

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 15, 2015

DUE DATE: June 15, 2015

Distributed: May 22, 2015



Cobb County...Expect the Best!

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

EQUIPMENT USED: TOPCON GTS-303 TOTAL STATION

REFERENCE: PLAT BOOK 73 PAGE 165

CURRENT ZONING: R-15

SETBACKS: 35 FT.

FRONT: 10 FT.

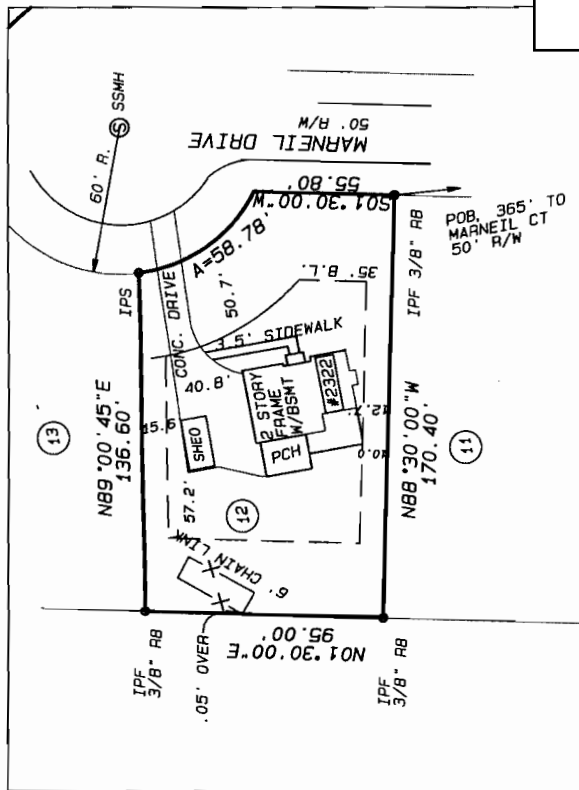
SIDES: 30 FT.

REAR: 30 FT.

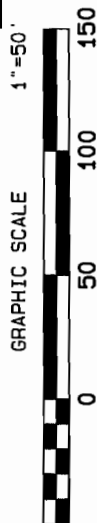
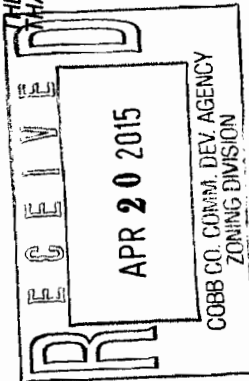
LOT AREA: 15,759 SQ. FT.

SURVEY NOTES:

1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,838 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT = TOPCON GTS 303 TOTAL STATION
4. DATE OF SURVEY: 04-07-15
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0063 H, DATED 11-02-2012, AND HAVE DETERMINED THAT A PORTION OF THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
7. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



THE PURPOSE OF THIS VARIANCE IS TO REMOVE THE REQUIREMENT THAT THE SHED BE BEHIND THE MAIN STRUCTURE ON THE PROPER



BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

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

DRAWN BY
RBB
CHECKED BY
RBB
DRAWING SCALE
1" = 50'
FILE NUMBER:
5159. PRO
JOB NUMBER
5159

REVISION RECORD
DATE PURPOSE

VARIANCE PLAT
LOT #12 HAMPSHIRE PLACE
LOCATED IN LAND LOT 627
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: APRIL 9, 2015
PREPARED FOR:
MARY LOU PAGANO



4-09-15

V-96
(2015)

APPLICANT: Len Pagano, Jr.

PHONE: 770-509-7958

REPRESENTATIVE: MaryLou Pagano

PHONE: 404-558-2212

TITLEHOLDER: Leonard A. and Mary Lou S. Pagano

PROPERTY LOCATION: On the west side of

Marneil Drive, north of Marneil Court

(2322 Marneil Lane).

PETITION No.: V-96

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-15

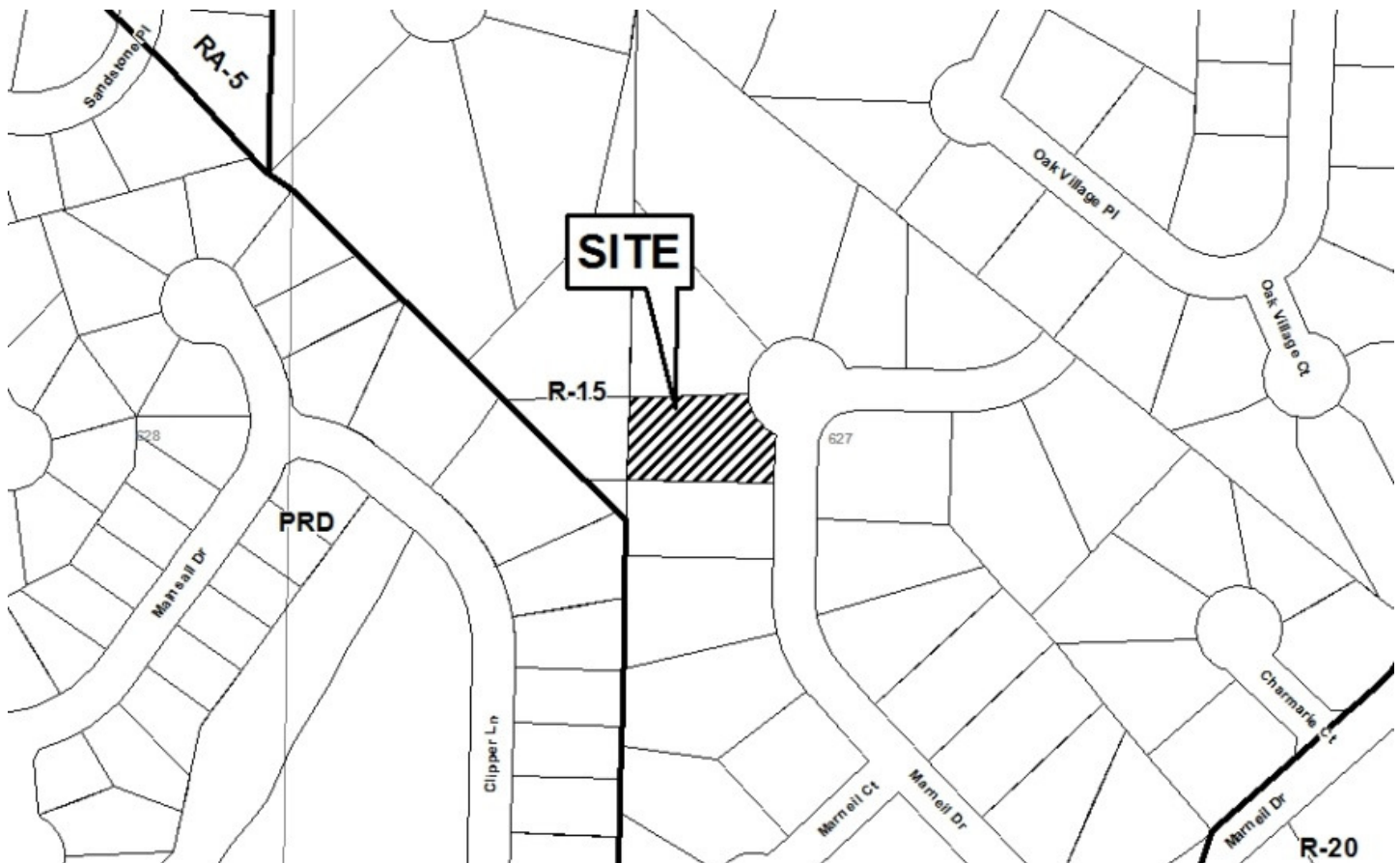
LAND LOT(S): 627

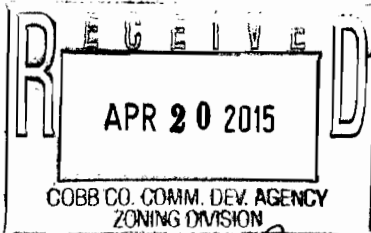
DISTRICT: 16

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: To allow an accessory structure (approximately 200 square foot shed) to the side of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-96

Hearing Date: 7-15-15

Applicant Len Pagano, JR.

Phone # 770-509-7958

E-mail len.pagano@SafeAmerica.org

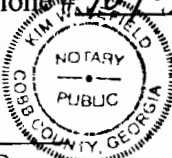
MARYLOU PAGANO
(representative's name, printed)

Address 2322 MARNEIL DR, MARIETTA, GA 30062
(street, city, state and zip code)

Mary Lou Pagano
(representative's signature)

Phone # 404-558-2212

E-mail MARYLOU.PAGANO@SafeAmerica.org



Signed, sealed and delivered in presence of:

Kim Wakefield
Notary Public

My commission expires:

MARYLOU PAGANO

My Commission Expires
November 19, 2018

Titleholder Len Pagano, JR.

Phone # 770-509-7958

E-mail len.pagano@SafeAmerica.org

Signature Len

(attach additional signatures, if needed)

Address: 2322 MARNEIL Drive, MARIETTA, GA 30062
(street, city, state and zip code)

Mary Lou Pagano



Signed, sealed and delivered in presence of:

Kim Wakefield
Notary Public

My commission expires:

My Commission Expires
November 19, 2018

Present Zoning of Property

Location 2322 MARNEIL Drive, MARIETTA; nearest intersection is

AMPSHIRE PLACE S/D
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #12

District 16th

Size of Tract _____ Acre(s)

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

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

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

The hardship we are requesting a variance about is locating a shed from our driveway to the back of our property. The hardship is caused by a steep sloping topography which is heavily wooded. This topography prevents the successful relocating of the shed.

List type of variance requested:

Variance allowing a shed to stay located at the end of the driveway on this property.

THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 74,
PAGE 152. THE PURPOSE OF THIS REVISION IS TO:

SHOW CURRENT BUILDING SETBACKS FOR R-20 ZONING.

APPROVED BY: _____ DATE _____
COBB COUNTY ZONING DIVISION

COBB COUNTY DEVELOPMENT & INSPECTIONS DIVISION _____ DATE _____

- SURVEY NOTES:
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 134,429 FEET.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN AVERAGE OF 03" PER ANGLE AND WAS ADJUSTED USING THE COMPLEX RULE.
 3. EQUIPMENT: TOPCON GPT 8205A ROBOTIC STATION
 4. DATE OF SURVEY: 03-25-15
 5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FTA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0068H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

CURRENT ZONING: R-20
FRONT SETBACK: 35 FT.
MINOR SIDE SETBACK: 10 FT.
MAJOR SIDE SETBACK: 25 FT.
REAR SETBACK: 35 FT.
SETBACKS ARE PER CURRENT ZONING REQUIREMENTS.
LOT AREA = 22,674 SQ. FT.

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

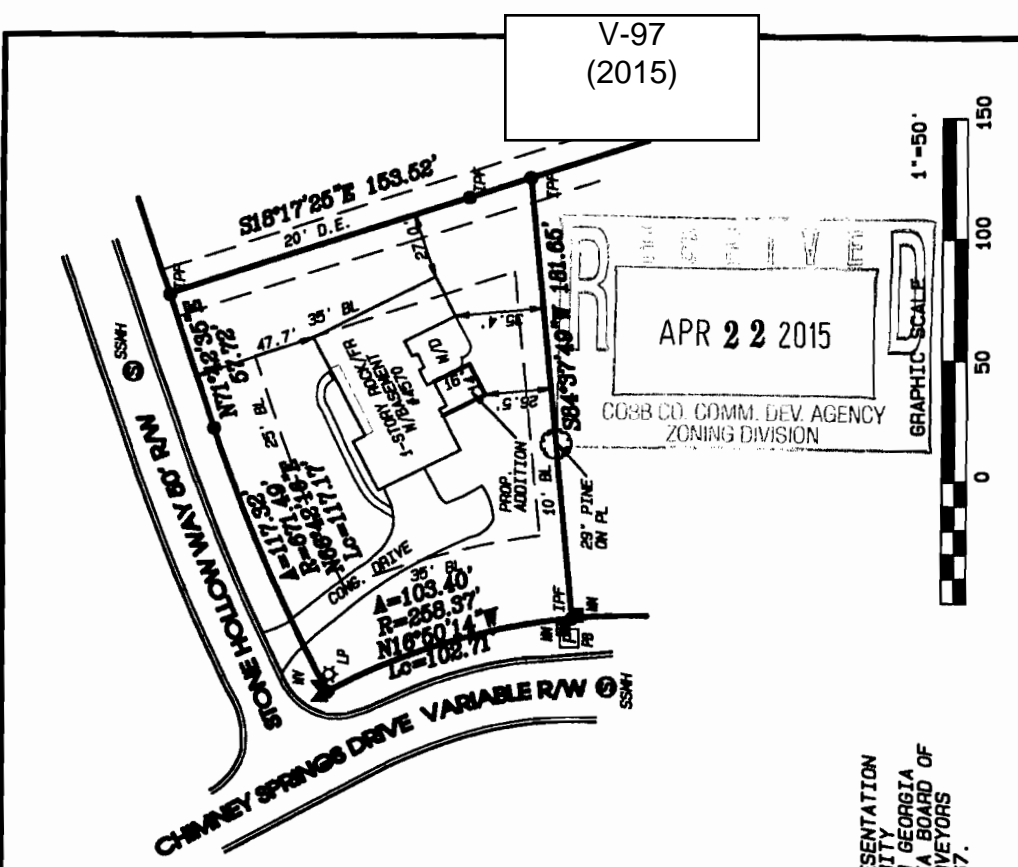
BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

DRAWN BY
RBB
CHECKED BY
RBB
DRAWING SCALE
1" = 50'
FILE NUMBER
6040.PRO
JOB NUMBER
6040



REVISION RECORD			
DATE	PURPOSE	ADDRESS	COMMENTS
4-16-15			

FINAL SURVEY
LOT 31, BLOCK "T",
CHIMNEY SPRINGS SUBD. UNIT 9
LOCATED IN: LAND LOT 20,
1ST DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
DATE: 04-01-2015
PREPARED FOR:
SAM ROTH



APPLICANT: Samuel Roth

PHONE: 404-317-5282

REPRESENTATIVE: Samuel Roth

PHONE: 404-317-5282

TITLEHOLDER: Samuel S. and Bonnie S. Roth

PROPERTY LOCATION: On the southeast corner of
Chimney Springs Drive and Stone Hollow Way
(4570 Stone Hollow Way).

PETITION No.: V-97

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-20

LAND LOT(S): 20

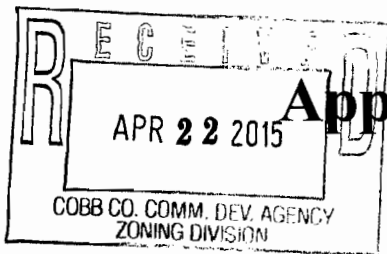
DISTRICT: 1

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 27 feet (existing).





Application for Variance Cobb County

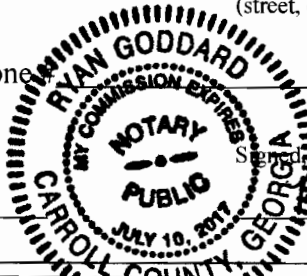
(type or print clearly)

Application No. V-97
Hearing Date: 7-15-15

Applicant Samuel Roth Phone # (404) 317-5282 E-mail samroth@bellsouth.net
Samuel Roth Address 4570 Stone Hollow Way, Marietta, GA
(representative's name, printed) (street, city, state and zip code) 30062

Samuel S. Roth Phone _____ E-mail _____
(representative's signature)

My commission expires: July 10, 2017



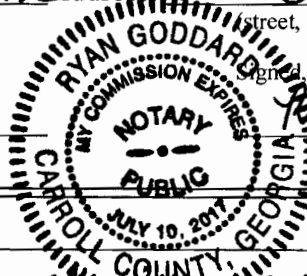
Signed, sealed and delivered in presence of:

Added

Notary Public

Titleholder Samuel & Bonnie Roth Phone # (404) 317-5282 E-mail samroth@bellsouth.net
Signature Samuel S. Roth & Bonnie Roth Address: 4570 Stone Hollow Way, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: July 10, 2017



Signed, sealed and delivered in presence of:

Added

Notary Public

Present Zoning of Property _____

Location 4570 Stone Hollow Way, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 1st Size of Tract _____ Acre(s)

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

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

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

Hardship: Plat requirements in 1979 conflict with plat requirements today.

This variance is to recognize that the builder in 1979 placed the southeast corner of the structure (home) eight feet over the 35 foot setback restriction at the rear of the property.

If future structural repairs are required by the current or future homeowner, this variance will be recorded so that work could commence immediately without delay.

List Type of Variance:

Original builder (1979) followed setback requirements for all corners of the structure except the southeast corner. The structure encroaches the setback by eight feet. No variance was found to acknowledge this encroachment, thus the current homeowner looks to remedy the encroachment via the variance process.

APPLICANT: WAM Douglas, LLC

PHONE: 404-969-9372

REPRESENTATIVE: Matthew Coutu

PHONE: 404-969-9372

TITLEHOLDER: Elizabeth H. Thornton

PROPERTY LOCATION: On the southwest side of
Hill Road, north of Mars Hill Road

(No Assigned Address).

PETITION No.: V-98

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-30

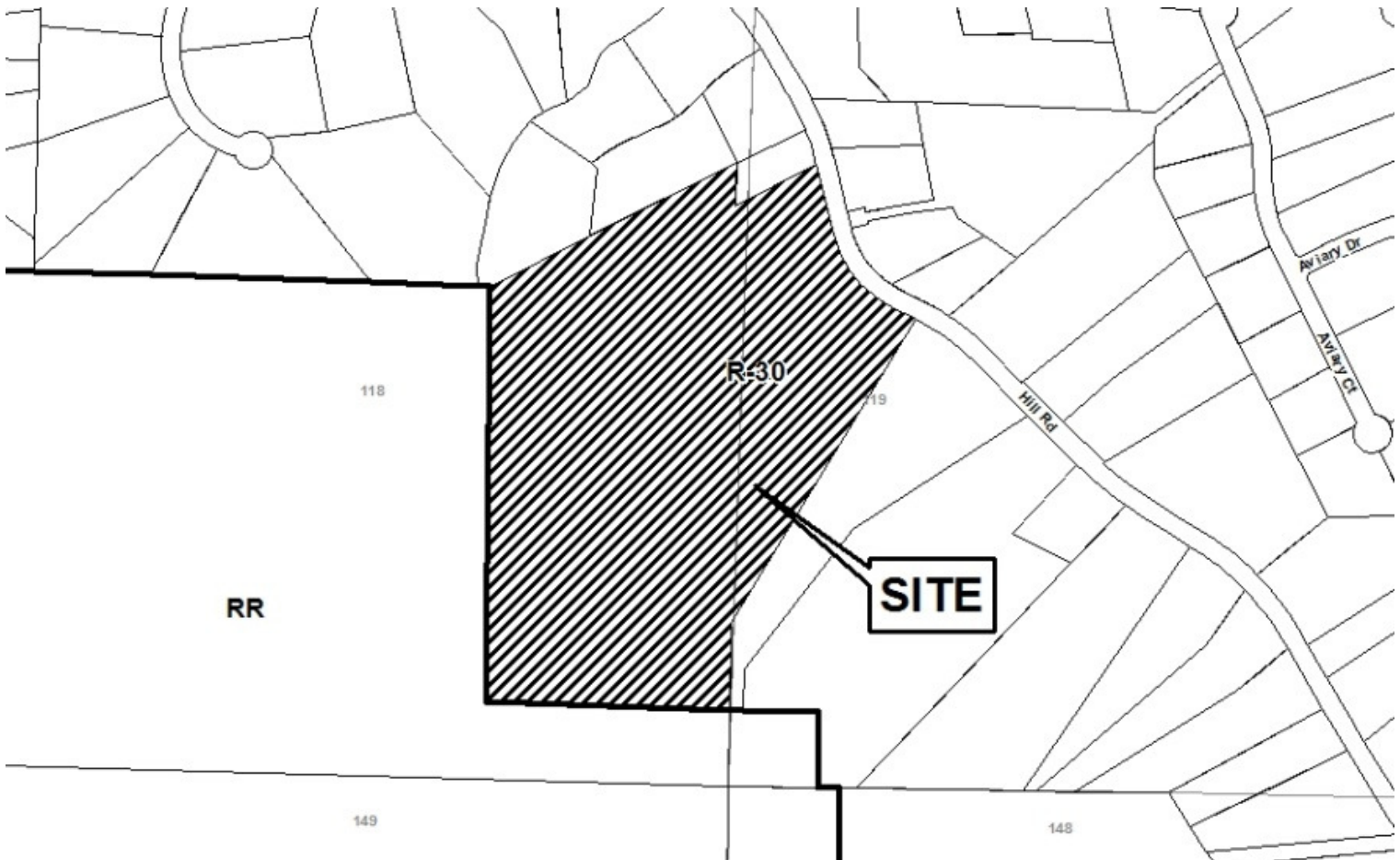
LAND LOT(S): 118, 119

DISTRICT: 20

SIZE OF TRACT: 25.8 acres

COMMISSION DISTRICT: 1

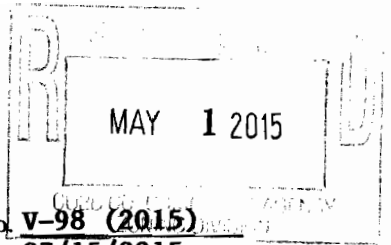
TYPE OF VARIANCE: 1) Waive the front setback from the required 45 feet to 25 feet for proposed development;
and 2) waive the side setbacks from the required 12 feet to 5 feet with 25 feet between homes for proposed
development.



Application for Variance Cobb County

(type or print clearly)

Application No. V-98 (2015)
Hearing Date: 07/15/2015



Applicant WAM Douglas, LLC Phone # 404-969-9372 E-mail mcoutu@woodlandam.com

Matthew Coutu

(representative's name, printed)

[Signature]
(representative's signature)



Address 227 Sandy Springs Place; Ste. D #339 Sandy Springs, GA 30328
(street, city, state and zip code)

Phone # 404-969-9372 E-mail mcoutu@woodlandam.com

My commission expires: _____

Signed, sealed and delivered in presence of:

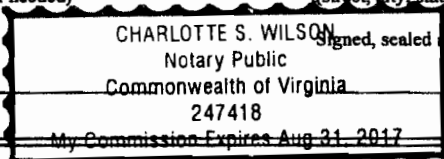
[Signature]

Notary Public

Titleholder Elizabeth H Thornton Phone # 804-359-8425 E-mail ehThornton@aol.com

Signature Elizabeth H Thornton Address: 31 James Falls DR Richmond VA 23221
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 31, 2017



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-30

Location Hill Road NW, Acworth, GA 30101

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

Land Lot(s) 119 District 20th Size of Tract 26 Acre(s)

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

Size of Property _____ Shape of Property _____ Topography of Property x 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 has topography that requires significant clearing to achieve the current building set-back requirements. The intent of the community would be to preserve rear yards in keeping with the surrounding communities. Furthermore, the property has multiple drainage basins across it and by reducing the front building set-back the property could be developed in a way more easily to control storm water runoff.

List type of variance requested: Reduce the Front Building Set-back Line to 25'

Add an additional 25' to the Rear Building Set-back on exterior lots

Reduce the side setbacks to 5' with a minimum of 25' between homes

APPLICANT: Karen Lee Shearer and Bennett J. Frye, Sr.

PHONE: 770-422-6291

REPRESENTATIVE: Karen Lee Shearer and Bennett J. Frye, Sr.

PHONE: 770-354-3428

TITLEHOLDER: Karen L. Shearer and Bennett J. Frye, Sr.

PROPERTY LOCATION: On the north side of Friendship Church Road, west of Casteel Road (575 Friendship Church Road).

PETITION No.: V-99

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-30

LAND LOT(S): 57, 58

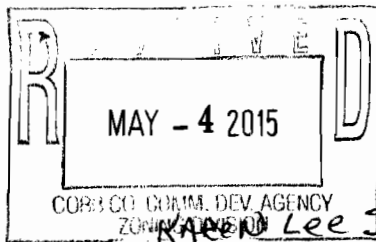
DISTRICT: 19

SIZE OF TRACT: 2.73 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback for proposed lot 1 from the required 50 feet to 12 feet; 2) waive the rear setback for proposed lot 2 from the required 40 feet to 12 feet; and 3) allow an accessory structure (existing 360 square foot shed #1 and existing 240 square foot shed #2) to the side of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. 1-99

Hearing Date: 7-5-15

Applicant KAREN Lee Shearer
Bennett J. Frye, Sr.

Phone # 770-422-6291

E-mail Karen@Aguaramaparks.com

KAREN Lee Shearer
Bennett J. Frye Sr

Address

575 Friendship Ch. Rd.
Marietta, GA 30064

(representative's name, printed)

(representative's signature)

Phone # 770-354-3428
770-422-6291

E-mail Karen@Aguaramaparks.com

Signed, sealed and delivered in presence of:

My commission expires: 10-24-2016

Linda L Stewart

Notary Public

Titleholder KAREN Lee Shearer
Bennett J. Frye, Sr.

Phone # 770-354-3428
770-422-6291

E-mail Karen@Aguaramaparks.com

Signature

Bennett J. Frye Sr
Karen Lee Shearer

(attach additional signatures, if needed)

Address:

575 Friendship Church Rd.
Marietta, GA 30064

Signed, sealed and delivered in presence of:

My commission expires: 10-24-2014

Linda L Stewart

Notary Public

Present Zoning of Property R-36

Location 575 Friendship Church Rd. Marietta, Ga.

ID# 19-0057-0-018-0 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District 19 Size of Tract 2.57 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).

Barn built 25 years ago too close to property line
Property split for daughter to build house

List type of variance requested: ① Reduce front setback on Lot 1
from 50' to 12' as shown on plan
② Reduce rear setback on Lot 2 from 40' to 12'
as shown on plan

These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

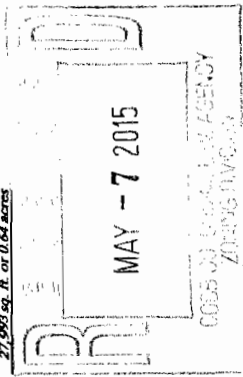
Site Address:
405 Schaffer Road, Sw
Marietta, GA 30060

Zoning: R-20
Front Yard: 35'
Side Yard: 10'
Rear Yard: 35'

Minimum Lot Size: 20,000 sq. ft.
Minimum Lot Width: 75'
Maximum Building Height: 35'

Area Summary:

Lot 1: 21,748 sq. ft. or 0.50 acres
Lot 2: 27,993 sq. ft. or 0.64 acres



Utilities:
Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The surveyor, his employees, his consultants and his contractors or anyone else who relies on this survey shall be responsible for the correctness or sufficiency of this information.

Flood Hazard Note:
By graphic plotting only, this property Does Not lie within a 100 year flood hazard zone according to the Flood Insurance Rate Map of Cobb County, Georgia map number 1306700114H, last revised March 4, 2013.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Wesley L. Browne and WLB Associates, Inc., make no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: April 20, 2015

This survey was authorized by: Jose Medina

Representing: Jose Medina

CURVE	LENGTH	RADIUS	Chord Bearing	Chord
C1	43.94'	179.94'	N78°50'14"W	43.83'
C2	29.63'	20.00'	N29°23'34"W	27.00'
C3	32.18'	480.08'	N14°56'34"E	32.17'
C4	41.14'	281.75'	S87°24'11"E	41.10'

SCHAFFER ROAD 40' RW

(PAVED PUBLIC ROAD)

EDGE OF PAVEMENT

1/2" REBAR SET

1/2" REBAR SET

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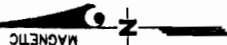
1/2" REBAR SET

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VISION FOR:
000-V-100
(2015)



ZELMA ST.

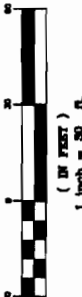
FAVOR ROAD
40' RW
(PAVED PUBLIC ROAD)

I HEREBY CERTIFY THAT, IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYING IN GEORGIA SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

LEGEND

IRON PIN FOUND	PROPERTY LINE
1/2" REBAR SET	FENCE
CORRUGATED METAL PIPE	TELEPHONE LINE
RIGHT OF WAY	GAS LINE
UTILITY LINE	SEWER LINE
PROPERTY LINE	POWER LINE
FLARED END SECTION	OPEN TOP PIPE
LAND LOT LINE	CAMP TOP PIPE
TEMPORARY BENCHMARK	REBAR
ANST ELEVATION BENCHMARK	ROAD INLET
SANITARY SEWER MANHOLE	ROAD INLET
POWER POLE	SAW SEWER MANHOLE
FIRE HYDRANT	CLEANOUT
LIGHT POLE	WATER METER
IRRIGATION CONTROL VALVE	WATER VALVE
TRANVERSE POINT (600 MM)	TRANSVERSE POINT
DRAINAGE MANHOLE	TRANSVERSE POINT
GAS VALVE	TRANSVERSE POINT
BENCHMARK	TRANSVERSE POINT
IRON PIN FOUND	TRANSVERSE POINT

GRAPHIC SCALE



APPLICANT: Jose R. Medina

PHONE: 770-527-3947

REPRESENTATIVE: Jose R. Medina

PHONE: 770-527-3947

TITLEHOLDER: Marietta M.D. Mobile Home Park
Lot, LLC

PROPERTY LOCATION: On the southwest corner
of Schaffer Road and Favor Road
(2306 Favor Road).

TYPE OF VARIANCE: To allow an accessory structure on proposed lot 2 without a primary building.

PETITION No.: V-100

DATE OF HEARING: 07-15-2015

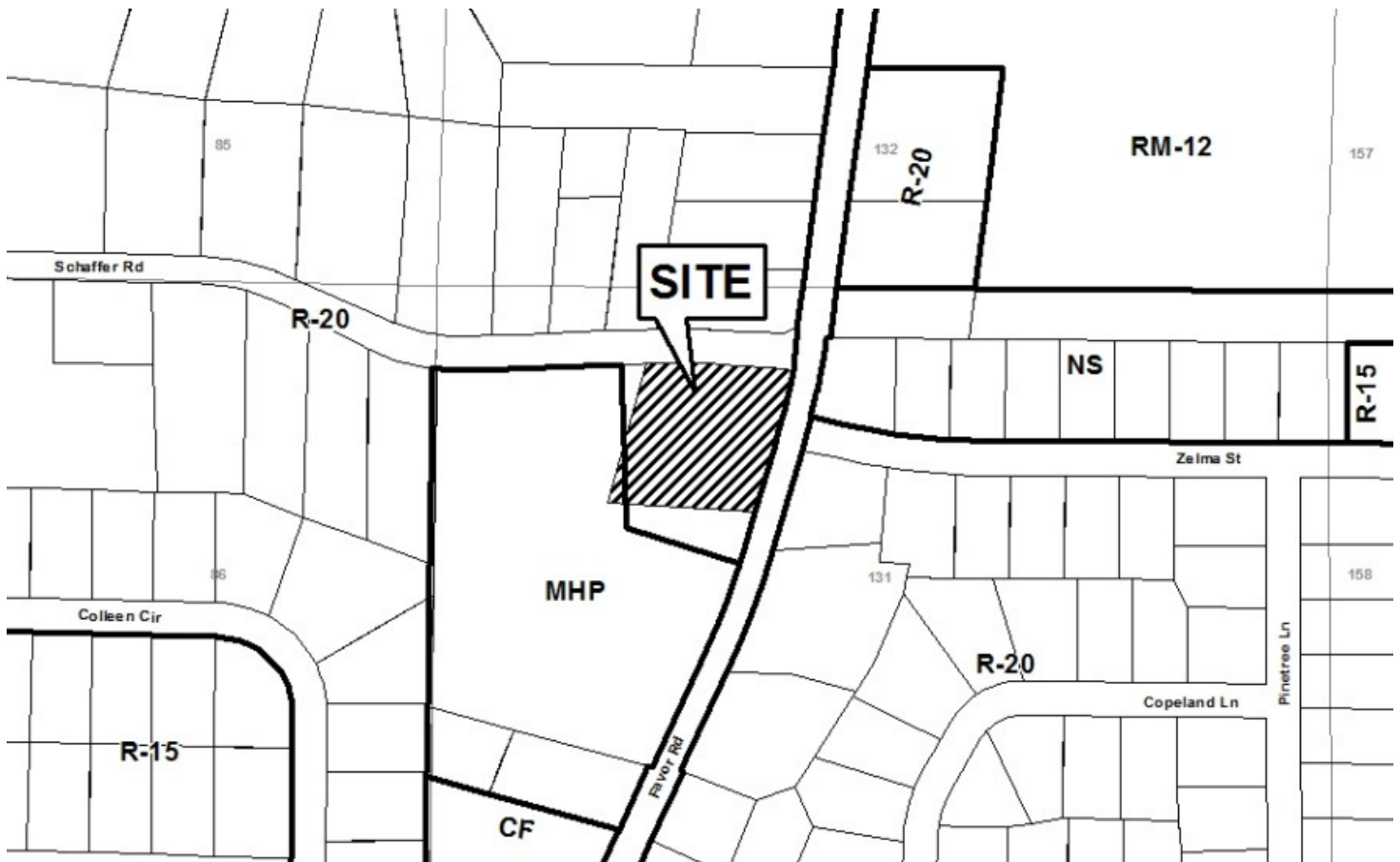
PRESENT ZONING: R-20, MHP

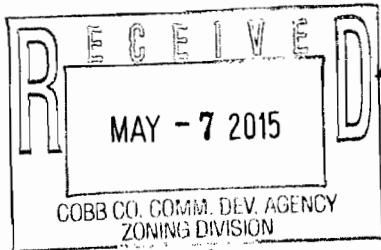
LAND LOT(S): 131

DISTRICT: 17

SIZE OF TRACT: 1.14 acres

COMMISSION DISTRICT: 4





Application for Variance Cobb County

(type or print clearly)

Application No. V-100
Hearing Date: 7-15-15

Applicant Jose R. Medina Phone # 770.527.3947 E-mail _____

Jose R. Medina Address 2306 FAVOR Rd. Marietta GA 30008
(representative's name, printed) (street, city, state and zip code)

Jose R. Medina Phone # _____ E-mail _____
(representative's signature)

My commission expires: _____

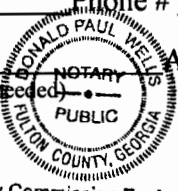


Signed, sealed and delivered in presence of:

Barbara Almand
Notary Public

Titleholder Jose R. Medina Phone # 770.527.3947 E-mail _____

Signature: [Signature] Address: 2306 FAVOR Rd. Marietta GA 30008
(attach additional signatures, if needed) (street, city, state and zip code)



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

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

Present Zoning of Property 2306 FAVOR Rd. Marietta GA 30008

Location Northeast Corner of FAVOR Rd to Schaffer Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 131 District 17th Size of Tract 1.14 Acre(s)

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

Size of Property _____ Shape of Property _____ 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).

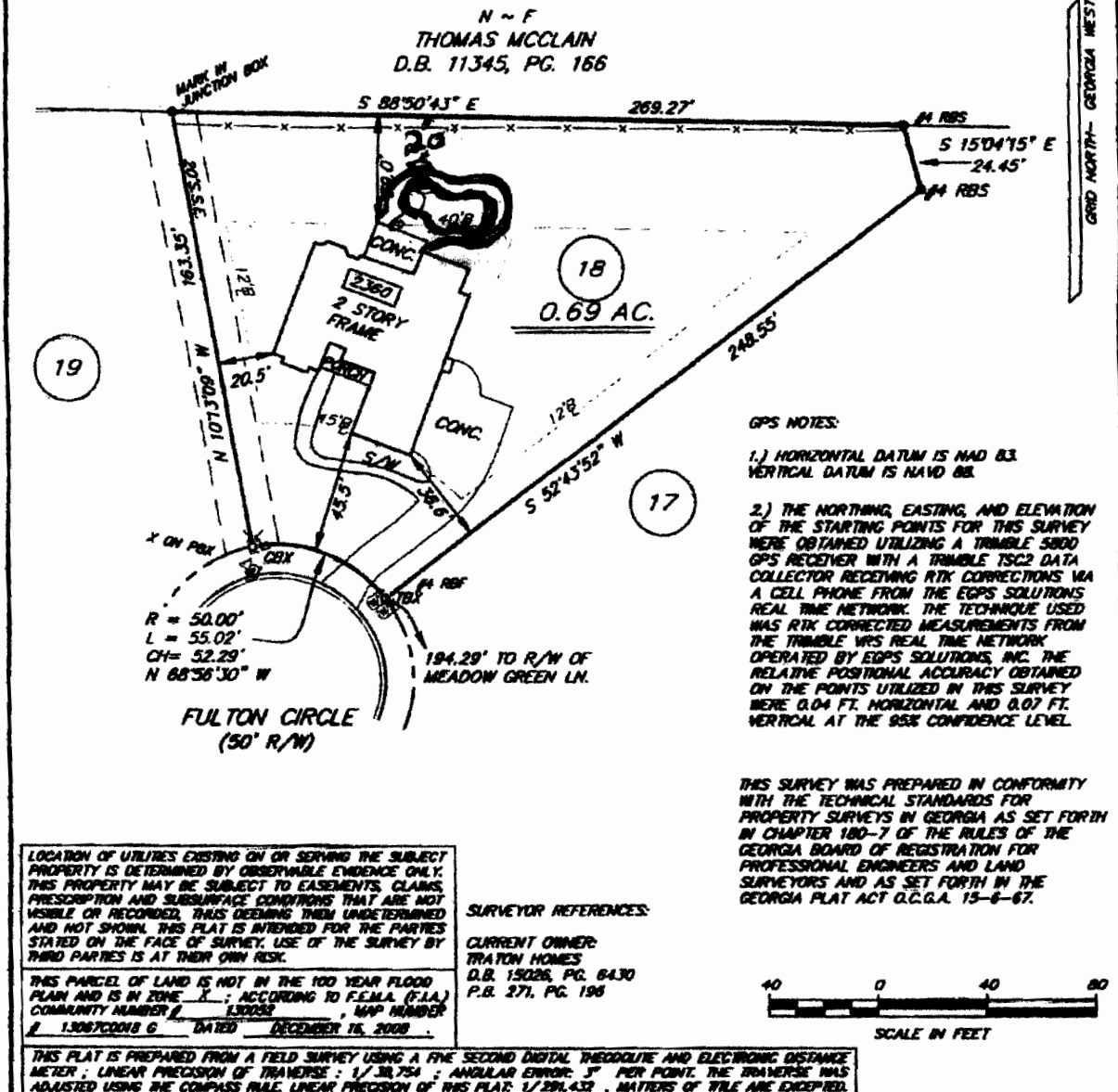
An Addition to existing structure of house the addition is 14' x 30 feet

List type of variance requested: Allow accessory Building without house

V-101
(2015)

LEGEND

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



Gaskins

Marion Office
1264 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSPB 749
www.gaskinsurvey.com

Cummins Office
2388 Marietta Highway
Cummins, Georgia 30114
Phone: (770) 479-9808

FIELD DATE: 12/3/13
OFFICE DATE: 12/9/13
SCALE: 1"=60'

DRAWN BY: JORR
CHECKED BY: CAE
FILE: P/7113

FINAL SURVEY FOR

FRANK MOSELEY
LOT 18, GREAT OAKS ESTATES

LOCATED IN L.L. 184
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

APPLICANT: Frank and Mary Moseley

PHONE: 770-403-4073

REPRESENTATIVE: Mary T. Moseley

PHONE: 770-403-4073

TITLEHOLDER: Frank Quillian and Mary T. Moseley

PROPERTY LOCATION: At the northern terminus
of Fulton Circle, north of Meadow Green Lane
(2360 Fulton Circle).

PETITION No.: V-101

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-30

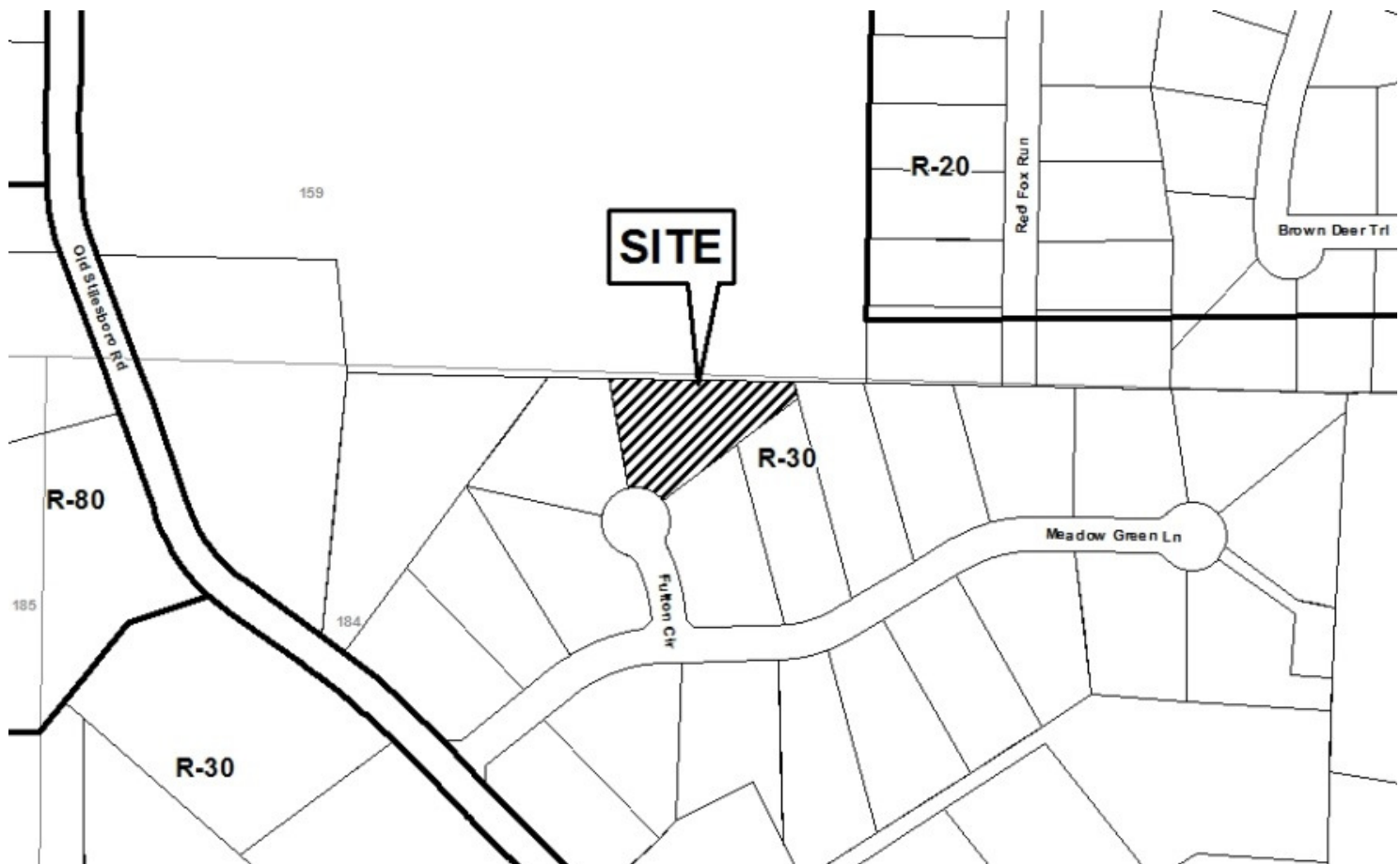
LAND LOT(S): 184

DISTRICT: 20

SIZE OF TRACT: 0.69 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 20 feet.



Application for Variance Cobb County

(type or print clearly)

Application No. V-101
Hearing Date: 7-15-15

Applicant Frank and Mary Moseley Phone # (770)403-4073 E-mail marymoseley222@gmail.com

Mary T. Moseley Address 2360 Fulton Circle, NW Acworth, GA 30101
(representative's name, printed) (street, city, state and zip code)

Mary T. Moseley Phone # (770)403-4073 E-mail marymoseley222@gmail.com
(representative's signature)

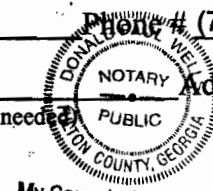


My commission expires: _____
My Commission Expires
March 24, 2017

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

Titleholder Frank and Mary Moseley Phone # (770)403-4073 E-mail marymoseley222@gmail.com

Signature Mary T. Moseley Address: 2360 Fulton Circle NW Acworth, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)



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

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

Present Zoning of Property R3

Location 2360 Fulton Circle NW Acworth, GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 20th Section 2 Size of Tract .67 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 .67 acres Shape of Property irregular 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).

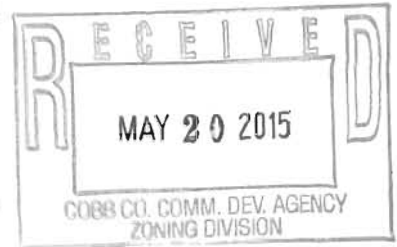
Lot 18 in Great Oaks subdivision is a somewhat triangular culdesac lot. We informed the builder that we wanted to build a pool in the back yard; however, we were not informed that the 40 foot setback would not allow it. The only space available within the build lines is not allowable for a pool because it is on the side of the house. Our lot is the only one in the neighborhood that has a very shallow back yard with the bulk of unused space on the far right corner. Without the variance, we have no options to construct a pool on our property.

List type of variance requested: Reduce the building setback on this lot from 40 feet to 20 feet to allow for construction of a pool and surround directly behind the house.

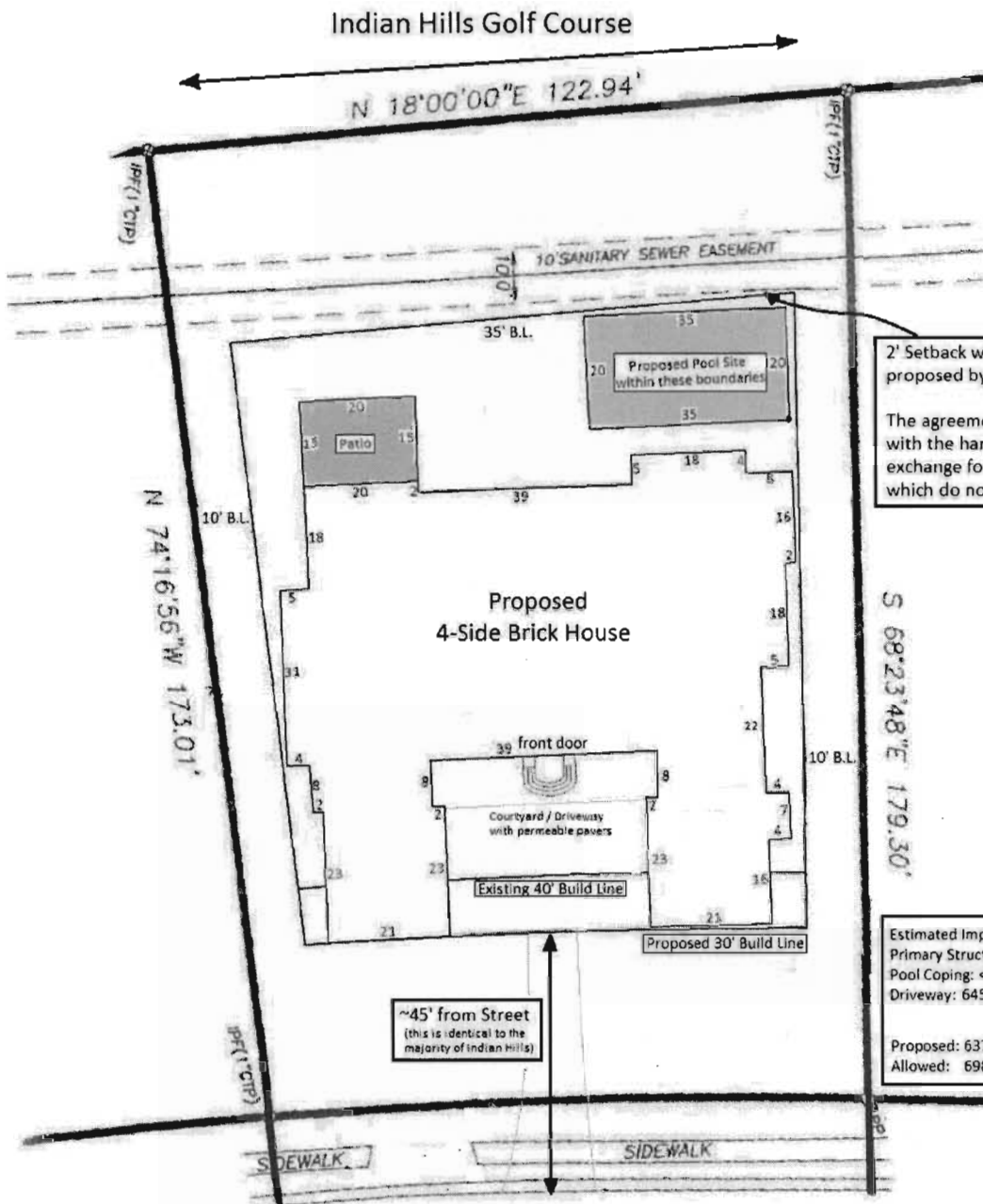
V-102
(2015)

913 Indian Hills Parkway Proposal

V-102 (2015)



REVISED



2' Setback with Hold Harmless Agreement as proposed by Cobb County Water System.

The agreement was offered to further assist with the hardship of placing the pool in exchange for removing the old pool/patio which do not have such agreement.

Estimated Impervious:
Primary Structure w/Patio: 5616 SqFt
Pool Coping: <110 SqFt
Driveway: 645 SqFt (with 60% permeable paver allowance)

Proposed: 6371 SqFt (31.9%)
Allowed: 6981 SqFt

APPLICANT: Amelia Flury

PHONE: 404-242-0395

REPRESENTATIVE: Brett Flury

PHONE: 770-656-6609

TITLEHOLDER: Clayton F. and Sharon M. Bunyard

PROPERTY LOCATION: On the west side of Indian Hills Parkway, north of High Green Drive (913 Indian Hills Parkway).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 30 feet.

PETITION No.: V-102

DATE OF HEARING: 07-15-2015

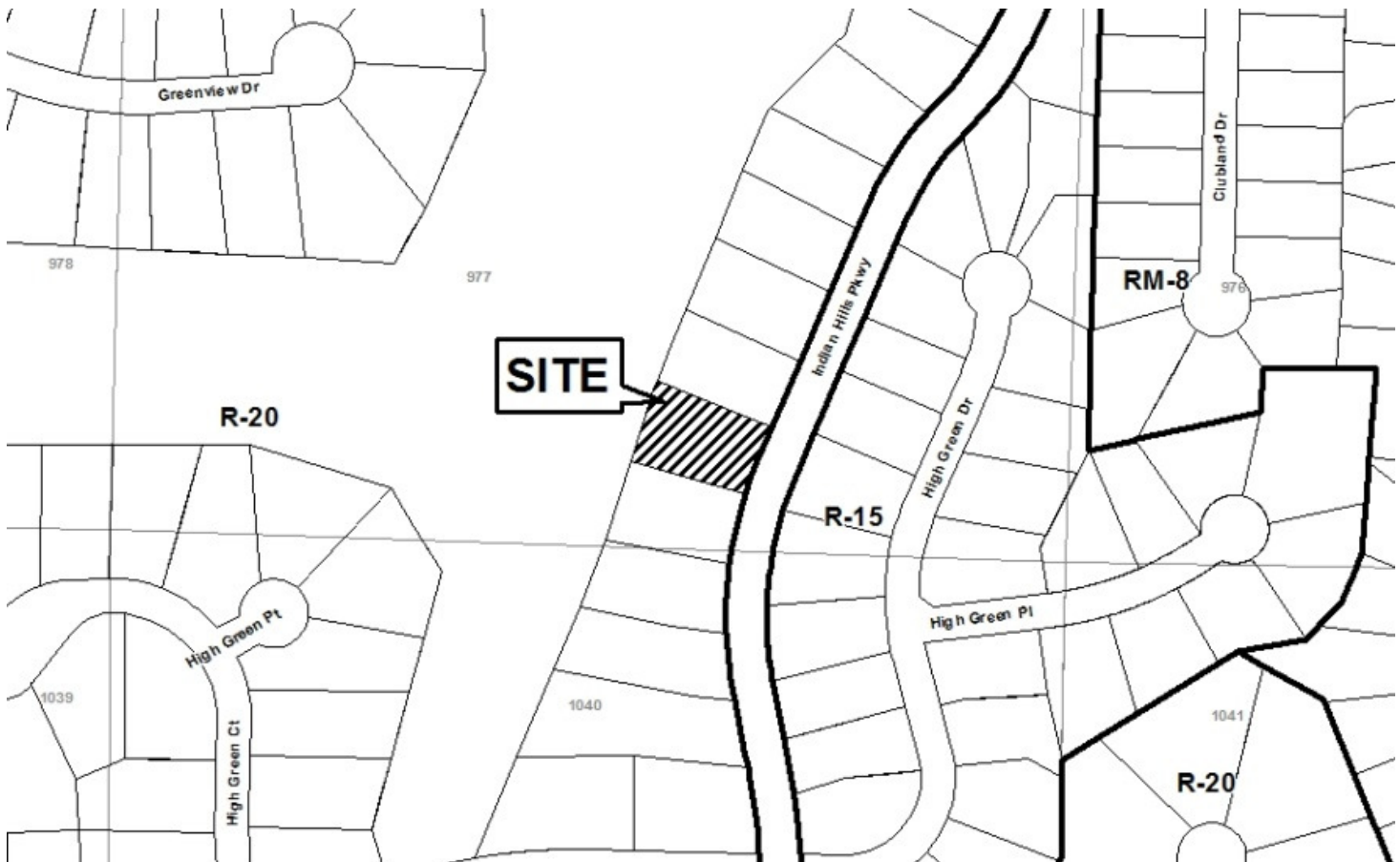
PRESENT ZONING: R-20

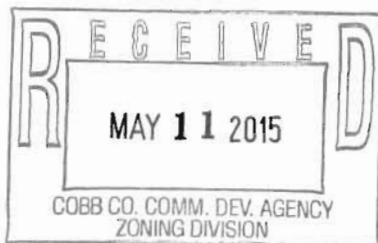
LAND LOT(S): 977

DISTRICT: 16

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2





Application for Variance Cobb County

(type or print clearly)

Application No. V-102
Hearing Date: 07/15/2015

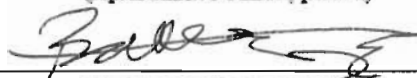
Applicant Amelia Flury Phone # 404-242-0395 E-mail amy@fluryconsulting.com

Brett Flury

(representative's name, printed)

Address 5412 Saint Lyonn Place, Marietta, GA, 30068

(street, city, state and zip code)


(representative's signature)

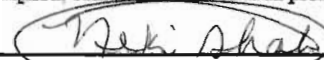
Phone # 770-656-6609 E-mail brett@fluryconsulting.com

Neki Shah
NOTARY PUBLIC
Cobb County, GEORGIA

Signed, sealed and delivered in presence of


My commission expires: 10/6/2018

My Comm. Expires
10/06/2018



Notary Public

Titleholder Clayton Bunyard Phone # 678-612-9825 E-mail clayton@bunyards.com

Signature 

(attach additional signatures, if needed)
(see attachment)

Address: 913 Indian Hills Parkway, Marietta, GA, 30068

(street, city, state and zip code)

My commission expires: July 20, 2018

Neki Shah
NOTARY PUBLIC
Cobb County, GEORGIA
My Comm. Expires
10/06/2018

Signed, sealed and delivered in presence of

Present Zoning of Property R-20 (Existing home to be demolished)

Location 913 Indian Hills Parkway, Marietta, GA, 30068

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

Land Lot(s) 977 District 16th 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 X Shape of Property _____ Topography of Property _____ Other Sewer Easement

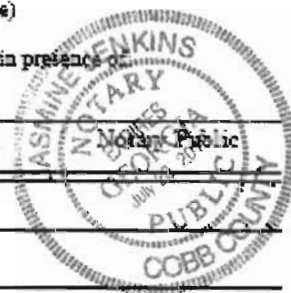
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The property has a sewer line running through the middle of the backyard which makes it difficult to properly fit a pool. By shifting the front setback a few feet a new home may be positioned as to allow additional room for a pool between the sewer easement and back of the home. Effectively, the placement of the sewer severely limits the back half (30') of the backyard that would otherwise be a perfect space for the pool. Please note as part of this request we will be correcting code violations by previous owners with regards to the construction of the existing pool and patio, which are scheduled, along with the existing home, to be demolished.

List type of variance requested: We are requesting that the front setback be reduced to 30' due to the hardship presented by the sewer easement running through the middle of the backyard which placement restricts the ability to build a pool.

It is our intention that this encroachment is limited to the courtyard style garage doors, with the front door of the house sitting 55'+ from the front property line. Landscaping will be used to mitigate any impact to side views. There are no neighbors directly across the street (it's a ~15' neighborhood easement) and a golf course sits behind the property.

Revised: March 5, 2013



V-103
(2015)

LOT 15

LOT 23

197

SECTRAQEMENT

(FORMERLY THE MEADOWS)
LOCATED IN LAND LOT 202 OF
THE 16TH DISTRICT, 2ND SECTION
OF COBB COUNTY, GEORGIA

CITY OF MARIETTA

[illegible]

DATED MAY 06, 2010

[illegible]

RUHLING AND RUHLING LAND SURVEYORS
2690- B SUMMERS STREET N. W.
KENNESAW GEORGIA 30144
PHONE (770) 422-8768

UNR NUMBER 1423-76

107 27

DEED BOOK 140A2 PAGE 3087

REFERENCE LIST

NORTHWARD MEADOWS S/D

PLAY BOOK 6: PAGE 103

PLAT FOR WILLIAM S. WARREN
EMERSON Y. WARREN PREPARED

DATAES - LONG & ASSOCIATES

2

—

1

FLOOD HAZARD NOTE
This property DOES NOT lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb County, Georgia, Community Development Department, 15095 C. 0042 H dated March 04, 2013.

This type was prevalent for the exclusive use of the parent, parents, or other persons, and was not intended to be used by the child, or other person, other than the person named in the certificate. This certificate does not entitle the child, or other person, named therein, to express recognition by the attorney-in-fact of the parent, or other person, named therein.

This type of plat had been collected for citizens and is found to all amounts between 1 foot to 2.165 feet. Most counties (19,363 sq feet) 0.46 acres.

This plat has been prepared using a magnetic recording device reading directly to 1 second of an arc, and the magnetic distance measuring device reading directly to 1, one hundredth of a foot.

This plat has been prepared using a magnetic recording device reading directly to 1 second of an arc, and the magnetic distance measuring device reading directly to 1, one hundredth of a foot.

The next area upon which this plat is based is a square fraction of a section, and the area of the plat is an integer less than 40 acres and has a fractional tolerance of 0.10 feet.

This plat has been prepared using the revised procedure, with character and location of existing underground utilities and structures, is shown therein. There is a tolerance of 0.10 feet in the location of the plat. The location and arrangement of underground utilities and structures shown herein may be inaccurate and utilizing the plat for any other purpose than that for which it was prepared may be dangerous and the contractor shall hereby distinctly understand that the plat is not to be used for any other purpose than that for which it was prepared and the contractor is not responsible for the correctness of authority and the

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-81. AUTHORITY OF GEORGIA SECS. 15-6-87, 43-15-4 43-15-8, 43-15-18, 43-15-22.

LEGEND

[illegible]

APPLICANT: Jerad Johnson

PHONE: 678-654-4855

REPRESENTATIVE: Jerad Johnson

PHONE: 678-654-4855

TITLEHOLDER: Jerad G. Johnson

PROPERTY LOCATION: On the east side of
Meadow Way, south of Shallowford Road
(4240 Meadow Way).

PETITION No.: V-103

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-20

LAND LOT(S): 202

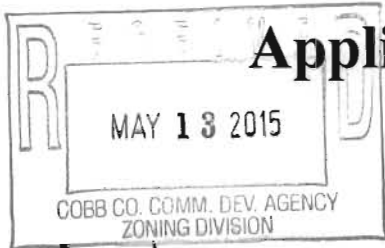
DISTRICT: 16

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to 3 feet adjacent to the southern
property line; and 2) waive the side setback for an accessory structure under 144 square feet (approximately 100 square
foot metal building) from the required 5 feet to 4 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-103
Hearing Date: 7-15-15

Applicant Jerad Johnson Phone # 678-654-4855 E-mail jerad.johnson@cobbk12.org
Jerad Johnson Address 4240 meadow way Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

(representative's signature)



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

My commission expires: _____

Titleholder Jerad Johnson Phone # 678-654-4855 E-mail jerad.johnson@cobbk12.org
Signature [Signature] Address: 4240 meadow way Marietta, GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

My commission expires: _____

Present Zoning of Property 220

Location 4240 meadow way Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 222 District 110th Size of Tract _____ Acre(s)

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

Size of Property 1.46 acre Shape of Property IRC 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 adding a garage sized for 3 cars to the side of the house. This will be unheated or A/C. we cannot put in back yard because of existing pool.

List type of variance requested: set back. Please waive the set back from 10 feet to 3.9 feet.

RECEIVED
MAY 14 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: R & R Developers/D & G Properties

PETITION No.: V-104

PHONE: 770-426-0780

DATE OF HEARING: 07-15-2015

REPRESENTATIVE: Ray L. Diodati

PRESENT ZONING: LI, GC

PHONE: 770-426-0780

LAND LOT(S): 174

TITLEHOLDER: D & G Properties, L.L.C., A
Georgia Limited Liability
Company

DISTRICT: 20

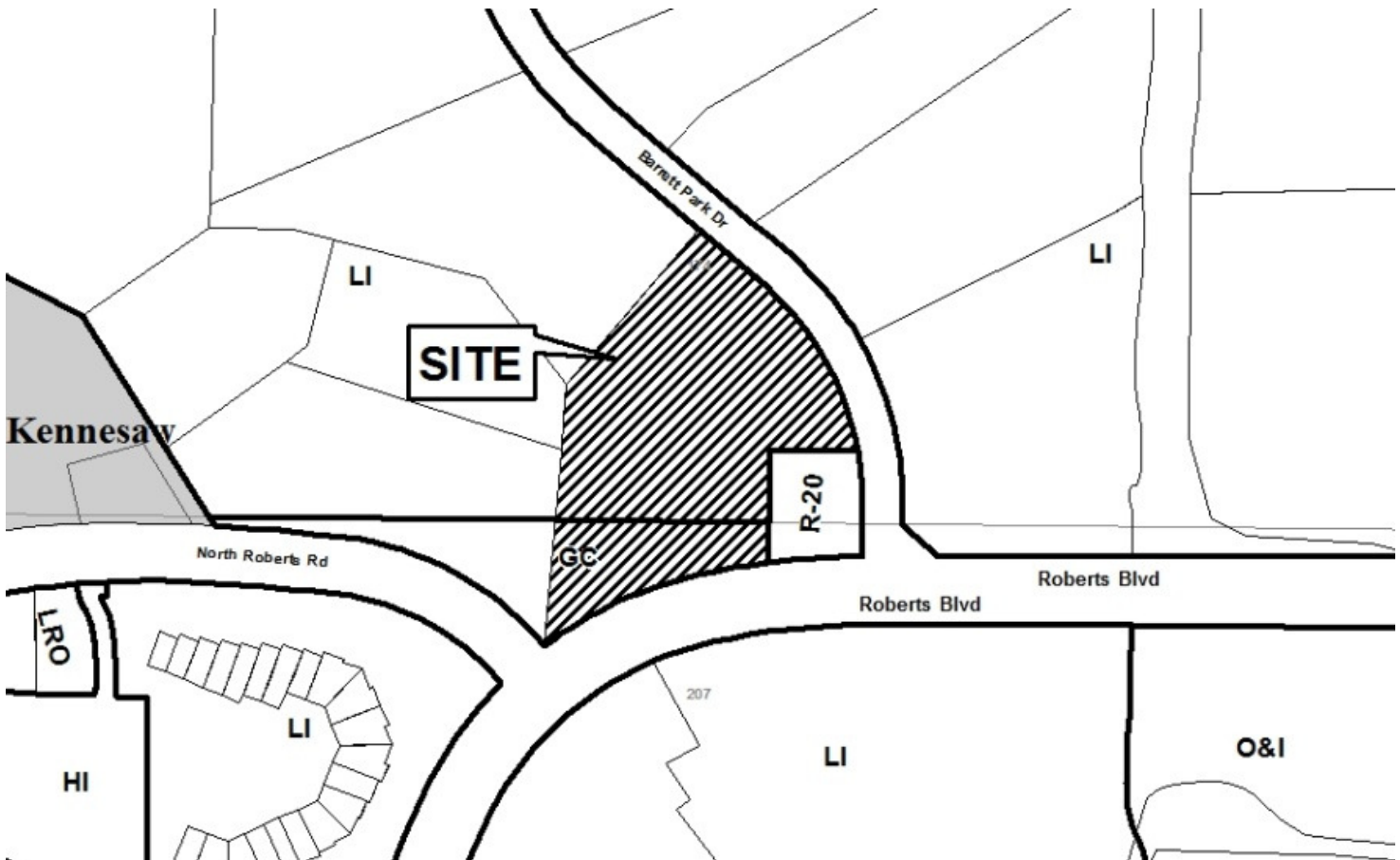
PROPERTY LOCATION: On the southwest side of
Barrett Park Drive and the north side of Roberts
Boulevard

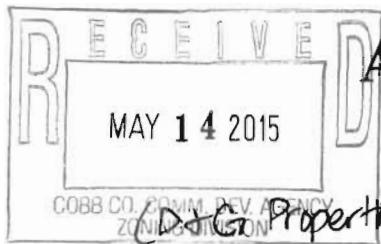
SIZE OF TRACT: 4.915

(1680 Roberts Boulevard).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side setback from the required 20 feet to 0.5 feet adjacent to the western
property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-104

Hearing Date: 7-15-15

Applicant R & R Developers Phone # 770-426-0780 E-mail ray@randrdevelopers.com

RAY L. DIODATI

(representative's name, printed)

Address 1680 Roberts Blvd. Suite 405

(street, city, state and zip code)

KENNESAW, GA. 30144

Ray L. Diodati

(representative's signature)

Phone # 770-426-0780 E-mail RAY@RANDRDEVELOPERS.COM

Signed, sealed and delivered in presence of:

My commission expires: April 16 2019

Tricia Bartlett

Notary Public

Titleholder Ray Diodati

Signature Ray L. Diodati

(attach additional signatures, if needed)

Phone # 770-426-0780 E-mail ray@randrdevelopers.com

Address 1680 Roberts Blvd. KENNESAW, GA.

(street, city, state and zip code)

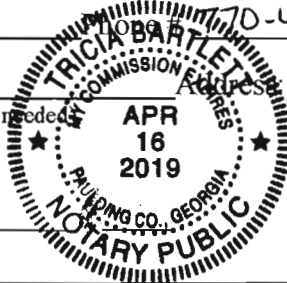
30144

Signed, sealed and delivered in presence of:

My commission expires: April 16 2019

Tricia Bartlett

Notary Public



Present Zoning of Property Light Industrial (LI)

Location 1680 Roberts Blvd.

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

Land Lot(s) 174 District 20TH Size of Tract 4.915 Acre(s)

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

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

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

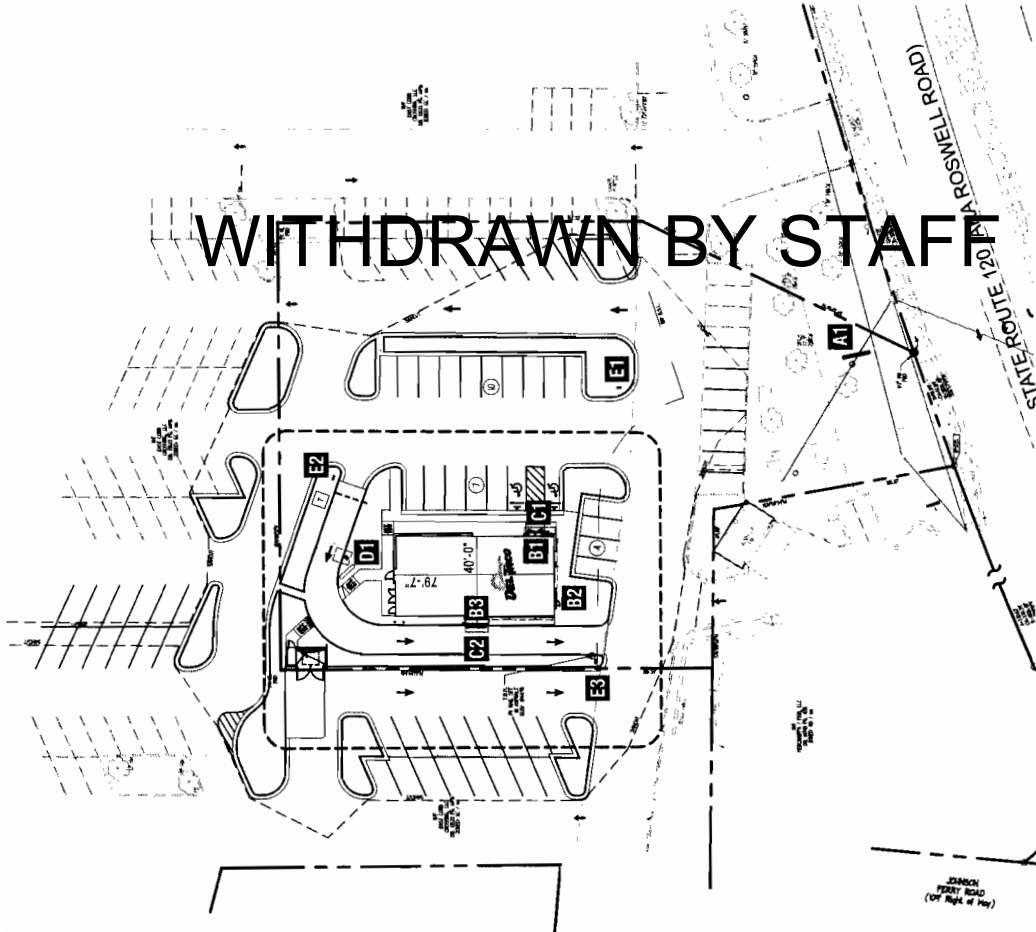
The building shown as Building 500 has been operating for years under the address 2100 Barrett Park Drive. Recently, it was determined that the property was actually part of 1680 Roberts Blvd. The owner's wish is to establish the existing building on its own parcel with the address 2100 Barrett Park Drive.

List type of variance requested: In order to make the new parcel compliant with LI zoning, a reduction in the side setback from 20' to 0.5' to conform to existing condition.

PROJECT	12-605	SHEET NO.	312272
DATE	4		
REVISIONS			
1	10-12-12	1	1
2	10-12-12	2	2
3	10-12-12	3	3
4	10-12-12	4	4
5	10-12-12	5	5
6	10-12-12	6	6
7	10-12-12	7	7
8	10-12-12	8	8
9	10-12-12	9	9
10	10-12-12	10	10
11	10-12-12	11	11
12	10-12-12	12	12

KEY

- A1** D/E INTERNALLY ILLUMINATED MONUMENT SIGN 10'-0" X 12'-0" @ 15'-0" OA. HT. (7' DEL TACO)
- B1** S/F INTERNALLY ILLUMINATED 4'-11 1/8" X 9'-4" WALL SIGN (45.9 SQ. FT.) 'DEL TACO'
- B2** S/F INTERNALLY ILLUMINATED 4'-11 1/8" X 9'-4" WALL SIGN (45.9 SQ. FT.) 'DEL TACO'
- B3** S/F INTERNALLY ILLUMINATED 4'-5 7/8" X 8'-8" WALL SIGN (39.6 SQ. FT.) 'DEL TACO'
- C1** 7 1/4" X 12'-3 1/2" CANOPY W/ ILLUMINATED COPY "MADE TO ORDER FRESH"
- C2** 7 1/4" X 10'-2 1/2" CANOPY W/ ILLUMINATED COPY "DRIVE THRU OPEN 24 HOURS"
- D1** INTERNALLY ILLUMINATED SPEAKER MENU
- E1** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("DRIVE-THRU" > / "DRIVE-THRU" <)
- E2** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("DRIVE-THRU" > / "DRIVE-THRU" <)
- E3** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("THANK YOU" / "DO NOT ENTER")



APPLICANT: Del Taco LLC

PHONE: Not Given

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: East Cobb Crossing, LLC

PROPERTY LOCATION: On the north side of
Roswell Road, east of Johnson Ferry Road
(4305 Roswell Road).

TYPE OF VARIANCE: WITHDRAWN BY STAFF

PETITION No.: V-105

DATE OF HEARING: 07-15-2015

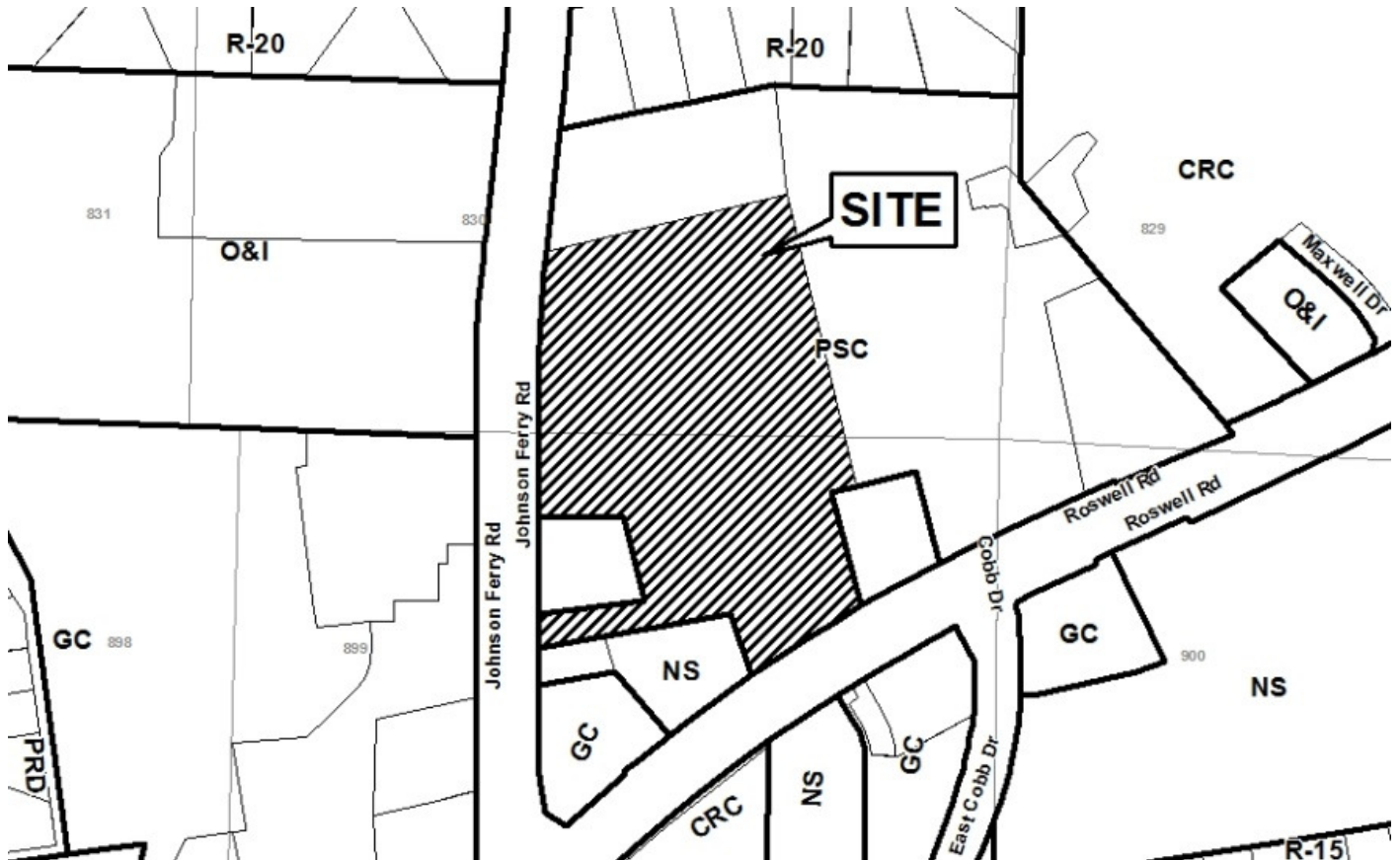
PRESENT ZONING: PSC

LAND LOT(S): 899

DISTRICT: 16

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 2



Application for Variance Cobb County

WITHDRAWN

(type or print clearly)

MAY 14 2015

Application No. V-105 (2015)
Hearing Date: 07/15/2015

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

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

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

[Signature]
Notary Public
CAROLYN E. COOK
NOTARY PUBLIC
GEORGIA
EXPIRES 10, 2019
COBB COUNTY

Titleholder East Cobb Crossing, LLC Phone # _____ E-mail _____
Signature See Attached Exhibit "A" Address: 3162 Johnson Ferry Road, #260-35
(attach additional signatures, if needed) (street, city, state and zip code)
Marietta, GA 30062

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property PSC
Location Northwesterly side of Roswell Road (State Route 120); easterly of Johnson Ferry Road (a/k/a 4305 Roswell Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 899 District 16th Size of Tract 1.0004± 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: Waiver of specific provisions of Cobb County Sign Ordinance, § 134-313, et seq., which would allow for the replacement of the existing signage pursuant to the package prepared by CNP Signs & Graphics, dated July 2, 2012, last revised May 29, 2014.

Variance Request Site Plan

2721 Creek View Drive

Cobb County, Georgia Land Lot 292, 1st District, 2nd Section

prepared for:

Mr. Jeff Oeschger

2721 Creek View Drive

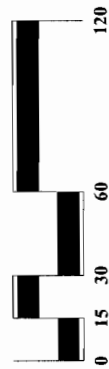
Marietta, GA 30064

DGM
LAND PLANNING
CONSULTANTS



975 Gwin Place
Buckhead 212
Buckhead 212
Buckhead 212
GA 30144
770 514-9006
FAX 514-9491

February 9, 2015



Scale: 1" = 30'



Variance Request:

Reduction in public road frontage requirement (75') to 20' on lot #2

Site Data

Total Site Area: 1.97 AC

Existing Zoning: R-20

Proposed Zoning: R-20 (with variance)

Proposed Building Setbacks:

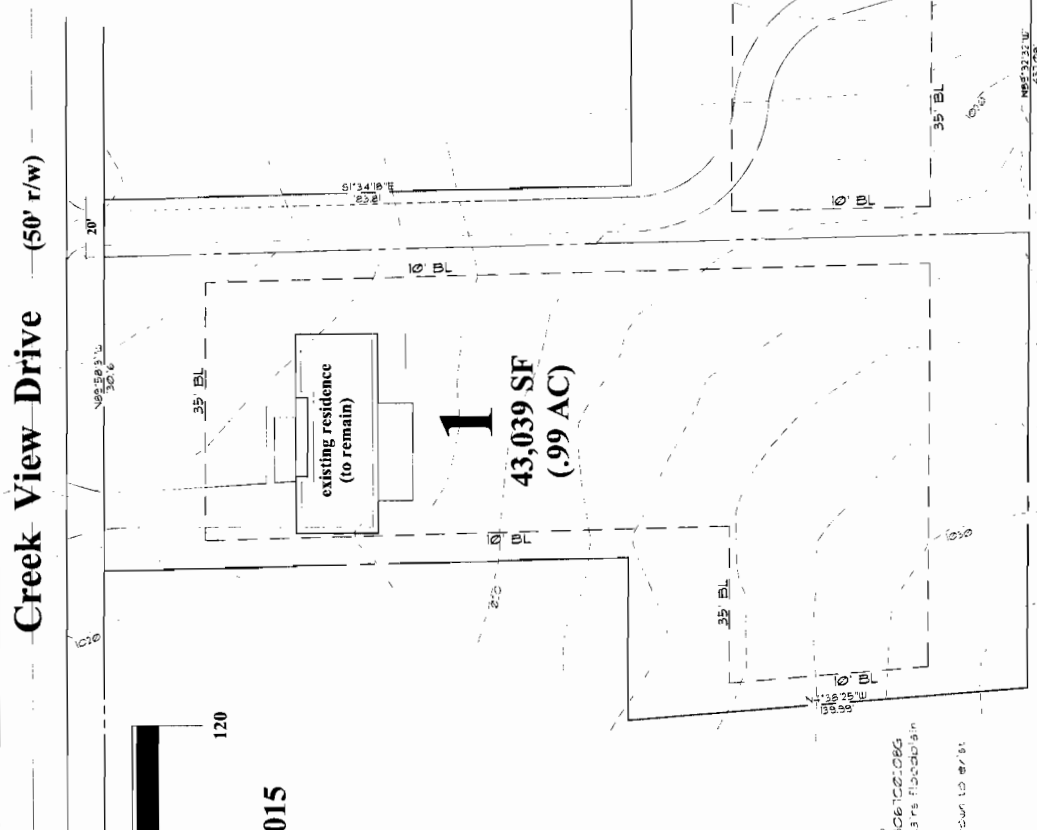
(no variances required)

front: 35' (local)

side: 10'

rear: 35'

V-106
(2015)



Notes:

1. Boundary and topographic information from 2010 aerial photography.
2. According to Georgia Code 36-3-25, the proposed variance must be shown on a site plan.
3. No other information is shown on this plan.
4. No other information is shown on this plan.
5. No other information is shown on this plan.
6. No other information is shown on this plan.

APPLICANT: Jeffrey and Bettina Oeschger

PHONE: 770-616-4796

REPRESENTATIVE: David Meyer

PHONE: 770-891-6588

TITLEHOLDER: Jeffrey R. and Bettina J. Oeschger

PROPERTY LOCATION: On the south side of
Creekview Point
(2721 Creekview Point).

PETITION No.: V-106

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-20

LAND LOT(S): 292

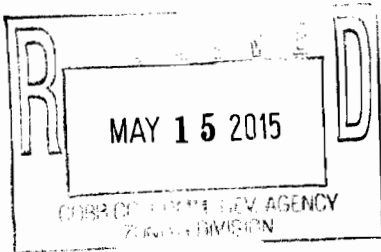
DISTRICT: 20

SIZE OF TRACT: 1.97 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the minimum public road frontage from the required 75 feet to 20 feet for
proposed lot 2.





Application for Variance Cobb County

(type or print clearly)

Application No. V-106

Hearing Date: 7-15-15

Applicant Jeffrey + Bethina Deschry Phone # 770-616-4796 E-mail jett@randallow.com

DAVID MEYER
(representative's name, printed)

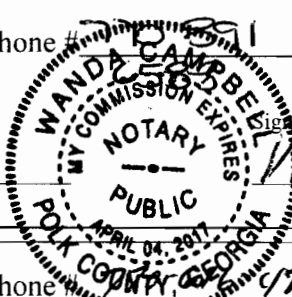
Address 2721 Creekview Pt NW, Marietta GA 30064
(street, city, state and zip code)

Phone # 770-616-4796

E-mail DAVID MEYER@BRODGENLPE.COM

(representative's signature)

My commission expires April 04, 2017



Signed, sealed and delivered in presence of:

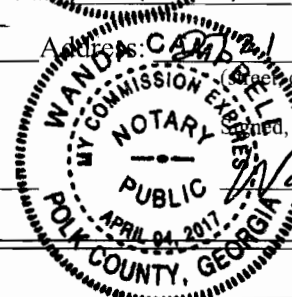
Notary Public

Titleholder Jeffrey + Bethina Deschry Phone # 770-616-4796 E-mail jett@randallow.com

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

Address: 2721 Creekview Pt NW, Marietta GA 30064
(street, city, state and zip code)

My commission expires: April 04, 2017



Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 2721 Creekview Pt NW Marietta GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 292 District 1 Size of Tract 1.97 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).

LOT HAS ANGLE SPACE TO SUBMIT BUT
LACKS PROPER AMOUNT OF ROAD FRONTAGE

List type of variance requested: REDUCTION IN PUBLIC ROAD
FRONTAGE OF LOT #2 FROM 75' TO 20'

PROPERTY LOCATION
 LAND LOTS 365 & 376
 DISTRICT 19TH
 SECTION 2ND
 COUNTY COBB

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION RATIO OF ONE FOOT IN 15,000 FEET, EXPRESSED AS THE RATIO OF THE LINEAR ERROR TO THE BOUNDARY PERIMETER. THE FIELD ANGLES WERE ADJUSTED 0" PER ANGLE POINT. THE SURVEY WAS ADJUSTED BY CRANDALL'S RULE. EQUIPMENT USED: ONE SECOND THEODOLITE ELECTRONIC DISTANCE METER.

V-107
 (2015)

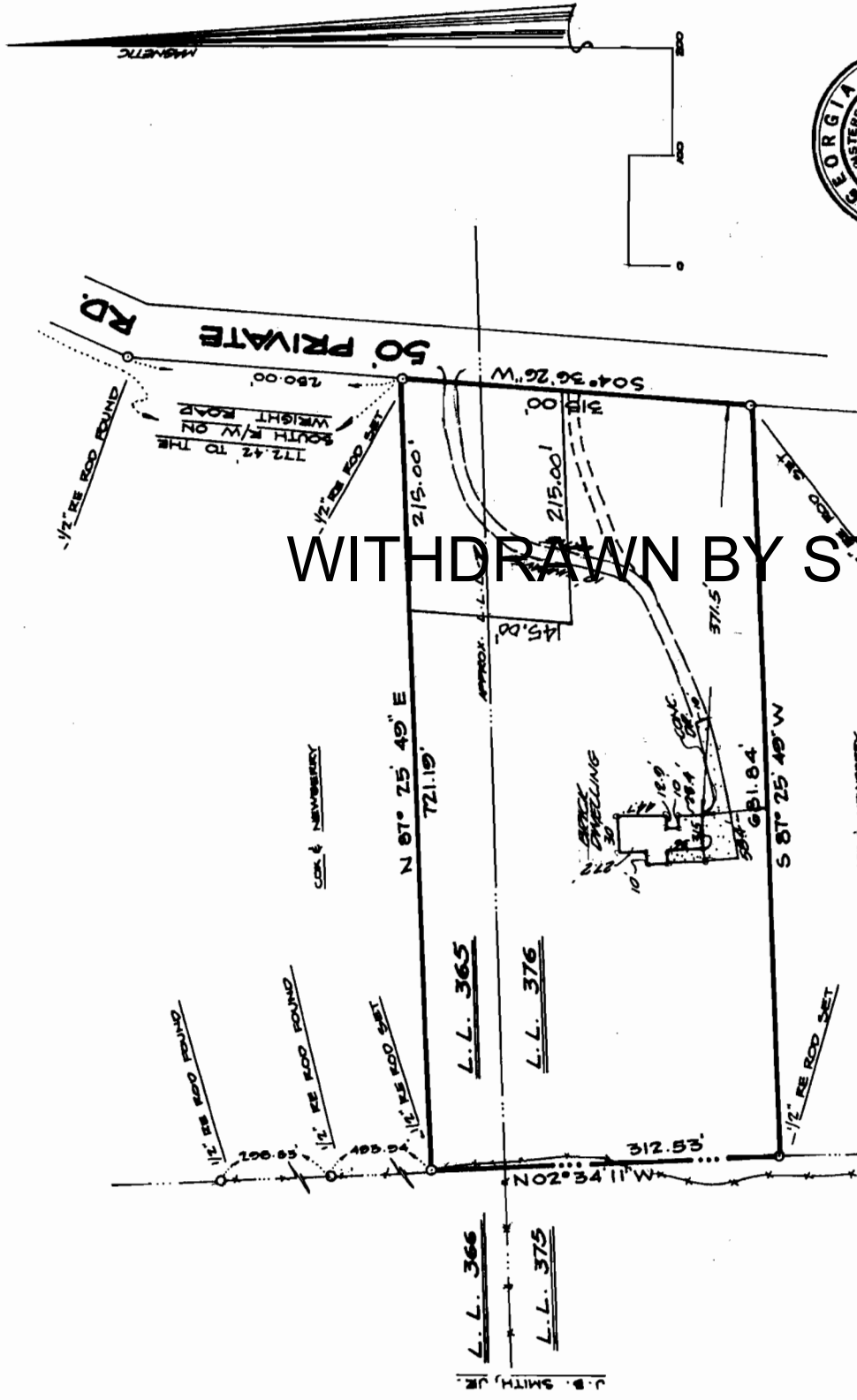
Crusier Associates
 land surveyors
 P.O. Box 608
 Powder Springs, Georgia
 943-5903

PROJECT NO. 3203



MAY 15 2015

WITHDRAWN BY STAFF



SURVEY FOR
FRANKLIN B. WARD

SCALE 1" = 100'

DATE SEPT. 24, 1980
 REV. FEB. 1, 1984

AREA = 5.033 ACRES

APPLICANT: Frank Ward

PHONE: 770-439-0183

REPRESENTATIVE: Frank Ward

PHONE: 770-439-0183

TITLEHOLDER: Franklin B. and Brenda K. Ward

PROPERTY LOCATION: Accessed by a 50 foot
private road, 772 south of Wright Road
(5555 Wright Road).

TYPE OF VARIANCE: WITHDRAWN BY STAFF

PETITION No.: V-107

DATE OF HEARING: 07-15-2015

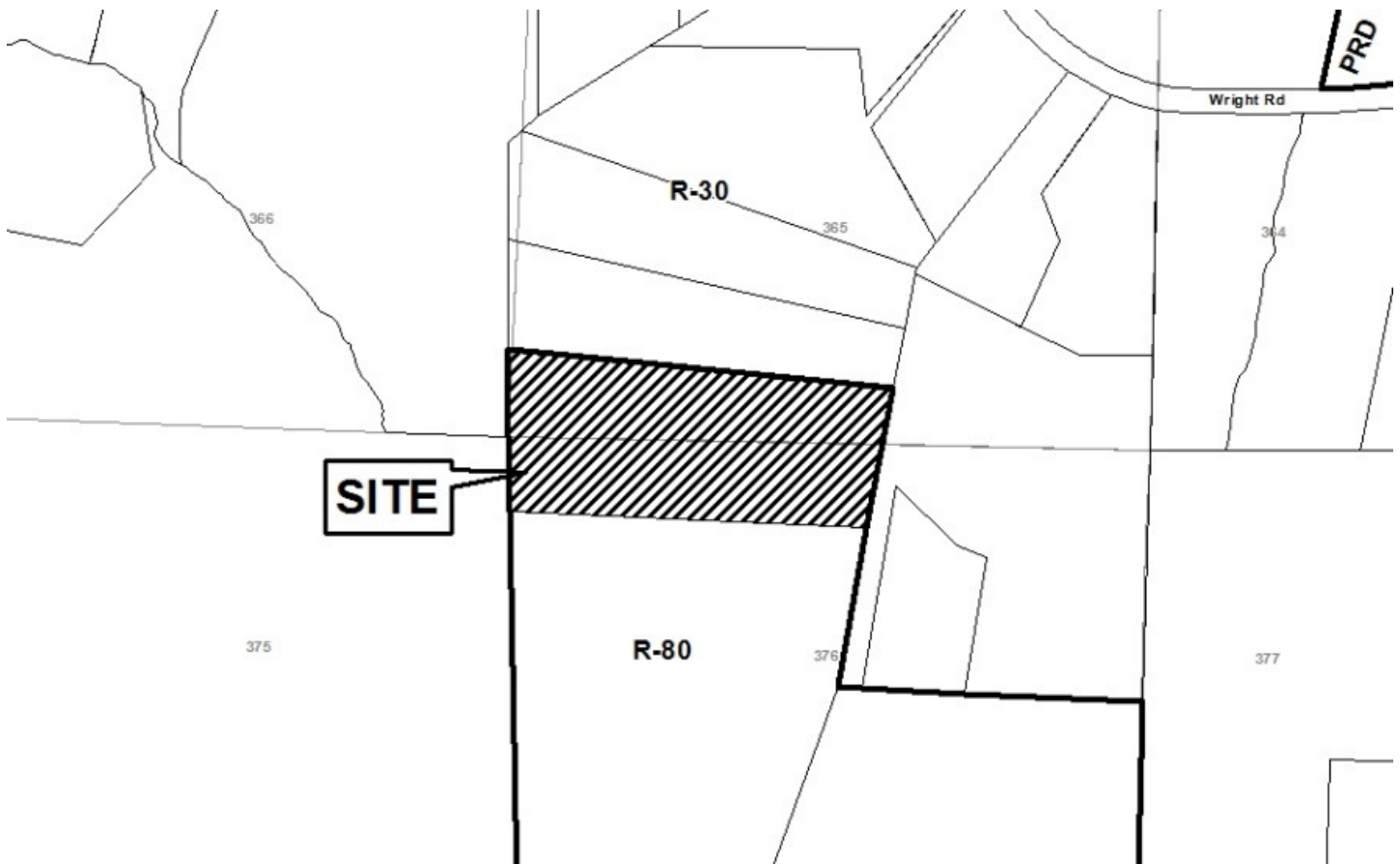
PRESENT ZONING: R-80

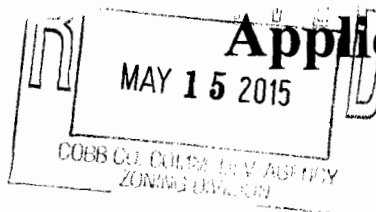
LAND LOT(S): 365, 376

DISTRICT: 19

SIZE OF TRACT: 5.03 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

(type or print clearly)

Application No. V-107
Hearing Date: 7-15-18

Applicant Frank Ward Phone # 770-439-0183 E-mail fward48@bellsouth.net
Frank Ward Address 5555 Wright Rd, Powder Springs, GA
(representative's name, printed) (street, city, state and zip code) 30127
[Signature] Phone # 770-439-0183 E-mail fward48@bellsouth.net
(representative's signature)

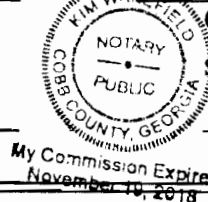
My commission expires: 11/19/18



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

Titleholder Frank Ward Phone # 770-439-0183 E-mail fward48@bellsouth.net
Signature [Signature] Address 5555 Wright Rd, Powder Springs, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: 11/19/18



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

Present Zoning of Property R-80
Location 5555 Wright Rd, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 365 & 376 District 19 Size of Tract 5.033 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 _____

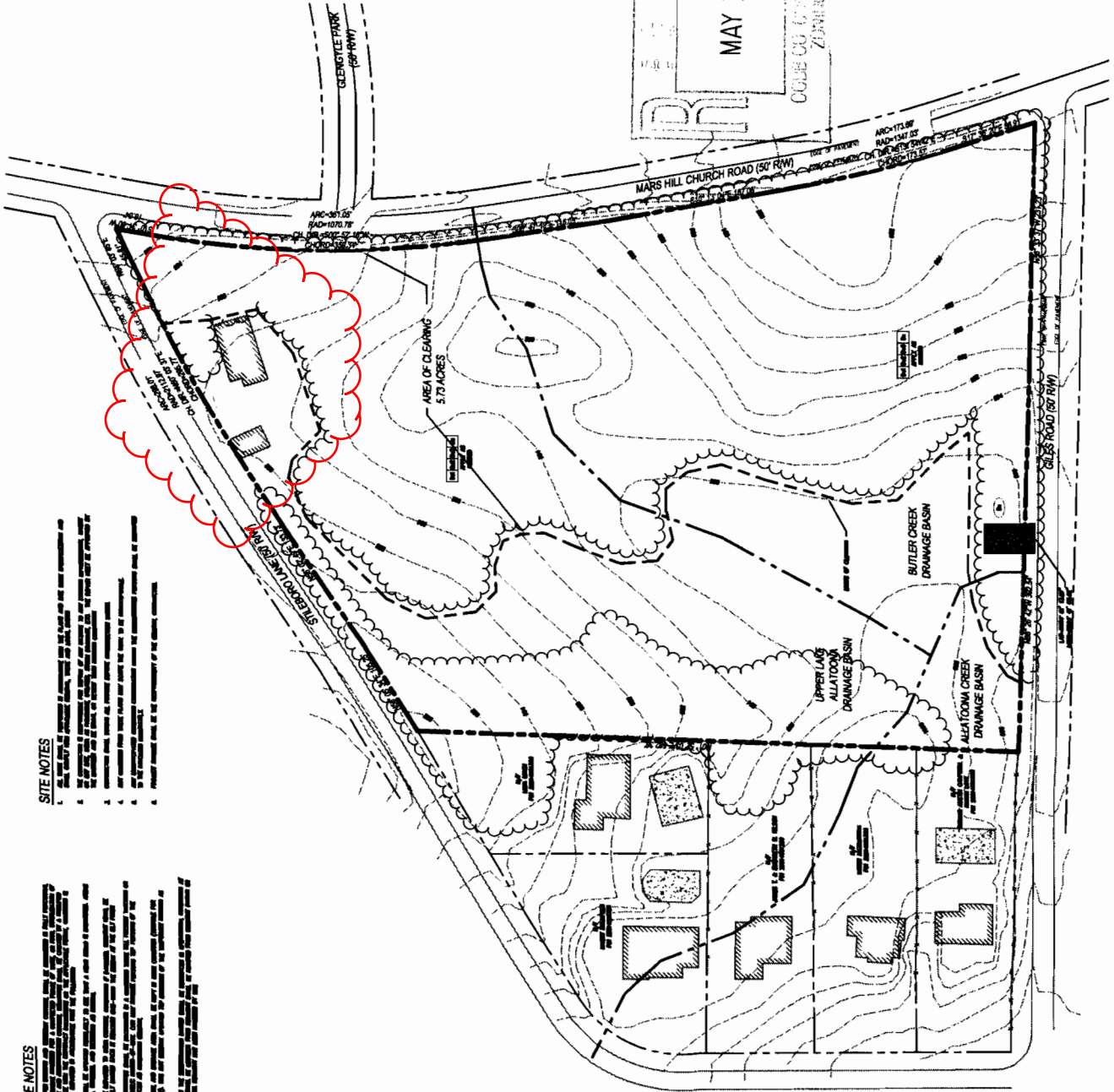
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Applying for a variance so that my son & his wife can build a house on a portion of our 5-acre tract. Approval of the variance would allow for the best use of the property along the access easement. To build the home would not cause any issues with other residences along the easement.

List type of variance requested:
To construct an additional residence along the easement, which is close to 1/4 mile long

[illegible][illegible]

1. The first step in the process of developing a new product is to identify a market need. This involves conducting market research to determine what consumers want and what problems they are trying to solve.
2. Once a market need has been identified, the next step is to develop a concept for a product that will meet that need. This involves brainstorming ideas and selecting the most promising one.
3. The third step is to develop a business plan for the product. This involves determining the costs of production, the pricing strategy, and the marketing plan.
4. The fourth step is to create a prototype of the product. This involves building a small-scale version of the product that can be used to test the concept and gather feedback from potential customers.
5. The fifth step is to conduct a pilot test of the product. This involves selling the product to a small group of customers and monitoring their reactions.
6. The sixth step is to launch the product into the market. This involves implementing the marketing plan and distributing the product to a wider audience.
7. The seventh step is to monitor the product's performance in the market. This involves tracking sales, customer feedback, and market trends to determine if the product is successful and if any adjustments need to be made.



24 HOUR CONTACT:
J.D. WILLIAMS
404 597 8069

(IN FEET)

GEORGIA 811
Utilities Protection Center, Inc.
1 quart = 32 fl. oz.

**Know what's below.
Call before you dig.**

According to a spokesman for the FBI, the agency is not aware of any such plans. The FBI is, however, aware of the fact that the FBI is not aware of any such plans.

APPLICANT: J.D. Williams

PHONE: 404-597-8069

REPRESENTATIVE: Stacie Williams

PHONE: 404-597-8170

TITLEHOLDER: Jeffrey D. and Stacie M. Williams

PROPERTY LOCATION: On the southwest corner

of Stilesboro Lane and Mars Hill Church Road, and on
the north side of Giles Road

(2755 Mars Hill Church Road).

PETITION No.: V-108

DATE OF HEARING: 07-15-2015

PRESENT ZONING: R-30

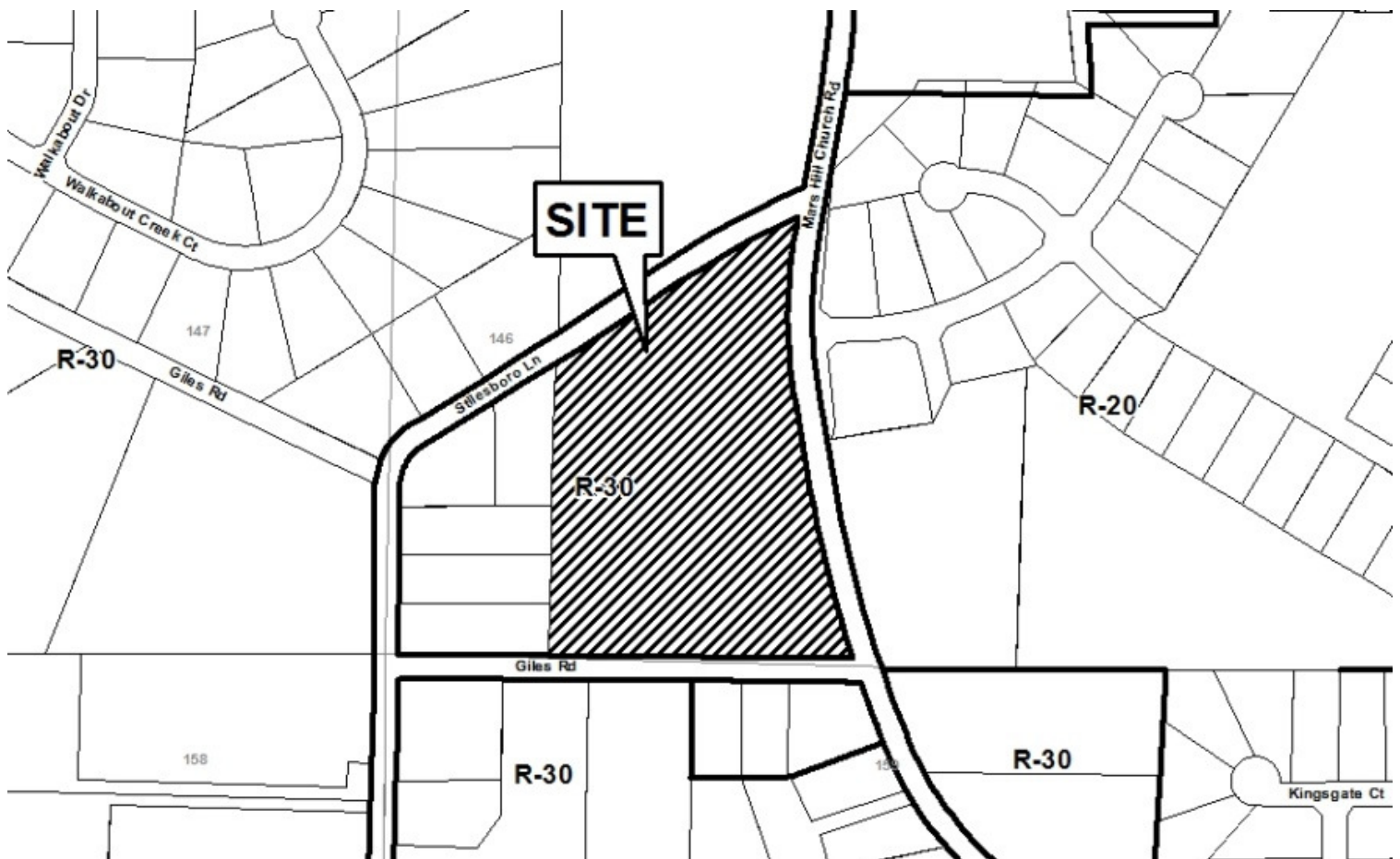
LAND LOT(S): 146

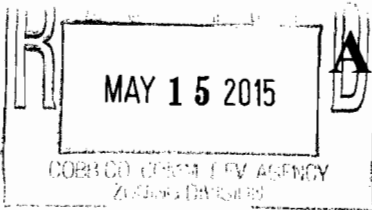
DISTRICT: 20

SIZE OF TRACT: 9.15 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback for an accessory structure over 650 square feet (approximately
1,500 square foot detached garage) from the required 100 feet to zero feet; 2) allow an accessory structure
(approximately 1,500 square foot detached garage) to be located in front of the primary building; and 3) allow an
accessory structure to be closer to the side street than the primary structure.





Application for Variance Cobb County

(type or print clearly)

Application No. V-108

Hearing Date: 7-15-15

Applicant J.D. Williams

Phone # 404 597 8069 E-mail jd.williams@ucbi.com

[Signature]
(representative's name, printed)

Address 2755 Maro Hill Church Rd Acworth
(street, city, state and zip code) GA 30101

Stacie Williams

(representative's signature)

[Signature]

Phone # 404-597-8170 E-mail stacie.williams3@yahoo.com

My commission expires: 8/12/2017

Signed, sealed and delivered in presence of:

[Signature]
BRIDGETTE A. REYNOLDS
EXPIRES
GEORGIA Notary Public
Aug. 12, 2017

Titleholder Jeffrey D + Stacie Williams

Phone # 404 597 8069 E-mail jd.williams@ucbi.com

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

Address: 2755 Maro Hill Church Rd Acworth
(street, city, state and zip code) GA 30101

My commission expires: 8/12/2017

Signed, sealed and delivered in presence of:

[Signature]
BRIDGETTE A. REYNOLDS
EXPIRES
GEORGIA Notary Public
Aug. 12, 2017

Present Zoning of Property R 30

Location 2755 Maro Hill Church Rd. Acworth GA 30101

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

Land Lot(s) 146 District 20th Dist Size of Tract 9.1 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.

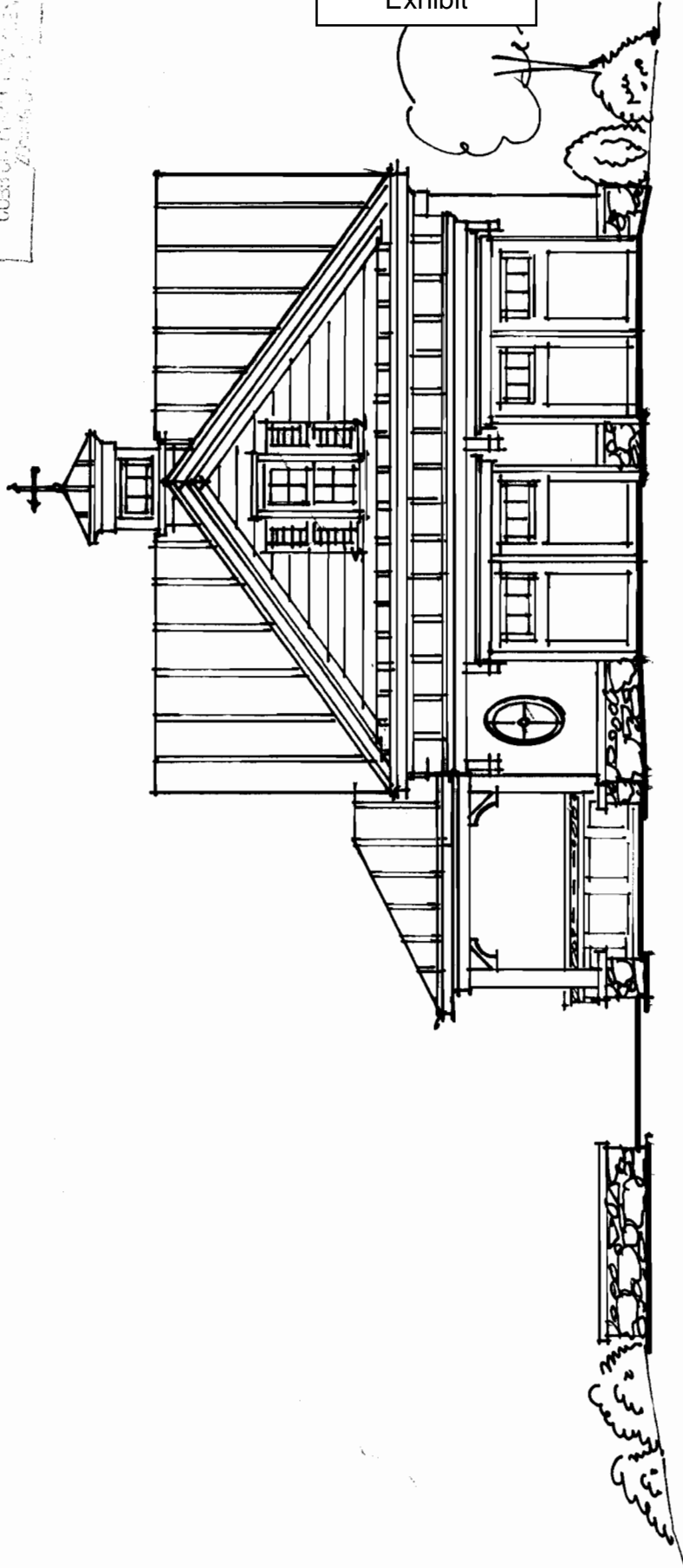
Size of Property 9.1 ac. Shape of Property rec. Topography of Property flat Other _____

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

List type of variance requested: we would like to add a second floor onto our existing garage.

RECEIVED
MAY 15 2015
CLAY DESIGN GROUP, LLC
ARCHITECTURAL DESIGNERS
CLAYDESIGNGROUP@GMAIL.COM

V-108
(2015)
Exhibit

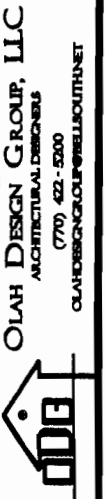
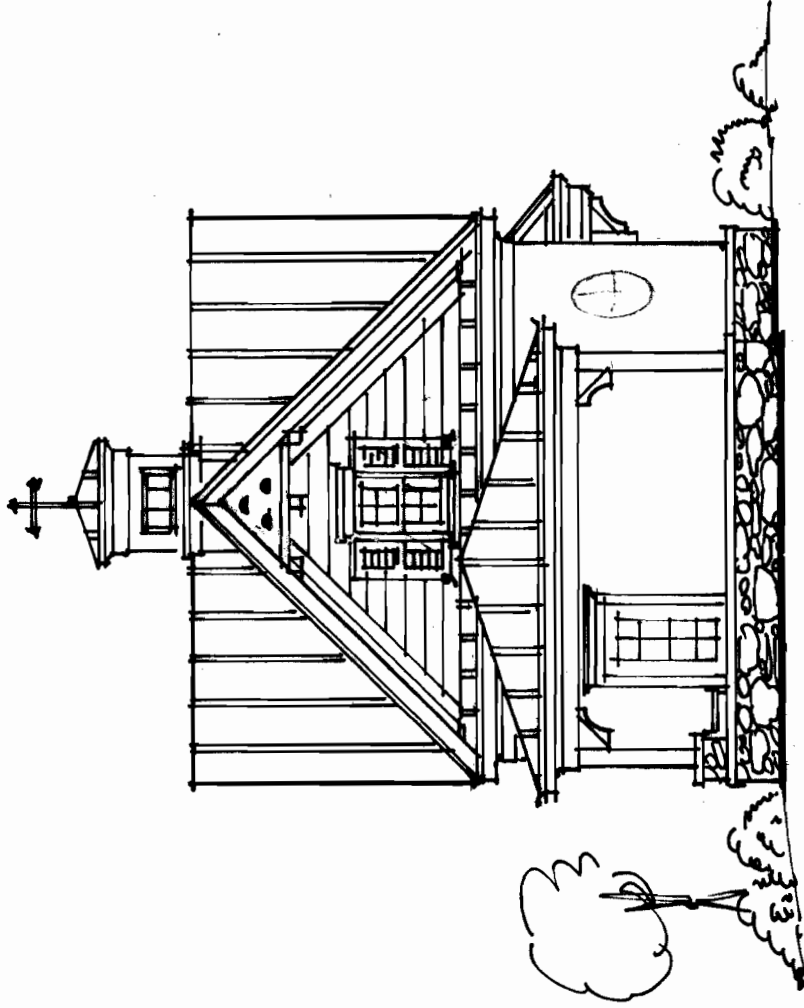
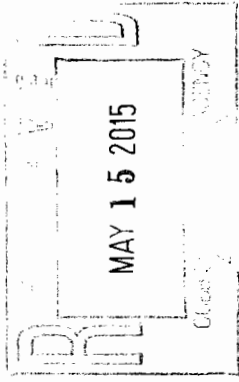



CLAY DESIGN GROUP, LLC
ARCHITECTURAL DESIGNERS
CLAYDESIGNGROUP@GMAIL.COM
CLAYDESIGNGROUP@GMAIL.COM

FRONT ELEVATION

WILLIAMS GARAGE
ACWORTH, GEORGIA

V-108
(2015)
Exhibit



LEFT ELEVATION

WILLIAMS GARAGE
ACWORTH, GEORGIA