

# **PRELIMINARY VARIANCE ANALYSIS**

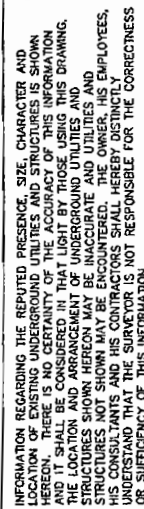
**HEARING DATE: May 11, 2016**

**DUE DATE: April 11, 2016**

Distributed: **March 22, 2016**



*Cobb County...Expect the Best!*



**APPLICANT:** James C. Gribble

**PHONE:** 770-595-9485

**REPRESENTATIVE:** James C. Gribble

**PHONE:** 770-595-9485

**TITLEHOLDER:** James Christopher Gribble and  
Jean Ann Gribble

**PROPERTY LOCATION:** On the west side of  
Cardell Road, on the north side of Timothy Lane  
(2101 Cardell Road).

**PETITION No.:** V-55

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-20

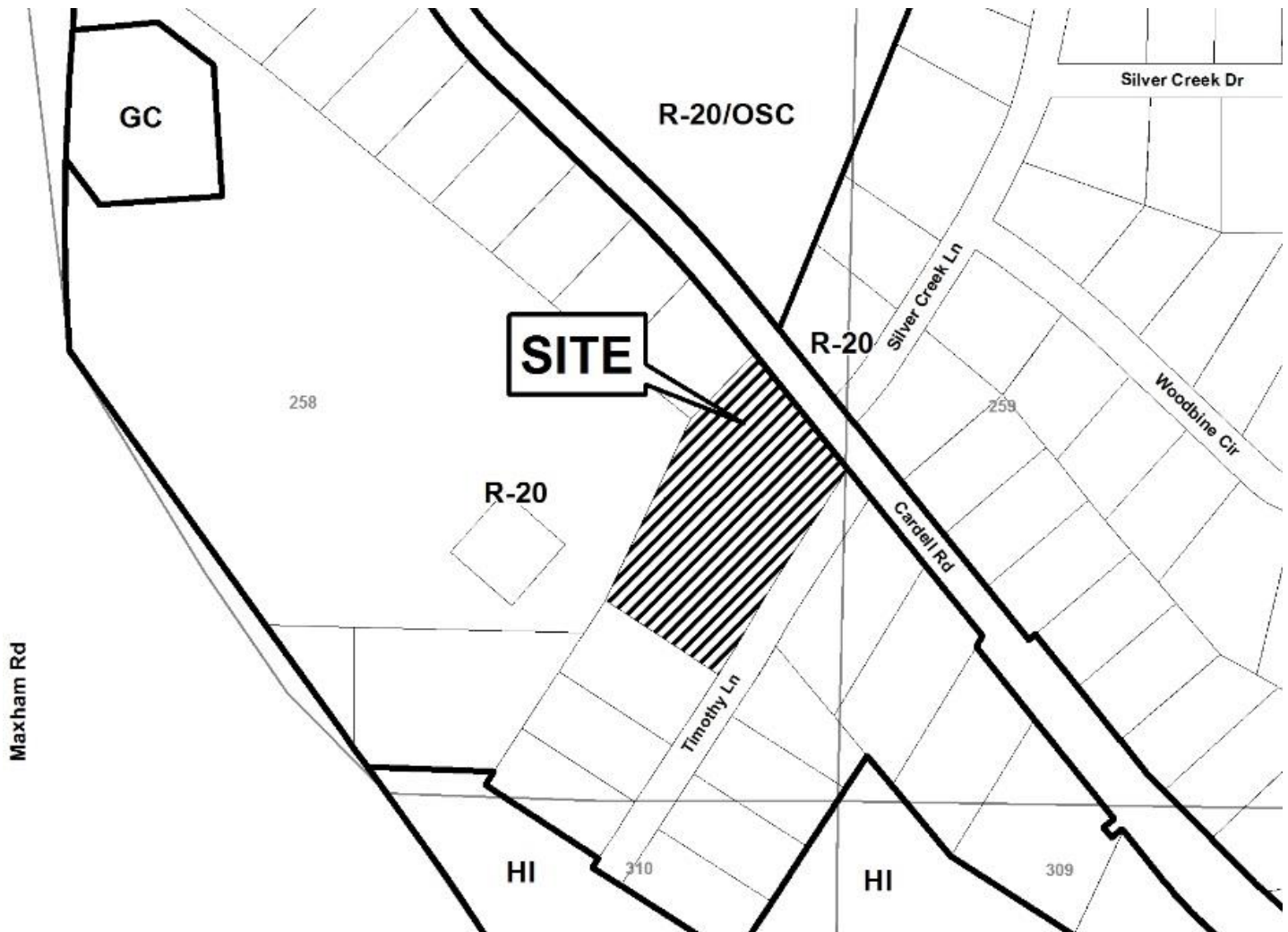
**LAND LOT(S):** 0258

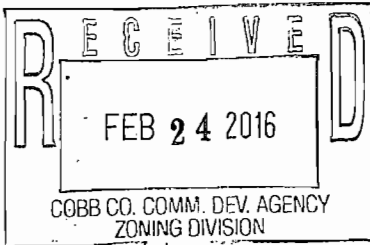
**DISTRICT:** 18

**SIZE OF TRACT:** 1.94 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the setback for an accessory structure over 1,000 square feet (existing  
approximately 1,020 square foot metal building) from required 100 feet to 6 feet adjacent to the western property  
line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-55  
Hearing Date: 5-11-16

Applicant James C. Gribble Phone # 770 595 9485 E-mail gribco@bellsouth.net  
James C. Gribble Address 2101 Cardell Rd Austell GA 30168  
(representative's name, printed) (street, city, state and zip code)

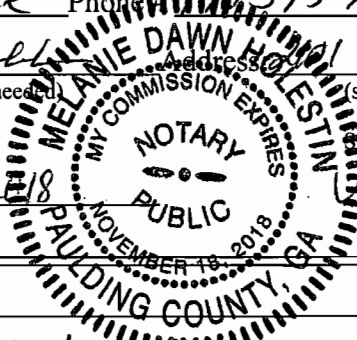
James C. Gribble Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(representative's signature)



My commission expires: \_\_\_\_\_  
My Commission Expires  
March 24, 2017

Signed, sealed and delivered in presence of:  
Ronald Paul Wiggins  
Notary Public

Titleholder James C Gribble Phone # 770 595 9485 E-mail gribco@bellsouth.net  
Signature James C. Gribble Address 2101 Cardell Rd Austell GA 30168  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: November 18, 2018  
Signed, sealed and delivered in presence of:  
Melanie Dawn Holcomb  
Notary Public

Present Zoning of Property \_\_\_\_\_

Location 2101 Cardell Rd Austell GA 30168  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0258 District 18 Size of Tract 2.0 Acres Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

building has been on property 20 years without issue until recently. It will be quite costly to move the bldg and pay to store the contents of the bldg.

List type of variance requested: waive setback of 100 ft to what is shown on plan.

40

V-56  
(2016)

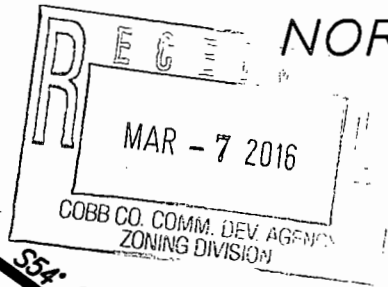
40

100

Scale: 1" = 40'



NORTH



LOT 39

I.P.F.

S54° 22' 50"E 115.11'

I.P.F.

LOT 40

N31° 57' 09"E 170.35'

11.8'

7.5'

8.2'

8.7'

EXISTING HOUSE

PORCH

LOT 41

35'

146.15' TO  
LANTERN COACH LANE

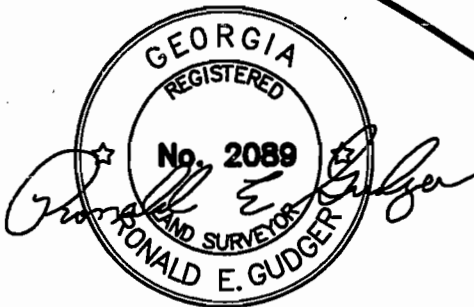
I.P.F.

R-313.72' A-95.37'  
N58° 47' 54"W C-95.00'  
CARRIAGE LAKES DRIVE  
50' R/W

I.P.F.

S38° 57' 36"W 162.96'

LOT 42



REF. - P.B. 136, PG. 74

**S**  
**W**  
**WORKS**

RONALD E. GUDGER, LS  
404-731-8696

SURVEYS & PLANNING  
4780 ASHFORD DUNWOODY ROAD  
SUITE 540-208  
ATLANTA, GEORGIA 30328  
PHONE: 770-396-6011  
e-mail: gudgersurveying@bellsouth.net

SURVEY OF  
**4981 CARRIAGE LAKES DRIVE**  
**LOT 41, UNIT 1**  
**CARRIAGE LAKES**  
**L.L. 103, DISTRICT 1, SECTION 2**  
**COBB COUNTY, GEORGIA**  
FEB. 4, 2016

**APPLICANT:** Paul M. Gouin

**PHONE:** 678-795-1001

**REPRESENTATIVE:** Paul M. Gouin

**PHONE:** 770-335-3824

**TITLEHOLDER:** Rachel. A. Gouin

**PROPERTY LOCATION:** On the north side of  
Carriage Lakes Drive, east of Lantern Coach Lane  
(4981 Carriage Lakes Drive).

**PETITION No.:** V-56

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-15

**LAND LOT(S):** 103

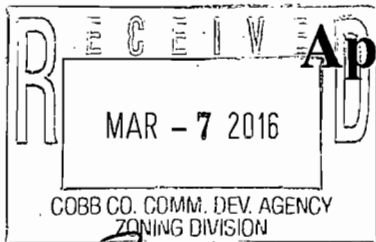
**DISTRICT:** 1

**SIZE OF TRACT:** 0.39 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 7 feet adjacent to the western property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-56

Hearing Date: 5-11-16

Applicant Paul M. Godwin

Phone # 6787951001

E-mail paulawisdomproperties.net

Paul M. Godwin  
(representative's name, printed)

Address 4981 Carriage Lakes Dr., Roswell, GA 30075  
(street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 7703353824

E-mail paulawisdomproperties.net

My commission expires: 9/20/2019

Signed, sealed and delivered in presence of

[Signature]



Titleholder Rachel A. Godwin

Phone # 404861-7106

E-mail rachelgodwin@aol.com

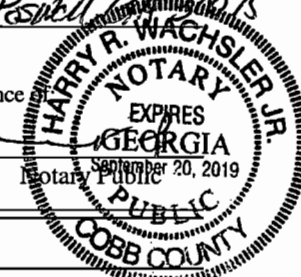
Signature [Signature]  
(attach additional signatures, if needed)

Address: 4981 Carriage Lakes Dr., Roswell, GA 30075  
(street, city, state and zip code)

My commission expires: 9/20/2019

Signed, sealed and delivered in presence of

[Signature]



Present Zoning of Property R15

Location 4981 Carriage Lakes Drive, Roswell, GA 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 10344 District 1st Size of Tract .39 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO ☒

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

The kitchen addition was constructed in 2003 based on a 7.5' side setback that was provided to us by Cobb County zoning officials at the time of permitting. The portion of the house that was previously existing (by original builder) is within the 7.5' setback, but not the now requested 10' setback.  
List type of variance requested: Relief from side setback of 2.5' for the originally build portion of the house and the kitchen addition.



V-57  
(2016)

ATION

50 FT.  
= 1,200 SQ. FT.  
SET BACK = 50 OR 75 FEET

INTERIOR = 40 FEET  
COLLECTOR = 40 FEET  
LOCAL = 35 FEET  
MINIMUM SIDE SET BACKS  
MAJOR = 25 OR 35 FEET  
INTERIOR = 10 FEET  
MINIMUM REAR SET BACK = 35 FEET  
MAXIMUM LOT COVERAGE = 35%  
MAXIMUM BUILDING HEIGHT = 35 FEET  
ALL ZONING MATTERS MUST BE APPROVED BY COBB COUNTY  
PRIOR TO CONSTRUCTION.

135.97' TO THE SOUTH R/W OF  
ROCKY RIDGE ROAD

S87°54'02"E 160.00'

OUR WOOD FENCE RUNS ALONG PROP. LINE

10' 0"

18' 0"

30' 0"

30' 0"

30' 0"

30' 0"

30' 0"

30' 0"

30' 0"

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30' 0"

### SURVEY NOTES

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



- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.
- THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

### REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF J. CONCEPTION PUGA DEED BOOK 14743 PAGE 4289-4270 COBB COUNTY, GEORGIA RECORDS



SCALE IN FEET

No.	Revision	Date
1		

**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

This property is NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.



Michael R. Nolas  
Georgia RLS #2648  
Member SANSOG  
JOB#241387

TOTAL AREA= 0.499± ACRES  
OR 21,749± SQ. FT.

203 STONE MILL LANE N.W.  
MARIETTA, GEORGIA

SURVEY FOR  
JAY PUGA

LOT 2  
RIDGEWOOD PARK

LAND LOT 318  
DISTRICT 20TH  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 2-15-16  
FIELD: 2-11-16 SCALE: 1"=20'

PG 61

MAGNETIC

N

N02°05'59"E 135.93'

25.9'

22.3'

6.3'

27'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'

135.93'



**APPLICANT:** Jay C. Puga

**PHONE:** 770-880-1560

**REPRESENTATIVE:** Jay C. Puga

**PHONE:** 770-880-1560

**TITLEHOLDER:** J. Concepcion Puga

**PROPERTY LOCATION:** On the west wide of Stone  
Mill Lane, south of Rocky Ridge Road  
(203 Stone Mill Lane).

**PETITION No.:** V-57

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-20

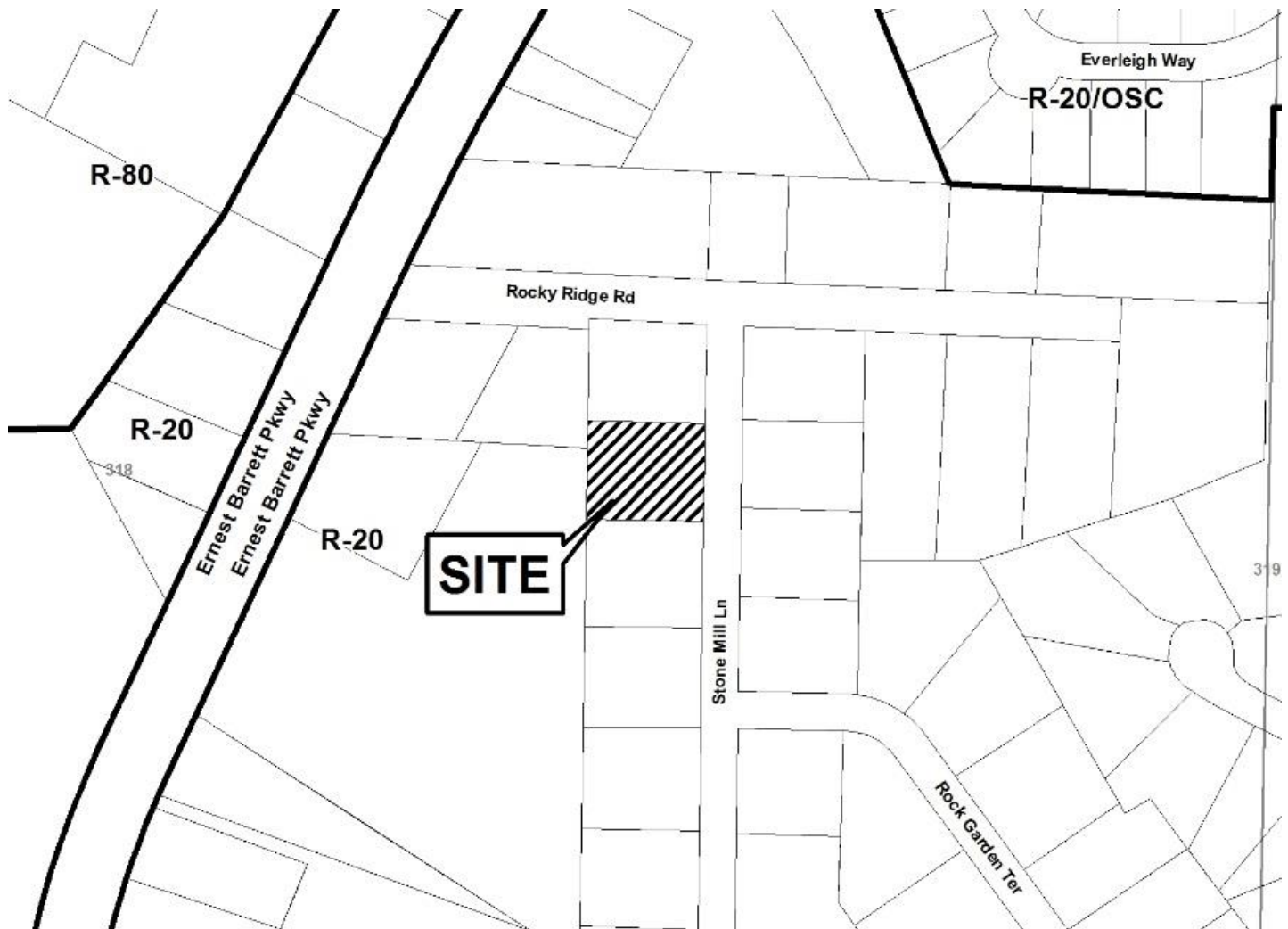
**LAND LOT(S):** 318

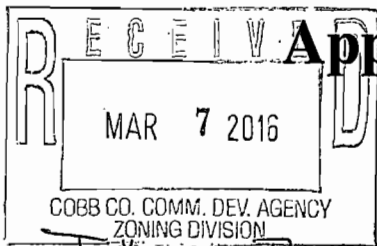
**DISTRICT:** 20

**SIZE OF TRACT:** 0.50 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to 7 feet adjacent to the southern  
property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-57  
Hearing Date: 5-11-16

Applicant JAV C PUGA Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM

JAV C PUGA Address 203 Stone mill Ln nw Marietta GA 30064  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM  
(representative's signature)

My Commission Expires  
March 24, 2017

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Titleholder \_\_\_\_\_ Phone # 770-880-1560 E-mail MATOSADO@VAHOO.COM

Signature [Signature] Address: 203 Stone mill Ln nw Marietta GA 30064  
(attach additional signatures if needed) (street, city, state and zip code)

My Commission Expires  
March 24, 2017

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property \_\_\_\_\_

Location 203 Stone mill Ln nw Marietta GA 30064  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 2049 Size of Tract .499 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 \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

The CARPORT IS ALREADY THERE IS THE ORIGINAL CARPORT

List type of variance requested: AM JUST WANT TO ENCLOSE MY CARPORT  
TO MAKE REGULAR GARAGE



**APPLICANT:** Greystone Village HOA, Inc.

**PETITION No.:** V-58

**PHONE:** 678-514-9339

**DATE OF HEARING:** 05-11-2016

**REPRESENTATIVE:** Garvis L. Sams Jr.

**PRESENT ZONING:** RSL

**PHONE:** 770-422-7016

**LAND LOT(S):** 985

**TITLEHOLDER:** The Thomas Group- Greystone Village, LLC

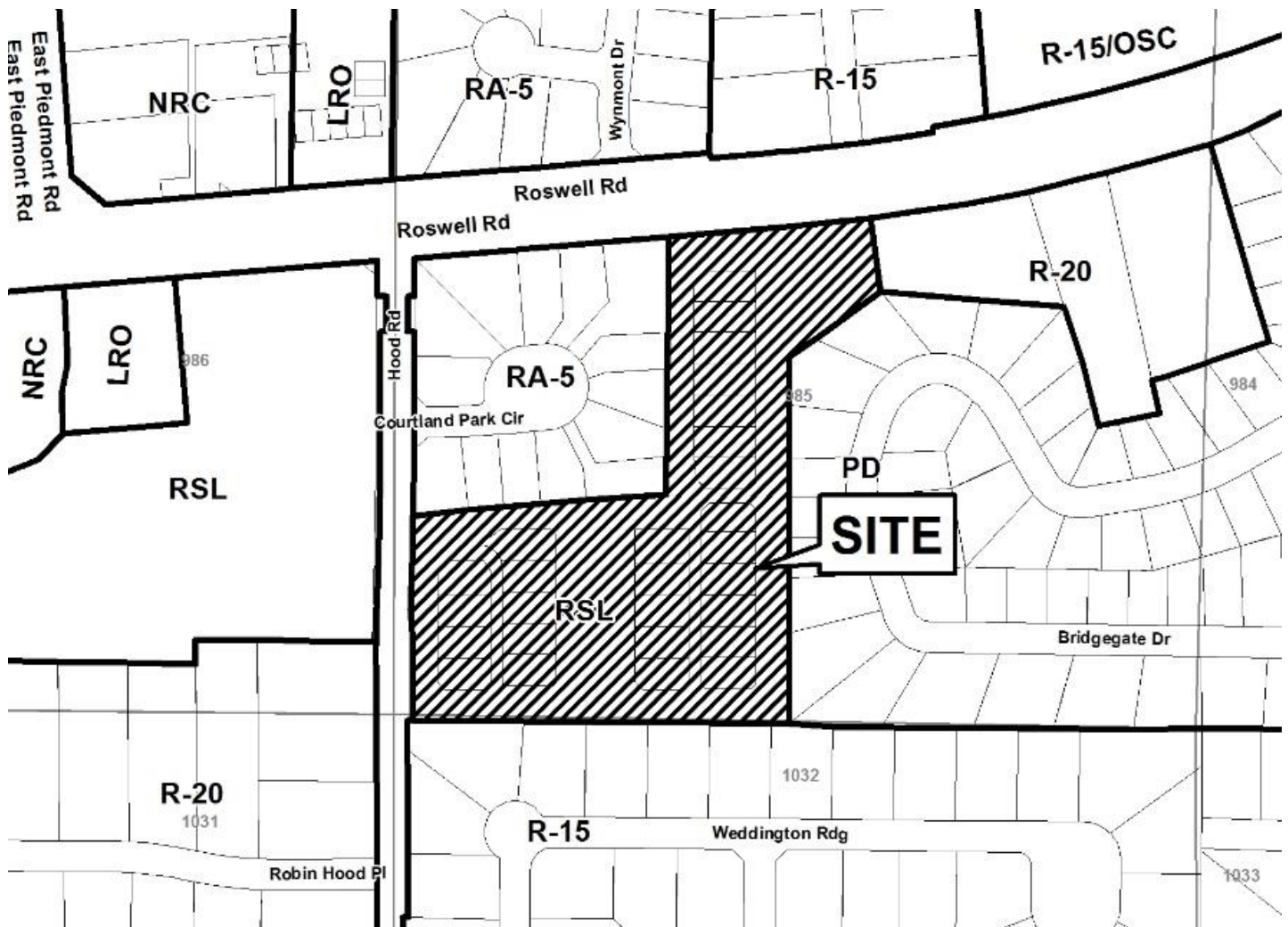
**DISTRICT:** 16

**PROPERTY LOCATION:** On the south side of Roswell Road, on the east side of Hood Road

**SIZE OF TRACT:** 7.50 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum height of a fence adjacent to a public road right-of-way and within the required setback in a residential district from 6 feet to 8 feet.



# Application for Variance Cobb County

(type or print clearly)

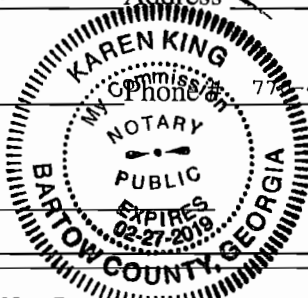
Application No. V- 58  
Hearing Date: May 11, 2016

Applicant Greystone Village HOA, Inc. Phone # (678) 514-9339 E-mail Bradthomas.ins@hotmail.com  
SAMS, LARKIN, HUFF & BALLI, LLP  
by: Garvis L. Sams, Jr. Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064  
(representative's name, printed) (street, city, state and zip code)

 (representative's signature)  
My commission expires: 2-27-19 Phone # 770-422-7016 E-mail gsams@slhb-law.com

Signed, sealed and delivered in presence of:

Karen L. King  
Notary Public

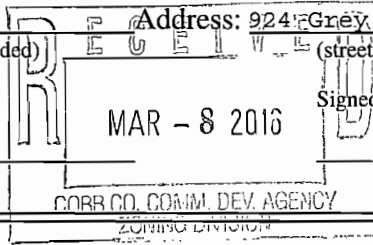


Titleholder Greystone Village HOA, Inc. Phone # (678) 514-9339 E-mail Bradthomas.ins@hotmail.com

Signature See Attached Address: 924 Grey Village Circle, Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_ Notary Public



Present Zoning of Property RSL

Location On the south side of Roswell Road and the east side of Hood Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 985 District 16th Size of Tract 7.74 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property X Topography of Property X Other X  
(An inordinate amount of frontage on Roswell Road and high traffic counts)

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

A literal interpretation or enforcement of the Zoning Ordinance provisions creates a hardship for the residents of the subdivision adjacent to Roswell Road. The as-built fence provides visual and noise attenuation components which screens heavily traveled Roswell Road.

List type of variance requested: Waiver of Code Sec. 134-267(b): To waive the maximum height of a fence adjacent to a public road frontage right-of-way from 6' to 8'.



TRACT AREA = 0.360 ACRES



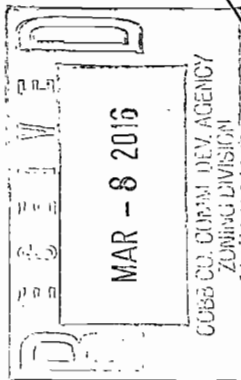
ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

GENERAL NOTES:

1. EXISTING ZONING: RM-12 (TO REMAIN)
2. SETBACKS:  
FRONT - 40'  
REAR - 40'  
SIDE - 5'
3. PROPOSED VARIANCE REQUEST:  
A) TO REDUCE REAR SETBACK FROM 40' TO 34' ADJACENT TO THE RM-12 ZONED PROPERTY.  
B) TO REDUCE SIDE SETBACK FROM 5' TO 0' AT THE EXISTING 20' X 47' COVERED PATIO & DRIVE ADJACENT TO THE RM-12 ZONED PROPERTY.  
C) ALLOW IMPERVIOUS COVERAGE OF 46.2% WITH 10' X 32' PORCH ADDITION.  
D) REDUCE FRONT SETBACK FROM 40' TO 34' FOR PORCH ADDITION.  
4. ALL EXISTING STRUCTURES ON SITE TO REMAIN.  
5. NO WETLANDS AS PER THE NATIONAL WETLANDS INVENTORY MAPS.  
6. PROPERTY IS SERVED BY EXISTING COUNTY WATER & SEWER.  
7. EXISTING USAGE: RESIDENTIAL.  
8. EXISTING COVERAGE 6940 S.F. WHICH IS 44% OF THE TOTAL AREA.  
9. ALL BOUNDARY INFORMATION TAKEN FROM SURVEY FOR EUSEBIO CAMARGO DATED 2-10-15 PREPARED BY PLCEA.

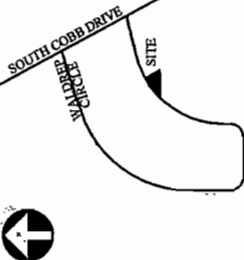
SITE ADDRESS:  
1406 WALDRIP CIRCLE  
MARIETTA, GA 30060  
TAX ID # 1707280610  
DB 1391 PG 2640

LEGEND  
BL - BUILDING LINE  
C - CURB  
CTP - CHUTE TOP PIN FOUND  
DB - DEED BOOK  
EP - EDGE OF PAVEMENT  
EX - EXISTING  
INT - INTERSECTION  
IR - IRON PIN SET  
MIS - MISCELLANEOUS  
NF - NOW OR FORMERLY  
PL - PLANTER ISLAND  
PP - PLANTER PIN  
RW - RIGHT OF WAY  
SSMH - SANITARY SEWER MANHOLE  
SW - SIDEWALK  
WM - WATER METER  
X - FENCE



VICINITY MAP

NTS



V-59  
(2016)

THIS PLAN ONLY INCLUDES SURFACE AND IS NOT RESTRICTED TO THE SURFACE OF THE SUBJECTS THAT ARE NOT APPLICABLE TO THE SURFACE OF THE SURFACE. LINES, WATERLINES, SEWER LINES, ETC.

THIS PLAN WAS PREPARED FOR EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO PART OF THIS PLAN OR ANY INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

AS PER THE FIRM, FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD ZONE 1A1, 3413 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD.

THE FIELD DATA UPON WHICH THIS SURVEY WAS BASED WAS OBTAINED BY MEASUREMENTS OF ONE FOOT IN 34.456 FEET AND AN ANGULAR MEASUREMENT OF 90 DEGREES WAS ADJUSTED BY CRANDALL'S METHOD. THE DATA SHOWN ON THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE WITHIN ONE FOOT IN 34.456 FEET. INSTRUMENT USED TOPCON GPT-3000W FIELD WORK PERFORMED 2-13-15 ALL DISTANCES ARE HORIZONTAL.



IN MY OPINION THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYS IN THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE OFFICIAL CODE OF GEORGIA AND THE REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE OFFICIAL CODE OF GEORGIA, AUTHORITY O.C.G.A. SECS. 14-6-47, 43-15-4, 43-15-19, 43-15-21.

GRAPHIC SCALE IN FEET  
0 20 40 60

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE CURVE AND DISTANCE MEASUREMENTS MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

COMP.	
JOB.	
2015007 VP	

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.  
PLANNING - ENGINEERING - LAND SURVEYING  
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127  
Ph. (770) 453-2576  
EMAIL: paul@plceae.com

LOT 38 COBB COUNTY ACRES PB 12 PG 31  
LAND LOT 278 17TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1"= 20'

VARIANCE PLAN FOR  
**EUSEBIO CAMARGO**  
DATE: 2-10-15

**APPLICANT:** Eusebio Camargo

**PHONE:** 770-294-7011

**REPRESENTATIVE:** Garvis L. Sams Jr.

**PHONE:** 770-422-7016

**TITLEHOLDER:** Eusebio Camargo

**PROPERTY LOCATION:** On the south side of  
Waldrep Circle, and on the north side of Cilton Street  
(1866 Waldrep Circle).

**PETITION No.:** V-59

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** RM-12

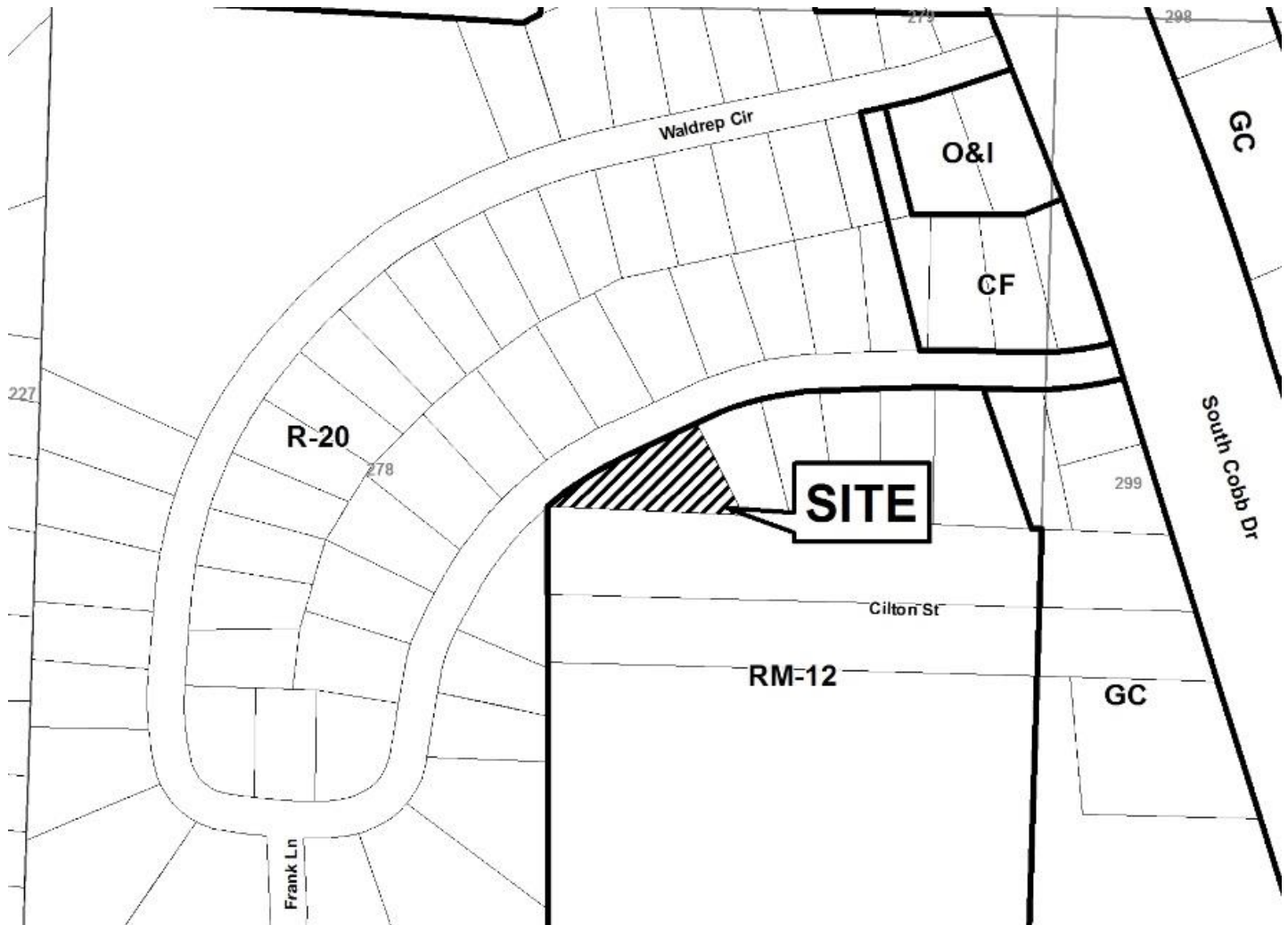
**LAND LOT(S):** 278

**DISTRICT:** 17

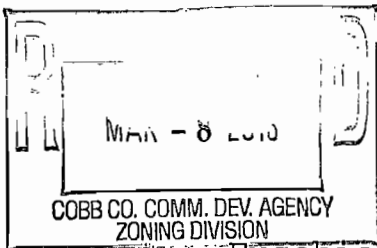
**SIZE OF TRACT:** 0.36 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the rear setback for an accessory structure under 650 square feet (existing approximately 416 square foot one story frame building) from the required 40 feet to 2 feet; 2) waive the side setback from the required 5 feet to zero feet adjacent to the eastern property line; 3) increase the maximum allowable impervious surface from 45% to 46.2%; 4) waive the front setback from the required 40 feet to 34 feet; and 5) waive the requirement of parking on a treated and hardened surface to allow for parking on a gravel drive.







# Application for Variance Cobb County

(type or print clearly)

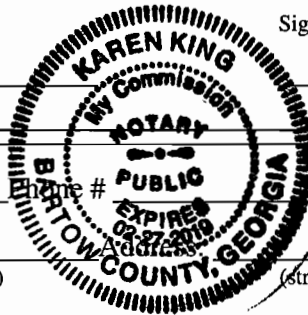
Application No. V- 59  
Hearing Date: May 11, 2016

Applicant Eusebio Camargo Phone # 770-294-7011 E-mail camargo@hotmail.com  
SAMS, LARKIN, HUFF & BALLI, LLP  
by: Garvis L. Sams, Jr. Address 1866 Waldrep Circle, Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-422-7016 E-mail gsams@slhb-law.com  
(representative's signature)

My commission expires: 2-27-19 Signed, sealed and delivered in presence of: Karen L. King  
Notary Public

Titleholder See Attached Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
Signature \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public

Present Zoning of Property RM-12  
Location 1866 Waldrep Circle, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 278 District 17th Size of Tract 0.36 Acre(s)

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

Size of Property X Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

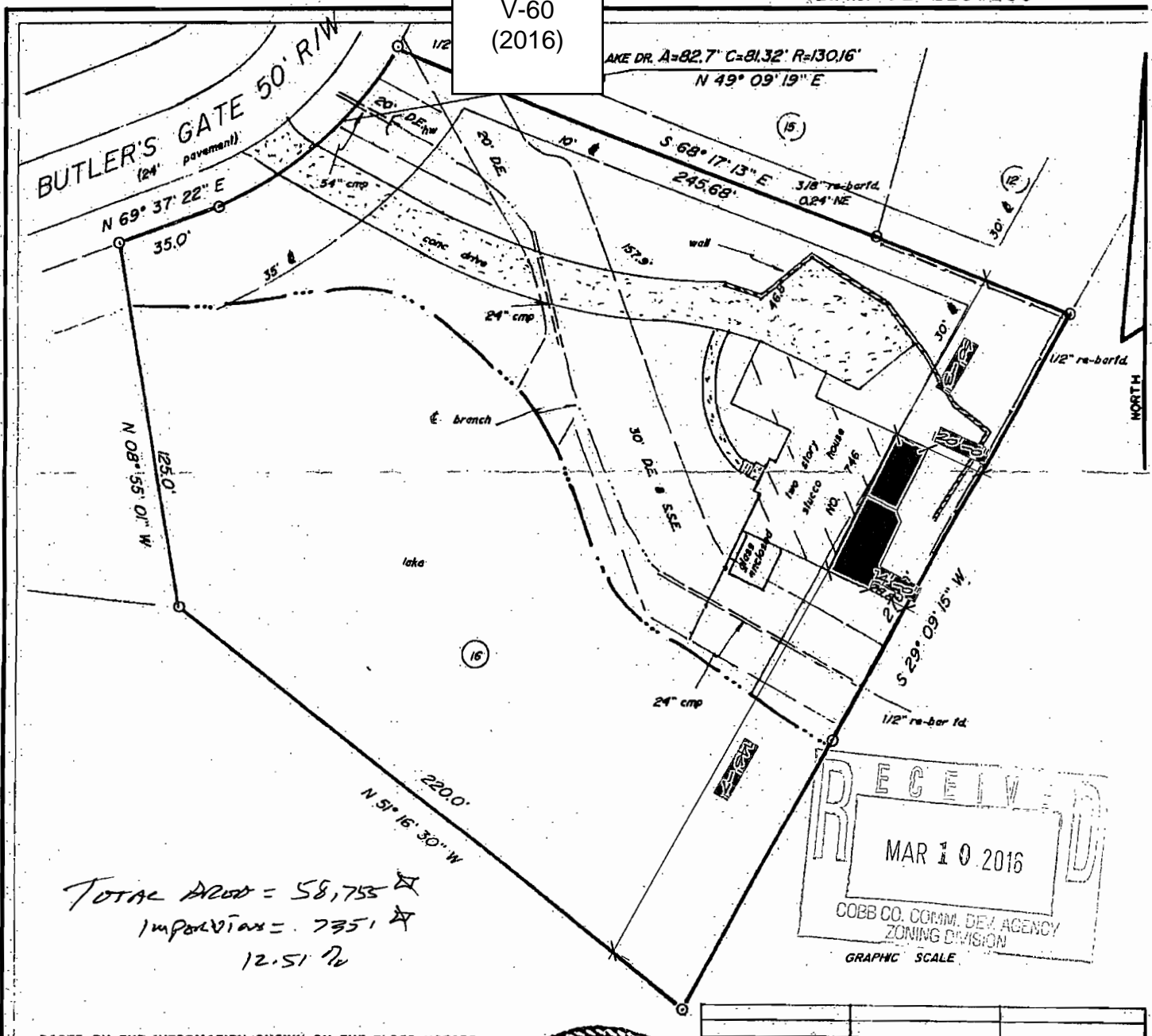
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X \_\_\_\_\_

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

A literal and/or interpretation of Cobb County Zoning Ordinance provisions creates a hardship and otherwise precludes utilization of the structures which were, admittedly, erected on the subject property prematurely.

List type of variance requested: 1) Reduce the rear setback from 40' to 2.5' due to the existing building as shown adjacent to the RM-12 zoned property; 2) Reduce the side setback from 5' to 0' at the existing 20' x 47' covered patio and drive adjacent to the RM-12 zoned property; 3) To allow impervious coverage of 46.2% with the addition of the 10'x 32' porch (existing coverage is 6,940 square feet which is total of 44% of the total area);  
Revised: November 18, 2015 4) Reduce front setback from 40' to 34' for the porch addition.

V-60  
(2016)



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD  
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH  
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION

THAT THE PROPERTY SHOWN HEREON IS OUTSIDE

**OF THE FLOOD HAZARD AREA**

**SURVEY FOR:** MARCUS, ROBERT I. &  
E. JANET

LAND LOT: 1044

16TH DISTRICT 2ND SECTION

COBB

**COUNTY.**

## HAMPTON WOODS

SUBDIVISION-PHASE - -

LOT 16 BLOCK A UNIT THREE SEC -- PLAT BOOK 105 PAGE 21

SCALE: 1" = 50'

DATE DECEMBER 20, 1991



*Pearson & Associates, Inc.*  
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL SERVICES  
SITE PLANNING • DEVELOPMENT • CONSTRUCTION LAYOUT  
WETLAND DELINEATION

531 FOREST PARKWAY - SUITE 200  
FOREST PARK, GEORGIA 30050  
(404) 366-7715  
(404) 366-0813 TELE-COPIER

MARK A. BUCKNER  
REGISTERED LAND SURVEYOR

JW  
DRAWN BY

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES  
TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT  
WHERE APPLICABLE.

DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR  
FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.

NOT FOR RECORDING;

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

**APPLICANT:** Decksouth, Inc.

**PHONE:** 770-452-3325

**REPRESENTATIVE:** James L. Lea

**PHONE:** 404-626-8303

**TITLEHOLDER:** Jeffery S. Robinson and Cinnamon K. Robinson

**PROPERTY LOCATION:** On the east side of Butler's Gate, south of Chestnut Lake Drive (746 Butler's Gate).

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 14 feet.

**PETITION No.:** V-60

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-15

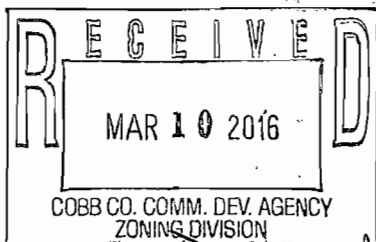
**LAND LOT(S):** 1044

**DISTRICT:** 16

**SIZE OF TRACT:** 1.35 acres

**COMMISSION DISTRICT:** 2





# Application for Variance Cobb County

(type or print clearly)

Application No. V-60

Hearing Date: 5-11-16

Applicant Decksouth, Inc. Phone # 770-452-3325 E-mail lamar@decksouth.com

James L. Lea

(representative's name, printed)

Address 3000 Brady Pl, Alpharetta, GA 30009  
(street, city, state and zip code)

Phone # 770-452-3325 E-mail lamar@decksouth.com

(representative's signature)



Signed, sealed and delivered in presence of:

My commission expires: 8-15-17

Notary Public

My Comm. Expires Feb. 26, 2017  
EMERGENCY  
NOTARY PUBLIC  
Cobb County  
State of Georgia

Holder Cinnamon Robinson Phone # 678-576-5120 E-mail mrsrobinson@kyu.net

Signature Cinnamon Robinson  
(attach additional signatures, if needed)

Address: 7416 Butlers Gate, Marietta, GA 30068  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: FEB 26, 2017

Notary Public

Present Zoning of Property Residential R3

Location 7416 Butlers Gate, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1044 District 10th Size of Tract \_\_\_\_\_ Acre(s)

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

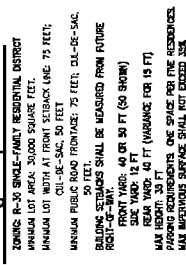
Size of Property \_\_\_\_\_ Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

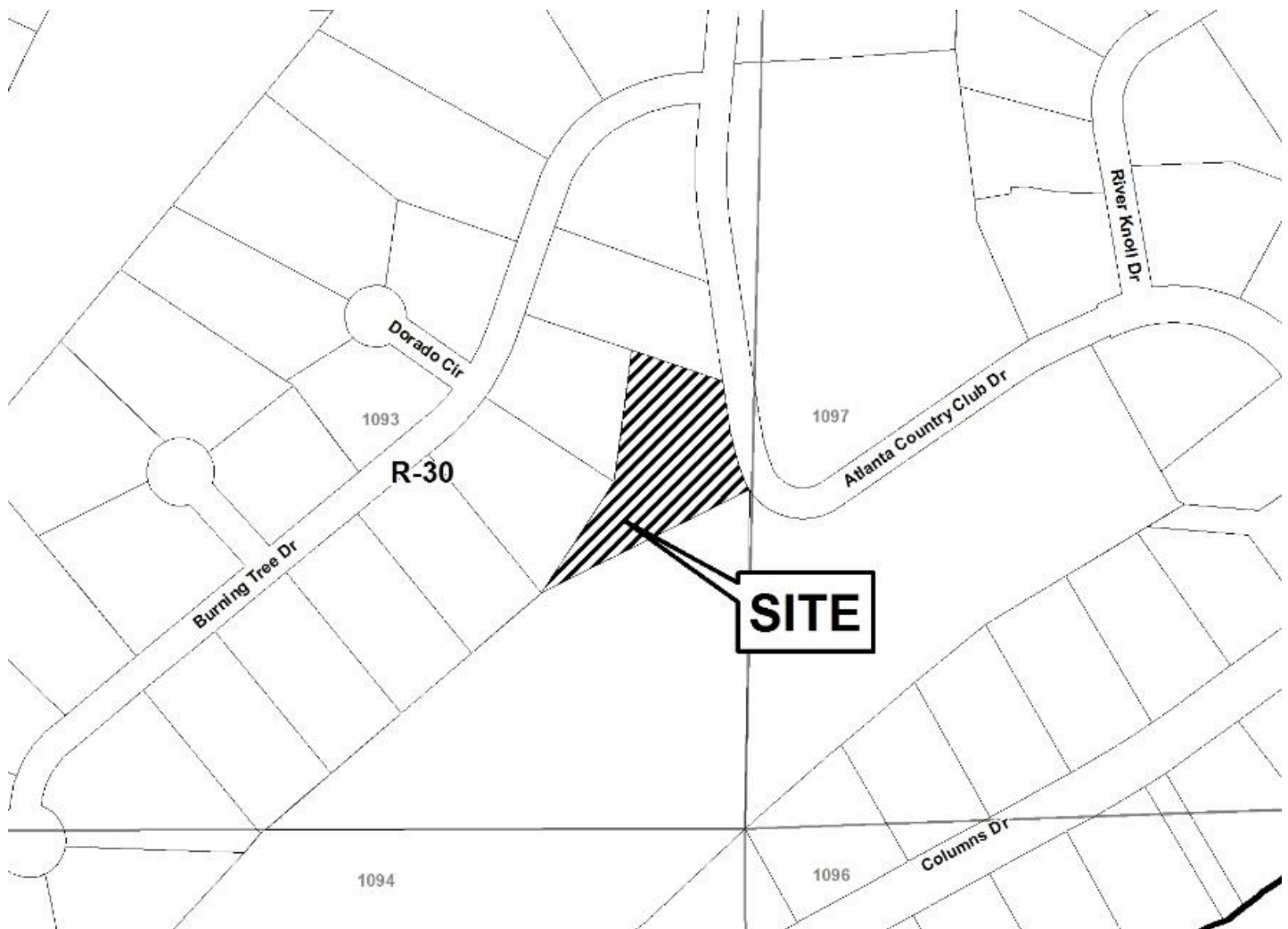
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

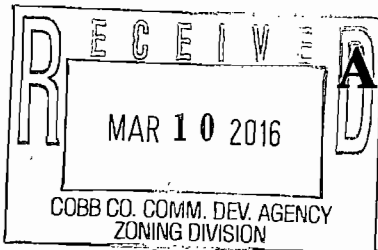
Due to the shape of the lot and a sewer easement, the house had to be located further back on the lot. With the current setback of 30', the homeowners are experiencing a hardship by not being able to create an outdoor living space. We request that the setback be reduced to 14' so that they may fully enjoy their property.

List type of variance requested: Reduction of rear setback from 30' to 14'.



<b>APPLICANT:</b>	<u>Arlene L. Connor</u>	<b>PETITION No.:</b>	<u>V-61</u>
<b>PHONE:</b>	<u>678-429-7490</u>	<b>DATE OF HEARING:</b>	<u>05-11-2016</u>
<b>REPRESENTATIVE:</b>	<u>Fernando Calvo</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>404-751-6509</u>	<b>LAND LOT(S):</b>	<u>1093</u>
<b>TITLEHOLDER:</b>	<u>Arlene Lane Connor</u>	<b>DISTRICT:</b>	<u>17</u>
<b>PROPERTY LOCATION:</b>	<u>On the west side of</u>	<b>SIZE OF TRACT:</b>	<u>1.28 acres</u>
	<u>Atlanta County Club Drive, on the south side of Burning</u>	<b>COMMISSION DISTRICT:</b>	<u>2</u>
	<u>Tree Drive (760 Atlanta Country Club Drive).</u>		
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback from the required 40 feet to 15 feet.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-41

Hearing Date: 5-11-14

Applicant ARLENE L. CONNOR Phone # 678-429-7490 E-mail connorarlene@gmail.com

Fernando Calvo

(representative's name, printed)

Address 345 Dogwood Trail SE

(street, city, state and zip code)

Fernando Calvo

(representative's signature)

Phone # 404-751-6500

E-mail FLCAVO76@G

Signed, sealed and delivered in presence of:

**ONESHIA C SMITH**  
NOTARY PUBLIC

DeKalb County

State of Georgia

My Comm. Expires March 10, 2019

Notary Public

My commission expires: MARCH 19, 2019

Titleholder Arlene Lane Connor

Phone # 678-429-7490

E-mail connorarlene@gmail.com

Signature Arlene Lane Connor

(attach additional signatures, if needed)

Address: 10 VERNON RD NW, ATLANTA GA 30305

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

**ONESHIA C SMITH**

NOTARY PUBLIC

DeKalb County

State of Georgia

My Comm. Expires March 10, 2019

My commission expires: MARCH 10, 2019

Present Zoning of Property R3 Residential Lots

R-30

Location 760 Atlanta Country Club Drive

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

Land Lot(s) 35 & part of 33

District 17th

Size of Tract 1.275

Acre(s)

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

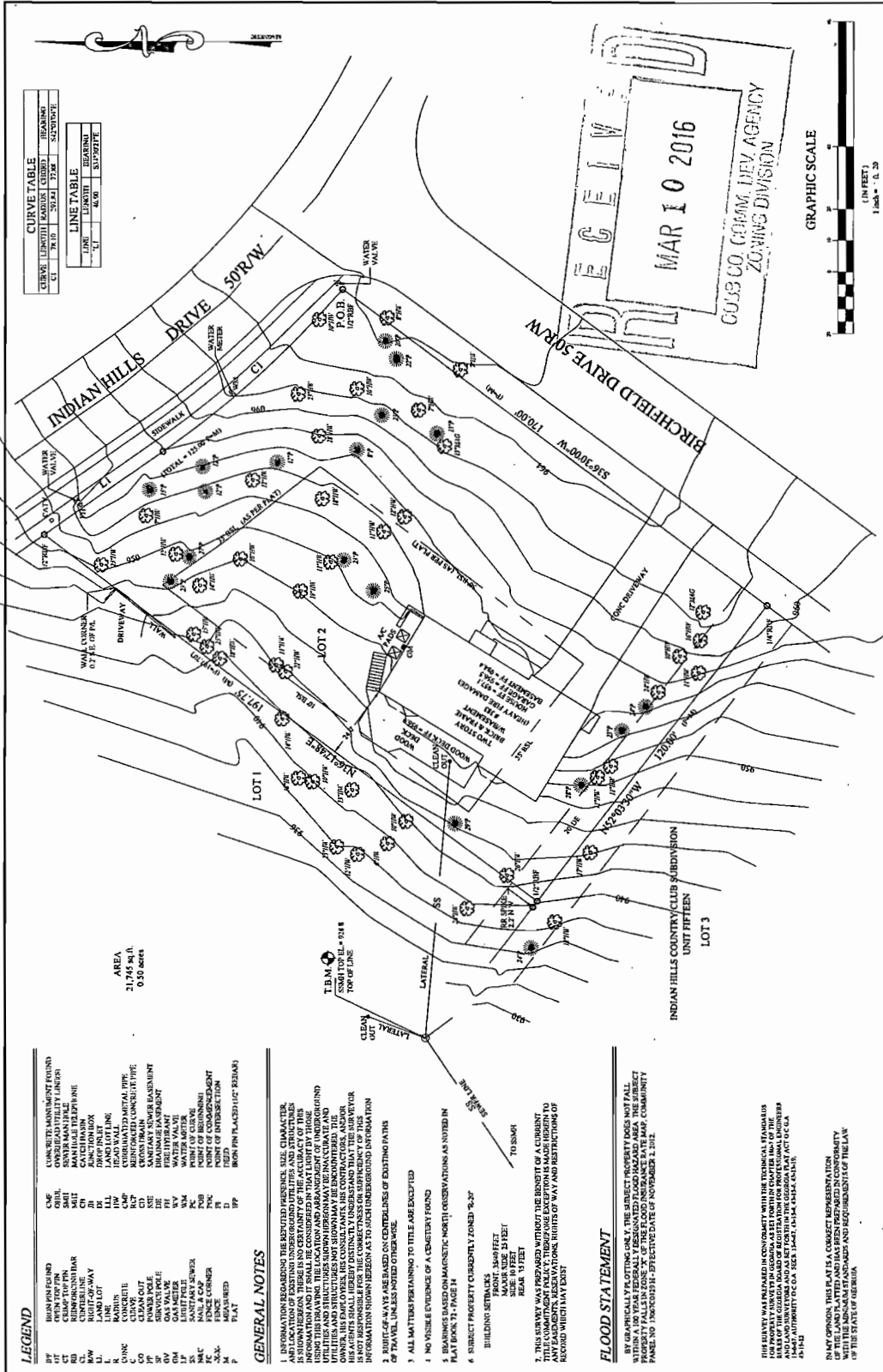
Size of Property \_\_\_\_\_ Shape of Property X Topography of Property X Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO XXX

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

List type of variance requested: Rear setback to be reduced from 40' to 15'. The hardship for the lot and the reason for the request of the rear setback variance is the existing sanitary sewer line and easement being well within the buildable area on the front of the lot.



[illegible]

**APPLICANT:** Pradera Group, LLC

**PHONE:** 404-408-2726

**REPRESENTATIVE:** Michael Wadsworth

**PHONE:** 678-756-0802

**TITLEHOLDER:** Pradera Group, LLC

**PROPERTY LOCATION:** On the west side of  
Birchfield Drive, south of Indian Hills Drive  
(383 Birchfield Drive).

**PETITION No.:** V-62

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-20

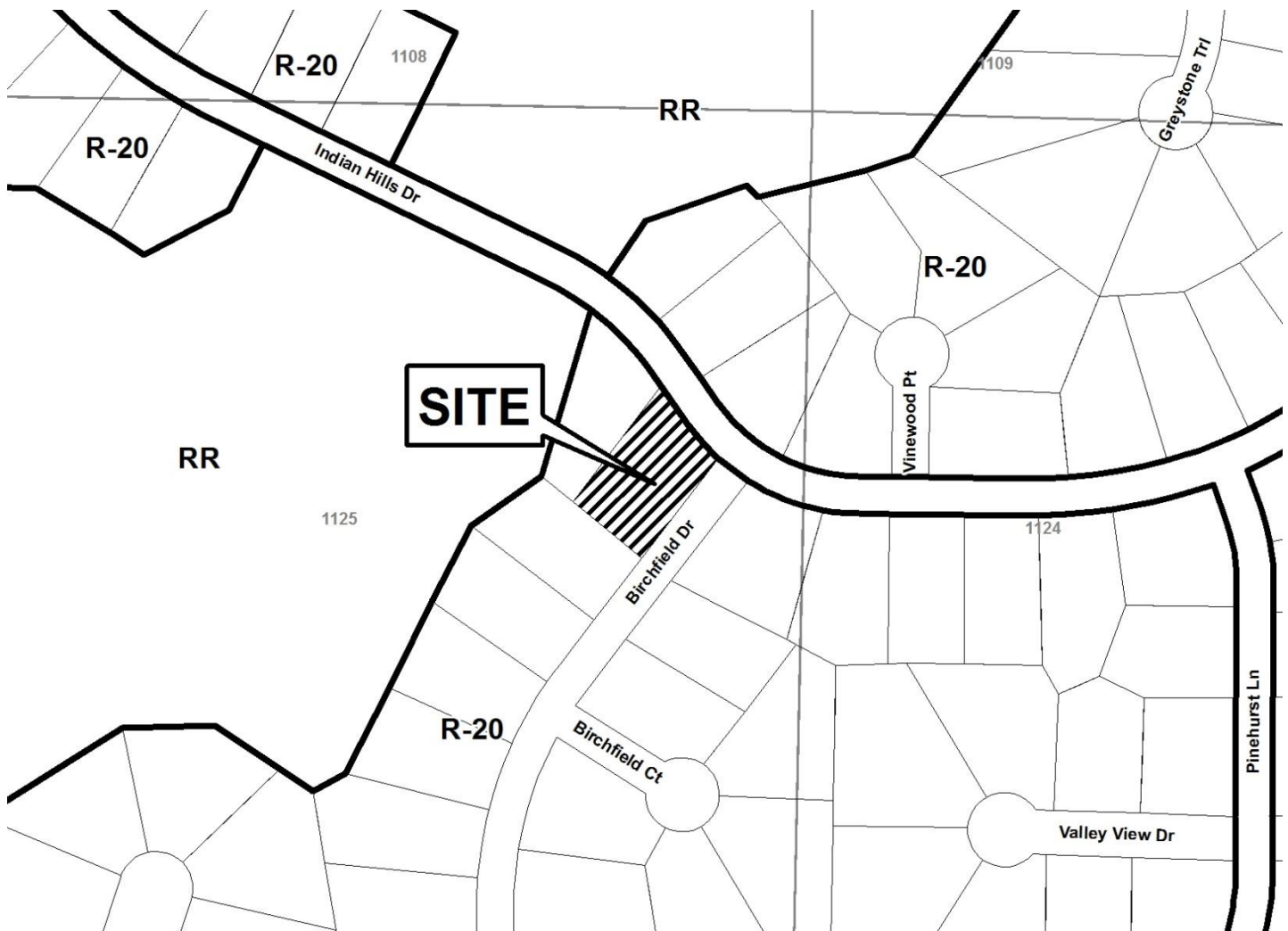
**LAND LOT(S):** 1125

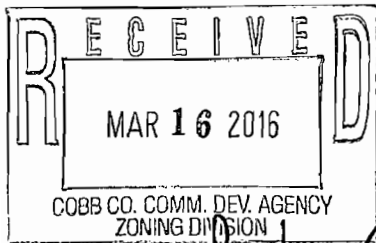
**DISTRICT:** 16

**SIZE OF TRACT:** 0.5 acres

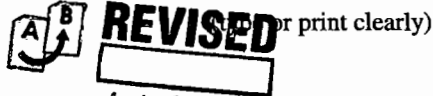
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 35 feet to 20 feet.





# Application for Variance Cobb County



Application No. V-62  
Hearing Date: 5-11-16

Applicant Pradera Group LLC Phone # 404-408-2726 E-mail INFO@PRADERAGROUP.COM

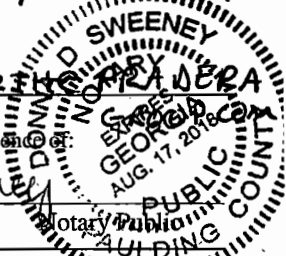
Michael Wadsworth Address PO Box 723235, Atlanta, GA 31139  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-756-0802 E-mail MWADSWORTH@PRADERAGROUP.COM  
(representative's signature)

My commission expires: 8-17-18

Signed, sealed and delivered in presence of:

Donna D. Sweeney



Titleholder Pradera Group LLC Phone # 404-408-2726 E-mail MWADSWORTH@PRADERAGROUP.COM

Signature [Signature] Address: PO Box 723235, Atlanta, GA 31139  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8-17-18

Signed, sealed and delivered in presence of:

Donna D. Sweeney



Present Zoning of Property R-20

Location 383 Birchfield Drive, Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1125 District 16th Size of Tract .5 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property X Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

The original home built on the lot burned down and is being re-built. The original home extended into the rear set back 15' due to the front part of the lot having steep topo. The applicant would like to locate the new home in a similar location to avoid the steep grade.

List type of variance requested: Reduce rear yard set back by 15 feet.



**APPLICANT:** Pulte Home Corporation

**PHONE:** 770-703-1822

**REPRESENTATIVE:** James A. Balli

**PHONE:** 770-422-7016

**TITLEHOLDER:** Pulte Home Corporation

**PROPERTY LOCATION:** On the east side of Atlanta  
Road, south of Cumberland Parkway

(Address Not Yet Assigned)

**PETITION No.:** V-63

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** RM-8

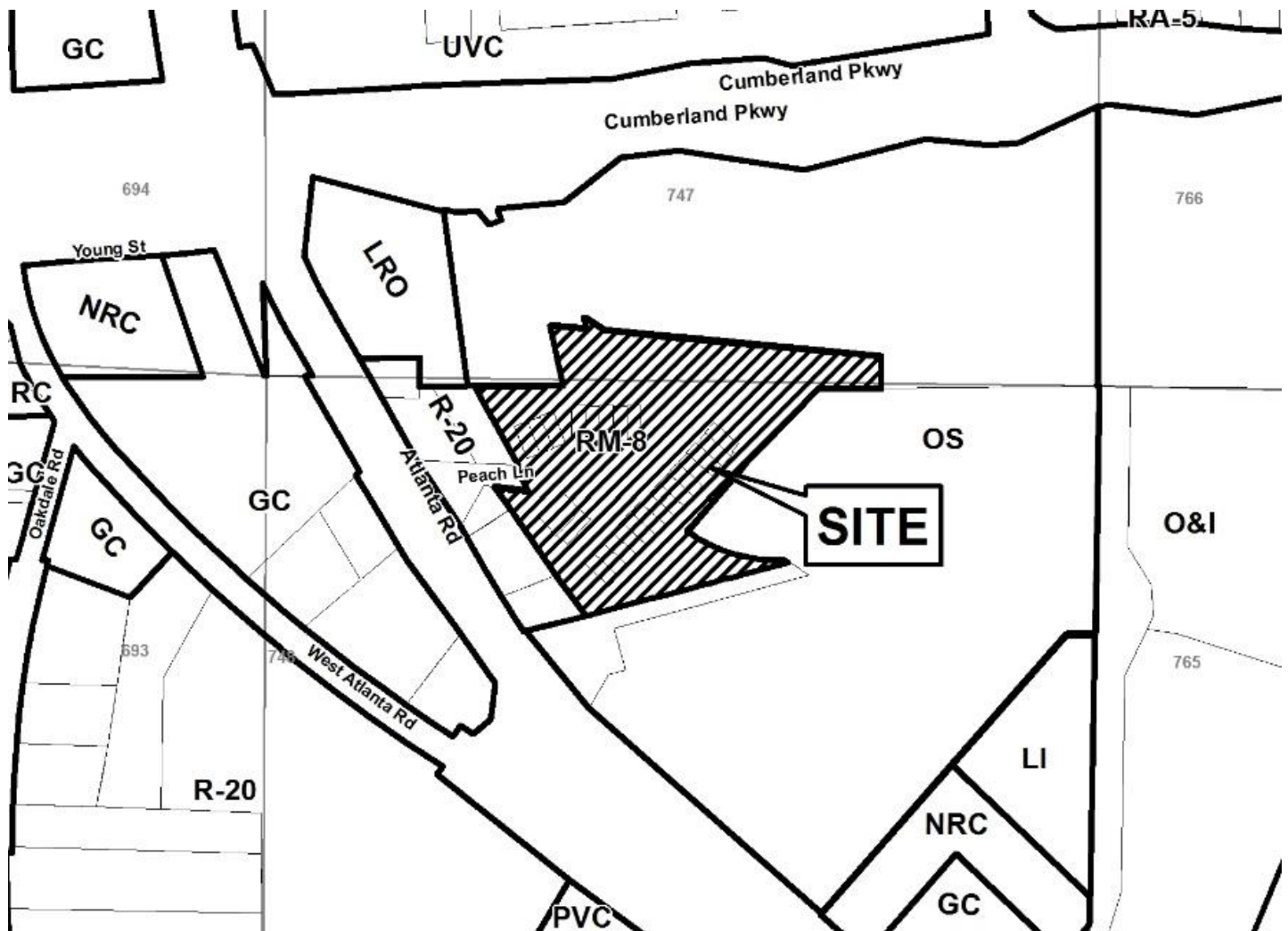
**LAND LOT(S):** 747, 748

**DISTRICT:** 17

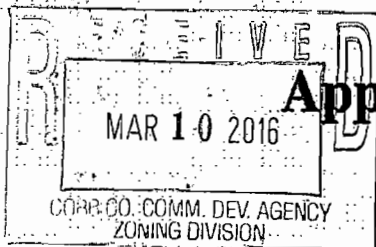
**SIZE OF TRACT:** 3.59 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the side setback from the required 25 feet to 23 feet adjacent to the western  
property line (Unit 24).







# Application for Variance Cobb County

(type or print clearly)

Application No. V-103

Hearing Date: 5-11-16

Applicant Pulte Home Corporation Phone # 770-703-1822 E-mail \_\_\_\_\_

James A. Balli

(representative's name, printed)

Address 4125 Atlanta Road, Smyrna GA 30080

(street, city, state and zip code)

422-7016

Phone # 770-703-1822

E-mail jballi@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: 2-6-20

Titleholder Pulte Home Corporation Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature [Signature]

(attach additional signatures, if needed)

Address: 4125 Atlanta Road, Smyrna

(street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: 4/18/2017

Present Zoning of Property RM-8

Location Atlanta Road and Cumberland Parkway

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

Land Lot(s) 747 and 748 District 17th Size of Tract 3.592 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other x

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO x

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

Unable to obtain certificate of occupancy for unit 24.

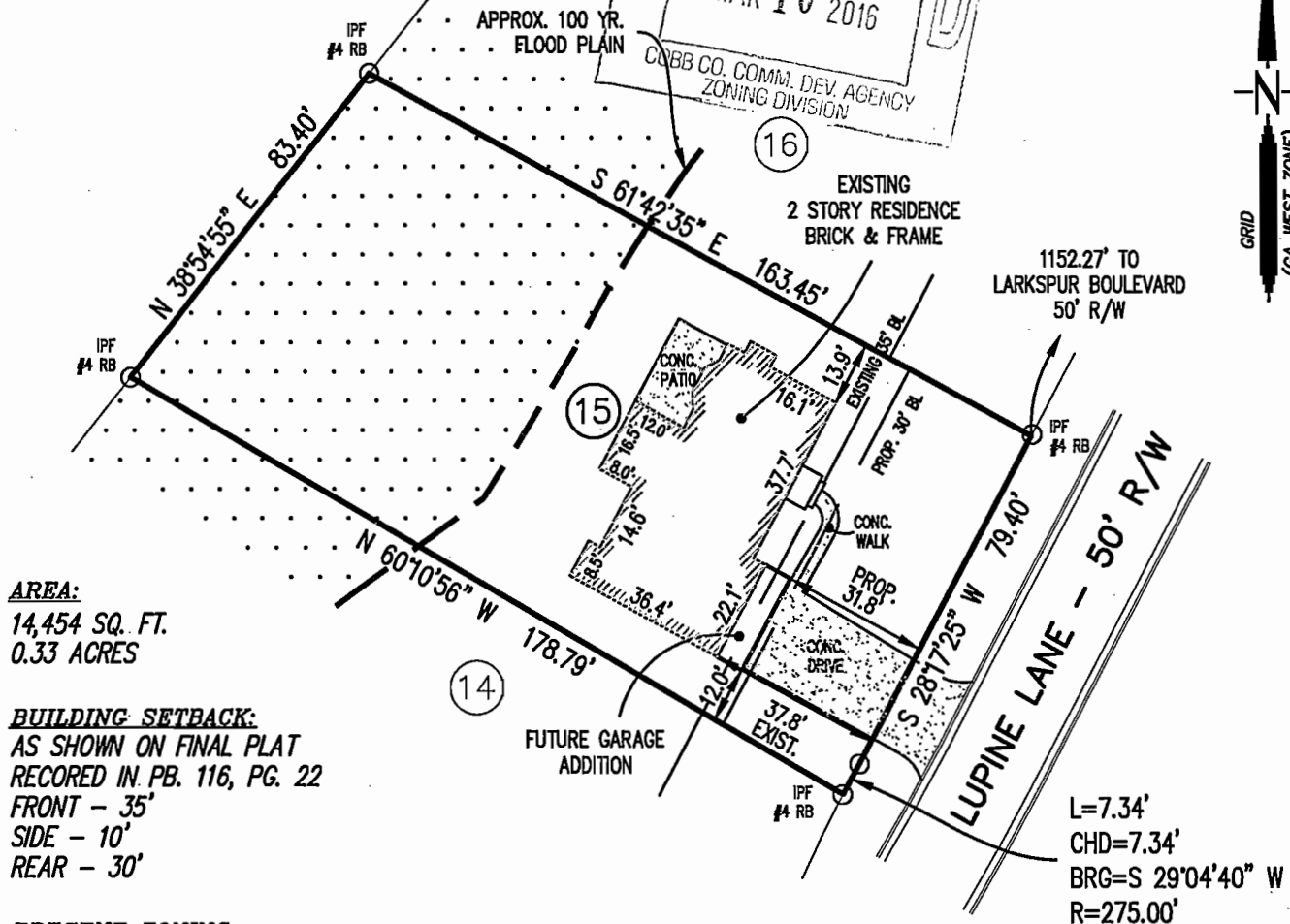
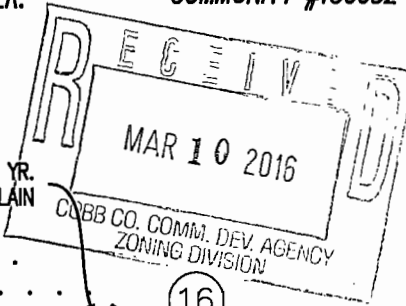
List type of variance requested: Request for 2 foot encroach into 25 foot side setback  
at unit 24. This includes, but is not limited to, a variance to  
allow the existing structure as shown on the attached survey

V-64  
(2016)

THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER.

PORTION OF THIS PROPERTY IS LOCATED WITHIN FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0029G COMMUNITY #130052 DATED: DEC. 8, 2008

VARIANCE REQUEST TO TO REDUCE THE FRONT BUILDING LINE SET BACK FROM 35' TO 30'



**AREA:**  
14,454 SQ. FT.  
0.33 ACRES

**BUILDING SETBACK:**  
AS SHOWN ON FINAL PLAT  
RECORDED IN PB. 116, PG. 22  
FRONT - 35'  
SIDE - 10'  
REAR - 30'

**PRESENT ZONING:**  
R-15

**PROPERTY ADDRESSES:**  
5194 LUPINE LANE  
ACWORTH, GEORGIA 30102

**REFERENCE PLAT:**  
PB. 116, PG. 22

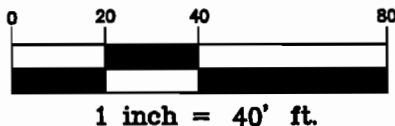
**VARIANCE PLAT FOR:**  
**GERRY GETTINGER**  
BEING LOT 15, CHESTNUT HILL, UNIT I  
LOCATED IN LAND LOT 72  
IN THE 16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40' DATE: FEBRUARY, 11 2016



**centerline**

**Surveying and Land Planning, Inc.**  
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399

116008-B





**APPLICANT:** Gerry Gettinger

**PHONE:** 770-328-0127

**REPRESENTATIVE:** Centerline Surveying Systems

**PHONE:** 770-424-0028

**TITLEHOLDER:** Gerald F. Gettinger

**PROPERTY LOCATION:** Located on the west side of Lupine Lane, on the north side of Larkspur Boulevard (5194 Lupine Lane).

**PETITION No.:** V-64

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-15

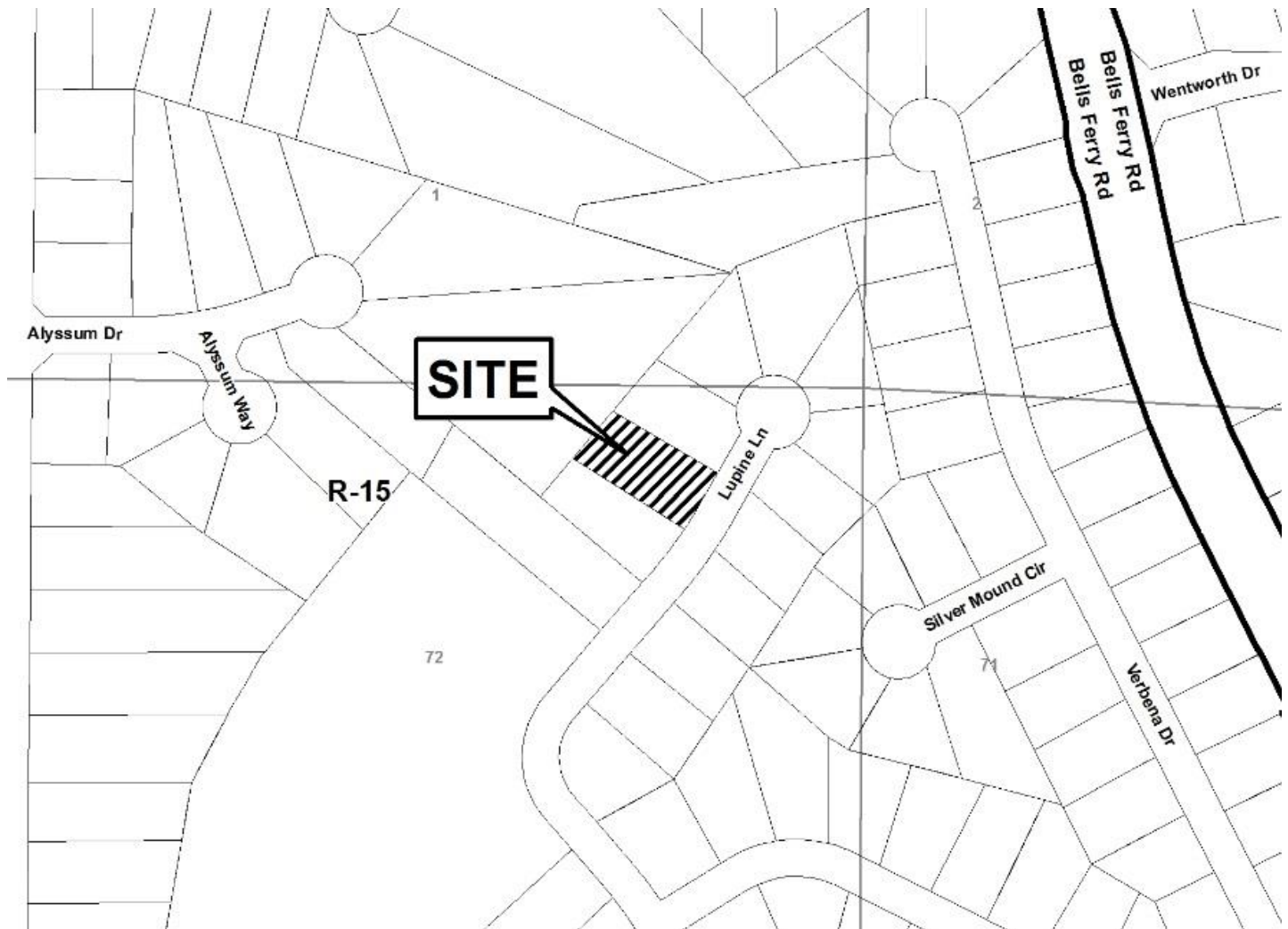
**LAND LOT(S):** 72

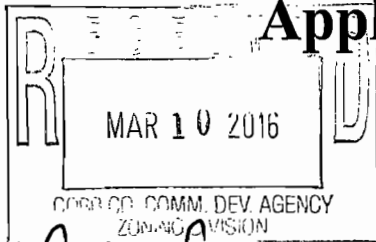
**DISTRICT:** 16

**SIZE OF TRACT:** 0.33 acres

**COMMISSION DISTRICT:** 3

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





# Application for Variance Cobb County

(type or print clearly)

Application No. V-64  
Hearing Date: 5-11-16

Applicant Gerry Gettinger Phone # 770-328-0127 E-mail Ggettinger@Comcast.net

Centerline Surveying Systems Address 1301 Shiloh Rd. NW #1210, Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

x. Matthew Frey Phone # 770-424-0028 E-mail MFrey.CSS@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 5-31-16

Douglas B. Pelt  
Notary Public

Titleholder Gerry Gettinger Phone # 770-328-0127 E-mail Ggettinger@Comcast.net

Signature Gerry Gettinger Address: 5194 Lupine Lane Acworth GA 30102  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 5-31-16

Douglas B. Pelt  
Notary Public

Present Zoning of Property R-15

Location 5194 LUPINE LANE Acworth, GA 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 72 District 16<sup>th</sup> Size of Tract 0.33 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other ☒

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

The garage was not built big enough to accommodate the vehicle I own, therefore causing me to park outside in the driveway.

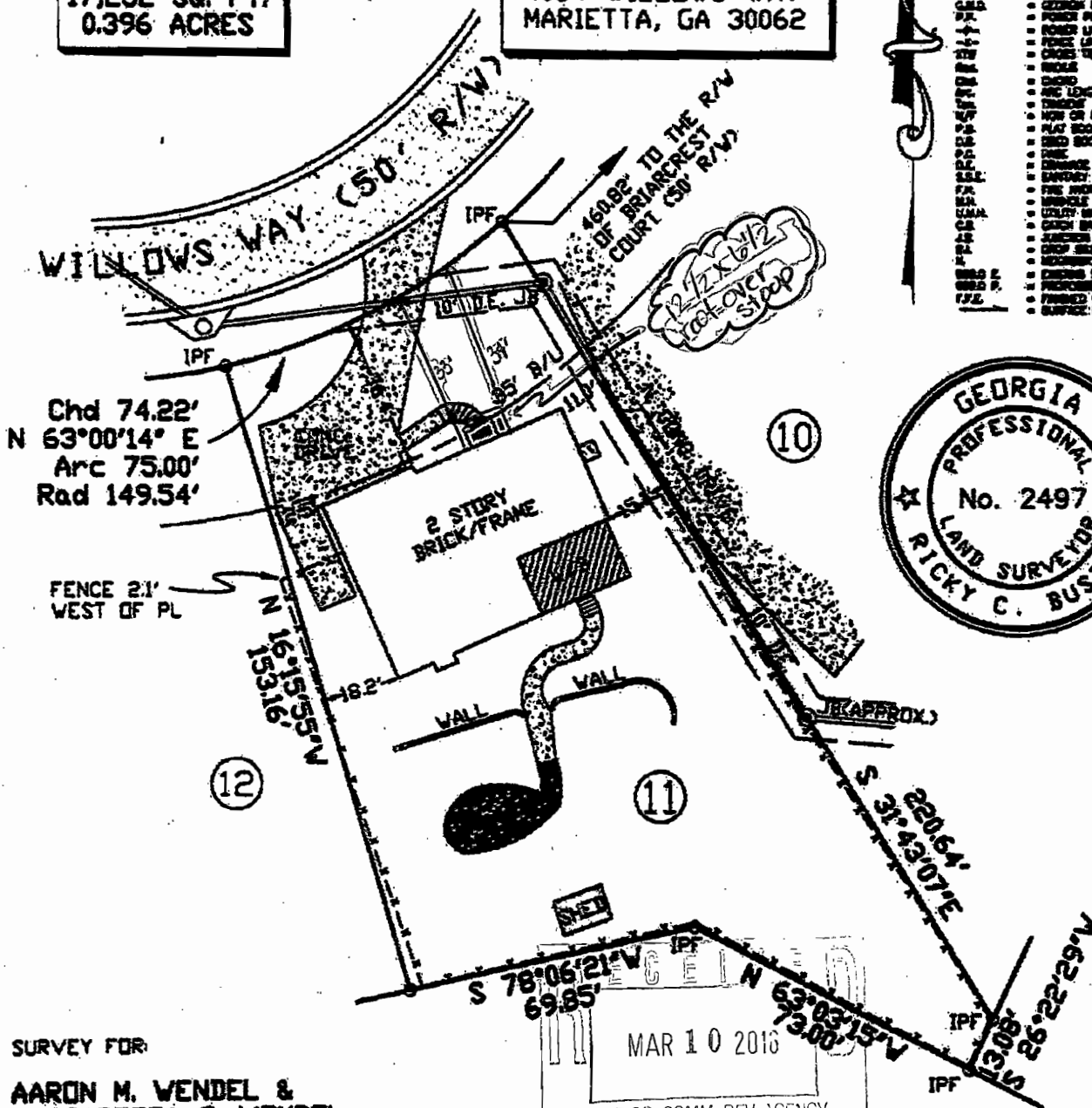
List type of variance requested: Reduction of Front setback From 35' to 30'



AREA=  
17,252 SQ. FT.  
0.396 ACRES

**PROPERTY ADDRESS:**

4034 WILLOWS WAY  
MARIETTA, GA 30062



**SURVEY FOR:**

**AARON M. VENDEL &  
MARGARETTA G. VENDEL**

LOT 11, WALDEN, UNIT 1  
PLAT BOOK 122, PAGE 74  
LAND LOT 616, 16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1"=40' DATE: FEBRUARY 14th, 2015

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0061 G, DATED DECEMBER 16th 2008, ZONE "X".



**BUSBEE & POSS  
LAND SURVEYING COMPANY**

3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881

- [www.isubscandpass.com](http://www.isubscandpass.com) -

**RICKY C. BUSHEE, GEORGIA RLS 2497**

BUSEE &amp; PEISS LAND SURVEYING, L.S. 1056

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 185-2 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 43-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN THREE FEET. EQUIPMENT USED TOPCON GTS-225

FIELD WORK - RB/DK- 2/13/15 DRAWN BY HP JNL BP12039 - CLB

**APPLICANT:** Aaron and Margaretta Wendel

**PETITION No.:** V-65

**PHONE:** 919-805-9322

**DATE OF HEARING:** 05-11-2016

**REPRESENTATIVE:** Amanda Spaeth

**PRESENT ZONING:** R-15

**PHONE:** 770-781-4641 x24

**LAND LOT(S):** 616

**TITLEHOLDER:** Aaron M. Wendel and Margaretta  
G. Wendel

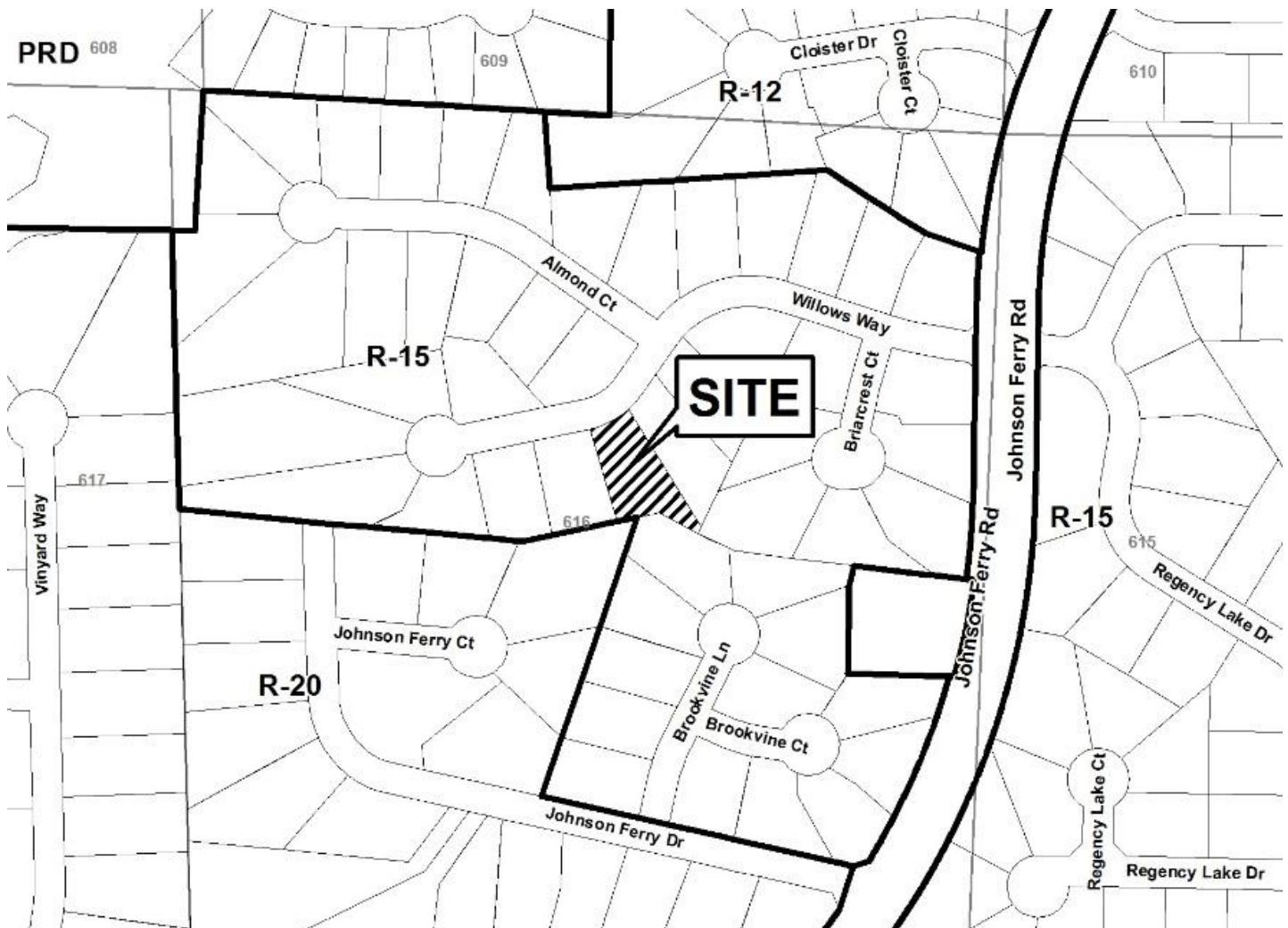
**DISTRICT:** 16

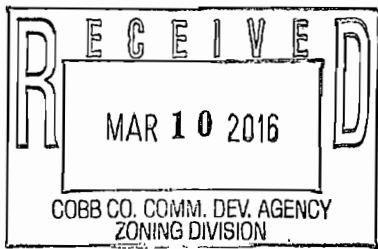
**PROPERTY LOCATION:** Located on the south side  
of Willows Way, West of Johnson Ferry Road  
(4034 Willows Way).

**SIZE OF TRACT:** 0.40 acres

**COMMISSION DISTRICT:** 3

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





# Application for Variance Cobb County

(type or print clearly)

Application No. V-65  
Hearing Date: 5-11-16

Applicant Aaron and Margaretta Wendel Phone # 919.805.9322 E-mail amwendel6@gmail.com

Amanda Spaeth Address 5125 Shiloh Rd., Cumming GA 30040

(representative's name, printed)

(street, city, state and zip code)

Amanda S Spaeth  
(representative's signature)



Phone # 770.781.4641 ext 24 E-mail mandie@atlantadecking.com

Signed, sealed and delivered in presence of:

Donald Paul Wendel  
Notary Public

My commission expires: March 24, 2017

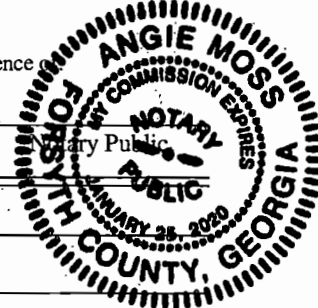
Titleholder Aaron Wendel Phone # 919.805.9322 E-mail amwendel6@gmail.com

Signature [Signature] Address: 4034 Willows Way., Marietta 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence

Angie Moss

My commission expires: 25 January 2020



Present Zoning of Property R - 3

Location 4034 Willows Way., Marietta 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 616 District 16th Size of Tract .396 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

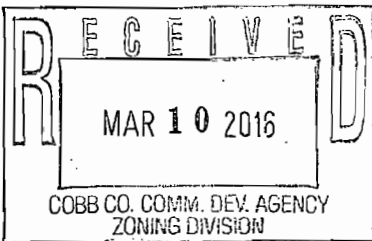
The current stoop is already past the front building line. We understand that any uncovered surfaces may encroach into the building setbacks but since the stoop is already over the building line if a roof is added it will make it an illegal structure. We are looking to provide additional curb appeal and value to not only the house but also the neighborhood. We are unable to make the portico any smaller due to the location and placement of the current stoop.

List type of variance requested: We are requesting a front setback variance to reduce the current 35' building line by 5' to make it a 30' building line in order to build a portico over the existing front stoop.

BEING

V-66  
(2016)

°38'00"E  
30.00'



1/2" RR

1/2" RR

WOOD  
PRIVACY  
FENCE

50'  
GOLF COURSE  
EASEMENT

174.60'

175.00'

5

4

4

35' CARPORT

PORCH

DK

PAT.

FRAME  
DWELLING

PORCH

CONC.  
DRIVE

20' B/L

42.9'

5' B/L

10.9'

582°23'30"W

1"=20'

375.00' TO THE  
SOUTHERLY RIGHT OF  
WAY OF GREENRIDGE  
DRIVE (VARIABLE R/W).

N82°22'30"E

IPS

IPS

N107°00'00"W

6' SOC

RD=



**APPLICANT:** Elizabeth R. Powell

**PHONE:** 404-663-7723

**REPRESENTATIVE:** Elizabeth R. Powell

**PHONE:** 404-663-7723

**TITLEHOLDER:** Barton M. Powell & Elizabeth R. Powell

**PROPERTY LOCATION:** Located on the east side of  
Fairridge Circle, south of Greenridge Drive  
(1241 Fairridge Circle).

**TYPE OF VARIANCE:** Waive the side setback from the required 5 feet to 1 foot adjacent to the northern property line.

**PETITION No.:** V-66

**DATE OF HEARING:** 05-11-2016

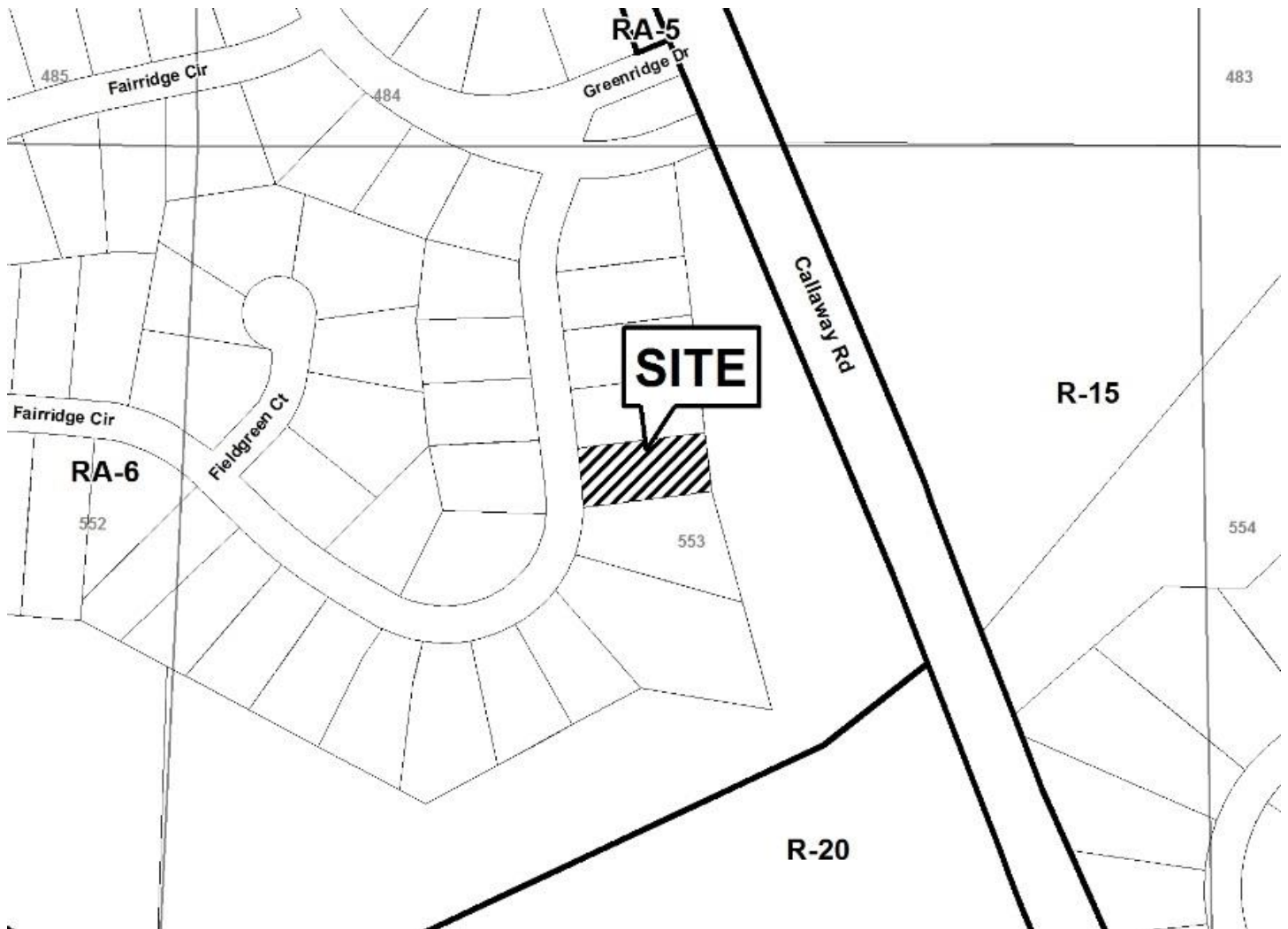
**PRESENT ZONING:** RA-6

**LAND LOT(S):** 553

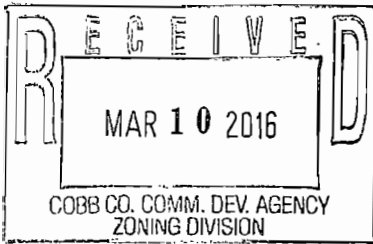
**DISTRICT:** 19

**SIZE OF TRACT:** 0.32 acres

**COMMISSION DISTRICT:** 4







# Application for Variance Cobb County

(type or print clearly)

Application No. V-166

Hearing Date: 5-11-16

Applicant ELIZABETH R. POWELL Phone # 404/663-7723 E-mail bethpowell2003@yahoo.com

Elizabeth R. Powell

(representative's name, printed)

Address

1241 FARRIDGE CIRCLE, MARISTA

(street, city, state and zip code)

Elizabeth R. Powell

(representative's signature)

Phone #

404/663-7723

E-mail

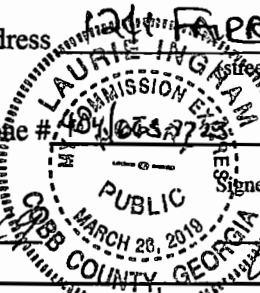
bethpowell2003@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires:

3/9/2016

3/28/2016



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder BARTON M. POWELL

Phone #

404/663-7723

E-mail

bartonpowell52@yahoo.com

Signature

Barton Powell

(attach additional signatures, if needed)

Address

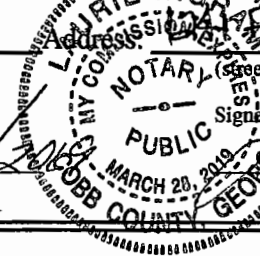
1241 FARRIDGE CIRCLE

(street, city, state and zip code)

My commission expires:

3/9/2016

3/28/2016



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property

Location

1241 FARRIDGE CIRCLE, MARISTA

30008

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

Land Lot(s)

553

District

19

Size of Tract

0.320

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

80x175

Shape of Property

Topography of Property

FLAT

Other

Does the property or this request need a second electrical meter? YES NO X

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

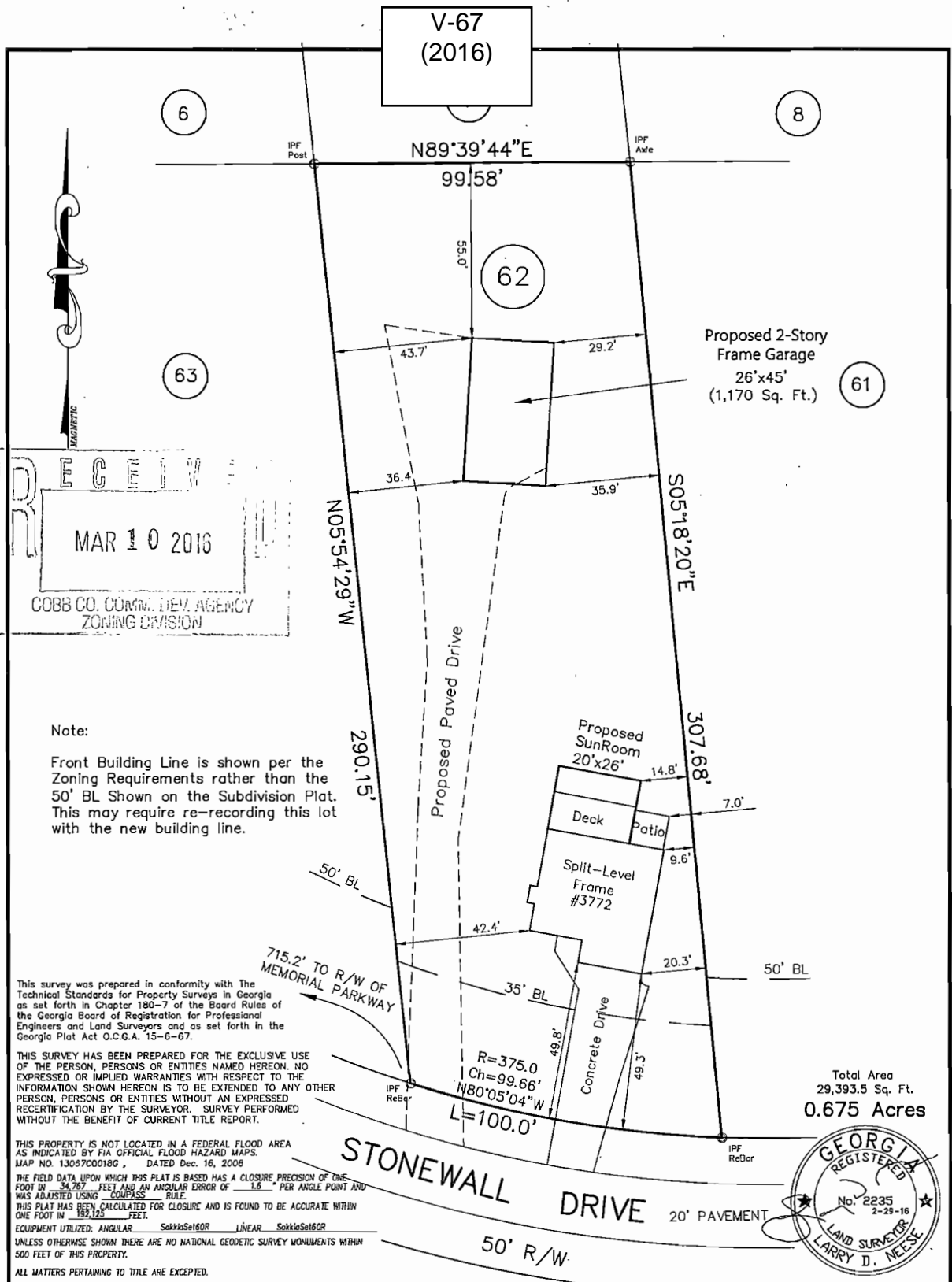
TO BUILD A CARPORT FOR A SHELTERED ENTRY INTO THE HOME FOR A RETIREMENT AGE OWNERS

List type of variance requested:

LEFT SIDE SET BACK ON 5' B/L

ASKING TO ENCRACH 4' INTO 5' B/L W/ THE OVERHANG 2' FROM THE LEFT SIDE PROPERTY LINE

THE LEFT SIDE NEIGHBOR IS 10+ FEET FROM THE PROPERTY LINE



SURVEY FOR:

**Donald Petry, III**

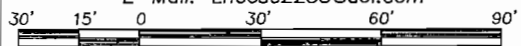
Lot 62 Block F	REVISIONS --
Kennesaw Acres Subdivision	11-06-15
Plat Book 16 Page 105	2-29-16
LAND LOT: 144	CC: HP
DISTRICT 20th SECTION: 2nd	DWN: LDN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia	SCALE: 1"=30'
Field Date: 9-09-15	Plat Date: 9-10-15
	JOB: 150067

**Larry D. Neese, PLS**

194 Cadence Trail  
Canton, Georgia 30115

(770) 428-2122

E-Mail: Lneese2235@aol.com



GRAPHIC SCALE

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.

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

**APPLICANT:** Donald Petry, III

**PHONE:** 678-898-0127

**REPRESENTATIVE:** Rachel L. Perry

**PHONE:** 205-960-2144

**TITLEHOLDER:** Donald Petry, III

**PROPERTY LOCATION:** Located on the north side  
of Stonewall Drive, south of Memorial  
Parkway (3772 Stonewall Drive NW).

**PETITION No.:** V-67

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-20

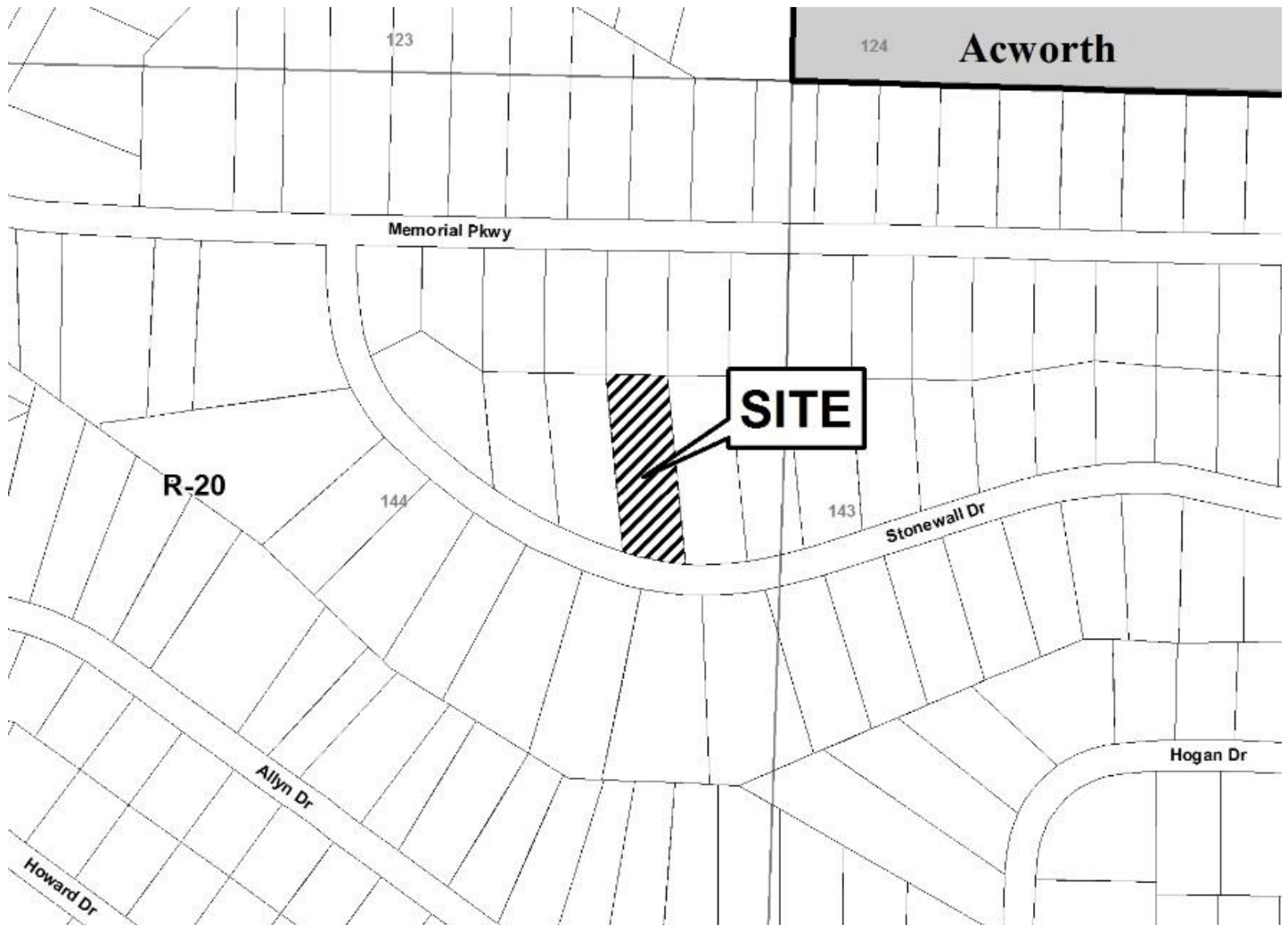
**LAND LOT(S):** 144

**DISTRICT:** 20

**SIZE OF TRACT:** 0.68 acres

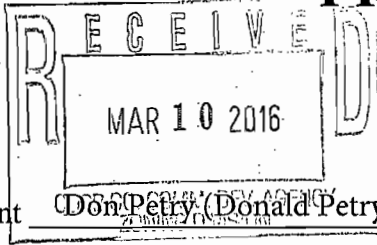
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 2,340  
square foot two story garage) from the required 100 feet to 55 feet from the rear, 29 feet from the eastern property line,  
and 36 feet from the western property line; 2) waive the side setback from 10 feet to 9 feet adjacent to the eastern  
property line; and 3) allow an additional electric meter on a residential lot.



# Application for Variance

## Cobb County



(type or print clearly)

Application No. V-67  
Hearing Date: 5/11/16

Applicant Don Petry (Donald Petry, III) Phone # 678-898-0127 E-mail DonPetry@gmail.com

Rachel L. Petry Address 3772 Stonewall Drive NW, Kennesaw, GA 30152  
(representative's name, printed) (street, city, state and zip code)

Rachel L. Petry Phone # 205-960-2144 E-mail Rachel.L.Petry@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Titleholder Donald Petry, III Phone # 678-898-0127 E-mail DonPetry@gmail.com

Signature [Signature] Address: 3772 Stonewall Drive NW, Kennesaw, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Present Zoning of Property Residential

Location 3772 Stonewall Drive NW (Located on the north side of Stonewall Drive, south of Memorial Parkway)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 144 District 20 Size of Tract 0.675 Acre(s)

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

Size of Property X Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES X\* NO \_\_\_\_\_

\*apprvd in V-161 on 11/15

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

1) Area was cleared by an unauthorized 3rd party in 2003 (surveyor crossed property lines and cleared incorrect parcel for neighbor's home) and 2) house size is limited. Space will be utilized for hobby space and tractor and tool storage

List type of variance requested: 1) waive the setbacks for an accessory structure over 650 square feet (proposed 1,170 square foot, 2-story frame garage) from the required 100 feet to 55 feet to the rear, 29 feet adjacent to the eastern property line and 36 feet adjacent to the western property line; 2) waive the side setback for the house from 10 feet to 9 feet adjacent to the eastern property line; and 3) allow an additional electric meter on a resident lot in Land Lot 144 of the 20th District.

Revised: November 18, 2015



**APPLICANT:** ARCP MT Austell GA, LLC

**PHONE:** 602-778-8700

**REPRESENTATIVE:** Todd J. Weiss

**PHONE:** 602-778-8700

**TITLEHOLDER:** ARCP MT Austell GA, LLC

**PROPERTY LOCATION:** Located on the south side of East West Connector, and west of Brookwood Drive (1605 East West Connector).

**TYPE OF VARIANCE:** Waive the front setback from the required 50 feet to 22 feet.

**PETITION No.:** V-68

**DATE OF HEARING:** 05-11-2016

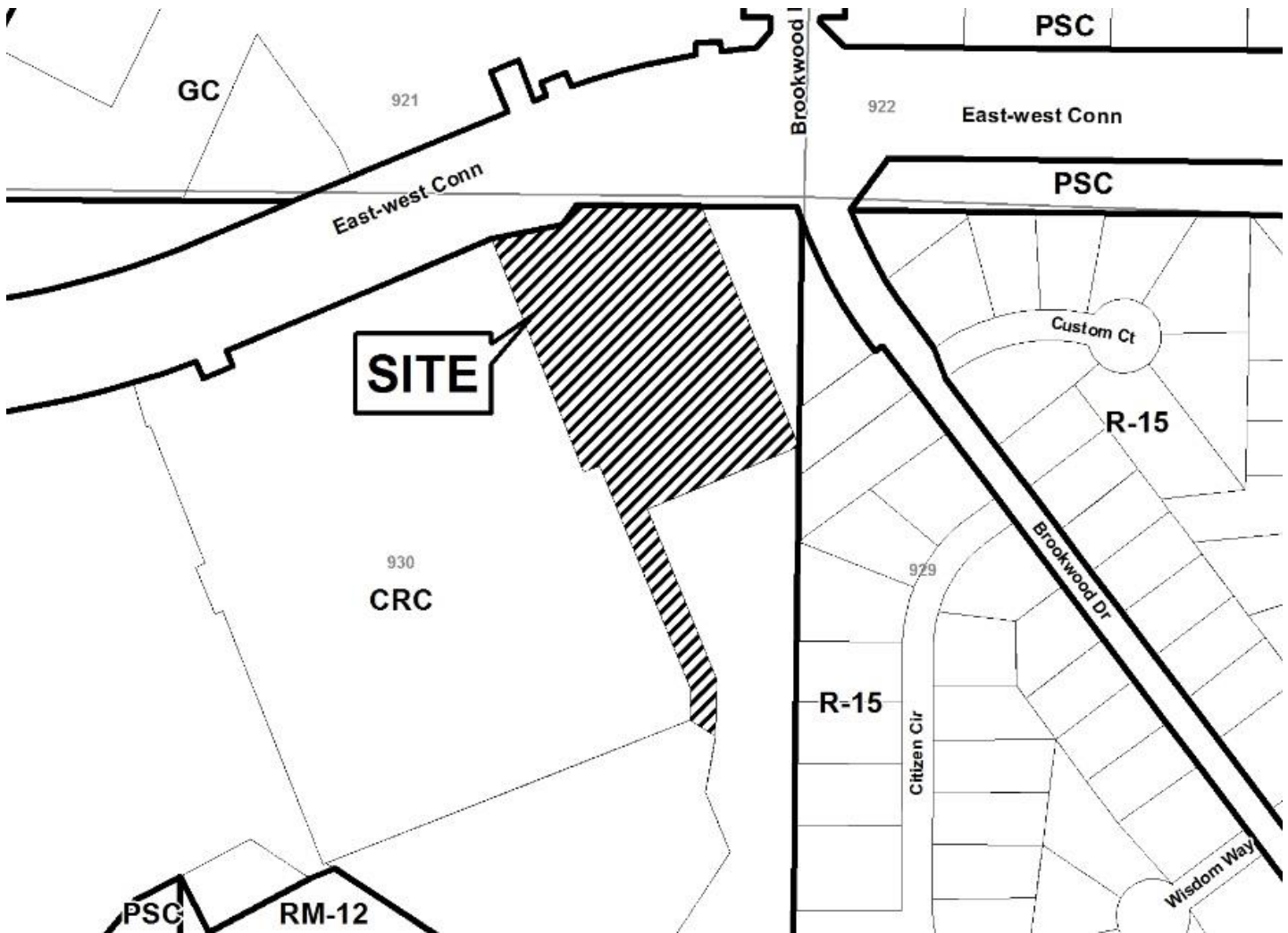
**PRESENT ZONING:** CRC

**LAND LOT(S):** 930

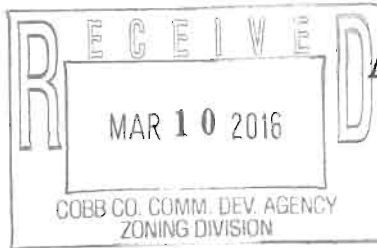
**DISTRICT:** 19

**SIZE OF TRACT:** 3.42 acres

**COMMISSION DISTRICT:** 4







# Application for Variance Cobb County

(type or print clearly)

Application No. V-68

Hearing Date: 5-11-16

Applicant ARCP MT Austell GA, LLC Phone # 602-778-8700 E-mail N/A  
Todd J. Weiss, General Counsel, Real Estate  
of Cole REIT Advisors IV, LLC, manager of  
ARCP MT Austell GA, LLC Address 2325 E. Camelback Road, Ste 1100, Phoenix, AZ 85016  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)



Phone # 602-778-8700 E-mail N/A

MARY D. BATES  
Notary Public - Arizona  
Pinal County

Signed, sealed and delivered in presence of:

My commission expires: 9/3/16

My Comm. Expires Sep 3, 2016

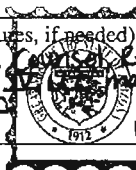
Mary D. Bates

Notary Public

Titleholder ARCP MT Austell GA, LLC Phone # 602-778-8700 E-mail N/A

Signature Todd J. Weiss Address: 2325 E. Camelback Road, Ste 1100, Phoenix, AZ 85016  
(attach additional signatures, if needed) (street, city, state and zip code)

Todd J. Weiss, General Counsel, Real Estate  
of Cole REIT Advisors IV, LLC, manager of  
ARCP MT Austell GA, LLC



MARY D. BATES  
Notary Public - Arizona  
Pinal County

Signed, sealed and delivered in presence of:

My commission expires: 9/3/16

My Comm. Expires Sep 3, 2016

Mary D. Bates

Notary Public

Present Zoning of Property CRC (Community Retail Commercial)

Location 1605 E West Connector Austell, GA 30106

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

Land Lot(s) 930 District 19th Size of Tract 3.423 Acre(s)

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

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

Does the property or this request need a second electrical meter? YES        NO X

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

The variance is requested in an effort to revitalize an abandoned retail use within an existing retail power center. The previous tenant closed their business due to lack of visibility from the main road resulting in a lack of business. The owner intends to demolish the existing building and construct new restaurant and retail space in a location that will improve visibility. Additionally, portions of the property are as much as 115 feet from the property line to the edge of the road and adding an additional 50-foot setback further reduces the visibility of the property.

List type of variance requested:       

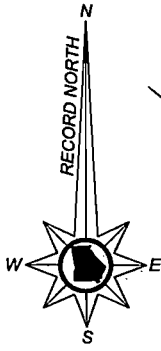
To allow construction of a portion of the proposed restaurant and retail building and patio area to be constructed within the 50-foot front setback. This would include an approximate 1,611 square foot encroachment within the 17,262 square foot setback area. The building will remain a minimum of 25 feet from the property line along the road frontage.

See the attached site plan for the area and location of the proposed encroachment.

Revised: November 18, 2015

V-69  
(2016)

LINE	BEARING	DISTANCE
L1	N 40°34'49" E	35.00'
L2	N 03°18'15" E	25.85'
L3	N 49°29'07" W	26.17'

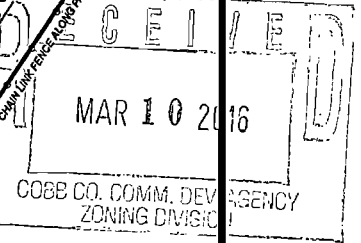
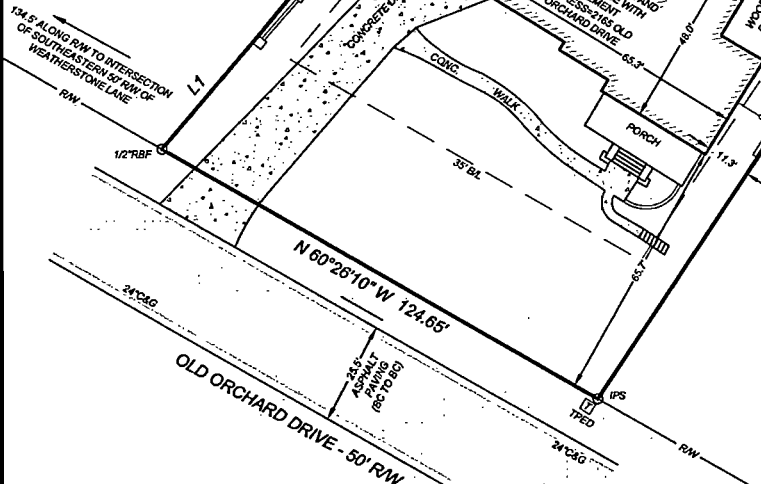


PART OF  
**LOT 50**  
DB 14932, PG 1444

**0.593 ACRES**

25,833 S.F.  
**LOT 49**  
AND PART OF LOTS 50 & 51  
BLOCK D, UNIT FOUR,  
SECTION B  
WEATHERSTONE S/D  
PB 67, PG 145  
TP# 16117300510

134.5' ALONG RW TO INTERSECTION  
OF SOUTHEASTERN 50' RW OF  
WEATHERSTONE LANE



#### LEGEND

- IPB = 1/2" REBAR PIN SET W/ CAP
- RSP = REBAR PIN FOUND
- OTF = OPEN TOP FOUND
- CTF = CRIMP TOP PIPE FOUND
- TP# = TAX PARCEL NO.
- LL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- SE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- CE = CURB & GUTTER
- EL = LAND LOT
- QAD = QUA. ADJ. DISTRICT
- DEPU = DEED BOOK PAGE
- PLAT = PLAT BOOK PAGE
- POB = POINT OF BEGINNING
- TPOR = TRUE POINT OF BEGINNING
- PL = POWER LINE (EITHER UNDERGROUND)
- TL = TELEPHONE LINE (EITHER UNDERGROUND)
- G = GAS LINE
- C = CABLE TV LINE (EITHER UNDERGROUND)
- S = SANITARY SEWER LINE
- FM = SEWER FORCE MAIN
- SD = STORM SEWER LINE
- W = WATER LINE
- WF = WATER FENCE
- CLF = CHAIN LINE FENCE (CLF)
- WF = WOOD FENCE
- BC = BRANCH CREEK/STREAM CENTERLINE
- UT = UTILITY POLE
- M = MANHOLE
- SS = SANITARY SEWER
- CS = CATCH BASIN
- JS = JUNCTION BOX
- PH = FIRE HYDRANT
- CMF = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- RP = RUSTIC RUSTIC PIPE
- PVC = POLYETHYLENE GLASS PIPE
- WM = WATER METER
- TPED = TELEPHONE PEDESTAL
- TYPED = CABLE TV PEDESTAL
- FJRL = FEDERAL EASEMENT RATE MAP
- EP = EDGE OF PAVING
- STA = STATION
- BC = BACK OF CURB
- SF = SQUARE FEET
- EC = EASE OF CONCRETE
- FT = ELECTRICAL TRANSFORMER
- DTL = DOUBLE YELLOW LINE STRIPING

#### NOTES:

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 67, PAGE 145 AND DEED BOOK 13238, PAGE 655 OF COBB COUNTY RECORDS.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13067C0128H, DATED NOVEMBER 2, 2012.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE COBB COUNTY ZONING ORDINANCE FOR R-20 ZONING CLASSIFICATION.
- THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 07/19/2013.
- THERE WERE NO NATIONAL GEODETIC SURVEY (NGS) MONUMENTS FOUND WITHIN 500 FEET OF ANY PORTION OF THIS PROPERTY.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS  
SEAL SIGNED AND DATED.

#### CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

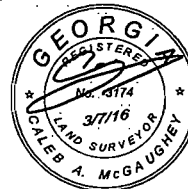
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 276,455 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

0' 30' 60' 90'

GRAPHIC SCALE  
1"=30'

DATE: MARCH 7, 2016	ISSUE		
SCALE: HORIZ. 1"=30'	NO.	DESCRIPTION	DATE
ACREAGE: 0.593			
LAND LOT(S): 1132 & 1173			
DISTRICT: 16th SECTION: 2nd			
CITY: N/A			
COUNTY: COBB STATE: GEORGIA			
SURVEYED: SDC DRAWN: MJS			
CHECKED: APPROVED: CAM			
PROJECT #: 13-291			



GA LAND SURVEYOR, LLC



**404-384-9577**

1670 SACKETTS DR.  
LAWRENCEVILLE, GA. 30043

BOUNDARY SURVEY FOR:

**WILLIAM D. MEADOWS**

2165 OLD ORCHARD DRIVE  
LOT 49, BLOCK D, UNIT FOUR, SECTION B, WETHERSTONE S/D  
LAND LOT 1132 & 1173, 16th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA  
TAX PARCEL No. 16117300510

**APPLICANT:** William D. Meadows

**PHONE:** 404-545-0191

**REPRESENTATIVE:** John H. Moore

**PHONE:** 770-429-1499

**TITLEHOLDER:** William D. Meadows

**PROPERTY LOCATION:** Located on the  
Northeasterly side of Old Orchard Drive, and  
Southeasterly of Weatherstone Lane

**PETITION No.:** V-69

**DATE OF HEARING:** 05-11-2016

**PRESENT ZONING:** R-20

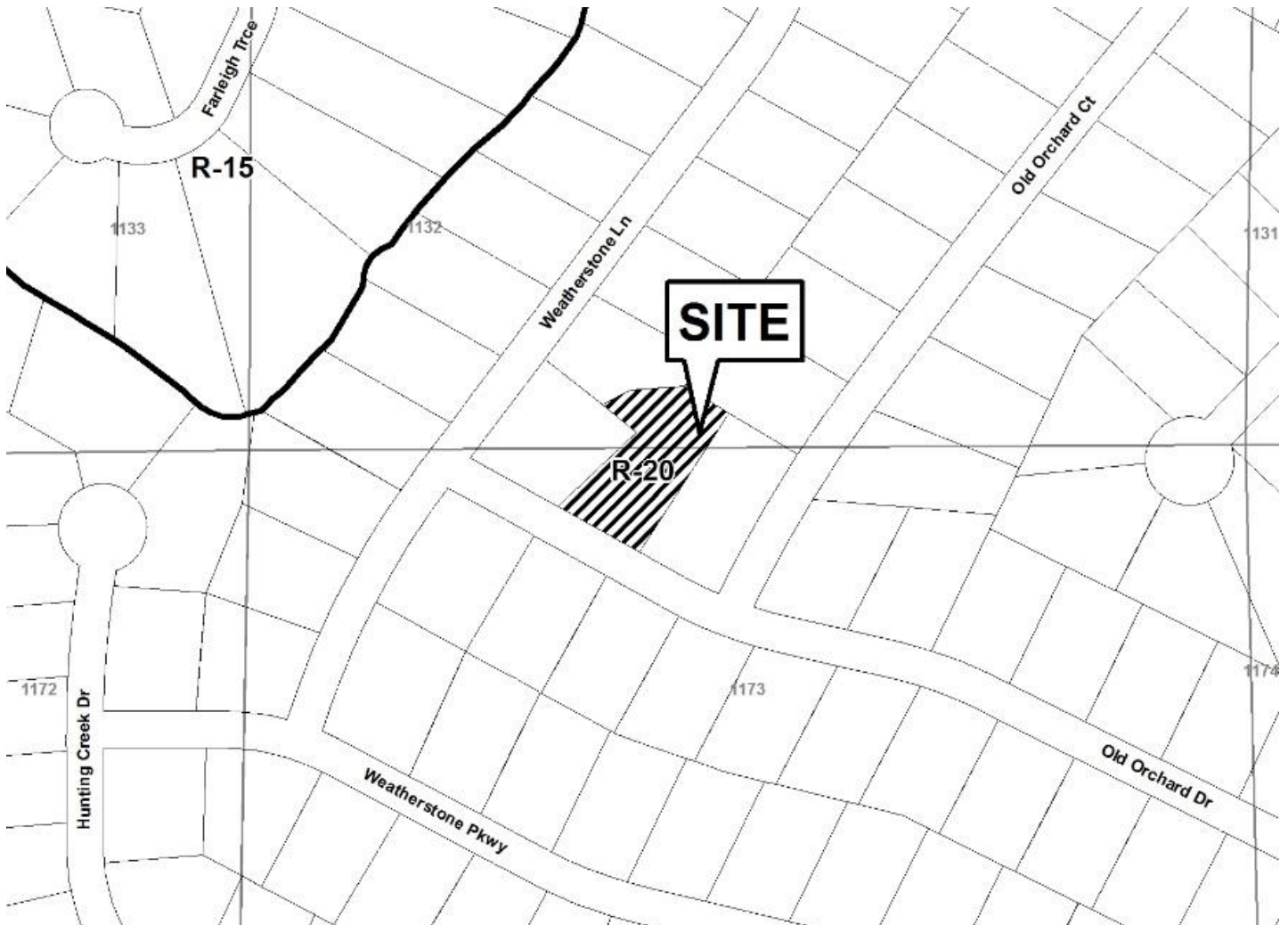
**LAND LOT(S):** 1132,1173

**DISTRICT:** 16

**SIZE OF TRACT:** 0.59 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure under 650 (existing 576 pool house) from  
required 35 feet from the rear to 3 feet and from required 10 feet from the side to 1 foot adjacent to the  
eastern property line.



# Application for Variance Cobb County

(type or print clearly)

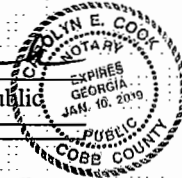
Application No. V-69 (2016)  
Hearing Date: 05/11/2016

Applicant William D. Meadows Phone # (404) 545-0191 E-mail bill@meadindoor.com  
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

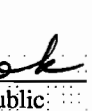
My commission expires: January 10, 2019

[Signature]  
Notary Public  


Titleholder William D. Meadows Phone # (404) 545-0191 E-mail bill@meadindoor.com  
[Signature] Address: 2165 Old Orchard Drive  
(attach additional signatures, if needed) Marietta, GA 30068  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2019

[Signature]  
Notary Public  


Present Zoning of Property R-20

Location Northeasterly side of Old Orchard Drive; southeasterly of Weatherstone Lane  
(street address, if applicable; nearest intersection, etc.) (2165 Old Orchard Drive)

Land Lot(s) 1132, 1173 District 16th Size of Tract 0.593± Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

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

List type of variance requested: See Exhibit "A" attached hereto and incorporated herein by reference.

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

Application No.: V- 69 (2016)  
Hearing Date: May 11, 2016

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

**Applicant/Titleholder: William D. Meadows**

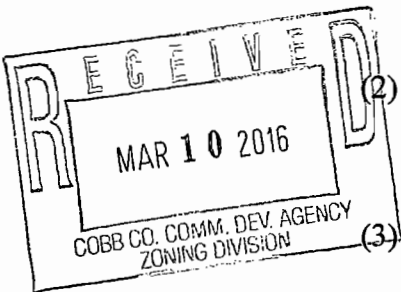
Please state what hardship would be created by following the normal terms of the ordinance:

The property which is the subject of this Application for Variance is 0.593 acres and is Lot 49, Block D, Unit Four, Section B, Wetherstone Subdivision, Land Lots 1132 and 1173, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, being known as 2165 Old Orchard Drive (hereinafter "Property" or "Subject Property"). Applicant requests waivers of the required minimum setbacks as follows:

- (1) Waiver of the required minimum side setback along the southeasterly side from the required ten (10) feet to 1.6 feet;
- (2) Waiver of the required minimum side setback along the northwesterly side from the required ten (10) feet to eight (8) feet; and
- (3) Waiver of the required minimum rear setback in the northeast corner from the required thirty-five (35) feet to 3.7 feet.

Said requested waivers are more particularly shown and reflected on the Boundary Survey prepared for Applicant by GA Land Surveyor, LLC, and submitted with the Application for Variance.

Applicant has resided at the Subject Property since 1997, and additional property was added to the rear of the original lot to accommodate home and grounds projects which Applicant wished to accomplish. The accessory structure in question was constructed in 2000. Applicant hired a contractor to construct the structure and was unaware until recently that the structure failed to comply with the minimum setback requirements for the Property. The structure has been in use since 2000. Applicant is seeking the requested waivers to allow the structure to remain on the Property. All affected neighbors do not object to the variance.



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

**Page Two of Two**

**Application No.: V- 69 (2016)**  
**Hearing Date: May 11, 2016**

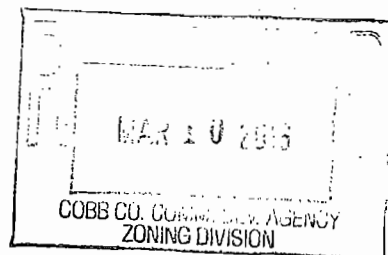
**BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS**

**Applicant/Titleholder: William D. Meadows**

List type of variance requested:

- (1) Waiver of the required minimum side setback along the southeasterly side from the required ten (10) feet to 1.6 feet;
- (2) Waiver of the required minimum side setback along the northwesterly side from the required ten (10) feet to eight (8) feet; and
- (3) Waiver of the required minimum rear setback in the northeast corner from the required thirty-five (35) feet to 3.7 feet.

(See § 134-197(4)(d)).







**APPLICANT:** Thomas M. Willett

**PHONE:** 716-650-6016

**REPRESENTATIVE:** Thomas M. Willett

**PHONE:** 716-650-6016

**TITLEHOLDER:** Sovran Realty Company LP

**PROPERTY LOCATION:** Located on the east side  
of the Canton Road Connector and on the west side of  
Canton Road (1987 Canton Road).

**TYPE OF VARIANCE:** Waive the front setback from the required 75 feet to 25 feet.

**PETITION No.:** V-70

**DATE OF HEARING:** 05-11-2016

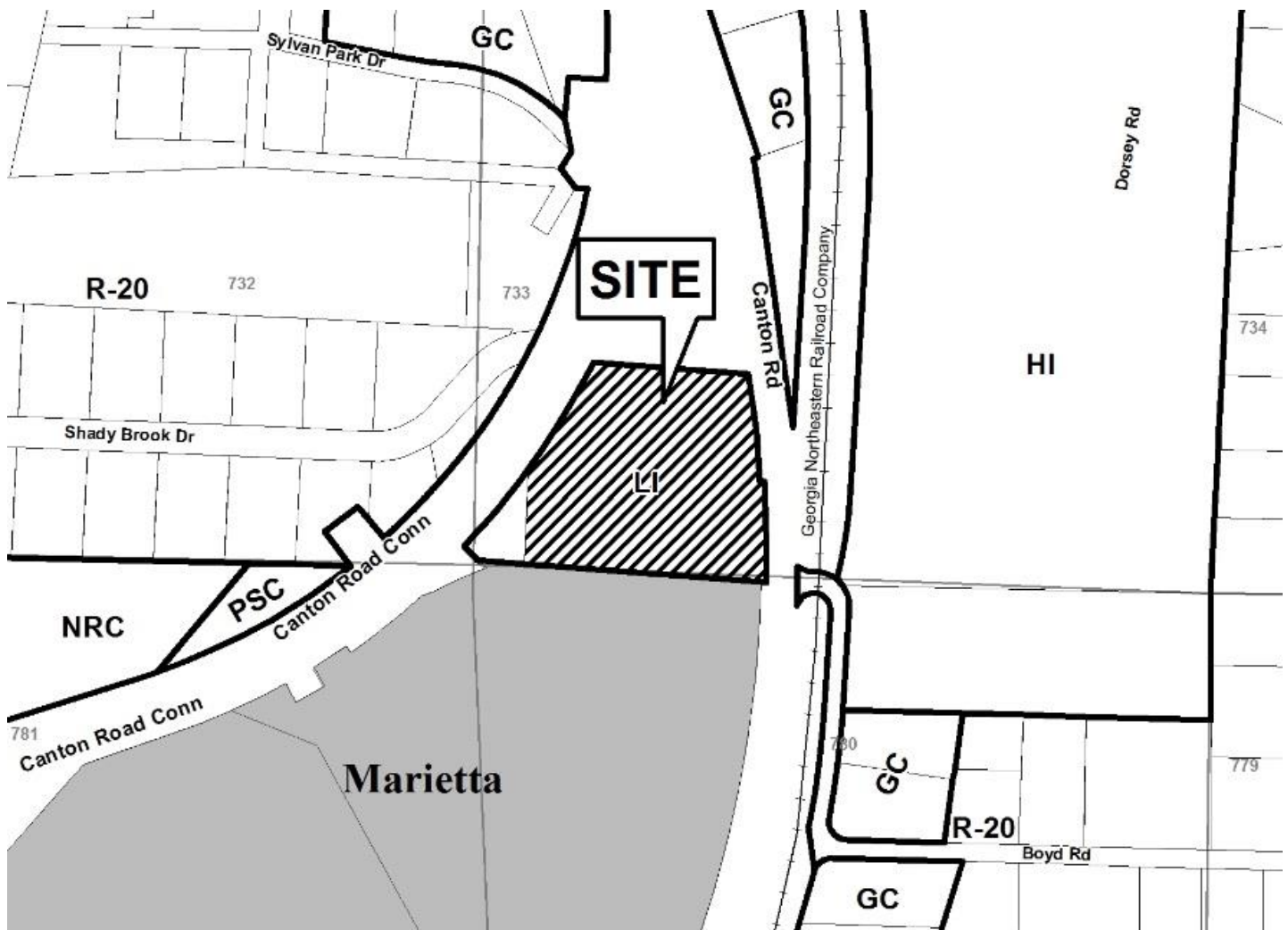
**PRESENT ZONING:** LI

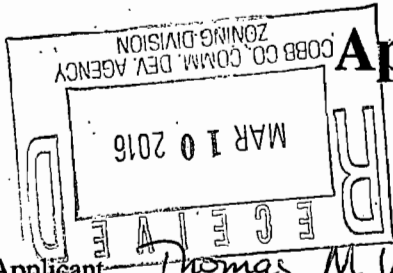
**LAND LOT(S):** 733

**DISTRICT:** 16

**SIZE OF TRACT:** 2.81 acres

**COMMISSION DISTRICT:** 3





# Application for Variance Cobb County

(type or print clearly)

Application No. V-70  
Hearing Date: 5-11-16

Applicant Thomas M Willett Phone # 716 650 6016 E-mail twillett@sovranss.com

Thomas M Willett Address 6467 Main St Buffalo NY 14221  
(representative's name, printed) (street, city, state and zip code)

Thomas M Willett Phone # 716 650 6016 E-mail twillett@sovranss.com  
(representative's signature)

**SANDRA L. HERBERGER**  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ERIE COUNTY  
My Commission Expires  
May 31, 2019

Signed, sealed and delivered in presence of:

Sandra L. Herberger 3/8/16  
Notary Public

My commission expires:

Titleholder Sovran Realty Co LP Phone # 716 650 6016 E-mail twillett@sovranss.com

Signature Thomas M Willett Address: 6467 Main St. Buffalo NY 14221  
(attach additional signatures, if needed) (street, city, state and zip code)

**SANDRA L. HERBERGER**  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN ERIE COUNTY  
My Commission Expires  
May 31, 2019

Signed, sealed and delivered in presence of:

Sandra L. Herberger 3/8/16  
Notary Public

My commission expires:

Present Zoning of Property LI

Location 1987 CANTON RD  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 733 District 16 Size of Tract 2.81 Acre(s)

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

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other ☒

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO ☒

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

The existing property has double frontage on the front and rear of the property. The rear property line is adjacent to Canton Road Connector with no access at this time and with a 50' setback. The normal rear setback would be 30' for a self storage unit.

List type of variance requested: Reduce the rear yard setback adjacent to the Canton Road Connector from 50' to 25' to allow for the construction of a 3-story self storage unit.