

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: November 12, 2014

DUE DATE: October 13, 2014

Distributed: September 22, 2014



Cobb County...Expect the Best!

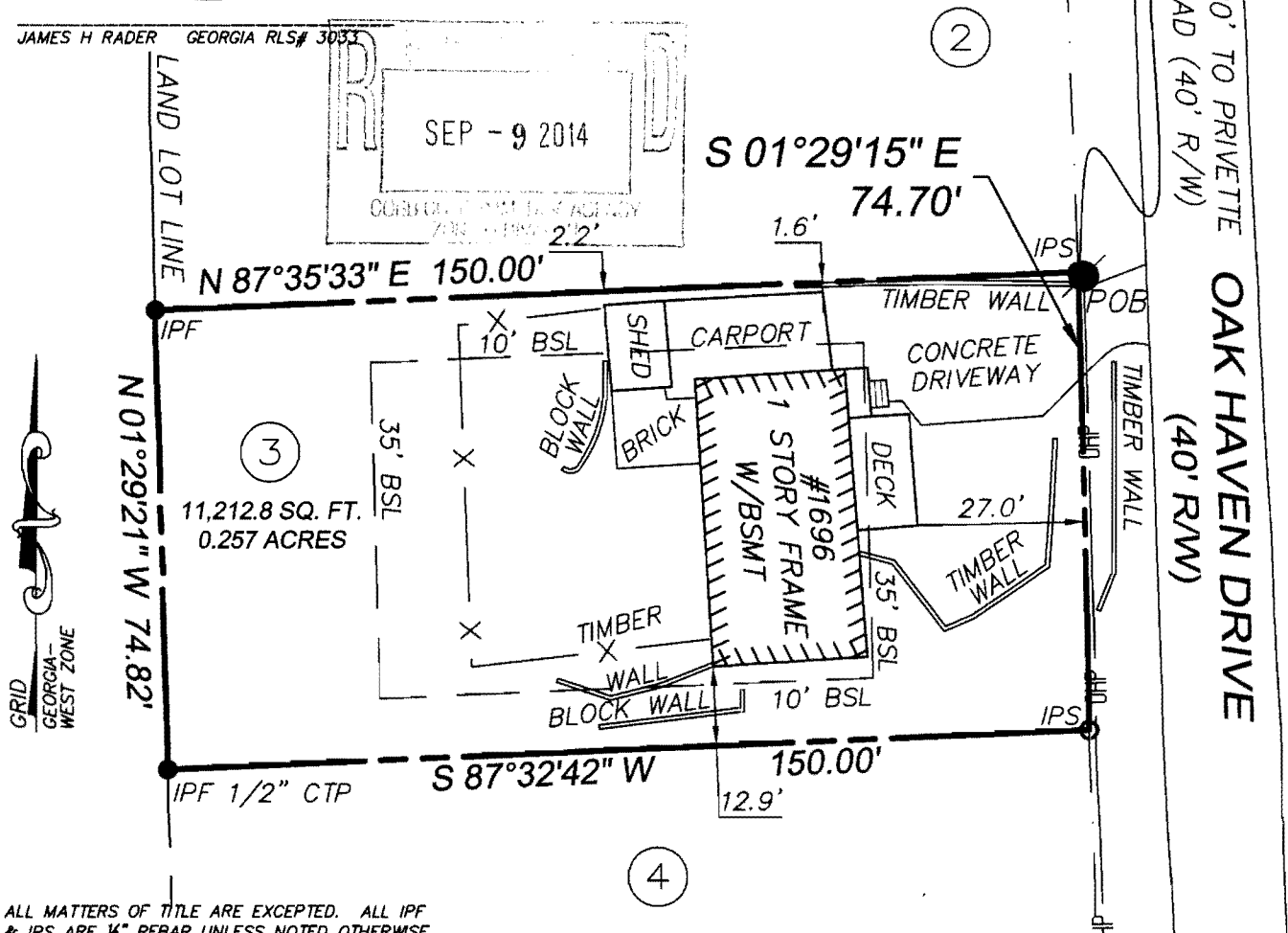
V-110 (2014)

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISOR WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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.



THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET PER POINT, AND HAS BEEN ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 103,582 FEET. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. DATE OF FIELD SURVEY: 5/9/14

JAMES H RADER GEORGIA RLS# 3033



ALL MATTERS OF TITLE ARE EXCEPTED. ALL IPF & IPS ARE 1/2\" REBAR UNLESS NOTED OTHERWISE. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE

RETRACEMENT SURVEY FOR:

LANDPRO

SURVEYING AND MAPPING

305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188

TELE: 404-386-2170

FAX: 678-213-1519

AUTHORIZATION NO.

LSF000838

WWW.LANDPROSURVEYING.COM

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DIAZ

LAND LOT 154

DISTRICT

SECTION

COBB COUNTY, GA

LOT 3

BLOCK F

THOS. V. PRIVETTE S/D

PLAT BK 10, PG 124

SCALE

1" = 30'

DATE

05/12/14

PROJECT NO.

20140512

SHEET

1 OF 1

APPLICANT: Cecilia Diaz

PETITION No.: V-110

PHONE: 770-912-8629

DATE OF HEARING: 11-12-2014

REPRESENTATIVE: Cecilia Diaz

PRESENT ZONING: R-20

PHONE: 770-912-8629

LAND LOT(S): 154

TITLEHOLDER: Cecilia Diaz-Molina

DISTRICT: 17

PROPERTY LOCATION: On the west side of Oak

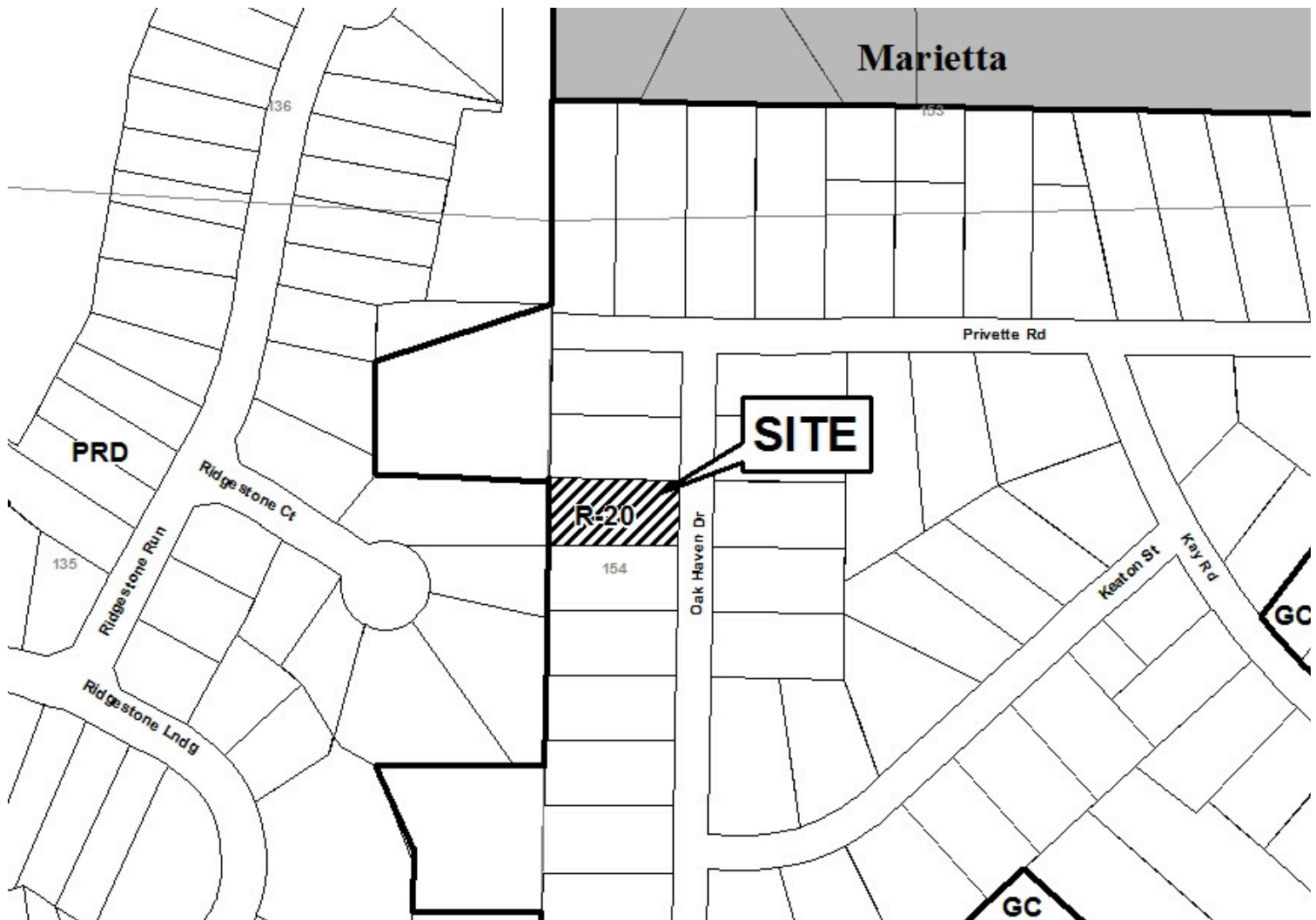
SIZE OF TRACT: 0.28 acres

Haven Drive, south of Privette Road

COMMISSION DISTRICT: 1

(1696 Oak Haven Drive).

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 1.6 feet adjacent to the north property line.



Application for Variance

Cobb County

(type or print clearly)

SEP - 9 2014

Cobb County

Application No.

Hearing Date:

V-110

11-12-14

Applicant Cecilia Diaz Phone # 770-912-8629 E-mail Daniel S. Rodriguez@yahoo.com
Cecilia Diaz Address 1696 Oakheaven Dr Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)
Cecilia Diaz Phone # 770-912-8629 E-mail Daniel S. Rodriguez@yahoo.com
(representative's signature)

My commission expires: 05/18/2015

Signed, sealed and delivered in presence of

Notary Public

Titleholder Cecilia Diaz Phone # 770-912-8629 E-mail _____
Signature Cecilia Diaz Address: 1696 Oakheaven Dr Marietta GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 05/18/2015

Signed, sealed and delivered in presence of

Notary Public

Present Zoning of Property A-20
Location 1696 Oakheaven Dr Marietta GA 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 154 District 17 Size of Tract .257 Acre(s)

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

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

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

The reason is because the Carport and the shed are already build.
and does not need fixing but in case I'm just going to make
share and all I want to do is get all of this over with.

List type of variance requested: Reduces the side set back.

APPLICANT: Robert Dawkins

PHONE: 770-578-4999

REPRESENTATIVE: Robert Dawkins

PHONE: 770-578-4999

TITLEHOLDER: Robert D. Dawkins, Jr. and
Roseanne E. Dawkins

PROPERTY LOCATION: On the south side of
Bunker Hill Road, east of Bunker Hill Circle
(3096 Bunker Hill Road).

PETITION No.: V-111

DATE OF HEARING: 11-12-2014

PRESENT ZONING: R-20

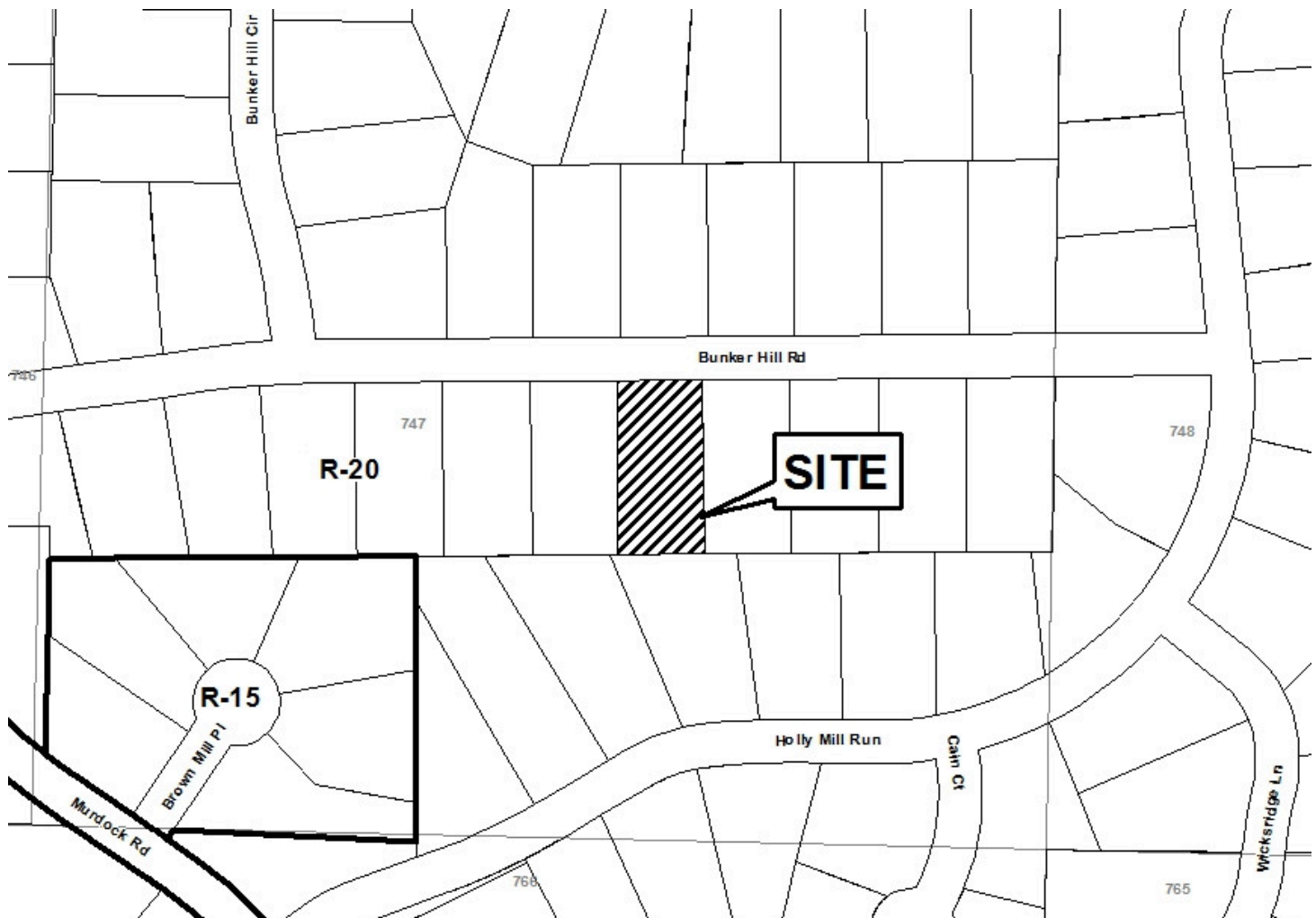
LAND LOT(S): 747

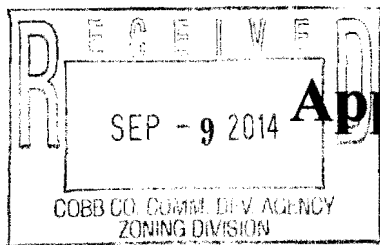
DISTRICT: 16

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the rear setbacks for an accessory structure over 144 square feet (approximately (160 square foot existing shed) from the required 35 feet to 10 feet adjacent to the south property line; 2) waive the requirement of parking on a treated and hardened surface to allow a commercially available reinforced concrete pervious pavement alternative "Grasscrete" in order to achieve effective impervious coverage of 34.8%; and 3) allow an accessory structure (proposed one car garage) to the side of the primary structure.





Application for Variance Cobb County

(type or print clearly)

Application No. 11-111
Hearing Date: 11-12-14

Applicant Robert Dawkins Phone # 770-578-4999 E-mail rdawkins62@comcast.net

Robert Dawkins Address 3096 Bunker Hill Road, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

R D Dawkins E-mail rdawkins62@comcast.net
(representative's signature)

My commission expires: Dec 17, 2017
Signed, sealed and delivered in presence of: Joanne Peisel
Notary Public

Robert D. Dawkins
Titleholder Roseanne E. Dawkins Phone # 770-578-4999 E-mail rdawkins62@comcast.net

Signature Roseanne E. Dawkins Address 3096 Bunker Hill Road, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Dec 17, 2017
Signed, sealed and delivered in presence of: Joanne Peisel
Notary Public

Present Zoning of Property R-20

Location 3096 Bunker Hill Road, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 747 District 16th 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 _____ Shape of Property _____ Topography of Property _____ Other X

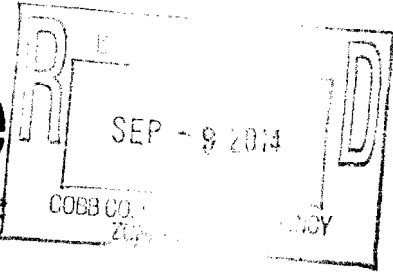
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We are remodeling our home to accomodate our daughter and other family members who are disabled. This includes enclosing the current garage to provide a first floor bath and bedroom as well as handicapped accessible living space. The plan requires relocation of the garage to the rear of the home to permit handicapped accessibility to the first floor. The new handicapped accessible entrance requires use of pervious materials to meet the allowable impervious limits.

List type of variance requested: We're asking for permission to use a product called "Grasscrete" in lieu of standard hard surface for the parking areas in the front and rear of the residence. This is a material that is rated as 37.5% pervious and permits water to reach the soil beneath the parking area (diagram and information attached). This will provide a more environmentally friendly solution and stay within the limit of impervious material. We are also asking that an existing garden shed be allowed to remain in it's current location on the rear of the property.



Your Single Source For Innovative
Architectural Concrete Solutions



BOMANITE GRASSCRETE SYSTEMS

Frequently Asked Questions

BOMANITE GRASSCRETE GENERAL APPLICATION QUESTIONS:

1) What is Bomanite Grasscrete?

Grasscrete is a pervious reinforced concrete structure for all types of trafficked areas that is either covered with grass, has grass growing in the voids of the structure or has stone in the voids of the structure.

2) How is Bomanite Grasscrete made?

Grasscrete is made by pouring concrete over "Formers", a tool or mold that leaves voids in the concrete, that once opened can be filled with a variety of porous materials such as grass or gravel.

3) What are the Formers made of?

Grasscrete Formers come in two types. A re-usable plastic tool that is used only for fully grassed or concealed installations and the more common single-use Molded Pulp Former used for all Grasscrete types.

4) What is Molded Pulp?

The Molded Pulp is made from 100% recycled paper pulled from both post industrial and post consumer waste streams. It is suspended in a water slurry, vacuum formed to a mold and then air dried to a solid product. It is based on the same biodegradable material commonly found at landscape supply stores or nurseries that plant pots are made from.

5) What is the difference between Bomanite Grasscrete Systems and the competitors?

Grasscrete is the only product on the market that is made from continuously reinforced cast-in-place concrete. It is by far the most robust pervious grassed structure as it is not made from cheap plastic rings or supplied in segments. It has the load bearing capacity and durability comparable to concrete freeways or parking lots.

6) What are the products dimensions?

The individual Grasscrete Formers are 24" x 48" in outside dimension and are 5 ½" deep. The final installed product size is determined by the size of the project – every square foot of properly installed Grasscrete is connected with steel reinforcement.

7) What is Bomanite Grasscrete installed over?

Grasscrete is installed over a sub-base of gravel at a depth determined by the load bearing capacity required for the project. In many situations the Grasscrete is installed over the native soils saving money on excavation and gravel. In some cases it is installed over a deep bed of crushed stone or even storm water chambers so as to provide capacity for water which can be highly desired when controlling storm water runoff.

8) How well does grass grow over Bomanite Grasscrete?

Grasscrete has been installed extensively throughout the world in all climate types. In some environments such as the Pacific Northwest it will grow the same as any lawn requiring no irrigation. In environments that are dry and hot, it is recommended that the Grasscrete be irrigated much like any other grassed area. Hardy, drought tolerant grass or groundcover can be selected for applications such as retaining pond bottoms or slope protection.

9) How long do we have to wait before driving on Bomanite Grasscrete?

Unlike other competitive systems that may require the grass to grow prior to use, Grasscrete can be driven on immediately after the concrete hardens in the extent of an emergency situation. Typically it is recommended that you wait two to four weeks before you drive on it for best results.

10) What types of grass should I use in the product?

Use a species that is both deep rooting and robust. Generally a Blue/Rye/Fescue mix in northern climates and Zoysia, Fescue, or Bermuda types in southern climates.

11) What material is Bomanite Grasscrete filled with for grassed installations?

Grasscrete functions best in fully concealed installations when a sandy soil is used to fill the voids and to cover the concrete. This will allow the grass to grow well and will support occasional non-emergency vehicle access. The same mixture is used for void grassed only installations which will allow for any type of vehicle access as often as required.

12) Can I seed or sod over the product?

Seed or sod can both be used dependant upon the application.

13) Is soil amending recommended?

Yes, a water retaining soil additive such as PAM or equal is recommended for grassed applications. It will retain moisture between watering or rainfall and will help aerate the root zone as it expands and contracts.

14) How are parking spaces delineated on a Grasscrete parking lot?

The use of traditional line paints is the most effective way to delineate stalls on a Grasscrete parking lot. Other methods, such as pouring the concrete in multiple pours, leaving a wider band of concrete between the stalls and planting brushes or shrubs in a predetermined pattern are all ways to distinguish between stalls and to control traffic patterns.

BOMANITE GRASSCRETE PERFORMANCE QUESTIONS:**1) How heavy of a load can Bomanite Grasscrete support?**

Grasscrete can be designed and installed to support any vehicle. The standard minimum installation supports vehicles weighing 75,000 pounds with more customized installations capable of supporting vehicles exceeding 150,000 pounds – including tracked vehicles.

2) How much traffic can the product withstand?

Fully grassed installations can handle periodic traffic such as maintenance access or overflow parking. This is dictated by the robustness of the grass itself. Void grassed only installations can be driven on continuously with no issues associated with plowing, high speed travel or tires turning at particular places in the installation.

3) Can Bomanite Grasscrete be used for emergency access such as fire lanes?

Yes, this is one of the more common uses for Grasscrete. As an example, the City of Los Angeles Fire Department has been using Grasscrete exclusively since 1982.

4) What is the installed cost for Bomanite Grasscrete vs. Concrete?

Grasscrete is generally 30% higher than traditional concrete pavement. Using Grasscrete can eliminate or minimize the need for storm water collection systems which may be a substantial savings.

5) What is the installed cost for Bomanite Grasscrete vs. other pervious grass systems?

Grasscrete is generally slightly more than other pervious grassed systems such as plastic rings, plastic unit pavers and pre-cast unit pavers. However, using Grasscrete means you are using the most robust system with the lowest lifecycle costs of any pervious system with comparable capacity, durability and performance.

6) Can we plow Bomanite Grasscrete?

Applications requiring plowing are typically applications requiring continuous vehicle use and therefore are void grassed only installations. Grasscrete installed in this manner can be plowed with conventional equipment requiring no specialized attachments or care compared to other less robust systems.

7) Can we use Bomanite Grasscrete in lieu of a pervious concrete parking lot?

Grasscrete is commonly used as a pervious concrete parking lot where as the voids are simply filled with stone rather than grass. Unlike no-fines pervious concrete Grasscrete is easily reinforced, the reinforcing steel is not subject to corrosion due to the no fines mix of traditional pervious concrete, the mix designs are established freeze-thaw resistant, the final surface is exceedingly more abrasion resistant than pervious concrete mixes, and there is no issue with rock pop outs.

Additionally Grasscrete is not subject to clogging issues and in the event that too much silt has entered the voids, they can be mechanically cleaned in an efficient manner unlike traditional pervious concrete.

BOMANITE GRASSCRETE BENEFITS QUESTIONS:**1) Does Bomanite Grasscrete lessen heat island effect?**

Yes. Concrete is much lighter in color than blacktop so even for void grassed only installations there is improved reflectance.

2) Can Bomanite Grasscrete have a recycled content?

Yes. Both due to the 100% recycled Mold Pulp Formers and to the fact that Grasscrete does not require the same set times and finishing as traditional concrete. This means that a high fly ash or blast slag content is possible along with reclaimed aggregates such as crushed concrete.

3) Does Bomanite Grasscrete help control storm water runoff?

Yes. Fully grassed and void grassed only Grasscrete drains comparatively to local grassed areas with similar soils. Stone filled void installations have virtually zero runoff even in a exceptional rain event provided that there is adequate capacity to contain the water beneath the Grasscrete.

4) Can Bomanite Grasscrete channel storm water runoff?

Yes. Some of the most common installations for Grasscrete is river training, slope protection and channels. As it supports grass or other plants in its voids the Grasscrete system can perform as an armored layer resisting washout yet remain predominantly concealed unlike traditional concrete channels.

5) Can Bomanite Grasscrete be used for retaining pond bottoms?

Yes. Grasscrete is ideal for use as a retaining pond bottom as it is pervious which helps avoid liability issues associated with using non-pervious concrete for retaining pond bottoms. It can also be mechanically scraped which allows for sediment to be excavated periodically using large pieces of equipment while maintaining the root structure of the grass which repopulates to conceal the system to provide a food source and cover for local animal species.

6) Does Bomanite Grasscrete contribute to LEED?

Yes. For all the reasons listed above.

Exhibit
V-111 (2014)

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[Systems](#) [Coloration Guide](#) [Contractor Login](#)

Pervious Concrete Systems



Pervious Concrete Systems

Grasscrete

Technical Info

Specifications

Color Charts

Photo Gallery

Project Profiles

Resources

Molded Pulp Former

Reusable Former

LEED® Guide

Continuing Education

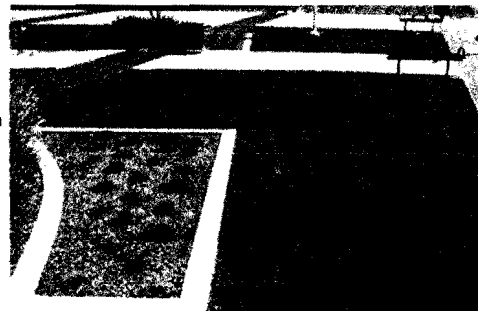
E-Newsletters

Locate Licensed Contractor

Pervious Concrete Systems

Grasscrete, a Bomanite Pervious Concrete System, is a cast-in-place, monolithic, pervious concrete pavement that is continuously reinforced to provide superior structural integrity.

Bomanite Grasscrete is the green alternative to standard concrete surfaces providing a variety of landscape solutions while maintaining a sustainable green product design used for emergency access lanes, delivery access routes, overflow parking areas, and for intermittent drainage channels that help prevent erosion. Grasscrete has been a Bomanite System for over 20 years with installations throughout North America in all climate types. Achieved through the use of two differing techniques and three differing tools known as "formers", Grasscrete is void structured concrete – a pervious pavement system that can be cast using proven mix designs with no potential for freeze-thaw or clogging issues. Grasscrete can be used as an exposed utilitarian product for functional applications or as a concealed system with vegetation such as grass or native ground cover installed over the concrete. This system allows you to mitigate drainage issues while maintaining strong structural integrity that allows for some of the heaviest vehicles to operate unencumbered.



The first application technique incorporates a reusable tool that creates the voids by having concrete placed in and around the tool formers prior to being pulled from the concrete slab. The second technique is using a single-use former that is placed on the sub grade with the concrete placed over the formers and the voids opened after the concrete hardens. The single-use formers are available in an ABS plastic former and the newly developed bio-degradable former, known as the Molded Pulp Former, that is made with post consumer recycled components.

Grasscrete offers the ability to provide year-round access for a variety of applications requiring structural paving surfaces without compromising the aesthetics of the exterior landscaping. Grasscrete is a very sustainable product that can employ a large recycled material content both in the form of aggregate and binder such as fly ash or slag—its lifespan is indefinite and can be recycled itself to form the aggregates for future Grasscrete applications; providing Specifiers with a truly sustainable, eco-friendly system to accommodate a variety of needs.

GREEN BENEFITS

- The benefit to Grasscrete for businesses and developers is that it drains at about the same rate as would an ordinary lawn in the same location. The presence of concrete has little effect on the drainage; the soil and the slope are the controlling factors which makes it beneficial for erosion control as well.
- Grasscrete is installed over a sub-base of gravel at a depth determined by the load bearing capacity required for the project. On site re-cycled fill materials are used in the sub-bases together with the use of topsoil in paving and retaining wall systems: as this is often available surplus from the excavation work it helps to avoid the unnecessary off-site disposal of waste materials.
- Grasscrete can also be installed over native soils saving money on excavation and gravel. The subsurface all depends on the needs and the water runoff requirements, from thick beds of stone to water piping systems. Grasscrete, as with many other "green" products generally costs 30% higher than traditional concrete pavement. At times however, using Grasscrete can eliminate or minimize the need for storm water collection systems which may in turn lead to substantial savings.
- Contrary to convention, the structural advantages that Grasscrete offers over pre-cast can make significant savings in both the "construction" and "lifetime" costs of a project. Sub-base depths are reduced and curb edge restraints can often be eliminated. The construction process is much faster than for precast and the forms can be delivered by the truckload to cover 7200 sq m which is the equivalent to fifty truckloads of pre-cast. This is a serious statistic that saves both money and polluted transportation waste.
- SUDS, better known as "Sustainable Urban Drainage" is becoming an increasingly used term with planners and developers seeking to mitigate the implications of handling surface water run-off on the local storm water network. Pre-formed tank water management often involves the use of self-draining paving layers together with the installation of pre-formed sub-ground retention tanks, to store surface water for a controlled release into the drainage network. Grasscrete provides a more uniform percolation process that creates a more natural balance thereby reducing the risk of shrinkage in clay soils due to the urbanized modification of water tables.
- Some other benefits of the Bomanite Grasscrete System, include the improved reflectance of the crete as compared to blacktop, reducing the heat island effect. Grasscrete handles runoff and storm drainage via river training, slope protection and channels. It is also a sound product for retaining pond bottoms thanks to its pervious nature and helps provide a food source and cover for pond inhabitants.

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Exhibit
V-111 (2014)

SPECIES	Standard Length 1 1/2-2 1/2 Feet ASB SLS-B	Resistance Factor 1.0-2.0 Feet ASB SLS-B	Directional Design for Pressure Poles Table 1-1 (Scale from base line indicates permissible load margin on poles)												Remarks		
			J	P	M	N	J	A	S	J	A	S	J	A		S	
Ds3	DATA, PROBABLY close or with cover with perforations	80 lbs.	1.4	P													100,000 lb. per square foot of area covered by pole. This is a maximum value and should be reduced for safety factor.
	DATA, PROBABLY close or with cover with perforations	30 lbs.	0.7	B.													
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	DATA, PROBABLY close or with cover with perforations	40 lbs.	0.8	B.													

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DATA, PROBABLY close or with cover with perforations	8 lbs.	0.1	B.														100,000 lb. per square foot of area covered by pole. This is a maximum value and should be reduced for safety factor.
	DATA, PROBABLY close or with cover with perforations	40 lbs.	0.8	B.													

SPECIES	Standard Length 1 1/2-2 1/2 Feet ASB SLS-B	Resistance Factor 1.0-2.0 Feet ASB SLS-B	Directional Design for Pressure Poles Table 1-1 (Scale from base line indicates permissible load margin on poles)												Remarks		
			J	P	M	N	J	A	S	J	A	S	J	A		S	
Ds3	DATA, PROBABLY close or with cover with perforations	80 lbs.	1.4	P													100,000 lb. per square foot of area covered by pole. This is a maximum value and should be reduced for safety factor.
	DATA, PROBABLY close or with cover with perforations	30 lbs.	0.7	B.													
DATA, PROBABLY close or with cover with perforations	30 lbs.	1.4	B.														100,000 lb. per square foot of area covered by pole. This is a maximum value and should be reduced for safety factor.
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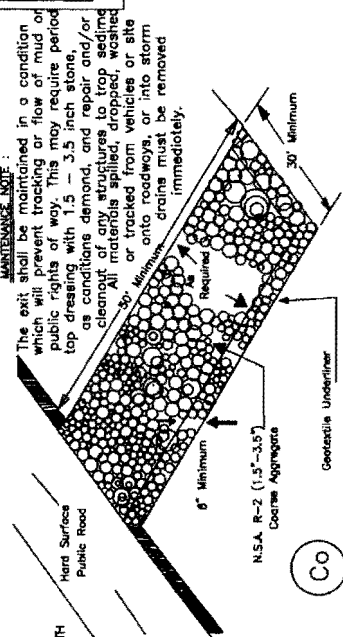
[illegible]

PERM. & TEMP. GROUND COVER

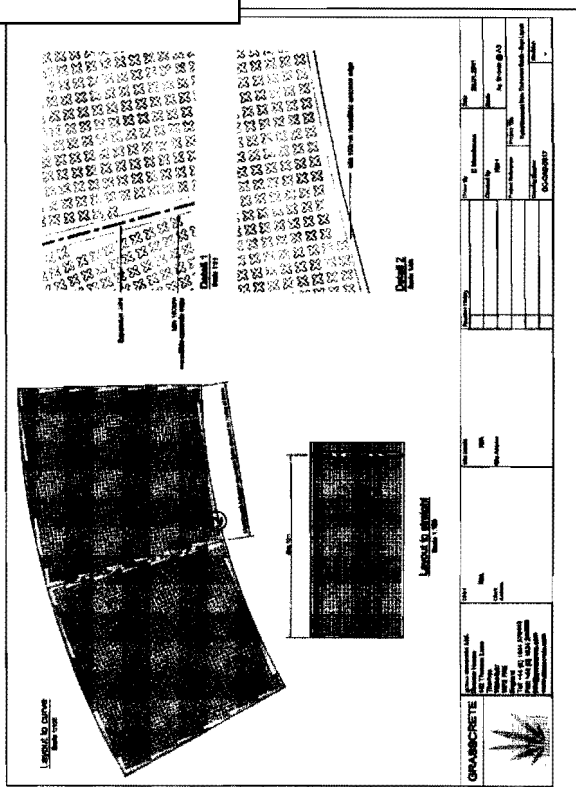
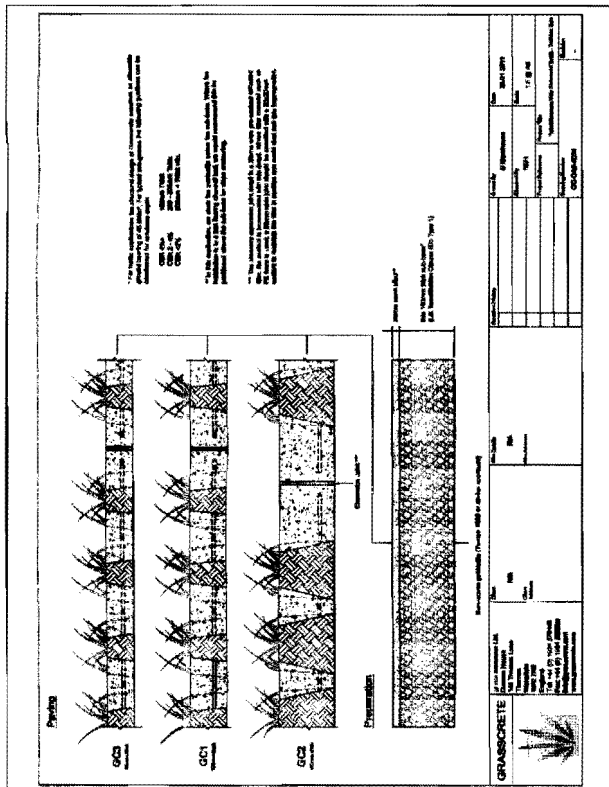
Ds1 DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

MULCHING APPLICATION REQUIREMENTS	RATE	
STRAW OR HAY WOOD WASTE, CHIPS, SAWDUST, BARK	2-1/2 TONS/ACRE 6 TO 9 TONS/ACRE	6" TO 10" 2' TO 3"
CUTBACK ASPHALT	1200 GAL./AC. OR 1/4 GAL./SQ. YD.	—
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	—
CUTBACK ASPHALT	SEE MANUFACTURER'S RECOMMENDATIONS	—
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	—

MAINTENANCE NOTE :
The exit shall be maintained in a condition which will prevent tracking or flow of mud or public rights of way. This may require periodic top dressing with 1.5 – 3.5 inch stone, as conditions demand, and repair and/or replacement of the base material and/or clean all materials spilled, dropped or washed onto roadways or into storm drains must be removed immediately.



CRUSHED STONE CONSTRUCTION EXIT



ALPHA LAND SERVICES
1005 ECHO VALLEY COURT
LOGANVILLE, GA 30052
ENGINEERING • LAND SURVEYING
OFF: 770.896.4054 FAX: 770.896.4054

3096 BUNKER HILL ROAD

REVISION:	LAND LOT: 747	LOT: 8	BLOCK: A
DISTRICT: 16TH	COUNTY: COBB	SUB: BUNKER HILLS	
GEORGIA	FIELD DATE: 01/11/14	AREA = 0.458 ACRES	
	PLAT DATE: 09/10/14	JOB NO: 14035P2	
REF. PLAT: PB 58	P. 20		



V-112 (2014)

33

34

REF. PLAT

PROPERTY ADDRESS:PROPERTY ADDRESS: 291 TWAIN CIRCLE
MABLETON GEORGIA, 30126.**ZONING NOTES:**PROPERTY IS ZONED RA5
CONDITIONAL

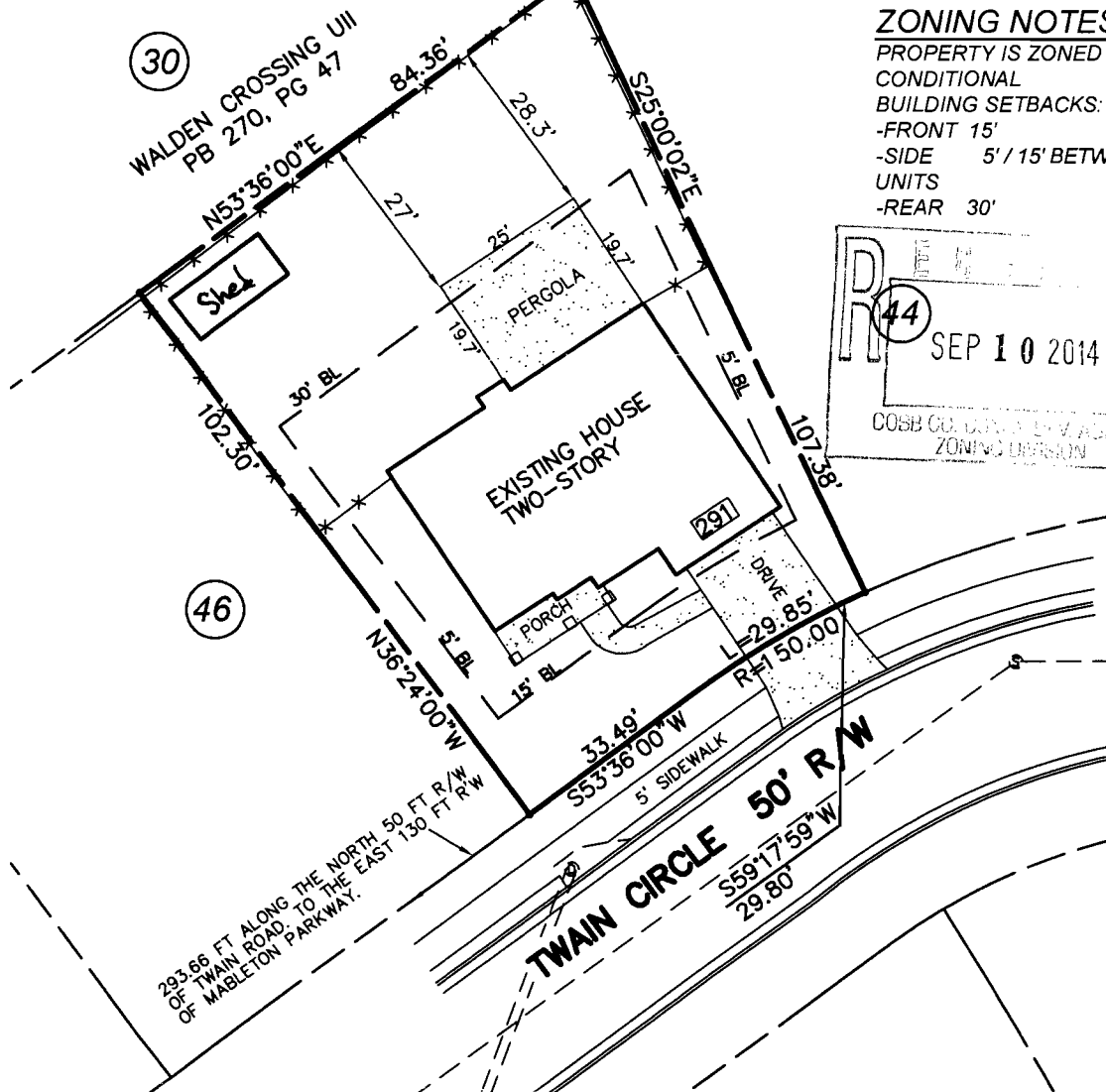
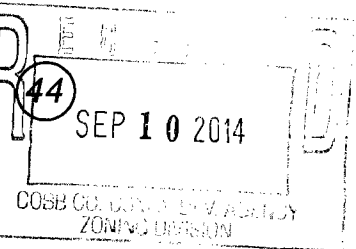
BUILDING SETBACKS:

-FRONT 15'

-SIDE 5' / 15' BETWEEN

UNITS

-REAR 30'

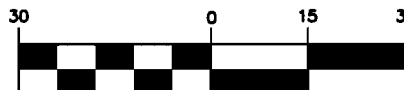
**TECHNICAL DATA:**FIELD CLOSURE: 2 PNT. TR.
PLAT CLOSURE: 1/71,466
EQUIPMENT: TOPCON
GPT-3005W W/ CARLSON
EXPLORERTHIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE
RULES OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
AS SET FORTH IN THE GEORGIA PLAT ACT.**NOTES:**1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD
HAZARD AREA PER FIRM MAP 13067C0212H DATED
03/04/2013.

2 - REFERENCE PLAT PB 270 PAGE 45-46

BOUNDARY SURVEY FOR:**CHERYL MARTIN**

291 TWAIN CIRCLE

TOTAL AREA = 7605 SF 0.175 ACRES



1 inch = 30 ft.

LOCATED IN
LAND LOT(S): 270
DISTRICT: 18th
SECTION: 2
COUNTY: COBB
CITY: GEORGIA
STATE: GEORGIA**LAND SYSTEMS LLC**
LAND SURVEYING SERVICES1337 Canton Road SUITE H1
Marietta Georgia 30066
(404) 285-2563 Fax 770 445 7405

JOB NO.	2014-38 LOT 45	SUBDIVISION:	LOT 45 WALDEN CROSSING UNIT I
DRAWN BY	MV	REVISIONS	
CHECKED BY	EV		
DATE	08/18/14		
SCALE	1"=30'		
FIELD DATE	08/15/14		
			DATE

APPLICANT: Cheryl L. Martin

PHONE: 678-346-0043

REPRESENTATIVE: Cheryl L. Martin

PHONE: 678-346-0043

TITLEHOLDER: Cheryl L. Martin

PROPERTY LOCATION: On the northwest side of
Twain Circle, east of Mableton Parkway
(291 Twain Circle).

PETITION No.: V-112

DATE OF HEARING: 11-12-2014

PRESENT ZONING: RA-5

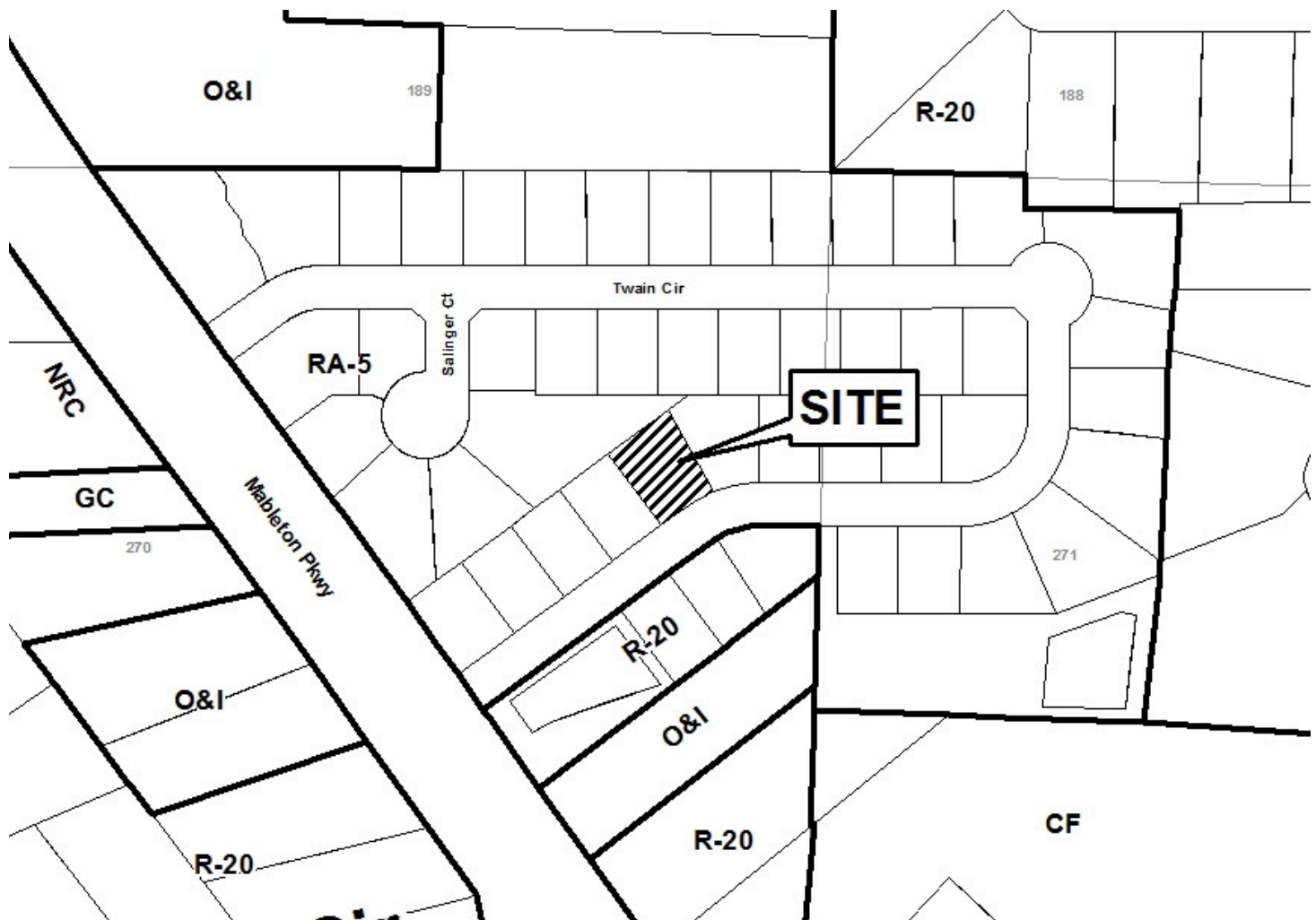
LAND LOT(S): 270

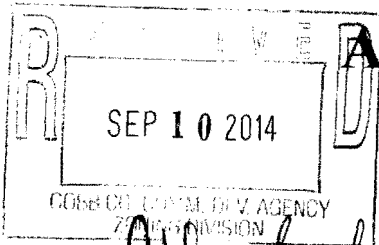
DISTRICT: 18

SIZE OF TRACT: 0.18 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the required setback for an accessory structure under 144 square feet (128 square foot shed) from the required 5 feet from the side property line to 3 feet adjacent to the west property line and from the required 5 feet from the rear property line to 3 feet adjacent to the north property line; and 2) waive the rear setback from the required 30 feet to 27 feet adjacent to the north property line.





Application for Variance Cobb County

(type or print clearly)

Application No. K-112

Hearing Date: 11/12/14

Applicant

Cheryl L. Martin

Phone #

678-346-0043

E-mail

MARTINCL919@gmail.com

Cheryl L. Martin

(representative's name, printed)

Address

291 Twain Circle SE

(street, city, state and zip code)

Mableton GA 30126

[Signature]

(representative's signature)

Phone #

678-346-0043

E-mail

MARTINCL919@gmail.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires:

My Commission Expires
March 24, 2017

Titleholder

Cheryl L. Martin

Phone #

678-346-0043

E-mail

Signature

[Signature]

(attach additional signatures, if needed)

Address:

291 Twain Circle SE Mableton GA 30126

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires:

My Commission Expires
March 24, 2017

Present Zoning of Property

MA-S

Location

291 Twain Circle SE, Mableton GA 30126

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

Land Lot(s)

45

District

184R

Size of Tract

.0175

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:

My Pergola w/ L Roof is 27.3 ft. from property line. I am applying for variance to make exception to 30 ft requirement by allowing the 2' 7" overage.

Revised: March 5, 2013

VARIANCE REQUESTED

1. REDUCE FRONT SETBACK FROM 50' SETBACK TO 0' SETBACK.
2. REDUCTION OF REQUIRED PARKING FROM 28 SPACES TO 20 SPACES.

PARKING CALCULATIONS

REQUIRED SPACES:
3 SPACES / SERVICES BAY = 3 X 7 BAYS = 21 SPACES
1 SPACE PER EMPLOYEE = 7 EMPLOYEES X 1 = 7 SPACES
TOTAL REQUIRED SPACES = 28
TOTAL PROPOSED SPACES = 20

LINE	BEARING	DISTANCE
L1	N 84°43'52" W	19.62'
L2	N 84°43'52" W	30.33'
L3	N 84°43'52" W	27.48'
L4	N 14°30'50" E	20.41'
L5	S 36°06'34" W	46.67'
L6	S 57°49'21" W	40.58'
L7	N 57°23'41" E	17.26'
L8	N 10°07'39" E	41.06'
L9	N 10°07'39" E	4.03'
L10	N 24°12'30" W	6.07'

SEP 11 2014

VICINITY MAP

GENERAL NOTES

TOTAL AREA - 29,542 SF ~ 0.678 AC

MAX. COVERAGE - NA
EXISTING IMPERVIOUS - 44.3%
PROPOSED IMPERVIOUS - 73.1%

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLISHED RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130670002C, AND THE DATE OF SAD MAP IS DECEMBER 10, 2002. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAD FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON SURVEY REFERENCE 4.

THE FOLLOWING BUILDING SETBACKS APPLY TO PROPERTIES ZONED ORC PER COBB COUNTY ZONING ORDINANCE:

MINIMUM FRONT SETBACK: 50 FEET FROM RIGHT-OF-WAY
MINIMUM SIDE SETBACK: 10 FEET; 25 FEET MAJOR SIDE
MINIMUM REAR SETBACK: 30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

UTILITIES SHOWN ON THIS PLAN ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

Is the owner's/developer's/builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Environmental Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent (NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).

OWNER/DEVELOPER
LARRY BROWN
404-318-3536



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.

FIELD CLOSURE: $\approx 1/10,000$
 ANG. ERROR: $< 0.4''$ /ANG. PT.
 EQUIPMENT USED: LEAST SQUARES
 ADJUSTED BY: TORCON GTS-303
 W/ JETT DATA COLLECTOR
 PLAT CLOSURE: $\approx 1/100,000$

A vertical scale bar labeled "SCALE IN FEET". The scale has markings at 30, 0, 30, and 60 feet. The bar is divided into alternating black and white segments.

SURVEY REFERENCES

1. PLAN & PROFILE OF IMPROVED SR 150, ROSENELL ROAD, MIDWICH, TAMM COUNTY, STPOD-0114-01(072).
2. TEMPORARY CONST. EASEMENT, DB 14715 PG 5505.
3. RIGHT OF WAY DEED, DB 14715 PG 5504.
4. LIMITED WARRANTY DEED, DB 10100 PG 524.
5. RIGHT OF WAY DEED, DB 10059 PG 688.
6. MOTORS-FORCE EASEMENT, DB 2177 PG 526.
7. PG 113 PG 40.
8. PG 131 PG 86.

[illegible]

APPLICANT: Rocco's European Garage

PHONE: 770-509-5124

REPRESENTATIVE: Rocco Lionetti

PHONE: 404-825-0600

TITLEHOLDER: 2245 Roswell Road, LLC

PROPERTY LOCATION: On the west side of
Roswell Road, and on the north side of Cheryl Elaine
Place
(2245 Roswell Road).

PETITION No.: V-113

DATE OF HEARING: 11-12-2014

PRESENT ZONING: CRC

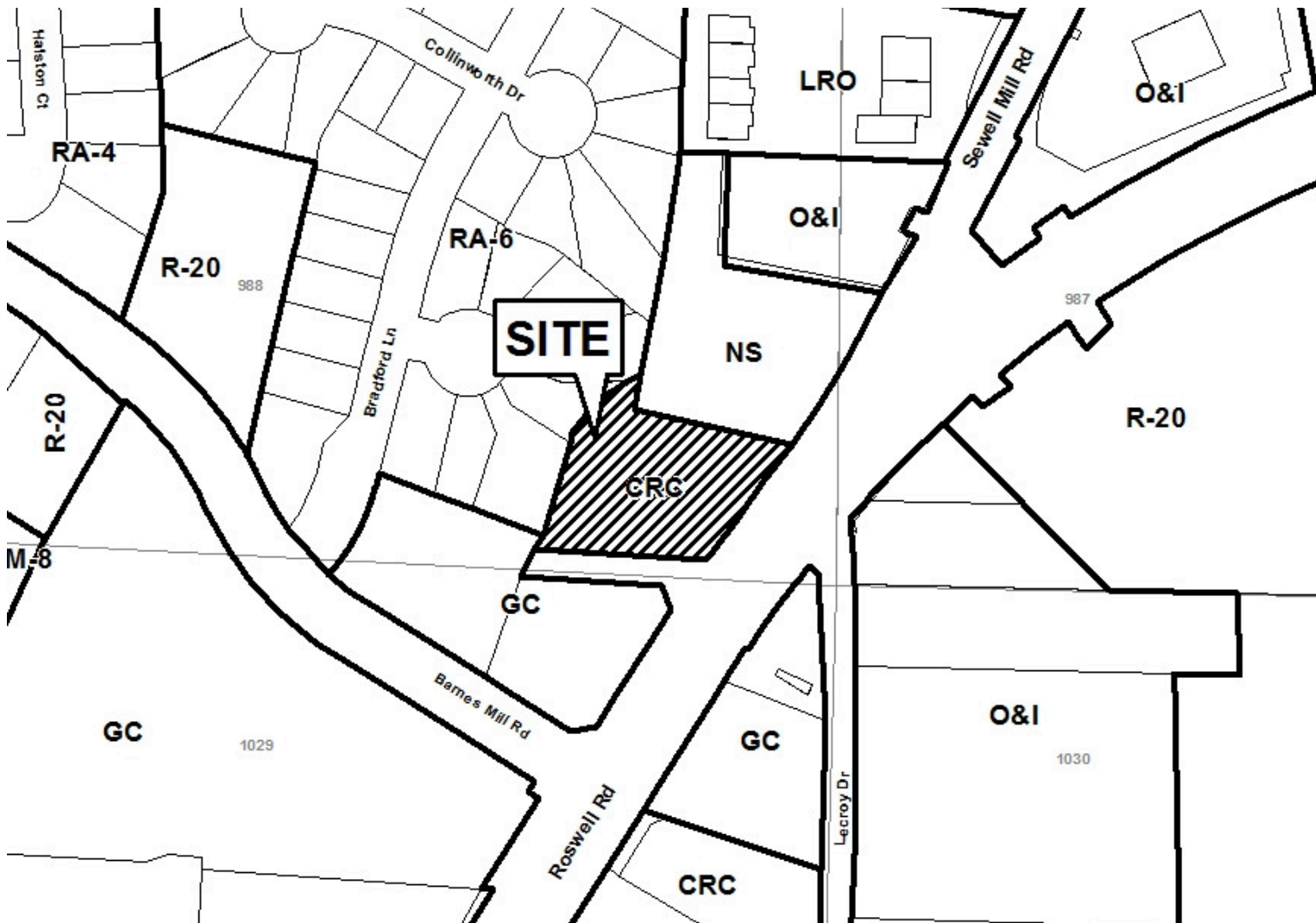
LAND LOT(S): 988

DISTRICT: 16

SIZE OF TRACT: 0.68 acres

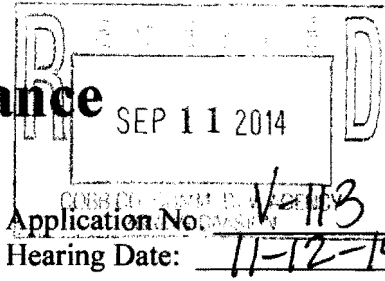
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to zero feet adjacent to the east
property line; 2) waive the minimum number of parking spaces from the required 28 spaces to 20 spaces; 3)
wave the required landscape enhancement strip along the vehicular access areas as required by Sec. 134-285; 4)
wave the impervious surface from a maximum of 70% to 73.1%; and 5) waive the 35 foot landscape buffer to zero
feet along the western property line.



Application for Variance Cobb County

(type or print clearly)



Applicant Rocco's European Garage Phone # 770-504-5124 E-mail RoccoLionetti@gmail.com
Rocco Lionetti Address 2245 Roswell Rd. Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)
[Signature] Phone # 404-825-0600 E-mail RoccoLionetti@gmail.com
(representative's signature)

My commission expires: 17TH June 2016 Signed, sealed and delivered in presence of:
[Signature] Notary Public

Titleholder 2245 Roswell Road LLC Phone # 404-255-5210 E-mail LGBREPLY@aol.com
Signature [Signature] Address: 210 Sandy Springs Place Atlanta GA 30328
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 17TH June 2016 Signed, sealed and delivered in presence of:
[Signature] Notary Public

Present Zoning of Property CRC
Location 2245 Roswell Rd. Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

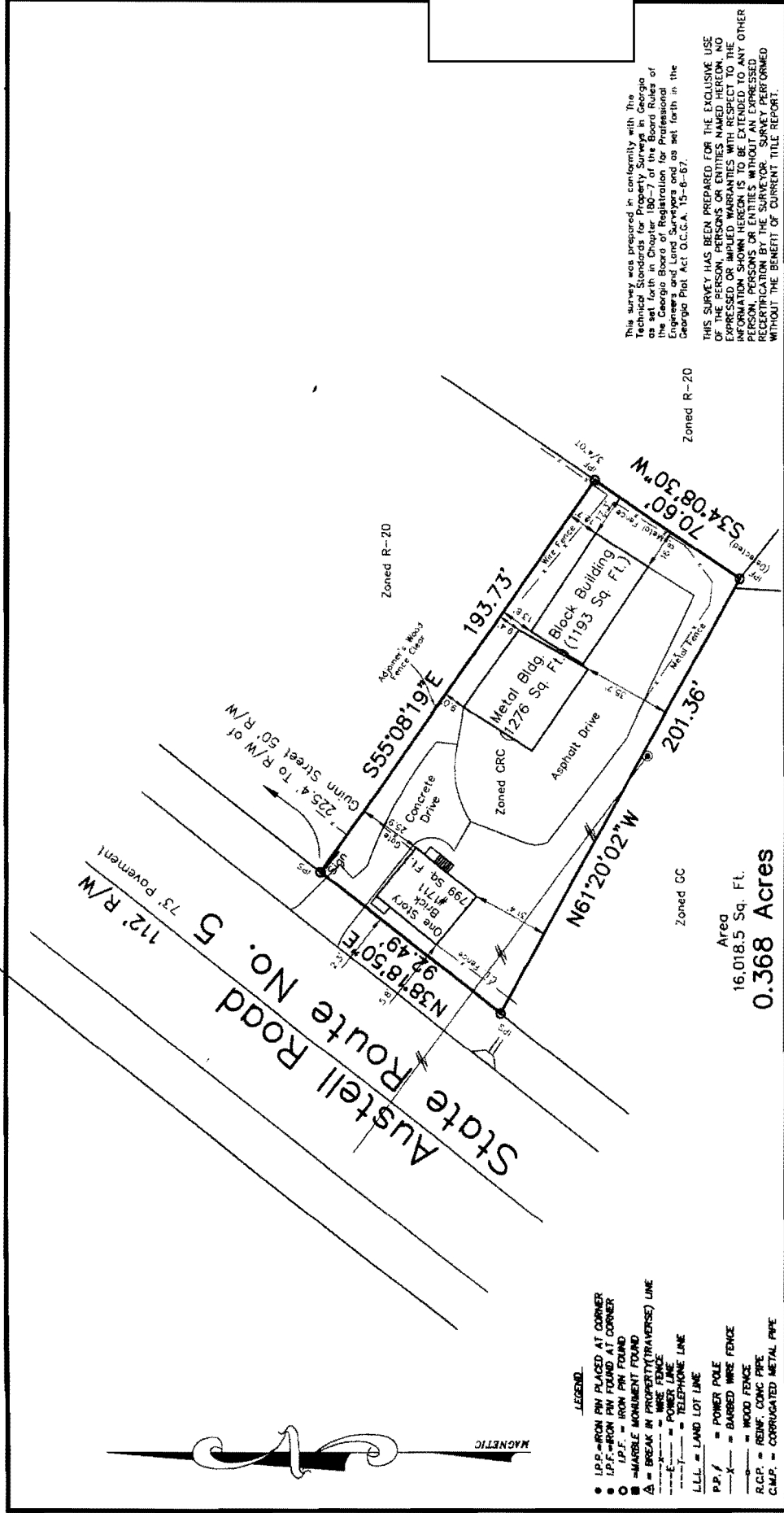
Land Lot(s) 988 District 16TH Size of Tract 0.750 Acre(s)

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 NA Shape of Property NA Topography of Property NA Other NA

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: Reduce Front Setback From 50' To 0'
Reduction Of Required Parking From 28 Spaces To 20 Spaces



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.

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

SURVEY FOR			
Monica Maldonado & Eleazar Ortega			
Lot 15	Olive Springs Sub.	Page 54	REVISIONS
Plat Book 9	LAND LOT - 207	SECTION - 2nd	Aug. 12, 2014
DISTRICT - 17th	Cobb	Dwn	CC LT
COUNTY - Georgia	SCALE - 1" = 40'	Chkd	GF
STATE - Georgia	FIELD DATE 8-08-14	PLAT DATE 8-11-14	LDN
FILE: 140066			

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS, MAP NO. 130870010H, DATED March 03, 2013.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000 FEET AND AN ANGULAR ERROR OF 2.1" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT UTILIZED: ANGULAR - TRANSIT; LINEAR - STATIONING

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

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

GRAPHIC SCALE

Larry D. Neese, PLS
Post Office Box 34
Jasper, Georgia 30143
(770) 428-2122
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

- LEGEND**
- I.P.P. = IRON PIN PLACED AT CORNER
 - I.P.F. = IRON PIN FOUND AT CORNER
 - △ MARBLE MONUMENT FOUND
 - △ BREAK IN PROPERTY (TRAVERSE) LINE
 - WIRE FENCE
 - - - - - POWER LINE
 - - - - - TELEPHONE LINE
 - LLL = LAND LOT LINE
 - P.P. / = POWER POLE
 - - - - - BARBED WIRE FENCE
 - - - - - WOOD FENCE
 - R.C.P. = REINFORCED CONCRETE PILE
 - C.M.P. = CORRUGATED METAL PILE

APPLICANT: Monica Maldonado

PHONE: 770-792-0308

REPRESENTATIVE: Monica Maldonado

PHONE: 770-792-0308

TITLEHOLDER: Monica Maldonado and Eleazar Ortega

PROPERTY LOCATION: On the east side of Austell
Road, across from Privette Road
(1711 Austell Road).

PETITION No.: V-114

DATE OF HEARING: 11-12-2014

PRESENT ZONING: CRC

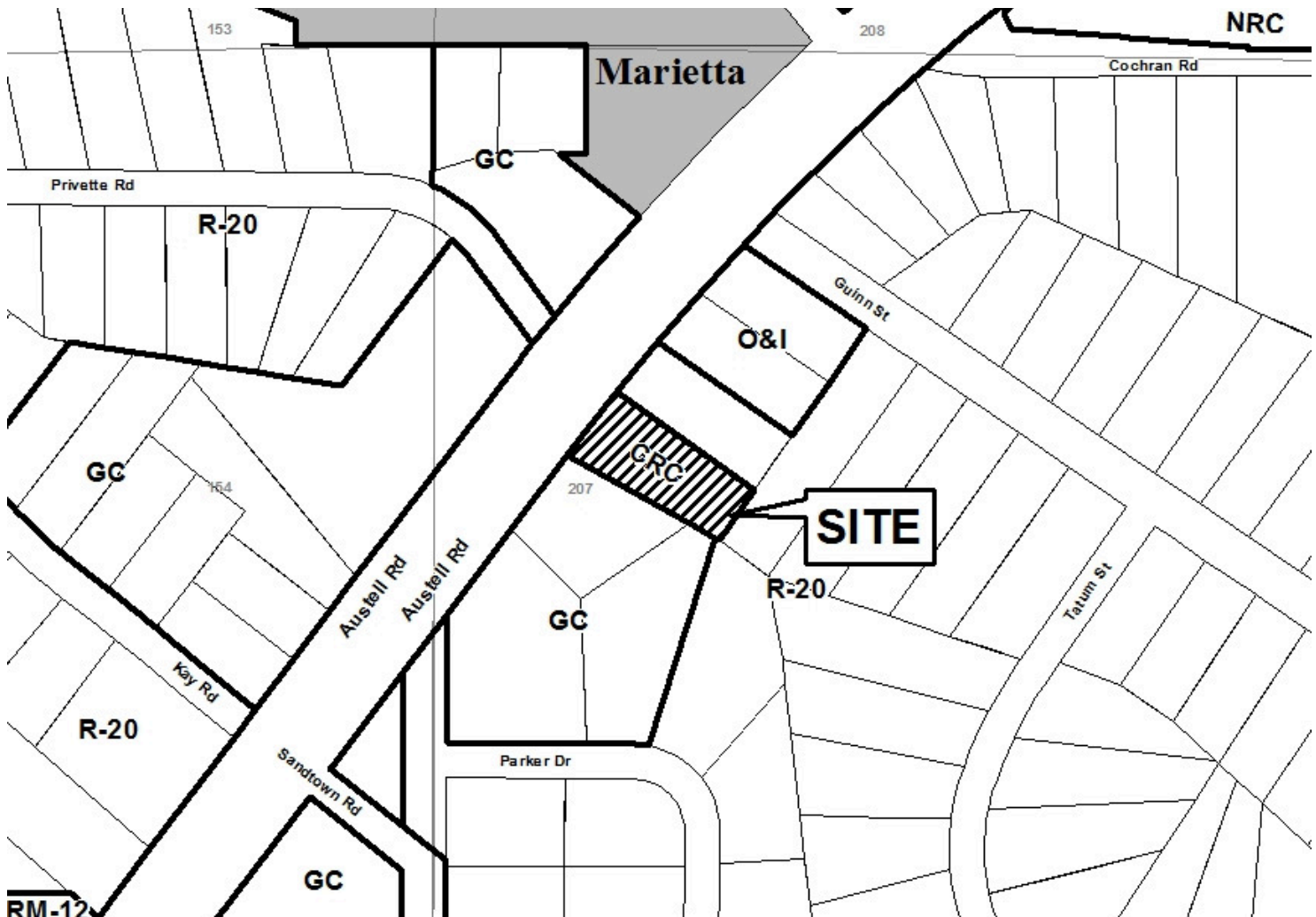
LAND LOT(S): 207

DISTRICT: 17

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum lot size from the required 20,000 sq. ft. to 16,018.5 sq. ft.;
2) waive the front setback from the required 50 feet to 2.3 feet ; 3) waive the rear setback from the required
30 feet to 16.8 feet; and 4) waive the side setback from the required 10 feet to 9 feet adjacent to the north property
line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-114

Hearing Date: 11-12-14

Applicant Monica Maldonado/Eleazar Ortega

Phone # _____

E-mail _____

Monica Maldonado
(representative's name, printed)

Address 1711 Austell Rd. Marietta GA 30008
(street, city, state and zip code)

Monica Maldonado
(representative's signature)

Phone # (770) 792-0308 E-mail _____

Signed, sealed and delivered in presence of:

My commission expires: Jan 21, 2018

Alejandro Santillan



Titleholder ELEAZAR ORTEGA

Monica Maldonado Phone # 770-792-0308 E-mail _____

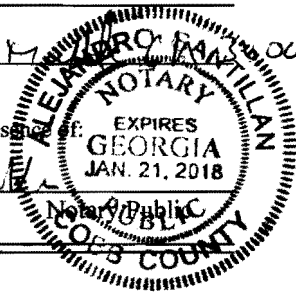
Signature Monica Maldonado
(attach additional signatures, if needed)

Address: 1711 Austell Rd. Marietta GA 30008
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Jan 21, 2018

Alejandro Santillan



Present Zoning of Property CMC

Location 1711 Austell Road, Marietta, Ga 30008
(street address, if applicable; nearest intersection, etc.)

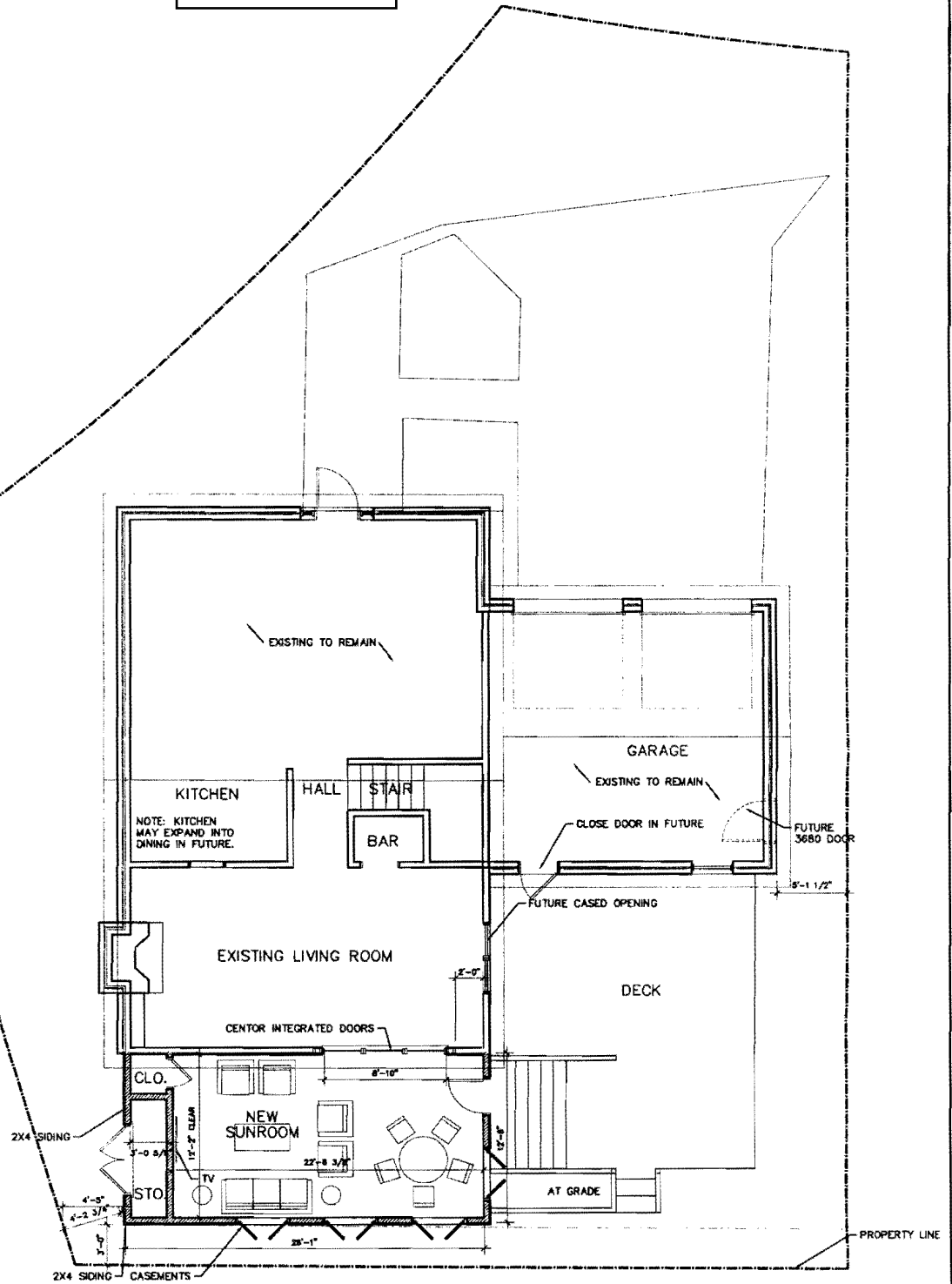
Land Lot(s) 207 District 17th Size of Tract 0.368 Acre(s)

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

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

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

List type of variance requested: _____



New Proposed Floor Plan
scale: 1/8" = 1'-0"

APPLICANT: William Stewart Bruce

PHONE: 540-588-3125

REPRESENTATIVE: Mark Diedrich

PHONE: 678-244-6270 ext. 207

TITLEHOLDER: William Stewart and Mary Lou Bruce

PROPERTY LOCATION: On the south side of Yale Court, east of Courtyard Drive, south of Tanglewood Drive
(2901 Yale Court).

PETITION No.: V-115

DATE OF HEARING: 11-12-2014

PRESENT ZONING: RM-8

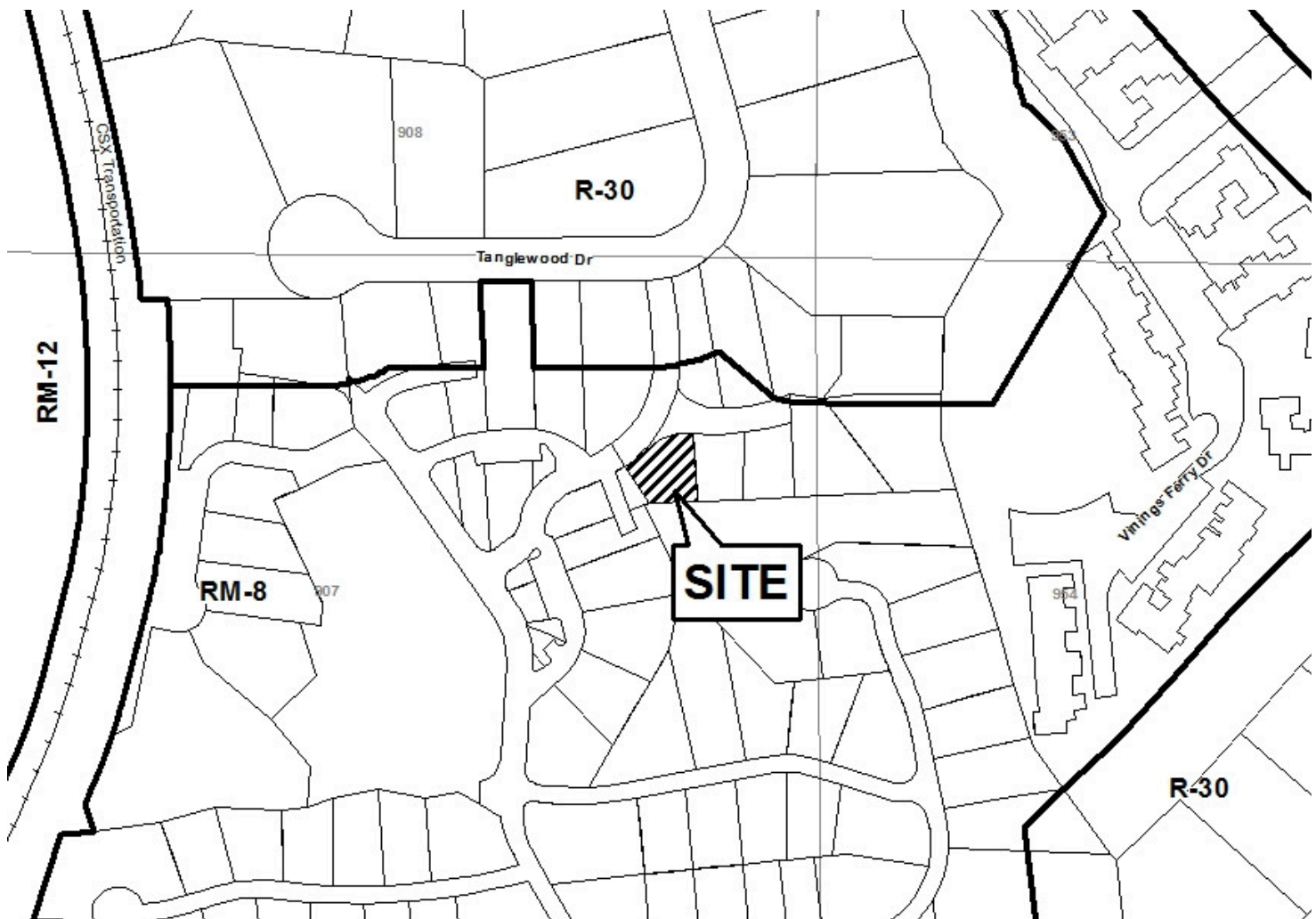
LAND LOT(S): 907

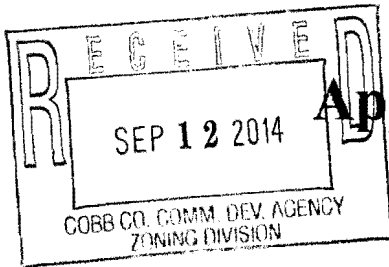
DISTRICT: 17

SIZE OF TRACT: 0.12 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the impervious surface from a maximum of 40% to 54%; 2) waive the front setback from the required 20 feet to 7 feet adjacent to the north property line; 3) waive the rear setback from the required 30 feet to 3 feet adjacent to the south property line; and 4) waive the side setback from the required 5 feet to 4 feet adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-115

Hearing Date: 11-12-14

Applicant William Stewart Bruce Phone # 540.588.3125 E-mail sbruce@grahamwhite.com

Mark Diedrich

(representative's name, printed)

Address 834 INMAN VILLAGE PKWY, SUITE#280, ATLANTA, GA 30307

(street, city, state and zip code)

Phone # 678.244.6270
ext. 207

E-mail mark@kuodiedrich.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Mary Lou Bruce Phone # 540.588.3125 E-mail mlsbruce@comcast.com

Signature Mary Lou Bruce
(attach additional signatures, if needed)

2901 Yale Court SE, Atlanta, GA 30339
(street, city, state and zip code)

My commission expires: June 26, 2017

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property RM-8 using RA-5 setbacks for being a single family house

Location 2901 Yale Court SE, Atlanta, GA 30339 (Courtyard at Vinings)

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

Land Lot(s) 907 District 17th - section 2nd Size of Tract 0.12 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 5300.6 S.F. Shape of Property irregular pentagon Topography of Property level 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).

According to Cobb County regulations, the rear setback for the property is 30' and the side setback is 5'. The community consists of cluster homes with setbacks that do not match with RA-5 zoning. The existing house and screen porch are currently within the setback. Because the screen porch to be replaced is already within the setback, any increase in space will further violate the setback unless a variance is granted. the proposed new porch is sized to better accomodate furniture and is truly and improvement.

List type of variance requested:

I ask for approval to reduce the rear and side yard setbacks for an addition of a sun room in the location of the current screen porch in my house. According to the new addition, the house footprint will reduce the rear setback to 3'-0" and the side yard setback to 4'-0".