

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: January 14, 2015

DUE DATE: December 15, 2014

Distributed: November 21, 2014



Cobb County...Expect the Best!

APPLICANT: Martin Rodriguez

PETITION No.: V-1

PHONE: 678-255-6915

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Martin Rodriguez

PRESENT ZONING: R-20

PHONE: 678-255-6915

LAND LOT(S): 623

TITLEHOLDER: Martin Rodriguez Lopez and
Violeta Perez Pacheco

DISTRICT: 19

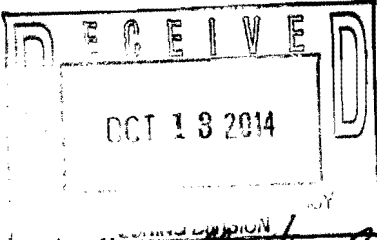
PROPERTY LOCATION: On the west side of Bay
Berry Drive, south of Burfordi Drive
(2796 Bay Berry Drive).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 29.64 feet.





Application for Variance Cobb County

(type or print clearly)

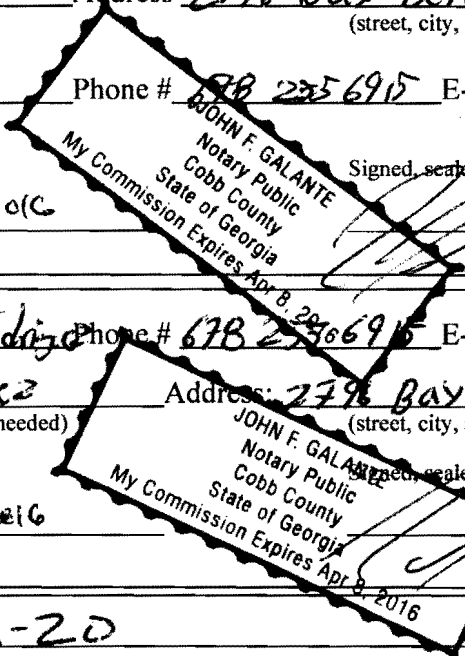
Application No. V-1
Hearing Date: 11-4-15

Applicant Martin Rodriguez Phone # 678 235 6915 E-mail martinrodriguez0703@gmail.com

Martin Rodriguez Address 2796 Bay Berry Dr Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)

Martin Rodriguez Phone # 678 235 6915 E-mail martinrodriguez0703@gmail.com
(representative's signature)

My commission expires: April 8th 2016

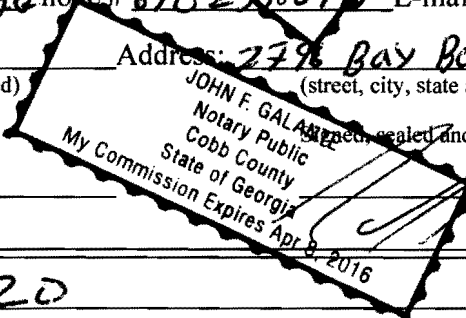


Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Martin & Violeta Rodriguez Phone # 678 235 6915 E-mail martinrodriguez0703@gmail.com

Signature Martin Rodriguez Address: 2796 Bay Berry Dr Marietta GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 8th 2016



Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 2796 Bay Berry Drive, Marietta, Ga. 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 623 District 19 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 0.466 Shape of Property RECT Topography of Property on hill 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).

improved an original carport extending slightly closer to the road. Construction of finish are complete would require tearing down structure.

List type of variance requested: Request reduction of Front setback to 29.5' To clear carport.

APPLICANT: Patricia S. Medlin

PETITION No.: V-2

PHONE: 770-948-2986

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Patricia Medlin

PRESENT ZONING: R-20

PHONE: 770-948-2986

LAND LOT(S): 38

TITLEHOLDER: Patricia S. Medlin

DISTRICT: 18

PROPERTY LOCATION: On the north side of

SIZE OF TRACT: 3.82 acres

Whispering Pines Circle (Private), east of Whispering Pines Road, and at the western terminus of Pine Valley Road

COMMISSION DISTRICT: 4

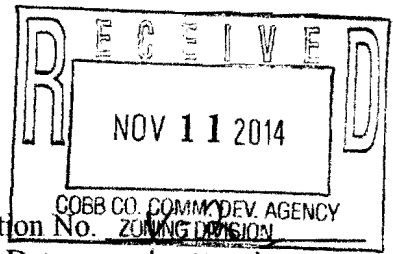
(5835 Whispering Pines Circle).

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 26.75 feet; and 2) waive the setback for an accessory structure over 650 square feet (frame accessory bldg w/ lean to sheds) from the required 100 feet to 34.1 feet adjacent to the eastern property line.



Application for Variance Cobb County

(type or print clearly)



Application No. ZONING DIVISION
Hearing Date: 1-14-15

Applicant PATRICIA S MEDLIN Phone # 770-948-2986 E-mail PATSMEDLIN@OUTLOOK.COM

PATRICIA MEDLIN P. Medlin Address 5835 WHISPERING PINES CIR. MABLETON, GA 30126
(representative's name, printed) (street, city, state and zip code)

P. Medlin N/A Phone # 770-948-2986 E-mail PATSMEDLIN@OUTLOOK.COM
(representative's signature)

My commission expires: _____

Signed, sealed and delivered in presence of:

Carolyn Duncan
Notary Public

Titleholder PATRICIA MEDLIN Phone # 770-948-2986 E-mail PATSMEDLIN@OUTLOOK.COM
SAME AS ABOVE

Signature P. Medlin Address: 5835 WHISPERING PINES CIR MABLETON GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126

My commission expires: _____

Signed, sealed and delivered in presence of:

Carolyn Duncan
Notary Public

Present Zoning of Property R-20

Location 5835 WHISPERING PINES CIR.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 38 District 18 2ND SECT. Size of Tract 3.815 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).

Attached

List type of variance requested: _____

Reason For Variance Request:

I've applied for a Reverse Mortgage on my house which sits on a separate plat from my adjoining horse pasture. In order to increase the valuation of my home, a new survey was done combining the two. I have no plans to sell or make any changes to the use of the property.

The house was built in 1926 and purchased by us in 1986... the adjoining pasture, shortly thereafter. The property is without public road frontage, therefore not conforming to subsequent land ordinances.

The need for this Variance approval is necessary in order to legally record the combined properties as requested by the mortgage company handling my application.

R Medhin 10-23-2014

APPLICANT: Total Imaging

PETITION No.: V-3

PHONE: 770-536-7906

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Dennis Carlton

PRESENT ZONING: GC

PHONE: 770-536-7906

LAND LOT(S): 899

TITLEHOLDER: Desh Enterprises, Inc.

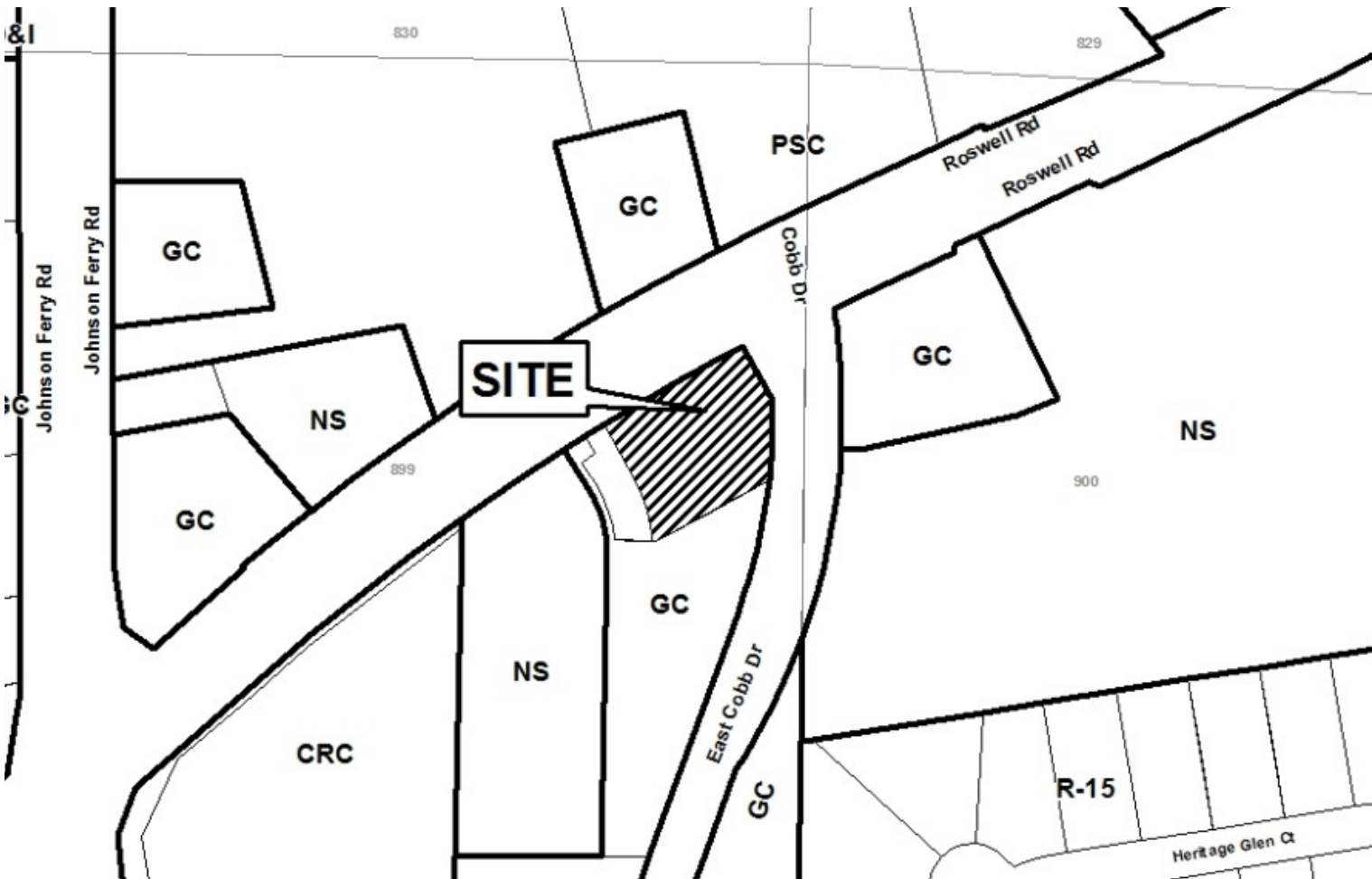
DISTRICT: 16

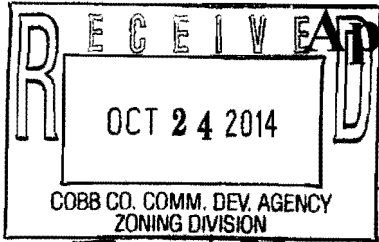
PROPERTY LOCATION: On the southwest corner
of East Cobb Drive and Roswell Road
(4360 Roswell Road).

SIZE OF TRACT: 0.58 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an electronic sign on a property with less than 200 feet of road frontage on one
road (171.64 feet on Roswell Road).





Application for Variance Cobb County

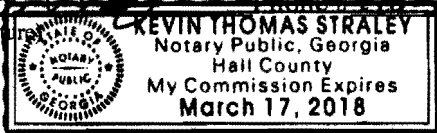
(type or print clearly)

Application No. V3
Hearing Date: 1/14/15

Applicant Total Imaging Phone # 770-536-7906 E-mail _____

Dennis Carlton Address 2054 Atlas Circle, Gainesville, GA 30501
(representative's name, printed) (street, city, state and zip code)

Dennis Carlton Phone # 770-536-7906 E-mail dcarlton@totalimaginginc.com
(representative's signature)



My commission expires: _____

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

* Titleholder RAVINDER S TUTEJA Phone # 770-362-3590 E-mail Ravinder.tuteja@gmail.com

* Signature Ravinder S Tuteja Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5-20-17

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property _____

Location 4360 Roswell Rd, Marietta, GA (at corner of East Cobb Dr.)
(street address, if applicable; nearest intersection, etc.)

* Land Lot(s) 899 District 16th District Size of Tract .62 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 be allowed to have an LED price sign. lot has 225' road frontage total; 175' road frontage on Roswell Rd. A BP station less than 1000' away has equal or less frontage and is allowed to have an LED sign. For the sake of equal competition, request that this site have an LED sign for fair representation.

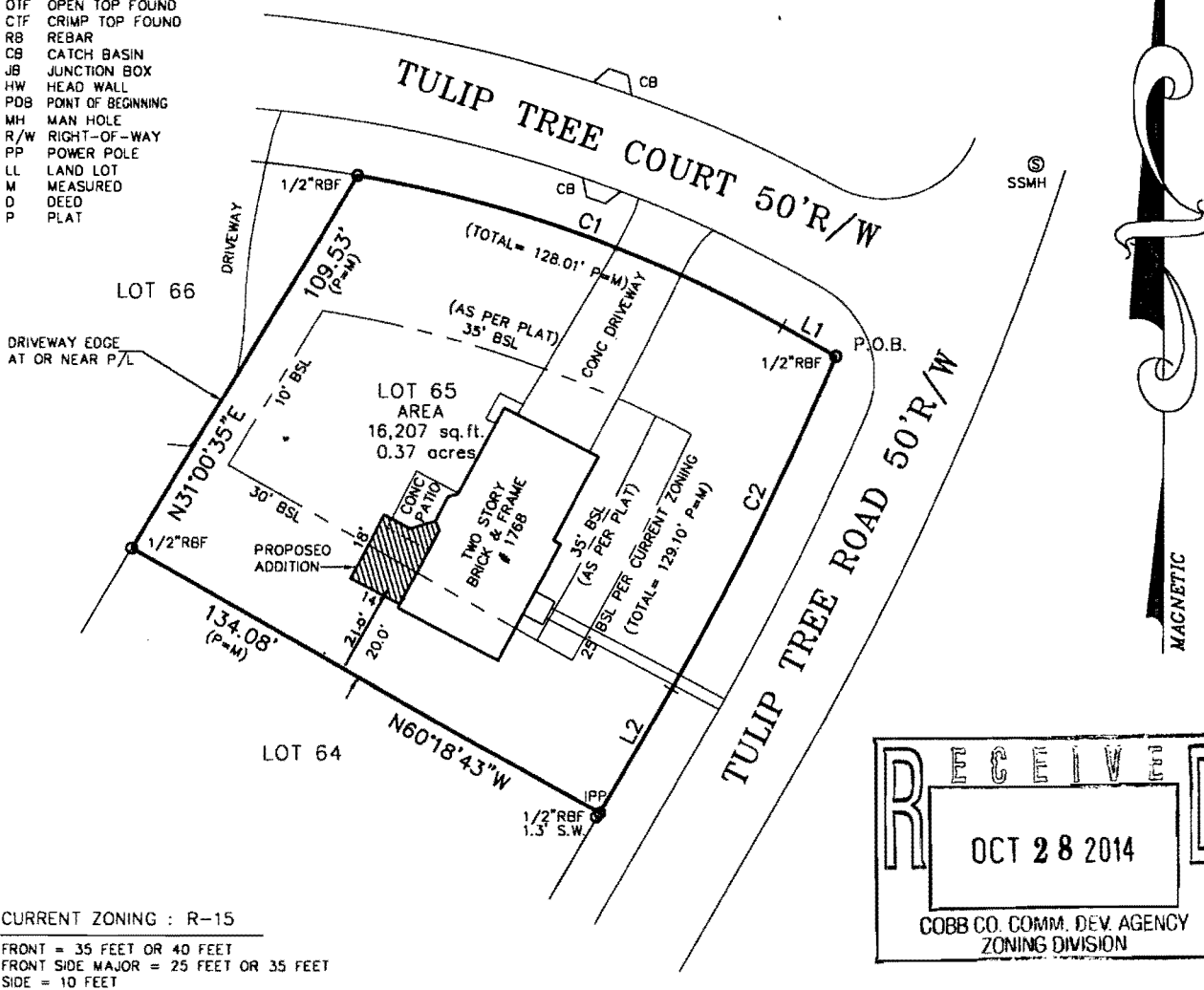
LEGEND

- 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
- PDB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-4
(2015)

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	112.74	325.00	112.1
C2	93.24	750.00	93.1

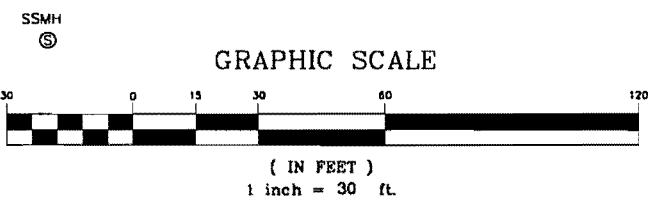
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.27	S60°18'43"E
L2	35.86	S29°41'17"W



RECEIVED
OCT 28 2014
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

CURRENT ZONING : R-15

FRONT = 35 FEET OR 40 FEET
 FRONT SIDE MAJOR = 25 FEET OR 35 FEET
 SIDE = 10 FEET
 REAR = 30 FEET



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.

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.

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.

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 OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 0.3" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

10/27/14 REVISED TO SHOW ADDITION-NO FIELD WORK THIS DATE

FIELD DATE 10/13/14

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: BOLDING AND PARKS LLC		DATE 10/20/14	
	OWNER / PURCHASER ANITA S. WHALEN		SCALE 1" = 30'	
	LAND LOT 305	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 65	BLOCK B	UNIT V-B	AREA OF LOT: 16,207 S.F.
	SUBDIVISION HERITAGE FARMS			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY		
PLAT BOOK <u>82</u> PAGE <u>23</u>		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993		
DEED BOOK _____ PAGE _____		TELEPHONE (770) 794-9055 FAX (770) 794-9052		

APPLICANT: Anita Whalen

PETITION No.: V-4

PHONE: 770-833-2104

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Anita Whalen

PRESENT ZONING: R-15

PHONE: 770-833-2104

LAND LOT(S): 305

TITLEHOLDER: Anita Whalen

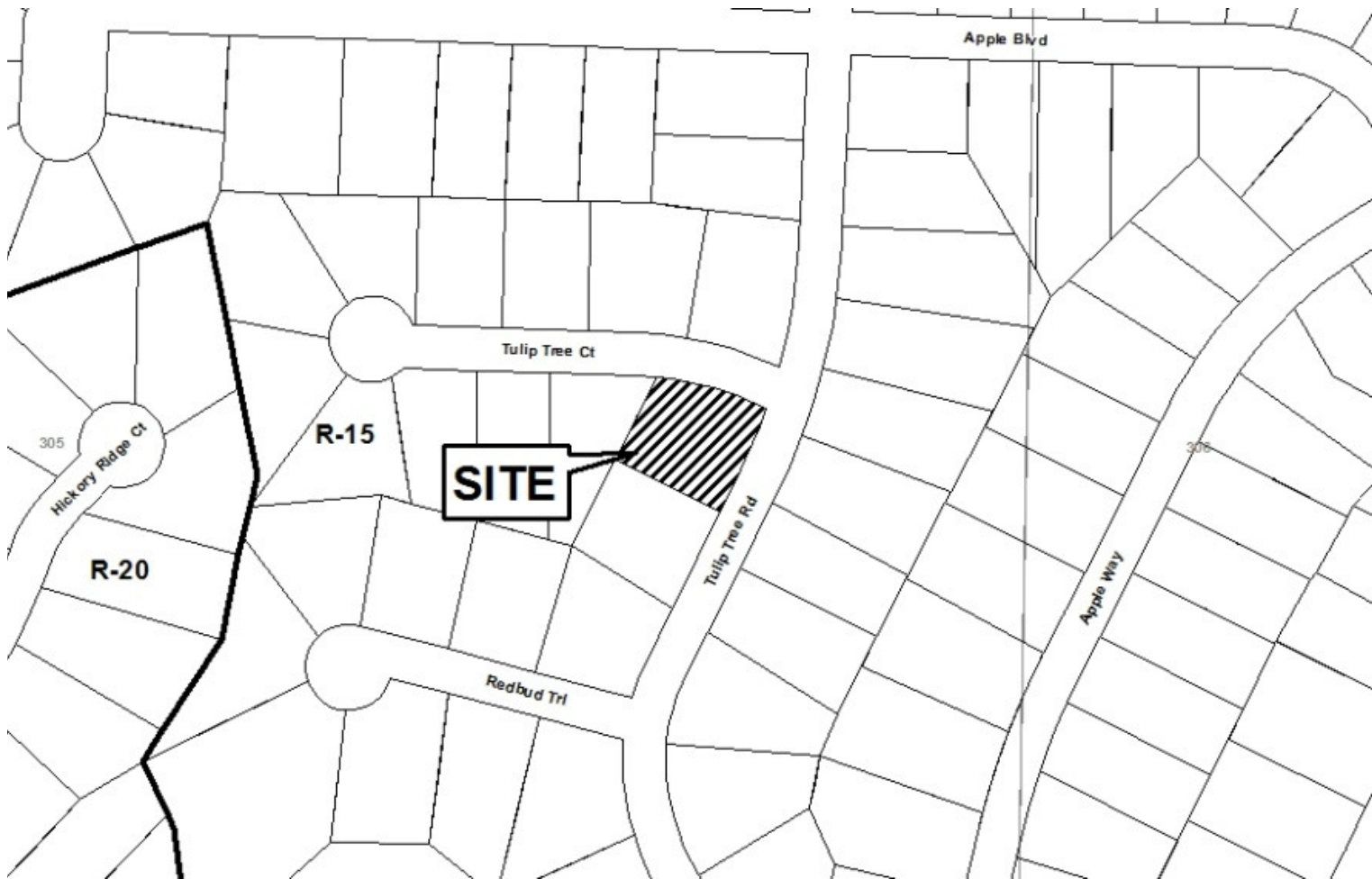
DISTRICT: 16

PROPERTY LOCATION: On the southwest corner
of Tulip Tree Road and Tulip Tree Court
(1768 Tulip Tree Court).

SIZE OF TRACT: 0.37 acres

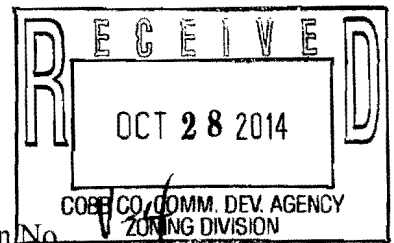
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.



Application for Variance Cobb County

(type or print clearly)



Application No. 1-14-15
Hearing Date: 1-14-15

Applicant Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com
Anita Whalen Address 1768 Tulip Tree Ct Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)
Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com
(representative's signature)

My commission expires: DEC 3 2016

Signed, sealed and delivered in presence of
[Signature]
MIGUEL CASTILLO
Notary Public
Cherokee County
State of Georgia
My Commission Expires Dec 3, 2016

Titleholder Anita Whalen Phone # 770-833-2104 E-mail aswhalen@gmail.com
Signature Anita Whalen Address: 1768 Tulip Tree Ct Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DEC 3 2016

Signed, sealed and delivered in presence of
[Signature]
MIGUEL CASTILLO
Notary Public
Cherokee County
State of Georgia
My Commission Expires Dec 3, 2016

Present Zoning of Property Residential

Location 1768 Tulip Tree Ct Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 16 2nd section Size of Tract 0.7^{est} 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).

Ordinance stating no structure to be built within 30ft of the back boundary line is only a problem because my house was built facing Tulip Tree Rd which is the longer of the 2 sides of this corner lot. That legally makes my side yard be what you call my back yard. I want to build a screen porch beginning at the rear edge of my house across the back. Rear ^{sides} edge is within 30ft (so is my house)

List type of variance requested: Allow porch structure to be within 30 ft of neighbor's side boundary.

APPLICANT: Carleton Engelbert

PETITION No.: V-5

PHONE: 770-971-9227

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Carleton Engelbert

PRESENT ZONING: R-15

PHONE: 770-971-9227

LAND LOT(S): 843

TITLEHOLDER: Carl W. and Mary Kathleen Engelbert

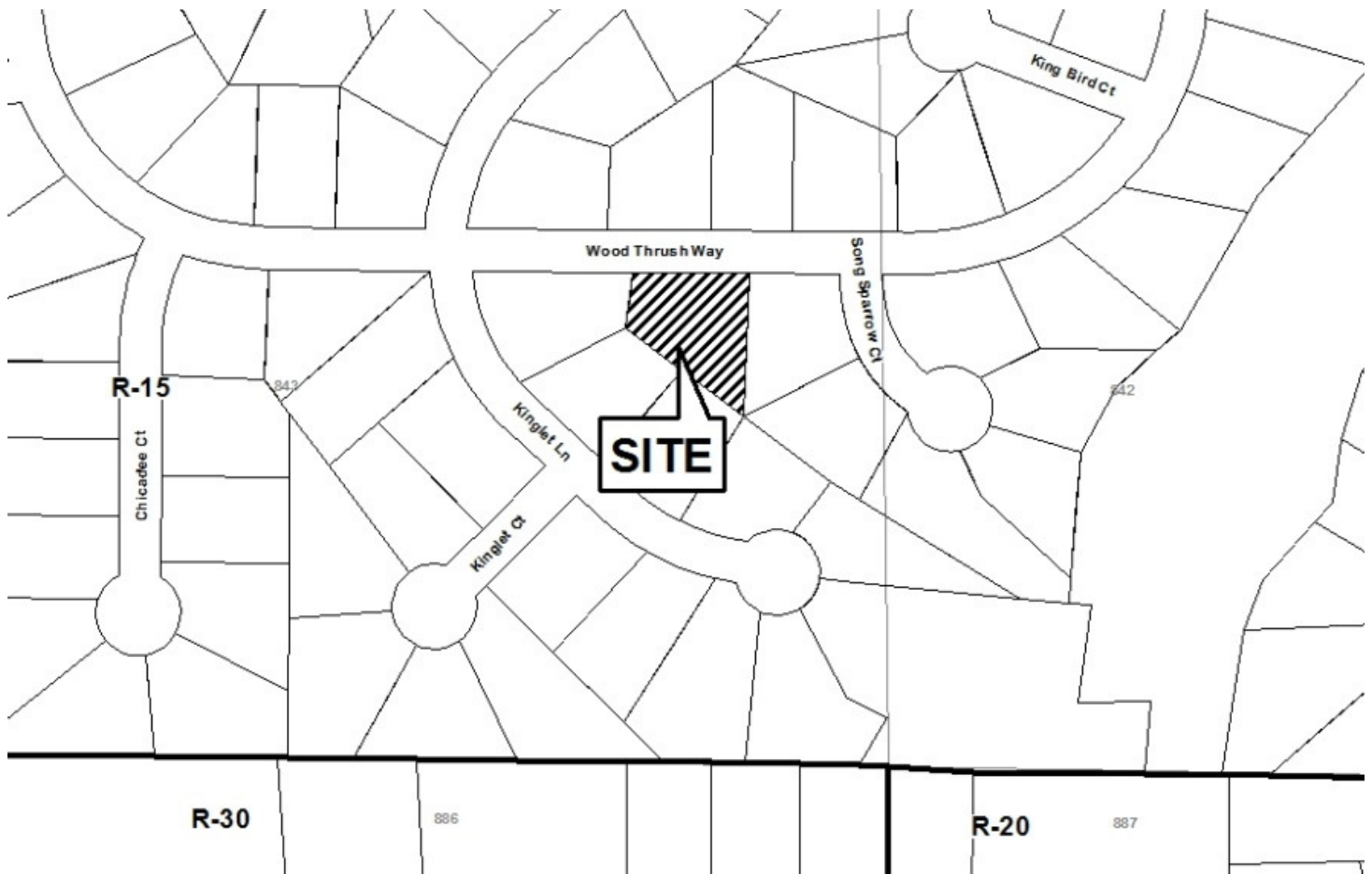
DISTRICT: 16

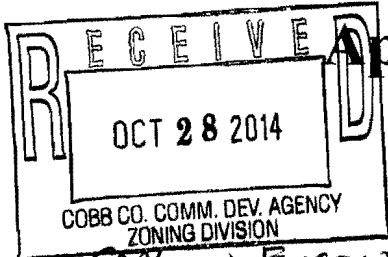
PROPERTY LOCATION: On the south side of Wood Thrush Way, east of Kinglet Lane
(1496 Wood Thrush Way).

SIZE OF TRACT: 0.37 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-5
Hearing Date: 1-14-15

Applicant CARLETON ENGELBERT Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net
CARLETON ENGELBERT Address 1496 Wood Thrush Way, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Carleton Engelbert Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net
(representative's signature)

Mary Kathleen Engelbert
Mary Kathleen Engelbert
My commission expires: JAN 03, 2017

MIRTA LAWES
Notary Public
Cobb County
State of Georgia
Signed, sealed and delivered in presence of:
Mirta Lawes
My Commission Expires Jan 3, 2017
MIRTA LAWES Notary Public

Titleholder CARLETON ENGELBERT Phone # 770-971-9227 E-mail CENGELBERT@Bellsouth.net
Signature Carleton Engelbert Address: 1496 Wood Thrush Way, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

MARY KATHLEEN ENGELBERT
Mary Kathleen Engelbert
My commission expires: JAN 03, 2017

MIRTA LAWES
Notary Public
Cobb County
State of Georgia
Signed, sealed and delivered in presence of:
Mirta Lawes
My Commission Expires Jan 3, 2017
MIRTA LAWES Notary Public

Present Zoning of Property R-15
Location 1496 Wood Thrush Way
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 843 District 16 Size of Tract .37 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.

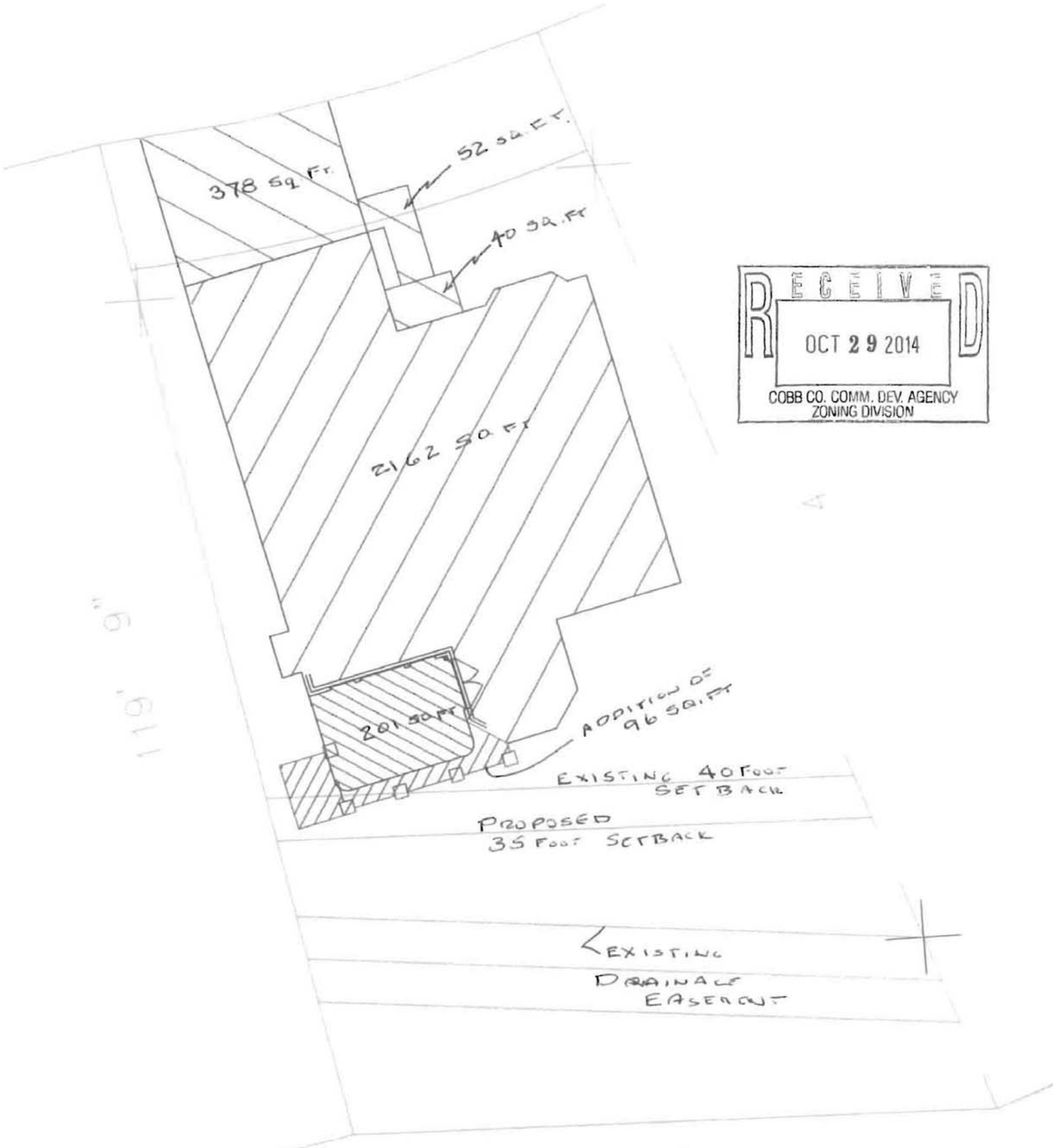
Size of Property Shape of Property _____ Topography of Property _____ Other _____

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 NEED A TEN FOOT VARIANCE FROM THE CORNER OF THE EXISTING PORCH TO NEIGHBORS FENCE. THE CURRENT DISTANCE IS 20 FEET WHILE THE ZONE REQUIRES 30 FEET. WE ARE REPLACING AN EXISTING PORCH WHICH WAS BUILT 30 YEARS AGO WITH A MORE PERMANENT STRUCTURE OF THE SAME SIZE.

List type of variance requested: REQUESTING A TEN (10) FOOT VARIANCE.

V-6
(2015)



RECEIVED
OCT 29 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

DRAWING 2

APPLICANT: Mitchell and Marla Johnson

PETITION No.: V-6

PHONE: 678-462-7164

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Mitchell Johnson

PRESENT ZONING: RA-4

PHONE: 770-710-4685

LAND LOT(S): 71

TITLEHOLDER: Mitchell S. and Marla B. Johnson

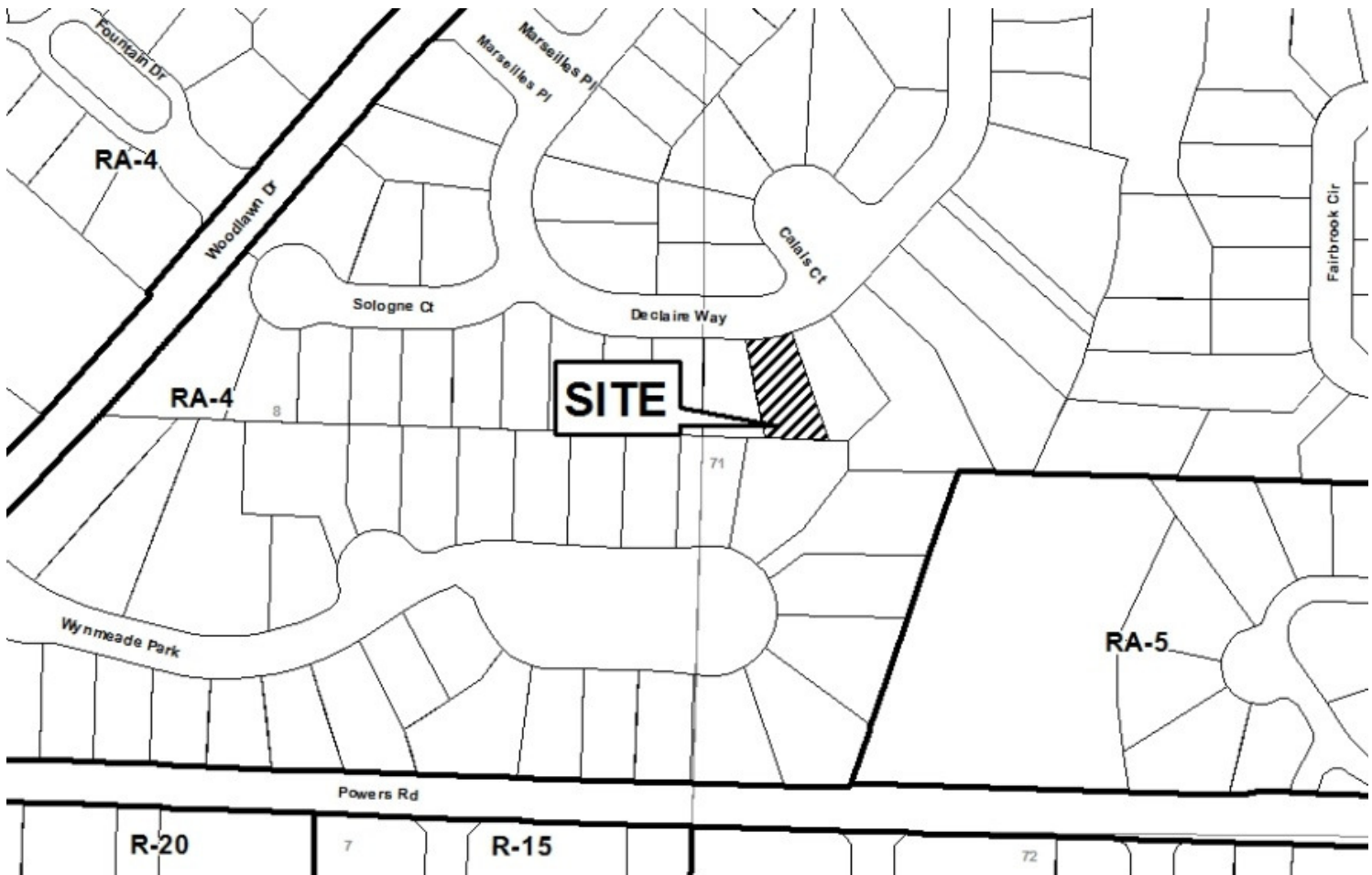
DISTRICT: 1

PROPERTY LOCATION: On the south side of
Declaire Way, east of Marseilles Place
(320 Declaire Way).

SIZE OF TRACT: 0.18 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 35 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-6
Hearing Date: 1-14-15

Applicant Mitchell and Marla Johnson Phone # 678-462-7164 E-mail marla.johnson@1@gmail.com

Mitchell Johnson Address 320 Declaire Way Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

Mitchell S Johnson Phone # 770-710-4685 E-mail mitchell.johnson@1@gmail.com
(representative's signature)

My commission expires: May 4, 2018

Signed, sealed and delivered in presence of:
Nanci E Lamborn
Notary Public
NANCY E. LAMBORN
NOTARY PUBLIC
GEORGIA
EXPIRES
MAY 4, 2018
CHEROKEE COUNTY

Titleholder Mitchell & Marla Johnson Phone # 678-462-7164 E-mail marla.johnson@1@gmail.com

Signature Mitchell Johnson Address: 320 Declaire Way Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)
Marla Johnson

My commission expires: May 4, 2018

Signed, sealed and delivered in presence of:
Nanci E Lamborn
Notary Public
NANCY E. LAMBORN
NOTARY PUBLIC
GEORGIA
EXPIRES
MAY 4, 2018
CHEROKEE COUNTY

Present Zoning of Property _____
Location 320 DECLAIRE WAY, MARIETTA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 71 District 1 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 7933 Shape of Property RECTANG Topography of Property FLAT Other _____

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

WITHOUT VARIANCE, WE ARE UNABLE TO ADD A
PORCH

List type of variance requested: DECREASE OF REAR SETBACK FROM
40 FEET TO 35 FEET

V-6
(2015)

REQUEST FOR VARIANCE
320 DECLAIRE WAY



REASON FOR VARIANCE REQUEST

We are adding a screened in porch over an existing patio and adding approximately 96 square feet. This addition encroaches into the 40 foot rear building setback approximately 4' at the outer limit with approximately 26 square feet of the addition in the setback. We are requesting a 5 foot set back variance which will make the rear setback 35 feet instead of 40 feet.

EXPLANATION OF DRAWINGS

Original Survey dated 9-19-2012

Drawing 1 is a closeup of the encroachment area. It is approximately 28 square feet (shaded in orange) and at the maximum encroaches approximately 4 feet.

Drawing 2 is a new CADD Drawing of the original survey. A new survey with area calculations would cost approximately \$600 to \$750. These calculations are intended to eliminate that cost.

Total Area (from existing survey)	7933 sq. ft.	From Original Survey
Driveway (from Drawing 1)	378 sq. ft.	
Stoop (from Drawing 1)	40 sq. ft.	
Sidewalk (from Drawing 1)	52 sq. ft.	
House (from Drawing 1)	2162 sq. ft.	
Existing Patio (from Drawing 1)	<u>201 sq. ft.</u>	
Total Existing Impervious Surface	2833 sq. ft.	35.7% Impervious Surface
Additional area for Addition	<u>96 sq. ft.</u>	1.2% Addition
Total Impervious after addition	2922 sq. ft.	36.9% Total new Impervious Surface

Drawing 3-Plan View of New Porch and Original Patio

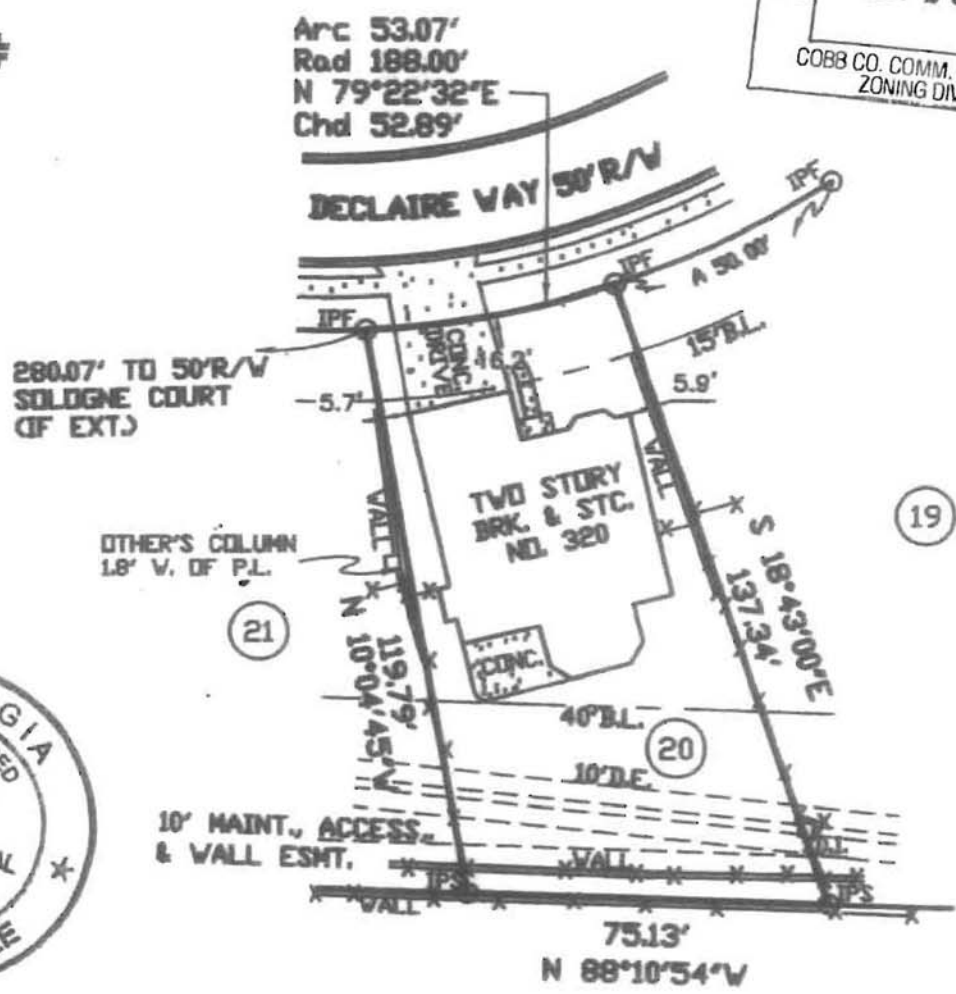
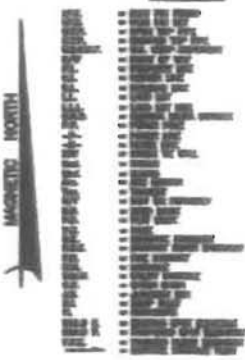
Drawing 4- Rear View

Drawing 5- Side View

V-6
(2015)



AREA = 7,933 SQ.FT. / 0.1821 ACRE



SURVEY FOR:
MITCHELL JOHNSON
MARLA JOHNSON

LOT 20 BLOCK 'A'
LAFAYETTE SQUARE SUBD.
PLAT BOOK 159, PAGE 36
LAND LOT 71 1st DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: SEPTEMBER 19th, 2012

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0133 G DATED DECEMBER 16, 2008, ZONE 'X'.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.



BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881

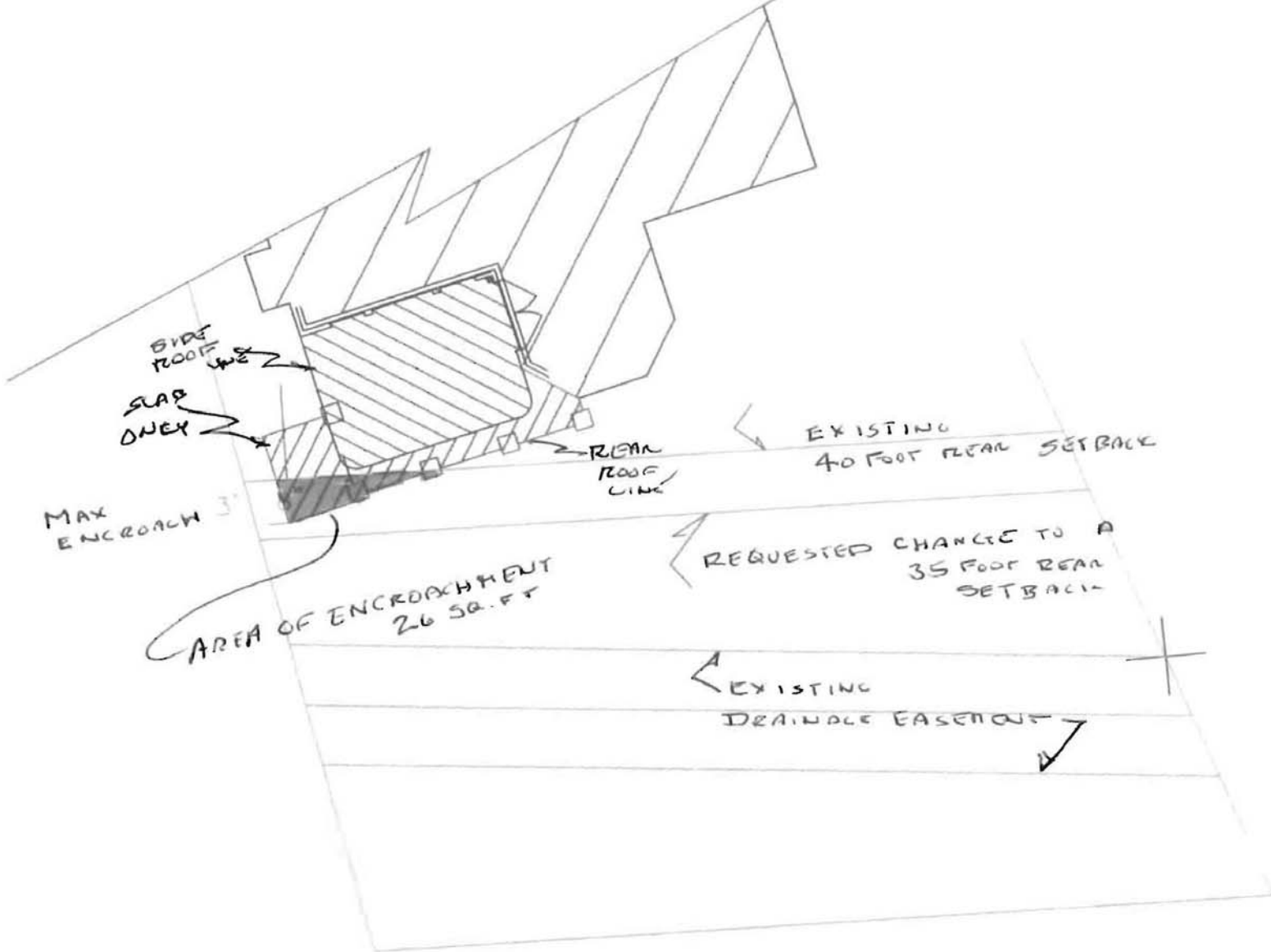
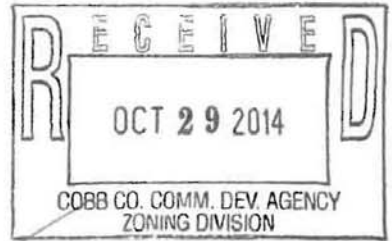
www.busbeeandposs.com

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS REQUIREMENTS OF LAW.
Ricky C. Busbee
RICKY C. BUSBEE, GEORGIA R.L.S. 2497

THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5000 FEET AND AN ANGULAR ERROR OF 97 SECONDS PER ANGLE, AND WAS ADJUSTED USING CRANDALL RULE.

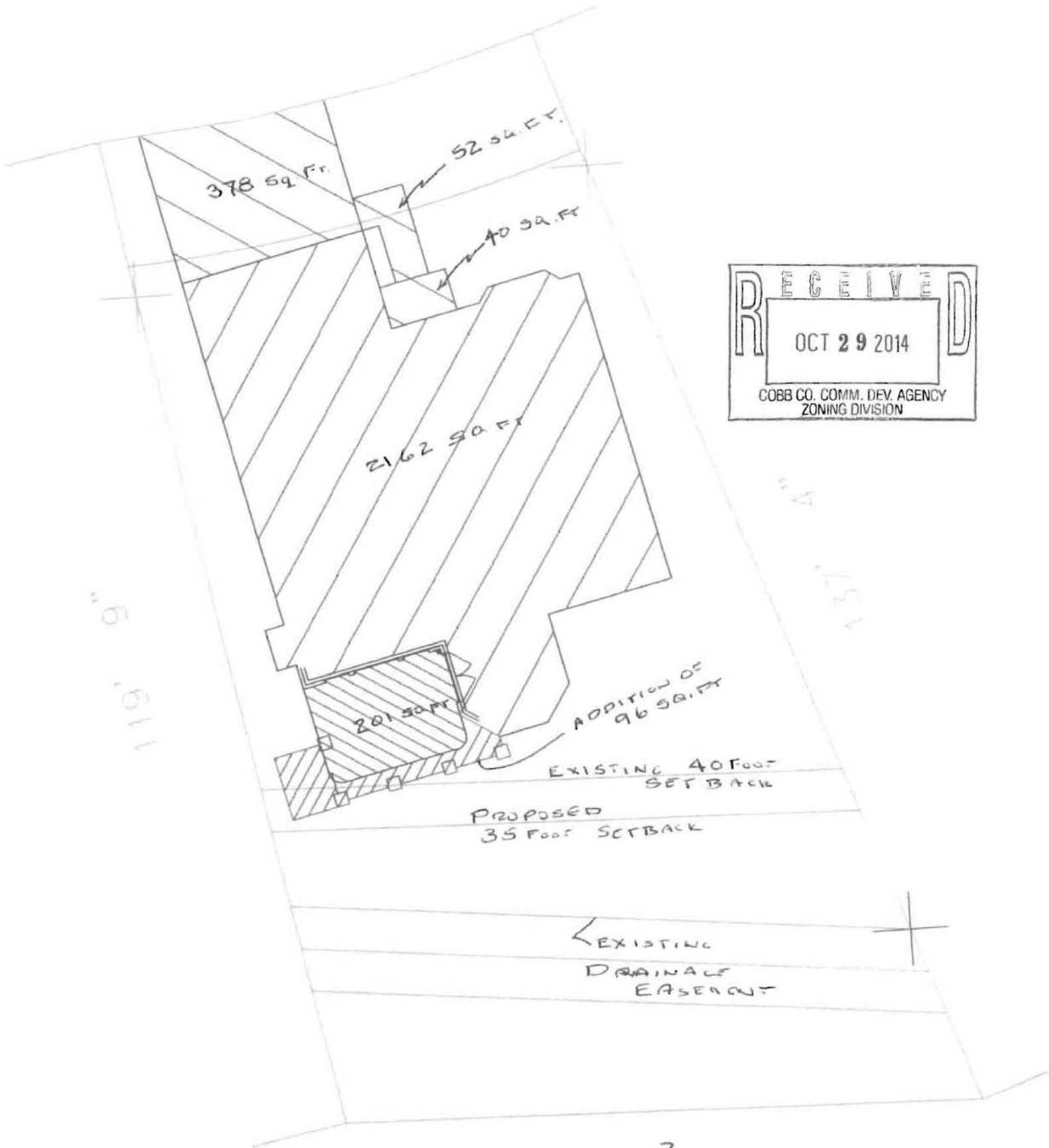
TOPCON GTS-225 CREW-MP/RB DRAWN BY SG J.N. BP10776 C.&B.

V-6
(2015)



DRAWING 1

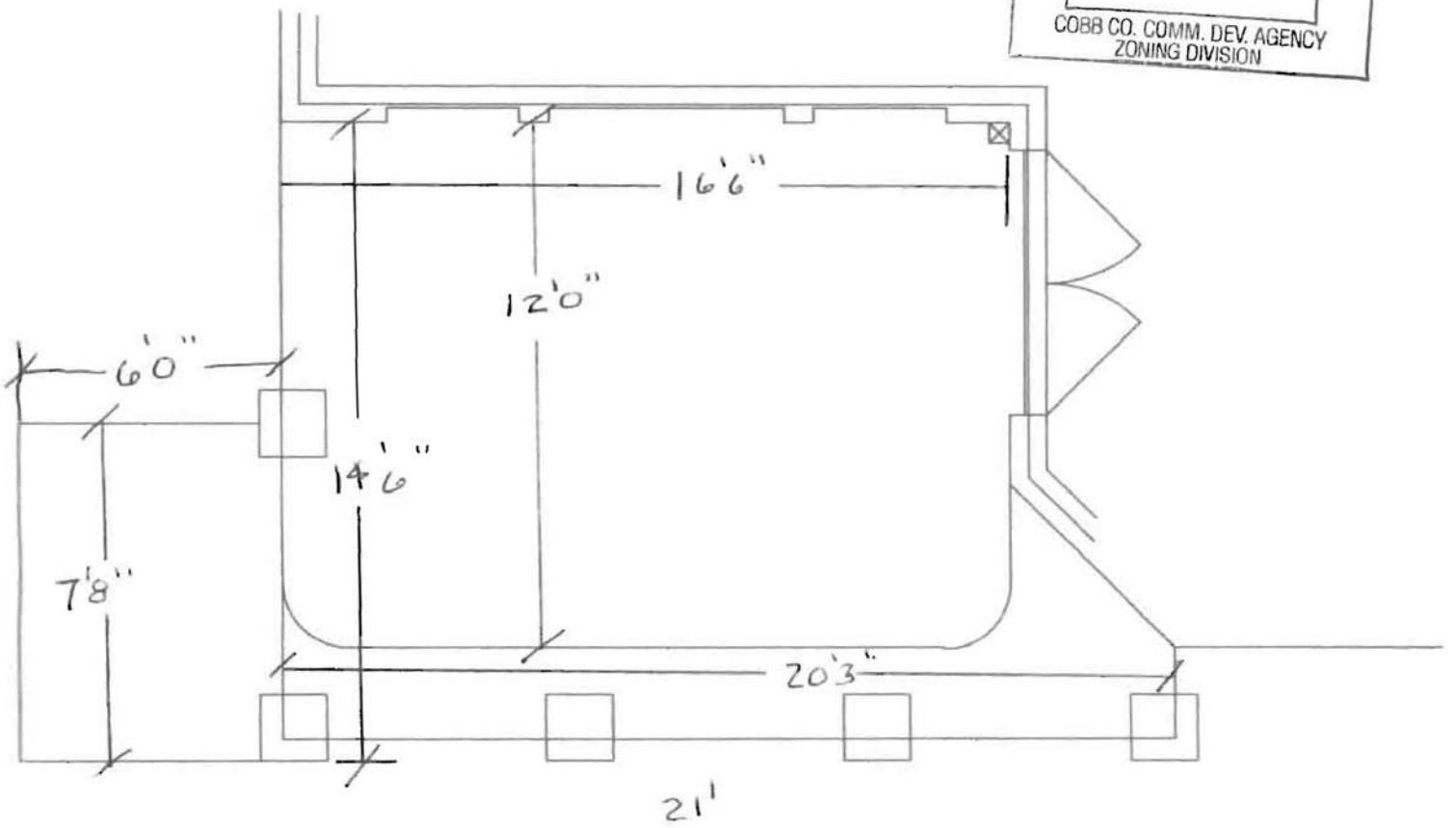
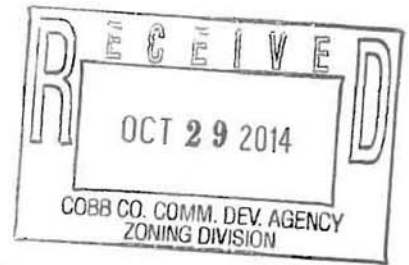
V-6
(2015)



RECEIVED
OCT 29 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

DRAWING 2

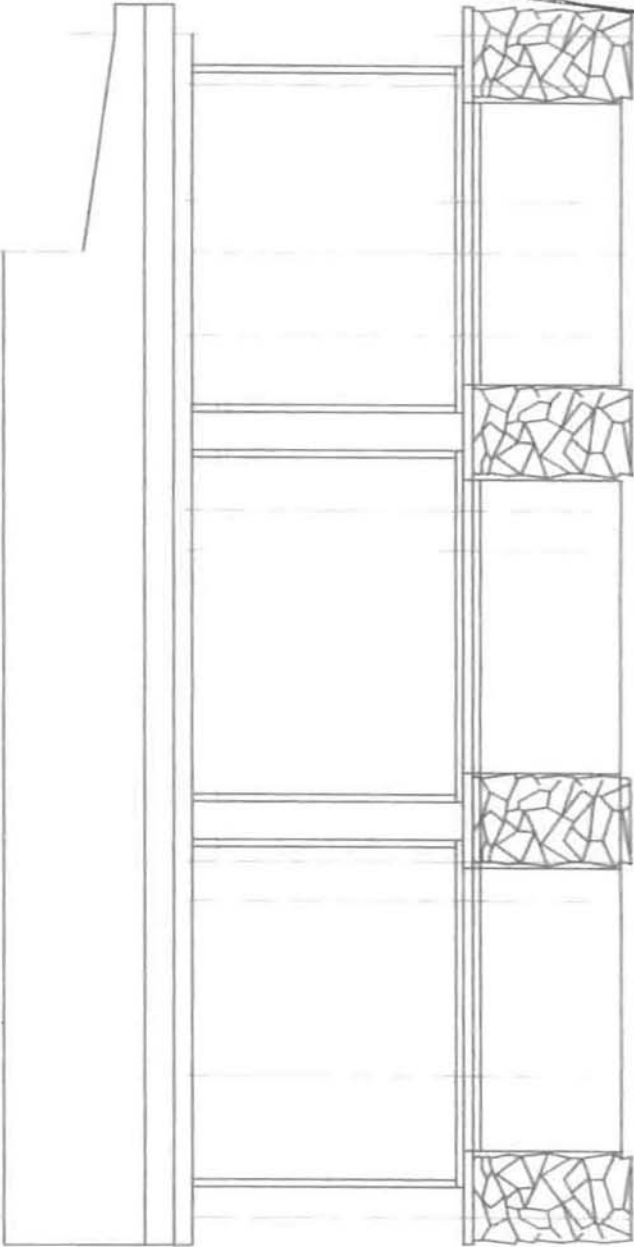
V-6
(2015)



DRAWING 3
NEW PORCH OVERLAY ON ORIGINAL PATIO

V-6
(2015)

RECEIVED
OCT 29 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



DRAWING 4
REAR VIEW

APPLICANT: Billy Daniel and Mary Lou Caughron

PETITION No.: V-7

PHONE: 770-948-3938

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Billy Daniel and Mary Lou Caughron

PRESENT ZONING: R-20

PHONE: 770-948-3938

LAND LOT(S): 1138

TITLEHOLDER: Billy Daniel and Mary Lou Caughron

DISTRICT: 19

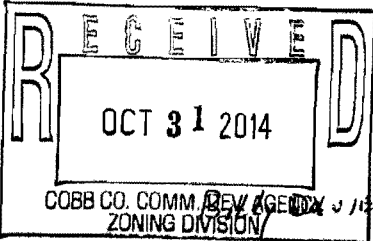
PROPERTY LOCATION: On the north side of Clay Road, east of Flint Hill Road (2320 Clay Road).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (577 square foot carport awning) to the front of the principal structure, 2) waive the front setback for an accessory structure over 144 square feet (577 square foot carport awning) from the required 50 feet to 34.5 feet; 3) waive the side setback for an accessory structure over 144 square feet (577 square foot carport awning) from the required 10 feet to 5.5 feet adjacent to the eastern property line; and 4) waive the minimum lot size from the required 20,000 square feet to 19,978 square feet.





Application for Variance Cobb County

(type or print clearly)

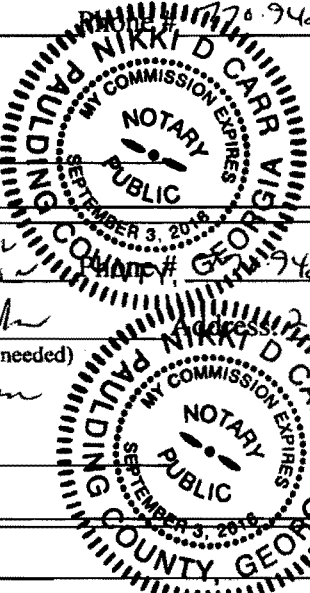
Application No. V-7
Hearing Date: 1-14-15

Applicant Mary Lou CAUGHAN Phone # 770-948-3938 E-mail _____

Billy Daniel CAUGHAN
Mary Lou CAUGHAN Address 2320 CLAY RD AUSTELL GA 30106
(representative's name, printed) (street, city, state and zip code)

Billy Daniel CAUGHAN
Mary Lou CAUGHAN Phone # 770-948-3938 E-mail _____
(representative's signature)

My commission expires: 9/3/16



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Billy Daniel CAUGHAN Phone # 770-948-3938 E-mail _____
Mary Lou CAUGHAN

Signature Billy Daniel CAUGHAN Address 2320 CLAY RD AUSTELL GA 30106
(attach additional signatures, if needed) (street, city, state and zip code)

Mary Lou CAUGHAN Signed, sealed and delivered in presence of:
My commission expires: 9/3/16 [Signature]
Notary Public

Present Zoning of Property R-20

Location 2320 CLAY RD AUSTELL GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1138 District 19 Size of Tract 0.459 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 A

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 OWNED this home for 49 YEARS About 15 YEARS AGO
I became disabled so we had the carpet built so I could
get in and out of the car in bad weather. WE did not know
you could not have a carpet in the front until we received the
notice of violation on 10-06-2014

List type of variance requested: THAT THE CARPET BE ALLOWED TO STAY
IN THE FRONT OF THE HOUSE

APPLICANT: Ariel Scott

PETITION No.: V-8

PHONE: 404-434-4859

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Ariel Scott

PRESENT ZONING: R-15

PHONE: 770-434-5332

LAND LOT(S): 270

TITLEHOLDER: Ann Marie Hombordy

DISTRICT: 17

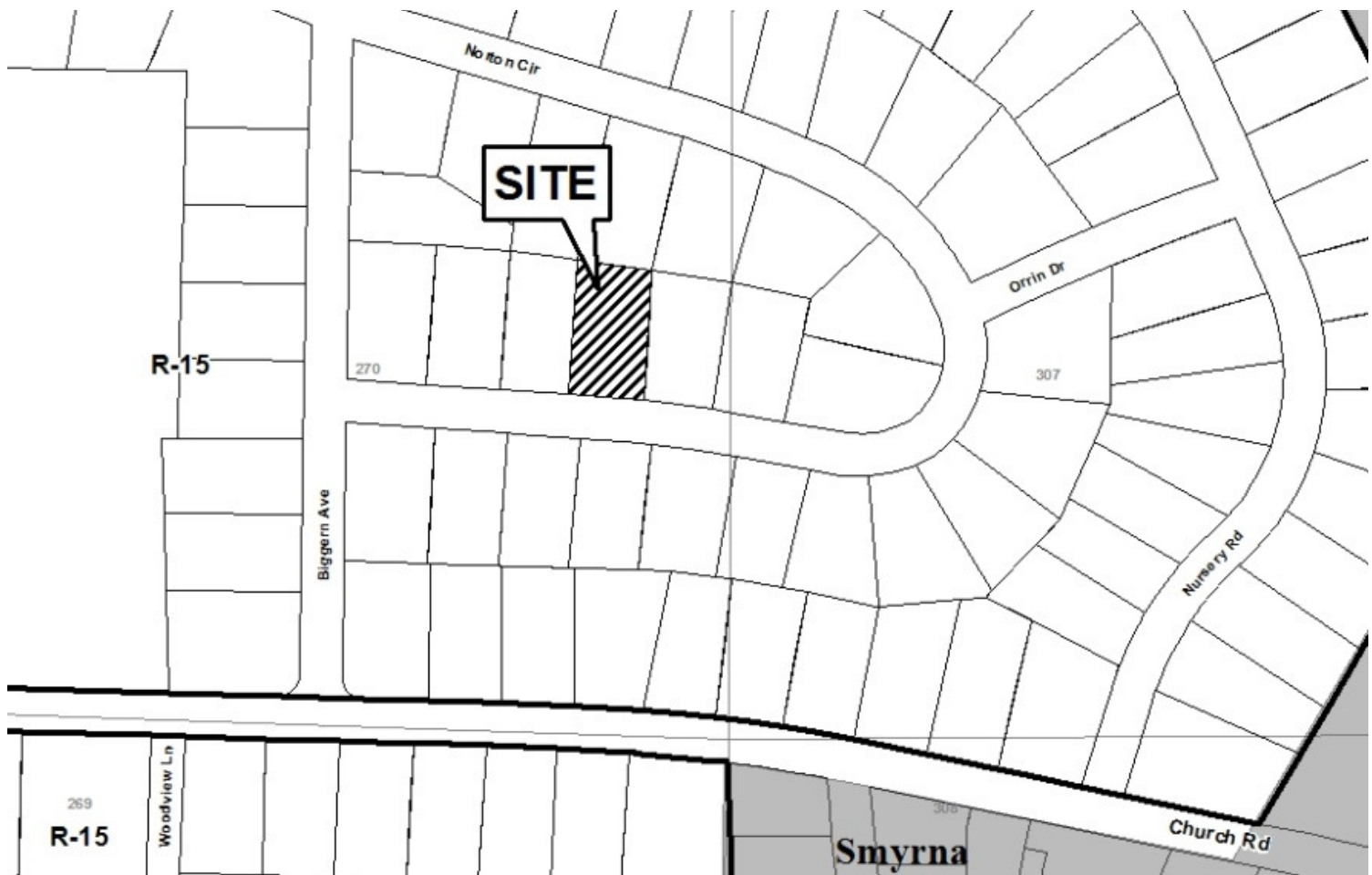
PROPERTY LOCATION: On the north side of
Norton Circle, east of Biggern Avenue

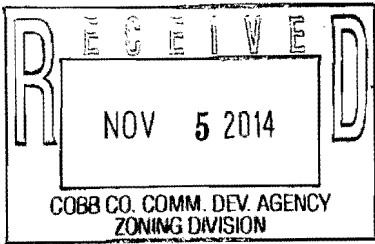
SIZE OF TRACT: 0.31 acres

COMMISSION DISTRICT: 4

(283 Norton Circle).

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; 2) waive the rear setback for an accessory structure under 650 square feet (approximately 221 square foot frame shed #1) from the required 30 feet to 5 feet; and 3) waive the side setback for an accessory structure under 650 square feet (approximately 221 square foot frame shed #1) from the required 10 feet to 3 feet adjacent to the western property line.





Application for Variance Cobb County

(type or print clearly)

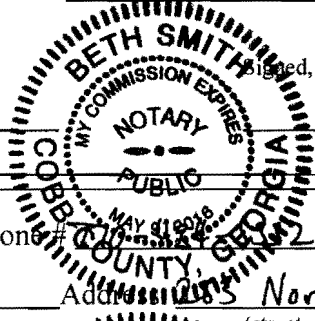
Application No. V-8
Hearing Date: 1-14-15

Applicant Ariel Scott Phone # 404-434-4859 E-mail horsegirl7139@gmail.com

Ariel Scott Address ~~through~~ ²⁸³ Norton Cir. SE Smyrna, GA 30082
(representative's name, printed) (street, city, state and zip code)

Ariel Scott Phone # 770-434-5332 E-mail horsegirl7139@gmail.com
(representative's signature)

My commission expires: 5-9-2014



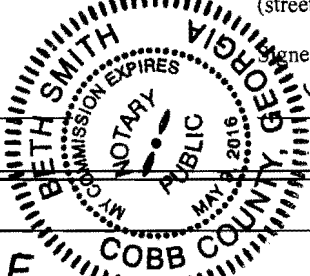
Signed, sealed and delivered in presence of:

Beth Smith
Notary Public

Titleholder Ann Hambardy Phone # 404-434-4859 E-mail amwizzard@aol.com

Signature Ann Hambardy Address 283 Norton Cir. SE Smyrna, GA 30082
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5-9-2016



Signed, sealed and delivered in presence of:

Beth Smith
Notary Public

Present Zoning of Property R-15

Location 283 Norton Cir SE
(street address, if applicable; nearest intersection, etc.)

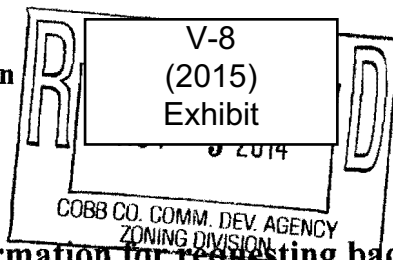
Land Lot(s) 270 District 17th Size of Tract 0.3072 Acre(s)

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: Backyard chickens



Application No. V-8
Hearing Date: 1-14-15

Applicant's information for requesting backyard chickens

1. How many hens do you propose (no male birds allowed)? 2-3 .
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 NA
3. Can you comply with the County Code Sec-134-94(4)(a-i) below? YES NO ___ .

Ann Hombordy & Ariel Scott Ann Hombordy & Ariel Scott
Signature Print Name

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.

SWIMMING POOL CONTRACTOR:
 HILLTOP POOLS
 9133 SOUTH MAIN ST
 JONESBORO GA 30236
 770-471-3889

LOCATED IN: []
 CT: 2ND
 LL
 V-9
 (2015)

POOL PLAN FOR:
 PETER LIMERI
 3263 ASHMORE HALL
 MARIETTA GA 30062

TOTAL LOT: 0.290 ACRES OR 20473 SQ FT
LOT COVERAGE CALCULATIONS:
 EXISTING RESIDENCE:
 EXISTING DRIVE AND WALK:
 EXISTING DECK AND PATIO:
 EXISTING WALL AND STEPS:
 PROPOSED REMOVAL OF DECK AND PATIO:
 PROPOSED POOL COPING:
 PROPOSED WALL STEPS AND BOULDERS:
 PROPOSED PAVER POOL DECK (386 X .60):
 PROPOSED POOL EQUIP
TOTAL PROPOSED LOT COVERAGE: 8163 SQ FT 39.87%

3862 SQ FT
 3444 SQ FT
 513 SQ FT
 328 SQ FT
 (513 SQ FT)
 106 SQ FT
 164 SQ FT
 231.6 SQ FT
 28 SQ FT
 39.87%

RECEIVED
 NOV - 7 2014
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

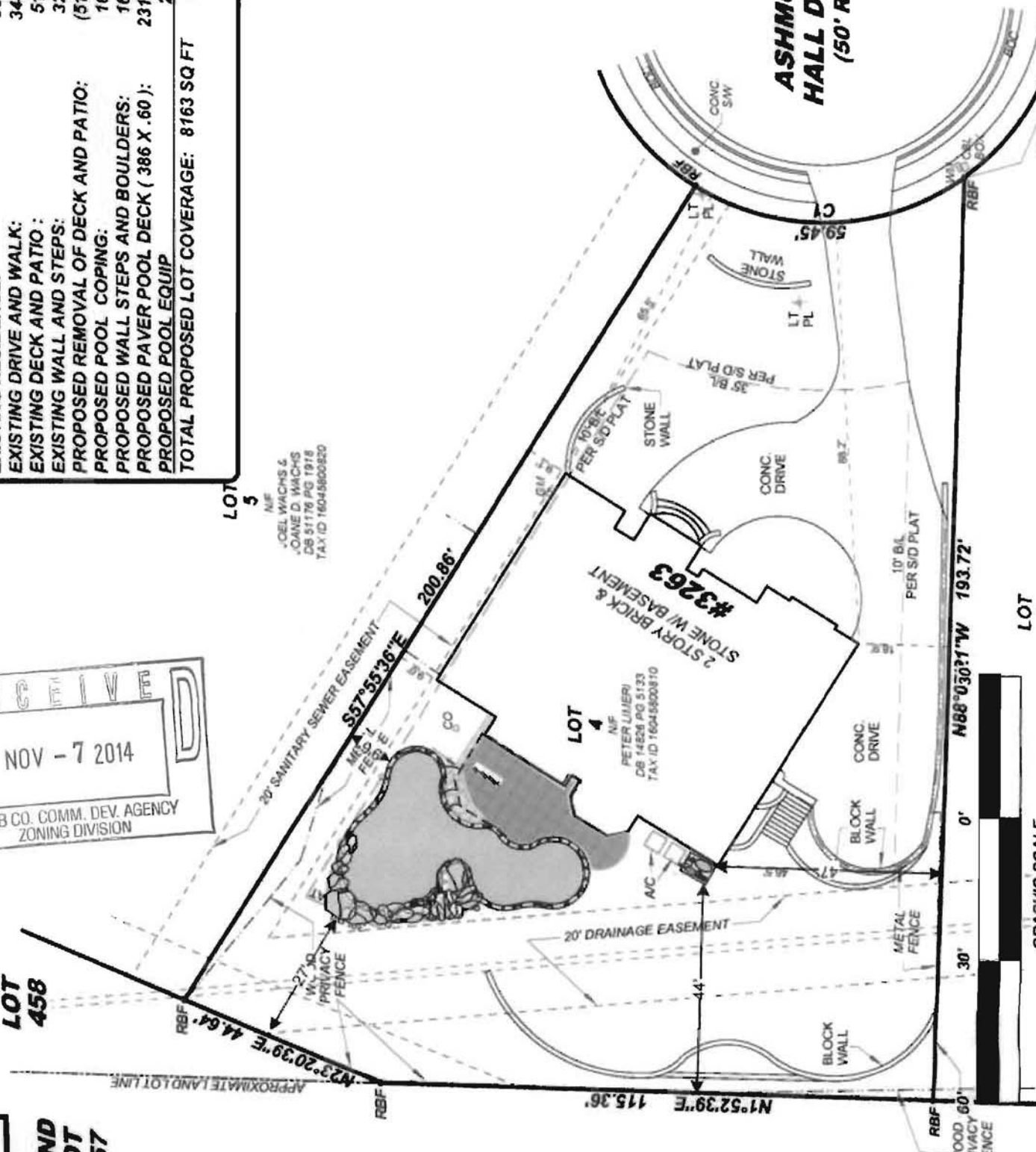
LAND LOT 458

ND 57

LOT 5

LOT 4

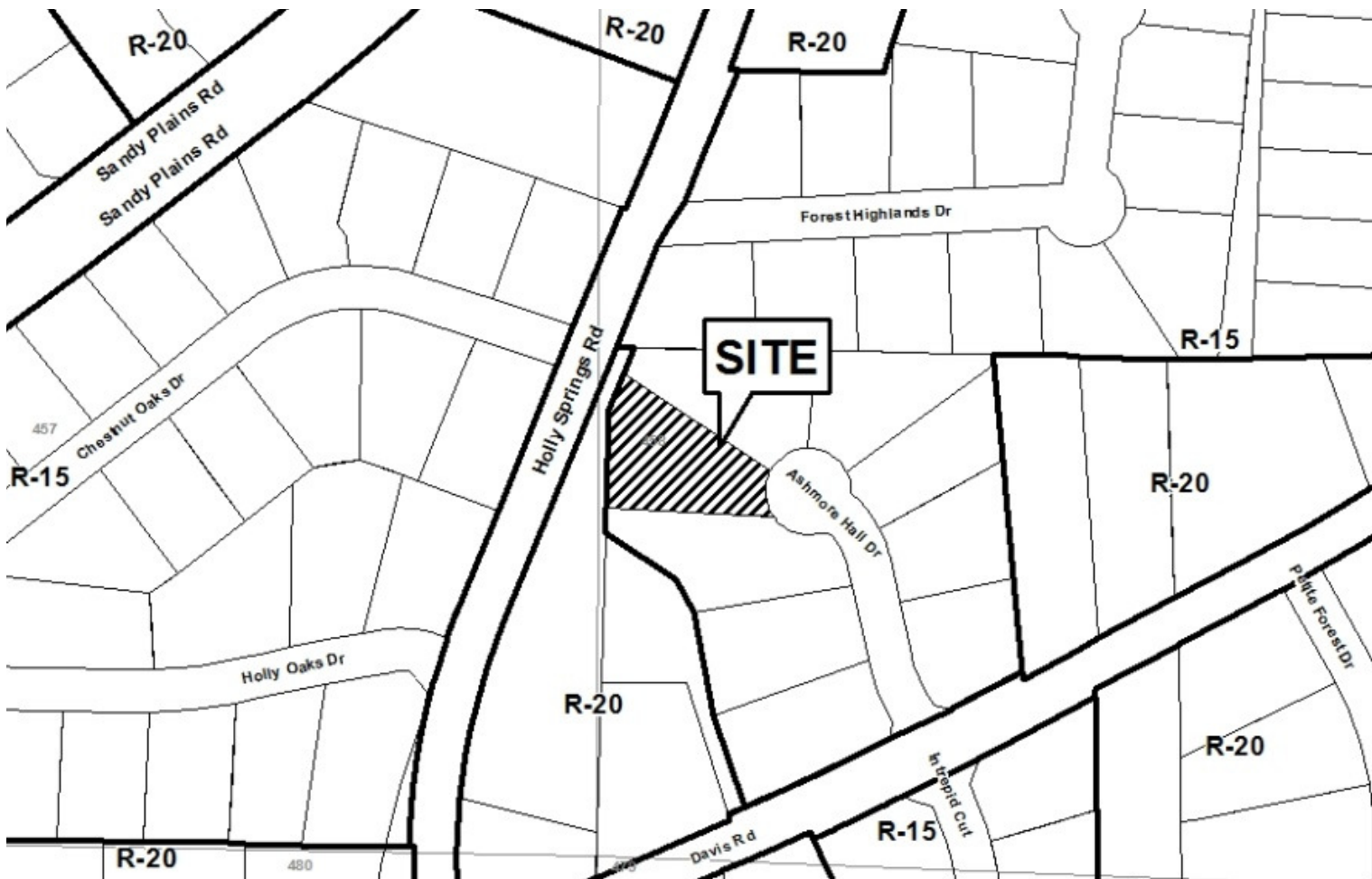
LOT 3



APPLICANT: Peter Limeri
PHONE: 770-317-0122
REPRESENTATIVE: Jennifer Limeri
PHONE: 404-394-9111
TITLEHOLDER: Peter Limeri
PROPERTY LOCATION: At the northern terminus
of Ashmore Hall Drive, north of Davis Road
(3263 Ashmore Hall Drive).

PETITION No.: V-9
DATE OF HEARING: 1-14-2015
PRESENT ZONING: R-15
LAND LOT(S): 458
DISTRICT: 16
SIZE OF TRACT: 0.47 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the maximum impevious surface from the required 35% to 39.87 percent; 2) waive the side setback from the required 10 feet to 9 feet adjacent to the northern property line; 3) waive the setback from a sanitary sewer easement from the required 2 feet to 1 foot adjacent to the northern property line; and 4) waive the setback from a drainage easement from the required 10 feet to 1 foot adjacent to the western property line.





Application for Variance Cobb County

(type or print clearly)

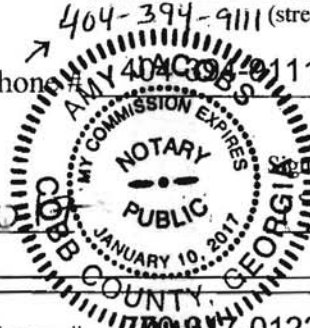
Application No. V-9
Hearing Date: 1-14-15

Applicant Peter Limeri Phone # 770-317-0122 E-mail peterlimeri@yahoo.com

Jennifer Limeri Address 3263 Ashmore Hall Drive, Marietta GA 30062
(representative's name, printed) (street, city, state and zip code)

Jennifer Limeri Phone # 404-394-9111 E-mail jenniferqlimeri@gmail.com
(representative's signature)

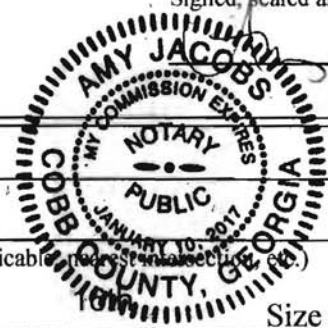
My commission expires: January 10, 2017 Signed, sealed and delivered in presence of: Amy Jacob
Notary Public



Titleholder Peter Limeri Phone # 770-317-0122 E-mail peterlimeri@yahoo.com

Signature Peter Limeri Address: 3263 Ashmore Hall Drive, Marietta GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: January 10, 2017 Signed, sealed and delivered in presence of: Jacob
Notary Public



Present Zoning of Property R-75 R-15

Location 3263 Ashmore Hall Drive
(street address, if applicable)

Land Lot(s) 458 District _____ Size of Tract .47 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

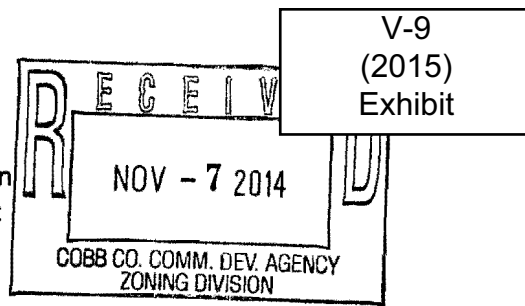
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

List type of variance requested:

Increase impervious area by 1% 9 4.87% to 39.87%

November 5, 2014

Cobb County Zoning Division
1150 Powder Springs Street
Suite 400
Marietta GA 30062

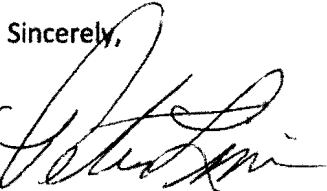


The purpose of this letter is to provide information to the county to support our request of relief from the required 35% maximum lot coverage. We value and support the intent of the lot coverage maximum. However, we would like permission to increase the lot coverage to 40% to build an in-ground swimming pool for our family of seven (our 5 children range in age from 6 months to 12 years old). The property is owned by Peter Limeri. Please see the itemized list of issues detailed below to support our request.

1. The home was purchased from a developer and was already over the allowable impervious lot coverage of 35%. A pool was always planned for the subject property.
2. We believe the environmental impact, if any, would be minor, and drainage improvements incorporated into our plan would actually improve storm water management. As a part of the construction, we plan to improve the conditions on the property by collecting storm water runoff.
3. We understand the requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning area.
4. There are no objections from neighbors relative to the installation of a pool on this property. Construction will actually bring the subject property closer to compliance with current zoning regulations.
5. We also feel the inability to install a residential swimming pool for this home would put this home at a disadvantage to the comparable homes, especially to the closest properties.
6. There is extreme traffic noise in our backyard due to our property being backed up to Holly Springs Road. The ability to install a residential pool, which would include several natural waterfall features, would drastically reduce or even eliminate the traffic noise. This would create a more enjoyable and inviting outdoor living space that would be comparable with the values of the homes in our neighborhood.

In consideration of the facts and data submitted, we respectfully request that you approve our variance as the most reasonable and prudent use of the property in question. By granting our request, you will enable us to enhance our back yard with a recreational area to be enjoyed by our family, while protecting the environment and the value of this property. Granting this variance will relieve us of an undue and unnecessary hardship.

Thank you in advance for your careful consideration.

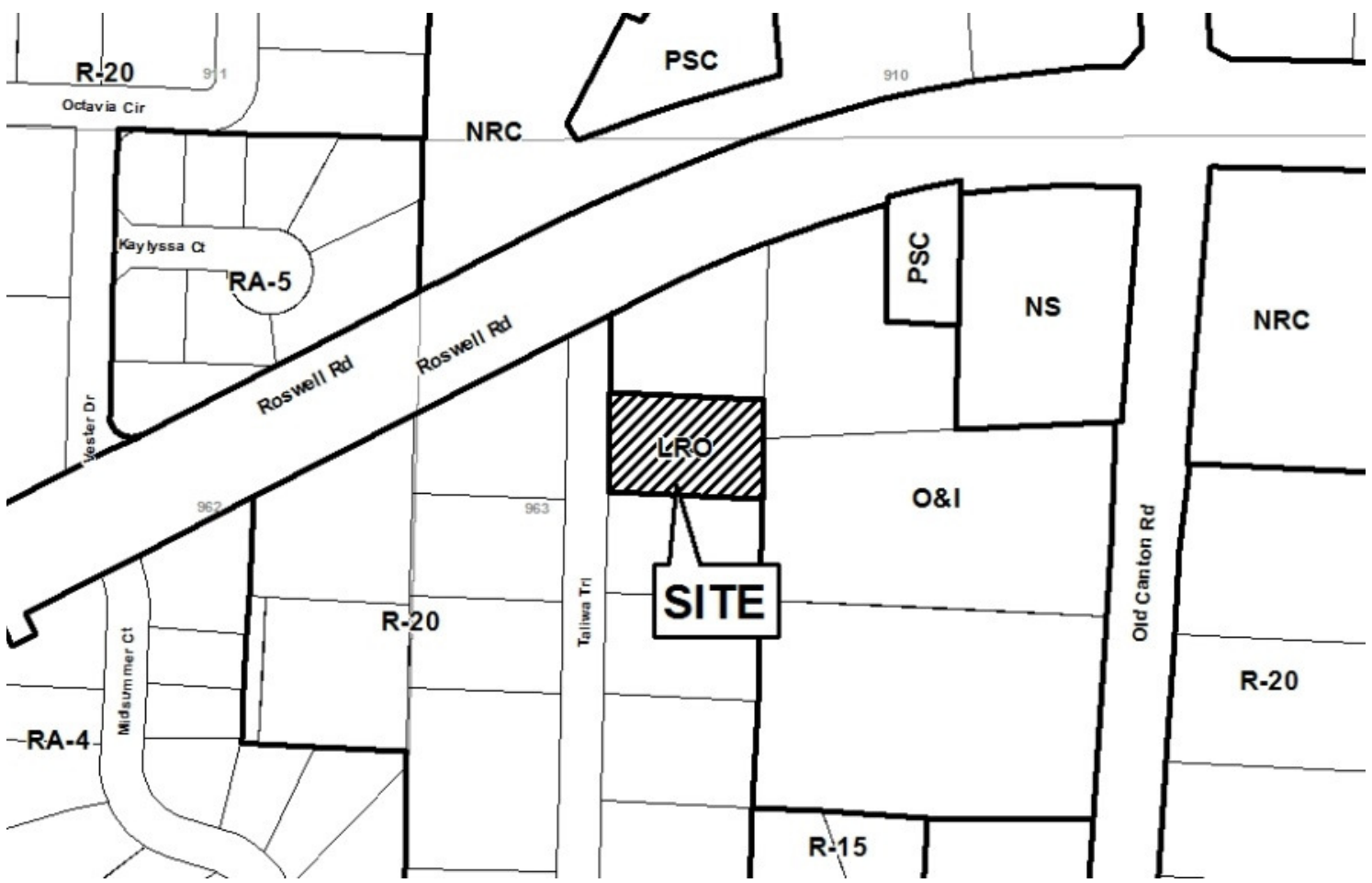
Sincerely,


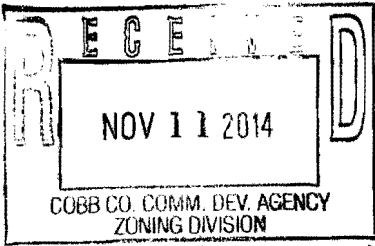
Peter Limeri, Owner
3263 Ashmore Hall Drive
Marietta GA 30062

APPLICANT: Michael Leingang
PHONE: 404-509-7786
REPRESENTATIVE: Susan Leingang
PHONE: 404-509-7787
TITLEHOLDER: Leingang Dental Real Estate, LLC
PROPERTY LOCATION: On the east side of Taliwa Trail, south of Roswell Road
(1136 Taliwa Trail).

PETITION No.: V-10
DATE OF HEARING: 1-14-2015
PRESENT ZONING: LRO
LAND LOT(S): 963
DISTRICT: 16
SIZE OF TRACT: 0.47 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the requirement that a sign be located 42 feet from the centerline of the right-of-way to 25 feet; 2) allow a sign to be located closer than one foot behind the public right-of-way; and 3) waive the side yard setback for a sign from the required 15 feet to 1 foot adjacent to the northern property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-10
Hearing Date: 1-14-15

Applicant Michael Leingang Phone # 404-509.7786 E-mail leingang@mindspring.com
Susan Leingang Address 1136 Taliwa Trail, Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Susan Leingang Phone # 404-509.7787 E-mail leingang@mindspring.com
(representative's signature)

My commission expires: 3-21-15

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Leingang Dental Real Estate LLC Phone # 770-977-1690 Email info@leingangdental.com
Signature [Signature] Address: 1136 Taliwa Trail, Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3-21-15

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property LRO
Location 1136 Taliwa Trail, Marietta - GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 963 District 16th Size of Tract 0.47 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).

Placing the monument sign under the normal terms of the ordinance would cause the view of the sign from Roswell Rd to be obstructed by neighbors shrubs that are 50 inches tall.

List type of variance requested: reduction in setback from 42 feet from centerline of Taliwa Trail to 25 feet from centerline of Taliwa Trail

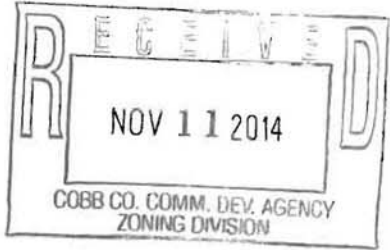
V-10
2015
Exhibit

Qty 1, Single-sided 4'x8' HDU Sign

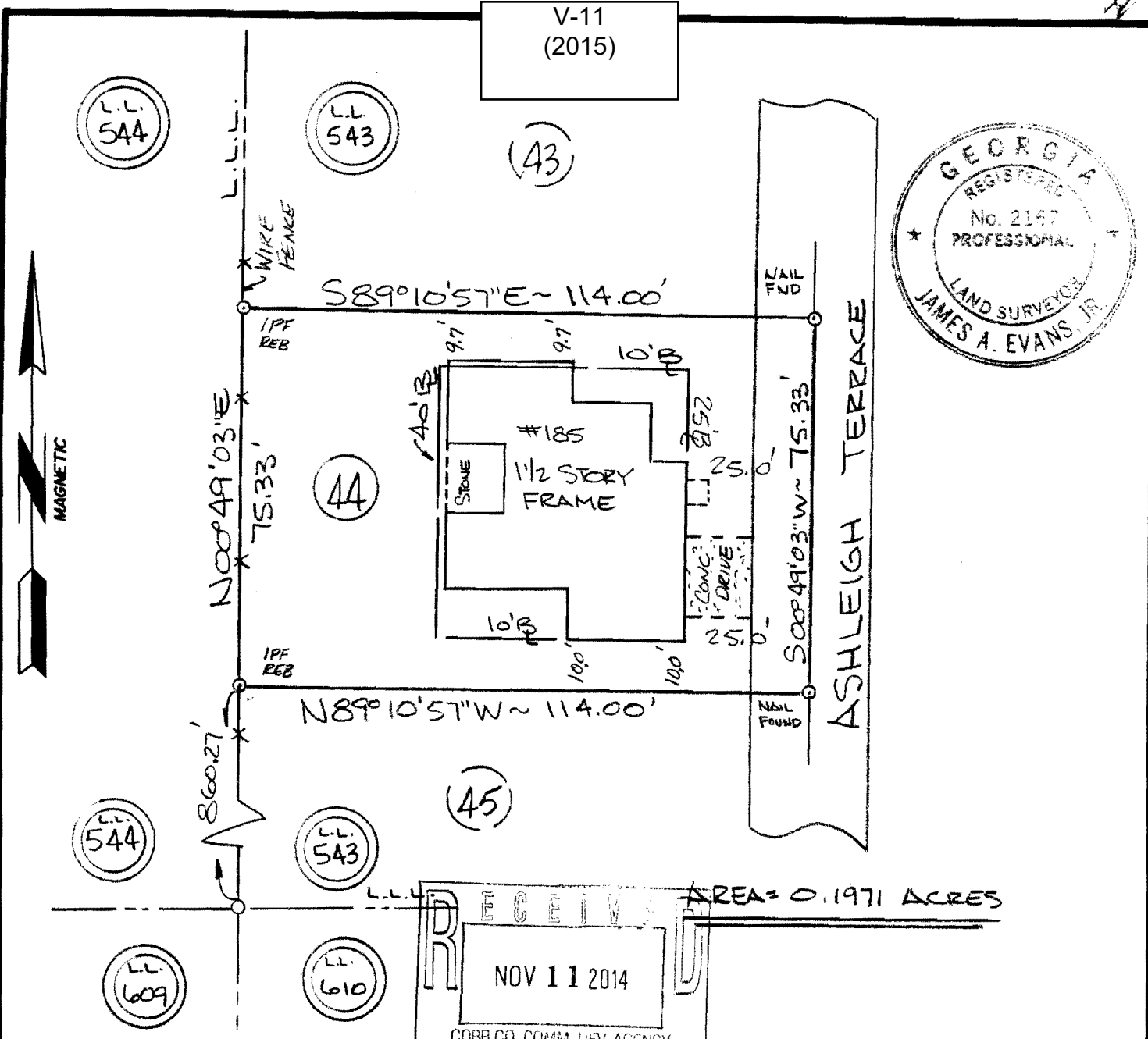
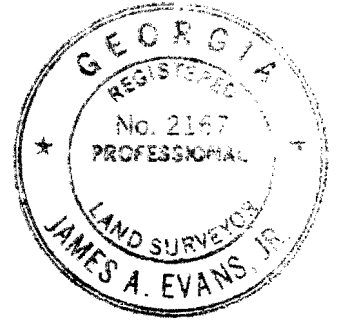
Side View



Front View



V-11
(2015)



I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED HOUSE **NOT** IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE IN.



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.

EQUIPMENT USED :
TOPCON GTS-2(B) & TRANSIT W/200' STEEL TAPE.

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.

James A. Evans, Jr.

J. A. EVANS
SURVEYING CO., INC.
SMYRNA, GEORGIA
PH. 435-7155

SURVEY FOR:

LOIS P. PHILLIPS
JAYE SMITH

LOT 44 BLK. "B" UNIT THREE HEARTWOOD	REVISIONS
LAND LOT 543	
DISTRICT 16TH. SECTION 2ND.	CC
COBB COUNTY, GEORGIA	DRWN BY
PLAT BOOK 95 PAGE 93	CHKD
DATE: 9-22-92 SCALE: 1" = 30'	JOB #
	260092

REPRO PRODUCTS 329108

WNCZ

APPLICANT: Lonnie A. Bacon

PETITION No.: V-11

PHONE: 770-641-9083

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Lonnie A. Bacon

PRESENT ZONING: RA-4

PHONE: 770-598-0492

LAND LOT(S): 543

TITLEHOLDER: Lonnie A. and Miriam W. Bacon

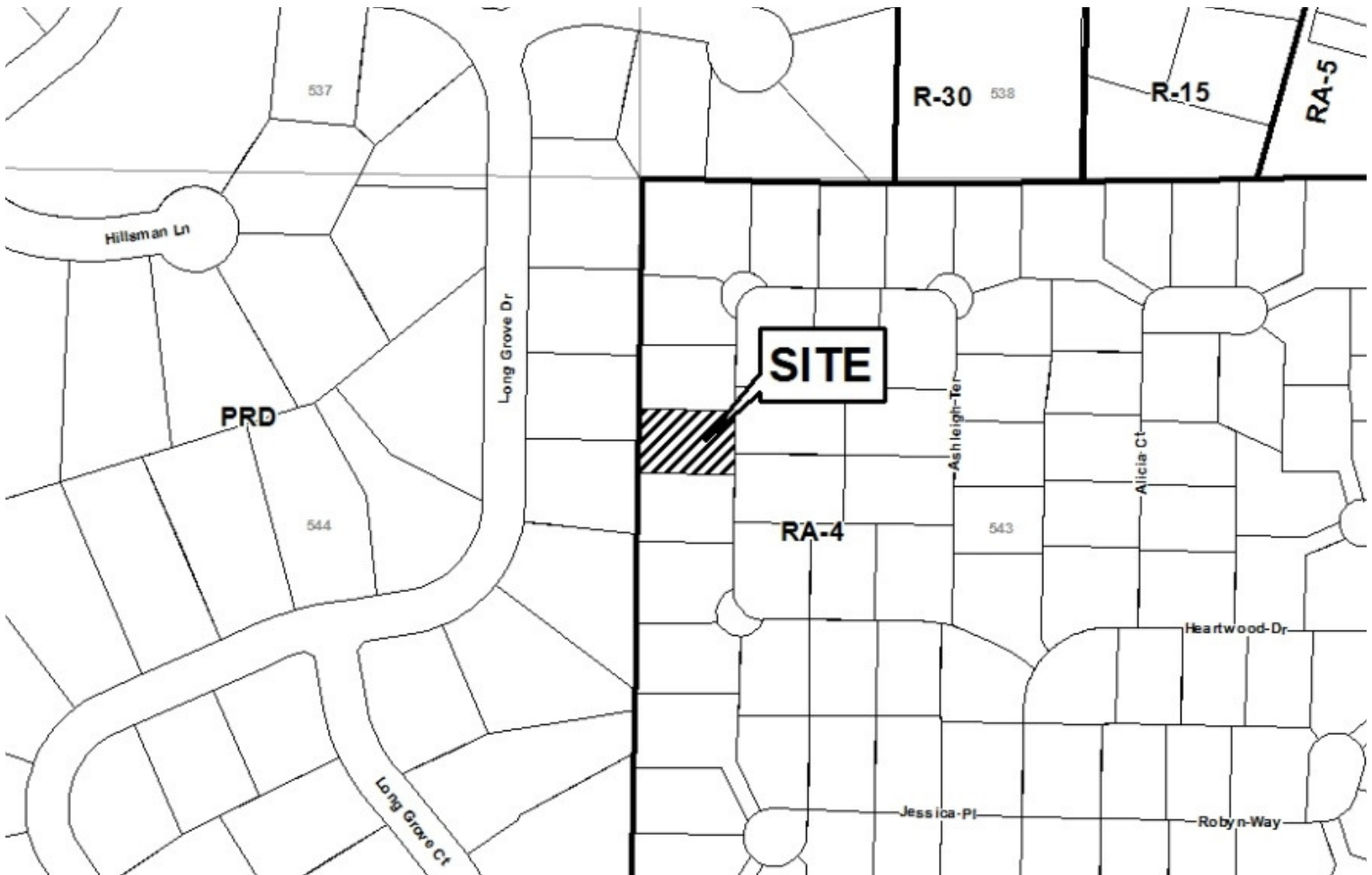
DISTRICT: 16

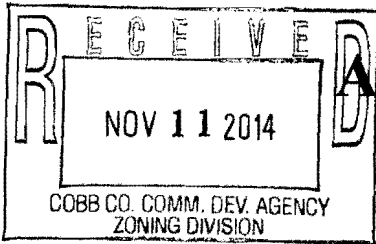
PROPERTY LOCATION: On the west side of
Ashleigh Terrace, east of Heartwood Drive
(185 Ashleigh Terrace).

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 25 feet to 20 feet; and 2) waive the side setback from the required 10 feet to 9.7 feet adjacent to the northern side.





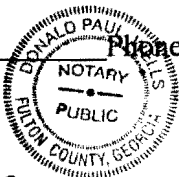
Application for Variance Cobb County

(type or print clearly)

Application No. V-11
Hearing Date: 1-14-15

Applicant Lonnie A. Bacon Phone # 770-641-9083 E-mail mimibacon@bellsouth.net
Lonnie A Bacon C: 770-598-0492
(representative's name, printed) Address 185 ASHLEIGH TERRACE
(street, city, state and zip code) Marietta GA 30062

Lonnie A Bacon Phone # 770-641-9083 E-mail MIMIBACON@BellSou
(representative's signature) .net

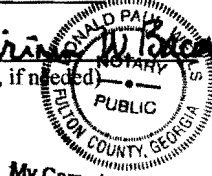


Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Titleholder Lonnie + Miriam Bacon Phone # 770-641-9083 E-mail mimibacon
Signature Lonnie A Bacon Miriam W Bacon Address: 185 Ashleigh Terrace Marietta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062



Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

My commission expires: _____
My Commission Expires
March 24, 2017

Present Zoning of Property MA-4

Location 185 Ashleigh Terrace Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 543 District 16 Size of Tract 0.1971 Acre(s)

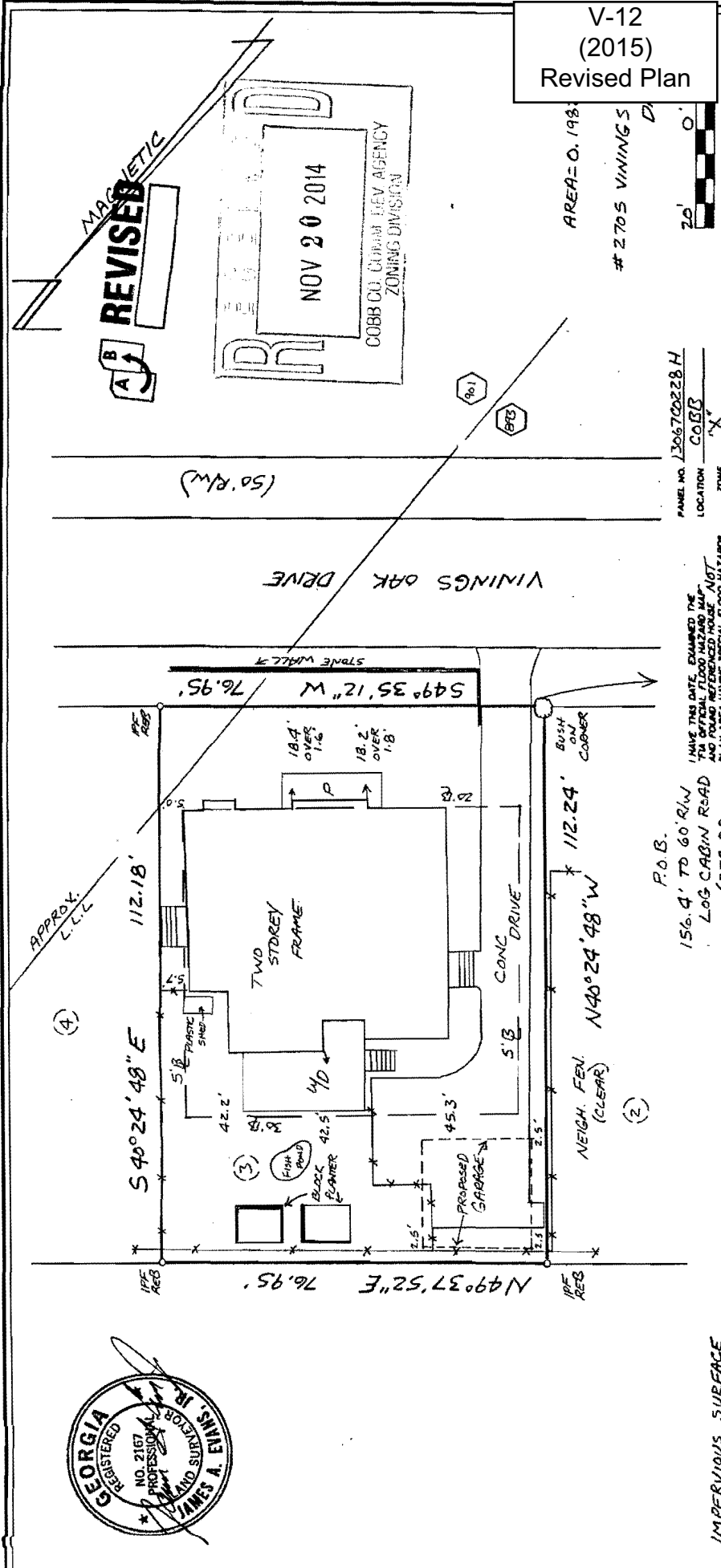
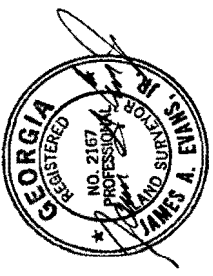
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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).

Removing old cracked stone pad + walkway, replacing with wider concrete pad, adding roof and front columns

List type of variance requested: waive front setbacks from 25' to 20'



V-12
(2015)
Revised Plan

AREA = 0.198
2705 VININGS

PANEL NO. 30670228.H
LOCATION COBB
TOWNE X

I HAVE THIS DATE, EXAMINED THE ORIGINAL FLOOD HAZARD MAP, AND I HAVE FOUND NO SPECIAL FLOOD HAZARDS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT AND SEVEN TENTHS (1.7) FEET AND AN ANGLE PRECISION OF ONE MINUTE AND SEVEN TENTHS (1.7) MINUTES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.

EQUIPMENT USED:
TOPCON GTS-816

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

SURVEY FOR:

BOYD CUSTOM HOMES

LOT	BLK.	UNIT	REVISIONS
3			10-1-14
			11-20-14
LAND LOT 893 + 901			
DISTRICT 17TH SECTION 2ND			
COBB COUNTY, GEORGIA			
PLAT BOOK 180 PAGE 75			
DATE: 9-29-14 SCALE: 1" = 20'			

B.C.H.

IMPERVIOUS SURFACE

- EXISTING:
- HOUSE = 2424 SQ. FT 28.07%
- DRIVE = 1608 SQ. FT 18.62%
- DECK, PORCH, STEPS = 542 SQ. FT 6.28%
- TOTAL = 4574 SQ. FT 52.97%
- ADDITION 125 SQ. FT 1.45%
- TOTAL AFTER ADDITION = 4699 SQ. FT 54.42%

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 the Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67.

APPLICANT: John D. Cressler

PETITION No.: V-12

PHONE: 404-351-0198

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: John D. Cressler

PRESENT ZONING: RA-5

PHONE: 404-351-0198

LAND LOT(S): 893, 901

TITLEHOLDER: John D. and Maria G. Cressler

DISTRICT: 17

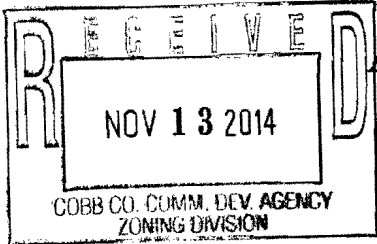
PROPERTY LOCATION: On the west side of
Vinings Oak Drive, east of Log Cabin Drive
(2705 Vinings Oak Drive).

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 20 feet to 13 feet; 2) allow an accessory structure (30 square foot plastic shed) to the side of the principal structure; 3) waive the rear setback for an accessory structure over 650 square feet (proposed 968 square foot 2 story garage) from the required 100 feet to 2.5 feet; 4) waive the side setback for an accessory structure over 650 square feet (proposed 968 square foot 2 story garage) from the required 100 feet to 2.5 feet adjacent to the western side; and 5) waive the maximum impervious surface from the required 40% to 54.42%.





Application for Variance Cobb County

(type or print clearly)

Application No. V-12
Hearing Date: 1-14-15

Applicant John D. Cressler Phone # 404-351-0198 E-mail Cressler@ecc.gatech.edu
John D. Cressler Address 2705 Vinings Oak Drive, SE, Atlanta GA 30339
(representative's name, printed) (street, city, state and zip code) -1586

[Signature] Phone # 678 E-mail ccvrc
(representative's signature)

My commission expires: Feb 2017  Signed, sealed and delivered in presence of: Sharon K Macher
Notary Public

Titleholder John D and Maria G. Cressler Phone # 404-351-0198 E-mail cressler@ecc.gatech.edu
Signature [Signature] Address: 2705 Vinings Oak Drive SE, Atlanta GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339-1586

My commission expires: Feb 2017  Signed, sealed and delivered in presence of: Sharon K Macher
Notary Public

Present Zoning of Property RA-5

Location 2705 Vinings Oak Drive, SE, Atlanta GA 30339-1586
(street address, if applicable; nearest intersection, etc.) (Old Vinings Park subdivision)

Land Lot(s) #3 Old Vinings Park District 17th / 2nd Size of Tract 0.1982 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 .1982 acres Shape of Property rectangle Topography of Property flat Other _____

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

Without a variance we would not be able to build our detached garage. The builder has indicated that a 2.5 foot setback will be required to fit the garage to the lot and allow the cars to pull in.

List type of variance requested: A 2.5 foot setback from the property line for constructing a detached garage.

LB

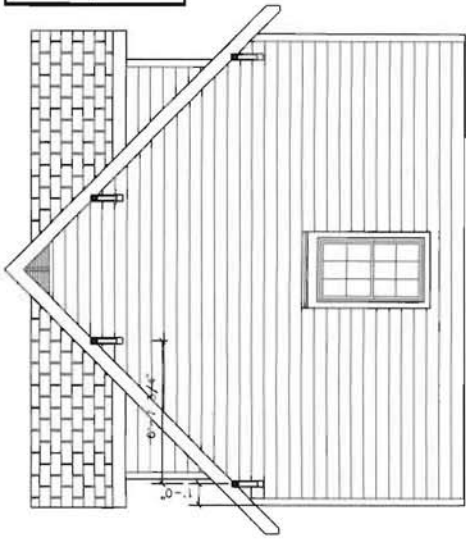
LIB DESIGNS OF CARROLLTON
300 KINNEY LAKE RD
CARROLLTON, GEORGIA 30116
(404)-680-4789

V-12
(2015)

CRAFTMAN GARAGE

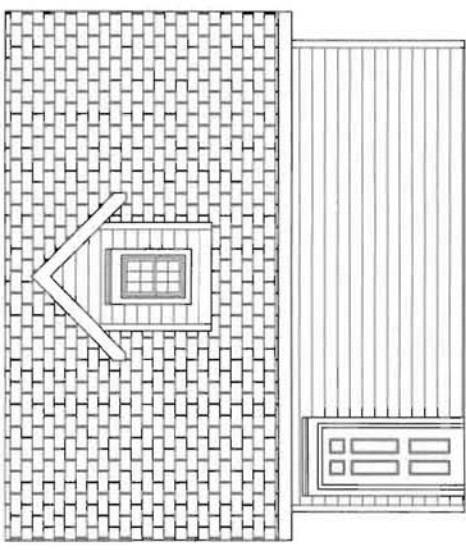
SHEET:
A-3
OF: 3

DATE: 09/18/2014

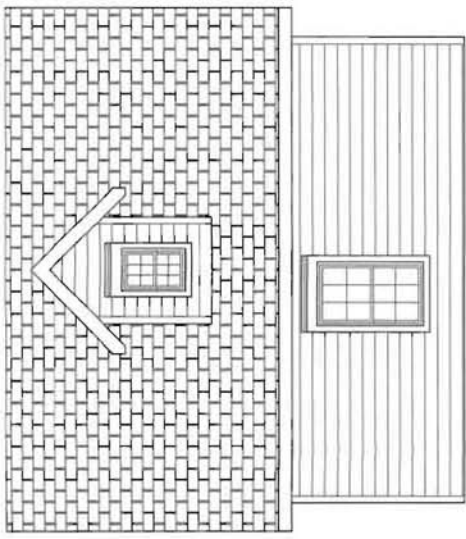


REAR ELEV.
SCALE: 1/4" = 1'-0"

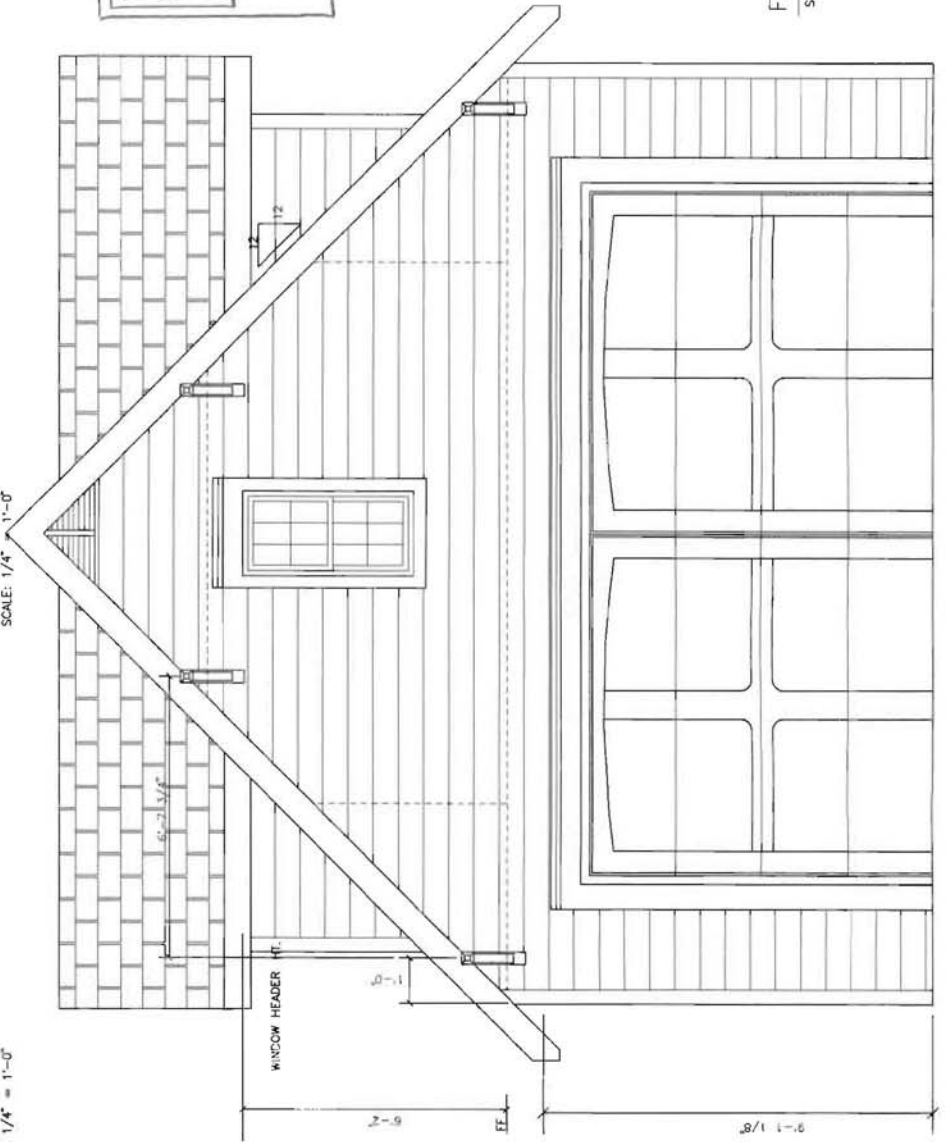
RECEIVED
NOV 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



RIGHT ELEV.
SCALE: 1/4" = 1'-0"



LEFT ELEV.
SCALE: 1/4" = 1'-0"



FRONT ELEV.
SCALE: 1/2" = 1'-0"

LIB

LIB DESIGNS OF CARROLLTON
300 KINNEY LAKE RD
CARROLLTON, GEORGIA 30116
(404)-680-4789

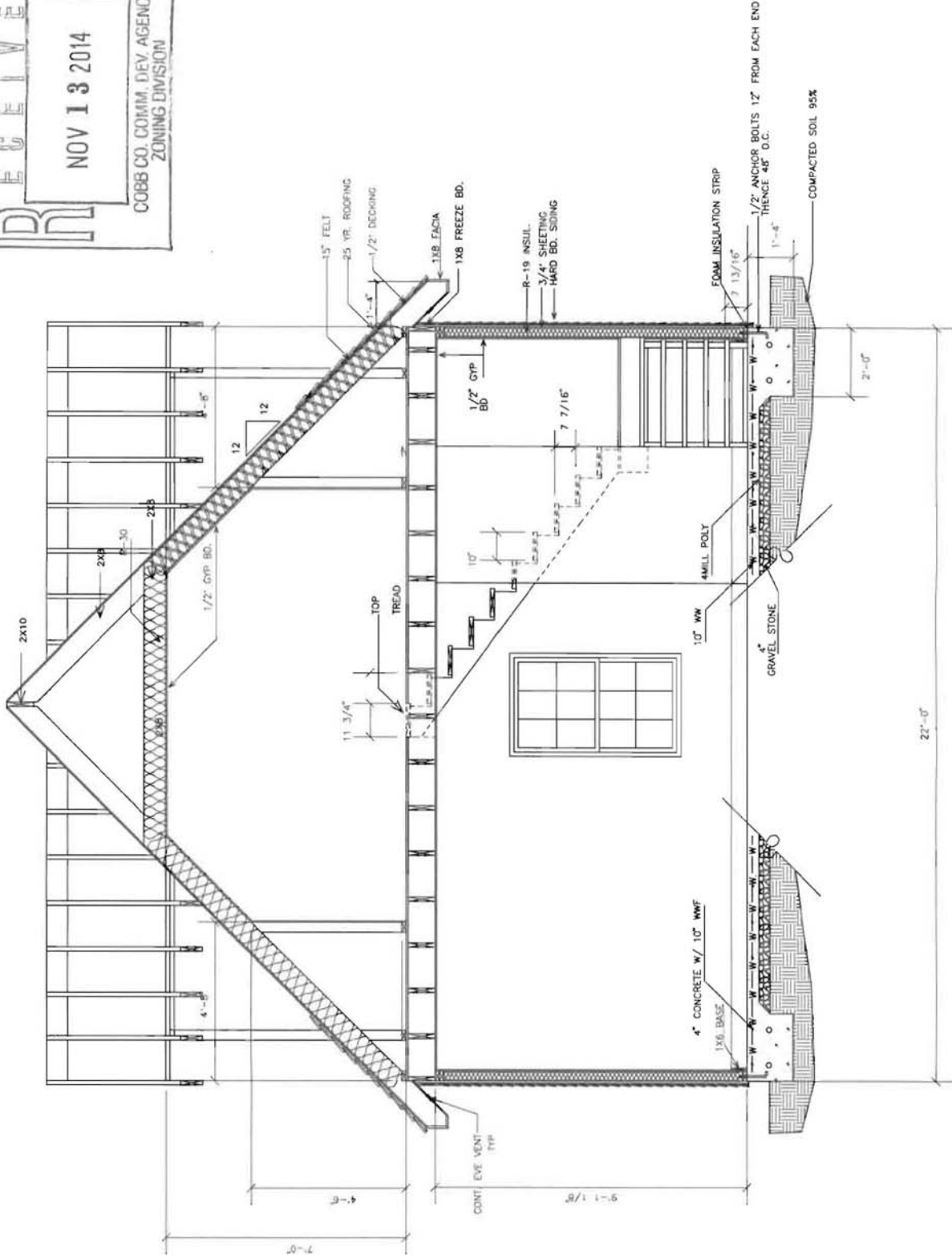
V-12
(2015)

CRAFTMAN GARAGE

SHEET:
A-2
OF: 3

DATE: 09/18/2014

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



CROSS-SECTION
SCALE: 1/2" = 1'-0"



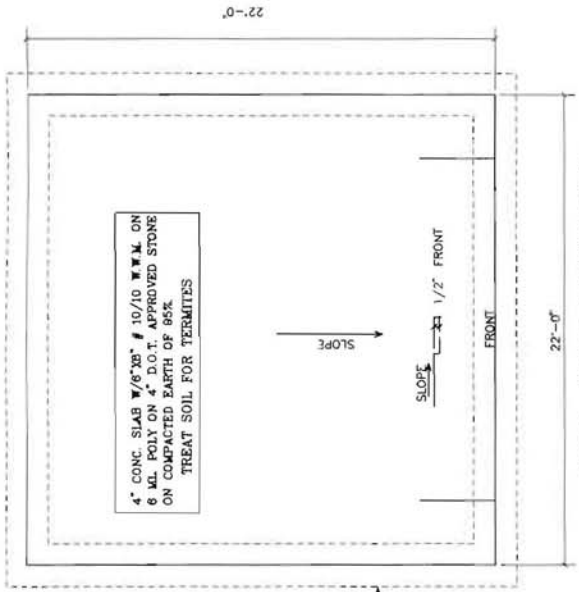
LIB DESIGNS OF CARROLLTON
 300 KINNEY LAKE RD
 CARROLLTON, GEORGIA 30116
 (404)-680-4789

V-12
 (2015)

CRAFTSMAN GARAGE

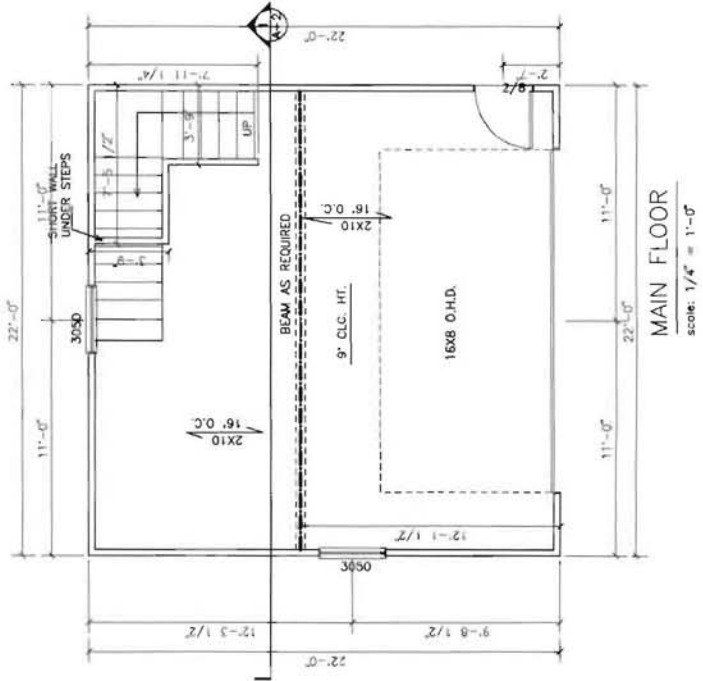
SHEET:
 A-1
 OF: 3

DATE: 09/19/2014

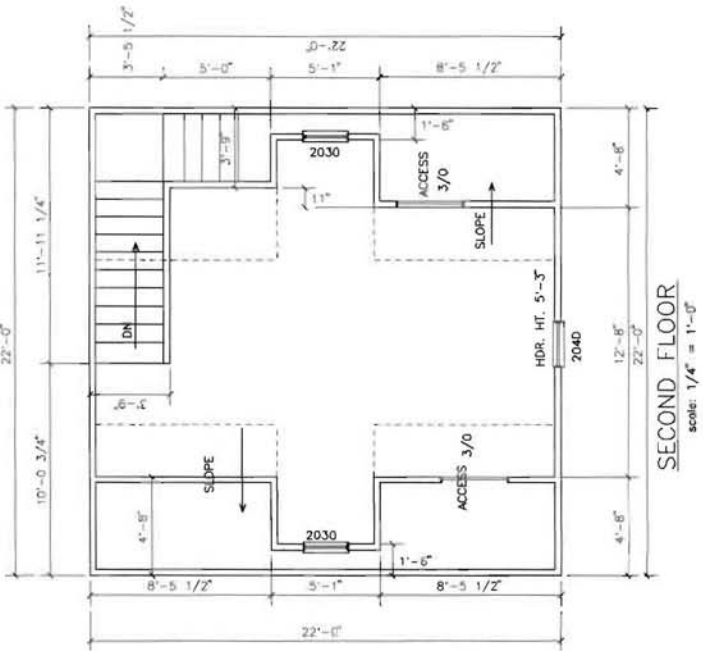


MONO-LITHIC FOUNDATION

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



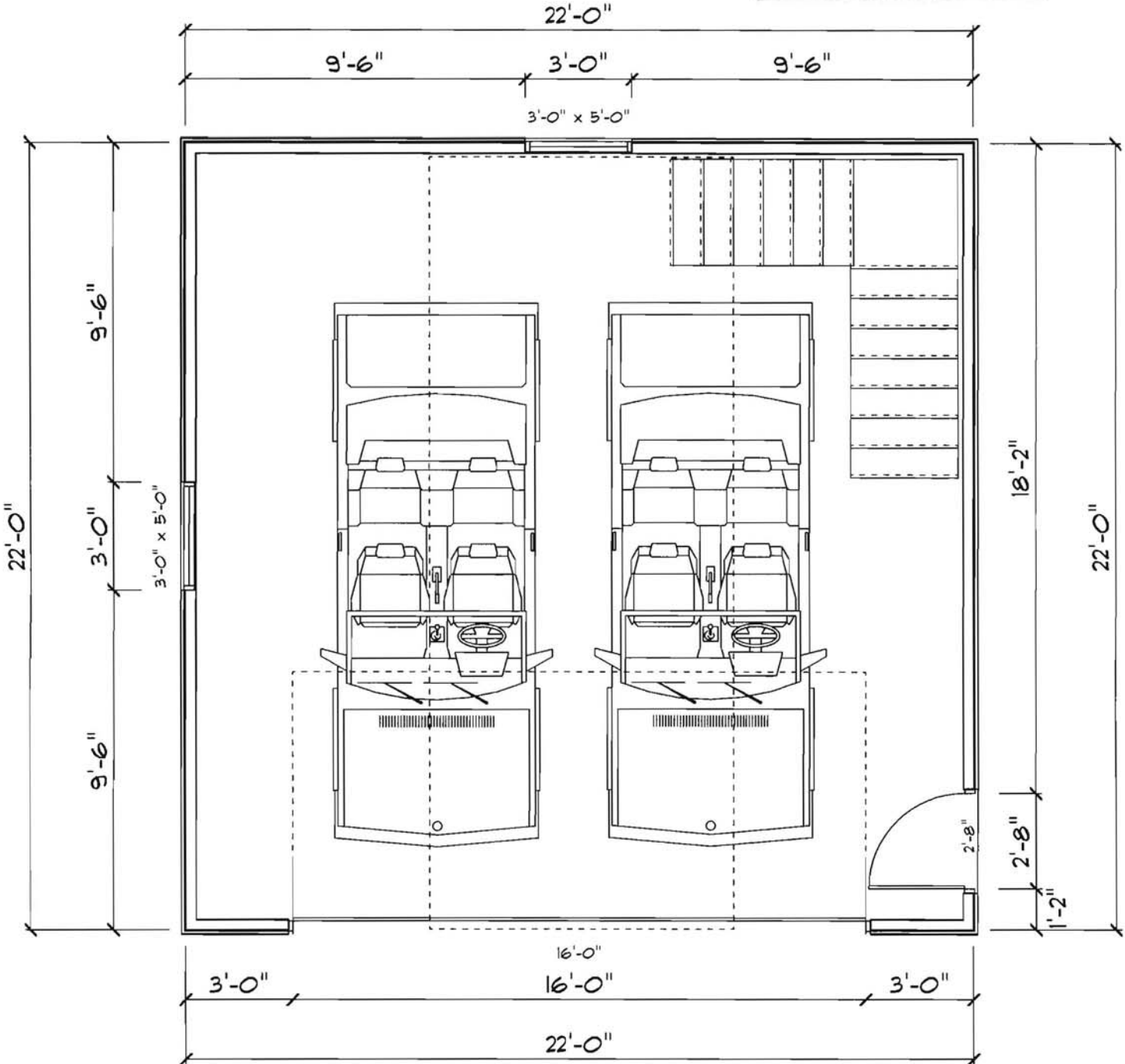
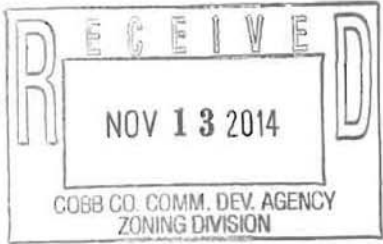
MAIN FLOOR
 SCALE: 1/4" = 1'-0"



SECOND FLOOR
 SCALE: 1/4" = 1'-0"

FLOOR PLANS

V-12
(2015)



GARAGE PLAN

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

V-12
(2015)

RI
NOV 13 2014
LIBRARY DIVISION



V-12
(2015)

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



V-12
(2015)

RECEIVED
NOV 13 2014
DEBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES AS SHOWN HEREON ARE ABOVE GROUND STRUCTURES AND RECORD DRAWING TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDED BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. EASEMENTS AS SHOWN ARE APPROXIMATE AND TAKEN FROM RECORDED DOCUMENTS.

V-13
(2015)

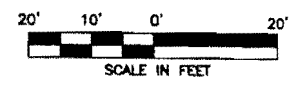
THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT INTENDS TO ANY UNNAMED PERSON, PERSONS, WITHOUT THE EXPRESS RECERTIFICATION OF THE SIGNING SUCH PERSON, PERSONS OR ENTITY. THIS PLAT UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 10,000+ FEET, 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.



THROUGH OUT GEORGIA 1-800-282-7411

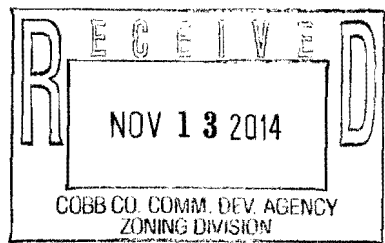
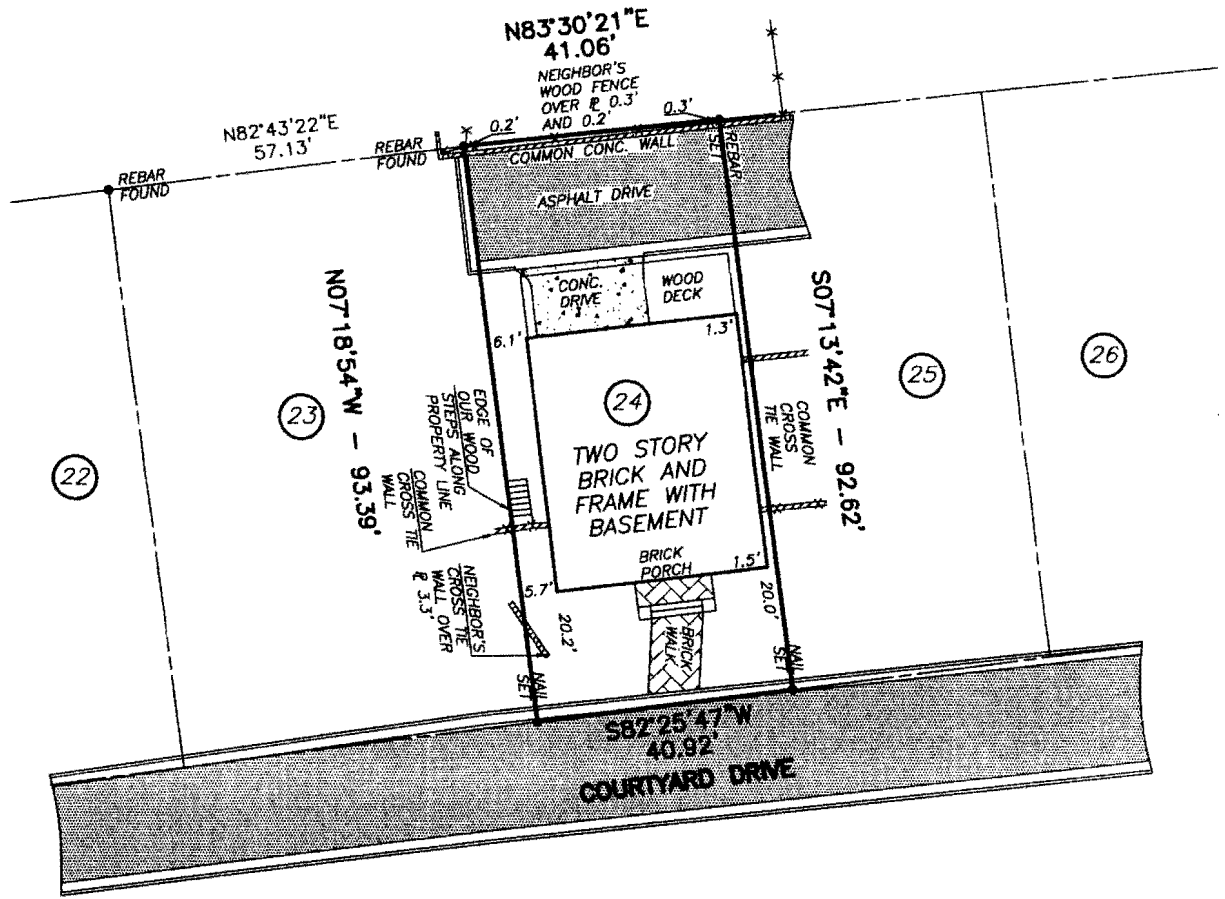
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

- 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.



REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF JOSHUA REISNER AND ELIZABETH REISNER DEED BOOK 14808 PAGE 4449 COBB COUNTY, GEORGIA RECORDS



TOTAL AREA= 0.088± ACRES OR 3,812± SQ. FT.

3824 COURTYARD DRIVE ATLANTA, GEORGIA

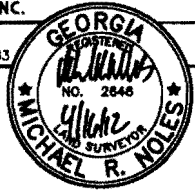
McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200 Smyrna, Georgia 30080 (770) 434-3383

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.

Fences should not be placed using side dimensions from house.



Michael R. Noles Georgia RLS #2646 Member SAMSOG Member SAMSOG JOB#231563

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

PROPERTY OF KEVIN N. MANNING WHITNEY SHEPARD

LOT 24 COURTYARDS OF VININGS UNIT 3-A

LAND LOT 907 DISTRICT 17TH. SECTION 2ND COUNTY COBB GEORGIA

PLAT PREPARED: 4-16-12 FIELD: 4-16-12 SCALE: 1"=20'

PB 121 PG 68 DB PG CB-B

APPLICANT: Kevin and Whitney Manning

PETITION No.: V-13

PHONE: 704-281-0939

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Kevin Manning

PRESENT ZONING: RM-8

PHONE: 704-281-0939

LAND LOT(S): 907

TITLEHOLDER: Kevin N. and Whitney S. Manning

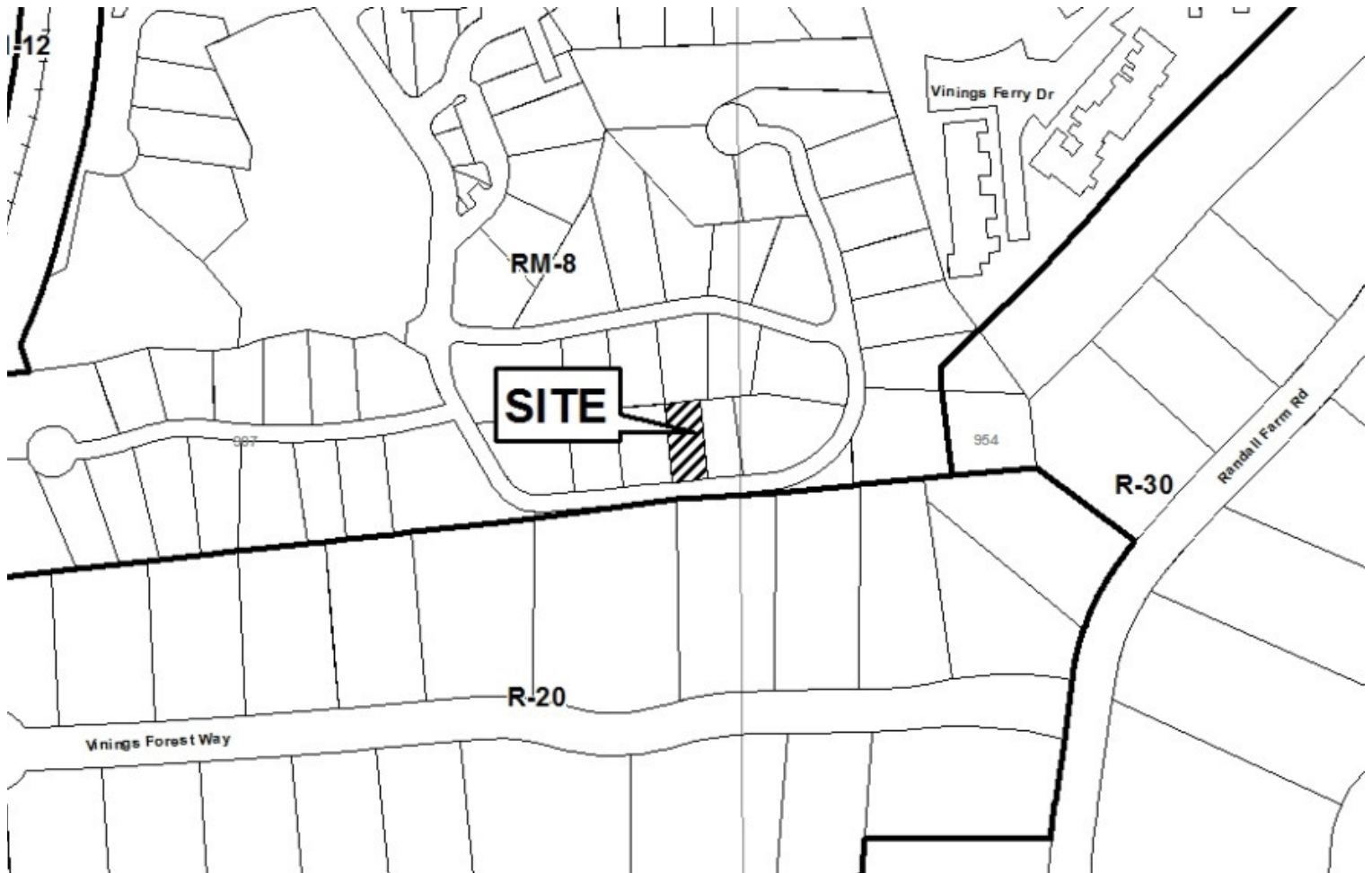
DISTRICT: 17

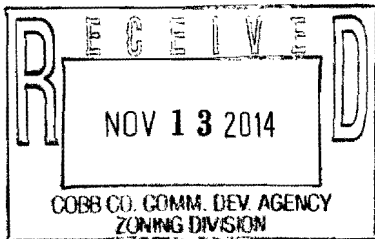
PROPERTY LOCATION: On the north side of
Courtyard Drive, south of Kingsland Court
(3824 Courtyard Drive).

SIZE OF TRACT: 0.09 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 20 feet; and 2) waive the side setback from the required 5 feet to 1.3 feet adjacent to the eastern property line.





Application for Variance Cobb County

(type or print clearly)

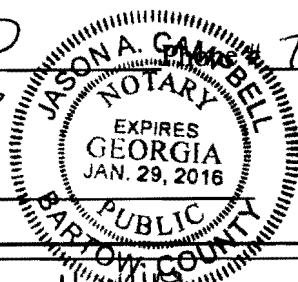
Application No. V-13
Hearing Date: 1-14-15

Applicant Kevin & Whitney Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com

Kevin Manning Address 3824 Courtyard Dr SE Atlanta GA 30339
(representative's name, printed) (street, city, state and zip code)

Kevin Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com
(representative's signature)

My commission expires: _____

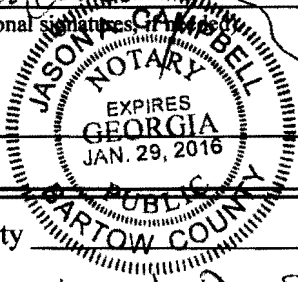


Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder Kevin & Whitney Manning Phone # 704-281-0939 E-mail mannkn02@gmail.com

Signature Kevin Manning Address: 3824 Courtyard Dr SE Atlanta GA 30339
(attach additional signatures) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Present Zoning of Property _____

Location 3824 Courtyard Dr SE Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 907 District 17th Size of Tract 0.088 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.

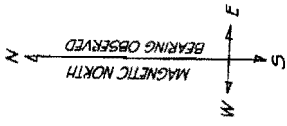
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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).

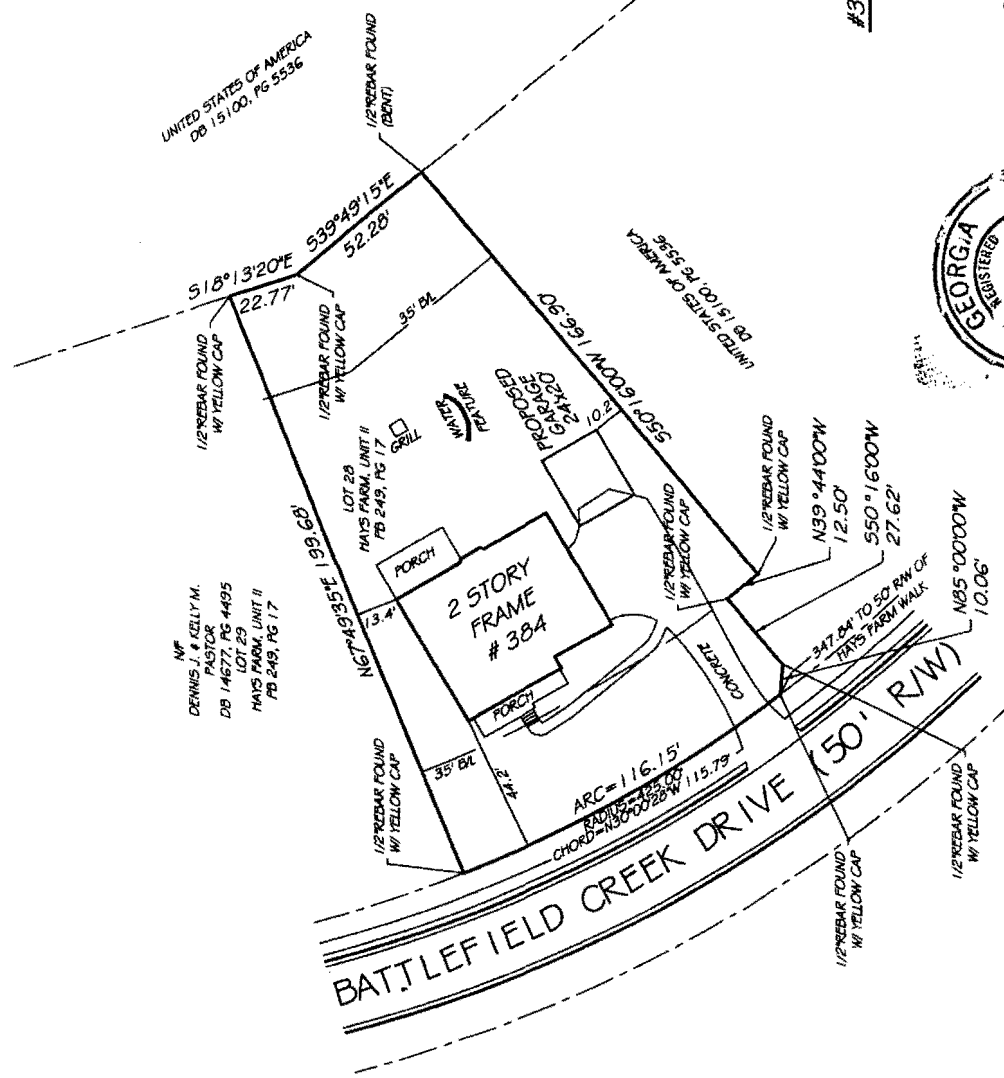
In the summer months our deck is too hot and sunny for us and our guests to enjoy it. In addition, it is difficult to keep bugs away while we are using this outdoor area.

List type of variance requested: would like to add a roof & screen in a portion of our deck

V-14
(2015)

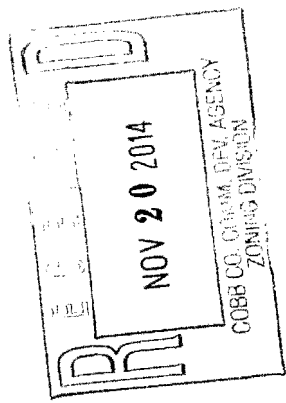


SURVEY OF
#384 BATTLEFIELD CREEK DRIVE
LOT 28
HAYS FARM
UNIT II
LOCATED IN
LAND LOT 327
20th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
FIELD DATE: 11-19-2014
PLAT DATE: 11-21-2014
SCALE: 1" (INCH) = 40' (FEET)
40 30 20 10 0 20 40
GRAPHIC SCALE: 1 inch = 40 feet



NOTES:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 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. SECCS. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING 1GPI-300SW TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN 22,555 FEET AND AN ANGULAR ERROR OF 05 SECONDS PER ANGLE AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSE WITHIN ONE FOOT IN 506,333 FEET.
TOTAL AREA = 20,543 SQUARE FEET OR 0.47 ACRES.
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 (811) BEFORE ANY EXCAVATIONS ARE BEGUN TO ENSURE AND VERIFY THE CORRECT LOCATION AND DEPTH OF ALL UTILITIES.

REFERENCES:
DEED BOOK 14638, PAGE 2219
PLAT BOOK 249, PAGE 17



R.F.M. CONSULTING, LLC
707 WHITLOCK AVENUE
BUILDING A-37
MARIETTA, GA 30064
(770) 757-3977
EMAIL: RFMCON@BELLSOUTH.NET

APPLICANT: Scott Crosby

PETITION No.: V-14

PHONE: 770-330-4057

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: J. L. Brooks

PRESENT ZONING: R-20

PHONE: 404-557-3565

LAND LOT(S): 327

TITLEHOLDER: Geoffrey S. and Nataalka C. Crosby

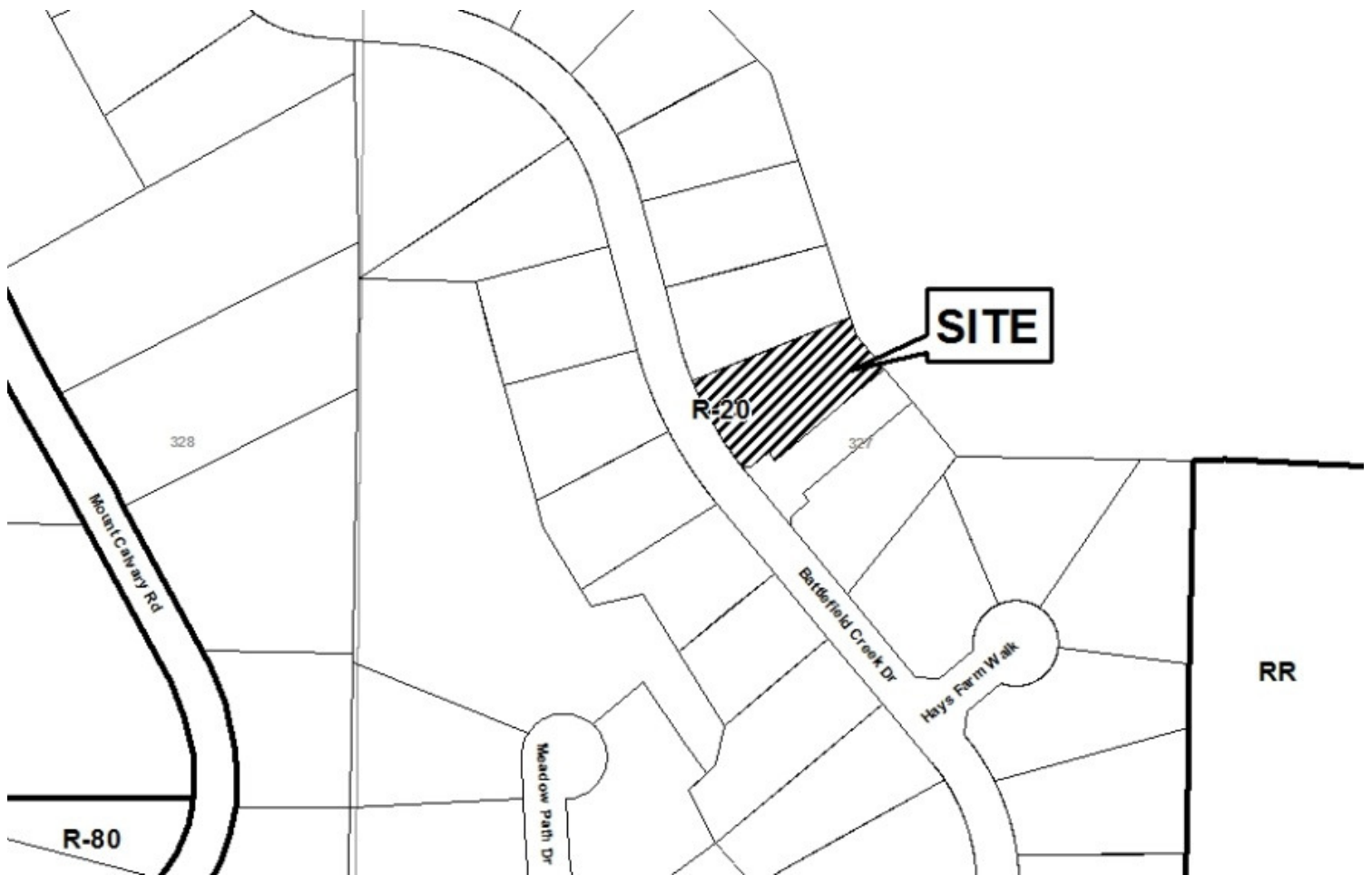
DISTRICT: 20

PROPERTY LOCATION: On the east side of
Battlefield Creek Drive, north of Dallas Highway
(384 Battlefield Creek Drive).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: "Waive Setbacks."





Application for Variance Cobb County

(type or print clearly)

Application No. V-14

Hearing Date: 1-14-15

X Applicant Scott Crosby

Phone # 770-330-4057

E-mail scottcrosby@yahoo.com

J.L. Brooks

(representative's name, printed)

Address 5454 Malone Court

(street, city, state and zip code)

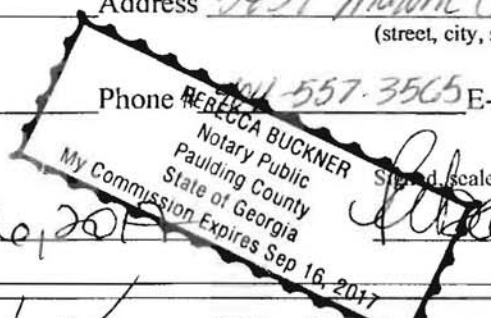
Powder Springs GA 30127

[Signature]
(representative's signature)

Phone 770-557-3565

E-mail brodscconst@earthlink.net

My commission expires: Sept 16, 2017



[Signature]
Signed, sealed and delivered in presence of:
Notary Public

X Titleholder Scott Crosby

Phone # 770 330 4057

E-mail scottc13@yahoo.com

Signature *[Signature]*
(attach additional signatures, if needed)

Address: 384 Battlefield Creek Dr. Marietta GA 30064
(street, city, state and zip code)

MELINDA DENNARD
NOTARY PUBLIC

My commission expires: _____

PAULDING COUNTY, GEORGIA

[Signature]
Signed, sealed and delivered in presence of:
Notary Public

MY COMM. EXPIRES NOVEMBER 16TH, 2016

Present Zoning of Property _____

Location 384 Battlefield Creek Drive
(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).

Garage detached - Garage stop on back of lot causes the garage to be pushed in front of back corner of house

List type of variance requested: wave set backs

APPLICANT: T. Wayne Davis

PETITION No.: V-15

PHONE: 904-631-9000

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Russ King, Esq.

PRESENT ZONING: R-15

PHONE: 770-424-9235

LAND LOT(S): 681

TITLEHOLDER: Tine Wayne Davis, Jr.

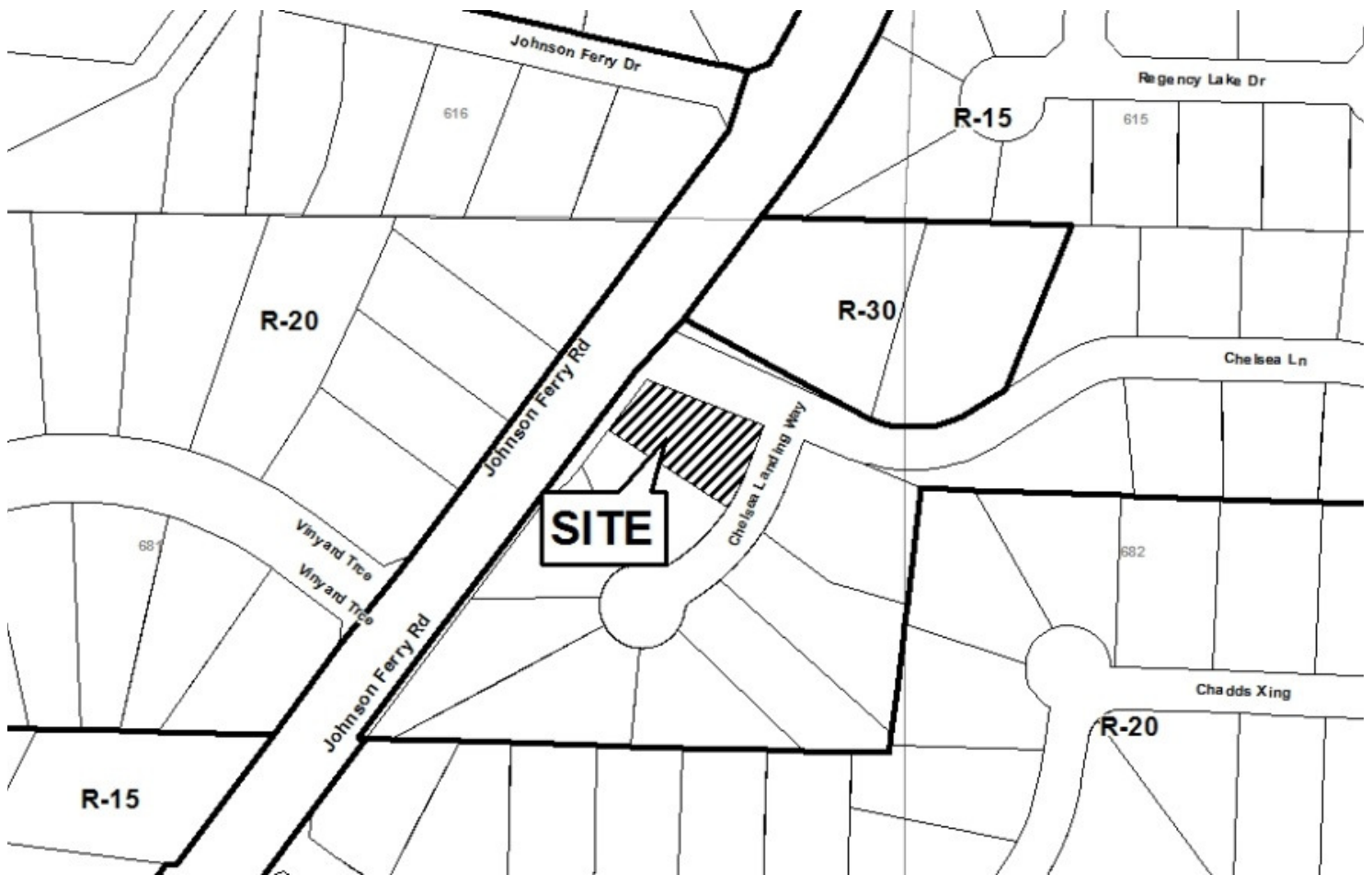
DISTRICT: 16

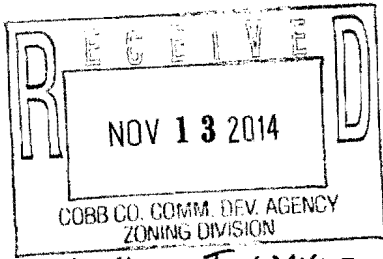
PROPERTY LOCATION: On the west side of
Chelsea Landing Way, south of Chelsea Lane, and east of
Johnson Ferry Road
(2395 Chelsea Landing Way).

SIZE OF TRACT: 0.33 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minor side setback from the required 10 feet to 9 feet adjacent to the southern property line; 2) waive the major side setback from the required 35 feet to 34.81 feet adjacent to the northern property line; and 3) waive the maximum impervious surface from the required 35% to 35.48%





Application for Variance Cobb County

(type or print clearly)

Application No. V-15
Hearing Date: 11-15

Applicant T. WAYNE DAVIS Phone # (904)631-9000 E-mail twayneDavis@gmail.com

Russ King, Esq.

(representative's name, printed)

Address 192 ANDERSON STREET SUITE 125, MARIETTA, GA
(street, city, state and zip code) 30060

(representative's signature)

Phone # (770)424-9235 E-mail rking@kingyaklin.com

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County Georgia
My Commission Expires October 28, 2016

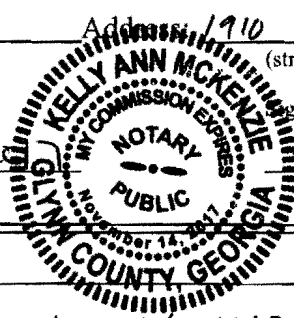
Notary Public

Titleholder T. WAYNE DAVIS Phone # (904)631-9000 E-mail twayneDavis@gmail.com

Signature T. Wayne Davis
(attach additional signatures, if needed)

Address 1910 SAN MARCO BLVD., JACKSONVILLE, FL
(street, city, state and zip code) 32207

My commission expires: November 14, 2016



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-15

Location 2395 CHELSEA FANDING WAY, MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.) (14,223.907 sq. ft.)

Land Lot(s) 681 District 16 Size of Tract 0.327 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).

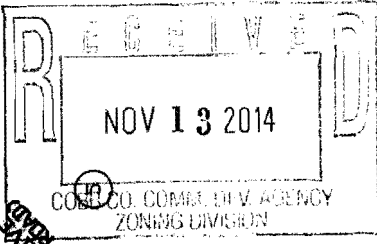
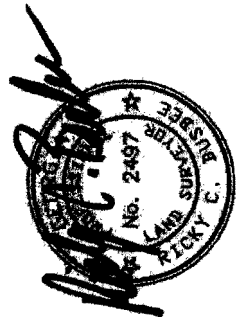
THE STRUCTURE, ALL ATTACHMENTS, AND LANDSCAPING HAS ALREADY BEEN COMPLETED AT GREAT EXPENSE. THE VARIANCE(S) REQUESTED BELOW AND CONSENTED TO BY ADJOINING LANDOWNERS WILL ALLOW OWNER THE FULL ENJOYMENT OF HIS PROPERTY WITHOUT SUFFERING THE EXTRAORDINARY EXPENSE OF TEARING DOWN ATTACHMENTS. THE TOPOGRAPHY OF THE LOT REQUIRES THE VARIANCE(S) LISTED BELOW.

- List type of variance requested:
- (1) RELIEF FROM THE MINOR SIDE SETBACK (FROM 10 FT. TO 4 FT.)
 - (2) RELIEF FROM THE MAXIMUM IMPERVIOUS SURFACES (FROM 35% TO 36%)
 - (3) PURSUANT TO COBB CO. CODE OF ORDINANCES SECTION 124-17B(12)(4) RELIEF FROM MINIMUM OF FIVE FEET OFF OF PROPERTY LINE TO FOUR FEET



AREA =
22,179 SQ. FT.
0.509 ACRES

V-16
(2015)



THE PURPOSE OF THIS SURVEY IS TO APPLY FOR A VARIANCE TO REDUCE THE REAR BUILDING SETBACK LINE FROM 35' TO 25'.

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0064 G, DATED DECEMBER 16th 2008, ZONE "X".

VARIANCE SURVEY FOR:
WINDCREST HOMES
LOT 4, SHAW ESTATES
LAND LIT 377, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: NOVEMBER 7th, 2014

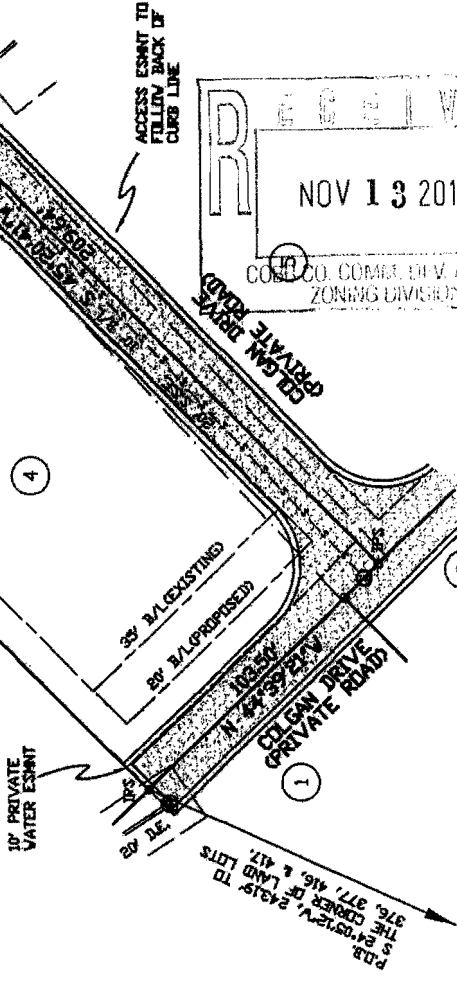
BUSBEE & POISS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
www.busbeelandpoiss.com

THE PURPOSE OF THIS SURVEY IS TO APPLY FOR A VARIANCE TO REDUCE THE REAR BUILDING SETBACK LINE FROM 35' TO 25'.

- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL BEARINGS ARE TRUE BEARINGS.
- 3. ALL CORNERS ARE BENCHMARKS.
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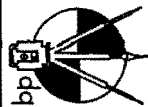
LINE CALL CHART

Course	Bearing	Distance
L1	S 44°39'21" E	17.91'
L2	S 28°38'34" E	46.00'
L3	S 45°07'18" E	41.39'



P.D.B. 376, 377, 416 & 417, TO THE CORNER OF LAND LOTS 1, 2, 3 & 4.

MAGNETIC NORTH

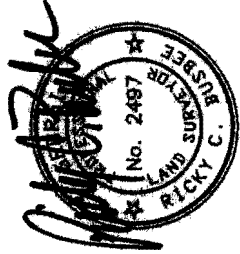


V-16
(2015)

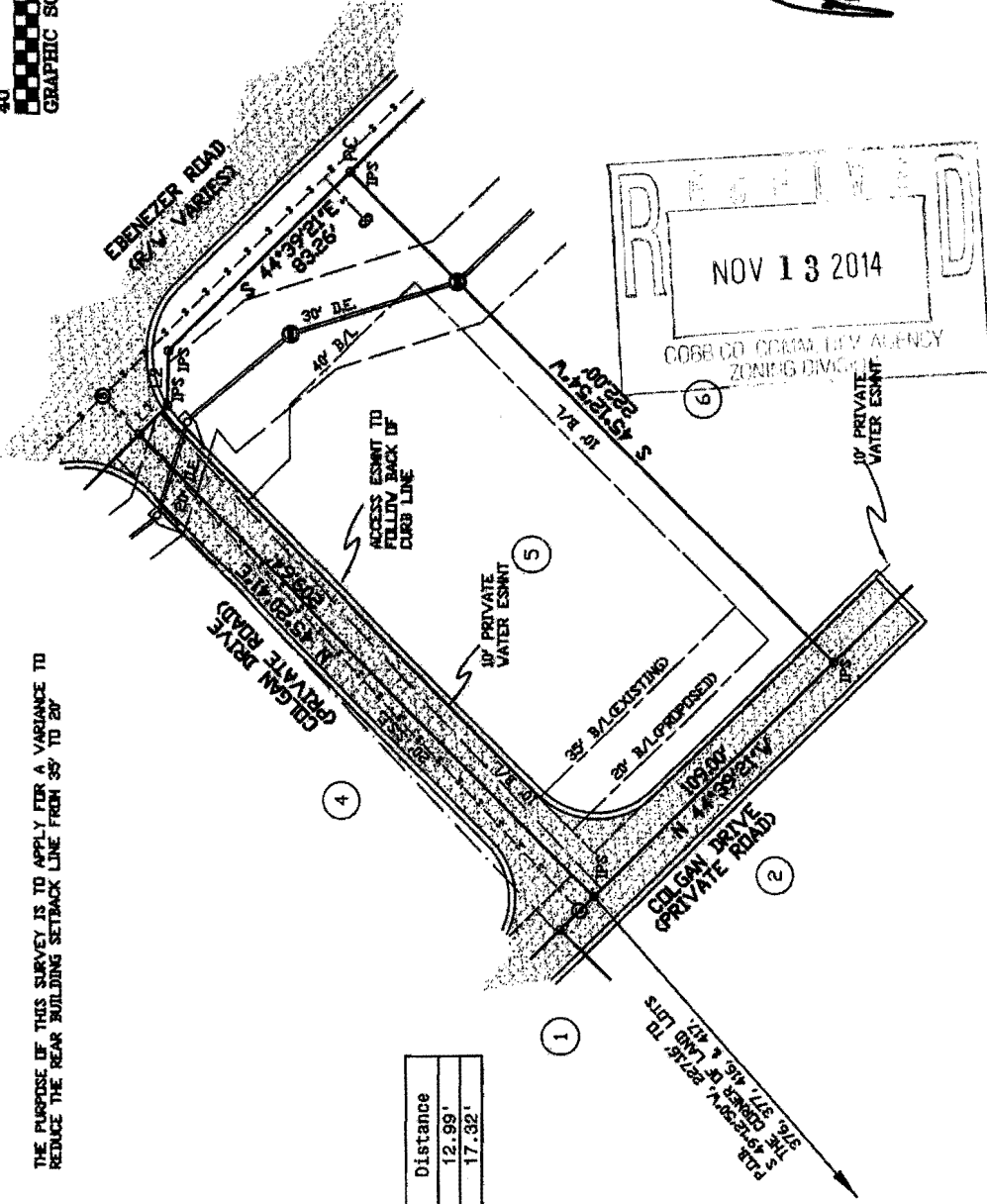


AREA:
22,545 SQ. FT.
0.518 ACRES

BUSBEE & POISS, GEORGIA, P.L.L.C. 2007
THIS SURVEY WAS PREPARED BY COMPANY WITH THE TECHNICAL ASSISTANCE OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 44-2-2.
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR ENCUMBRANCES THAT MAY BE RECORDED.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN EACH FEET EQUIVALENT USED UPON GTS-205
FIELD WORK -RB/2W- 11/14 DRAWN BY MP SHAW ESTATES



THE PURPOSE OF THIS SURVEY IS TO APPLY FOR A VARIANCE TO REDUCE THE REAR BUILDING SETBACK LINE FROM 35' TO 20'



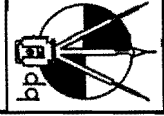
LINE CALL CHART

Course	Bearing	Distance
L1	S 45°07'18" E	12.99'
L2	S 89°39'21" E	17.32'

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0064 G, DATED DECEMBER 16-TH 2008, ZONE 'X'.

VARIANCE SURVEY FOR:
WINDCREST HOMES
LOT 5, SHAW ESTATES
377, 16-TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: NOVEMBER 7th, 2014

BUSBEE & POISS
LAND SURVEYING COMPANY
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DUBLUTH, GEORGIA 30096
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FAX: 770.497.9881
www.busbeeorpoiss.com

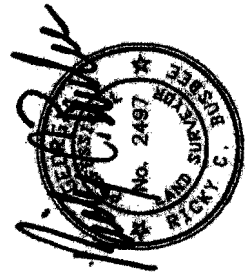


- LEGEND
- 1/4" TO 1/2" (1/4" TO 1/2" WIDE)
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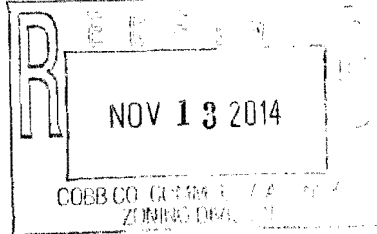
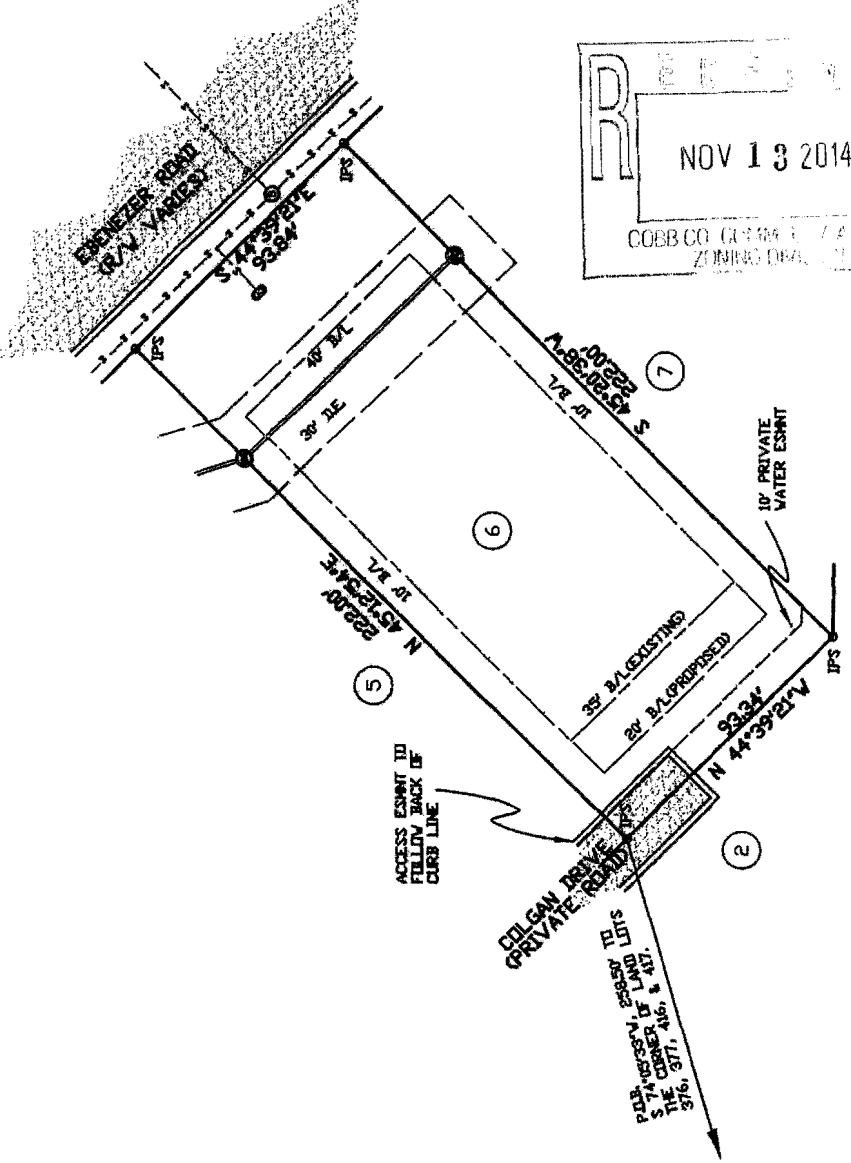
AREA =
20,777 SQ. FT.
0.477 ACRES

V-16
(2015)



RICKY G. BUSBEE, GEORGIA P.L.S. 2497
 THIS SURVEY WAS PREPARED BY COMPLYING WITH THE TECHNICAL STANDARDS OF THE PROFESSION AS SET FORTH IN THE GEORGIA PRACTICE ACT (O.C.G.A. 43-4-2).
 THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR ENCUMBRANCES THAT MAY BE RECORDED.
 THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLARITY AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET, EQUIPMENT USED TYPICALLY GTS-505.
 FIELD WORK - RB/DM - 11/1/14 DRAWN BY MF SHAW ESTATES

THE PURPOSE OF THIS SURVEY IS TO APPLY FOR A VARIANCE TO REDUCE THE REAR BUILDING SETBACK LINE FROM 35' TO 20'



VARIANCE SURVEY FOR:
WINDCREST HOMES
 LOT 5, SHAW ESTATES
 LAND LOT 377, 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1"=40' DATE: NOVEMBER 7th, 2014

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 1306700064 G, DATED DECEMBER 16th 2006, ZONE "X".

BUSBEE & POSS
 LAND SURVEYING COMPANY
 3408 HOWELL STREET, SUITE A
 DULUTH, GEORGIA 30096
 770-497-9866
 FAX: 770-497-9881
 www.busbееandposs.com



- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL BEARINGS ARE TRUE BEARINGS.
- 3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
- 4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
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- 100. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.

MAGNETIC NORTH

APPLICANT: Windcrest Homes Atlanta, LLC

PETITION No.: V-16

PHONE: 770-374-3000

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Robert W. Brandl

PRESENT ZONING: R-20

PHONE: 770-374-3000

LAND LOT(S): 377

TITLEHOLDER: Windcrst Homes Atlanta, LLC

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of
Shaw Road and Ebenezer Road
(3461 Ebenezer Road).

SIZE OF TRACT: 4.21 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setbacks on proposed lots 3, 4, 5, and 6 from the required 35 feet to 20 feet.



NOV 13 2014

PL. DEV. AGENCY
DIVISION

Application for Variance Cobb County

(type or print clearly)

Application No. V-16
Hearing Date: 1-14-15

Applicant WINDCREST HOMES ATLANTA LLC Phone # 770 374 3000 E-mail beechwood 411@gmail
Robert W. Brandl Address 235 Moss Stone Way, Roswell, GA.
(representative's name, printed) (street, city, state and zip code) 30075

Ronald W. Brandl Phone # 770 374 3000 E-mail beechwood 411@gmail
(representative's signature)

My commission expires: Nov. 30th 2015 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder WINDCREST HOMES ATLANTA LLC Phone # 770 374 3000 E-mail beechwood 411@gmail
Signature Ronald W. Brandl Address: 235 Moss Stone Way, Roswell, GA.
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: Jan. 30th 2015 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 3461 EBENEZER Road AT SHAW Road, Marietta, GA. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16th Size of Tract 4.2 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).

CURRENT EXISTING TOPO FOR LOTS 3, 4, 5, 6 IS EXCESSIVELY STEEP. THE INTENT IS TO BUILD THE FOUR NEW HOMES CLOSER TO THE ACCESS STREET; THEREFORE REDUCING, OR ELIMINATING STEEP DRNEWAY. ALSO BY PULLING THE HOMES FORWARD BY 15 FEET. THIS WILL GENERATE 15' MORE PRIVACY OF TREES ON REAR OF HOMES.

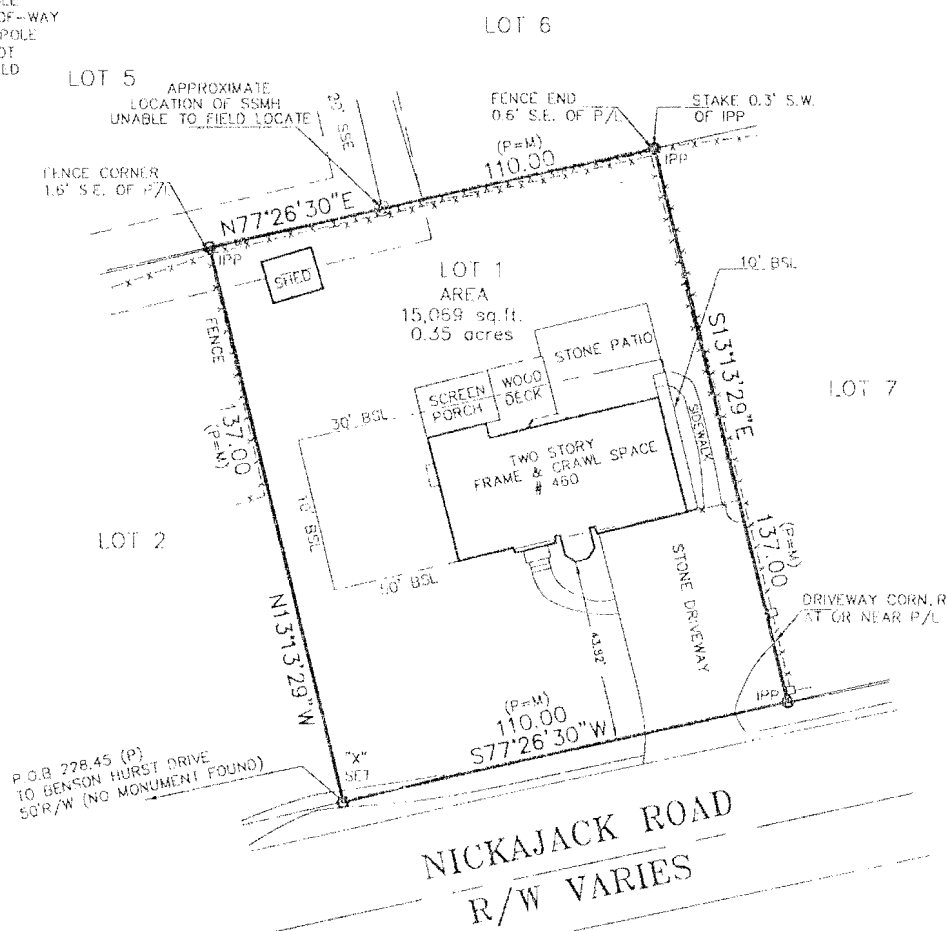
List type of variance requested: TO REDUCE THE FRONT SET BACK LINES ON ALL 4 LOTS FROM 35' TO PROPOSED 20'

- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSL SANITARY SLOPER EASEMENT
 - BSL BUILDING SETBACK LINE
 - KBF REBAR FOUND
 - IPP IRON PIN PLACED
 - IPF IRON PIN FOUND
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - P3 REBAR
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - FOB FRONT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LL LAND LOT
 - M MEASURED
 - D DEED
 - P PLAT

V-17
(2015)

NOV 13 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



NICKAJACK ROAD
R/W VARIES

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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

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

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

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO GUARANTEE 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 CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISPLICITLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' TAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR DIANA S. VAZQUEZ		FIELD DATE 11/10/2014	
	OWNER / PURCHASER DIANA S. VAZQUEZ	DATE 11/11/2014		
	LAND LOT 302 17th DISTRICT 2d SECTION	COBB COUNTY, GEORGIA		
	LOT 1	AREA 15,059 SQ. FT.		
	SUBDIVISION SHANNON CHASE III			
PLAT BOOK 124 PAGE 18 DEED BOOK PAGE	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 791-5055 FAX (770) 791-8032	

APPLICANT: Diana S. Vasquez

PETITION No.: V-17

PHONE: 678-392-9667

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Diana S. Vasquez

PRESENT ZONING: R-15

PHONE: 678-392-9667

LAND LOT(S): 102

TITLEHOLDER: Diana C. Vazquez

DISTRICT: 17

PROPERTY LOCATION: On the north side of

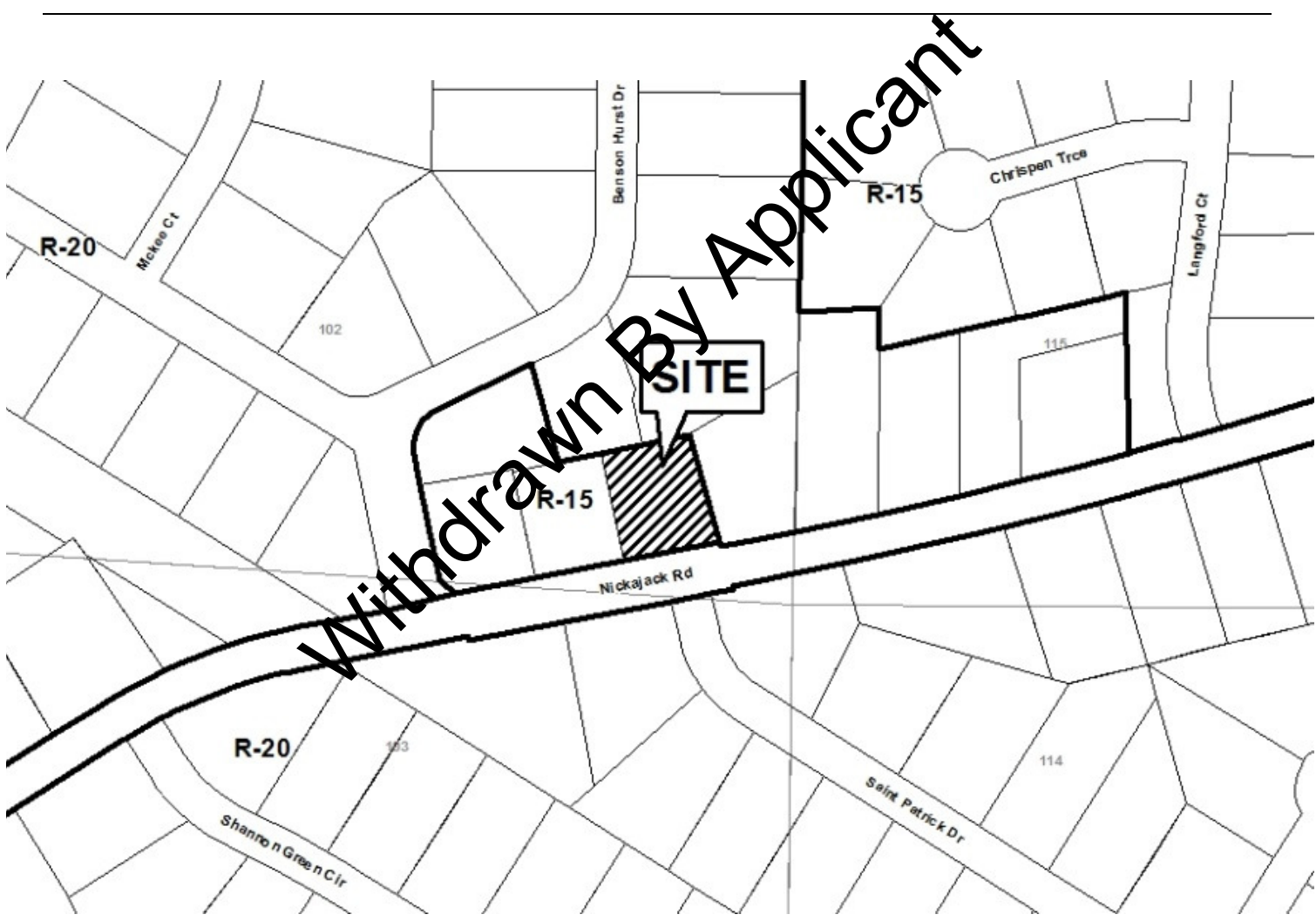
SIZE OF TRACT: 0.35 acres

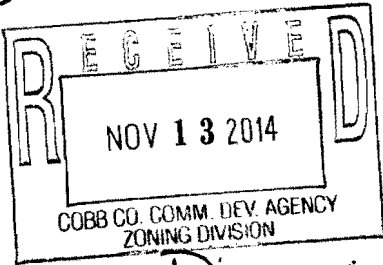
Nickajack Road, across from Saint Patrick Drive, east of
Benson Hurst Drive

COMMISSION DISTRICT: 4

(460 Nickajack Road).

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 43.82 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-17
Hearing Date: 1-14-16

Applicant Diana S Vasquez Phone # 678-392-9667 E-mail DiaCV92@gmail.com

Diana S Vasquez Address 460 Nickajack Rd sw mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

Diana Vasquez Phone # 678-392-9667 E-mail DiaCV92@gmail.com
(representative's signature)

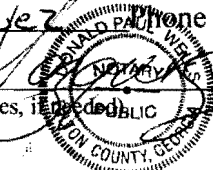


Signed, sealed and delivered in presence of:
Donald Paul Zell
Notary Public

My commission expires: _____ My Commission Expires
March 24, 2017

Titleholder Diana S Vasquez Phone # 678-392-9667 E-mail DiaCV92@gmail.com

Signature Diana Vasquez Address: 460 Nickajack Rd sw mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)



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

My commission expires: _____ My Commission Expires
March 24, 2017

Present Zoning of Property _____

Location 460 Nickajack Rd Mableton Ga 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 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 _____ 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 were investing money on remodeling our windows and other things in our house. we never thought it was a boundary line we need to respect.

We apologized to ignore some of the rules you have. we already invest money because we already started building.

List type of variance requested: Reduce front set back from 50' to 43.82

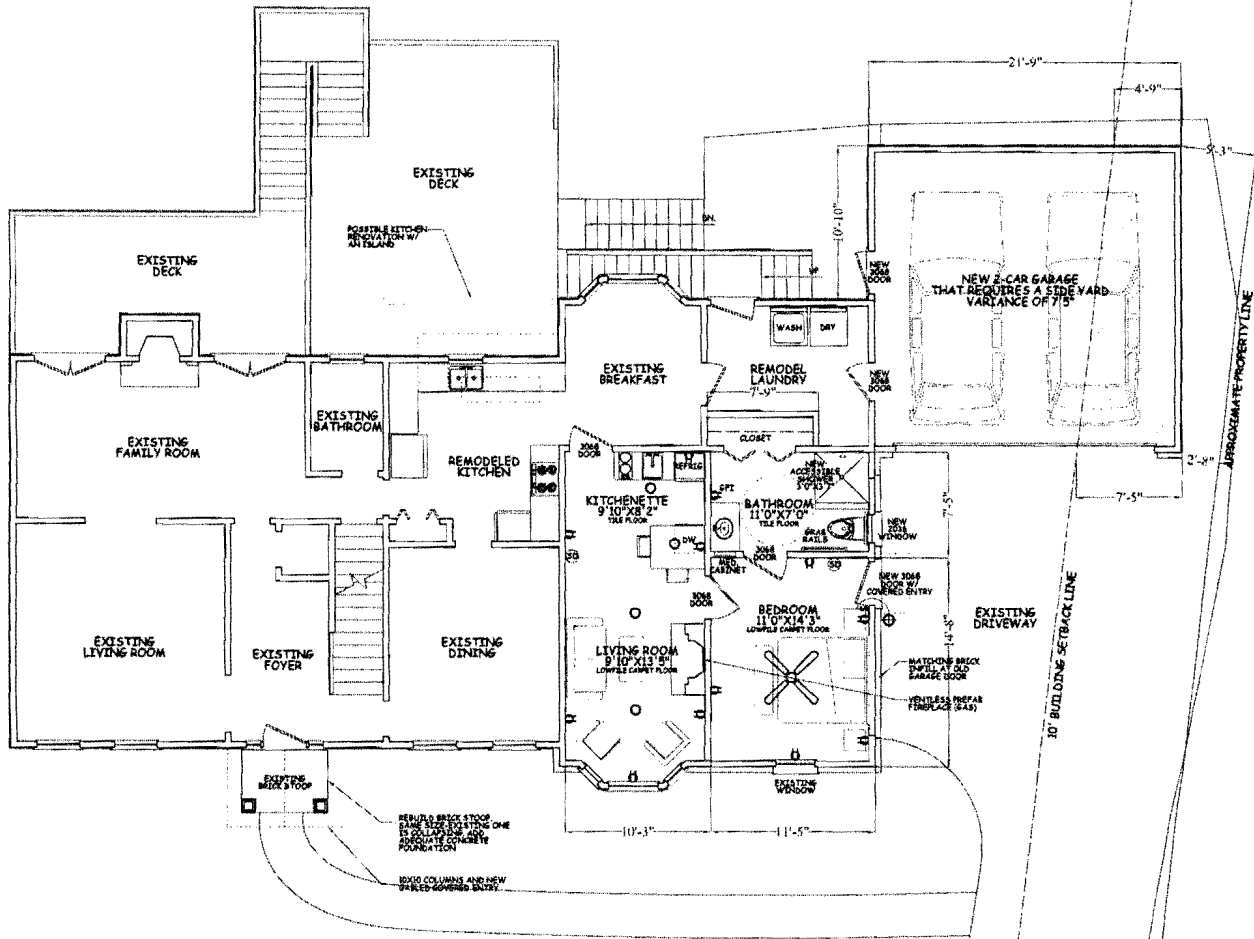
*

We spend, probably the amount of \$5,000. Hope you can understand and we can continue with our project.
Thank you!

V-17
(2015)
Exhibit

V-18
(2015)

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



ZONING: R-20

RENOVATED 1ST FLOOR PLAN

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

1833 SQUARE FEET-(497 RENOVATED SQ. FEET)

ELECTRICAL SYMBOLS

- INDICATES 6" RECESSED LIGHT
- ◐ INDICATES 6" RECESSED LIGHT
- INDICATES 110 VOLT OUTLET (OUTDOOR)
- INDICATES 110 VOLT OUTLET
- INDICATES OUTDOOR LIGHTING
- ⊗ INDICATES (INDOOR/OUTDOOR) LIGHTFAN

JANUARY 21, 2014

DATE	12/10/13	JOB #	
DRAWN	CA	SHEET	A-1

This drawing is the property of Chip Murrah Architects, Inc. and shall not be used for any other project without the written consent of Chip Murrah Architects, Inc. The user of this drawing shall be held responsible for any errors or omissions. The user shall indemnify and hold Chip Murrah Architects, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this drawing.

**A RENOVATION & 2-CAR GARAGE FOR
GENI & AUSTIN HAGOOD**
5501 WILLOW POINT PARKWAY, MARIETTA, GA. 30068
ARCHITECT: CHIP MURRAH BUILDER: TED GANDY

CHIP MURRAH
ARCHITECTS, INC.
404.377.1554
chip@chipmurrah.com

REVISIONS	

APPLICANT: Genii Walton-Hagood

PETITION No.: V-18

PHONE: 678-637-5521

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Genii Walton-Hagood

PRESENT ZONING: R-20

PHONE: 678-358-1097

LAND LOT(S): 227

TITLEHOLDER: Genii Walton-Hagood and Roy L. Hagood

DISTRICT: 1

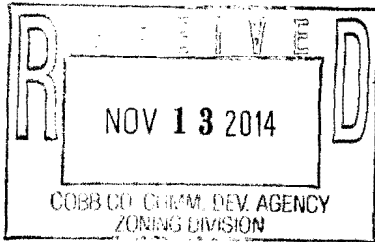
PROPERTY LOCATION: On the north side of Willow Point Parkway, west of Lower Roswell Road (5501 Willow Point Parkway).

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 2 feet adjacent to the eastern property line.





Application for Variance Cobb County

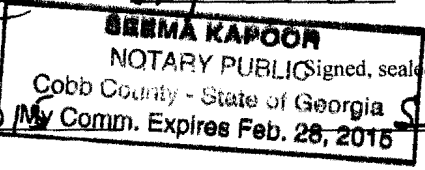
(type or print clearly)

Application No. V-18
Hearing Date: 1-14-15

Applicant Genii Walton-Hagood Phone # 678-637-5521 E-mail genii.wh@gmail.com

GENII Walton-Hagood Address 5501 Willow Point Pkwy Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Genii Walton-Hagood Phone # 678-358-1097 E-mail Geniiwh@GMAIL.COM
(representative's signature)

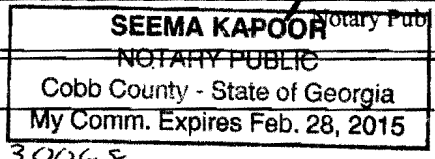


My commission expires: 28th Feb, 2015 Signed, sealed and delivered in presence of:
Seema Kapoor Notary Public

Titleholder Genii Walton-Hagood Phone # 678-358-1097 E-mail Geniiwh.@GMAIL.COM

Signature Genii Walton-Hagood Address: 5501 Willow Point Pkwy
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 28th Feb, 2015 Signed, sealed and delivered in presence of:
Seema Kapoor Notary Public



Present Zoning of Property _____

Location 5501 Willow Point Pkwy Marietta, Ga 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 227 Lot 2 District 1 Size of Tract .53 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.

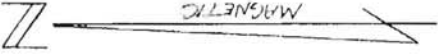
Size of Property .53 Shape of Property _____ Topography of Property _____ Other _____

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).

REnavigating current garage to living space to accomodate Handicap family member

List type of variance requested: ~~Waive~~ Waive required setback from 10 feet to 0 feet on East property.

V-19
(2015)



AREA = 0.9645 ACRE
541 GLEN EAGLES
CIRCLE



REVISIONS

NO.	DATE	DESCRIPTION
1		INITIAL
2		REVISED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
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30		REVISED

SURVEY FOR:

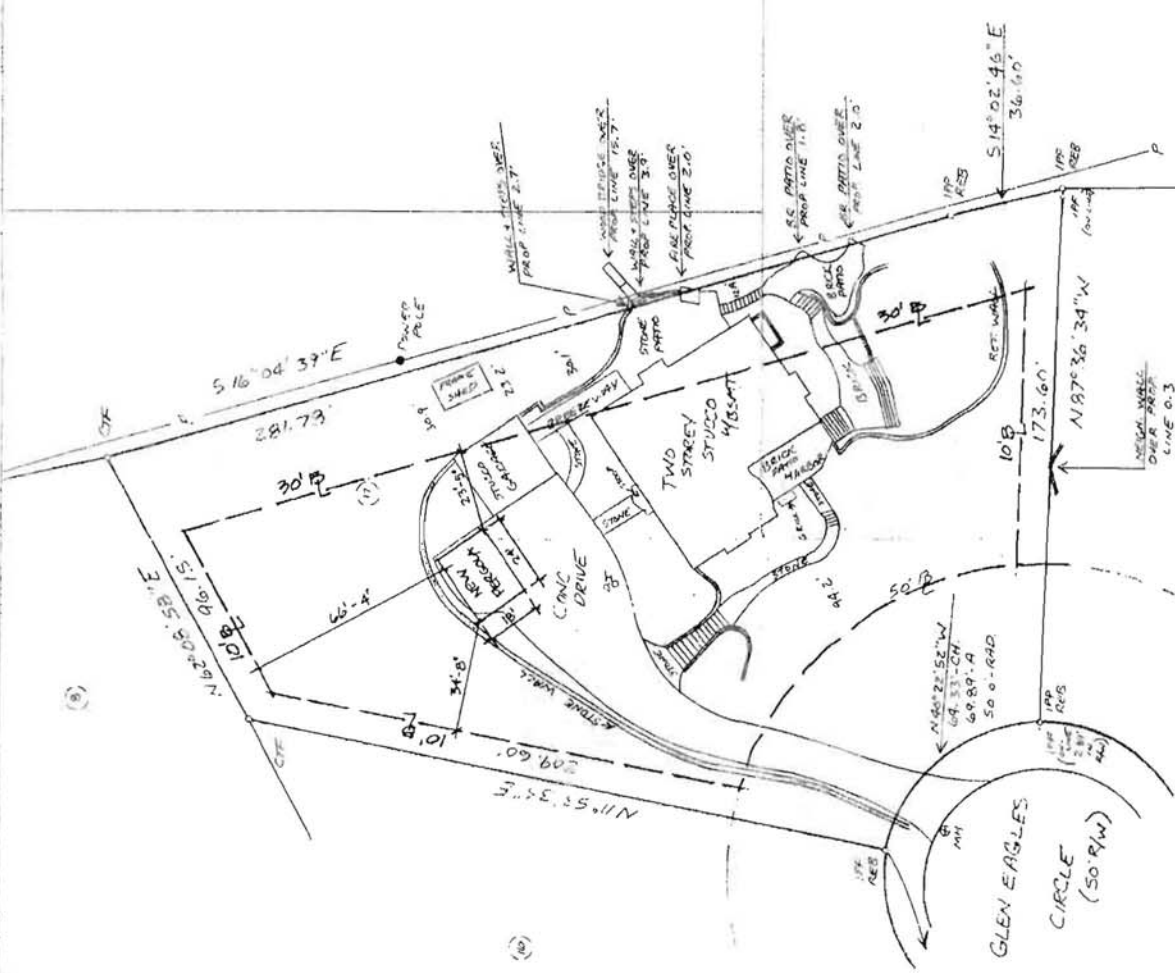
GREG HAMMER MASTER
TO ANNE HAMMER MASTER

LOT 17 BLK. H-11 UNITS THREE
ATLANTA COUNTRY CLUB
LAND LOT 1091
DISTRICT 177TH SECTION 2ND
C-202 COUNTY, GEORGIA
PLAT BOOK 111 PAGE 57
JOB # 349-14-3

PLAT NO. 1308720141
LOC. FROM 2083
DATE 11/11/15

THIS SURVEY WAS PREPARED BY THE SURVEYOR AND FIELD NOTES AND PLANS ARE THE PROPERTY OF THE SURVEYOR AND WILL BE KEPT IN HIS OFFICE FOR A PERIOD OF 10 YEARS FROM THE DATE OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AREA SURVEYED AND THE ACCURACY OF THE SURVEY IS GUARANTEED TO THE BEST OF HIS ABILITY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AREA SURVEYED AND THE ACCURACY OF THE SURVEY IS GUARANTEED TO THE BEST OF HIS ABILITY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

IN MY OPINION, THIS PLAT IS A CORRECT AND FAITHFUL REPRESENTATION OF THE SURVEYED AND ADJACENT PROPERTIES AND INTERESTS THEREIN.
J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000



P.O.B.
675.5' TO S.W.
PINE VALLEY DRIVE
(RECORD TIE)

This survey was prepared in accordance with the International Standards for Property Surveys in Georgia. All surveys in Chapter 140-2 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors shall be in accordance with the International Standards for Property Surveys in Georgia.

APPLICANT: Greg and JoAnne Hammermaster

PETITION No.: V-19

PHONE: 703-581-3085

DATE OF HEARING: 1-14-2015

REPRESENTATIVE: Jennifer D. Reed

PRESENT ZONING: R-30

PHONE: 770-670-6022

LAND LOT(S): 1091, 1092

TITLEHOLDER: Greg Richard and JoAnne Hammermaster

DISTRICT: 17

PROPERTY LOCATION: At the northeastern bend
Glen Eagles Circle, east of Pine Valley Road
(541 Glen Eagles Circle).

SIZE OF TRACT: 0.96 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 144 square feet (existing 30 square foot fireplace) from the required 5 feet to zero feet; 2) allow an accessory structure (proposed approximately 240 square foot pergola) to the side of the principal building; 3) waive the rear setback for an accessory structure over 144 square feet (approximately 200 square foot frame shed) from the required 40 feet to 3 feet; and 4) waive the rear setback from the required 40 to 12 feet.



Application for Variance Cobb County

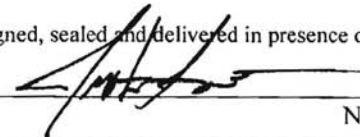
(type or print clearly)

Application No. V-19
Hearing Date: 1-14-18

Applicant Greg & JoAnne Hammermaster Phone # 703-581-3085 E-mail joanne@hammermaster.net
greg@hammermaster.net
Mosaic Group Address 2358 Perimeter Park Dr, St. 300, Atlanta, Ga.
(representative's name, printed) (street, city, state and zip code) 30341

Jeanette Reed Phone # 770-670-6072 E-mail jreed@mosaicgroupatlanta.com
(signature)

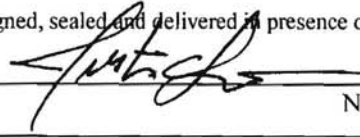
Signed, sealed and delivered in presence of:



Notary Public

Titleholder Greg & JoAnne Hammermaster Phone # 703-581-3085 E-mail joanne@hammermaster.net
greg@hammermaster.net
Signature Justin Hammermaster Address: 541 Glen Eagles Circle SE, Marietta, Ga. 30067
(optional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-30

Location 541 Glen Eagles Cir, SE, Marietta, Ga. 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1091 District 17th Size of Tract .9645 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).

Location of house & garage on lot in relation to golf course make the pergola parking structure necessary to protect vehicles from stray golf balls. The shape of the lot & how it sits on the lot make it difficult & awkward to attach to the existing garage.

List type of variance requested:
Accessory Structure