

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: April 1, 2015

DUE DATE: March 2, 2015

Distributed: February 19, 2015



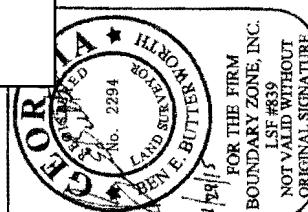
Cobb County...Expect the Best!



NORTH
PER PB 58, PG 192
SCALE: 1"=30'

**V-46
(2015)**

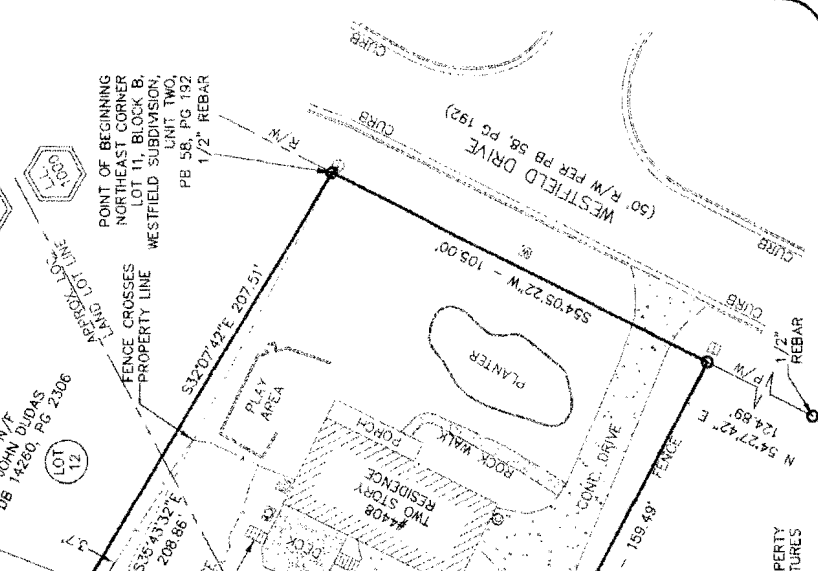
BOUNDARY SURVEY
PREPARED FOR: THOMAS D. SMITH
LOT 11 AND A PORTION OF LOT 12, BLOCK B,
WESTFIELD SUBDIVISION, UNIT TWO,
999 & 1000,
2ND SECTION,
GEORGIA - 1/28/15



PROJECT
1579001

SHEET
1 OF 1

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.



BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
WWW.BOUNDARYZONE.COM ATLANTA, GA 30303
(770) 271-5772 (919) 363-9226 APEX, NC 27523

4195 SOUTH LEE STREET
SUITE 1
BUFORD, GA 30518
235 PEACHTREE STREET NE
SUITE 400
ATLANTA, GA 30303

GRAPHIC SCALE - IN FEET
0 30 60

Building #1

Building #2

RECEIVED
FEB - 9 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED
BATES ROAD
(VARIABLE)

- LEGEND:**
- PROPERTY CORNER
 - FOUND (AS NOTED)
 - 1/2" REBAR WITH CAP SET LSF # 839
 - CALCULATED POINT
 - ▲ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ⊗ POWER POLE
 - ⊗ LIGHT POLE
 - ⊗ POWER/LIGHT POLE
 - GUY WIRE
 - ⊗ POWER METER
 - ⊗ POWER BOX
 - ⊗ A/C UNIT
 - ⊗ MANHOLE
 - ⊗ CLEAN OUT
 - ⊗ CATCH BASIN
 - ⊗ JUNCTION BOX
 - ⊗ OUTFLOW STRUCTURE
 - ⊗ YARD DRAIN
 - ⊗ GAS METER
 - ⊗ GAS VALVE
 - ⊗ CABLE BOX
 - ⊗ TELEPHONE BOX
 - ⊗ SIGNAL CONTROL BOX
 - ⊗ SIGN
 - X — FENCE LINE
 - ⊗ CONC. CONCRETE
 - DB DEED BOOK
 - ⊗ EDGE OF PAVEMENT
 - ⊗ LAND LOT
 - N/W NOW OR FORMERLY
 - OH OVERHANG
 - CB PLAT BOOK
 - PG PAGE
 - P/L PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - SW CONC. WALK
 - C CONCRETE
 - ⊗ PROPERTY LINE

REV 1-29-15 ADD PROPOSED PROPERTY LINE, DIMENSION AUXILIARY STRUCTURES

TOTAL AREA: 0.619 ACRES / 26,964 SQUARE FEET.

BOUNDARY REFERENCE: DEED BOOK 14304, PAGE 5343 & PLAT BOOK 58, PAGE 192. FIELDWORK PERFORMED ON 1/27/15.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 417,851 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,654 FEET, AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

APPLICANT: Thomas D. Smith

PETITION No.: V-46

PHONE: 404-538-1769

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Thomas D. Smith

PRESENT ZONING: R-20

PHONE: 404-538-1769

LAND LOT(S): 999, 1000

TITLEHOLDER: Thomas D. Smith

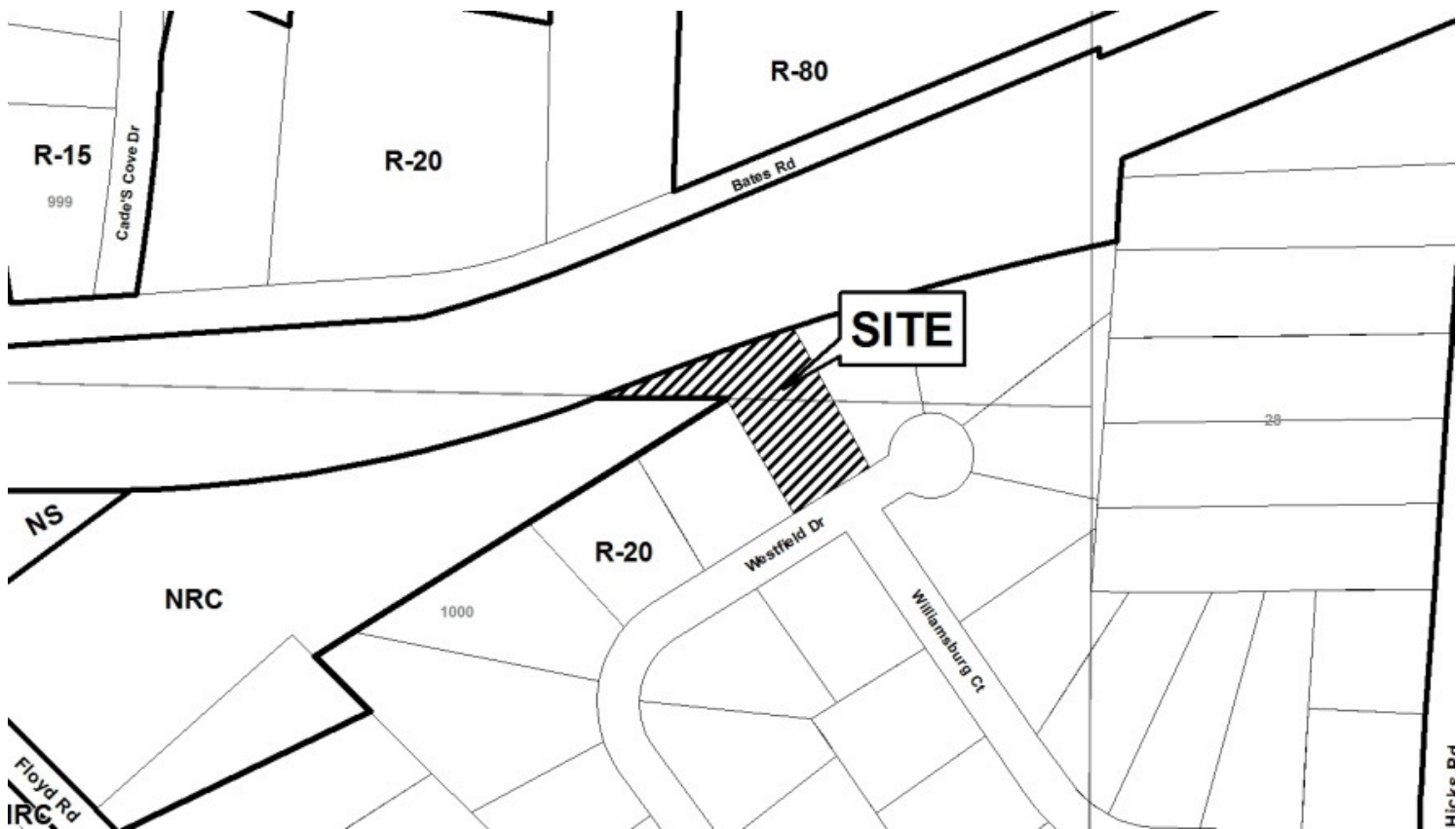
DISTRICT: 19

PROPERTY LOCATION: On the north side of Westfield Drive, north of Williamsburg Court (4408 Westfield Drive).

SIZE OF TRACT: 0.62 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure under 650 square feet (400 square foot building #1) from the required 10 feet adjacent to the northern side property line to 5 feet and from the required 35 feet adjacent to the rear property line to 8 feet; and 2) waive the setbacks for an accessory structure under 650 square feet (400 square foot buiding #2) from the required 10 feet adjacent to the southern side property line to 2 feet and from the required 35 feet adjacent to the rear property line to 13 feet.



Application for Variance Cobb County

JAN 29 2015

(type or print clearly)

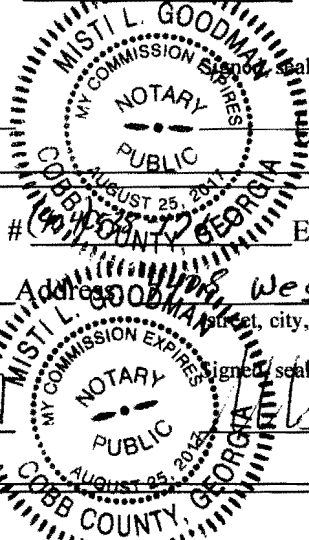
Application No. V-44
Hearing Date: 4-1-15

Applicant Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com

Thomas D. Smith Address 4408 Westfield Dr. Mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com
(representative's signature)

My commission expires: August 25, 2017



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

Titleholder Thomas D. Smith Phone # (404)538-1769 E-mail Mailtommysmith@gmail.com

Signature Thomas D. Smith Address 4408 Westfield Drive Mableton Ga 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 25, 2017



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

Present Zoning of Property R20

Location 4408 Westfield Drive Mableton Ga 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 999 + 1000 District 19th Size of Tract 0.619 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.

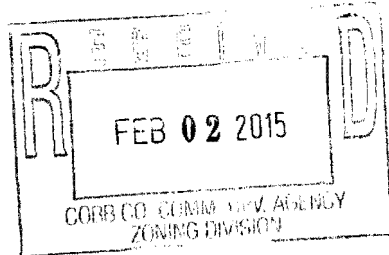
Size of Property Shape of Property Topography of Property _____ Other

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).

Insure Distance from septic lines

List type of variance requested: Setbacks for accessory structure

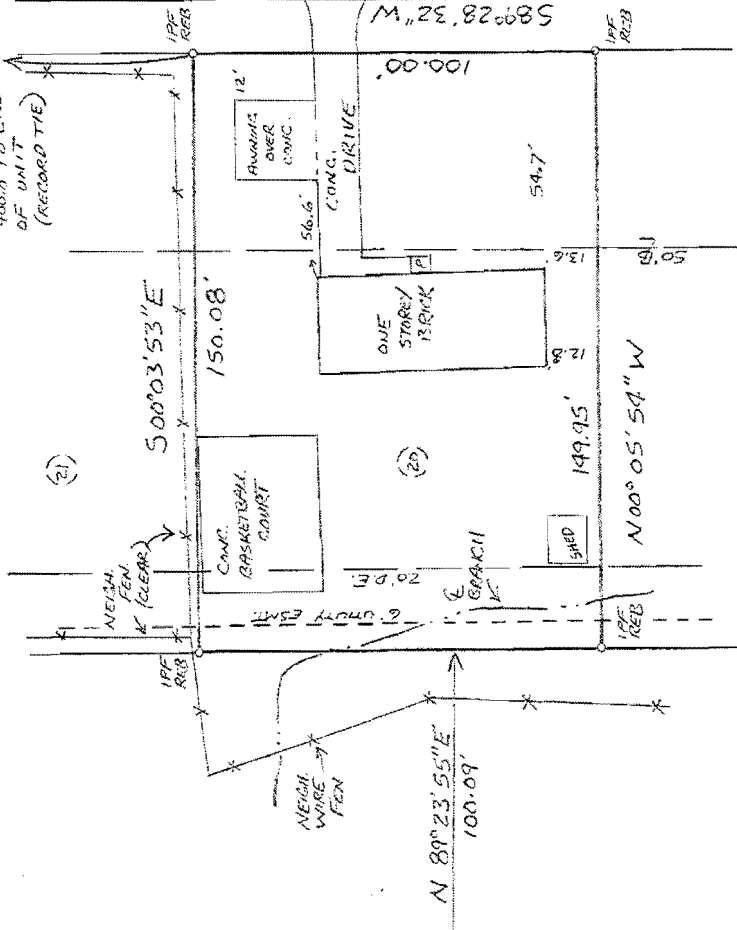
V-47
(2015)



AREA = 0.3445 A
3356 RIDGECREST DRIVE

MAGNETIC

P.O.B.
400-A TO END
OF UNIT
(RECORD TIE)



PANEL NO. 13067L0994 H
LOCATION CoBB
ZONE 11 X

I HAVE THIS DATE, EXAMINED THE TITLE OFFICIAL FLOOD HAZARD MAP AND FOUND NEITHER RECORD TIE NOR AN AREA HAVING SPECIAL FLOOD HAZARDS

THE FIELD DATA FROM WHICH THIS MAP OR PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT PER INCH AND WAS OBTAINED BY MEASUREMENTS OF THE PROPERTY BOUNDARIES AND CORNERS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT PER 20,000 FEET.

EQUIPMENT USED:
TOPCON GTS-818

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LOCATION, SIZE, AND BOUNDARIES OF THE PROPERTY AND THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-6003

SURVEY FOR:

KEYAWANA WARD
CALVIN WARD

LOT 20	BLK. "A"	UNIT TWO	REVISIONS
RIDGEVIEW			
PHASE I			
LAND LOT 646			
DISTRICT 197TH SECTION 2ND			
C.D.H.B. COUNTY, GEORGIA			
PLAT BOOK 56 PAGE 34			
DATE: 1-15-15			
SCALE: 1" = 30'			

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 Professions, Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-62.

APPLICANT: Calvin and Keiyawna Ward

PETITION No.: V-47

PHONE: 678-600-6155

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Calvin and Keiyawna Ward

PRESENT ZONING: R-15

PHONE: 404-625-9630

LAND LOT(S): 646

TITLEHOLDER: Calvin and Keiyawna Ward

DISTRICT: 19

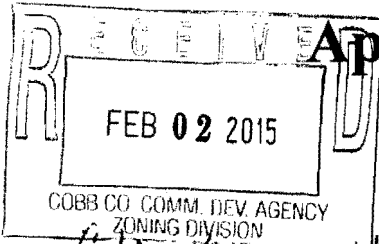
PROPERTY LOCATION: On the north side of
Ridgecrest Drive, west of Valley View Drive
(3356 Ridgecrest Drive).

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow accessory structure (car awning) to be located in front of principal structure (unattached); 2) waive the front setback for an accessory structure over 144 square feet from 35 feet to 12 feet; 3) waive the setback for an accessory structure (basketball court) from 10 feet to zero feet adjacent to the east property line and from 30 feet to 12 feet adjacent to the north property line; and 4) waive setback for existing tool shed (second accessory structure) from required 5 feet to 3 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-47
Hearing Date: 4-1-15

Applicant Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail CalvinWard2002@yahoo.com

Calvin + Kelyawna Ward Address 3356 Ridgecrest dr Powder Springs Ga 30127
(representative's name, printed) (street, city, state and zip code)

Kelyawna Ward Phone # 404-6259630 E-mail KRC70@hotmail.com
(representative's signature)

My commission expires: Aug 5, 2017

Signed, sealed and delivered in presence of:

Sheree L. Camp
Notary Public

Titleholder Calvin + Kelyawna Ward Phone # 678-600-6155 E-mail CalvinWard2002@yahoo.com

Signature Calvin Ward Address: 3356 Ridgecrest dr Powder Springs GA, 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Aug 5, 2017

Signed, sealed and delivered in presence of:

Sheree L. Camp
Notary Public

Present Zoning of Property 3356 Ridgecrest dr Powder Springs Ga

Location 3356 Ridgecrest dr Powder Springs Ga 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 646 / 20 District 19th 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).

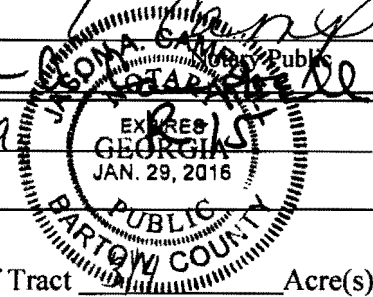
In 2001 Calvin + Kelyawna purchase our home @ 3356 Ridgecrest dr our garage was apart of our home and there before we purchase our home. The previous home owner installed the garage. We had our property surveyed, before buying and no one said that our property was in violation. We have been living in our home for fourteen years and NO one has

List type of variance requested: ever said anything about us being out of code. Our Garage Property is very professionally done and looks great and brings value to our home Calvin + Kelyawna are hard working ppl loving family raising our 3 daughter 16,13,10 we do not have any money to more, keep or pay any fines. I am a great person in our community who never been in any trouble and run hot of hard ticket fines jail time

Revised: March 5, 2013

for a problem that was here before we purchased our home

I'm asking to be Grandfathered In to keep our Garage our home was build in 1971-1972 Thank for you help.

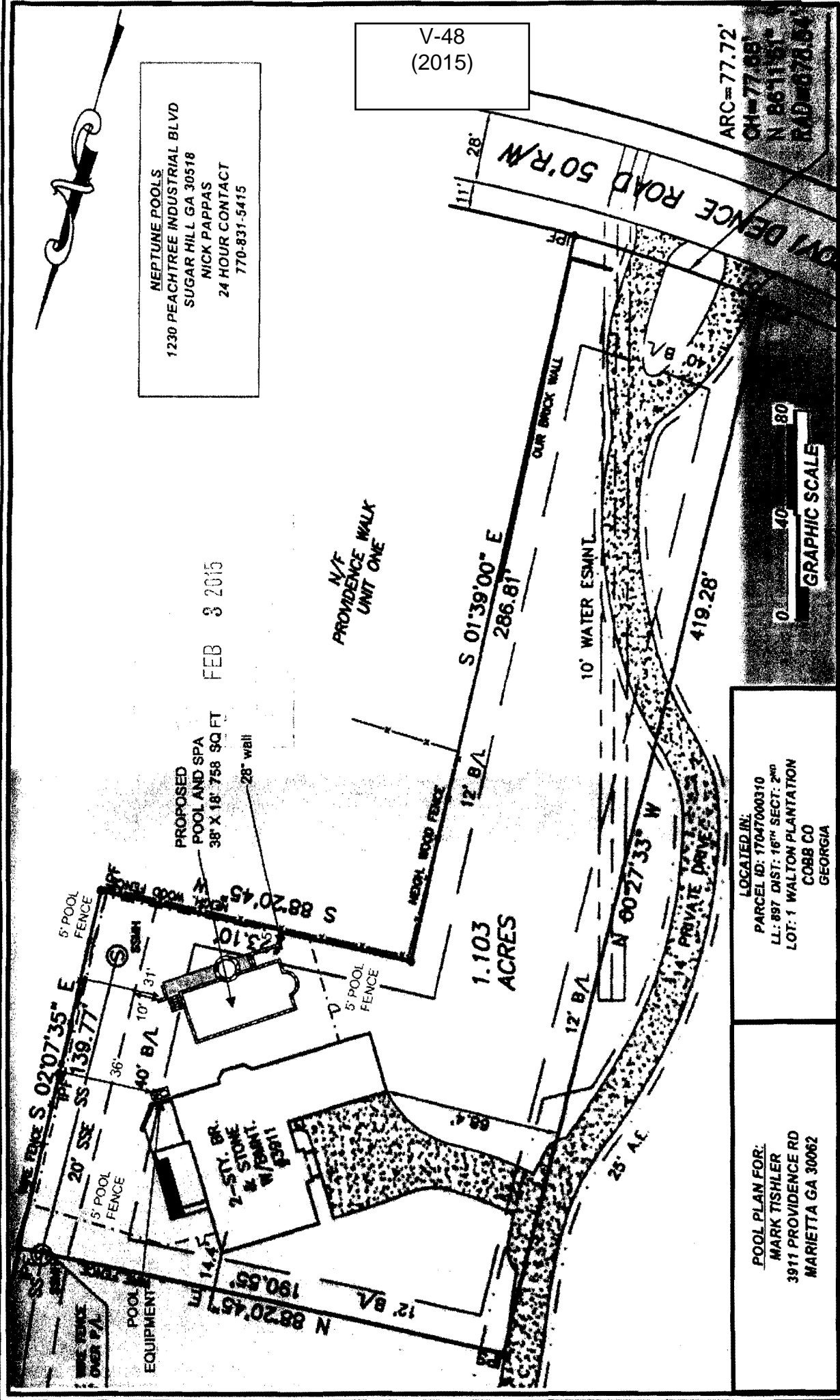




NEPTUNE POOLS
 1230 PEACHTREE INDUSTRIAL BLVD
 SUGAR HILL GA 30518
 NICK PAPPAS
 24 HOUR CONTACT
 770-831-5415

V-48
 (2015)

FEB 3 2015



ARC=77.72'
 CH=77.85'
 N 86°11'51\"/>

11' 28'
 50' R/W
 DENCE ROAD



LOCATED IN:
 PARCEL ID: 17047000310
 LL: 897 DIST: 16th SECT: 2nd
 LOT: 1 WALTON PLANTATION
 COBB CO
 GEORGIA

POOL PLAN FOR:
 MARK TISHLER
 3911 PROVIDENCE RD
 MARIETTA GA 30062

APPLICANT: Mark Tishler

PETITION No.: V-48

PHONE: 404-787-1151

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Mark Tishler

PRESENT ZONING: R-30

PHONE: 404-787-1151

LAND LOT(S): 897

TITLEHOLDER: Julia Travkin and Mark Tishler

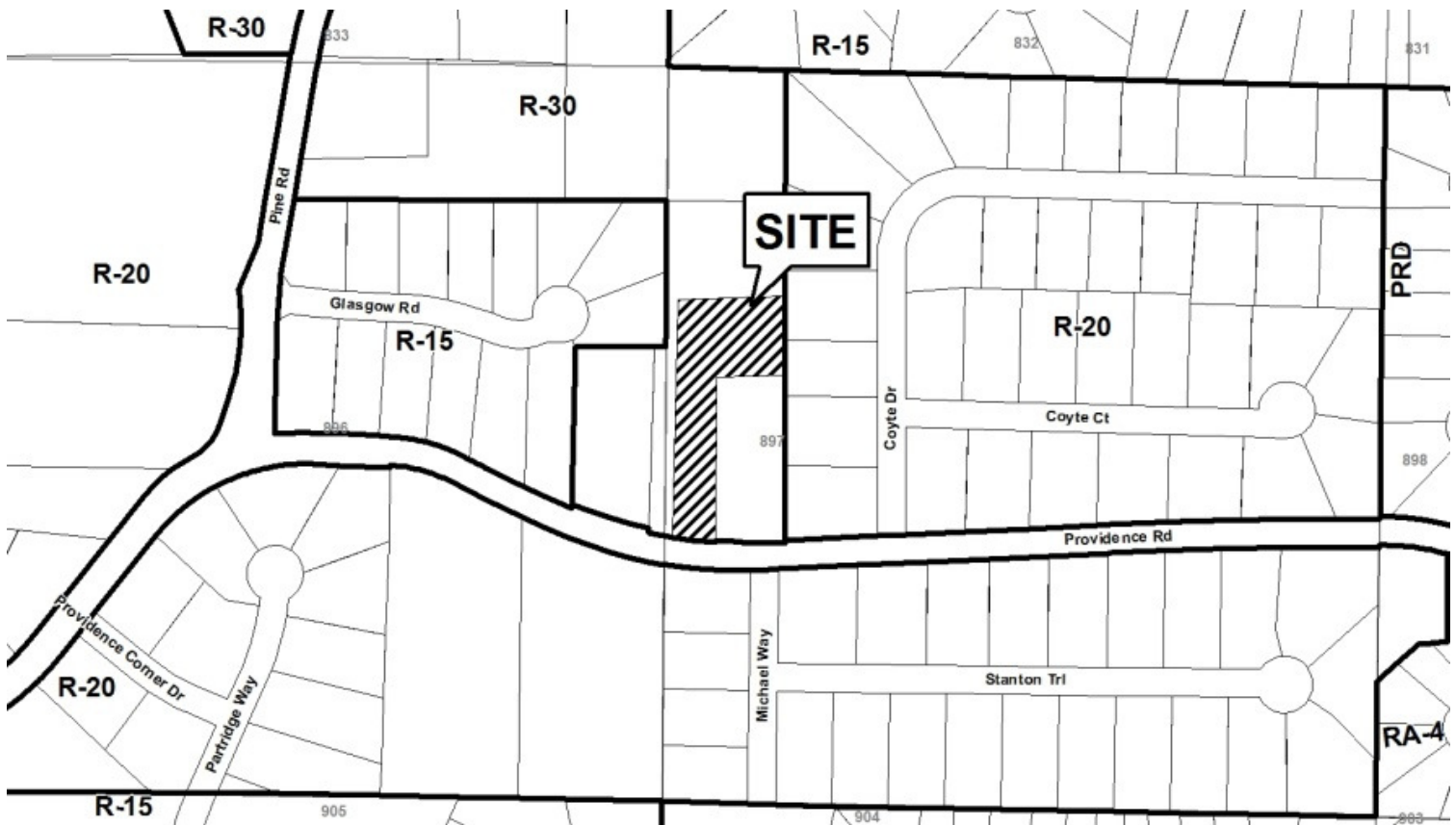
DISTRICT: 16

PROPERTY LOCATION: On the north side of
Providence Road, east of Pine Road
(3911 Providence Road).

SIZE OF TRACT: 1.10 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an accessory structure (proposed pool and spa) to the side of the principal structure.



Application for Variance Cobb County

(type or print clearly)


Application No. V-48
Hearing Date: 4-1-15

Applicant: Mr. Mark Tishler Phone # 404-787-1151 E-mail mtishler@hotmail.com

Mr. Mark Tishler Address 3911 Providence Rd, Marietta, GA 30062
(representative's name, printed) (street, city, state and zip code)

Phone # 404-787-1151 E-mail mtishler@hotmail.com
(representative's signature)

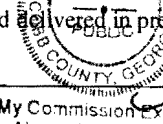
My commission expires: 11/19/18

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Mr. Mark Tishler Phone # 404-787-1151 E-mail mtishler@hotmail.com

Signature Address: 3911 Providence Rd, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/19/18

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential R-30

Location 3911 Providence Rd Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 897 District 14 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).

Our backyard is currently occupied by a rather large easement for the Cobb County storm water system and we have no Ability to construct anything.

List type of variance requested: We are requesting that Cobb County allow us to install a swimming pool within the side yard.

SURVEY NOTES

V-49
(2015)

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

3. THIS PLAT PERSON DOES NOT OR ENTITY SURVEYOR

BASED HAS A ON: THIS PLAT ON: PERSONS, ICAATION OF THE S OR ENTITY.

4. THE FIELD CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

BASED HAS A ON: THIS PLAT ON: PERSONS, ICAATION OF THE S OR ENTITY.

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

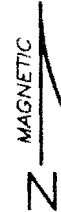
BASED HAS A ON: THIS PLAT ON: PERSONS, ICAATION OF THE S OR ENTITY.

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

BASED HAS A ON: THIS PLAT ON: PERSONS, ICAATION OF THE S OR ENTITY.

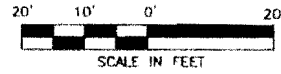
7. THIS PLAT NOT INTENDED FOR RECORDING.

BASED HAS A ON: THIS PLAT ON: PERSONS, ICAATION OF THE S OR ENTITY.



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.



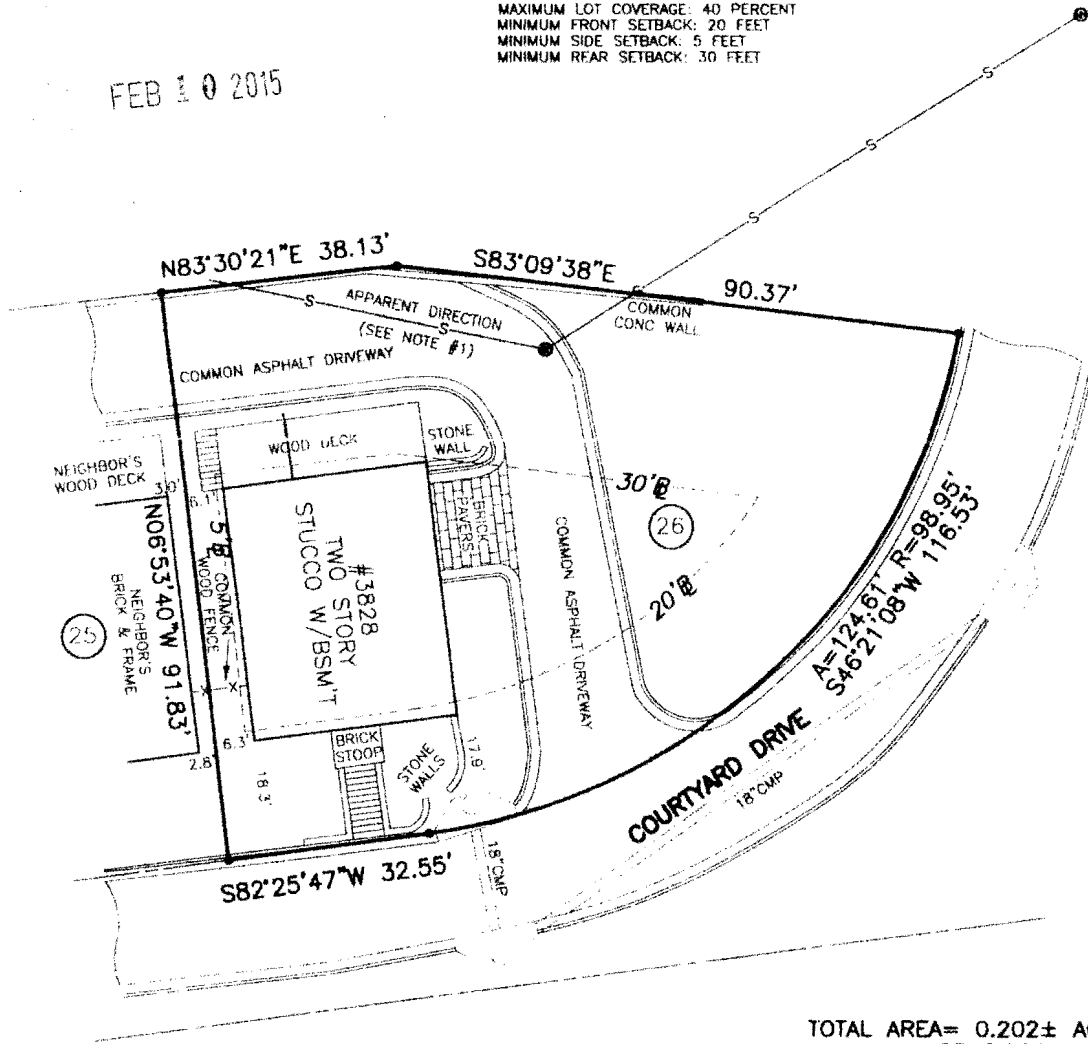
REFERENCE MATERIAL

- 1. WARRANTY DEED IN FAVOR OF CLIFFORD G. MEINHARDT AND SHARON K. MEINHARDT DEED BOOK 13942 PAGE 3491 COBB COUNTY, GEORGIA RECORDS

ZONING INFORMATION

COBB COUNTY - RA-5
MINIMUM LOT AREA: 80,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET
MAXIMUM LOT COVERAGE: 40 PERCENT
MINIMUM FRONT SETBACK: 20 FEET
MINIMUM SIDE SETBACK: 5 FEET
MINIMUM REAR SETBACK: 30 FEET

FEB 10 2015



TOTAL AREA= 0.202± ACRES
OR 8,801± SQ. FT.

3828 COURTYARD DRIVE
ATLANTA, GEORGIA

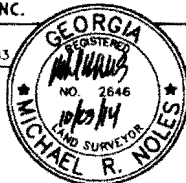
McLUNG SURVEYING SERVICES, INC.

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 plot 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
JOB#237848

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

SURVEY FOR
CLIFF MEINHARDT
KAYRN MEINHARDT

LOT 26
COURTYARDS OF VININGS
UNIT 3-A

LAND LOT 954
DISTRICT 17TH. SECTION 2ND
COUNTY COBB
GEORGIA

PLAT PREPARED: 10-23-14
FIELD: 10-21-14 SCALE: 1"=20'

PB 12'
PG 68'
DB
PC

APPLICANT: Clifford Meinhardt

PHONE: 404-234-8040

REPRESENTATIVE: Clifford Meinhardt

PHONE: 404-234-8040

TITLEHOLDER: Clifford G. and Sharon K.
Meinhardt

PROPERTY LOCATION: On the north side of
Courtyard Drive, south of Bainbridge Way
(3828 Courtyard Drive).

PETITION No.: V-49

DATE OF HEARING: 4-1-2015

PRESENT ZONING: RM-8

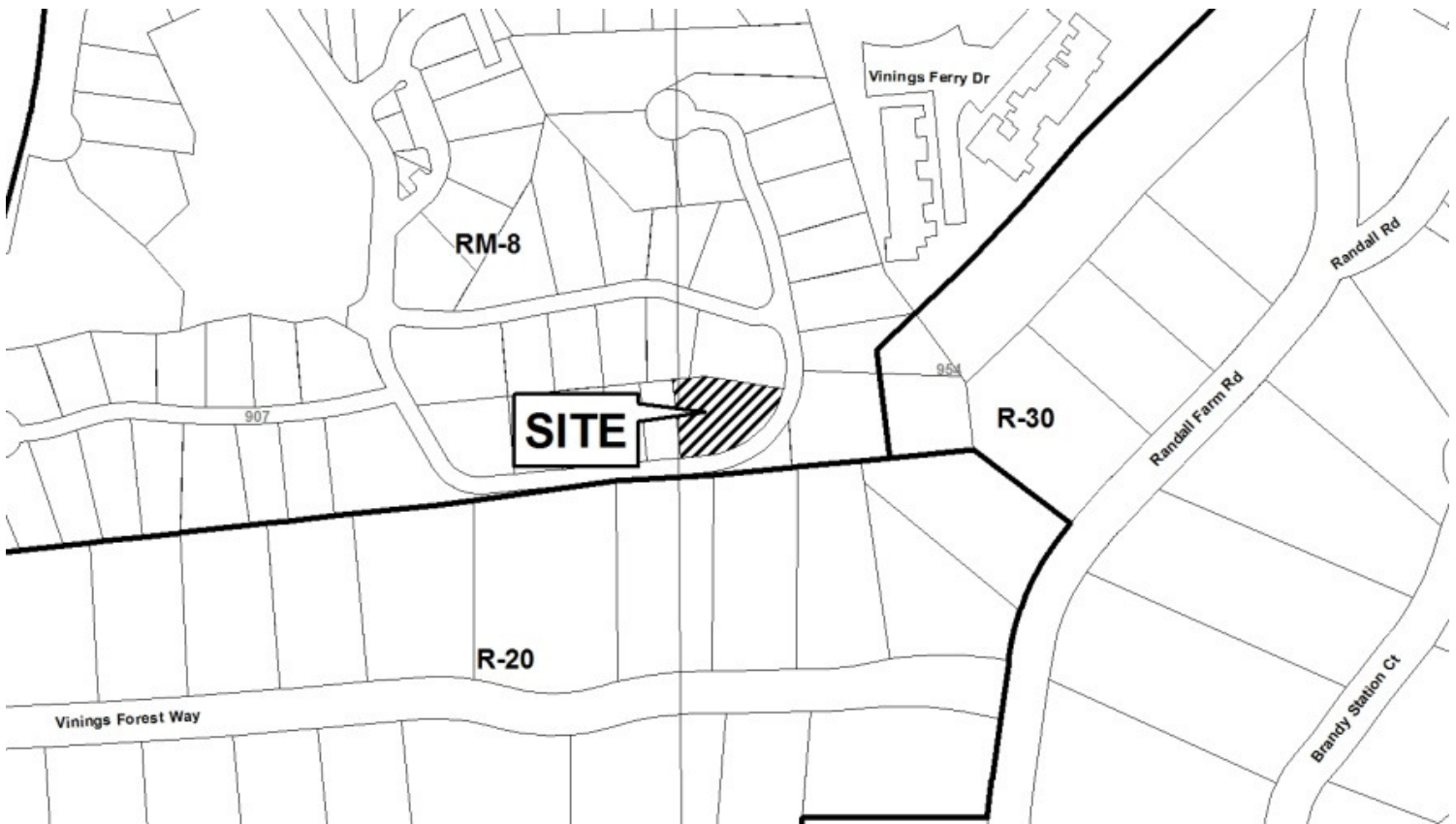
LAND LOT(S): 907, 954

DISTRICT: 17

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 20 feet to 17.9 feet; 2) waive the rear setback from the required 30 feet to 22 feet; and 3) waive the maximum impervious surface from 45% to 55%.



Application for Variance Cobb County

FEB 20 2015

(type or print clearly)

Application No. V-49
Hearing Date: 4-15

Applicant Clifford Meinhardt Phone # 404 234 8040 E-mail cliffm46@gmail.com

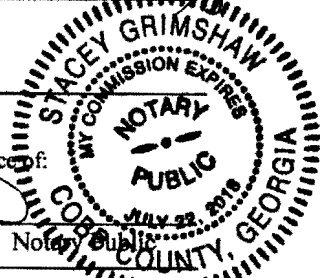
Address 3828 Courtyard Dr SE, Atlanta GA 30339
(street, city, state and zip code)

(representative's name, printed)
Cliff Meinhardt
(representative's signature)

Phone # _____ E-mail _____

Signed, sealed and delivered in presence of:

Stacey Grimshaw
Notary Public



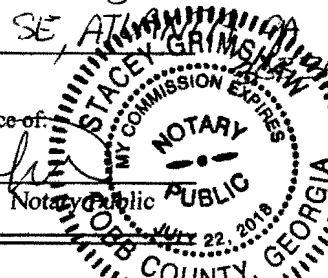
My commission expires: July 22, 2018

Titleholder Clifford & Sharon Meinhardt Phone # 404 234-8040 E-mail cliffm46@gmail.com

Signature Cliff Meinhardt Address: 3828 Courtyard Dr SE, Atlanta GA 30339
(street, city, state and zip code)
(Attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Stacey Grimshaw
Notary Public



My commission expires: July 22, 2018

Present Zoning of Property RA-5

Location 3828 Courtyard Dr SE, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 954 District 17th Sec 2 Size of Tract 8801 SQ FT Acre(s) 0.202

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 0.202 Acres Shape of Property _____ Topography of Property _____ Other _____
8801 SQ FT

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 would like to screen in part of our existing back deck. Due to the small size of our lot we need a variance as the existing deck is 22 feet from our property line and the requirement is 30 feet. We would get more use from a screen porch.

List type of variance requested: Setback required is 30' and existing deck is 22' from property line.

DATE	DESCRIPTION
12/15/15	ISSUED FOR PERMIT
08/11/15	REVISED PER COMMENTS
07/15/15	ISSUED FOR PERMIT
06/15/15	ISSUED FOR PERMIT

LEGAL DESCRIPTION
 LINCOLN HILLS PHASE II

The property described in this survey is the same as that described in the plat for LINCOLN HILLS PHASE II, recorded in the Public Records of Lincoln County, Georgia, Book 17, Page 108. The property is bounded on the north by the Interstate Highway 75, on the east by the property of RALMARK LP, on the south by the property of STEWART TITLE GUARANTY COMPANY, and on the west by the property of GEORGIA POWER COMPANY.

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

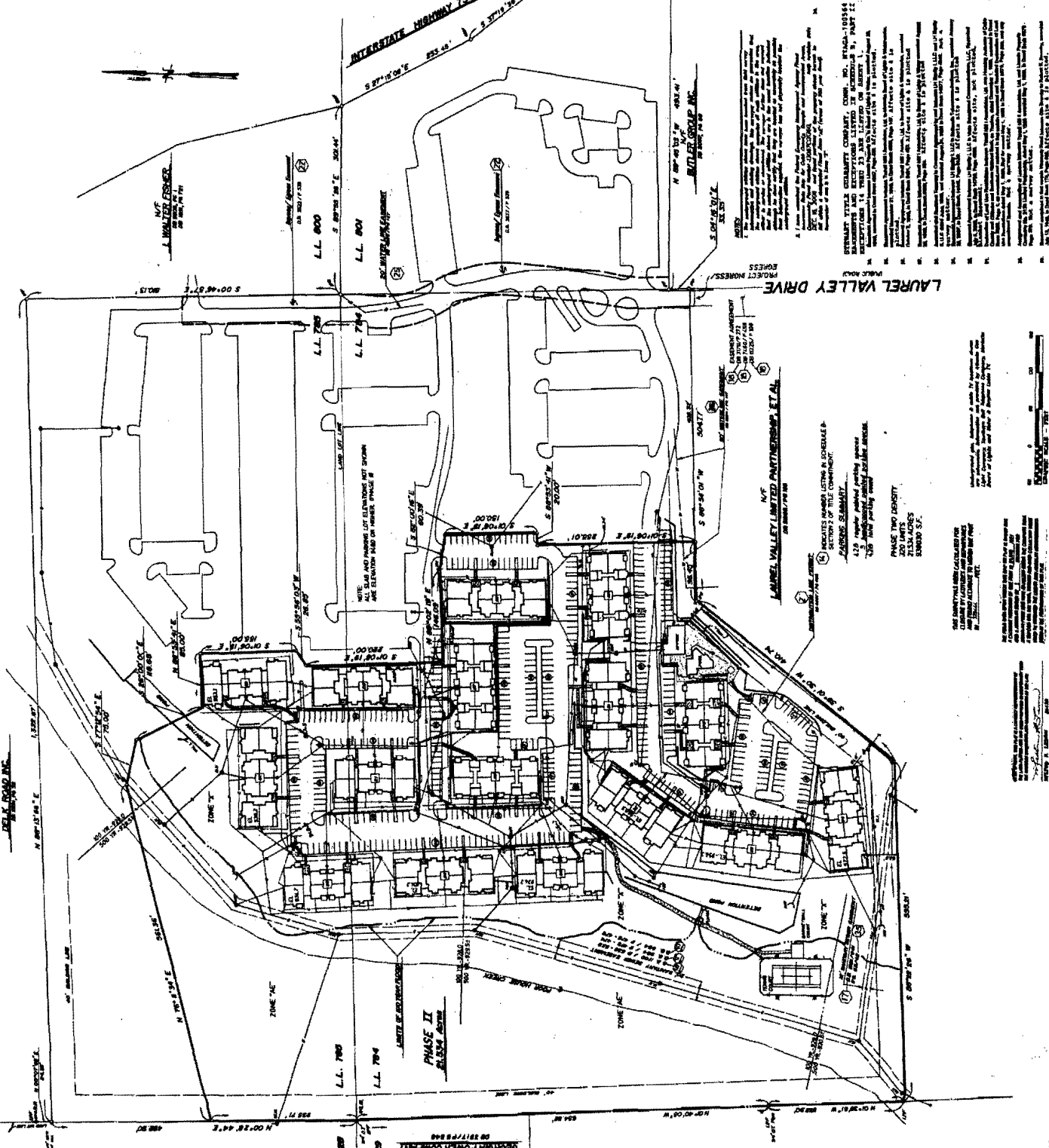
PHASE II

RAIMARK LP, a Georgia limited partnership
 a Georgia limited partnership
 NHT CAPITAL, LLC,
 its successors and/or assigns
 GOLDBERG KOHN, LTD.
 MADISON TITLE AGENCY, LLC
 STEWART TITLE GUARANTY COMPANY

LAUREL VALLEY DRIVE

LAUREL VALLEY LIMITED PARTNERSHIP, ET AL.

PHASE TWO DENSITY
 220 UNITS
 213,400 SQ. FT.



APPLICANT: Ralmark, LP

PHONE: 718-437-5400

REPRESENTATIVE: Kathryn M. Zickert, Esq.

PHONE: 404-815-3704

TITLEHOLDER: Ralmark, LP

PROPERTY LOCATION: At the northern terminus of Laurel Valley Drive (Private), north of Terrell Mill Road, west of Interstate 75 (3500 Windcliff Drive).

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 1,190 to 1,047.

PETITION No.: V-50

DATE OF HEARING: 4-1-2015

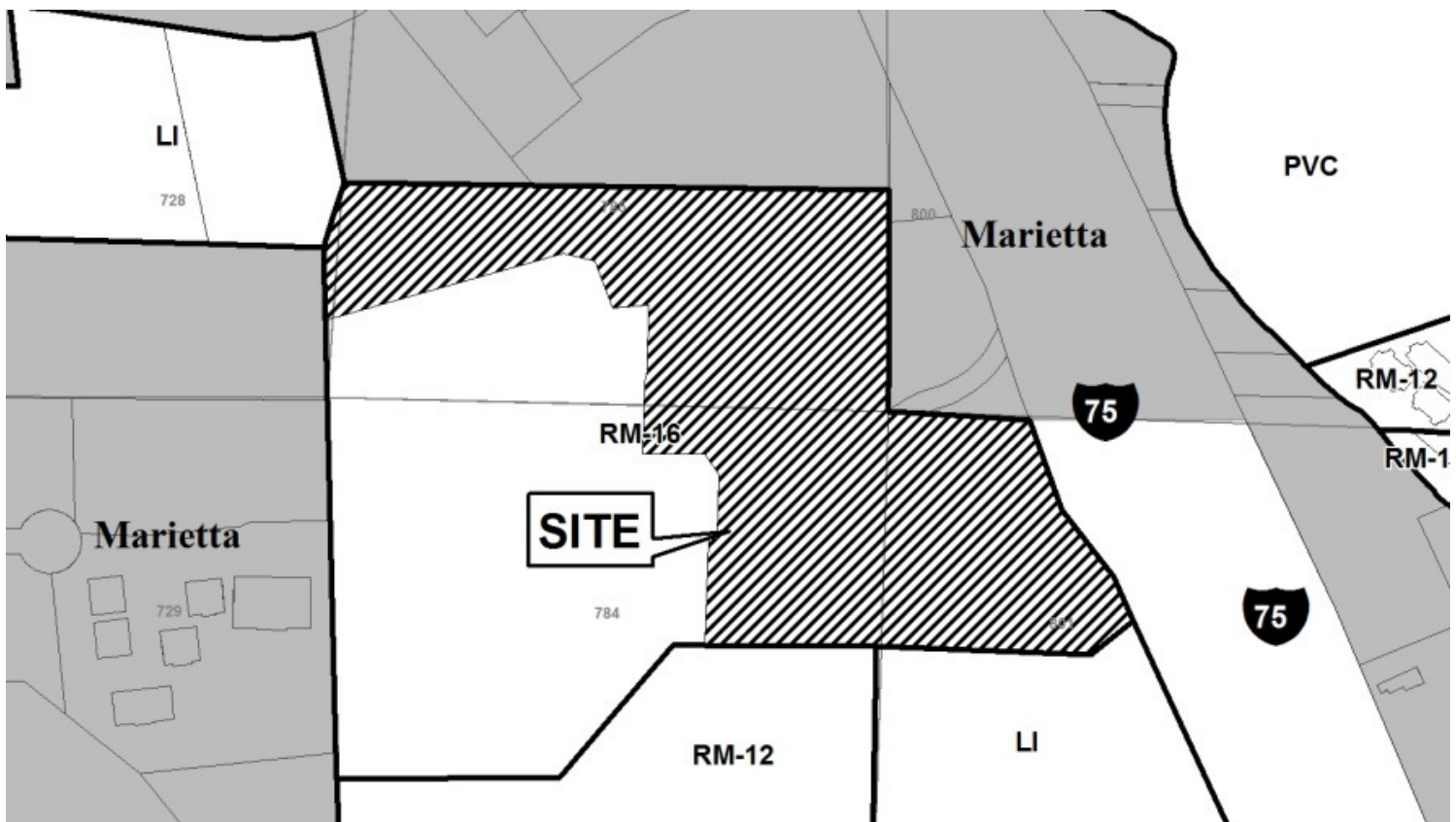
PRESENT ZONING: RM-16

LAND LOT(S): 784, 785, 801

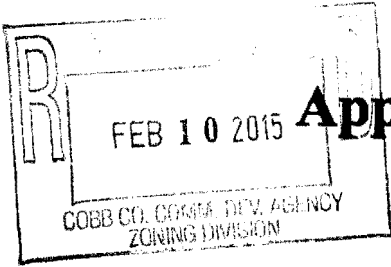
DISTRICT: 17

SIZE OF TRACT: 43 acres

COMMISSION DISTRICT: 2



ORIGINAL



Application for Variance Cobb County

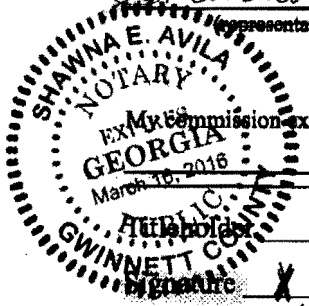
(type or print clearly)

Application No. V-50
Hearing Date: 4-1-15

Applicant Ralmark, LP Phone # (718) 437-5400 E-mail jherman@collinsgroupplc.com

Kathryn M. Zickert, Esq. Address 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309
(representative's name, printed) (street, city, state and zip code)

Shawna E. Avila Phone # 404-815-3704 E-mail kmzickert@sgrlaw.com
(representative's signature) Notary



Signed, sealed and delivered in presence of:
Kathryn M Zickert
Representative Notary Public

My commission expires: 3-16-16

[Signature] Phone # (718) 437-5400 E-mail jherman@collinsgroupplc.com
Address: 1120 East 22nd Street, Brooklyn, NY
(attach additional signatures, if needed) (street, city, state and zip code)

CHAYA EISENBACH
Notary Public, State of New York
No. 01EI 4616303 Qual. in Kings County
Commission Expires July 31, 2017

Signed, sealed and delivered in presence of:
Chaya Eisenbach
Notary Public

Present Zoning of Property RM-16

Location 3500 Windcliff Drive, SE, Marietta, Georgia 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 784, 785 District 17 Size of Tract 43 +/- Acre(s)

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

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

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

See attached Letter of Intent

List type of variance requested: See attached Letter of Intent

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
Fax: 404 815-3509
www.sgrlaw.com

V-50
(2015)
Exhibit

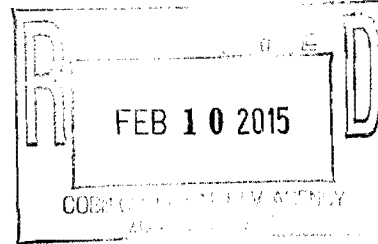
SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

February 9, 2015

VIA EMAIL

Rob Hosack, AICP
Cobb County Community Development
Planning Division
1150 Powder Springs St., Ste 400
Marietta, GA. 30064



Re: Lincoln Hills Apartment Complex

Dear Rob,

I hope you are well. Please be advised that I represent Ralmark Georgia, LLC in conjunction with a variance request for the Lincoln Hills apartment complex in Cobb County. This letter is being submitted as the legal justification for the variance. My client's checks for the application fee (\$500.00) and sign posting fee (\$100.00) are also included. Also enclosed for the file is a standard Constitutional Objection.

The Lincoln Hills complex contains a total of 680 units and is located on 43.071 acres of land. It is zoned R-16 and was built in the mid 80's. As is the case now, the parking requirement then was 1.75 spaces per unit. However back in the '80's the Cobb Zoning Ordinance also contained a requirement that at least 50% of total units should be efficiency or one bedroom units. For this reason, of the total 680 dwelling units in this complex, 459 (67.5%) are efficiency or one-bedroom units.

The original developer was Lincoln Properties. Its then-Project Manager, Lindsay Freeman, was of the opinion that the one-bedroom and efficiency units did not require 1.75 spaces per unit. He advises that he sought and obtained an administrative variance to reduce the required parking spaces from 1,190 to 1,047. However, efforts to unearth documentation of the administrative variance at the Planning Department have failed.

This project recently was sold. In light of the inability to find documentation of the administrative approval, the lender characterized the parking situation as a nonconforming use. It has required the Applicant to make sure that the property is fully compliant with the code. Additionally, the Applicant does not want to add unnecessary impervious surface given the location on site of the Pool House creek. Therefore this variance request is being pursued.



Mr. Rob Hosack
February 9, 2015
Page 2

The complex has operated successfully, without any shortage of parking spaces, for almost 30 years. The additional spaces clearly have not been needed. The Applicant merely seeks to insure that what is on the ground now is lawful.

For these reasons the Applicant respectfully requests favorable consideration of this variance application. Should you have questions then please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Zickert". The signature is fluid and cursive, with the first name "Kathryn" written in a larger, more prominent script than the last name "Zickert".

Kathryn M. Zickert

KMZ/tnw
Enclosures

cc: Mr. Ari Parnes
Mr. Jay Herman

V-51
(2015)

Variance Request Site Plan

5010 Timber Ridge Road

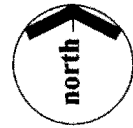
Cobb County, Georgia Land Lot 136, 1st District, 2nd Section

prepared for:

Bruce Goodman

BG Brokers

1855 Jacksons Creek Dr
Marietta, GA 30068



DGM
LAND PLANNING
CONSULTANTS



975 COBB PLACE
BLVD SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 20'

February 9, 2015

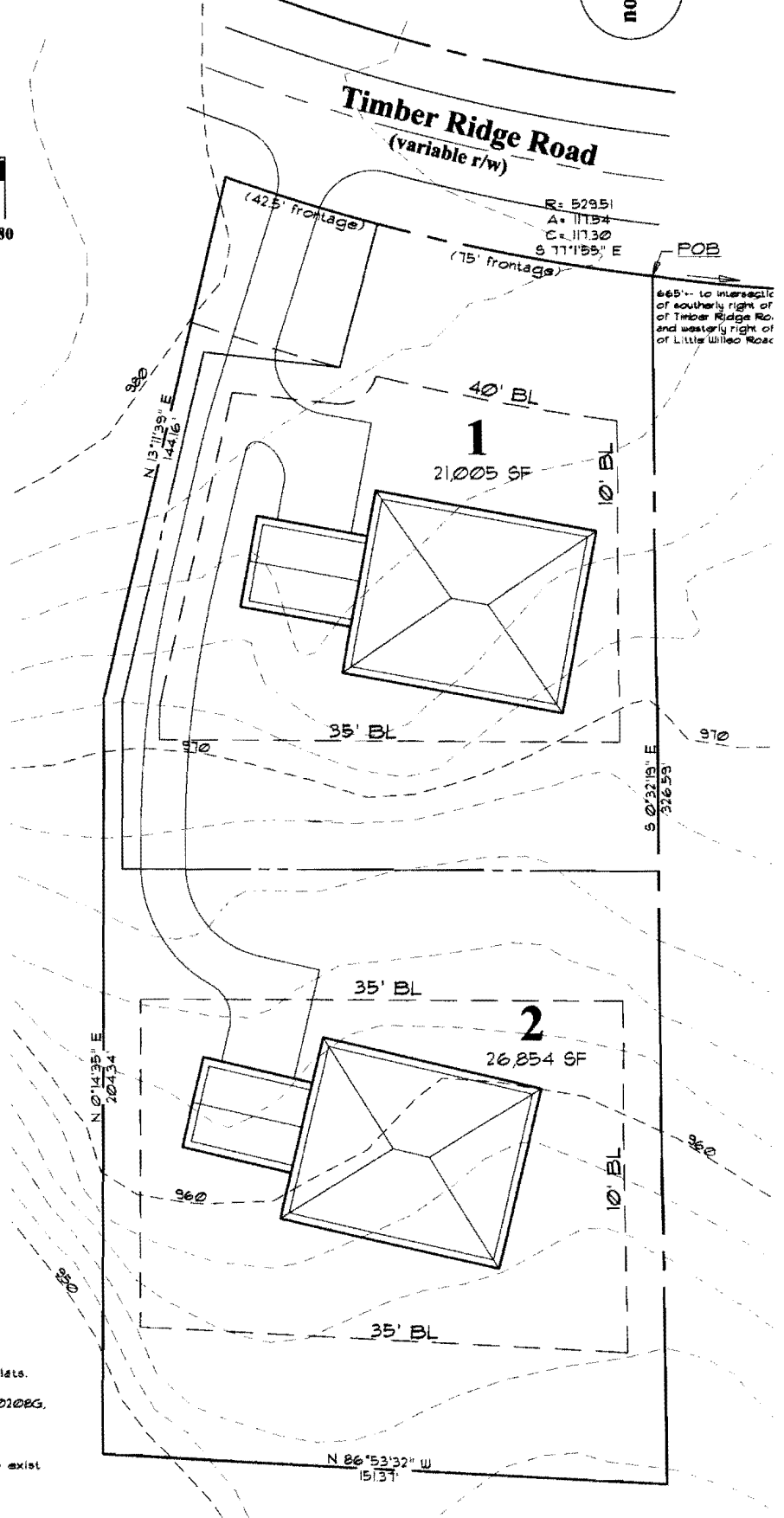
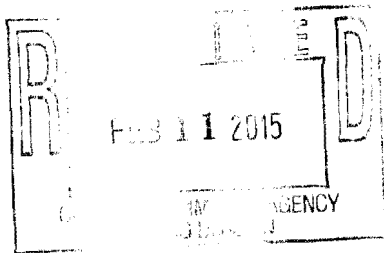


Variance Request:

Reduction in public road frontage
requirement (75') to 42.5'+-

Site Data

Total Site Area: 1.09 AC
Existing Zoning: R-20
Proposed Zoning: R-20 (with variance)
Proposed Building Setbacks:
(no variances required)
front: 40' (minor collector)
side: 10'
rear: 35'



Notes:

1. Boundary prepared from deeds and Cobb County Tax Plats.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #3067C02020G, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.

APPLICANT: Carol Young

PETITION No.: V-51

PHONE: 678-404-7796

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Arthur Garrison

PRESENT ZONING: R-20

PHONE: 404-435-6632

LAND LOT(S): 136

TITLEHOLDER: Carol E. Young

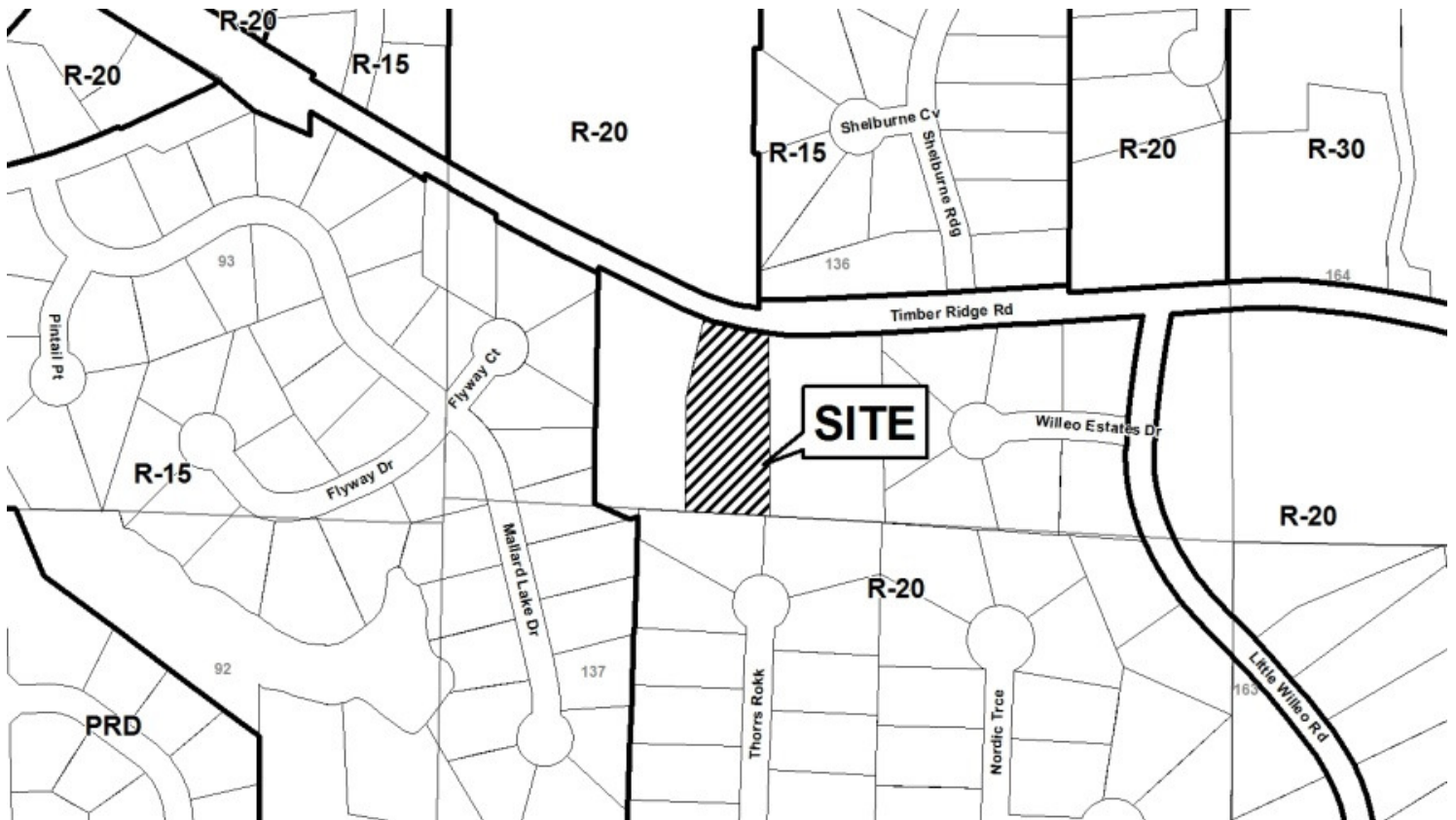
DISTRICT: 1

PROPERTY LOCATION: On the southern side of
Timber Ridge Road, west of Little Willeo Road
(5010 Timber Ridge Road).

SIZE OF TRACT: 1.09 acres

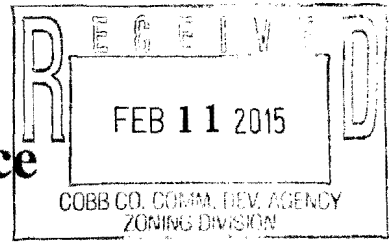
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 42.5 feet for Lot 2; and 2) waive the front setback for proposed lot 2 from the required 40 feet to 35 feet.



Application for Variance Cobb County

(type or print clearly)



Application No. V-51
Hearing Date: 4-1-2015

Applicant Carol Young Phone # 678-404-7796 E-mail celainey@att.net

Arthur Garrison Address 1814 Jacksons Creek Bluff Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

Arthur Garrison Phone # (404) 425-6622 E-mail garr6266@bellsouth.net
(representative's signature)

My commission expires: February 14, 2017
Signed, sealed and delivered in presence of:
Bernetta Gaines Davis
Notary Public

Titleholder Carol Young Phone # 678-404-7796 E-mail celainey@att.net

Signature Carol Young Address: 5010 Timber Ridge Rd, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: February 14, 2017
Signed, sealed and delivered in presence of:
Bernetta Gaines Davis
Notary Public

Present Zoning of Property R-20

Location 5010 TIMBER RIDGE RD MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 136 District 1ST Size of Tract 1.09 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property _____ 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 R-20 ZONING AND LOT SIZES ARE COMPATIBLE WITH R-20 ZONING.
THE TRACT TAPERS TO THE STREET RESULTING IN A LACK OF REQUIRED ROAD FRONTAGE.

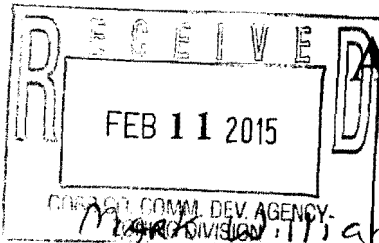
List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE REQUIREMENT (75') TO 42.5' +/-.

APPLICANT: Mark William and Sally Stewart Mohney
PHONE: 404-217-2038
REPRESENTATIVE: Janet S. Todd
PHONE: 404-372-4811
TITLEHOLDER: Mark William and Sally Stewart Mohney
PROPERTY LOCATION: On the south side of Farirax Court, north of Brandy Station (3892 Fairfax Court).

PETITION No.: V-52
DATE OF HEARING: 4-1-2015
PRESENT ZONING: R-30
LAND LOT(S): 972, 973
DISTRICT: 17
SIZE OF TRACT: 0.73 acres
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 12 feet to 5 feet adjacent to the western side (existing); and 2) waive the setbacks for an accessory structure over 650 square feet (proposed approximately 992 square foot carriage house) from the required 100 feet to 22 feet adjacent to the western property line and from the required 100 feet to 30 feet to the rear property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-52
Hearing Date: 4-1-15

Applicant Sally Stewart Mohney Phone # (404) 217-2038 E-mail SSM42@aol.com
William Mohney

Address Janet S. Todd 3850 Fisher Dr. Smyrna, GA 30088
(representative's name, printed) (street, city, state and zip code)

Phone # 404-372-4811 E-mail janet-todd@att.net
(representative's signature)

My commission expires: 7-12-2018



Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder Sally Stewart Mohney Phone _____ E-mail _____

Signature [Signature] Address: 3892 Fairfax Ct. SE, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-10-2016 My Comm. Expires June 10, 2016
Leonard Butts Jr NOTARY PUBLIC
Cobb County, GA
Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property R 3

Location 3892 Fairfax Ct. SE, Atlanta, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 972 and 973 District 17th, 2nd Sec Size of Tract 0.731 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.

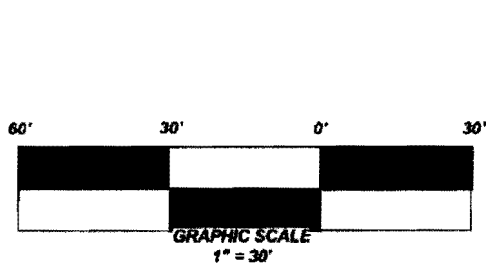
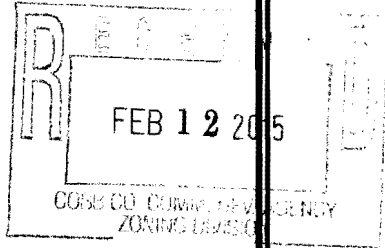
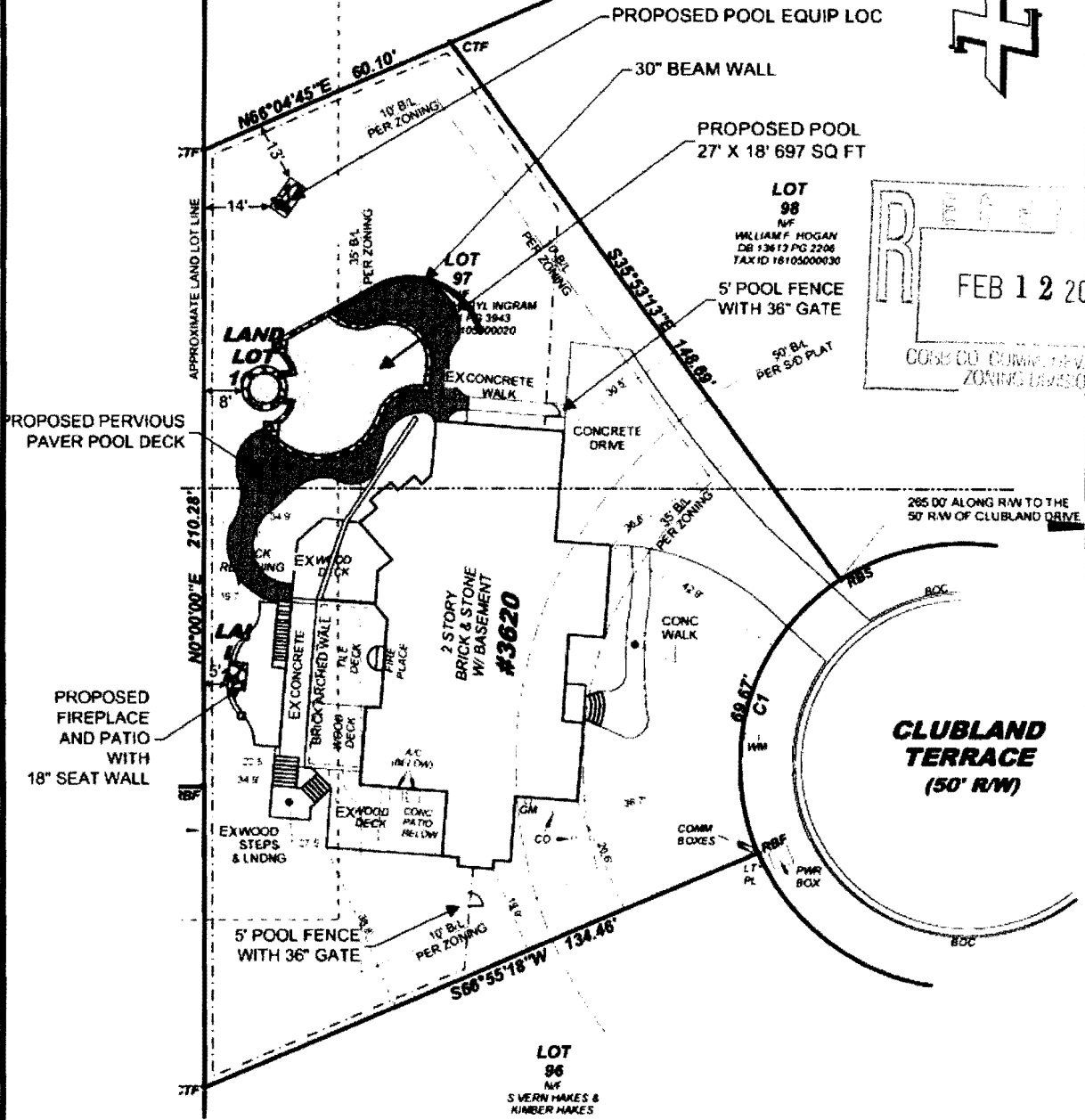
Size of Property _____ Shape of Property _____ Topography of Property _____ Other

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).

There is a pipeline easement running all the way across the property, making it impossible to locate the proposed structure in any way that wouldn't require a variance

List type of variance requested:
Variance from 100 Ft setback to 30.5 feet + 22.1 feet

V-53
(2015)



TOTAL LOT: 0.51 ACRES OR 22118 SQ FT	
LOT COVERAGE CALCULATIONS:	
EXISTING IMPERVIOUS:	7497 SQ FT
PROPOSED POOL AND SPA COPING:	150 SQ FT
PROPOSED WALLS:	90 SQ FT
PROPOSED PAVER POOL DECK: 847 @ 60%:	508 SQ FT
PROPOSED POOL EQUIP	40 SQ FT
PROPOSED BRICK STEPS:	60 SQ FT
PROPOSED FP AND PATIO:	303 SQ FT
TOTAL PROPOSED LOT COVERAGE: 8648 SQ FT	39.09%

POOL PLAN FOR:
JACK INGRAM
3620 CLUBLAND TERRACE
MARIETTA GA 30068

LOCATED IN:
LL: 105 AND 111
16TH DIST
PARCEL ID: 20010300370
COBB CO
GEORGIA

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

APPLICANT: Jack and Cheryl Ingram

PETITION No.: V-53

PHONE: 770-485-4768

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Cheryl Ingram

PRESENT ZONING: R-20

PHONE: 404-536-2797

LAND LOT(S): 1050, 1111

TITLEHOLDER: Jack and Cheryl Ingram

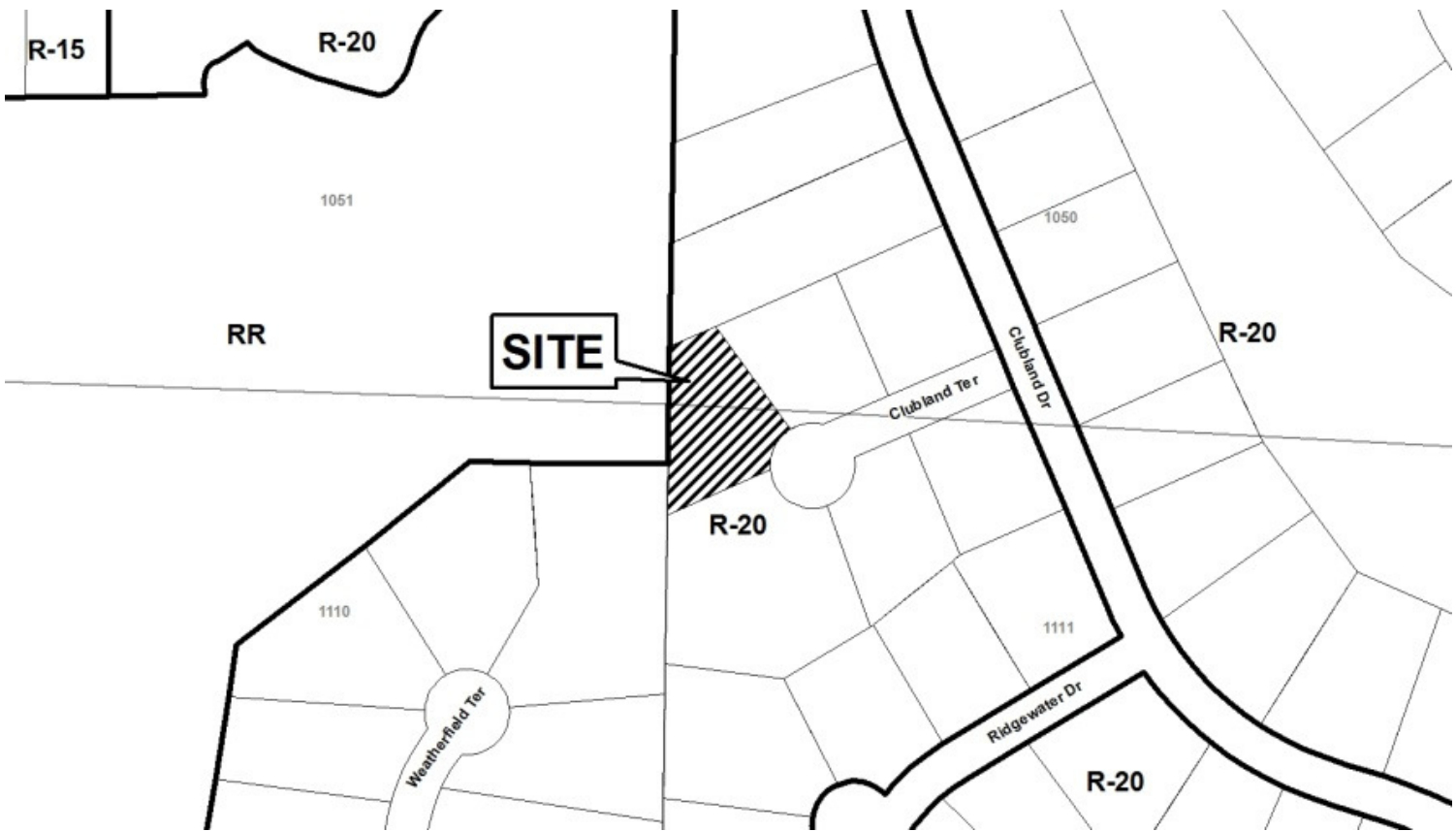
DISTRICT: 16

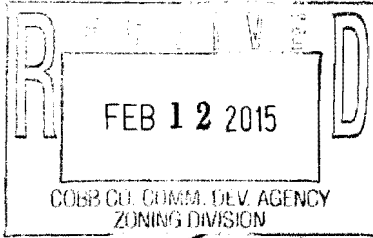
PROPERTY LOCATION: At the western terminus of Clubland Terrace, west of Clubland Drive (3620 Clubland Terrace).

SIZE OF TRACT: 0.51 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum impervious surface from the required 35% to 39.09%; and 2) allow an accessory structure (proposed pool) to the side of the principal structure.





Application for Variance Cobb County

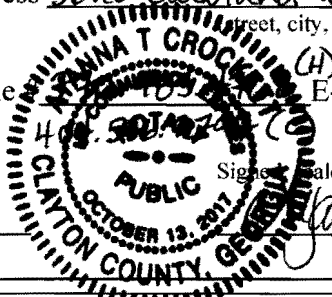
(type or print clearly)

Application No. V-53
Hearing Date: 4-1-15

Applicant Jack & Cheryl Ingram Phone # 770.485.4768 E-mail jtingram@kpmg.com
cheryl.ingram@turner.com

Cheryl Ingram Address 3620 Clubland Terr, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

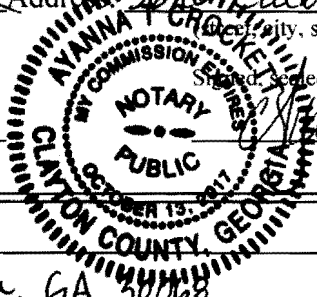
Cheryl Ing Phone # 770.485.4768 E-mail cheryl.ingram@turner.com
(representative's signature)



My commission expires: October 13, 2017 Signed, sealed and delivered in presence of: Anna T. Crockett
Notary Public

Titleholder Jack and Cheryl Ingram Phone # 770.485.4768 E-mail jtingram@kpmg.com
cheryl.ingram@turner.com

Signature Cheryl Ing Address 3620 Clubland Terr, Marietta, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: October 13, 2017 Signed, sealed and delivered in presence of: Anna T. Crockett
Notary Public

Present Zoning of Property _____

Location 3620 Clubland Terr, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1050 District 16th Size of Tract .508 Acre(s)

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

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

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

Please see attached letter.

List type of variance requested: Requesting for impervious covered area to be increased
by 4.09% to 39.09%

APPLICANT: Franklin E. Byrd

PETITION No.: V-54

PHONE: 770-426-6558

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: David Meyer

PRESENT ZONING: R-30

PHONE: 770-514-9006

LAND LOT(S): 276

TITLEHOLDER: Franklin E. and Martha Jo Byrd and
Tony Carol and Donna Getgood
Byrd

DISTRICT: 20

PROPERTY LOCATION: On the south side of

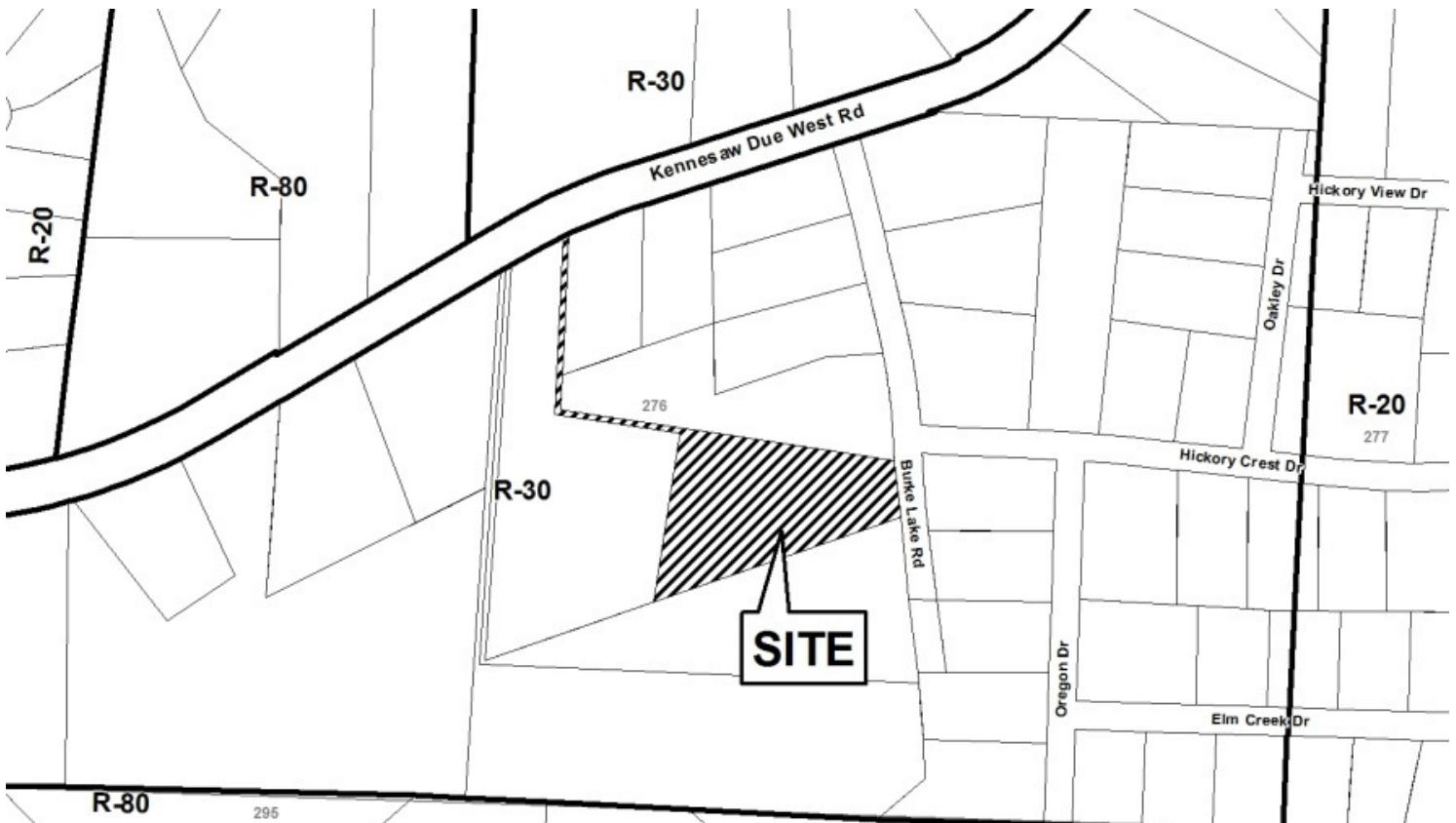
SIZE OF TRACT: 5.23 acres

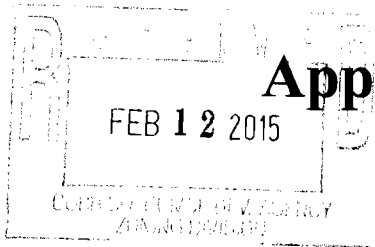
Kennesaw Due West Road, west of Burke Lake Road

COMMISSION DISTRICT: 1

(738 Kennesaw Due West Road).

TYPE OF VARIANCE: 1) Waive the public road frontage on Lot 5 from the required 75 feet to 10 feet; 2) waive the minimum lot width at the front setback for Lot 5 from the required 75 feet to 10 feet; 3) waive the front setback on Lot 5 from the required 45 feet to 12 feet; 4) waive the rear setback on Lot 5 from the required 40 feet to 12 feet; 5) waive the setback for an accessory structure over 650 square feet (proposed 2,500 square foot detached garage) on Lot 5 from the required 100 feet to 14 feet adjacent to the northern property line; and 6) allow aforesaid structure to the side of the proposed primary structure on Lot 5.





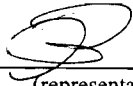
Application for Variance Cobb County

(type or print clearly)

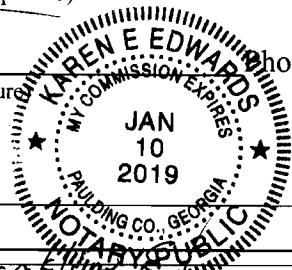
Application No. V-54
Hearing Date: 4-1-15

Applicant Franklin E. Byrd Phone # 770-426-6558 E-mail FrankByrd@bellsouth.net

David Meyer
(representative's name, printed) Address DBM-1635 Old Hwy 41, Suite 112-314 Kennesaw Ga 30152
(street, city, state and zip code)


(representative's signature) Phone # 770-514-9006 E-mail dmeyer@dgm1pc.com

My commission expires: _____

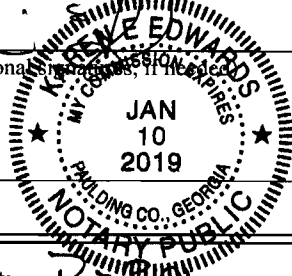


Signed, sealed and delivered in presence of:
Karen E. Edwards
Notary Public

Titleholder Byrd, Franklin Phone # 770-426-6558 E-mail FrankByrd@bellsouth.net

Signature Franklin Byrd Address: 605 Burke Lake Road Marietta, GA 30064
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: _____



Signed, sealed and delivered in presence of:
Karen E. Edwards
Notary Public

Present Zoning of Property R-50

Location ~~605 Burke~~ 738 Kennesaw Dc West Rd Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 276 District 20 Size of Tract 5.23 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property _____ 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).

Reduction of Road Frontage required for prepared lot 5 and reduction in setback for detached garage.

List type of variance requested:
Reduction of Road frontage requirement for Lot #5 from 75' to 10'
Reduction in Set Back for accessory structure (detached garage) from 100' to 19'.

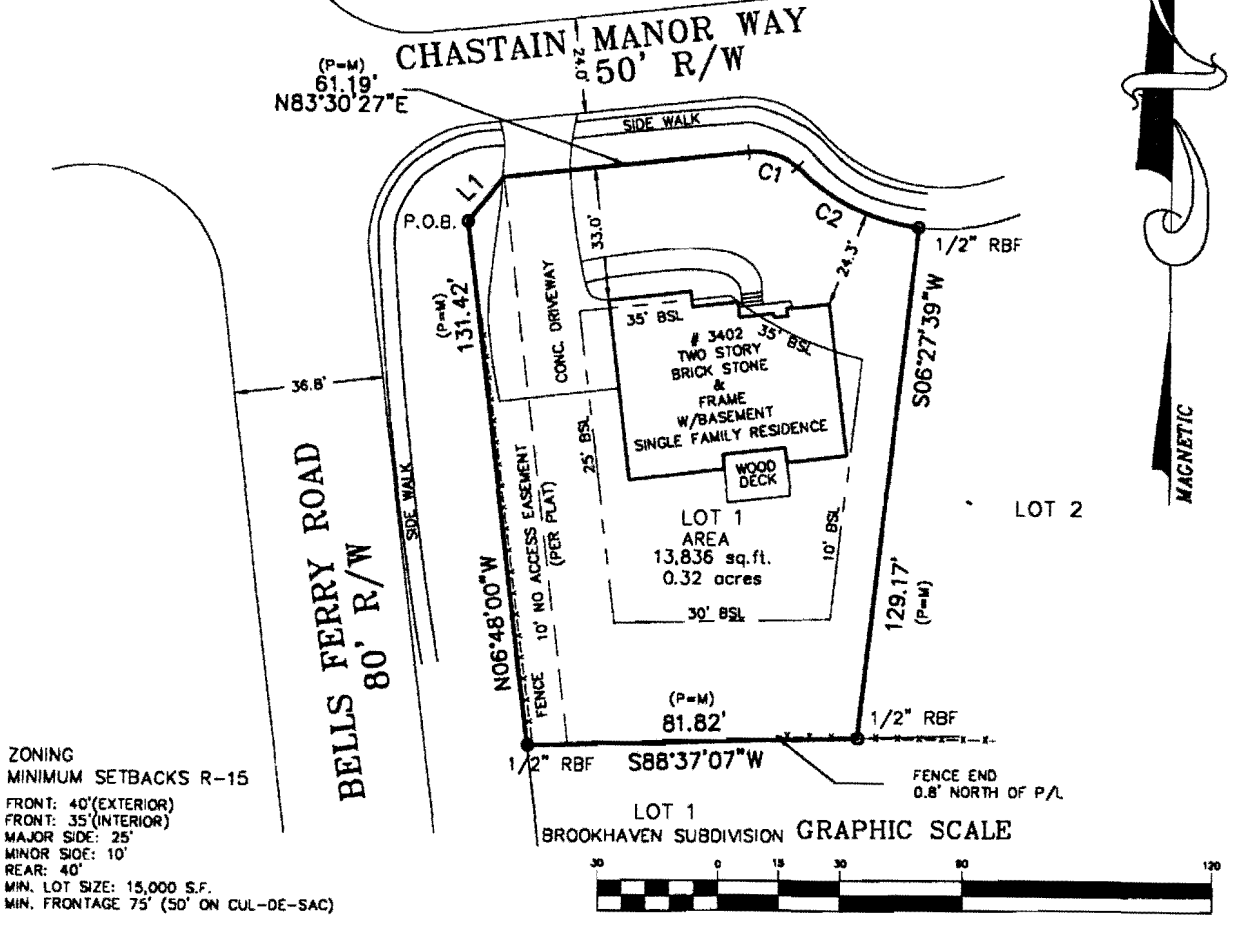
LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPF IRON PIN PLACED
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- ROB POINT OF BEGINNING
- WH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- UL LAND LOT
- M MEASURED
- D DEED
- P PLAT

V-55 (2015)				
LINE				
L1	14.10	N38°21'14"E	(P=M)	
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	13.11(M)	16.80	12.78	S74°08'33"E (P=13.62')
C2	34.09	50.00	33.44	S64°00'19"E (P=M)

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 MAP ID 13067C0041 H ZONE "X" EFFECTIVE DATE: MARCH 4, 2013

FEB 12 2015



ZONING
MINIMUM SETBACKS R-15
 FRONT: 40'(EXTERIOR)
 FRONT: 35'(INTERIOR)
 MAJOR SIDE: 25'
 MINOR SIDE: 10'
 REAR: 40'
 MIN. LOT SIZE: 15,000 S.F.
 MIN. FRONTAGE 75' (50' ON CUL-DE-SAC)

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 REPORTED 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. 15-8-67, AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-8, 43-15-18, 43-15-22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 100,000 FEET, AN ANGULAR ERROR OF 63" 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.

REVISED 02/11/15 ADDED FLOOD STATEMENT, WIDTH PAVEMENT & SINGLE FAMILY RESIDENCE FIELD DATE 2/2/2015

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: MARVIN PICKETT	DATE	2/4/2015	
	OWNER / PURCHASER	MARVIN PICKETT, DEBORAH J. PICKETT, PUBLIC EMPLOYEES FEDERAL CREDIT UNION, MORRIS SCHNEIDER, WITTMANN, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY		
	LAND LOT 426	16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 1	BLOCK	UNIT	AREA OF LOT: 13,836 S.F.
	SUBDIVISION CHASTAIN MANOR			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0893 TELEPHONE (770) 794-9055 FAX (770) 794-9052		
PLAT BOOK 215 PAGE 61				
DEED BOOK PAGE				

APPLICANT: Leonard and Erika Kim

PETITION No.: V-55

PHONE: 404-312-3084

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Leonard Kim

PRESENT ZONING: R-15

PHONE: 404-312-3084

LAND LOT(S): 426

TITLEHOLDER: Erika Y. and Leonard Kim

DISTRICT: 16

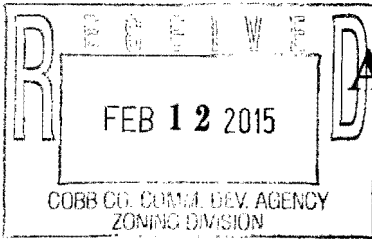
PROPERTY LOCATION: On the southeast corner of
Bells Ferry Road and Chastain Manor Way
(3402 Chastain Manor Way).

SIZE OF TRACT: 0.32 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 24 feet (existing); and 2) waive the minimum lot size from the required 15,000 square feet to 13,836 square feet (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. V-55
Hearing Date: 4-1-15

Applicant Leonard + Erika Kim Phone # 404-312-3084 E-mail l.s@ki.kim@gmail.com

Leonard Kim Address 3402 Chastain Manor Way Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-312-3084 E-mail l-siki.kim@gmail.com
(representative's signature)



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

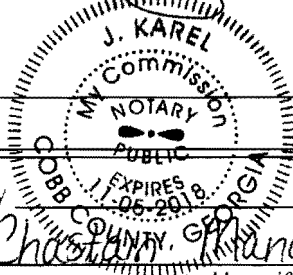
My commission expires: _____ My Commission Expires
March 24, 2017

Titleholder Leonard + Erika Kim Phone # 404-312-3084 E-mail l.s@ki.kim@gmail.com

Signature [Signature] Address: 3402 Chastain Manor Way
(attach additional signatures if needed) (street, city, state and zip code) Marietta, GA 30066

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

My commission expires: _____



Present Zoning of Property _____

Location 3402 Chastain Manor Way Marietta, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 426 District 16 Size of Tract 0.32 Acre(s)

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

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

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

The house was built over the building setback line eleven years ago by 24 feet. This was discovered during a 2015 survey

List type of variance requested: Building Setback Line

Variance Request Site Plan
290 Thunderbird Trace
 Cobb County, Georgia Land Lot 1262, 16th District, 2nd Section



Prepared by:
 Bruce Goodman
 Blake Properties, Inc.
 1825 Anderson Creek Dr.
 Marietta, GA 30068
 770-841-5497

DGM
 LAND PLANNING
 CONSULTANTS
 975 Cox Place
 Roswell, GA 30076
 GA 30076
 770-514-9006
 FX 614-9991



February 12, 2015

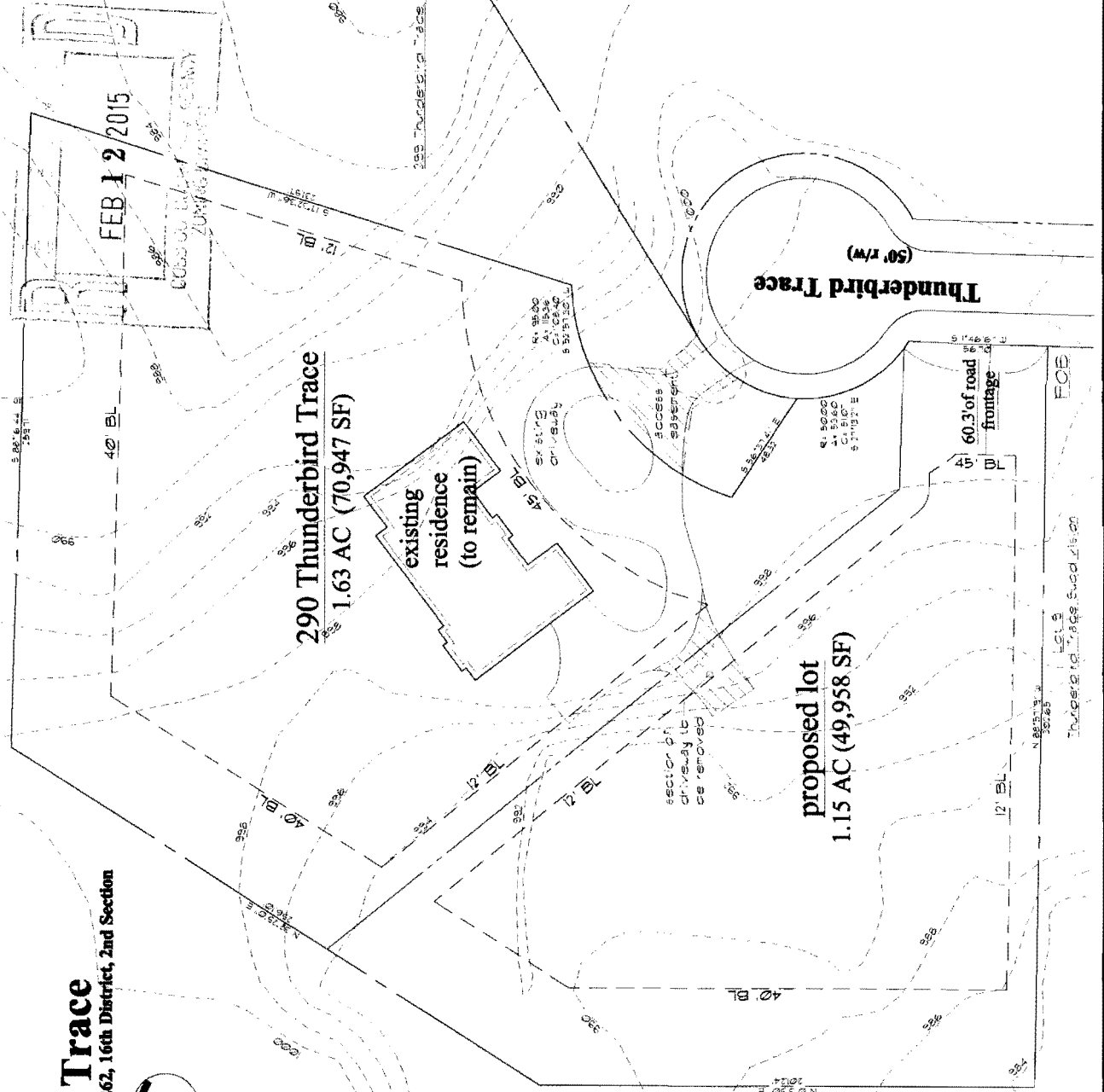
Variance Request:

Reduction in public road frontage on proposed lot from the requirement of 75' to 60.3'

Site Data

Total Site Area: 2.78 AC
 Existing Zoning: R-30
 Proposed Building Setbacks:
 (no variances required)

front: 45'
 side: 12'
 rear: 40'



- NOTES:**
1. Prepared by Blake Goodman, State of Georgia, No. 12345
 2. According to Georgia Code, Title 38, Chapter 10, Section 10-1-1
 3. According to Georgia Code, Title 38, Chapter 10, Section 10-1-1
 4. No portion of this site contains a wetland
 5. No wetlands or wetlands are shown on this site
 6. No proposed or existing wetlands are shown on this site
 7. No other wetlands are shown on this site

APPLICANT: E. E. Pennington

PETITION No.: V-56

PHONE: 770-596-6748

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Bruce L. Goodman

PRESENT ZONING: R-30

PHONE: 770-841-9457

LAND LOT(S): 1262

TITLEHOLDER: E. Earl Pennington, M.D. and
Patricia M. Pennington

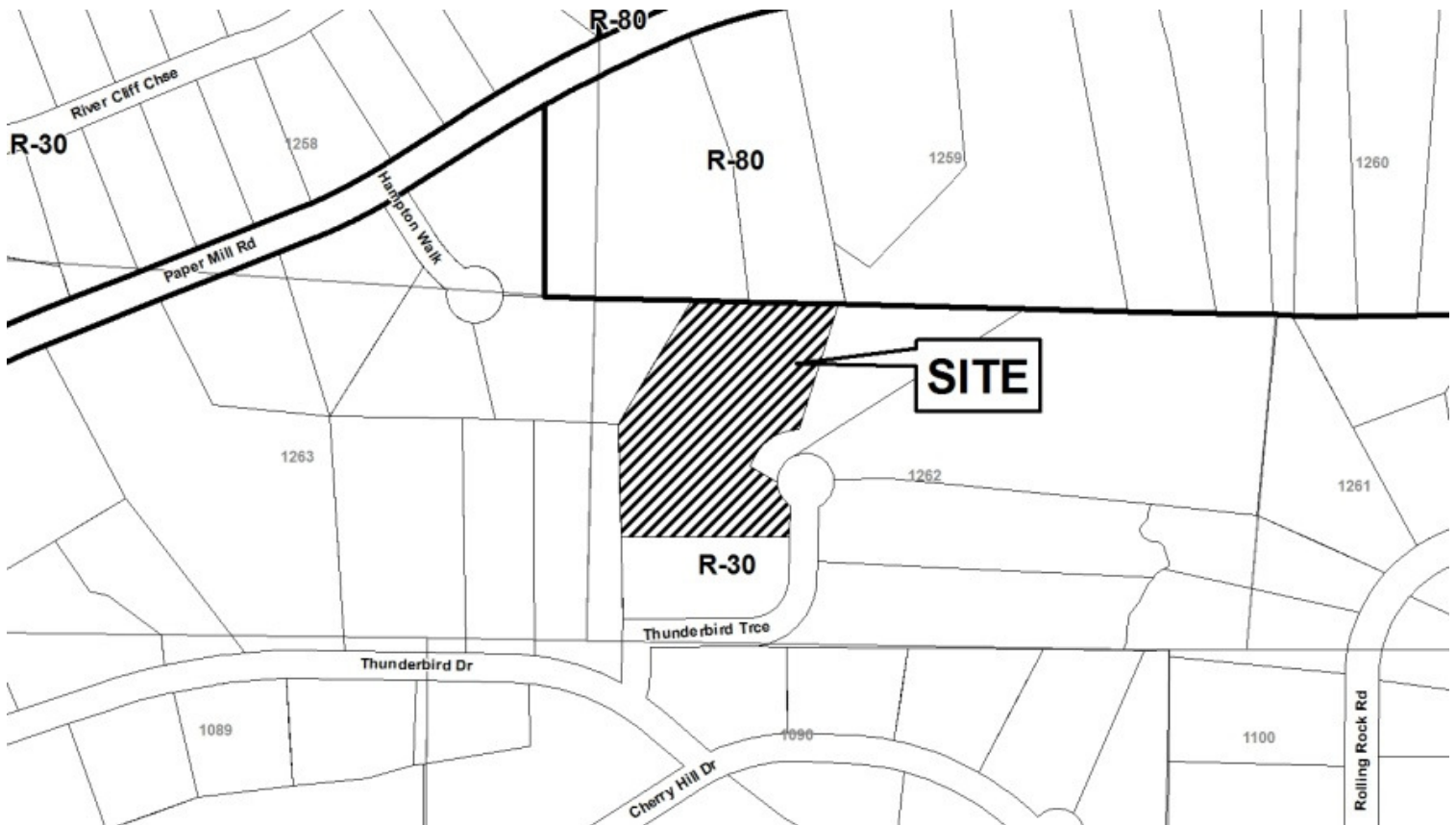
DISTRICT: 16

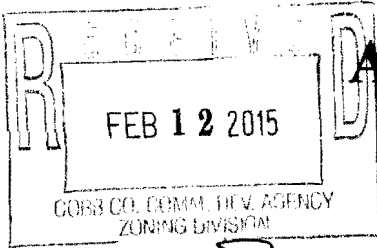
PROPERTY LOCATION: At the northern terminus
of Thunderbird Trace, north of Thunderbird Drive
(290 Thunderbird Trace).

SIZE OF TRACT: 2.78 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 60 feet for proposed lot; and 2) waive the minimum lot width at front setback line from the required 75 feet to 59 feet for proposed lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-56
Hearing Date: 4-1-2015

Applicant E.E. PENNINGTON Phone # 770-596-6748 E-mail ppennington@hotmail.com

Bruce L. Goodman Address 1824 JACKSONS CREEK DR, MARIETTA GA 30068
(representative's name, printed) (street, city, state and zip code)

Bruce L. Goodman Phone # 770-841-9457 E-mail bgoodman@pi.comcast.net
(representative's signature)

**Tom Kempton
Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

**Cobb County, Georgia
My Commission Expires
January 9, 2018**

Notary Public

Titleholder E. EARL PENNINGTON, MD Phone # 770-596-6748 E-mail ppennington@hotmail.com
** SEE ATTACHED* Signature E. Earl Pennington MD Address: 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

**Tom Kempton
Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

**Cobb County, Georgia
My Commission Expires
January 9, 2018**

Notary Public

Present Zoning of Property R-30

Location 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1262 District 16th Size of Tract 2.778 Acre(s)

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

Size of Property _____ Shape of Property X Topography of Property _____ 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 R-30 ZONING AND LOT SIZES ARE COMPATIBLE WITH R-30 ZONING. THE TRACT TAPERS TO THE COLDESAC STREET RESULTING IN A LACK OF REQUIRED ROAD FRONTAGE.

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE REQUIREMENT

APPLICANT: Burger King

PHONE: 770-855-3560

REPRESENTATIVE: Brian Arnold

PHONE: 770-855-3560

TITLEHOLDER: Johnny L. Roper and Betty J. Roper

PROPERTY LOCATION: At the southwest intersection of Ernest Barrett Parkway and Dallas Highway (2495 Dallas Highway).

TYPE OF VARIANCE: Allow a wall sign to project more than 24 inches from the building surface on which it is attached.

PETITION No.: V-57

DATE OF HEARING: 4-1-2015

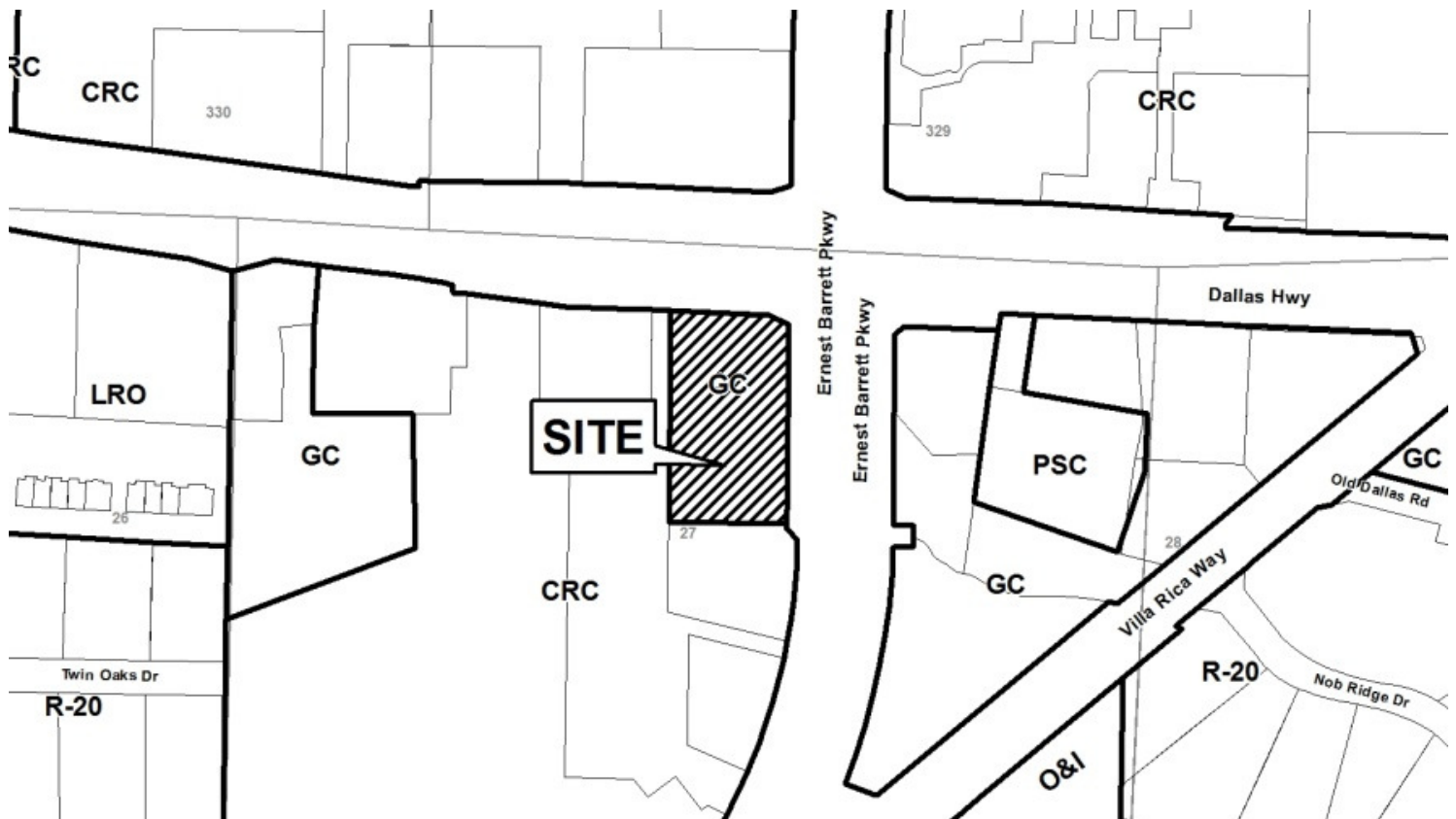
PRESENT ZONING: GC

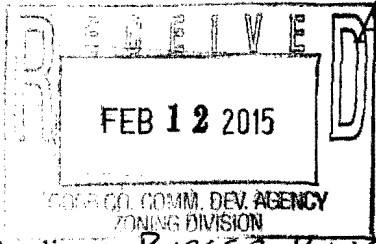
LAND LOT(S): 27

DISTRICT: 19

SIZE OF TRACT: 1.22 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

(type or print clearly)

Application No. V-57
Hearing Date: 4-1-15

Applicant BURGER KING

Phone # 770 855-3560

E-mail brian.arnold@gpshospitality.com

Brian Arnold
(representative's name, printed)

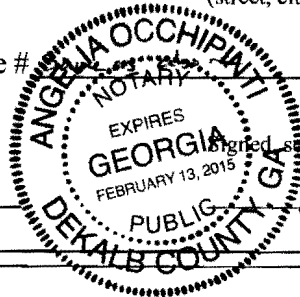
Address 5500 Interstate N. Pkwy, Sk 100, Atlanta GA 30328
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # _____

E-mail same as above

My commission expires: 2/13/15



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder _____

Phone # _____

E-mail _____

Signature _____
(attach additional signatures, if needed)

Address: _____
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property _____

Location 2495 Dallas Hwy
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0027 District 19 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).

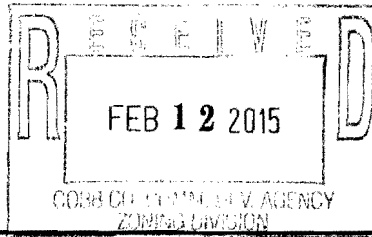
Explanation is attached.

List type of variance requested: The variance request is attached.

V-57
(2015)
Exhibit

LETTER OF INTENT FOR:

**Burger King #9654
2495 Dallas Highway
Marietta, GA 30064**



JUSTIFICATION FOR APPROVAL OF VARIANCE SUMMARY

Variance request : Applicant desires to keep the previously Cobb County approved and permitted “Home of the Whopper Sign” Current code states that the sign must not project out more than 24 inches. While the majority of the sign complies, the “Home of” section of the sign extends out further than 24 inches due to a set back over the entrance door.

Applicable code: Section 134-314 (d)3

SUMMARY

The design of the proposed sign is consistent and in harmony with the existing structure, architecturally pleasing, and esthetically compatible with Cobb County Architectural guidelines.

The applicant had a review meeting with PLAN, and at which time the PLAN representatives indicated they liked the sign and encouraged its inclusion in the building design.

This variance is only for a smaller portion of the sign that is not conforming.

Approval would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the Cobb County.

The approval of the variance will not increase fire danger, or be a public safety issue.

Approval will promote desirable design conditions, and improves store visibility through design.

The strict application of the zoning regulation and denial of the variance request would result in exceptional practical difficulties to, and undue hardship upon the business owner of the property. Denial of the variances holds the property accountable to a standard not consistent with other properties in the zoning area, and will unreasonably prevent the business owner from meeting obligations to its franchisor.

In approval, the spirit of the design ordinance is observed.

APPLICANT: Vinings Overlook, LLC

PETITION No.: V-58

PHONE: 270-791-2424

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: David M. Chandler

PRESENT ZONING: O&I

PHONE: 270-791-2424

LAND LOT(S): 885, 909

TITLEHOLDER: Atlantic Capital Bank

DISTRICT: 17

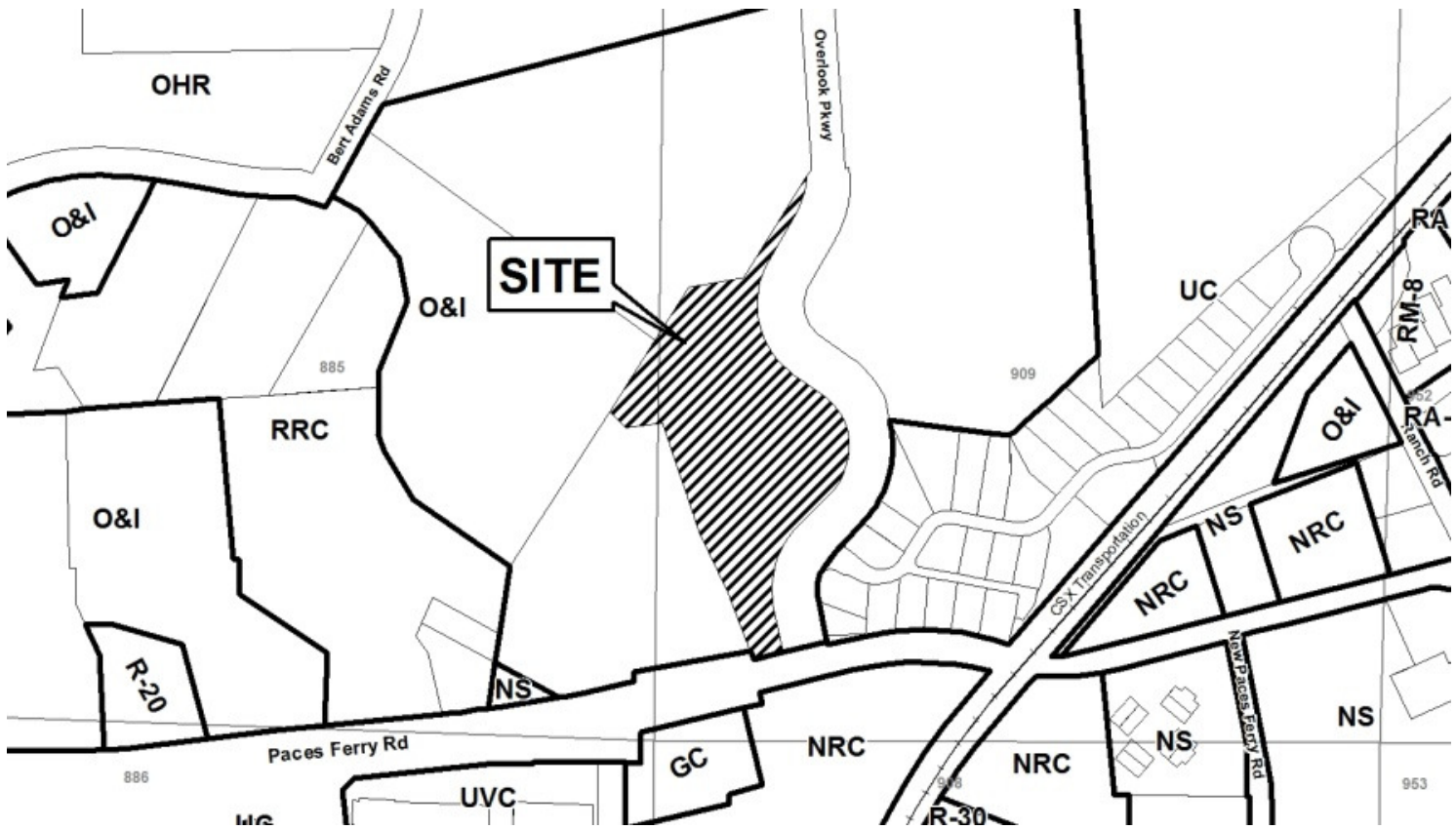
PROPERTY LOCATION: On the west side of
Overlook Parkway, north of Paces Ferry Road

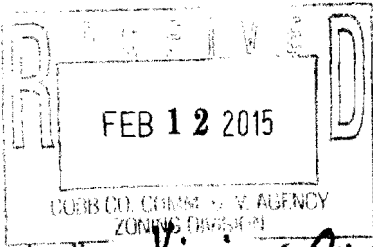
SIZE OF TRACT: 3.14 acres

COMMISSION DISTRICT: 2

(No Assigned Address).

TYPE OF VARIANCE: Waive the maximum building height from 52 feet and no more than four stories to allow five stories and approximately 68 feet.





Application for Variance Cobb County

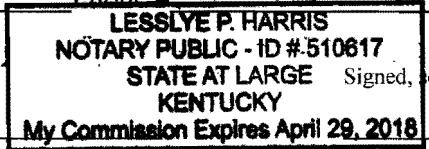
(type or print clearly)

Application No. V-58
Hearing Date: 4-1-15

Applicant Vinings Overlook LLC Phone # 270 791-2424 E-mail cre500@aol.com

David M. Chandler Address 2600 Chandler Drive, Bowling Green, KY 42104
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 270 791 2424 E-mail cre500@aol.com
(representative's signature)



My commission expires: 4.29.13

[Signature]
Notary Public

Titleholder Atlantic Capital Bank Phone # 404 995-6267 E-mail bob.cancelliere@atlcapbank.com

Signature _____ Address: 3280 Peachtree Rd NE, Atlanta, GA 30305
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property O-I (office institutional)

Location Intersection of Paces Ferry Road and Overlook Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 885 + 909 District 17th Size of Tract 3.14 Acre(s)

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

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

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

There are several encumbrances on the subject property limiting the building footprint size. The property is oddly shaped and the curvy road frontage to create unusable areas of the property and is hampered by two 100' Georgia Power easements and a Colonial Pipeline easement. The property is also very steep having an elevation difference of over 76' within the 3.14 acres.

List type of variance requested: Variance to Cobb County Zoning Ordinance Sec. 134-215(7) maximum building height of 4 stories and 52 feet. Requesting variance in order to have 5 stories and approximately 100 feet for the hotel. A Courtyard Marriot Hotel is proposed for the property and the developer is respectfully requesting this variance due to limitations to the building footprint.

68

APPLICANT: Matthew T. Kuhn

PETITION No.: V-59

PHONE: 404-510-0269

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Matthew T. Kuhn

PRESENT ZONING: R-20

PHONE: 404-510-0269

LAND LOT(S): 770

TITLEHOLDER: Sherry L. Kuhn and Steven P. Kuhn

DISTRICT: 16

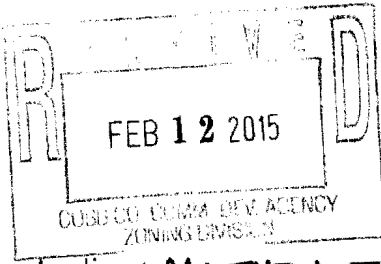
PROPERTY LOCATION: On the southwestern corner of Beaver Brook Lane and Beaver Dam Lane (1908 Beaver Dam Lane).

SIZE OF TRACT: 0.59 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the required setback for an accessory structure over 650 square feet (proposed approximately 1,250 two story garage) from the required 100 feet to 28 feet adjacent to the western side and from the required 100 feet to 10 feet to the rear property line; and 2) allow an additional electric meter on a residential lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-59
Hearing Date: 4-1-15

Applicant MATTHEW T. KUHN Phone # 404.510.0229 E-mail mkuhn1230@gmail.com

(representative's name, printed) Address 1908 BEAVER DAM LANE MARIETTA, GA
(street, city, state and zip code) 30062

(representative's signature)

Phone # _____ E-mail _____

My commission expires: 3-4-16
Signed, sealed and delivered in presence of:
Notary Public

Titleholder SHERRY L. KUHN Phone # 404.819.1363 E-mail slkuhn13@yahoo.com

Signature Address: 1908 BEAVER DAM LANE MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: 3-4-16
Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property R-20

Location 1908 BEAVER DAM LANE MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 770 District 16 Size of Tract .59 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: CONSTRUCTION OF A DETACHED GARAGE (25)

- ① SET BACK VARIANCE
- ② INSTALLATION OF A SEPARATE ELECTRIC METER

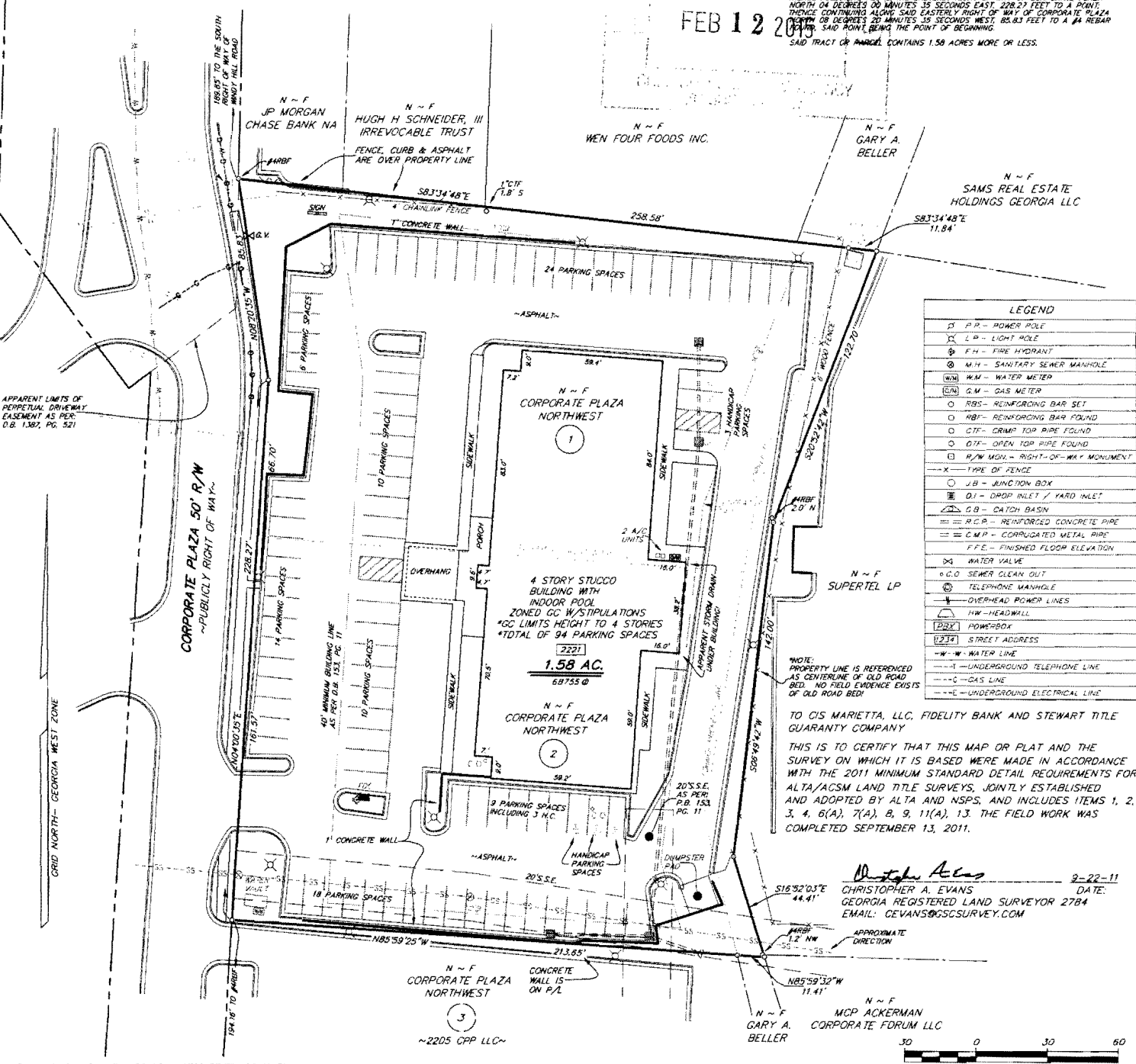
NOTES PERTAINING TO (NOTES IN PARENTHESES)

- STEWART TITLE GUARANTY COMPANY COMMITMENT SHEET FILE NUMBER 2430 2-0 COMMUNITY NUMBER 2430 2-0 EFFECTIVE DATE JULY 26, 2011
- DECLARATION OF RESTRICTIONS BY AND BETWEEN JPM REALTY ASSOCIATES, L.P. AND GARY A. BELLER, DATED JUNE 15, 1981, RECORDED AT DEED BOOK 3495, PAGE 354 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA, AS AFFECTED BY PARTIAL TERMINATION OF RESTRICTIONS, DATED JUNE 15, 1980, RECORDED AT DEED BOOK 3017, PAGE 162, AFORESAID RECORDS, AS AFFECTED BY CONSENT TO PARTIAL TERMINATION OF RESTRICTIONS, DATED FEBRUARY 14, 1982, RECORDED AT DEED BOOK 10211, PAGE 103, AFORESAID RECORDS, LOTS 1 & 2 ARE AFFECTED BY RESTRICTIONS, D.B. 3485, PG. 354. CORPORATE PLAZA IS REFERENCED AS A PRIVATE ROAD AND GRANTED A NON-EXCLUSIVE EASEMENT.
- ALL MATTERS DISCLOSED ON THAT CERTAIN FINAL PLAT FOR CORPORATE PLAZA NORTHWEST, FILED FEBRUARY 15, 1988, RECORDED AT PLAT BOOK 119, PAGE 68, AFORESAID RECORDS, AS RECORDED AT PLAT BOOK 153, PAGE 11, AFORESAID RECORDS, AFFECTS LOTS 1 & 2, AS SHOWN.
- EASEMENT BY AND BETWEEN CORPORATE PLAZA NORTHWEST AND RED ROOF ATLANTA I, CO., DATED SEPTEMBER 16, 1982, RECORDED AT DEED BOOK 2589, PAGE 386, AFORESAID RECORDS, MAY AFFECT HOWEVER RECORDED DEEDS DOES NOT INCLUDE A LEGAL DESCRIPTION IN EXHIBIT D SHOWING EXACT LOCATION OF EASEMENT.

- PERMIT FOR ANCHORS, GUY POWER COMPANY, DATED PG. 45, AFORESAID RECORDS, EASEMENT CANNOT BE DETERMINED.
- GRANT OF EASEMENT FROM INC., DATED NOVEMBER, 1989, AFORESAID RECORDS, (MAY NOT BE DETERMINED).
- EASEMENT FROM RICH'S, INC., DATED SEPTEMBER 28, 1970, RECORDED AT DEED BOOK 1197, PAGE 546, AFORESAID RECORDS, (DOES NOT AFFECT, REFERENCES LAND LOT 805, 17TH DISTRICT)
- SEWER EASEMENT FROM RICH'S, INC. TO WARESTORES, INC., DATED APRIL 15, 1970, RECORDED AT DEED BOOK 1196, PAGE 392, AFORESAID RECORDS, (DOES NOT AFFECT, SOUTH OF PROPERTY)
- WATER EASEMENT FROM RICH'S, INC. TO COBB COUNTY, GEORGIA, DATED APRIL 15, 1970, RECORDED AT DEED BOOK 1193, PAGE 203, AFORESAID RECORDS, (WATER EASEMENT DOES NOT AFFECT, WEST OF PROPERTY)
- AGREEMENT BY AND BETWEEN RICH'S, INC. AND EARL STEVENSON, JR., ET AL., DATED JANUARY 28, 1973, RECORDED AT DEED BOOK 1387, PAGE 521, AFORESAID RECORDS, (DOES NOT AFFECT, PERPETUAL EASEMENT IS LOCATED INSIDE THE PUBLIC RIGHT OF WAY OF CORPORATE PLAZA)

V-60
(2015)

PROPERTY LINE DESCRIPTION
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 851 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND ON THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA, SAID #4 REBAR FOUND 15.8985 FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA AND THE SOUTHERLY RIGHT OF WAY OF WINDY HILL ROAD AND BEING THE POINT OF BEGINNING.
THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF CORPORATE PLAZA AND FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMER JP MORGAN CHASE BANK NA, HUGH H. SCHNEIDER, IRREVOCABLE TRUST, WEN FOUR FOODS INC. AND GARY A. BELLER, SOUTH 83 DEGREES 34 MINUTES 42 SECONDS EAST, 258.58 FEET TO A POINT.
THENCE CONTINUING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER, SOUTH 83 DEGREES 34 MINUTES 42 SECONDS EAST, 11.84 FEET TO A #4 REBAR SET, THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY SUPERTEL LP, SOUTH 20 DEGREES 52 MINUTES 42 SECONDS WEST, 122.20 FEET TO A #4 REBAR SET.
THENCE CONTINUING ALONG SAID PROPERTY OF SUPERTEL LP SOUTH 06 DEGREES 49 MINUTES 42 SECONDS WEST, 142.00 FEET TO A #4 REBAR SET.
THENCE FOLLOWING ALONG THE PROPERTIES OF NOW OR FORMERLY SUPERTEL LP & MOP ACCELMAN CORPORATION FORUM LLC SOUTH 10 DEGREES 52 MINUTES 03 SECONDS EAST, 44.41 FEET TO A #4 REBAR SET.
THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY GARY A. BELLER, NORTH 04 DEGREES 00 MINUTES 35 SECONDS EAST, 209.07 FEET TO A POINT.
THENCE FOLLOWING ALONG THE PROPERTY OF NOW OR FORMERLY 2205 CPP LLC, NORTH 04 DEGREES 00 MINUTES 35 SECONDS WEST, 213.65 FEET TO A #4 REBAR SET ON THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA (50' R/W).
THENCE FOLLOWING ALONG THE EASTERLY RIGHT OF WAY OF CORPORATE PLAZA NORTH 04 DEGREES 00 MINUTES 35 SECONDS EAST, 209.07 FEET TO A POINT.
THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY OF CORPORATE PLAZA NORTH 04 DEGREES 00 MINUTES 35 SECONDS WEST, 85.83 FEET TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING.
SAID TRACT OR PARCEL CONTAINS 1.58 ACRES MORE OR LESS.



FEB 12 2015

LEGEND

⊕	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊕	M.H. - SANITARY SEWER MANHOLE
⊕	W.M. - WATER METER
⊕	G.M. - GAS METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
⊕	R/W MON. - RIGHT-OF-WAY MONUMENT
-X-	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊕	D.I. - DROP INLET / YARD INLET
⊕	C.B. - CATCH BASIN
---	R.C.P. - REINFORCED CONCRETE PIPE
---	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊕	WATER VALVE
⊕	C.O. SEWER CLEAN OUT
⊕	TELEPHONE MANHOLE
---	OVERHEAD POWER LINES
---	H.W. - HEADWALL
⊕	P.O.B. - POWER BOX
⊕	STREET ADDRESS
---	W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	C - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE

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

Christopher A. Evans
CHRISTOPHER A. EVANS
GEORGIA REGISTERED LAND SURVEYOR 2784
EMAIL: CEVANS@GCSURVEY.COM
DATE: 9-22-11

*NOTE: ALL PINS ARE #4 REBARS SET UNLESS OTHERWISE NOTED!

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1 ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052 MAP NUMBER 13067.C 0138 G DATED DECEMBER 16, 2008

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

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE IS 1/10,000. ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT 1/209,917. MATTERS OF TITLE ARE EXCEPTED.



DATE	REVISIONS
8-31-11	
1-30-11	9-22-11 ADDRESS COMMENTS
DRAWN BY: MAN	
CHECKED BY: CAE	
FIELD BOOK: 523	

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL
1265 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7393

ALTA SURVEY FOR:
CIS MARIETTA, LLC, FIDELITY BANK AND STEWART TITLE GUARANTY COMPANY
CORPORATE PLAZA S/D, LOTS 1 & 2
LOCATED IN L.L. 851
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: CIS Marietta, LLC

PETITION No.: V-60

PHONE: 678-738-1838

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Ketan Patel

PRESENT ZONING: GC

PHONE: 678-738-1838

LAND LOT(S): 851

TITLEHOLDER: CIS Marietta, LLC

DISTRICT: 17

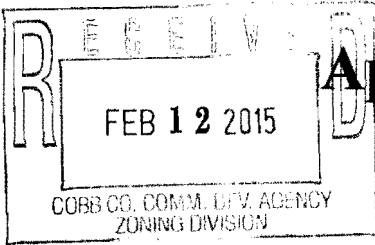
PROPERTY LOCATION: On the east side of Corporate Plaza, south of Windy Hill Road (2221 Corporate Plaza Parkway).

SIZE OF TRACT: 1.58 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable sign area from 132 square feet (previous Variance Case V-106 of October 1, 2014) to 143.75 square feet.





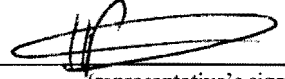
Application for Variance Cobb County

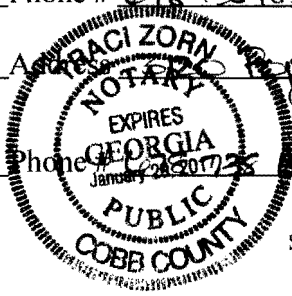
(type or print clearly)

Application No. V-60
Hearing Date: 4-1-15

Applicant CIS Marietta, LLC Phone # 678 738 1838 E-mail Ketan@rohnhotels.com

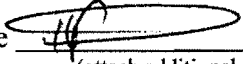
Ketan Patel
(representative's name, printed) Address 4000 Peachtree Manor Circle Marietta GA 30062
(street, city, state and zip code)

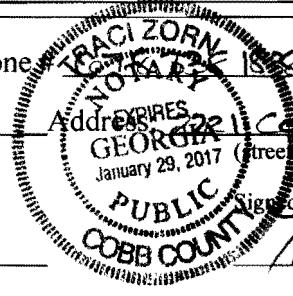

(representative's signature) Phone # 678 738 1838 E-mail Ketan@rohnhotels.com

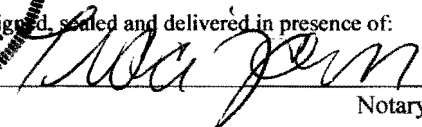


My commission expires: 1-29-17 Signed, sealed and delivered in presence of: 
Notary Public

Titleholder CIS Marietta, LLC Phone # 678 738 1838 E-mail Ketan@rohnhotels.com

Signature 
(attach additional signatures, if needed) Address 4221 Corporate Plaza Pl, Smyrna GA 30080
(street, city, state and zip code)



My commission expires: 1-29-17 Signed, sealed and delivered in presence of: 
Notary Public

Present Zoning of Property GC

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

Land Lot(s) 8502851 District 17 Size of Tract _____ Acre(s)

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

Size of Property _____ Shape of Property _____ 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).

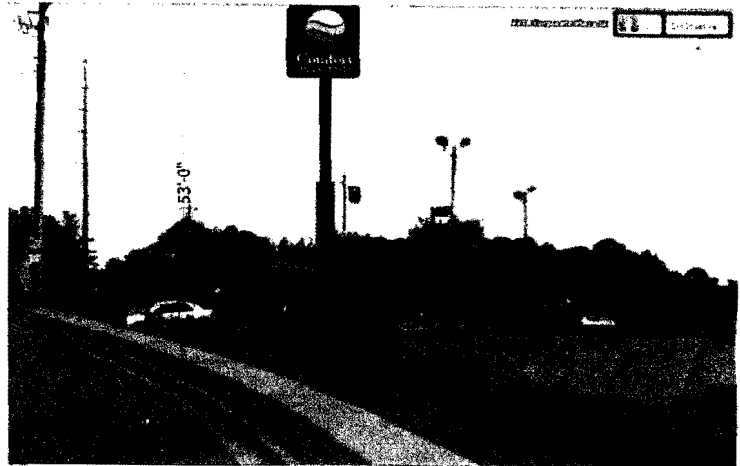
List type of variance requested: Silow To correct Silow size Approved
at prior variance From 11'x12'
To 11'6" x 12'6"

V-60
(2015)
Exhibit

FEB 12 2015



EXISTING



PROPOSED



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

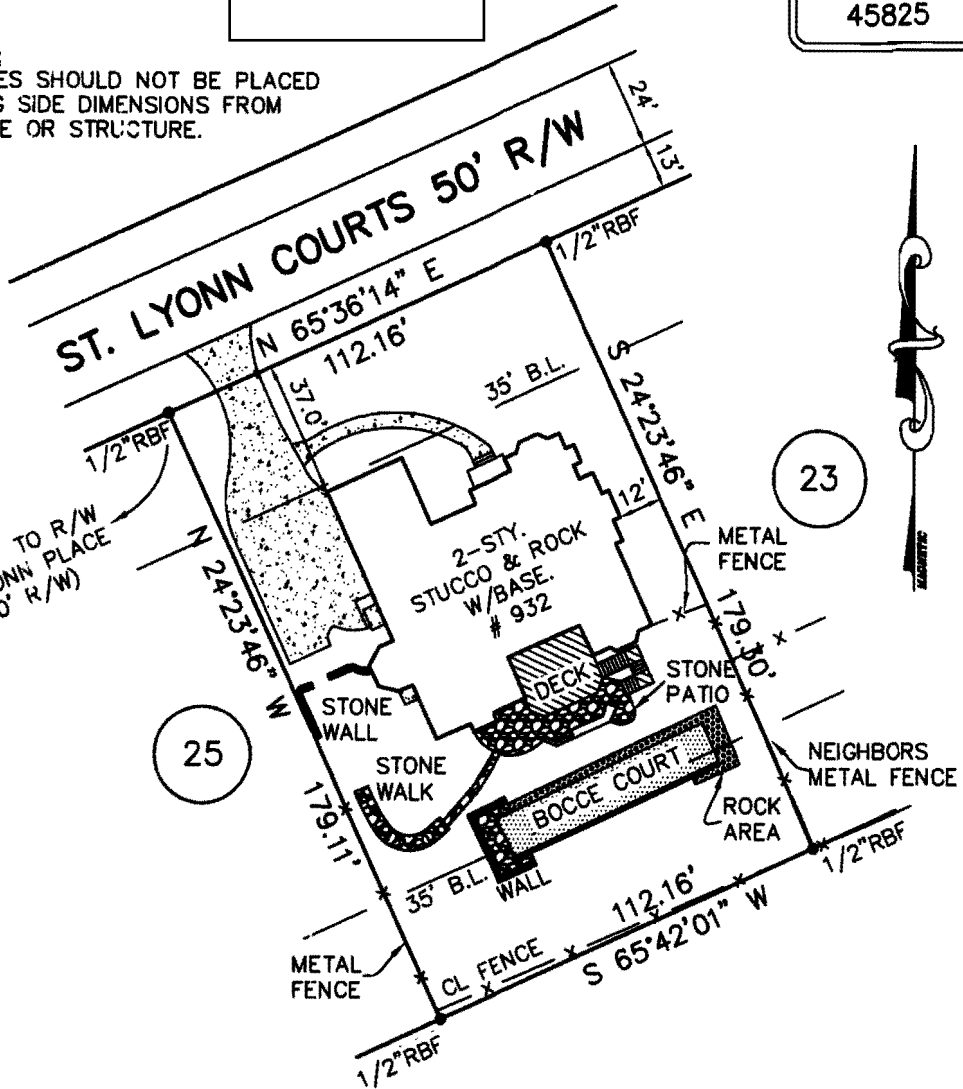
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 05/30/14	Prepared By: RM	<small>Could not copy any text for exact when receiving or printing this drawing. All units used are PMS or the closest CMRS equivalent. If there is any error, please provide the correct PMS number and a revision to this drawing will be made.</small>		DISTRIBUTED BY SIGN UP COMPANY 710 21st Street SE PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasign.com
Location: SMYRNA, GA	File Name: 129060 - R1 - SMYRNA, GA - PYLON OPTIONS	Eng: -			

LEGEND

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- JUNCTION BOX
- LLL LAND LOT LINE
- MH MANHOLE
- BL BUILDING LINE
- CL CHAIN LINK
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- PP POWER POLE
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY
- SE SEWER EASEMENT
- UE UTILITY EASEMENT
- CATCHBASIN
- CATCHBASIN
- HEADWALL

NOTE:
FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.



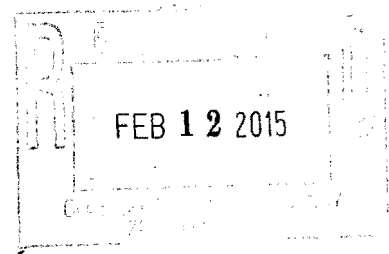
EXISTING LOT COVERAGE:

- HOUSE-4,047 SF
- DECK-481 SF
- PATIO-425 SF
- FRONT WALK-300 SF
- REAR WALK-175 SF
- STONE WALLS-44 SF
- DRIVE-1,694 SF
- TOTAL: 7,166

BOCCE COURT

- WALLS/PATIO-225 SF
- ROCK BORDER-248 SF
- COURT-0 SF (PERVIOUS)
- TOTAL:473 SF

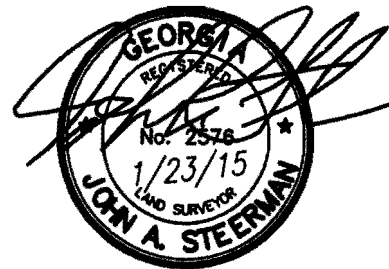
7166+473=7,639



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 1,440,631 FEET.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.



SURVEY FOR:
FRANK MADONIA
LOT 24
SUBDIVISION: ST. LYONN
LAND LOT 224 1st DISTRICT 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=50' JANUARY 20, 2015
REFERENCED IN PLAT BOOK 163, PG. 85

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.

SCI Development Services

ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

APPLICANT: Frank Madonia

PETITION No.: V-61

PHONE: 404-314-8865

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Frank Madonia

PRESENT ZONING: R-20

PHONE: 404-314-8865

LAND LOT(S): 224

TITLEHOLDER: Frank and Rosales V. Madonia

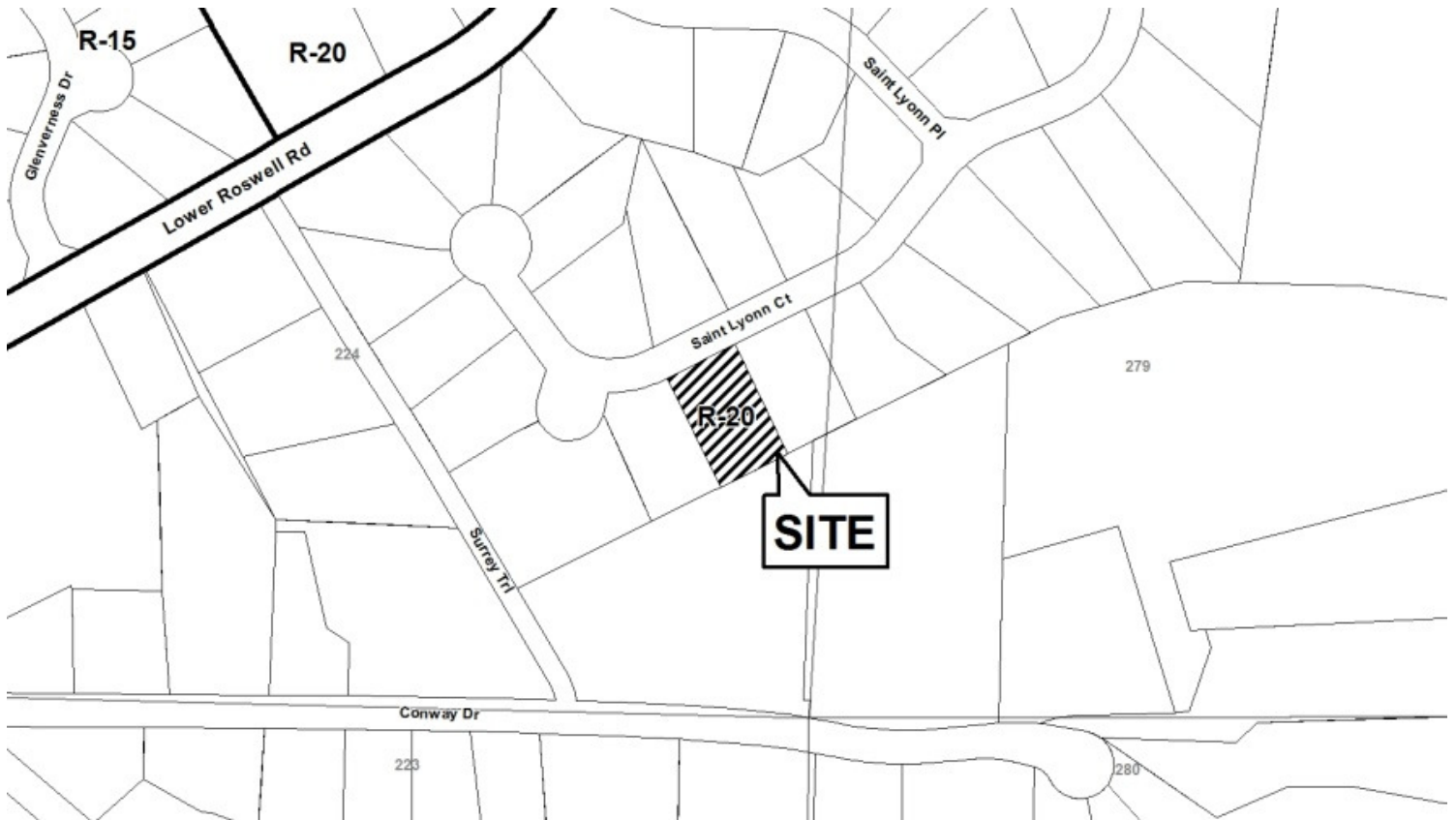
DISTRICT: 1

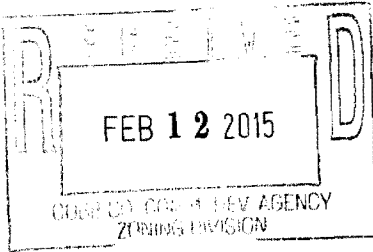
PROPERTY LOCATION: On the south side of Saint
Lyonn Courts, west of Saint Lyonn Place
(932 Saint Lyonn Court).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum impervious surface from the required 35% to 38%.





Application for Variance Cobb County

(type or print clearly)

Application No. V-61
Hearing Date: 4-1-15

Applicant Frank Madonia Phone # 4043148865 E-mail fmadonia@gmail.com
Frank Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 4043148865 E-mail fmadonia@gmail.com
(representative's signature)

My commission expires: 03/12/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Frank Madonia Phone # 4043148865 E-mail fmadonia@gmail.com
Rosalie Madonia Address 932 Saint Lynn Ct, Marietta, GA 30068
Signature [Signature] (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 03/12/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property 932 St. Lynn
Location 932 St. Lynn Ct. Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 224 District 1st Size of Tract .461 Acre(s)

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

Size of Property .461 Acres Shape of Property rectangle Topography of Property Slight slope Other _____

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

please refer to attached letter describing variance request.

List type of variance requested: Increase lot coverage from 35% to 38%

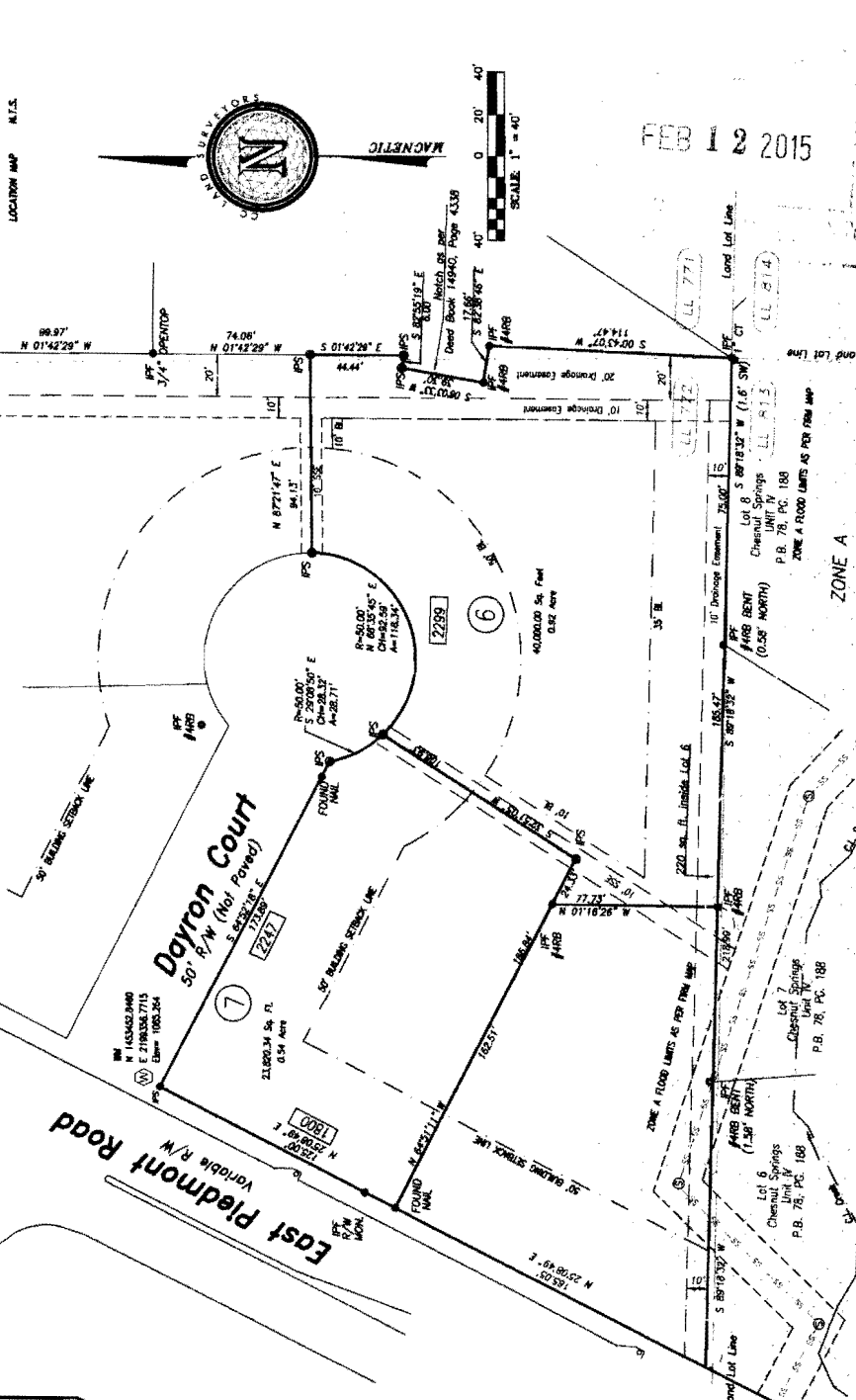
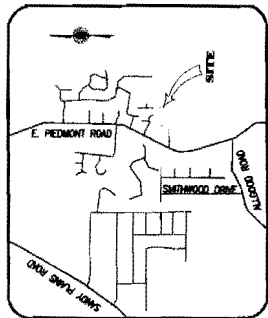
CC LAND SURVEYORS
 PO BOX 80143
 Acworth, Georgia 30101
 770-975-3933
 770-20-2274 fax
 www.cclands.com



REVISD SUBDIVISION PLAT FOR:
 DAYRON SUBDIVISION
 Lots 5 and 6
 SECTION 771
 (2015)
 V-29

NO.	DATE	REVISION
1	10-10-14	County Comments
SURVEY CREW: MH & RS		
DRAWN BY: DLA		
CHECKED BY: CC		
APPROVED BY: CC		
FIELD DATE: 08/13/14		
CAD DATE: 08/16/14		
SCALE: 1" = 40'		

SHEET 1 OF 1
 2014
 JOB NO. C 14-0086 (P&T)



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF GEORGIA. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE GEORGIA PLAT ACT O.C.G.A. 15-6-6.

OWNER/BUILDER
 Paul Manley
 1800 E. Piedmont Rd
 Marietta, GA 30062

24-HOUR CONTACT
 Paul Manley
 770-891-9783

Zoning
 R-20
 Lot Size = 20,000 sq. ft.
 Minimum Front Setback = 10 feet
 Minimum Side Setback = 10 feet
 Minimum Rear Setback = 10 feet

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE APPROXIMATION OF ONE FOOT IN 2400 FEET AND AN ANGULAR ERROR OF ONE SECOND OF AN ARC. THE DATA HAS BEEN ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 443,149 FEET.

EQUIPMENT USED:
 SURVEYING INSTRUMENTS: S8 ROBOTTIC TOTAL STATION
 LEICA: ED.M
 LINEAR: TRIMBLE 5800 BR 44 EOPS RTK
 HORIZONTAL DISTANCE: 1800
 PERIODIC DISTANCE: 1800 1800

ACCORDING TO THE PLAN OF COBB COUNTY, MAP NUMBER 12473, ZONE 4A FLOOD HAZARD AREA IS IN A 100 YEAR FLOOD HAZARD AREA.

ALL MATTERS OF TITLE ARE EXCEPTED.
 NO N.G.S. MONUMENTS FOUND WITHIN 500' OF THIS PROJECT.

THE SURVEY SHOWN HEREIN WAS PREPARED WITHOUT THE ASSISTANCE OF ANY INSTRUMENTS OR METHODS UNUSUAL, UNCOMMON, AND OF LAND SURVEYORS, AND MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITY'S SHOWN. ALL INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RESTRICTIONS, AND OTHER SIMILAR MATTERS, IS THE PROPERTY OF THE OWNER. THE SURVEYOR ASSUMES NO LIABILITY FOR THE UTILITY'S SHOWN. THE UTILITY'S SHOWN ARE SHOWN FOR THE CLIENT'S INFORMATION ONLY. THE SURVEYOR ASSUMES NO LIABILITY FOR THE UTILITY'S SHOWN. ALL INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, RESTRICTIONS, AND OTHER SIMILAR MATTERS, IS THE PROPERTY OF THE OWNER. THE SURVEYOR ASSUMES NO LIABILITY FOR THE UTILITY'S SHOWN.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

LEGEND	
ALL	ALIAS
BAC	BACK OF CURB
CH	CHIMNEY
CL	COMMON LINE
CL	CORROGATED METAL PIPE
CL	CLEAN OUT PIPE
CL	DRAINAGE EASEMENT
CL	DROP INLET
CL	DOUBLE WING CATCH BASIN
CL	EXISTING FINEMENT
CL	FIRE METER
CL	FRESH FLOOR
CL	GAS WALK
CL	HEAVY DUTY CONTROL VALVE
CL	IRON PIPE SET
CL	IRON PIPE SET
CL	JUNCTION BOX
CL	LANDMARK
CL	MINIMUM FINISHED FLOOR
CL	MOOR OR FURNISH
CL	PHONE
CL	TELEPHONE PEDestal
CL	POWER POLE
CL	RAILROAD
CL	RIGHT OF WAY
CL	REINFORCED CONCRETE PIPE
CL	SEWER
CL	SANITARY SEWER EASEMENT
CL	SINGLE WING CATCH BASIN
CL	WATER METER
CL	WATER METER
CL	AIR CONDITIONER
CL	1/2" REBAR
CL	OVERHEAD POWER

OWNER'S ACKNOWLEDGEMENT
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT AND I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AND MAKE NO CLAIMS OR RESERVATIONS THAT ARE NOT SHOWN HEREON. I AGREE TO MAKE THIS PLAT A PUBLIC RECORD AND TO WARRANT THAT THE INFORMATION ON THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO BE AN APPROVAL OF ANY NON-COMPLYING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN THE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF THIS PLAT. I AGREE TO WAIVE THE RIGHT TO SUE AND TO DEFEND IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

DATE: _____
 PAUL F. MANLEY, JR.

SURVEYOR'S ACKNOWLEDGEMENT
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AND CONFORMS TO THE TECHNICAL STANDARDS.

DATE: _____
 CAROL COSTANDES, LS

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 58, PAGE 155.
 THE PURPOSE OF THIS REVISION IS TO:
 Reconfigure lots 5-7 by combining 5-7 into two lots.

APPROVED BY:
 Cobb County Water System
 Cobb County Zoning Division
 Cobb County Development & Inspections Division

APPLICANT: Paul Manley

PETITION No.: V-62

PHONE: 678-965-0613

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Paul Manley

PRESENT ZONING: R-20

PHONE: 678-965-0613

LAND LOT(S): 772

TITLEHOLDER: Paul F. Manley, Jr.

DISTRICT: 16

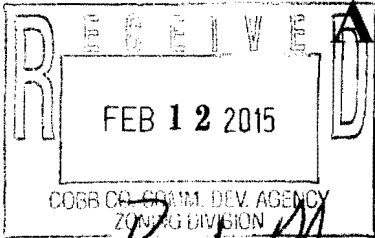
PROPERTY LOCATION: On the eastern side of
East Piedmont Road
(1800 East Piedmont Road).

SIZE OF TRACT: 1.5 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive public road frontage from 75 feet to zero feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-62
Hearing Date: 4-1-15

9650615

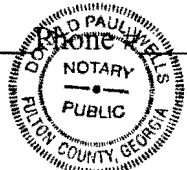
Applicant Paul Manley

Phone # 678-965-0615

E-mail SKIPMANLEY@CobbCountyGA.gov

Address 1800 E Piedmont Rd, Marietta
(street, city, state and zip code) 30062

X [Signature]
(representative's name, printed)
(representative's signature)



E-mail _____

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

My commission expires: _____

My Commission Expires
March 24, 2017

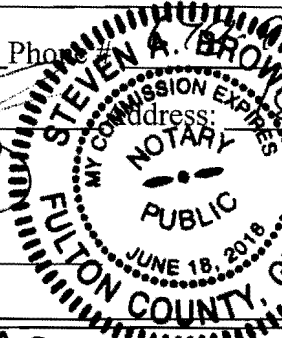
Titleholder Paul Manley

Phone # 678-965-0615

E-mail _____

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

Address: 1800 E Piedmont Rd, Marietta, GA 30062
(street, city, state and zip code)



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

My commission expires: 6-18-2018

Present Zoning of Property R-20

Location 1800 E Piedmont Rd Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 772 District 9 Size of Tract 1.4 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).

Value of back lots to house too high to sell as one piece, originally this was 3 lots, want to split it into 2 w variances for setback, no due easement, lot line change + road variance is needed

List type of variance requested: see attached

V-62
(2015)
Exhibit

Originally this was three lots (5, 6 & 7), then it was merged into one.

A pool was put in and the builder changed the plans on his own and built it as shown.

With all three lots the property is too expensive to sell as is.

Splitting the back two lots off again (as a single R40) will allow the house and land that added after the initial purchase sold separately.

Variance needed:

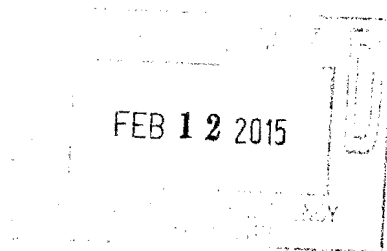
Setback behind pool to 19 feet

Change lot line from old lot 7/ 6 as shown, this lets the front lot stay an R20 and the back lot an R40

Move sewer easement to follow new lot line between lots 7 & 6

I've been told that R40s do not have the same requirement as R20s that would force Dayron Ct to be paved with full county rain water runoff/sewer, If this is not the case a variance for this as well. It's extremely expensive (\$200k+) to put in a road, curbs& rainwater/sewer drainage, just to make the lot buildable.

Paul Manley



Variance Request Site Plan

923 Paces Farm Trail

Cobb County, Georgia Land Lot 172, 19th District, 2nd Section

FEB 12 2015

prepared for:
Mr. and Mrs. Scott Maurer
923 Paces Farm Trail
Marietta, Georgia 30064



Variance Request:
Reduction in rear setback from 35' to 29' to allow for addition to home

DGM
LAND PLANNING
CONSULTANTS



975 Camp Place
Buckeye, Georgia 30612
KENNESAW
GA 30144
770 514-9006
FAX 514-9491

0 10 20 40 80
Scale: 1" = 20'

February 12, 2015



Site Data

Total Site Area: .46 AC (20,000 SF)

Existing Zoning: R-20

Building Setbacks:

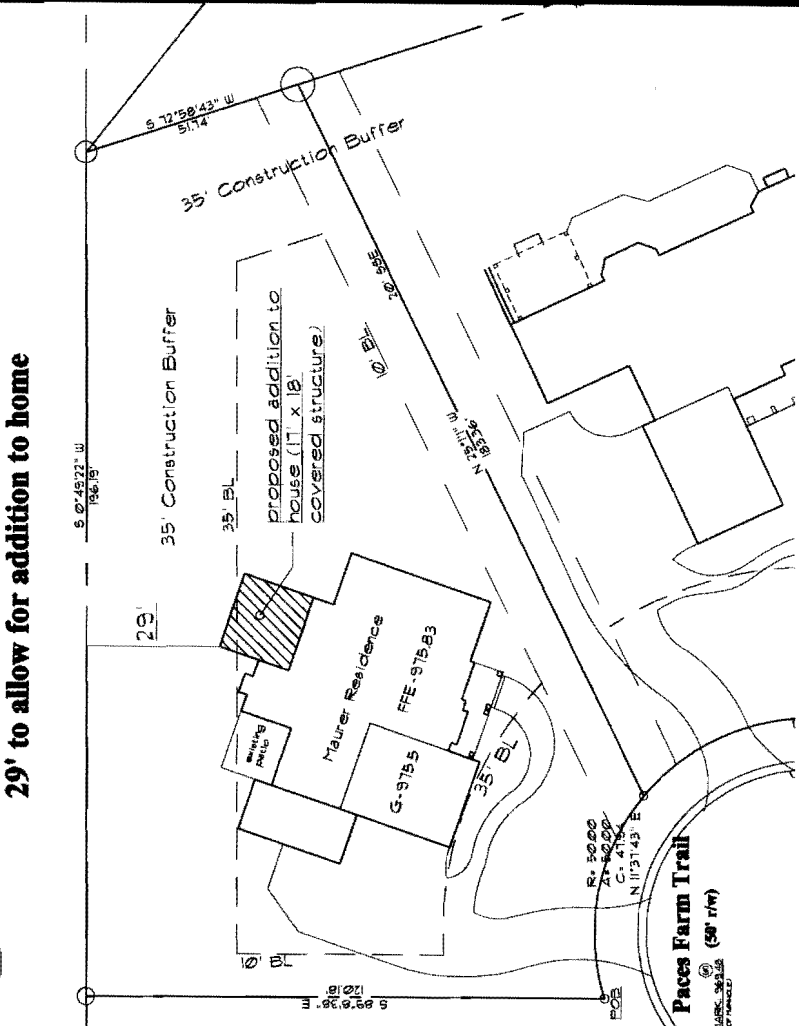
front: 35'

side: 10'

rear: 35'

Notes:

1. Boundary survey by Centurion Surveying Systems, Inc. (dated October 1, 2010).
2. Topographic information from Tiso and Associates, Inc. (dated December 16, 2009).
3. According to Flood Insurance Rate Map (FIRM) #19025 G, #30061C, dated December 16, 2009 no portion of this site contains floodplain.
4. No easements are known to exist on site.
5. No utility easements are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist as shown on plan.



APPLICANT: Scott Maurer

PETITION No.: V-63

PHONE: 404-441-4210

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: David Meyer

PRESENT ZONING: R-20

PHONE: 770-514-9006

LAND LOT(S): 172, 173

TITLEHOLDER: Scott and Monica Maurer

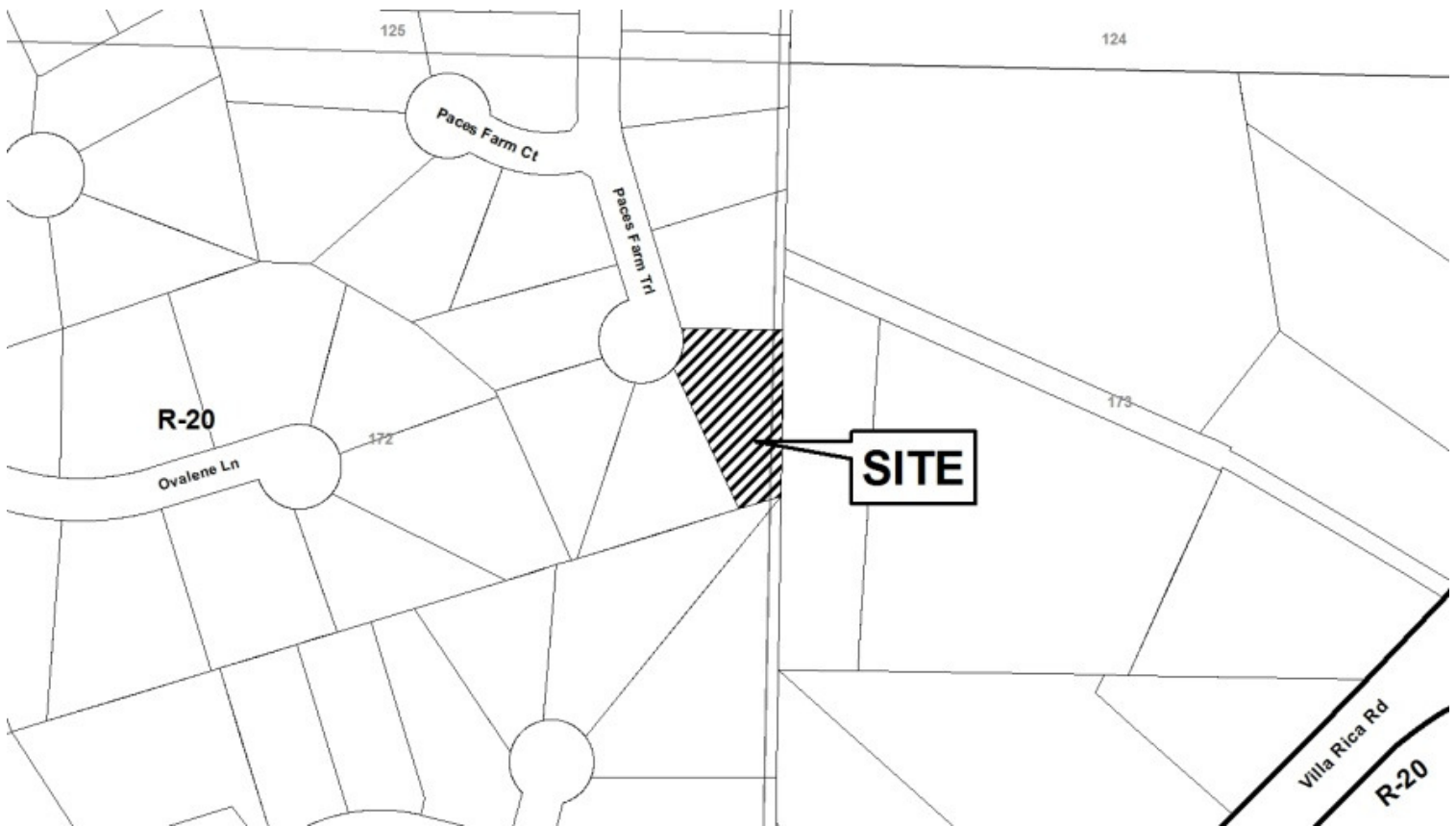
DISTRICT: 19

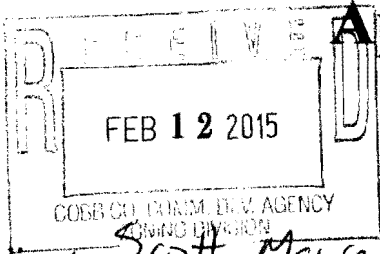
PROPERTY LOCATION: At the southern terminus of Paces Farm Trail, south of Hoyle Farm Drive (923 Paces Farm Trail).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 29 feet.





Application for Variance Cobb County

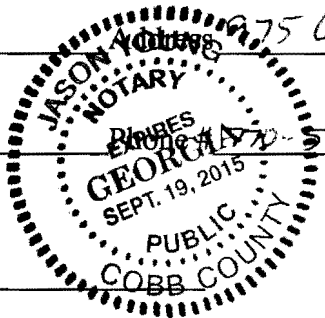
(type or print clearly)

Application No. V-63
Hearing Date: 4-1-15

Applicant Scott Maurer Phone # 404-441-9210 E-mail hocsmaurer@gmail.com

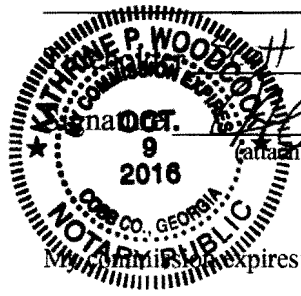
David Meyer
(representative's name, printed) 975 Cobb Place Blvd, Kennesaw GA 30144
(street, city, state and zip code)

[Signature]
(representative's signature) 514-9006 E-mail dmeyer@dgm1pc.com



My commission expires: 9/19/15

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



Scott Maurer Phone 404-441-9210 E-mail hocsmaurer@gmail.com
[Signature] (attach additional signatures, if needed) Address: 923 Paces Farm Trail Marietta GA 30064
(street, city, state and zip code)

My commission expires: October 9, 2016
Signed, sealed and delivered in presence of:
Kathrine P. Woodcock
Notary Public

Present Zoning of Property R-20

Location 923 Paces Farm Trail Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 172 District 19 Size of Tract .46 Acre(s)

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

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

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

Due to nature and size of lot, future structure crosses over a portion of construction buffer. Asking for additional space in buffer zone to accommodate corner of structure.

List type of variance requested: Reduction in rear setback from 35' to 29' to allow for addition.

V-64
(2015)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECRIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2014 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

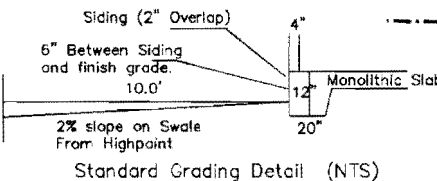
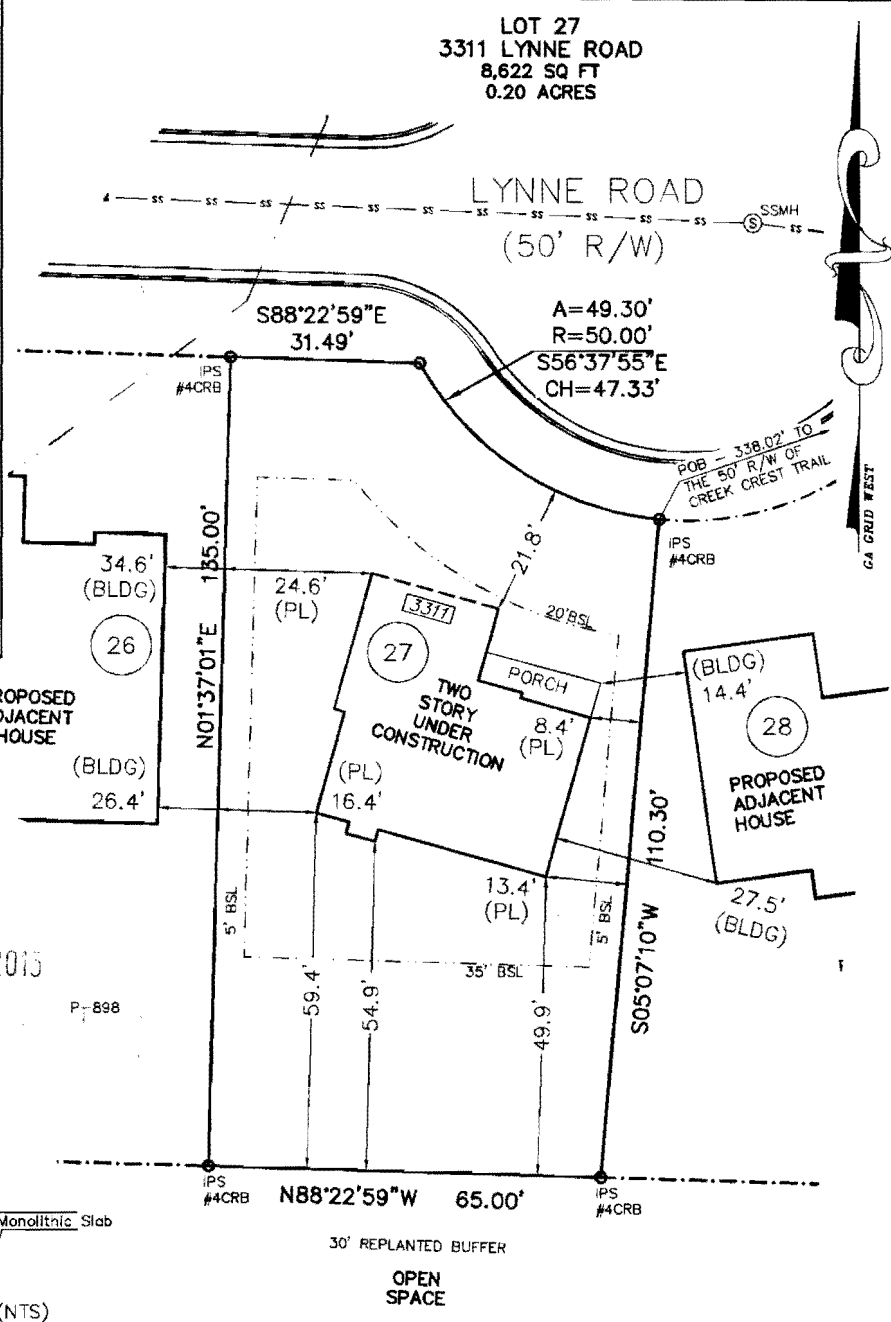
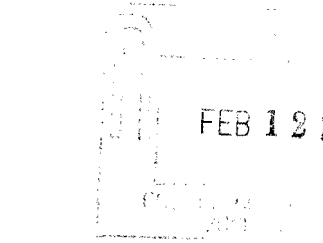
AN ANGULAR ERROR OF .03 SECONDS PER ANGLE POINT CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN INFORMATION USED IN THE PREPARATION OF THIS PLAT.

LEGEND:

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR (REBAR)
- RB CAPPED REBAR
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- PP POWER POLE
- LP LIGHT POLE
- GV GAS VALVE
- GM GAS METER
- SS SANITARY SEWER
- FENCE
- PROP PROPOSED
- CMF CONC MONUMENT FOUND
- OVERHEAD UTILITY LINE(S)
- SSMH SANITARY SEWER MAN HOLE
- MHT MAN HOLE TELEPHONE
- DWCB CATCH BASIN
- JB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- WV WATER VALVE
- WM WATER METER
- CO C/O SANITARY SEWER CLEANOUT
- LLL LAND LOT LINE
- HW HEAD WALL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- SSE SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- DE DRAINAGE EASEMENT
- PB ELECTRIC POWER BOX

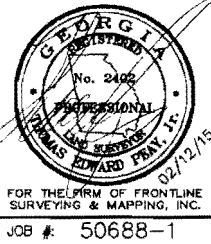
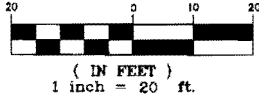
BUILDING SETBACKS:

- FRONT: 20'
- SIDE: 5'
- MIN. DISTANCE
- REAR: BETWEEN HOUSES: 15'
- 35' (LOTS 1-27), 61'
- NONE (LOTS 28-60)
- ZONING: CS



FRONTLINE
SURVEYING & MAPPING, INC.

3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



VARIANCE PLAN FOR:		DATE 02/12/15	
KERLEY FAMILY HOMES		SCALE 1" = 20'	
LAND LOT 983	19th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
SUBDIVISION DOGWOOD PARK		PHASE: SECTIONS	PB 256 PG 15-18
LOT(S) 27	REVISION:		BY: DATE:
I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.			
JOB # 50688-1	MAP ID 13067C0182H	EFFECTIVE DATE: 03/03/13	

APPLICANT: Kerley Family Homes

PETITION No.: V-64

PHONE: 770-792-5500

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Gene Kerley

PRESENT ZONING: CS

PHONE: 404-680-9601

LAND LOT(S): 983

TITLEHOLDER: Kerley Family Homes at HR, LLC

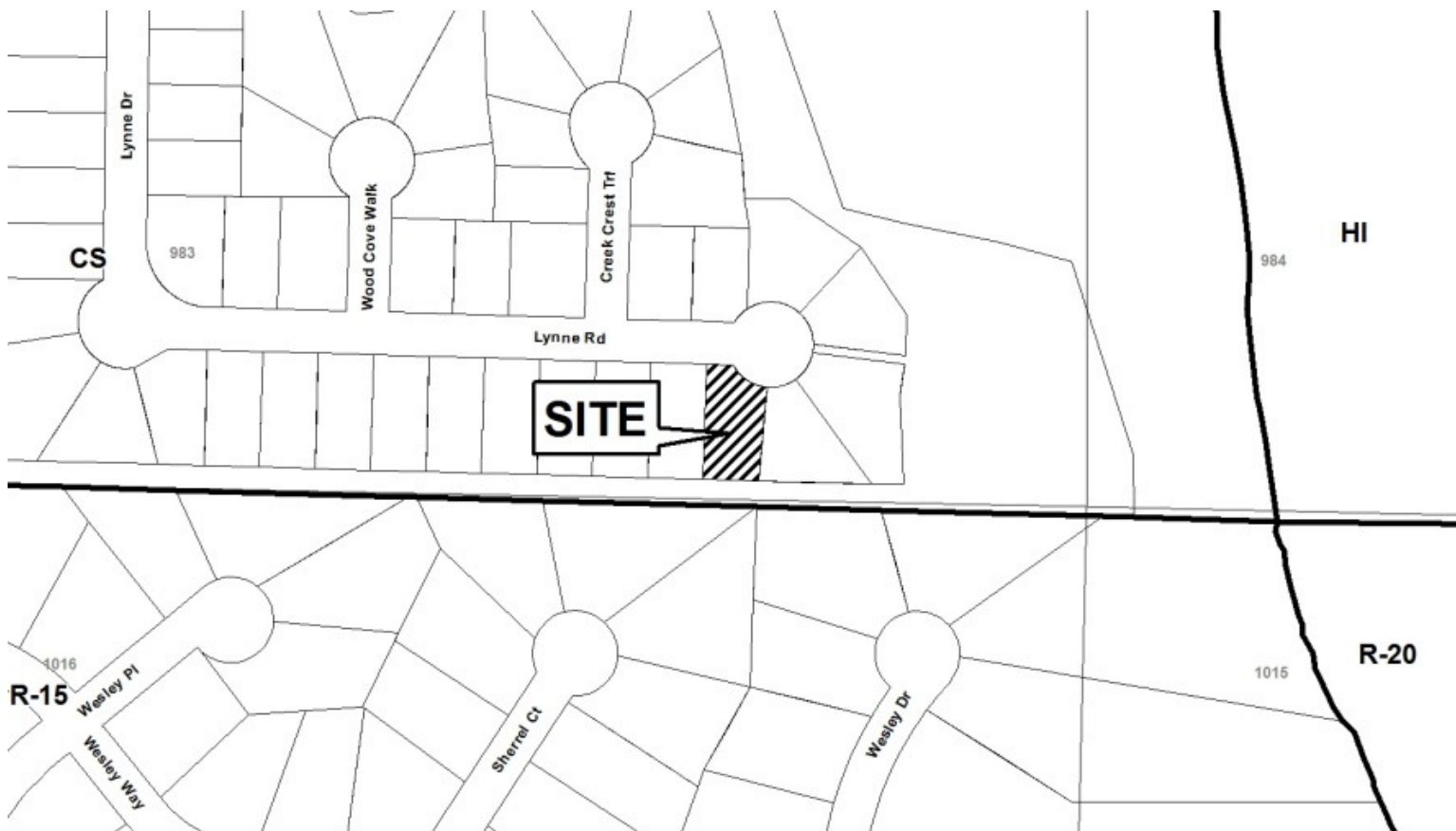
DISTRICT: 19

PROPERTY LOCATION: On the south side of
Lynne Road, east of Lynne Drive
(3311 Lynne Road).

SIZE OF TRACT: 0.20 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the distance between houses from the required 15 feet between structures to 14.4 ft.



Application for Variance Cobb County

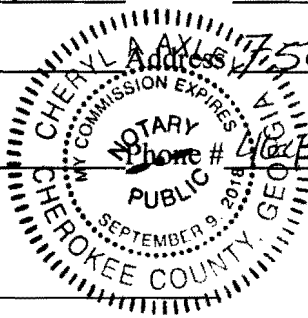
FEB 12 2015

(type or print clearly)

Application No. V-64
Hearing Date: 4-15

Applicant Kerley Family Homes Phone # 770 792-5500 E-mail gkerley@kerleyfamilyhomes.com
Gene Kerley Address: 750 Chastain Corner Marietta GA
(representative's name, printed) (street, city, state and zip code)

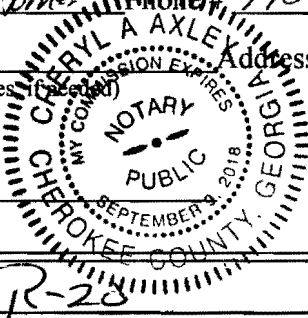
Gene Kerley Phone # 678-680-9601 E-mail gkerley@kerleyfamilyhomes.com
(representative's signature)



My commission expires: 9-9-18

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

Titleholder Kerley Family Homes Phone # 770 792 5500 E-mail gkerley@kerleyfamilyhomes.com
Signature [Signature] Address: _____
(attach additional signatures (if needed)) (street, city, state and zip code)



My commission expires: 9-9-18

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

Present Zoning of Property R-20

Location 3311 Lynne Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 983 District 19th Size of Tract 0.198 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 0.198 Shape of Property _____ 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).

List type of variance requested: Due to Porch encroaching side set back between homes ILO 15-0 like to change it to 14-6"

APPLICANT: MRK Barrett Creek, LLC

PETITION No.: V-65

PHONE: 454-439-4809

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: CRC

PHONE: 770-429-1499

LAND LOT(S): 643

TITLEHOLDER: MRK Barrett Creek, LLC

DISTRICT: 16

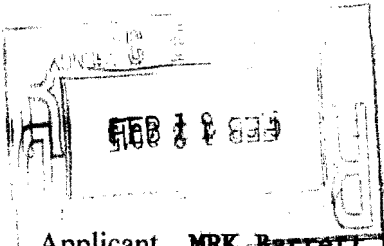
PROPERTY LOCATION: On the south side of Ernest Barrett Parkway, east of Barrett Creek Boulevard (125 Ernest Barrett Parkway).

SIZE OF TRACT: 3.70 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 28 feet.



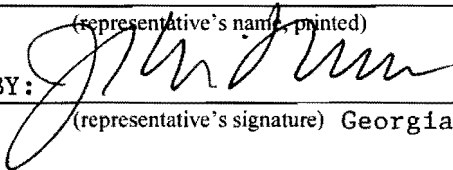


Application for Variance Cobb County

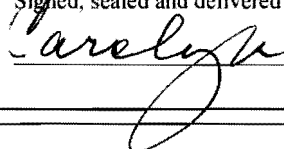
(type or print clearly)

Application No. V- 1165 (2015)
Hearing Date: April 1, 2015

Applicant MRK Barrett Creek, LLC Phone # _____ E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY:  Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of





My commission expires: January 10, 2019

Titleholder MRK Barrett Creek, LLC Phone # (454) 439-4809 E-mail _____
Signature See Attached Exhibit "A" Address: 34 West Dillido Drive
(attach additional signatures, if needed) Miami Beach, FL 33139
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property CRC

Location Southerly side of Ernest Barrett Parkway; easterly of Barrett Creek Boulevard
(street address, if applicable; nearest intersection, etc.) (a/k/a 125 Ernest Barrett Parkway)

Land Lot(s) 643 District 16th Size of Tract 3.698 Acre(s)

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

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

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

See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Reduction of required minimum rear setback from thirty (30) feet to twenty-eight (28) feet. (See § 134-218(4)(d)).

V-65
(2015)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.:
Hearing Date:

V- 65 (2015)
April 1, 2015

Applicant/Titleholder: **MRK Barrett Creek, LLC**

MRK BARRETT CREEK, LLC
(f/k/a MRK ALTON ROAD PROPERTIES, LLC),
a Florida limited liability company

BY: _____

J. Parker Gilbert
Attorney for MRK Barrett Creek, LLC

Signed, sealed, and delivered in the presence of:

Linda L Etheridge
Notary Public
Commission Expires: _____

[Notary Seal]



ADDRESSES:

J. Parker Gilbert, Esq.
Cushing, Morris, Armbruster &
Montgomery, LLP
Attorneys at Law
Suite 4500
191 Peachtree Street
Atlanta, Georgia 30303
(404) 521-2323
(404) 614-8109 (Direct)
(404) 522-0607 (Telefax)
E-mail: jpg@cmamlaw.com

MRK Barrett Creek, LLC
34 West Dildo Drive
Miami Beach, Florida 33139
(954) 439-4809

V-65
(2015)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 65 (2015)
Hearing Date: April 1, 2015

FEB 12 2015

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: MRK Barrett Creek, LLC

Please state what hardship would be created by following the normal terms of the ordinance:

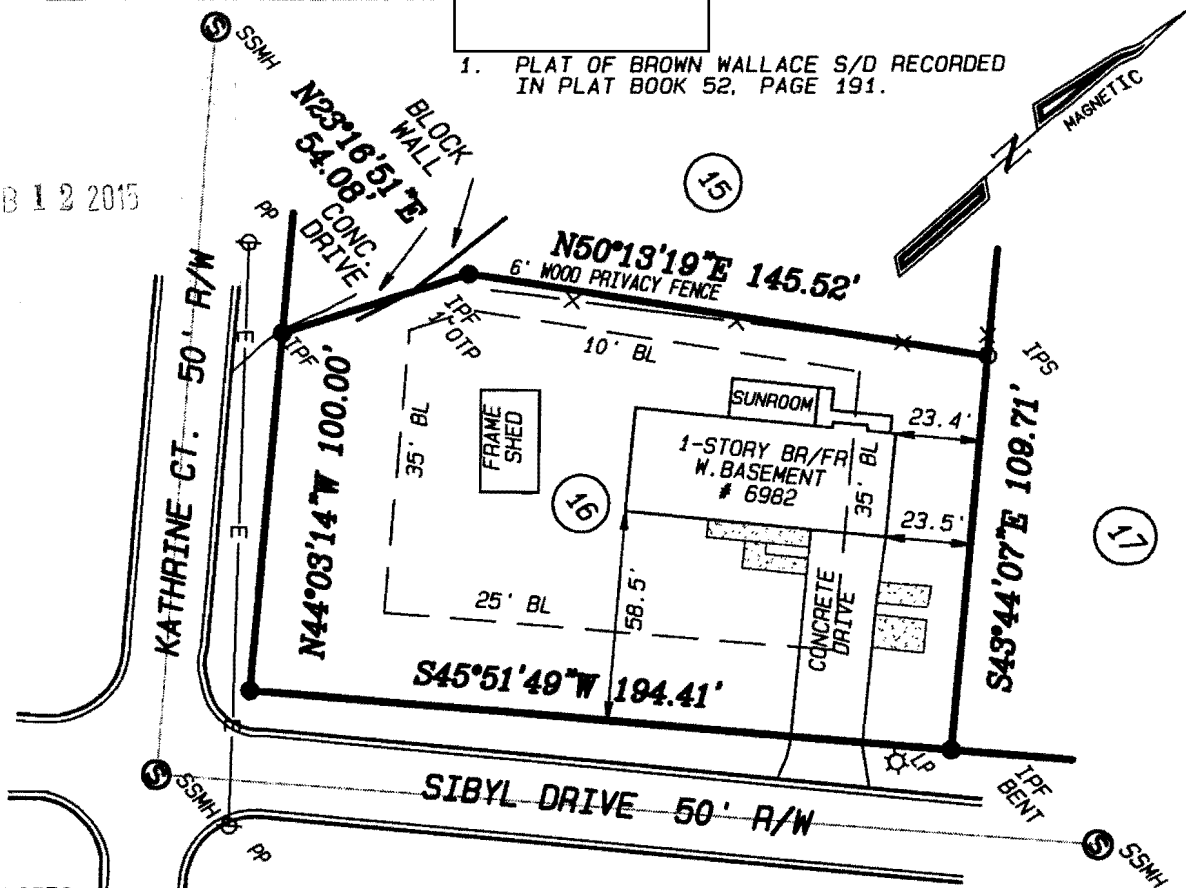
Applicant requests a reduction of the minimum rear setback from the required thirty (30) feet, as set forth under the Community Retail Commercial ("CRC") zoning classification, to twenty-eight (28) feet for property located on the southerly side of Ernest Barrett Parkway, easterly of Barrett Creek Boulevard, Land Lot 643, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"), and being known as 125 Ernest Barrett Parkway. The Subject Property is developed and has located thereon a restaurant, bank, and a retail building with various tenants occupying the suites within the building. As a result of the survey submitted with this Application, Applicant learned the building for the retail shops encroaches into the rear setback area by less than two (2) feet. Therefore, Applicant seeks a reduction of the required thirty (30) foot rear setback to twenty-eight (28) feet to bring the Subject Property into conformity with the Zoning Ordinance and to preserve its rights to rebuild and reconstruct the building should any portion be damaged or destroyed; and further to allow for any future renovations, upgrades or construction to the building.

The variance requested herein is not substantial; and the remaining setbacks for the Subject Property meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.

V-66
(2015)

1. PLAT OF BROWN WALLACE S/D RECORDED
IN PLAT BOOK 52, PAGE 191.

FEB 12 2015



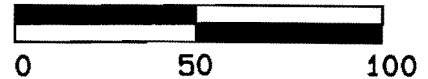
SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 280,745 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GPT 8205A TOTAL STATION
4. DATE OF SURVEY: 02-06-15
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0212H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE PURPOSE OF THIS VARIANCE IS TO ALLOW THE SHED TO BE CLOSER TO THE SIDE STREET THAN THE PRINCIPAL STRUCTURE AND TO ALLOW THE PRINCIPLE STRUCTURE TO ENCR OACH 10.5 FEET INTO THE REAR SETBACK.

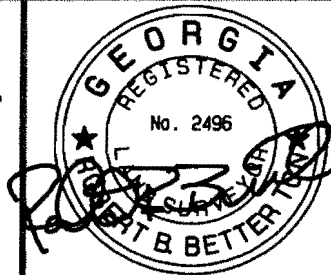
GRAPHIC SCALE 1"=50'



BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING,
LAND PLANNING,
SUBDIVISION & COMMERCIAL
SITE DESIGN

950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242



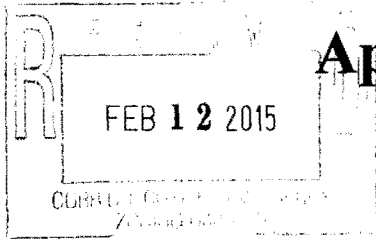
FINAL SURVEY

PART OF LOT # 16,
WALLACE BROWN S/D
UNIT 2

LOCATED IN: LAND LOT 488
18TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
SCALE: 1" = 50 FT.

DATE: FEBRUARY 8, 2015
PREPARED FOR:

LARRY SEAWRIGHT



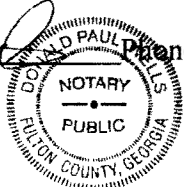
Application for Variance Cobb County

(type or print clearly)

Application No. V-66
Hearing Date: 4-1-15

Applicant Larry Seawright Phone # 770 745 6350 E-mail larry.seawright@yahoo.com
Larry Seawright Address 6982 Sibyl Dr Austell GA 30168-6219
(representative's name, printed) (street, city, state and zip code)

Larry Seawright Phone # 770 745 6350 E-mail larry.seawright@yahoo.com
(representative's signature)

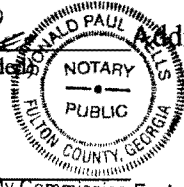


Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

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

Titleholder Larry Seawright Phone # 770 745 6350 E-mail larry.seawright@yahoo.com
Signature Larry Seawright Address: 6982 Sibyl Dr Austell GA 30168-6219
(attach additional signatures, if needed) (street, city, state and zip code)



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 A-20

Location 6982 Sibyl Dr Austell GA 30168 Kathryn Ct / Sibyl Dr
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0488 District 18 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).

see attached Variance request, dated February 11, 2015

List type of variance requested: _____

Larry Seawright

APPLICANT: Larry Seawright

PETITION No.: V-66

PHONE: 770-745-6350

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Larry Seawright

PRESENT ZONING: R-20

PHONE: 770-745-6350

LAND LOT(S): 488

TITLEHOLDER: Larry Seawright

DISTRICT: 18

PROPERTY LOCATION: At the northern intersection of Kathryn Court and Sibyl Drive (6982 Sibyl Drive).

SIZE OF TRACT: 0.49 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (existing frame shed) to be closer to the side street right of way line than the principal building; and 2) waive the rear setback from the required 35 feet to 23 feet.



V-66
(2015)
Exhibit

Application for Variance - Cobb County continued

FEB 12 2015

February 11, 2015

Applicant Larry Seawright **Phone** 770 745-6350 **Email** larry.seawright@yahoo.com

Address 6982 Sibyl Drive, Austell, GA 30168-6214

Present Zoning of Property

Location 6982 Sibyl Dr, Austell, GA 30168-6214 **Land Lot(s)** 0488 **District** 18 **Size of Tract** **Acre(s)**

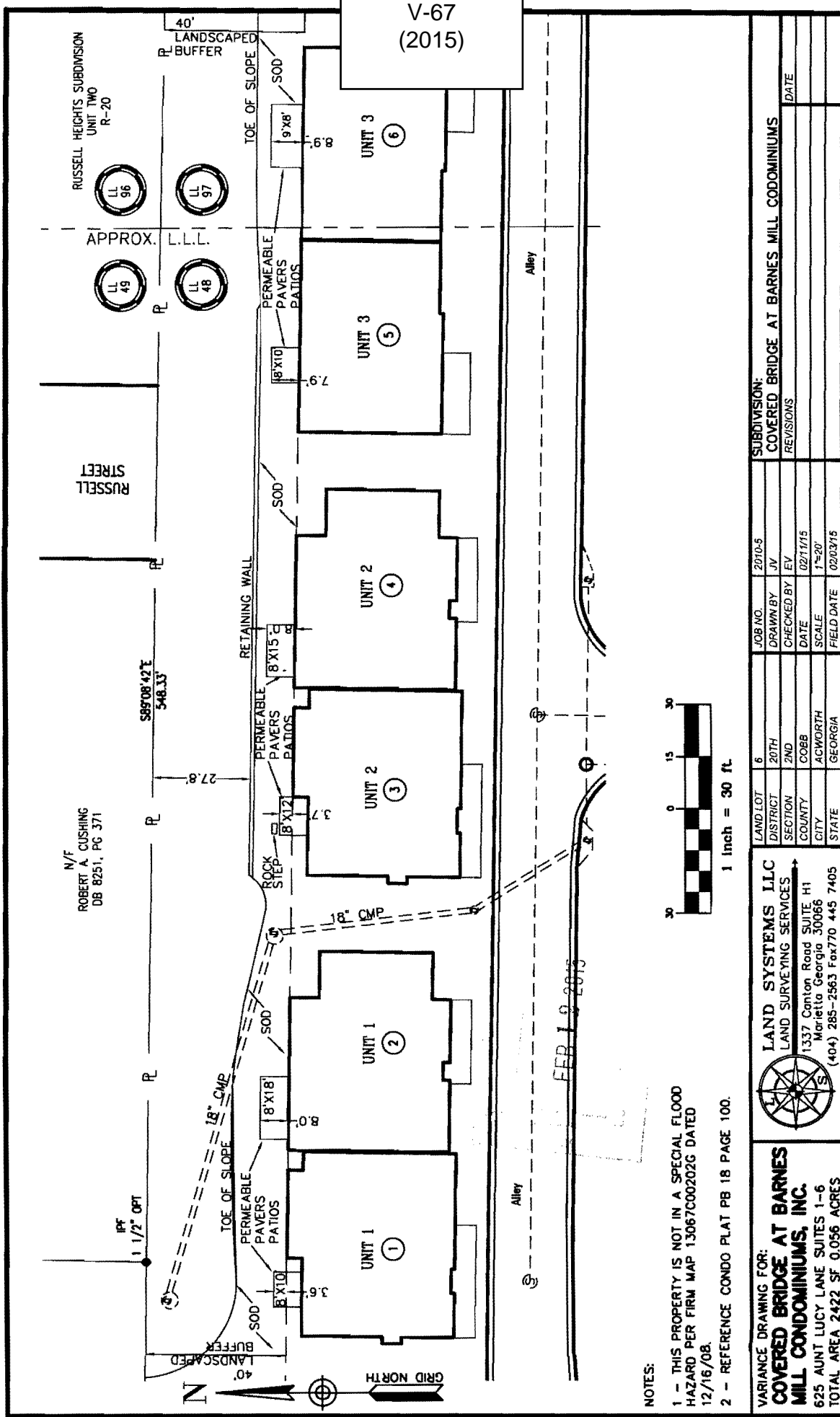
Extraordinary and exceptional condition(s) to said property in question. The peculiar conditions to the pi of property involved are as follows:

The Cobb County Zoning Ordinances Section 134-94 states that the Cobb County Board of Zoning App must determine that applying the terms of the Zoning ordinances without the variance would create unnecessary hardship. Please see hardship by following normal terms of the ordinance as listed below:

My storage shed will not fit in my back yard because there's not enough clearance on either side of (dwelling) small back yard and running up to the property line and privacy fence. By attempting to move shed would only allow it to be moved approximately 5' - 7' (feet) maximum and would not be cost effective an (estimated) rate of \$2500.00 while having to use (park on) the adjacent neighbor's property while attempt to move the storage shed. Neither would the shed (any longer) present a good, natural or clean appearance the house and could propose the possibility of a major decrease in value to my neighbor's property as we mine. Numerous neighbors have approached me while stating that the present location that the shed is presents the best location possible. By moving the shed less than 10' proposes additional problems due to way the house was built in 1973. It was not built in the middle of the property and the far left side (while face of the property is a wood line and contains a trench with many trees on it as well. I ask that you would please consider authorizing me a variance waiver due to my unique situation of how the house (was built in 1973) lot location is specifically situated. By your approval/authorization this would allow me to continue to serve our Country while being in the U.S. Army Reserves (and recently returned back from Bagram Afghanistan) would avoid financial hardship for my family and myself by having to request a personal loan all while being unemployed presently.

With Sincere Thanks


Larry Seawright



NOTES:
 1 - THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 13067C00202G DATED 12/16/08.
 2 - REFERENCE CONDO FLAT PB 18 PAGE 100.

VARIANCE DRAWING FOR: COVERED BRIDGE AT BARNES MILL CONDOMINIUMS, INC. 625 AUNT LUCY LAKE SUITES 1-6 TOTAL AREA 2422 SF 0.056 ACRES		LAND SYSTEMS LLC LAND SURVEYING SERVICES 1337 Canton Road SUITE H1 Marietta Georgia 30066 (404) 285-2563 Fax 770 445 7405		SUBDIVISION: COVERED BRIDGE AT BARNES MILL CONDOMINIUMS	
LAND LOT	6	JOB NO.	2010-5	DRAWN BY	JV
DISTRICT	20TH	CHECKED BY	LEW	DATE	02/11/15
SECTION	2ND	SCALE	1"=20'	FIELD DATE	02/03/15
COUNTY	COBB	STATE	GEORGIA	REVISIONS	
CITY	ACWORTH			DATE	

APPLICANT: Covered Bridge at Barnes Mill
Condominium Association, Inc.

PETITION No.: V-67

PHONE: 678-324-0162

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: W & H Investments, LLC

PRESENT ZONING: PVC

PHONE: 404-386-0322

LAND LOT(S): 48, 97

TITLEHOLDER: Covered Bridge at Barnes Mill
Master Association, Inc.

DISTRICT: 17

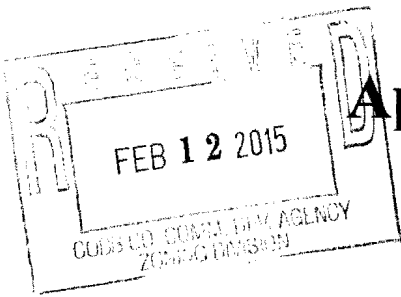
PROPERTY LOCATION: On the north side of Aunt
Lucy Lane, east of Fisher Drive
(625 Aunt Lucy Lane - Units 1, 2, and 3).

SIZE OF TRACT: 24.30 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Reduce landscape buffer from 40 feet to 30 feet to allow permeable flagstone patios and sodded rear yards to be allowed within the 40 foot landscaped buffer.





Application for Variance Cobb County

(type or print clearly)

Application No. V-67
Hearing Date: 4-1-15

Applicant Covered Bridge at Barnes Mill Condominium Association, Inc. Phone # _____ E-mail _____

W&H Investments, LLC (Colby Henson) Address P.O. Box 1059, Marietta, GA 30061
(representative's name, printed) (street, city, state and zip code)

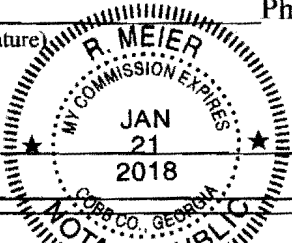
(representative's signature)

Phone # 404-386-0322 E-mail colby@hseproperties.com

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____



Titleholder Covered Bridge at Barnes Mill Condominium Association, Inc. Phone # 678-324-0162 E-mail gall822@aol.com

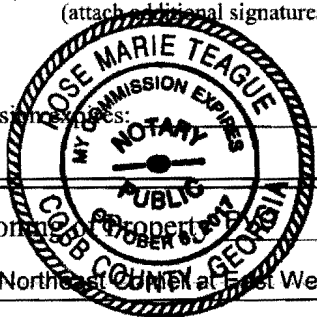
Signature Carol F. Ballwa President Address: P.O. Box 1059, Marietta, GA 30061
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

2/12/15

Notary Public

My commission expires: _____



Present Zoning PVC

Location Northeast Corner at East West Connector and Hurt Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 48 District 17th Size of Tract 50 24.30 Acre(s)

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

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

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

. See attached.

List type of variance requested: _____

. See attached.

V-67
(2015)
Exhibit

FEB 12 2015

Hardship:

The building envelope (configuration) of the property (Units/Lots 1-6) is shallow, causing the rear of the homes to butt up to the 40' landscape buffer. This condition does not allow for a patio or small grassed "rear yard".

Type of Variance Requested:

The variance requested is to allow permeable flagstone patios and sodded rear yards to be allowed within the 40' landscaped buffer (in accordance with the attached variance plat).

Colby Henson
404.386.0322

APPLICANT: Country Plantation HOA

PETITION No.: V-68

PHONE: 678-463-6053

DATE OF HEARING: 4-1-2015

REPRESENTATIVE: Thomas E. Peay, Jr.

PRESENT ZONING: R-15

PHONE: 404-667-4700

LAND LOT(S): 206

TITLEHOLDER: Country Plantation Homeowners Association, Inc.

DISTRICT: 16

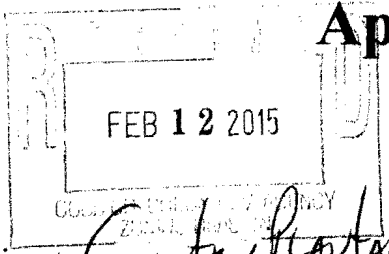
PROPERTY LOCATION: At the western terminus of Allison Jane Drive, west of Scarlet Drive (4276 Allison Jane Drive).

SIZE OF TRACT: 9.30 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setback for neighborhood recreation centers from the required 100 feet to 15 feet.





Application for Variance

Cobb County

(type or print clearly)

Application No. ~~4-15 V-68~~
Hearing Date: 4-1-15

Applicant Country Plantation HOA Phone # 678-463-6053 E-mail Brow749@gmail.com

Beverly Brown Pres Address Gmail.com
(representative's name, printed) (street, city, state and zip code)

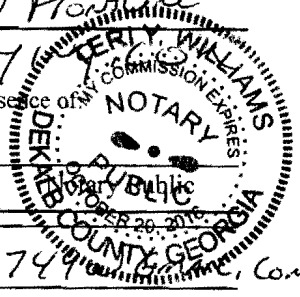
Thomas E Peay Jr

(street, city, state and zip code)

[Signature] Phone # 404-667-4706 E-mail Tom@FrontlineSurvey.com
(representative's signature)

Signed, sealed and delivered in presence of

[Signature]



My commission expires: 10/20/14

Titleholder Country Plantation HOA Phone # 678-463-0053 E-mail Brow749@gmail.com

Signature Beverly Brown Pres Address: 4276 ALISON JA
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R15

Location 4276 ALISON JANE DR KENNESAW GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 206 District 16th Size of Tract 9.3[±] Acre(s) 30184

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.

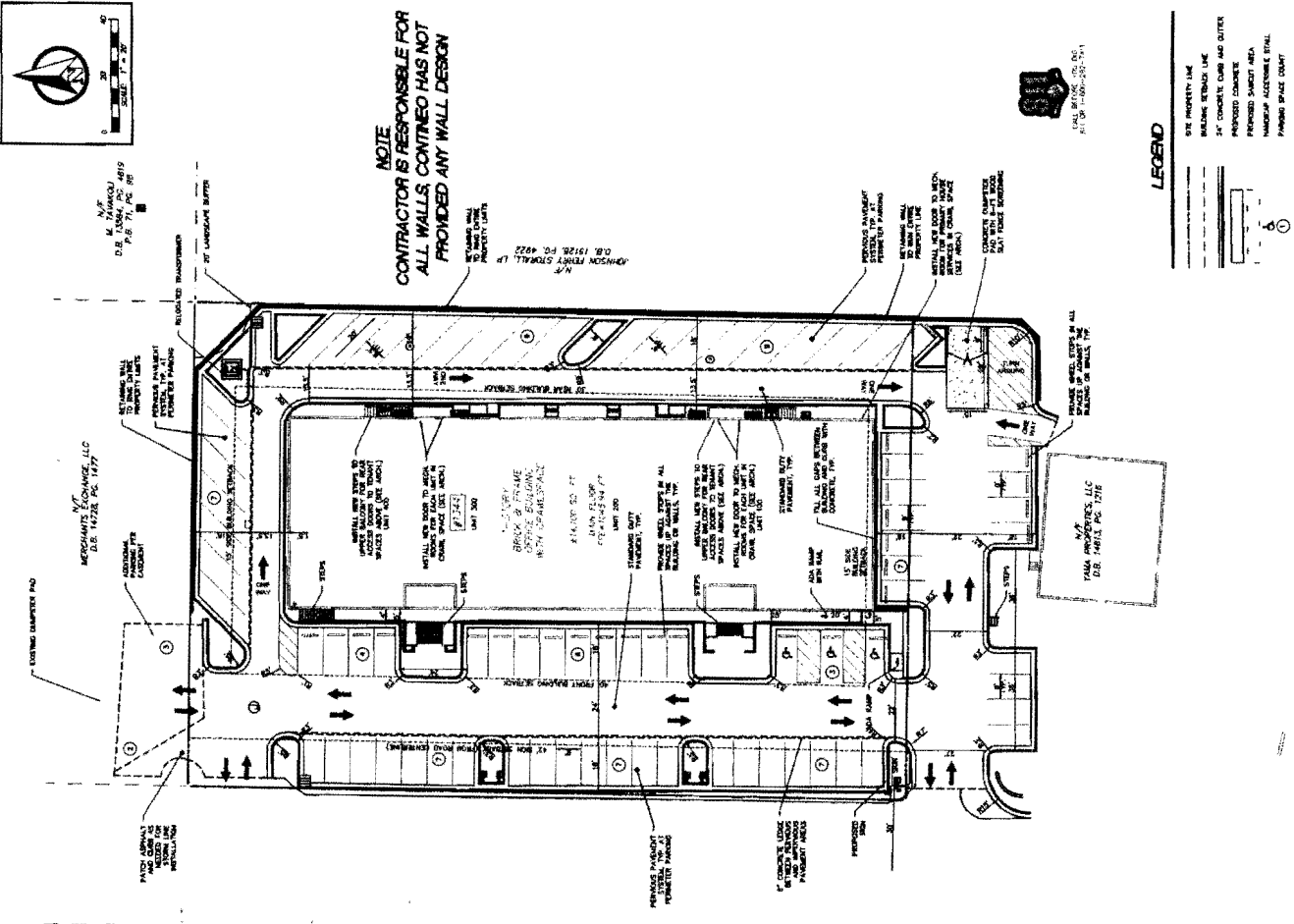
Size of Property 913 Shape of Property IRG Topography of Property FLAT Other _____

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).

Replacing Fire Damaged BUILDING ON EXISTING SLAB!

List type of variance requested: BLD (Permit) WAIVE SET BACKS FOR THE 100' SET BACK TO 15.0'

- COBB COUNTY ZONING DIVISION NOTES:**
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
 2. ANY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
 3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
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 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY WATER/SEWER NOTES:**
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WATER/SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WATER/SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WATER/SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WATER/SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE WATER/SEWER DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY LANDSCAPE NOTES:**
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LANDSCAPE DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LANDSCAPE DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LANDSCAPE DEPARTMENT PRIOR TO COMMENCING ANY WORK.
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 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LANDSCAPE DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY DOT NOTES:**
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DOT DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DOT DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DOT DEPARTMENT PRIOR TO COMMENCING ANY WORK.
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 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DOT DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY FIRE + EMERGENCY SERVICES NOTES:**
1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FIRE + EMERGENCY SERVICES DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FIRE + EMERGENCY SERVICES DEPARTMENT PRIOR TO COMMENCING ANY WORK.
 3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FIRE + EMERGENCY SERVICES DEPARTMENT PRIOR TO COMMENCING ANY WORK.
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 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FIRE + EMERGENCY SERVICES DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY FIRE LANE NOTE:**
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FIRE DEPARTMENT PRIOR TO COMMENCING ANY WORK.
- COBB COUNTY CEMETERY PRESERVATION NOTE:**
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CEMETERY DEPARTMENT PRIOR TO COMMENCING ANY WORK.



PARKING SPACES

TYPE	AREA	NO.	TOTAL
STANDARD	14' x 20'	74	74
COMPACT	8' x 12'	0	0
TOTAL			74

NOTE: CURRENT ZONING SEE ONLY USE 31 PARKING SPACES.

SITE SUMMARY

PROPERTY	AREA	NO.	TOTAL
STANDARD	14' x 20'	74	74
COMPACT	8' x 12'	0	0
TOTAL			74

GENERAL SITE NOTES:

1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
2. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
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12. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
13. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
14. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.
15. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ZONING DIVISION PRIOR TO COMMENCING ANY WORK.

APPLICANT: Julie's Plaza, LLC

PHONE: 678-754-4673

REPRESENTATIVE: John Bishara

PHONE: 678-754-4673

TITLEHOLDER: Julie's Plaza, LLC

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

TYPE OF VARIANCE: _____

PETITION No.: V-69

DATE OF HEARING: 4-1-2015

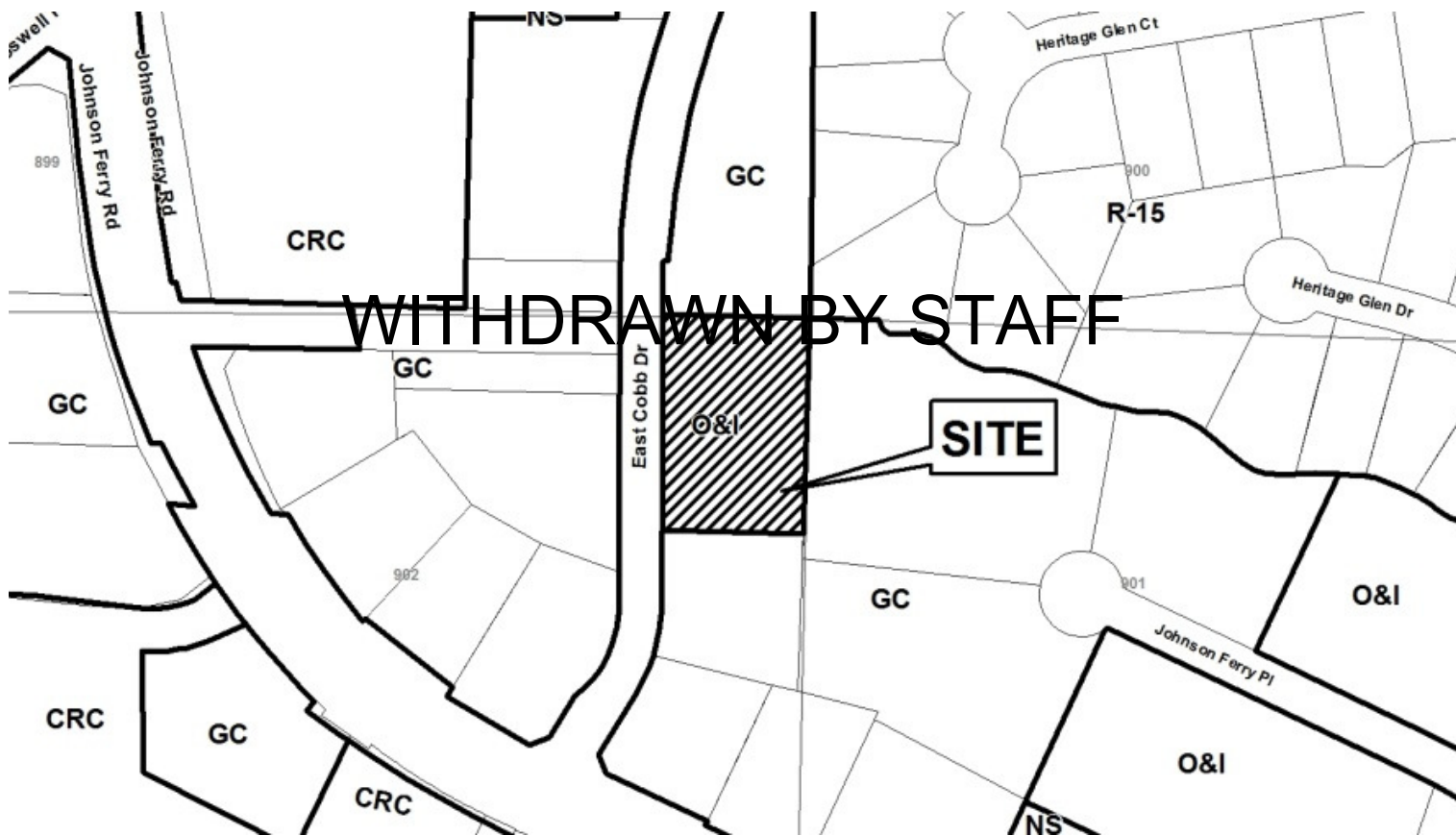
PRESENT ZONING: O&I

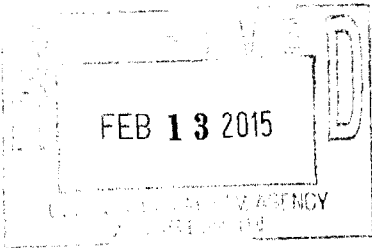
LAND LOT(S): 902

DISTRICT: 16

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 2





Application for Variance Cobb County

(type or print clearly)

Application No. V-09
Hearing Date: 4-1-15

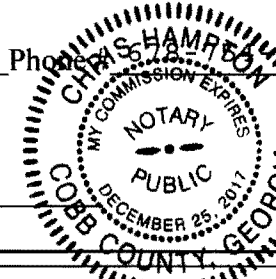
Applicant Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

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

(representative's signature)

Phone # 678-754-4673 E-mail saher8@aol.com

My commission expires: 12/25/2017



Signed, sealed and delivered in presence of:

Notary Public

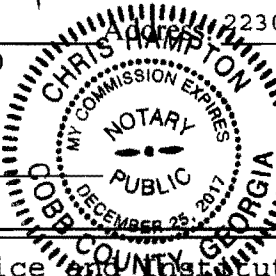
Titleholder Julie's Plaza LLC Phone # 678-754-4673 E-mail saher8@aol.com

Signature

(attach additional signatures, if needed)

2230 Roswell Rd #200, Marietta, GA 30062
(street, city, state and zip code)

My commission expires: 12/25/2017



Signed, sealed and delivered in presence of:

Notary Public

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

Location 1344 East Cobb Dr, Marietta GA 30068 (by Johnson Ferry & Roswell Rd)
(street address, if applicable; nearest intersection, etc.)

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

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

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

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

Revise existing approved site specific variance V-091-2014 to allow
for parcel connection with neighboring property to the south.

List type of variance requested: No change to existing conditions, only alter site specific layout.