# **PRELIMINARY VARIANCE ANALYSIS**

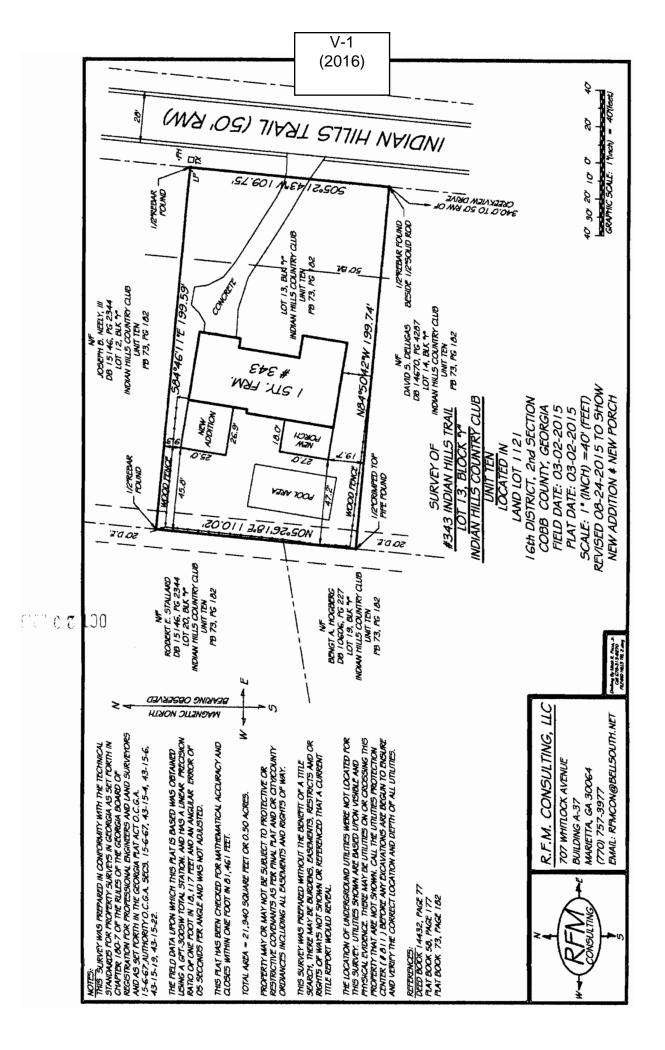
## HEARING DATE: January 13, 2016

### **DUE DATE:** December 14, 2015

Distributed: November 25, 2015



Cobb County... Expect the Best!

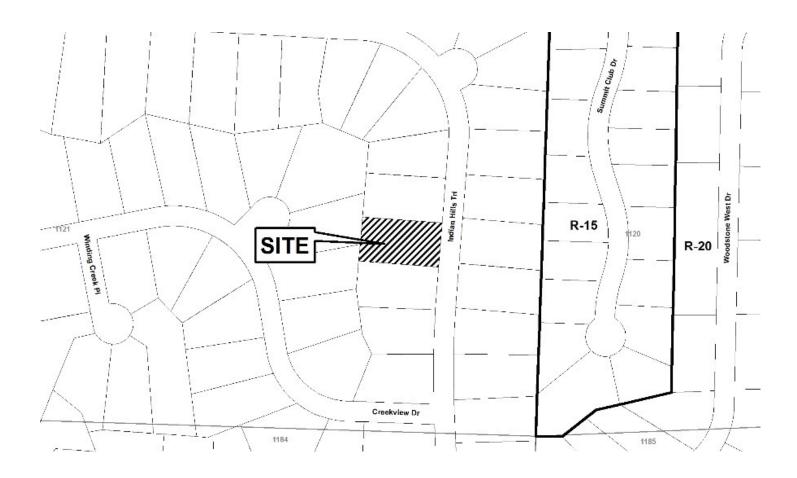


<b>APPLICANT:</b>	Warren	ı J. Blair	PETITION No.: V-1	
PHONE:	678-27	6-9374	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	Warren J. Blair	PRESENT ZONING:	R-20
PHONE:		678-276-9374	LAND LOT(S):	1121
TITLEHOLDE	<b>R:</b> <u>W</u>	arren J. Blair	DISTRICT:	16
PROPERTY LO	OCATIO	<b>N:</b> On the west side of Indian	SIZE OF TRACT:	0.50 acres
Hills Trail, north	of Lowe	er Roswell Road	COMMISSION DISTRI	CT: <u>2</u>

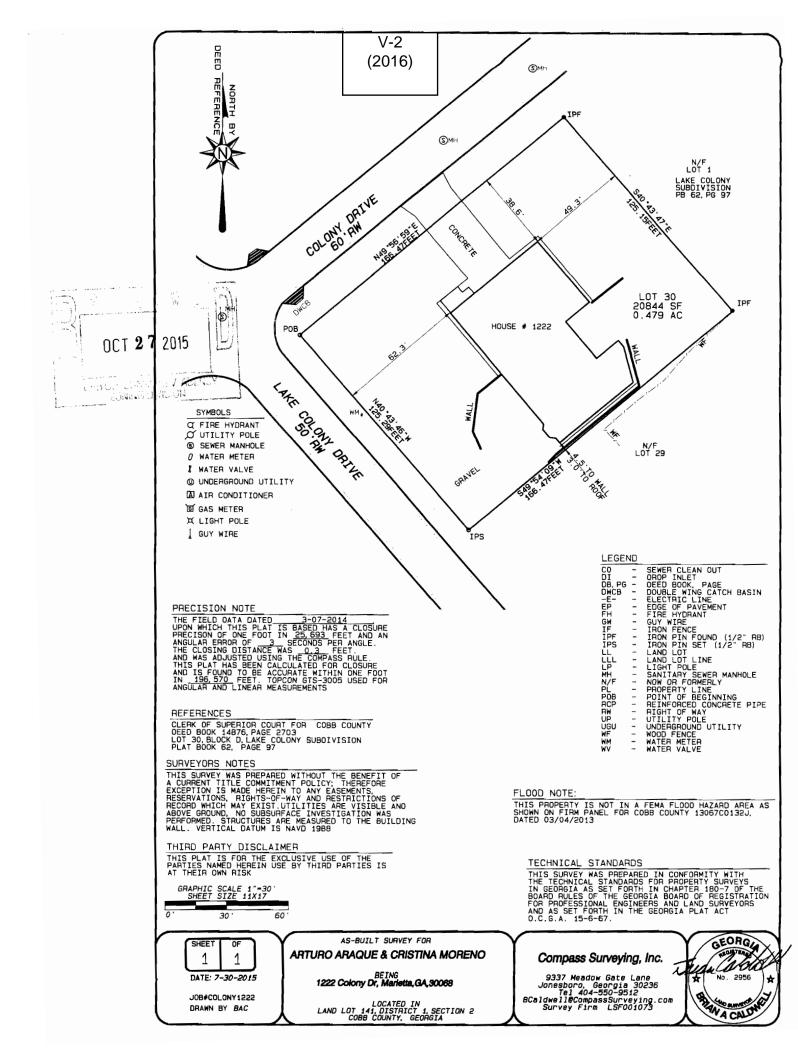
(343 Indian Hills Trail).

 TYPE OF VARIANCE:
 Waive the side setback from the required 10 feet to 9 feet adjacent to the north property

 line.



<b>Application for Variance</b>
OCT 2 9 2015 Cobb County
(type or print clearly) Application No. $\frac{1}{1-1}$ Hearing Date: $\frac{1-13-16}{2}$
Applicant Warren J. Blair Phone # 678-276-9374 E-mail Lobaireuse yohuocen
Nowen J. Black Address 343 Indian Hills TRail
(representative's name, printed) (street, city, state and zip code) (street, city, state and zip cod
My commission expires: <u>J.U. 9 2016</u> My Commission Expires Feb. 9. 2016 Buchington Notary Public
Titleholder Narrey J. Blanc Phone # 678-276-434 E-mail WJack blair Equarity
Signature
CGBB COUNTY Signed, sealed and delivered in presence of: STATE OF GEORGIA My commission expires:
Present Zoning of Property Location 343 <u>Indian</u> <u>Hilk TRail</u> <u>Marie Ha GA 3006%</u> (street address, if applicable; nearest intersection, etc.) Land Lot(s) [12] District <u>Given address</u> 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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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 survey pin was put in the wrong place. After second survey realized it - surveyor states it was moved.
List type of variance requested: Variance for building 7" tou close to property line on the back corner of an addition
Revised: March 5, 2013

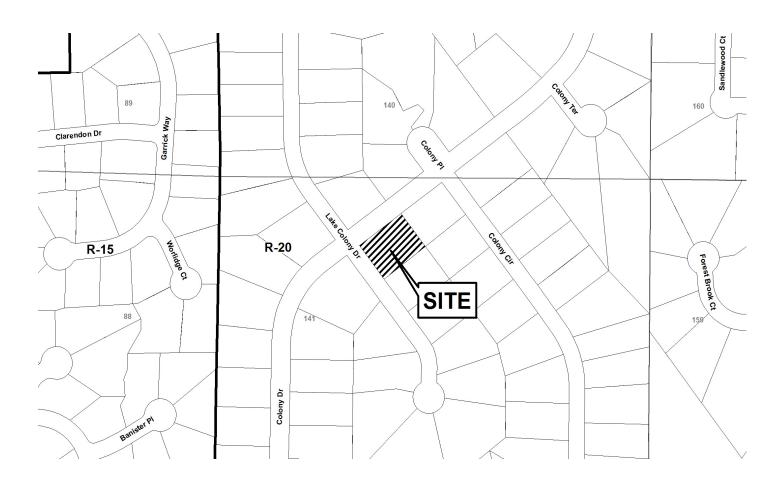


APPLICANT:	Arturo	A. Araque	PETITION No.: V-2	
PHONE:	770-68	5-9594	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	Arturo Arscele	PRESENT ZONING:	R-20
PHONE:		770-685-9594	LAND LOT(S):	141
TITLEHOLDE		turo Anibal Araque Cepeda and aria Cristina Moreno Espinosa	DISTRICT:	1
PROPERTY LO	OCATIC	<b>N:</b> At the southeast	SIZE OF TRACT:	0.48 acres
intersection of La	ake Colo	ny Drive and Colony Drive	COMMISSION DISTRI	ICT: 2
(1000 C 1 D	• 、			

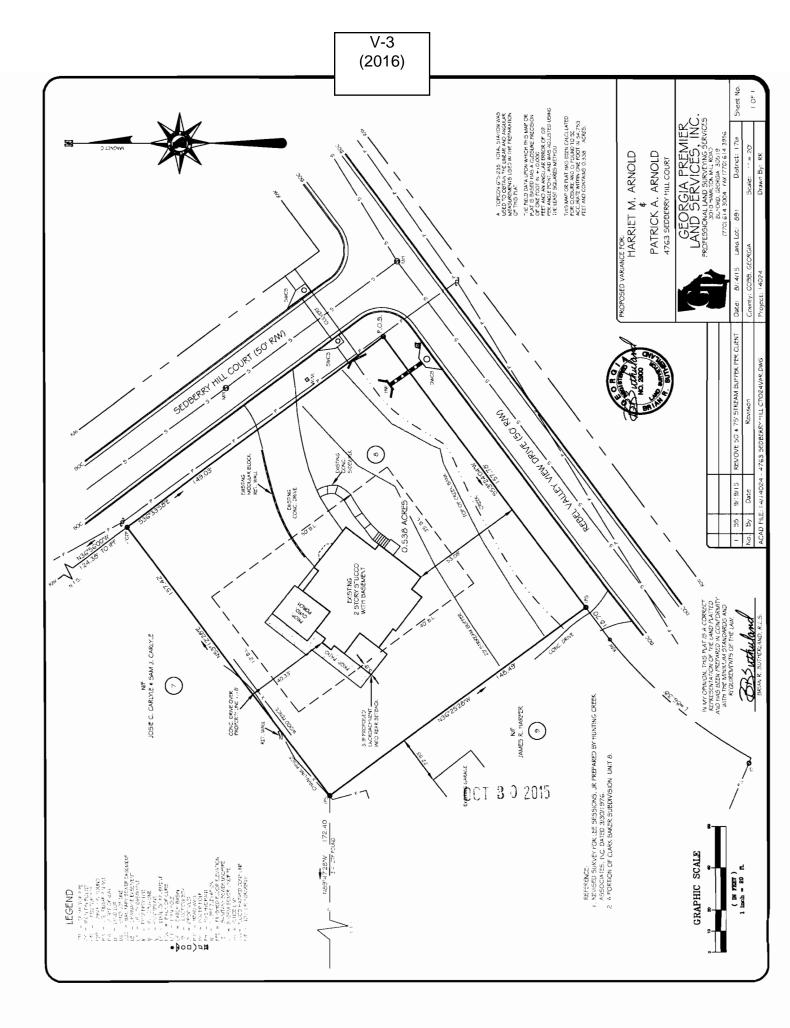
(1222 Colony Drive).

**TYPE OF VARIANCE:** Waive the minor side setback from the required 10 feet to four (4) feet adjacent to the

southeast property line.

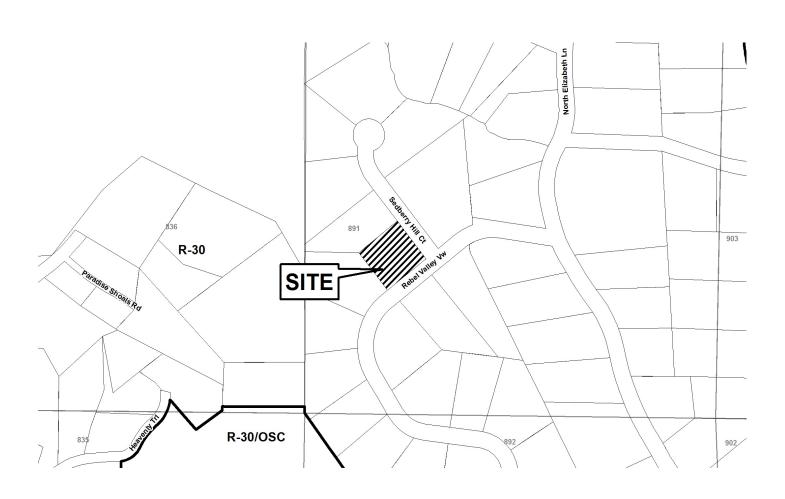


OCT 27 2015	Application for Va Cobb Count	
BB DEL LIMA PRIMA	(type or print clearly)	Application No. $\sqrt{-2}$ Hearing Date: $1 - 13 - 14$
	qve CPhone # 770 6859	594 E-mailarthuraac710gmai
(representative's name, printed		lony Dr Marietta GA 300 street, city, state and zip code)
XIS/Iø_	Phone #	E-mail
(représentativé's signature) My commission expires:	Theresa M Nord NOTARY PUBLIC 29, 2015 Cobb County, GEOF My Comm. Expire December 29, 201	Agned, sealed and delivered in presence of:
Titleholder Maria Cristina	A raque Cepeza 17068599 Horeno Espinos Phone # 84351320	75 E-mail Mariacristing Movember 2
Signature(attach additional sig	NOTARY PUBLICS	street, city, state and zip code) 300
My commission expires: Dec	29, 2015Cobb County, GEORG My Comm. Expires December 29, 2015	Notary Public
Present Zoning of Property	R-20	
Location 1222 COLO	NY OR MADRETTA	64 30068
Land Lot(s)	(street address, if applicable; nearest inter	Size of Tract $0.479$ Acre(s)
	ary and exceptional condition(s) to to the piece of property involved.	the piece of property in question. The
Size of Property	Shape of Property Topogra	phy of PropertyOther
determine that applying the te hardship. Please state what h	erms of the Zoning Ordinance withou	Cobb County Board of Zoning Appeals must t the variance would create an unnecessary ing the normal terms of the ordinance (If ve this part blank).
- WILL WERED TO ADITION FOR T	DBE ACEDED IN O DY PORENTS, FINNIS	DEDER TO LOHPWRE DE 14 TE PROFECT.
List type of variance requested	1: Waive side sett	sack from the



APPLICANT:	Patrick Arnold	PETITION No.: V-3	
PHONE:	404-423-3916	DATE OF HEARING:	1-13-2016
REPRESENTA	<b>TIVE:</b> Patrick Arnold	PRESENT ZONING:	R-30
PHONE:	404-423-3916	LAND LOT(S):	891
TITLEHOLDE	<b>R:</b> Patrick A. Arnold and Amanda H. Arnold	DISTRICT:	14
PROPERTY LO	<b>DCATION:</b> On the western corner of	SIZE OF TRACT:	0.54 acres
Rebel Valley Vie	w and Sedberry Hill Court	COMMISSION DISTRI	CT: 2
(4763 Sedberry H	Hill Court).		

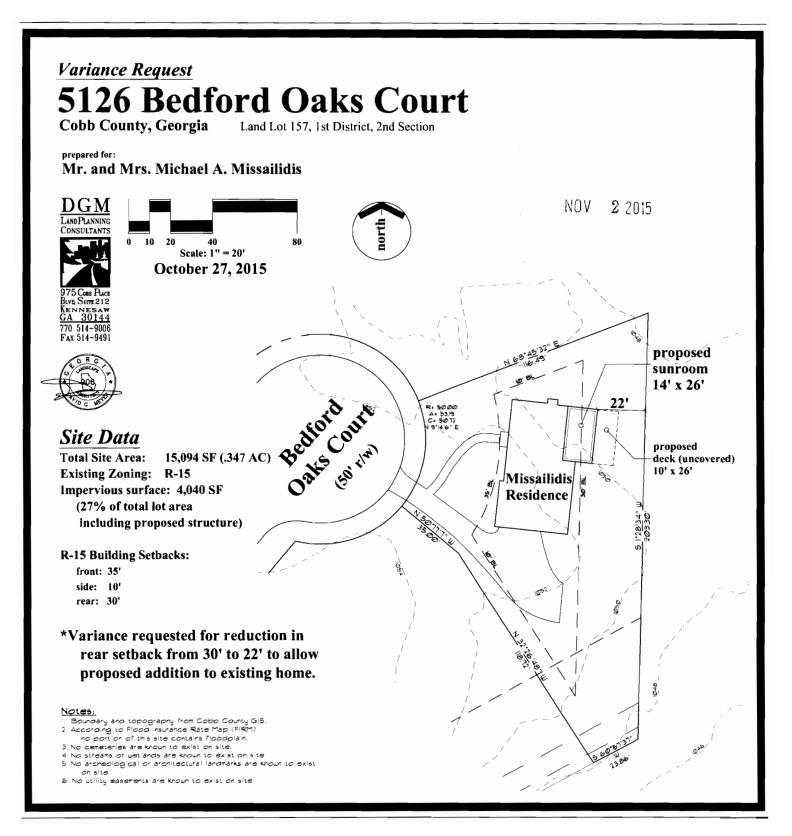
**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 34 feet.



(street address, if applicable; nearest intersection, etc.)			Appli	cation	for Va	arian	ice		
OCT 3 0 2013       (type or print clearly)       Application No. 1-3 Hearing Date: 1-13-16 Batrick Armid @         Applicant       Patrick Armid @         Patrick Armold       Phone # 4044233916         E-mail       Ovison young.com         Patrick Armold       Address         Young.com       Patrick Armold         (representative's name.printed)       Hill C4         (representative's signature)       Phone # 40442339116         Permail       Patrick Armold         (representative's signature)       Phone # 404442339116         Woommission expires:       S-2Le-2018         Fitteholder       Phone # 404442339116         Fitteholder       Phone # 40444333116         Fitteholder       Phone # 404442339116         Fitteholder       Phone # 40444333116         Fitteholder       Phole # 40444333116	x			Cobb (	Count	V			
Applicant       Yatick       Areald       Phone #       Yot Y233916       E-mail       Avisor Yourg: complete the state and zip code)         Patrick       Areal       Address       Yot Y333116       E-mail       Avisor Yourg: complete the state and zip code)         With the signature       Phone #       Yot Yate and zip code)       Avisor Yourg: complete the state and zip code)         My commission expires:       S-ZLO - 2018       Set With Yate and zip code)       Notary Public         Fitleholder       Array Arrad to the state and zip code)       Notary Public       Notary Public         Iteleholder       Array and Arrad to the state and zip code)       Yot Yate and zip code)       Yot Yate and zip code)         My commission expires:       S-ZLO - 2018       Set With Yate and zip code)       Yot Yate and zip code)       Yot Yate and zip code)         Signature       Array and Arrad to the state and zip code)       Yot Yate and zip code)       Yot Yate and zip code)       Yot Yate and zip code)         My commission expires:       S-ZLO - 2018       Notary Public       Notary Public       Yot Yate and zip code)       Yot Yate and zip code)         Present Zoning of Property       (attach additional signatures, if needed)       Notary Public       Notary Public       Notary Public         Present Zoning of Property       (street address, if applidable nearest		OCT 3 9 20	015			С Ар	aring Date	1-13	-16
(representative's name, printed) (representative's signature) My commission expires: $5 - 2Lo - 2018$ Fittleholder <u>Armoda</u> Phone # Wiessing and the control of the cont	Applicant _	Patrick	Arnold	Phone #	0442339	<b>116</b> _E-	Patrick mail <u>av</u>	. Arnold ison you	@ 1 ng. con
My commission expires: 5-26-2018 Titleholder <u>Amanda Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Atmoded Atmodd</u> Signature <u>Atmoded Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Atmoded Atmodd</u> Signature <u>Atmoded Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Attrick aurenta a method</u> (attach additional signatures, if needed) <u>Address</u> <u>GEOREMANNER (street, city, state and zip code)</u> <u>30</u> My commission expires: 8-26-2018 <u>Sectory</u> <u>Hill Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26-2018 <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>1000</u> <u>Sectory</u> <u>10000</u> <u>Sectory</u> <u>1000</u> <u>Sectory</u> <u>100</u>				Address	1763 9	street, city, s	tate and zip co	( C <del>)</del>	
My commission expires: 5-26-2018 Titleholder <u>Amanda Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Atmoded Atmodd</u> Signature <u>Atmoded Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Atmoded Atmodd</u> Signature <u>Atmoded Atmodd</u> Phone # <u>Address</u> <u>Fernal</u> <u>Attrick aurenta a method</u> (attach additional signatures, if needed) <u>Address</u> <u>GEOREMANNER (street, city, state and zip code)</u> <u>30</u> My commission expires: 8-26-2018 <u>Sectory</u> <u>Hill Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26-2018 <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>Hill</u> <u>Ct</u> <u>Attrick aurenta and zip code</u> <u>30</u> My commission expires: 8-26 <u>2018</u> <u>Sectory</u> <u>1000</u> <u>Sectory</u> <u>10000</u> <u>Sectory</u> <u>1000</u> <u>Sectory</u> <u>100</u>	2	A-		$\frac{\mathcal{H}}{\mathcal{P}}$	44233 MARY		-		rnold E
Titleholder       Atrach & Arrold       Phone # Arrold & Phone # Arrold & E-mail       Patrick & Arrold & A	(repr	esentative's signatui	re)	0.4	NO 7 9				
Signature       Orgential Control of Property       Address:       100 3 Set Derry Hill Ct Att Att Address:         Mark       (street, city, state and zip code)       30         My commission expires:       8-20-2018-2018-2018       Signed, sealed and delivered in presence of:         No commission expires:       8-20-2018-2018-2018       No commission       Signed, sealed and delivered in presence of:         My commission expires:       8-20-2018-2018       No commission       No commission       No commission         Present Zoning of Property       Image: Signed Commission       R-30       Notary Public         Icocation       4763       Sed berry       Hill       Hill Ct       Att Commission         Location       4763       Sed berry       Hill       Ct       R-30         (street address, if applicable, nearest intersection, etc.)       Land Lot(s)       Sel       Size of Tract       538       Acre(         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       Other       Minote Commission         Size of Property       Shape of Property       Topography of Property       Other       Minote Commission         The Cobb County Zoning Ordinance       Section 134-94 states that the Cobb County Board of Z	My commissi	on expires: <u>8</u> -	-26 - 2018	UGLA 00		CH:	ήΥ	in De	otary Public
Signature       Orgential Control of Property       Address:       100 3 Set Derry Hill Ct Att Att Address:         Mark       (street, city, state and zip code)       30         My commission expires:       8-20-2018-2018-2018       Signed, sealed and delivered in presence of:         No commission expires:       8-20-2018-2018-2018       No commission       Signed, sealed and delivered in presence of:         My commission expires:       8-20-2018-2018       No commission       No commission       No commission         Present Zoning of Property       Image: Signed Commission       R-30       Notary Public         Icocation       4763       Sed berry       Hill       Hill Ct       Att Commission         Location       4763       Sed berry       Hill       Ct       R-30         (street address, if applicable, nearest intersection, etc.)       Land Lot(s)       Sel       Size of Tract       538       Acre(         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       Other       Minote Commission         Size of Property       Shape of Property       Topography of Property       Other       Minote Commission         The Cobb County Zoning Ordinance       Section 134-94 states that the Cobb County Board of Z				Phone #	204BZ 3.3	911 E-	pati mail	rick wirr	yo a
My commission expires: 8-26-2018: My commission expires: 8-26-2018: Present Zoning of Property Location Ioc		Part fining	lettler all	Add	ress:	1635e	berry	Hill C-	t Ati
Location <u>4763</u> Sed berry <u>Hill GEORGE</u> Ct. <u>Atl.</u> CA <u>3073</u> (street address, if applicable, nearest intersection, etc.) Land Lot(s) <u>891</u> District <u>7<sup>4</sup></u> Size of Tract <u>538</u> Acre( 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 <u>Shape of Property</u> Topography of Property <u>Other</u> <u>U</u> The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals mu determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance ( applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).	My commissi	on expires: <u>8</u> -	26-201	GING C	A A A A		Ma	un De	ti
Land Lot(s)       891       District       7 <sup>4</sup> Size of Tract       538       Acre(         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       Other       0         Size of Property       Shape of Property       Topography of Property       Other       0         The Cobb County Zoning Ordinance       Section 134-94 states that the Cobb County Board of Zoning Appeals mu determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance (applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).	Present Zor	ning of Property	у	0	C 6	t P	- 70		
Land Lot(s) <u>891</u> District <u>749</u> Size of Tract <u>538</u> Acre( 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 <u>Shape of Property</u> Topography of Property <u>Other</u> <u>U</u> The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals mu determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance ( applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).	Location	4763 5.				Cł.	A+1.	64	30339
condition(s) must be peculiar to the piece of property involved. Size of Property Shape of Property Topography of Property Other The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals mu determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance ( applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).	Land Lot(s)	891	(5400					.538	Acre(
The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals mu determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance ( applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).						the piec	e of prope	erty in qu	estion. Th
determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessar hardship. Please state what hardship would be created by following the normal terms of the ordinance ( applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).	Size of Prop	perty	Shape of P	Property	Topogra	phy of Pr	operty	0	ther
	determine t hardship. P applying fo	hat applying the lease state where the state of the state	ne terms of the at hardship wo ickens pursuant	Zoning Ordina ould be created to Sec.134-94	ance withou 1 by follow (4), then lea	it the vari ving the n ve this pa	ance would ormal term	create an s of <u>th</u> e c	unnecessar
List type of variance requested: Waive rear setback from 4°' to 34.1 ft'			stad. Jalaina		ather k	franci	42' .	to 34	1 €+'

Revised:	March	5,	20	13
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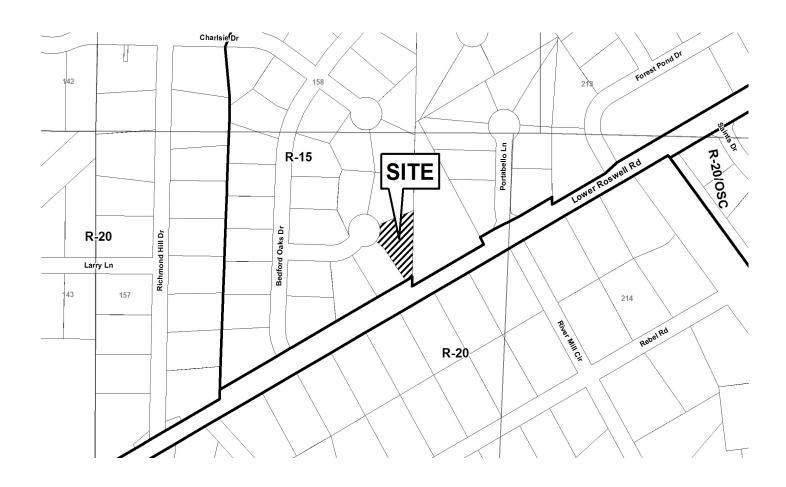




<b>APPLICANT:</b>	Michae	el and Kiki Missailidis	PETITION No.: V-4		
PHONE:	770-51	8-4188	DATE OF HEARING:	1-13-2016	
REPRESENTA	ATIVE:	Garvis L. Sams, Jr.	PRESENT ZONING:	R-15	
PHONE:		770-422-7016	LAND LOT(S):	157	
TITLEHOLDE	TD.	chael A. Missailidis and Kiki ssailidis	DISTRICT:	1	
PROPERTY L	OCATIO	<b>N:</b> At the eastern terminus of	SIZE OF TRACT:	0.35 acres	
Bedford Oaks C Roswell Road	ourt, and	on the north side of Lower	COMMISSION DISTRI	ICT: <u>2</u>	
(510( D 10 10					

(5126 Bedford Oaks Court).

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 22 feet.



E Construction and a second	<b>Cobb County</b>	
NOV <b>2</b> 2015	(type or print clearly)	Application No. <u>V-</u>
		Hearing Date:Jan. 13, 2016
Applicant Michael and Kiki Missailidis	Phone #770-518-4188	E-mail mikeandkiki@att.net
SAMS, LARKIN, HUFF & BALLI, LLP	Address 5126 Bedford Oak	s Court Marietta GA 30068
by: Garvis L. Sams, Jr. (representative's name, printed)		et, city, state and zip code)
	770-422-7016	E-mail gsams@slhb-law.com
(representative's signature)	KAREN KINNI	
	NOTA Sign	ed, sealed and delivered in presence of:
My commission expires: 2-27-19		aren S. King
	CALIC ZE	O Notary Public
Titleholder See Attached	2019	E-mail
		D mun
Signature(attach additional signatures, if need	Address:	et, city, state and zip code)
	Sign	ed, sealed and delivered in presence of:
My commission expires:		
		Notary Public
Present Zoning of Property R-15		
	nd north side of Lower Roswell Ro	ad (5126 Bedford Oaks Court)
Logation Eastern side of Benjord Uaks UL a		
LocationEastern side of Bedford Oaks Ct. an (street	t address, if applicable; nearest intersec	tion, etc.)
(street	address, if applicable; nearest intersec	(15,094 sq/ ft.)
	t address, if applicable; nearest intersec District1st ceptional condition(s) to th	(15,094 sq/ ft.) Size of TractAcre(s
(street Land Lot(s) <u>157</u> Please select the extraordinary and exc	t address, if applicable; nearest intersec District1st ceptional condition(s) to th of property involved.	Size of TractAcre(s
(street Land Lot(s) <u>157</u> Please select the extraordinary and exc condition(s) must be peculiar to the piece of	taddress, if applicable; nearest intersec District1st ceptional condition(s) to th of property involved. tropertyXTopograph ion 134-94 states that the Col <u>Zoning Ordinance</u> without the build be created by following to Sec.134-94(4), then leave <u>provisions of the Cobb Court</u> <u>n porch and deck into an add</u>	(15,094 sq/ ft.) Size of Tract0.347Acre(s e piece of property in question. Th y of PropertyOther bb County Board of Zoning Appeals must he variance would create an unnecessary g the normal terms of the ordinance (I this part blank). ty Zoning Ordinance would disallow ition consisting of a proposed sunroom

	V-4 (2016) Exhibit	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ATTACHMENT TO VAK	TANCE APPLICATION
NOV <b>2</b>	2015	Application No.: V- 4 BZA Hearing Date: Jan. 13, 2016
Applicant:	MICHAEL AND KIKI MISSAILII	DIS
Titleholders:	<u>MICHAEL AND KIKI MISSAILII</u>	DIS
PIN#:	01015700510	

### PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

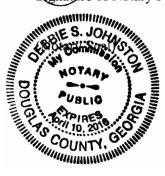
Michael Missailidis Date

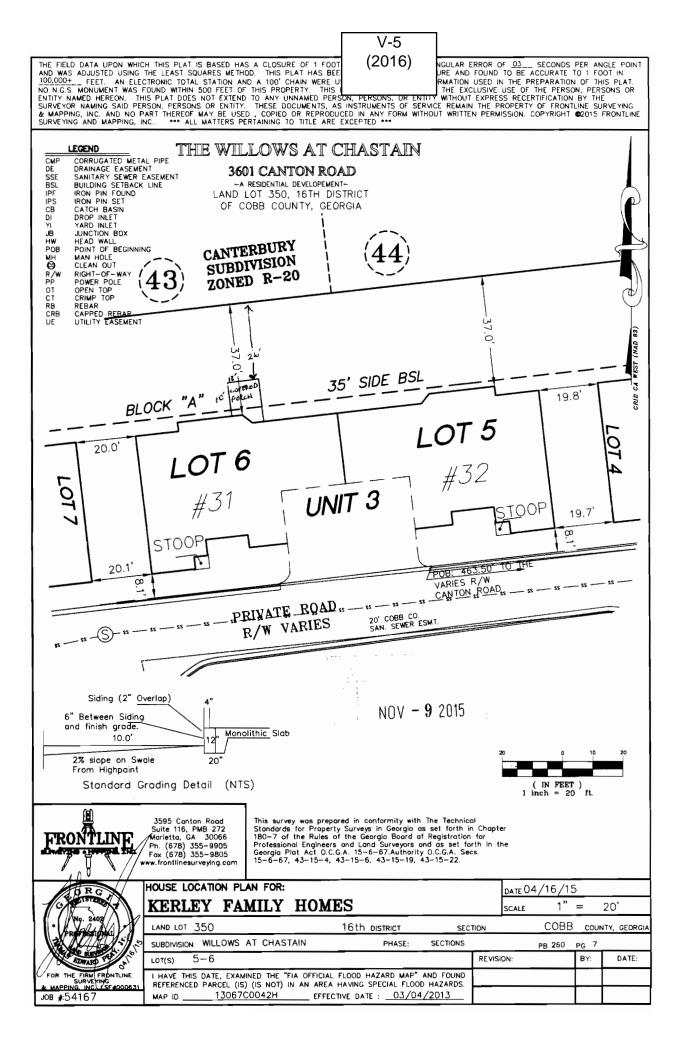
Kiki Missailidis Date

5126 Bedford Oaks Ct. Address: Marietta, GA 30068

Telephone No.: (<u>1</u><u>2</u>) <u>518-4188</u>

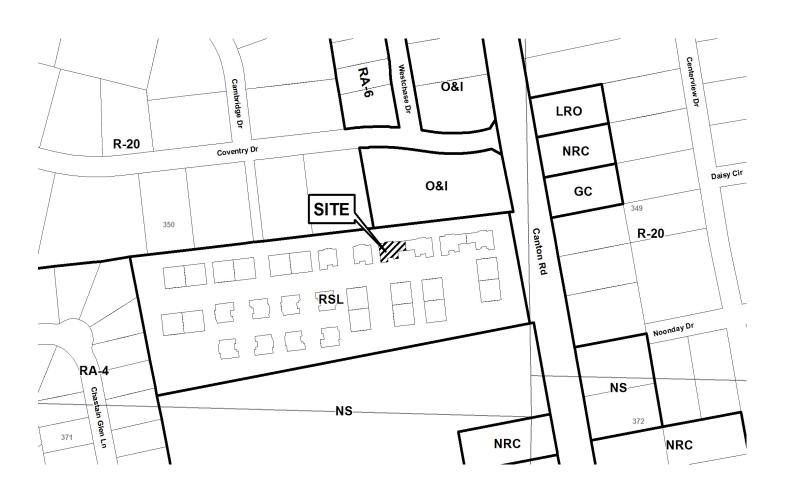
phudon 10/30/2015 Date gnature of Notary Public





<b>APPLICANT:</b>	Claudi	a Jahn	PETITION No.: V-5	
PHONE:	678-62	22-2045	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	H. Craig Nolen	PRESENT ZONING:	RSL
PHONE:		770-792-5500	LAND LOT(S):	350
TITLEHOLDE	<b>R:</b> <u>K</u>	erley Family Homes at HR, LLC	DISTRICT:	16
PROPERTY LO	)CATI(	<b>DN:</b> On the west side of	SIZE OF TRACT:	0.06 acres
Canton Road, sou	uth of Co	oventry Drive	COMMISSION DISTRI	CT: <u>3</u>
(3601 Canton Ro	ad).			

**TYPE OF VARIANCE:** Waive the side setback from the required 35 feet to 26 feet.



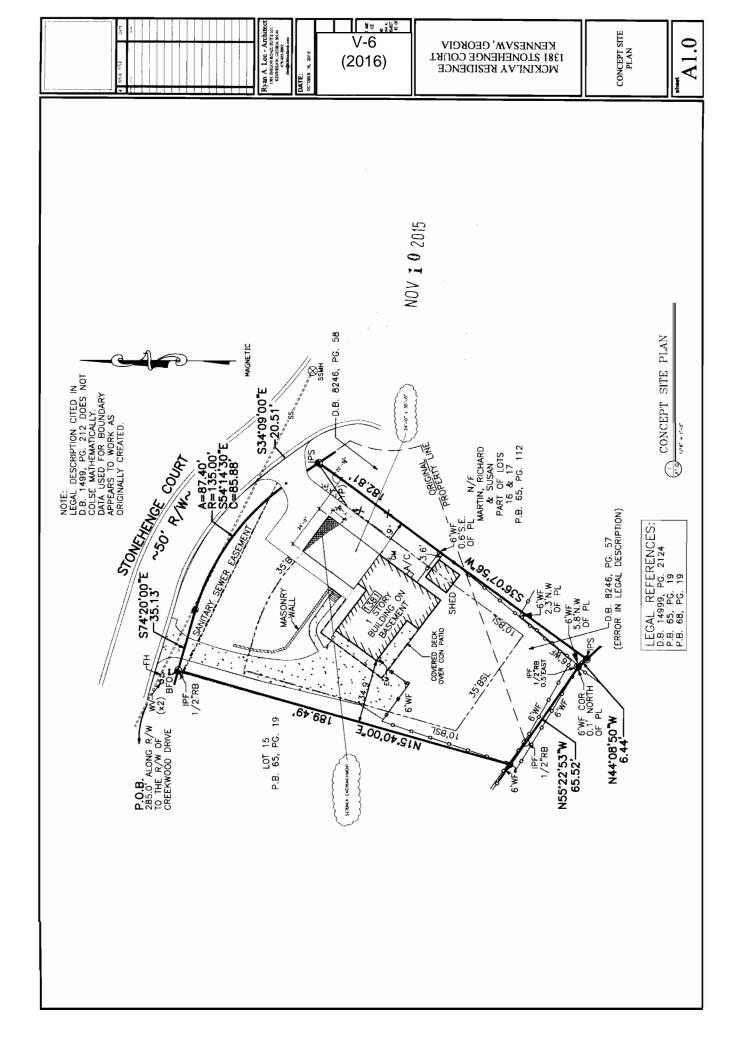
UUNOV - 9 2015		Coun	•		. /		
COBB CO. GEREA DEV. AGENCY ZUNING DIVISION		int clearly)		Application Hearing Date	No. <u>V-</u> e: <u>1-1</u>	3-16	_
Applicant CLAUDIA JAHN	Phone #	678-6	522- <sup>20</sup>	_E-mail			
H, CRAIL- NOLEN (representative's name, printed)	Address	750 CNA	STAIN (street, ci	COREERS ity, state and zip c	MAR(E)	TA, GA 3	0066
H. Croix Me (representative's signature)				E-mail <u>CAO</u>		_	
My commission expires: <u>3-31-2018</u>	COBB	NOTARY BUBLIC	Streed, s	earled and deliver	ed in presence of The second se	f: data public	_
Titleholder KERLEY FAMILY Nome	f_Phone #	179,00 POP	1500	E-mail Jnfa	ekerl	eyfamily)	
Titleholder <u>KERLEY FAMILY Home</u> Signature <u>A. C. pre</u> (attach idditional signatures, if neede	ed)	autrepsic 14	Wistreet, ci	ASTAIN Co ity, state and zip c	PNERS /	AL ETTA	+GA 30
My commission expires: 3-31-2018	Ξo	NOTAR BUBLIC		ealed and deliver			
Present Zoning of Property	OR	SILL GEO	ACT IN				_
Location 3601 CANTON	<u>RD</u> <u>N</u>	ARIETTA licable; nearest i	1, GA	30066			_
Land Lot(s) 350				_Size of Trac	118	Acrel	s)

Size of Property 96 × 120' Shape of Property RECTANCE Topography of Property FLAT Other\_\_\_\_\_

The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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).

MOST OF THE NOMES IN THIS NEIGHBOLLOOD NOVE COVERED PORCHES DUE TO THE BUILDING LINE ON THIS PROPERTY I CAN NOT HAVE A COVERED PORCH & FOL MY ANIMALS (CATS) I NEED ONE. THIS WOULD NOT EFFECT NEIGHBORS TO REAR AS IT IS BUFFERED BY NEAVY VEGATATION

List type of variance requested: <u>REQUESTING</u> REARDS SIDE BSL REDUCED FROM 35' TO 26'



APPLICANT:	Don McKinlay	PETITION No.: V-6	
PHONE:	770-862-8565	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE: Ryan A. Lee	PRESENT ZONING:	R-20
PHONE:	678-360-8171	LAND LOT(S):	94
TITLEHOLDE	<b>R:</b> Donald J. McKinlay and Cynthia McKinlay	DISTRICT:	20
PROPERTY LO	<b>DCATION:</b> On the sourthern side of	SIZE OF TRACT:	0.47 acres
Stonehenge Court, east of Creekwood Crossing		COMMISSION DISTRI	CT: 1

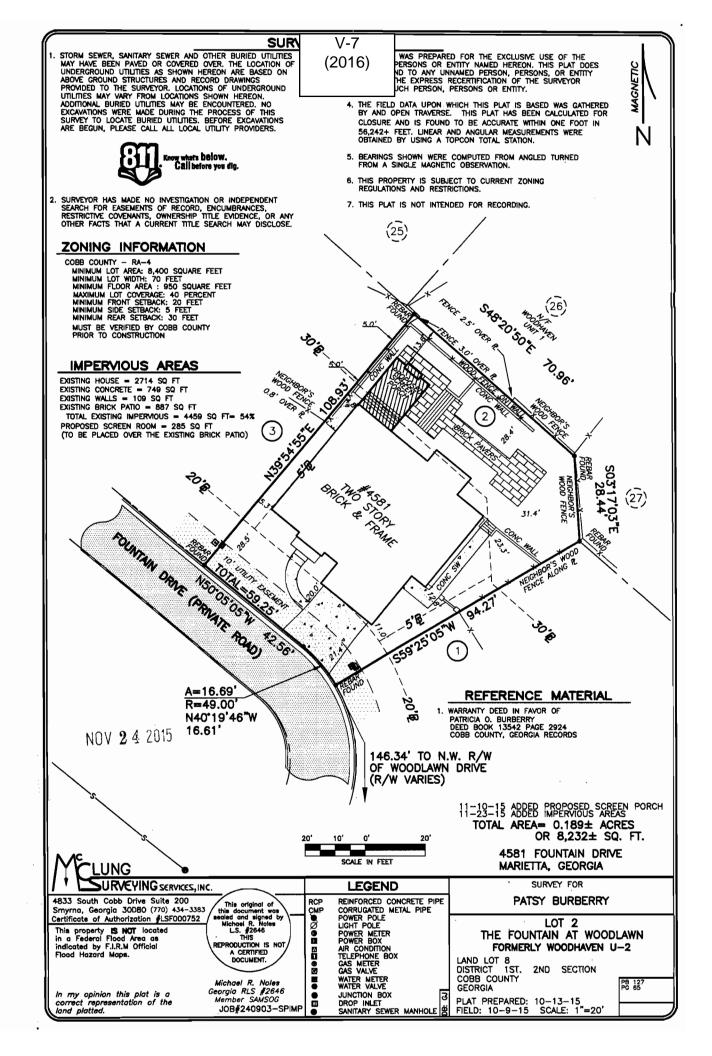
(1381 Stonehenge Court).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 27 feet; 2) allow a shed to the side

of the primary structure; and 3) waive the setback for a shed under 144 s. f. from 5 feet to 3 feet.



TECKI				
Nov: 0 105 Application for Variance				
Cobb County				
Hearing Date: -13-16				
Applicant Don McKinlay Phone # 770-862-8565 E-mail donmekinlay@msn.com				
Ryan A. LeeAddress				
(representative's name, printed) (street, city, state and zip code)				
(representative signature) Phone # 678-360-8171 E-mail rlee@lifebuiltarch.com				
My commission expires: 1/-30-( My commission expires: 1/-30-( Notary Public, Geolyned, spice and delivered in presence of: Paulding County My Commission Expires November 30, 2017 Notary Public				
Titleholder Don Mckinlan Phone # 770-862-8565 E-mail don Mckinlan@msn. com				
Signature nom Street, H Address: 1381 Stone honge Ct. WW, K ennesaw, GA (street, city, state and zip code) 30/44				
NOTARY PUBLIC Viv commission expires: Forsyth County, GEORGIA Signed, solied and delivered in presence of: Ally Ally Ally Ally Ally Ally Ally Ally				
PresMyzGommerExpires 12-9-17				
ocation 1381 Stonehenge Ct. NW, Kennesow, GA 30144				
(street address, if applicable; nearest intersection, etc.) and Lot(s) Part of lot 16 & Part of 17 District 20th Size of Tract 0.470 Acre(s)				
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The ondition(s) must be peculiar to the piece of property involved.				
size of Property Shape of Property Topography of PropertyOther				
The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must etermine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessary ardship. Please state what hardship would be created by following the normal terms of the ordinance (If pplying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).				
Due to health reasons we need to create a garage that is same level as house				
ist type of variance requested: <u>Setbach encreachmen</u> A.				
evised: March 5, 2013				



APPLICANT:	Patricia Burberry	PETITION No.: V-7	
PHONE:	404-210-5420	DATE OF HEARING: 1-13-2016	
REPRESENTA	TIVE: John C. Burberry	PRESENT ZONING: RA-4	
PHONE:	404-210-5420	LAND LOT(S): 8	
TITLEHOLDE	<b>R:</b> Patricia O. Burberry	<b>DISTRICT:</b> 1	
PROPERTY LO	<b>OCATION:</b> On the northeast side of	SIZE OF TRACT: 0.19 acres	
Fountain Drive, west of Woodlawn Drive		COMMISSION DISTRICT: 2	

(4581 Fountain Drive).

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 9 feet; 2) waive the side

setback from the required five (5) feet to four (4) feet adjacent to the west property line; and 3) increase the maximum allowable impervious surface from 40% to 54%.

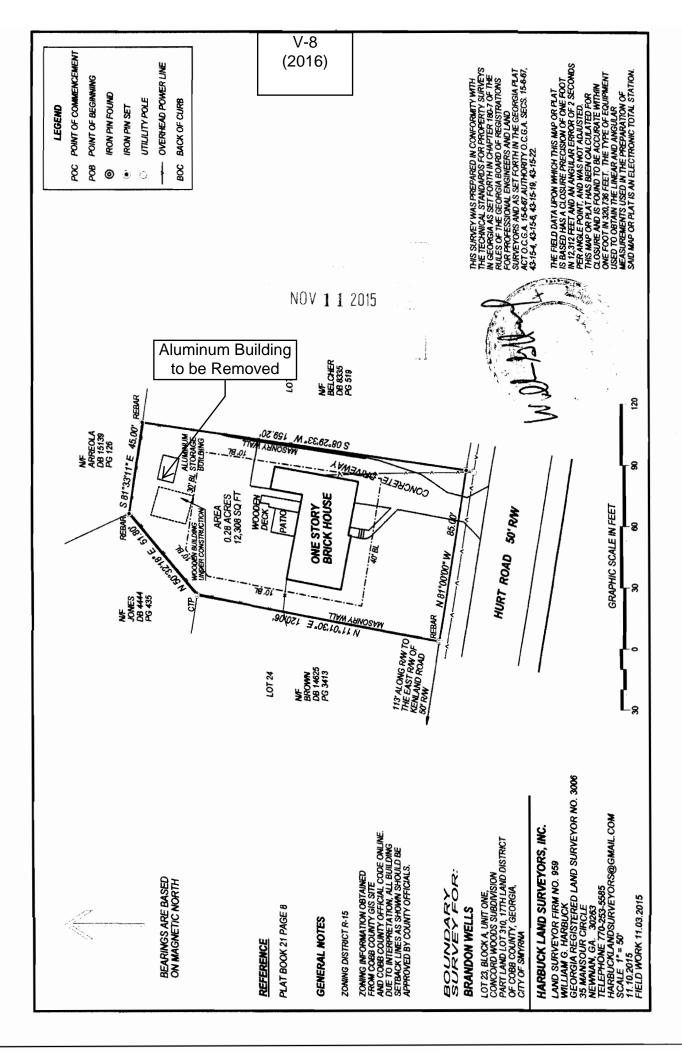


DECELVED
Application for Variance NOV 1 1 2015
Cobb County
(type or print clearly) Application No. Hearing Date: 1-13-110
Applicant Patricia Burberryhone # 404-210-54 E-mail pats 4581 @ Gmail
JOHN C. BUrberry Address 4581 FOUNTAIN Dr Marietta 3006 (representative's name, printed) (street, city, state and zip code)
1.C. Bulny Phone # 404 2105420E-mail
(representative's signature) Tom Kempton Notary Public Signed, sealed and delivered in presence of
My commission expires: 2019 Cobb County, Georgia My Commission Expires January 9, 2018
Titleholder Patricia O' Burberry Phone # 404-210-5420 E-mail pats 4581@ gmail. Com Signature Batricia D. Burberry Address: 4581 FOUNTAIN Dr MARIETTA
(attach additional signatures, if needed) Tom Kampton (street, city, state and zip code) 30067
My commission expires: D- 9 2010 Signed, sealed and delivered in presence of: Cobb County, Georgia
My Commission Explices V Votary Public
Present Zoning of Property
Location 4581 FAINTAIN DR MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.) / Land Lot(s) 8 District $1\frac{S^{T}}{2}\frac{2}{sect}$ Size of Tract $.189$ 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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).
to encroach on the Set - back. I need the loom for
grandchildren to play + my enjoyment,
List type of variance requested:
Reduction of Rea Set-back

~

Revised:	March	5,	2013
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4

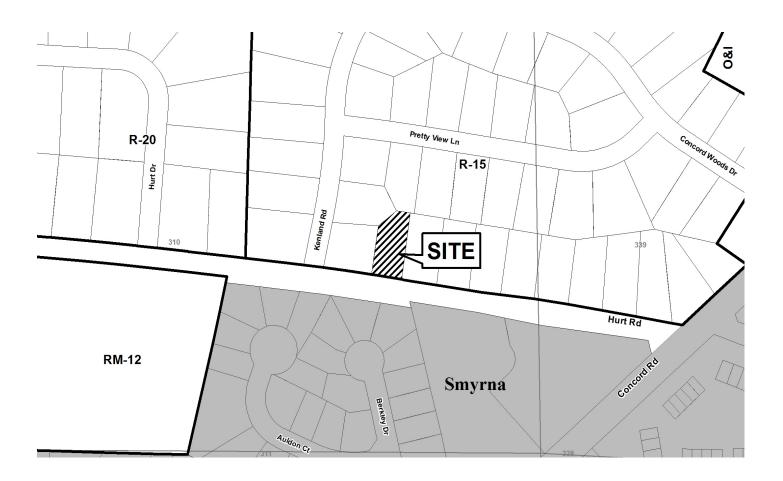


<b>APPLICANT:</b>	Tabatha Wells	PETITION No.: V-8	
PHONE:	404-310-5347	DATE OF HEARING:	1-13-2016
REPRESENTA	<b>FIVE:</b> Tabatha Wells	PRESENT ZONING:	R-15
PHONE:	404-310-5347	LAND LOT(S):	310
TITLEHOLDE	<b>R:</b> Tabatha Maria Wells	DISTRICT:	17
PROPERTY LO	<b>CATION:</b> On the northern side of	SIZE OF TRACT:	0.28 acres
Hurt Road, east of Kenland Road		COMMISSION DISTRI	ICT: 2

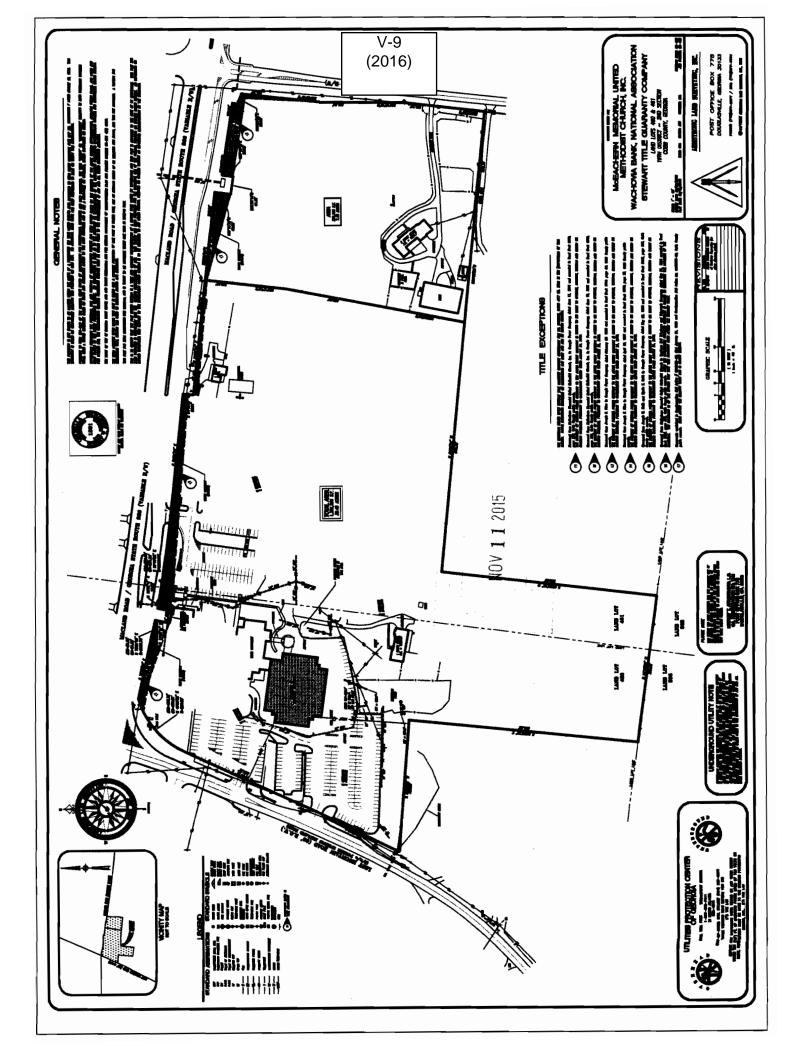
(423 Hurt Road).

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately

238 square foot wooden building under construction) from the required 30 feet to 10 feet.



<b>Application for Variance</b>	
Cobb County	
NOV I I 2015     (type or print clearly)     Application No.     V.8       Hearing Date:     11/3/16	
Applicant Tabatha Wells Phone # 404310534 JE-mail West tabatha@ac	x.ca
(representative's name, printed) (representative's name, printed) (street, city, state and zip code)	Solar
(representative's signature)	st.c
My commission expires:	
Titleholder Tabarha Wells Phone # 404 310 5347 E-mail westabarha Daol	. com
Signature (attach additional signatures, if needed (	
My commission expires:	
Present Zoning of Property R-15	
Location 423 Hurt R.	
(street address, if applicable; nearest intersection, etc.)	
Land Lot(s) <u>310</u> District <u>17</u> Size of Tract <u>0.28</u> 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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). <u>The purpose of building the structure was to also also ecceptions</u> space to shore all togs town core equipment and to scrue os attic storage even to house aftic size. It was going to be very functional as is decorative to the property. The Zoning Jariance is peeched due to size and shape of property and to reaction of septic suster. With this apportal we are exceeded List type of variance requested:	1



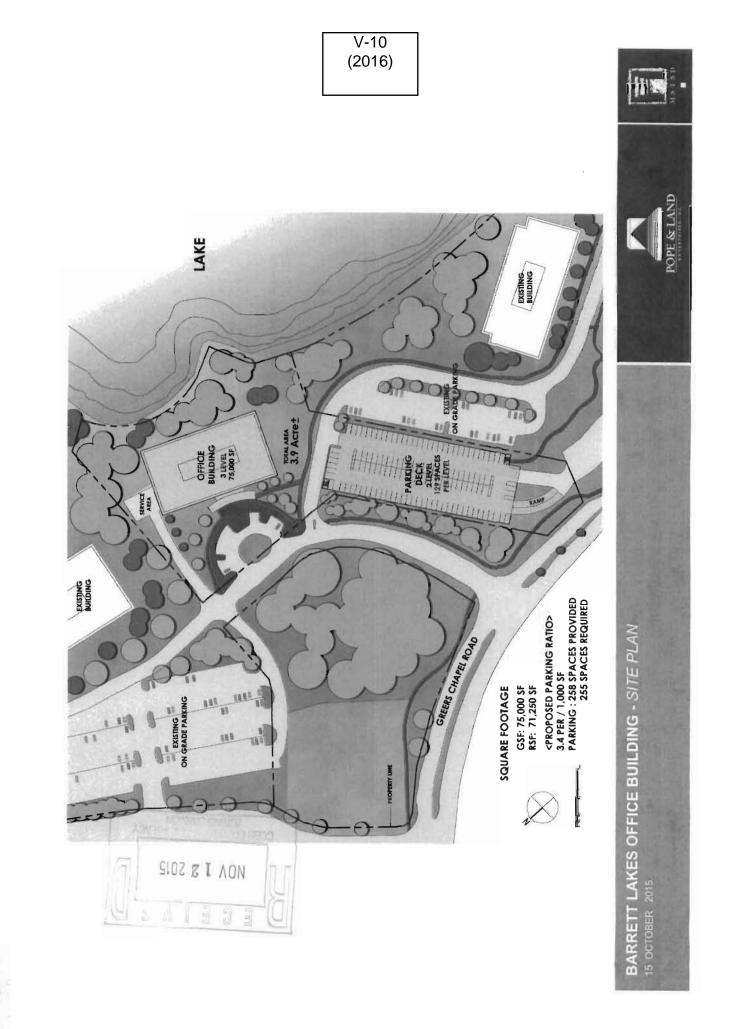
APPLICANT:	McEac Church	thern Memorial United Methodist	PETITION No.: V-9	
PHONE:	770-94	3-3008	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	Robert Crump	PRESENT ZONING:	R-20
PHONE:		770-429-1492	LAND LOT(S):	460, 461
TITLEHOLDE	р.	ustees of the McEachern emorial United Methodist Church	DISTRICT:	19
PROPERTY L	OCATIO	<b>N:</b> At the southeast	SIZE OF TRACT:	37.6 acres
intersection of New Macland Road and Macland Road, and on the west side of Old Villa Rica Road		COMMISSION DISTRI	ICT: <u>4</u>	
(4075 Macland Road)				

TYPE OF VARIANCE: Waive the setback requirement for a homeless shelter operated by a church from the

required 500 feet from the nearest single-family residence to 350 feet.



<b>Application for Variance</b>
Cobb County
NUV I I ZUIJ (type or print clearly) Application No. $1/-9$
Matering Date: 1-13-15
Applicant United Methodist C Phone # 770943 3008E-mail Mceachernum Con Ora
Application No.
Phone # 770 429 14 42 E-mail ANN CR 1 CAOL. Com
(representative's signature)
My commission expires: Feb. 18, 2017 Signed, sealed and delivered in presence of: Notary Public
McEachern Memorial Titleholder Zn. Zed Methodist Charch Phone # 770-943-3008 E-mail meeachernumc.org
Signature Address: 4075 Macland Rd. (attach additional signatures, if needed) Address: 4075 Macland Rd. Powder Springs, 69 30127 (street, city, state and zip code)
My commission expires: Feb. 18, 2017 Signed, sealed and delivered in presence of:
Notary Public
Present Zoning of Property $R20$
Location 4075 Macland Rd, Powder Springs, Ga 30127 (street address, if applicable; nearest intersection, etc.)
Land Lot(s) 460, 461 District <u>19th</u> <u>District</u> Size of Tract <u>30.45</u> 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 PropertyTopography of PropertyOther
The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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).
Temporary Shelter
·
List type of variance requested: zoring requires that it be 500 ft from nearest house. 0 It is 3.50 fl.

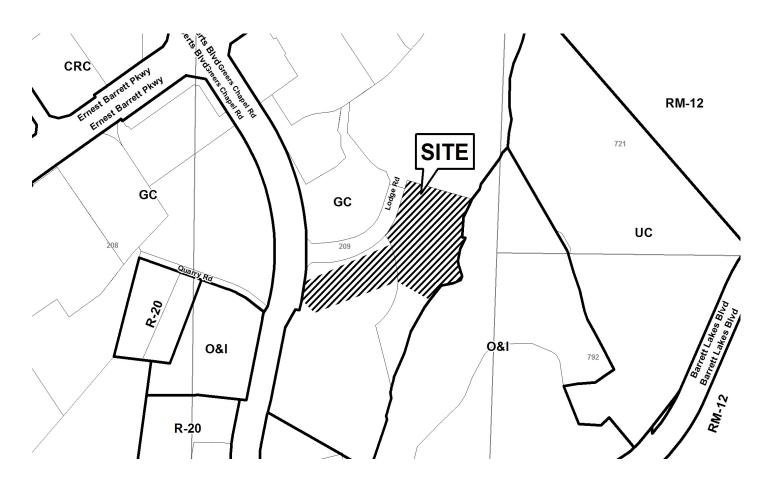


PETITION No.: V-10
<b>DATE OF HEARING:</b> <u>1-13-2016</u>
PRESENT ZONING: GC
LAND LOT(S): 209
DISTRICT: 20
SIZE OF TRACT: 3.05 acres
COMMISSION DISTRICT: <u>3</u>

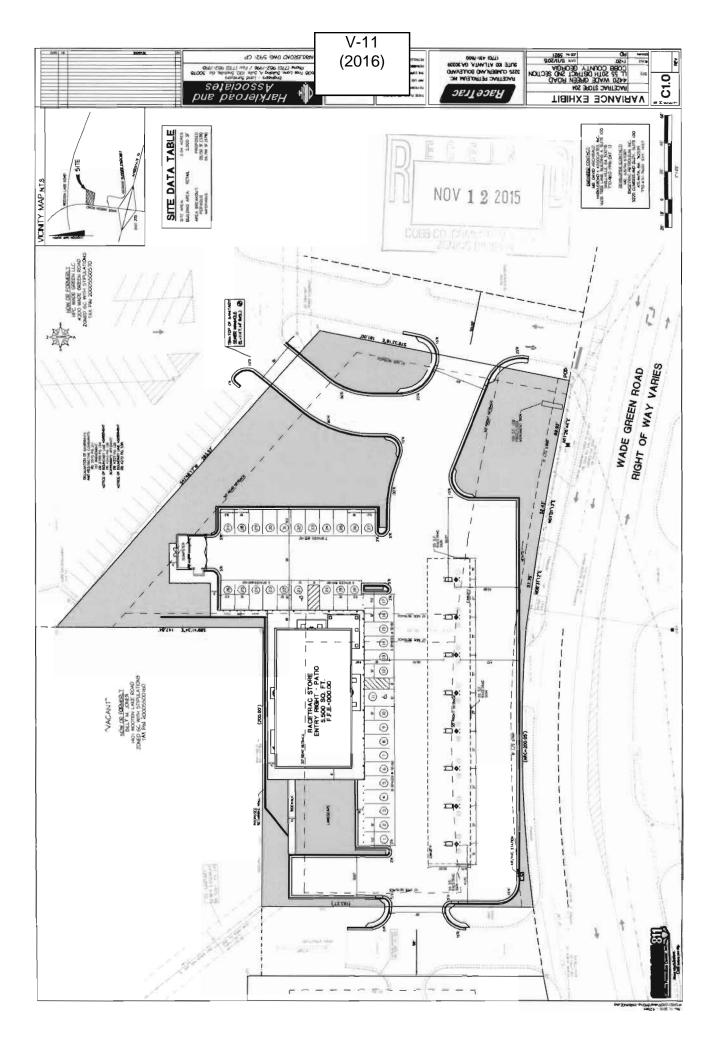
(265 Lodge Road).

**TYPE OF VARIANCE:** Allow an accessory use (proposed two level parking deck) to be located to the front and

side of the principal structure.



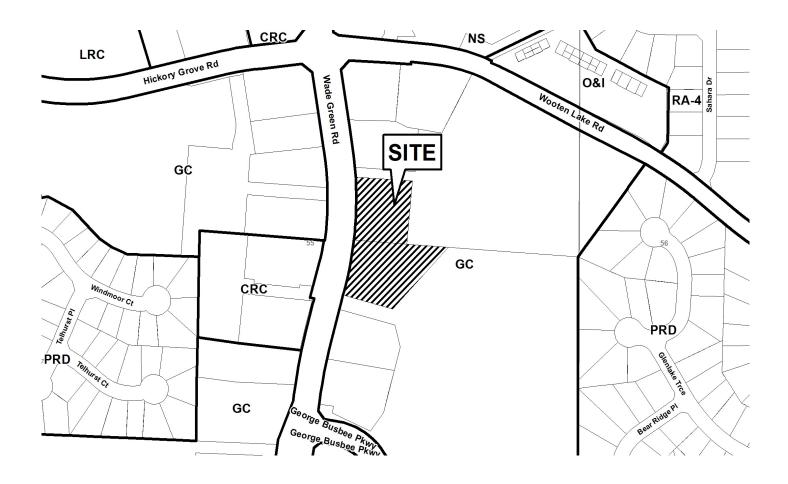
<b>DECEIVE</b> Application for Variance	
NOV 1 2 2015 Cobb County	
(type or print clearly) Application No. V-10 Hearing Date: 1-13-H10	
Applicant PTL Barrett L.P. Phone # 170.980-0808 E-mail Amzimmerepope and land com	~
Rob Hosack Address 3625 curberland Blid Ste 950 Attanh 303 (street, city, state and zip code)	39
(representative's signature) Phone # 770-235.562 E-mail robestrative unit of the strate with t	
My commission expires: <u>June 15, 2019</u> My commission expires: <u>June 15, 2019</u> Motary Public	
Titleholder AL Brrout L.P Phone # 170.980-0808 E-mail	
Signature Address: 3225 Cumberland Blvd 30, 52 51 000, 60 1	
My commission expires:	1882
Present Zoning of Property <u>GC</u> Location <u>bocated</u> on the east side of <u>Lodge Road</u> north of Greers <u>Chapel Road</u> (street address, if applicable; nearest intersection, etc.) <u>Z65 Lod</u> Land Lot(s) <u>2091</u> <u>District</u> <u>Z07</u> <u>Size of Tract</u> <u>3.05</u> <u>Acre(s)</u>	杨
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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). <u>Applicant proposes to place the ore story pattery deck oper existing surface parking to</u> <u>avoid vanecessary and excessive (and distribunce. By locating proposed office builting</u> <u>adjacent to existing lake (behind parking</u> ), <u>applicant will lessen impervious surface</u> <u>adjacent to lake a buffer.</u>	<u>م</u>
List type of variance requested; Allow accessory use (parking deck) to be located to the front of the principal structure.	



APPLICANT:	RaceTrac Petroleum, Inc.	PETITION No.: V-11	
PHONE:	770-422-7016	<b>DATE OF HEARING:</b> 1-13-2016	
REPRESENTA	TIVE: Parks F. Huff	PRESENT ZONING: GC	
PHONE:	770-422-7016	LAND LOT(S): 55	
TITLEHOLDE	<b>R:</b> RACETRAC PETROLEUM INC.	DISTRICT: 20	
PROPERTY LO	<b>DCATION:</b> On the east side of Wade	SIZE OF TRACT: 2.04 acres	
Green Road, north of George Busbee Parkway		COMMISSION DISTRICT: 3	
(4250, 4420 Wede Green Boad)			

(4350, 4420 Wade Green Road).

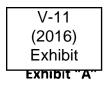
**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to five (5) feet; 2) waive the landscape enhancement strip from the required eight (8) feet to one (1) foot as shown on site plan, 3) sign variance to allow the RaceTrac logo at the building entrance overhang; 4) allow canopy signs to be located within the front setbacks; 5) exceed the 50% window cling coverage Sec. 134-313(p)(5); and 6) exceed 120 square foot total sign area.



Appli	cation for Var	iance NOV 1 2 2015
	<b>Cobb County</b>	COBSICO, GUMM, LIEV, AUCTICY
	(type or print clearly)	Application No. <u>V-11</u> Hearing Date: Jan. 13, 2016
Applicant RaceTrac Petroleum Inc.	Phone #	E-mail
by: Parks F. Huff	Address 376 Powder Spring	s Street, Suite 100, Marietta, GA 30064
(representative's name, printed)		t, city, state and zip code)
(representative's signature)	Phone # 770rff277016	E-mailphuff@slhb-law.com
My commission expires: <u>2-27-19</u>	PUBLIC VIEL	Margen D-/Cinp Notary Public
Titleholder See Attached	Phone County China	E-mail
Signature(attach additional signatures, if need	Address	t, city, state and zip code)
(unach additional signatures, if need		d, sealed and delivered in presence of:
My commission expires:		
		Notary Public
Present Zoning of Property General C	Commercial ("GC")	
Location On the east side of Wade Green (street	Road, south of Wooten Lake t address, if applicable; nearest intersect	
Land Lot(s) 55	District20th	Size of Tract <u>2.04</u> Acre(s)
Please select the extraordinary and excondition(s) must be peculiar to the piece	•	e piece of property in question. The
Size of Property X Shape of P	roperty <u>X</u> Topography	of PropertyOther
The <u>Cobb County Zoning Ordinance</u> Sect determine that applying the terms of the unnecessary hardship. Please state what ordinance (If applying for Backyard Chio <u>RaceTrac</u> proposes to redeve	Zoning Ordinance without the hardship would be created extens pursuant to Sec.134-94( lop an older store t	the variance would create an by following the normal terms of the 4), then leave this part blank). The newest prototype. The
		ent of the new store impossible
without some variances. Ra	ceTrac has acquired	the adjacent property to help.
List type of variance requested: See	attached Exhibit "A"	

Revised: March 5, 2013

\* The Applicant specifically reserves the right to amend any information set forth in this Variance Application at any time during the variance process.

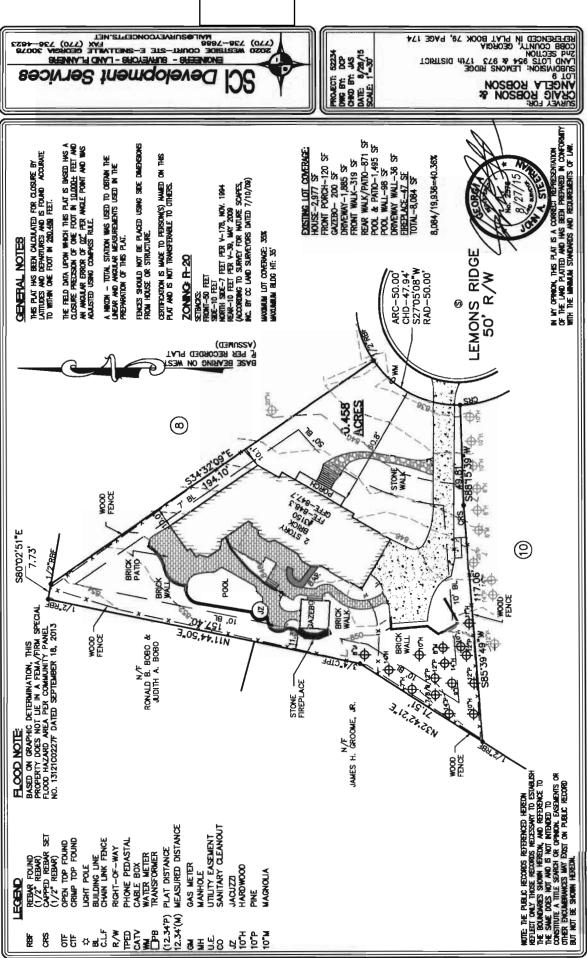


NOV 1 2 2015

### **Requested Variances**

- 1) Reduce the rear setback from thirty (30) feet to five (5) feet for the building. Sec. 134-227(4)(d)
- 2) Reduce the rear setback for the dumpster from thirty (30) feet to fifteen (15) feet. Sec 134-227(4)(d).
- 3) Reduce the front landscape strip from eight (8) feet to one (1) foot as depicted on the site plan.
- 4) Exceed the fifty (50) landscape strip requirement for proximity to landscape island trees.
- 5) Reduce the eight (8) foot landscape island to two (2) feet as shown on the site plan.
- 6) Sign variance to allow the RaceTrac logo at the building entrance overhang.
- 7) Allow canopy signs to be located within the front setback.
- 8) Exceed the 50% window cling coverage. Sec 134-313 (p)(5)
- 9) Exceed 120 square foot total sign area.



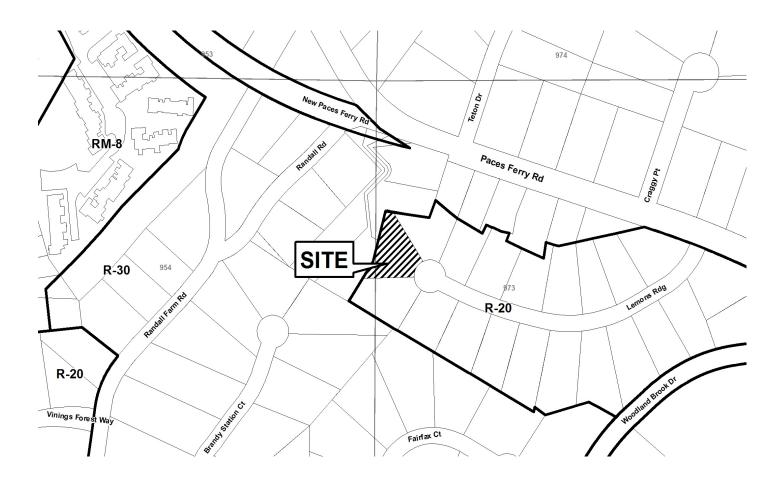


V-12 (2016)

APPLICANT:	Craig N. Robson	PETITION No.: V-12	
PHONE:	404-895-2404	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE: Craig N. Robson	PRESENT ZONING:	R-20
PHONE:	404-895-2404	LAND LOT(S):	954, 973
TITLEHOLDE	<b>R:</b> Craig Robson and Angelia Robson	DISTRICT:	17
PROPERTY LO	<b>DCATION:</b> At the western terminus of	SIZE OF TRACT:	0.46 acres
Lemons Ridge, se	outh of Paces Ferry Road	COMMISSION DISTRI	CT: 2

(3150 Lemons Ridge).

 TYPE OF VARIANCE:
 1) Waive the rear setback for an accessory structure under 650 squre feet (proposed 600 square foot garage) from the required 35 feet to 10 feet; 2) allow an accessory structure (proposed 600 square foot garage) to the side of the principal structure; and 3) increase the maximum allowable impervious surface from 35% to 44.49%.



Application for Variance
NOV 1 2 2015 COURD CO. COMM. DEV. AGENCY ZONING DIVISION CODE CO. COMM. DEV. AGENCY (type or print clearly) (type or print clearly) (type or print clearly) (
Applicant Craig N. Robson Phone # 404-895-2404 E-mail crabson abell south not <u>Craig N. Robson</u> Address 3156 Long, Ridge Atlants, GA 3032 (representative's name, printed) (street, city, state and zip code)
M       Phone       E-mail         (representative's signature)       RUTH DANIELS       E-mail         My commission expires:       12/14/18       NOTARY PUBLIC         My commission expires:       12/14/18       My comm. Expires Dec. 19, 2018         My commission expires:       12/14/18       My comm. Expires Dec. 19, 2018
Titleholder       Ratson Code       Phone # 404-815-24P-mail       Crobsonal ball south.ne         Signature       Address:       3150       Lenons       Ridge       Atlant. GA         Signature       Address:       3150       Lenons       Ridge       Atlant. GA         My commission expires:       12/19/18       Notary Public       State of Georgia       Notary Public
Present Zoning of Property <u>R-20</u> Location <u>3150 Lonons</u> <u>Ridge K.</u> (street address, if applicable; nearest intersection, etc.) Land Lot(s) <u>954 £ 973</u> District <u>17</u> Size of Tract <u>.458</u> 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 <u>-458 ccc</u> Shape of Property <u>Triange lar</u> Topography of Property <u>stope</u> Other Other The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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: Maximum 1st coverage increase + 44.49

Application for Variance
$\mathbf{C}$ $\mathbf{C}$ $\mathbf{C}$ $\mathbf{U}$ $\mathbf{U}$ $\mathbf{U}$ $\mathbf{U}$
$\begin{array}{c} (2010) \\ \text{Exhibit} \\ \text{arly} \end{array}$ Application No. $1/-178$
Hearing Date: $// 9/$
Applicant Lynn M Rudder Day Phone <u>432-9348</u> Home Phone <u>432-9348</u>
Lynn M Rudder Address 3150 Lemons Ridge, N.W., Atlanta, GA 30339 (represervitive's name, printed) (street, city, state and zip code) (street, city, state and zip code) (street, city, state and zip code) (street, city, state and zip code)
Spined, sealed and delivered in prosence of:
My commission expires:
Titleholder Lynn M Rudder Day Phone 432-9348 Home Phone 432-9348
Signature Line Rudder Address 3150 Lemons Ridge, N.W., Atlanta 30339 (attack additional signatures, if needed)
Molecus Pable offension and the Signed scaled and delivered in presence of: My commission expires: My Description of the state of the s
My commission expires:
Dressent Zoning of Dronorty R=20
Present Zoning of Property <u>R-20</u> Location <u>3150 Lemons Ridge</u>
Land Lot(s) 954 & 973 Land Lot(s) 954 & 973 District 17 Dis. Size of Tract 20,050 ft. Acre(s) 2nd Section Size of Tract 20,050 ft. 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 XX Topography of property Other
The <u>Cobb County Zoning Ordinance</u> Section 3-28-9.12A states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> without the variance would create an unnecessary hardship. Please state what <u>hardship</u> would be created by following the normal terms of the ordinance. <u>See Attached</u>
List type of variance requested:
November 18, 1993



APPLICATION NO. V-178

ORIGINAL DATE OF APPLICATION: <u>11-9-94</u>

APPLICANT'S NAME: LYNN M. RUDDER

PAGE 2 OF 2

1 7 " "

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON NOVEMBER 9, 1994

LYNN M. RUDDER requests a variance to: (1) waive the V-178 side (north) setback from required 10 feet to 7 feet; (2) waive the rear setback from required 35 feet to 25 feet in Land Lots 954 and 973 of the 17th District. 0.45 acre. Located on the west side of Lemons Ridge, 969 feet west of Paces Ferry Road, (3150 Lemons Ridge).

BZA DECISION OF 11-9-94: The Board of Zoning Appeals approved request #1 to waive the side (north) setback from required 10 feet to 7 feet, and **rejected** request #2 to waive the rear yard setback from required 35 feet to 25 feet. Motion by Paetau, second by Dawson, carried 4-0.

Karen L. Hach, Deputy Clerk Cobb County Board of Zoning Appeals



## MINUTES OF VARIANCE HEARING COBB COUNTY BOARD OF ZONING APPEALS JUNE 10, 2009 PAGE 3

#### CONSENT AGENDA (Continued)

V-49 RAHIM AND MARI N. DAVOUDPOUR (owners) requesting a variance to waive the rear setback from the required 30 feet to 19 feet on Lot 54 in Land Lot 610 of the 16<sup>th</sup> District. Located on the south side of Jordan Lake Drive, east of Johnson Ferry Road (4014 Jordan Lake Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to **approve** variance request **subject to**:

• Development and Inspections Division comments and recommendations

VOTE: **ADOPTED** unanimously

V-50 LUCILLE D. REILLY (owner) requesting a variance to waive the rear setback from the required 35 feet to 25 feet on Lot 30 in Land Lot 994 of the 17<sup>th</sup> District. Located on the north side of Belmont Crest Drive, east of Terrell Mill Road (634 Belmont Crest Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to <u>approve</u> variance request subject to:

- Development and Inspections Division comments and recommendations
- VOTE: **ADOPTED** unanimously

#### CONTINUED CASE:

V-39 DEAN CONSTRUCTION COMPANY (Craig Robson and Angelia Robson, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion); and <del>2) waive the maximum allowable impervious surface from 35% to 38%</del> in Land Lots 954 and 973 of the 17<sup>th</sup> District. Located on the west side of Lemons Ridge Drive, west of Paces Ferry Road (3150 Lemons Ridge Drive).



## MINUTES OF VARIANCE HEARING COBB COUNTY BOARD OF ZONING APPEALS JUNE 10, 2009 PAGE 4

#### CONTINUED CASE (Continued)

#### V-39 DEAN CONSTRUCTION COMPANY (Continued):

The public hearing was opened and Mr. James Balli, Mr. Richard Calhoun and Ms. Barbara Shaw addressed the Board. It was noted for the record that request #2 to waive the maximum allowable impervious surface from 35% to 38% was withdrawn from the request since the driveway had been reconstructed to pervious materials. Following presentation and discussion, the following motion was made:

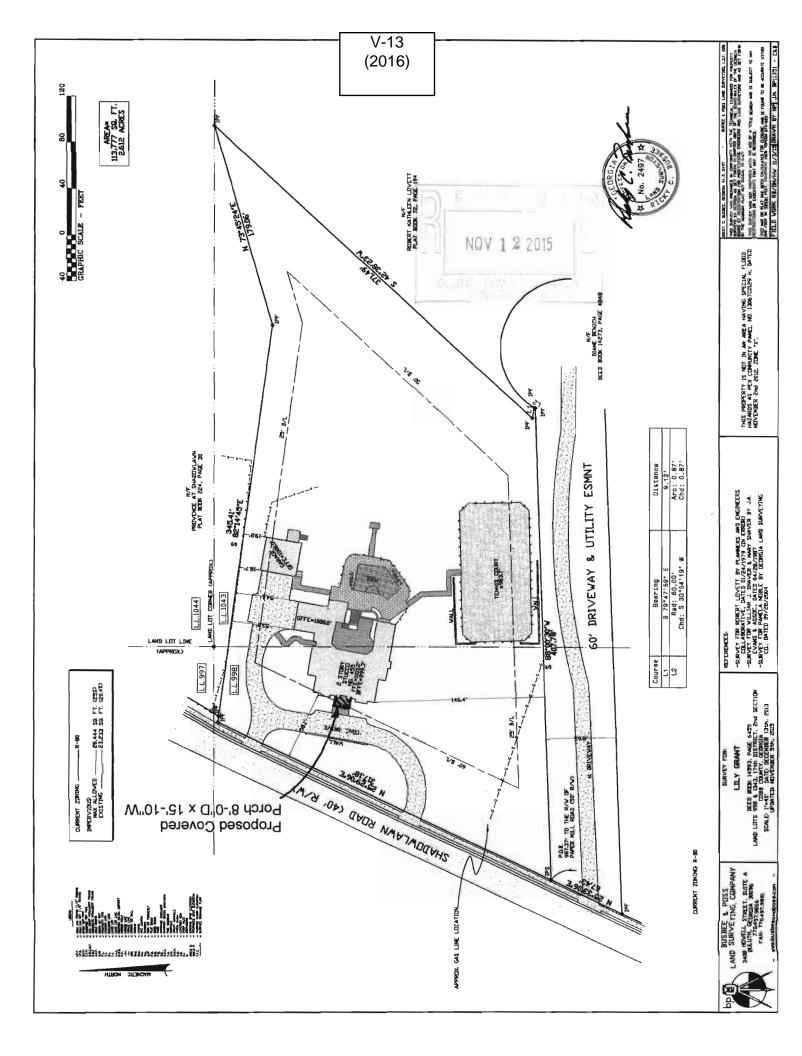
MOTION: Motion by Swanson, second by Trombetti, to <u>approve</u> variance request #1 to waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion) **subject to:** 

- to provide visual screening barrier, installation of controlled growth greenery to the rear of the accessory structure to be approved by the County Arborist
- outdoor fireplace can not emit embers or smoke and use is limited to gas burning/gas firelog use, with chimney to include spark arrestor
- Development and Inspections Division comments and recommendations
- Stormwater Management Division comments and recommendations

#### VOTE: ADOPTED unanimously

*Clerk's Note:* The Representative/Applicant was notified if the decorative slab apron located within the right-of-way were to be damaged, repair/replacement would be at the owner's expense.

Following the vote on V-39, a brief recess was taken by the Board from 1:57 p.m. until 2:08 p.m.



APPLICANT:	LiLiana Nicholls Grant	PETITION No.: V-13	
PHONE:	404-909-3969	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE: LiLiana Nicholls Grant	PRESENT ZONING:	R-80
PHONE:	404-909-3969	LAND LOT(S):	998, 1043
TITLEHOLDE	<b>R:</b> Matthew P. Grant and Liliana P. Nicholls Grant	DISTRICT:	17
PROPERTY LO	<b>DCATION:</b> On the eastern side of	SIZE OF TRACT:	2.61 acres
Shadowlawn Roa	ad, north of Paper Mill Road	COMMISSION DISTRI	CT: 2

(455 Shadowlawn Road).

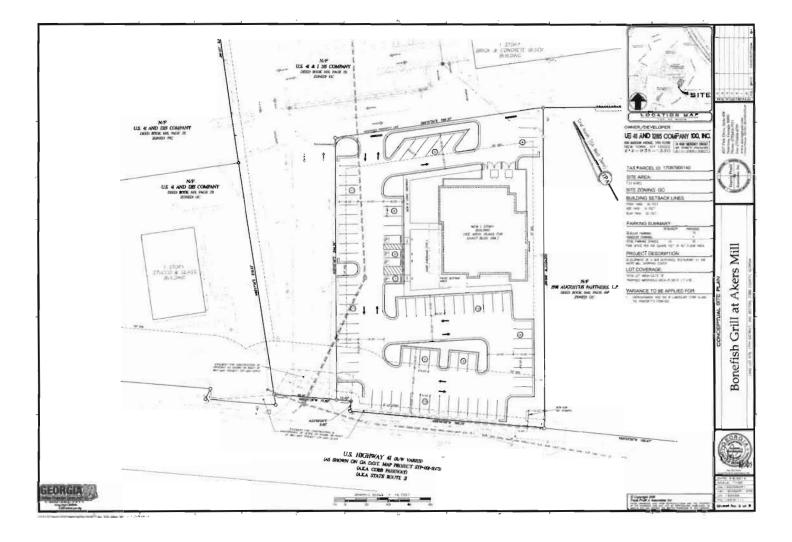
TYPE OF VARIANCE:1) Waive the front setback from the required 60 feet to 58 feet; 2) waive the side setbackfor an accessory structure over 650 square feet (approximately 900 square foot garage) from the required 100 feet to18 feet adjacent to the north property line; and 3) waive the side setback for an accessory structure over 650 square feet(tennis court) from the required 100 feet to 10 feet adjacent to the south property line.



Cobb County         Application No. $V-13$ Hearing Date: $I-13-16$ Address: $455$ $51490 our Jown Rb Sc Maering Schwartheros colspan="2">Address: 455 51490 our Jown Rb Sc Maering Schwartheros colspan="2">Address: 455 51490 our Jown Rb Sc Maering Notary Public         Wy commission expires: 3-21-18         With the difficult for Mi (the lis Cond. Phone # I         E-mail         Signet, scaled and effevering presence of         Wy commission expires: 3-21-18         Notary Public         Signet, scaled and deprevent presence of         Wy commission expires: 3-21-18         Notary Public         Signet, scaled and deprevent presence of         Wy commission expires: 3-21-18         Notary Public$	Appli	cation for `	Variance	
Liliann Nitholls Canst       Address       455       Sith Deus Lowin RD Se Havetha Charles         Interpretative's name, printed)       Sitteret, city, state and 210 code)       30000         Oppresentative's name, printed)       Phone # 400-909-3965       Logrant & Samantharos & Sitteret, city, state and 210 code)         My commission expires:       3-21-18       Signed, sealed and Eliveretin presence of:         My commission expires:       3-21-18       Molary Public         Titleholder Lilional signatures, if needed)       Signed, sealed and deivered in Presence of:       Notary Public         Year of the Presence of:       My commission expires:       3-21-18       Notary Public         My commission expires:       3-21-18       Notary Public       Notary Public         Year of the Presence of:       Signed, sealed and deivered in Presence of:       Notary Public         My commission expires:       3-21-18       Notary Public         Present Zoning of Property       A-800       Notary Public         Location       455       Shapool Asway Rb SE, MARIETTA, GA 30067       Notary Public         Icoration       455       Shapool Asway Rb SE, Marietta, GA 30067       Notary Public         Icoration       455       Shapool Asway Rb SE, Marietta, GA 30067       Notary Public         Icoration       455       <	NOV 1 2 2015	(type or print clearly)	Application No Hearing Date:	
Present Zoning of Property A-80 Location 455 SHADONLAWN RD SE, MARIETTA, GA 30067 (street address, if applicable; nearest intersection, etc.) Land Lot(s) 98, 043 District 17 Size of Tract 2, 412 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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). ) <u>Destreuction of Existing Detracted GAPAGE As GAPAGE HASECURRENTLY POPTIN OF it Builty</u> IN SET BACK. ) <u>Destreuction of Front of House Which Has Intertand of Guiding Appeals Must</u> (His PROPERTY WAS PURCHASED AS STATED ABOVE DECEMBER of 2013.	$\frac{\int \frac{1}{i} $	Phone #	E-mail <u>E-mail</u> <u>E-mail</u> <u>E-mail</u> <u>E-mail</u> <u>E-mail</u> <u>(street, city, state and zip code)</u>	SE MARIETA A BESENCE OF: SE MARIETA A BESENCE OF: CEOR BUC DUBLI
(street address, if applicable; nearest intersection, etc.) Land Lot(s) <u>498</u> , <u>1043</u> District <u>17</u> Size of Tract <u>2.612</u> 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 <u>V</u> The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). ) <u>Destewarion of Evistive Detrickeb Galage As Galage Hascurley Poprion of in Built</u> IN SET BACK. ) <u>Destewarion of Front of House Which Has Intertool of Guide Land Polech Built in Set B</u> (His fronters) <u>Above</u> <u>December</u> <u>PECEMBER</u> <u>effective</u> <u>2013</u> .	Present Zoning of Property	A-80 W RDSE MARIE	TTA GA 30067	BB CC
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 <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). ) <u>DESTEMETION OF EVISTINGE DETACHED GAPAGE AS GAPAGE HASCURRENTLY PORTION OF it BUILT</u> IN SET BACK. ) <u>DESTEMETION OF FRONT OF HOUSE WHICH HAS IOUTION OF GUILDING AND PORCH BUILT IN SET BACK</u> . ) <u>DESTEMETION OF FRONT OF HOUSE WHICH HAS IOUTION OF GUILDING AND PORCH BUILT IN SET BACK</u> .	(street	t address, if applicable; neares	t intersection, etc.)	
condition(s) must be peculiar to the piece of property involved. Size of Property Shape of Property Topography of Property Other The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). ) <u>DESTENCTION OF EXISTING DETTACHED GARAGE AS GARAGE HABICURRENTLY PORTION OF IT BUILT</u> IN SET BACK. ) <u>DESTENCTION OF FRONT OF HOUSE WHICH HAS IOLITON OF QUOLDING AND PORCH BUILT IN SET B</u> THIS PROPERTY WAS PURCHASED AS STATED ABOVE DECEMBER OF 2013.	Land Lot(s) <u> </u>	District	Size of Tract	2.612 Acre(s)
The <u>Cobb County Zoning Ordinance</u> Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the <u>Zoning Ordinance</u> 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). ) DESTENCTION OF EXISTING DETACHED GARAGE AS GARAGE HAS FOURRENTLY PORTIN OF IT BUILT IN SET BACK. ) DESTENCTION OF FRONT OF HOUSE WHICH HAS IDETAN OF BUILDING AND PORCH BUILT IN SET BACK. ) DESTRUCTION OF FRONT OF HOUSE WHICH HAS IDETAN OF BUILDING AND PORCH BUILT IN SET BACK.	•	•	to the piece of property	in question. The
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	List type of variance requested: <u>Set Back</u> VARIANCE FOR H	ACK VHRIANCE IOUSÉ AND PORC	FOR DETACHED GARI H  ENTRY	AGE MND

V-14 (2016)

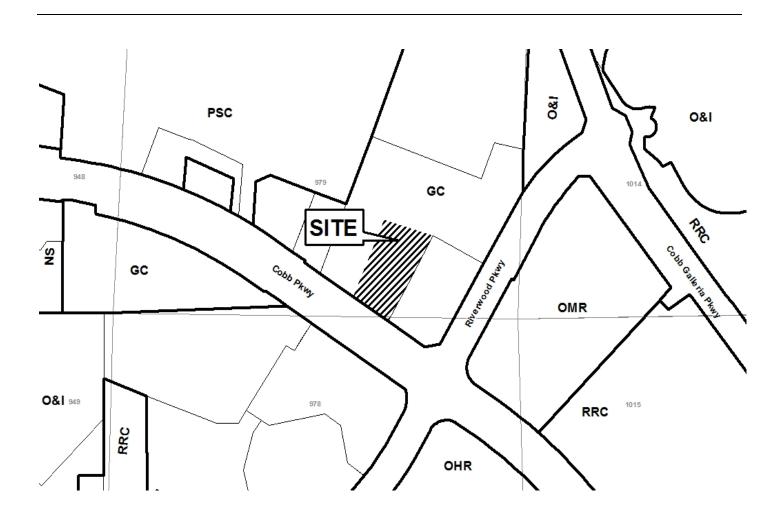




<b>APPLICANT:</b>	Olshan Properties	PETITION No.: V-14
PHONE:	614-289-5807	DATE OF HEARING: 1-13-2016
REPRESENTA	<b>FIVE:</b> Garvis L. Sams, Jr.	PRESENT ZONING: GC
PHONE:	770-422-7016	LAND LOT(S): 979
TITLEHOLDE	<b>R:</b> U.S. 41 & I 285 Company, LLC.	DISTRICT: 17
PROPERTY LO	<b>CATION:</b> On the north side of Cobb	SIZE OF TRACT: 1.23 acres
Parkway, west of Riverwood Parkway		COMMISSION DISTRICT: 2

(2997 South Cobb Parkway).

**TYPE OF VARIANCE:** Waive the landscape enhancement strip from the required eight (8) feet to zero feet.



	ication for Var	iance
U NOV 1 2 2015	<b>Cobb County</b>	
COBB CD. COMM. DEV. AGENCY ZONING DIVISION	(type or print clearly)	Application No. <u>V-14</u> Hearing Date: <u>Jan. 13, 2016</u>
Applicant Olshan Properties	Phone #614-289-5807	E-mail kenghauser@olshanproperties.com
SAMS, LARKIN, HUFF & BALLI, LLP by: Garvis L-Sams, Jr.		gs Street, Suite 100, Marietta, GA 30064
(representative's name, printed)		et, city, state and zip code)
(representative's signature)	Phone #1177016 Phone #1177016 REN KING	E-mail gsams@slhb-law.com ed, sealed and delivered in presence of: Karen L. King
My commission expires: <u>Jeb. 27, 2019</u>	PUBLIC OF	Karen L. King Notary Public
Titleholder See Attached		E-mail
Signature(attach additional signatures, if ne	Address:	et, city, state and zip code)
		ed, sealed and delivered in presence of:
My commission expires:		
		Notary Public
Present Zoning of Property General	Commercial ("GC")	
Location On the north side of US Hwy.	41, aka Cobb Parkway, west of	f its intersection with Riverwood Pkwy. Ea
	eet address, if applicable; nearest intersec	
Land Lot(s)	District17th	Size of Tract1.23Acre(s)
Please select the extraordinary and e condition(s) must be peculiar to the piec		e piece of property in question. The
Size of Property <u>X</u> Shape of	Property <u>X</u> Topography	y of PropertyOther
determine that applying the terms of the hardship. Please state what hardship v applying for Backyard Chickens pursuan A literal interpretation or enforcement of the Applicant and the Property Owner a	e <u>Zoning Ordinance</u> without the vould be created by following nt to Sec.134-94(4), then leave of Cobb County Zoning Ordinan bsent the granting of a Variance	bb County Board of Zoning Appeals must he variance would create an unnecessary g the normal terms of the ordinance (If this part blank). nce provisions creates a hardship for e waiving said provisions with respect age on US Hwy. 41, aka Cobb Parkway.
ault is at much set the functions	waiver to allow encroachments	into the 8 foot landscape strip along the

Revised: March 5, 2013 \* The Applicant specifically reserves the right to amend any information set forth in this Variance Application at any time during the variance process.



#### ATTACHMENT TO VARIANCE APPLICATION

v-Application No.: BZA Hearing Date: Jan. 13.

Applicant: OLSHAN PROPERTIES

Titleholder: U.S. 41 & I 285 COMPANY, LLC

PIN#: <u>17097900140</u>

NOV 1 2 2015

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#### PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

U.S. 41 & I 285 Company, LLC

Address:

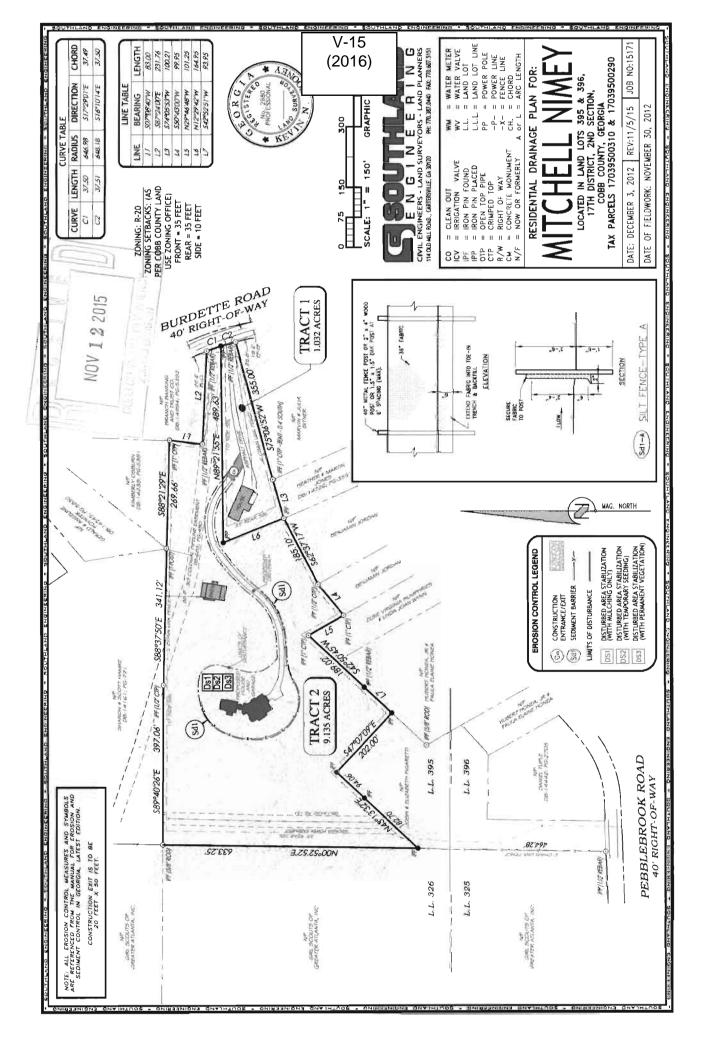
Loo Madism Quenue New York, NY 10022

Telephone No.: (212) 217 - 4684

11/12/15. Date Signature of Notary

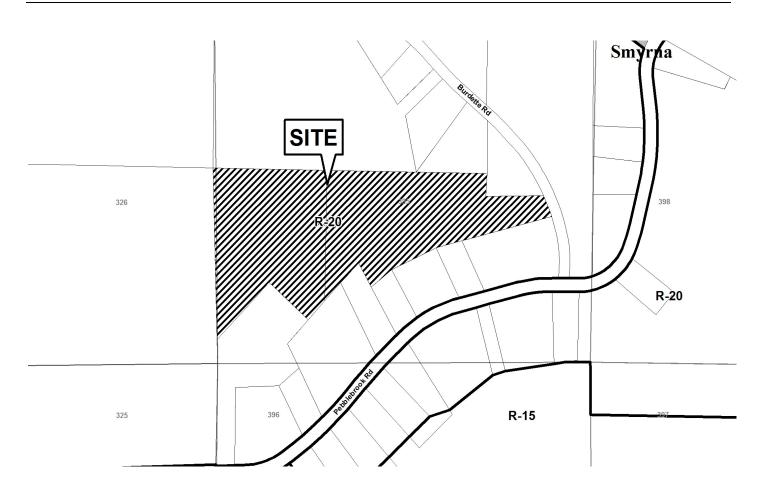
(Notary Seal)

MONICA A LOPEZ NOTARY PUBLIC-STATE OF NEW YORK No. 01L06316025 Qualified in Queens County My Commission Expires December 08, 2018



<b>APPLICANT:</b>	Mitchell Nimey	PETITION No.: V-15	
PHONE:	678-909-5993	<b>DATE OF HEARING:</b> 1-1	13-2016
REPRESENTA	TIVE: J. Kevin Moore	PRESENT ZONING: R-	20
PHONE:	770-429-1499	LAND LOT(S):	395
TITLEHOLDE	R: Mitchell Nimey	DISTRICT:	17
PROPERTY LO	<b>DCATION:</b> On the western side of	SIZE OF TRACT:	10.17 acres
Burdette Road, north of Pebblebrook Road		COMMISSION DISTRICT	: 4
(5486 Burdette R	coad).		

TYPE OF VARIANCE:1) Waive the minimum public road frontage from the required 75 feet to 37 feet for tracts1 and 2; 2) waive the minimum lot width at front setback from the required 75 feet to 37 feet for tracts 1 and 2; 3)allow an accessory structure (barn) to the front of the principal structure (proposed house and garage) on tract 2; and 4)waive the side setback for an accessory structure over 650 square feet (barn) from the required 100 feet to 88 feetadjacent to the north property line on tract 2.



CUBB CO. COMM. DEV. AGENOV ZONING DIVISION	Cobb Co (type or print clear		Application No Hearing Date:	
Applicant Mitchell Nimey	Phone # (678)	909-5993	E.mail mitch	nimey@gmail.c
Moore Ingram Johnson & Steele,				Roswell Stre
J. Kevin Moore	Address	Marietta,		<u> </u>
(representative's name, printed)		(street, c	ity, state and zip code	:)
BY: ALATON	Phone #(770)	429-1499	_E-mai <u>l j</u> ko	n@mijs.com
representative's signature) Georgia	Bar No. 519/28	0		
S Carton 1		Signed,	sealed and delivered in	n presence of:
My commission expires: January 10,	2019	Car	elegh (	- Cer
COBP				Notary Put
Titleholder Mitchell Nimey	Phone # (678)	909-5993	E-mail mitch	nimey@gmail.c
The al		5486	Burdette Road	d
Signature	Address		ity, state and zip code	
		-	•	r
net and the second seco	2010	Signed,	sealed and delivered i	n presence or:
My commission expires: January 10,		La	alga-	Notary Pul
6 <u>90</u> 2				
Present Zoning of Property R-20	)			
Location <u>Westerly side of Burd</u>	lette Road; north	erly of Peb	blebrook Roa	đ
	treet address, if applicable; n			
Land Lot(s) 395, 396	District1	7th	_Size of Tract	<u>10.167±</u> A
Please select the extraordinary and condition(s) must be peculiar to the pie	exceptional conditioned conditioned and the second	n(s) to the ed.	piece of proper	
Size of Property Shape o	of Property X	Topography o	of Property	Other
The <u>Cobb County Zoning Ordinance</u> Set determine that applying the terms of thardship. Please state what hardship applying for Backyard Chickens pursue See Exhibit "A" attached her	he <u>Zoning Ordinance</u> would be created by ant to Sec.134-94(4),	without the following the then leave thi	variance would he normal terms s part blank).	create an unnec s of the ordinan
				requested

## Exhibit EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

V-15 (2016)

Application No.:V-15 (2016)Hearing Date:January 13, 2016

# **BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

# Applicant/Property Owner: Mitchell Nimey

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

Applicant owns approximately 10.167 acres of property located on the westerly side of Burdette Road, northerly of Pebblebrook Road, Land Lots 395 and 396, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). There presently exists one single-family residence and a barn on the Property. Applicant desires to subdivide the Property into two tracts, as shown and reflected on the Site Plan submitted with this Application for Variance, and construct a second single-family residence on the portion of the Property noted as Tract 2. To proceed with the plans, Applicant is required, pursuant to the R-20 zoning classification, to request a reduction of the required minimum public road frontage for each of the proposed tracts from the required seventy-five (75) feet to 37.49 feet. Additionally, Applicant seeks a reduction of the required distance for an accessory structure (existing barn) from a property line from the required one hundred (100) feet to 88.8 feet; and to waive the requirement that an accessory structure be located to the rear of the primary structure (proposed second residence), as more particularly shown and reflected on the Site Plan submitted with this Application for Variance. No additional access is required on Burdette Road for the proposed second residence, as there will be shared access. To grant the variances sought by Applicant would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.

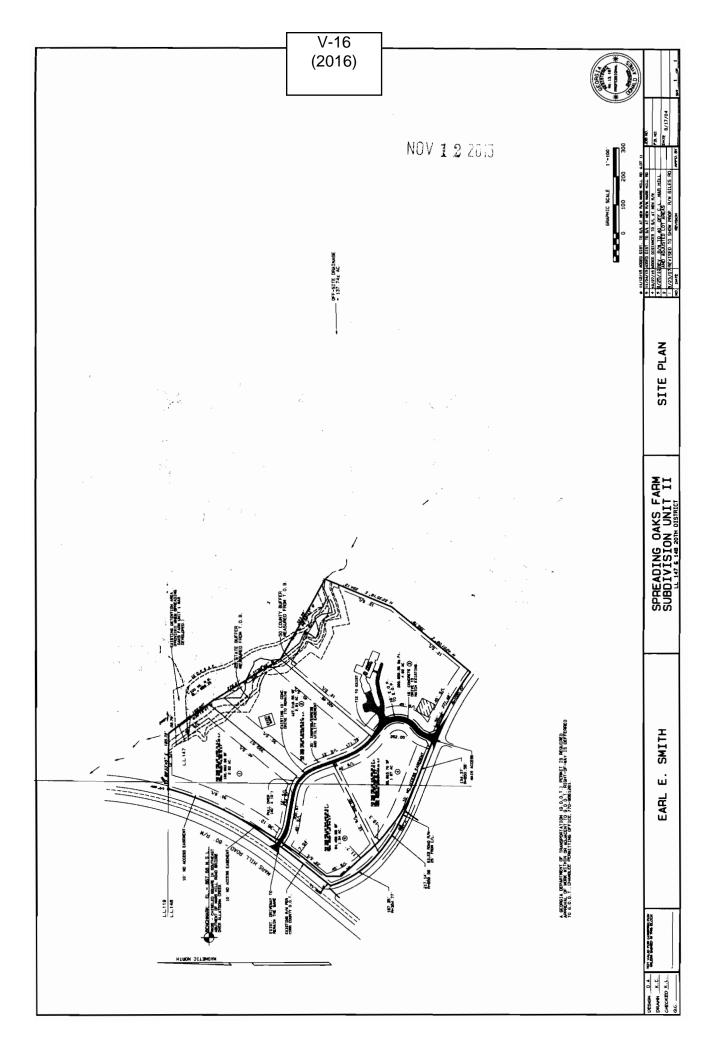
NOV **1 2** 2015



List type of variances requested:

- (1) To reduce the required minimum public road frontage for two singlefamily residential lots from seventy-five (75) feet to 37.49 feet. (See § 134-197(4)c);
- (2) Reduction of required distance of an accessory structure over 650 total gross square feet from any property line of one hundred (100) feet to 88.8 feet. (See § 134-197(12)(a)); and
- (3) Waiver of the requirement for the location of an accessory building or structure be located to the rear of the primary structure. (See § 134-197(12)(b)(3)).

NOV 1 2 2015



<b>APPLICANT:</b>	Earl E.	Smith	PETITION No.: V-1	6
PHONE:	770-429	9-1499	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	John H. Moore	PRESENT ZONING:	R-30
PHONE:		770-429-1499	LAND LOT(S):	147, 148
TITLEHOLDE	the Tru Apr Res and Edv	l Edward Smith, as Trustee of Earl Edward Smith Revocable st Under Agreement Dated ril 14, 2005, as Amended and tated in the First Amendment Restatement of the Earl ward Smith Revocable Trust ed June 7, 2013	DISTRICT:	20
PROPERTY LO	OCATIO	N: At the northeast	SIZE OF TRACT:	14.46 acres
intersection of Giles Road and Mars Hill Road		COMMISSION DISTR	ICT: <u>1</u>	
(2980 Mars Hill	Road).			
TYPE OF VAR	IANCE:	1) Waive the front setback for	proposed lot 4 from the rec	quired 45 feet to 19.3 feet; 2)

 TYPE OF VARIANCE:
 1) Waive the front setback for proposed lot 4 from the required 45 feet to 19.3 feet; 2)

 waive the front setback for proposed lot 5 from the required 45 feet to 11.7 feet; 3) waive the side setback for proposed

 lot 5 from the required 25 feet to 7.94 feet; and 4) waive the front setback for proposed lot 1 from the required 50 feet

to 38.12 feet.



	V <b>1 2</b> 2015	Cobb Count	V 1/
		(type or print clearly)	Application No. <b>v- 4</b> (201 Hearing Date: 01/13/2016
Applicant _	Earl E. Smith	Phone #	E-mail
Moore Ing	gram Johnson & Steel	e, LLP Emerson	Overlook, 326 Roswell Street
John H. M	eseptative's name, printed)	Address <u>Mariett</u>	a, GA 30060 (street, city, state and zip code)
BY:	esentative's signature) Georgi	Phone #(770) 429- a Bar No. 519800	1499 E-mail jmoore@mijs.com
COOK		5	Signed, sealed and delivered in presence of:
Ma∿goommissi	on expires: January 10	, 2019	arolyh E. Cook
AN DE CONTRACTOR			Notary Public
COB <sup>®</sup> Titleholder	Earl Edward Smith.	Phone #	E-mail
	as Trustee		t Office Box 801010, Acworth, GA
	(attach additional signatures,	if needed)	(street, city, state and zip code) 30
		5	Signed, sealed and delivered in presence of:
My commissi	on expires:		
			Notary Public
	ning of PropertyR	-30	
Present Zor			
			a northageterly side of Ciles P
Location	Southeasterly side	of Mars Hill Road and th (street address, if applicable; nearest inte	
Location Land Lot(s)	Southeasterly side	of Mars Hill Road and th (street address, if applicable; nearest inte District20th	ersection, etc.) Size of Tract <u>14.46±</u> Acr
Location Land Lot(s) Please sele	Southeasterly side ) <u>147, 148</u> ect the extraordinary an	of Mars Hill Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to	ersection, etc.) Size of Tract <u>14.46±</u> Acr
Location Land Lot(s) Please sele condition(s	Southeasterly side ) <u>147, 148</u> ect the extraordinary an ) must be peculiar to the p	of Mars Hill Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to piece of property involved.	Size of Tract <u>14.46±</u> Acr the piece of property in question.
Location Land Lot(s) Please sele condition(s Size of Proj	Southeasterly side ) <u>147, 148</u> ect the extraordinary an ) must be peculiar to the p perty Shape	of Mars Hill Road and th (street address, if applicable; nearest inte DistrictOth d exceptional condition(s) to piece of property involved. e of PropertyTopogra	ersection, etc.) Size of Tract <u>14.46±</u> Acr the piece of property in question. aphy of PropertyOther <u>X</u>
Location Land Lot(s) Please sele condition(s Size of Prop The <u>Cobb (</u> determine the hardship. F applying for	Southeasterly side <u>147, 148</u> ect the extraordinary an ) must be peculiar to the p perty Shape <u>County Zoning Ordinance</u> that applying the terms o Please state what hardship or Backyard Chickens pur	of Mars H111 Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to piece of property involved. e of PropertyTopogra Section 134-94 states that the f the Zoning Ordinance withou	Size of Tract <u>14.46±</u> Acr the piece of property in question. aphy of Property <u>Other X</u> Cobb County Board of Zoning Appeals r ut the variance would create an unneces ving the normal terms of the ordinance ave this part blank).
Location Land Lot(s) Please sele condition(s Size of Prop The <u>Cobb (</u> determine thardship. F applying fo	Southeasterly side <u>147, 148</u> ect the extraordinary an ) must be peculiar to the p perty Shape <u>County Zoning Ordinance</u> that applying the terms o Please state what hardship or Backyard Chickens pur	of Mars Hill Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to piece of property involved. e of PropertyTopogra Section 134-94 states that the f the Zoning Ordinance withou ip would be created by follow suant to Sec.134-94(4), then lea	Size of Tract <u>14.46±</u> Acr the piece of property in question. aphy of Property <u>Other X</u> Cobb County Board of Zoning Appeals r ut the variance would create an unneces ving the normal terms of the ordinance ave this part blank).
Location Land Lot(s) Please sele condition(s Size of Prop The <u>Cobb (</u> determine thardship. F applying fo	Southeasterly side <u>147, 148</u> ect the extraordinary an ) must be peculiar to the p perty Shape <u>County Zoning Ordinance</u> that applying the terms o Please state what hardship or Backyard Chickens pur	of Mars Hill Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to piece of property involved. e of PropertyTopogra Section 134-94 states that the f the Zoning Ordinance withou ip would be created by follow suant to Sec.134-94(4), then lea	Size of Tract <u>14.46±</u> Act the piece of property in question. aphy of Property <u>Other X</u> Cobb County Board of Zoning Appeals r ut the variance would create an unneces ving the normal terms of the ordinance ave this part blank).
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Location Land Lot(s) Please sele condition(s Size of Prop The <u>Cobb (</u> determine thardship. F applying fo <u>See Exh</u> :	Southeasterly side ) 147, 148 ect the extraordinary an ) must be peculiar to the p perty Shape County Zoning Ordinance that applying the terms o Please state what hardshi or Backyard Chickens pur <b>ibit "B" attached he</b>	of Mars Hill Road and th (street address, if applicable; nearest inte District20th d exceptional condition(s) to piece of property involved. e of PropertyTopogra section 134-94 states that the f the Zoning Ordinance without ip would be created by follow suant to Sec.134-94(4), then lease ereto and incorporated he	Size of Tract <u>14.46±</u> Acr the piece of property in question. aphy of Property <u>Other X</u> Cobb County Board of Zoning Appeals r ut the variance would create an unneces ving the normal terms of the ordinance ave this part blank).

# EXHIBIT "A" - ATTACHMENT TO ATTLICATION FOR VARIANCE

V-16 (2016)

Application No.: Hearing Date:

V-<u>16</u> (2016) January 13, 2016

Applicant: Titleholder: Earl E. Smith Earl Edward Smith, as Trustee of the Earl Edward Smith Revocable Trust Under Agreement Dated April 14, 2005, as Amended and Restated in the First Amendment and Restatement of the Earl Edward Smith Revocable Trust Dated June 7, 2013

Earl Edward Smith, as Trustee

Address:

Post Office Box 801010 Acworth, Georgia 30101

Signed, sealed, and delivered in the presence of:

Carelph E. Cook Notary Public Commission Expires: <u>01-10-2019</u>

[Notary Seal]

Exhibit <u>EXHIBIT "B"</u> - <u>ATTACHMENT TO APPLICATION FOR VARIANCE</u>

V-16 (2016)

NOV **1 2** 2015

Application No.: Hearing Date:

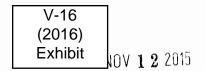
V-<u></u>(2016) January 13, 2016

### **BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

Applicant:Earl E. SmithProperty Owner:Earl Edward Smith, as Trustee

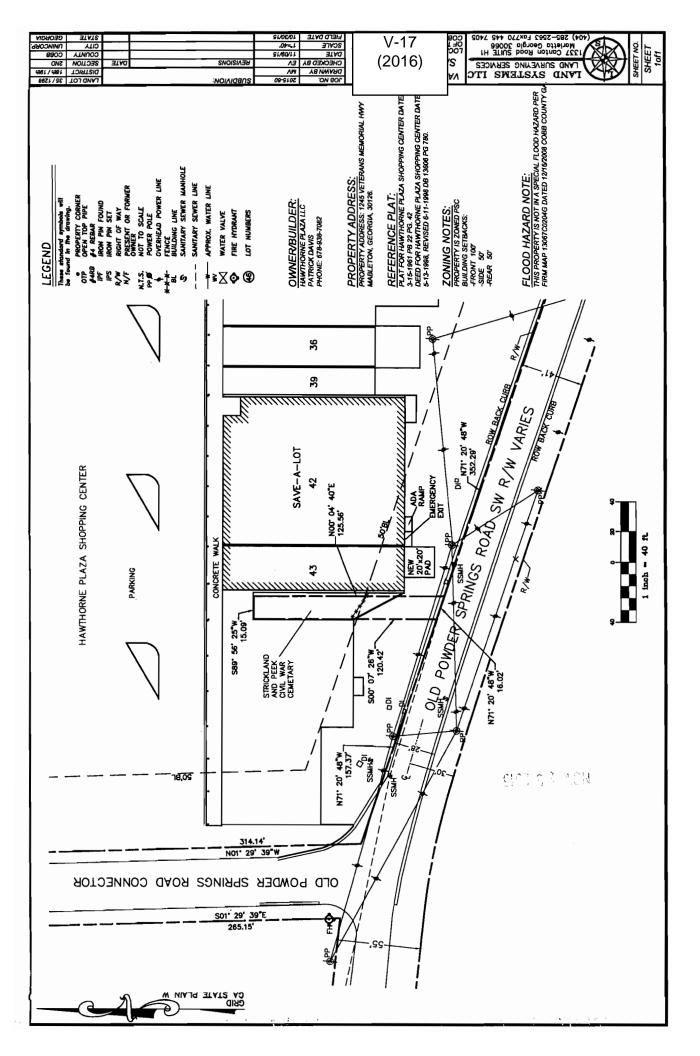
Please state what hardship would be created by following the normal terms of the ordinance:

Applicant and Property Owner (hereinafter collectively "Applicant") are the owner of property located in Land Lots 147 and 148, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Property had been approved and platted for a development to be known as "Spreading Oaks Farm Subdivision, Unit II," and consisted of five (5) singlefamily residential lots, with a minimum lot size of approximately 1.94 acres. Subsequent to plat approval, and prior to commencement of any development activities, the Property was the subject of a condemnation action by Cobb County, Georgia; and specifically the Cobb County Department of Transportation, for intersectional improvements at the intersection of Mars Hill Road and Giles Road. As a result of the condemnation, setbacks for Lots 1, 4, and 5 of the proposed development were affected. To allow for development of the stated lots, waivers of the required setbacks on Mars Hill and Giles Road must be approved. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia. To grant the requested variances and allow the proposed development to proceed would result in minimal impact, if any at all, upon the Subject Property or any other adjacent or surrounding properties.



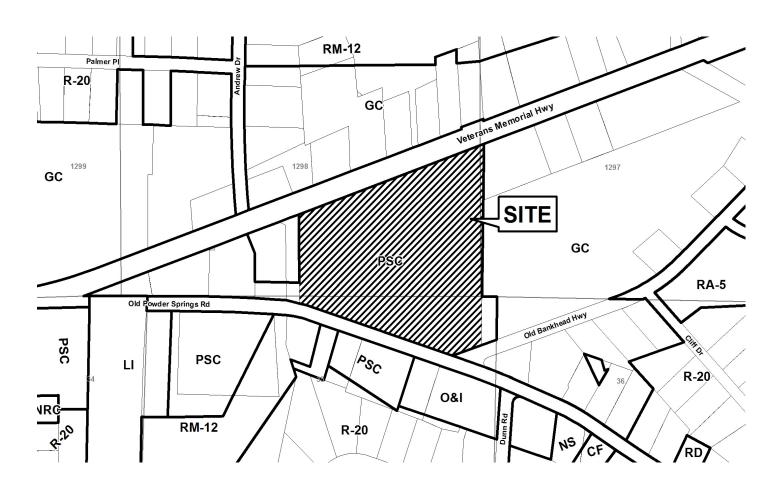
List type of variances requested:

- (1) Waiver of required front setback for proposed Lot 4 (along Giles Road) from the required forty-five (45) feet to 19.3 feet. (See § 134-196(4)(d));
- (2) Waiver of required front setback for proposed Lot 5 (along Giles Road) from the required forty-five (45) feet to 11.7 feet. (See § 134-196(4)(d));
- (3) Waiver of required side setback for proposed Lot 5 (along Mars Hill Road) from the required twenty-five (25) feet to 7.94 feet. (See § 134-196(4)(d)); and
- (4) Waiver of required front setback for proposed Lot 1 (along Mars Hill Road) from the required fifty (50) feet to 38.12 feet. (See § 134-196(4)(d)).

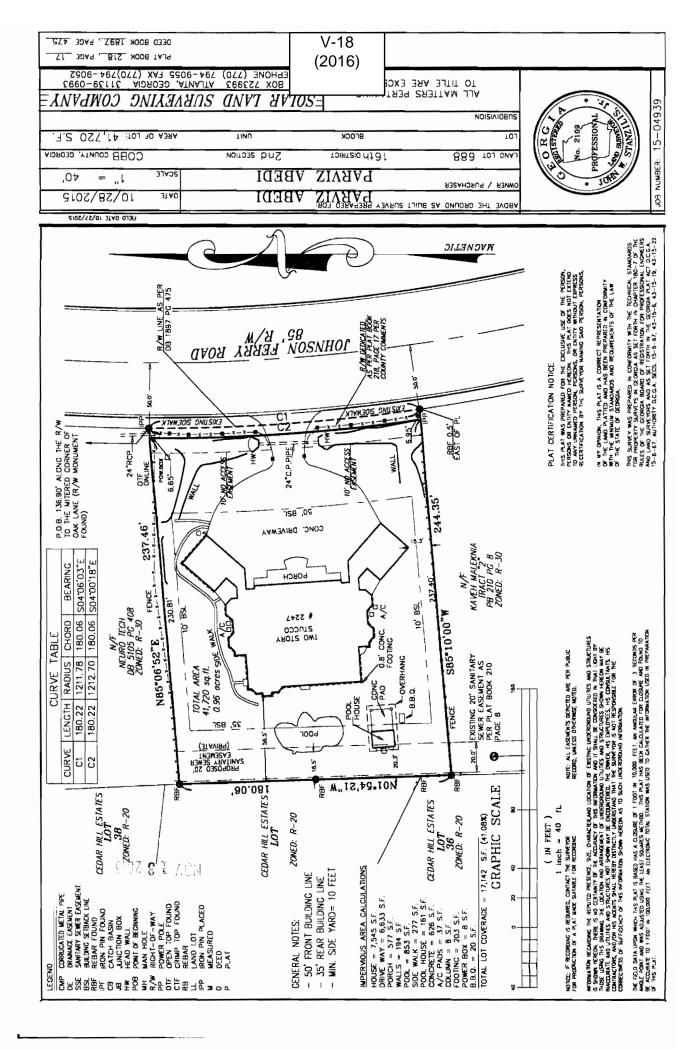


<b>APPLICANT:</b>	SAVE A LOT, LTD	PETITION No.: V-17	
PHONE:	678-938-7082	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE: Patrick Davis	PRESENT ZONING:	PSC
PHONE:	678-398-7082	LAND LOT(S):	1298, 35
TITLEHOLDE	<b>R:</b> Hawthorne Plaza, LLC.	DISTRICT:	19, 18
PROPERTY LO	<b>DCATION:</b> On the south side of	SIZE OF TRACT:	9.61 acres
	ial Highway, north of Old Powder st of Old Powder Springs Road	COMMISSION DISTRI	CT: <u>4</u>
(1245 Veterans Memorial Parkway).			

**TYPE OF VARIANCE:** Waive the rear setback from the required 50 feet to 10 feet.



Applic	ation	for Vari	iance	
No 100 for a size of the contraction of the contrac	Cobb	County		
NOV 1 2 2015	(type or pri	v	Application No Hearing Date:	. <u>V-17</u> <u>1-13-16</u>
Applicant SAVE A LOT, LTD		678-938-7082	E-mailPATRIC	K.R.DAVIS@SAVEALOT.COM
PATRICK DAVIS		351 THORNTON RD		
(representative's name, printed)			city, state and zip code	
(representative's signature)	Phone	<b>071 60</b> 7082	E-mail PATRICK	.R.DAVIS@SAVEALOT.COM
My commission expires: 10 1 2019			sealed and delivered in	Notary Public
Titleholder Haw thorne Plaza, LL	Chone #	770-518-220	email_em	imms@minns.co
Signature	See K	KEI	d Roswell P	laxe
(attach additional signatures, if neede	W OT A		city, state and zip code	
My commission expires: 10 1 2019			, seated and delivered in	Notary Public
Present Zoning of Property	CARREN .	(5 N S 4		
Location1245 Veterans Memorial PKWY, Space	42 Mableto	n, GA 30126		
	ldress, if appl	icable; nearest intersection	on, etc.)	0.01
Land Lot(s)	_District _		Size of Tract	9.61Acre(s)
Please select the extraordinary and except condition(s) must be peculiar to the piece of	-	• •	piece of proper	ty in question. The
Size of Property X Shape of Pro	perty X	Topography	of Property	Other
The <u>Cobb County Zoning Ordinance</u> Section determine that applying the terms of the <u>Zo</u> hardship. Please state what hardship woul applying for Backyard Chickens pursuant to <u>We are requesting variance to allow for: 1.) The rea</u> <u>2.) Allow for an addition of a raised concrete receivin</u> <u>Old Powder Springs Rd. The canopy will allow SAL's</u>	oning Ord d be crea Sec.134- ar of the existing pad and r	<u>inance</u> without the ted by following 94(4), then leave th ting building along Old netal canopy within the	e variance would the normal terms nis part blank). <u>Powder Springs Rd i</u> 50'setback at the rea	create an unnecessary s of the ordinance (If <u>s with/in the 50'setback.</u> ar of the building that faces
List type of variance requested:				



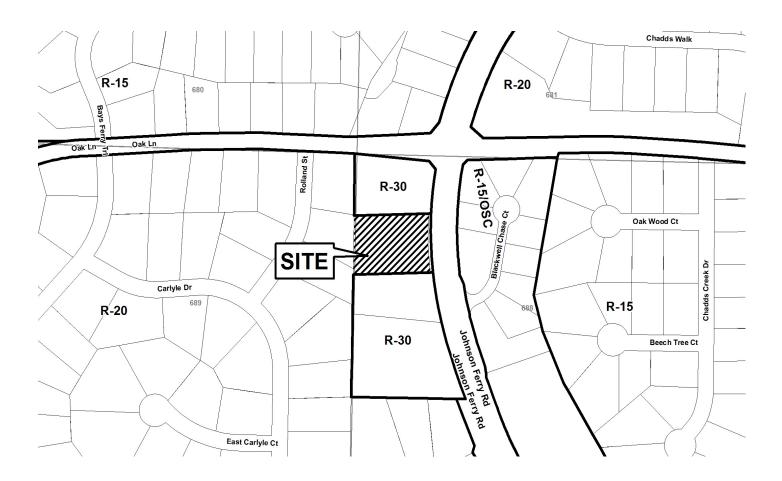
<b>APPLICANT:</b>	Parviz Abedi		PETITION No.: V-18	}
PHONE:	404-376-5601		DATE OF HEARING:	1-13-2016
REPRESENTA	<b>FIVE:</b> Busch, R	eed, & Jones, P.C.	PRESENT ZONING:	R-20
PHONE:	770-424-	1934	LAND LOT(S):	688
TITLEHOLDE	<b>R:</b> Parviz Abed	and Zeinab Abedi	DISTRICT:	16
PROPERTY LO	OCATION: On	the west side of	SIZE OF TRACT:	0.96 acres
Johnson Ferry Ro	oad, south of Oak I	Lane	COMMISSION DISTRI	CT: 2

(2247 Johnson Ferry Road).

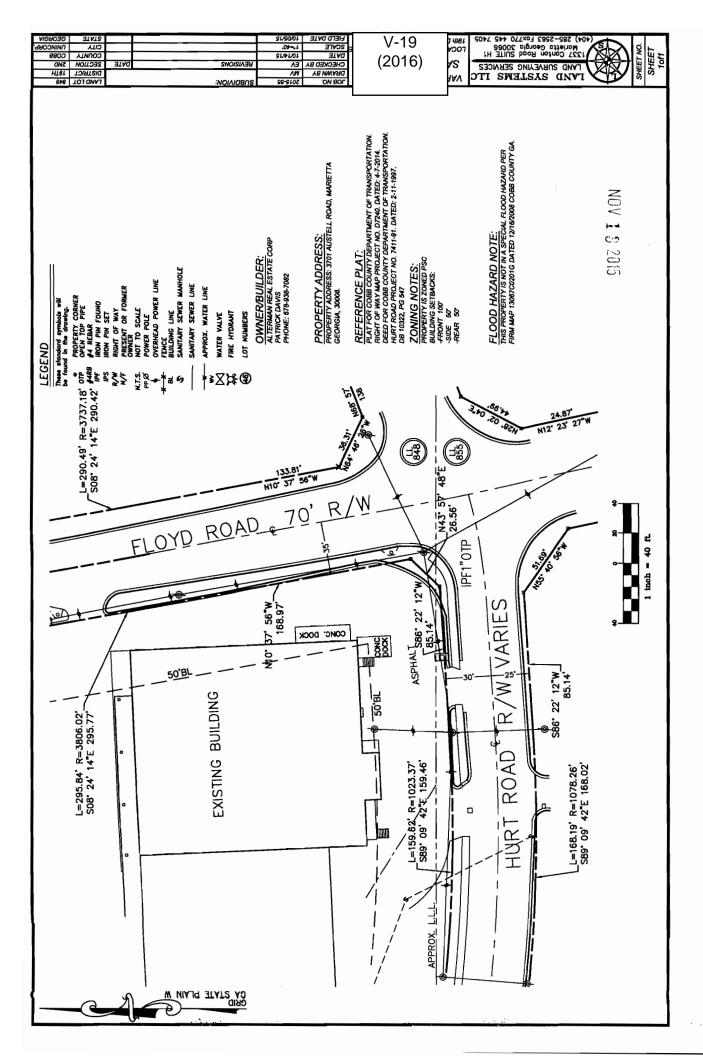
 TYPE OF VARIANCE:
 1) Waive the maximum allowable impervious surface from 35% to 41.08%; and 2) waive

 the rear setback for an accessory structure under 650 square feet (approximately 375 square foot pool house) from the

 required 35 feet to 20 feet.



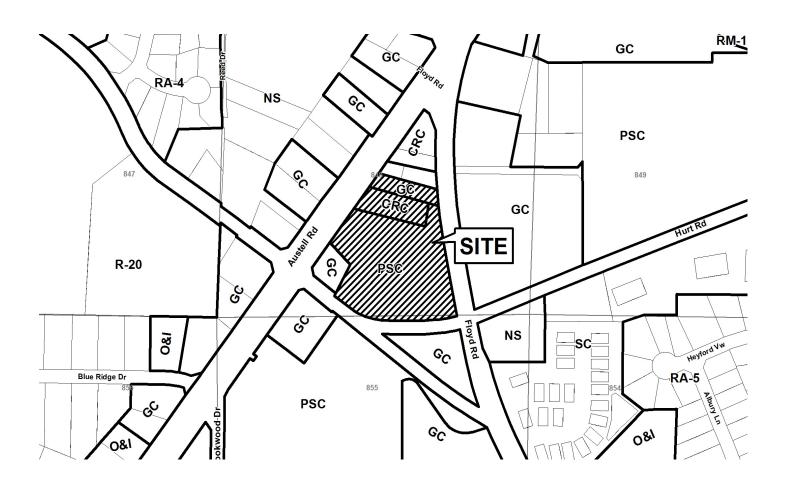
		Cobb Coun	ty	
	NOV 1 <b>3</b> 2015	(type or print clearly)	Application No Hearing Date:	. <u>V-18</u> <u>I-13-16</u>
Applicant Parviz	Abedi	Phone #_404-376	- 5601_E-mail parvi	2 abedie gol. con
Busch Reed + ) o (representative's nam	ne, printed)	Address <u>639 Whit</u>	(street, city, state and zip code	tta, 6A 30064
MURUHAMMA C. CL		Phone # 770-424	-1934 E-mail CC10	sep buschreed.
A FR(appresentative's sign commission experies: My commission experies:			Signed, sealed and delivered i	n presence of:
ETTENDICE Parun	Abedi +	Phone # 404 - 376	- 5601 E-mail parvi	Zabediro aol. com
My commission expires:	itional signature, if i	1 411-00	41 Johnson Furry P (street, city, state and zib code Signed, seared and delivered i	d, marutha, 6A 30
Present Zonthig of Prop	erty <b>Kattla</b>	R-20		C S RES C S OTA
	ohnson Ferr	y Poal, Maretta, li et address, if applicable; nearest in	A 30067	GEORGIA MUNIT
Land Lot(s) 68		District	Size of Tract	<u>).96</u> Acre(s)
		exceptional condition(s) t ce of property involved.	to the piece of proper	ty in question. The
Size of Property 0.96	L Shape o	f Property <u>Square</u> Topog	raphy of Property <u><u><u></u></u></u>	Cther
The <u>Cobb County Zoni</u> determine that applying hardship. Please state applying for Backyard	ng Ordinance So g the terms of t what hardship Chickens pursua	ection 134-94 states that the he <u>Zoning Ordinance</u> with would be created by follo ant to Sec. 134-94(4), then 1 <u>variance</u> from Co in order to com	e Cobb County Board of out the variance would owing the normal terms eave this part blank).	Toning Appeals must create an unnecessary of the ordinance (If
		impervious suface	( 7E 0/ / //	01



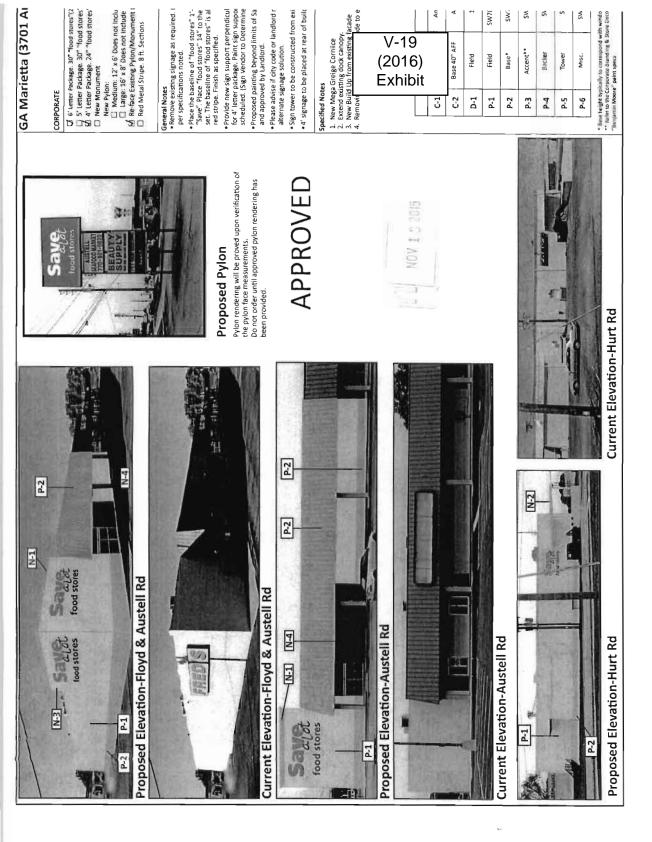
<b>APPLICANT:</b>	Save A	Lot, Ltd.	PETITION No.: V-19	9
PHONE:	678-938	-7082	DATE OF HEARING:	1-13-2016
REPRESENTA	TIVE:	Patrick Davis	PRESENT ZONING:	PSC
PHONE:		678-938-7082	LAND LOT(S):	855, 948
TITLEHOLDE	R: Frar	y S. Alterman, Betty L. Stone, aces A. Carroll, and Alan E. erman	DISTRICT:	19
PROPERTY LO	OCATION	N: On the north side of Hurt	SIZE OF TRACT:	4.99 acres
Road, west of Flo	oyd Road,	east of Austell Road	COMMISSION DISTRI	ICT: 4
(3701 Austell Ro	oad).			
<b>TYPE OF VAR</b> setback from 50		1) Waive the major side setba feet; and 3) increase the allowal	·	

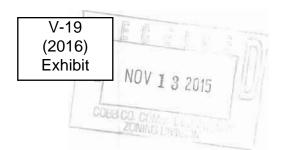
to 264 square feet on the Austell Road frontage and from a maximum of 147.08 square feet to 264 square feet on the

Floyd Road frontage.



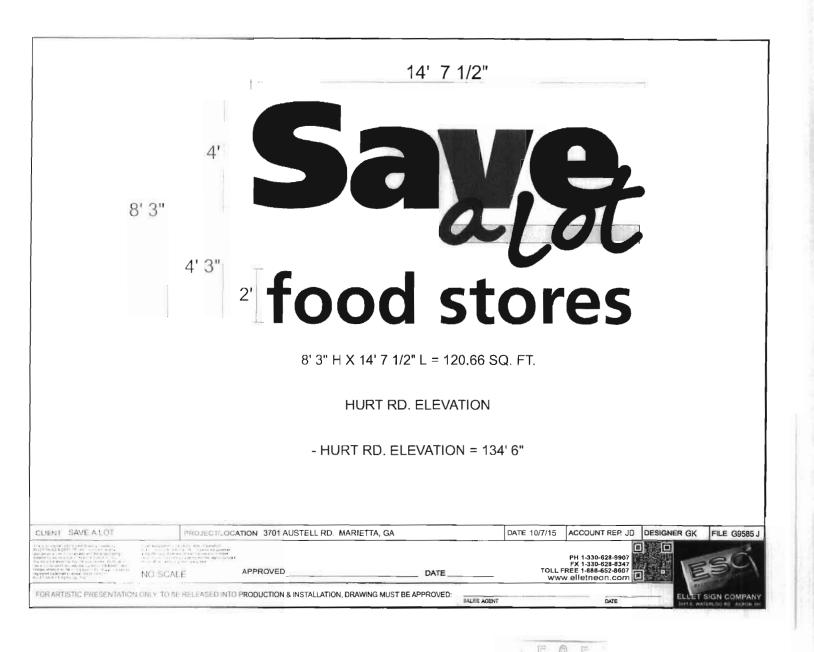
Applic	ation for Vari	ance
	Cobb County	
NOV I & 1915	(type or print clearly)	Application No. 1/-19 Hearing Date: 1-13-16
Applicant Save Attof Ltd	Phone # 678-938-7082	_E-mail <u>Patrich . R. Davis e savealot.co</u>
tatrick Davis (representative's pagne, printed)	Address 351 Thornton (street,	Rd., Lithia Springs, GA 30122 city, state and zip code)
(representative's signature)	Phone # 678-938-7082	E-mail Patricle. R. Davis . Saverlot ce
My commission expires: $05/01/16$	Signed.	sealed and delivered in pro <b>notive Les Dovis</b> <b>LOT Control County, GEORGIA</b> <b>Manual County, GEORGIA</b> Manual Problem
Titleholder	Phone # <u>770-955-2434</u>	E-mail John. Sebring Etseg.com
Signature (attach additional signatures, if needed	Address: <u>300 Galle</u> ) (street,	ria Parkway, 12th FL, Attanta, GA city, state and zip code) 30339
My commission expires: $05/01/14$	Signed	sealed and delivered in protocol and but the Davie Control Public Control Public Control Cont
Present Zoning of Property PSC		
Location 3701 Austell Rd., N'	Idress, if applicable; nearest intersection	on etc.)
Land Lot(s) 9004800 190	_District	Size of TractAcre(s)
Please select the extraordinary and exce condition(s) must be peculiar to the piece of		piece of property in question. The
Size of Property X Shape of Pro	perty $X$ Topography	of PropertyOther
The <u>Cobb County Zoning Ordinance</u> Section determine that applying the terms of the <u>Z</u> u hardship. Please state what hardship woul applying for Backyard Chickens pursuant to <u>We are requesting variance to allow</u> on the corner at the triangle intersection of <u>Exishing building is in the 5° setback at Fl</u> <u>be removed and a new conopy will Cover the</u> <u>4.) Allow for an increase in para pet</u> a signage feature at Store entrance. List type of variance requested:	oning Ordinance without the d be created by following	e variance would create an unnecessary the normal terms of the ordinance (If











NOV 1 :

COLB CO. CO

2 2015