PRELIMINARY VARIANCE ANALYSIS

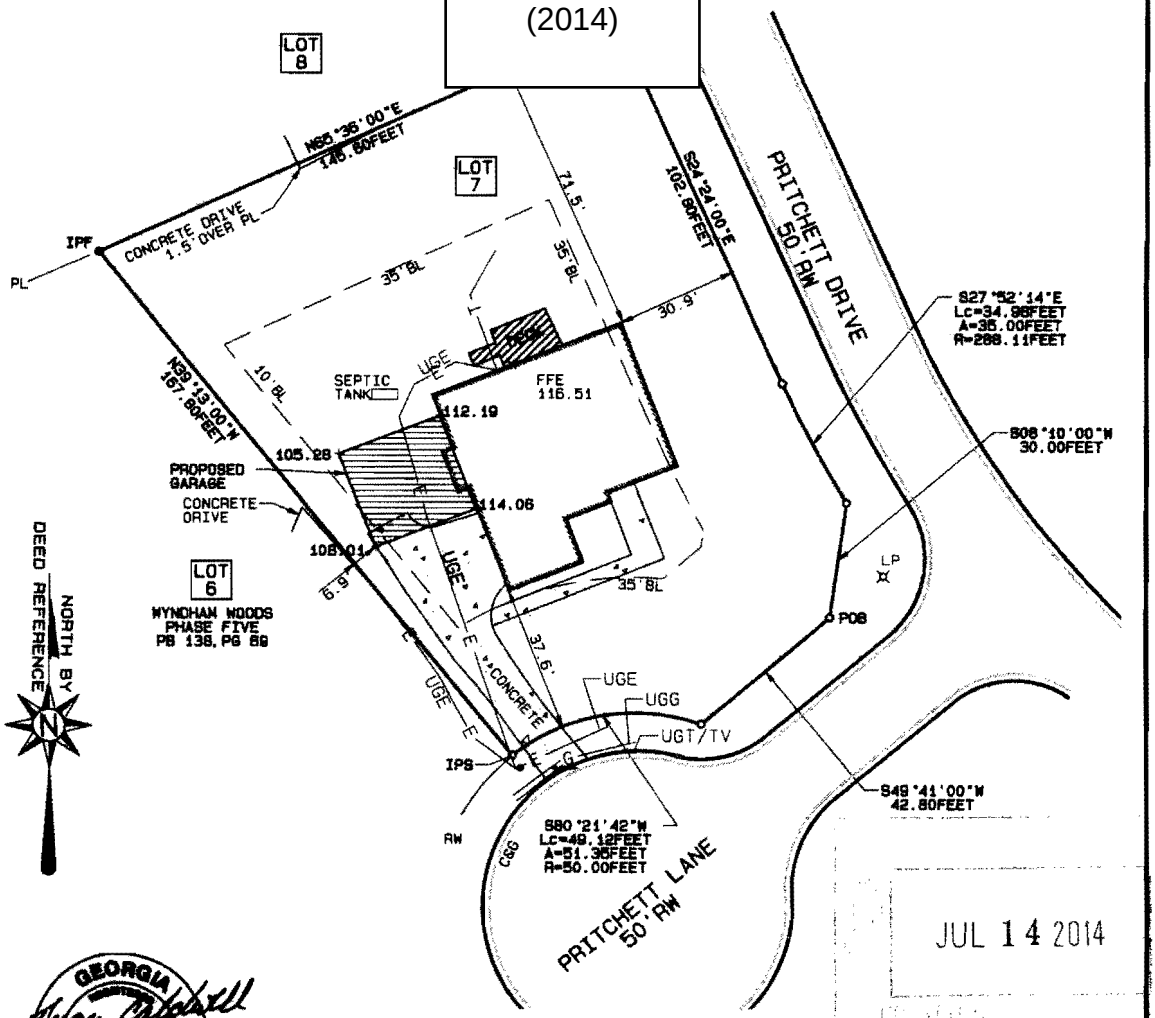
HEARING DATE: October 1, 2014

DUE DATE: September 5, 2014

Distributed: August 26, 2014

Cobb County…Expect the Best!

V-83
(2014)



JUL 14 2014

GEORGIA
No. 2956
BRIAN CALDWELL

TECHNICAL STANDARDS

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

PRECISION NOTE

THE FIELD DATA DATED 7-08-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISON OF ONE FOOT IN 18,989 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,140,584 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C0078G, COBB CO UNINC & INC AREAS, 12/16/2008 AS ZONE X

REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY
DEED BOOK 12055, PAGE 104
PLAT OF WYNDHAM WOODS, PHASE FIVE
LOT 7, PLAT BOOK 138, PAGE 69

GRAPHIC SCALE 1"=30'
SHEET SIZE 11"x17"
0' 30' 60'

ZONING

R-20,
FRONT 35 FT
SIDE 10 FT
REAR 35 FT

SYMBOLS

- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- UNDERGROUND UTILITY
- AIR CONDITIONER
- GAS METER
- LIGHT POLE
- GUY WIRE
- IRON PIN SET
- IRON PIN FOUND

ENCROACHMENTS

CONCRETE ON LOT 8 EXTENDS 1.5 FT ON SUBJECT

LEGEND

AC	-	ACRES
BL	-	BUILDING SETBACK LINE
C&G	-	CURB AND GUTTER
DB	-	DEED BOOK
OIP	-	OVERHEAD GOES UNDERGROUND
SCO	-	SEWER CLEAN OUT
DB, PG	-	DEED BOOK, PAGE
-E-	-	ELECTRIC LINE
FH	-	FIRE HYDRANT
FT	-	FEET
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
N/F	-	NOW OR FORMERLY
PB, PG	-	PLAT BOOK, PAGE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
RB	-	REBAR
RW	-	RIGHT OF WAY
SF	-	SQUARE FEET
UP	-	UTILITY POLE
UGE	-	UNDERGROUND ELECTRIC UTILITY
UGU	-	UNDERGROUND UTILITY
UGT	-	UNDERGROUND TELEPHONE UTILITY
WM	-	WATER METER
WV	-	WATER VALVE

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED.

SHEET 1 OF 1
DATE: 7-08-2014
REV:
JOB#PRITCHETT51
DRAWN BY BAC

ASBUILT SURVEY FOR
Carl Shephard
BEING
51 Pritchett Dr Powder Springs, GA 30127

LOCATED IN LAND
LOT 305, DISTRICT 20, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

APPLICANT:	Carl and Kathy Shephard	**PETITION No.:**	V-83
PHONE:	770-427-8023	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Carl Shephard	**PRESENT ZONING:**	R-20
PHONE:	770-427-8023	**LAND LOT(S):**	305
TITLEHOLDER:	Carl G. Shephard and Kathy A. Shephard	**DISTRICT:**	20
PROPERTY LOCATION:	On the northwest corner of Pritchett Drive and Pritchett Lane (51 Pritchett Lane).	**SIZE OF TRACT:**	0.47 acres
		COMMISSION DISTRICT:	**1**

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 6.9 feet adjacent to the west property line.

JUL 14 2014

Application for Variance
Cobb County

(type or print clearly)

Application No. V-83
Hearing Date: 10-1-14

Applicant Carl & Kathy Shephard Phone # 770 427 8023 E-mail cgshephard51@comcast.net

Carl Shephard Address 51 Pritchett Lane, Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

Carl Shephard Phone # 770 427 8023 E-mail cgshephard51@comcast.net
(representative's signature)

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires March 24, 2017

Notary Public

Titleholder Carl & Kathy A Shephard Phone # 770 427 8023 E-mail cgshephard51@comcast.net

Signature Carl & Shephard Kathy Shephard Address: 51 Pritchett Lane, Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

MYRA DRAFFKORN NOTARY PUBLIC EXPIRES GEORGIA July 9, 2017 COBB COUNTY

Signed, sealed and delivered in presence of:

My commission expires: July 9, 2017

Notary Public

Present Zoning of Property Residential

Location 51 Pritchett Lane, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 20th Size of Tract 0.465 Acre(s)

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

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

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

See attachment

List type of variance requested:

See attachment

Revised: March 5, 2013

V-83
(2014)
Exhibit

JUL 14 2014

FROM: Carl Shephard

51 Pritchett Lane

Powder Springs, GA 30127

July 14, 2014

TO: Variance Board

SUBJECT: Request Approval of Variance for Setback Waiver

I am requesting a setback waiver so that I can build an attached 2 car garage (see attached drawing). Due to being on a corner lot and to the location of my septic tank and its associated drainage lines (see attachment), the attached garage cannot be built anywhere else on my property. Both contiguous neighbors and all other neighbors in my cul de sac have consented (see attachment) to the addition of the garage at the proposed location. I have approval (see attachment) from the homeowners association. Environmental has viewed the location of my septic system and is OK with building the garage at the proposed location. Cobb EMC has viewed the power line location and they will move it to go around the side and back of the garage. The attached survey includes a footing survey.

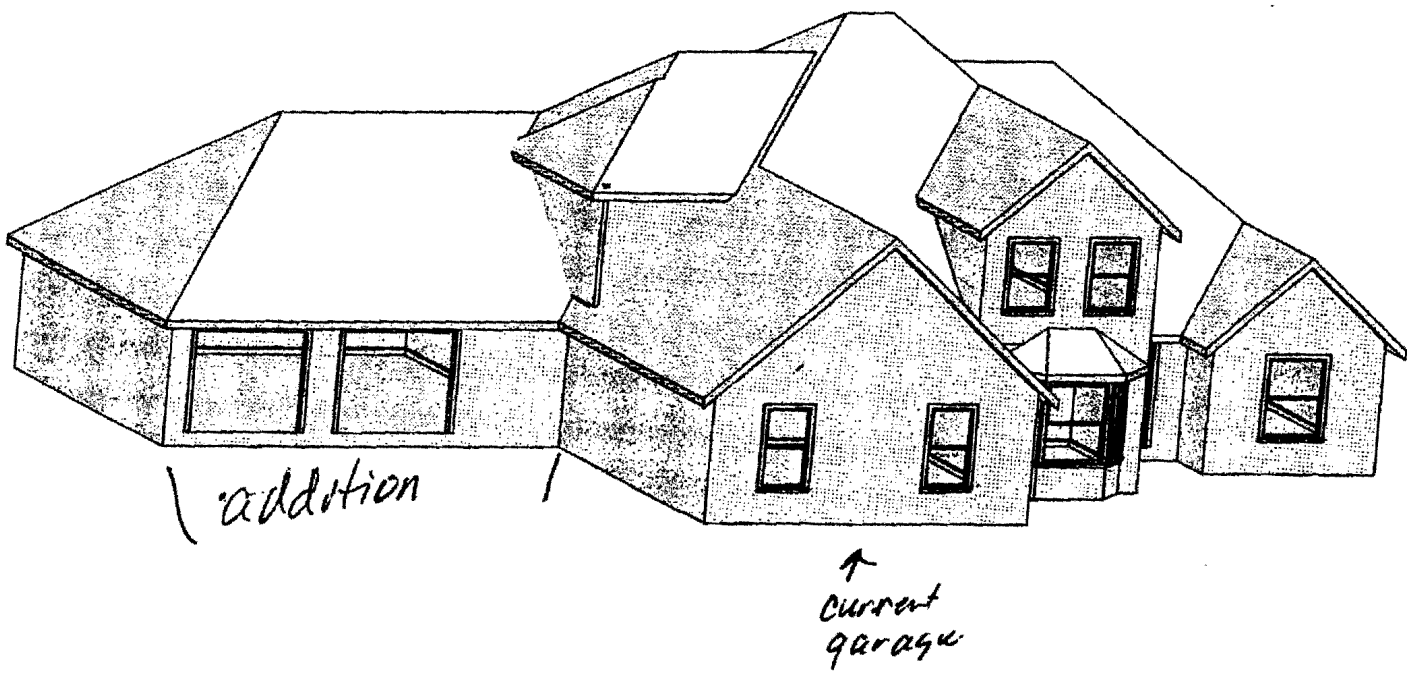
Carl Shephard

Carl Shephard

770-823-8334

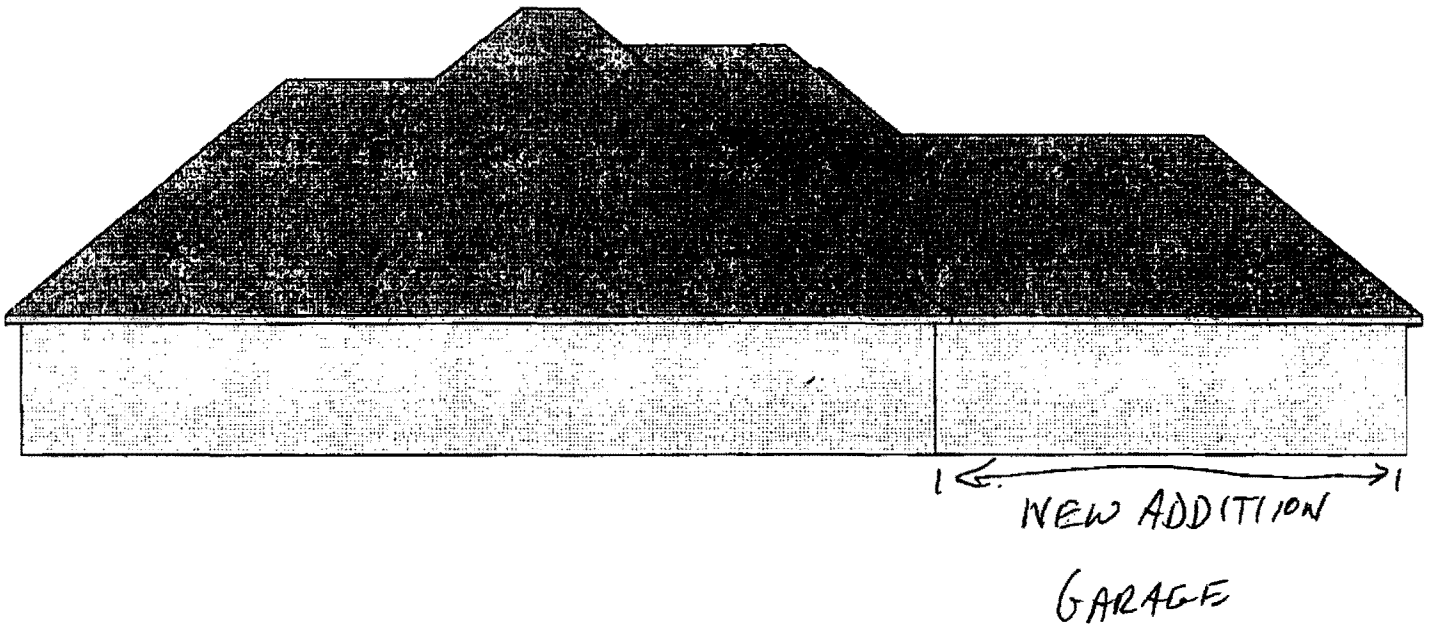
JUL 14 2014

Carl Shepard
51 Pritchett Ln
Powder Springs, GA
30127
(C) 770-823-8334



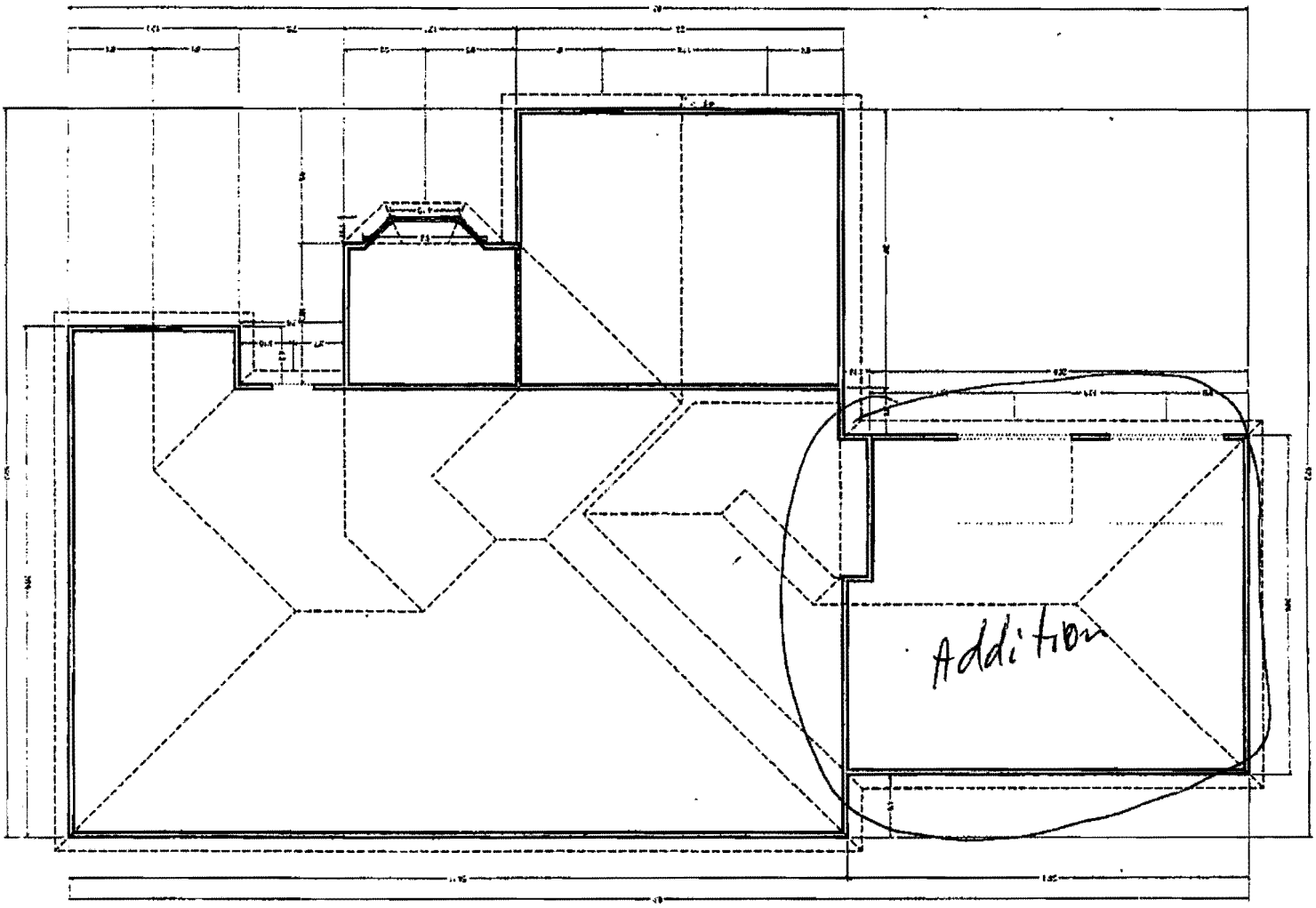
Rear View

JUL 14 2014



TOP DOWN

JUL 14 2014



,82

AREA: TRACT I - 1.2620 Ac.
TRACT II - 0.5024 Ac
TOTAL - 1.7644 Ac

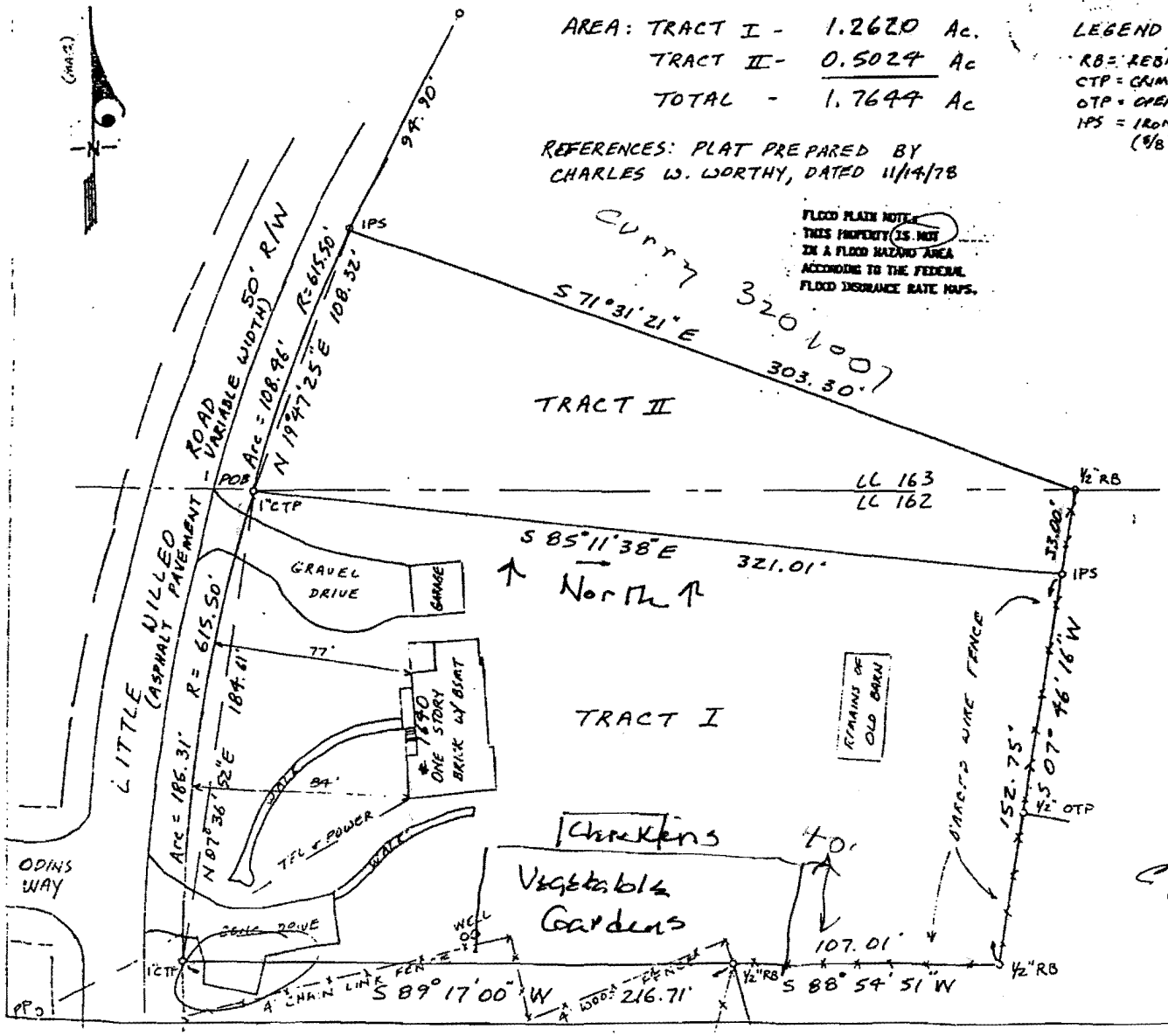
REFERENCES: PLAT PREPARED BY CHARLES W. WORTHY, DATED 11/14/78

LEGEND
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (5/8" REBAR)

NOTES:
1. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS28.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,000+ FEET.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,500+ FEET AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

FLOOD PLAIN NOTE: THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAPS.

Curry 320 1007



SURVEY FOR
CAROL C. JOHNSON AND
DECATUR FEDERAL SAVINGS AND LOAN ASSOCIATION

LOCATED IN: LAND LOTS 162 + 163
1ST DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: MAY 10, 1990 SCALE

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

GEORGIA REGISTERED No. 2242 LAND SURVEYOR PHILLIP S. CURRY

Phillip S. Curry 5/10/90

V-84 (2014)

Tom 770 552-9522

APPLICANT:	Carol Smith	**PETITION No.:**	V-84
PHONE:	770-992-1060	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Carol Smith	**PRESENT ZONING:**	R-20
PHONE:	770-992-1060	**LAND LOT(S):**	162
TITLEHOLDER:	Carol C. Johnson	**DISTRICT:**	1
PROPERTY LOCATION:	On the east side of Little Willeo Road, across from Odin's Way (1658 Little Willeo Road).	**SIZE OF TRACT:**	1.26 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source; and 2) allow an accessory structure (approximately 600 square foot garage) to the side of the principal building.

Application for Variance
Cobb County

JUL 24 2014

(type or print clearly)

Application No. V-84
Hearing Date: 10-1-14

Applicant Carol Smith Phone # 770 992 1060 E-mail carolcopin@bellsouth.net

Carol Smith Address 1658 Little Willeo Rd
(representative's name, printed) (street, city, state and zip code) Marietta GA 30068

(representative's signature) Phone # 770 992 1060 E-mail carolcopin@bellsouthnet

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Titleholder Carol Smith Phone # 770 992 1060 E-mail carolcopin@bellsouthnet

Signature _____ Address: 1658 Little Willeo Rd
(attach additional signatures, if needed) (street, city, state and zip code) Marietta GA 30068

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property _____

Location 1658 Little Willeo Rd Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 District 1st 2nd Section Size of Tract 1.26 Acre(s)

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

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

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

List type of variance requested: Pet Chicken's for Eggs

Revised: March 5, 2013

V-84
(2014)

Requirements for Variance Application
Page 4

Application No. _____

Hearing Date: 10/1/14

Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 3-4 .

2. Have you mailed a notice of your application and its information to your Homeowners Association (if such exists. Instructions for identifying whether or not Homeowners Associations exist are available for downloading via the Community Development webpage. YES____ NO X No Homeowners Assoc.

3. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES X NO_____.

Signature _____ **Print Name** CAROL SMITH

County Code adopted by the Board of Commissioners March 11, 2014:

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) The poultry shall be kept/ maintained within a fenced area to the rear of the house;
(b) 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;
(c) 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;
(d) The poultry shall not cause a nuisance, as defined by State Law;
(e) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
(f) The slaughter of any hen on site is strictly prohibited;
(g) The fee for the variance application shall be $150.00; renewal fees shall be $100.00
(h) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for up to 2 year terms thereafter;
(i) 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). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section.

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 March 11, 2014. 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). The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section. The BOC determination will take place the following month at the scheduled Zoning Hearing.

(page revised 03-25-2014)

V-84
(2014)
Exhibit

Carol Johnson Smith
1658 Little Willeo Rd
Marietta, GA 30068
770-992-1060
carolcopin@bellsouth.net

7/23/14

Cobb Variance Office

Chicken Variance

Dear Commissioner

I have lived on this property since 1978 at the time the property was in my name, and husband at the time, Tom G. Johnson. After the divorce I stayed on the property. Over the years we had a horse, goats, chickens and ducks. I recently purchased a chicken coop and 2 chickens. I am an organic gardener and the chickens were purchased at a farm raising organic chickens. I am over 68 years old and fully enjoy my gardens and chickens; they are part of the family along with my dog and cat. I was not aware property which had been zoned for livestock now had a variance requirement for 2 chickens. I am applying for the required variance for these chickens and an additional two, totaling 4 chickens (layers, no roosters), by end of the calendar year.

I am enclosing the required paperwork including photos of my gardens and chicken coop. We will never slaughter these chickens.

Please consider my variance. I have signatures from neighbors who have no objections to our having chickens on the property. It should be noted that they are very supportive. We have, however, been unable to contact the owner of the property next door even though we have sent the owner of the property e-mails without any response. We will try and obtain her appropriate address and also ask for her approval. The property mentioned was obtained by an investor as an investment as a result of the previous owners' foreclosure and we have not been able to establish contact with her. It appears the property is being prepared for re-sale since there have been recent repairs to the house and grounds and the current occupant, not the owner, is someone whose profession is "flipping" foreclosed properties.

Thank you.

Carol Smith

RECEIVED
JUL 24 2014
COBB COUNTY PLANNING AGENCY
ZONING DIVISION

Picture Nor[illegible] Property

V-84
(2014)
Exhibit

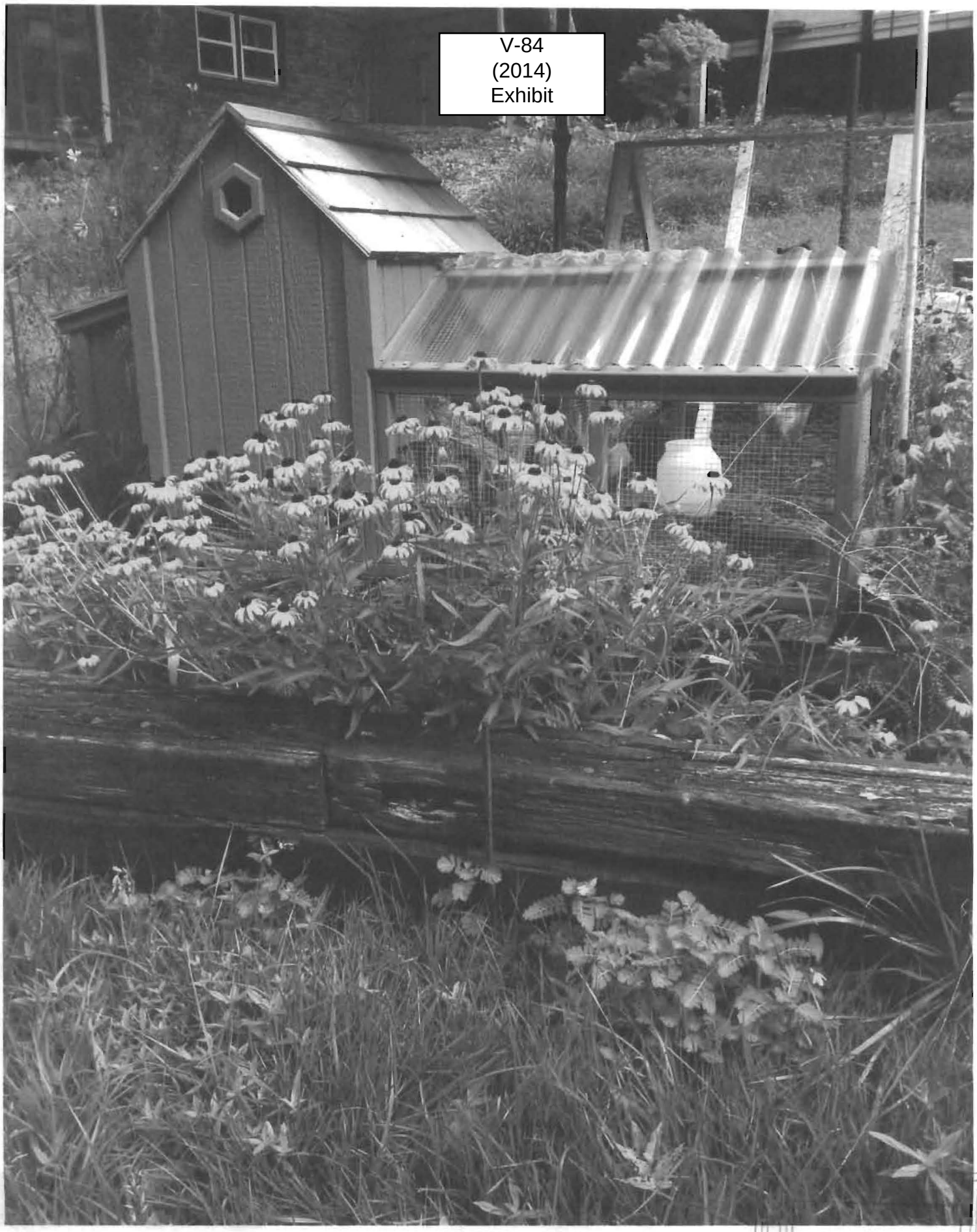
RECEIVED
JUL 24 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

V-84
(2014)
Exhibit

RECEIVED
JUL 24 2014

Backyard

V-84
(2014)
Exhibit



Toward neighbor

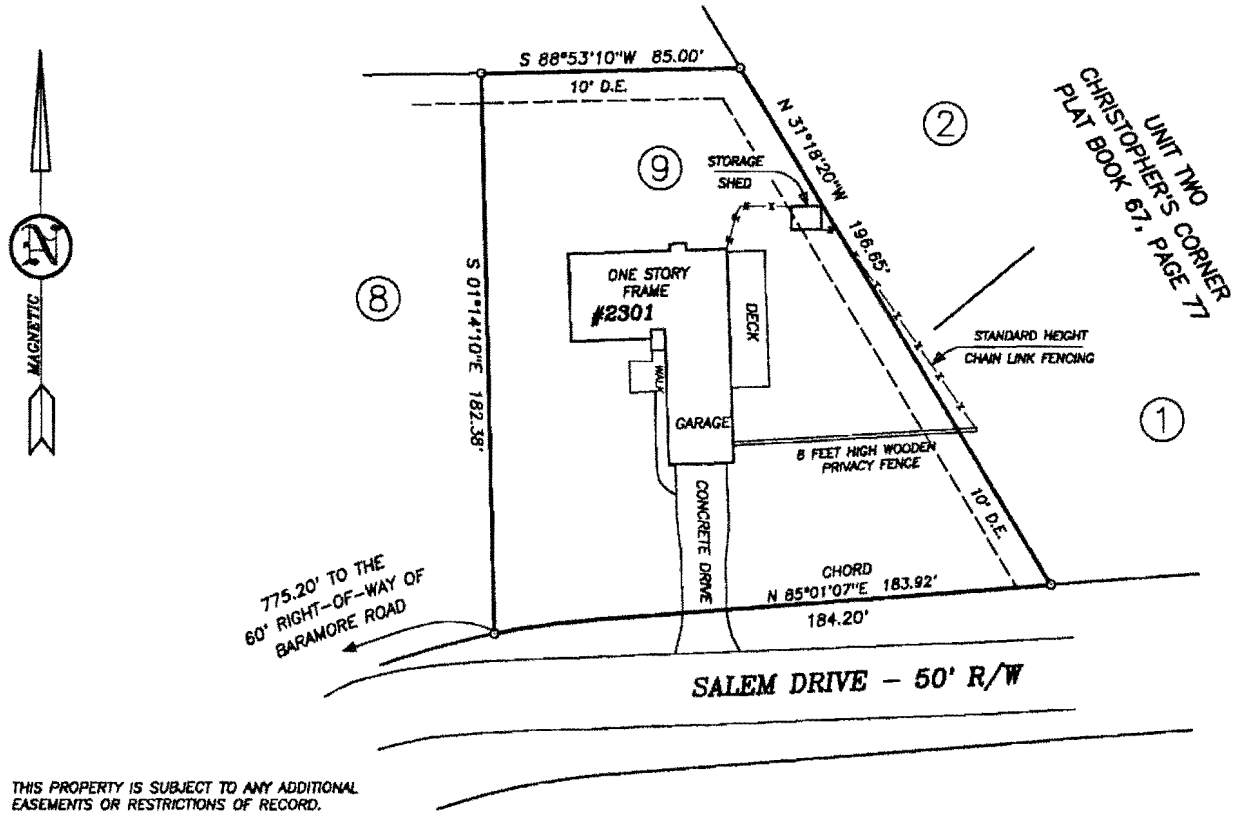
Back of Coop

RECEIVED
JUL 24 2014
COOBS COUNTY DEV AGENCY
ZONING DIVISION

V-84
(2014)
Exhibit

JUL 24 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Front of Coop



THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.

DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.

THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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.

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

EQUIPMENT USED: TOPCON ROBOTIC TOTAL STATION & RTK G.P.S.

40' 20' 0' 40'
GRAPHIC SCALE – FEET

LEGEND

RBS	REBAR SET	SSE	SANITARY ESMT.
RBF	REBAR FOUND	R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FND.	CONC	CONCRETE
CTPF	CRIMPED TOP PIPE FND.	DK	DECK
BL	BUILDING LINE	PAT	PATIO
DE	DRAINAGE EASEMENT	S	STOOP
UE	UTILITY EASEMENT	-X-	FENCE

AREA: 23,900 SF ~ 0.55 ACRES +/-

PLAT BOOK 66 ~ PAGE 29

JAMES H. CARTER
LAND SURVEYING COMPANY
82, DULUTH, GEORGIA 30095
jcarter@carterlandsurveying.com

V-85
(2014)

SURVEY FOR:
HERBERT W. LYLE

2301 SALEM DRIVE
MARIETTA, GEORGIA

LOT 9 – CHRISTOPHER'S CORNER SUBDIVISION
LAND LOT 555
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 40'
FIELD WORK DATE: 07/22/2014
PLAT DATE: 07/23/2014

GEORGIA REGISTERED No. 1999 LAND SURVEYOR JAMES H. CARTER

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.

APPLICANT: Herbert W. Lyle

PHONE: 770-565-1229

REPRESENTATIVE: Herbert W. Lyle

PHONE: 770-565-1229

TITLEHOLDER: Herbert W. and Nancy E. Lyle

PROPERTY LOCATION: On the north side of Salem Drive, west of Calico Court (2301 Salem Drive).

PETITION No.: V-85

DATE OF HEARING: 10-01-2014

PRESENT ZONING: R-20

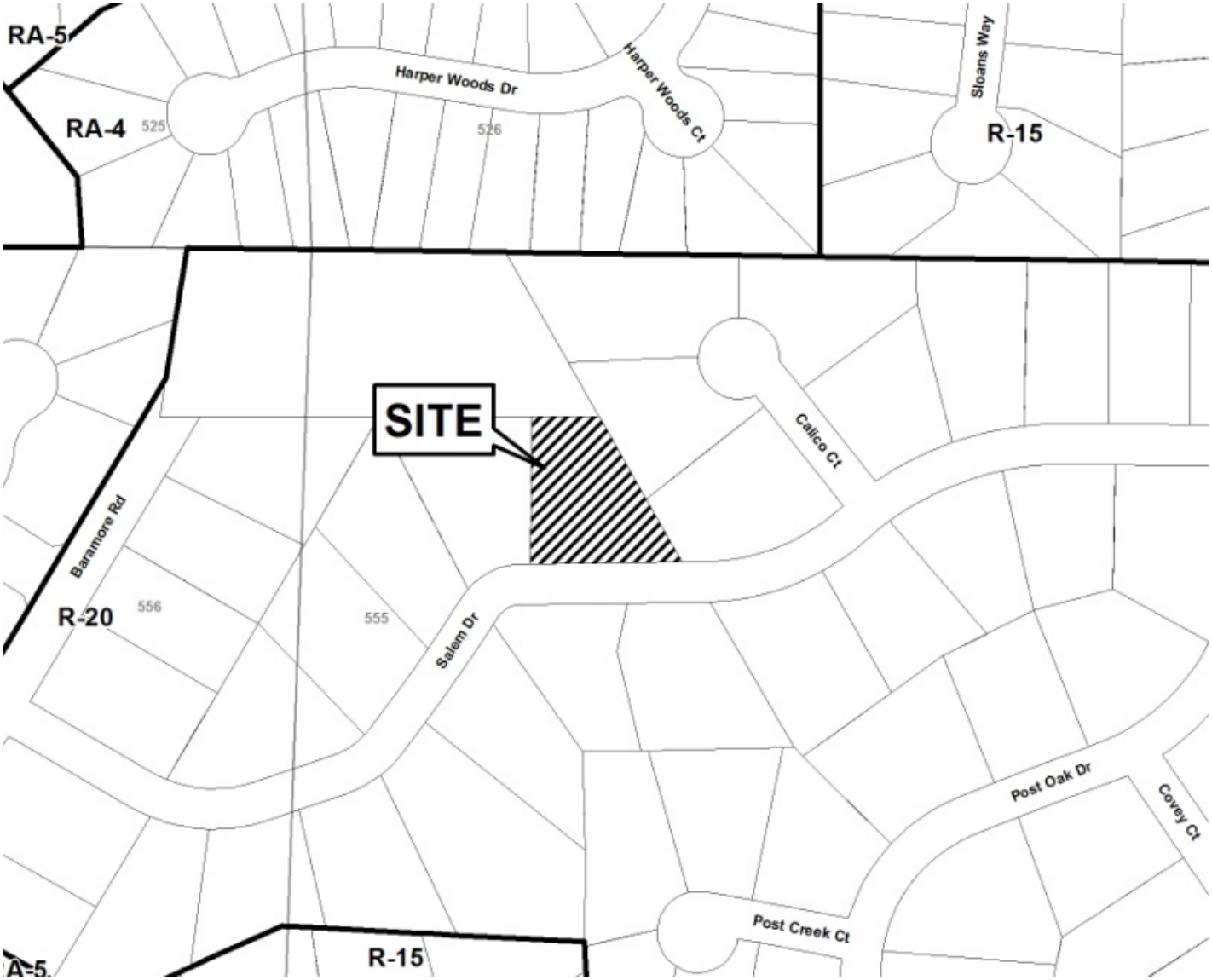
LAND LOT(S): 555

DISTRICT: 16

SIZE OF TRACT: 0.56 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) To allow a fence in front of or to the side of the house in a residential district to exceed six feet in height (8 feet); and 2) waive the side setback for an accessory structure under 144 square feet (approximately 100 square foot storage shed) from the required 5 feet to zero feet.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-85
Hearing Date: 10-1-14

Applicant Herbert W Lyle Phone # 7705651229 E-mail herb-lyle@Hotmail.com

Herbert W. Lyle Address 2301 Salem Dr. Marietta, Ga. 30062
(representative's name, printed) (street, city, state and zip code)

X Herbert W. Lyle Phone # 7705651229 E-mail herb-lyle@Hotmail.com
(representative's signature)

Nancy B. Lyle
[redacted] February 8, 2015

Signed, sealed and delivered in presence of:
Dorothy L Vinson
DOROTHY L. VINSON
Notary Public, Georgia
Cobb County
My Commission Expires
February 08, 2015

Titleholder Herbert W. Lyle Phone # 7705651229 E-mail [illegible]

X Signature Herbert W. Lyle Address: 2301 Salem Dr. Marietta Ga. 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Nancy B. Lyle
[redacted] February 8, 2015

Signed, sealed and delivered in presence of:
Dorothy L Vinson
DOROTHY L. VINSON
Notary Public, Georgia
Cobb County
My Commission Expires
February 08, 2015

Present Zoning of Property A-20

Location 2301 Salem Dr. Marietta, Ga. 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 9 District 16th Size of Tract .56 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).

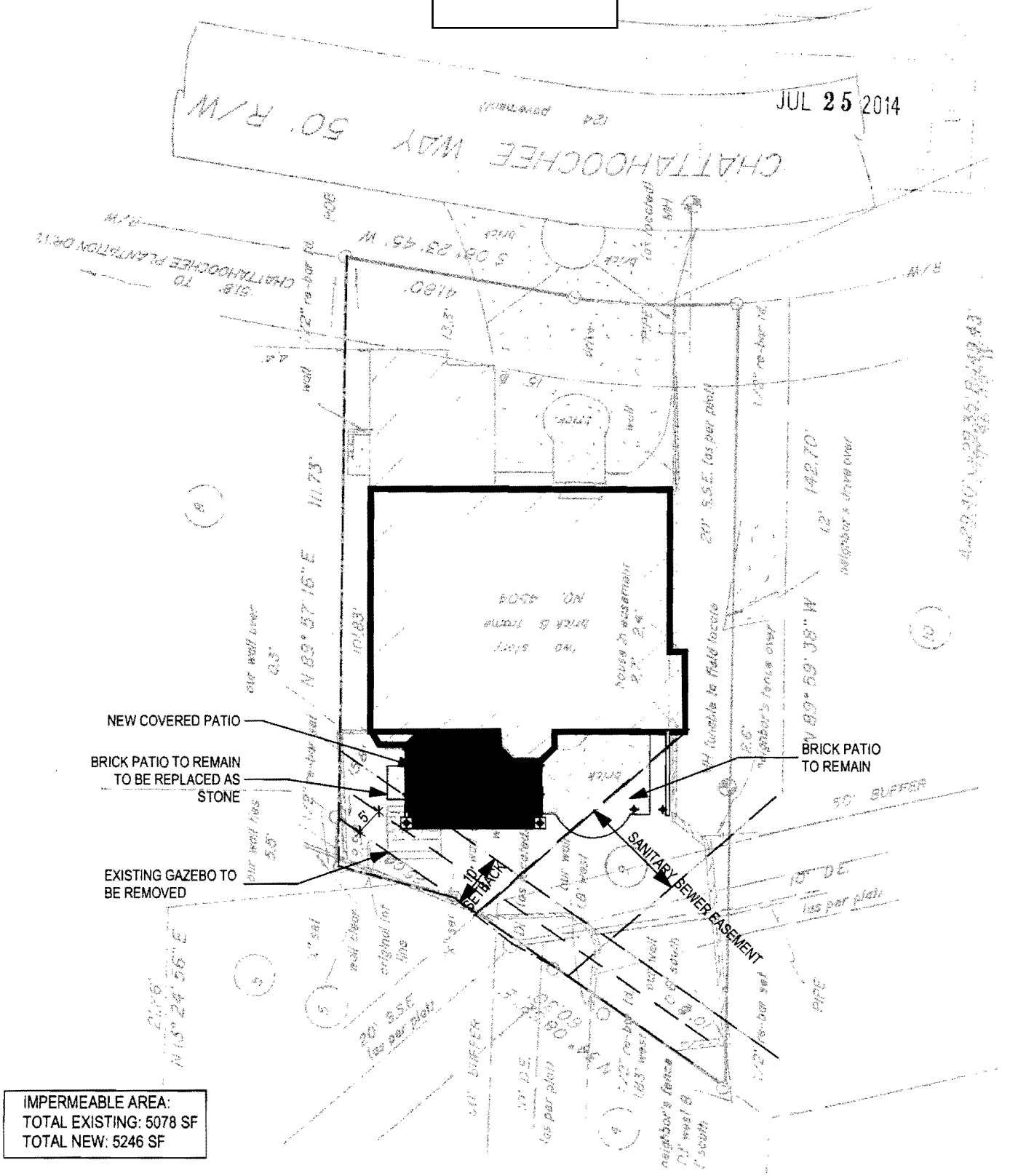
Fence located on side of house in a low lying area of yard. If fence is 6' in Height there is no privacy from Street. Street level is way above the yard level of landscape.

List type of variance requested:
Residential Fence Height

Revised: March 5, 2013

V-86
(2014)

JUL 25 2014



2
ASP1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

APPLICANT: Robert F. Leech

PHONE: 678-296-0734

REPRESENTATIVE: Robert F. Leech

PHONE: 678-296-0734

TITLEHOLDER: Robert F. and Nita F. Leech

PROPERTY LOCATION: On the west side of Chattahoochee Way, south of Chattahoochee Plantation Drive (4504 Chattahoochee Way).

PETITION No.: V-86

DATE OF HEARING: 10-01-2014

PRESENT ZONING: R-15

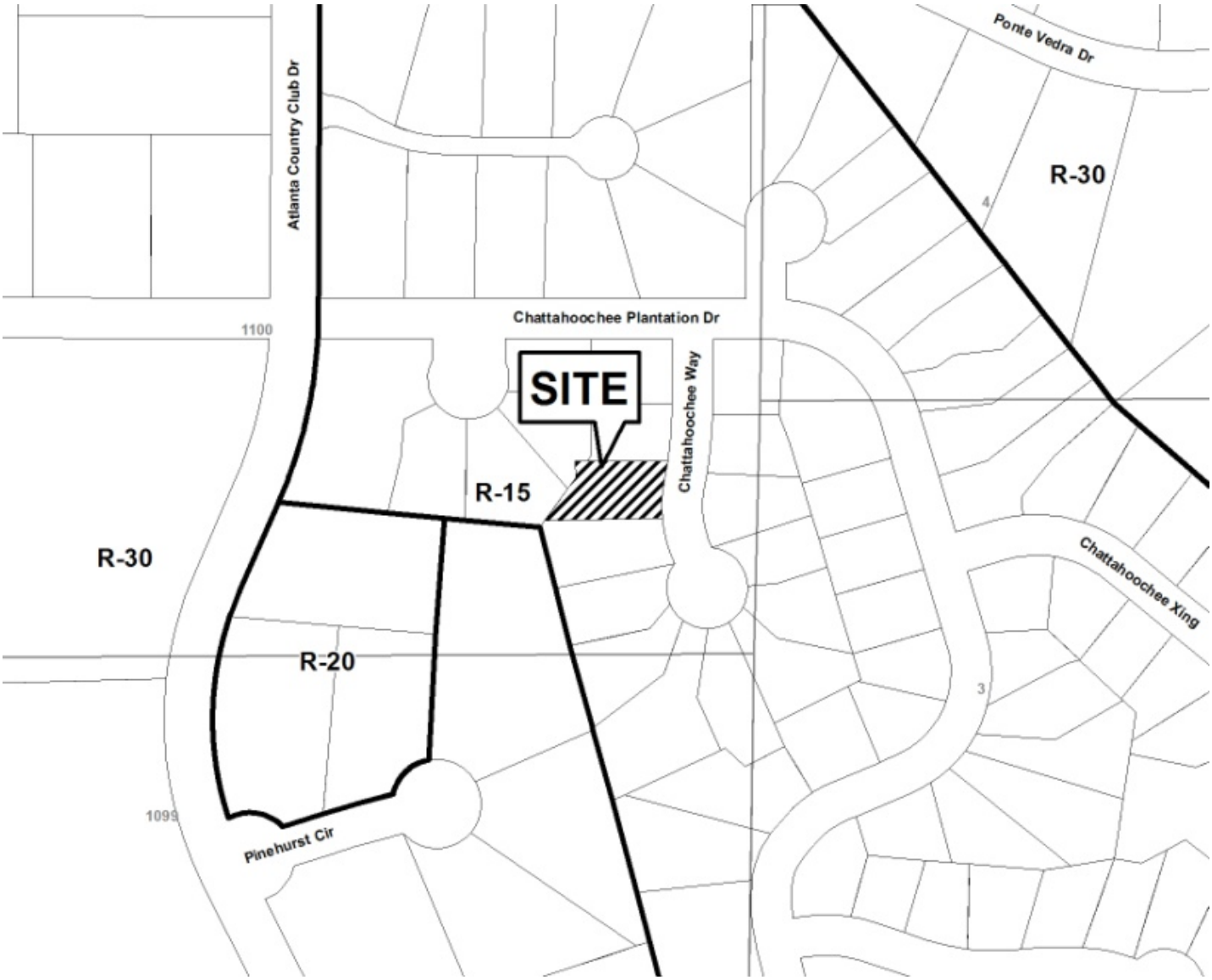
LAND LOT(S): 1100

DISTRICT: 17

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 10 feet to 5 feet.



JUL 25 2014

Application for Variance
Cobb County

(type or print clearly)

Application No. V-86
Hearing Date: 10-1-14

Applicant Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.Com

Robert F. Leech Address 4504 Chattahoochee Way - Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.com
(representative's signature)

TERESA J SAMPSON
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 9, 2016

My commission expires:

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Robert F. Leech Phone # 678-296-0734 E-mail Leechbob@gmail.Com

Signature Address: 4504 Chattahoochee Way Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

TERESA J SAMPSON
Notary Public
Cobb County
State of Georgia
My Commission Expires Apr 9, 2016

My commission expires:

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-15

Location 4504 Chattahoochee Way Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1100 District 17TH 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 .2 Acre 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).

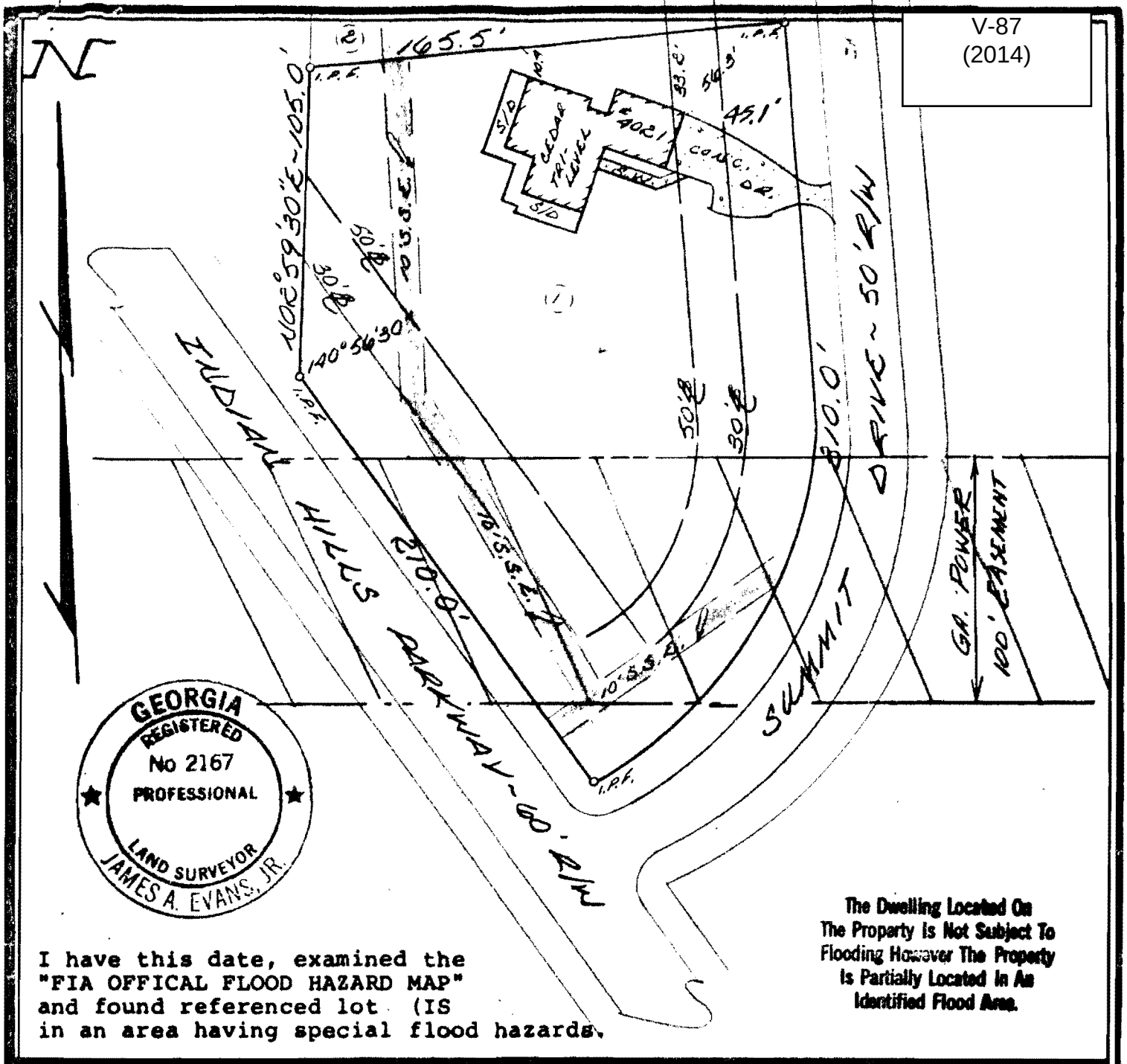
Minimun lot size required for R-15 15000 SF. Subject property is only 8720 SF. Rear lot line is a sharp diagonal to side property lines, pushing the 10' Setback line very close to the rear corner of the house. 20' Sanitary Sewer easement runs diagonally across the back yard in opposition to the 10' Setback reducing buildable area. The sum of these issues create a hardship for creating a reasonably sized outdoor entertainment area.

List type of variance requested:

Revised: March 5, 2013

AF 33699

V-87
(2014)



I have this date, examined the "FIA OFFICAL FLOOD HAZARD MAP" and found referenced lot (IS in an area having special flood hazards.

The Dwelling Located On The Property Is Not Subject To Flooding However The Property Is Partially Located In An Identified Flood Area.

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

James A. Evans Jr.

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
~~PH. 435-7155~~
770 943 0000

SURVEY FOR

STEVEN G. HERTKER

LOT 1 BLOCK "1"-UNIT ONE	REVISIONS
INDIAN HILLS COUNTRY CLUB	
PLAT BOOK 161 PAGE 56	
LAND LOT 1048	
DISTRICT — 16TH, 2ND SECTION	CC
COUNTY — COBB	DRAWN E.G.
STATE — GEORGIA	CHKD
DATE: 4.26.85 SCALE: 1" = 60'	JOB NO. 77785

SEM

APPLICANT: Steven G. Aertker

PHONE: 678-523-0023

REPRESENTATIVE: Steven G. Aertker

PHONE: 678-523-0023

TITLEHOLDER: Steven G. Aertker

PROPERTY LOCATION: At the northwest intersection of Indian Hills Parkway and Summit Drive (4021 Summit Drive).

PETITION No.: V-87

DATE OF HEARING: 10-01-2014

PRESENT ZONING: R-20

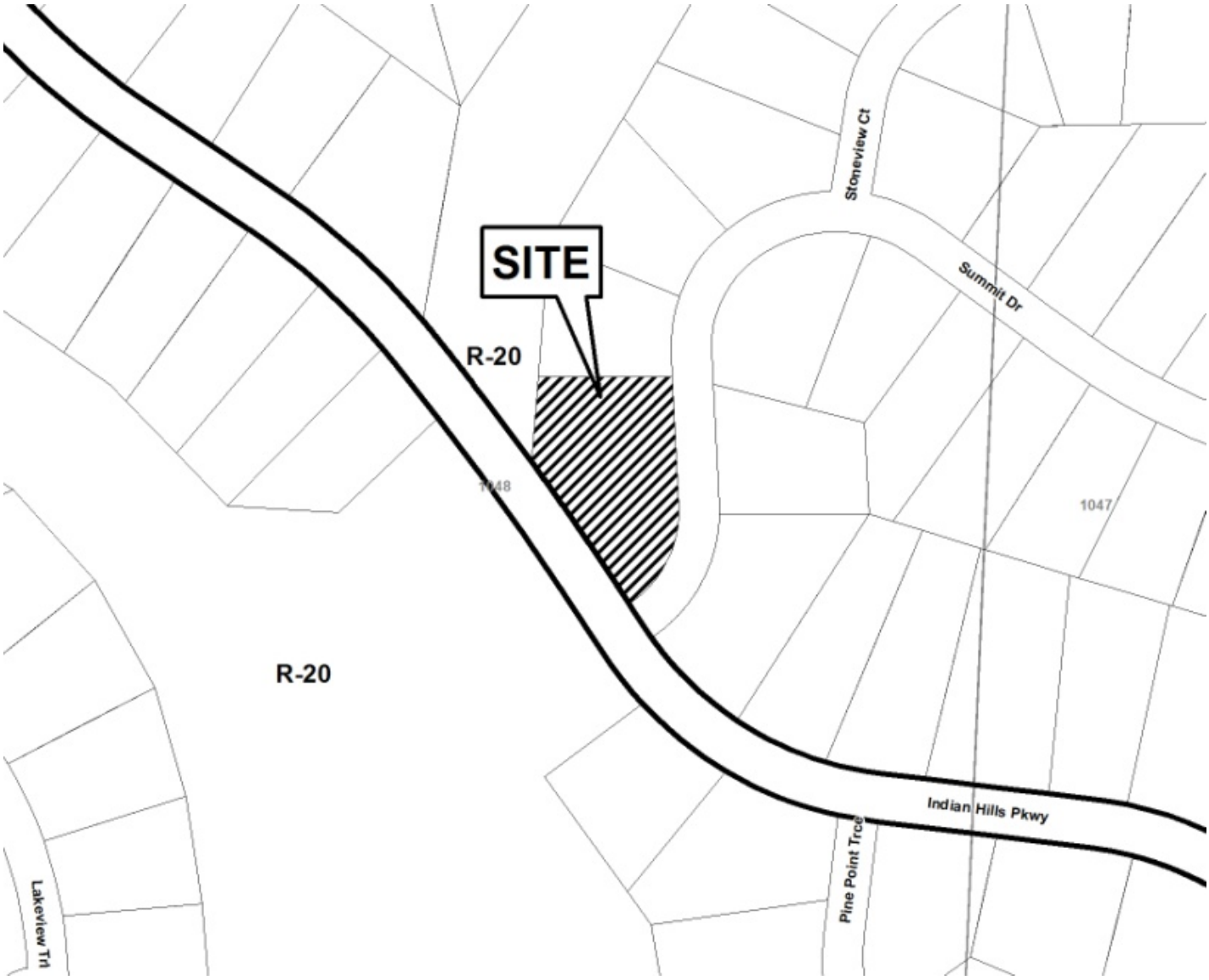
LAND LOT(S): 1048

DISTRICT: 16

SIZE OF TRACT: 0.50 acres

COMMISSION DISTRICT: **2**

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 10.4 feet.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-87
Hearing Date: 10-1-14

Applicant STEVEN G. AERTKER Phone # 678 523 0023 E-mail STEVENAERTKER@GMAIL.COM

STEVEN G. AERTKER Address 4021 SUMMIT DR, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # E-mail

My commission expires: DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

Notary Public

Titleholder STEVEN G. AERTKER Phone # 678 523 0023 E-mail STEVENAERTKER@GMAIL.COM

Signature Address: 4021 SUMMIT DR, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 4021 SUMMIT DR, MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) LOT 1 BLOCK 1 District 16 2ND SECT. Size of Tract .50 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 _____

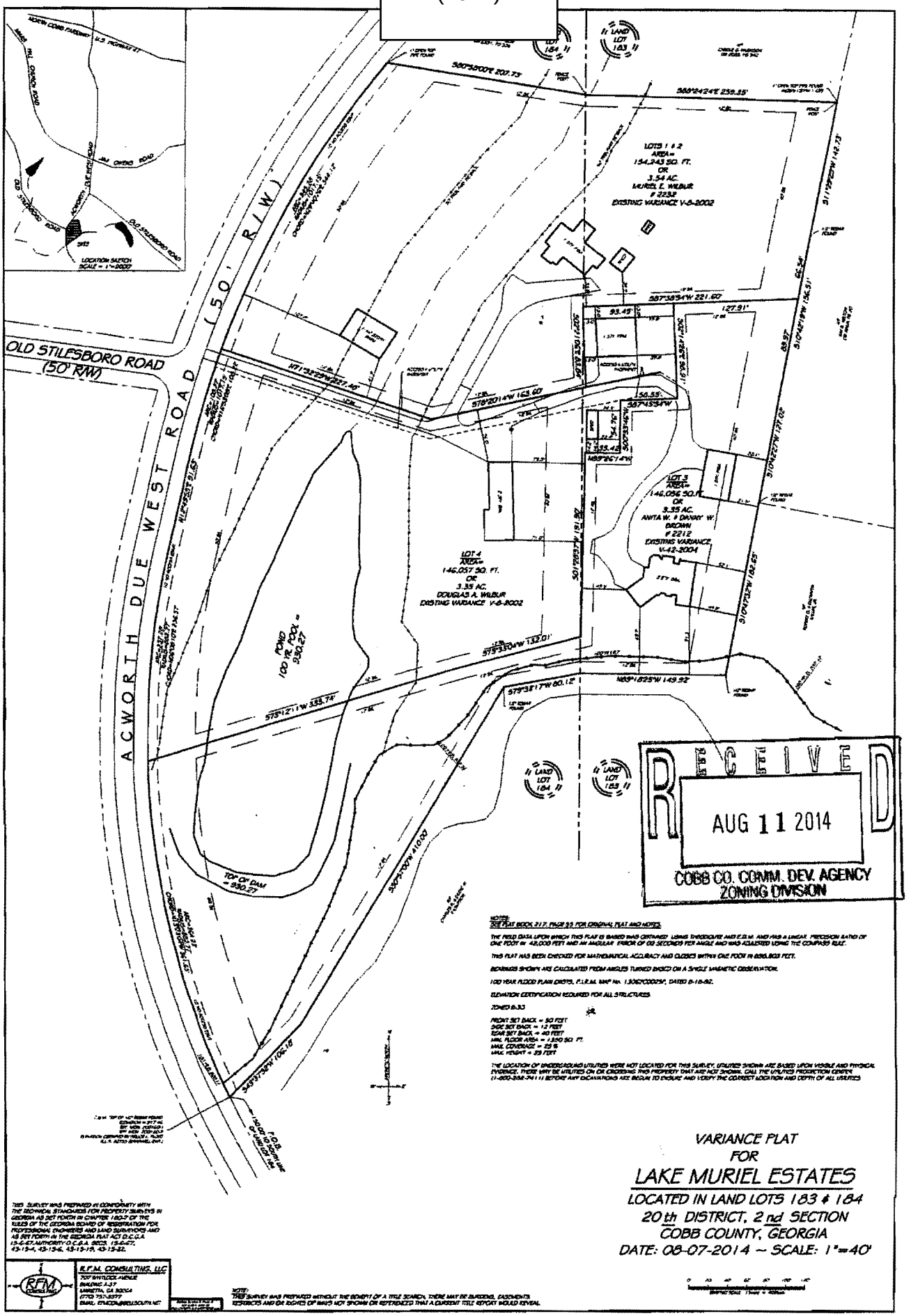
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

List type of variance requested: SETBACK ON SUMMIT DR. FROM 45.1' TO 36.1'.

Revised: March 5, 2013

C

V-88
(2014)



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AUG 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTE:
SEE PLAT BOOK 217, PAGE 33 FOR ORIGINAL PLAT AND NOTES.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING THEODOLITE AND E.D.M. AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 42,000 FEET AND AN ANGULAR ERROR OF 09 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 635,803 FEET.

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

100 YEAR FLOOD PLAIN DATA, F.I.R.M. MAP No. 13067C0207H, DATED 8-18-92.

ELEVATION CERTIFICATION REQUIRED FOR ALL STRUCTURES.

ZONED R-30

FRONT SET BACK = 50 FEET
SIDE SET BACK = 12 FEET
REAR SET BACK = 40 FEET
MIN. FLOOR AREA = 1,350 SQ. FT.
MAX. COVERAGE = 25 %
MAX. HEIGHT = 35 FEET

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 (1-800-338-7411) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67; 43-15-4, 43-15-6, 43-15-19, 43-15-22.

R.F.M. CONSULTING, LLC
707 WHITLOCK AVENUE
BUILDING 3-37
MARIETTA, GA 30064
(770) 751-3077
EMAIL: RFMCONS@BELLSOUTH.NET

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE SURVEYING, EASEMENTS, RESTRICTS AND OR RIGHTS OF WAYS NOT SHOWN OR REFERENCED THAT A CURRENT TITLE REPORT WOULD REVEAL.

VARIANCE PLAT
FOR
LAKE MURIEL ESTATES
LOCATED IN LAND LOTS 183 & 184
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE: 08-07-2014 ~ SCALE: 1"=40'

APPLICANT: Douglas Wilbur

PETITION No.: V-88

PHONE: 770-783-2897

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Douglas Wilbur

PRESENT ZONING: R-30

PHONE: 770-783-2897

LAND LOT(S): 183, 184

TITLEHOLDER: Douglas Wilbur, as Executor of the Estate of Muriel E. Wilbur and Anita W. and Danny W. Brown

DISTRICT: 20

PROPERTY LOCATION: On the east side of Acworth Due West Road across from Old Stilesboro Road (2200, 2212, and 2232 Acworth Due West Road).

SIZE OF TRACT: 10.24 acres

COMMISSION DISTRICT: **1**

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 1,584 square foot barn) to be located in front of the principal building on existing lots 1 and 2; 2) waive the side setback for an accessory structure (approximately 1,584 square foot barn) from the required 100 feet to 41.9 feet adjacent to the southern property line on lots 1 and 2; 3)waive the front setback for an accessory structure (approximately 1,600 square foot 1 story frame structure) from the required 50 feet to 13 feet adjacent to the western property line on lot 4; 4) waive the rear setback for an accessory structure (approximately 1,600 square foot 1 story frame structure) from the required 100 feet to 39.8 feet adjacent to the eastern property line on lot 4; and 5) waive the rear setback for an accessory structure (approximately 360 square shed) from therequired 40 feet to 22.4 feet adjacent to the eastern property line and 14.2 feet adjacent to the southern property line on lot 4.

RECEIVED
AUG 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-88
Hearing Date: 10-1-14

Applicant Douglas Wilbur Phone # 770-783-2897 E-mail dwilbur2@bellsouth.net

Douglas Wilbur Address 2200 Acworth Due West RD
(representative's name, printed) (street, city, state and zip code) Acworth, GA 30101

(representative's signature) Phone # E-mail

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

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Titleholder Douglas Wilbur Phone # 770-783-2897 E-mail dwilbur2@bellsouth.net

Signature Address: 2200 Acworth Due West RD
(attach additional signatures, if needed) (street, city, state and zip code) Acworth, GA 30101

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

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

Present Zoning of Property R-30

Location 2232 + 2200 Acworth Due West Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183 + 184 District 20 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).

Due to pond, creek and need for septic size lots we need 3 large lots. The 3 large lots fit the character of West Cobb better than small lots.

List type of variance requested: _____

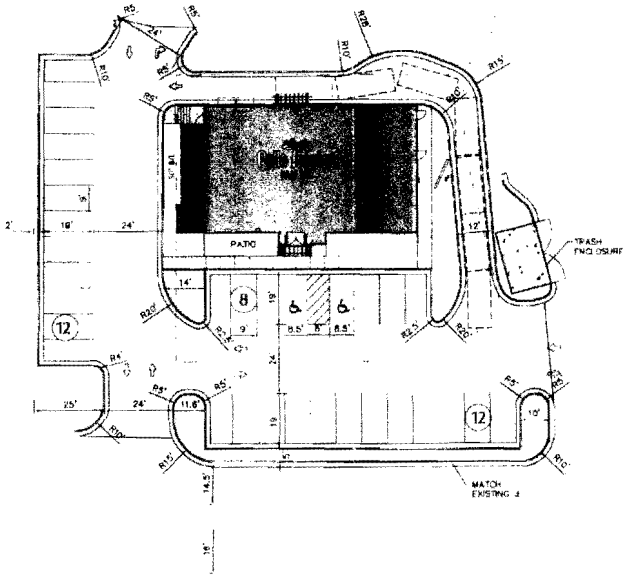
Revised: March 5, 2013

RECEIVED
AUG 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

VARIANCE REQUEST CHART

1. LANDSCAPE ENHANCEMENT STRIP VARIANCE FROM 8 FEET TO 2 FEET.
2. INTERIOR LANDSCAPE BUFFER VARIANCE FROM 8 FEET TO 5 FEET.
3. MAXIMUM IMPERVIOUS SURFACE VARIANCE.

JOHNSON FERRY ROAD
R/W VARIES PER DB 5961, PG 50 & DB 5961, PG 65
(ARTERIAL)



SITE DATA NOTES

PROJECT ADDRESS:	670 JOHNSON FERRY ROAD MARIETTA, GA 30139
OWNER:	POLLO OPERATIONS, INC 7300 N. KENDALL DRIVE MIAMI, FL 305-671-1307
ARCHITECT:	SITEPLAN LLC 604 COURTLAND STREET ORLANDO FL 407-648-8008
ENGINEER:	LONG ENGINEERING, INC 2550 HERITAGE COURT SUITE 100 ATLANTA, GEORGIA 30339 770-951-2495
CONTACT PERSON:	TONY EDWARDS
ZONING:	GC
BUILDING SETBACK LINES:	FRONT 50 REAR 30 SIDE 10

THE APPROXIMATE SITE AREA IS 0.459 ACRES

THE APPROXIMATE DISTURBED AREA IS ------ ACRES.

PARKING SUMMARY:

TOTAL SQUARE FOOTAGE OF BUILDING = 2641

NET SQUARE FOOTAGE OF BUILDING = 2461

PATIO SQUARE FOOTAGE = 204

TOTAL NET SQUARE FOOTAGE = 2665 S.F.

	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	25	2	27
PROPOSED PARKING DECK/ SURFACE LOT	30	2	32

TOTAL REQUIRED PARKING CALCULATION:
1 SPACE PER 100 S.F. (NET) / 2665 S.F. = 27 TOTAL SPACES

TOTAL REQUIRED HANDICAP PARKING CALCULATION:
H/C PARKING = 2

APPROXIMATE PERCENTAGE OF SITE IMPERVIOUS AREAS:
EXISTING CONDITIONS: 90 %
PROPOSED CONDITIONS: 85%

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR THE WORK.

N
GA STATE GRID

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

REVISIONS

DATE	DESCRIPTION

LEI 0013516

LONG ENGINEERING
2550 Heritage Court
Suite 100
Atlanta, Georgia 30339
Tel 770.951.2495
Fax 770.951.2496
www.longeng.com

V-89
(2014)

POLLO TROPICAL
EAST COBB
670 JOHNSON FERRY ROAD
MARIETTA, COBB COUNTY
SITE PLAN - VARIANCE APPLIC

LL 85, 1ST DIST, 2ND SECT

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JOSEPH H. SHEARER

DATE 8-8-14
DESIGN BY
CADD BY
DESIGNED BY FL
DRAWN BY CA

SHEET
C1.0

APPLICANT: Pollo Tropical

PETITION No.: V-89

PHONE: 305-671-1203

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Garvis L. Sams, Jr.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 85

TITLEHOLDER: Sun Life Assurance Company of Canada

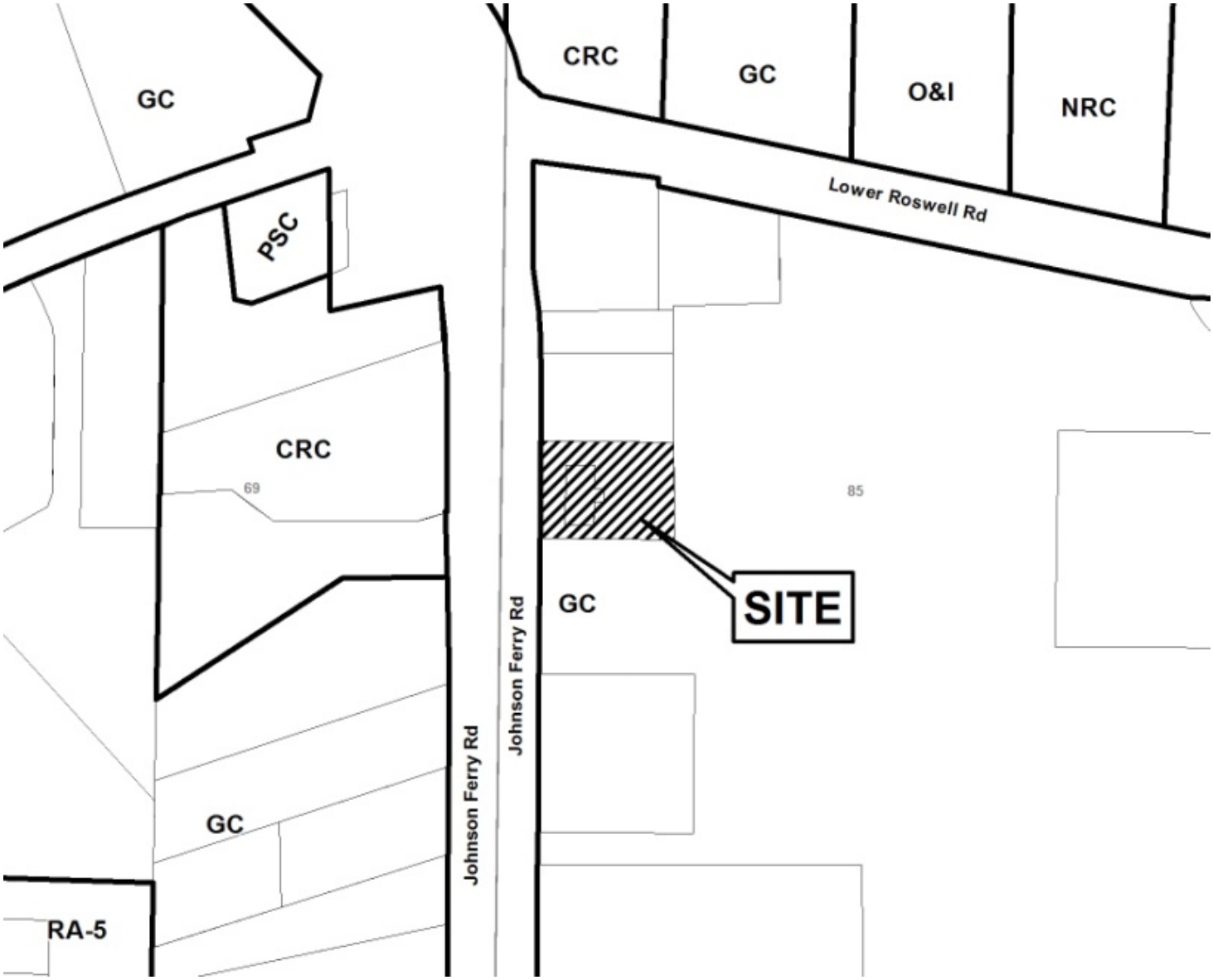
DISTRICT: 01

PROPERTY LOCATION: On the east side of Johnson Ferry Road, south of Lower Roswell Road (680 Johnson Ferry Road).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the landscape enhancement strip adjacent to a public street from thre required eight (8') feet to two (2') feet along Johnson Ferry Road; and 2) increase the maximum allowable impervious surface from 70% to 86%.



RECEIVED
AUG 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V- 89
Hearing Date: October 1, 2014

Applicant Pollo Tropical Phone # (305) 671-1203 E-mail grozansky@pollotropical.com

Garvis L. Sams, Jr.
Sams, Larkin, Huff & Balli Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

Phone # (770) 422-7016 E-mail gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: April 10, 2016

Notary Public

Titleholder Sun Life Assurance Company of Canada Phone # E-mail

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

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Present Zoning of Property General Commercial (GC)

Location East side of Johnson Ferry Road south of Lower Roswell Road (680 Johnson Ferry Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 85 District 1st Size of Tract 0.458 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 literal interpretation and/or enforcement of Cobb County Zoning provisions creates a hardship as a result of the imposition of the requirement of the installation of a mandatory landscaped strip along the subject property's frontage on Johnson Ferry Road. Additionally, with the site having existing maximum impervious surface at 90%, the proposed development will reduce that to 86% but still require a variance with the maximum allowable percentage within a Community Activity Center (CAC) being 70%. Originally, Johnson Ferry was two lanes when the shopping center was built; however, now Johnson Ferry Road is six lanes with Cobb County having expanded the right-of-way on two separate occasions thus creating an additional hardship.

List type of variance requested:

A waiver of the Cobb County Zoning Ordinance requirement which mandates the installation of a landscaped strip along the subject property's road frontage from eight feet (8') to two feet (2'). Also, a waiver of the interior landscape buffer from eight feet (8') to five feet (5') and a waiver of impervious surface from 70% to 86% (present impervious surface is 90% of the site).

Revised: March 5, 2013

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 142,552 FEET.
2. 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 0.3" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT - TOPCON GTS 303 TOTAL STATION
4. DATE OF SURVEY: MAY, 2003.
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0041H, DATED MARCH 4, 2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:

1. PLAT OF SHILOH HILLS SUBDIVISION, RECORDED IN PLAT BOOK 27 PAGE 139.
2. QUITCLAIM DEED, DATED SEPTEMBER 18, 2008, RECORDED IN DEED BOOK 14636, PAGES 312 & 313.
3. RIGHT-OF-WAY DEED, DATED SEPTEMBER 25, 1992, RECORDED IN DEED BOOK 2088 PAGES 228-232.
4. WARRANTY DEED, DATED MARCH 17, 2003, RECORDED IN DEED BOOK 13705, PAGES 3220 & 3223.
5. COBB COUNTY DEPARTMENT OF TRANSPORTATION PROJECT NO. 0-6220

ZONING NOTES:

PRESENT ZONING:	R-20
MINIMUM LOT SIZE:	20,000 SF
FRONT SETBACK:	35 FEET
REAR SETBACK:	35 FEET
SIDE SETBACK:	10 FEET
MAJOR SIDE SETBACK:	25 FEET
ACTUAL LOT AREA:	23,018 SF

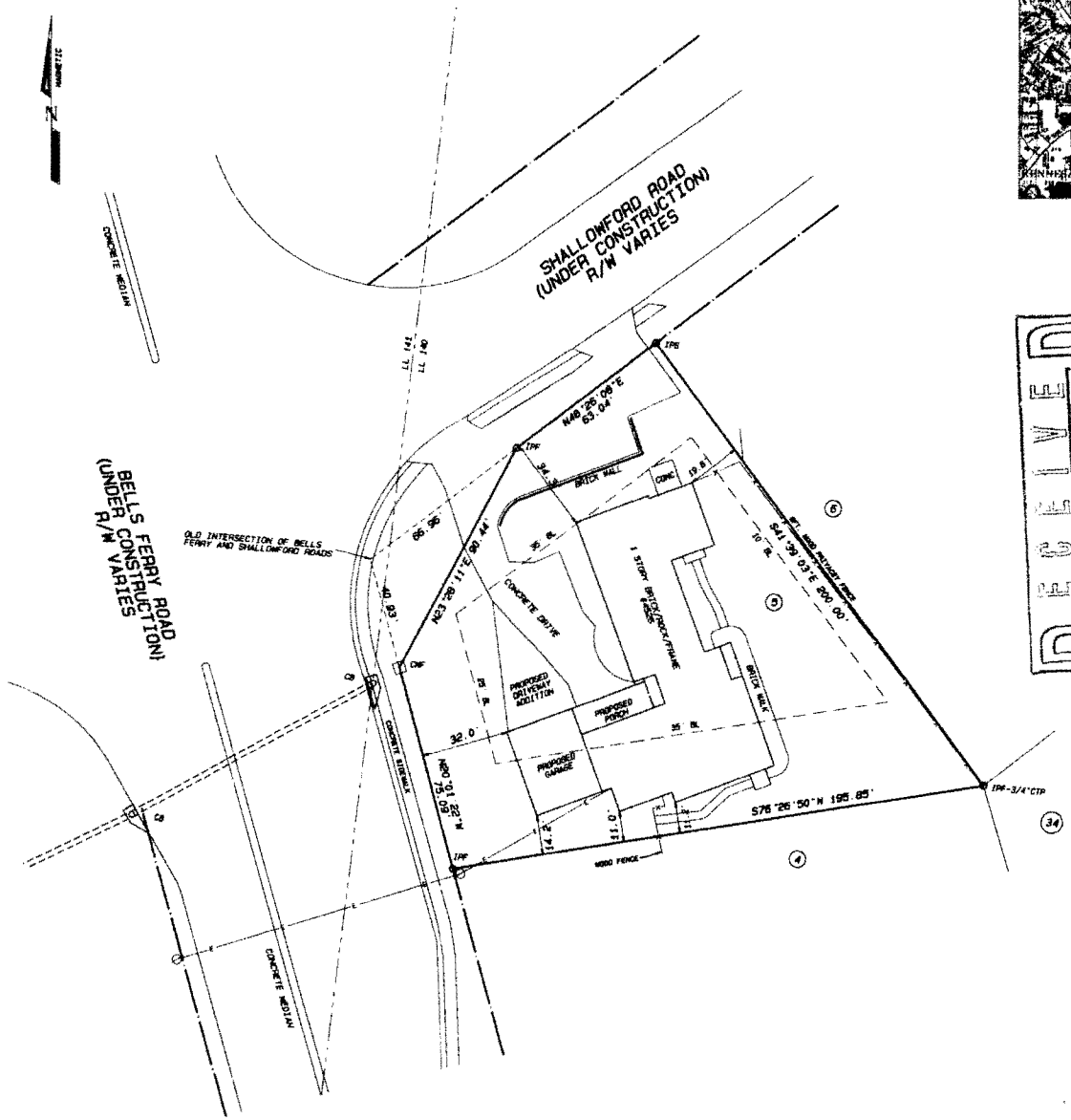
VARIANCES REQUESTED:
FRONT SETBACK TO 34 FEET
REAR SETBACK TO 14 FEET

IMPERVIOUS AREAS:

EXISTING DRIVE:	2972 SQ. FT.
EXISTING HOUSE:	4486 SQ. FT.
EXISTING WALKS AND PADS:	830 SQ. FT.
PROPOSED DRIVE:	681 SQ. FT.
PROPOSED GARAGE:	795 SQ. FT.
PROPOSED PORCH:	260 SQ. FT.
TOTAL IMPERVIOUS AREAS:	10,024 SQ. FT
TOTAL AREA OF LOT:	23,018 SQ. FT.
TOTAL AMOUNT OF PROPOSED IMPERVIOUS AREA:	43.55%

THE PURPOSE OF THIS PLAT IS TO APPLY FOR THE FOLLOWING VARIANCES.

1. REDUCE THE FRONT BUILDING LINE SETBACK FROM 35 FEET TO 34.0 FEET.
2. REDUCE THE REAR SETBACK FROM 35 FEET TO 11.0 FEET.
3. TO MATCH THE MAXIMUM LOT IMPERVIOUS AREA RATIO.



LOCATION MAP
SCALE: 1" = 2000'

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ZONING DIVISION

V-90
(2014)

ABBREVIATION LEGEND

A	ARC DISTANCE
B.L.	BUILDING LINE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
L.C.	CHORD LENGTH
L.L.L.	LAND LOT
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PL	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND

Guy Wire
Fire Hydrant
Drop Inlet
Water Meter
Water Valve
Power Pole
Sanitary Sewer Manhole
Water Line
Sanitary Sewer Line
Overhead Power Line
Fence

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-8-87.

GRAPHIC SCALE 1"=20'
0 20 40 80

REVISION RECORD

DATE	PURPOSE

COPYRIGHT
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BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
9250 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 493-9242

VARIANCE PLAT
LOT 4, BLOCK G, SHILOH HILLS

LOCATED IN:
LAND LOT 140
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
PREPARED FOR:
JOHN WAYNE THOMASON, JR.

DRAWN BY	RGB
CHECKED BY	RGB
SCALE	1" = 20'
DATE	AUGUST 4, 2014
FILE NUMBER	14138.PRO
JOB NUMBER	14138
SHEET NUMBER	1 OF 1

APPLICANT:	John Wayne Thomason, Jr.	**PETITION No.:**	V-90
PHONE:	770-560-3643	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Garvis L. Sams, Jr.	**PRESENT ZONING:**	R-20
PHONE:	770-422-7016	**LAND LOT(S):**	140
TITLEHOLDER:	John Wayne Thomason, Jr.	**DISTRICT:**	16
PROPERTY LOCATION:	At the southeast corner of Shallowford Road and Bells Ferry Road (4526 Bells Ferry Road).	**SIZE OF TRACT:**	0.53 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 34 feet adjacent to the northern property line; 2) waive the rear setback from the required 35 feet to 11 feet adjacent to the southern property line; and 3) increase the maximum allowable impervious surface from 35% to 43.55%.

Application for Variance
Cobb County

(type or print clearly)

RECEIVED
AUG 11 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V- 90
Hearing Date: October 1, 2014

Applicant John Wayne Thomason, Jr. Phone # 770-560-3643 E-mail jw@jwthomason.com

Sams, Larkin, Huff & Balli, LLP Address 376 Powder Springs Street, Ste 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-422-7016 E-mail gsams@slhb-law.com

Garvis L. Sams, Jr.

My commission expires: April 10, 2016

Signed, sealed and delivered in presence of:
Debbie S. Johnston
Notary Public

DEBBIE S. JOHNSON NOTARY PUBLIC My Commission Expires 04-10-2016 DOUGLAS COUNTY, GEORGIA

Titleholder John Wayne Thomason, Jr. Phone # 770-560-3643 E-mail jw@jwthomason.com

Signature Address: 4526 Bells Ferry Road, Kennesaw, GA 30144
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: April 10, 2016

Signed, sealed and delivered in presence of:
Debbie S. Johnston
Notary Public

DEBBIE S. JOHNSON NOTARY PUBLIC My Commission Expires 04-10-2016 DOUGLAS COUNTY, GEORGIA

Present Zoning of Property R-20

Location Southeast Quadrant of the intersection of Bells Ferry Rd and Shalliford Rd (4526 Bells Ferry Rd)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 140 & 141 District 16th Size of Tract 23,019 sq. ft. Acre(s)

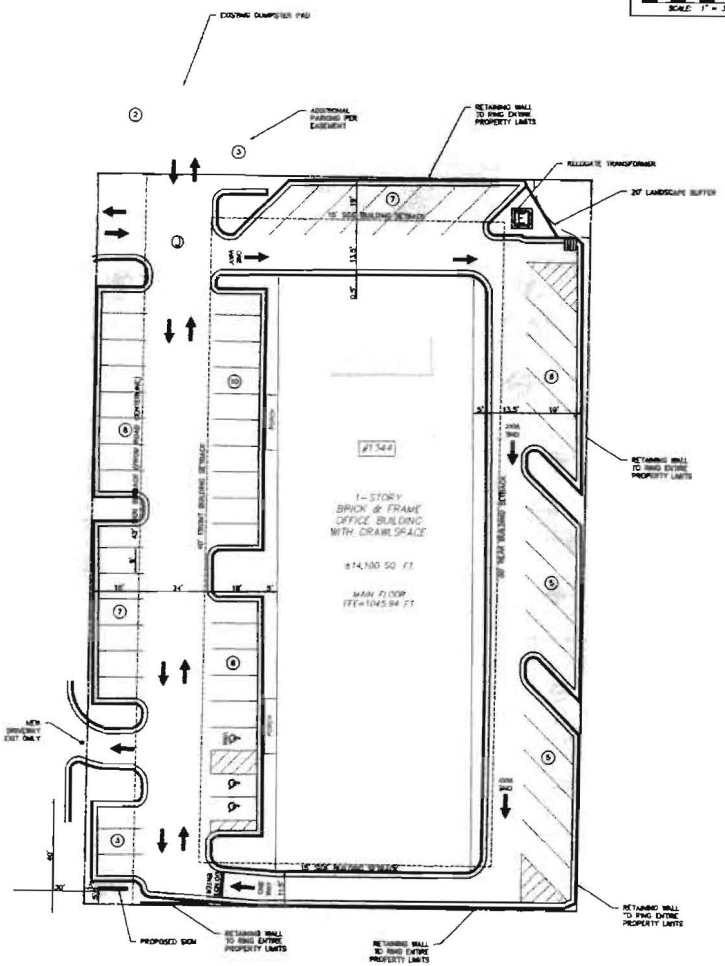
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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

A literal interpretation/or enforcement of Cobb County Zoning Provisions creates a hardship as a result of prohibitions which would preclude the addition of a proposed garage, porch and driveway additions.

List type of variance requested: 1) Waive the front building setback from 35 feet to 34.0 feet. 2) Waive the rear setback from 35 feet to 11 feet. 3) Waive the maximum impervious area from 35% to 43.55% (Sec. 134-197(11))(f)).



SCALE: 1" = 30'

VICINITY MAP

N.T.S.

PARKING SPACES

	TOTAL BLDG. S.F.	PARKING REQUIRED	PARKING PROVIDED	RATIO PROVIDED
OFFICE/RETAIL (70OS/30OS SPLIT)	14,100 (9,870 SF OFFICE / 4,230 SF RETAIL)	64	64	1/220 SF

NOTE: CURRENT EXISTING SITE ONLY HAS 42 PARKING SPACES.

PARKING REQUIREMENTS:
- 90° STALL SIZE: 162 SF MIN. (AT 8.5'x19' MIN.)
- 90° DRIVE AISLES: 24' WIDE MIN.
- 60° STALL SIZE: 176 SF MIN. (AT 8.5'x20.67' MIN.)
- 60° DRIVE AISLES: 18.5' WIDE MIN.
- 45° STALL SIZE: 165 SF MIN. (AT 8.5'x19' MIN.)
- 45° DRIVE AISLES: 13.0' WIDE MIN.
- RATIO – OFFICE: 1 PARKING SPACE PER 250 SF
- RATIO – RETAIL: 1 PARKING SPACE PER 200 SF

SITE SUMMARY

PROPERTY SIZE	(±43,840.8 SF) ±1.00 AC
PROPERTY ZONING	O&I – OFFICE AND INSTITUTIONAL DISTRICT
COUNTY STANDARD REQUIREMENTS:	
MINIMUM LOT SIZE:	20,000 SQ. FT.
MINIMUM LOT WIDTH:	80 FT.
MAXIMUM BUILDING HEIGHT:	50 FT.
MAXIMUM FLOOR AREA RATIO:	0.75
MAXIMUM IMPERVIOUS SURFACE:	70%
MINIMUM LANDSCAPED AREA:	15%
FRONT SETBACK:	40 FT.
SIDE SETBACK (MINOR):	15 FT.
REAR SETBACK:	30 FT.
SIGN SETBACK (FROM ROAD CL):	42 FT.
RESIDENTIAL LANDSCAPE BUFFER	20 FT.
LANDSCAPE ENHANCEMENT STRIP	8 FT.
PLANTED STRIP – STREETS	10 FT.
PLANTED STRIP – INTERNAL	5 FT.
PROPOSED SITE REVISIONS:	
EXISTING BUILDING HEIGHT:	38 FT.
EXISTING FLOOR AREA RATIO:	0.32
CURRENTLY EXISTING IMPERVIOUS:	72%
PROPOSED IMPERVIOUS SURFACE:	84.4%
PROPOSED LANDSCAPE AREA:	5.65%

NOTE:
THIS PLAN ASSUMES CONSTRUCTING NEW UNDERGROUND DETENTION WITH UNDERGROUND WATER QUALITY UNITS FOR STORMWATER MANAGEMENT.

VARIANCE LIST:
1) ALLOW UP TO 85% IMPERVIOUS LOT COVERAGE [134-215(C)(J)]
2) REDUCE SIDE BUILDING SETBACK ON SOUTH PL FROM 15' TO 12' [134-215(4)(B)]
3) ALLOW 89% PARKING SPACES TO COMPLY WITH MSTP [134-272(D)(4)]
4) ALLOW 11.5-FT WIDE ONE-WAY DRIVE AISLE WITHOUT PARKING [134-272(D)(4-AW)]
5) REMOVE LANDSCAPE ENHANCEMENT STRIP AND STREET TREE REQUIREMENTS [134-285]
6) REDUCE SIGN SETBACK FROM 42-FT TO 30-FT FROM CENTERLINE [134-313(D)]

VARIANCE REQUEST BASIS:
EXISTING PROPERTY DEVELOPMENT DOES NOT COMPLY WITH EXISTING PARKING CODES AND ALREADY EXCEEDS THE MAXIMUM ALLOWABLE IMPERVIOUS AREA. IN ORDER TO UTILIZE EXISTING BUILDING WITH CLOSER TO REQUIRED PARKING BY CODE AND/OR TENANT NEEDS, ADDITIONAL IMPERVIOUS PARKING IS NEEDED.

GEORGIA REGISTERED ARCHITECT No. 03000 JON T. GRUBB

THE CONTINEO GROUP
THE CONTINEO GROUP
672 OAKDALE ROAD | ATLANTA, GA 30307
PHONE: 770.355.1400 | WWW.THECONTINEOGROUP.COM

#	DATE	REVISIONS	BY

V-91 (2014)

OWNER / DEVELOPER
JULIE'S
2230 POWER FERRY ROAD
MARIETTA, GA 30067
(678) 793-[illegible]

EAST COBB PROFESSIONAL BUILDING
SPR – 2014 – 00255
JURISDICTION: COBB COUNTY
LAND LOT: 502 DISTRICT: 16 SECTION: 2
LOCATION: 1344 EAST COBB DRIVE
MARIETTA, GA 30068
PARCEL ID No. 16050200310

CHECKED BY:
DRAWN BY:

VARIANCE SITE CONCEPT PLAN

JOB NO:	SHEET
14-207	C01
DATE: 08/12/14	OF 2 SHEETS

APPLICANT: Julie's Plaza LLC

PETITION No.: V-91

PHONE: 678-754-4673

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: John Bishara

PRESENT ZONING: O&I

PHONE: 678-754-4673

LAND LOT(S): 902

TITLEHOLDER: Julie's Plaza, LLC

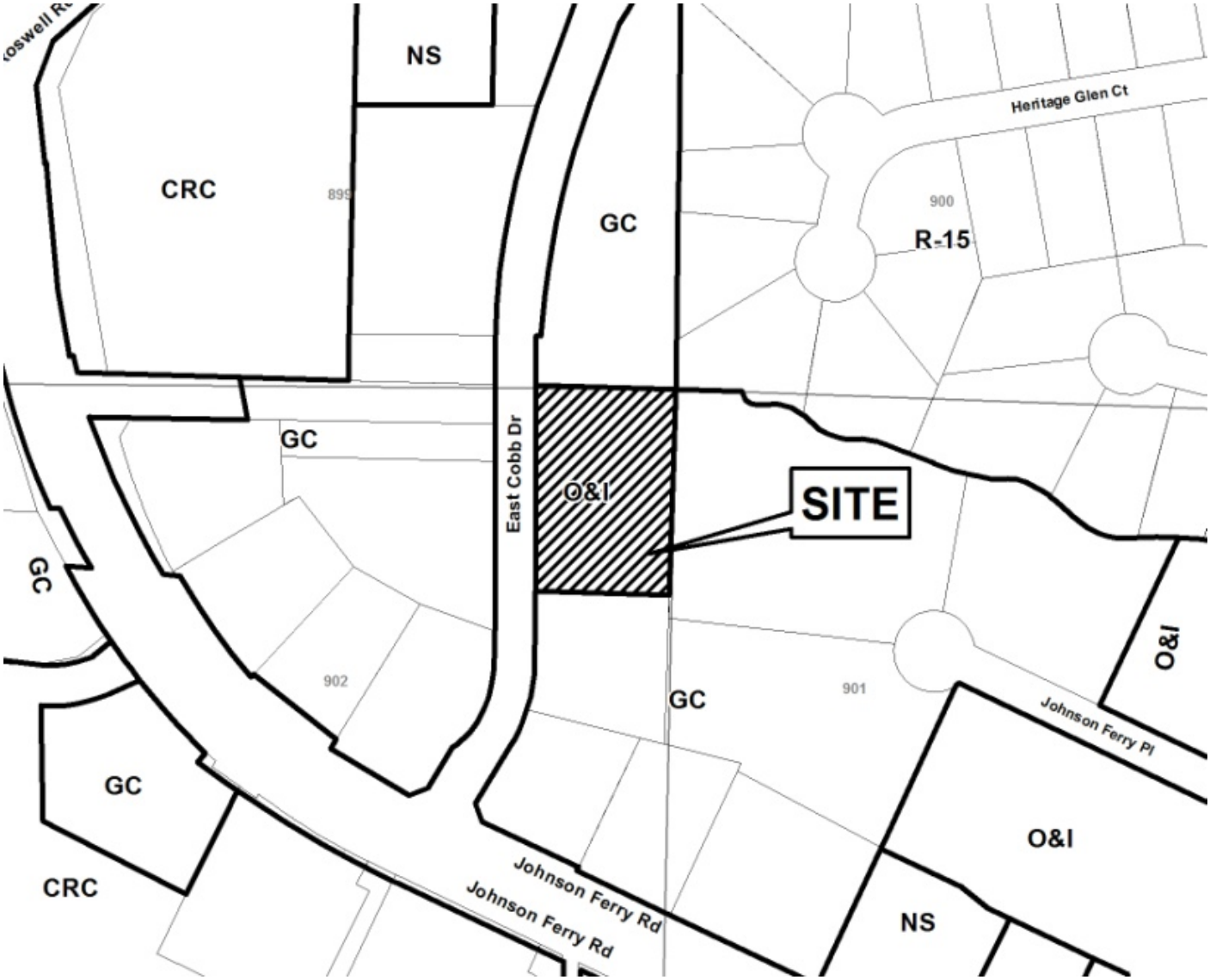
DISTRICT: 16

PROPERTY LOCATION: On the east side of East Cobb Drive, north of Johnson Ferry Road (1344 East Cobb Drive).

SIZE OF TRACT: 1.00 acres

COMMISSION DISTRICT: **2**

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface from 70% to 95%; 2) waive the side setback from the required 15 feet to 12 feet adjacent to the southern property line; 3) reduce the depth of a 90 degree parking stall from the required 19 feet to 18 feet (with increase in width from required 8.5 feet to 9 feet); 4) waive the setback for a sign from the required 52 feet from the center of a major collector road right-of-way to 30 feet; and 5) increase the maximum allowable sign area from 120 square feet to 128 square feet.



Application for Variance
Cobb County

(type or print clearly)

RECEIVED
AUG 12 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-11
Hearing Date: 10-1-14

Applicant Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

John Bishara Address 2230 Roswell Rd #200, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678-754-4673 E-mail saher8@aol.com

My commission expires: June 22, 2018 Signed, sealed and delivered in presence of:

BELIA MOSS Notary Public

BELIA MOSS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 22, 2018 COBB COUNTY GEORGIA

Titleholder Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

Signature Address: 2230 Roswell Rd #200, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: June 22, 2018 Signed, sealed and delivered in presence of:

BELIA MOSS Notary Public

BELIA MOSS NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 22, 2018 COBB COUNTY GEORGIA

Present Zoning of Property O&I - Office and Institutional District

Location 1344 East Cobb Dr, Marietta, GA 30060 (by Johnson Ferry & Roswell Rd)
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 902 District 16 Size of Tract 1.00 Acre(s)

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

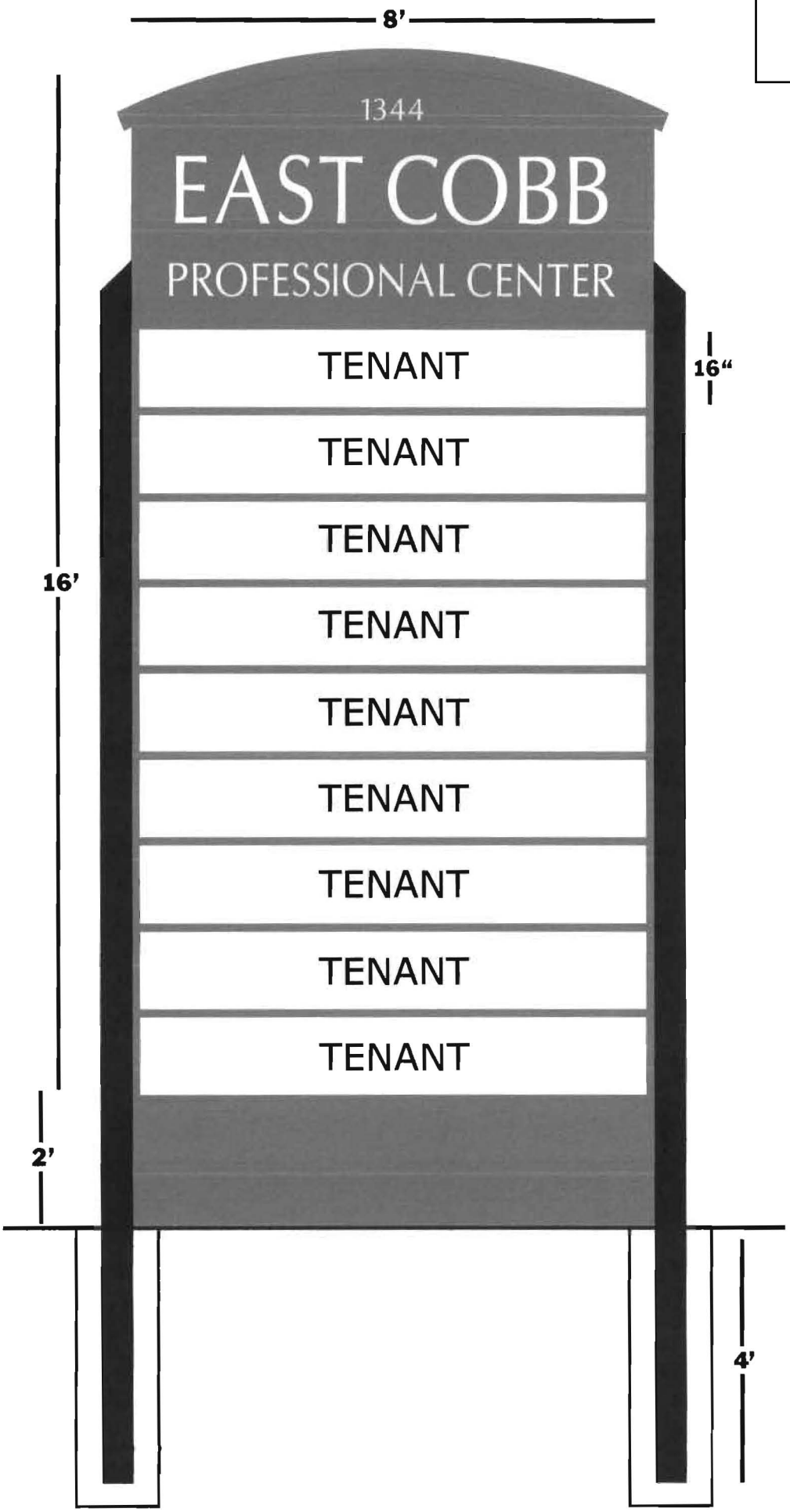
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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

Existing property development does not comply with existing parking codes and already exceeds the maximum allowable impervious area. In order to utilize existing building with closer to required parking by code and/or tenant needs, additional impervious parking is needed.

List type of variance requested: 1) allow up to 95% impervious lot coverage [134-215(13)j]
2) reduce side building setback on south PL from 15' to 12' [134-215(4)d]
3) allow 9x18 parking spaces to comply with 162sf [134-272(5)a.4i]
4) allow 11.5-ft wide one-way drive aisle without parking [134-272(5)a.4iv]
5) remove landscape enhancement strip and street tree requirements [134-285]
6) reduce sign setback from 42-ft to 30-ft from centerline [134-313(i)1]

V-91
(2014)
Exhibit

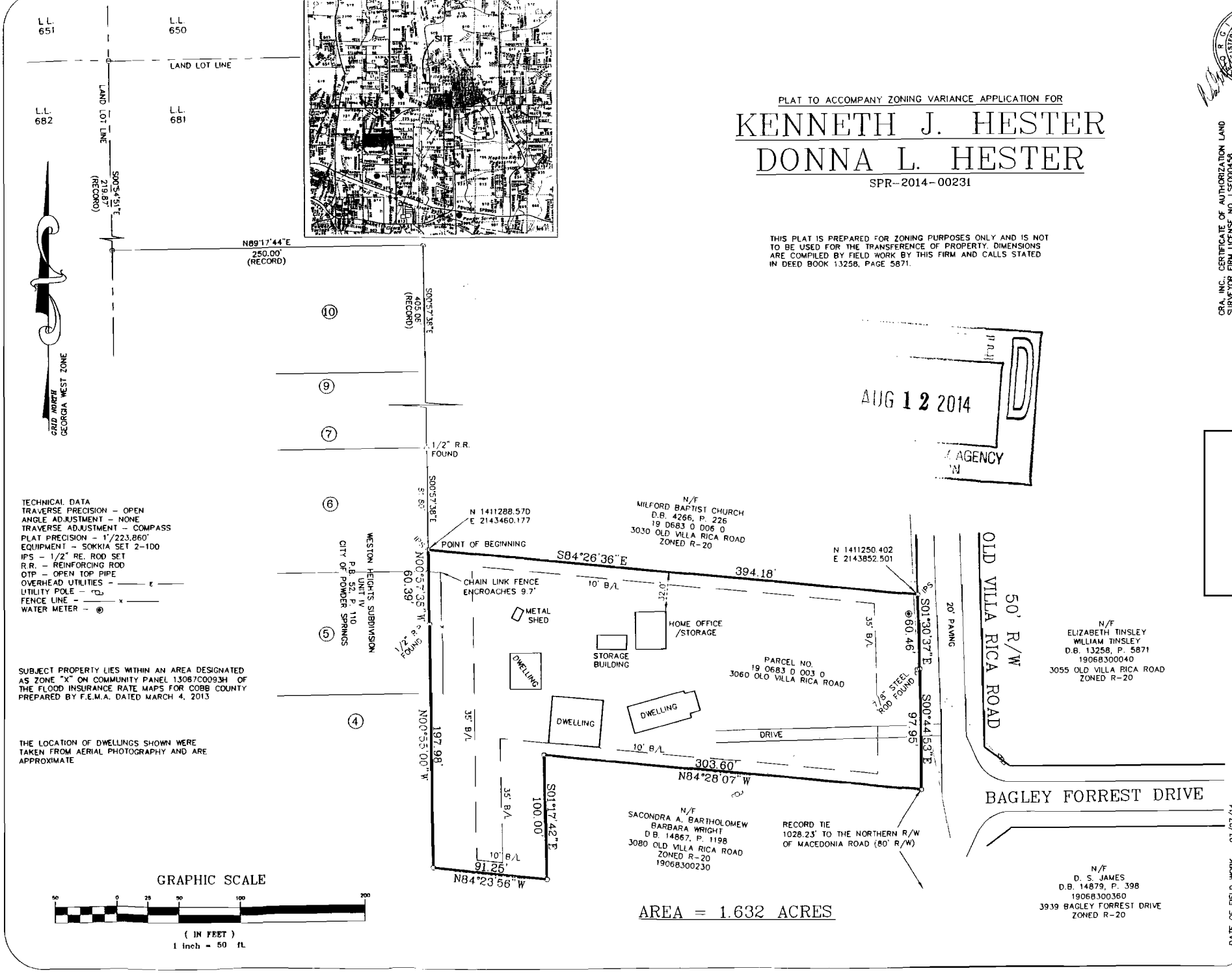


PLAT TO ACCOMPANY ZONING VARIANCE APPLICATION FOR

KENNETH J. HESTER
DONNA L. HESTER

SPR-2014-00231

THIS PLAT IS PREPARED FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR THE TRANSFERENCE OF PROPERTY. DIMENSIONS ARE COMPILED BY FIELD WORK BY THIS FIRM AND CALLS STATED IN DEED BOOK 13258, PAGE 5871.



TECHNICAL DATA
TRAVERSE PRECISION – OPEN
ANGLE ADJUSTMENT – NONE
TRAVERSE ADJUSTMENT – COMPASS
PLAT PRECISION – 1'/223,860'
EQUIPMENT – SOKKIA SET 2-100
IPS – 1/2" RE. ROD SET
R.R. – REINFORCING ROD
OTP – OPEN TOP PIPE
OVERHEAD UTILITIES – E
UTILITY POLE – ⊗
FENCE LINE – x
WATER METER – ◉

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13067C0093H OF THE FLOOD INSURANCE RATE MAPS FOR COBB COUNTY PREPARED BY F.E.M.A. DATED MARCH 4, 2013

THE LOCATION OF DWELLINGS SHOWN WERE TAKEN FROM AERIAL PHOTOGRAPHY AND ARE APPROXIMATE

AREA = 1.632 ACRES

AUG 12 2014
AGENCY

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY, DALLAS, GEORGIA 30157
770 - 443 - 2200

V-92 (2014)

LAND L
2ND SECTIO
RGIA

DATE OF FIELD WORK - 03/27/14
DATE - 08/05/14
PROJECT NO.- 14-034 PLOT FILE- 14-034B

APPLICANT: Kenneth Hester

PETITION No.: V-92

PHONE: 678-283-8622

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Kenneth Hester

PRESENT ZONING: R-20

PHONE: 678-283-8622

LAND LOT(S): 683

TITLEHOLDER: Kenneth J., Betty, and Robbin Hester

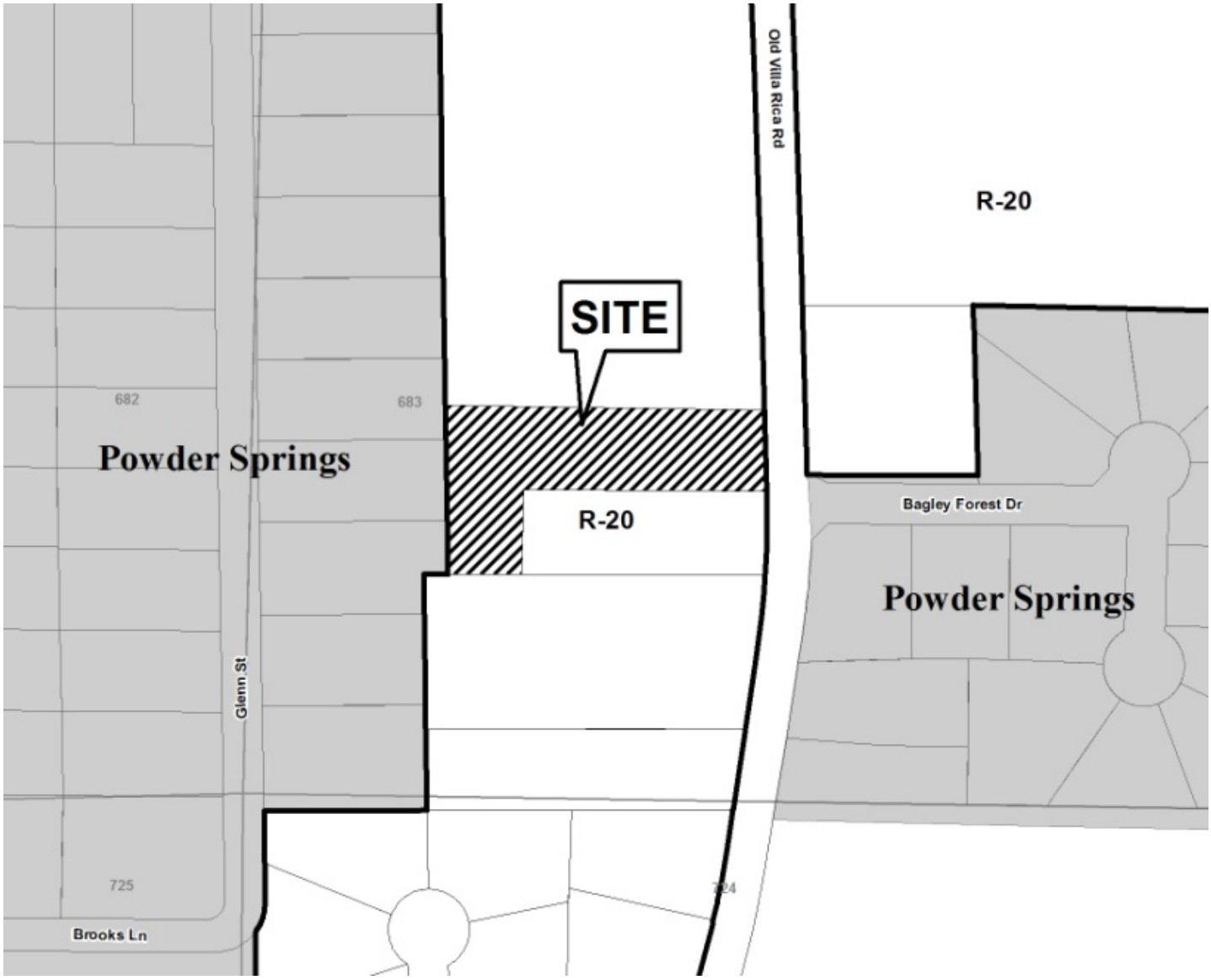
DISTRICT: 19

PROPERTY LOCATION: On the west side of Old Villa Rica Road, across from Bagley Forest Drive (3060 Old Villa Rica Road).

SIZE OF TRACT: 1.63 acres

COMMISSION DISTRICT: **4**

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 720 square foot home office/storage) to the side of the primary building; and 2) waive the side setback for an accessory structure over 650 square feet (approximately 720 square foot home office/storage) from the required 100 feet to 32 feet adjacent to the northern property line.



RECEIVED
AUG 12 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. _____
Hearing Date: _____

Applicant Kenneth Hester Phone # 678-283-8622 E-mail Kdhester82@comcast.net

Kenneth Hester (representative's name, printed) Address 3060 Old Villa Rica Rd Powder Springs GA 30127 (street, city, state and zip code)

Kenneth Hester (representative's signature) Phone # 678-283-8622 E-mail Kdhester82@comcast.net

J. L. Bowman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 11/19/2016

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Kenneth Hester Phone # 678-283-8622 E-mail Kdhester82@comcast.net

Signature Kenneth Hester (attach additional signatures, if needed) Address: 3060 Old Villa Rica Rd Powder Springs GA 30127 (street, city, state and zip code)

J. L. Bowman
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires 11/19/2016

My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential

Location 3060 Old Villa Rica Rd Powder Springs, GA 30127 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 483 District 19 Size of Tract 1.432 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).

Building placed there because most level spot. Other places would cause excessive grading.

List type of variance requested: _____

Revised: March 5, 2013

THE AS-BUILT SURVEY PREPARED BY MCLUNG SURVEYORS HAS BEEN ALTERED TO SHOW CONDITIONS RELATED TO PROPOSED SWIMMING POOL. EXISTING LOT COVERAGE CALCULATION COURTESY OF MCLUNG SURVEYORS. PROPOSED LOT COVERAGE PROVIDED BY SWIMMING POOL CONTRACTOR;

RECEIVED
AUG 12 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS PROPERTY SUBJECT TO THE FOLLOWING

CURRENT ZONING PER COBB COUNTY, GEORGIA R-20

MINIMUM LOT AREA=	20,000 SQ. FT.
MINIMUM FLOOR AREA=	1,200 SQ. FT.
MINIMUM LOT WIDTH=	70 FEET
MINIMUM FRONT YARD SETBACK=	35 FEET
MINIMUM SIDE YARD SETBACK=	10 FEET
MINIMUM REAR YARD SETBACK=	30 FEET
MAXIMUM COVERAGE=	35%
MAXIMUM HEIGHT=	35 FEET

REFERENCE MATERIAL

1. QUITCLAIM DEED IN FAVOR OF EQUITY TRUST COMPANY AND RICHARD L. DOWELL DEED BOOK 14688 PAGE 1517-1519 COBB COUNTY, GEORGIA RECORDS

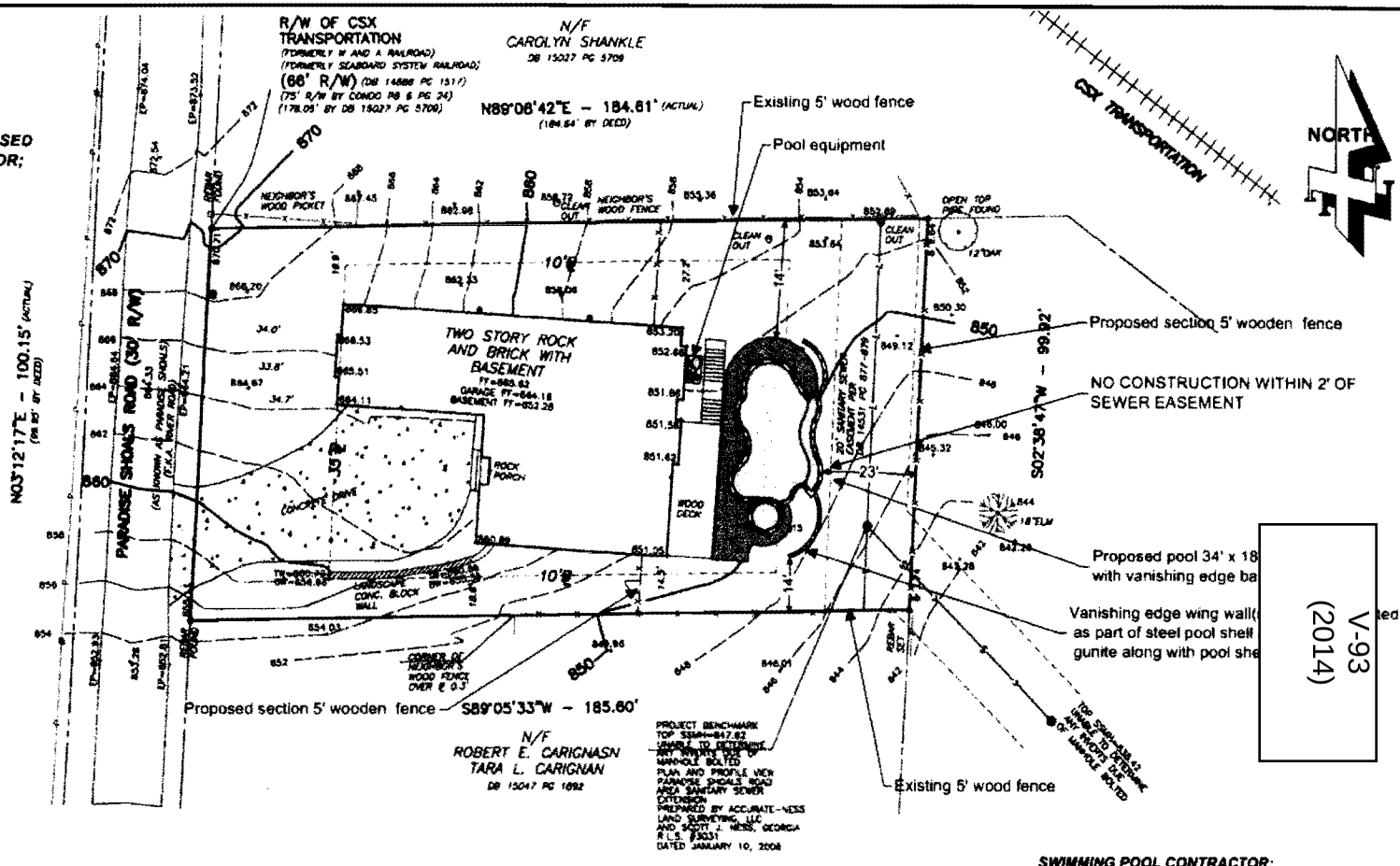
SURVEY NOTES

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.

811 Know what's below. 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 03" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

   BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. CONTOUR INTERVAL= 2 FEET.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT NOT INTENDED FOR RECORDING.



V-93 (2014)

LEGEND

	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORDED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

TOTAL LOT: 0.421 ACRES
DISTURBED: .016 ACRES

TOTAL LOT: 0.4241 ACRES OR 18476 SQ FT	
IMPERVIOUS SURFACE COVERAGE:	
EXISTING IMPERVIOUS:	6878 SQ FT OR 36.22%
PROPOSED POOL AND SPA COPING:	134 SQ FT
PROPOSED POOL DECK:	500 SQ FT
PROPOSED WING WALLS:	34 SQ FT
PROPOSED POOL EQUIP	28 SQ FT
TOTAL PROPOSED IMPERVIOUS:	7368 SQ FT OR 39.92%
TOTAL ALLOWED 35%	

60' 30' 0' 30'
GRAPHIC SCALE
1" = 30'

No.	Revision	Date

This property is not located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.
COMMUNITY PANEL NO. 13067C0228 H
EFFECTIVE DATE: MARCH 4, 2013
COBB COUNTY, GEORGIA
In my opinion this plat is a correct representation of the land platted.

SWIMMING POOL CONTRACTOR:
GEORGIA CLASSIC POOLS
5075 OLD HIGHWAY 5
CANTON GEORGIA 30115
VANCE DOVER
404-606-2737

TOTAL AREA= 0.424± ACRES OR 18,476± SQ.FT.

4549 PARADISE SHOALS ROAD SMYRNA, GEORGIA

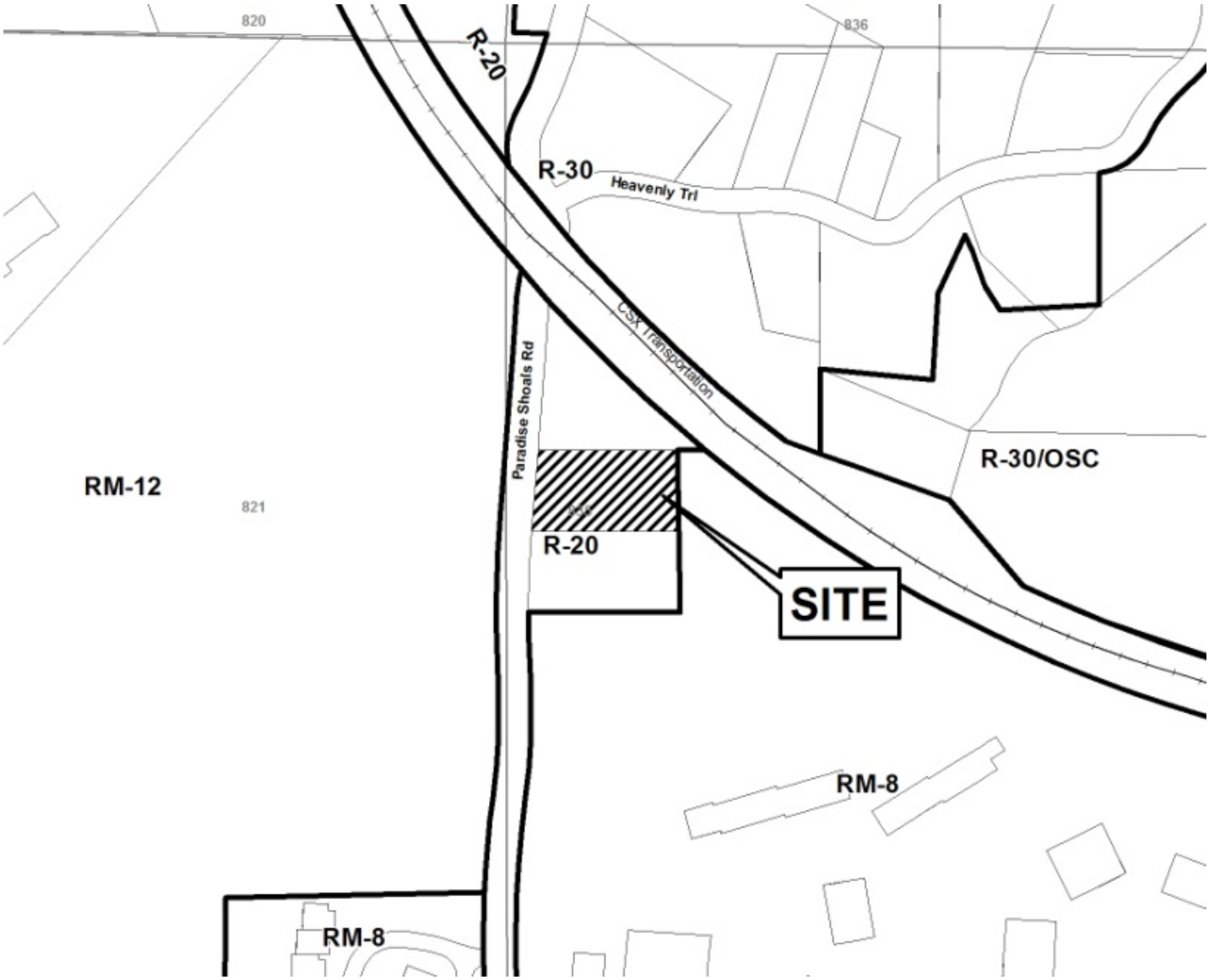
Roussel Residence

LAND LOT 835
DISTRICT 17TH SECTION 2ND
COBB COUNTY
GEORGIA

PLAT PREPARED: 6-11-14
FIELD: 6-5-14 SCALE: 1"=20'

APPLICANT:	David Kemp and Chad Roussell	**PETITION No.:**	V-93
PHONE:	404-906-4176	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Vance Dover	**PRESENT ZONING:**	R-20
PHONE:	404-606-2737	**LAND LOT(S):**	835
TITLEHOLDER:	David Kemp and Chad J. Roussel	**DISTRICT:**	17
PROPERTY LOCATION:	On the east side of Paradise Shoals Rd, south of Heavenly Trail (4549 Paradise Shoals Road).	**SIZE OF TRACT:**	0.42 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 33 feet; and 2) increase the maximum allowable impervious surface from 35% to 39.99%; and 2) waive the minimum lot size from the required 20,000 square feet to 18,476 square feet.



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-93
Hearing Date: 10-1-14

Applicant David Kemp Chad Roussell Phone # 404 906 4176 E-mail dKempdds@bellsouth.net

VANCE DOVER Address 131 SAVANNA ESTATES DR, CARTERSVILLE 30115
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404-606-2737 E-mail VANCEDOVER@GMAIL.COM

Signed, sealed and delivered in presence of:

My commission expires: 12-3-17 Notary Public

TIMOTHY HENDERSON NOTARY PUBLIC COMMISSION EXPIRES DECEMBER 3, 2017 CHEROKEE COUNTY GEORGIA

Titleholder David Kemp & Chad Roussel Phone # 404-906-4176 E-mail dKempdds@bellsouth.net

Signature (attach additional signatures, if needed) Address: 4549 Paradise Shoals Rd, Smyrna 30080 (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 4-21-17 Notary Public

KIRSTEN ANDERSON NOTARY PUBLIC Expires April 21, 2017 COBB COUNTY, GA

Present Zoning of Property R-20

Location 4549 PARADISE SHOALS RD SMYRNA GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 835 District 17 Size of Tract 0.424 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).

Without a variance, building a swimming pool would not be possible

List type of variance requested: Lot coverage increase up to 39.99%.

Revised: March 5, 2013

DRAWING SCALE: 1" = 30'
GRAPHIC SCALE
0 30 60

BRYANT POINTE DR.
50' R/W

A=54.91'
R=50.00'
B=N 64°36'43" E
CL=52.20'

GRID
GA WEST ZONE

Co
Sd1-A
2171
E 53.75'
GeC3
GeB3
USDA SOILS BOUNDARY (TYP)
Ds1
Ds2
Ds4
35' BL
11.0'
GFE=1104.5
2 STORY RESIDENCE ON SLAB
FFE=1105
Existing
12
13
11
Existing
Proposed Pool And Spa 16x34
Proposed Paver Deck 820 sq ft
LIMITS Disturbed 0.26 Acres
N 27°30'45" E 135.88'
S 15°00'24" W 142.24'
N 85°41'26" W 45.63'
N 85°50'48" W 79.50'
10' BL
LL
1092
1094
1096
1098
1100
1102
1104
1106

SEDIMENT STORAGE CALCULATIONS:
DISTURBED AREA=0.26 ACRES STORAGE CALCULATION: 0.26 AC X 67 CY=17.42 C.Y.
SD1-A STORAGE: 308 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
2686 Jamerson Road
Marietta, GA 30066

24 HR. CONTACT
MIKE DEPPE
770-861-9714

LEGEND

●	MONUMENTED PROPERTY CORN
IPF	1/2" DIA. REBAR
R/W	RIGHT OF WAY
PB	PLAT BOOK
PG	PAGE
N/F	PRESENT OR FOR 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
E	OVERHEAD POWER LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMEN
X	FENCE
BL	BUILDING LINE

V-94 (2014)

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

LOT 12 AREA:
15126 S.F.
0.347 ACRES

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

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

GEORGIA REGISTERED No.2670 LAND SURVEYOR DAVID W. SHIRLEY

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

APPLICANT: Aqua Design Pools & Spas, LLC

PETITION No.: V-94

PHONE: 770-517-1117

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Delinda Umberger

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 484

TITLEHOLDER: Brian and Tamara L. Brooking

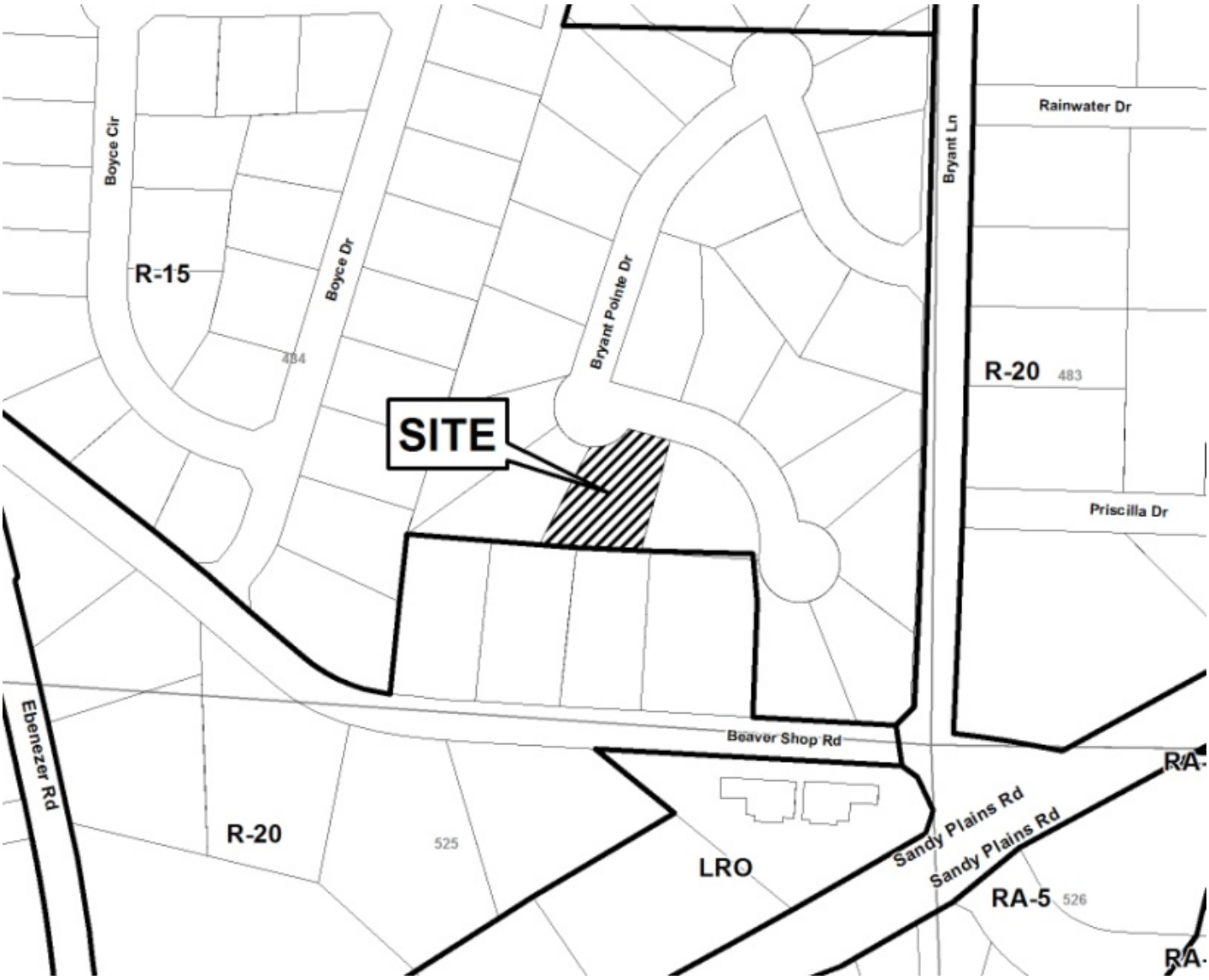
DISTRICT: 16

PROPERTY LOCATION: On the south side of Bryan Pointe Drive, west of Bryant Lane (2171 Bryant Pointe Drive).

SIZE OF TRACT: 0.35 acres

COMMISSION DISTRICT: **3**

TYPE OF VARIANCE: 1) Increase the maximum allowable impervious surface from 35% to 38%.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-94
Hearing Date: 10-1-14

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)

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

Signed, sealed and delivered in presence of:

TINA MAILLET
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Aug. 29, 2016

My commission expires: 8/29/2016

Notary Public

Titleholder Brian and Tamara Brooking Phone # 404-313-1621 E-mail Brianbrooking@comcast.net

Signature Address: 2171 Bryant Pointe Dr. Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

WILLIAM H. GLENNON IV
Notary Public
Cobb County
State of Georgia
My Commission Expires Jul 22, 2017

My commission expires: 7/22/2017

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%

Revised: December 6, 2005

1051 Oriole Lane

LEGEND

WOODEN POWER POLE
EX OVERHEAD POWER LINES
EX. FENCE
POB = POINT OF BEGINNING
IPS = IRON PIN SET (#4 REBAR)
DB = DEED BOOK
PB = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX = EXISTING
SANITARY SEWER MANHOLE
EX FLARED END SECTION
EX FIRE HYDRANT
EX. WATER METER
EX. WATER VALVE
EX BUILDING
EX. ASPHALT
EX. CONCRETE
EX. WALL

PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING LOT INTO TWO (2) TRACTS

REQUESTING VARIANCE FOR MINIMUM LOT AREA FOR BOTH TRACTS

REQUESTING TO REDUCE THE MINIMUM LOT AREAS TO THE FOLLOWING:
TRACT 1 14,075 SQ. FT. (8.17%)
TRACT 2 12,877 SQ. FT. (14.15%)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,897 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT USED:TOPCON GTS-313.
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 13067C0136G
DATED: DECEMBER 16, 2008

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

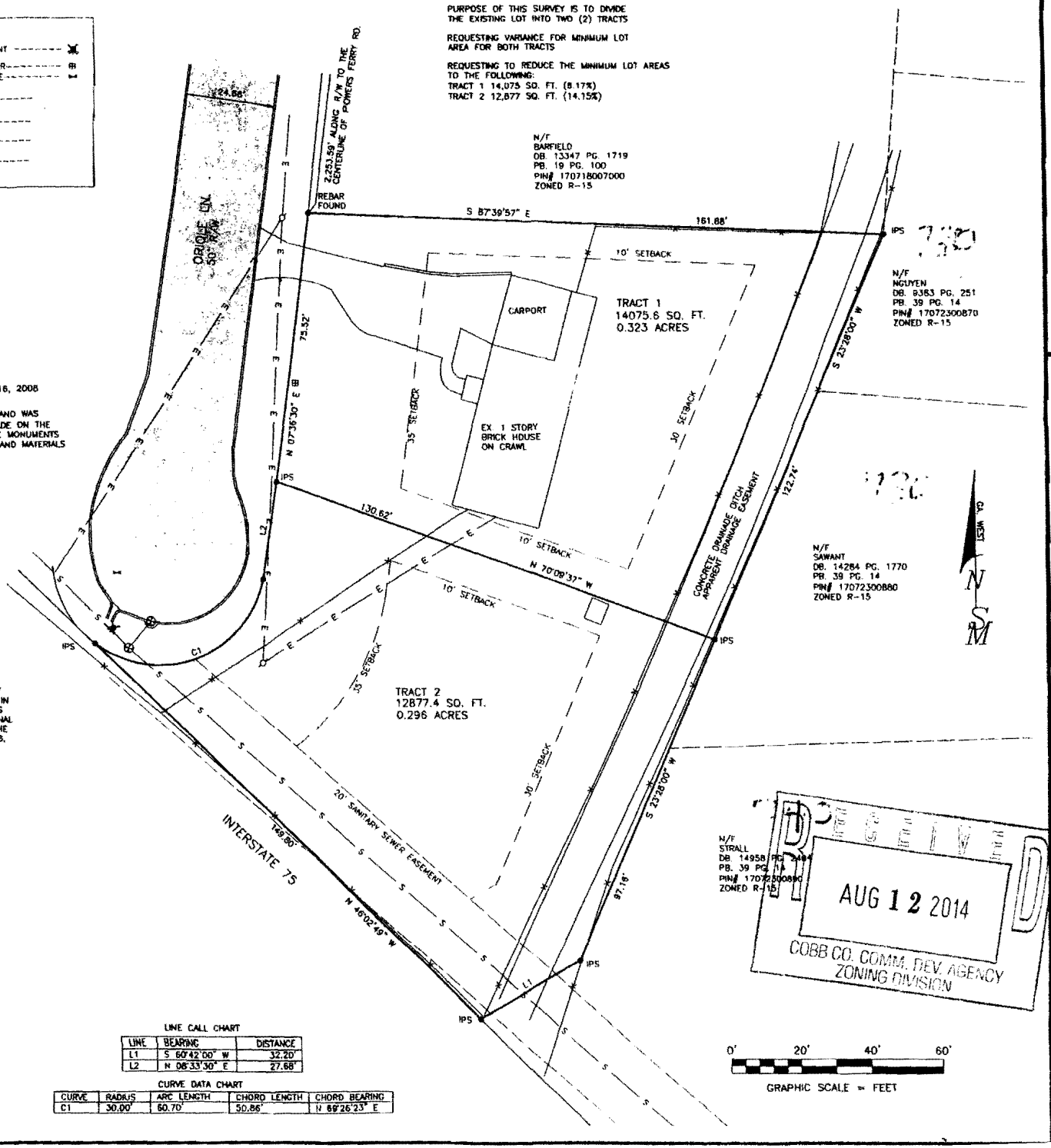
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

I CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTHIN THE GEORGIA PLAT ACT O.C.G.A. 16-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SURVEY ORDERED BY: CHRISTIE B. CRUTCHER
FIELDWORK COMPLETED ON: 5-9-2014
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE

NOTES:
OWNER: CHRISTIE B CRUTCHER
ADDRESS: 1051 ORIOLE LN.
PIN# 17071800690
ZONED R-15
MIN LOT AREA 15,00 SQ. FT.
MINIMUM LOT WIDTH AT FRONT SETBACK 75'
CUL-D-SAC 50'
MINIMUM PUBLIC ROAD FRONTAGE 75'
CUL-D-SAC 50'
SETBACKS:
FRONT 35'
SIDE 10'
REAR 30'



LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 60°42'00" W	32.20'
L2	N 06°33'30" E	27.68'

CURVE DATA CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	60.70'	50.86'	N 69°26'23" E

0' 20' 40' 60'
GRAPHIC SCALE = FEET

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ZONING DIVISION

SIBLEY-MILLER
SURVEYING & PLANNING INC.
*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING
2062 HWY. 42 NORTH
McDONOUGH, GA. 30253
PHONE:(770) 320-7555
FAX:(770) 320-7333
www."sibleysurveying.com"

BOUNDARY SURVEY
CHRISTIE B. CRUTCHER
2 TRACTS
LAND LOT 7
COBB CO

V-95
(2014)

GEORGIA REGISTERED PROFESSIONAL NO. 3150 LAND SURVEYOR TIM L. MILLER

PROJECT NO.: B14039
DRAWN BY: TLM
SCALE:1" = 20'
DATE: 5-9-14

APPLICANT: Christie B. Crutcher

PETITION No.: V-95

PHONE: 404-256-5950

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Christie B. Crutcher

PRESENT ZONING: R-15

PHONE: 404-275-2630

LAND LOT(S): 718

TITLEHOLDER: Christie B. Crutcher

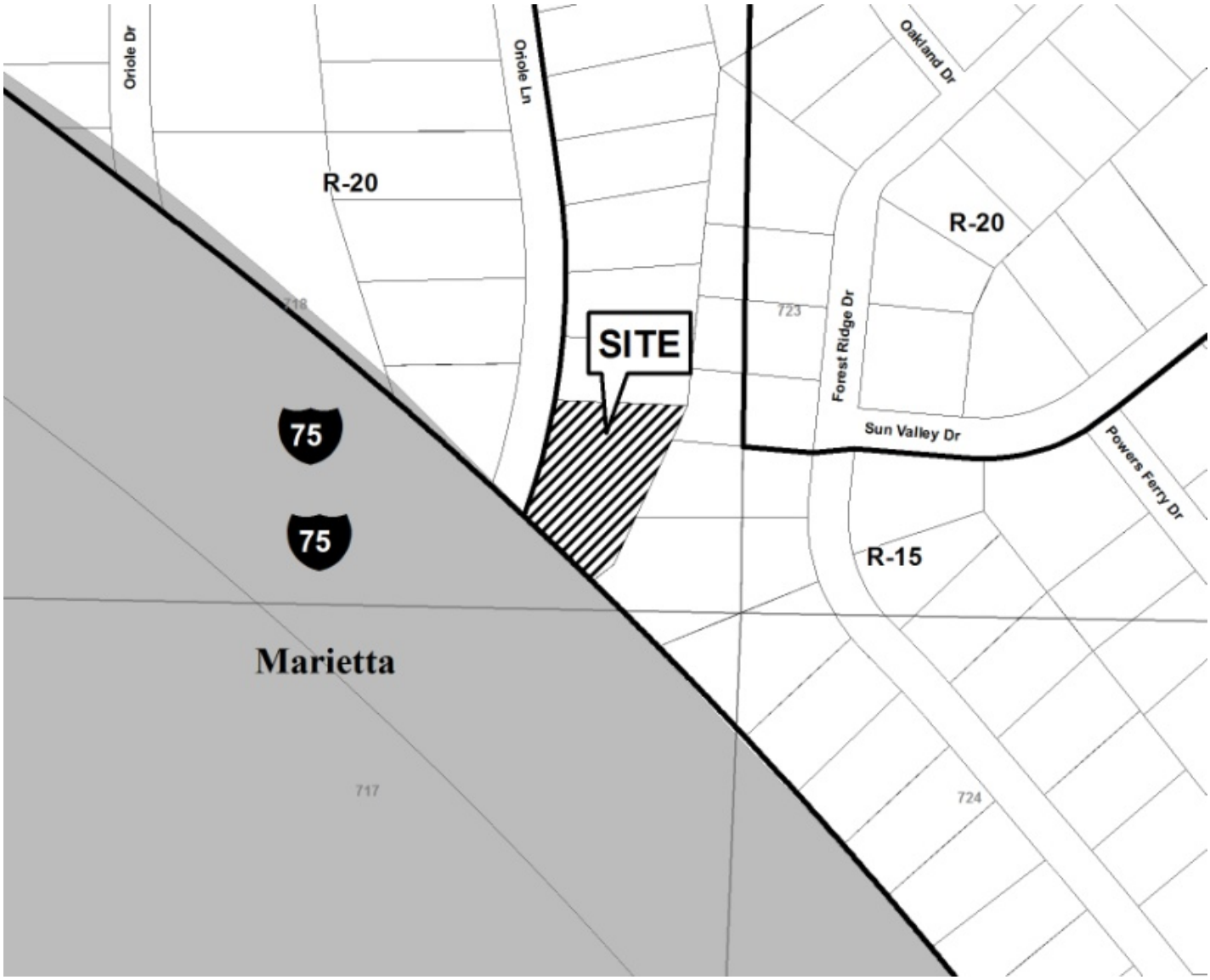
DISTRICT: 17

PROPERTY LOCATION: On the east side of Oriole Lane, south of Powers Ferry Road (1051 Oriole Lane).

SIZE OF TRACT: 0.62 acres

COMMISSION DISTRICT: **2**

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 15,000 square feet to 14,075.6 square feet for proposed Tract 1 and 12,877.4 square feet for proposed Tract 2.



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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-95
Hearing Date: 10-1-14

Applicant CHRISTIE B. CRUTCHER Phone # (404) 256-5950 E-mail CHRISTIECRUTCHER@bellsouth.net

CHRISTIE B. CRUTCHER Address
(representative's name, printed) (street, city, state and zip code)

Christie B. Crutcher Phone # CELL 404 275-2630 E-mail CHRISTIECRUTCHER@bellsouth.net
(representative's signature)

Christie B. Crutcher

My commission expires: DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Titleholder CHRISTIE B. CRUTCHER Phone # (404) 256-5950 E-mail CHRISTIE B. CRUTCHER

Signature Christie B. Crutcher Address: 1051 ORIOLE LANE
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public

Present Zoning of Property R-20

Location 1051 ORIOLE LANE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 970 District 16th Size of Tract .323 + .296 = .619 ACRES Acre(s)

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

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

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

I HAVE OWNED THIS PROPERTY SINCE 1984. I ALWAYS BELIEVED I HAD 2 FULL LOTS, BUT THIS RECENT SURVEY SHOWS I AM A LITTLE SHORT WHICH IS WHY I AM APPLYING FOR THESE 2 VARIANCES

List type of variance requested: VARIANCE FOR LOT + HOUSE 14,075.16

SECOND VARIANCE SUBDIVIDED FOR BUILDABLE LOT 12,877.4

Revised: March 5, 2013

V-96
(2014)

NOTES:

1. NO PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A", AREAS OF 100 YEAR FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR COBB, GEORGIA, COMMUNITY PANEL NUMBER 13067C0127H, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2012. THE PROPERTY IS SHOWN TO BE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. A SOKKIA CX105 TOTAL STATION WAS WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

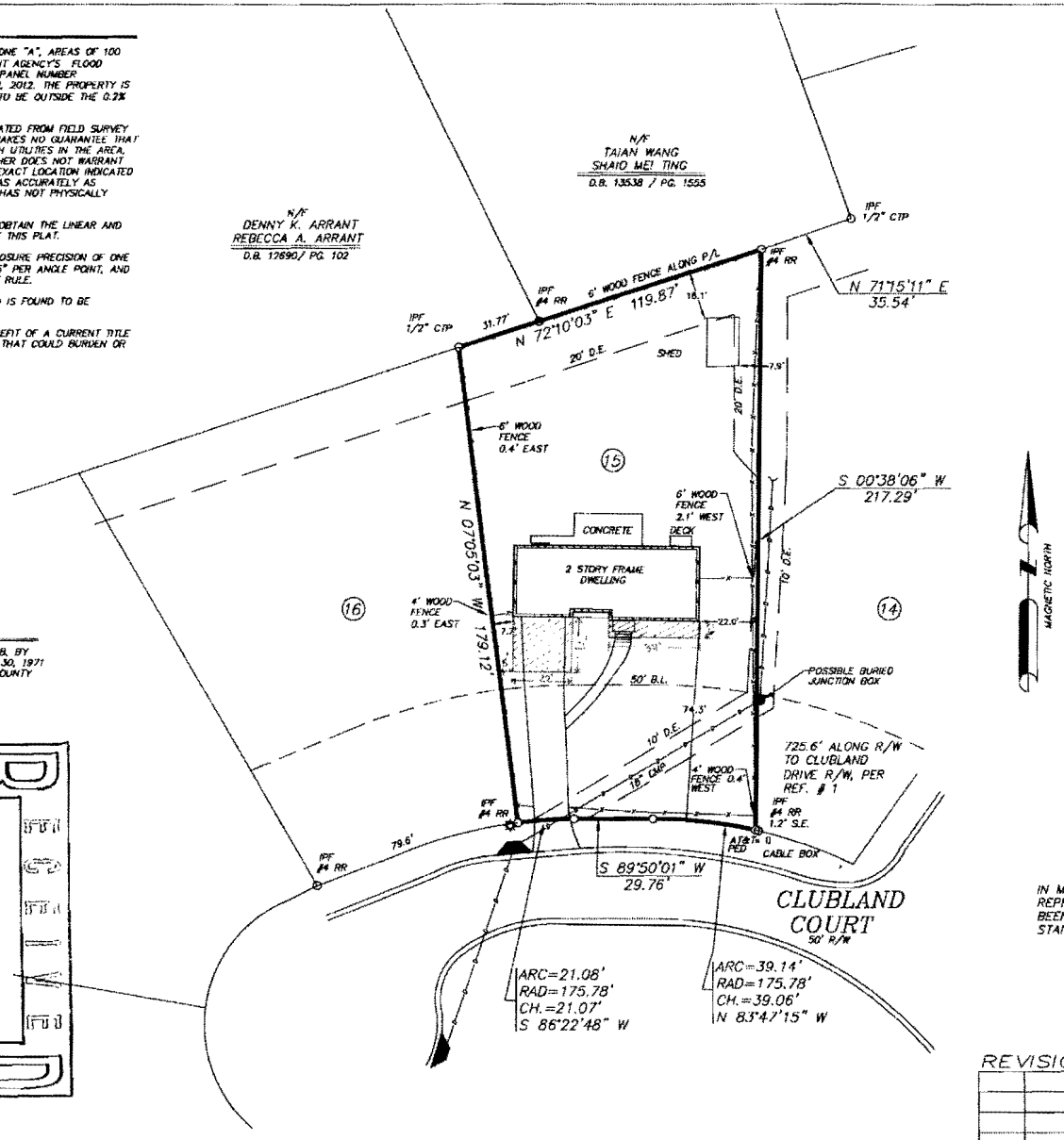
4. THE FIELD DATA WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 61,732 FEET AND AN AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT RULE.

5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 74,628 FEET.

6. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE ABSTRACT, EASEMENTS AND ENCUMBRANCES MAY EXIST THAT COULD BURDEN OR BENEFIT THE PROPERTY.

REFERENCES

1. FINAL PLAT OF UNIT SIX, INDIAN HILLS COUNTRY CLUB, BY BY WATTS AND BROWNING ENGINEERS, DATED OCTOBER 30, 1971 AND RECORDED IN PLAT BOOK 53, PAGE 58, COBB COUNTY RECORDS.



LEGEND

IPS	= IRON PIN SET
IPF	= IRON PIN FOUND
OTP	= OPEN TOP PIPE
CTP	= CRIMP TOP PIPE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BOC	= BACK OF CURB
EP	= EDGE OF PAVEMENT
GM	= GAS METER
GV	= GAS VALVE
MH	= MANHOLE
JB	= JUNCTION BOX
CI	= CURB INLET
DI	= DROP INLET
WI	= WEIR INLET
HW	= HEADWALL
SWCB	= SINGLE WING CATCH BASIN
DWCB	= DOUBLE WING CATCH BASIN
FH	= FIRE HYDRANT
WV	= WATER VALVE
W	= WATER LINE
S	= SANITARY SEWER LINE
SD	= STORM DRAIN LINE
X	= FENCE LINE
N/F	= NOW OR FORMERLY
D.B./PG.	= DEED BOOK AND PAGE
P.B./PG.	= PLAT BOOK AND PAGE
FFE	= FINISH FLOOR ELEVATION
CO	= CLEAN OUT
D.E.	= DRAINAGE EASEMENT
B.L.	= BUILDING LINE

TOTAL AREA
0.461 ACRES
20,099 SQ. FT.

GEORGIA REGISTERED LAND SURVEYOR No. 2489 WILLIAM H. KELLY

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

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AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

0 30 60 90

REVISION

CORNERSTONE SURVEYING SERVICES, LLC
269 SOMERSET ROSE LANE
SUGAR HILL, GEORGIA 30518
678-644-7705

FOR

TIMOTHY W. & KARYN M. MATTHEWS

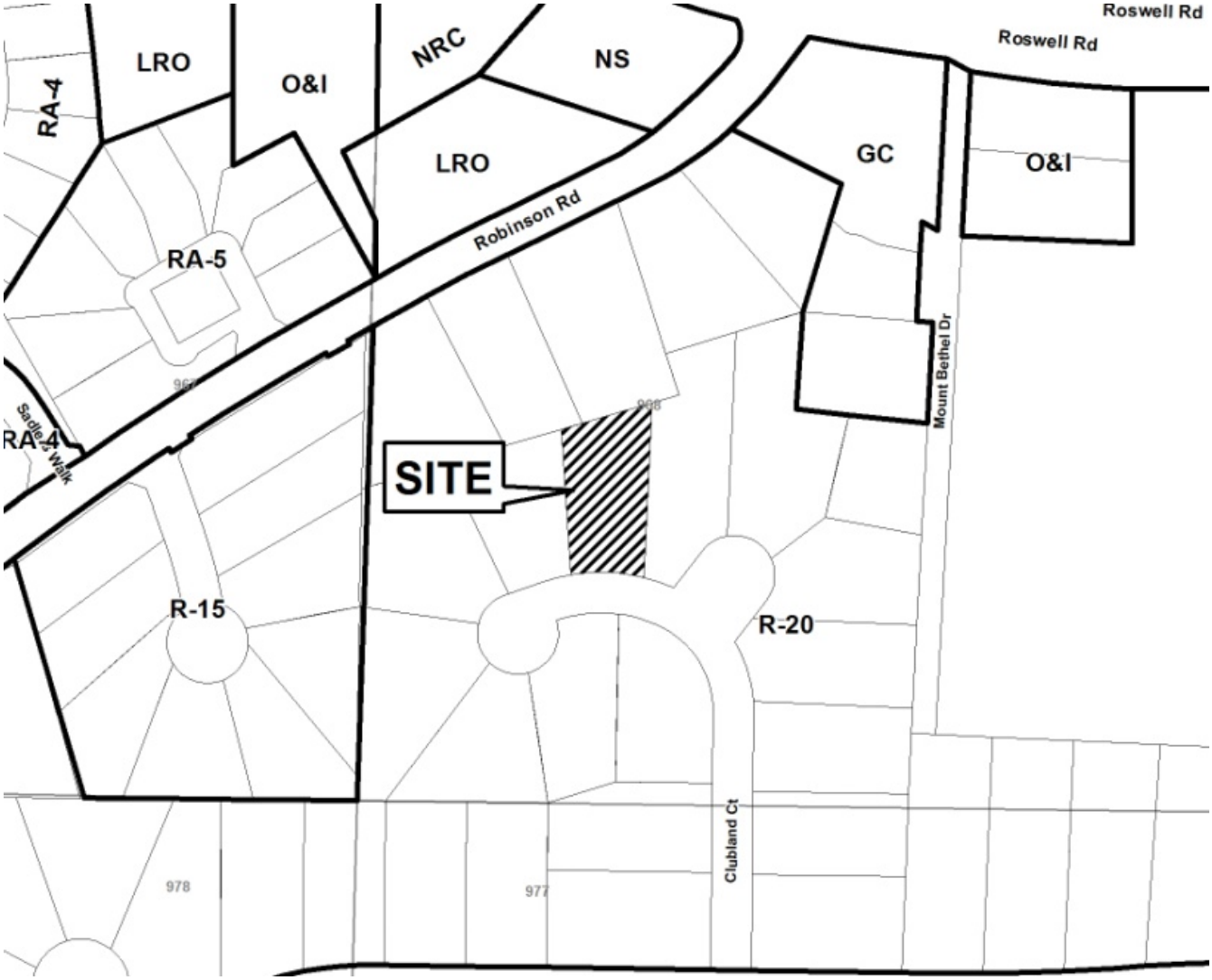
LAND LOT: 968 DISTRICT 16th COBB COUNTY GEORGIA

BOUNDARY SURVEY OF LOT 15, BLOCK U, UNIT 6, INDIAN HILLS SUBDIVISION

DRAWN BY: WHK	
DATE: 6/05/2014	
SCALE: 1"= 30'	
JOB NUMBER: 14025.00	

APPLICANT:	Timothy W. Matthews	**PETITION No.:**	V-96
PHONE:	404-272-1455	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Timothy W. Matthews	**PRESENT ZONING:**	R-20
PHONE:	404-272-1455	**LAND LOT(S):**	968
TITLEHOLDER:	Timothy W. and Karyn M. Matthews	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Clubland Court, north of Clubland Drive (1052 Clubland Court).	**SIZE OF TRACT:**	0.46 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 5 feet adjacent to the western property line; 2) waive the setback for an accessory structure over 144 square feet (approximately 216 square foot shed) from the required 35 feet to 18.1 feet adjacent to the north property line and from 10 feet to 7.9 feet adjacent to the east property line.



Application for Variance
Cobb County

(type or print clearly)

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-14
Hearing Date: 10-1-14

Applicant Timothy W. Matthews Phone # 404-272-1455 E-mail timskaryn@hotmail.com

Timothy W. Matthews Address 1052 Clubland Ct, Marietta, GA, 30068
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404-272-1455 E-mail timskaryn@hotmail.com

Signed, sealed and delivered in presence of:

My commission expires: JANIS F KILLIAN MY COMMISSION EXPIRES APRIL 25 2016 COBB CO., GEORGIA NOTARY PUBLIC

Janis F. Killian
Notary Public

Titleholder Timothy W. Matthews Karyn M. Matthews Phone # 404-272-1455 E-mail timskaryn@hotmail.com

Signature Address: 1052 Clubland Ct, Marietta, GA, 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: JANIS F KILLIAN MY COMMISSION EXPIRES APRIL 25 2016 COBB CO., GEORGIA NOTARY PUBLIC

Janis F. Killian
Notary Public

Present Zoning of Property

Location 1052 Clubland Ct, Marietta, GA, 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 968 District 16 th Size of Tract 0.461 Acre(s)

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

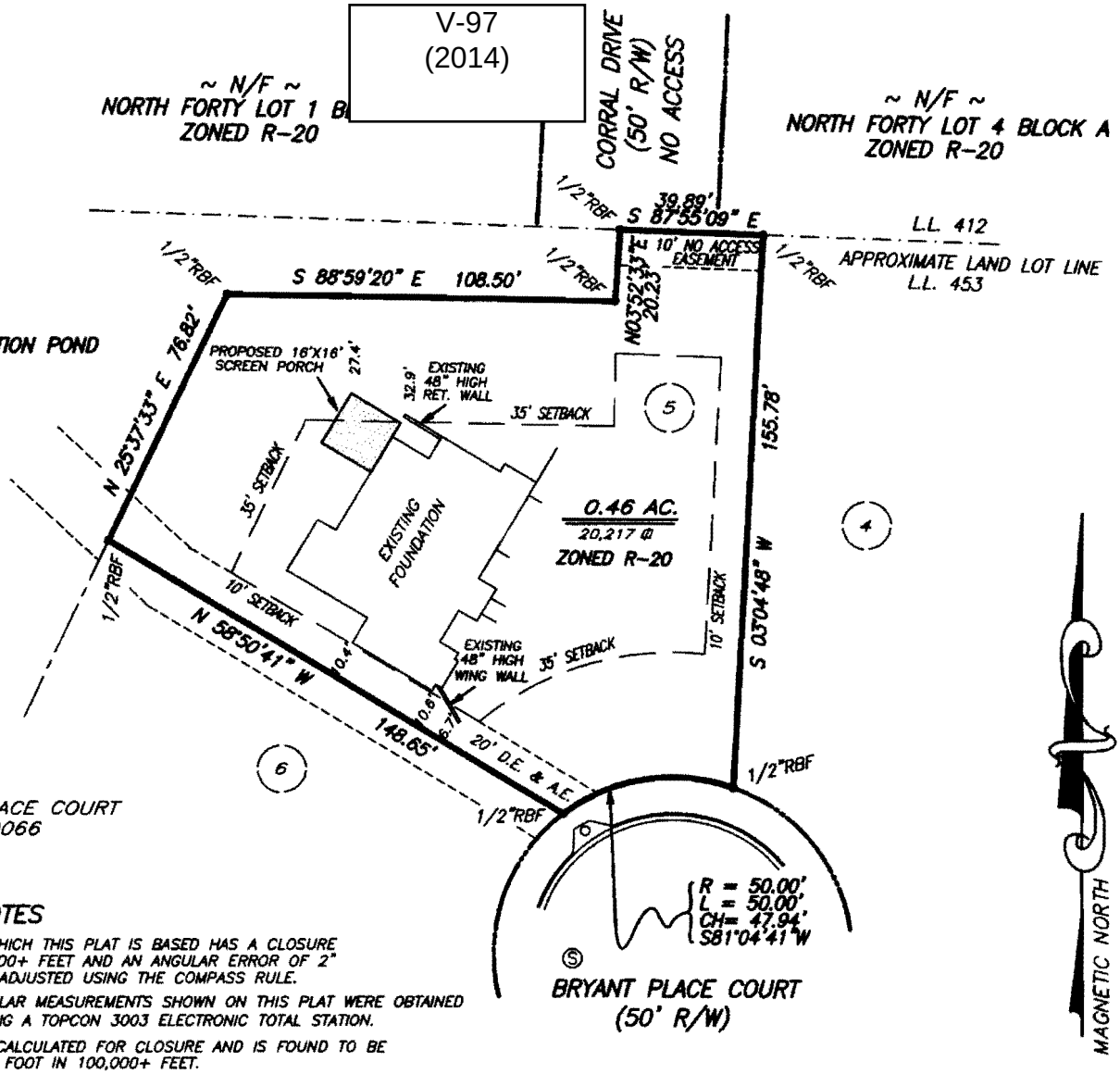
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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

Applying for variance to construct new garage so existing garage can be converted to a main floor bedroom and bath for aging in-laws. Without the variance providing the additional 2.7 feet, the new garage cannot be constructed. Removing the garage completely will reduce the value in the property.

List type of variance requested: Setback variance.

V-97
(2014)



BUILDER/OWNER:
LARRY CAWTHON
2209 BRYANT PLACE COURT
MARIETTA, GA. 30066
678-713-1043

SURVEYOR'S NOTES

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 2" PER ANGLE, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A TOPCON 3003 ELECTRONIC TOTAL STATION.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.
4. FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON JULY 28, 2014
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.
6. REFERENCES:
   FINAL PLAT FOR HAMILTON PARK SUBDIVISION (FKA BRYANT PLACE SUBDIVISION) RECORDED IN PLAT BOOK 233 PAGE 53 COBB COUNTY GEORGIA RECORDS
7. DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
8. SETBACKS ARE AS FOLLOWS:
   REAR: 35'
   SIDE: 10'
   FRONT: 35'
9. FLOOD NOTE:
   BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA AS PER F.I.R.M. COBB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13067C0035 F, PANEL BEARS AND EFFECTIVE DATE OF AUGUST 18, 1992. THIS SITE FALLS WITHIN IN ZONE "X"
10. PROPERTY IS ZONED R-20

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AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA
REGISTERED
12745
LAND SURVEYOR
GEORGE F. McLAUGHLIN III
8/01/2014

50 0 50
SCALE IN FEET

WELLBORN & ASSOCIATES LAND SURVEYORS 773 CHANSON DRIVE MARIETTA GA, 30064 PHONE: 770.862-0799	ZONING EXHIBIT FOR: LARRY CAWTHON LOT 5 HAMILTON PARK (FKA) BRYANT PLACE 2209 BRYANT PLACE COURT LAND LOT 453 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA	DRAWN BY: JMW APPROVED BY: GFM DATE: 7-29-14 PROJECT # 14010 CAWTHON.DWG

APPLICANT:	Larry Cawthon	**PETITION No.:**	V-97
PHONE:	678-713-1043	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Larry Cawthon	**PRESENT ZONING:**	R-20
PHONE:	678-713-1043	**LAND LOT(S):**	453
TITLEHOLDER:	Larry E. Cawthon	**DISTRICT:**	16
PROPERTY LOCATION:	At the northern terminus of Bryant Place Court, west of Bryant Lane, and at the southern terminus of Corral Drive (2209 Bryant Place Court).	**SIZE OF TRACT:**	0.46 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 27.4 feet.

Application for Variance
Cobb County

(type or print clearly)

RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. 1097

Hearing Date: 10-1-14

Applicant Larry Cawthon Phone # 678-713-1043 E-mail lecawthon@gmail.com

LARRY CAWTHON Address 2209 BRYANT PLACE CT, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone same E-mail same

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA
My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

My commission expires: Notary Public

Titleholder Larry Cawthon Phone # 678-713-1043 E-mail lecawthon@gmail.com

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

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA
My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:

My commission expires: Notary Public

Present Zoning of Property R-2

Location 2209 Bryant Place Ct
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 5 District 16th, 2nd section Size of Tract 0.46 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).

We have recently moved from Tyler, Tx and have fallen in love with the Georgia style screen porch with a fire place and want to add one to our house. The problem is the lot is odd-shaped with a 35' BL setback on 3 sides. There is simply not enough room to add the screen porch unless we can extend one corner over the setback line. All our neighbors have agreed that it would look good. They have signed and given their consent.

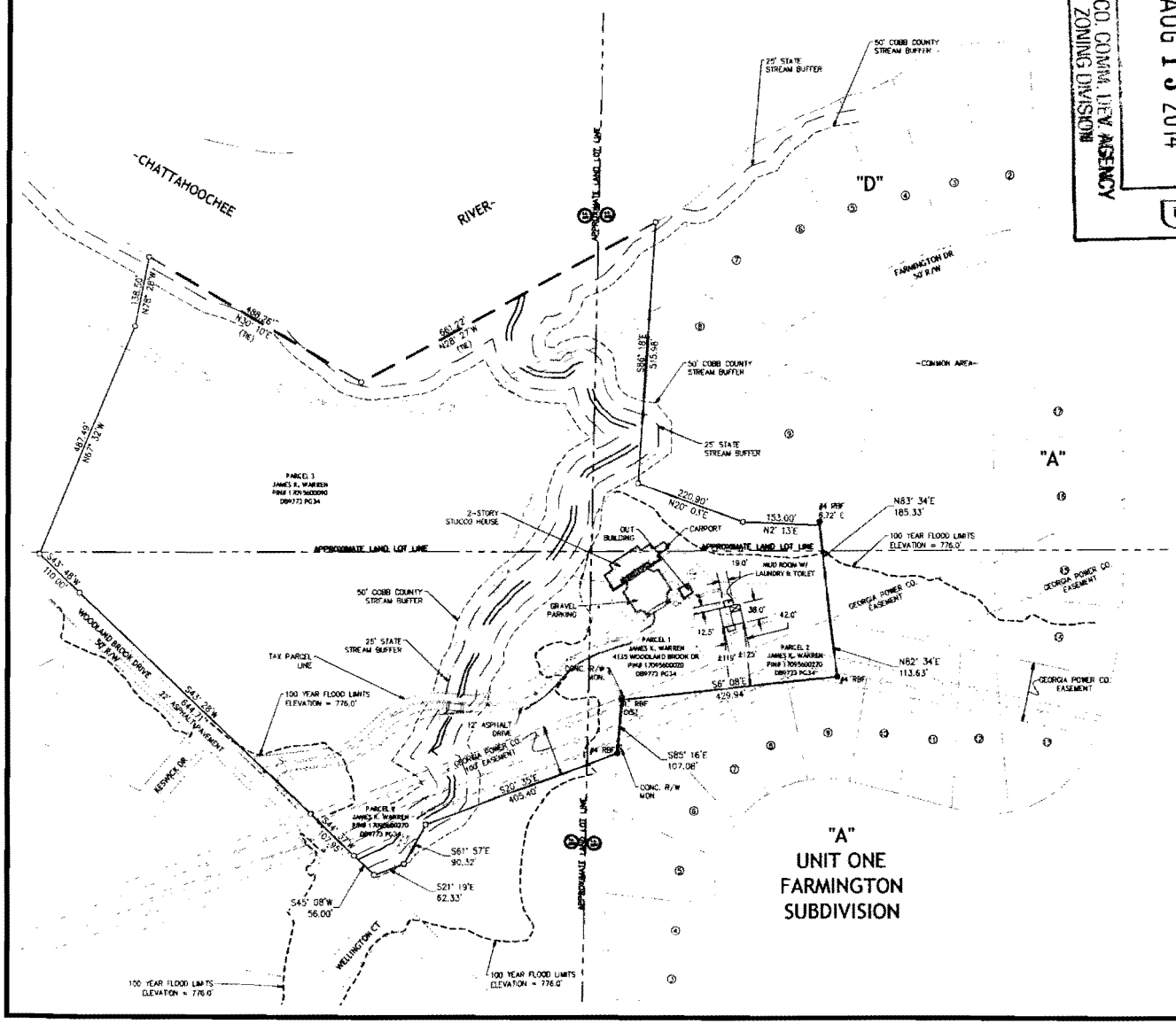
List type of variance requested:

→ Build a screen porch

Revised: March 5, 2013

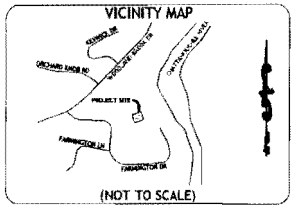
SURVEY NOTES.

1. DEED RECORDED AT COBB COUNTY COURT HOUSE IN DEED BOOK 9773 PAGE 34
2. ORIGINAL BOUNDARY PREPARED BY SURVEY SYSTEMS AND ASSOCIATES, INC. DATED JULY 5, 1996. SEALED BY E.G. DAVIS.
3. PLAT RECORDED AT COBB COUNTY COURT HOUSE IN PLAT BOOK 72 PAGE 15 FOR UNIT ONE FARMINGTON SUBDIVISION PLAT BY WATTS & BROWNING DATED APRIL 29, 1966
4. PLAT RECORDED AT COBB COUNTY COURT HOUSE IN PLAT BOOK 50 PAGE 8 FOR FARMINGTON SUBDIVISION PLAT BY WATTS & BROWNING DATED FEBRUARY 8, 1970
5. TOTAL PROPERTY AREA = 25.6 AC
   APPROXIMATE FLOODPLAIN AREA = ±21.6 AC
6. THERE ARE NO KNOWN CEMETERIES ON THE SUBJECT PROPERTY
7. THERE ARE NO DELINEATED WETLANDS ON THE SUBJECT PROPERTY
8. OTHER BUFFERS ALONG CHATTAHOOCHEE RIVER NOT SHOWN FOR PRESENTATION.



RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

VICINITY MAP



(NOT TO SCALE)

LEGEND

BOUNDARY	
ADJ. BOUNDARY	
BUILDING	
WALL	
WOODS LINE	
FENCE	
SAN. SEWER LINE	
LAND LOT LINE	
STORM SEWER LINE	
JUNCTION BOX	
SINGLE WING C.B.	
DOUBLE WING C.B.	
DROP INLET	
ROOF DRAIN	
SAN SEWER MANHOLE	
FIRE HYDRANT	
WATER METER	
IRRIG. CONTROL VALVE	
WATER VALVE	
FIRE DEPT. CONNECTION	
SPRINKLER HEAD	
GAS VALVE	
TELE. PEDESTAL	
ELECTRIC BOX	
ELECTRIC METER	
PULL BOX	
LIGHT POLE	
POWER POLE	
H/C PARKING	
BOLLARD	
MAIL BOX	
CLEAN OUT	
SIGN	
RIGHT OF WAY MONUMENT	
MONUMENT FOUND	
UN-MONUMENTED CORNER	

SURVEYOR'S NOTES

1. 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.

2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY – THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

3. 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.

4. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13067C0227H, EFFECTIVE DATE MARCH 4, 2013, FOR COBB COUNTY, GEORGIA, THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.

5. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON FEBRUARY 17, 2014. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE TOTAL STATION, AND TSC3 DATA COLLECTOR, LINEAR PRECISION OF TRAVERSE: 1/30,226; ANGULAR ERROR: 01" PER POINT. THE COMPASS RULE WAS APPLIED TO THIS PROJECT LINEAR PRECISION OF THIS PLAT: 1/484,226. MATTERS OF TITLE EXCEPTED.

6. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM – WEST ZONE WHICH IS ESTABLISHED BY CROY ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND – SURFACE MEASUREMENTS.

7. BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS DERIVED FROM EXISTING MONUMENTS AND INFORMATION LOCATED IN THE PROCESS OF CONDUCTING THIS SURVEY. INFORMATION FOUND IN DEEDS AND PLATS AND TAKEN FROM OTHER SOURCES SUCH AS THE ROADS DEPARTMENT AND TAX ASSESSOR'S OFFICE.

8. STREAM BUFFERS MAY EXIST WITHIN PROPERTY AND ARE DEPENDENT UPON CLASSIFICATION OF "WATERS OF THE STATE" WHICH IS BASED ON THE EROSION & SEDIMENTATION CONTROL ACT OF 1975 AS AMENDED (PER O.G.C.A. 12-7-1). ADDITIONAL BUFFERS MAY EXIST PER CITY/COUNTY REQUIREMENTS.

9. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 MODEL 3 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS NOW, THE NETWORK OPERATED BY KGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS .04 FT HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

24 HOUR CONTACT:
JIMMY WARREN
TEL: (404) 403-9628

100 0 100 200 300
SCALE IN FEET

CROY ENGINEERING
Engineers Planners Surveyors
300 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-0460 FAX: (770) 971-0820

WARREN SITE IMPROVEMENTS

16, 957, 970 & 971
DIST. 2ND SECTION
COBB COUNTY, GA

V-98
(2014)

NO.	REVISION REFERENCE	DATE

SEAL: GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 16713 C.B. WATSON JR.

SHEET TITLE
ZONING DRAWING

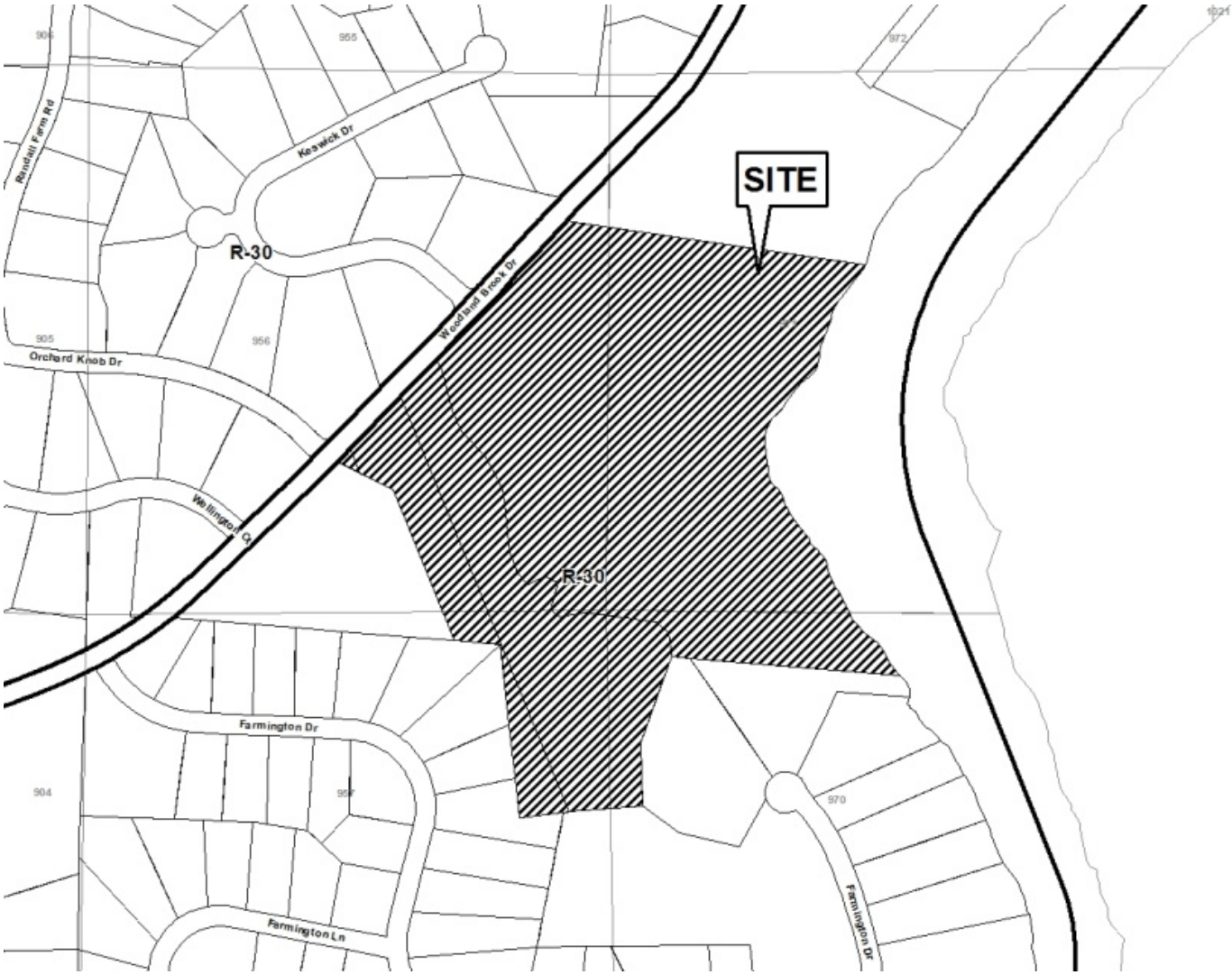
DRAWN BY	CHECKED BY
JW	CBW
SCALE	ISSUE DATE
1"=100'	08/11/14

PROJECT NUMBER
1147.00

DRAWING NUMBER
ZONING DRAWING
SHEET 1 of 2

APPLICANT:	Croy Engineering, LLC	**PETITION No.:**	V-98
PHONE:	770-971-5407	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	C. B. (Butch) Watson, III	**PRESENT ZONING:**	R-30
PHONE:	770-971-5407	**LAND LOT(S):**	956, 957, 970
TITLEHOLDER:	James K. Warren	**DISTRICT:**	17
PROPERTY LOCATION:	On the south side of Woodland Brook Drive, north of Farmington Drive (4135 Woodland Brook Drive).	**SIZE OF TRACT:**	25.6 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Allow an accessory structure to the front of the primary structure (approximately 1,720 square foot proposed garage); and 2) allow an accessory structure to the front of the primary structure (approximately 400 square foot existing one story stucco building).



Application for Variance
Cobb County

(type or print clearly)

RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. _____
Hearing Date: 10-1-14

Applicant Croy Engineering, LLC Phone # (770) 971-5407 E-mail bwatson@croyengineering.com

C.B. (Butch) Watson, III Address 200 North Cobb Parkway, Suite 413, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

C.B. Watson III Phone # (770) 971-5407 E-mail bwatson@croyengineering.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: January 5, 2018 Cheryl L. Gayton
Notary Public

CHERYL L. GAYTON NOTARY PUBLIC BARTOW COUNTY, GEORGIA

Titleholder James K. Warren Phone # (770) 432-3760 E-mail jkw.wcc@comcast.net

Signature _____ Address 4135 Woodland Brook Drive, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: January 5, 2018 Cheryl L. Gayton
Notary Public

CHERYL L. GAYTON NOTARY PUBLIC BARTOW COUNTY, GEORGIA

Present Zoning of Property R-30

Location 4135 Woodland Brook Drive, Atlanta, GA 30339; Parcels 17095600270, 17095600020 & 17095600090
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 956, 957, & 970 District 17 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.

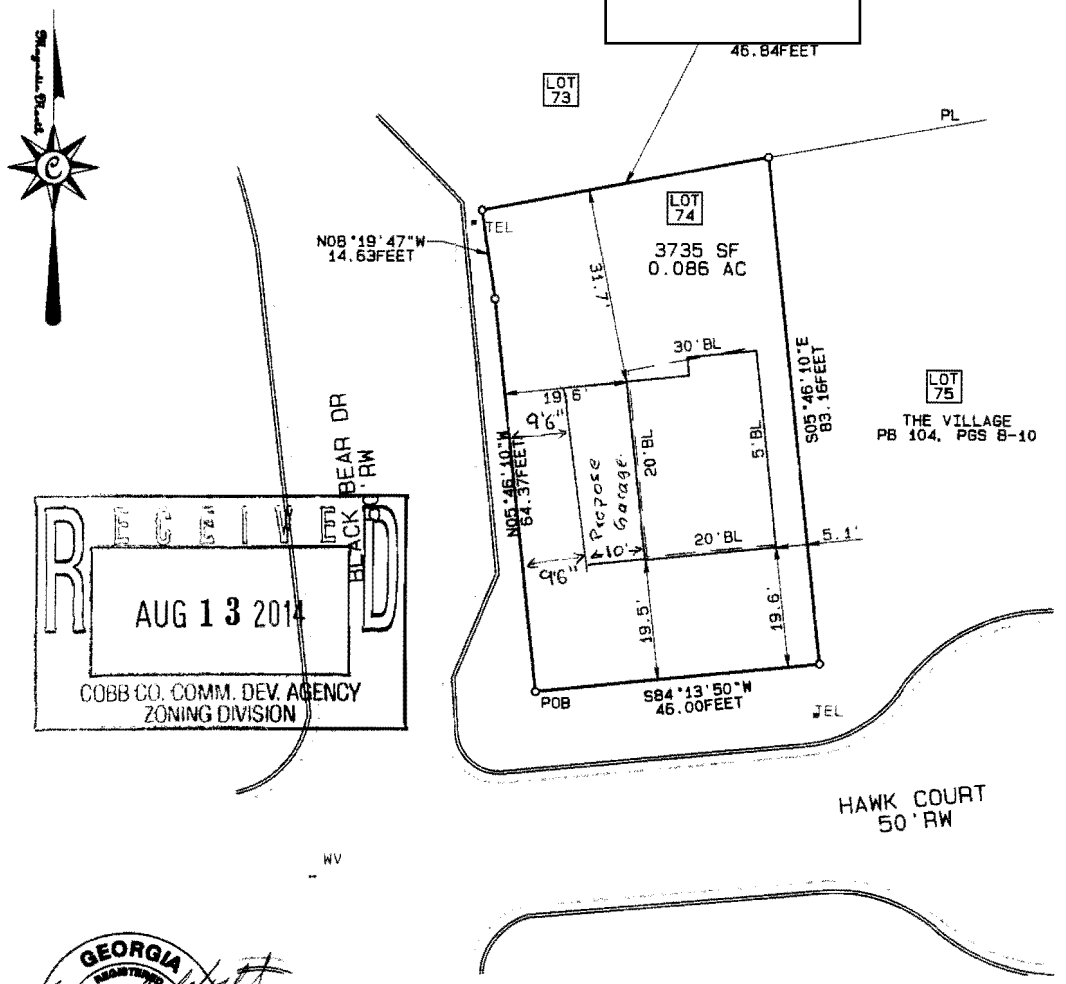
Size of Property _____ Shape of Property X Topography of Property X Other X

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).

Topographic site conditions do not allow the Accessory Building to be built to the perceive rear of the main structure. Primary entrance to the house is off of a gravel parking area; however, the architectural front of the house faces the Chattahoochee River. Owner wishes to comply with Cobb County interpretation of zoning regulations.

List type of variance requested: Accessory Building (Garage) not to rear of main structure and Accessory Building to have a heated and air-conditioned mud / laundry room attached.

V-99
(2014)



RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED No. 2956 LAND SURVEYOR BRIAN A CALDWELL

SYMBOLS

- FIRE HYDRANT
- UTILITY POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- UNDERGROUND UTILITY
- AIR CONDITIONER
- GAS METER
- LIGHT POLE
- GUY WIRE

LEGEND

BWF	-	BARBED WIRE FENCE
CLF	-	CHAIN LINK FENCE
CTP	-	CRIMP TOP PIPE
CMF	-	CONCRETE MONUMENT FOUND
CO	-	SEWER CLEAN OUT
DB, PG	-	DEED BOOK, PAGE
-E-	-	ELECTRIC LINE
FH	-	FIRE HYDRANT
GW	-	GUY WIRE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
N/F	-	NOW OR FORMERLY
OTP	-	OPEN TOP PIPE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
UP	-	UTILITY POLE
R/B	-	REBAR
R/W	-	RIGHT OF WAY
WF	-	WOOD FENCE
WM	-	WATER METER
WV	-	WATER VALVE

PRECISION NOTE

THE FIELD DATA DATED 2-04-2014 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISON OF ONE FOOT IN 12,456 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 688,968 FEET. TOPCON GTS-3005 USEO FOR ANGULAR AND LINEAR MEASUREMENTS

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13067C0136G COBB CO UNINC & INC AREAS 12/16/2008 AS ZONE X

REFERENCES

CLERK OF SUPERIOR COURT FOR COBB COUNTY SHOWN AS LOT 74, BLOCK C, THE VILLAGES SUBDIVISION, PLAT BOOK 104, PAGE 8-10

GRAPHIC SCALE 1"=50'

0' 50' 100'

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

SHEET	OF
1	1

DATE: 2-02-2014

JOB#BLACKBEAR
DRAWN BY BAC

AS-BUILT SURVEY FOR
Adolfo Diaz

BEING
2979 Black Bear Dr SE Marietta, GA 30067

LOCATED IN
LAND LOT 868, DISTRICT 17, SECTION 2
COBB COUNTY, GEORGIA

Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

APPLICANT:	Adolfo Diaz	**PETITION No.:**	V-99
PHONE:	678-851-5896	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Adolfo Diaz	**PRESENT ZONING:**	RM-12
PHONE:	678-851-5896	**LAND LOT(S):**	868
TITLEHOLDER:	Nor-D, LLC	**DISTRICT:**	17
PROPERTY LOCATION:	On the northeast corner of Black Bear Drive and Hawk Court (2979 Black Bear Drive).	**SIZE OF TRACT:**	0.85 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the setbacks from the required 20 feet to 19.5 feet from the front property line, from the required 20 feet to 9.5 feet from the major side property line, and from 30 feet to 28 feet adjacent to the north property line.

RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-99
Hearing Date: 10-1-14

Applicant Adolfo Diaz Phone # 678-8515896 E-mail diaznavar@gmail.com

Adolfo Diaz Address 5515 Wake Forest Run Duluth Ga 30097
(representative's name, printed) (street, city, state and zip code)

Adolfo Diaz Phone # E-mail
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

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

Titleholder Adolfo Diaz Phone # 678-8515896 E-mail diaznavar@gmail.com

Signature Adolfo Diaz Address: 5515 Wake Forest Run Duluth Ga 30097
(attach additional signatures if needed) (street, city, state and zip code)

Adolfo Diaz

Signed, sealed and delivered in presence of:

My commission expires: Jason A. Campbell
Notary Public

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

Present Zoning of Property Residential RM-12

Location 2979 Black Bear Dr. Marietta Ga 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 74 District Size of Tract .0854 Acre(s)

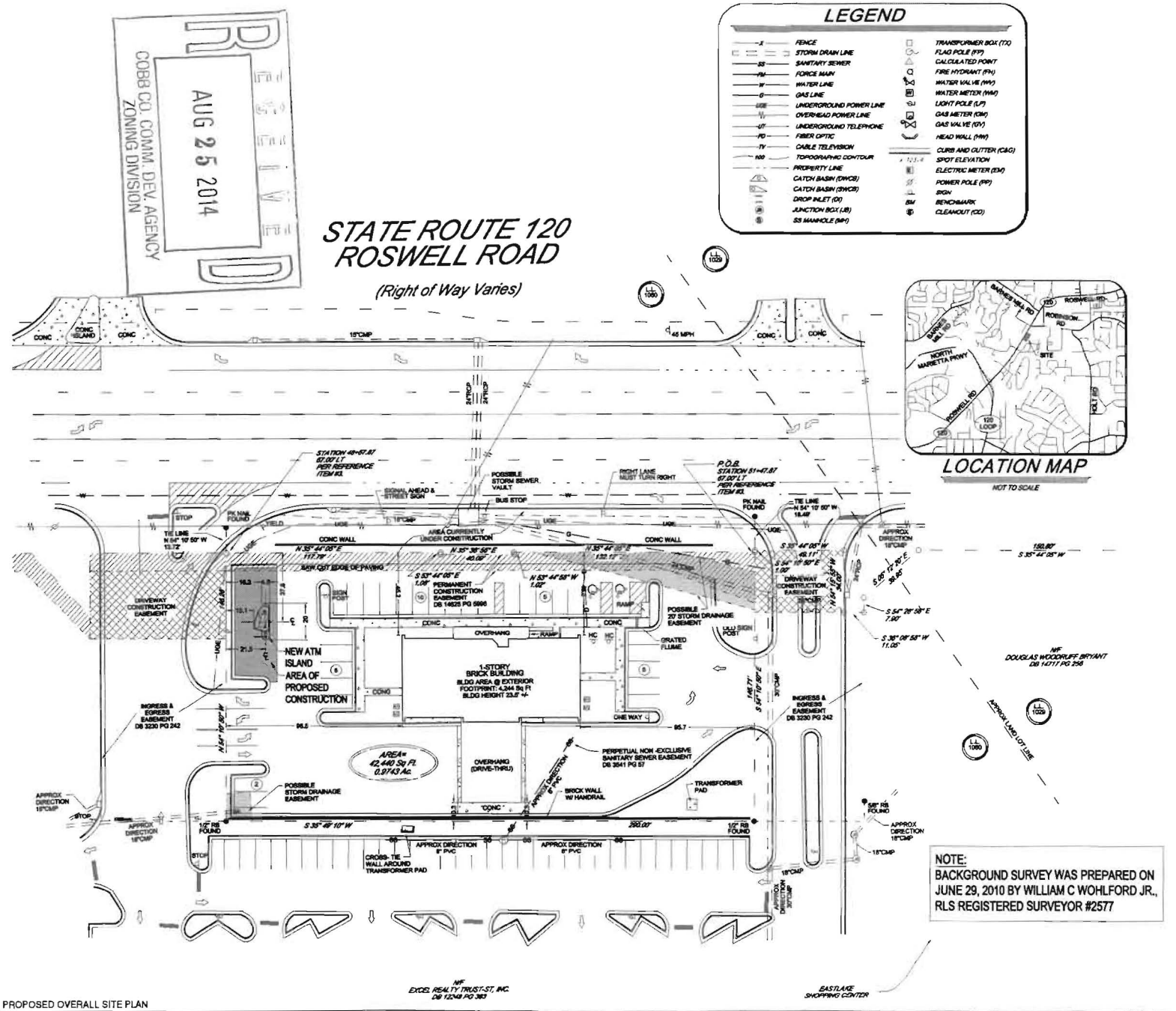
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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: Adding - Garage 10 WIDE X 30 DEEP

Revised: March 5, 2013



2 PROPOSED OVERALL SITE PLAN

PNC Bank Remote ATM Installations

2100 Roswell Road
Marietta, GA

PNC

PNC Realty Services
249 Fifth Avenue
Pittsburgh, PA 15222

Vericon Construction

Bergmann associates
architects // engineers // planners

1718 Peachtree Street NW
Suite 470
Atlanta, Georgia 30309

office: 404.817.0094

www.bergmannpc.com

V-100 (2014)

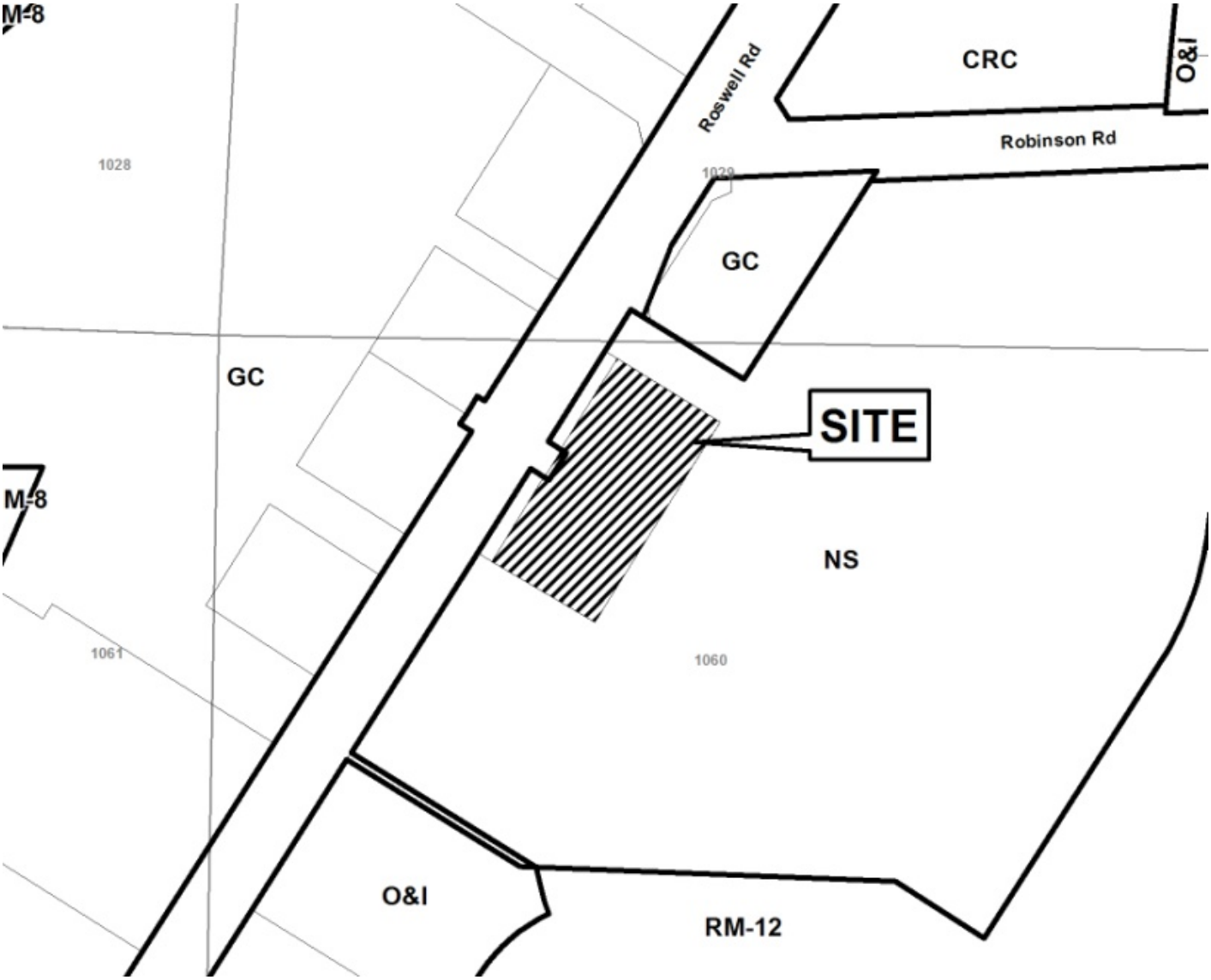
WILLIAM GARY MCCAMY, AIA, NCARB DATE

OVERALL SITE PLAN

C-101

APPLICANT:	PNC Bank	**PETITION No.:**	V-100
PHONE:	919-786-9311	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Jeff Thomas	**PRESENT ZONING:**	NS
PHONE:	704-504-0200	**LAND LOT(S):**	1060
TITLEHOLDER:	SNK Holdings	**DISTRICT:**	16
PROPERTY LOCATION:	On the east side of Roswell Road, south of Robinson Road (2100 Roswell Road).	**SIZE OF TRACT:**	0.97 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed ATM) to be located to the side and front of the principal building; 2) waive the front setback for the proposed ATM from the required 50 feet to 30 feet; and 3) waive the setbacks from the required 50 feet on the front to 38 feet and the required 30 feet in the rear to 10 feet.



RECEIVED
AUG 13 2014
COBB CO. COMM. DEV.
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-100
Hearing Date: 10-1-14

Applicant [illegible] Phone # [illegible] E-mail [illegible]

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

[illegible] Phone # [illegible] E-mail [illegible]
(representative's signature)

JENIFER L. TERRY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/7/2016

Signed, sealed and delivered in presence of:

My commission expires: 1-7-16 Notary Public

Titleholder SNK Holdings, Phone # 678-409-0415 E-mail seema422@gmail.com

Signature Seema Patel Address 2146 Roswell Rd, Ste 108 Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 12-14-15 Notary Public

RUSSELL SLOSS
NOTARY PUBLIC
EXPIRES
GEORGIA
December 14, 2015
COBB COUNTY

Present Zoning of Property NS

Location _____
(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).

Remote ATM in front of Building

List type of variance requested: _____

Revised: March 5, 2013

PNC Bank Remote ATM Installations

2100 Roswell Road
Marietta, GA

PNC

Vericon CONSTRUCTION

Bergmann associates
architects // engineers // planners

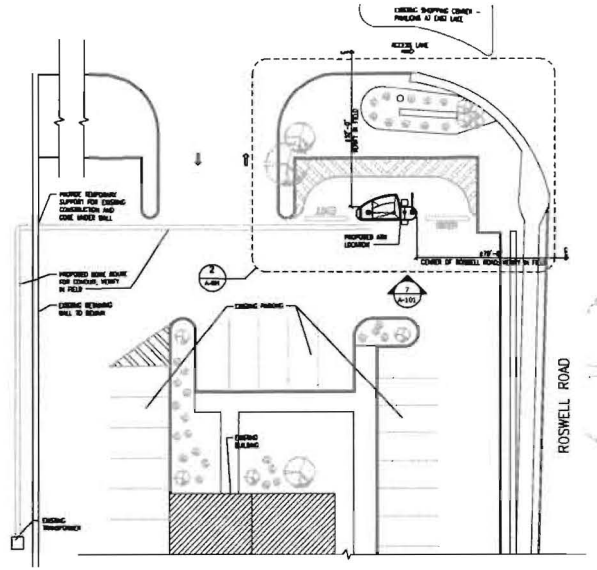
1718 Peachtree Street NW
Suite 470
Atlanta, Georgia 30309

office: 404.817.0094

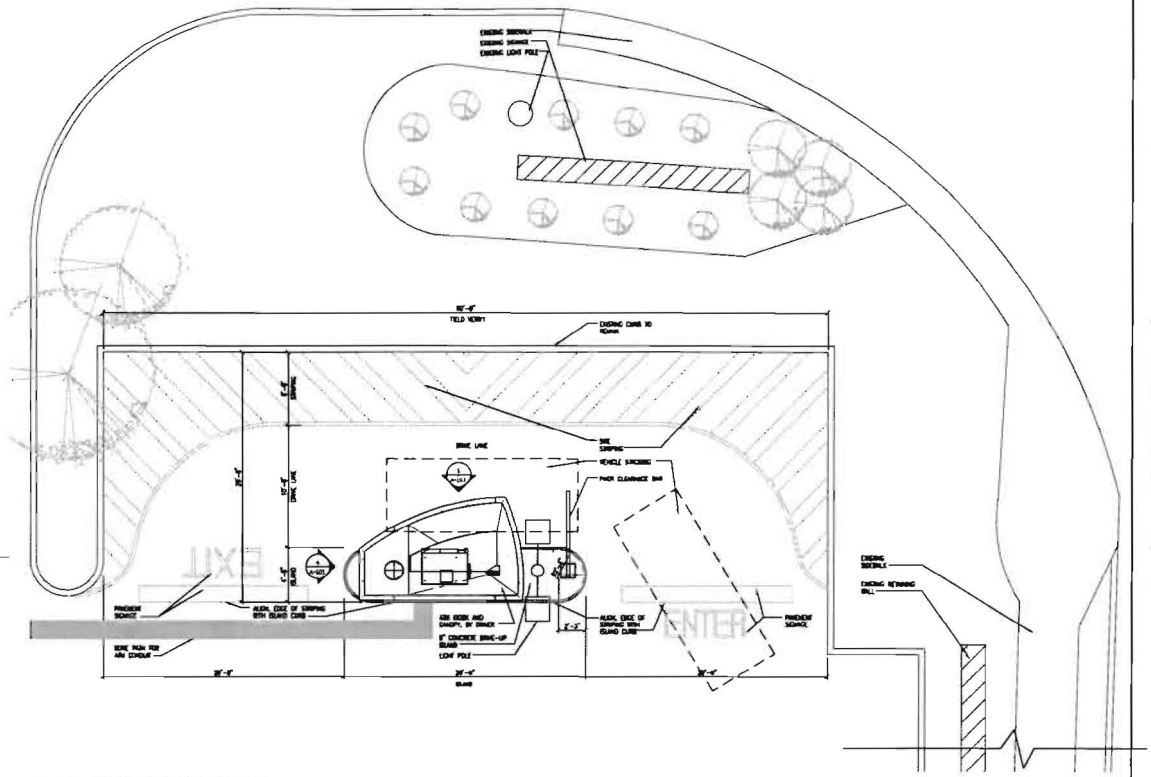
www.bergmannpc.com

NO.	DATE
1	09/04

V-100
(2014)
Exhibit

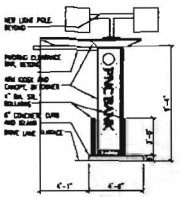


1 PARTIAL SITE PLAN

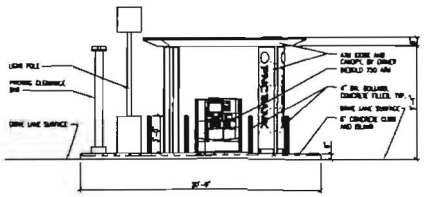


2 ENLARGED PROPOSED PLAN

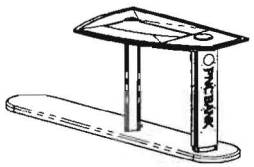
7 EXISTING SITE PHOTO



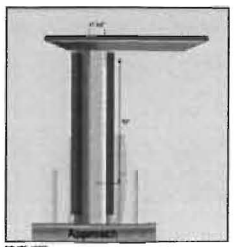
3 PROPOSED ELEVATION



4 PROPOSED ELEVATION



5 PROPOSED ISOMETRIC



6 PROPOSED ATM RENDERINGS

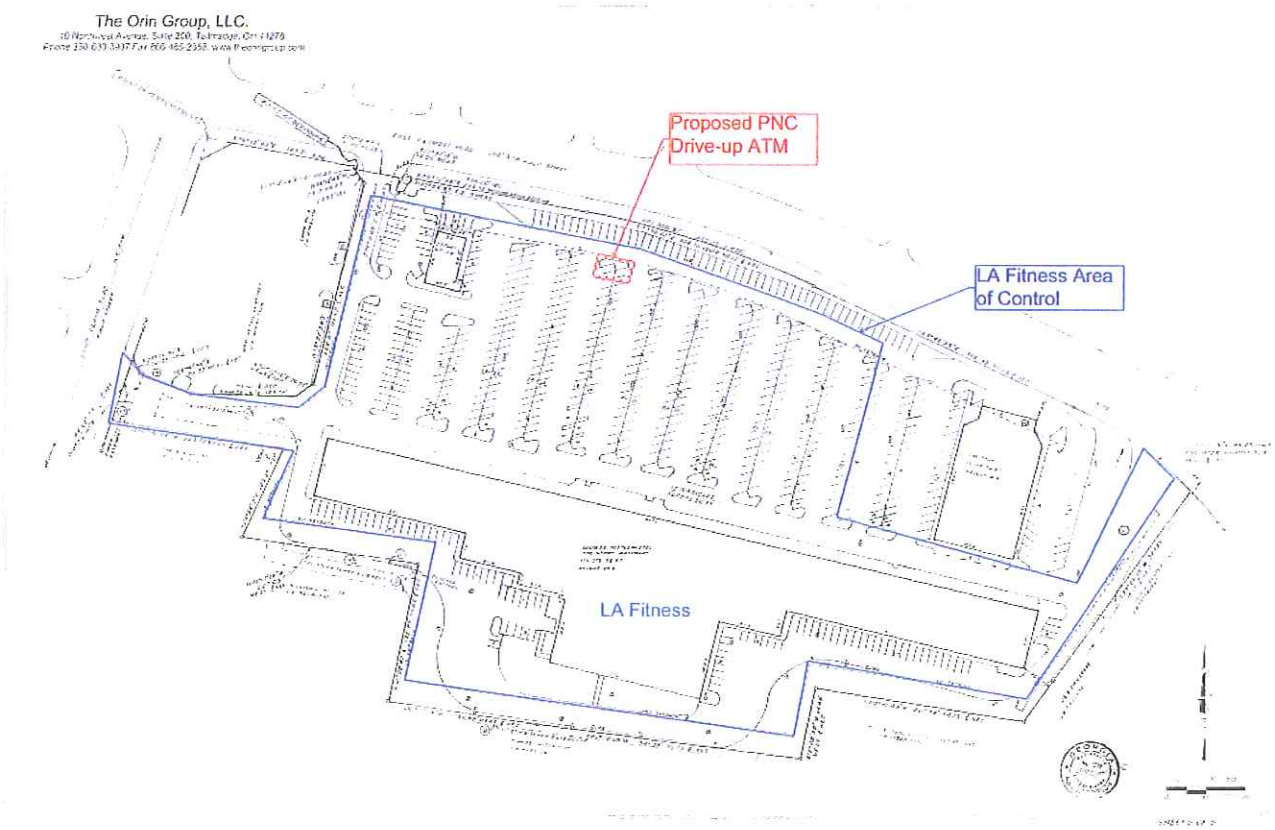
WILLIAM GARY MCCAMY, AIA, NCARB DATE

NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THESE DOCUMENTS HAVE BEEN PROPERLY SEALED AND SIGNED BY WILLIAM GARY MCCAMY, AIA, NCARB, AS AN ARCHITECT OF RECORD. ORIGINAL PERMIT TO BUILD THESE DOCUMENTS ARE ON FILE WITH COBB COUNTY AND ARE KEPT AT THE JOB SITE. PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A STATE LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF GEORGIA. LICENSE NO. AL-000845. EXPIRATION DATE 06/30/2015

SITE PLANS, PLANS, ELEVATIONS

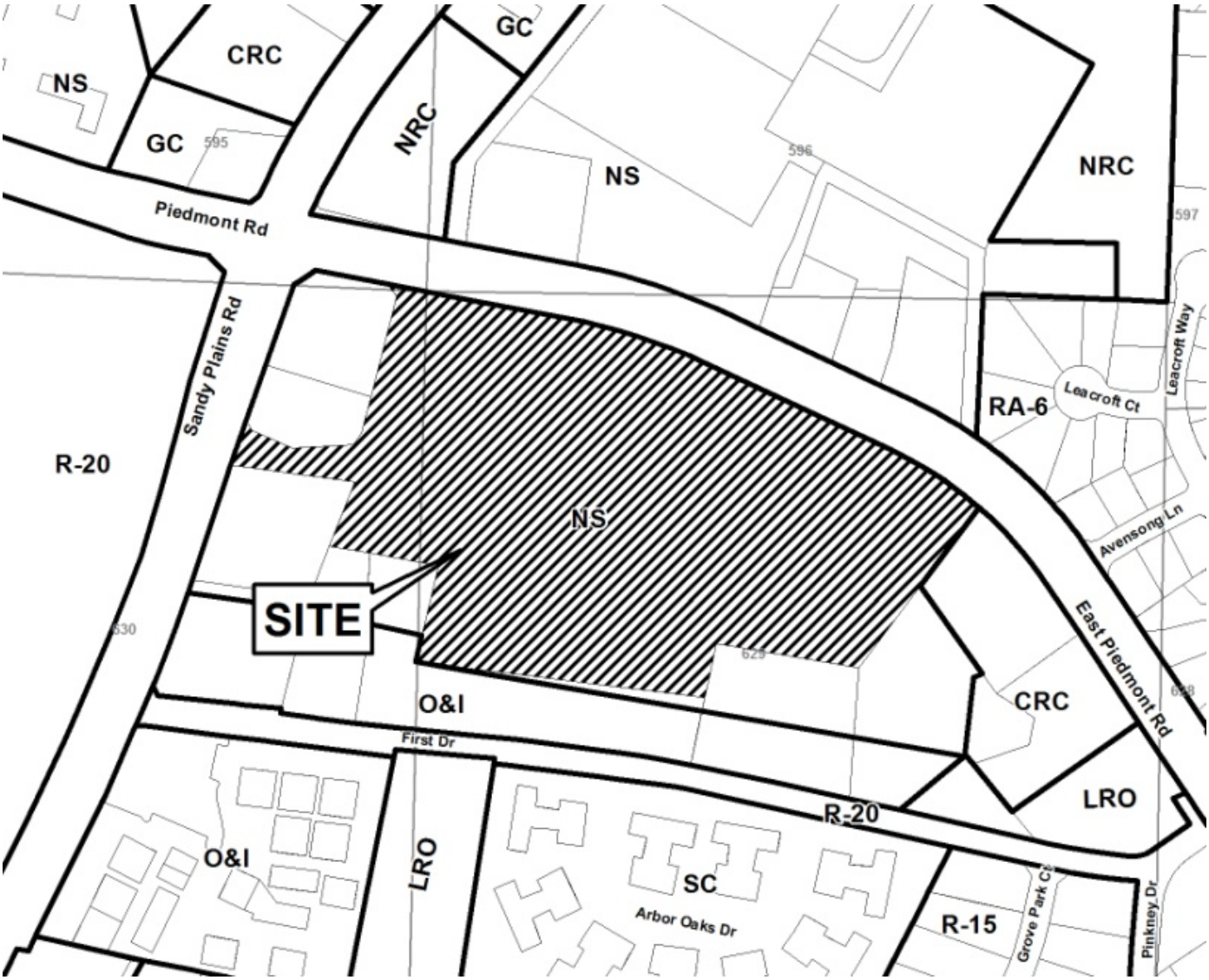
A-101

Site Plan:


The Orin Group, LLC.
Proposed PNC
Drive-up ATM
LA Fitness Area
of Control
LA Fitness

APPLICANT:	PNC Bank	**PETITION No.:**	V-101
PHONE:	919-786-9511	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Jeff Thomas	**PRESENT ZONING:**	NS
PHONE:	704-504-0200	**LAND LOT(S):**	595, 629, 630
TITLEHOLDER:	Sprayberry Improvements, LLC	**DISTRICT:**	16
PROPERTY LOCATION:	On the south side of East Piedmont Road, east of Sandy Plains Road (2550 Sandy Plains Road).	**SIZE OF TRACT:**	13.71 acres
		COMMISSION DISTRICT:	**3**

TYPE OF VARIANCE: Allow an accessory structure (proposed ATM) to be located in front of the principal building.



RECEIVED
AUG 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-101
Hearing Date: 10-1-14

Applicant ~~TNC Bank~~ Phone # 919 786-9511 E-mail JThomas@vertcon builds.com

Jeff Thomas Address 13504-J South Point Blvd Charlotte, NC
(representative's name, printed) (street, city, state and zip code)

Jeff R Thomas Phone # 704-504-0200 E-mail JThomas@vertcon builds.com
(representative's signature)

JENIFER L. TERRY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/7/2016

My commission expires: 1-7-2016 Signed, sealed and delivered in presence of:
Notary Public

JENIFER L. TERRY NOTARY PUBLIC NEW JERSEY

Titleholder Strawberry Improvements LLC Phone # (914) 631-3131 E-mail
~~Pt. Fiat Mgt. Company Corp., its manager~~

Signature Address: c/o DLC Management Corp. 580 White Plains Road, Tarrytown, NY
(attach additional signatures, if needed) (street, city, state and zip code)
Adam Ifshin, President

SARAH M. MERKEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME6122645
Qualified in Westchester County
~~My Commission Expires February 22, 2017~~

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

Present Zoning of Property

Location
(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.

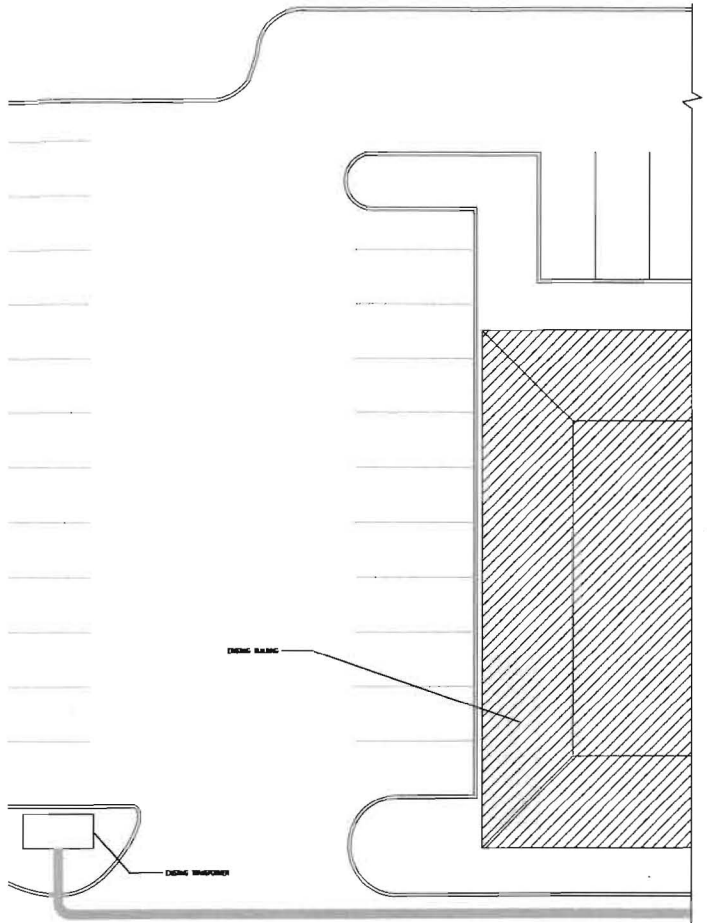
Size of Property Shape of Property Topography of Property Other

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).

Remote ATM in front of building

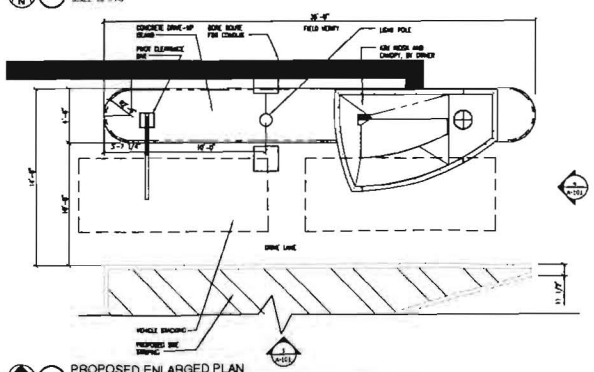
List type of variance requested:

Revised: March 5, 2013

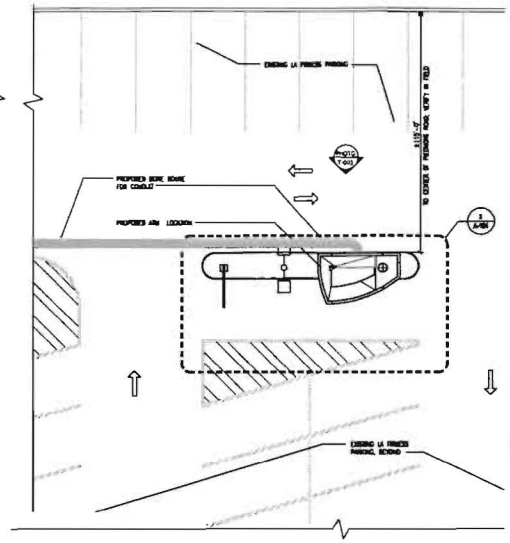


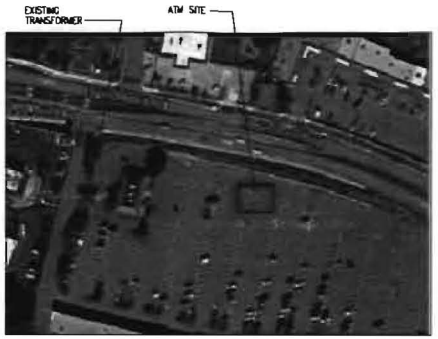
NOTES:
1. RUN (1) 2" CONDUIT UNDERGROUND FROM SITE UTILITY DISTRIBUTION TO THE PROPOSED REMOTE ATM LOCATION. SAW CUT AND PATCH EXISTING PAVEMENT. VERIFY ROUTING PRIOR TO INSTALLATION.
2. RUN (1) 1" CONDUIT FROM THE EXISTING TELEPHONE PEDESTAL TO THE PROPOSED REMOTE ATM LOCATION. SAW CUT AND PATCH EXISTING PAVEMENT. VERIFY ROUTING PRIOR TO INSTALLATION.
3. PROVIDE A NEW SITE LIGHT FIXTURE AND RUN (1) 3/4" CONDUIT UNDERGROUND FROM LIGHT FIXTURE TO ATM. SAW CUT AND PATCH EXISTING PAVEMENT.

1 PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

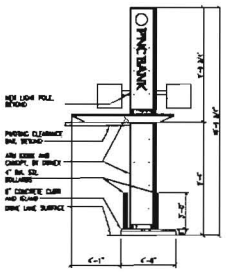


2 PROPOSED ENLARGED PLAN
SCALE: 1/8" = 1'-0"

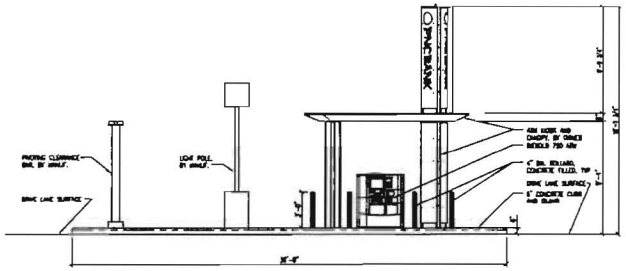




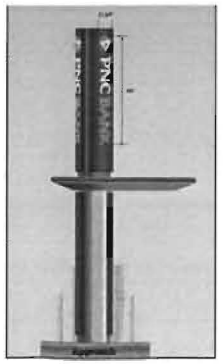
3 REFERENCE SITE PLAN
SCALE: NOT TO SCALE

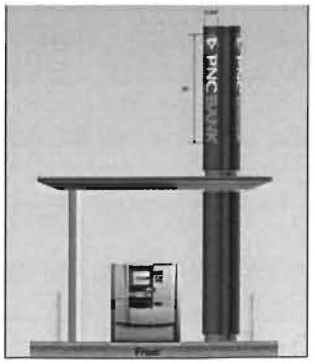


4 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



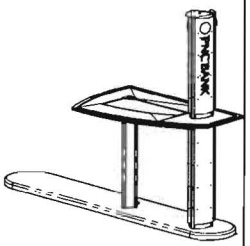
5 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"





SIGNAGE NOTES:
1) PANEL COLORS: PNC PRESENTLY BLUE AND PNC ORANGE
2) SIGNAGE SIZE = 15 SF (3 SF PER SIGN FACE)

6 PROPOSED ATM RENDERINGS
SCALE: NOT TO SCALE



7 PROPOSED ISOMETRIC
SCALE: NOT TO SCALE

PNC Bank Remote ATM Installations

2550 Sandy Plains Road
Marietta, GA

PNC

Vericon CONSTRUCTION

Bergmann associates
architects // engineers // planners

1718 Peachtree Street NW
Suite 470
Atlanta, Georgia 30309

office: 404.817.0094

www.bergmannpc.com

NO. DATE

V-101 (2014) Exhibit

WILLIAM GARY MCCAMY, AIA, NCARB DATE

NOTE: TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH APPLICABLE CODES, ORDINANCES AND REGULATIONS. THESE DOCUMENTS HAVE BEEN PROPERLY SEALED AND SIGNED BY WILLIAM GARY MCCAMY, AIA, NCARB (ALABAMA) ARCHITECT OR REGISTERED ORIGINAL PERMITTED DATE OF THESE DOCUMENTS AND ON FILE WITH COBB COUNTY AND ARE KEPT AT THE AIA 500, PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF GEORGIA. LICENSE NO. No [illegible] EXPIRATION DATE [illegible]

PROJECT NUMBER: [illegible]
DATE: [illegible]
TITLE: [illegible]
PROJECT ADDRESS: [illegible]
CLIENT: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: [illegible]
PROJECT NUMBER: [illegible]
DATE: [illegible]
TITLE: SITE PLANS, PLANS, ELEVATIONS
DRAWING NUMBER:

A-101

SURVEY NOTES

V-102
(2014)

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.

811 Know what's below. 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 A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS [illegible] USE OF THE PERSON, PERSON[illegible] HIS PLAT DOES NOT EXTEN[illegible] PERSONS, OR ENTITY WITHO[illegible] N OF THE SURVEYOR NAMIN[illegible] ENTITY.

4. THE FIELD DATA [illegible] D 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 TOPCON TOTAL STATION.

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

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC N

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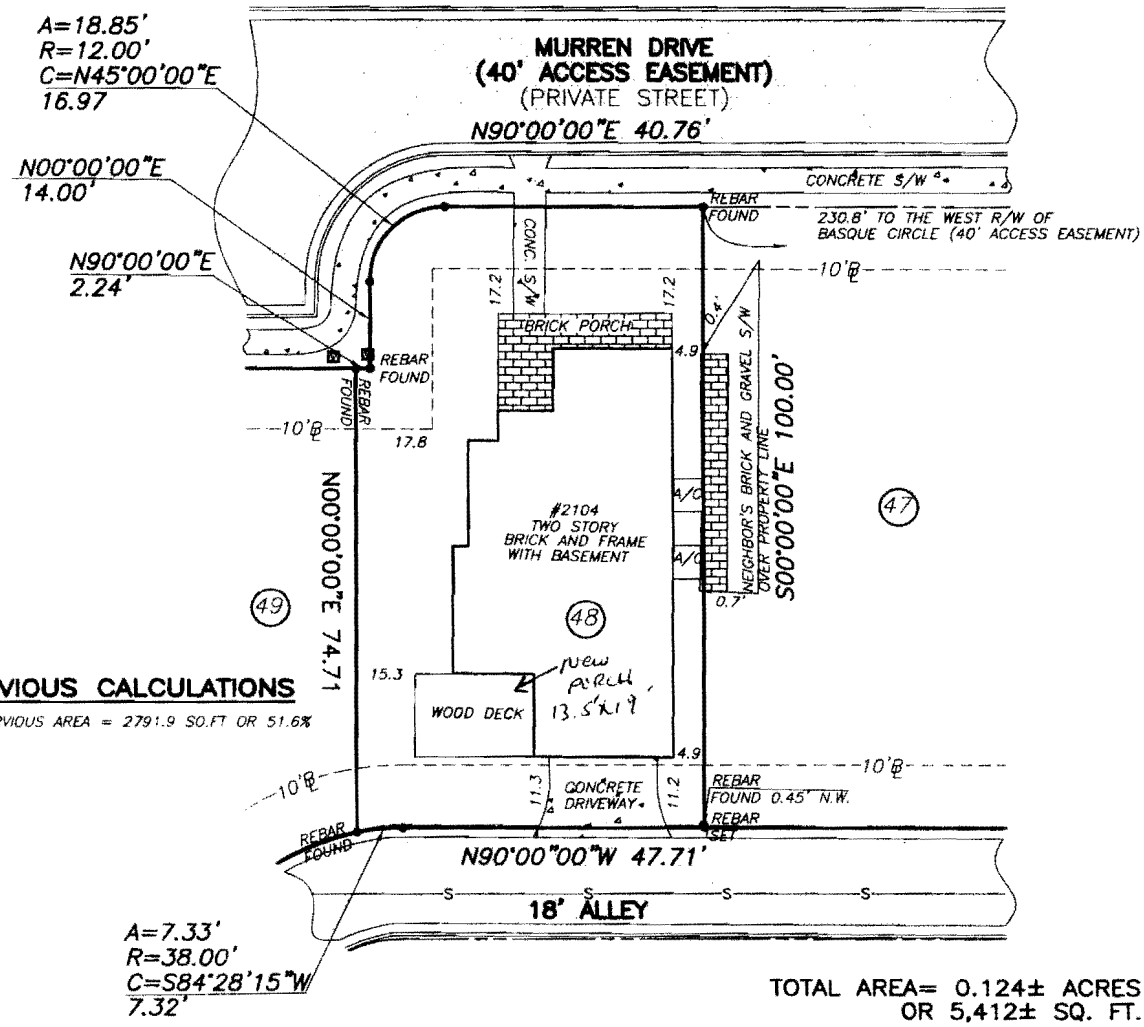
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
BENJAMIN H. UNDERWOOD AND SHERI V. UNDERWOOD
DEED BOOK 14045 PAGE 1128
COBB COUNTY, GEORGIA RECORDS



IMPERVIOUS CALCULATIONS

TOTAL IMPERVIOUS AREA = 2791.9 SQ.FT OR 51.6%

TOTAL AREA= 0.124± ACRES
OR 5,412± SQ. FT.

20' 10' 0' 20'
SCALE IN FEET

2104 MURREN DRIVE S.E.
SMYRNA, GEORGIA

MCCLUNG SURVEYING SERVICES, INC.
833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
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 platted.

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES 7/11/14

Michael R. Noles
Georgia RLS #2646
Member SAMSOG
JOB#236698

LEGEND

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

DB: RH

SURVEY FOR
DAVID W. SCOTT
JEAN S. SCOTT

LOT 48
WEST VININGS PLACE

LAND LOT 746
DISTRICT 17TH 2ND SECTION
COBB COUNTY
GEORGIA
PLAT PREPARED: 6-10-14
REV 7-11-14 ADD DECK AND IMPERVIOUS CALCULATIONS
FIELD: 6-5-14 SCALE: 1"=20'

PB 194
PG 66-68

C&B-S

APPLICANT:	David W. Scott	**PETITION No.:**	V-102
PHONE:	214-636-5496	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Francis P. Pologruto	**PRESENT ZONING:**	RM-8
PHONE:	770-235-6929	**LAND LOT(S):**	746
TITLEHOLDER:	David W. and Jean S. Scott	**DISTRICT:**	17
PROPERTY LOCATION:	On the south side of Murren Drive, west of Basque Circle (2104 Murren Drive).	**SIZE OF TRACT:**	0.12 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 45% to 51.6%.

RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-102
Hearing Date: 10-1-14

Applicant DAVID W. SCOTT Phone # 214 636-5496 E-mail FRANK1@DECKSANDMORE.BIZ

FRANCIS P. POLOGRUTO Address 2104 MURREN DRIVE SE SMYRNA 30080
(representative's name, printed) (street, city, state and zip code)

Francis P Pologruto Phone # 770-235-6924 E-mail FRANK1@DECKSANDMORE.BIZ
(representative's signature)

My commission expires: March 25, 2018

ELIZABETH PARKS
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Mar. 25, 2018

Signed, sealed and delivered in presence of:

Notary Public

Titleholder DAVID SCOTT Phone # 404-813-8153 E-mail D.W.SCOTT@SUNTRUST.COM

Signature (attach additional signatures, if needed) Address: 2104 MURREN DRIVE SE (street, city, state and zip code) SMYRNA GA 30080

Jean S. Scott
Jean S. Scott

My commission expires: 12/12/2017

JOSHUA YAGER
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Dec. 12, 2017

Signed, sealed and delivered in presence of:

Notary Public

TIMOTHY WILLIAMS
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES FEBRUARY 28, 2015

Present Zoning of Property RA5

Location 2104 MURREN DRIVE SMYRNA, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 746 District 17TH Size of Tract 0.124 Acre(s)

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

Size of Property 0.124 Shape of Property RECTANGLE Topography of Property URBAN DW/SMALL BUSHES 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 exhibit A

List type of variance requested: WE ARE REQUESTING TO BUILD A SCREENED IN PORCH. IN THE SAME PLACE WHERE THE EXISTING DECK IS LOCATED. WE WILL NOT CHANGE LOT COVERAGE AREA. THE PORCH SIZE IS 13.5 x 19 SQFT = 257

Revised: March 5, 2013

V-102
(2014)
Exhibit

EXHIBIT "A"

DECKS & MORE
Licensed & Insured

NARI
NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY

Hello: Board members
Cobb County

Variance request

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AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Proposed Porch location
David & Jean Scott
2104 Murren Drive
Smyrna, GA 30080
Land Lot 746, 17th District 2nd section
Sub-Div: West Vinings Place
District 17th Cobb County

Letter of Intent

Variance Request & Support for a New Screened In Porch

We want to build a screened in porch on the back of the Scott's home, the existing deck measures 13.5x19'= 257 Sq ft for the screened in porch. The porch will be located directly on top of an existing deck and we will conform to all the front, side and rear setbacks. Unfortunately, this property sits on .124 acres of land and where the total impervious surface for the current home is as follows:

Total amount of space for this lot = 5,412 Sq ft = .124 acres
Total Imprevious space for this.....= 2,791 Sq ft
Total lot Coverage area is.....51.6% (As the Property sits now!!)

We will **not increase any of the lot coverage area** it will **Remain the same**. We are simply requesting to build a **simple Screened in Porch** on the existing **footprint of the deck**.

The total Max. lot coverage area **from 45% to 51.6% which is the footprint on the property now.**
We will also be able to run the gutters and down spouts underneath the porch. Finally, we do have the approval of the HOA = Home Owners Association to build the porch.

Once again we thank you very much for your consideration and support on approving this variance request

Sincerely,
Frank Pologruto President

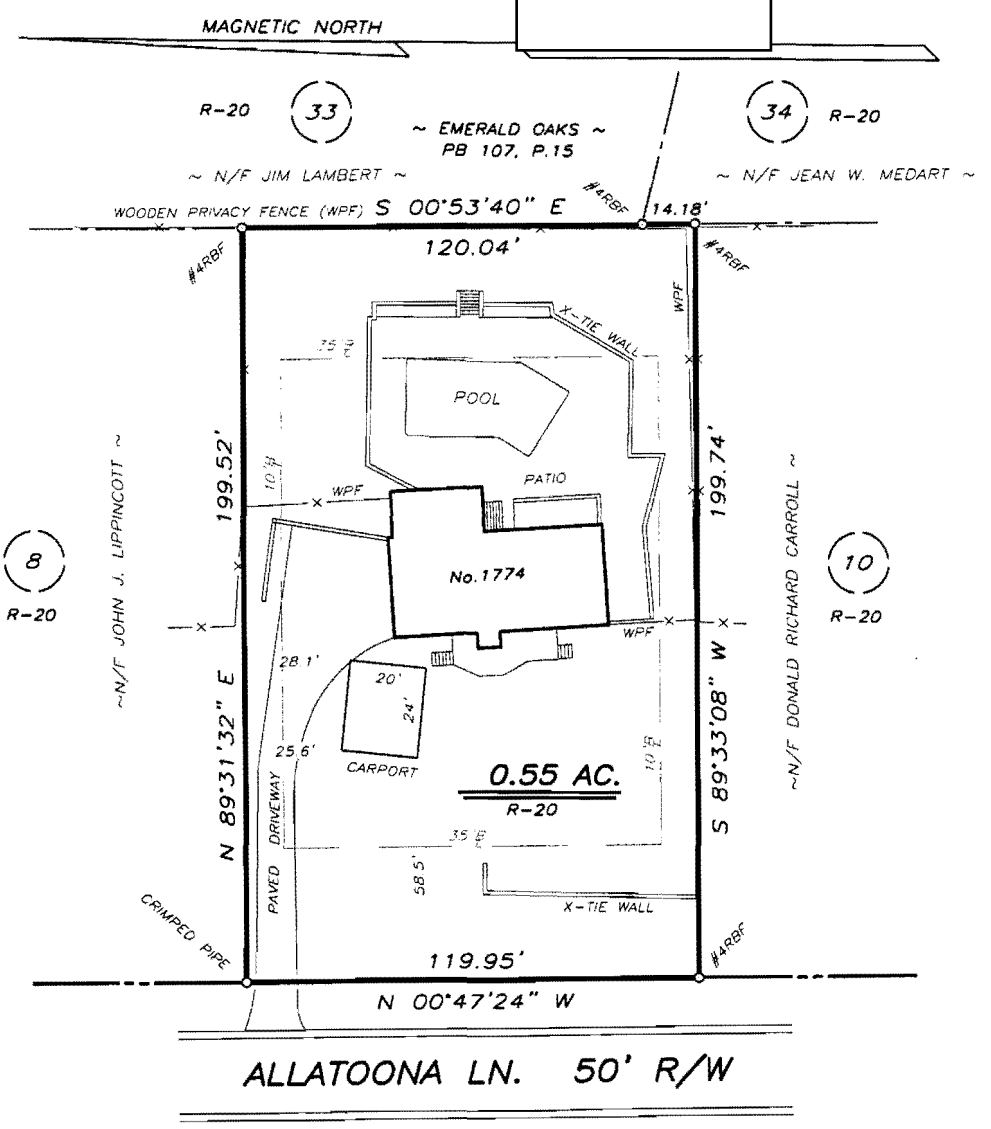
P.S. If you have any questions please me call I am always here to help.....770-235-6929 Cel

Master DESIGN Awards 2010
Detached Structure

CotY 2011 Regional winner
Regional Exterior under $100,000

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SE[illegible] AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/26,752 ; ANGULAR [illegible] TRAVERSE WAS ADJUSTED USING THE COMPASS RULE . LINEAR PRECISION OF THIS PLAT [illegible] OF TITLE ARE EXCEPTED.

V-103
(2014)



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AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED 2327 LAND SURVEYOR DANIEL TRENHOLM BAKER

40 0 40 80
SCALE IN FEET

OCGA 15-6-67 APPROVAL IS NOT REQUIRED TO RECORD THIS SURVEY

DATE : 08-08-14	
SCALE : 1"=40'	
DRAWN BY : DTB	
CHECKED BY : DTB	
014\cw9o	

DANIEL BAKER, PC
LAND SURVEYORS
Post Office Box 2047
CARTERSVILLE , GEORGIA 30120
(770) 382-5969

BOUNDARY SURVEY FOR:

MARTIN E. THOMAS
SHERRY L. THOMAS

LOT 9, Block "A"
CREEKWOOD

LOCATED IN L.L. 222
20th DIST., 2nd SECT.,
COBB COUNTY, GA.

14-081 A

APPLICANT: Martin Thomas

PETITION No.: V-103

PHONE: 678-234-0422

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Martin Thomas

PRESENT ZONING: R-20

PHONE: 678-234-0422

LAND LOT(S): 222

TITLEHOLDER: Martin E. and Sherry L. Thomas

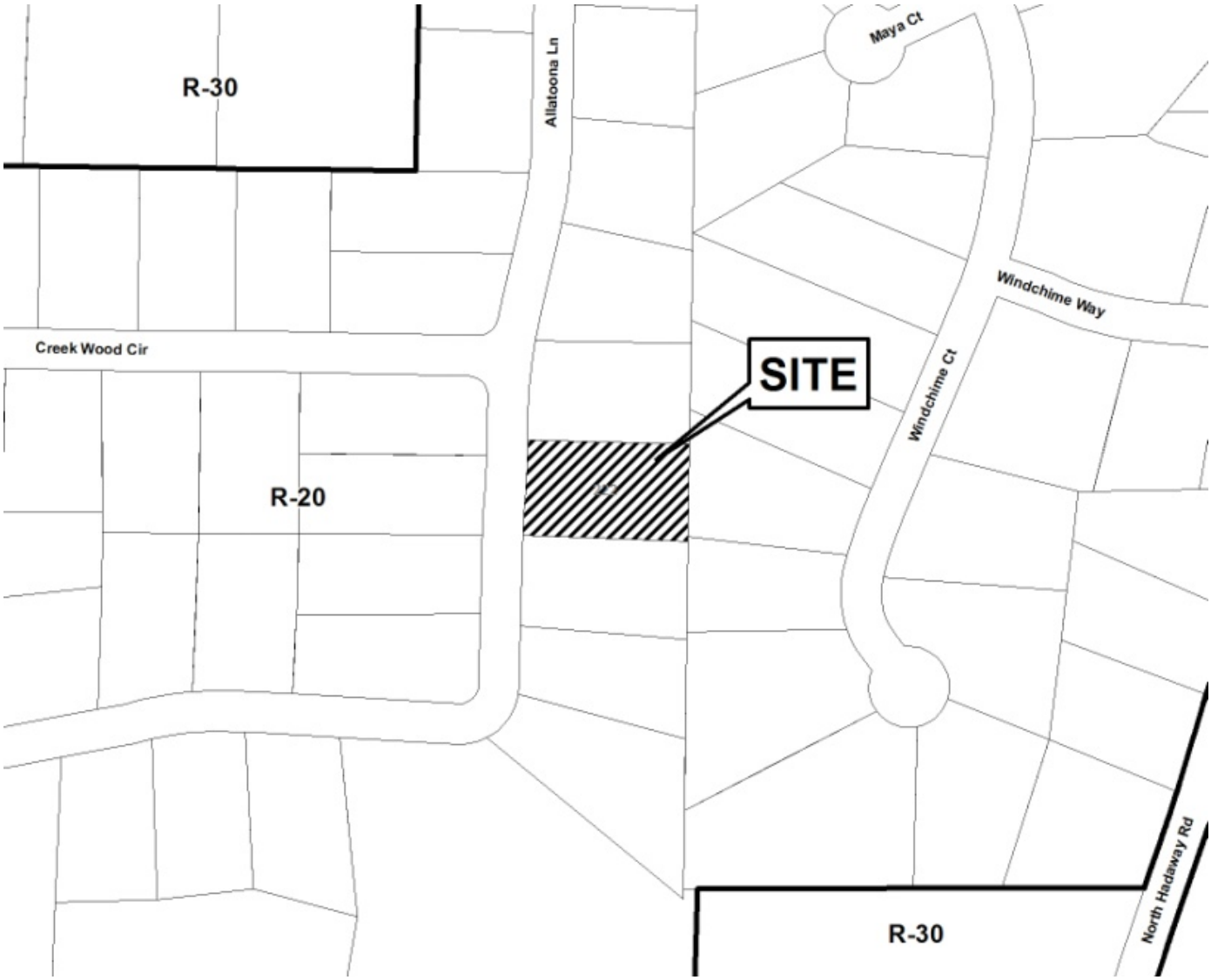
DISTRICT: 20

PROPERTY LOCATION: On the east side of Allatoona Lane, south of Creek Wood Circle (1774 Allatoona Lane).

SIZE OF TRACT: 0.55 acres

COMMISSION DISTRICT: **1**

TYPE OF VARIANCE: Allow an accessory structure (proposed 480 square foot carport) to the front of the principal building.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-103
Hearing Date: 10-1-14

RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Martin Thomas Phone # 678-234-0422 E-mail banjo800@bellsouth.net

Martin Thomas Address 1774 Allatoona LN Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

Martin Thomas Phone # 678-234-0422 E-mail banjo800@bellsouth.net
(representative's signature)

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires March 24, 2017

My commission expires: Signed, sealed and delivered in presence of: Donald Paul Wells Notary Public

Titleholder Martin & Sherry Thomas Phone # 678-234-0422 E-mail banjo800@bellsouth.net

Signature Martin Thomas Sherry R Thomas Address: 1774 Allatoona LN, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

KATRINA MCCLELLS MY COMMISSION EXPIRES DEC 22 2017 COBB COUNTY, GEORGIA NOTARY PUBLIC

My commission expires: Dec 22 2017 Signed, sealed and delivered in presence of: Katrina McClells Notary Public

Present Zoning of Property R-20

Location 1774 Allatoona LN Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 222 District 20 Size of Tract 0.55 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).

1. Vehicle damage due to falling tree limbs, SAP, etc.
2. Reduces potential for vandalism

List type of variance requested: Placing a carport over our Parking Area.

Revised: March 5, 2013

LEGEND

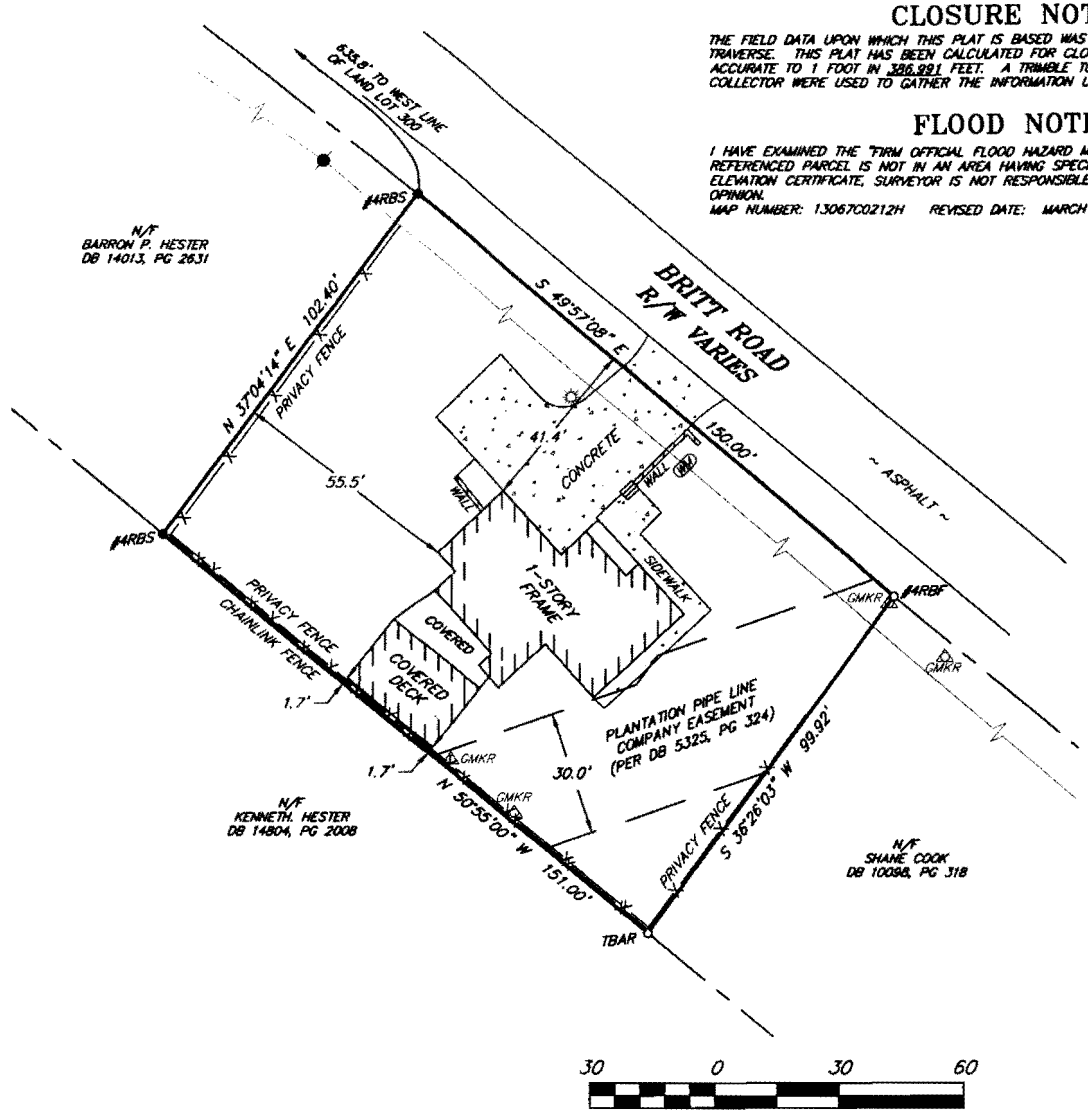
- IRON PIN FOUND
- IRON PIN SET
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- GAS LINE MARKER
- OVERHEAD POWER
- FENCE

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 326.991 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13067C0212H REVISED DATE: MARCH 3, 2013



NORTH (PB 220, PG 74)

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
AUG 14 2014

V-104 (2014)

ZONING

R-20 (SINGLE FAMILY RESIDENTIAL)
FRONT SETBACK – 50 FEET
SIDE SETBACK – 12 FEET
REAR SETBACK – 40 FEET

SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF WIDE OPEN LAND SURVEYING AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

GEORGIA REGISTERED No. PROFESSIONAL LAND SURVEYOR JEREMY D. SHIREY 7/30/14

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN 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.

BOUNDARY SURVEY FOR:
683 BRITT ROAD

ALBA ALICIA PAREZ

PART OF LOT 19 OF R.L. HUBBARD ESTATE SUBDIVISION
DB 15050, PG 2536; PB 4, PG 54

WIDE OPEN LAND SURVEYING

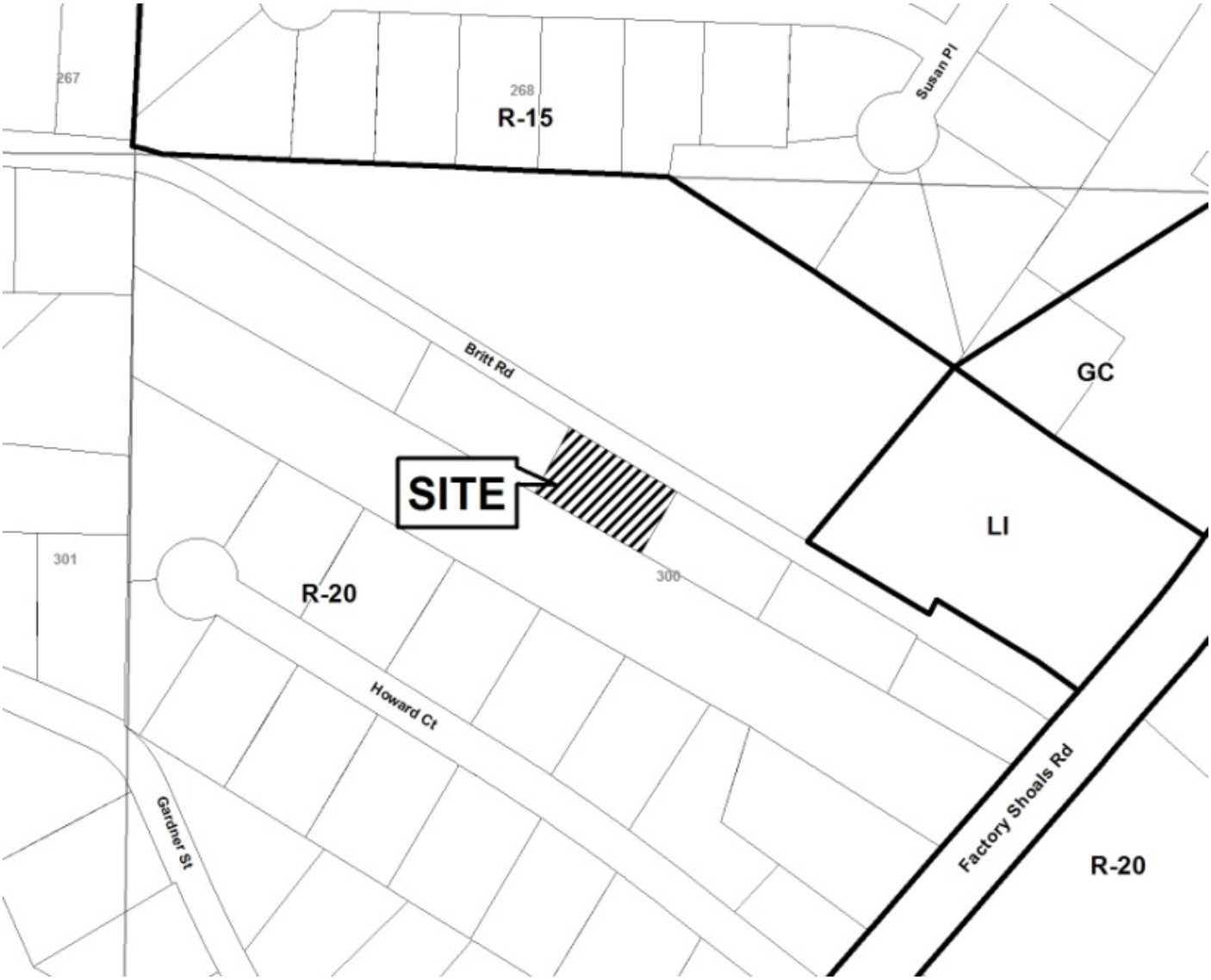
1513 OWENBY DRIVE
MARIETTA GA 30066
770-402-7926
WWW.WIDEOPENLANDSURVEYING.COM

JOB #1168

DATE:	7/30/14
SCALE:	1"=30'
COUNTY:	COBB
DISTRICT:	18th
LAND LOT:	300
SECTION:	2nd

APPLICANT:	Alba Alicia Perez	**PETITION No.:**	V-104
PHONE:	678-382-7808	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Alba Alicia Perez	**PRESENT ZONING:**	R-20
PHONE:	678-382-7808	**LAND LOT(S):**	300
TITLEHOLDER:	Jose R. Mejia-Rivas and Alba Alicia Perez	**DISTRICT:**	18
PROPERTY LOCATION:	On the south side of Britt Road, west of Factory Shoals Road (683 Britt Road).	**SIZE OF TRACT:**	0.30 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Waive the setbacks from the required 35 feet from the front property line to 33 feet and from the required 35 feet from the rear property line to 1.7 feet.



AUG 14 2014
COBB COUNTY CDV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-104
Hearing Date: 10-1-2014

Applicant ALBA ALICIA PEREZ Phone # 678 382 7808 E-mail

ALBA ALICIA PEREZ Address 683 Britt Rd, Mableton, GA 30126
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678 382-7808 E-mail

Jorge Guerrero
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
03/25/2017

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Titleholder Jose Mejio Rivas ALBA ALICIA PEREZ Phone # 678 382 7808 E-mail

Signature Address: 683 BRITT RD MABLETON GA 30126
(attach additional signature if needed) (street, city, state and zip code)

Maricela Avila
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
04/24/2016

Jorge Guerrero
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
03/25/2017

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Notary public

Present Zoning of Property R-20 (SINGLE FAMILY RESIDENTIAL)

Location 683 BRITT RD. MABLETON GA 30126.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 300 District 18TH Size of Tract 0.3 Acre(s)

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

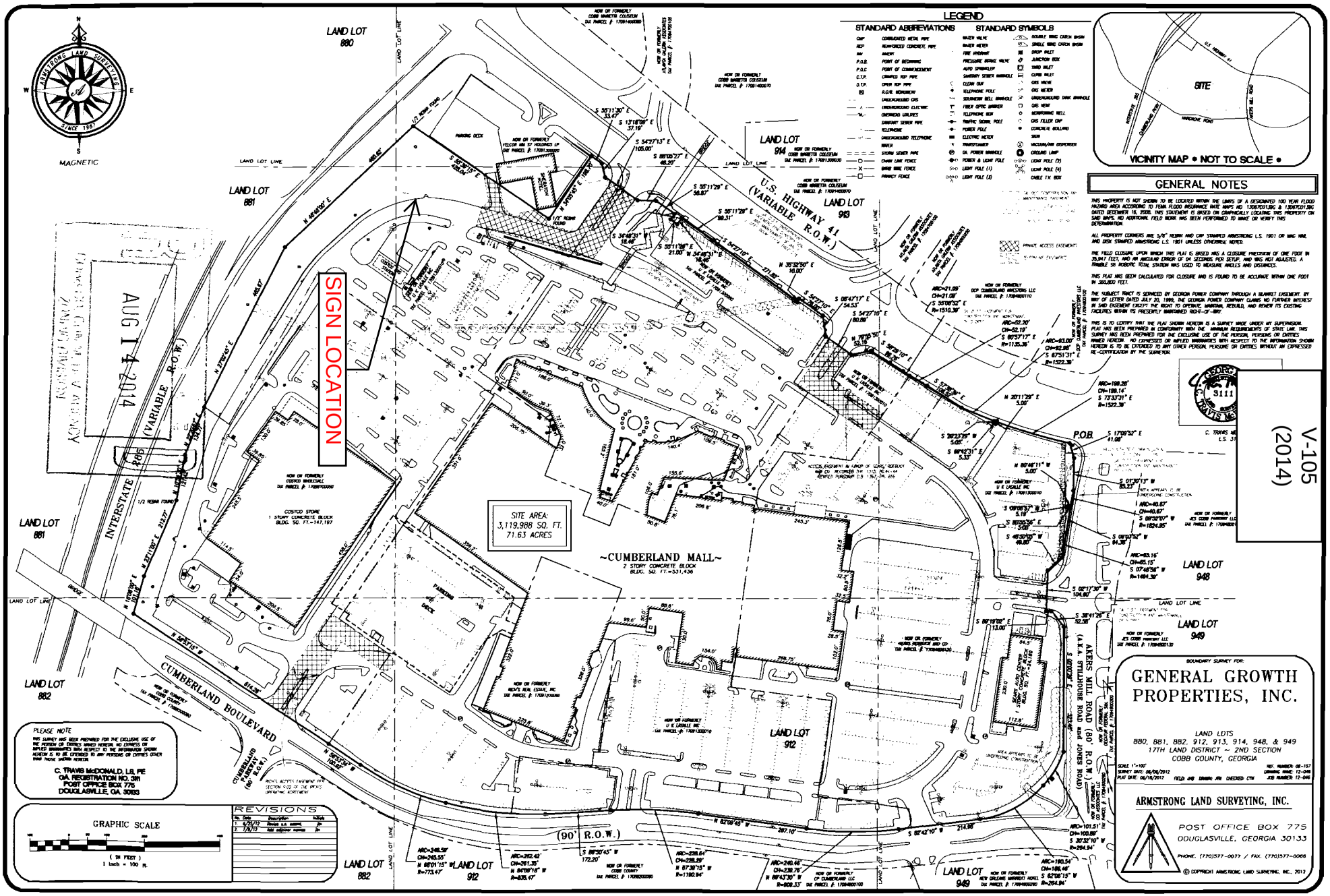
Size of Property 0.3 Shape of Property _____ Topography of Property _____ Other _____

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

I WOULD HAVE TO REMOVE MY ALL READY BUILD COVERED PORCH.

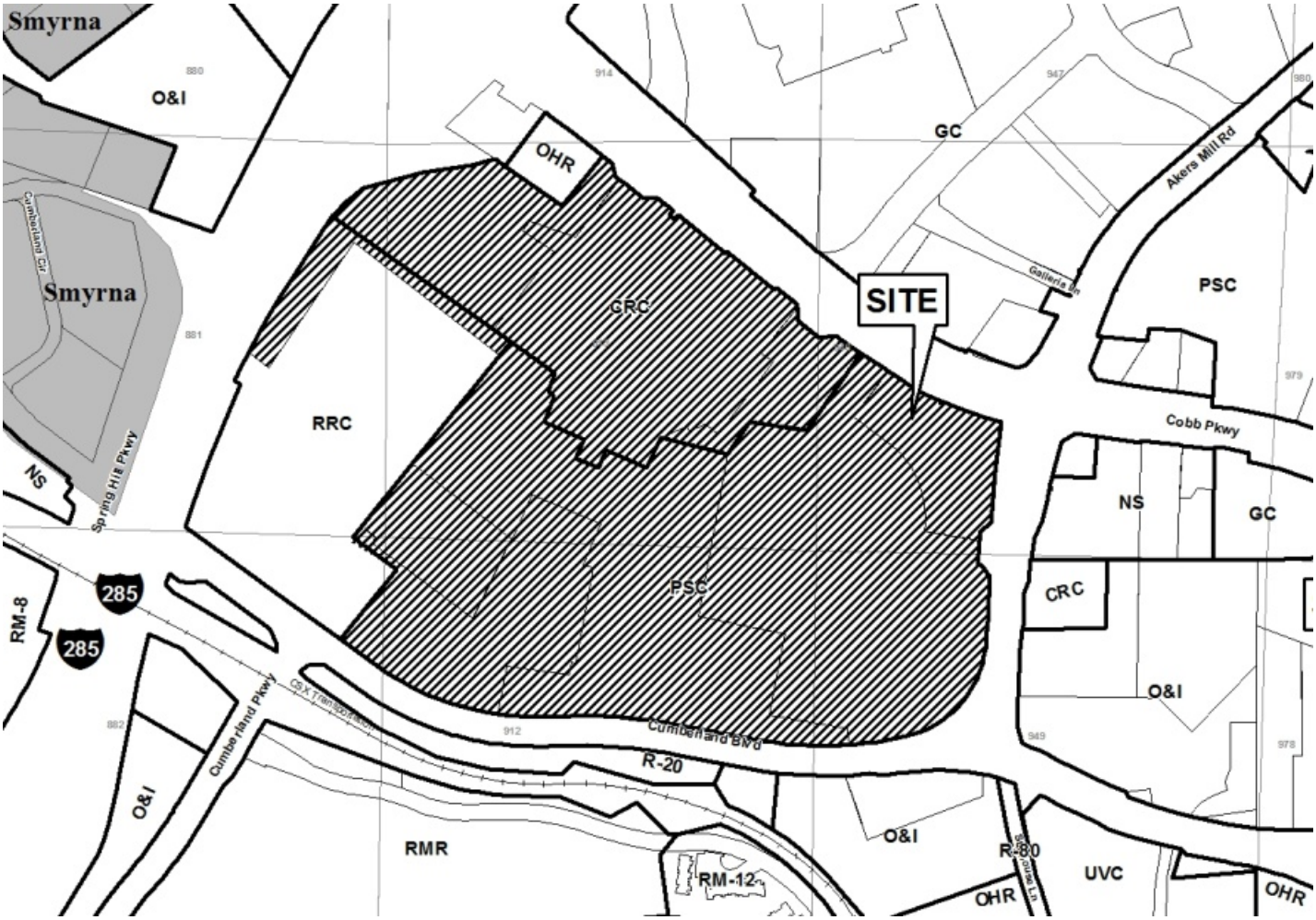
List type of variance requested: TO KEEP MY ALL READY BUILD COVERED PORCH, BUILD ALL THE WAY TO PROPERTY LINE.

Revised: March 5, 2013


LEGEND
STANDARD ABBREVIATIONS
STANDARD SYMBOLS
VICINITY MAP • NOT TO SCALE •
SITE
GENERAL NOTES
THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 13067C0139G & 13067C0138G DATED DECEMBER 16, 2008. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAPS. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.
ALL PROPERTY CORNERS ARE 5/8" REBAR AND CAP STAMPED ARMSTRONG L.S. 1901 OR MAG NAIL AND DISK STAMPED ARMSTRONG L.S. 1901 UNLESS OTHERWISE NOTED.
THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 35,947 FEET, AND AN ANGULAR ERROR OF 04 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 361,800 FEET.
THE SUBJECT TRACT IS SERVICED BY GEORGIA POWER COMPANY THROUGH A BLANKET EASEMENT, BY WAY OF LETTER DATED JULY 20, 1989, THE GEORGIA POWER COMPANY CLAIMS NO FURTHER INTEREST IN SAID EASEMENT EXCEPT THE RIGHT TO OPERATE, MAINTAIN, REBUILD, AND REPAIR ITS EXISTING FACILITIES WITHIN ITS PRESENTLY MAINTAINED RIGHT-OF-WAY.
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A SURVEY MADE UNDER MY SUPERVISION. PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF STATE LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR.
C. TRAVIS McDONALD
L.S. 3111
SIGN LOCATION
SITE AREA: 3,119,988 SQ. FT. 71.63 ACRES
~CUMBERLAND MALL~
2 STORY CONCRETE BLOCK BLDG. SQ. FT.=331,436
COSTCO STORE
1 STORY CONCRETE BLOCK BLDG. SQ. FT.=147,197
INTERSTATE 285 (VARIABLE R.O.W.)
U.S. HIGHWAY 41 (VARIABLE R.O.W.)
CUMBERLAND BOULEVARD
AKERS MILL ROAD (80' R.O.W.) (A.K.A. STILLHOUSE ROAD and JONES ROAD)
(90' R.O.W.)
LAND LOT 880
LAND LOT 881
LAND LOT 882
LAND LOT 912
LAND LOT 913
LAND LOT 914
LAND LOT 948
LAND LOT 949
P.O.B.
PLEASE NOTE
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
C. TRAVIS McDONALD, LS, PE
GA. REGISTRATION NO. 3111
POST OFFICE BOX 775
DOUGLASVILLE, GA. 30133
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
REVISIONS
BOUNDARY SURVEY FOR:
GENERAL GROWTH PROPERTIES, INC.
LAND LOTS
880, 881, 882, 912, 913, 914, 948, & 949
17TH LAND DISTRICT ~ 2ND SECTION
COBB COUNTY, GEORGIA
ARMSTRONG LAND SURVEYING, INC.
POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133
PHONE: (770)577-0077 / FAX: (770)577-0066
© COPYRIGHT ARMSTRONG LAND SURVEYING, INC., 2013
AUG 14 2014
V-105 (2014)

APPLICANT:	Jones Sign, LLC	**PETITION No.:**	V-105
PHONE:	215-788-3898	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Jonathan A. Page, Sr., Esq.	**PRESENT ZONING:**	CRC, PSC, RRC
PHONE:	770-998-1005	**LAND LOT(S):**	880, 881, 882, 912, 913, 914, 948, 949
TITLEHOLDER:	Cumberland Mall, LLC	**DISTRICT:**	17
PROPERTY LOCATION:	Bounded by Cobb Parkway, Akers Mill Road, Cumberland Boulevard, and Interstate 285.	**SIZE OF TRACT:**	71.63 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Increase the allowable message portion permitted for an electronic sign from 377.5 square feet (per V-101 of 2012) to approximately 1,041.08 square feet; 2) increase the height permitted for a freestanding sign located within 660 feet of an interstate from 80 feet (per V-162 of 1995) to 90 feet; 3) continue to allow a pole-mounted sign within 660 feet I-285, an interstate highway; and 4) increase the copy/display area for all the freestanding signs in Land Lots 881, 882, 912, 913, 948, and 949 of the 17th District from 1,540.14 (per V-101 of 2012) to 1,799.72 square feet.



RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-105
Hearing Date: 10-01-2014

Applicant Jones Sign, LLC Phone # (215) 788-3898 E-mail molson@jonessign.com

Jonathan A. Page, Sr., Esq. | Blaska Law Firm Address 8565 Dunwoody Place, Building 15, Suite A, Atlanta GA 30350
(representative's name, printed) (street, city, state and zip code)

Phone # 770-998-1005 E-mail jonathan@blaskalaw.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2/19/2018 Jessica C. Stewart
Notary Public

Titleholder Cumberland Mall, LLC Phone # (312) 960-5000 E-mail joshua.burrows@generalgrowth.com

Signature (See attached Signature Page) Address: 110 North Wacker Drive, Chicago, IL 60606
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: (See attached Signature Page)
Notary Public

Present Zoning of Property PSC - Planned Shopping Center District

Location Cumberland Mall between I-285 and the Sheraton Hotel on Highway 41 at the same location of the existing pylon sign.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 913 District 17th District, 2nd Section Size of Tract 21.63 +/- Acre(s)

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

Size of Property 21.63 +/- Shape of Property odd-shaped barbell Topography of Property very steep at sign location Other Sign must be visible from I-285

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 letter)

List type of variance requested: (See attached letter)

Revised: March 5, 2013

V-105
(2014)
Exhibit

THE BLASKA LAW FIRM, LLC

JONATHAN A. PAGE, SR.
jonathan@blaskalaw.com

RECEIVED
AUG 14 2014
COBB CO. COMMUNITY DEV. AGENCY
ZONING DIVISION

August 14, 2014

Cobb County, Community Development Agency
Attn: Mr. John Pederson
Zoning Division Manager
1150 Powder Springs Street
Suite 400
Marietta, Georgia 30064

Re: 2014 Variance Application; Cumberland Mall, LLC c/o General Growth Properties, Inc.

Dear Mr. Pederson:

We represent Cumberland Mall, LLC c/o General Growth Properties, Inc. ("Cumberland Mall") and Jones Sign, LLC, the applicant. Cumberland Mall and Jones Sign seek administrative relief from Sections 134-313 and 134-314 of the Cobb County Code of Ordinances with regard to the proposed construction of a new digital sign.

In 1995, the Cobb County Board of Commissioners approved Cumberland Mall for a sign variance to allow for much larger and modern signs. This 1995 variance approval helped Cumberland Mall attract vehicular traffic off of I-285 and enhanced the overall economic impact of Cumberland Mall within the county. In 2012, the Board again approved Cumberland Mall for a sign variance on Land Lot 913 to allow for a large digital LED display sign to improve visibility and aesthetics and to respond to the changing market. Today, Cumberland Mall requests a variance to replace the existing freestanding pylon sign on Land Lot 913 in its entirely with a digital LED display and face-let illuminated style sign (the "Proposed LED Sign"). The Proposed LED Sign rendering is shown in Exhibit E, attached.

Specifically, Cumberland Mall and Jones Sign seek the following types of variances for the Proposed LED Sign:

1. Increase the allowable message portion permitted for an electronic sign from 377.5 square feet (per V-101 of 2012) to approximately 1,041.08 square feet. See also Section 134-313(o)(2)b.

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COBB COUNTY GOV. AGENCY
ZONING DIVISION

2. Increase the height permitted for a freestanding sign located within 660 feet of an interstate from 80 feet (per V-162 of 1995) to 90 feet. See also Section 134-314(b)(5).
3. Continue to allow a poll-mounted sign within 660 feet of I-285, an interstate highway. See 134-314(b)(3).
4. Increase the copy/display area for all the freestanding signs in Land Lots 881, 882, 912, 913, 948 and 949 of the 17th District from 1,540.14 (per V-101 of 2012) to 1,799.72 square feet. See also Comparison Chart at Exhibit G; Section 134-314(b)(1).

Pursuant to Section 134-94 of the Cobb County Code of Ordinances, Cumberland Mall and Jones Sign requests the above-referenced variances in order to avoid unnecessary hardships.

Specifically, the increased height and message size of the Proposed LED Sign will improve the overall visibility and aesthetics and respond to the modernization that has occurred in that area since the 2012 variance approval. It also comports with Cobb County's future modernization plans to make that area a point of regional and national attraction.

For example, the size, shape and topography of Land Lot 913 make it extraordinarily difficult for travelers and motorists on I-285 to view and comprehend the existing static pylon sign, especially in light of the on-ramp and off-ramp grade separation of that interstate. Additionally, the existing static sign is close to 10 years old. Several competing businesses in the area have now erected much larger and newer marquee-style signs. In just the past couple of years, for example, Cumberland Mall's neighbors, the Cobb Energy Performing Arts Centre and the Cobb Galleria Mall, both erected and constructed large marquee-style LED display signs. These newer signs reflect the modernization that has occurred in this area. And Cobb Galleria Mall and Cumberland Mall have similar regional impact (*e.g.*, both have similar retail stores) and they both market to the same types of customers. And like the existing pylon sign, Cobb Galleria's sign is also visible from I-285. With respect to the future modernization plans, the Atlanta Braves have been tentatively approved for several large marquee-style signs nearby. Thus, the granting of this variance would allow Cumberland Mall to comport with the current and future modernization of the area.

Accordingly, the requested variances are necessary in order for Cumberland Mall to continue to increase its economic impact in the county and staying consistent and modern with the other marquee-style signs nearby. And like the other marque-style signs in the area, the granting of this variance will continue to preserve the character, health, safety and welfare of the community.

Finally, Cumberland Mall would make the Proposed LED Sign available to the county for use in emergencies, such as Amber Alerts, after an appropriate protocol has been established with the county.

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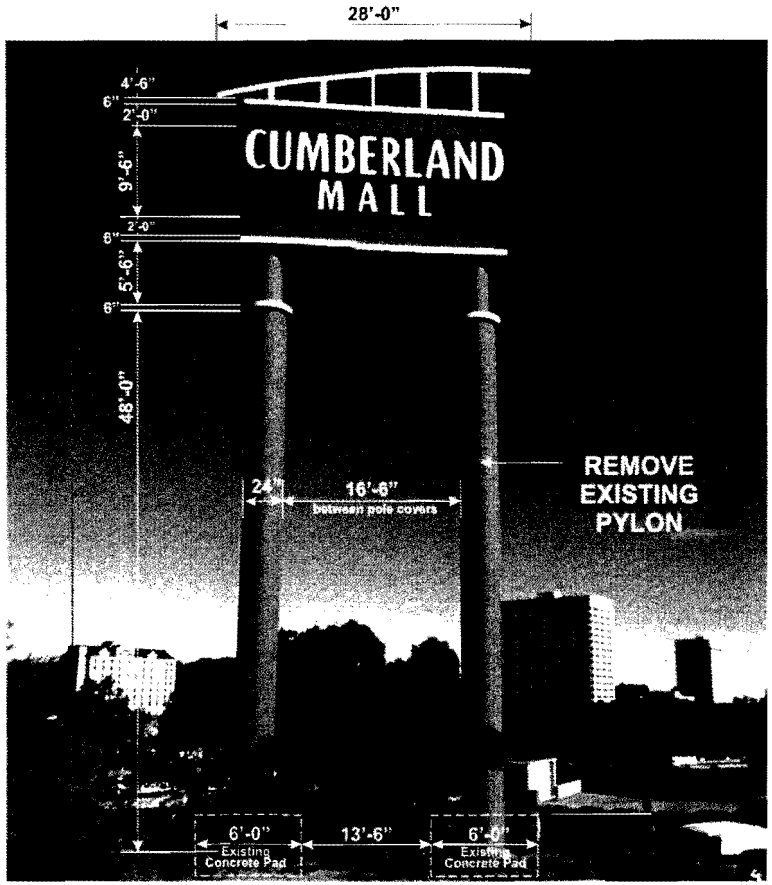
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SQ. FT. COMPARISON

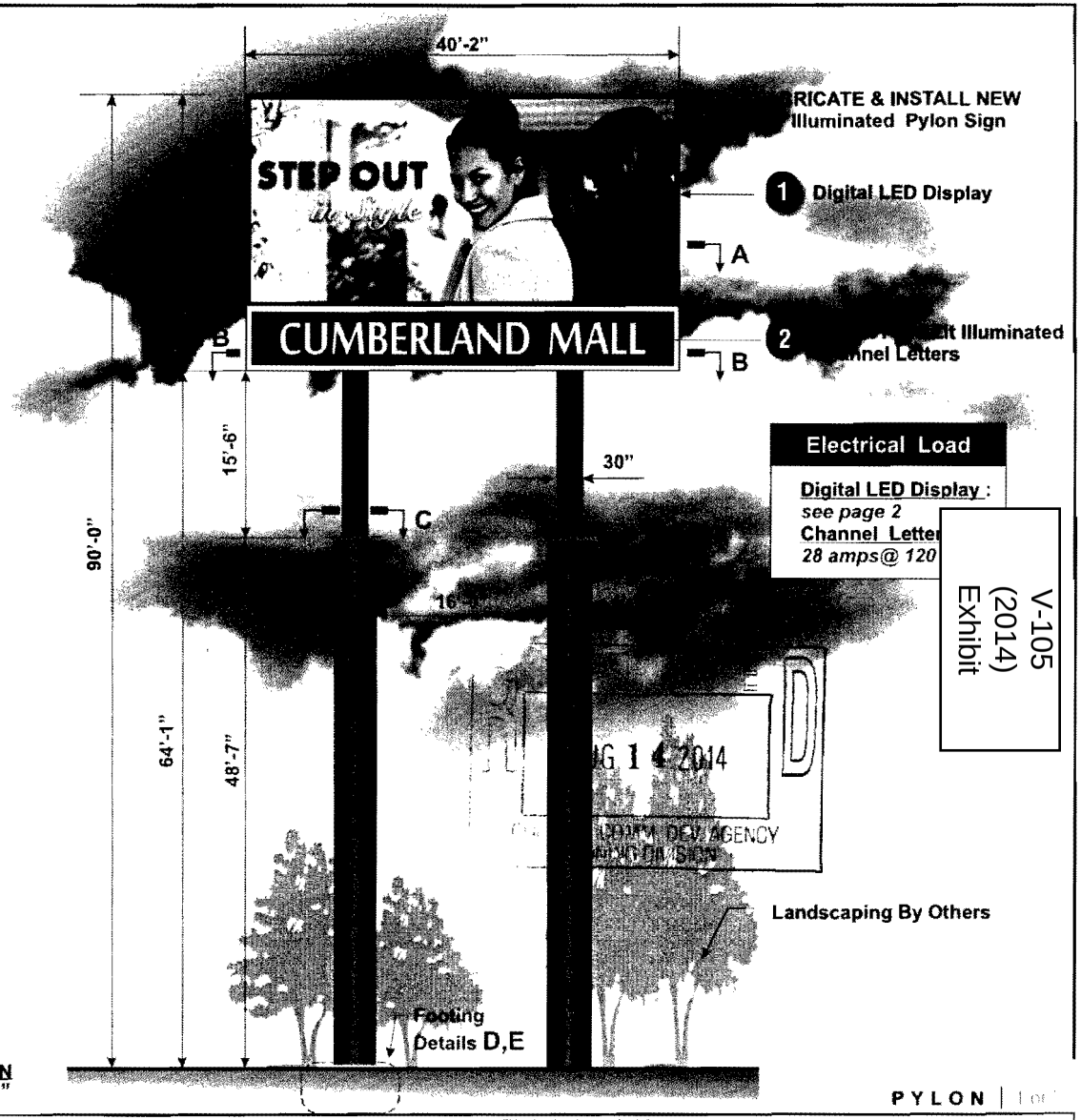
Cumberland Mall SQ FT. Comparison	1995 Variance Approved			2012 Variance Approved			2014 Proposed Signage			
Sign Description	**QTY**	**Sign SQ FT.**	**Sign Total**	**QTY**	**Sign SQ FT.**	**Sign Total**	**QTY**	**Sign SQ FT.**	**Sign Total**	**Comments**
1995 Approved Signage										
Existing Freeway Pylon	1	444.00	444.00	1	444.00	444.00	1	0.00	0.00	This sign will be eliminated.
New Main ID on Existing Wall	1	118.13	118.13	1	118.13	118.13	1	118.13	118.13	
Vertical Monument	1	28.95	28.95	1	0.00	0.00	1	0.00	0.00	
Horizontal Monument	5	18.24	91.20	5	18.24	91.20	5	18.24	91.20	
Main Entry ID	2	62.03	124.06	2	62.03	124.06	2	62.03	124.06	
Food Court Entry ID	1	115.00	115.00	1	115.00	115.00	1	115.00	115.00	
Entry Sign	1	6.0	6.0	1	6.0	6.0	1	6.0	6.0	
SUBTOTAL			**927.34**			**898.39**			**454.39**	
2012 Approved Signage										
Primary ID – Cobb Parkway				1	110.25	110.25	1	110.25	110.25	
ALT Primary ID – Akers Mill / Hwy 41				1	194.00	194.00	1	194.00	194.00	
Primary Pylon – Digital Screen				1	337.50	337.50	1	0.00	0.00	This sign was never erected.
SUBTOTAL						**641.75**			**304.25**	
2014 Proposed Signage										
Proposed LED Pylon							1	1041.08	1041.08	
SUBTOTAL									**1041.08**	
TAL			**927.34**			**1540.14**			**1799.72**	

tabbies
EXHIBIT
G1

D/F Illuminated Pylon



EXISTING ELEVATION
Scale: appr. 3/32"=1'-0"



PROPOSED ELEVATION
Scale: 3/32"=1'-0"

PYLON | 1 of 1

tabbies EXHIBIT

ES SIGN
Accomplished.
VE CROYDON, PA 19021
8 FX: 215.788.7588

SS# 52438-R4
Location: Cumberland Mall
1000 Cumberland Mall
Atlanta, GA 30339

Date 02.07.14
Drawn By: RR
Merlin #: 10602

REVISION INFO
R2 -04.30.14 RR Remove existing pylon, fab & install new 90'H pylon
R3 -05.02.14 RR Remove Tenant Cabinet
R4 -08.08.14 RR add section details
R5 - XX
R6 - XX

This drawing is submitted for your exclusive use in connection with a project being planned by Jones Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of Jones Signs

Client:
GGP

V-106
(2014)

NOTES PERTAINING TO: (NOTES IN PARENTHESIS)

STEWART TITLE GUARANTY COMPANY COMMITMENT
OFFICE FILE NUMBER 24301.7
COMMITMENT NUMBER 24301.8-0
EFFECTIVE DATE JULY 28, 2011

8. DECLARATION OF RESTRICTIONS BY AND BETWEEN JRT REALTY ASSOCIATES, LTD. AND GARY A. BELLER, DATED JUNE 15, 1983, RECORDED AT DEED BOOK 3489, PAGE 394, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AS AFFECT BY PARTIAL TERMINATION OF RESTRICTIONS, DATED JUNE 15, 1983, RECORDED AT DEED BOOK 3867, PAGE 149, AFORESAID RECORDS, AS AFFECTED BY CONSENT TO PARTIAL TERMINATION OF RESTRICTIONS, DATED FEBRUARY 14, 1997, RECORDED AT DEED BOOK 10371, PAGE 103, AFORESAID RECORDS. (LOTS 1 & 2 ARE AFFECTED BY RESTRICTIONS. D.B. 3489, PG. 354 CORPORATE PLAZA IS REFERENCED AS A PRIVATE ROAD AND GRANTED A NON-EXCLUSIVE EASEMENT.)

9. ALL MATTERS DISCLOSED ON THAT CERTAIN FINAL PLAT FOR CORPORATE PLAZA NORTHWEST, FILED FEBRUARY 15, 1988, RECORDED AT PLAT BOOK 119, PAGE 69, AFORESAID RECORDS, AS RE-RECORDED AT PLAT BOOK 133, PAGE 71, AFORESAID RECORDS. (AFFECTS LOTS 1 & 2 AS SHOWN)

10. EASEMENT BY AND BETWEEN CORPORATE PLAZA NORTHWEST AND RED ROOF ATLANTA I CO., DATED SEPTEMBER 16, 1988, RECORDED AT DEED BOOK 3598, PAGE 399, AFORESAID RECORDS. (MAY AFFECT, HOWEVER RECORDED DEEDS DOES NOT INCLUDE A LEGAL DESCRIPTION IN EXHIBIT D SHOWING EXACT LOCATION OF EASEMENT)

11. PERMIT FOR ANCHORS, GUY [illegible] POWER COMPANY, DATED FE[illegible] PAGE 43, AFORESAID RECOR[illegible] EASEMENT CANNOT BE DETE[illegible]

12. GRANT OF EASEMENT BETW[illegible] INC., DATED NOVEMBER, 19[illegible] AFORESAID RECORDS. (MAY [illegible] CANNOT BE DETERMINED DU[illegible]

13. EASEMENT FROM RICH'S, I[illegible] 5, 1970, RECORDED AT DEED [illegible] NOT AFFECT, REFERENCES LAND LOT 608, 17TH DISTRICT)

14. SEWER EASEMENT FROM RICH'S, INC. TO WHESTORES, INC., DATED APRIL 13, 1970, RECORDED AT DEED BOOK 1198, PAGE 302, AFORESAID RECORDS. (DOES NOT AFFECT, SOUTH OF PROPERTY)

15. WATER EASEMENT FROM RICH'S, INC. TO COBB COUNTY, GEORGIA, DATED APRIL 13, 1970, RECORDED AT DEED BOOK 1,303, PAGE 303, AFORESAID RECORDS. (WATER EASEMENT DOES NOT AFFECT, WEST OF PROPERTY)

16. AGREEMENT BY AND BETWEEN RICH'S, INC. AND EARL STEVENSON, JR., ET. AL., DATED JANUARY 28, 1973, RECORDED AT DEED BOOK 1,387, PAGE 321, AFORESAID RECORDS. (DOES NOT AFFECT, PERPETUAL EASEMENT IS LOCATED INSIDE THE PUBLIC RIGHT OF WAY OF CORPORATE PLAZA)

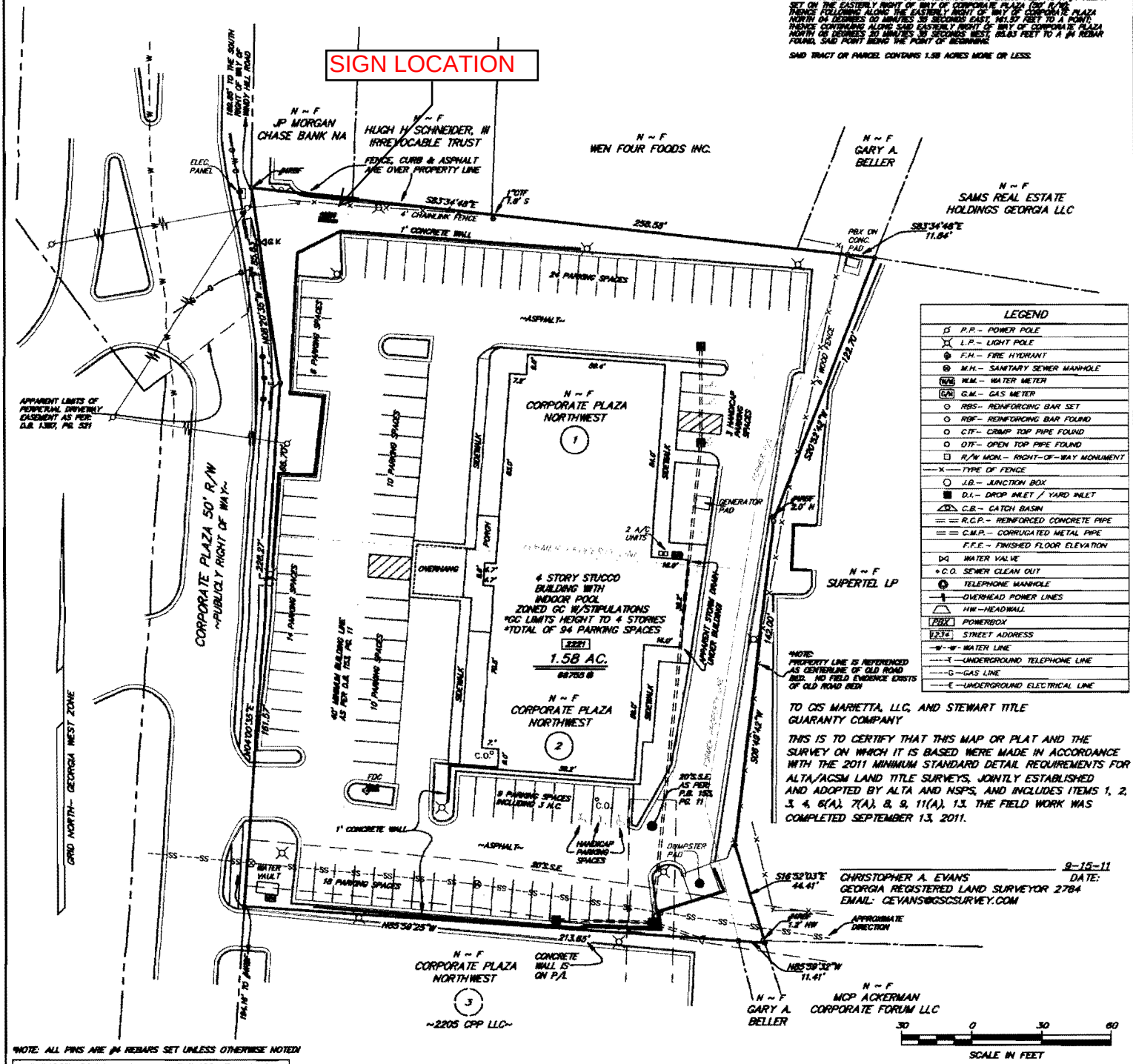
PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 851 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ¼ REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA, SAID ¼ REBAR FOUND IS 98.85 FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA AND THE SOUTHERLY RIGHT OF WAY OF WINDY HILL ROAD AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF CORPORATE PLAZA AND FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMER JP MORGAN CHASE BANK NA, HUGH H. SCHNEIDER, III IRREVOCABLE TRUST, WEN FOUR FOODS INC. AND GARY A. BELLER SOUTH 83 DEGREES 34 MINUTES 48 SECONDS EAST, 258.58 FEET TO A POINT;
THENCE CONTINUING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER SOUTH 83 DEGREES 34 MINUTES 48 SECONDS EAST, 11.84 FEET TO A ¼ REBAR SET;
THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY SUPERTEL LP SOUTH 80 DEGREES 58 MINUTES 43 SECONDS WEST, 122.70 FEET TO A ¼ REBAR SET;
THENCE CONTINUING ALONG SAID PROPERTY OF SUPERTEL LP SOUTH 08 DEGREES 48 MINUTES 43 SECONDS WEST, 148.00 FEET TO A ¼ REBAR SET;
THENCE FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMERLY SUPERTEL LP & MCP ACKERMAN CORPORATE FORUM LLC SOUTH 14 DEGREES 58 MINUTES 03 SECONDS EAST, 44.41 FEET TO A ¼ REBAR SET;
THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER NORTH 85 DEGREES 59 MINUTES 32 SECONDS EAST, 11.41 FEET TO A POINT;
THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY 2205 CPP LLC NORTH 85 DEGREES 59 MINUTES 32 SECONDS WEST, 213.65 FEET TO A ¼ REBAR SET ON THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA (50' R/W);
THENCE FOLLOWING ALONG THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA NORTH 04 DEGREES 00 MINUTES 28 SECONDS EAST, 141.57 FEET TO A POINT;
THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF CORPORATE PLAZA NORTH 08 DEGREES 30 MINUTES 28 SECONDS WEST, 85.83 FEET TO A ¼ REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 1.58 ACRES MORE OR LESS.



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
- RBS – REINFORCING BAR SET
- RBF – REINFORCING BAR FOUND
- CTF – CRIMP TOP PIPE FOUND
- OTF – OPEN TOP PIPE FOUND
- R/W MON. – RIGHT-OF-WAY MONUMENT
- 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
- C.O. SEWER CLEAN OUT
- TELEPHONE MANHOLE
- OVERHEAD POWER LINES
- HW – HEADWALL
- POWERBOX
- STREET ADDRESS
- W – WATER LINE
- T – UNDERGROUND TELEPHONE LINE
- G – GAS LINE
- E – UNDERGROUND ELECTRICAL LINE

*NOTE: PROPERTY LINE IS REFERENCED AS CENTERLINE OF OLD ROAD BED. NO FIELD EVIDENCE EXISTS OF OLD ROAD BED

TO CIS MARIETTA, LLC, AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 13. THE FIELD WORK WAS COMPLETED SEPTEMBER 13, 2011.

9-15-11
DATE:

CHRISTOPHER A. EVANS
GEORGIA REGISTERED LAND SURVEYOR 2784
EMAIL: CEVANS@GSCSURVEY.COM

*NOTE: ALL PINS ARE ¼ REBARS SET UNLESS OTHERWISE NOTED

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 # 130052 , MAP NUMBER # 13067 C 0139 G DATED DECEMBER 16, 2008 .

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

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: 1/299,917 . MATTERS OF TITLE ARE EXCEPTED.

FOR YOUR REVIEW

DATE	: 8-31-11	REVISIONS
SCALE	: 1"= 30'	
DRAWN BY	: MAN	
CHECKED BY	: CAE	
FIELD BOOK	: 523	

Gaskins

ALTA SURVEY FOR:

CIS MARIETTA, LLC, AND STEWART TITLE GUARANTY COMPANY

CORPORATE PLAZA S/D, LOTS 1 & 2

LOCATED IN L.L. 851
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: CIS Marietta, LLC

PETITION No.: V-106

PHONE: 678-738-1838

DATE OF HEARING: 10-01-2014

REPRESENTATIVE: Ed Schagren

PRESENT ZONING: GC

PHONE: 770-364-1796

LAND LOT(S): 851

TITLEHOLDER: CIS Marietta, LLC

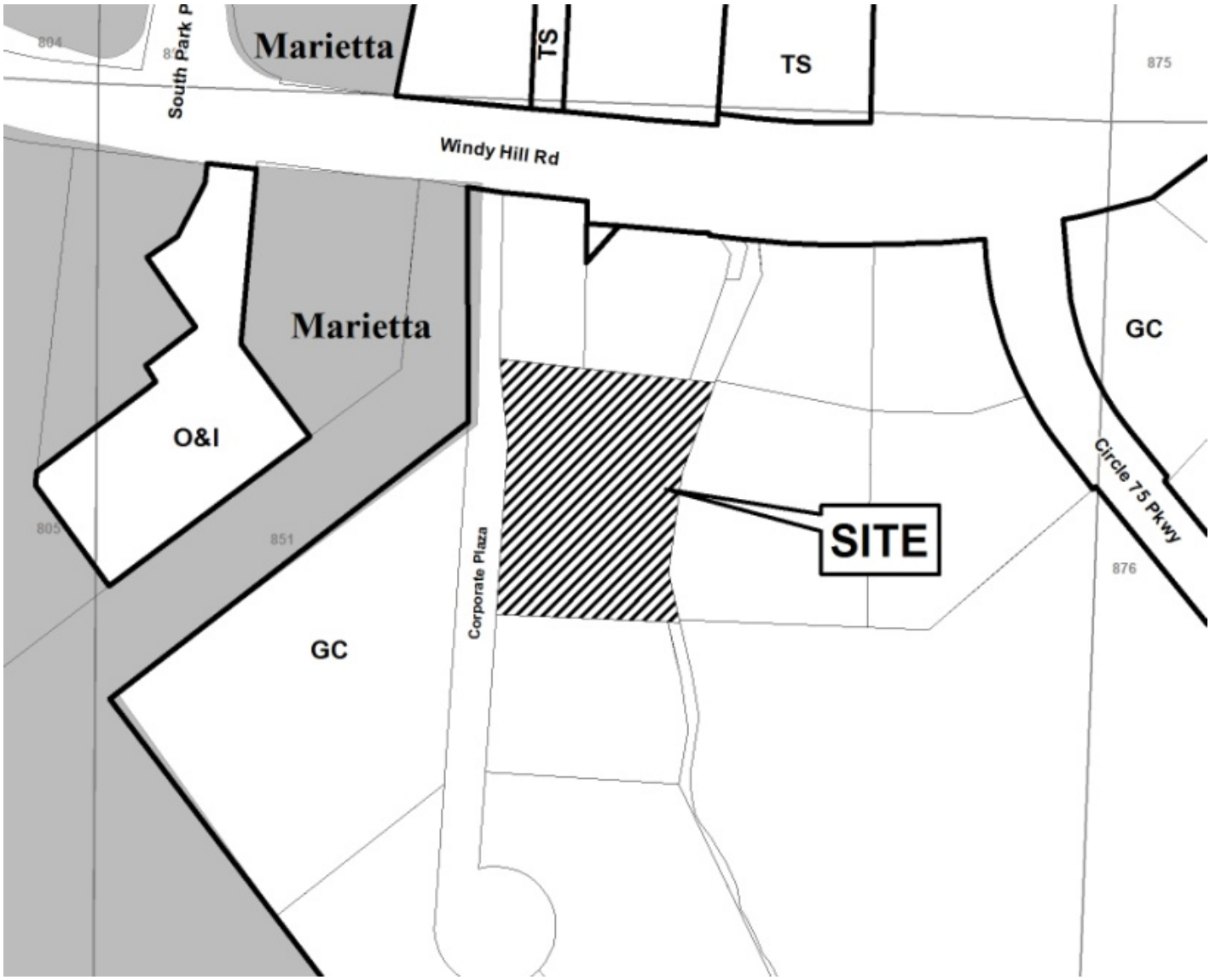
DISTRICT: 17

PROPERTY LOCATION: On the east side Corporate Plaza, south of Windy Hill Road (2221 Corporate Plaza Parkway).

SIZE OF TRACT: 1.58 acres

COMMISSION DISTRICT: **2**

TYPE OF VARIANCE: 1) Waive the maximum height of a freestanding sign from 35 feet to 54 feet; 2) increase the maximum allowable sign area from 120 square feet to 132 square feet, and 3) allow a pole sign when the original and final grade have a topograhical difference of 10 feet below road grade.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-106
Hearing Date: 10-1-14

Applicant CIS Marietta, LLC Phone # 678 738 1636 E-mail conny joe@bellsouth.net
Edward Schagren
Ed Schagren
(representative's name, printed)
Address 2221 Corporate Plaza Pkwy, Smyrna GA
(street, city, state and zip code)

(representative's signature)
Phone # 770 364-1796 E-mail

My commission expires: MAY 26, 2016
Signed, sealed and delivered in presence of:
Notary Public

SILVIA M. WILLIAMS NOTARY PUBLIC GEORGIA EXPIRES MAY 26, 2016 COBB COUNTY

Titleholder CIS Marietta, LLC Phone # 678 738 1636 E-mail Keton@rohmhotels.com
Signature
(attach additional signatures, if needed)
Address: 2221 Corporate Plaza Pkwy, Smyrna GA
(street, city, state and zip code)

My commission expires: MAY 26 2016
Signed, sealed and delivered in presence of:
Notary Public

SILVIA M. WILLIAMS NOTARY PUBLIC GEORGIA EXPIRES MAY 26, 2016 COBB COUNTY

Present Zoning of Property GC

Location 2221 Corporate Plaza Pkwy, Smyrna GA 30080
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 1 & 2 District 17th Size of Tract 1.58 Acre(s)

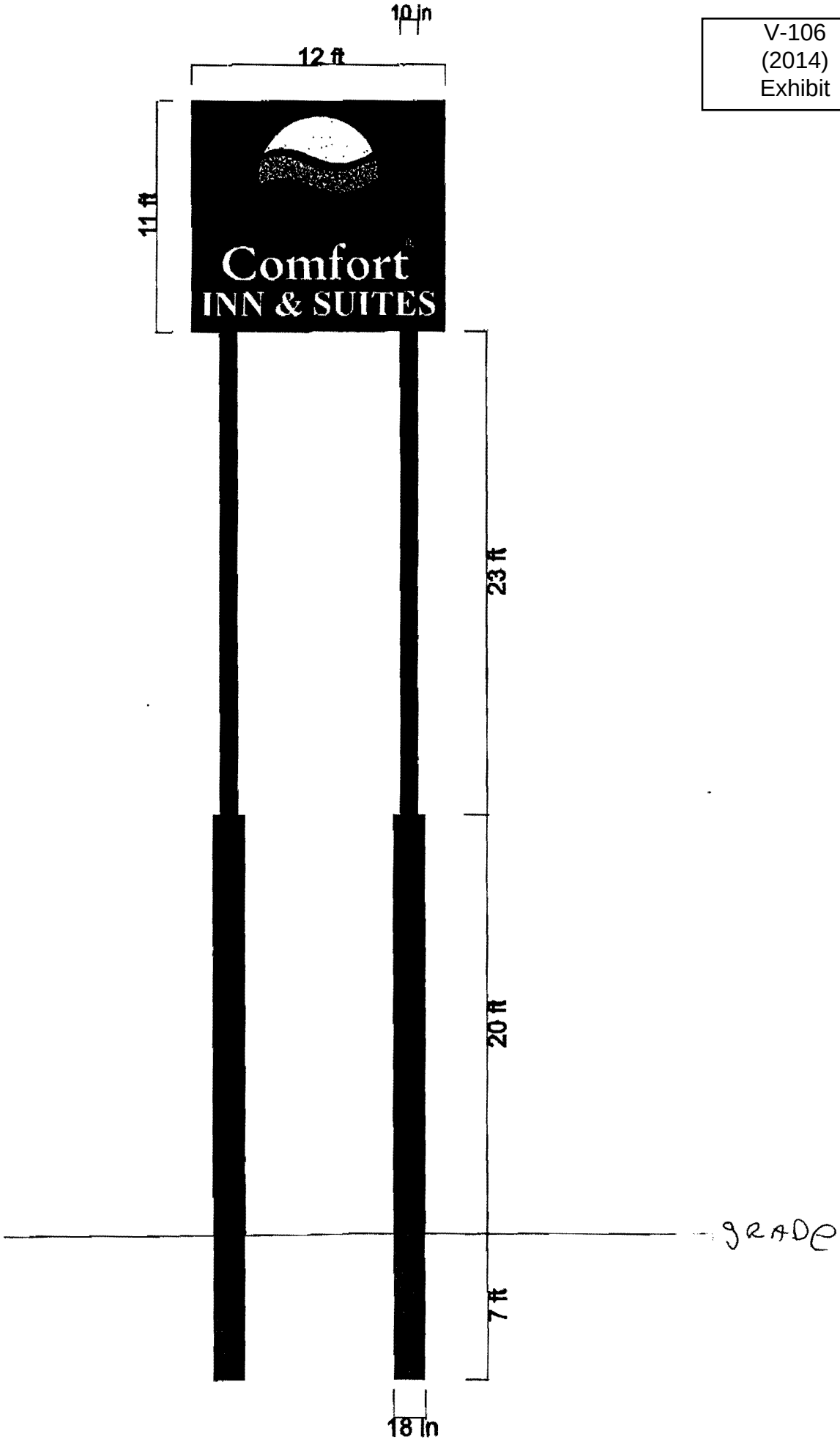
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

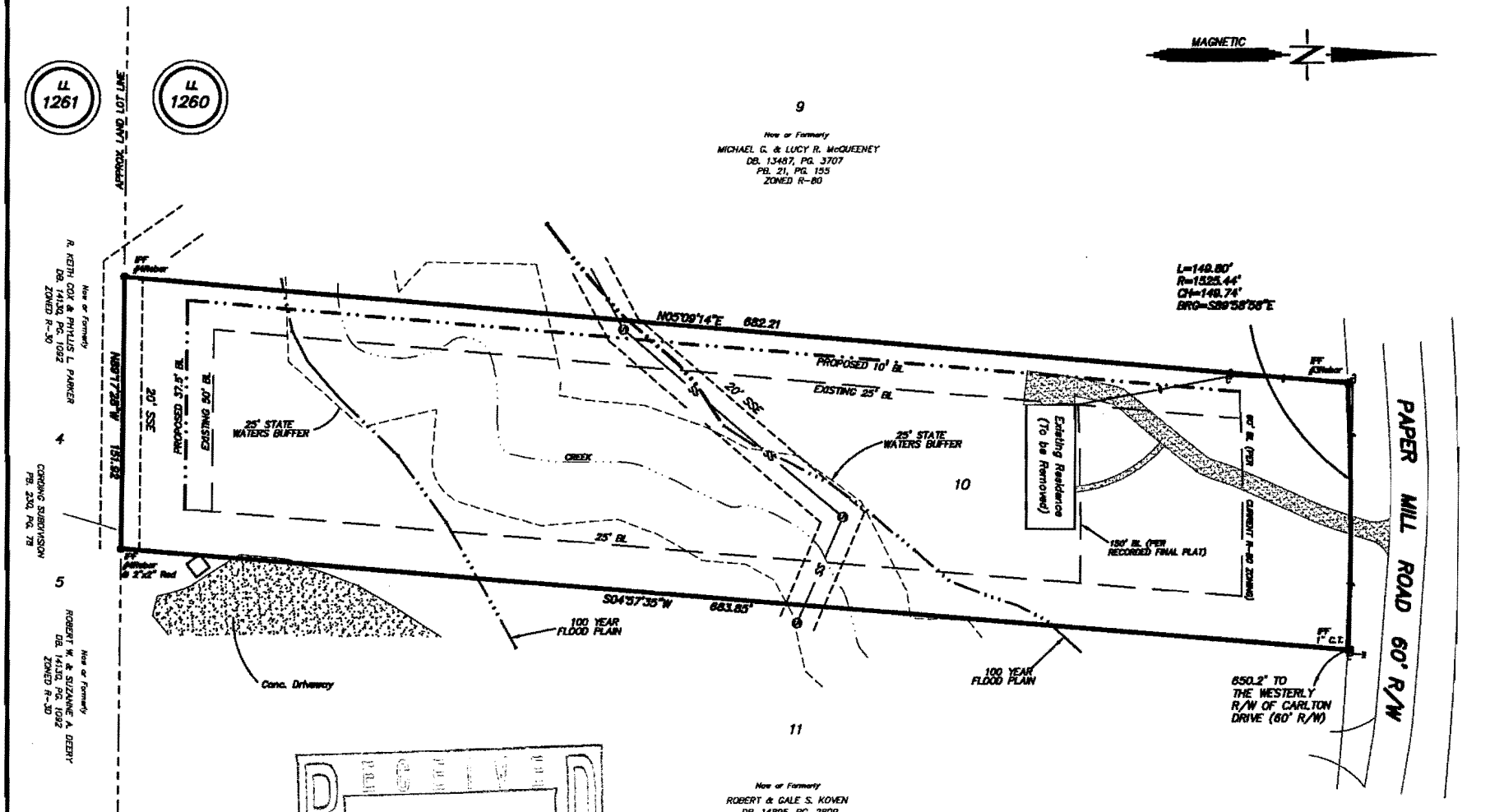
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

List type of variance requested: To Raise Sign To Be Seen From Road

V-106
(2014)
Exhibit



Footing: 7ft Wide X 5ft Long X 7ft Deep



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AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TRAVERSE CLOSURE – OPEN TRAVERSE
ANGULAR ERROR – N/A
ADJUSTMENT – NO ADJUSTMENT
EQUIPMENT – TOPCON 303 TOTAL STATION
PLAT CLOSURE – 1:211,537
ALL MATTERS OF TITLE EXCEPTED.
FIELD WORK COMPLETED – FEB. 21, 2014

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

BUILDING SETBACK NOTES:

(PER RECORDED FINAL PLAT)
FRONT SETBACK – 150'
SIDE SETBACK – 25'
REAR SETBACK – 50'

(PER CURRENT R-80 ZONING)
FRONT SETBACK – 60'
SIDE SETBACK – 25'
REAR SETBACK – 50'

SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING – R-80
TOTAL AREA – 2.38 ACRES
PARCEL NO. 16126000120

PROPERTY ADDRESS
4382 PAPER MILL ROAD
MARIETTA, GA 30067

CURRENT OWNER
JULIE GRASSO
4483 BLACKLAND DRIVE
MARIETTA, GEORGIA 30067

REFERENCE DEED & PLAT
DB. 13980, PG.470
PB. 21, PG. 181

NOTE:
THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE SIDE SETBACK ON THE WEST SIDE OF THE LOT FROM 10 FEET TO 25 FEET AND TO REDUCE THE REAR SETBACK FROM 50 FEET TO 37.5 FEET.

GRAPHIC SCALE
(IN FEET)
1 inch = 40' ft.

Surveying Systems, Inc.
1810 KENNESAW, GA. 30144
FAX: (770) 429-9999

V-107
(2014)

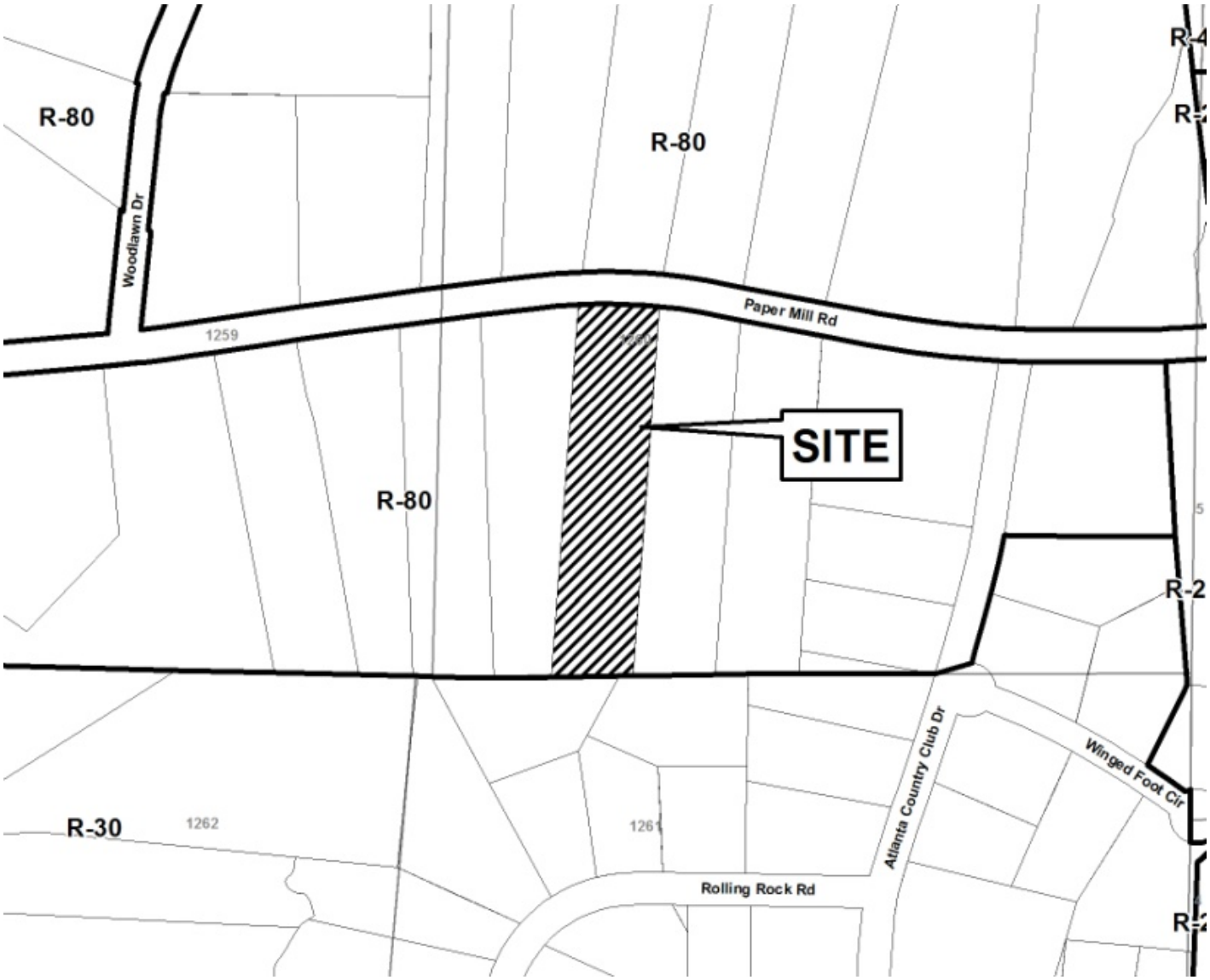
VARIANCE PLAT FOR:
LOT 10, BLOCK "D"
CHATTAHOOCHEE PLANTATION ESTATES
LOCATED IN LAND LOT 1126
1281 DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

DRAWN BY: MSF
CHECKED BY: CCF
DATE: 8-12-14
REVISED:
SCALE: 1" = 20'
PROJECT No.: 2140152

SHEET No. 1 of 1

APPLICANT:	David Pearson	**PETITION No.:**	V-107
PHONE:	770-321-5032	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	J. Kevin Moore	**PRESENT ZONING:**	R-80
PHONE:	770-429-1499	**LAND LOT(S):**	1260
TITLEHOLDER:	Julie S. Grasso	**DISTRICT:**	16
PROPERTY LOCATION:	On the south side of Paper Mill Road, east of Woodlawn Drive (4382 Paper Mill Road).	**SIZE OF TRACT:**	2.36 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the side setback from the required 25 feet to 10 feet adjacent to the western side and the rear setback from the required 50 feet to 37.5 feet.



RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-107 (2014)
Hearing Date: 10/01/2014

Applicant David Pearson Phone # 770-321-5032 E-mail david@davidpearsoncommunities.com

Moore Ingram Johnson & Steele, LLP
J. Kevin Moore Address 2000 1st Dr., Ste 400 Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

BY: Phone # 770-429-1499 E-mail JKM@mijs.com
(representative's signature) Georgia Bar No. 519728 Emerson Overlook, 326 Roswell Street Marietta, GA 30060

Signed, sealed and delivered in presence of:

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

CAROLYN E. COOK NOTARY PUBLIC COBB COUNTY, GEORGIA

Titleholder Julie Grasso Phone # 770-337-4089 E-mail jagarg@aol.com

Signature Julie Grasso Address 4383 Blackland Dr. Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 9/6/16 Michelle Marie Sears
Notary Public

MICHELLE MARIE SEARS NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA My Commission Expires 09-06-2016

Present Zoning of Property R80

Location 4382 Paper Mill Rd Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1260 District 16 Size of Tract 2.3622 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 X Other Floodplain + buffers

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

The residence is small and old. There is not enough room in the front of the lot to build a larger home because of the topography of land.

List type of variance requested: To reduce the west (right) side building line from 25' to 10' and the rear building line from 50' to 37'1/2'. (See § 134-193(4)(d)).

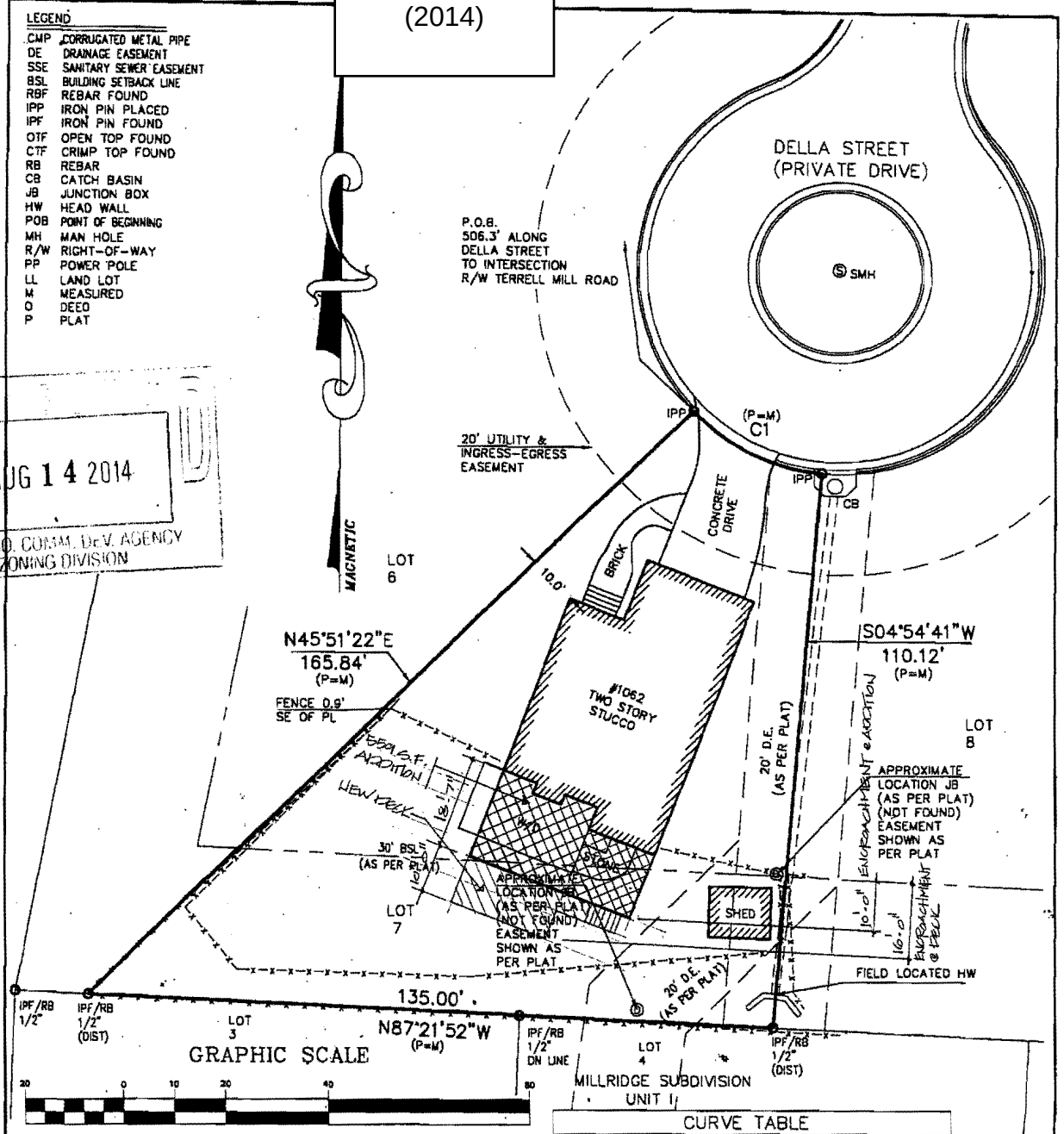
Revised: March 5, 2013

V-108
(2014)

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

RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	28.58	40.00	27.98	S64°36'59"E

PLAT CERTIFICATION NOTICE

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

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.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

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

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

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 100,000+ 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 15,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

JOB NUMBER: 14-02457

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, Jr.

PLAT BOOK 81 PAGE 79
DEED BOOK ____ PAGE ____

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: JOHN ROBERT CLARK — DATE 07/23/14

OWNER / PURCHASER JOHN ROBERT CLARK — SCALE 1" = 20'

LAND LOT 936 — 17TH DISTRICT — 2ND SECTION — COBB COUNTY, GEORGIA

LOT 7 — BLOCK — UNIT — AREA OF LOT: 9,553 sq.ft. 0.22 acres

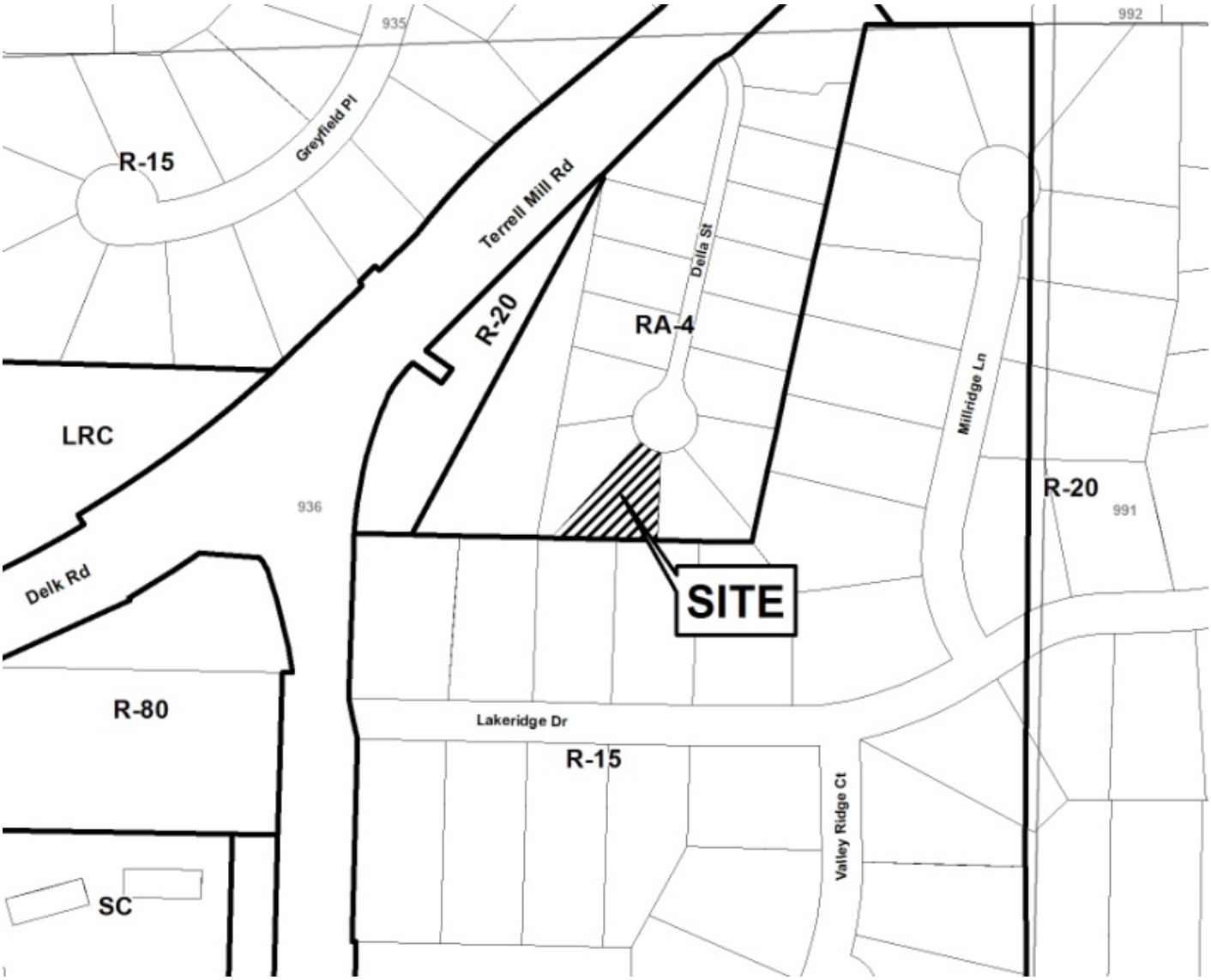
SUBDIVISION BRIGHTON PARK

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

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

APPLICANT:	John Robert Clark	**PETITION No.:**	V-108
PHONE:	404-433-1939	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	William N. Jones, Jr.	**PRESENT ZONING:**	RA-4
PHONE:	770-547-2221	**LAND LOT(S):**	936
TITLEHOLDER:	John Robert Clark	**DISTRICT:**	17
PROPERTY LOCATION:	At the southern terminus of Della Street, south of Terrell Mill Road (1062 Della Street).	**SIZE OF TRACT:**	0.22 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 14 feet; 2) allow an accessory structure to the side of the primary structure (approximately 140 square foot existing shed); and 3) waive the setbacks for an accessory structure (approximately 140 square foot existing shed) from the required 5 feet to 1 foot from the eastern property line and from the required 30 feet to 14 feet from the rear property line.



RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-108
Hearing Date: 10-1-2014

Applicant John Robert Clark Phone # 404-433-1939 E-mail clark_bob79@yahoo.com

William N. Jones, Jr. Address 519 Broad Street, Ste 100, Rome, GA 30161
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-547-2221 E-mail wnjajr@aol.com

My commission expires: LISA E. GOSS Notary Public, Floyd County, Georgia My Commission Expires June 6, 2015

Signed, sealed and delivered in presence of: Lisa E. Goss
Notary Public

Titleholder John Robert Clark Phone # 404-433-1939 E-mail clark_bob79@yahoo.com

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

My commission expires: LISA E. GOSS Notary Public, Floyd County, Georgia My Commission Expires June 6, 2015

Signed, sealed and delivered in presence of: Lisa E. Goss
Notary Public

Present Zoning of Property RA-4

Location 1002 Della Street, Marietta, GA. (off of Terrell Mill)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 936 District 17th Size of Tract .22 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 _____

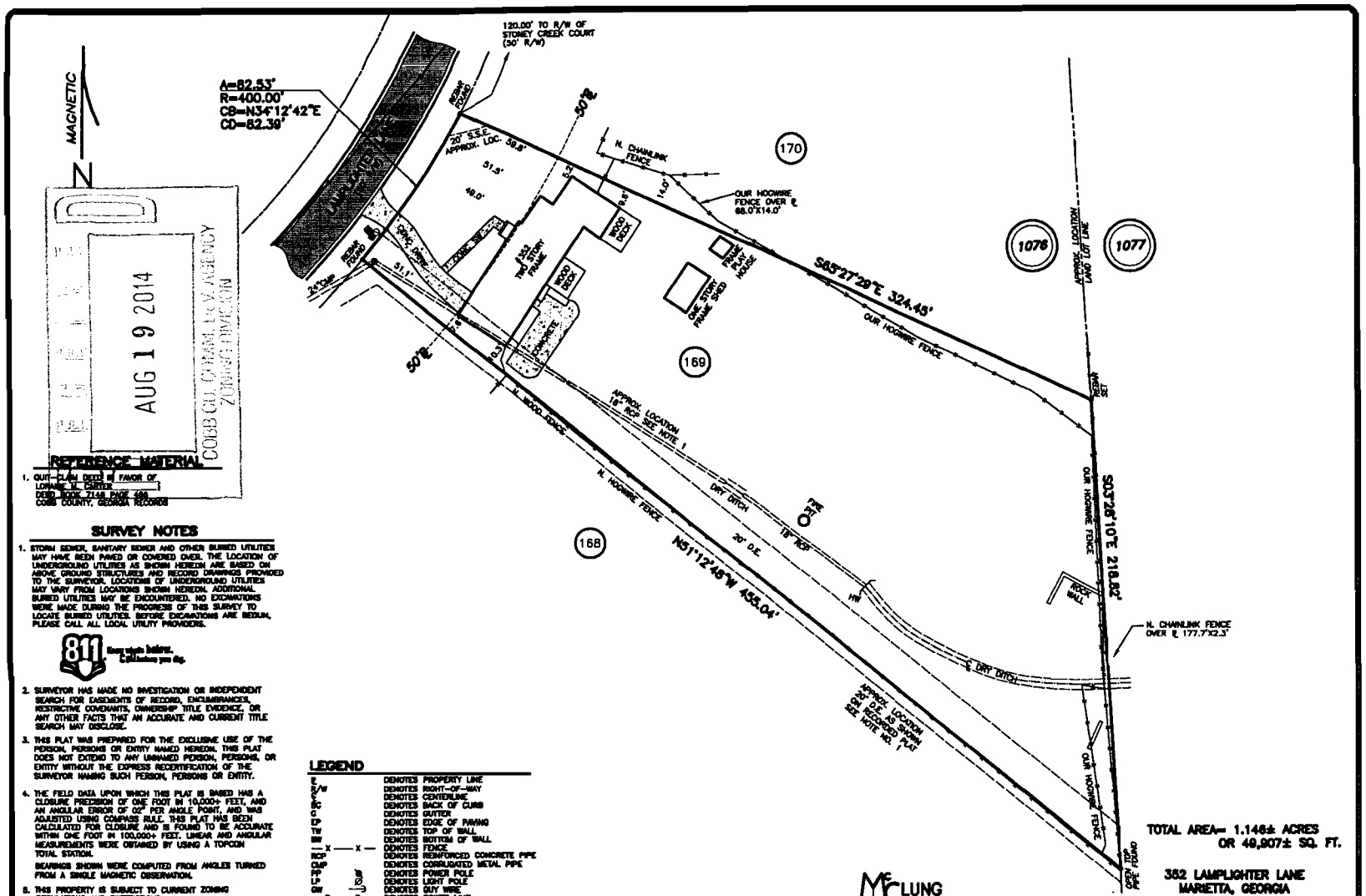
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Owner request variance to enlarge living space, i.e. kitchen; family room to accomodate family members.

List type of variance requested: Reduction of rear yard setback from required 30' to 20' a heated addition; 30' to 14' including wood deck

Revised: March 5, 2013

V-109
(2014)



REFERENCE MATERIAL

1. QUIT-CLAIM DEED IN FAVOR OF LORAINE H. CARTER DEED BOOK 7148 PAGE 486 COBB COUNTY, GEORGIA RECORDS

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.

811 Know what's below. 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 TOPCON 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.
6. THIS PLAT NOT INTENDED FOR RECORDING.
7. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
8. THE EXISTANCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

LEGEND

℄	DENOTES	PROPERTY LINE
R/W	DENOTES	RIGHT-OF-WAY
℄	DENOTES	CENTERLINE
BC	DENOTES	BACK OF CURB
G	DENOTES	GUTTER
EP	DENOTES	EDGE OF PAVING
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
—X—X—	DENOTES	FENCE
RCP	DENOTES	REINFORCED CONCRETE PIPE
CMP	DENOTES	CORRUGATED METAL PIPE
PP	DENOTES	POWER POLE
LP	DENOTES	LIGHT POLE
GW	DENOTES	GUY WIRE
—P—P—	DENOTES	POWER LINE
PM	DENOTES	POWER METER
PB	DENOTES	POWER BOX
A/C	DENOTES	AIR CONDITION
TB	DENOTES	TELEPHONE BOX
GM	DENOTES	GAS METER
GV	DENOTES	GAS VALVE
GLM	DENOTES	GAS LINE MARKER
WM	DENOTES	WATER METER
WV	DENOTES	WATER VALVE
FH	DENOTES	FIRE HYDRANT
MW	DENOTES	MONITORING WELL
HW	DENOTES	HEADWALL
JB	DENOTES	JUNCTION BOX
DI	DENOTES	DROP INLET
—S—S—	DENOTES	SANITARY SEWER LINE
SSMH	DENOTES	SANITARY SEWER MANHOLE
CO	DENOTES	CLEAN OUT

30' 15' 0' 30' 60'
SCALE IN FEET

No.	Revision	Date

McCLUNG 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. COMMUNITY PANEL NO. 13067C0129H EFFECTIVE DATE: NOVEMBER 2, 2012 COBB COUNTY, GEORGIA.

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

This original of this document was created and signed by Michael R. Nolan, L.S. #3646 on 8-8-14. This REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Nolan
Georgia RLS #3646
Member SAMSOC
JOB#237272

TOTAL AREA= 1.146± ACRES
OR 49,907± SQ. FT.

352 LAMPLIGHTER LANE
MARIETTA, GEORGIA

TOPOGRAPHIC MAP FOR
ELIZABETH PEDDLE
ERIK PEDDLE

LOT 169 BLOCK "E"
FOX HILLS
UNIT V

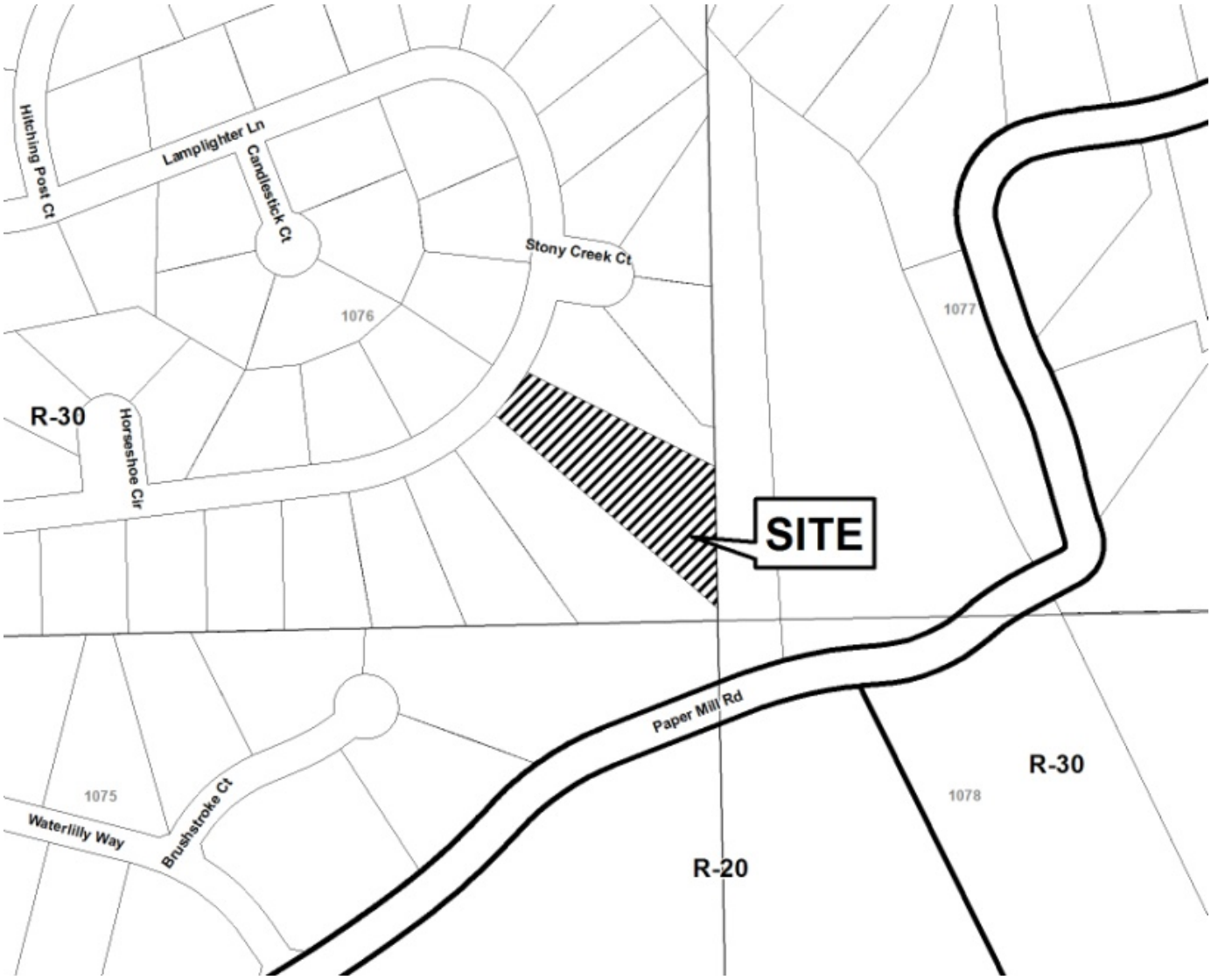
LAND LOT 1076
DISTRICT 17TH 2ND SECTION
COBB COUNTY
GEORGIA

PLAT PREPARED: 8-08-14
FIELD: 8-07-14 SCALE: 1"=30'

PG 82
PC 166

APPLICANT:	Loraine Carter	**PETITION No.:**	V-109
PHONE:	407-951-4378	**DATE OF HEARING:**	10-01-2014
REPRESENTATIVE:	Christopher Carter	**PRESENT ZONING:**	R-30
PHONE:	678-322-6009	**LAND LOT(S):**	1076
TITLEHOLDER:	Edgar V. Carter IV and Loraine Carter	**DISTRICT:**	17
PROPERTY LOCATION:	On the south side of Lamplighter Lane, east of Huntsman Way (352 Lamplighter Lane).	**SIZE OF TRACT:**	1.15 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1)Waive the side setbacks from the required 12 feet to 7.6 feet adjacent to the southern property line and to 5.2 feet adjacent to the northern property line; and 2) waive the side setback for an accessory structure under 144 square feet (approximately 64 square foot frame play house) from the required 5 feet to 2 feet.



RECEIVED
AUG 19 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-109
Hearing Date: 10-1-14

Applicant LORAINE CARTER Phone # 407 951-4378 E-mail LMLAURIECARTER@YAHOO.COM

CHRISTOPHER CARTER Address 1337 Owensby Dr, MARIETTA, GA 30066
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678 322-6009 E-mail CHRISCATLANTAGA@GMAIL.COM

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA

My commission expires: My Commission Expires March 24, 2017

Signed, sealed and delivered in presence of:
Notary Public

Titleholder LORAINE M CARTER Phone # 407-951-4378 E-mail LMLAURIECARTER@YAHOO.COM

Signature Loraine M Carter Address: 3838 Cathedral Blvd Lane, #1201, Winter Park, FL 32792
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 19, 2018

NOTARY PUBLIC STATE OF FLORIDA
BRANDON TRAVIS VINCENT BULLARD
MY COMMISSION # FF 124376
EXPIRES: May 19, 2018
Bonded Thru Budget Notary Services

Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property R-30

Location 352 LAMPLIGHTER LANE, MARIETTA GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1076 District 17th Size of Tract 1.146 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 SLOPE Other _____

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

List type of variance requested: REQUEST VARIANCE FOR PROPERTY SET BACK ENCROACHMENT

Revised: March 5, 2013