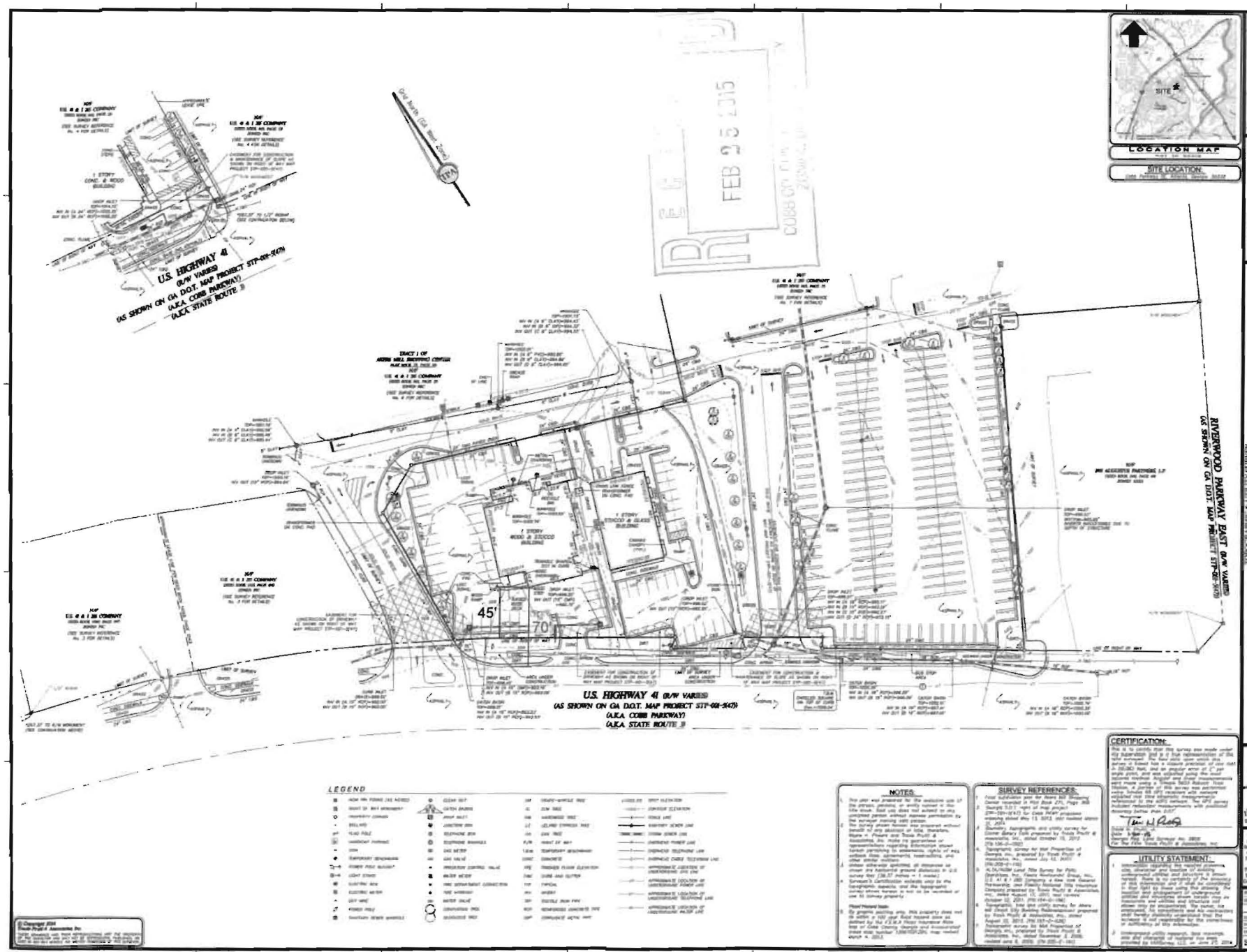
PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 13, 2015

DUE DATE: April 13, 2015

Distributed: March 20, 2015

Cobb County…Expect the Best!



V-70
(2015)

Akers

APPLICANT: Hooters - Fred Sigmund

PETITION No.: V-70

PHONE: 770-858-1549

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Brent Forte

PRESENT ZONING: GC

PHONE: 855-525-6264

LAND LOT(S): 979

TITLEHOLDER: US 41 & I 285 Company

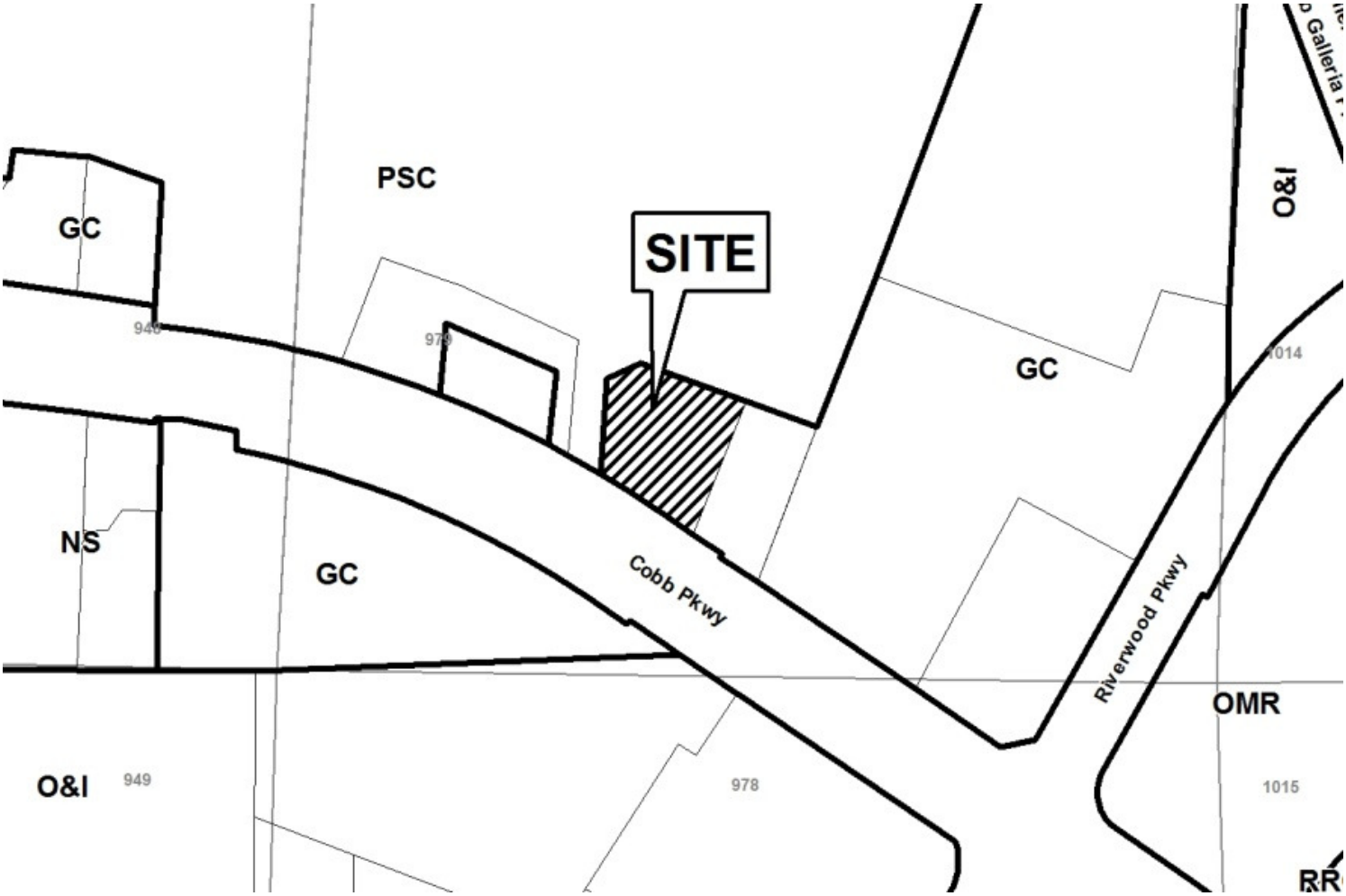
DISTRICT: 17

PROPERTY LOCATION: On the north side of Cobb Parkway, west of Riverwood Parkway (2977 Cobb Parkway Southeast).

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 45 feet.



RECEIVED
FEB 25 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. _____
Hearing Date: _____

Applicant Hooters - Fred Sigmund Phone # 770-858-1549 E-mail FSigmund@Hooters.com

Patrick Huyge & Brent Porte with Site Enlacement Services as Acting Agent(s) Address 6001 Nimtz Parkway, South Bend, IN 46628
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 855-525-6264 E-mail [illegible]ding.com

Signed, sealed and delivered in presence of:

My commission expires: 8-26-2017

Notary Public

JOHN CHARLES SCHAFER
St. Joseph County
NOTARY PUBLIC
Comm. #610193
NOTARY SEAL
My Commission Expires 08-26-2017
STATE OF INDIANA

Titleholder US 41 & I-285 Company, LLC Phone # (212) 935-1330 E-mail [illegible]@olshanproperties.com

Signature _____ Address: 600 Madison Ave, 14th Floor
(attach additional signatures, if needed) (street, city, state and zip code) New York, NY 10022

Signed, sealed and delivered in presence of:

My commission expires: October 7, 2017

DANIELA JELASKA
NOTARY PUBLIC, STATE OF NEW YORK
No. 01JE6289993
Qualified in New York County
My Commission Expires October 7

Notary Public

Present Zoning of Property GC - General Commercial

Location 2977 Cobb Pkwy SE Atlanta, GA 30339.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 979 District 17 Size of Tract 0.633 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).

See attachment A.

List type of variance requested: The variance requested is to provide relief for a building structure due to an existing setback encroachment. This request will also allow for the installation of the new entrance which will compliment the surrounding streetscape.

Revised: March 5, 2013

V-70
(2015)
Exhibit

Attachment A

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

This is an odd shaped parcel with a southwest property line that becomes narrower as it encroaches Cobb Parkway. The setback of the current structures have existed without impeding the safety of motorists and pedestrians. This request is to simply remove the current entrance canopy and replace it with a new structure that utilizes the same setbacks and supporting structures. Also, with the recent improvements to Cobb Parkway, this has further restricted this parcels ability to make improvements.

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

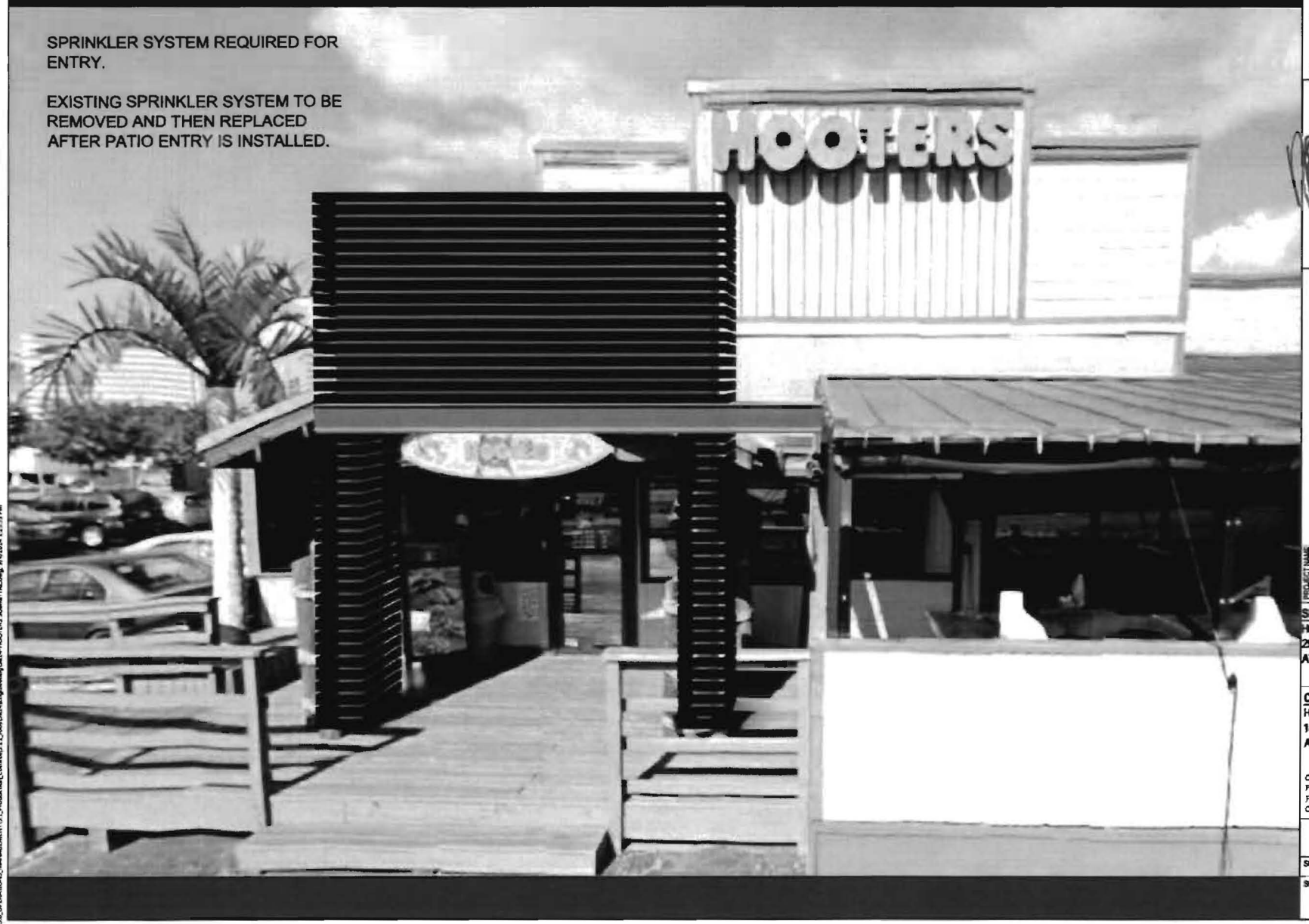
Hooters respectfully requests to maintain and improve their brand integrity by utilizing the proposed new entry that will replace the current entrance canopy. While Hooters recognizes the intent of the setback requirements, it is felt that the proposal of the new entrance will produce an aesthetically pleasing addition to this corridor and reinforce the intent of a pedestrian friendly environment. This proposal maintains the current setback that is currently being utilized by the existing structure on this parcel, which is also commonly enjoyed by the surrounding properties. Not allowing the alteration to the main entrance, due to the setback encroachment that is outlined in the commercial district regulations, would be damaging to this property and business as it would not allow for the reinvestment back into the property and community.

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

Currently the entrance is approximately 45 feet setback from the line of right of way and is also approximately 70 feet from the curb line. This parcel is an odd shape and becomes narrower on the south west portion that faces Cobb Parkway. Recently, the portion of Cobb Parkway that is adjacent to this parcel was expanded to include additional lanes, which reduced the setback of all present structures. The proposal is to remove the current canopy/overhang that is located above the main pedestrian entrance and to replace it with a new entrance structure in the same location. The setback will not be increased and will still be contained within the existing deck.

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

Approval of the proposal will not be detrimental to the neighborhood and the spirit of the Zoning Ordinance and the General Commercial Distract. The purpose of the Zoning Ordinance is to create a visual environment that is aesthetically pleasing and promotes public safety. The intent of this specific chapter is to provide adequate setback for structures that abut roadways, surrounding structures, sidewalks, or other features that require separation due to safety for those traveling in or through Cobb County. It also specializes in providing locations for retail commercial and service uses that have access to major roadways. Hooters feels that this request will blend well with the surrounding area, the commercial district and provide a benefit for the pedestrians and motorists who use this Cobb Parkway. The proposal will also reinforce and protect this property's value, as it will be an investment into the property and it will not cause any unsafe circumstances.



AWNEX Inc.com
Awnings - Canopies - Signs
Ball Ground, Ga. 30107
www.awnexinc.com
Ph. 770-704-7140 Fax 770-704-7647

GEORGIA REGISTERED No. 29309 PROFESSIONAL ENGINEER ROBERT A. WARR

02/04/15

PROJECT NAME: HOOTERS - CUMBERLAND, GA (JOB #3814)
DRAWING NAME: PROPOSED FRONT ELEVATION
CUSTOMER: HOOTERS OF AMERICA, LLC

REV	DATE	BY	DESCRIPTION
IR			NWW08
A			SEE B-17 (P-1.03)

V-70 (2015) Exhibit

SHIPPING ADDRESS:
HOOTERS - CUMBERLAND, GA
2977 WALTON RIVERWOOD LN SE
ATLANTA, GA 30339

CONTRACTOR:
HOOTERS OF AMERICA, LLC
1815 THE EXCHANGE
ATLANTA, GA 30339

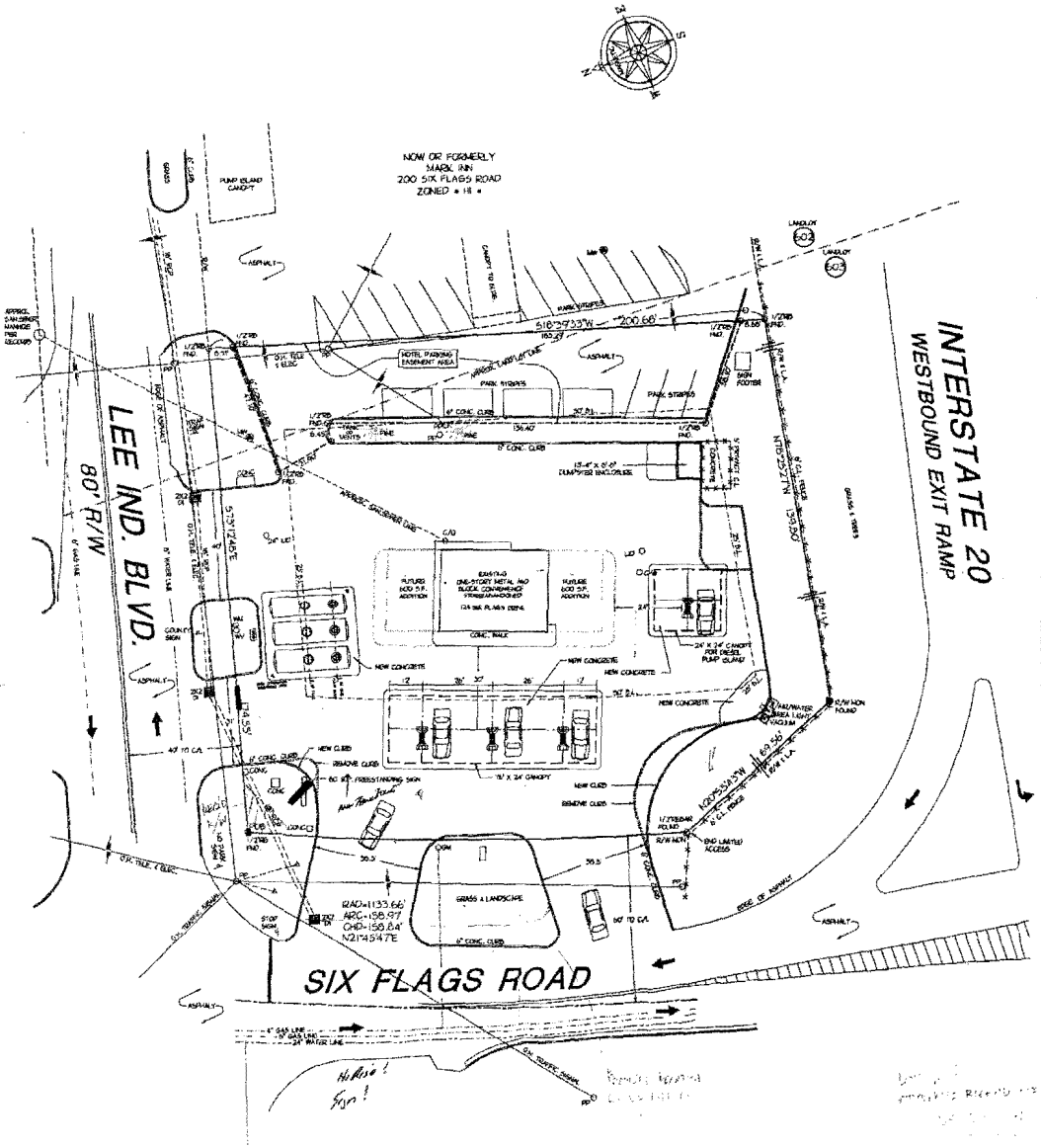
CONTACT: BETH BASTIEN
PHONE#: 770-951-2040
FAX#:
CELL#:

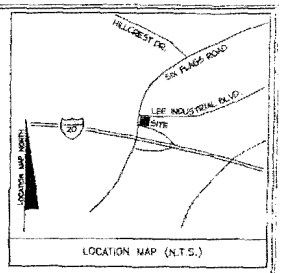
DWN BY:	CHK BY:	ENG. BY
PDB	RAW	—

SCALE: NTS

SHT. NO.: P-1.01

Z:\3.0_OPERATIONS_MANAGEMENT\3.1.1_Production_Control\3.1.1_Jobs\3814\Engineering\3814-HOOTERS SUBMITTAL.dwg, 9/4/2014 1:25:15 PM





LOCATION MAP (N.T.S.)

MAR - 9 2015

V-71
(2015)

SCALE IN FEET

DATE	NO.	REVISIONS	BY

PRELIMINARY SITE PLAN #2

FOR

S. N. S. Corporation.

LL 602 & 603 15th DISTRICT

2nd SECTION

COBB COUNTY, GEORGIA

SCALE: 1" = 20' | JOB NO.: A0135992 | DATE: 2-3-15

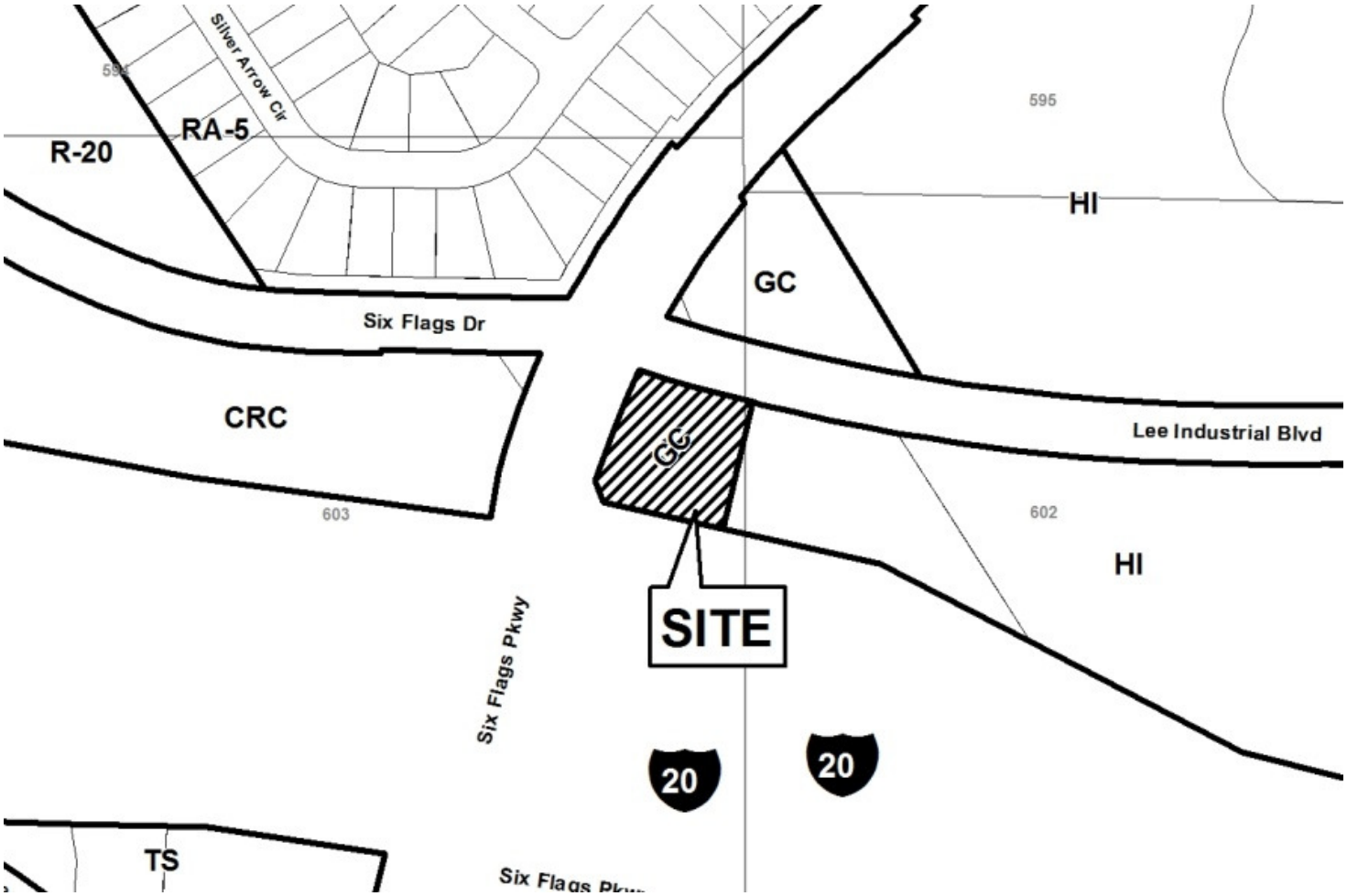
Harkleroad and Associates, Inc.

Engineers - Land Surveyors
2295 Henderson Mill Road N.E. Suite 203
Atlanta, Ga. 30345 Phone (404) 939-4751

SHEET 1

APPLICANT:	BP - Clipper Petroleum	**PETITION No.:**	V-71
PHONE:	404-388-8511	**DATE OF HEARING:**	05-13-2015
REPRESENTATIVE:	Rainie Krahn	**PRESENT ZONING:**	GC
PHONE:	404-388-8511	**LAND LOT(S):**	602, 603
TITLEHOLDER:	S.N.S. Corporation	**DISTRICT:**	18
PROPERTY LOCATION:	On the east side of Six Flags Parkway, bounded on the north by Lee Industrial Boulevard and on the south by the I-285 On Ramp (124 Six Flags Parkway).	**SIZE OF TRACT:**	0.84 acre
		COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) To allow an electronic sign on a property with less than 200 feet of frontage on a road; and 2) to allow more than two (2) electronic sign areas per sign (three (3) on each sign face).



Application for Variance
Cobb County

(type or print clearly)

RECEIVED MAR - 9 2015 COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

Application No. V-71
Hearing Date: 5-13-15

Applicant BP-Clipper Petroleum Phone # _____ E-mail RAINIEKRAHN@ATT.net

RAINIE KRAHN (representative's name, printed) Address 872 Brookgreen Pl Lawrenceville GA 30043 (street, city, state and zip code)

(representative's signature) Phone # 404 388 8511 E-mail RAINIEKRAHN@ATT.net

My commission expires: 06.05.2018

SIMONA VASVARI
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jun 5, 2018

Signed, sealed and delivered in presence of:
Notary Public

Titleholder SALIM AZIZ/SNS Corp Phone # 404 8403232 E-mail Slamwork@bellsouth.net

Signature (attach additional signatures, if needed) Address: 124 Six Flags Parkway Austell GA 30168 (street, city, state and zip code)

My commission expires: 8-25-15

SHARON COLE NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES AUG. 25, 2015

Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property GC

Location 124 Sixflags Parkway Austell GA (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1806030000 20 District GC Size of Tract .84 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 the Letter of Intent Enclosed

List type of variance requested: Asking for an EMC for gas pricing with less than 300 ft of road frontage

Revised: March 5, 2013

V-71
(2015)
Exhibit

March 4, 2015

TO: Cobb County

FROM: Rainie Krahn, Representing BP, SNS Corporation, Clipper Oil and A-1 Signs

RE: Letter of Intent

We are seeking a variance on the sign regulations 134-313 Section 2 (a). This location is located at 124 Six Flags Parkway, parcel 1806030020 which is .84 acres.
BP is one of the world's leading international oil and gas companies. We provide customers with fuel for transportation, energy for heat and light, lubricants to keep engines moving, and the petrochemicals products used to make everyday items as diverse as paints, clothes and packaging. BP is seeking a variance to allow them to have electronic changing gas pricing signs on their existing freestanding sign.

1. BP's property is only slightly under the required 200 ft of the road frontage (appx 178 ft) per the definition of mitered corner calculations.
2. In today's market and with gas prices changing daily. Manually changing pricing signs are difficult to maneuver, especially when many times there is only one person working at a time. This causing difficultly keeping up with the other area stations that have the electronic changing signs and can easily keep up with the market.
3. This is the only change that will be done – the size and shape of the existing sign will not change.
4. The upgrade will be done by a professional sign company with over 35 years of experience.
5. The electronic signs will not cause any interference or obstacle to any of the surrounding businesses.

By approving this variance, BP will be allowed to have an equal and balanced opportunity to thrive and grow within the community; professionally and safely.

We appreciate your review and consideration in this matter.

Respectfully,

Rainie Krahn

Representing BP, Clipper Oil and A-1 Signs

Enclosures

BP / SIX FLAGS

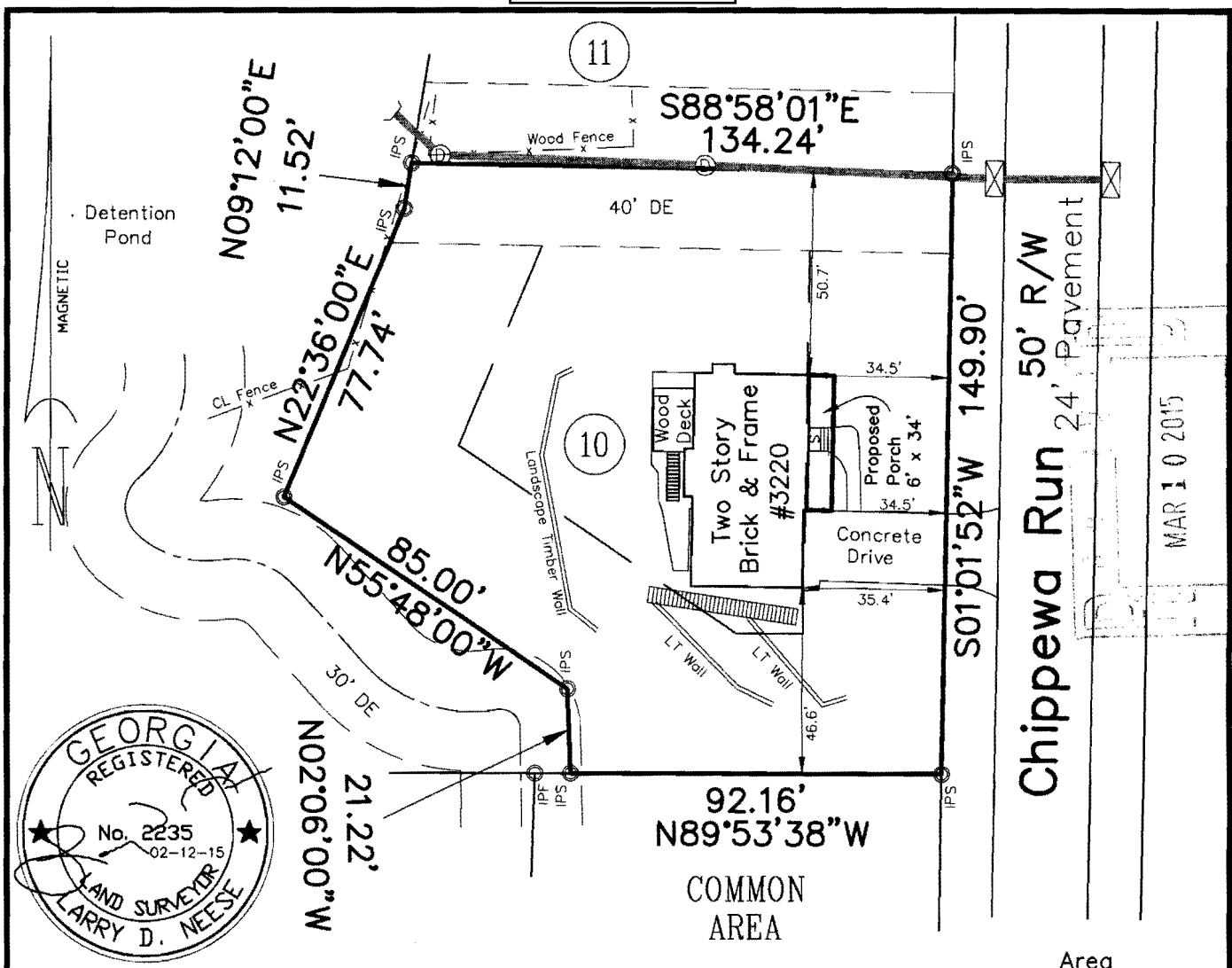
EXISTING

NEW EMC PRICING SIGN

SCALE 1/4"=1'

V-71
(2015)
Exhibit

V-72
(2015)



GEORGIA REGISTERED No. 2235 02-12-15 LAND SURVEYOR LARRY D. NEESE

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

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

Area
20,286.2 Sq. Ft.
0.466 Acres

THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0019G DATED 12-16-08

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,354 FEET AND AN ANGULAR ERROR OF 2 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 112,689 FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40 20 0 40 80
GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

SURVEY FOR:
Fong Haung

LOT 10	BLOCK
Tamarack Falls S/D Unit II	
PLAT BOOK 191	PAGE 62
LAND LOT 180	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
FIELD DATE 02-12-15	PLAT DATE 02-04-15
SCALE: 1= 40'	JOB NO. 150012

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

APPLICANT: Fong Huang

PETITION No.: V-72

PHONE: 770-499-8166

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Fong Huang

PRESENT ZONING: R-20

PHONE: 770-499-8166

LAND LOT(S): 180

TITLEHOLDER: Brian and Fong Huang

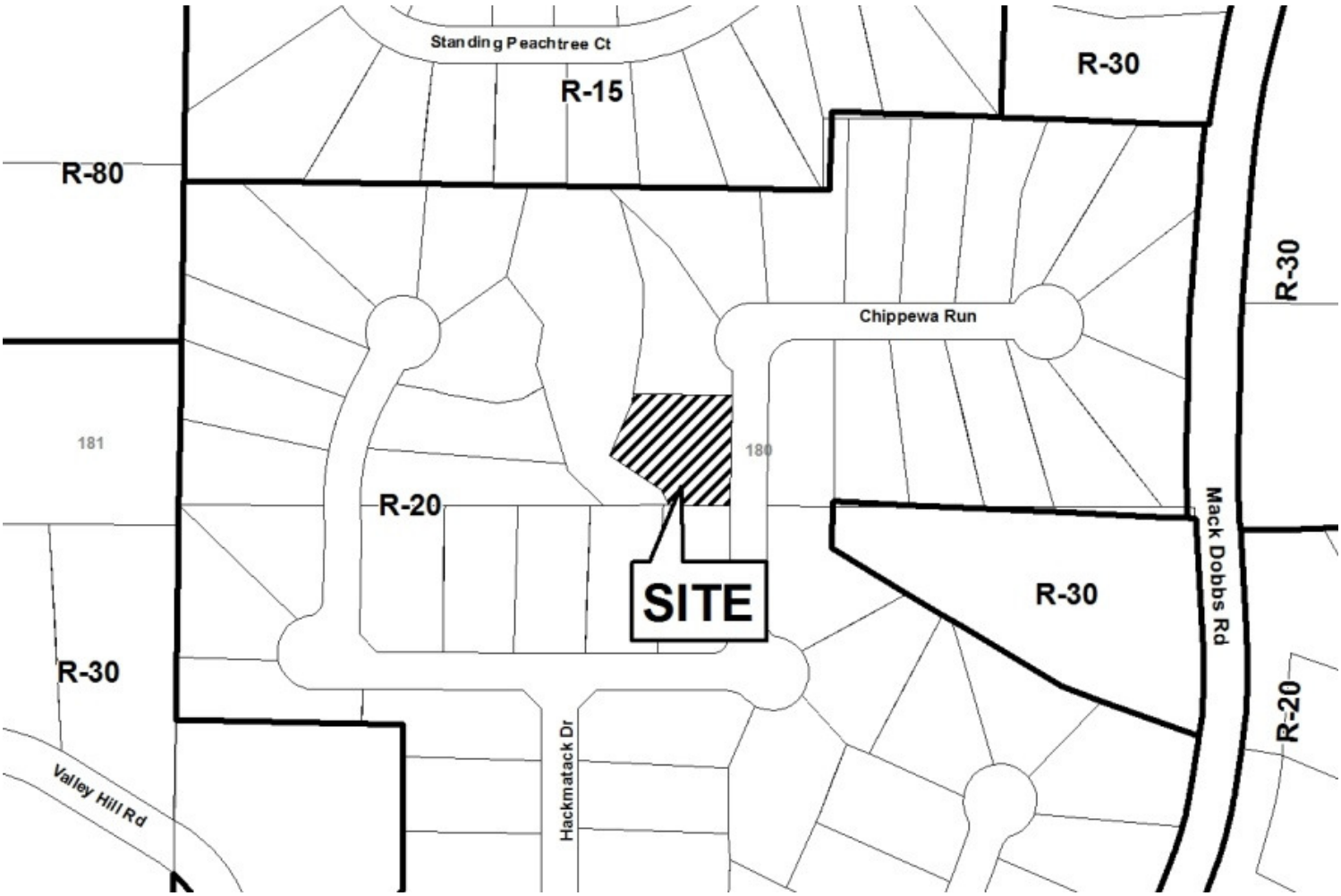
DISTRICT: 20

PROPERTY LOCATION: On the west side of Chippewa Run, north of Hackmatack Drive (3220 Chippewa Run).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 28 feet.



MAR 10 2015

Application for Variance
Cobb County

(type or print clearly)

Application No. V-72
Hearing Date: 5-13-15

Applicant Fong Huang Phone # 770-499-8166 E-mail huangkf@comcast.net

Fong Huang Address 3220 Chippewa Run, Kennesaw, GA 30152
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # E-mail

Signed, sealed and delivered in presence of:

My commission expires: 5/22/18

Notary Public

CHANAE VALBRUN NOTARY PUBLIC MY COMMISSION EXPIRES MAY 22, 2018 COBB COUNTY, GEORGIA

Titleholder Brian + Fong Huang Phone # 770-499-8166 E-mail huangkf@comcast.net

Signature (attach additional signatures, if needed) Address 3220 Chippewa Run, Kennesaw, GA 30152
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 5/22/18

Notary Public

CHANAE VALBRUN NOTARY PUBLIC MY COMMISSION EXPIRES MAY 22, 2018 COBB COUNTY, GEORGIA

Present Zoning of Property R-20

Location 3220 Chippewa Run, Kennesaw, GA 30152.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 10 District 20th Size of Tract 0.46 Acre(s)

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

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

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

I would like to build a 6x34 front porch, however, the porch is not allowed to be built with the required front setback of 35 feet. Therefore, I would like to apply for an adjustment for a 28.5' variance from the setback regulation, allowing the porch to be built.

List type of variance requested: _____

Revised: March 5, 2013

V-73
(2015)

PROPOSED VARIANCE TO ALLOW FOR A COVERED ATTACHED BREEZEWAY TO BE OVER 85' FROM MAIN DWELLING. (84.2')

LEGEND

ZONING/SETBACKS

SURVEY NOTES

REFERENCES

N/F ALFRED HENRY RANDALL III & DEBBIE RAMPLEY RANDALL
ZONED: R-20
PIN: 20024400090
1406 MOSSY ROCK RD.

POB
PER SURVEY BY BATES-LONG & ASSOCIATES. 1171.01' TO THE CORNER OF LAND LOTS 244, 245, 212 & 213

N/F BMM INVESTMENTS LCL
DB 14722, PG 2480
ZONED: R-20
PIN: 20024600720
1394 VALLEY PRESERVE DR.

N/F JENNIFER M. DAVIS
DB 14975, PG 281
ZONED: R-20
PIN: 20024600710
1382 VALLEY PRESERVE DR.

RECORDED AS: THE RESERVE SD UNIT V PB 158, PG 84

N/F YVONNE R. RANDALL
DB 14911, PG 3160
ZONED: R-20
PIN: 20024400050
1371 MOSSY ROCK RD.

79,608 SQ FT
1.83 ACRES

ONE STORY WOOD FRAME

GARAGE UNDER CONSTRUCTION

PROP. ADDITION
PROP. PORCH W/STEPS
PROP. BREEZEWAY (COVERED)

N/F LISA F. RANDALL
DB 14911, PG 3160
ZONED: R-20
PIN: 20024400160
1313 MOSSY ROCK RD.

N/F COBB COUNTY
DB 6341, PG 451

N/F MELGAARD LINDA S & DAVID L.
ZONED: R-20
PIN: 20024400160
1390 VALLEY PRESERVE DR.

MOSSY ROCK ROAD

ASPHALT DRIVE

GENERAL NOTES

MAR 11 2015

GRAPHIC SCALE

SHEET 1 OF 1

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

PLAT OF SURVEY FOR
THOMAS K. RANDALL

DATE 02/27/15
SCALE 1" = 20'

LAND LOT 244 20th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT BLOCK UNIT
SUBDIVISION PHASE
PB ___ PG ___
DB 14722 PG 2480

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL IS OR NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP #: 13067C0301H EFFECTIVE DATE: 09-04-13

REVISIONS BY DATE

JOB # 53561

Z:\dwg 2014\53561.dwg, 1314 Mossy Rock Rd, 3/10/2015 10:35:43 AM, CAD 10

APPLICANT: Thomas K. Randall

PETITION No.: V-73

PHONE: 678-360-1037

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Thomas K. Randall

PRESENT ZONING: R-20

PHONE: 678-360-1037

LAND LOT(S): 244, 245

TITLEHOLDER: Thomas Kell Randall

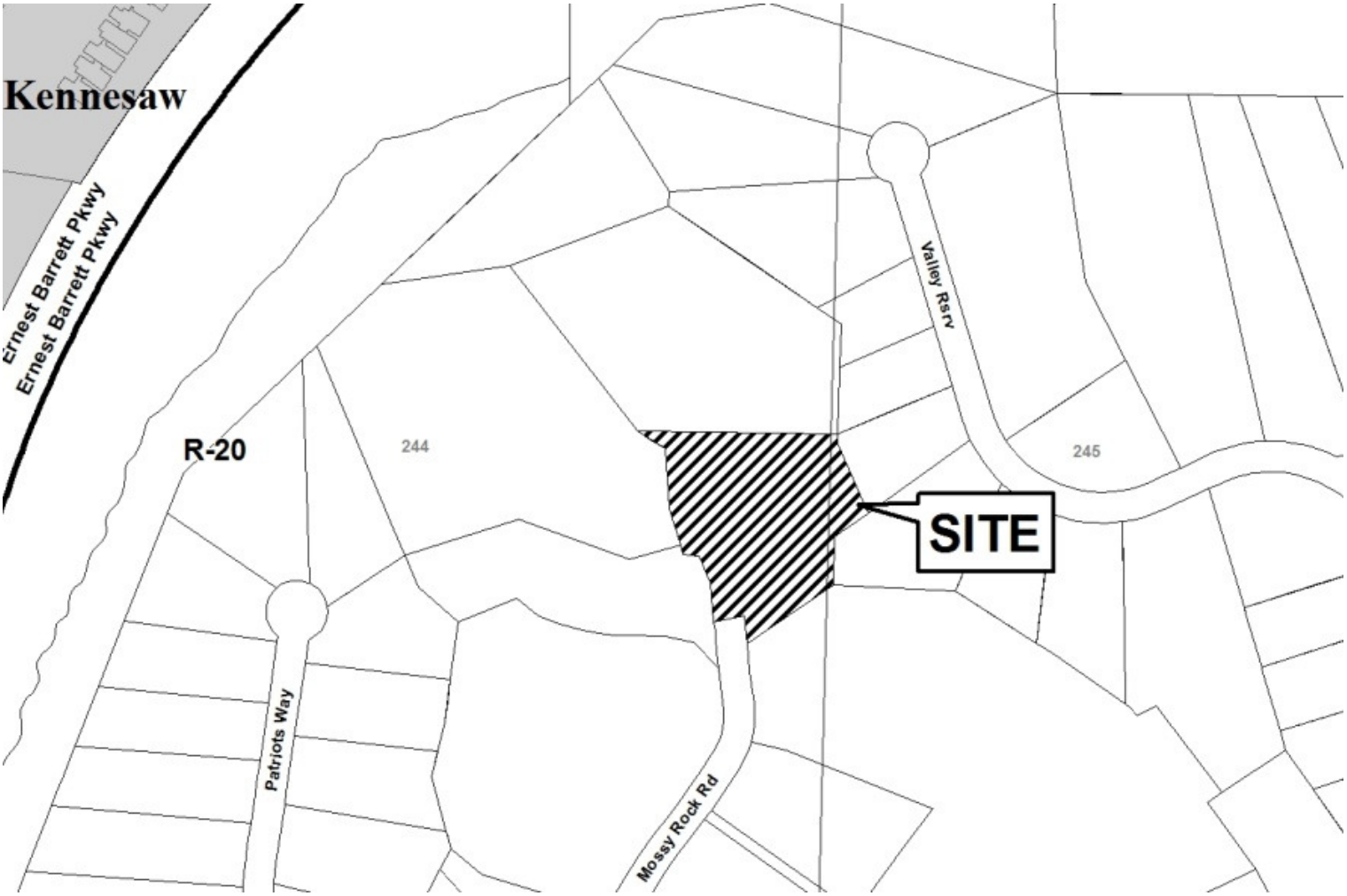
DISTRICT: 20

PROPERTY LOCATION: At the northern terminus of Mossy Rock Road, north of Patriots Way (1314 Mossy Rock Road).

SIZE OF TRACT: 1.83 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow an attached garage to be more than 25 feet from the primary structure (34.2 feet).



RECEIVED
MAR 11 2015
COBB COUNTY ZONING AGENCY

Application for Variance
Cobb County

(type or print clearly)

Application No. V-73
Hearing Date: 5-13-15

Applicant Thomas K Randall Phone # 678 360 1037 E-mail tkrandall@bellsouth.net

Thomas K Randall Address 1314 Mossy Rock Rd Kennesaw GA 30152
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 678 360 1037 E-mail tkrandall@bellsouth.net

Signed, sealed and delivered in presence of:

My commission expires: 10/20/16 Teri Y Williams 3/10/15
Notary Public

TERI Y. WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 20, 2016 DEKALB COUNTY, GEORGIA

Titleholder Thomas K Randall Phone 678 360 1037 E-mail tkrandall@bellsouth.net

Signature Address: 1314 Mossy Rock Rd Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10/20/16 Teri Y Williams 3/10/15
Notary Public

TERI Y. WILLIAMS NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 20, 2016 DEKALB COUNTY, GEORGIA

Present Zoning of Property R-20

Location 1314 Mossy Rock Rd Kennesaw GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 244 District 20th Size of Tract 1.83 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 letter-

List type of variance requested: Allow for covered breezeway between house and carport, ~34 feet in length (over 25 feet)

Revised: March 5, 2013

V-73
(2015)
Exhibit

March 10, 2015

Request for Variance
1314 Mossy Rock Rd Kennesaw, GA 30152

To: Cobb County Zoning/Community Development

Greetings,

I am requesting a variance to allow for my carport (under construction) to be connected to my home by covering the concrete walk with ~34 foot breezeway. It is my firm belief this is an aesthetically advantageous addition and will enhance the value of my home/property further than if the connecting structure is not allowed to be constructed. I believe the variance request (for greater than 25 feet distance) and placement of the carport at that distance is in keeping with the topography of the lot and the layout of the woods and landscaping both present and desired, and that placing the structure a less than 25 feet quite simply would not have fit with the design of the house and lay of the land and yard. Lack of approval of the variance would constitute a significant hardship in terms of reducing the value that the project would otherwise bring. I have also discussed the project with each of my neighbors, secured their signatures, and they are all very desirous of seeing the covered breezeway portion allowed. Please feel to contact any and all of them.

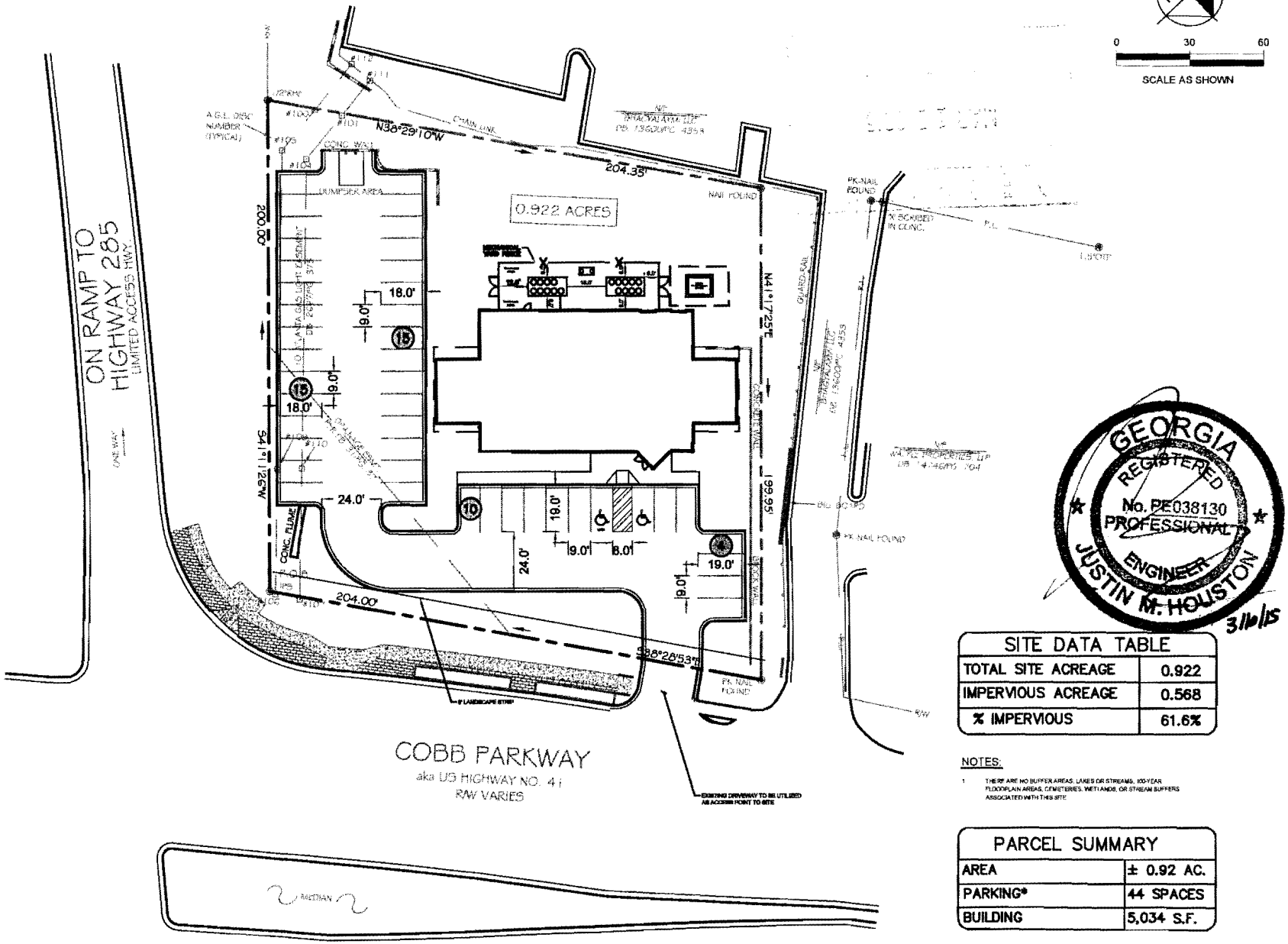
I am a lifelong Cobb County resident, and in 1989/1990 my (late) wife and I built our home located on Mossy Rock road. We have raised 5 kids here. And in 2009 we contracted for architectural plans for a carport attached via covered breezeway, creating the potential for a structure complementing the house and, along with the breezeway, space for a nice courtyard area. The location is on property adjacent to but not part of The Reserve subdivision. We are out parcels in that sense. I am on 1.83 acres and adjacent to other similar family owned lots and Reserve lots. At the time we originally built we did not have the money for a garage, and we have parked in an open air parking court long the drive for these years.

A couple of months ago I was issued building permits 2014-009995 for the house addition and 2015-000321 for the carport/storage room. At that time we were told that the project (addition of mud room, half bath, and porch to the house, and carport/store room in the back yard) could commence other than the connecting structure, which would have to wait for a variance approval.

Thank you for your time and consideration. Please feel free to contact me with any questions or if a site visit or review of plans in my presence would be desired. One note about the survey provided with this application: I do plan to pave the new driveway. (it is shown in its present gravel state) and of course will stay within property lines.

Thank you,

Thomas Randall
678-360-1037 or 404-374-0461 cells



SITE DATA TABLE	
TOTAL SITE ACREAGE	0.922
IMPERVIOUS ACREAGE	0.568
% IMPERVIOUS	61.6%

NOTES:

1. THERE ARE NO BUFFER AREAS, LAKES OR STREAMS, 100-YEAR FLOODPLAIN AREAS, CEMETERIES, WETLANDS, OR STREAM BUFFERS ASSOCIATED WITH THIS SITE

PARCEL SUMMARY	
AREA	± 0.92 AC.
PARKING*	44 SPACES
BUILDING	5,034 S.F.

*COBB COUNTY REQUIRES 1 SPACE PER 200 SQUARE FEET OF FLOORSPACE FOR COMMERCIAL INDOOR RECREATIONAL FACILITIES.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE038130 JUSTIN M. HOUSTON 3/16/15

Kimley»Horn

DESIGN ENGINEER:
FLORIDA P.E. LICENSE NUMBER:
DATE:

AS NOTED
ED BY ---
BY ---
ED BY ---

V-74 (2015)

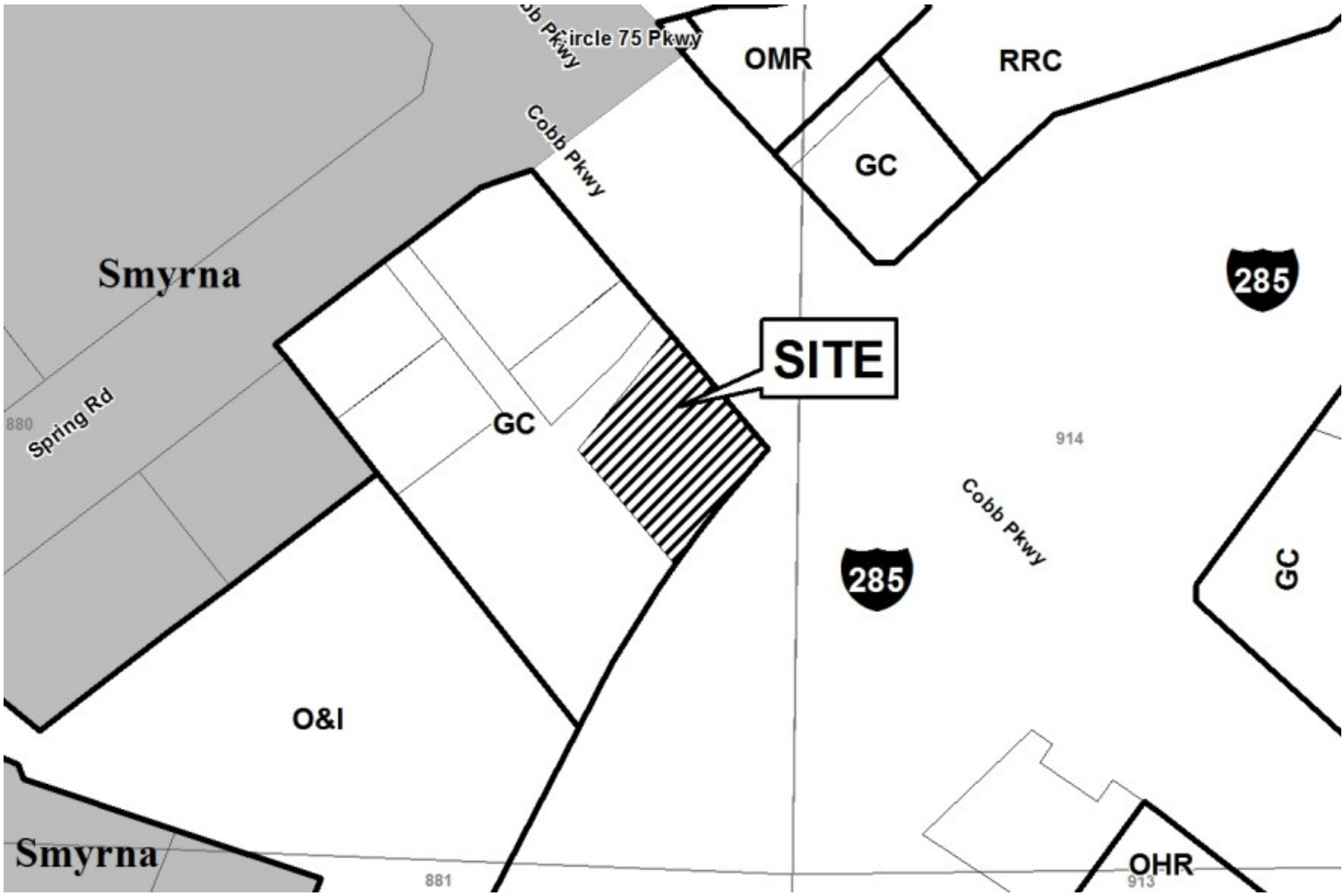
CONCEPTUAL SITE
COBB COUNTY,

DATE 3/4/2015
PROJECT NO. XXXXXXXXX
SHEET NUMBER 1010

Drawing name: K:\ATL_Civil\160695047_iFly Cobb Parkway\CAD\PlanSheets\Site Plan.dwg B.5x11 Mar 10, 2015 1:36pm by: thomas.dugan

APPLICANT:	SkyGroup Investments, LLC	**PETITION No.:**	V-74
PHONE:	512-693-4723	**DATE OF HEARING:**	5-13-2015
REPRESENTATIVE:	J. Patrick Framel	**PRESENT ZONING:**	GC
PHONE:	512-693-4723	**LAND LOT(S):**	880
TITLEHOLDER:	Colony Yacht Corporation	**DISTRICT:**	17
PROPERTY LOCATION:	At the southwest corner of Cobb Parkway and I-285 On Ramp (2778 Cobb Parkway Southeast).	**SIZE OF TRACT:**	0.92 acres
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) To increase the maximum building height from 50 feet to 58 feet; 2) to reduce the landscape enhancement strip on the south side adjacent to I-285 On Ramp from the required eight (8) feet to two (2) feet; 3) to reduce the depth of a 90 degree angle parking stall from the required 19 feet to 18 feet; and 4) to increase the maximum allowable sign area for a wall sign from 240 square feet to 295.58 square feet on the front elevation and from 68 square feet to 89.44 square feet on the side (south) elevation.



RECEIVED
MAR 11 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-74
Hearing Date: 5-13-15

Applicant SkyGroup Investments, LLC Phone # 512.693.4723 E-mail patrick@skyventure.com

J. Patrick Framel Address 6034 West Courtyard Dr. Suite 135, Austin, TX 78730
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 512.693.4723 E-mail patrick@skyventure.com

My commission expires: DIMITRIA ALDRIDGE Notary Public, State of Texas My Commission Expires October 28, 2016

Signed, sealed and delivered in presence of:
Notary Public

Titleholder COLONY YACHT CORPORATION By: Donald H. Morgan, PRES Phone # 404-386-1251 E-mail DHM237@gmail.com

Signature (attach additional signatures, if needed) Address: 1820 PEACHTREE ST NW UNIT 1401 ATLANTA, GA 30309 (street, city, state and zip code)

My commission expires: 03/03/2019 JOHN A. FORSTER NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19994005341 MY COMMISSION EXPIRES MARCH 03, 2019

Signed, sealed and delivered in presence of:
Notary Public

Present Zoning of Property GC

Location 2778 S Cobb Parkway SE, Atlanta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 17-880 Size of Tract 0.922 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 0.922 Acres Shape of Property square Topography of Property relatively 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).

Please see attached pages for this information.

List type of variance requested:

Please see attached pages for this information.

Revised: March 5, 2013

V-74
(2015)
Exhibit

Kimley»Horn

March 11, 2015

Mr. Terry Martin
Cobb County Zoning Division
P.O. Box 649
Marietta, Georgia 30061-0649

Re: **Application for Variance Cobb County – Additional Pages**
SkyGroup Investments, LLC

Dear Mr. Martin,

On behalf of my client, please see below our responses to the Variance Application questions:

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).

SkyGroup Investments, LLC, the applicant, proposes to develop an approximately 5,034 square foot, 58' tall iFly Indoor Skydiving facility, with associated utilities, access, drives, and parking spaces to support the proposed facility. . iFLY (formerly SkyVenture) has been the innovation leader in indoor skydiving since opening its first facility in Orlando in 1998. It has created technologies which enable a nearly 50ft. high flight chamber which creates a cushion of air that is enclosed, recirculating and air conditioned. It is not possible to fall off the cushion of air, making this experience safe for kids as young as three and adults of any age. The building height and design is a critical component of the indoor skydiving experience, as the entire building comprises a circuit of duct work which makes flight possible within the internal flight chamber.

Building Height Variance Request

The proposed 58 foot building height is a function of the intended use of the facility. The 50 foot building height restriction creates a hardship since the building cannot function as intended at this height.

Additionally, the small footprint of the site presents challenges with placing the building footprint on the site, with the need for supporting access and parking. The small footprint of a site, being under 1 acre, is not typical for commercial development of this square footage and space requirements.

Due to numerous surrounding structures of similar height or greater height, as well as an elevated interstate overpass, the proposed increase in building height would not cause any substantial detriment to the public good or impair the purposes and intent of the Code.

Signage Variance Request

FLY sees the requested signage as critical to achieve awareness of its brand within the Atlanta market, to which iFLY is a new entrant. The minor increase in allowable signage will allow for better direction to the site as drivers navigate Cobb Parkway. Additionally, no ground or monument signs are proposed for this site and the 2 existing monument signs will be removed.

The existing site topography has steep slopes and retaining walls around the adjacent parcels. This places the finished floor elevation much lower than areas north and west of the site along Cobb Parkway. An existing billboard is adjacent to the site that will impede visibility of the signage on the building frontage for vehicles travelling south on Cobb Parkway.

Due to adjacent signage, grade changes and removal of existing monument signage, the increase in building signage would not cause any substantial detriment to the public good or impair the purposes and intent of the Code.

Landscape Buffer Variance Request

The proposed development is located on an approximately 0.922 acre site that is approximately 200' wide and current restrictions of building setbacks and landscape strips, impede the ability to develop without the variances for the reduction of the landscaping listed below. The site will meet the building setback requirements and the required 8' landscape strip will be provided along the Cobb Parkway Right of Way.

The site width is not wide enough to allow for the setbacks, building footprint, pedestrian access, parking, and access drive, while maintaining an 8' Landscape Strip along the ROW for the I-285 On-Ramp.

The application of this requirement to this particular piece of property would create an unnecessary hardship as the building, access, and parking required to serve this development cannot be provided in the width available.

The sharing Right of Way with Cobb Parkway and a restricted access On-Ramp is abnormal, and the small width of the property presents challenges.

Relief, if granted, for the reduction of the 8' Landscape Strip would not cause any substantial detriment to the public good or impair the purposes and intent of the code. The existing

development currently does not have an 8' landscape strip and additional greenspace exists in the Right of Way.

Parking Stall Depth Variance Request

The proposed development is located on an approximately 0.922 acre site that is only approximately 200' wide and current restrictions of building setbacks and landscape strips, impede the ability to develop without the variance for the reduction of Parking Stall depth from 19' to 18' on the southeast side of the building. The site will meet the building setback requirements.

The site width is not wide enough to allow for the setbacks, building footprint, pedestrian access, 19' deep parking stalls, and access drive, while tying into grades along the ROW for the I-285 On-Ramp.

The application of this requirement to this particular piece of property would create an unnecessary hardship as the building, access and parking required to serve this development cannot be provided in the width available, and tie-in to existing grades with 19' stalls.

The sharing Right of Way with Cobb Parkway and a restricted access On-Ramp is abnormal, and the small width of the property presents challenges.

Relief, if granted, for the reduction of the allowable parking stall depth from 19' to 18' would not cause any substantial detriment to the public good or impair the purposes and intent of this chapter. A parking stall depth of 18' is an industry standard used in development nationally, the proposed parking stalls will not be facing opposite parking so there will be allowable overhang, and with a 9' wide stall the requirement of 162 square feet is met.

List type of variance requested:

- Increase in the allowable building height from fifty (50) feet to fifty-eight (58) feet.
- Allow for the signage as shown in the provided signage package. This includes:
    - A one hundred and ten (110) square foot sign on the south side of the site that faces the Right-of-Way for the on-ramp to I-285. A one hundred and fourteen (114) Square foot sign is allowable based on the width of the building being fifty-seven (57) feet lf in this direction.
    - A total of two hundred and ninety six (296) square feet of signage on the northeast side of the site that faces the Right-of-Way of Cobb Parkway. The code currently allows two hundred and forty (240) square feet based on the width of the building being one hundred and twenty (120) feet in this direction.
- Reduction of the eight (8) foot landscape strip requirement to two (2) feet on the south side of the site adjacent to the Right-of-Way for the on-ramp to I-285.
- Allow for parking spaces depth to be reduced from nineteen (19) feet to eighteen (18) feet.

V-74
(2015)
Exhibit

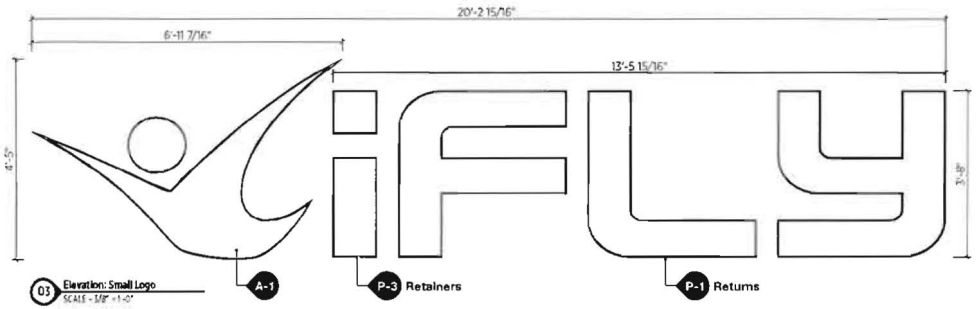
Kimley»Horn

Please contact me at 678.533.3923 or justin.houston@kimley-horn.com should you have any questions or comments.

Sincerely,

Justin M. Houston
Associate

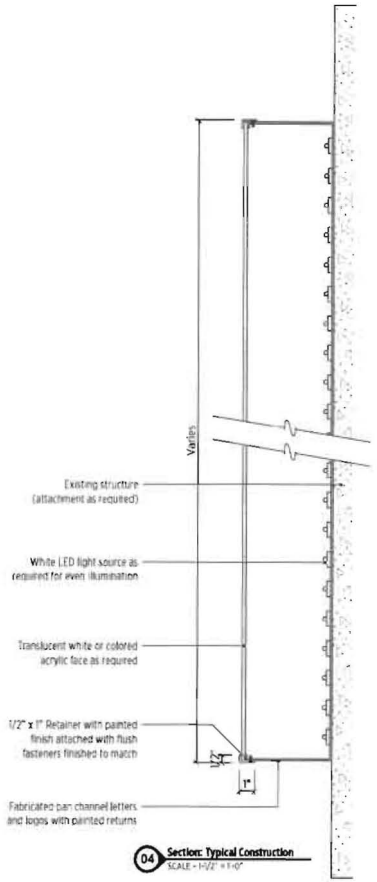
01 Elevation: Letters
SCALE - 1/4" = 1'-0"



03 Elevation: Small Logo
SCALE - 3/8" = 1'-0"

Note:

Field verify all existing conditions and measurements prior to fabrication and installation



04 Section: Typical Construction
SCALE - 1 1/2" = 1'-0"

Prepared by:
ViBE Stantec

iFly Cobb County:
Signage Design Intent

iFLY

iFly Cobb County

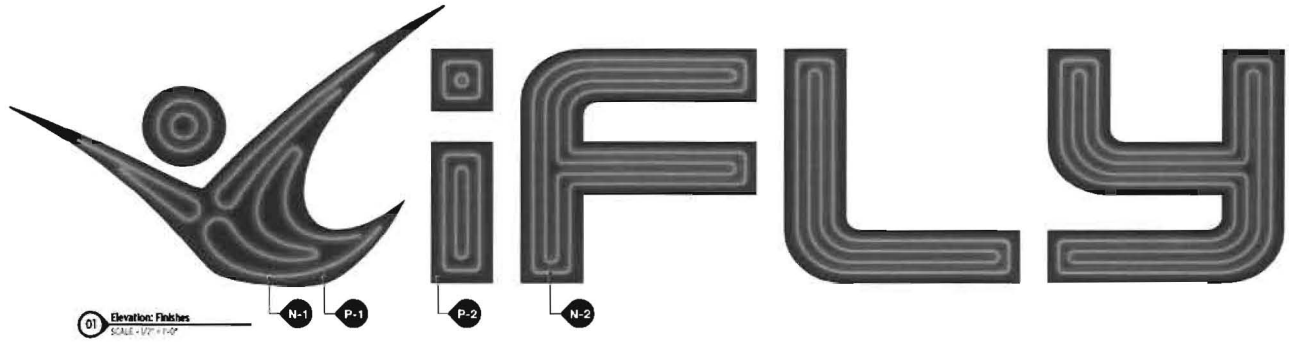
Center

Exterior Signs

Pan Channel Signs

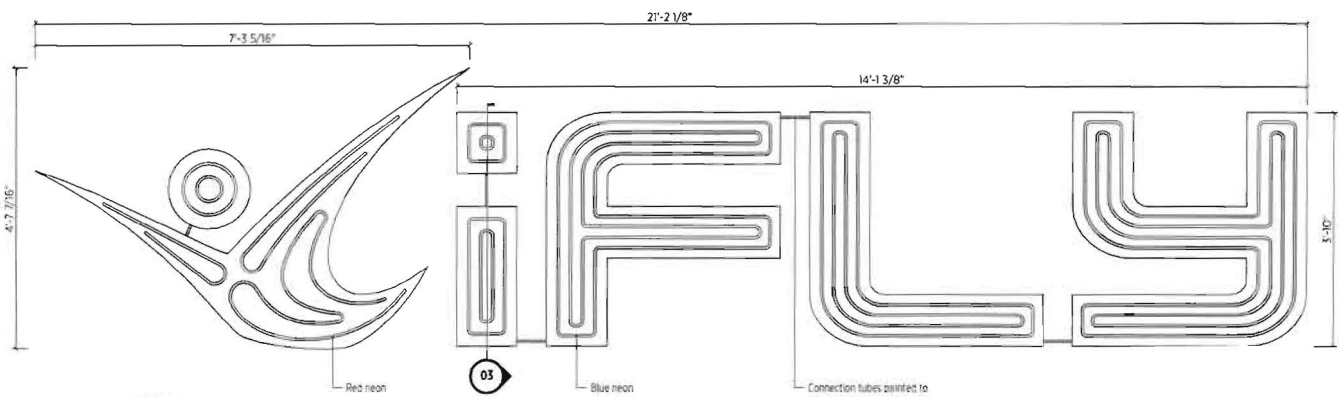
1.1.1

V-74
(2015)
Exhibit

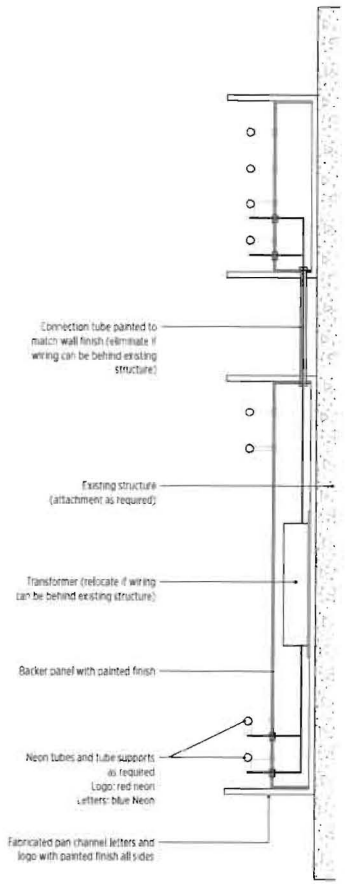


01 **Elevation: Finishes**
SCALE - 1/2" = 1'-0"

Note:
Field verify all existing conditions and measurements prior to fabrication and installation



02 **Elevation**
SCALE - 1/2" = 1'-0"



03 **Section: Typical Construction**
SCALE - 1/4" = 1'-0"

Prepared by:
ViBE
Stantec

iFly Cobb County:
Signage Design Intent

iFly Cobb County

Owner:

LW CC

2015 Hy

DO NOT FIGURE TO These dr purpose adjust pa to be use accuracy dimensio modifica

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Exterior Signs

Neon Sign

1.2.1

V-74
(2015)
Exhibit

Front Elevation

Back Elevation

Letters

Neon Sign

Small Logo

V-74
(2015)
Exhibit

ViBE
Stantec

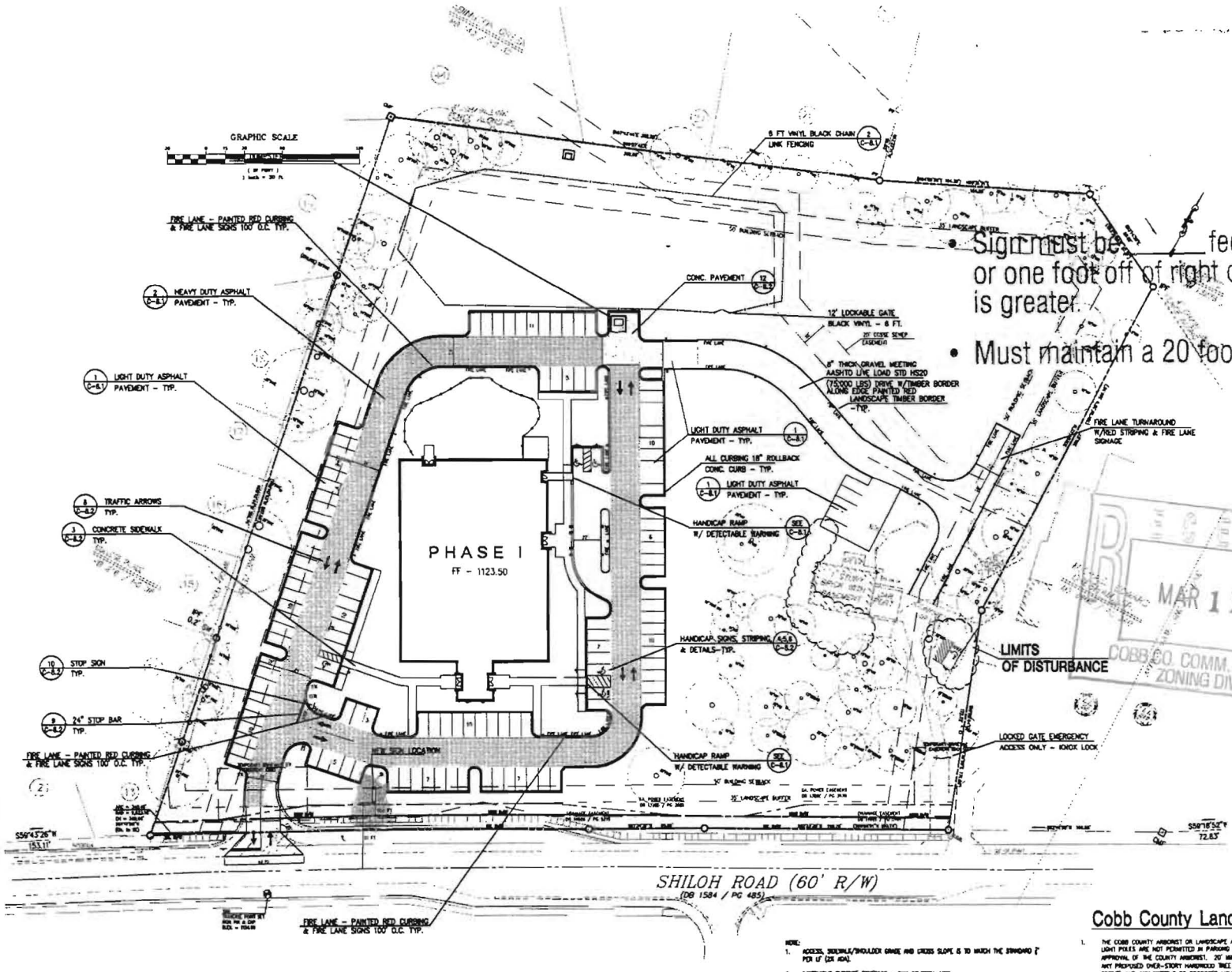
iFly Cobb County:
Signage Design Intent

iFLY

Exterior Signs

Reference
Renderings

1.2.3



- Sign must be ____ feet from centerline, or one foot off of right of way, whichever is greater.
- Must maintain a 20 foot mitered corner.

NOTE:

1. ACCESS, SIDEWALK/SHOULDER GRADE AND CROSS SLOPE IS TO MUCH THE STANDARD 2" PER LF (2% ADA).
2. IMPERVIOUS SURFACE COVERAGE = 32% OF TOTAL AREA.
3. SHILOH ROAD IS A CURRENT COBB COUNTY ROAD PROJECT, AS PART OF THE TRANSPORTATION IMPROVEMENTS PROGRAM AND IS PRESENTLY IN THE ENGINEERING/DESIGN STAGE. THE ENGINEER/DEVELOPER MUST COORDINATE WITH MR. BRIAN HICKS OF COBB DOT ENGINEERING DIVISION AT 770-528-1600 PRIOR TO PLAN APPROVAL TO ENSURE COMPATIBILITY WITH THE ROAD PROJECT. THE DOT ROAD PROJECT WILL TAKE PRECEDENCE, IF CONSTRUCTION CONFLICTS OCCUR.

Cobb County Landscaping Notes:

1. THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF THE COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/ LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWERPOLES ARE MOVED. CALL 770-528-2124.
2. NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS OR POWER TRANSFORMERS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.
3. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

REVISIONS

V-75 (2015)

Towne View Baptist Chur

950 Shiloh Road
Land Lot 58 - 20th District, 2nd Section
Cobb County, GA

PROJECT NO.: 13022

DATE: 7-29-13

SHEET TITLE: SITE PLAN

SHEET NO.: C-3.0

APPLICANT: Towne View Baptist Church

PETITION No.: V-75

PHONE: 770-423-9300

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: James A. Conrad, Jr.

PRESENT ZONING: R-20

PHONE: 770-423-9300

LAND LOT(S): 58

TITLEHOLDER: Towne View Baptist Church, Inc.

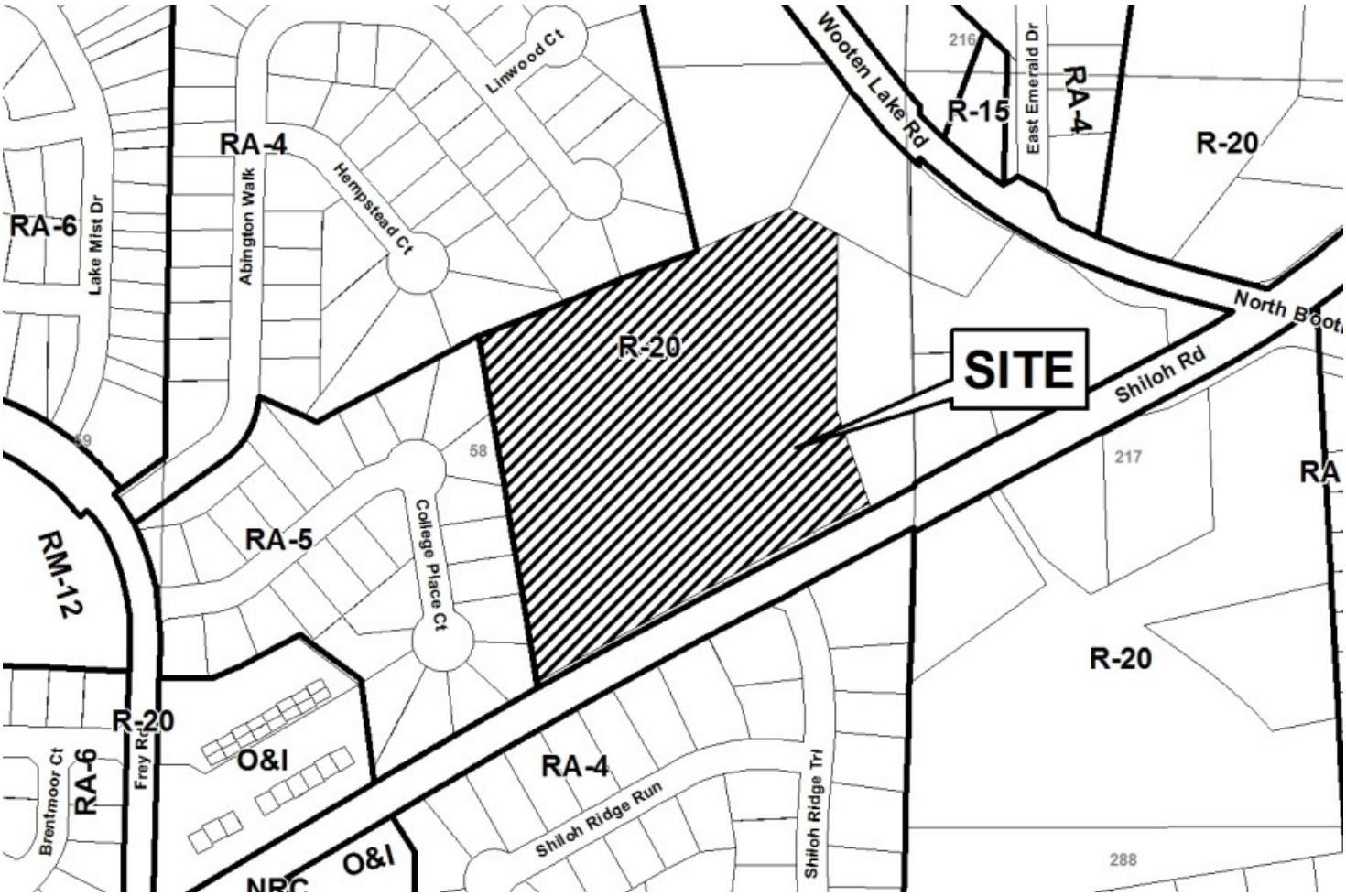
DISTRICT: 20

PROPERTY LOCATION: On the north side of Shiloh Road, south of Wooten Lake Road (950 Shiloh Road).

SIZE OF TRACT: 7.2 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setback for a freestanding sign from the required 62 feet from the centerline of an arterial roadway to 51 feet.



RECEIVED
MAR 11 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-75
Hearing Date: 5-13-15

Applicant Towne View Baptist Church Phone # 770 4239300 E-mail tricia@towneview.org

James A. Conrad, Jr. Address 950 Shiloh Road NW Kennesaw GA 30144
(representative's name, printed) (street, city, state and zip code)

James A. Conrad Jr. Phone # 770-423-9300 E-mail jim@towneview.org
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: June 9, 2017 Patricia M. Durdin
Notary Public

PATRICIA M. DURDIN NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 9, 2017

Titleholder James A. Conrad, Jr. Phone # 770-423-9300 E-mail jim@towneview.org

Signature James A. Conrad Address: 950 Shiloh Road NW
(attach additional signatures, if needed) (street, city, state and zip code) Kennesaw GA 30144

Signed, sealed and delivered in presence of:

My commission expires: My Commission Expires March 24, 2017 Donald Paul Wells
Notary Public

DONALD PAUL WELLS NOTARY PUBLIC FULTON COUNTY, GEORGIA

Present Zoning of Property R-20

Location 950 Shiloh Road, NW Kennesaw GA north side of Shiloh between Wooten and Freylake
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 58 District 20 Size of Tract 7.2 Acre(s)

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

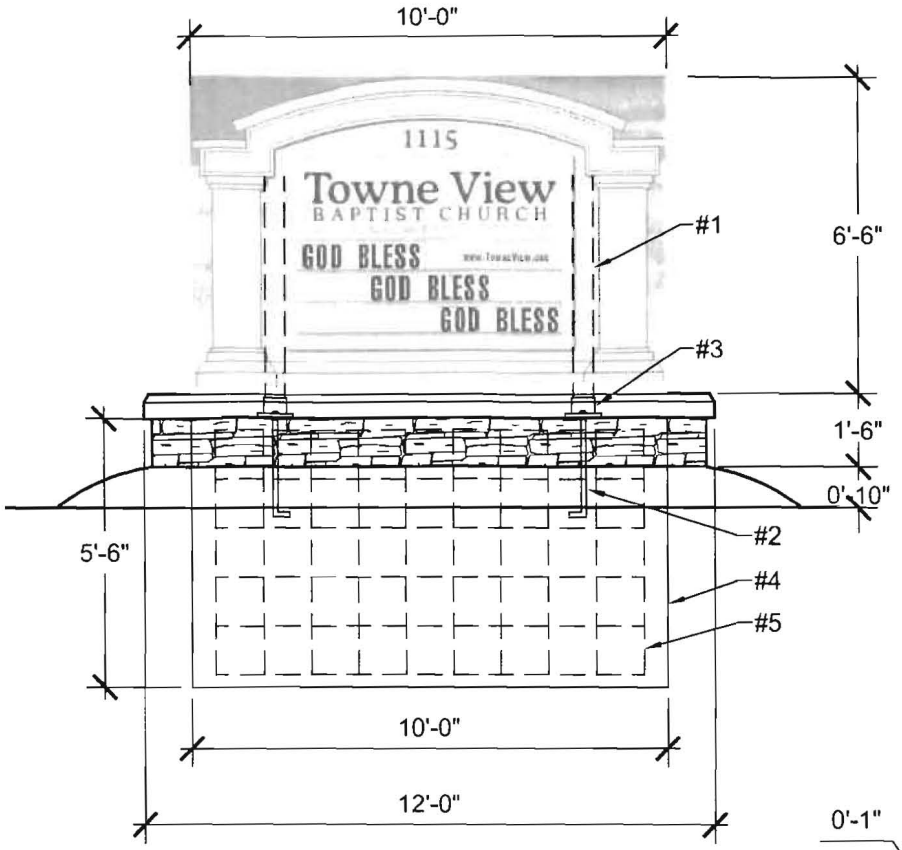
Size of Property _____ Shape of Property irregular Topography of Property level Other _____

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

~~to place~~ the sign would be obstructed by the line of trees required per Cobb County arborist

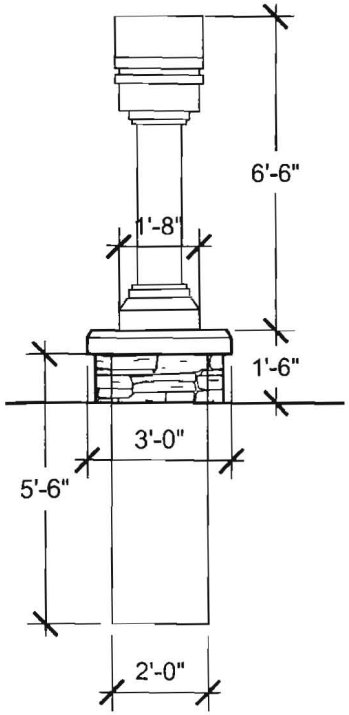
List type of variance requested: permit sign to be placed at 51-feet or 1-foot off Shiloh right of way (whichever is greater)

Revised: March 5, 2013



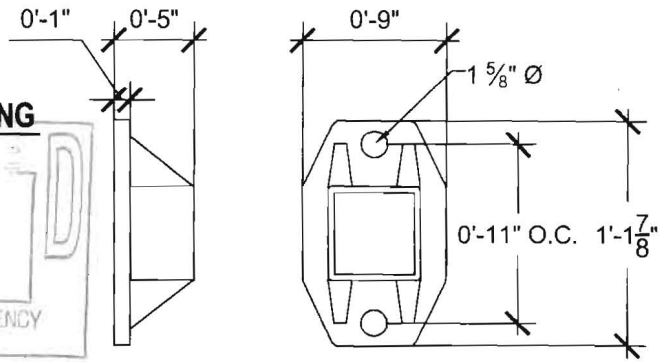
FRONT ELEVATION & FOOTING

SCALE: ¼" = 1'-0"



SIDE ELEVATION

SCALE: ¼" = 1'-0"



FOOTING DETAIL

SCALE: 1" = 1'-0"

NOTES:

1. 5"X5"X3/8" SQUARE ALUMINUM TUBE
2. 1-¼" DIA. X 24" LONG ANCHORS BOLTS WITH 4" HOOK (4) REQUIRED
3. ALUMINUM FOOT SEE DETAIL, (2) REQUIRED
4. CONCRETE FOUNDATION
5. #5 REBAR PM 12" GRID ON ALL FACES OF FOOTER MAINTAIN 3" COVER ON ALL REBAR

SIGN TO BE CONSTRUCTED TO NEC 600 STANDARD
SIGN TO BEAR UL LABEL
SIGN TO HAVE ELECTRICAL DISCONNECT ON THE EXTERIOR

MATERIAL NOTES:
ALL JOINTS TO BE WELDED ALL ARC
GRADE 6061-T6 ALUMINUM TUB
GRADE A36 ANCHOR BOLTS
GRADE A325 FASTENER BOLTS
GRADE 60 KSI REBAR
FOUNDATION NOTES:
3000 PSI CONCRETE @ 28 DAYS
2000 PSF SOIL BEARING
150 PSF / LF SOIL LATERAL BEARING
UNDISTURBED SOIL

V-75
(2015)
Exhibit

105 MPH WIND LOAD
IMPORTANCE FACTOR 1.0
2012 IBC BUILDING CODE

STATE OF GEORGIA
RICHARD LAROSA
10.28.2014
CERTIFICATE NO. RA012398
REGISTERED ARCHITECT

RECEIVED
MAR 11 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TITLE: SIGN

PROJECT: TOWNE VIEW BAPTIST CHURCH

SHEET NO: 1 of 1

DATE: 10.01.2014

R DESIGN WORKS

COBB COUNTY:
1480 Shiloh Rd NW
Kennesaw, GA 30144
Phone 770.790.3655
Fax 770.790.3650

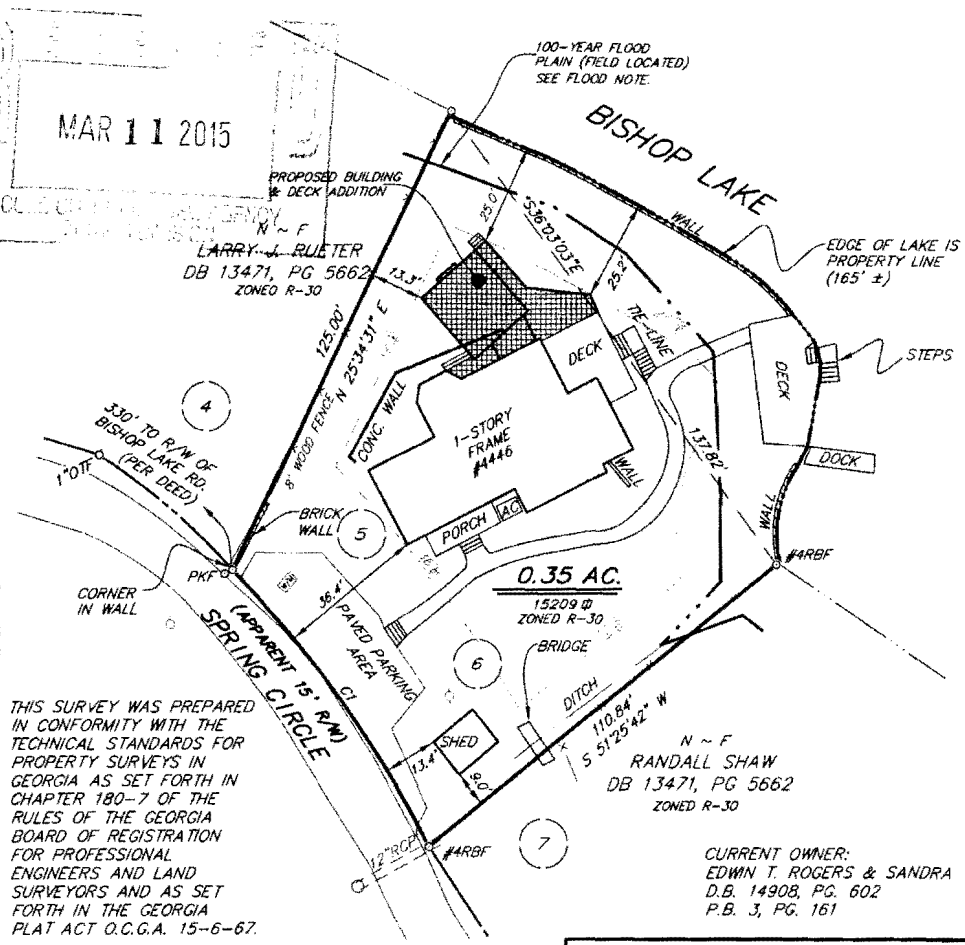
FANNIN COUNTY:
722 Black Dog Trail
P.O. Box 441
Morganton, GA 30560
Phone 706.374.4304

LEGEND

- P.P. – POWER POLE
- L.P. – LIGHT POLE
- F.H – FIRE HYDRANT
- M.H. – SANITARY SEWER MANHOLE
- W.M. – WATER METER
- G.M – GAS METER
- RBS – REINFORCING BAR SET
- RBF – REINFORCING BAR FOUND
- CTF – CRIMP TOP PIPE FOUND
- OTF – OPEN TOP PIPE FOUND
- R/W MON. – RIGHT-OF-WAY MONUMENT
- TYPE OF FENCE
- J.B. – JUNCTION BOX
- D.I. – DROP INLET / YARD INLET
- C.B. – CATCH BASIN
- R.C.P – REINFORCED CONCRETE PIPE
- C.M.P – CORRUGATED METAL PIPE
- F.F.E – FINISHED FLOOR ELEVATION
- WV – WATER VALVE
- TELEPHONE MANHOLE
- OVERHEAD POWER LINES
- HW – HEADWALL
- PBX – POWERBOX
- 1234 – STREET ADDRESS
- WATER LINE
- T – UNDERGROUND TELEPHONE LINE
- G – GAS LINE
- E – UNDERGROUND ELECTRICAL LINE

MAGNETIC NORTH

MAR 11 2015



IMPERVIOUS NOTES:

ALLOWABLE IMPERVIOUS= 5323 S.F.
EXISTING IMPERVIOUS= 4527 S.F.
PROPOSED ADDITIONAL IMPERVIOUS= 682 S.F.

EXISTING IMPERVIOUS BREAKDOWN:
PAVED PARKING AREA= 1069 S.F.
SIDEWALK= 512 S.F.
PORCH= 106 S.F.
HOUSE= 1754 S.F.
A/C UNIT= 9 S.F.
WALLS= 167 S.F.
SHED= 129 S.F.
DECKS= 781 S.F.

PROPOSED IMPERVIOUS BREAKDOWN:
HOUSE ADDITION= 424 S.F.
DECK ADDITIONS= 258 S.F.

VARIANCE NOTES:

1.) PROPOSED VARIANCE FOR FRONT BUILDING LINE FROM REQUIRED 45 FEET TO 36 FEET FOR EXISTING RESIDENCE.

2.) PROPOSED VARIANCE FOR REAR BUILDING LINE FROM REQUIRED 40 FEET TO 22.6 FEET TO ALLOW FOR PROPOSED HOUSE AND DECK ADDITION.

V-76 (2015)

ZONING BULK REGULATIONS:

CURRENT ZONING: R-30
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT WIDTH AT FRONT SETBACK: 75 FT.
MINIMUM FRONT SETBACK: 45 FT.
MINIMUM SIDE SETBACK: 12 FT.
MINIMUM REAR SETBACK: 40 FT.
MAXIMUM COVERAGE: 35%
MAXIMUM HEIGHT: 35 FT.

ZONING NOTE:

1.) RESIDENCE WAS BUILT IN 1940 ACCORDING TO COBB COUNTY TAX ASSESSOR, PRIOR TO APPROVAL OF CURRENT ZONING ORDINANCE.

FLOOD NOTE:

1.) BISHOP LAKE IS SHOWN AS BEING ZONE 'A' AS PER EFFECTIVE FEMA FLOOD MAP. COBB COUNTY STORMWATER HAS THE 100 YEAR FLOOD ELEVATION OF BISHOP LAKE AS 946.12', AS SHOWN ON PLAT.

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.

CURRENT OWNER:
EDWIN T. ROGERS & SANDRA VESS ROGERS
D.B. 14908, PG. 602
P.B. 3, PG. 161

30 0 30 60
SCALE IN FEET

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE A/X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 , MAP NUMBER # 13067 C 0131 G DATED DECEMBER 16, 2008 .

GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A. EVANS

REVISION #1: 3-4-15
UPDATE BOUNDARY, FIELD RUN FLOOD PLAIN, ADD PROPOSED ADDITION AND CALCULATE EXISITING/PROPOSED IMPERVIOUS CALCULATIONS.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/28235 ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/79,482 . MATTERS OF TITLE ARE EXCEPTED.

Gaskins

ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSF# 789
www.gcsurvey.com

Canton Office
2288 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: 1-22-07	DRAWN BY: JDS
OFFICE DATE: 1-22-07	CHECKED BY: DH/CAE
SCALE: 1"=30'	FILE: S:/BND/COBB/16/...

BOUNDARY RETRACEMENT AND ZONING VARIANCE SURVEY FOR:

EDWIN T. ROGERS & SANDRA VESS ROGERS

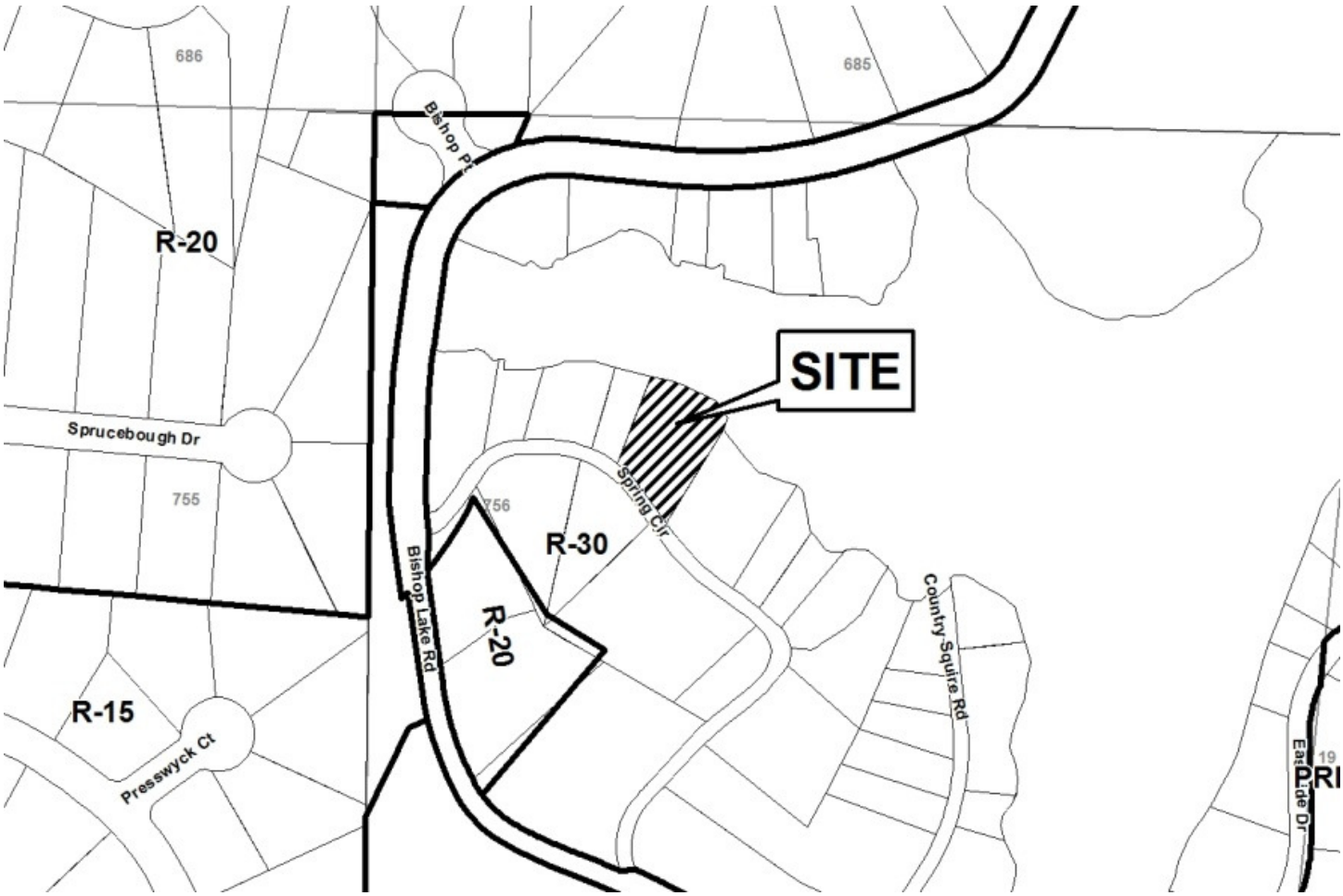
LOTS 5 & 6, & PART OF LOT 7
PROPERTY OF C.M. BISHOP

LOCATED IN L.L. 756
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Posted on MAR 11, 2015 - 4:33pm
Drawing name: S:\Bnd\COBB\16\16_0756
Posted By: Dean Olsen

APPLICANT:	Edwin Rogers	**PETITION No.:**	V-76
PHONE:	404-271-5090	**DATE OF HEARING:**	05-13-2015
REPRESENTATIVE:	Edwin Rogers	**PRESENT ZONING:**	R-30
PHONE:	404-271-5090	**LAND LOT(S):**	756
TITLEHOLDER:	Edwin T. and Sandra Vess Rogers	**DISTRICT:**	16
PROPERTY LOCATION:	On the north side of Spring Court, east of Bishop Lake Road (4446 Spring Court).	**SIZE OF TRACT:**	0.35 acre
		COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 36 feet; 2) waive the rear setback from the required 40 feet to 22 feet, 3) allow an accessory structure to the front of the pinciple structure (shed); and 4) allow an accessory structure (deck) a zero setback.



RECEIVED
MAR 11 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-76
Hearing Date: 5-13-15

Applicant EDWIN ROGERS Phone # 4042715090 E-mail 4EDROGERS@GMAIL.COM

EDWIN ROGERS Address 4446 SPRING CIR, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Edwin Rogers Phone # 4042715090 E-mail 4EDROGERS@GMAIL.COM
(representative's signature)

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

My commission expires: _____

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

Titleholder EDWIN ROGERS Phone # _____ E-mail _____

Signature Edwin Rogers Address: 4446 SPRING CIR MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: _____

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

Present Zoning of Property R-30

Location 4446 SPRING CIR NE MARIETTA, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16th Size of Tract .35 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).

LOT IS TOO SMALL FOR ZONING OF R-30

List type of variance requested: WAIVE SETBACK WHICH IS 40FT TO 25FT FROM LAKE OR BACK PROPERTY LINE

Revised: March 5, 2013

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THE SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING 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 FEE 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 SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

Rita M. Pritchard — SIGNATURE
Rita M. Pritchard — PRINTED NAME
11-6-12 — DATE

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

Thomas M. Ginn Sr — SIGNATURE
Thomas M. Ginn, Sr — PRINTED NAME
12-30-12 — DATE
REGISTERED GA. LAND SURVEYOR #1549

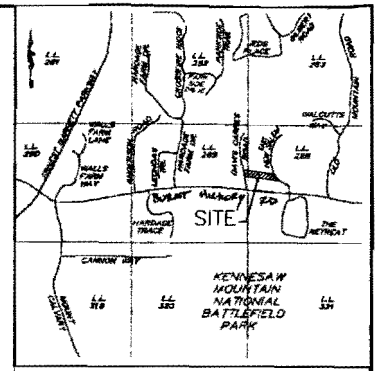
FIRE APPARATUS ACCESS SHALL MEET THE FOLLOWING

- DRIVEWAY MUST HAVE A MINIMUM 12' DRIVING SURFACE WIDTH (CCDS 402.07.01) WITH MINIMUM 25' INSIDE TURNING RADIUS
- FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 70' FROM CENTER OF DRIVE (14' CLEAR WIDTH) AND 13'6" VERTICAL CLEARANCE
- MAXIMUM GRADE SHALL NOT EXCEED 18% ANGLE OF DEPARTURE SHALL NOT EXCEED 5.5%.
- DRIVEWAY MUST EXTEND WITHIN 150' OF THE MOST REMOTE PORTION OF THE STRUCTURE.
- DRIVEWAY IS LIMITED TO 1000' MAXIMUM FROM ROADWAY UNLESS AN APPROVED TURN-AROUND IS PROVIDED
- a) RESIDENTIAL CUL-DE-SAC WITHOUT AN ISLAND SHALL HAVE A 38-FOOT OUTSIDE RADIUS. A CUL-DE-SAC WITH AN ISLAND REVERTS TO THE COMMERCIAL STANDARDS, REFER TO www.cobbfire.org FOR DIMENSIONS.
- b) HAMMERHEAD TURN-AROUND: TOTAL OF 102 FEET NEEDED (45 FT + 12 FT DRIVE + 45 FT) WITH THE TURN-AROUND LEG TO BE A MINIMUM OF 20 FT. WIDE.
- DRIVEWAY MUST SUPPORT 25 TONS (50,000 LBS.)
- PROVIDE EMERGENCY ACCESS THROUGH ALL GATES SECURING FIRE DEPT. ACCESS WITH A MINIMUM 12'-0" CLEAR WIDTH AND APPROVED MEANS OF OPERATION (www.dropbox.com)

FIRE HYDRANT ACCESS AND FLOW SHALL MEET THE FOLLOWING:

- HYDRANT LOCATION WITHIN 500' OF THE MOST REMOTE PORTION OF THE STRUCTURE*
- FIRE FLOW TEST FROM CLOSEST EXISTING HYDRANT SHALL BE PROVIDED MEETING THE MINIMUM (REQUIRED FLOW: 1000 GPM @ 20 PSI)

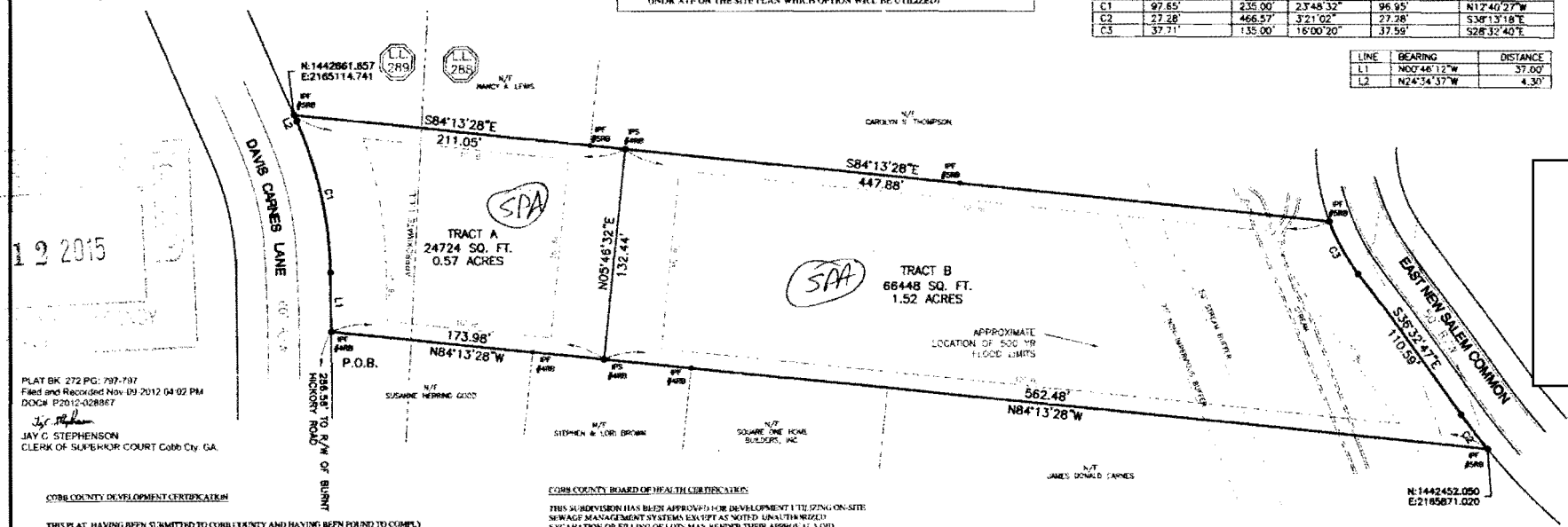
* AN ALTERNATE EQUIVALENCY FOR THE ABOVE REQUIREMENTS, SUBJECT TO APPROVAL BY THE COBB COUNTY FIRE MARSHAL'S OFFICE IS ONE OF THE FOLLOWING:
1.) NFPA 13D SPRINKLER SYSTEM
2.) COMPLETE STRUCTURE (FRAMING AND DECKING MATERIALS) TREATED WITH A CLASS A-FIRE RETARDANT SPRAY WITH A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT OF 450 OR LESS.
3.) NON COMBUSTIBLE CONSTRUCTION
(INDICATE ON THE SITE PLAN WHICH OPTION WILL BE UTILIZED)



VICINITY MAP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	97.65'	235.00'	23°48'32"	96.95'	N12°40'27"W
C2	27.28'	466.57'	3°21'02"	27.28'	S38°13'18"E
C3	37.71'	135.00'	16°00'20"	37.59'	S28°32'40"E

LINE	BEARING	DISTANCE
L1	N00°46'12"W	37.00'
L2	N24°34'37"W	4.30'



PLAT BK. 272 PG: 797-797
Filed and Recorded Nov-09-2012 04:02 PM
DOC# P2012-028867
JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

MAR 12 2015

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

Cobb Water — 11-7-12 DATE
COBB COUNTY WATER SYSTEM
Donald Wells — 11/8/12 DATE
ZONING DIVISION
Lester C. Blewer — 11/09/12 DATE
DEVELOPMENT & INSPECTIONS DIVISION

COBB COUNTY BOARD OF HEALTH CERTIFICATION

THIS SUBDIVISION HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED EXCAVATION OR FILLING OF LOTS MAY JEOPARDIZE THEIR APPROVAL VOID.

DATED THIS 6th DAY OF Nov, 2012

ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR COBB PUBLIC HEALTH

LOT DESIGNATIONS

(OUT) CURRENTLY UNSUITABLE FOR ONSITE SEWAGE MANAGEMENT SYSTEMS

(SP) APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO ISSUANCE OF ONSITE MANAGEMENT SYSTEM PERMIT

(SPA) APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE

TOTAL AREA
91172 SQ. FT.
2.09 ACRES

N

1"=50'
GRAPHIC SCALE
0 50 100

SURVEY FOR:

RITA M. PRICHARD

PROJECT #: SPR-2012-00253

LOCATED IN:
L.L. 288 & 289
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

NOTES:
1. PROPERTY ZONED R-20
2. PORTIONS OF THIS PROPERTY ARE IN FLOOD ZONE "X" SHADED.
3. SURVEYOR CERTIFIES THAT MINIMUM SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN AND LAYOUT OF THESE PLANS.
4. ACCESS DRIVEWAYS TO BE PAVED INSIDE COUNTY RIGHT-OF-WAY.
5. THIS PROPERTY SPLIT WILL NOT RECEIVE AN ADDRESS UNTIL DEVELOPED.
6. THE UNITED STATES POSTAL SERVICE MUST BE CONTACTED IN ORDER TO ESTABLISH MAIL DELIVERY. CONTACT THE USPS AT 1-800-ASK-USPS
7. ORIGINAL PARCEL NUMBER: 20 0288 0 026 0 (QUADRANT-NW)

"F.I.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NUMBER 130052 PAGE 0030 DATED 12/16/2006 SHOWS THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000
EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

NO.	DATE	DESCRIPTION	BY
1	10/26/12	Cobb County Comments	PKC

GEORGIA REGISTERED No. 1549 LAND SURVEYOR THOMAS M. GINN, SR.

ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTHERN SURVEYING & MAPPING COMPANY, INC.

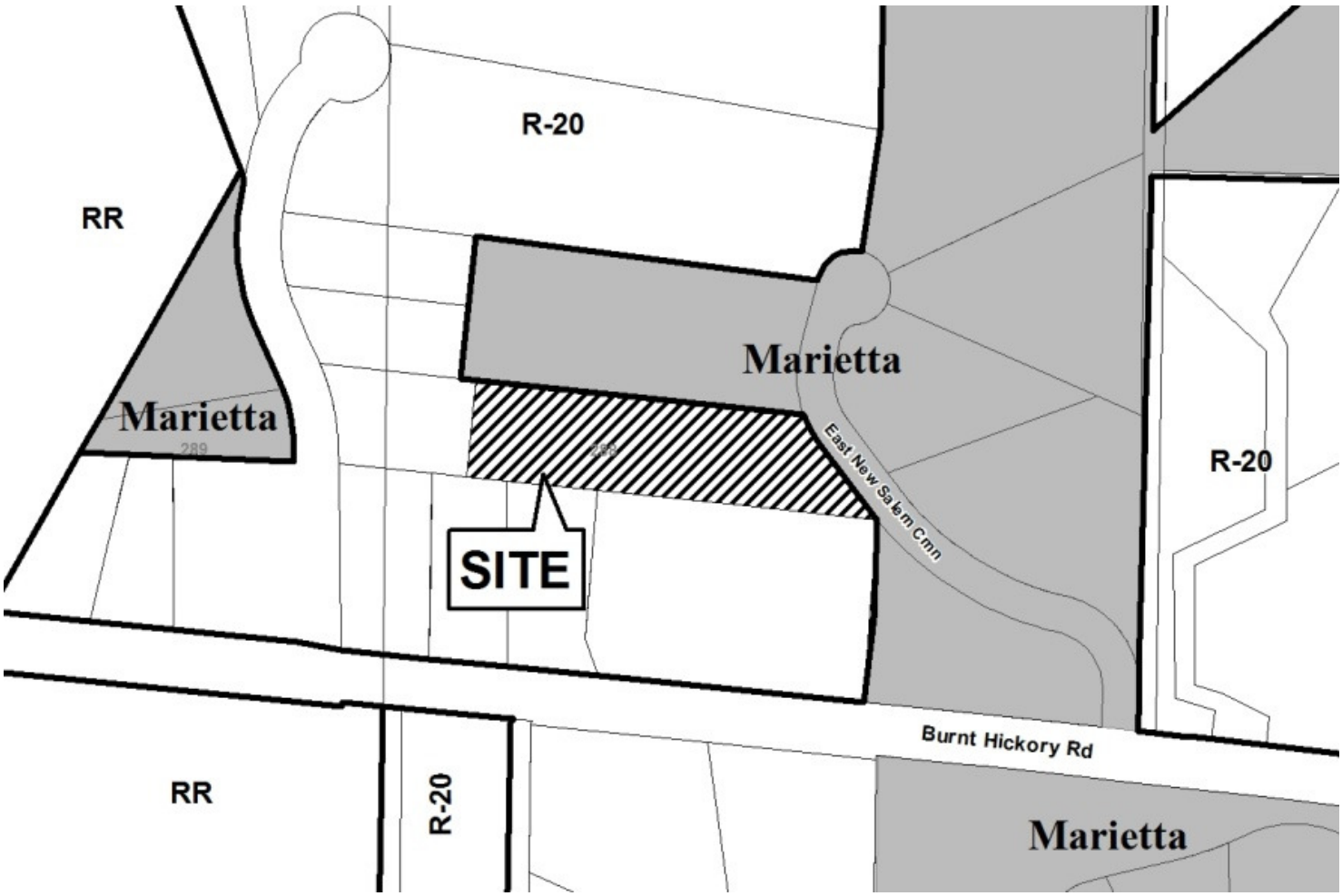
4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
PHONE: (770) 926-7759

DRAWING DATE: 8/20/2012
FIELD WORK DATE: 3/27/12
SCALE: 1"=50'
C KR6-12

V-77
(2015)

APPLICANT:	Hugh Stith	**PETITION No.:**	V-77
PHONE:	404-313-3964	**DATE OF HEARING:**	05-13-2015
REPRESENTATIVE:	Judson C. Thompson	**PRESENT ZONING:**	R-20
PHONE:	770-377-8260	**LAND LOT(S):**	288
TITLEHOLDER:	Hugh D. Stith	**DISTRICT:**	20
PROPERTY LOCATION:	On the west side of East New Salem Common, north of Burnt Hickory Road (Tract B).	**SIZE OF TRACT:**	1.52 acres
		COMMISSION DISTRICT:	1

TYPE OF VARIANCE: 1) An authorization upon appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.; and 2) allow an accessory structure on a lot without a primary structure (proposed chicken coup).



Application for Variance
Cobb County

(type or print clearly)

RECEIVED
MAR 12 2015
COBB CTY. COMM. DEV. AGENCY
ZONING DIVISION

Application No. V-77
Hearing Date: 5-13-15

Applicant HUGH STITH Phone # 404 313-3964 E-mail HSTITH@TRACTOR-EQUIPMENT.CO

JUDSON C THOMPSON Address 553 E. NEW SALEM COMMON
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770 377-8260 E-mail JUDSON CTHOMPSON@ATT.N

Signed, sealed and delivered in presence of:

My commission expires: November 4, 2016 Patricia A. Foglia
Notary Public

Titleholder HUGH STITH Phone # 404-313-3964 E-mail HSTITH@TRACTOR-EQUIPMENT.COM

Signature Hugh D. Stith Address: 3100 BRANDY STATION, ATL GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: November 4, 2016 Patricia A. Foglia
Notary Public

Present Zoning of Property R-20

Location EAST NEWSALEM COMMON
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 288 & 289 District 20TH Size of Tract 1.5254 Acre(s)

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

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

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

WE ARE APPLYING FOR A VARIANCE BASED ON THE LOT SIZE. WE OWN 2 ACRES IN THE CITY AND 1.5254 ACRES IN THE COUNTY. WE FEEL WE SHOULD HAVE THE RIGHT TO OWN 3 HENS BASED ON THE FACT THAT OUR ENTIRE FAMILY OWNED PROPERTY IS 3.52 ACRES.

List type of variance requested:

V-77
(2015)
Exhibit

Application No. V-77

Hearing Date: 5-13-15

Applicant's information for requesting backyard chickens

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

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

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

Signature

JUDSON C THOMPSON
Print Name

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

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source. Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet. In considering whether to authorize the keeping of poultry as provided in this paragraph, the board of zoning appeals shall take into account the impact upon the adjoining property. For the purposes of this section, adjoining shall mean those properties that are directly contiguous and not separated by a public or private roadway. Further, all such applications recommended by the board of zoning appeals for approval shall be subject to the following requirements:

(a) The poultry shall be kept/ maintained within a fenced area to the rear of the house;
(b) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
(c) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
(d) The poultry shall not cause a nuisance, as defined by State Law;
(e) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
(f) The slaughter of any hen on site is strictly prohibited;
(g) The fee for the variance application shall be $150.00; renewal fees shall be $100.00
(h) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed two years; renewable for up to two year terms thereafter;
(i) Any Variance approved for Poultry as Pets or Food Source shall be considered by the board of commissioners in accordance with Section 134-271. The board of commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section.

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on March 11, 2014. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC). The Board of Commissioners may add, delete or modify any of the board of zoning appeals stipulations pertaining to this section. The BOC determination will take place the following month at the scheduled Zoning Hearing.

V-78
(2015)

MAR 12 2015

Variance Request Site Plan

5150 Timber Ridge Road

Cobb County, Georgia Land Lot 164, 1st District, 2nd Section

prepared for:
Blake Properties
1824 Jacksons Creek Drive
Marietta, GA 30068

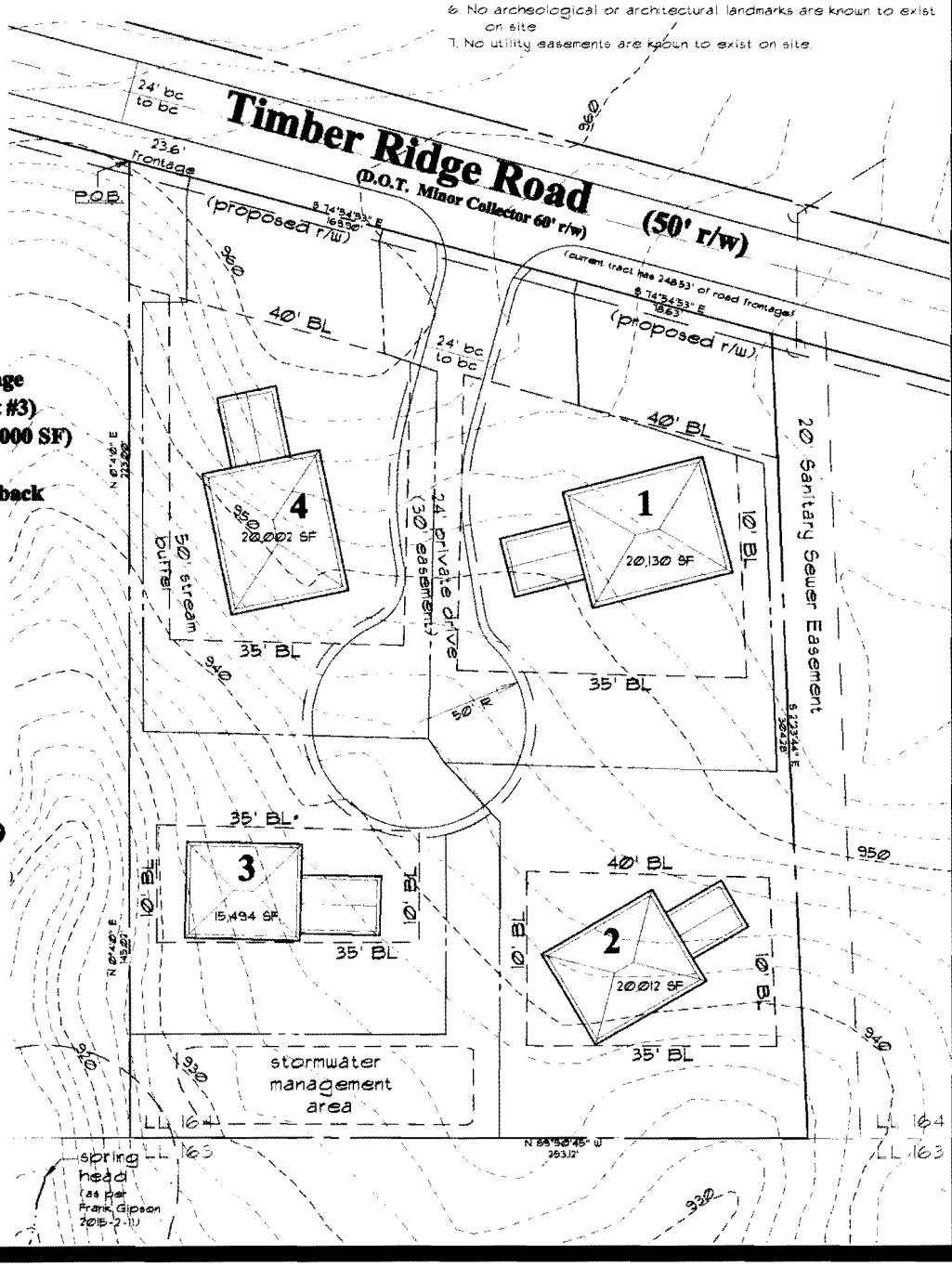
0 15 30 60 120
Scale: 1" = 30'
March 12, 2015

north

Notes:
1. Boundary from Woodall and Associates, dated 11/28/2001.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0132J, 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.

DGM
LAND PLANNING CONSULTANTS
975 COBB PLACE BLVD, SUITE 212
KENNESAW GA 30144
770 514-9006
FAX 514-9491

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. METZ



Variance Request:

1) **reduction in public road frontage requirement (75') to 23'+- (lot #3)**
2) **reduction required lot size (20,000 SF) (lot #3) to 15,490 SF**
3) **reduction in required front setback (lot #3) (40') to 35'**

Site Data

Total Site Area:	**1.897 AC**
Existing Zoning:	**R-20**
Proposed Zoning:	**R-20 (with variances)**

Proposed Building Setbacks:
- **front: 40' (35' for lot #3))**
- **side: 10'**
- **rear: 35'**

APPLICANT: Blake Properties, Inc.

PETITION No.: V-78

PHONE: 770-844-9457

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Bruce L. Goodman

PRESENT ZONING: R-20

PHONE: 770-841-9457

LAND LOT(S): 164

TITLEHOLDER: Stephen Isaf

DISTRICT: 1

PROPERTY LOCATION: On the south side of Timber Ridge Road, west of Greystone Court (5150 Timber Ridge Road).

SIZE OF TRACT: 1.90 acres

COMMISSION DISTRICT: **3**

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 23 feet for proposed Lot 3; 2) waive the minimum lot size from the required 20,000 square feet to 15,494 square feet for proposed Lot 3; 3) waive the front setback from the required 40 feet to 35 feet for proposed Lot 3; and 4) waive the front setback from the required 40 feet to 10 feet for proposed Lot 1 for that portion adjacent to proposed Lot 2.

MAR 12 2015
COBB COUNTY ZONING AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-78
Hearing Date: 5-13-15

Applicant BLAKE PROPERTIES, INC. Phone # 770-841-9457 E-mail bgoodman.bpi@comcast.net

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.bpi@comcast.net
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 1-21-19 Patricia R 3-12-15
Notary Public

PATRICIA RUIZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 21, 2019

Titleholder Stephen T. Isaf Phone # 404-[illegible] E-mail Sisaf@aol.com

Signature (attach additional signatures, if needed) Address: 1821 Shelburne Ridge Marietta, Ga 30068 (street, city, state and zip code)

Stephen T. ISAF

Signed, sealed and delivered in presence of:

My commission expires: 1-21-19 Patricia R 3-12-15
Notary Public

PATRICIA RUIZ NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 21, 2019

Present Zoning of Property R-20

Location 5150 TIMBER RIDGE RD MARIETTA, GA 30068.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 1ST Size of Tract 1.897 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.

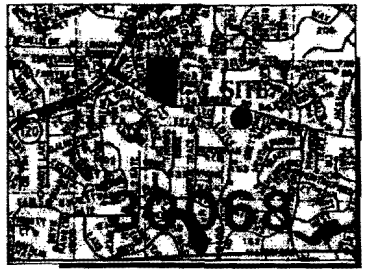
Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

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).

(1) Reduction in road frontage (75' to 23+') on lot #3 only.
(2) reduction in required lot size (20,000SF) Lot #3 only To 15,494 S.
(3) Reduction in required front setback lot #3 only (40' To 35').

List type of variance requested:

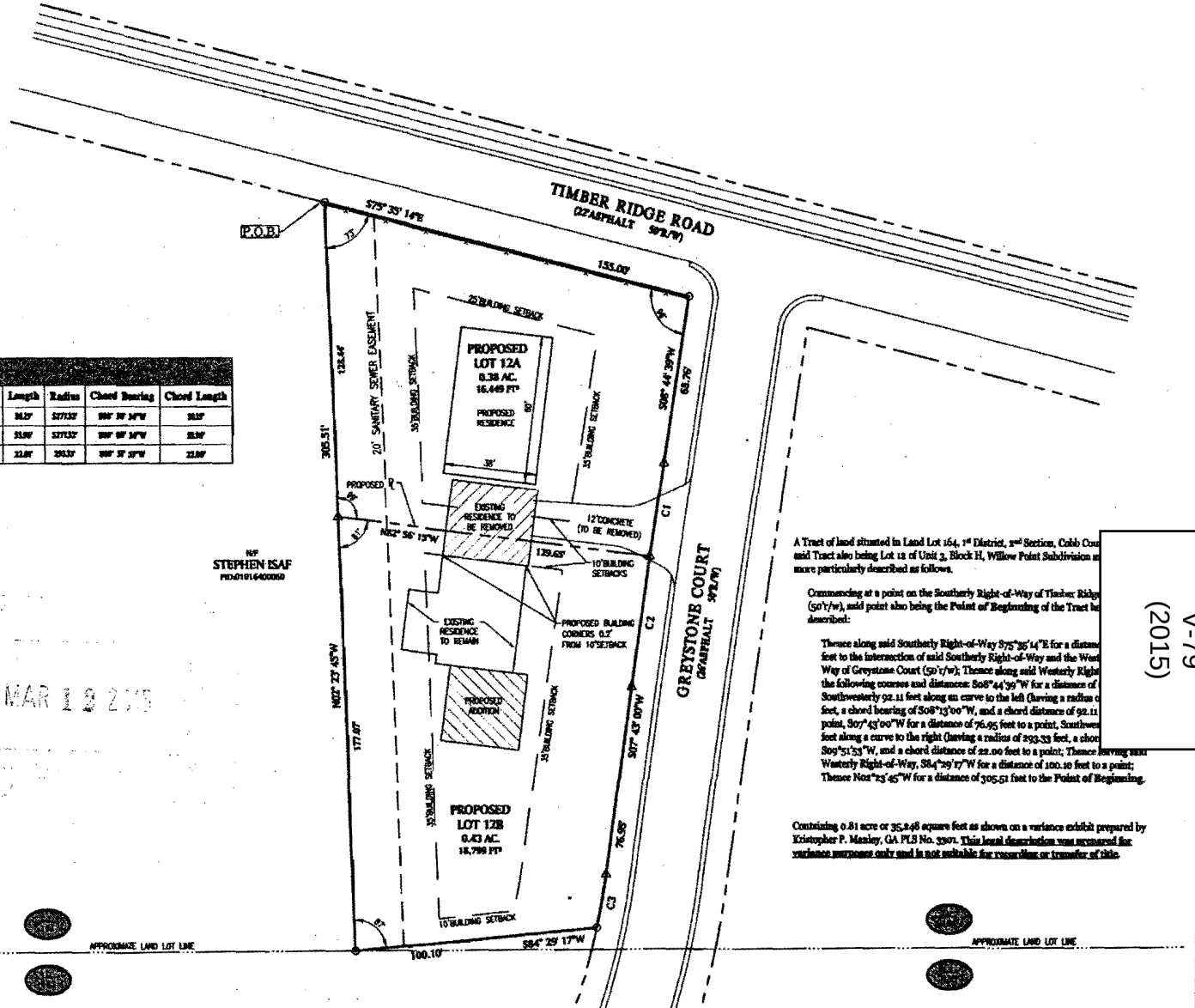
Revised: March 5, 2013



VICINITY MAP
SCALE: NTS

30' 0 30' 60'
SCALE IN FEET: 1"= 30'

N



SURVEYORS NOTES

1. TITLE
   THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY, THEREFOR ALL MATTER OF TITLE ARE EXCEPTED.
2. REFERENCE INFORMATION NOT SHOWN
   A. PLAT BOOK 29 PAGE 168
3. CERTIFICATION
   THIS EXHIBIT WAS PREPARED SOLELY FROM RECORD DOCUMENTS AND OTHER INFORMATION. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ACTUAL FIELD SURVEY AND SHOULD NOT BE CONSIDERED A LEGAL SURVEY IN ANY WAY. THIS EXHIBIT WAS PREPARED FOR VARIANCE PURPOSES ONLY AND IS NOT SUITABLE FOR RECORDING OR TRANSFER OF TITLE.

Curve	Length	Radius	Chord Bearing	Chord Length
C1	94.25'	527.73'	S06° 30' 34"W	94.15'
C2	51.98'	527.73'	S08° 08' 34"W	51.96'
C3	22.00'	293.33'	S05° 37' 57"W	22.00'

CURRENT LOT INFORMATION

1790 GREYSTONE COURT
LOT 12
0.81 ACRE OR 35,248 FT²
NOW OR FORMERLY: JEFFREY A. ZOLLINGER
PARCEL ID: 01016400170
ZONING: R-20

MAR 12 2015

A Tract of land situated in Land Lot 164, 1st District, 2nd Section, Cobb Cou
said Tract also being Lot 12 of Unit 3, Block H, Willow Point Subdivision a
more particularly described as follows.

Commencing at a point on the Southerly Right-of-Way of Timber Ridge
(50'r/w), said point also being the Point of Beginning of the Tract be
described:

Thence along said Southerly Right-of-Way S75°35'14"E for a distance
feet to the intersection of said Southerly Right-of-Way and the West
Way of Greystone Court (50'r/w); Thence along said Westerly Right
the following courses and distances: S08°44'39"W for a distance of
Southwesterly 92.11 feet along an curve to the left (having a radius o
feet, a chord bearing of S08°13'00"W, and a chord distance of 92.11
point, S07°43'00"W for a distance of 76.95 feet to a point, Southwes
feet along a curve to the right (having a radius of 293.33 feet, a chor
S05°51'53"W, and a chord distance of 22.00 feet to a point; Thence leaving said
Westerly Right-of-Way, S84°29'17"W for a distance of 100.10 feet to a point;
Thence N02°23'45"W for a distance of 305.51 feet to the Point of Beginning.

Containing 0.81 acre or 35,248 square feet as shown on a variance exhibit prepared by Kristopher P. Manley, GA PLS No. 3301. This legal description was prepared for variance purposes only and is not suitable for recording or transfer of title.

V-79
(2015)

REVISIONS

DATE: 12 MARCH 15
FIELD DATE: N/A
DRAWN BY: K.MANLEY
CHECKED BY: K.MANLEY
FILE NAME: ZOLLINGER-EX.DWG

VARIANCE EXHIBIT FOR

JEFFREY A. ZOLLINGER

LOT 12-UNIT 3-BLOCK "H"
WILLOW POINT SUBDIVISION
LAND LOT 164-1ST DISTRICT-2ND SECTION
COBB COUNTY, GEORGIA

KRISTOPHER P. MANLEY
PLS 3301
97 GRINDLE BROTHERS ROAD
MURRAYVILLE, GA 30564
PHONE:706.974.3520
EMAIL:krispm77@live.com

GEORGIA REGISTERED LAND SURVEYOR KRISTOPHER P. MANLEY

APPLICANT: Jeff Zollinger

PETITION No.: V-79

PHONE: 770-712-9873

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Jeff Zollinger

PRESENT ZONING: R-20

PHONE: 770-712-9875

LAND LOT(S): 164

TITLEHOLDER: Jeffrey Allen Zollinger

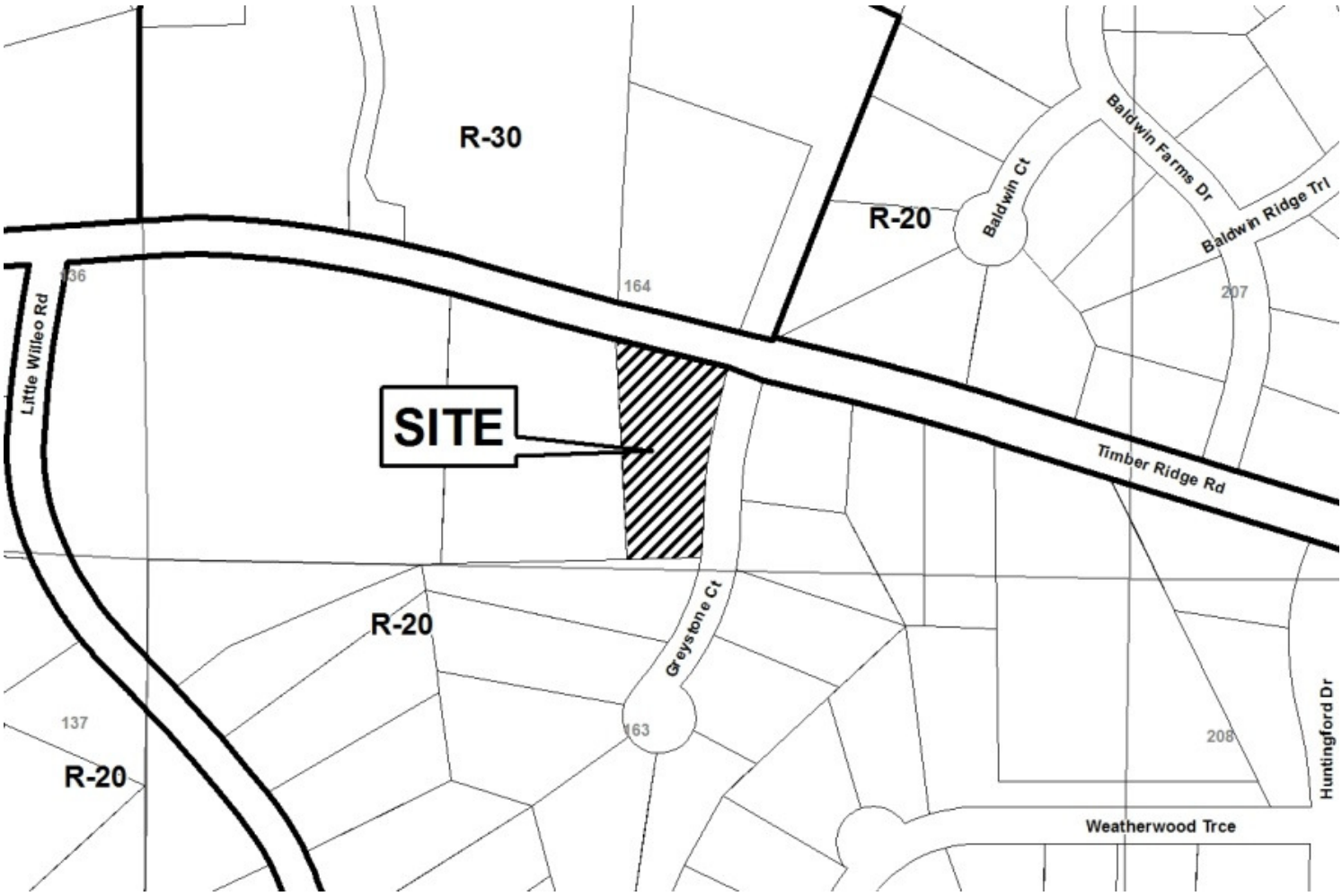
DISTRICT: 1

PROPERTY LOCATION: At the southwest intersection of Greystone Court and Timber Ridge Road (1790 Greystone Court).

SIZE OF TRACT: 0.81 acres

COMMISSION DISTRICT: **3**

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 16, 449 square feet for proposed Lot 12A and to 18,799 square feet for proposed Lot 12B.



RECEIVED
MAR 12 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-79
Hearing Date: 5-13-15

Applicant Jeff Zollinger Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com

Jeff Zollinger Address 1790 Greystone Court Marietta, GA 30068
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com

Sabrina L. Heard
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires October 13, 2016

Signed, sealed and delivered in presence of:

My commission expires: October 13, 2016 Sabrina L. Heard
Notary Public

Titleholder Jeff Zollinger Phone # 770-712-9873 E-mail jeff.zollinger@gmail.com

Signature (attach additional signatures, if needed) Address: 1790 Greystone Ct. Marietta, GA 30068
(street, city, state and zip code)

Sabrina L. Heard
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Commission Expires October 13, 2016

Signed, sealed and delivered in presence of:

My commission expires: October 13, 2016 Sabrina L. Heard
Notary Public

Present Zoning of Property R-20

Location 1790 Greystone Ct, Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 1st Size of Tract .81 Acre(s)

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

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

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

Grandparents want to buy part of the lot to be closer to daughter & grandchildren. Lot could easily accomodate two homes

List type of variance requested: Lot size varian for Lot 12A & 12B

Revised: March 5, 2013

RETRACEMENT AND LOT DIVISION SURVEY FOR

JUBILEE CHRISTIAN CHURCH INT'L.

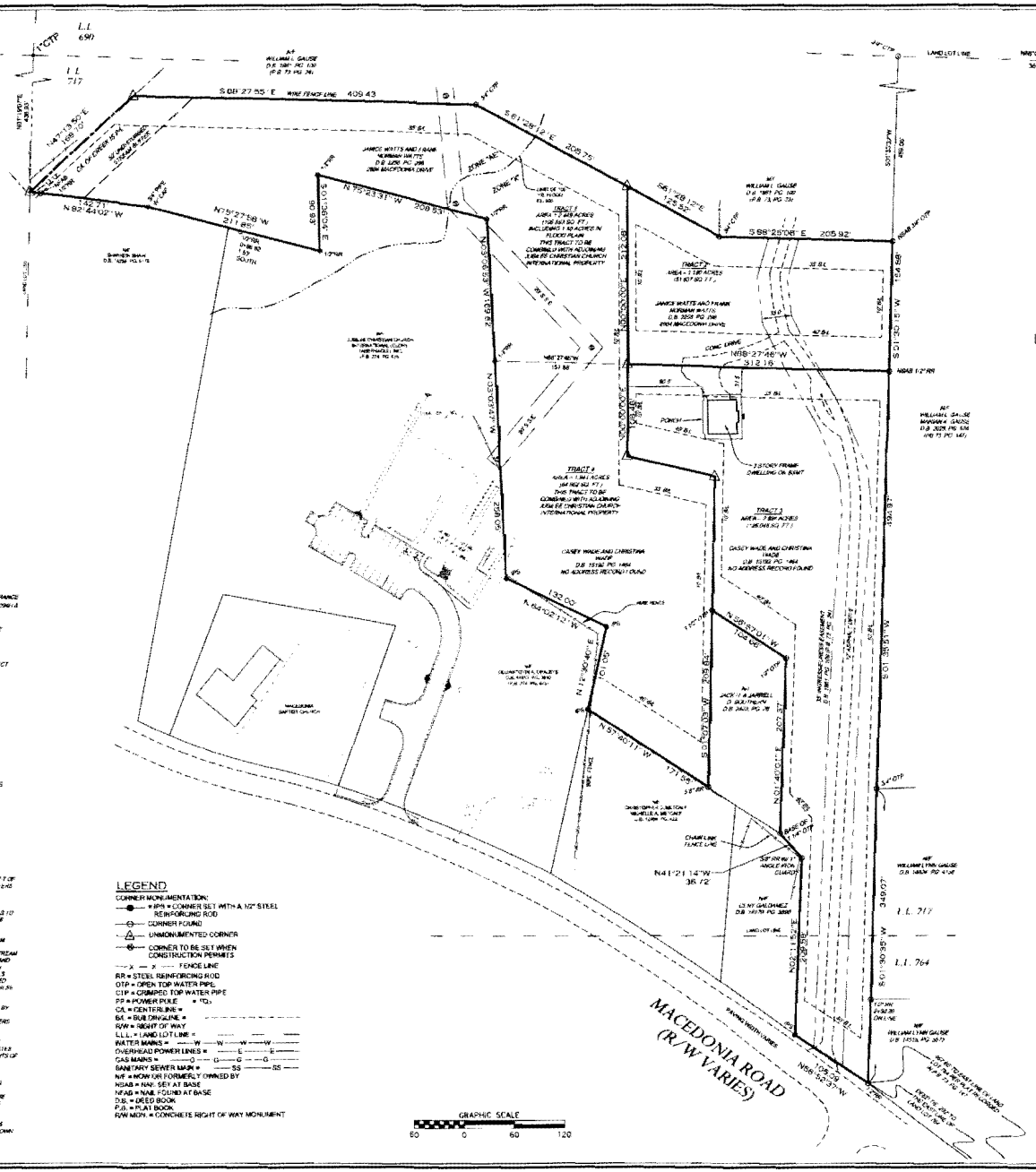
(GLORY TABERNACLE), INC.

LOCATED IN LAND LOTS 717 AND 764, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

TOTAL AREA = 8.477 ACRES
(369,240 SQ. FT.)
INCLUDING 1.50 ACRES WITHIN THE 100 YEAR FLOODPLAIN

NOTE:
THIS PLAT CONSTITUTES THE DIVISION OF COUNTY PARCELS AND IS SUBJECT TO THE REVIEW AND APPROVAL BY COBB COUNTY. THIS PLAT IS NOT FOR RECORDING

V-80
(2015)



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067C0291H EFFECTIVE DATE: MARCH 4, 2013
THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: "X" & "AE"

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

"AE" = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 % ANNUAL CHANCE FLOOD

TECHNICAL DATA

TRAVERSE PRECISION: 1 50,463
ANGLE ERROR: 8 SECONDS
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PREPARING: 10 04 2015

SURVEY NOTES

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN

THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY, NOR PROVIDED TO, THIS FIRM AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY

THERE IS A 25' NON-DISTURBANCE BUFFER/WARM WATER STREAMS AND A 50' NON-DISTURBANCE BUFFER/TROUT STREAMS ADJACENT TO ANY STREAM OR BODY OF WATER MARKED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY LAND DISTURBANCE NEAR THESE AREAS

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PURCHASER AND OR LENDER NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES INC. USING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR

BUILDING SETBACKS MUST BE REQUIRED ON THIS SPECIALTY PLAT ARE CONTINGENT ON THE FINAL PROPERTY LINE CONFIGURATION AND SHOULD BE HELD UPON ONLY AFTER APPROVAL BY THE COBB COUNTY ZONING DEPARTMENT

THERE MAY UNDERGROUND OR OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN

LEGEND

CORNER MONUMENTATION:
- ● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- ⊕ = CORNER FOUND
- △ = UNMONUMENTED CORNER
- ⊕ = CORNER TO BE SET WHEN CONSTRUCTION PERMITS

--x--x-- = FENCE LINE
RR = STEEL REINFORCING ROD
OTP = OPEN TOP WATER PIPE
CTP = CRIMPED TOP WATER PIPE
PP = POWER POLE
CA = CENTERLINE
BL = BUILDING LINE
R/W = RIGHT OF WAY
L.L.L. = LAND LOT LINE
WATER MAINS = —W—W—W—W—
OVERHEAD POWER LINES = —L—L—L—
GAS MAINS = —G—G—G—G—
SANITARY SEWER MAIN = —SS—SS—
N/F = NOW OR FORMERLY OWNED BY
NSAB = NAIL SET AT BASE
NFAB = NAIL FOUND AT BASE
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT

DATE	REVISIONS
9/14/15	REVISED PROPERTY LINES AND SETBACKS

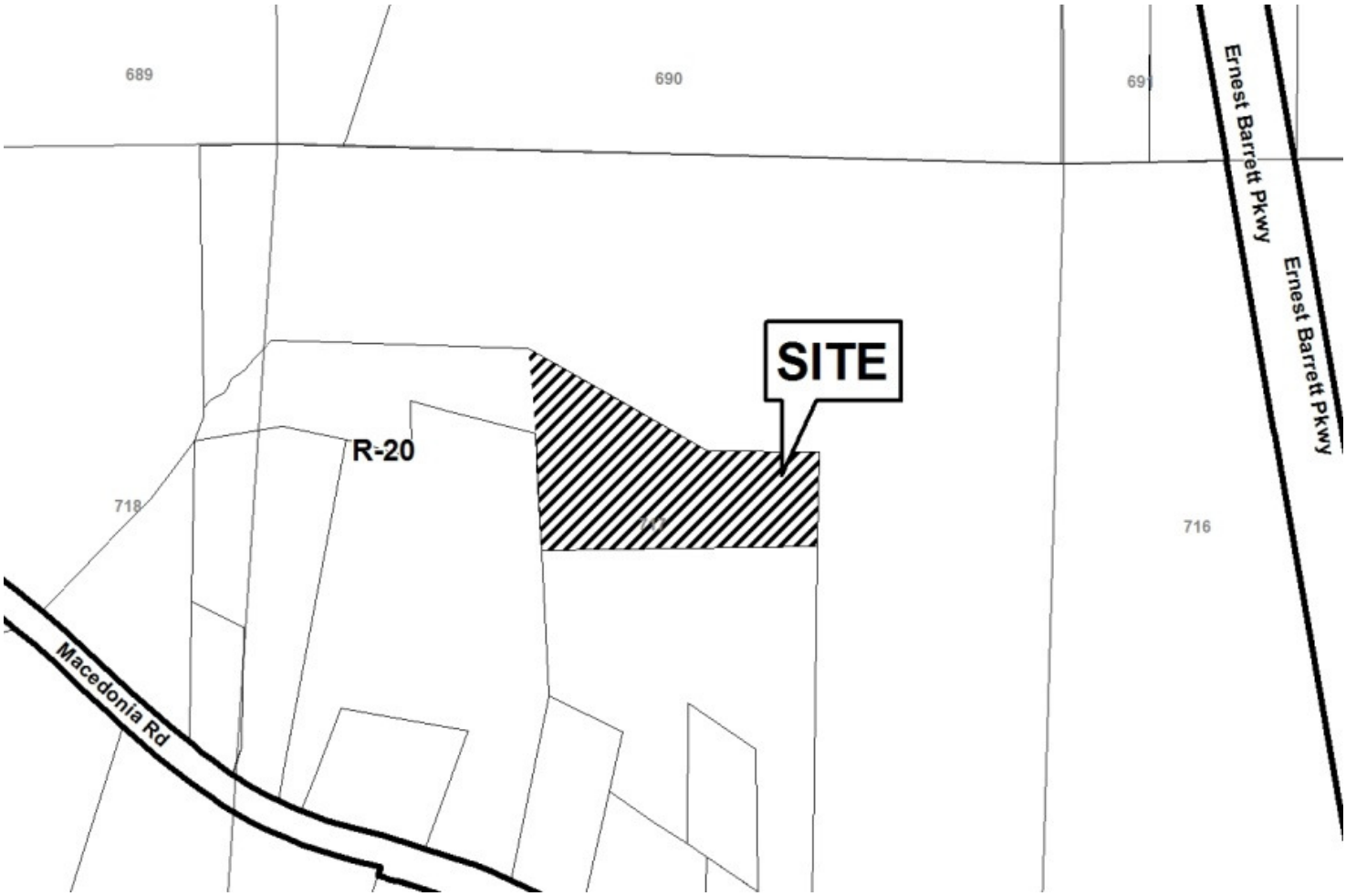
RECORDED

THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
VOICE: (770) 943-5903
FAX: (770) 943-5904
E-MAIL: BOB@CRUSSELLE.COM

PROJ. NO. 07-088
FILE: 07-088 (CONCEPT) (REVISED 1-30-2015).DWG
FIELD SURVEY DATE: 6-8-15
PLAT DATE: 1-2015 SCALE: 1"=60'

APPLICANT:	Jubilee Christian Church International, Inc.	**PETITION No.:**	V-80
PHONE:	770-422-7016	**DATE OF HEARING:**	5-13-2015
REPRESENTATIVE:	Parks F. Huff	**PRESENT ZONING:**	R-20
PHONE:	770-422-7016	**LAND LOT(S):**	717
TITLEHOLDER:	Janice Watts and Frank Norman Watts	**DISTRICT:**	19
PROPERTY LOCATION:	North of Macedonia Road, west of Ernest Barrett Parkway (2884 Macedonia Road).	**SIZE OF TRACT:**	1.19 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Waive the minimum road frontage from the required 75 feet to zero feet for Tract 2 accessed by a 35 foot ingress/egress easement.



Application for Variance
Cobb County

(type or print clearly)

Application No. V-80
Hearing Date: May 13, 2015

RECEIVED MAR 12 2015 CHIEF ZONING ADMINISTRATOR

Applicant Jubilee Christian Church International, Inc. Phone # _____ E-mail _____

Sams, Larkin, Huff & Balli, LLP

by Parks F. Huff Address 376 Powder Springs Street, Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

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

KAREN KING My Commission NOTARY PUBLIC EXPIRES 02-27-2019 BARTOW COUNTY, GEORGIA

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19 Karen S. King
Notary Public

Titleholder See attached Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____ _____
Notary Public

Present Zoning of Property R-20

Location 2884 Macedonia Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 717 District 19th Size of Tract 1.190 Acre(s)

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

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

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

The property owners own a tract of land without road frontage. They wish to subdivide the property and the current lot does not have road frontage. However, the lot is accessed via a private recorded easement

List type of variance requested: Section 134-197(4) which requires 75 feet of road frontage.

Revised: March 5, 2013

APPROXIMATE C/L OF ROTTENWOOD CREEK

WRESTED VEGETATION

WRESTED VEGETATION

25' STATE WATER BUFFER

IPS

20' X 16' GENERATOR DIKE
FOR 10' X 6' GENERATOR.

S27° 52' 26.31"E
605.641

S30° 01' 20.41"E
256.230

S20° 16' 37.07"E
255.161

15' MINOR SIDE SETBACK

20'

2'

16'

5/8" REBAR
DIST.

30' REAR SETBACK

1 - STORY
OFFICE BUILDING

100' STATE WATER BUFFER

MAR 12 2015

S59° 46' 52.40"W
140.692

294 INTERSTATE NORTH PARKWAY

1/2" REBAR
DIST.

30' REAR SETBACK

15' SIDE SETBACK

S18° 40' 36.27"E
169.333

D=39.3803
L=346.277, R=506.720

GEORGIA REGISTERED No. 033671 PROFESSIONAL ENGINEER JOSEPH M. SEVERIN

P.O.B.

INTERSTATE NORTH CIRCL
(VARIES PER DB 14404, PG 770)

GA West SPC

0 30 60
15 45

SCALE: 1"=30'

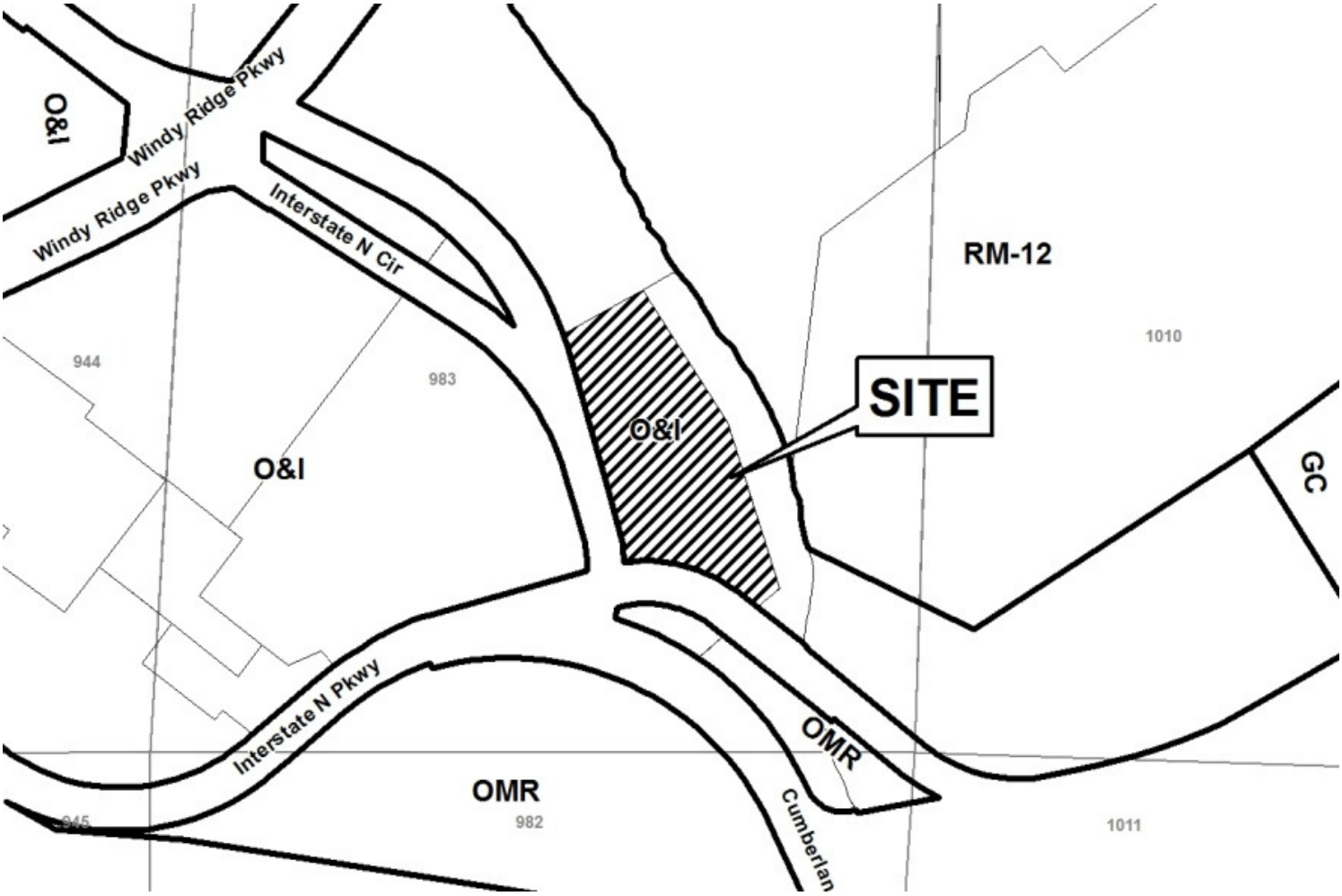
V-81
(2015)

LONG ENGINEERING, INC.	2550 Heritage Ct. Suite 100 Atlanta, Georgia 30339 Tel 770.951.2495 Fax 770.951.2496 www.longeng.com	GENERATOR DIKE ICE INOR SITE PLAN	3-12-15 / 1" = 30' SHEET 1 OF ONE DESIGN JS DRAWN CA JOB NO. ----

Plot Date: 3/12/2015 10:34 AM,
File Location: ---

APPLICANT:	IntercontinentalExchange/Humphries	**PETITION No.:**	V-81
PHONE:	404-992-2384	**DATE OF HEARING:**	05-13-2015
REPRESENTATIVE:	G. A. Ragsdale	**PRESENT ZONING:**	O&I
PHONE:	404-867-4894	**LAND LOT(S):**	983
TITLEHOLDER:	Interstate North Office Park, L.P. a Delaware LLC	**DISTRICT:**	17
PROPERTY LOCATION:	On the northeast corner of Interstate North Circle and Cumberland Boulevard (294 Interstate North Circle).	**SIZE OF TRACT:**	1.94 acres
		COMMISSION DISTRICT:	2

TYPE OF VARIANCE: 1) Allow an accessory structure (generator within 20 foot by 16 foot dike) to the side of the principal building; and 2) waive the rear setback from the required 30 feet to 4 feet.



BRIANNA HOLT NOTARY PUBLIC GEORGIA EXPIRES AUG. 13, 2016 COBB COUNTY

Application for Variance
Cobb County

(type or print clearly)

MAR 12 2015

Application No. V-81
Hearing Date: 5-13-15

Applicant INTERCONTINENTAL EXCHANGE HUMPHRIES & CO. Phone # 404-992-2384 E-mail JOE.DUNAN@THEICE.COM

G. A. RAGSDALE Address 5000 NEW NORTHSIDE DRIVE, ATLANTA 30328
(representative's name, printed) (street, city, state and zip code)

Phone # 404-926-4094 E-mail DUSTYR@HUMPANDCOMP.COM
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Aug. 13, 2016 Brianna Holt
Notary Public

Titleholder Interstate North Office Park, L.P. a Delaware LLC Phone # 770-956-3466 E-mail gina.dodson@cis.cushwake.com

Signature Address: 4333 Edgewood Rd NE, Cedar Rapids, IA 52499
(attach additional signatures, if needed) (street, city, state and zip code)

Interstate North Office Park, L.P. a Delaware LLC
by Interstate North Office Park GP, LLC, its sole general partner

Signed, sealed and delivered in presence of:

My commission expires 1-27-16 BARBARA J. ARMSTRONG Commission Number 764856 My Commission Expires 1-27-16 IOWA
Notary Public

Present Zoning of Property

Location 294 INTERSTATE NORTH CIRCLE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 983 District 17 Size of Tract 1.930 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).

PER ZONING SITE PLAN REVIEW OF 2/19/15 - ADDITION OF EMERGENCY GENERATOR. GENERATOR MUST BE LOCATED BEHIND BUILDING

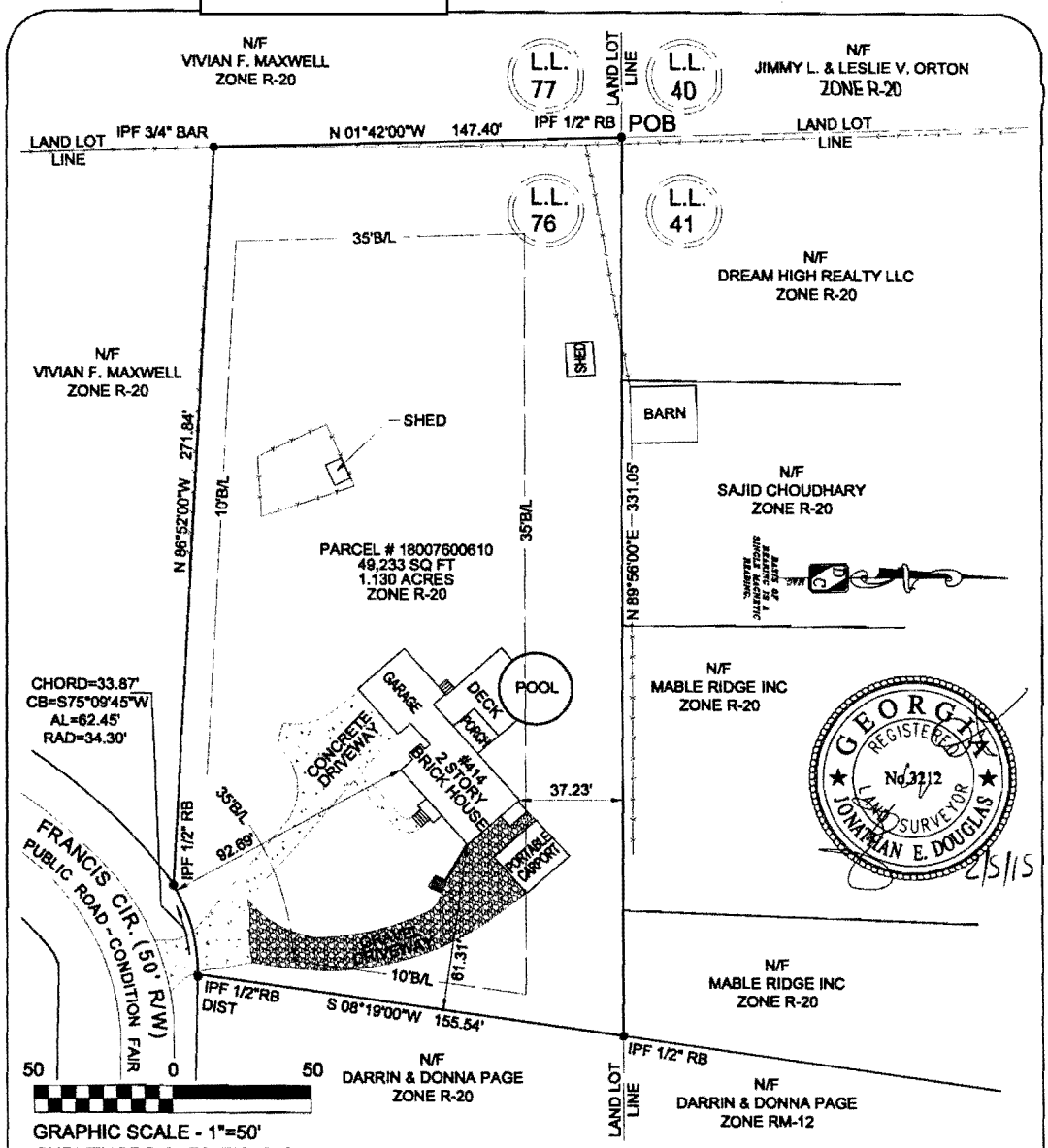
NO PROPERTY AVAILABLE TO LOCATE GENERATOR TO THE REAR OF THE BUILDING

List type of variance requested:

REQUEST VARIANCE TO LOCATE GENERATOR TO THE NORTHWEST SIDE OF BUILDING

Revised: March 5, 2013

V-82
(2015)



GRAPHIC SCALE - 1"=50'

SURVEYORS CERTIFICATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,986 FEET, AND ANGULAR ERROR OF 0 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NONE METHOD. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION GEOMAX ZOOM80 WAS USED TO GATHER THE ANGULAR AND DISTANCE USED IN THE PREPARATION IN THIS PLAT.

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.

2/5/15

JONATHAN E. DOUGLAS, R.L.S. #3212 *DATE*

FLOOD NOTE:

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #13067C0212 H LAST REVISED MARCH 4, 2013.

SURVEY REFERENCE:

1. WARRANTY DEED FOR PHILLIP WALLACE, DEED BOOK 14,612 PAGES 384-388, COBB COUNTY RECORDS, DATED MAY 29, 2006.

SITE NOTES:

ZONING: R-20
TOTAL SITE AREA: 49,233 SQ FT / 1.130 ACRES
BUILDING SETBACKS: 35' FRONT, 10' SIDE, 35' REAR

DOUGLAS CONSULTING LLC
248 Gilliam Ct.
Locust Grove, GA 30248
Boundary, Topographic, Mortgage, & ALTA Surveys
Subdivisions, Land Planning, Construction Layout, & Custom Floorplans
Cell (770)334-5547
Office (770)288-2117
Fax (770)288-2117
douglasconsultingllc@yahoo.com

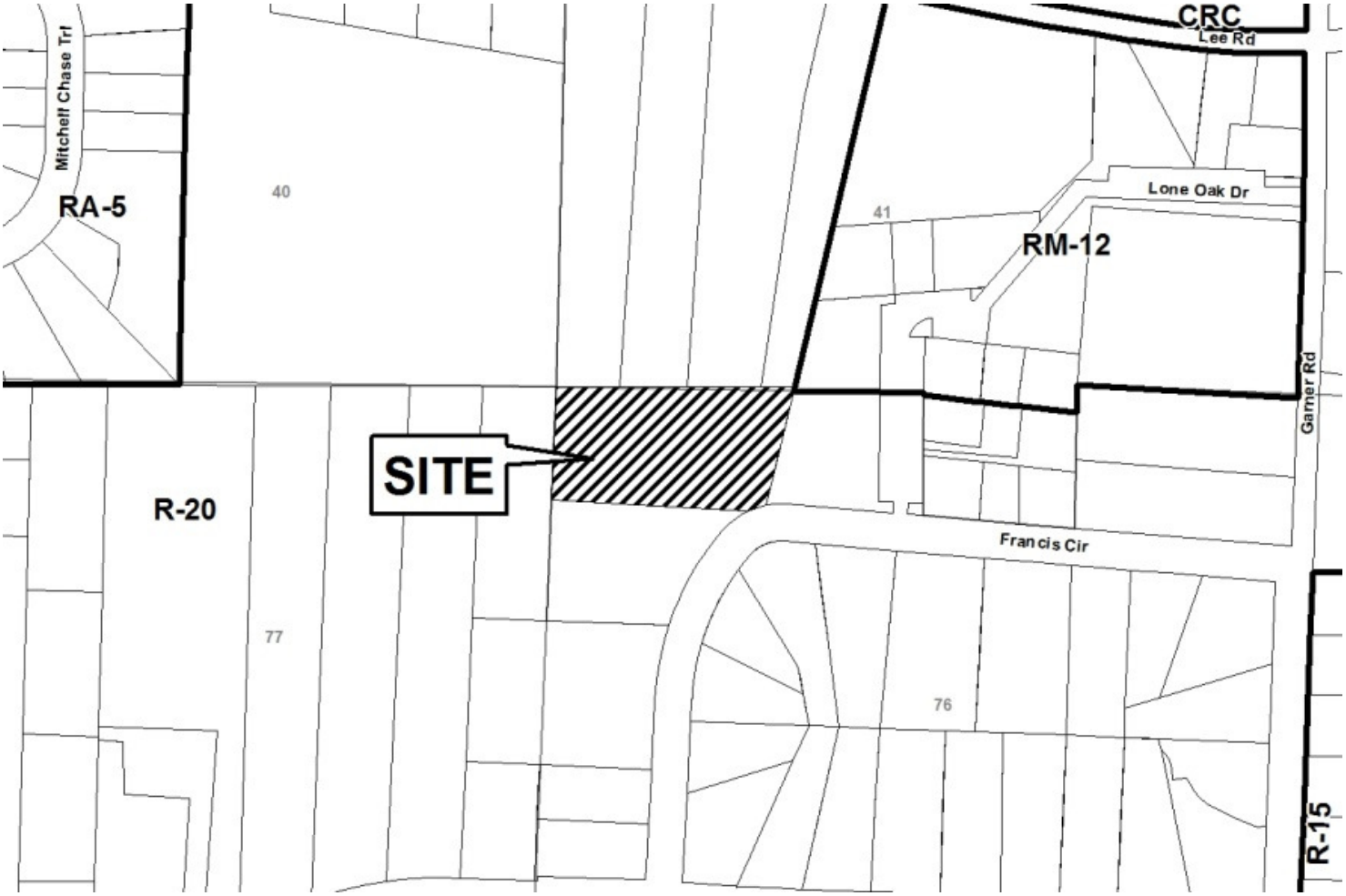
SURVEY FOR:
PHILLIP WALLACE
414 FRANCIS CIRCLE
CITY OF MABLETON
LAND LOT 76, 18TH DISTRICT, 2ND SECTIO
COBB COUNTY, GEORGIA

CHECKED: JED
DRAWN: JED
SCALE: 1"=50'
FIELD DATE: 02-05-2015
DWG. DATE: 02-05-2015
JOB NO.: 414 FRANCIS

C:\JO Land Projects\DC 13 Jobs\414 Francis Circle, Mableton, GA\DWG\414 Francis Circle, Mableton, GA.dwg, 1:1

APPLICANT:	Phillip Wallace	**PETITION No.:**	V-82
PHONE:	404-384-1239	**DATE OF HEARING:**	05-13-2015
REPRESENTATIVE:	Phillip Wallace	**PRESENT ZONING:**	R-20
PHONE:	404-384-1239	**LAND LOT(S):**	76
TITLEHOLDER:	Phillip Wallace	**DISTRICT:**	18
PROPERTY LOCATION:	On the north side of Francis Circle, west of Garner Road (414 Francis Circle).	**SIZE OF TRACT:**	1.10 acres
		COMMISSION DISTRICT:	4

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; and 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface.



RECEIVED
MAR 12 2015
COBB COUNTY ZONING AGENCY

Application for Variance
Cobb County

(type or print clearly)

Application No. V-82
Hearing Date: 5-13-15

Applicant Phillip Wallace Phone # 404 384 1239 E-mail Phillipwall@ymail.com

Phillip Wallace Address 414 mableton Sw, mableton GA 30126
(representative's name, printed) (street, city, state and zip code)

(representative's signature) Phone # 404 384 1239 E-mail Phillipwall@ymail.com

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

Signed, sealed and delivered in presence of:

My commission expires: _____ Donald Paul Wells
Notary Public

Titleholder Phillip Wallace Phone # 404 384 1239 E-mail Phillipwall@ymail.com

Signature _____ Address: 414 francis cir Sw, mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: _____ Donald Paul Wells
Notary Public

Present Zoning of Property Residential

Location 414 francis cir Sw mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0076 District 18 Size of Tract 1.1 Acre 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 1.1 Acre Shape of Property _____ Topography of Property _____ Other _____

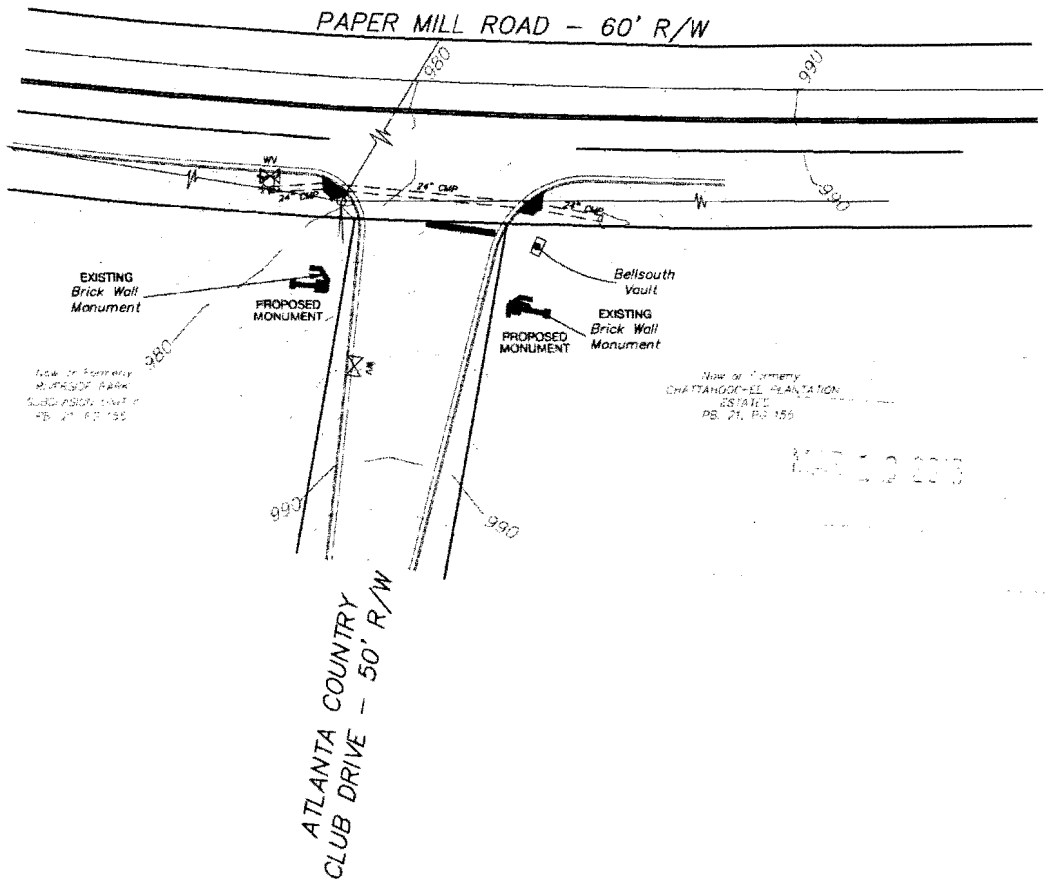
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The House is Located close to the property line and the car port in Question is 5' from property line, but if placed behind the house would cross the property. The gravel driveway in Question is used by the Sewer inspectors annually to get to the Easment that runs behind the property. If a lawn was placed where the gravel is located it would be trampled by Sewer hoe cat.

List type of variance requested:

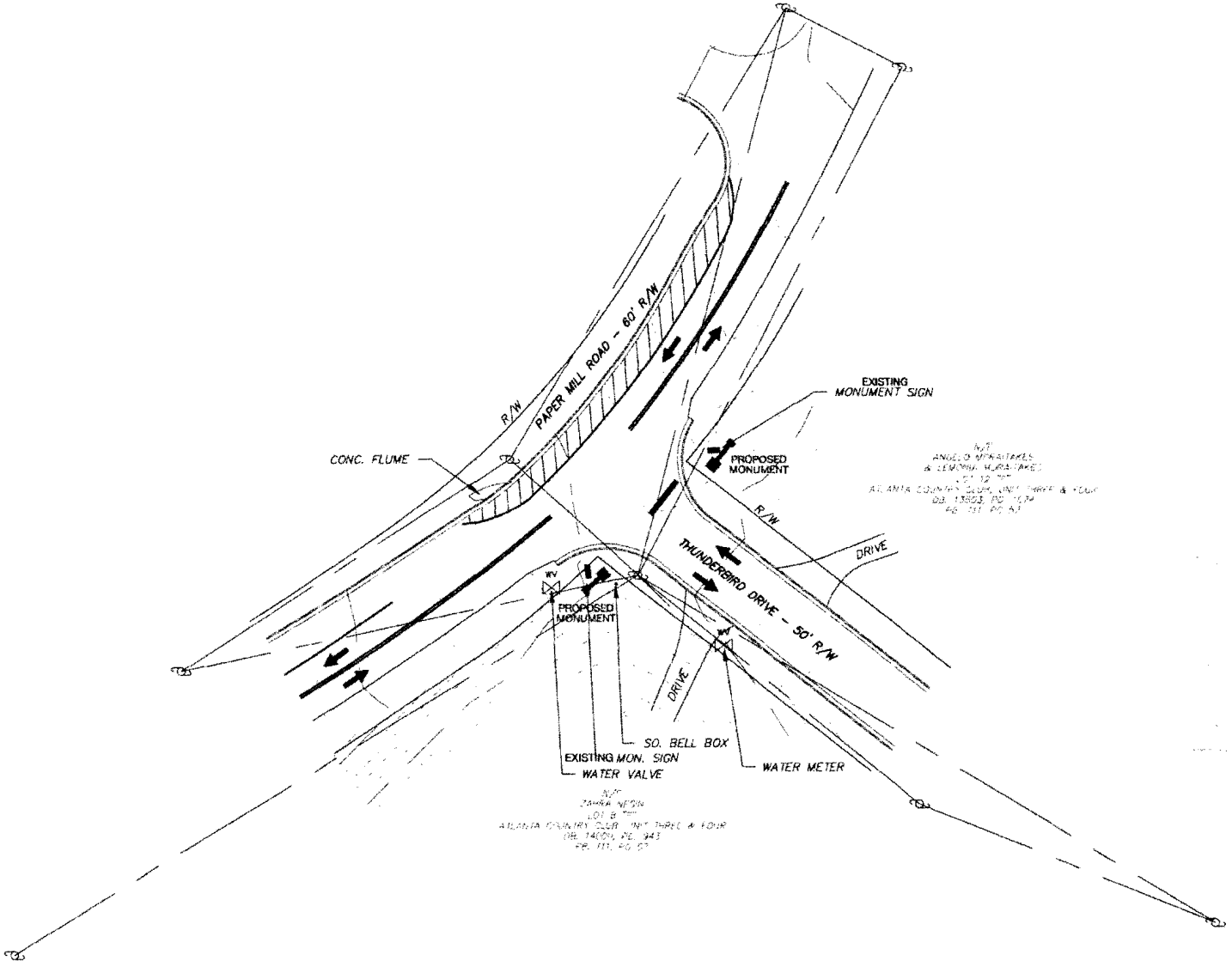
I wish to have the gravel driveway grandfathered in and the parking car port to remain as it was when the house was perchased!

Revised: March 5, 2013



ATLANTA COUNTRY CLUB DRIVE AT
PAPER MILL ROAD

V-83
(2015)



THUNDERBIRD DRIVE AT
PAPER MILL ROAD

V-83
(2015)

APPLICANT:	Chattahoochee Plantation Community Association	**PETITION No.:**	V-83
PHONE:	770-429-1499	**DATE OF HEARING:**	5-13-2015
REPRESENTATIVE:	John H. Moore	**PRESENT ZONING:**	R-80
PHONE:	770-429-1499	**LAND LOT(S):**	1260
TITLEHOLDER:	Various Titleholders on File in Zoning Office	**DISTRICT:**	16
PROPERTY LOCATION:	Chattahoochee Plantation Community's access points from Paper Mill Road onto Atlanta Country Club Drive and Thunderbird Drive (Various Addresses).	**SIZE OF TRACT:**	6.30 acres (total)
		COMMISSION DISTRICT:	**2**

TYPE OF VARIANCE: 1) Waive the maximum height of a residential subdivision sign from eight (8) feet to twenty-two (22) feet; and 2) waive the maximum height of a fence or wall adjacent to a public road right-of-way from six (6) feet to twenty-two (22) feet.

RECEIVED
MAR 12 2015
ZONING DEPARTMENT

Application for Variance
Cobb County

(type or print clearly)

Application No. V-83 (2015)
Hearing Date: 05/13/2015

Applicant Chattahoochee Plantation Community Association Phone # _____ E-mail _____

Moore Ingram Johnson & Steele, LLP
John H. Moore (representative's name, printed) Address Emerson Overlook, 326 Roswell Street Marietta, GA 30060 (street, city, state and zip code)

BY: _____ (representative's signature) Phone # (770) 429-1499 E-mail jmoore@mijs.com
Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2019

Carolyn E. Cook
Notary Public

CAROLYN E. COOK NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JANUARY 10, 2019

Titleholder _____ Phone # _____ E-mail _____

Signature See Exhibit "A" attached collectively hereto (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 R-30; R-80

Location Southerly side of Paper Mill Road, at its intersection with Atlanta Country Club Drive; and southerly side of Paper Mill Road at its intersection with Thunderbird Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077, 1089, 1260 District 17th, 16th Size of Tracts 6.3± (total) 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: See Exhibit "B" attached hereto and incorporated herein by reference.

V-83
(2015)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: **V-** 83 **(2015)**
Hearing Date: **May 13, 2015**

Applicant: **Chattahoochee Plantation Community Association**
Titleholders: **Ryan Farnsley and Kristen Bernheim; Roberta S. Jackson; Zahra Negrin; and Angelo Moraitakes and Lemonia Moraitakis [sic] (n/k/a Lemonia Moraitakes)**

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

Applicant requests a waiver of the maximum height for a residential subdivision/development sign from the allowed eight (8) feet to a maximum of twenty-two (22) feet; together with a waiver of the maximum height for a fence or wall adjacent to public road right-of-way from the allowed eight (8) feet to a maximum of twenty-two (22) feet. The requested waivers will permit the erection of new entrance monuments and walls for the Chattahoochee Plantation Community at its access points from Paper Mill Road onto Atlanta Country Club Drive and Thunderbird Drive. The new signage at each access point would allow for more visibility for the signage relating to the Chattahoochee Plantation Community as there are currently located at each access point, along Paper Mill Road, various roadway traffic signs, existing, mature trees and shrubs, power poles and lines, and the like. Additionally, failure to grant the requested variances would result in the proposed entrance monuments not being relatively the same size and appearance as those of similar types of neighborhoods along Paper Mill Road and within close proximity to Chattahoochee Plantation. Attached as Exhibit "1" is a prototype of the monument signage proposed for the location of Paper Mill Road onto Atlanta Country Club Drive. The signage proposed for the location of Paper Mill Road onto Thunderbird Drive will be similar, but on a smaller scale.

The variances requested herein are not substantial; and construction of the monument signage and walls shall meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.

List type of variances requested:

(1) Waiver of height of residential subdivision signage from maximum allowable of eight (8) feet to a maximum of twenty-two (22) feet (*See* § 134-314(e)(3)); and

(2) Waiver of height of fence or wall adjacent to public road right-of-way from the maximum of eight (8) feet to a maximum of twenty-two (22) feet (*See* § 134-267(b)).

V-83
(2015)
Exhibit

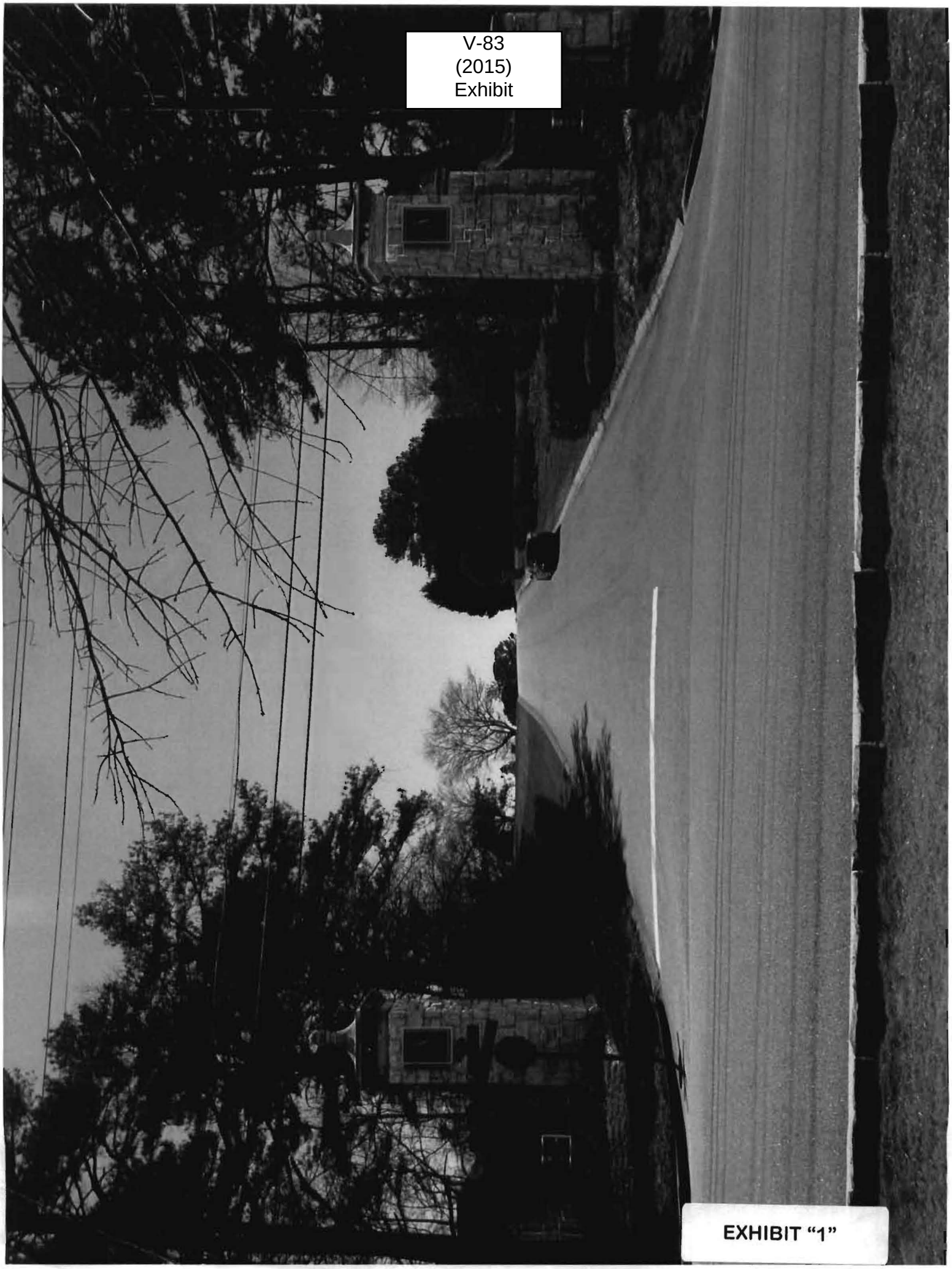
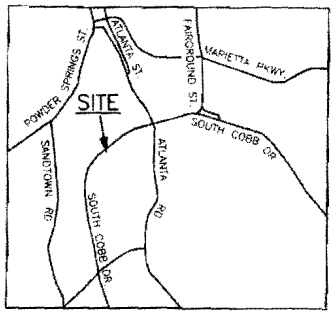


EXHIBIT "1"



VICINITY MAP
(NOT TO SCALE)

V-84
(2015)

NOTES:

FIELD INFORMATION FOR THIS
OBTAINED WITH A 5 SECOND
AND AN ELECTRONIC DISTANC

THE FIELD DATA UPON WHICH
OR PLAT IS BASED HAS A CL
PRECISION OF ONE FOOT IN
AND AN ANGULAR ERROR OF
PER ANGLE POINT AND WAS
LEAST SQUARES

THIS MAP OR PLAT HAS BEEN
FOR CLOSURES AND IS FOUN
ACCURATE WITHIN ONE FOOT

ALL ISSUES OF TITLE ARE EX
SURVEY UNLESS NOTED.

THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13067C0050 F,
DATED AUGUST 18, 1992

PROPERTY IS ZONED GC (GENERAL COMMERCIAL)
MINIMUM SET-BACK REQUIREMENTS:
FRONT - 50 FEET
SIDE - 10 FEET
REAR - 30 FEET

LEGEND:

A	ARC
R	RADIUS
C	CHORD
R/W	RIGHT OF WAY
N/F	ADJOINING OWNERSHIP
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CO	CLEAN-OUT
WV	WATER VALVE
GV	GAS VALVE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
DI	DROP INLET
HW	HEADWALL
SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
CLF	CHAIN LINK FENCE
PVC	POLYVINYL CHLORIDE
LP	LIGHT POLE
PP	POWER POLE
D.B.	DEED BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
RB	REBAR
OT	OPEN TOP PIPE
—+—+—	FENCE
—^^^—	OVERHEAD POWER LINE
—G—	GAS LINE

MAR 13 2015

37,162 SQ. FT.
0.853 ACRES

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

SCALE : 1" = 20'
0' 10' 20' 40'

GEORGIA REGISTERED No. 2808 LAND SURVEYOR GARY L. COOPER
2/12/07

SURVEY FOR
KEUM HWAN AN,
FIRST INTERCONTINENTAL BANK &
CHICAGO TITLE INSURANCE COMPANY

855 SOUTH COBB DRIVE
MARIETTA, GEORGIA
D.B. 14136, PG. 4187

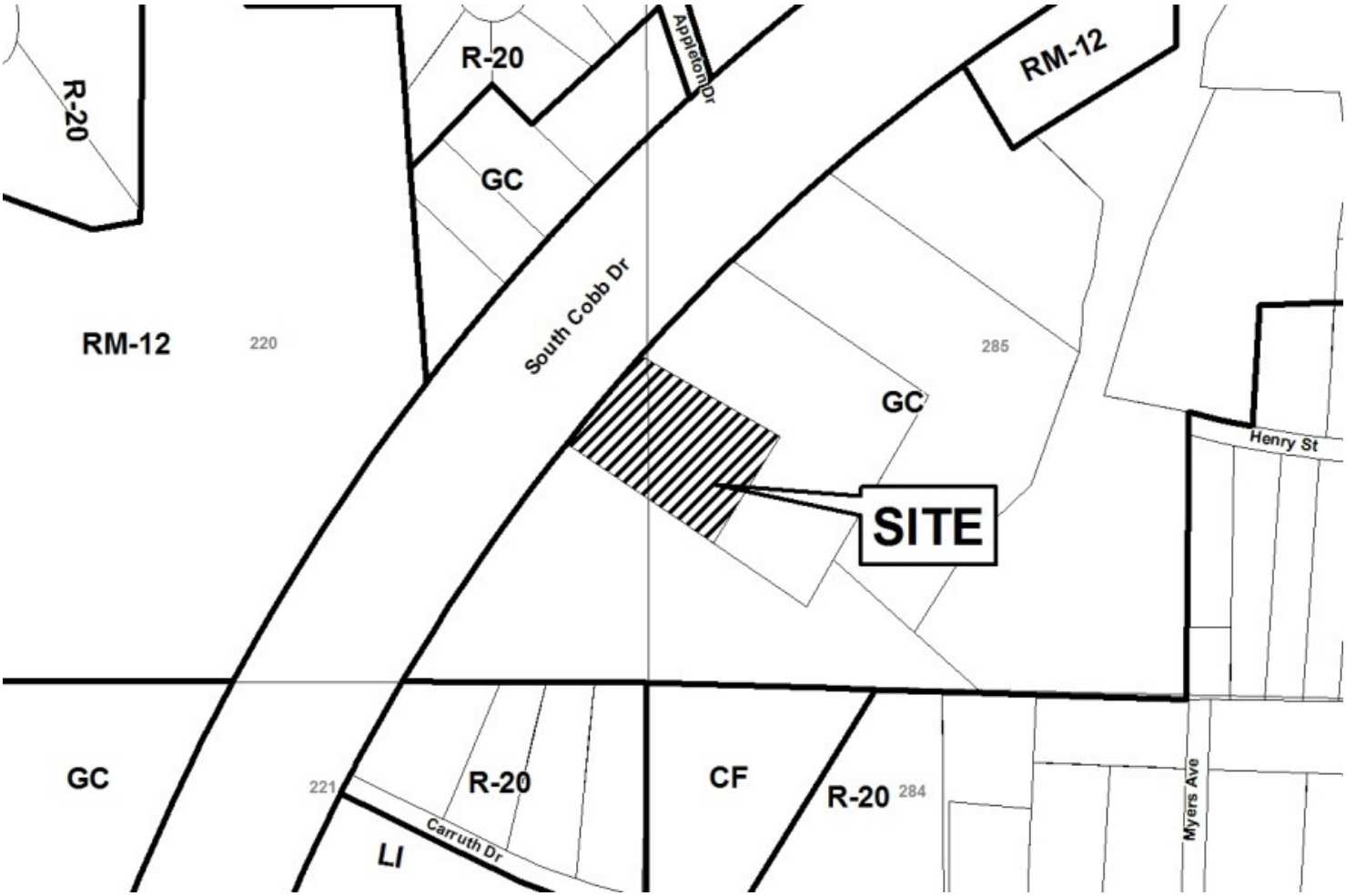
ADAM & LEE LAND SURVEYING
5840 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770) 554-6995

COUNTY:	COBB
LAND LOT:	220 & 285
DISTRICT:	17TH
SECTION:	2ND
SCALE:	1"=20'
FIELD:	2-7-07 BY: SM
OFFICE:	2-9-07 BY: GSG
REVISED:	

07038

APPLICANT:	Caleb Mosley	**PETITION No.:**	V-84
PHONE:	770-536-7906	**DATE OF HEARING:**	5-13-2015
REPRESENTATIVE:	Polly Licciardi	**PRESENT ZONING:**	GC
PHONE:	770-536-7906	**LAND LOT(S):**	220, 285
TITLEHOLDER:	Bouldercrest Investments, LLC	**DISTRICT:**	17
PROPERTY LOCATION:	On the east side of South Cobb Drive, north of Carruth Drive (855 South Cobb Drive).	**SIZE OF TRACT:**	0.85 acres
		COMMISSION DISTRICT:	**4**

TYPE OF VARIANCE: Increase the maximum allowable total sign area from 65 square feet to 117 square feet.



MAR 13 2015

Application for Variance
Cobb County

(type or print clearly)

Application No. V-84
Hearing Date: 5-13-15

Applicant Caleb Mosley Phone # 770-536-7906 E-mail Cmosley@totalimaginginc.com

Polly Ricciardi Address 1103 Riverside Drive, Gainesville, GA 30501
(representative's name, printed) (street, city, state and zip code)

(representative signature) Phone # 770-536-7906 E-mail Pricciardi@totalimaginginc.com

KEVIN THOMAS STRALEY
Notary Public, Georgia
Hall County
My Commission Expires
March 17, 2018

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

Notary Public

*Titleholder Boulevard Investments LLC Phone # 770513-111 E-mail steve@millerhooperlaw.com

Signature Address: 1550 N. Brook, Ste 130, Lawrenceville GA 30043
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 3/4/16

Notary Public

KELLY NERGARA
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 4, 2016

Present Zoning of Property General commercial

Location 855 S Cobb Drive SE, Marietta, GA.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 220 & 285 District 17th Size of Tract .853 Acre(s)

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

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

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

The store owner can't properly display his brand "Gulf" on ~~the~~ his gas canopy. Due to the sq. ft. restrictions at this location.

List type of variance requested: Request for ~~an~~ more square footage to Image gas canopy with Gulf image. (42 sq. ft. needed.)

Revised: March 5, 2013

855 S Cobb Drive Se
Marietta,GA

American Renewables
Market & Fuel

V-84
(2015)
Exhibit

TOTAL IMAGING
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville,GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Sign Code

Project/Location: 855 S Cobb Drive Se
Marietta,GA
Customer: Mountain Express Oil
Drawn by: C Mosley

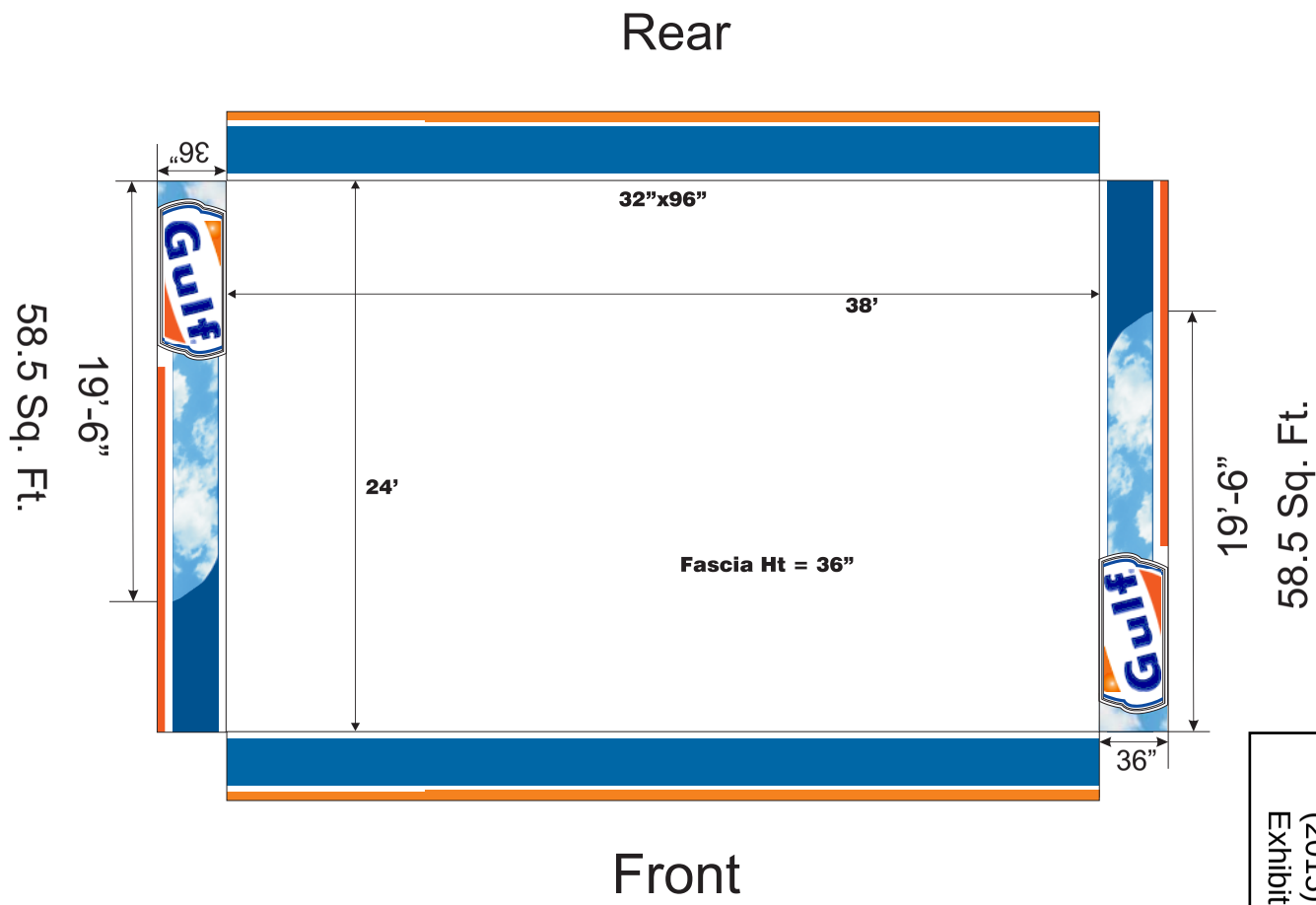
Job Number: MEX-21449-GU
Date: 10/03/2014
Scale: NTS

CANOPY

American Renewables
Market & Fuel

SCOPE OF WORK

A	Install Gulf canopy corner caps.
B	Remove existing gas canopy fascia and dispose.
C	Frame, route and install new ACM fascia panels"
D	Pressure wash Gas canopy decking. Prime and finish paint gas canopy decking.
E	Sand, prime and finish paint square gas canopy columns.



V-84
(2015)
Exhibit

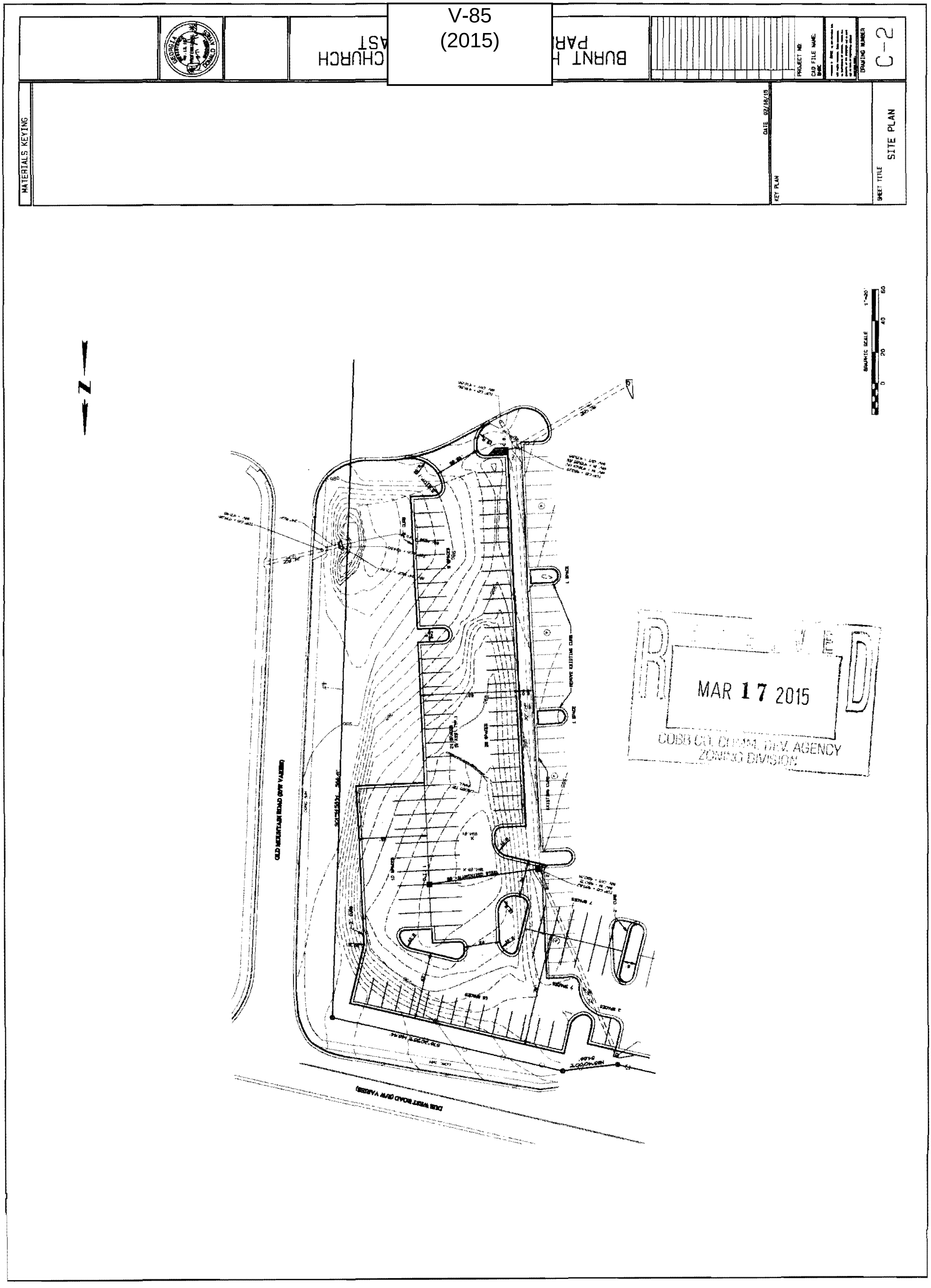
TOTAL IMAGING
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville,GA 30501
Phone (770) 536-7906 Fax (770) 532-0497

Sign Code

Project/Location: 855 S Cobb Drive Se
Marietta,GA
Customer: Mountain Express Oil
Drawn by: C Mosley

Job Number: MEX-21449-GU
Date: 10/03/2014
Scale: 1/8"=1'

V-85
(2015)



RECEIVED
MAR 17 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Burnt Hickory Baptist Church

PETITION No.: V-85

PHONE: 770-590-0334

DATE OF HEARING: 5-13-2015

REPRESENTATIVE: Chip Vincent

PRESENT ZONING: R-30

PHONE: 770-590-0334 x214

LAND LOT(S): 300

TITLEHOLDER: Burnt Hickory Baptist Church, Inc.

DISTRICT: 20

PROPERTY LOCATION: On the south side of Due West Road, west of Old Mountain Road (5145 Due West Road).

SIZE OF TRACT: 28.81 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: To allow parking to be established in the required front yard of an R district for a non residential use.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

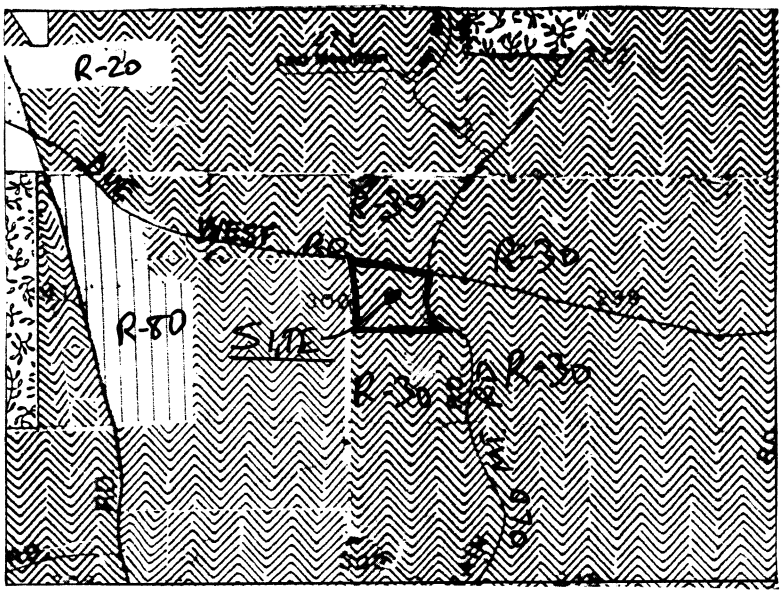
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____

_____

_____



MAR 17 2015
COBB CO. CHAMPION AGENCY
ZONING DIVISION

Application for Variance
Cobb County

(type or print clearly)

Application No. V-85
Hearing Date: 5-13-15

Applicant Burnt Hickory Baptist Church Phone # 770-590-0334 E-mail cvincent@burnthickory.com

Chip Vincent / (representative's name, printed) Address 5145 Due West Road, Powder Springs, Ga 30127 (street, city, state and zip code)

(representative's signature) Phone # 770-590-0334 Ex.214 E-mail cvincent@burnthickory.com

JOANN GREGORY
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
My Commission Expires July 25, 2017

My commission expires:

Signed, sealed and delivered in presence of:

JoAnn Gregory Notary Public

Titleholder Burnt Hickory Baptist Church Phone # 770-590-0334 E-mail cvincent@burnthickory.com

Signature Chip Vincent / Chip Vincent Address: 5145 Due West Rd Powder Springs 64 30127

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

Bus. Manager

JOANN GREGORY
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
My Commission Expires July 25, 2017

My commission expires:

Signed, sealed and delivered in presence of:

JoAnn Gregory Notary Public

Present Zoning of Property R-30

Location 5145 Due West Road, Powder Springs Ga. 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 300 District 20th Size of Tract 28.81 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).

Church needs to provide additional parking for congregation. Church would like to provide this parking on this contiguous property without asking parishioners to walk from parking across old mt. Road. creating a safety concern.

List type of variance requested: Request a variance for allowing a parking lot to be constructed within the Front Yard Setback of the property (Along Old Mountain Road)

Revised: March 5, 2013