

COBB COUNTY BOARD OF COMMISSIONERS

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COBB COUNTY BOARD OF ZONING APPEALS

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COMMUNITY DEVELOPMENT DEPARTMENT***

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John Pederson, Manager, Zoning Division**



Cobb County...Expect the Best!

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COBB COUNTY BOARD OF ZONING APPEALS
VARIANCE HEARING AGENDA
August 12, 2015

CONTINUED CASES

- V-52** **MARK WILLIAM AND SALLY STEWART MOHNEY** (Mark William Mohney and Sally Stewart Mohney, owners) requesting a variance to: 1) waive the side setback from the required 12 feet to 5 feet adjacent to the western property line (existing); and 2) waive the rear setback from the required 40 feet to 30 feet in Land Lots 972 and 973 of the 17th District. Located on the south side of Fairfax Court, north of Brandy Station (3892 Fairfax Court). *(Previously continued by the Board of Zoning Appeals from their April 1, 2015 hearing and previously continued by Staff until the August 12, 2015 Board of Zoning Appeals hearing)*
- V-82** **PHILLIP WALLACE** (owner) requesting a variance to: 1) allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet in Land Lot 76 of the 18th District. Located on the north side of Francis Circle, west of Garner Road (414 Francis Circle). *(Previously held by the Board of Zoning Appeals from their May 13, 2015 hearing and previously continued by the Board of Zoning Appeals until their August 12, 2015 hearing)*
- V-96** **LEN PAGANO, JR.** (Leonard A. Pagano, Jr. and Mary Lou S. Pagano, owners) requesting a variance to allow an accessory structure (approximately 200 square foot shed) to the side of the principal building in Land Lot 627 of the 16th District. Located on the west side of Marneil Drive, north of Marneil Court (2322 Marneil Drive). *(Previously continued by Staff until the August 12, 2015 Board of Zoning Appeals hearing)*
- V-98** **WAM DOUGLAS, LLC** (Elizabeth H. Thornton, owner) requesting a variance to: 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 in Land Lots 118 and 119 of the 20th District. Located on the southwest side of Hill Road, north of Mars Hill Road. *(Previously continued by the Board of Zoning Appeals from their July 15, 2015 hearing)*

REGULAR CASES – NEW BUSINESS

- V-109** **ELIZABETH MONTOYA** (Elizabeth Montoya and Guillermina Onofre, owners) requesting a variance to: 1) waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the rear setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 30 feet to 3 feet; and 3) waive the side setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 10 feet to 6 feet adjacent to the south property line in Land Lot 853 of the 19th District. Located on the west side of Durrell Street, west of Yates Avenue (1118 Durrell Street). *(Continued by Staff until the September 11, 2015 Board of Zoning Appeals hearing; therefore will not be considered at this hearing)*
- V-110** **ANGEL OAK HOMES, LLC** (Subodh Lal and Chhavi Lal, owners) requesting a variance to waive the minimum lot size from the required 20,000 square feet to 19,000 square feet for two proposed lots in Land Lot 769 of the 17th District. Located at the northeast intersection of Orchard Road and Hillcrest Drive (3856 Hillcrest Drive).
- V-111** **ROGER PEARSON** (Roger A. Pearson and Kellyn Lea Wakefield A/K/A Kellyn Wakefield Pearson, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet (192 square foot shed) from the required 35 feet to 15 feet; and 2) waive the side setback for an accessory structure over 144 square feet (192 square foot shed) from the required 10 feet to 2 feet adjacent to the north property line in Land Lot 1104 of the 16th District. Located on the west side of Beckwith Trail, south of Arrow Wood Drive (2669 Beckwith Trail).

HELD CASE

- V-106** **JEFFREY AND BETTINA OESCHGER** (Jeffrey R. Oeschger and Bettina J. Oeschger, owners) requesting a variance to waive the minimum public road frontage from the required 75 feet to 20 feet for proposed lot 2 in Land Lot 292 of the 20th District. Located on the south side of Creekview Point (2721 Creekview Point). *(Previously held by the Board of Zoning Appeals from their July 15, 2015 hearing)*

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- LEGEND**
- R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 EP DENOTES EDGE OF PAVING
 TW DENOTES TOP OF WALL
 BW DENOTES BOTTOM OF WALL
 X DENOTES CORROGATED METAL PIPE
 RCP DENOTES REINFORCED CONCRETE PIPE
 LIP DENOTES LIGHT POLYESTER PIPE
 GW DENOTES GUY WIRE
 P DENOTES POWER LINE
 A/C DENOTES AIR CONDITIONING
 FB DENOTES FIRE HYDRANT
 GV DENOTES GAS VALVE
 GLM DENOTES GAS LINE MARKER
 WY DENOTES WATER YARD
 WH DENOTES WATER HYDRANT
 JWB DENOTES JUNCTION BOX
 DI DENOTES DRAIN INLET
 S DENOTES SANITARY SEWER LINE
 SH DENOTES SHOWER MANHOLE
 CO DENOTES CLEAN OUT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT OR ANY PART THEREOF IS NOT TO BE USED FOR ANY OTHER PURPOSE, OR FOR ANY OTHER PERSON, PERSONS OR ENTITY, WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR MAKING SUCH PERSON, PERSONS OR ENTITY.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSELY OBSERVED AND MEASURED SURVEY. THE SURVEY WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE TOLERANCES ESTABLISHED FOR THIS CLASS OF SURVEY. MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

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

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

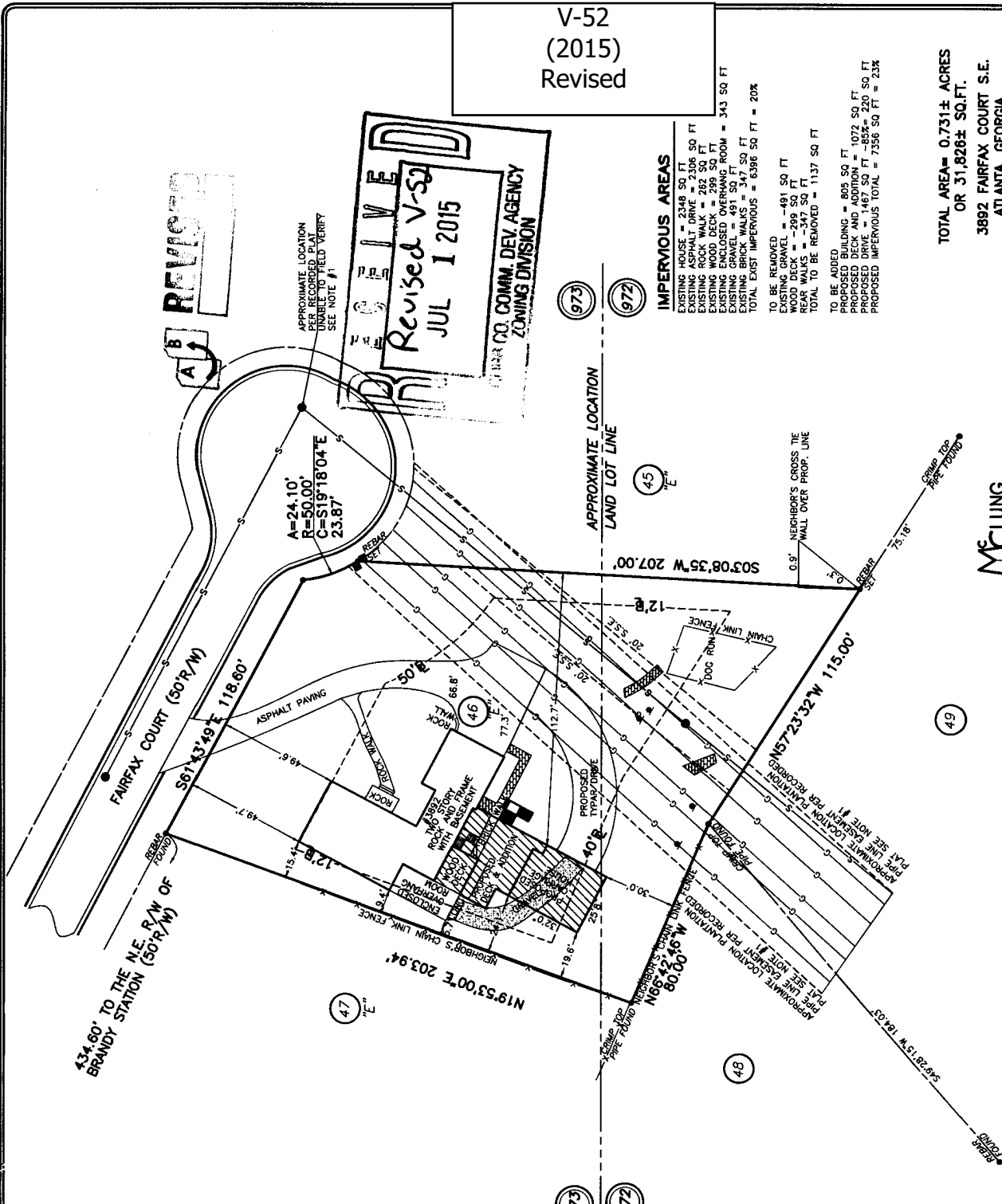
6. THIS PLAT NOT INTENDED FOR RECORDING.



7. THIS PLAT NOT INTENDED FOR RECORDING.

ZONING NOTES

COBB COUNTY ZONING R-30
 MINIMUM LOT AREA = 30,000 SQ. FT.
 MINIMUM LOT WIDTH = 75/60 FEET
 MINIMUM FRONT YARD SET BACKS
 ARTERIAL = 50 FEET
 COLLECTOR = 50 FEET
 LOCAL STREET = 25 FEET
 MAJOR SIDE YARD = 25 OR 35 FEET
 MINIMUM SIDE YARD = 12 FEET
 MINIMUM REAR YARD = 40 FEET
 MAXIMUM LOT COVERAGE = 35%
 MAXIMUM HEIGHT = 35 FEET



V-52
(2015)
Revised

IMPERVIOUS AREAS

EXISTING HOUSE = 2348 SQ. FT.
 EXISTING ASPHALT DRIVE = 2308 SQ. FT.
 EXISTING ASPHALT WALK = 282 SQ. FT.
 EXISTING WOOD DECK = 299 SQ. FT.
 EXISTING ENCLOSED OVERHANG ROOM = 343 SQ. FT.
 EXISTING BRICK WALKS = 347 SQ. FT.
 TOTAL EXIST IMPERVIOUS = 6396 SQ. FT. = 20%
 TO BE REMOVED
 EXISTING HOUSE = 2348 SQ. FT.
 EXISTING ASPHALT DRIVE = 2308 SQ. FT.
 EXISTING ASPHALT WALK = 282 SQ. FT.
 EXISTING WOOD DECK = 299 SQ. FT.
 EXISTING ENCLOSED OVERHANG ROOM = 343 SQ. FT.
 EXISTING BRICK WALKS = 347 SQ. FT.
 TOTAL TO BE REMOVED = 1137 SQ. FT.
 TO BE ADDED
 PROPOSED BUILDING = 805 SQ. FT.
 PROPOSED DECK AND ADDITION = 1072 SQ. FT.
 PROPOSED DRIVE = 1467 SQ. FT. = 85%
 PROPOSED IMPERVIOUS TOTAL = 7356 SQ. FT. = 23%

TOTAL AREA = 0.731± ACRES
 OR 31,828± SQ. FT.
 3892 FAIRFAX COURT S.E.
 ATLANTA, GEORGIA

SURVEY FOR
 SALLY MOHNEY
 MARK MOHNEY
 LOT 46 BLOCK "E"
 PHASE 1
 BRANDY STATION
 LAND LOTS 972 AND 973
 DISTRICT 17TH
 COBB COUNTY
 GEORGIA

This original of this plat was filed and signed by Michael R. Noles, L.S. 22646, and is a true and correct reproduction of the original.

This property is NOT located in a Federal Flood Hazard Area as indicated on FEMA Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

No.	Revision	Date
1	CHANGE SET BACK LINES	1-20-15
2	SHOW PROPOSED 30' SET BACK	2-3-15
3	SHOW PROPOSED CARRIAGE HOUSE	2-8-15
4	REVISE CARRIAGE HOUSE	2-11-15
5	REVISE CARRIAGE HOUSE AND DECK	6-25-15



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

PETITION No.: V-52
DATE OF HEARING: 04-01-2015
PRESENT ZONING: R-30
LAND LOT(S): 972, 973
DISTRICT: 17
SIZE OF TRACT: 0.73 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the side setback from the required 12 feet to 5 feet adjacent to the western property line (existing); and 2) waive the rear setback from the required 40 feet to 30 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Mark William and Sally
Stewart Mohney

PETITION No.: V-52

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: This parcel is located within the ARC Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act. Although the County's R-30 Zoning Category allows up to 35% impervious coverage, the ARC review for the Brandy Station Subdivision limits this lot to 16.2%. It appears that the existing lot is already at this limit.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

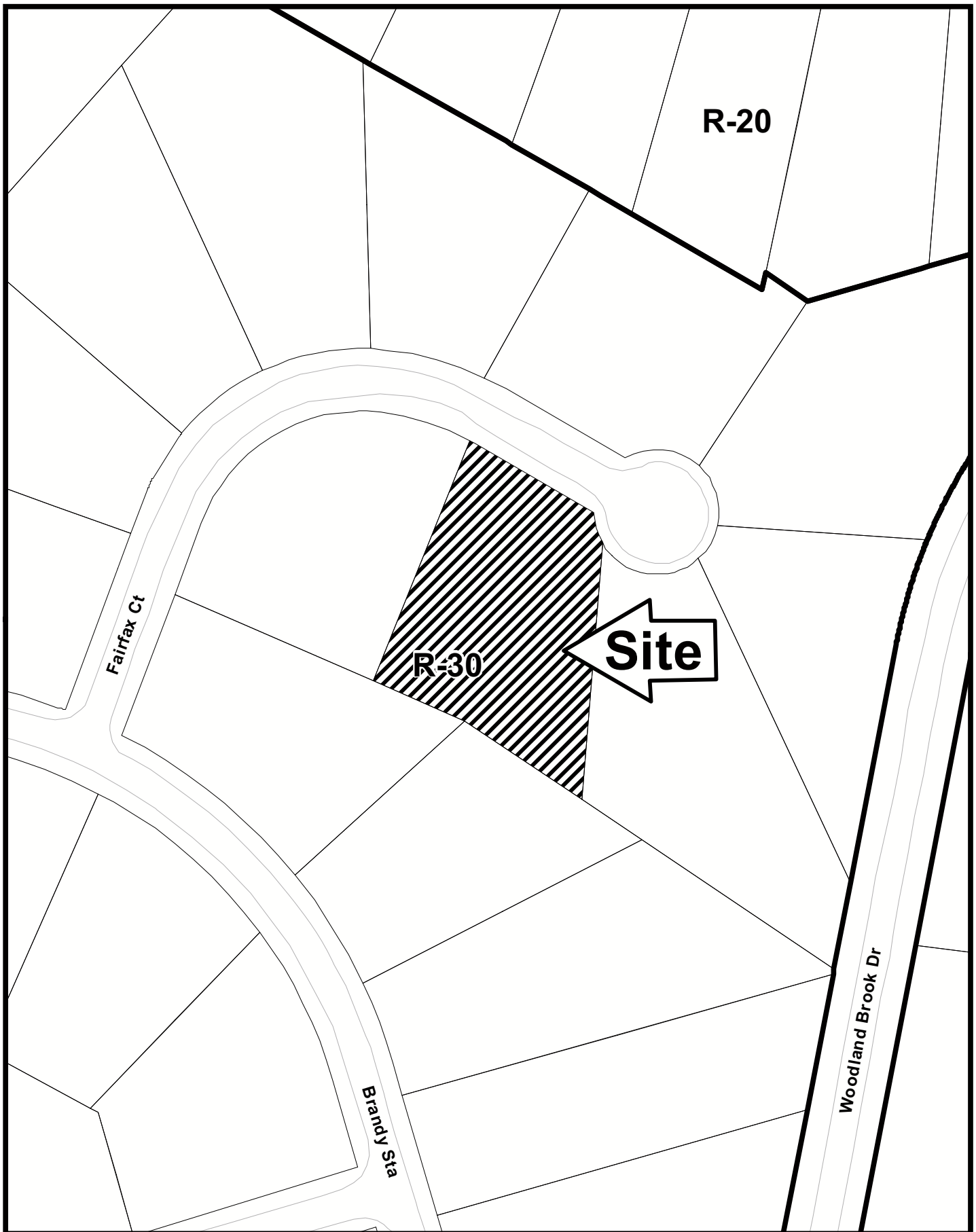
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Mark William and Sally
Stewart Mohney

PETITION No.: V-52

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

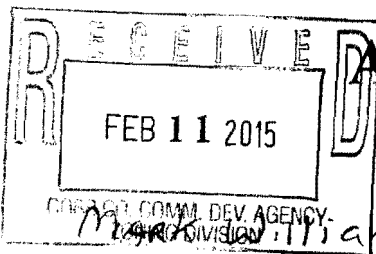


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

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

Applicant Sally Stewart Mohrvey Phone # (404) 217-2038 E-mail ssm42@aol.com
Janet S. Todd Address 3850 Fisher Dr. Smyrna, GA 3008
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 7-12-2018



Signed, sealed and delivered in presence of:

Notary Public

Titleholder Sally Stewart Mohrvey Phone # _____ E-mail _____
Signature [Signature] Address: 3892 Fairfax Ct. SE, Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Mark William Mohrvey Leonard Butts Jr.
My commission expires: 6-10-2016 NOTARY PUBLIC
Cobb County, GA
My Comm. Expires June 10, 2016
Notary Public

Present Zoning of Property R 3

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

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

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

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

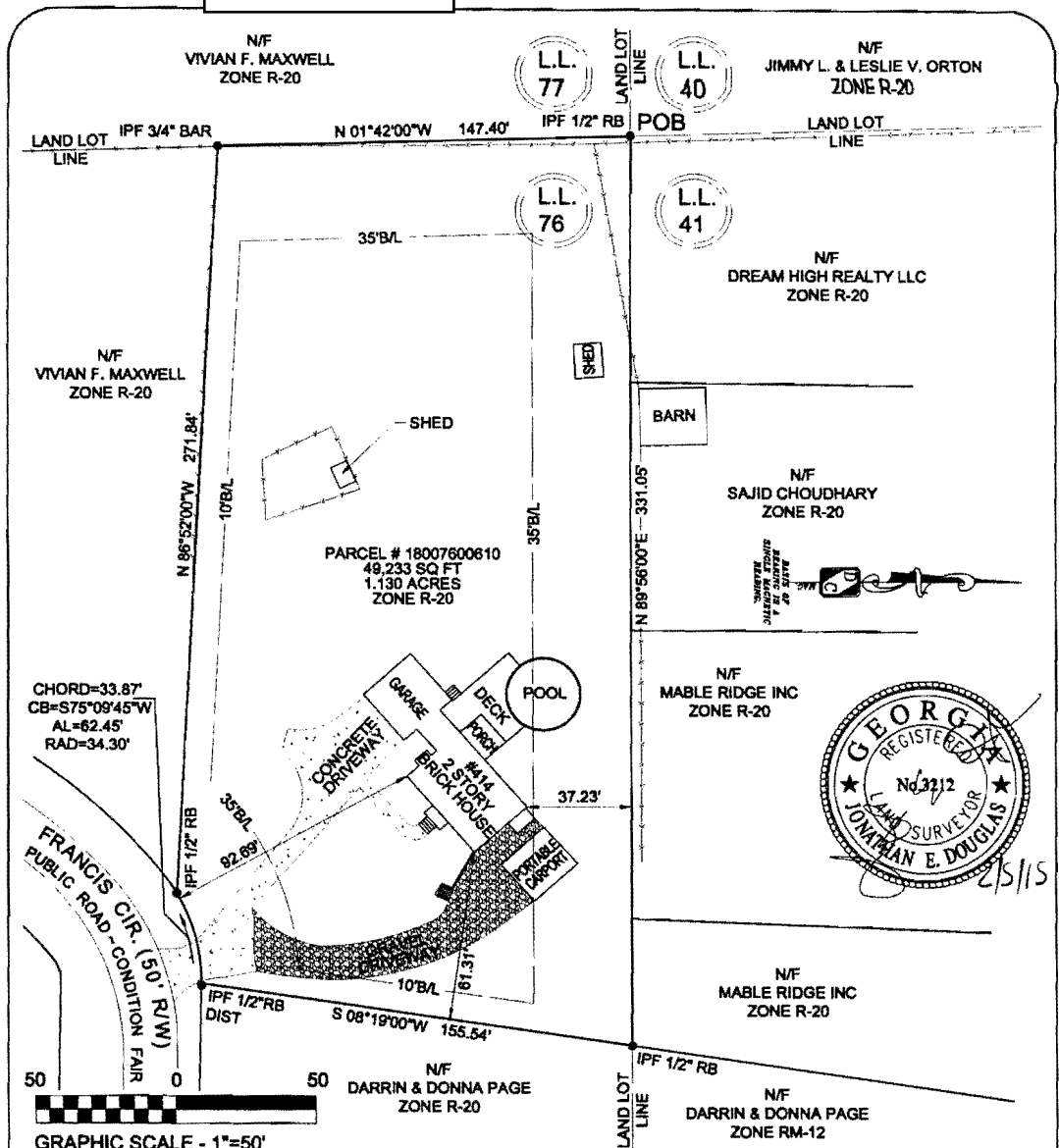
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

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

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

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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.

[Signature]
JONATHAN E. DOUGLAS, R.L.S. #3212
2/5/15
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, 2008.

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 Layouts, &
Custom Floorplans
Call (770) 344-1567
Office (770) 328-2117
Fax (770) 328-2117
douglasconsultingllc@yahoo.com

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

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

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

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 340 square foot portable carport) to the side of the principal building; 2) allow parking and/or access to parking areas in a residential district on a non-hardened surface; 3) reduce the required amount of public road frontage from 75 feet to 34 feet; and 4) reduce the rear setback for the carport from 35 feet to 18 feet.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Phillip Wallace **PETITION No.:** V-82

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a plat must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. Carport does not appear to be used as primary vehicular storage.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-70 –V-85.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

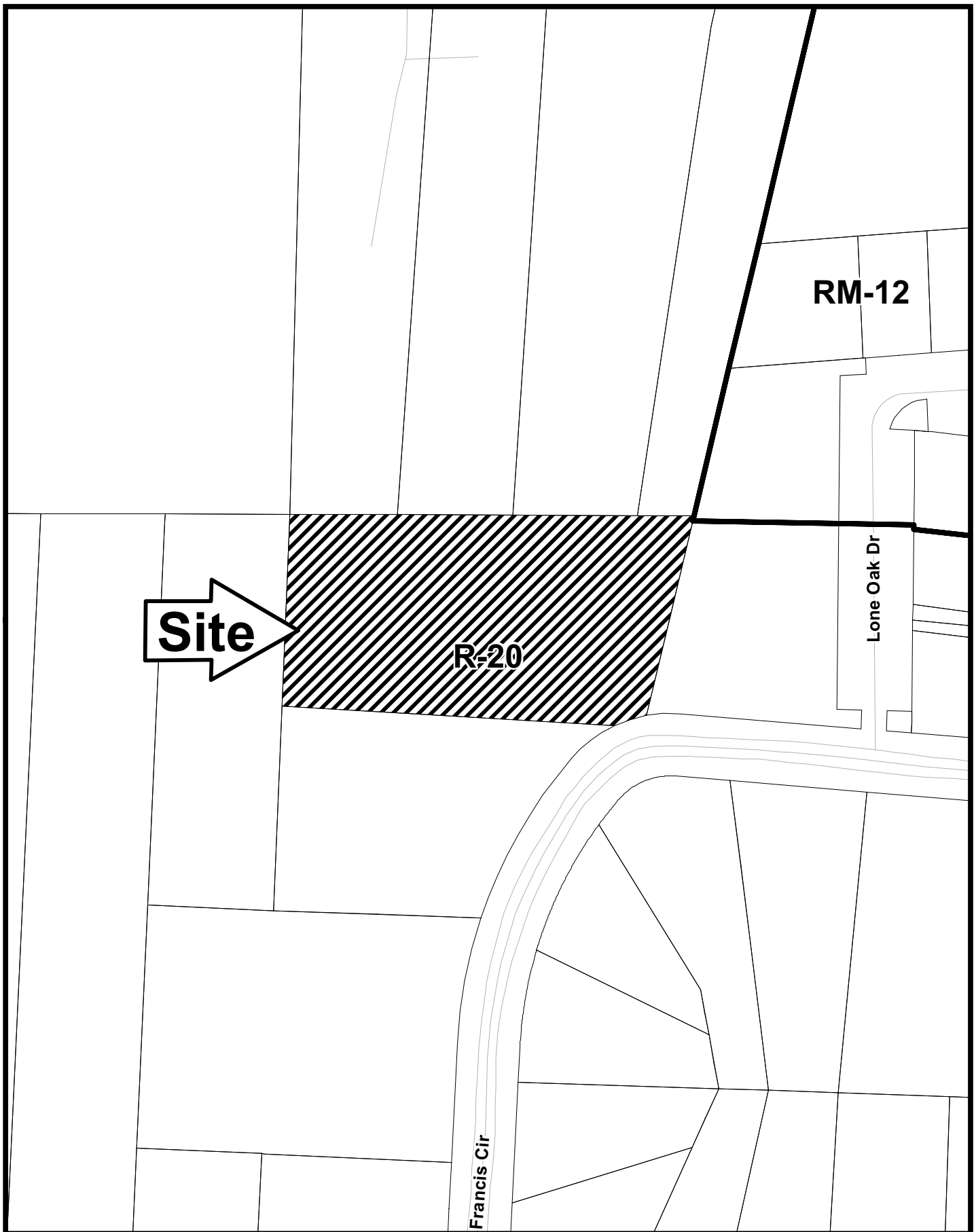
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Phillip Wallace **PETITION No.:** V-82

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-82

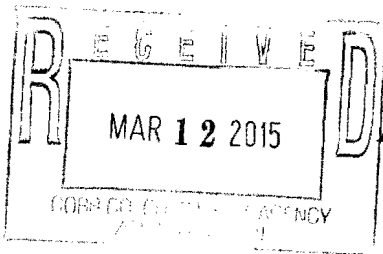


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City Boundary
Zoning Boundary



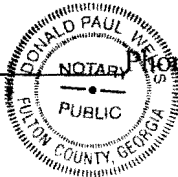
Application for Variance Cobb County

(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)

[Signature]
(representative's signature)



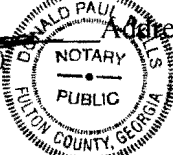
Phone # 404 384 1239 E-mail PhillipWall@ymail.com

Signed, sealed and delivered in presence of:

Donald Paul Willis
Notary Public

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

Titleholder Phillip Wallace Phone # 404 384 1239 E-mail PhillipWall@ymail.com
Signature [Signature] Address: 414 Francis Cir SW Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

Donald Paul Willis
Notary Public

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

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 easement that runs behind the property. If a lamp was placed where the gravel is located it would be trampled by sewer bio 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 purchased.

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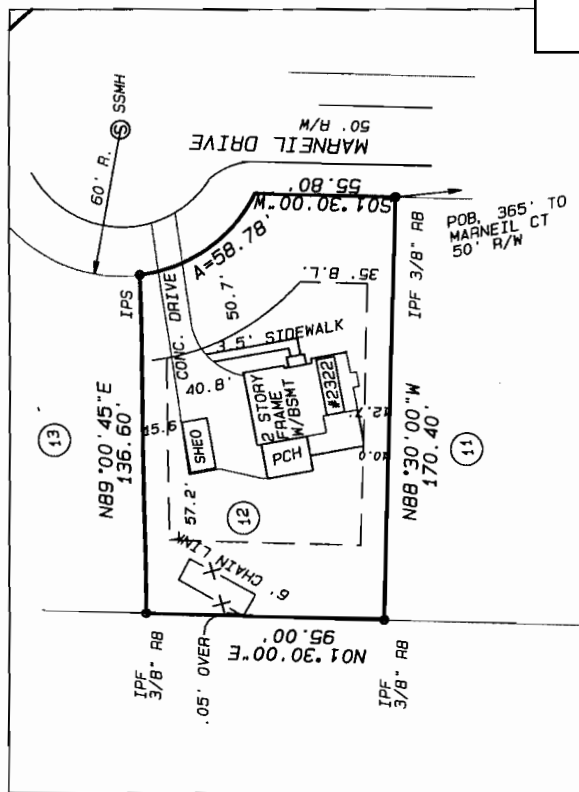
IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS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

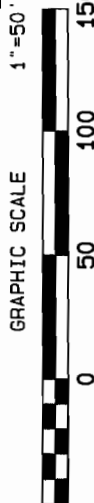
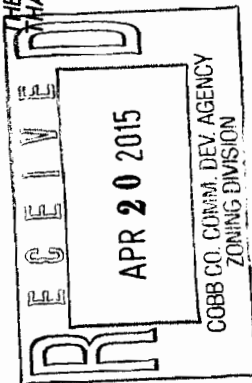
SURVEY NOTES:

- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET.
- 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.
- EQUIPMENT = TOPCON GTS 303 TOTAL STATION
- DATE OF SURVEY: 04-07-15
- I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0083 H, DATED 11-02-2012, AND HAVE DETERMINED THAT A PORTION OF THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
- THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
- #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.



V-96
(2015)

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

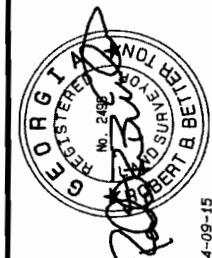


BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
678-483-0242

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



APPLICANT:	<u>Len Pagano, Jr.</u>	PETITION No.:	<u>V-96</u>
PHONE:	<u>770-509-7958</u>	DATE OF HEARING:	<u>07-15-2015</u>
REPRESENTATIVE:	<u>MaryLou Pagano</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>404-558-2212</u>	LAND LOT(S):	<u>627</u>
TITLEHOLDER:	<u>Leonard A. Pagano, Jr. and Mary Lou S. Pagano</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the west side of Marneil Drive, north of Marneil Court (2322 Marneil Drive).</u>	SIZE OF TRACT:	<u>0.36 acre</u>
		COMMISSION DISTRICT:	<u>3</u>
TYPE OF VARIANCE: <u>Allow an accessory structure (approximately 200 square foot shed) to the side of the principal building.</u>			

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

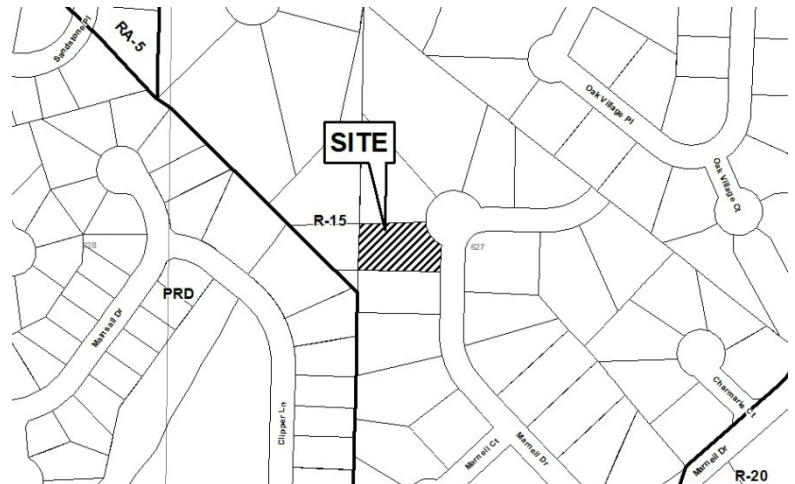
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Len Pagano, Jr.

PETITION No.: V-96

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated. The shed is located over the existing concrete driveway.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

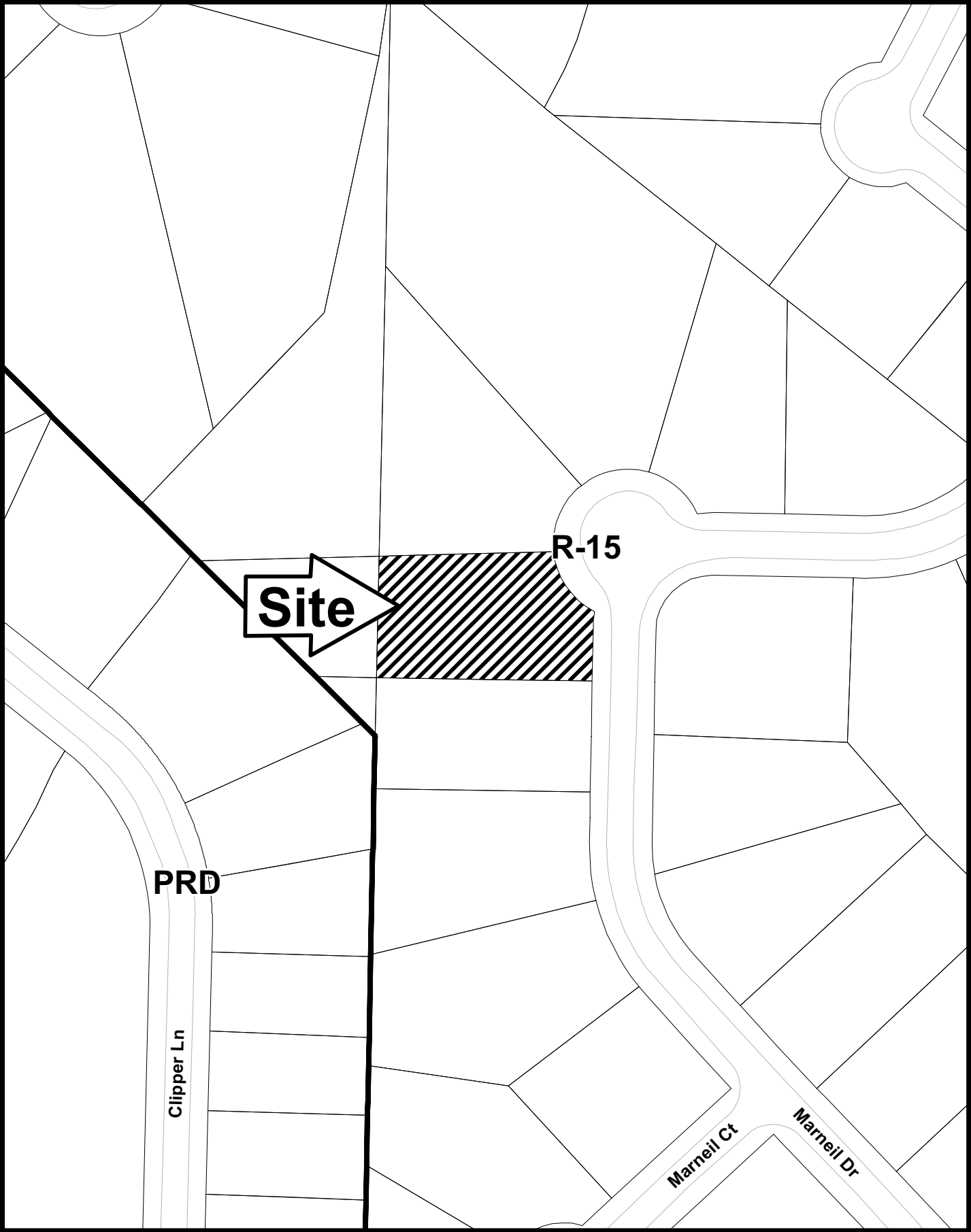
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: No conflict.

APPLICANT: Len Pagano, Jr. **PETITION No.:** V-96

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

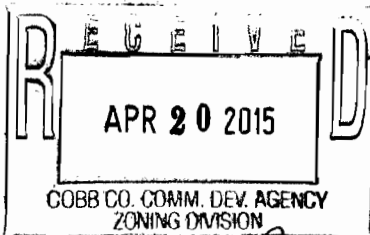


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary



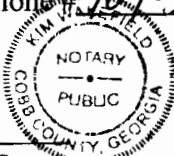
Application for Variance Cobb County

(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 Address 2322 MARNEIL DR, MARIETTA, GA 30062
(representative's name, printed) (street, city, state and zip code)

Mary Lou Pagano Phone # 404-558-2812 E-mail MARYLOU.PAGANO@SafeAmerica.org
(representative's signature)



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 LR Address: 2322 MARNEIL Drive, MARIETTA, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)



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 (street address, if applicable; nearest intersection, etc.) Past Oak Trail Rd and Hollis Spring
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 drive way 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.

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V-98
(2015)

SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: R-30
TOTAL AREA: 25.8 ACRES
TOTAL LOTS: 28
LOT DENSITY: 1.08 LOTS PER ACRE
MINIMUM LOT SIZE: 30,000 SQ.FT.
MINIMUM HEATED HOUSE AREA: 1,350 SQ.FT.
MIN. LOT WIDTH AT B/L: 75/50 FT.

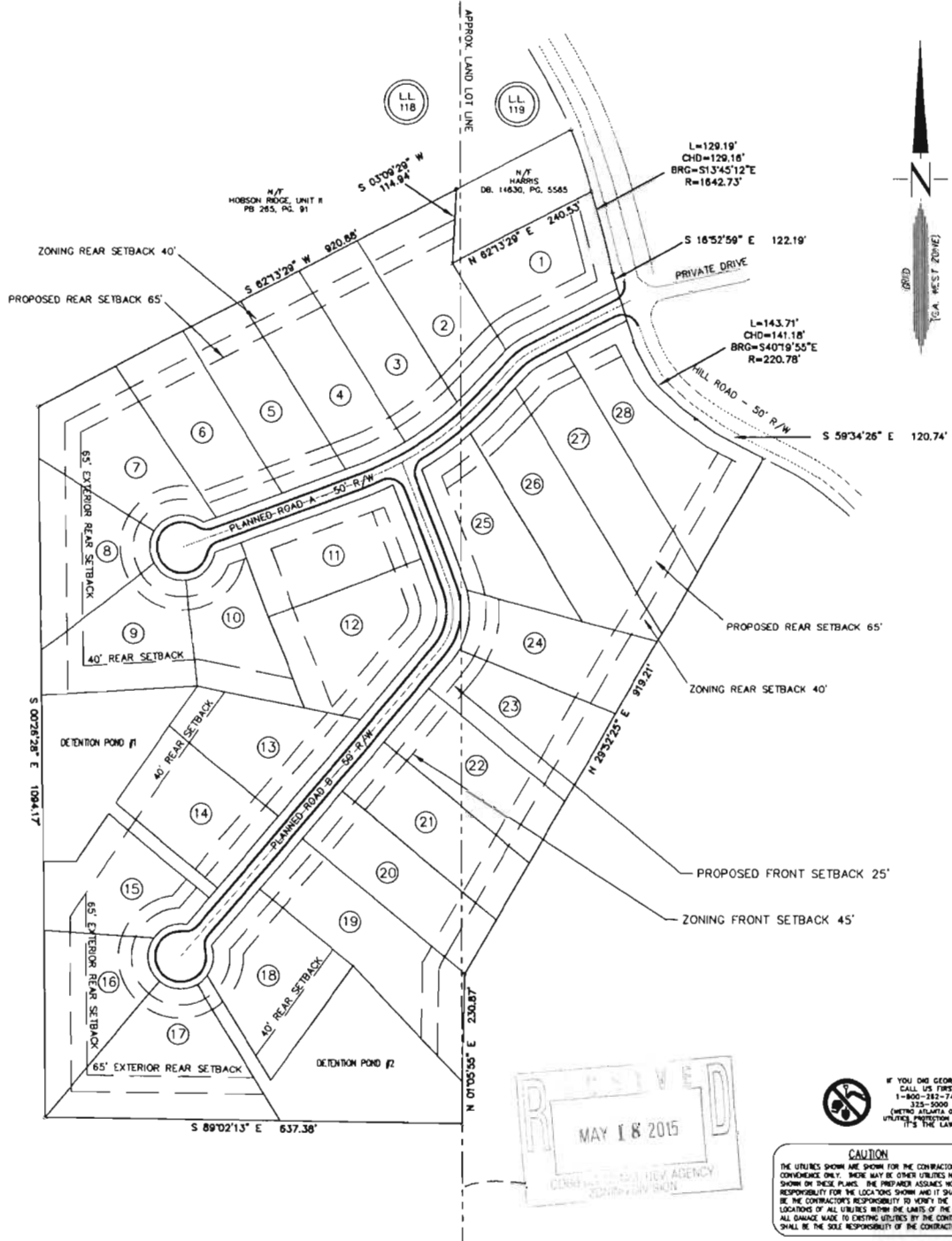
ZONING BUILDING SETBACK REQUIREMENTS:

FRONT - 45'
REAR - 40'
SIDE - 12'
MAJOR SIDE - 25'

PROPOSED BUILDING SETBACK REQUIREMENTS:

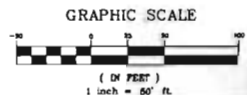
FRONT - 25'
REAR - 40' (INTERIOR), 65 FT (EXTERIOR LOTS)
SIDE - 5' (MIN. 25 FT BETWEEN STRUCTURES)
MAJOR SIDE - 25'

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
100 YEAR FLOOD ZONE ACCORDING TO COBB
COUNTY F.I.R.M. PANEL 0012/14C, COMMUNITY
NO. 130052, MAP DATED: DEC. 16, 2008.



THIS PLAN HAS BEEN COMPILED FROM TAX, DEED AND
RECORD INFORMATION. NO FIELD VERIFICATION OR
BOUNDARY WORK HAS BEEN COMPLETED OR IS IMPLIED.

REVISED



Centerline Surveying Systems, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

CONCEPTUAL PLAN FOR
WAM DOUGLAS, LLC.
LAND LOT 118 & 119, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1.		
2.		

DRAWN BY: DP
 CHECKED BY:
 DATE: 5-18-15
 SCALE: 1" = 50'
 PROJECT No.: 415042
 SHEET No. 1

APPLICANT: WAM Douglas, LLC **PETITION No.:** V-98
PHONE: 404-969-9372 **DATE OF HEARING:** 07-15-2015
REPRESENTATIVE: Matthew Coutu **PRESENT ZONING:** R-30
PHONE: 404-969-9372 **LAND LOT(S):** 118, 119
TITLEHOLDER: Elizabeth H. Thornton **DISTRICT:** 20
PROPERTY LOCATION: On the southwest side of **SIZE OF TRACT:** 25.8 acres
Hill Road, north of Mars Hill Road **COMMISSION DISTRICT:** 1
(No Assigned Address).

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.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: WAM Douglas, LLC

PETITION No.: V-98

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: If any wall is constructed closer than 5 feet to a property line a 1 hour fire rated assembly will be required.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No objection to shift in front/rear setback or side setbacks subject to adequate drainage conveyance to be provided between houses.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

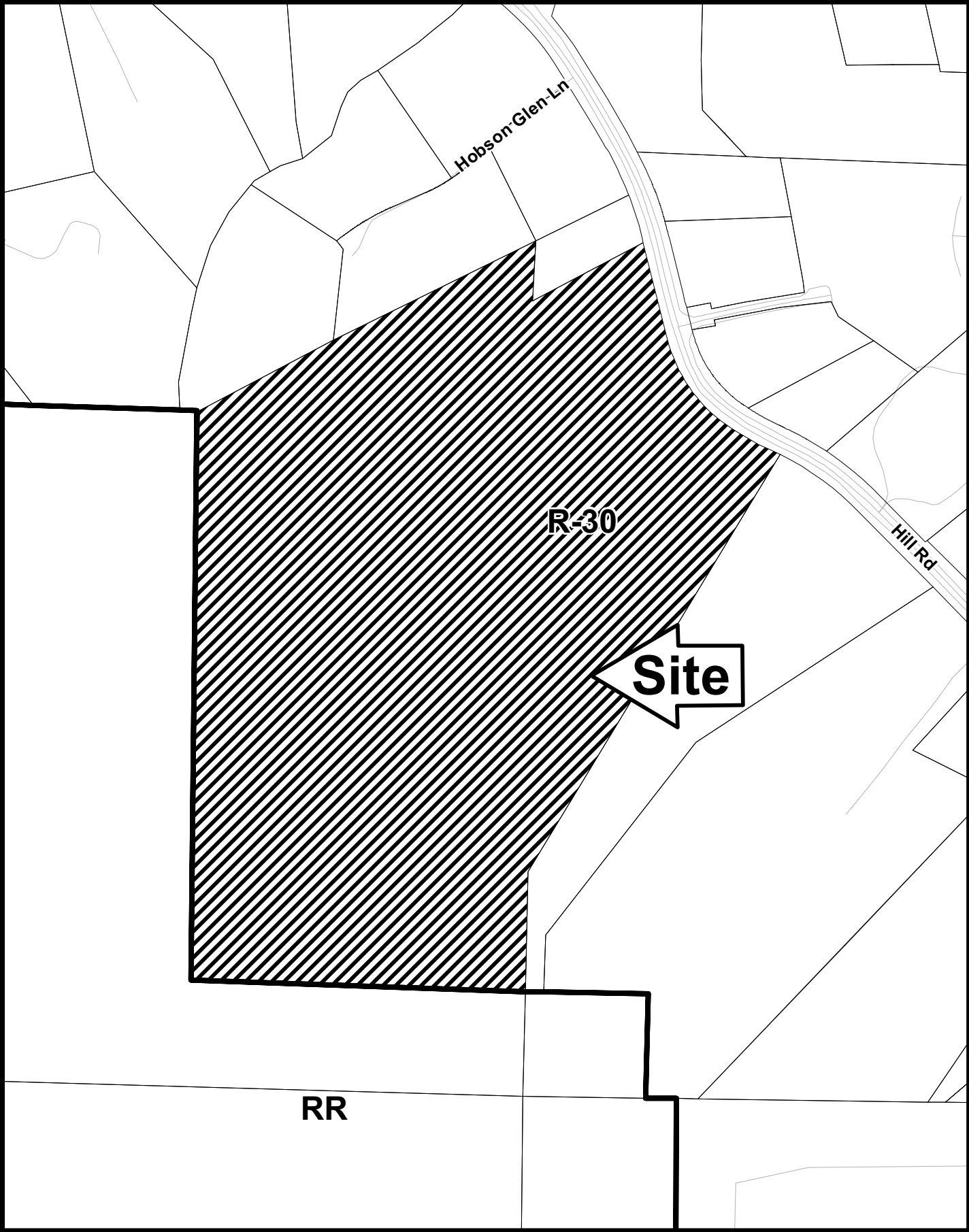
WATER: No conflict.

SEWER: No conflict.

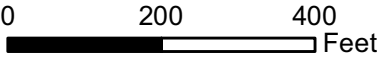
APPLICANT: WAM Douglas, LLC



PETITION No.: V-98

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

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

MAY 1 2015

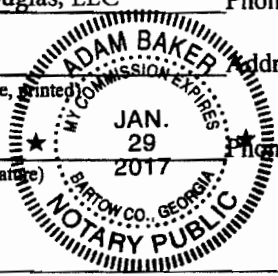
Applicant WAM Douglas, LLC Phone # 404-969-9372 E-mail mcoutu@woodlandam.com

Matthew Coutu

(representative's name, printed)

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

[Signature]
(representative's signature)



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

My commission expires: _____

Signed, sealed and delivered in presence of:

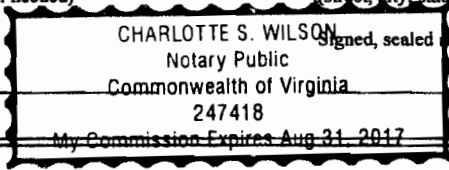
[Signature]

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

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R E G U L A R C A S E S

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V-109
(2015)

CONTINUED BY STAFF

AREA= 0.3442 ACRE

20' 0' 20'

GRAPHIC SCALE

SURVEY FOR:

ELIZABETH MONTÓYA

LOT 9	BLK.	UNIT	ARE VISIONS
SOUTH-BROOK			41-5061
LAND LOT 853			
DISTRICT 19 TH		SECTION 2 ND	TX
COOK		COUNTY, GEORGIA	JOHN
PLAT BOOK 115		PAGE 11	CHAD
DATE: 3-16-15		SCALE: 1" = 20'	76-15-33

IN MY OPINION THIS PLAN IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH
THE APPROPRIATE STATUTES AND REQUIREMENTS OF THE
LAND SURVEYING BOARD OF THE STATE OF ALABAMA.

John L. Evans, Jr.

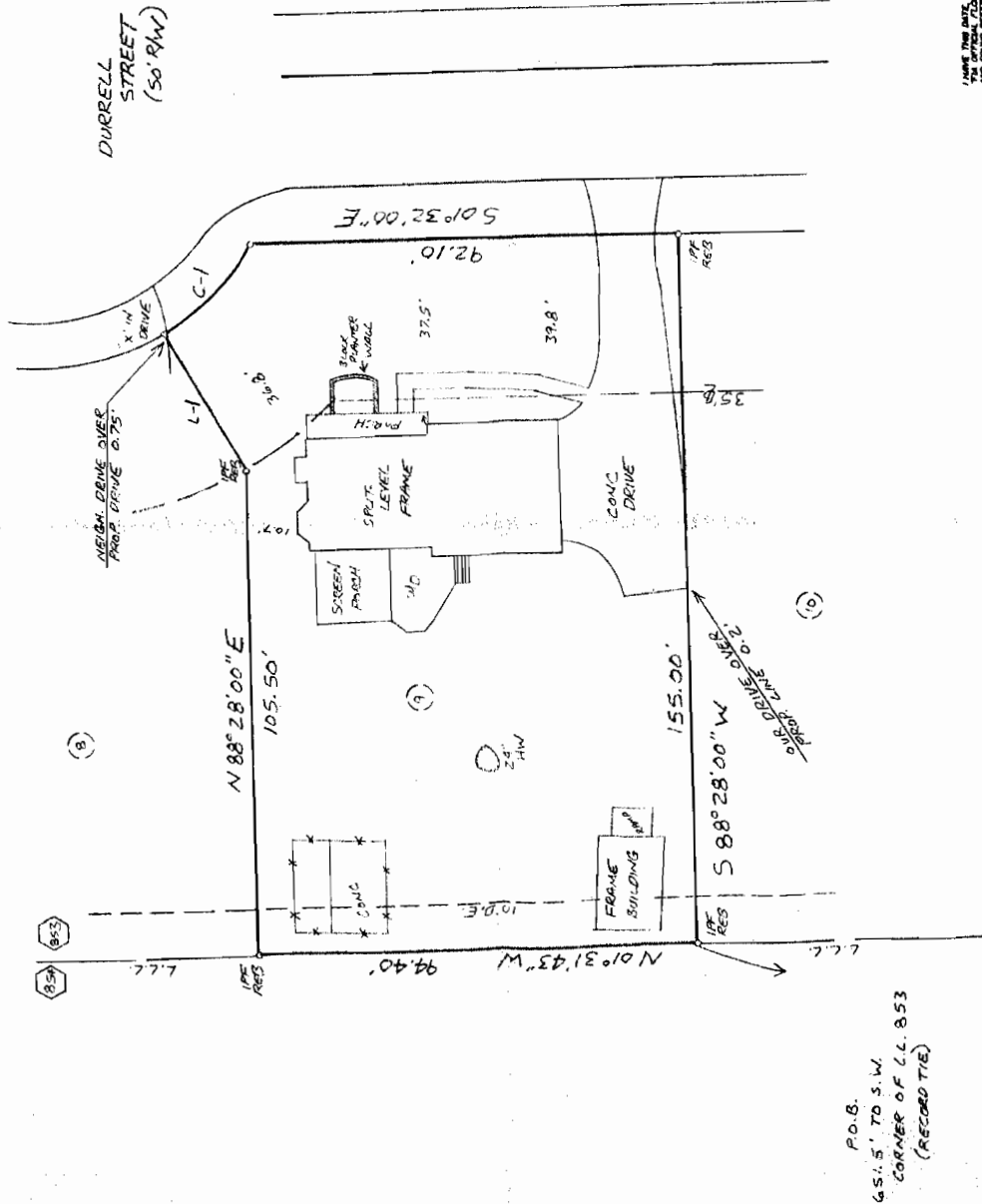
**J.A. EVANS
SURVEYING CO. INC.**
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

JUN 10 2015

PROPERTY IS ZONED R-15

HOUSE, PORCHES -	3790 SQUARE FEET	11.54%
CURVE, WALLS, CONC. PAD, BLOCK WALL -	1933 SQUARE FEET	11.89%
WOOD DECK, FRAMES BLDG., RAMP -	348 SQUARE FEET	1.9%
TOTAL IMPERVIOUS SURFACE -	6246 SQUARE FEET	28.33%

Technical Conditions for Property Survey in Georgia
As set forth in Chapter 266-7 of the Official Code of the
Georgia General Assembly and in Regulation for the Professional
Engineers and Land Surveyors and as set forth in the
Technical Conditions for Property Survey in Georgia



P.O.B.
651.5' TO S.W.
CORNER OF C.L. 853
(RECORD TIE)

APPLICANT:	<u>Elizabeth Montoya</u>	PETITION No.:	<u>V-109</u>
PHONE:	<u>678-903-6429</u>	DATE OF HEARING:	<u>08-12-2015</u>
REPRESENTATIVE:	<u>Elizabeth Montoya</u>	PRESENT ZONING:	<u>R-15</u>
PHONE:	<u>678-903-6429</u>	LAND LOT(S):	<u>853</u>
TITLEHOLDER:	<u>Elizabeth Montoya and Guillermina Onofre</u>	DISTRICT:	<u>19</u>
PROPERTY LOCATION:	<u>On the west side of</u>	SIZE OF TRACT:	<u>0.34 acre</u>
	<u>Durrell Street, west of Yates Avenues</u>	COMMISSION DISTRICT:	<u>4</u>
	<u>(1118 Durrell Street)</u>		

TYPE OF VARIANCE: 1)Waive the front setback from the required 35 feet to 33 feet (existing); 2) waive the rear setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 30 feet to 3 feet; and 3) waive the side setback for an accessory structure over 144 square feet (280 square foot frame building) from the required 10 feet to 6 feet adjacent to the south property line.

CONTINUED BY STAFF

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



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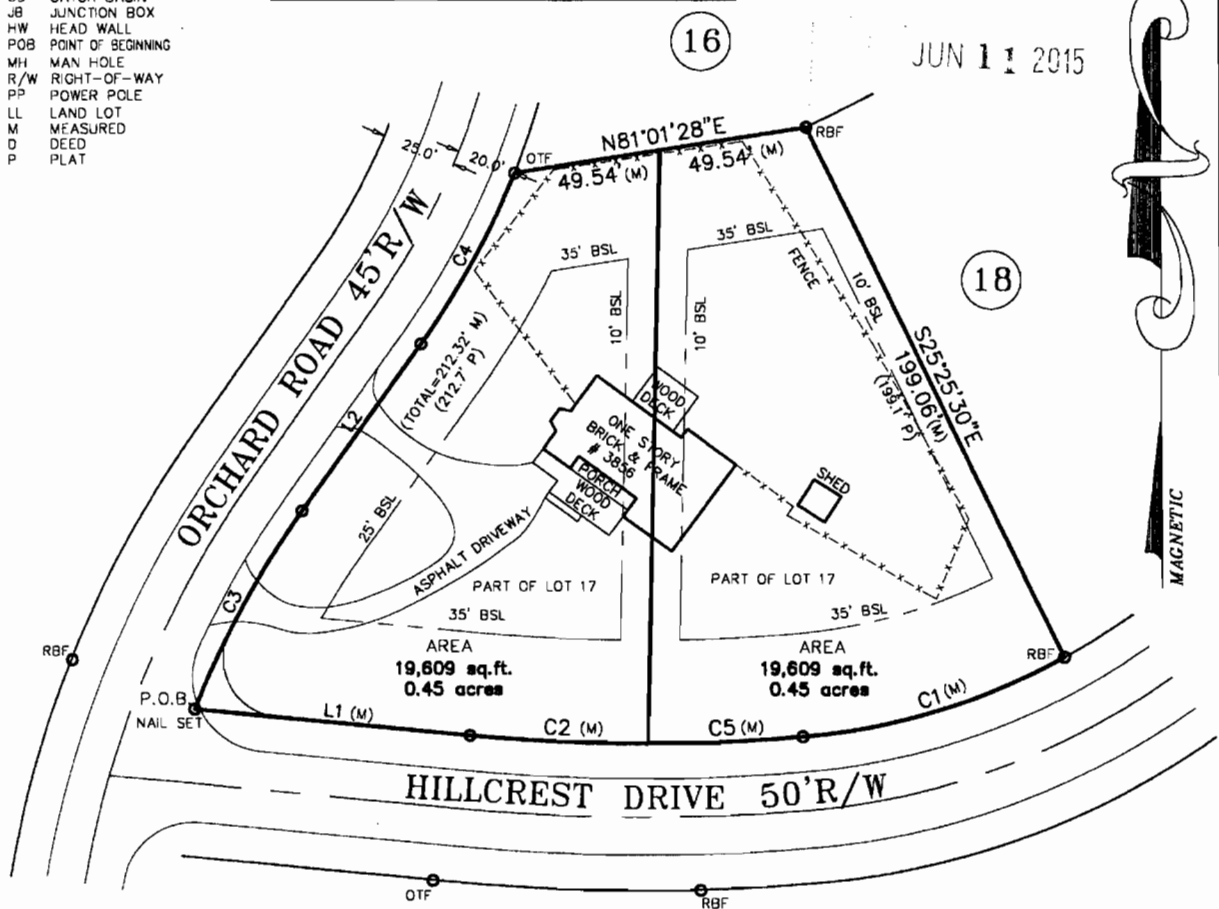
V-110
(2015)

LEGEND

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

CURVE				
CURVE	LENGTH	RAD		
C1	92.31	215.84	91.61	S72°50'46"W
C2	59.87	617.16	59.85	S87°18'08"E
C3	76.88	322.04	76.69	S28°30'05"W
C4	66.33	278.05	66.17	N28°30'21"E
C5	51.92	617.16	51.91	S87°30'30"W

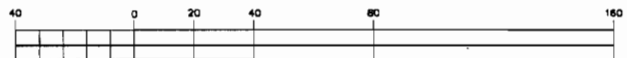
LINE TABLE		
LINE	LENGTH	BEARING
L1	92.73'	N84°31'23"W
L2	69.11'	N35°20'24"E



PROPOSED ZONING
R-20
MAJOR SIDE 25' SETBACK
FRONT 35' SETBACK
REAR 35' SETBACK
SIDE 10' SETBACK

IMPROVEMENTS
TO BE REMOVED

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

PLAT CERTIFICATION NOTICE

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

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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-18, 43-15-22.

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

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

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 108,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

REF. JOB # 08-04560 11/17/08

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	6/10/2015	
	OWNER / PURCHASER		SCALE		
	ANGEL OAK HOMES		1" = 40'		
	LAND LOT 769	17th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA	
	LOT PART OF LOT 17	BLOCK	UNIT	AREA OF LOT:	
SUBDIVISION RIDGEWOOD HEIGHTS SECTION NO.2					
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			
PLAT BOOK 14 PAGE 18					
DEED BOOK PAGE					

APPLICANT: Angel Oak Homes, LLC
PHONE: 770-422-7016
REPRESENTATIVE: Parks F. Huff, Esq.
PHONE: 770-422-7016
TITLEHOLDER: Subodh Lal and Chhavi Lal
PROPERTY LOCATION: At the northeast intersection of Orchard Road and Hillcrest Drive (3856 Hillcrest Drive).
PETITION No.: V-110
DATE OF HEARING: 08-12-2015
PRESENT ZONING: R-20
LAND LOT(S): 769
DISTRICT: 17
SIZE OF TRACT: 0.90 acre
COMMISSION DISTRICT: 2
TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 19,000 square feet for two proposed lots.

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

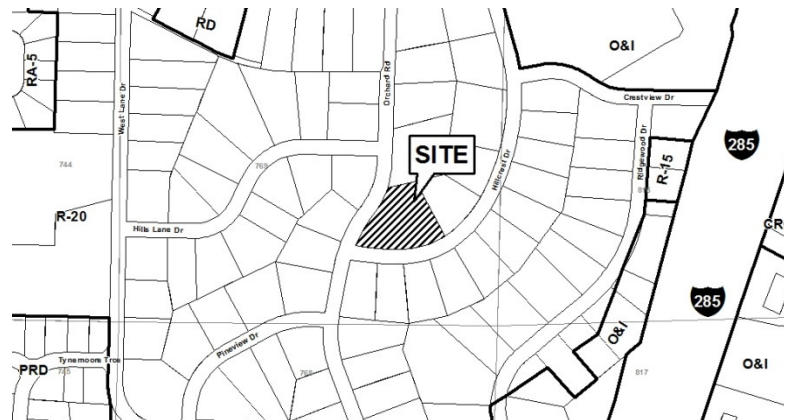
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Angel Oak Homes,LLC

PETITION No.: V-110

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded (prior to issuance of any building permits) showing the lot division and referencing this variance case. The existing house must be removed before the plat can be approved for recording. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: If variance is granted, lot grading plans will be required to be approved by Stormwater Management Division prior to issuance of building permits.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

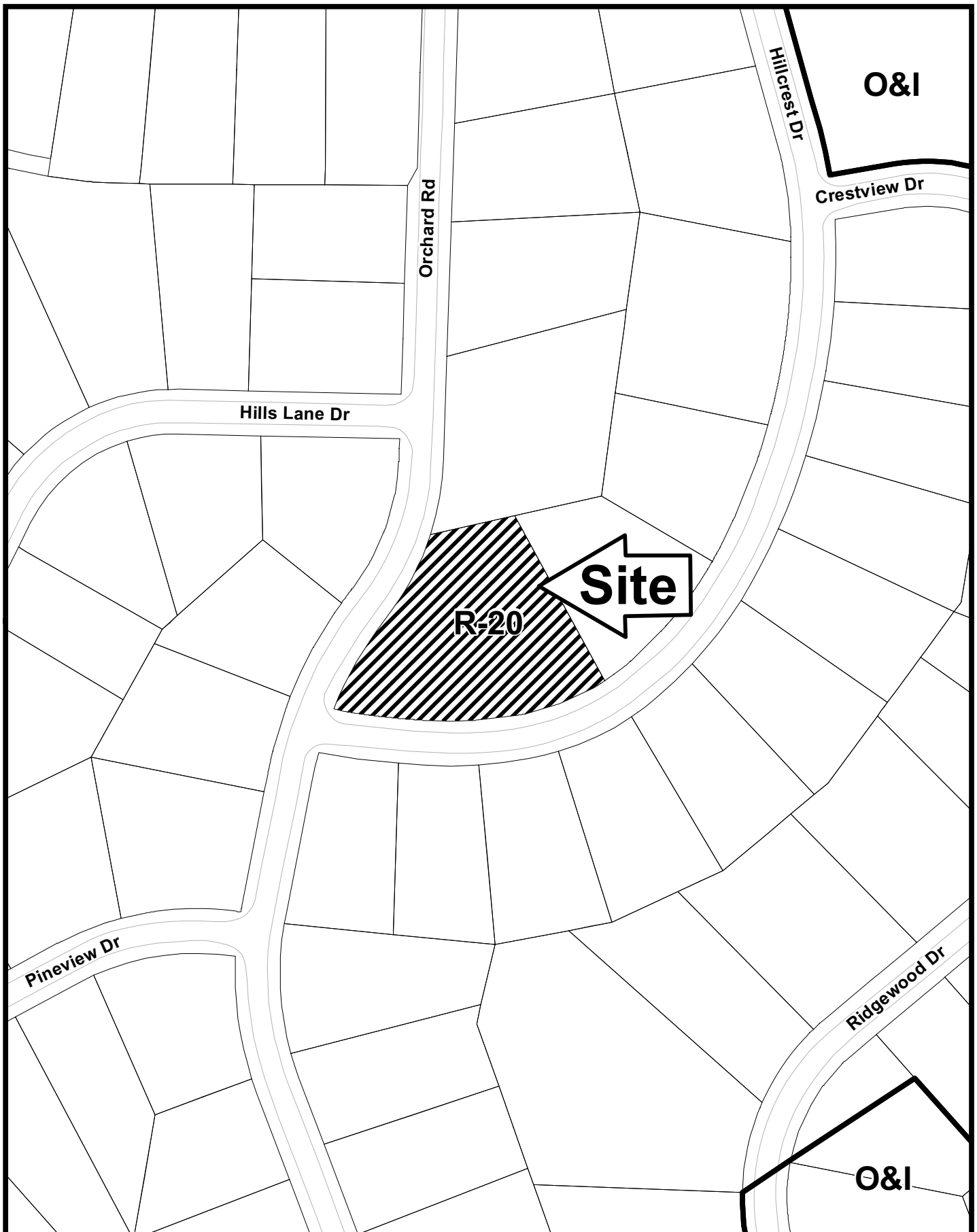
WATER: No conflict.

SEWER: Applicant should be made aware that this property is in the Hillcrest Drive Petition Extension Area \$2,300+ System Development Fee per lot. After spilt, both lots must connect to sewer and pay the fees.

APPLICANT: Angel Oak Homes,LLC **PETITION No.:** V-110

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-110



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

JUN 11 2015

Application for Variance

Cobb County

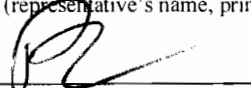
(type or print clearly)

Application No. V- 110

JUN 11 2015 Hearing Date: 08/11/2015

Applicant Angel Oak Homes, LLC Phone # _____ E-mail _____

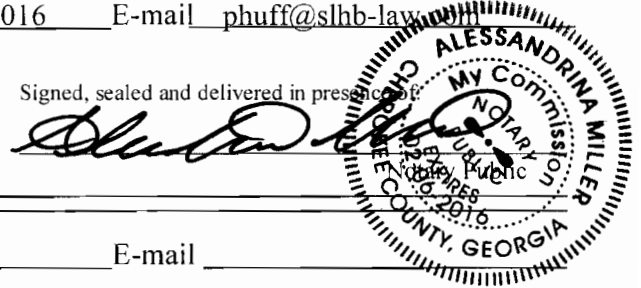
Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

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

Signed, sealed and delivered in presence of:

My commission expires: 2-6-16



Titleholder Subodh Lal & Chhavi Lal Phone # _____ E-mail _____

Signature See attached Exhibit "A" for signatures 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 3856 Hillcrest Drive, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 769 District 17 Size of Tract 0.9 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 Ridgewood Heights neighborhood was platted and developed prior to the adoption of a zoning ordinance.
The lot being subdivided is 39,217 square feet which would create two lots approximately 19,000 square feet.
Of the 67 lots in Hillcrest, 14 are less than 20,000 square feet with lots as small as 17,000 square feet.

List type of variance requested: _____

Reduce the required lot size from 20,000 square feet to 19,000 square feet to subdivide a 39,217 square foot lot.

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APPLICANT:	<u>Roger Pearson</u>	PETITION No.:	<u>V-111</u>
PHONE:	<u>678-451-2866</u>	DATE OF HEARING:	<u>08-12-2015</u>
REPRESENTATIVE:	<u>Roger Pearson</u>	PRESENT ZONING:	<u>R-20</u>
PHONE:	<u>678-451-2866</u>	LAND LOT(S):	<u>1104</u>
TITLEHOLDER:	<u>Roger A. Pearson and Kellyn Lea Wakefield A/K/A Kellyn Wakefield Pearson</u>	DISTRICT:	<u>16</u>
PROPERTY LOCATION:	<u>On the west side of Beckwith Trail, south of Arrow Wood Drive (2669 Beckwith Trail).</u>	SIZE OF TRACT:	<u>0.72 acre</u>
		COMMISSION DISTRICT:	<u>2</u>

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure over 144 square feet (192 square foot shed) from the required 35 feet to 15 feet; and 2) waive the side setback for an accessory structure over 144 square feet (192 square foot shed) from the required 10 feet to 2 feet adjacent to the north property line.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Roger Pearson

PETITION No.: V-111

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No apparent adverse stormwater management issues were observed.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

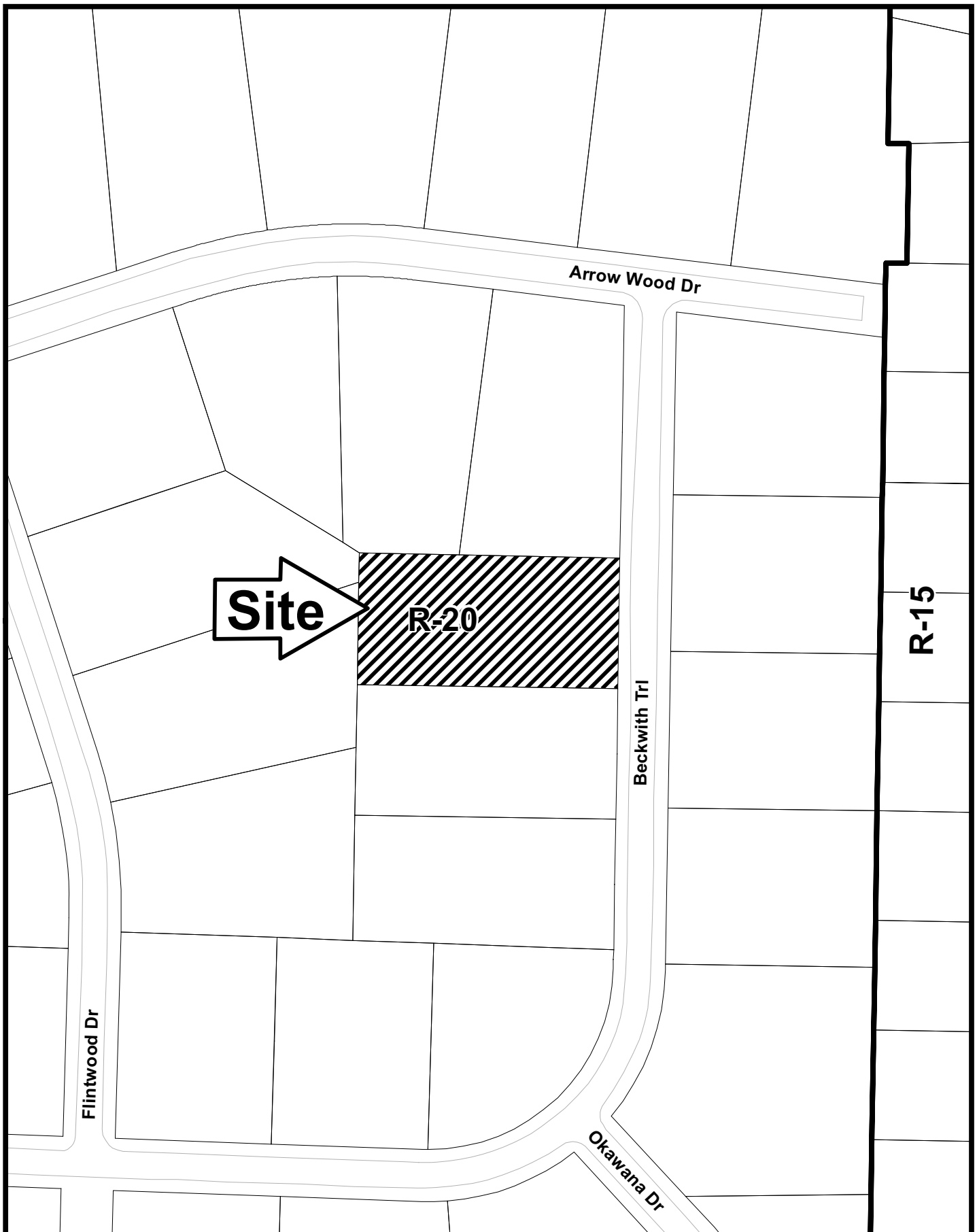
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Roger Pearson **PETITION No.:** V-111

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-111



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet



City Boundary
Zoning Boundary

JUN 11 2015

Application for Variance Cobb County

(type or print clearly)

Application No. V-111
Hearing Date: 8-12-15

Applicant Roger Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com
Roger Pearson Address 2669 Beckwith Tr Marietta GA 30068
(representative's name, printed) (street, city, state and zip code)

Ron Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com
(representative's signature)

My commission expires: 08/17/2018

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Roger Pearson Phone # 678-451-2866 E-mail RP2669@gmail.com

Signature Ron Pearson Address 2669 Beckwith Tr Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 08/17/2018

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 2669 Beckwith Tr Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0019 District 9 Size of Tract 0.72 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 location of the garden shed was chosen to avoid destruction of mature trees and to allow access to the shed without impacting the extensive perennial garden and landscaping.

List type of variance requested: Requesting a variance to allow the shed to remain in its current location, closer to the property line than specified in the construction code.

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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 Gwinnett Place
Buckhead, GA 30318
770 514-9006
FAX 514-9491



Scale: 1" = 30'
February 9, 2015



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'



Notes:

1. Boundary and topographic information from 2014 and 2015 surveying company, dated 12/15/14.
2. According to Flood Insurance Rate Map (FIRM) #30610C0208G, the site is in Flood Zone X1.
3. No easements are shown to exist on site.
4. No easements or utility easements are shown to exist on site.
5. No utility easements are shown to exist on site.

V-106
(2015)

APPLICANT: Jeffrey and Bettina Oeschger
PHONE: 770-616-4796
REPRESENTATIVE: David Meyer
PHONE: 770-891-6588
TITLEHOLDER: Jeffrey R. Oeschger 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.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Jeffrey and Bettina Oeschger **PETITION No.:** V-106

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. Subject to site plan to be approved by Stormwater Management Division prior to issuance of building permit.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

SEWER: Proposed lot 2 must connect to sewer in Creekview Drive if main floor can be served by gravity. Sewer petition extension fee will apply in addition to standard fees.

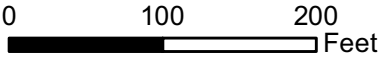
APPLICANT: Jeffrey and Bettina Oeschger **PETITION No.:** V-106



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

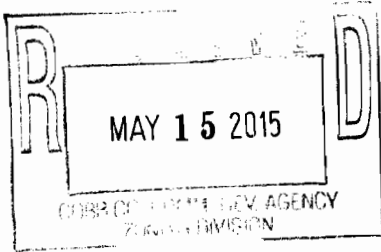
V-106



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-126

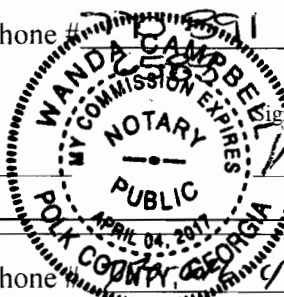
Hearing Date: 7-15-15

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

DAVID MEYER Address 2721 Creekview Pt NW, Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-616-4796 E-mail DAVIDMEYER@GMAIL.COM
(representative's signature)

My commission expires April 04, 2017



Signed, sealed and delivered in presence of:

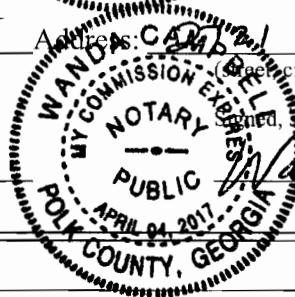
[Signature]

Notary Public

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

Signature [Signature] Address 2721 Creekview Pt NW, Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 04, 2017



Signed, sealed and delivered in presence of:

[Signature]

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
LEKS PROPER AMOUNT OF ROAD FRONTAGE

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