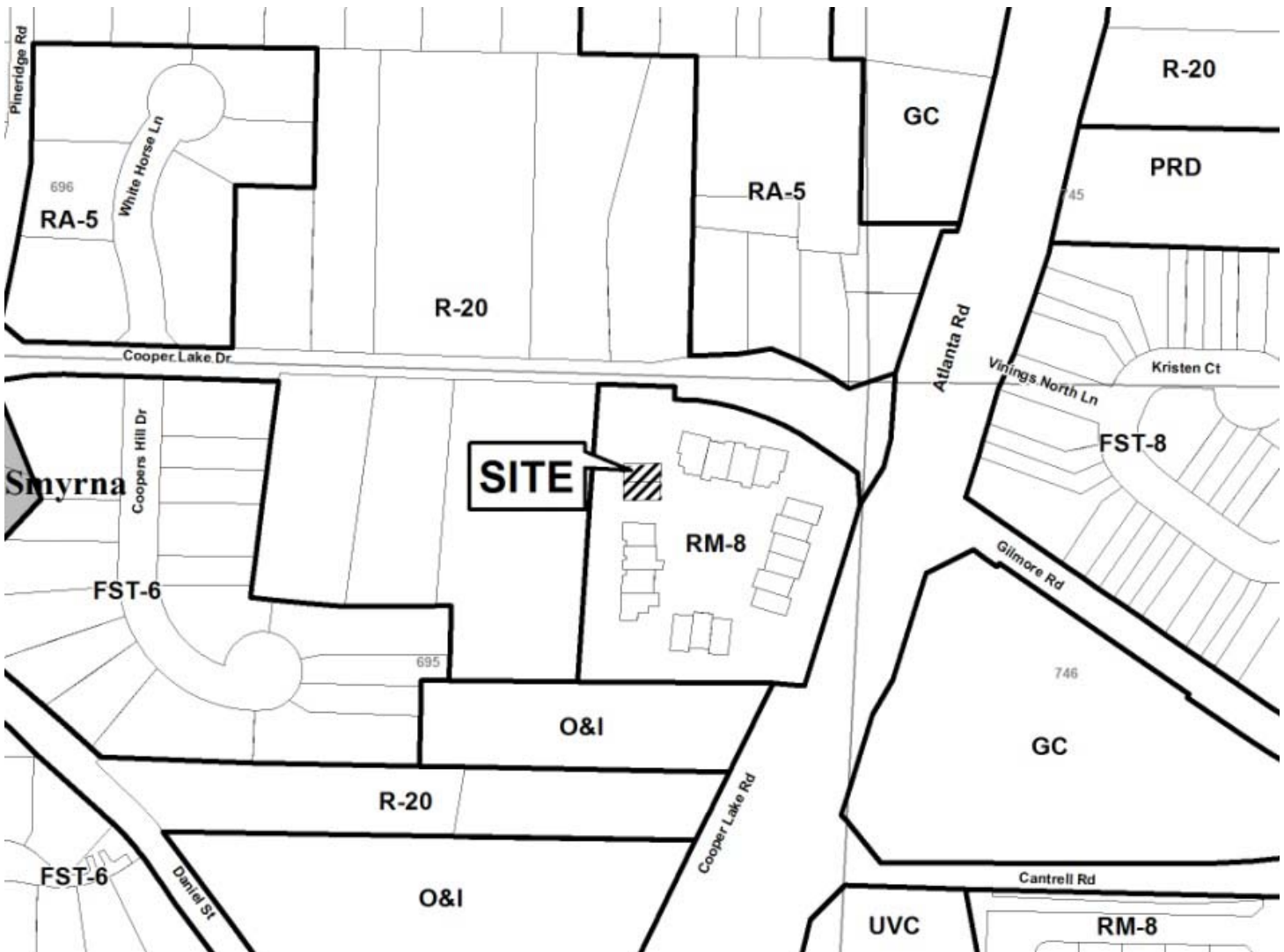
www.carterland.com

Atlanta • Charlotte • Houston • Dallas

Galveston • Beaumont



APPLICANT:	<u>JWC Paces Walk, LLC</u>	PETITION No.:	<u>V-54</u>
PHONE:	<u>770-809-6034</u>	DATE OF HEARING:	<u>07-09-2014</u>
REPRESENTATIVE:	<u>Edward Woodland</u>	PRESENT ZONING:	<u>RM-8</u>
PHONE:	<u>770-809-6034</u>	LAND LOT(S):	<u>695</u>
TITLEHOLDER:	<u>JWC Paces Walk, LLC</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>At the southwest</u>	SIZE OF TRACT:	<u>.06 acres</u>
<u>intersection of Cooper Lake Drive and Atlanta Road</u>		COMMISSION DISTRICT:	<u>2</u>
<u>(4070, 4072 Thorndale Lane).</u>			
TYPE OF VARIANCE:	<u>Waive the setback from the required 46 ft. to 43 ft. adjacent to the western property line.</u>		



COBB COUNTY ZONING DIVISION
FILED IN 077

2014 MAY -7 PM 4:03

COBB COUNTY ZONING DIVISION

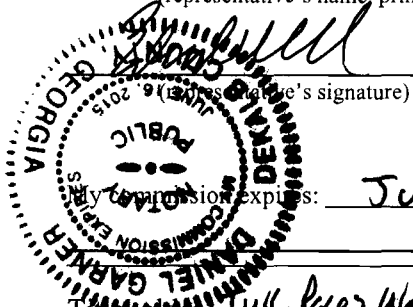
Application for Variance

Cobb County

(type or print clearly)

Application No. V-54
Hearing Date: 7-9-14

Applicant TWC Paces Walk LLC Phone # 770-89-6034 E-mail ewoodland@centerprises.com
Eduard Woodland Address 2355 Log Cabin Drive Smyrna GA 30080
(representative's name, printed) (street, city, state and zip code)



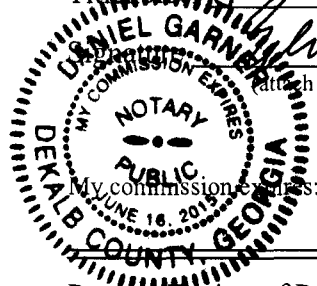
Phone # 770-89-6034 E-mail ewoodland@centerprises.com
(signature's signature)

Signed, sealed and delivered in presence of:

Daniel Garner

Notary Public

Applicant TWC Paces Walk LLC Phone # 770-89-6034 E-mail ewoodland@centerprises.com
Eduard Woodland Address: 2355 Log Cabin Drive Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Daniel Garner

Notary Public

Present Zoning of Property RM-8

Location Lot 11 and 12 Paces Walk 4070 and 4072 Thunderbolt Lane Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 695 District 17th Size of Tract .057 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 .057 Acre(s) Shape of Property Rectangular Topography of Property Flat Other _____

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

see attached

List type of variance requested: Variance to 46' Building Restriction Line

**EXHIBIT
V-54 (2014)**

Paces Walk Lots 11 and 12

4070 and 4072 Thorndale Lane, Smyrna GA 30080

Variance Request

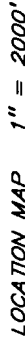
The foundation for the above referenced townhomes was installed approximately 43.5' from the rear property line. This encroaches on a 46' Building Restriction Line that is on the Western property line of the Paces Walk Neighborhood. The applicant requests relief from the 46' Building Restriction Line. Removing the foundation creates a hardship on the owner and moving the foundation is impossible.

COBB COUNTY ZONING DIVISION

2014 MAY -7 PM 4:04

COBB COUNTY GEORGIA
MAY 20 10 01 AM '14

Plotted By: Sally Jordan
Drawing name: S\Bnd\COB8\01\01-0061\rosnell road - prassana katta\Bnd\4676



LOT SPLIT FOR:

LOCATED IN L.L. 61 & 62
1ST DISTRICT, 2ND SECTION
COBB COUNTY, GA.

ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1266 Powder Springs Rd
Marietta, Georgia 30004
www.gscsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

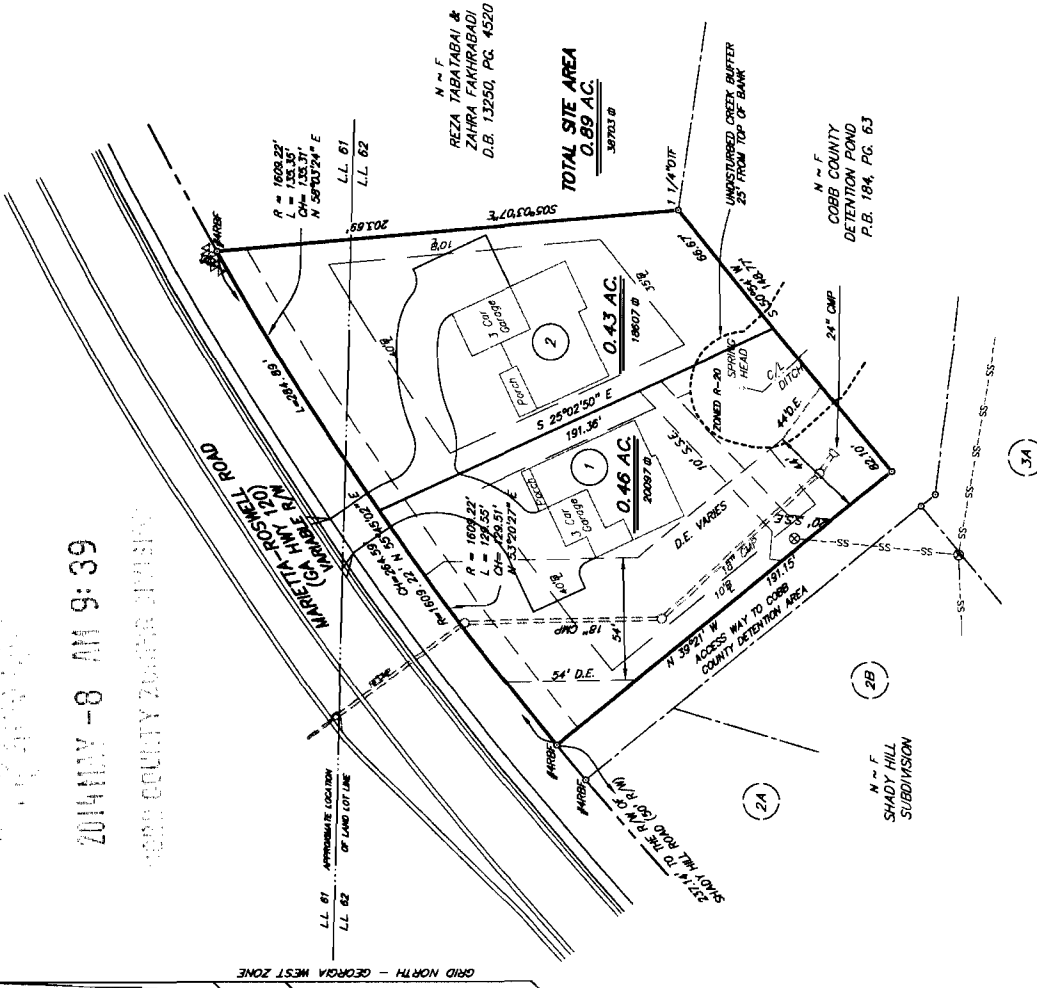


THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: $1/10,000 \pm$; ANGULAR ERROR: $3''$ PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: $1/120,955$. MATTERS OF TITLE ARE EXCEPTED.

Figure 1 illustrates the steps of the proposed algorithm for finding a minimum spanning tree. The process starts with a graph with 6 nodes and 7 edges. The algorithm proceeds by selecting edges in increasing order of weight, ensuring that no cycles are formed. The steps are as follows:

- Initial graph with 6 nodes and 7 edges.
- Select edge (1,2) with weight 1.
- Select edge (2,3) with weight 1.
- Select edge (3,4) with weight 1.
- Select edge (4,5) with weight 1.
- Select edge (5,6) with weight 1.
- Select edge (1,3) with weight 2.
- Select edge (2,4) with weight 2.
- Select edge (3,5) with weight 2.
- Select edge (4,6) with weight 2.
- Select edge (1,4) with weight 3.
- Select edge (2,5) with weight 3.

The final tree has 5 edges and 6 nodes.



LEGEND	
⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊙	F.M. - FIRE HYDRANT
⊗	M.M. - SANITARY SEWER MANHOLE
W	W.M. - WATER METER
GM	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RF - REINFORCING BAR FOUND
○	CTP - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
□	P.Y. MON. - RIGHT-OF-WAY MONUMENT
K - TYPE OF FENCE	
○	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
⊗	WATER VALVE
○	O.C. - OVERHEAD POWER LINES
---	W.M. - HEADWALL
⊗	TELEPHONE MANHOLE
---	POWERBOX
1234	STREET ADDRESS
W.W.	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/ENGINEER TO RESEARCH AND INCORPORATE ANY AND ALL STIPULATIONS AND/OR COVENANTS MADE IN THE ZONING PROCESS. FAILURE TO DO SO SHALL RESULT IN TERMINATION OF THIS DEPARTMENT'S APPROVAL.

1. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
2. NO CEMENTED, ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
3. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY, THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

4. PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 202 OF THE COBB COUNTY DEVELOPMENT ORDINANCES SHALL BE DEEMED TO BECOME ATTRACTIVE TO THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.
5. BUILDING SETBACKS: FRONT - 40'
SIDE - 10'
REAR - 35'
6. NO COBB COUNTY MONUMENTS EXIST WITHIN 500' OF THIS SITE.

7. ZONING ~ R-20
MINIMUM HOUSE SIZE ~ 1,200 S.F.
MAXIMUM IMPERVIOUS ~ 35%

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A. COMMUNITY NUMBER 130032, MAP NUMBER 13067 C 0131 G DATED DECEMBER 16, 2008.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT DISCLOSED OR RECORDED. THIS DETERMINATION IS UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES INVOLVED IN THE TRANSACTION. THE USER OF THE SURVEY BY THESE PARTIES IS AT THEIR OWN RISK.

APPLICANT:	<u>Radha and Prasanna Katta</u>	PETITION No.:	<u>V-55</u>
PHONE:	<u>678-778-7681</u>	DATE OF HEARING:	<u>07-09-2014</u>
REPRESENTATIVE:	<u>Lee C. Duncan</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>404-886-6962</u>	LAND LOT(S):	<u>61, 62</u>
TITLEHOLDER:	<u>Prasanna and Radha M. Katta</u>	DISTRICT:	<u>1</u>
PROPERTY LOCATION:	<u>On the south side of</u> <u>Roswell Road, north of Shady Hill Road</u> <u>(4674 Roswell Road).</u>	SIZE OF TRACT:	<u>0.89 acres</u>
TYPE OF VARIANCE:	<u>Waive the minimum lot size from the required 20,000 sq. ft. to 18, 607 sq. ft. for proposed lot "2."</u>		



COBB COUNTY BOARD OF ZONING APPEALS
2014 MAY -8 AM 9:38
COBB COUNTY ZONING DEPARTMENT

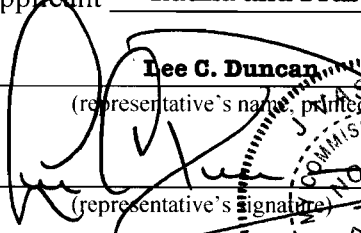
Application for Variance

Cobb County

(type or print clearly)

Application No. V-55
Hearing Date: 7-9-14

Applicant **Radha and Prasanna Katta** Phone # **678-778-7681** E-mail **prasannakatta@gmail.com**

 **Lee C. Duncan** Address **515 Rivercrest Court, Sandy Springs, GA 30328**
(representative's name, printed) (street, city, state and zip code)


 Phone # **404-886-6962** E-mail **leecduncan@gmail.com**
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Titleholder **Radha and Prasanna Katta** Phone # **678-778-7681** E-mail **prasannakatta@gmail.com**

 Signature **Katta** Address: **2119 Tigger Trace, Marietta, GA, 30066**
(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 **R-20**

Location **4674 Roswell Road, Marietta, GA 30062**
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) **61 and 62** District **1st** Size of Tract **0.89** 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).

Please see attached "Statement of Hardship"

List type of variance requested: **Minimum Lot Square Footage**

EXHIBIT
V-55 (2014)

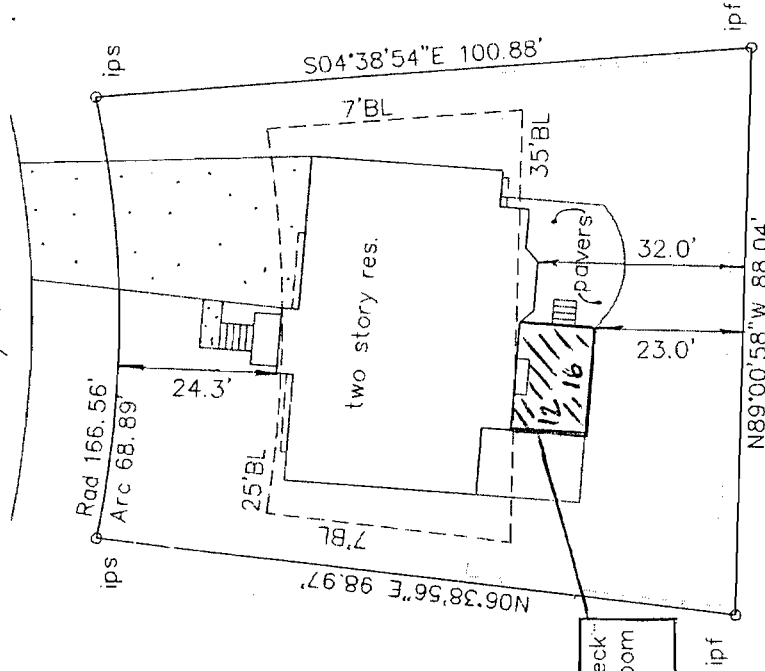
Statement of Hardship

2014 MAY -8 AM 9:39

This Application for Variance is required to fully comply with the R-20 Zoning. This Application is necessary to allow for a lot size variance from the required 20,000 square feet minimum to the proposed 18,607 square feet. This site is currently zoned R-20. The home sites and associated impervious requirements comply with the requirements for the site. The hardship resulted primarily due to the applicant's appropriate contribution of storm water control capacity to collect incoming, store and purify outgoing that previously had been uncontrolled. This outflow had been infiltrating downstream water bodies unchecked until the applicant, working with the county staff and neighbors, installed the necessary measures to contain outflows. These corrective measures required over a year of continuous and dedicated attention to a matter that prior to the presence of the applicant, were ignored by the previous property owners. After installation of these structures, virtually all the adjacent property owners have acknowledged the benefit of these installations and, as a result, have provided the applicant with their support for this request. In spite of the installation of these measures, the applicant is able to fully comply with one lot and a second lot of 18,607 square feet resulting in 93% of full compliance as far as lot size. The only other encroachment is the driveway on the east side of the property of about 8' into the 10' side yard setback and on the northern encroachment into the 40" building setback is approximately 15'. All setback encroachments are for driveways only and the buildings do not require any encroachment variances. We respectfully request approval of the Board of Zoning Appeals for the Application for Variance.

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

Kaley Dr.
50' R/W



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

V-56 (2014)



survey for

Chris & Elvia Hayden

JOHNSON
SURVEYING

4585 River Parkway
Unit "F"
Atlanta Ga. 30339
678-557-1449

LAND LOT 164
DISTRICT 20, Sec 2
Cobb County, Ga.
Chandler Ridge
Phase II
Lot 635
3015 Kaley Dr.

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

DATE: 4-2-2014

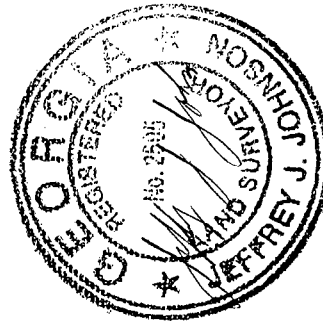
SCALE: 1"=30'

JOB NO: 14-22

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

Jeffrey J. Johnson

JEFFREY J JOHNSON R.L.S. 2505



APPLICANT:	<u>Chris Hayden</u>	PETITION No.:	<u>V-56</u>
PHONE:	<u>770-426-6556</u>	DATE OF HEARING:	<u>07-09-2014</u>
REPRESENTATIVE:	<u>Andy Burton</u>	PRESENT ZONING:	<u>PD</u>
PHONE:	<u>678-410-6724</u>	LAND LOT(S):	<u>164</u>
TITLEHOLDER:	<u>Chris A. and Elvia M. Hayden</u>	DISTRICT:	<u>20</u>
PROPERTY LOCATION:	<u>On the south side of</u> <u>Kaley Drive, east of Mack Dobbs Road</u> <u>(3015 Kaley Drive).</u>	SIZE OF TRACT:	<u>0.18 acres</u>
		COMMISSION DISTRICT:	<u>1</u>
TYPE OF VARIANCE:	<u>1) Waive the rear setback from the required 35 ft. to 23 ft. adjacent to the southern property line; and 2) waive the front setback from the required 25 ft. to 24 ft.</u>		



COBB COUNTY ZONING
ENFORCEMENT

2014 MAY -8 PM 12:27

COBB COUNTY ZONING ENFORCEMENT

Application for Variance

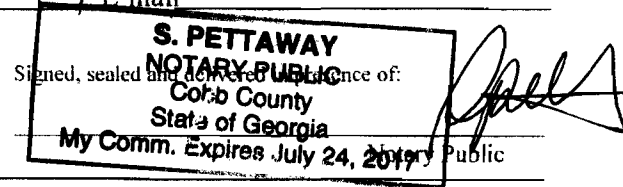
Cobb County

(type or print clearly)

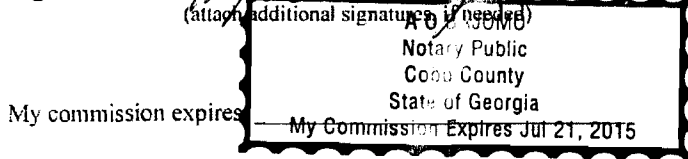
Application No. V-56
Hearing Date: 7-9-14

Applicant CHRIS HAYDEN Phone # (770) 426-6556 E-mail Elviahayden@gmail.com
Andy Burton Address 3700 DeKalb Technology Parkway Atlanta GA 30340
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 678-410-6724 E-mail _____
(representative's signature)

My commission expires: 7.24.2017



Titleholder Chris Hayden/Elvia Hayden Phone # 770-426-6556 E-mail elviahayden@gmail.com
Signature [Signature] Address: 3015 Kaley Dr. Kennesaw GA 30152
(attach additional signatures if needed) (street, city, state and zip code)



My commission expires

Signed, sealed and delivered in presence of:
[Signature] 5/6/14
Notary Public

Present Zoning of Property _____

Location 3015 Kaley Dr. Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 20th 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 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).

Lot is too small. Homeowner wants to enclose existing deck which has been there for years. No shade in backyard, very sunny. Addition will be a sunroom and relief from the heat.

List type of variance requested: Encroach rear setback 23'

APPLICANT: Paula Tanasa

PHONE: 201-993-5100

REPRESENTATIVE: Elwys Tanasa

PHONE: 212-961-7544

TITLEHOLDER: Paula Tanasa

PROPERTY LOCATION: On the east side of
Orchard Valley Drive, south of Brookview Drive
(4323 Orchard Valley Dr).

PETITION No.: V-57

DATE OF HEARING: 07-09-2014

PRESENT ZONING: R-20

LAND LOT(S): 820

DISTRICT: 17

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (approximately 484 sq. ft. Proposed Pavilion) from the required 35 ft. to 15 ft.; 2) increase the maximum allowable impervious surface from 35% to 40%; and 3) waive the minimum lot size from the required 20,000 sq. ft. to 19,707 sq. ft. (existing).



Application for Variance

Cobb County

2014 MAY -8 PM 1:52

(type or print clearly)

Application No. V-57

Hearing Date: 7-9-14

Applicant PAULA TANASA

Phone # 201-993-5100

E-mail ANCAPAULA@HOTMAIL.COM

ELWYS TANASA

Address 4323 ORCHARD VALLEY DR, ATLANTA, GA 30339

(street, city, state and zip code)

(representative's name, printed)

[Signature]

Phone # 212-961-7544

E-mail ELWYST@GMAIL.COM

(representative's signature)

Griffin Perryman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
08/26/2016

My commission expires: 08/26/2016

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder PAULA TANASA

Phone # 201-993-5100

E-mail ANCAPAULA@HOTMAIL.COM

Signature [Signature]

Address: 4323 ORCHARD VALLEY DR, ATLANTA, GA 30339

(street, city, state and zip code)

(attach additional signatures, if needed)

Griffin Perryman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
08/26/2016

My commission expires: 08/26/2016

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R20

Location 4323 ORCHARD VALLEY DR, ATLANTA GA 30339

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

Land Lot(s) 820

District 17TH 2ND SECTION

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 19,707 SF

Shape of Property TRAPEZOID

Topography of Property SLIGHTLY SLOPING

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).

AFTER BUILDING THE POOL (APPROVED PERMIT) AND ORDERING THE PAVILION, I REALIZED THAT ITS PLACEMENT HAS TO TAKE IN CONSIDERATION THE ZONE SETBACKS. HOWEVER, THE SIZE AND SHAPE OF THE PAVILION (PAID IN FULL, AND ITS COMPONENT PARTS ALREADY PRE-BUILT) DOESN'T ALLOW PLACING IT ANYWHERE ELSE ON THE PROPERTY. IT NEEDS TO BE ALIGNED WITH THE POOL, THEREFORE THE NEED TO REDUCE THE REAR SETBACK TO 15 FT.

List type of variance requested:

REDUCE REAR SETBACK FROM 35 FEET TO 15 FEET

INCREASE MAXIMUM IMPERVIOUS FROM 35% TO 40%

REDUCE MINIMUM LOT SIZE FROM 20,000 SF TO 19,707 SF

Ramsey Residence

2014 MAY -8 PM

2014 MAY -8 PM

DRAWING INDEX:

- A0.1 Title Sheet, Site Plans & Code Information
- D.1 General Notes
- A1.1 Ground Floor & Second Floor Demolition Plans
- A2.1 Ground Floor & Second Floor Plans
- A2.2 Exterior Elevations & Details
- A3.1 Interior Elevations

CODE INFORMATION:

Project Address: 2350 Rosebrook Crossing
Smyrna, GA 30080

Zoning: R4-5
Occupancy: R-3, Single-family Res.
Construction Type: Type VB
Building Height: (No change)
Building Area: 1,824 s.f. existing
241 s.f. new
TOTAL PROPOSED: 3,572 s.f.

Second Floor: 1,507 s.f. existing
TOTAL PROPOSED: 3,572 s.f.

Floor Area Ratio: 3,572 s.f. / 11,303 s.f. = 316
(Complies with .400 max.)

Lot Coverage: 3,108 s.f. existing + 331 s.f. new = 3,439 s.f.
(Complies with .400 max.)

Lot Area: 11,303 s.f.

PROJECT CONTACTS:

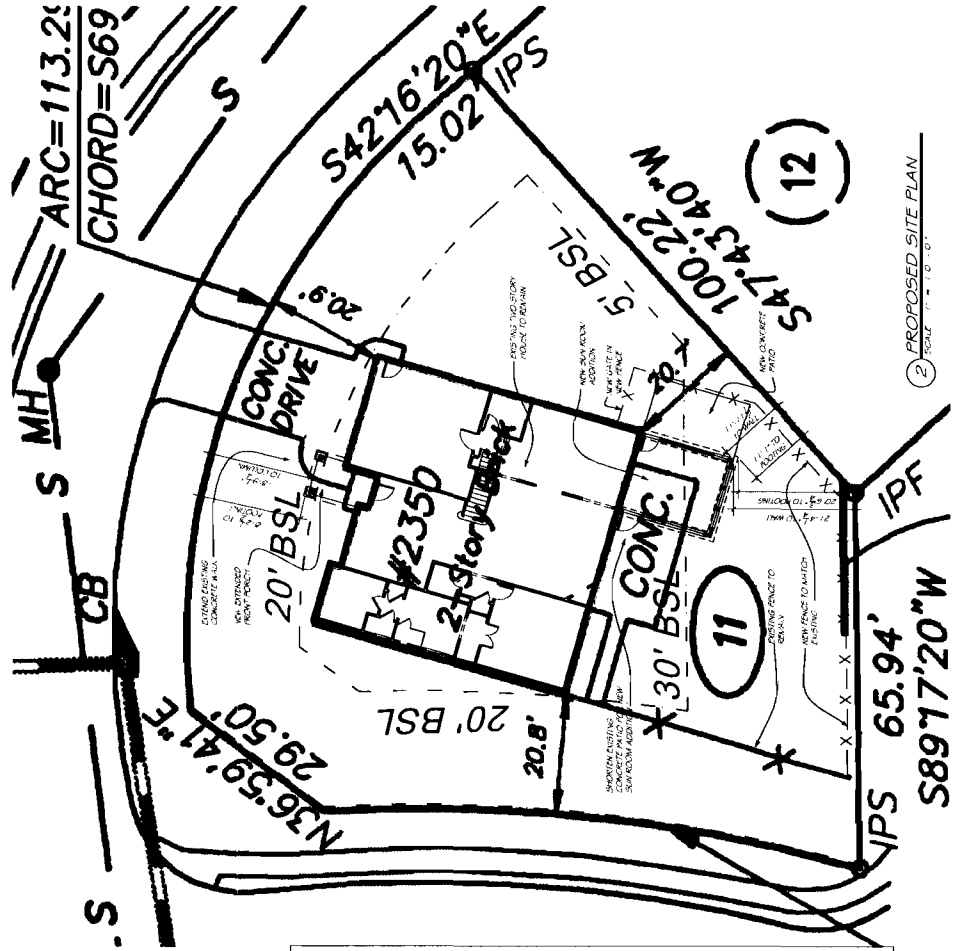
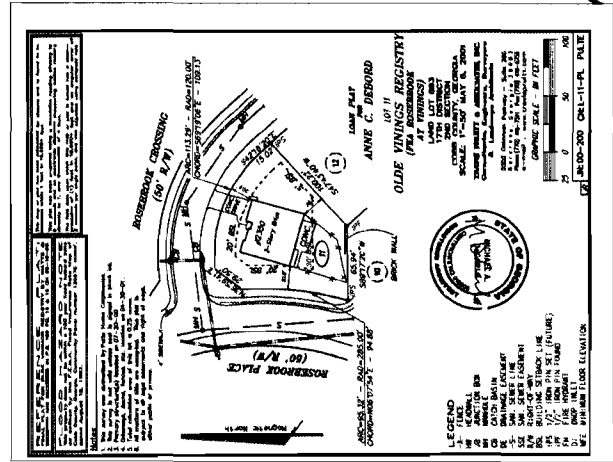
OWNER:
T. L. Williams
2350 Rosebrook Crossing
Smyrna, GA 30080

ARCHITECT:
Mike DeCarlo
M. DeCarlo Architecture
2470 H. L. Williams Drive NE
Atlanta, GA 30329
Phone: 404.895.3002
mde@mdcarlo.com

PROJECT GENERAL NOTES:

- Construction drawings are to show conformity to building codes and for architectural design information only. Final material selections and for coordination and oversight of construction process.
- Construction shall meet the requirements of all applicable codes and specifications. Any product, drawings or applications not provided within the scope of this drawing set.
- Construction and installation shall follow all manufacturer guidelines and including those needed for warranties.
- All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be so noted that design modifications can be made if necessary.
- Dimensions noted on drawings shall take precedence over scaled dimensions.
- General Contractor is responsible for obtaining all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

1 SITE SURVEY
SCALE 1" = 50'-0"



M. DeCARLO
ARCHITECTURE
2470 H. L. Williams Drive NE
Atlanta, Georgia 30329
Phone: 404.895.3002
mde@mdcarlo.com

V-58 (2014)

2350 Rosebrook Crossing
Smyrna, Georgia

Job Number: 1400
Drawing Revisions:
1/14/2014: VARIANTE ADJUSTMENT

TITLE SHEET
SITE PLANS
CODE INFORMATION

A0.1

2 PROPOSED SITE PLAN
SCALE 1" = 50'-0"

NOT RELEASED FOR CONSTRUCTION

APPLICANT: Thomas A. Ramsey

PETITION No.: V-58

PHONE: 678-428-5916

DATE OF HEARING: 07-09-2014

REPRESENTATIVE: Thomas A. Ramsey

PRESENT ZONING: RA-5

PHONE: 678-428-5916

LAND LOT(S): 893

TITLEHOLDER: Elizabeth D. and Thomas A. Ramsey

DISTRICT: 17

PROPERTY LOCATION: On the southeast corner of
Rosebrook Place and Rosebrook Crossing

SIZE OF TRACT: 0.26 acres

(2350 Rosebrook Crossing).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback from the required 20 ft. to 18 ft. on the major side adjacent to the northern property line and the setback from the required 30 ft. to 11 ft. on the rear adjacent to the southern property line.



COBB COUNTY BOARD OF ZONING APPEALS
PLANNING DEPARTMENT

2014 MAY -8 PM 2:42

COBB COUNTY ZONING DIVISION

Application for Variance

Cobb County

(type or print clearly)

Application No. V-58

Hearing Date: 7-9-2014

Applicant Thomas A. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.com

Thomas A. Ramsey Address 2350 ROSEBROOK CROSSING, Smyrna, GA 30080
(representative's name, printed) (street, city, state and zip code)

Thomas A. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.com
(representative's signature)

Notary Public, Gwinnett County, Georgia
My commission expires Nov. 13, 2017

Signed, sealed and delivered in presence of:

Adelheid U. Branch
Notary Public

Titleholder Thomas A. & Elizabeth D. Ramsey Phone # 678-428-5916 E-mail Tom.Ramsey@C-W-C.com

Signature Thomas A. Ramsey, Elizabeth D. Ramsey Address: 2350 ROSEBROOK CROSSING, Smyrna, GA, 30080
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public, Gwinnett County, Georgia
My commission expires Nov. 13, 2017

Signed, sealed and delivered in presence of:

Adelheid U. Branch
Notary Public

Present Zoning of Property RA-5

Location 2350 ROSEBROOK CROSSING, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 893 District 17th, 2nd Section Size of Tract .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 — Shape of Property — Topography of Property — Other REAR RETAINING WALL

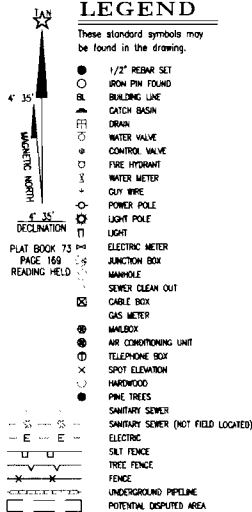
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

SIZE, SHAPE, REAR RETAINING WALL, AND BEING A CORNER LOT MAKE ROOM ADDITION CHALLENGING.

List type of variance requested: ADDITION OF SUNROOM, AND ENHANCED FRONT ENTRY.

LEGEND

These standard symbols may be found in the drawing.



AREA
26827.546 SQ. FT.
0.616 ACRES

V-59 (2014)

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Lot 902 of the 17th District, 2nd Section of Cobb County, Georgia, being part of Lot 1 of Vinnings Park Subdivision, recorded in Plat Book 73, page 169, Cobb County records, and being more particularly described as follows:
Beginning at a 1/2" Open top pipe found at the intersection of the northeast Right-of-way line of Spring View Court (having a 50' Right-of-way) and the northeast Right-of-way line of South Elizabeth Lane (having a 50' Right-of-way); Thence along the northeast Right-of-way line of South Elizabeth Lane N 29°52'00" W a distance of 79.43' to a 1/2" Rebar found (Bent); Thence leaving said Right-of-way line a distance of 230.14' to a 1/2" Rebar found; Thence N 41°42'27" E a distance of 98.62' to a 1/2" Rebar found; Thence S 85°40'57" E a distance of 18.41' to a 1/2" Rebar found; Thence S 17°11'08" W a distance of 178.45' to a 1/2" Rebar found; Thence S 00°11'22" E a distance of 49.88' to a 1/2" Rebar found at the northeast Right-of-way line of Spring View Court; Thence along said Right-of-way line with a curve turning to the left with an arc length of 93.49', with a radius of 50.00', with a chord bearing of S 53°50'08" W, with a chord length of 80.45', to a 3/4" Crimp top pipe found; Thence along said Right-of-way line S 60°11'27" W a distance of 91.50' to a 1/2" Open top pipe found, which is the point of beginning, having an area of 26827.546 square feet, 0.616 acres, and being more particularly shown on survey plat by Josh Lewis, N.E., of Georgia Land Surveying Co., dated March 19th, 2014, last revised April 30th, 2014 (Project Number 193655).

ZONING

R-30
FRONT SETBACK-45' or 50'
30' EASEMENT
MAJOR SIDE SETBACK-25'
MINOR SIDE SETBACK-12'
REAR SETBACK-40'

NOTES

- ELEVATIONS ARE ASSUMED AT 100.000.
- CONTOUR LINES ARE AT 1' INTERVALS.
- EQUIPMENT USED: LEICA 1200 ROBOTIC TOTAL STATION AND ALLIED DATA COLLECTOR.
- SOFTWARE USED: CARLOS SURVEY 2013 AND CARLOS SURVEY.
- THE NORTHWESTERN AND NORTHERN LINES WERE CHANGED TO RESOLVE ANY POTENTIAL PROPERTY DISPUTS.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRIANGLE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 493,009 FEET.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	93.49'	80.45'	S 53°50'08" W	107°07'43"



THIS SURVEY WAS PREPARED IN CONFORMANCE 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).
AUTHORITY O.C.G.A. Secs. 15-6-67, 43-15-6, 43-15-8, 43-15-19, 43-15-22.

FLOOD STATEMENT

I HAVE THIS DATE, EXAMINED THE FIRM OFFICIAL FLOOD HAZARD MAP AND FOUND IN MY OPINION REFERENCED PARCEL (S) IS (ARE) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
MAP ID: 13057222208 EFFECTIVE DATE: MARCH 4, 2013
WETLANDS, FLOOD PLAIN, AND STATE WATERS DO NOT EXIST WITHIN 200 FEET OF THE SITE.



SOUTH ELIZABETH LANE
50' RIGHT OF WAY

SPRINGVIEW COURT
50' RIGHT OF WAY

TEMPORARY BENCHMARK
IS TOP OF 3.5" I.B.M.
ELEVATION: 101.06
R.V. = 92.25'

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE (404) 255-4671 - FAX (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR: 2893 SPRINGVIEW COURT, ATLANTA GEORGIA 30339

WATERS EDGE GROUP

LAND LOT: 902 17th DISTRICT 2nd SECTION COBB COUNTY, GA
LOT: PART OF LOT 1 BLOCK: UNIT: PHASE:
SUBDIVISION: VINNINGS PARK
DEED BOOK 14834 PAGE 5948 PARTY CHIEF: D.R.
PLAT BOOK 73 PAGE 169 DRAFTER: BJC

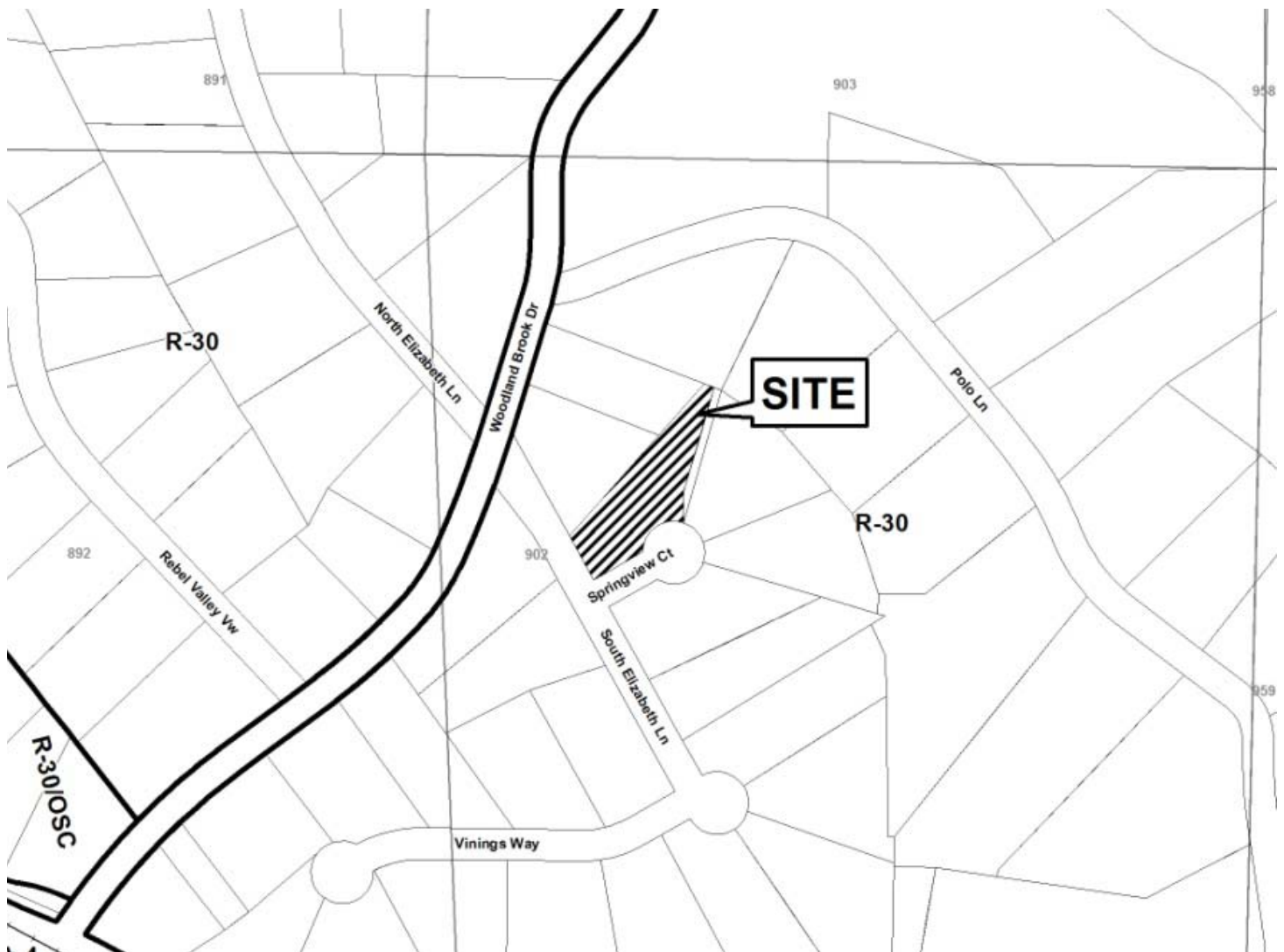
SHEET 1 OF 1

DATE: 3/19/14	SCALE: 20'
REVISION	BY DATE
LEGAL DESCRIPTION	J.L. 4/30/14
CLIENT COMMENTS	B.C. 4/30/14



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 RECITATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT:	<u>Waters Edge Group</u>	PETITION No.:	<u>V-59</u>
PHONE:	<u>678-776-7687</u>	DATE OF HEARING:	<u>07-09-2014</u>
REPRESENTATIVE:	<u>Dunlavy Law Group, LLC (Linda I. Dunlavy)</u>	PRESENT ZONING:	<u>R-30</u>
PHONE:	<u>404-371-4101</u>	LAND LOT(S):	<u>902</u>
TITLEHOLDER:	<u>Karl V. and Cynthia L. Seifert</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>On the northeastern corner of South Elizabeth Lane and Springview Court (2893 Springview Court).</u>	SIZE OF TRACT:	<u>0.62 acres</u>
TYPE OF VARIANCE:	<u>Waive the minimum lot size from the required 30,000 sq. ft. to 26, 827 sq. ft.</u>		



COBB COUNTY ZONING DIVISION
FILED IN 2014

Application for Variance

2014 MAY -8 PM 3:25

Cobb County

COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-59

Hearing Date: 7-9-14

Applicant Waters Edge Group

Phone # 678-776-7687

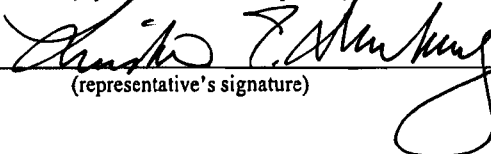
E-mail trevor@watersedge.com

Dunlavy Law Group, LLC

Address 1026 B Atlanta Ave., Decatur, GA 30030

(representative's name, printed)

(street, city, state and zip code)



Phone # 404-371-4101

E-mail ldunlavy@dunlavylawgroup.com

(representative's signature)

Phyllis Pittman-Lee

NOTARY PUBLIC Signed, sealed and delivered in presence of:

DeKalb County, Georgia

Comm. Exp.: 03-20-2015

My commission expires: 03/20/2015

Notary Public

Titleholder Karl V. Seifert

Phone # 770-527-6701

E-mail KVSeifert@yahoo.com

Signature Karl V. Seifert

(attach additional signatures, if needed)

Address: 10186 Big Canoe Jasper GA

(street, city, state and zip code)

30143

Ashley A McClure

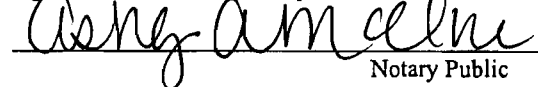
Notary Public

Fulton County, Georgia

My Commission Expires August 18, 2017

My commission expires: My Commission Expires August 18, 2017

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-30

Location 2893 Springview Court, S.E.

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

Land Lot(s) 902 District 117th Size of Tract 0.634 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 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).

See attached written justification in support of variance application

List type of variance requested: Reduction of minimum lot size from 30,000 square feet to 27,604 square feet

EXHIBIT V-59 (2014)

WRITTEN JUSTIFICATION FOR REQUEST FOR VARIANCES

I. BACKGROUND AND INTRODUCTION

The Cobb County Zoning Ordinance, Section 134-94(a) (3), authorizes the Zoning Board of Appeals to decide applications for variances where the literal enforcement of any code provision would result in unnecessary hardship upon the owner of property.

This situation applies to the property which is the subject of this Application. The Subject Property is comprised of one lot zoned R-30 at 2893 Springview Court. This lot is part of the Vinings Park Subdivision originally platted in 1973. The recorded plat for this subdivision is attached as Exhibit A. Although originally platted as 30,829 square feet, apparently in 1993 the eastern portion of the Subject Property was quit claimed to the immediately adjoining neighbor on Springview Court, thereby creating (most likely through inadvertence) a non-conforming lot. A legal description of the Subject Property as it is now along with the deed to the current owner is attached hereto as Exhibits B and C respectively. A copy of the 1993 Quit Claim Deed is attached hereto as Exhibit D.

This Application seeks variances for a corner lot of approximately 26827 square feet (.616 acres) in an R-30 zoning district. The lot has approximately 80 feet of frontage on South Elizabeth Lane and 185 feet of frontage on Springview Court. See Survey, Exhibit E. Photographs depicting the Subject Property and its surrounds as they currently exist are included with this package as Exhibit F. The Applicant desires to construct a new home on the site. However, in order to construct the residence, the Applicant needs a variance from the minimum lot size required of 30,000 square feet.

This document is submitted as the Applicants' Written Justification in support of the variance requested. The required application forms, a paid property tax receipt, the

requisite filing fee and sign posting deposits are submitted contemporaneously with this Written Justification and the Exhibits referenced. Additionally, a proof of mailing the “Consent of Contiguous Occupants or Landowners” form mailed to same on May 5, 2014, is included herein. Plats showing the contiguous properties are attached as Exhibits A and G.

II. VARIANCE REQUEST AND CRITERIA

Variance Requested

Sections 134-196(4)(a) of the Cobb County Zoning Ordinance requires a minimum lot size of 30,000 square feet but expressly allows the ZBA to vary the requirement up to 25% (7500 square feet) of that minimum. Although originally platted to exceed 30,000 square feet, the Subject Property is now +/- 3172.454 square feet shy of the required minimum. For this reason the Applicant requests a variance from Section 134-196(4) (a).

Variance Criteria:

Section 134-94 of the Zoning Ordinance, authorizes variances from the terms of the Zoning Ordinance if to allow such a variance would not be contrary to the public interest; where literal enforcement would result in an unnecessary hardship and where in the individual case granting of the variance would not be contrary to the spirit of the Zoning Ordinance no create any public safety and welfare concerns. This section of the Zoning Ordinance provides that variance may be granted by the ZBA if it finds an applicant meets the following criteria:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

- b. The application of this chapter to this particular piece of property would create an unnecessary hardship;
- c. Such conditions are peculiar to the particular piece of property involved; and
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

The Applicant meets and exceeds the standards for the granting of a variance as identified below:

Criteria 1.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

In 1993, then owner of the Subject Property, Gerald K. Johnson, Jr., deeded a portion of property along the eastern boundary to the owners of 2899 Springview Court. In so doing, he made the Subject Property non-conforming as to lot size. In the interim an expanded driveway and fence have been constructed in the area that once was part of the Subject Property. The driveway serves a garage located on the neighboring lot at 2899 Springview Court. At the time of the conveyance to the adjoining property owner, there was a single family residential structure on the lot but that structure (for reasons not known to this applicant), was demolished sometime in 2009. A review of Google Earth aerial photography shows that a home existed on the site June 5, 2007 and on April 29, 2008, but no structure is visible in April of 2010. A demolition permit was issued for the Subject Property on July 29, 2009. A copy of the historical aerial photographs and the demolition permit information from the Tax Assessor's website is attached hereto as Exhibit H. Because of the demolition of the home on the Subject Property, without a variance the Subject Property cannot be used for single family residential purposes as originally designed.

Criteria 2.

The application of this chapter to this particular piece of property would create an unnecessary hardship.

A refusal to allow the requested variances would indeed cause an undue and unnecessary hardship for the Applicant on the Subject Property. Without a variance for lot size, the lot would be unbuildable, unusable and rendered of no value.

Criteria 3.

Such conditions are peculiar to the particular piece of property involved.

Criteria 4.

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.

Varying the strict requirements of the Zoning Ordinance with respect to the Subject Property will not be detrimental to the public good or impair the purposes and intent of the Zoning Ordinance. On the contrary, the action proposed by the Applicant will serve the public interest and enhance the value of nearby properties by allowing an attractive and appropriate residence to be developed on the Subject Property. By returning the property to single-family residential use, the Subject Property will once again contribute to the tax base of the County and provide increased stability to the residential neighborhood surrounding it. Return of the Subject Property to residential use allows maximization of the use of existing infrastructure and allows for appropriate infill development.

III. CONSTITUTIONAL OBJECTIONS

The Applicant respectfully submit that the failure to approve the variance requested would be a denial of due process and equal protection as guaranteed by the 5th and 14th Amendments to the United States Constitution; and, Article I, Section I, Paragraphs 1 and 3, and Article I, Section III, Paragraphs 1 and 3 of the Georgia Constitution, due to the following:

1. A decision to deny the variance would amount to a taking of private property and vested property rights without just and adequate compensation.
2. A denial of the variance would be arbitrary, irrational, capricious and a manifest abuse of discretion.
3. A denial of the variance would discriminate unfairly between the owners of similarly situated properties in violation of the constitutional mandates of equal protection and deny the Applicant due process of law.

Specifically, the home planned by the Applicant would be in harmony with the general purpose and intent of the zoning ordinance while creating no detriment to the public. To refuse the variance request would be contrary to the intent of Cobb County's Zoning Code.

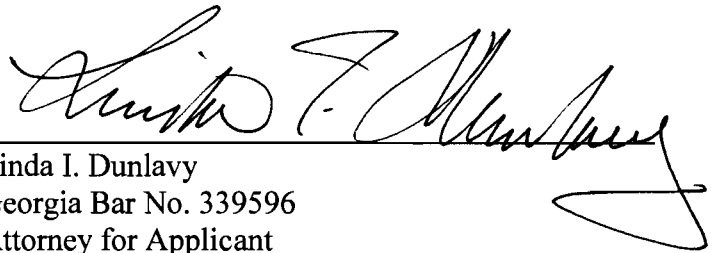
Finally, in the event of any opposition to the Applicant's request, the Applicant States that the opponents do not have standing to challenge the variance request herein.

IV. CONCLUSION

For all the foregoing reasons, the application for variance to the minimum lot size should be granted. In summary, the variance requested will not be inconsistent with specific goals, objectives and policies of the County's Land Use Plan. The action

contemplated by this application is significantly in furtherance of these objectives. The relief requested by the Applicant, if granted, will not substantially impair the intent and purpose of the Cobb County Zoning Ordinance. Varying the strict requirements of the Zoning Ordinance with respect to this property will not hinder, but on the contrary, will serve the public interest and enhance the value of nearby properties by allowing an attractive and appropriate structure to be built on the Subject Property. Finally, to deny the variance would impose an unnecessary hardship on the Applicant and render a heretofore contributing property non-contributing. The lot is unbuildable without the variance requested.

Respectfully submitted this 5th day of May, 2014.



Linda I. Dunlavy
Georgia Bar No. 339596
Attorney for Applicant
DUNLAVY LAW GROUP, LLC
Decatur, GA 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com E-mail

IMPERVIOUS CALCULATION

Owner

Gary M. Deppe, Inc.
2171 Bryant Pointe Drive
Marietta, GA 30066
770 294-9714

V-60 (2014)

Existing	5170
Drives	544
Ratio	820*.6= 492
Masonry Wall	50
Total Proposed	542 (820-40% credit for pavers)+50
Lot size	15126
Total Existing & Proposed	5712 (38%)

Swimming Pool

Contractor:

Aqua Design Pools & Spas, LLC
1120 Pilgrim Road
Cumming, GA 30040
770517-1117

ONE OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. IF E.M.A. MAP NO. 367C0035 F DATED 8/22/1992

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.

THE PRESERVATION AND INSTALLATION OF THE TREES FOR THIS LOT MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST CALL THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT AT 770-528-2147 AT LEAST 3 DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED TO REQUEST AN INSPECTION. TREES THAT HAVE BEEN SHOWN TO BE PRESERVED ON THE APPROVED TREE PROTECTION PLAN MUST STILL BE EXISTING AND UNDISTURBED BY THE CONSTRUCTION PROCESS. TREE PLANTING LOCATIONS, PLANTING METHODS AND PLANT MATERIAL (SIZE, SPECIES AND QUALITY) MUST BE IN ACCORDANCE WITH THE APPROVED PLAN. ANY DEVIATION FROM THE APPROVED TREE PROTECTION AND PLANTING PLAN HAVE TO BE MITIGATED BEFORE THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

SURVEY NOTES:

- 1) THE BEARING BASIS FOR THIS PLAT IS GRID NORTH GEORGIA W ZONE
- 2) CONTOURS BASED ON COBB COUNTY GIS
- 3) CONTOUR DATUM IS BASED ON COBB COUNTY GIS
- 4) BOUNDARY REFERENCE PB. 270, PGS. 79-80
- 10) STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT WAY. THE SOLE RESPONSIBILITY OF REPAIRING ANY DAMAGE OF SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 11) THE PROPERTY CONTAINED IN THIS PLAT IS ZONED R-15 BUILDING SETBACKS AREAS FOLLOWS: FRONT=35', SIDE=10', RE

LEGEND

- MONUMENTED PROPERTY CORNER
- IPF 1/2" DIA. REBAR
- RAW RIGHT OF WAY
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- L.L. LAND LOT
- L.L.L. LANDLOT LINE
- P.O.B. POINT OF BEGINNING
- Ø POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BL BUILDING LINE

SEDIMENT STORAGE CALCULATIONS:
DISTURBED AREA = 0.26 ACRES STORAGE
CALCULATION: 0.26 AC X 67 CY=17.42 C.Y.
SD1-A STORAGE: 30B L.F. X 0.083
CY/LF=25.56 CY AVAILABLE

IMPERVIOUS AREA SUMMARY:
UNDER ROOF: 3386 SQ.FT.
DRIVES & WALKS: 1784 SQ.FT.
TOTAL: 5170 SQ FT
TOTAL LOT AREA 15126 SQ FT
5170/15126 = 34.17% IMPERVIOUS

BUILDER/TERTIARY PERMITTEE

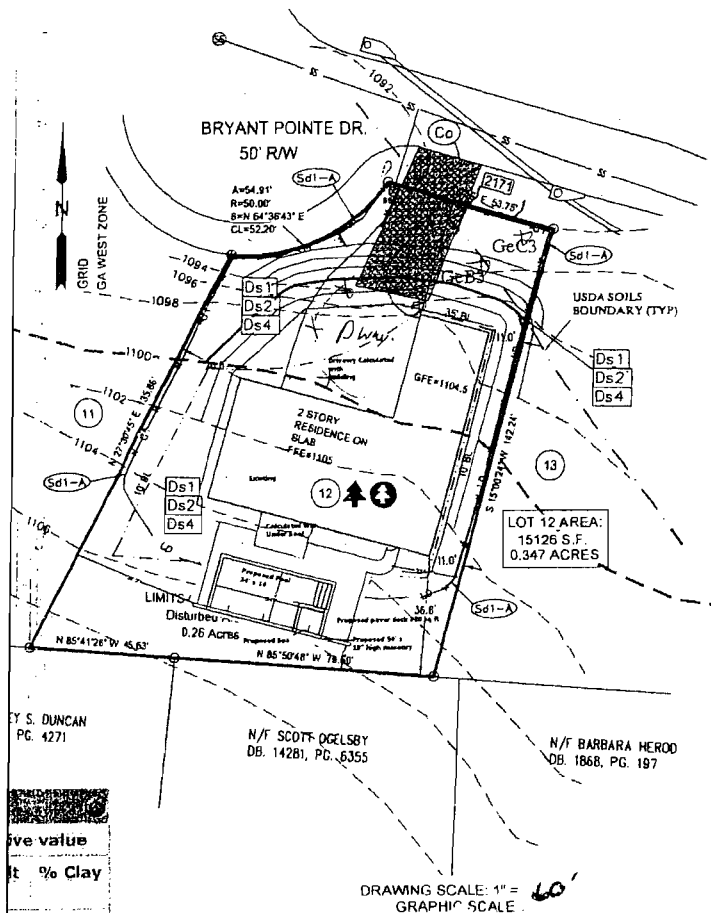
DEPPE CONSTRUCTION 24 HR. CONTACT
2686 Jamerson Road MIKE DEPPE
Marietta, GA 30066 770-861-9714

GSWCC GEORGIA SOLID AND WATER CONSTRUCTION COMMISSION

David W Shirley
Level II Certified Design Professional

CERTIFICATION NUMBER 0000004118
ISSUED: 11/21/2013 EXPIRES: 11/21/2018

PAGE 1



CY S. DUNCAN
PG. 4271

N/F SCOTT OGELSBY
DB. 14281, PG. 6355

N/F BARBARA HEROD
DB. 1868, PG. 197

DRAWING SCALE: 1" = 60'
GRAPHIC SCALE

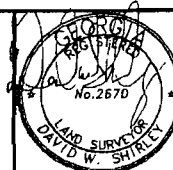
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FOR

LOT 12 BRYANT POINTE S/D

LOCATED IN LAND LOT 484, DISTRICT 16, SECTION 2

COBB COUNTY, GEORGIA

12/13/2013



PREPARED BY:
D & S LAND SURVEYING,
DAVID W. SHIRLEY, R.L.S.
313 RED FOX DRIVE
CANTON, GA 30114
770-720-4443
DWS@CANTONSURVEYOR.COM



APPLICANT: Delinda Umberger

PETITION No.: V-60

PHONE: 770-517-1117

DATE OF HEARING: 07-09-2014

REPRESENTATIVE: Aqua Design Pools & Spas,
LLC

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 484

TITLEHOLDER: Gary M. Deppe, Inc.

DISTRICT: 16

PROPERTY LOCATION: On the south side of

SIZE OF TRACT: 0.35 acres

Bryant Pointe Drive, west of Bryant Lane

COMMISSION DISTRICT: 3

(2171 Bryant Pointe Drive).

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 38%.



COBB COUNTY GEORGIA
2014 MAY -9 AM 11:41
COBB COUNTY ZONING DIVISION

Application for Variance Cobb County

(type or print clearly)

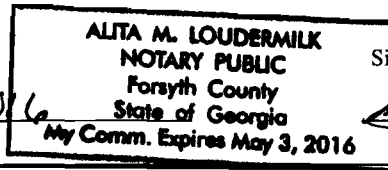
Application No. V-60
Hearing Date: 7-9-14

Applicant Delinda Umberger Phone # 770-517-1117 E-mail construction@aquadesignpools.com

Aqua Design Pools & Spas, LLC Address 1120 Pilgrim Road, Cumming GA 30040
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-517-1117 E-mail construction@aquadesignpools.com
(representative's signature)

My commission expires: May 3 2016



Signed, sealed and delivered in presence of:

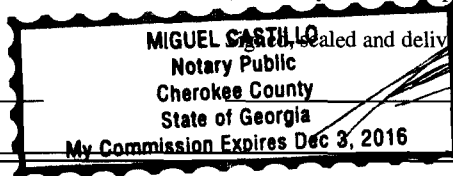
[Signature]

Notary Public

Titleholder Deppe Construction Phone # 770-517-1117 E-mail _____

Signature [Signature] Address: 2686 Jamerson Road, Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DEC 3, 2016



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-15

Location 2171 Bryant Pointe Dr., Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 484 District 16 Size of Tract .347 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.

Without the variance, the homeowner will not be able to install adequate deck around the swimming pool. The proposed pool deck would be pavers

List type of variance requested: Increase the maximum percentage of impervious surface allowed from 35% to 38%

Aqua Design Pools & Spas, LLC

1120 Pilgrim Road
Cumming, GA 30040

770 517-1117

706 865-5120

2000 COUNTY GEORGIA
COUNTY ZONING DIVISION

2014 MAY -9 AM 11:41

2000 COUNTY ZONING DIVISION

Owner

Customer Name: Gary M. Deppe, Inc
Address: 2171 Bryant Pointe Drive
City: Marietta
State/Zip: GA 30066
Phone: 770 294-9714

**EXHIBIT
V-60 (2014)**

**Proposed masonry
wall 50' x 18" high**

**Proposed Pool and
Spa 16' x 34'**

**Proposed Paved Deck
820 sq ft**

Existing

Planter

Planter

Existing

Scale 1/8" = 1'

