

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: June 15, 2016

DUE DATE: May 16, 2016

Distributed: **April 22, 2016**



Cobb County...Expect the Best!

APPLICANT: Johanna Elizabeth Lane

PHONE: 770-655-6310

REPRESENTATIVE: Robert B. Betterton

PHONE: 678-483-0242

TITLEHOLDER: Johanna Elizabeth Lane, as Trustee
of the Johanna Elizabeth Lane
Personal Residence Trust

PROPERTY LOCATION: At the terminus of Lost
Mountain Trace, west of Lost Mountain Lane
(4987 Lost Mountain Trace).

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (existing
approximately 1,508 square foot garage) from the required 100 feet to 12 feet adjacent to the northeastern side and to
25 feet adjacent to the rear.

PETITION No.: V-72

DATE OF HEARING: 06-15-2016

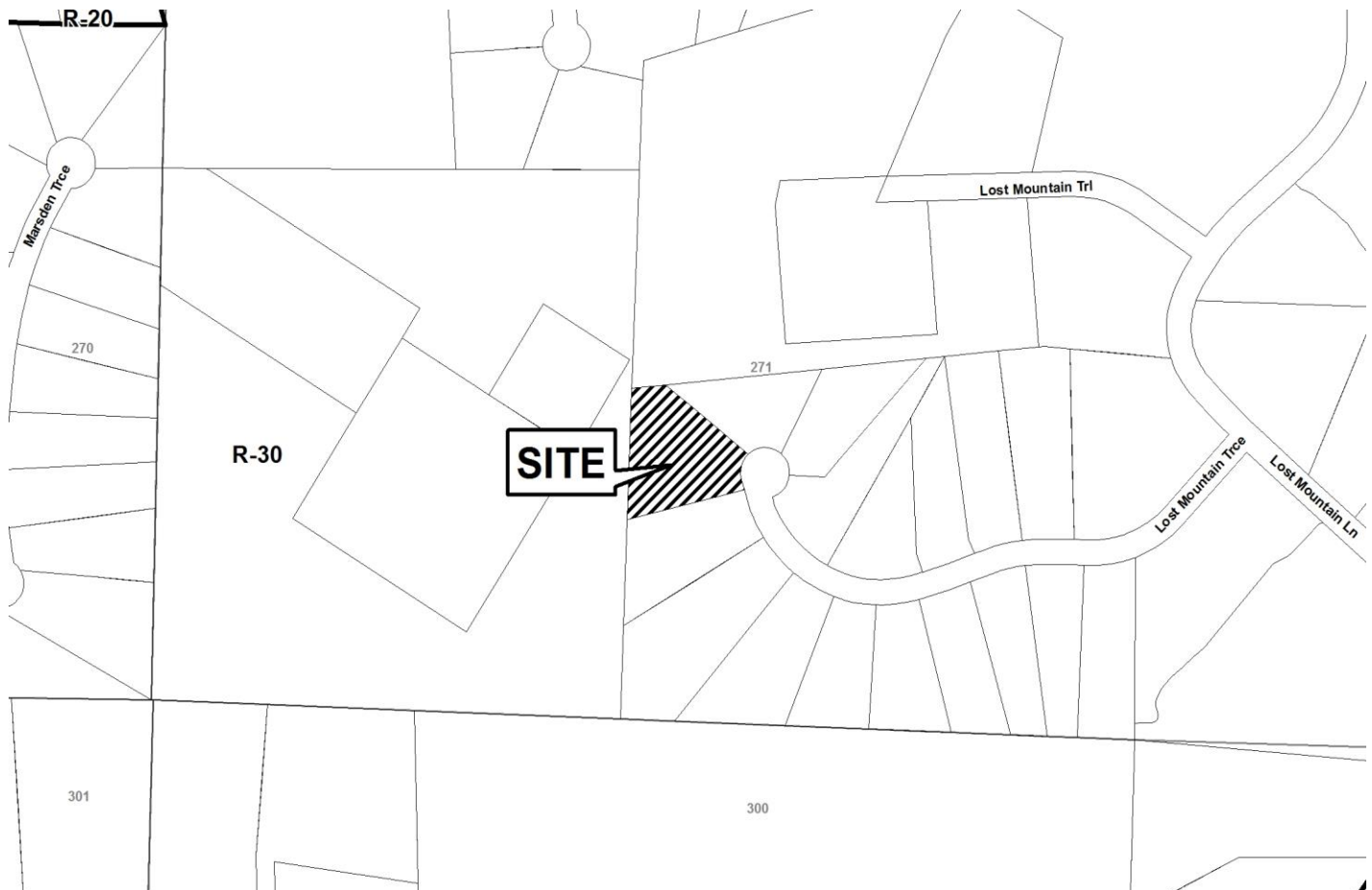
PRESENT ZONING: R-30

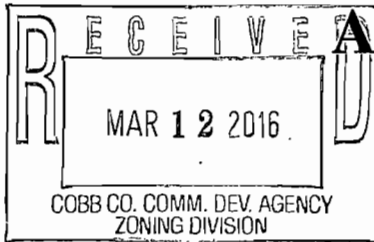
LAND LOT(S): 271

DISTRICT: 20

SIZE OF TRACT: 1.02 acres

COMMISSION DISTRICT: 1





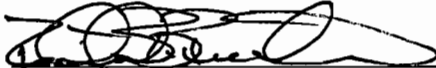
Application for Variance Cobb County

(type or print clearly)

Application No. V-72
Hearing Date: 6-15-16

Applicant JOHANNA ELIZABETH LANE Phone # 770-655-6310 E-mail 4nmore@bellsouth.net

Robert B. Betterton Address 950 West Sandtown Road, Marietta, Ga. 30064
(representative's name, printed) (street, city, state and zip code)


(representative's signature)



Phone # 678-483-0242 E-mail bettertonsurveying@live.com

My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:



Notary Public

Titleholder Johanna Elizabeth Lane Phone # 770-655-6310 E-mail 4nmore@bellsouth.net

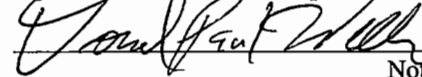
Signature Johanna Elizabeth Lane Address 4987 Lost Mountain Trace, Kennesaw, Ga. 30144
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: _____

My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:



Notary Public

Present Zoning of Property R-30

Location 4987 Lost Mountain Trace, Kennesaw, Ga. 30144

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

Land Lot(s) 271 District 20th Size of Tract 1.018 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 garage

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).

Would require demolition of 25 year improvements

List type of variance requested: To reduce the setback requirements for accessory structures over 650 s.f. from 100 ft. to 12.0 feet.

V-73
(2016)

REFERENCE: P.B. 75, PG. 25

REFERENCE NORTH

LEGEND

1. 1" = 100' PIN FOUND	1. 1" = 100' PIN FOUND
2. 1" = 100' PIN FOUND	2. 1" = 100' PIN FOUND
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7. 1" = 100' PIN FOUND	7. 1" = 100' PIN FOUND
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GENERAL NOTES

1. THIS TRACT IS DESIGNATED COBB COUNTY TAX PARCEL 01012800460 AND IS ZONED R-20.
2. ADDRESS OF PROPERTY: 3151 MOUNTAIN LAUREL STREET ROSWELL, GA 30075
3. OWNER: MARK COYNE PER D.B. 4008, PG. 272, P.B. 75, PG. 25.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREIN.
5. ALL UNDERGROUND UTILITY LOCATION SHOWN HEREON IS APPROXIMATE AND IS BASED ON THE LOCATION OF ABOVEGROUND APPURTENANCES, FLAGS AND PAINT MARKS PLACED BY UNDERGROUND UTILITY LOCATION SERVICES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

CLOSURE NOTES:

1. The field data upon which this plot is based has a closure precision of one foot in 308,245 feet and an angular error of 1" per angle point, and was adjusted by the Compass Rule.
2. The equipment used to obtain the linear and angular measurements was a NIKON NPL-522.
3. This plot has been calculated for closure and is found to be accurate within one foot in 1,051,439 feet.

NOTE: THIS PLAT REPRESENTS A SURVEY OF COBB COUNTY TAX PARCEL 01012800460, AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(d).

MARK B. LINCOLN GA. L.S. NO. 2025

DATE

3-8-15

SURVEYOR'S CERTIFICATION

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

BY: MARK B. LINCOLN GA. L.S. NO. 2025

DATE: 3-8-15



AREA = 1.522 ACRES



ENCLOSURE: SURVEY FOR:

MARK JOHN COYNE

LAND LOT(S) 128 2nd SECT., 1st DISTRICT

COBB COUNTY, GEORGIA

LOT: 64 BLOCK: "H" S/D: MOUNTAIN CREEK

UNIT: 10 PHASE: 2 SCALE: 1"=30'

DATE(S) OF FIELD SURVEY: 3/7/15

DATE OF PLAT PREPARATION: 3/8/15



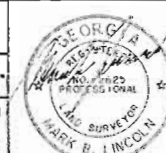
LINCOLN SURVEYING, INC.

CERTIFICATE OF AUTHORIZATION NO. L5006973

4290 UNION SPRINGS ROAD

STOCKBRIDGE, GA 30281

770-922-1753



APPLICANT: Mark Coyne

PHONE: 661-478-1194

REPRESENTATIVE: Mark Coyne

PHONE: 661-478-1194

TITLEHOLDER: Mark John Coyne

PROPERTY LOCATION: On the west side of
Mountain Laurel Street, south of Shallowford Road
(3131 Mountain Laurel Street).

PETITION No.: V-73

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-20

LAND LOT(S): 128

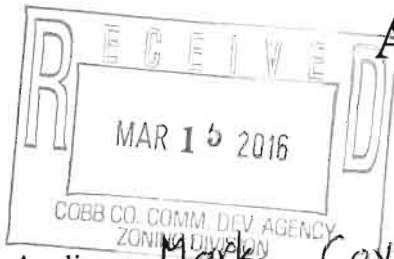
DISTRICT: 01

SIZE OF TRACT: 1.52 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 69 square foot shed) to the side of the
principal building; and 2) waive the front setback for an accessory structure (approximately 69 square foot shed) from
the required 35 feet to 15 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-93
Hearing Date: 6-15-16

Applicant Mark Coyne Phone # 661-478-1194 E-mail markcoyne60@gmail.com

Mark Coyne
(representative's name, printed)

Address 3131 Mountain Laurel St NE, Roswell, GA 30075
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 661-478-1194 E-mail markcoyne60@gmail.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: March 24, 2017

Titleholder Mark Coyne Phone # 661-478-1194 E-mail markcoyne60@gmail.com

Signature [Signature] Address: 3131 Mountain Laurel St NE Roswell, GA 30075
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: March 24, 2017

Present Zoning of Property _____

Location 3131 Mountain Laurel St. NE, Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract _____ Acre(s) _____

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

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

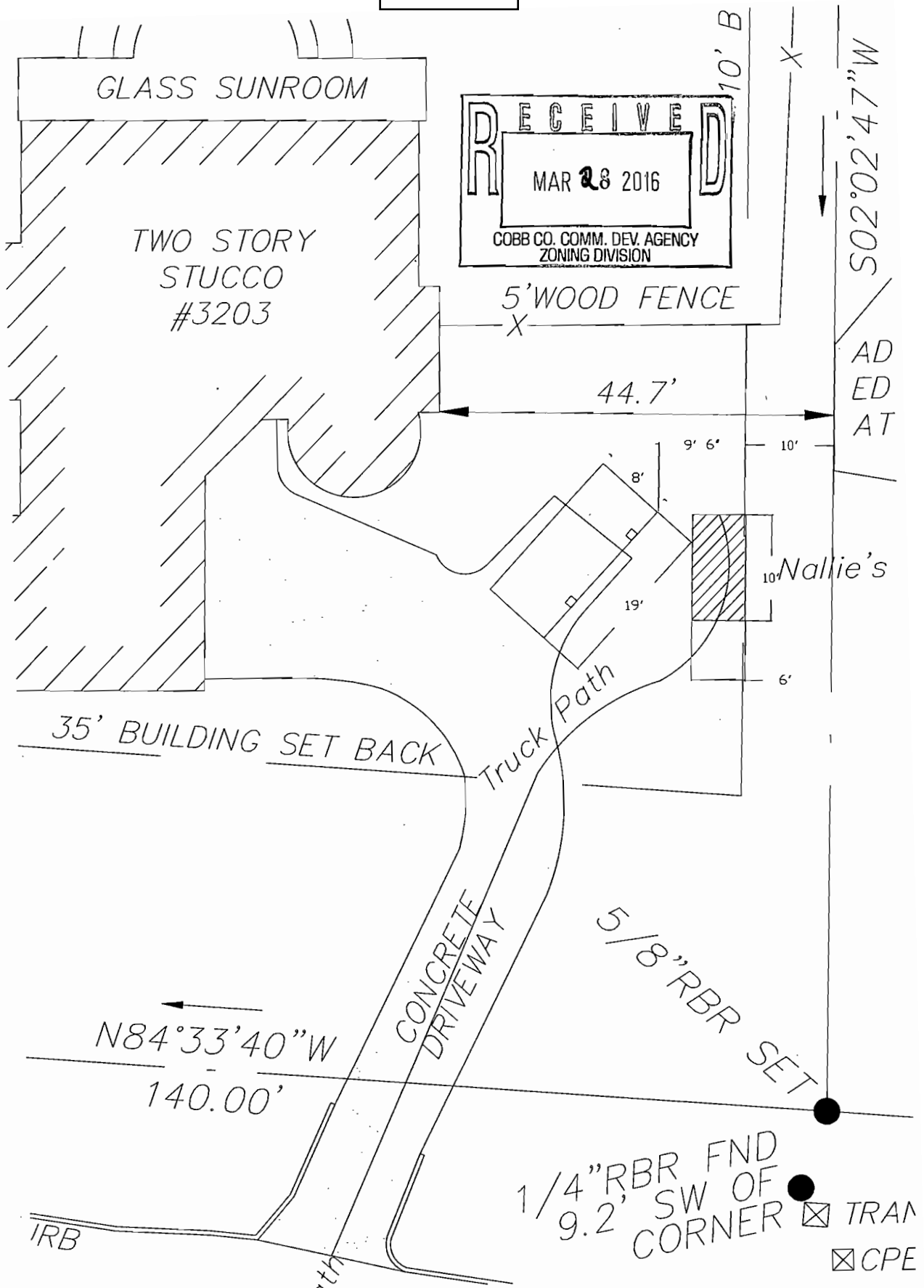
Does the property or this request need a second electrical meter? YES _____ NO ☒.

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).

Because of the layout of my property and the steep grade all around the premises, including the driveway, I built a shed to contain my garbage cans and some gardening tools. It is located down the side of my driveway. Rolling full trash cans down the driveway has proven to be a dangerous situation, especially when the driveway is wet and has leaves on it. I learned this the hard way with a nasty fall. I did my best to make a shed that looks very appealing and matches the house. My neighbors like the job I did on it.

List type of variance requested: I am applying for a variance on the ordinance pertaining to shed locations on residential properties.

V-74
(2016)



APPLICANT: Patsy Dobson and Dogan Bora

PHONE: 770-231-2815

REPRESENTATIVE: Patsy Dobson and Dogan Bora

PHONE: 770-231-2815

TITLEHOLDER: Patsy S. Dobson

PROPERTY LOCATION: On the north side of Old Mill Trace, east of Terrell Mill Road
(3203 Old Mill Trace).

PETITION No.: V-74

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-20

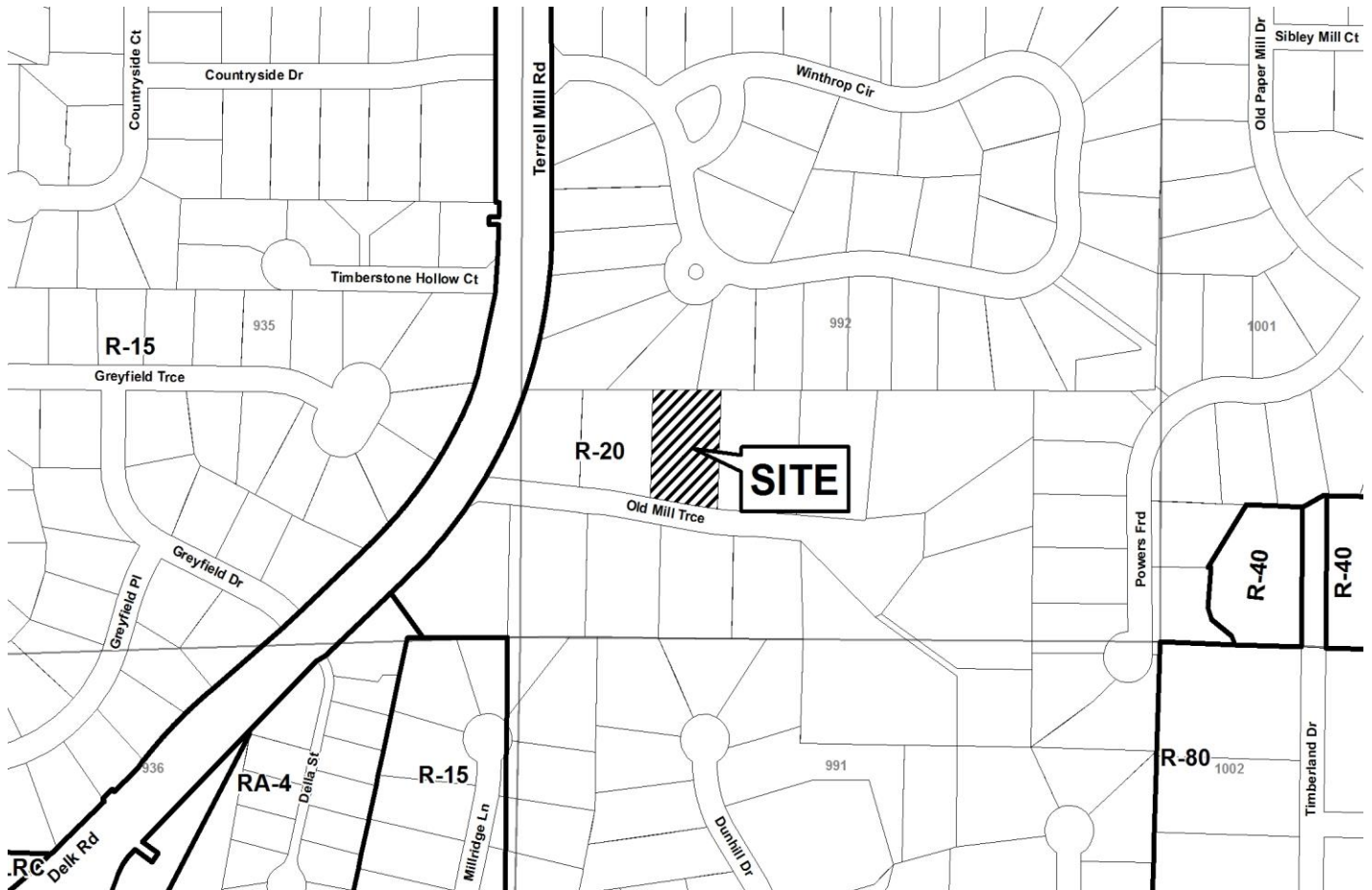
LAND LOT(S): 992

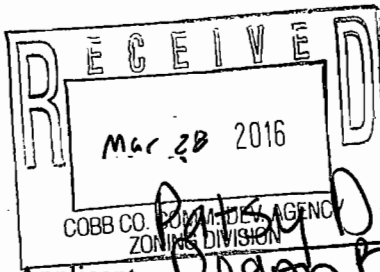
DISTRICT: 17

SIZE OF TRACT: 0.71 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an accessory structure (approximately 152 square foot carport and 60 square foot shed) to the side of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-79
Hearing Date: 6-15-16

Applicant Patsy Dobson Phone # 770.231.2815 E-mail pdobson@neoinc.com
Dogan Bora

Address 3203 OLD MILL TRACE SE
MARIETTA (street, city, state and zip code) GA 30067

Phone # 770.231.2815 E-mail pdobson@neoinc.com

My commission expires: 09/18/2017
TERRI J. O'KON Notary Public
Cobb County
State of Georgia
Signed, sealed and delivered in presence of: [Signature]
Notary Public
Commission Expires Sep 18, 2017

Titleholder Patsy Dobson and Dogan Bora Phone # 770-231-2815 E-mail pdobson@neoinc.com

Signature [Signature] Address: 3203 OLD MILL TRACE SE
(attach additional signatures, if needed) (street, city, state and zip code) MARIETTA, GA 30067

My commission expires: 09/18/2017
TERRI J. O'KON Notary Public
Cobb County
State of Georgia
Signed, sealed and delivered in presence of: [Signature]
Notary Public
Commission Expires Sep 18, 2017

Present Zoning of Property Residential R-20

Location 3203 OLD MILL TRACE SE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 992 District 17th, 2nd Size of Tract 0.075 Acre(s)
Section

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 140.42 Shape of Property RECT Topography of Property BOWL Other _____

X 225.50
Does the property or this request need a second electrical meter? YES _____ NO ✓

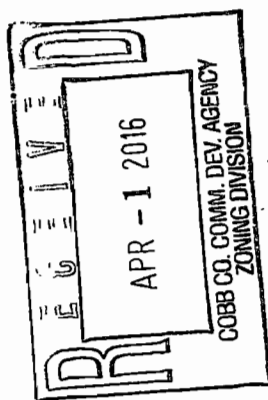
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

INACCESSIBLE TOPOGRAPHY
OWNERS OVER 67 YEARS

List type of variance requested: ALLOW TOOL STORAGE SHED
AND GARAGE ACCESSIBLE TO
DRIVEWAY IN FRONT OF HOUSE

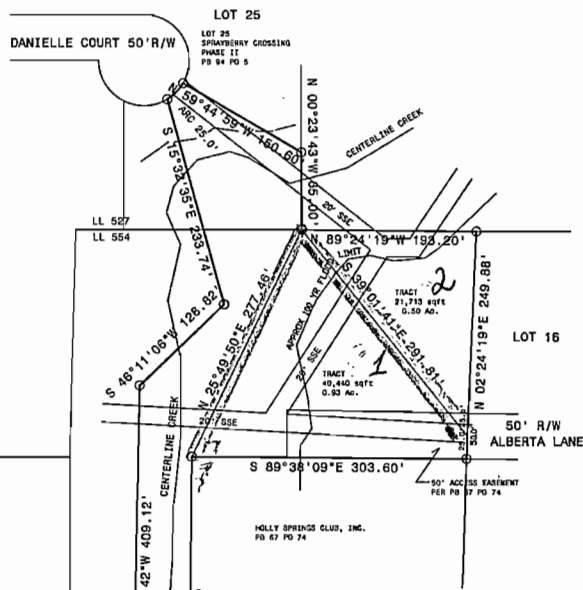
V-75
(2016)

MAGNETIC NORTH



ROGER S. LEE & ASSOC.
PO BOX 1145
WOODSTOCK, GA. 30188
770 653 9984

100 0 100 200 300
GRAPHIC SCALE - FEET



TRACT ONE
PB 271 PG 823

TRACT
7.40Ac.±

CENTERLINE CREEK IS PROPERTY LINE
1007.5'±

PLAT FOR
Family Houses LLC

TRACT TWO
DAVID K. SMITH &
LYNN H. FORRESTER SMITH
PLAT BOOK 271 PG 823

LL 527, 554, 555, 598
16th DIST 2nd SECT
COBB COUNTY, GEORGIA
1" = 100'
2-22-16

Proposed Lines

APPLICANT: Family Houses, LLC

PHONE: 770-633-3062

REPRESENTATIVE: Aliaksandr Hamialkou

PHONE: 770-633-3062

TITLEHOLDER: Family Houses, LLC

PROPERTY LOCATION: At the western terminus of

Alberta Lane, west of Timberline Road and at the
southern terminus of Danielle Court, south of Patten
Drive

(2432 Salem Drive).

PETITION No.: V-75

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-15

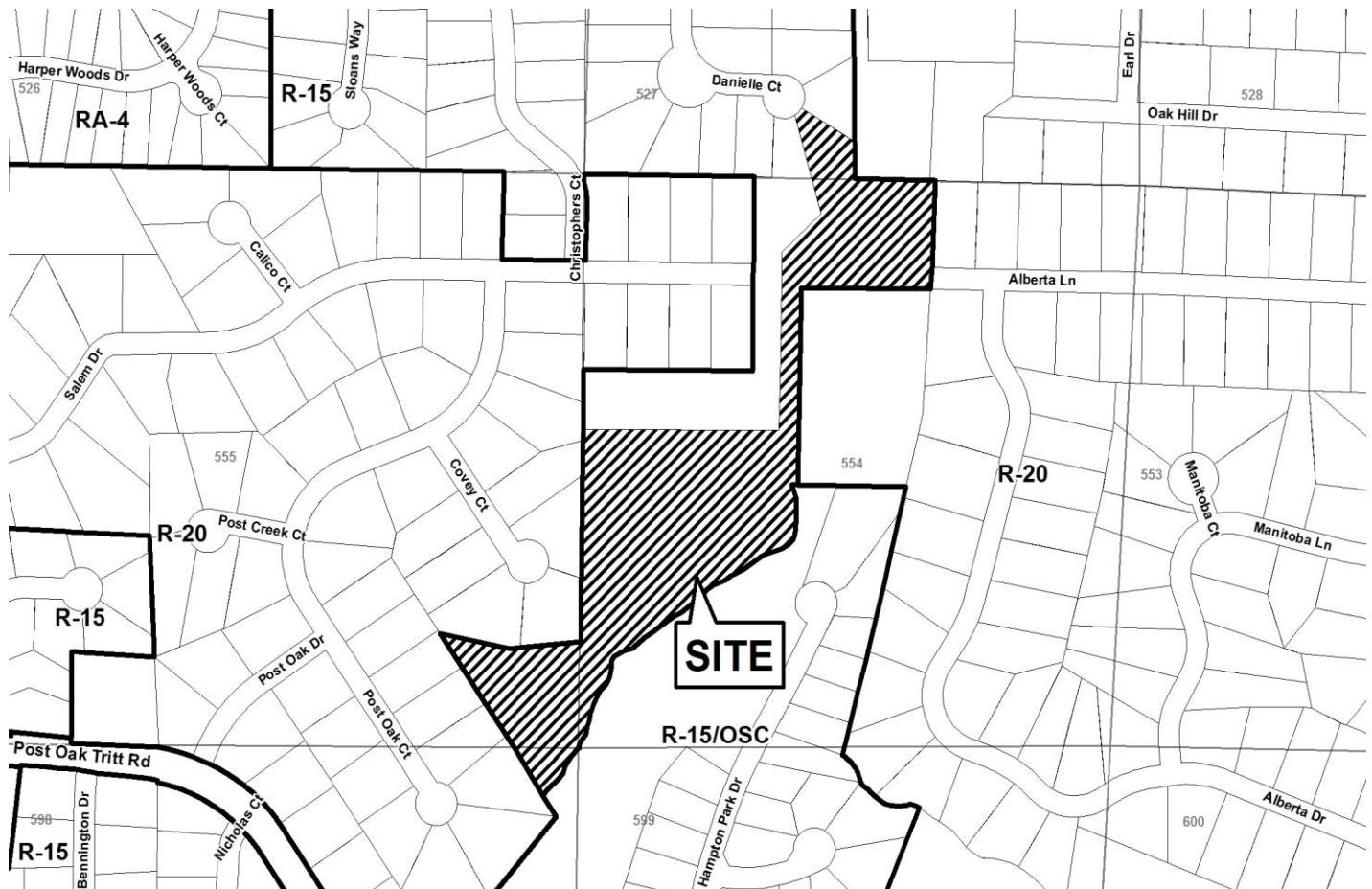
LAND LOT(S): 527, 554, 555, 598

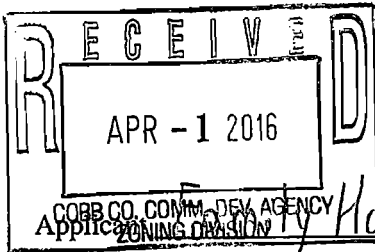
DISTRICT: 16

SIZE OF TRACT: 8.83 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the minimum road frontage from the required 75 feet to 25 feet for proposed tracts
1 and 2 and from the required 50 feet to 25 feet for proposed tract 3.





Application for Variance Cobb County

(type or print clearly)

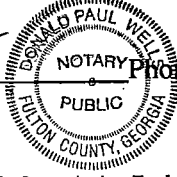
Application No. V-75
Hearing Date: 6-15-16

COBB CO. COMM. DEV. AGENCY
APPLICANT ZONING DIVISION

Family Houses LLC Phone # 770-633-3062 E-mail alexinvestmentsllc@gmail.com

Aliaksandr Hamialkou Address 4250 Sheffield Ct NW, Kennesaw GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-633-3062 E-mail alexinvestmentsllc@gmail.com
(representative's signature)



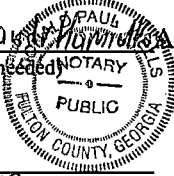
Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Titleholder Family Houses LLC Phone # 770 633 3062 E-mail alexinvestmentsllc@gmail.com

Signature [Signature] Aliaksandr Hamialkou Address: 4250 Sheffield Ct NW, Kennesaw GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

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

Present Zoning of Property R5- Residential Large Tracts

Location 2432 Salem Drive, Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 554 District 16th Size of Tract 8.83 Acre(s)

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

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

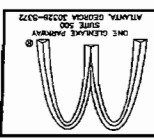
Does the property or this request need a second electrical meter? YES _____ NO _____

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).

There is an approximately one acre suitable for building residential houses. It will be impossible to build two houses on that one acre without a variance.

List type of variance requested: Reduction in road frontage for Tract 2 at Danielle Court.

Reduction in road frontage for Tract 1 and 2 at Alberta Lane.

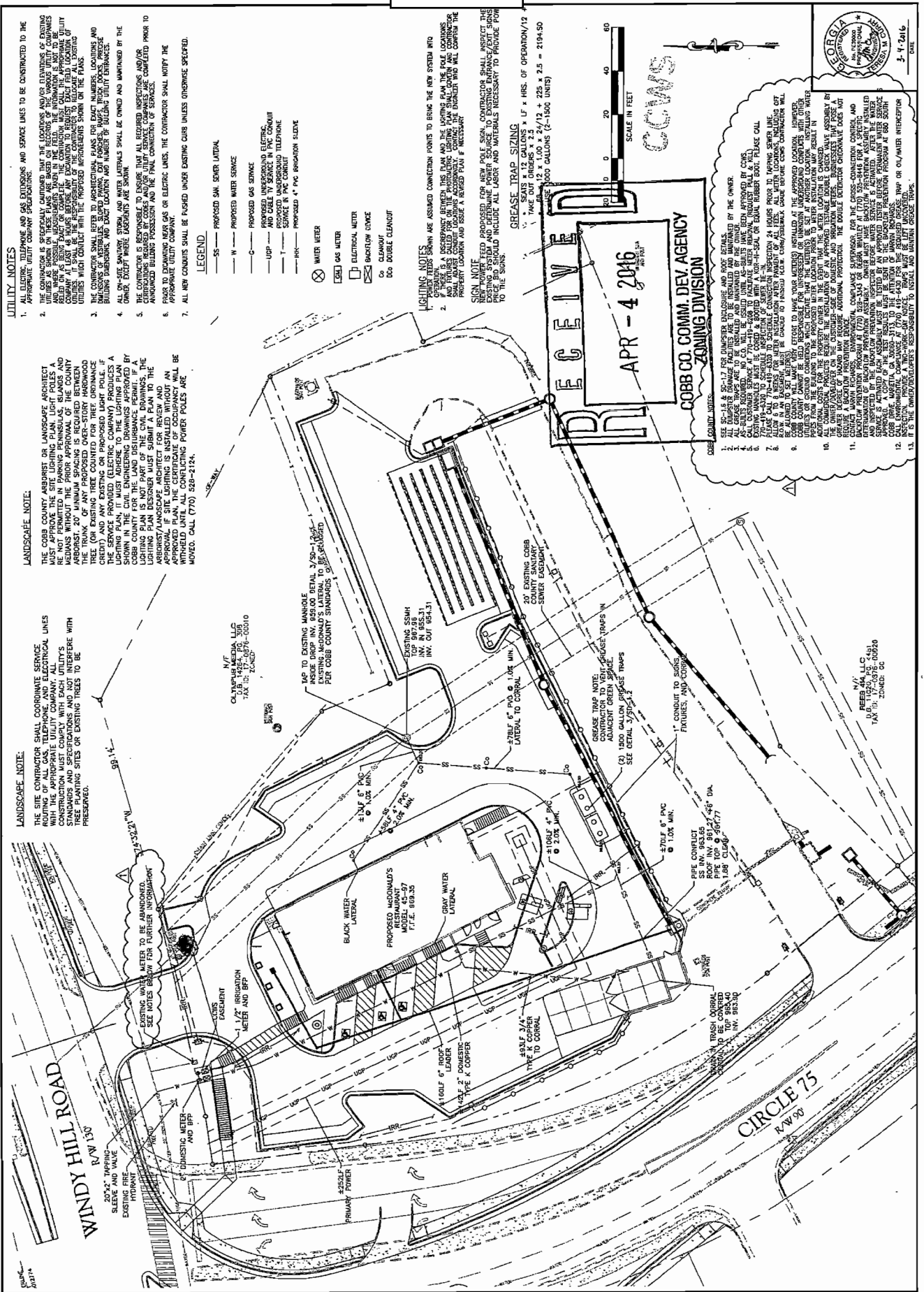


NO.	DATE	REVISIONS
1	FEB 2016	COBB COUNTY COUNCILERS
2		
3		
4		

V-76
(2016)

UTILITY PLAN
McDONALD'S RESTAURANT
200 WINDY HILL ROAD, MARIETTA, GA 30067
PHONE: (404) 299-1111
FAX: (404) 299-1112

PROJECT: NAME
PROJECT: NUMBER
DATE: 4/5/17
SCALE: 1/8" = 1'-0"
SHEET: 10 OF 10



UTILITY NOTES

- ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE TO BE MAINTAINED AND NOT TO BE DISRUPTED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND STANDARDS.
- ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18\"/>

LANDSCAPE NOTE:

THE COBB COUNTY ARCHITECT OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LAYOUT AND LAYOUT OF ALL UTILITIES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

LANDSCAPE NOTE:

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF GAS, WATER, SEWER, AND ELECTRICAL LINES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

LANDSCAPE NOTE:

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF GAS, WATER, SEWER, AND ELECTRICAL LINES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

LANDSCAPE NOTE:

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF GAS, WATER, SEWER, AND ELECTRICAL LINES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

LANDSCAPE NOTE:

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LANDSCAPE NOTE:

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LANDSCAPE NOTE:

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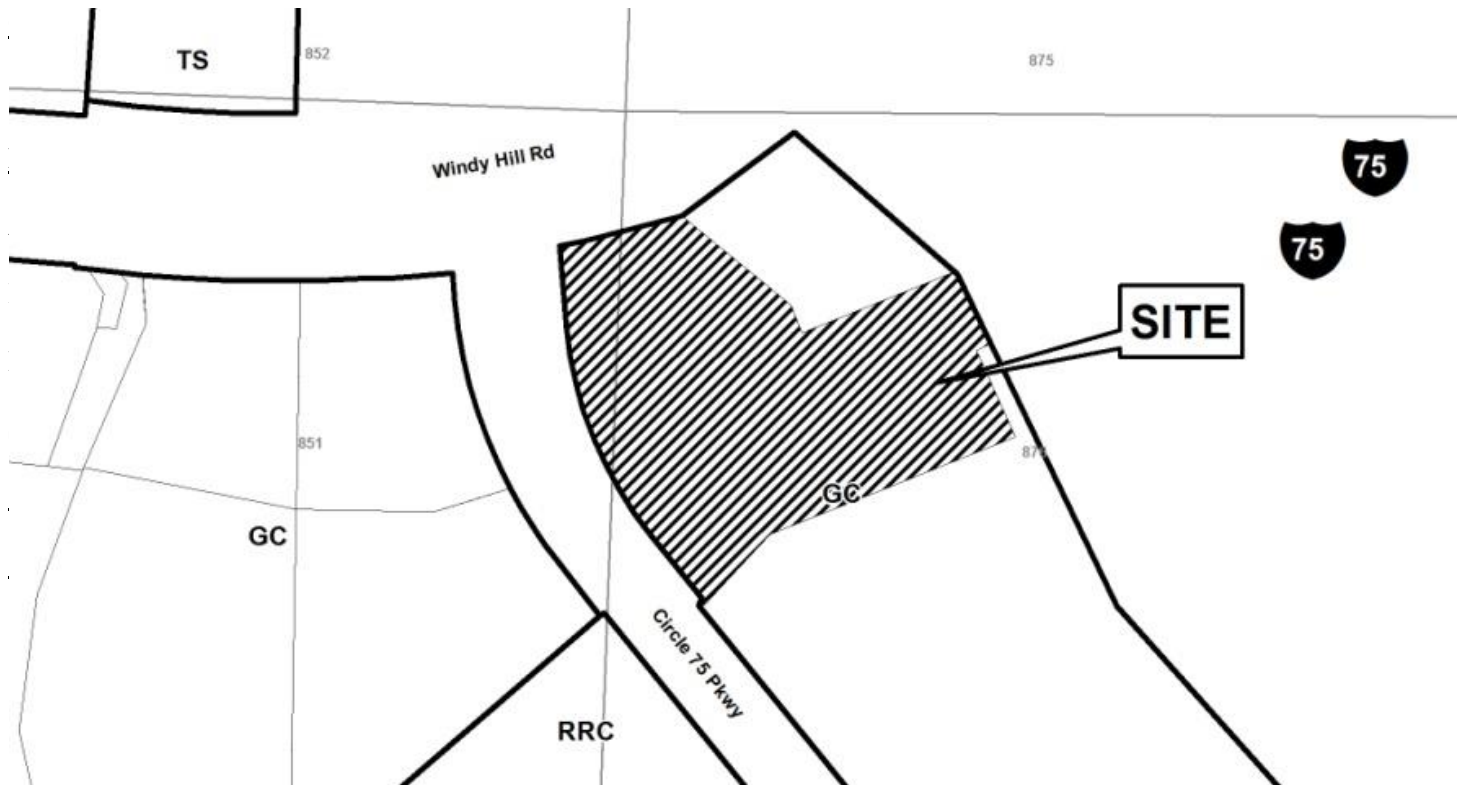
LANDSCAPE NOTE:

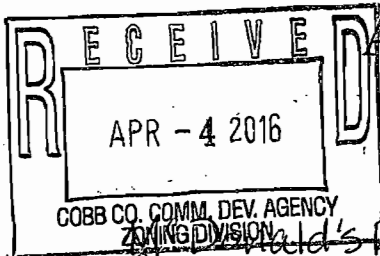
THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF GAS, WATER, SEWER, AND ELECTRICAL LINES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

LANDSCAPE NOTE:

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF GAS, WATER, SEWER, AND ELECTRICAL LINES. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.

APPLICANT:	<u>McDonald's Real Estate Company</u>	PETITION No.:	<u>V-76</u>
PHONE:	<u>678-235-3635</u>	DATE OF HEARING:	<u>06-15-2016</u>
REPRESENTATIVE:	<u>Teresa Curry - Tylin International</u>	PRESENT ZONING:	<u>GC</u>
PHONE:	<u>678-235-3624</u>	LAND LOT(S):	<u>851, 876</u>
TITLEHOLDER:	<u>McDonald's Real Estate Company of Columbia, Maryland</u>	DISTRICT:	<u>17</u>
PROPERTY LOCATION:	<u>At the southeast corner of Circle 75 Parkway and Windy Hill Road, west of Interstate 75</u>	SIZE OF TRACT:	<u>1.82 acres</u>
	<u>(2700 Windy Hill Road).</u>	COMMISSION DISTRICT:	<u>2</u>
TYPE OF VARIANCE:	<u>Waive the maximum allowable freestanding sign area from 120 square feet to xxx square feet.</u>		





Application for Variance Cobb County

(type or print clearly)

Application No. V-76
Hearing Date: 6-15-16

Applicant McDonald's Real Estate Company Phone # 678-235-3635 E-mail lorraine.wynne@tylin.com

Teresa Curry-Tylin International Address 260 Peachtree St., Suite 900, Atlanta, GA 30303
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-235-3624 E-mail teresa.curry@tylin.com
(representative's signature)

My commission expires: 09/09/2017

Signed, sealed and delivered in presence of: Claire Clack
Claire Clack
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires 09/09/17

Titleholder McDonald's Real Estate Company
a Delaware Corporation Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC

Location 2700 Windy Hill Rd., Marietta, Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 851 & 876 District 17 Size of Tract 1.8 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).

Please see attached hardship letter.

List type of variance requested: _____

We are requesting additional square footage for site signage.



March 1, 2016

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064

RE: Application for Variance
McDonald's Restaurant
2700 Windy Hill Road
Parcel # 17-876-0040



HARDSHIP STATEMENT
REQUEST FOR ADDITIONAL SIGN SQUARE FOOTAGE:

We currently have a pole sign along Windy Hill Road. We are planning on rebuilding our restaurant. The utility department has requested that we sign a hold harmless agreement since the existing pole sign falls within their sewer easement. Should Cobb County Utility Department ever need to remove the existing road sign to repair their sewer line, we would like the opportunity to reinstall the sign back (outside of the easement) but the same size and height as it exists today.

This site is located adjacent to Interstate I-75. Loss of signage along Windy Hill Road could result in unsafe traffic conditions as customers would not have enough notice of their destination. In addition, our competitors have signage along Windy Hill Road and loss of this sign would be detrimental to our business.

Please let us know if you have any additional questions or comments.

Sincerely,
TY Lin International

Teresa Curry, P.E.,
Project Engineer

LEGEND

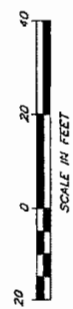
1. P.P. - POWER POLE
2. L.P. - LIGHT POLE
3. F.H. - FINE HYDRANT
4. S.H. - SIGHTER HYDRANT
5. W.M. - WATER METER
6. G.M. - GAS METER
7. R.F. - REINFORCING BAR DET.
8. R.F. - REINFORCING BAR FOUND
9. C.T.P. - CRUMP TOP PIPE FOUND
10. C.T.P. - CRUMP TOP PIPE FOUND
11. R/W M.D. - RIGHT-OF-WAY MONUMENT
12. TYPE OF FENCE
13. U.B. - UTILITY BOX
14. D.I. - DROP INLET / YARD INLET
15. C.B. - CATCH BASIN
16. R.C.P. - REINFORCED CONCRETE PIPE
17. C.M.P. - CORRUGATED METAL PIPE
18. F.F. - FINISHED FLOOR ELEVATION
19. W.V. - WATER VALVE
20. S.C.D. - SEWER CLEAN OUT
21. T.M. - TELEPHONE MANHOLE
22. O.P.L. - OVERHEAD POWER LINES
23. H.W. - HEADWALL
24. P.W.B. - POWERBOX
25. S.A. - STREET ADDRESS
26. W-W. - WATER LINE
27. G-G. - GAS LINE
28. E-E. - UNDERGROUND ELECTRICAL

V-77
(2016)

VARIANCE NOTE:
VARIANCE REQUESTED FOR PROPOSED GARAGE LOCATED AS SHOWN.

EXISTING IMPERVIOUS AREA	
HOUSE	3,512
DRIVE & S/W	2,013
PATIOS & PORCH	440
TOTAL	5,965
PROPOSED IMPERVIOUS AREA	
PROPOSED GARAGE	350 SQ. FT.
TOTAL W/ PROPOSED	6,315 SQ. FT.
ALLOWABLE IMPERVIOUS AREA	
USE OF 20013 SQ. FT.	7,000 SQ. FT.

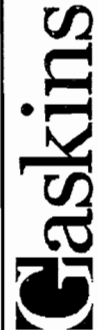
TOTAL AREA = 0.46 ACRES
PRESENT ZONING - R-20
MIN. FRONT = 35'
MIN. SIDE = 10'
MIN. REAR = 35'
MAX. IMPERVIOUS = 35%
MAX. BUILDING HEIGHT = 35 FEET



SCALE IN FEET

BOUNDARY SURVEY & VARIANCE PLAT FOR:

SANDRA MERRIT
SAXON TRACE LOT 13
5111 CHIPPING DRIVE
LOCATED IN L.L. 186
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



Company Office
147 Kimbark College Hwy
Marietta, GA 30067
Phone: (770) 474-7168
Fax: (770) 474-9085
www.gaskins.com

FIELD DATE: 1/10/2016	DRAWN BY: JAC
OFFICE DATE: 4/8/2016	CHECKED BY: DCO
SCALE: 1"=20'	FILE: S/2ND/COBB/20-0186



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 10-6-61.

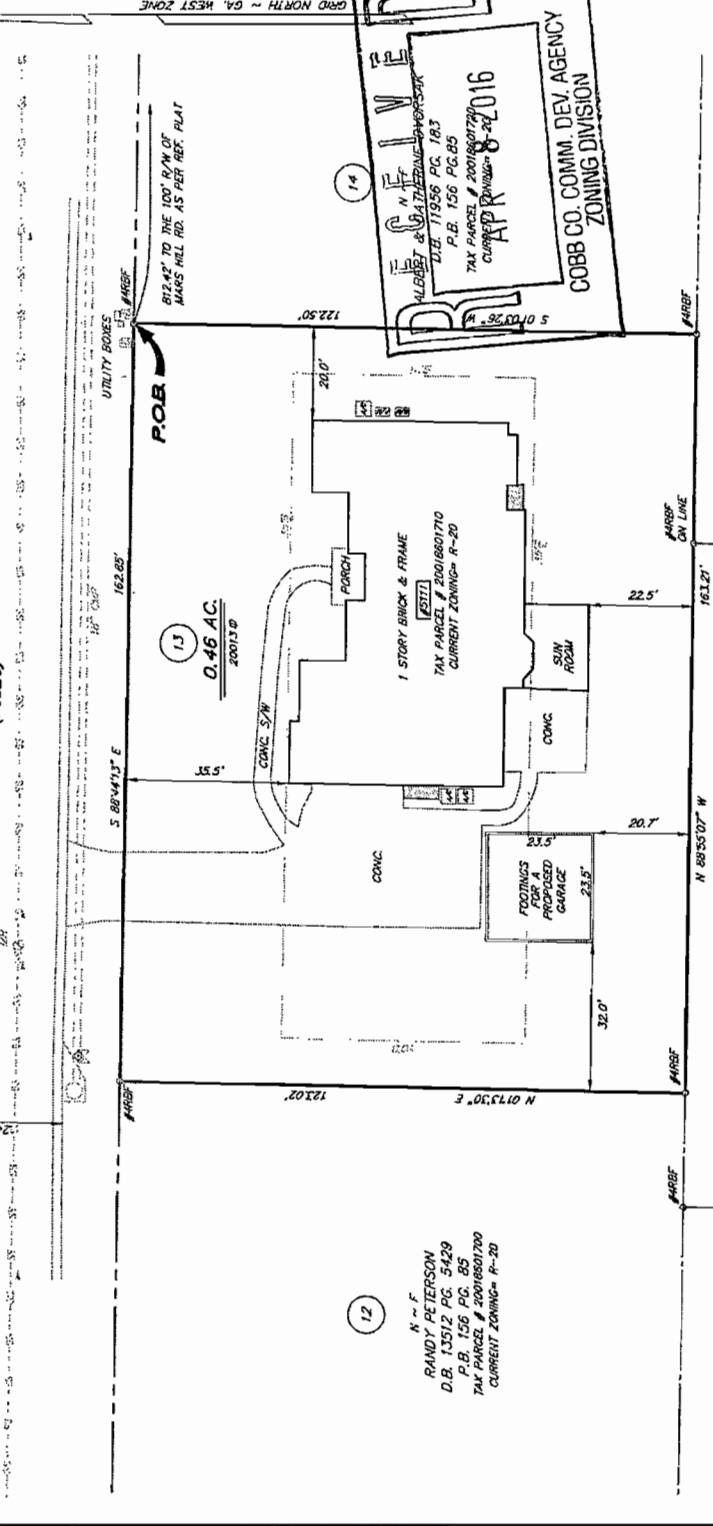
GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE 1552 DATA COLLECTOR RECEIVING THE GPS SIGNALS. A REAL TIME NETWORK (RTN) TECHNIQUE WAS USED TO CORRECT MEASUREMENTS FROM THE TRIMBLE GPS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 1 CM HORIZONTAL AND 2 CM VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THE SECOND ORDER, DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) ACCORDING TO F.E.M.A. (F.T.A.) PLAIN AND IS IN ZONE 18N 11E 14T. THE PLAT NUMBER IS 1306700046. DATED: DECEMBER 16, 2005.

CHIPPING DRIVE 50' R/W (PUBLIC)



N - F
RANDY PETERSON
D.B. 13512 PG. 5429
TAX PARCEL # 20018601700
CURRENT ZONING= R-20

N - F
JOHN DYKE & PATRICIA GARVIN
D.B. 14131 PG. 4835
TAX PARCEL # 2001860180
CURRENT ZONING= R-20

N - F
PAUL & CATHY WELGUS
D.B. 14260 PG. 2332
TAX PARCEL # 42018602190
CURRENT ZONING= R-20

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
APR 8 2016
TAX PARCEL # 20018601700
CURRENT ZONING= R-20

APPLICANT: Clarence Wayne Merritt and Sandra Merritt

PHONE: 770-633-9220

REPRESENTATIVE: Clarence Wayne Meritt and Sandra Merritt

PHONE: 770-633-9220

TITLEHOLDER: Wayne Merritt and Sandra Jo Sandt

PROPERTY LOCATION: On the south side of Chipping Drive, west of Mars Hill Road

(5111 Chipping Drive).

PETITION No.: V-77

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-20

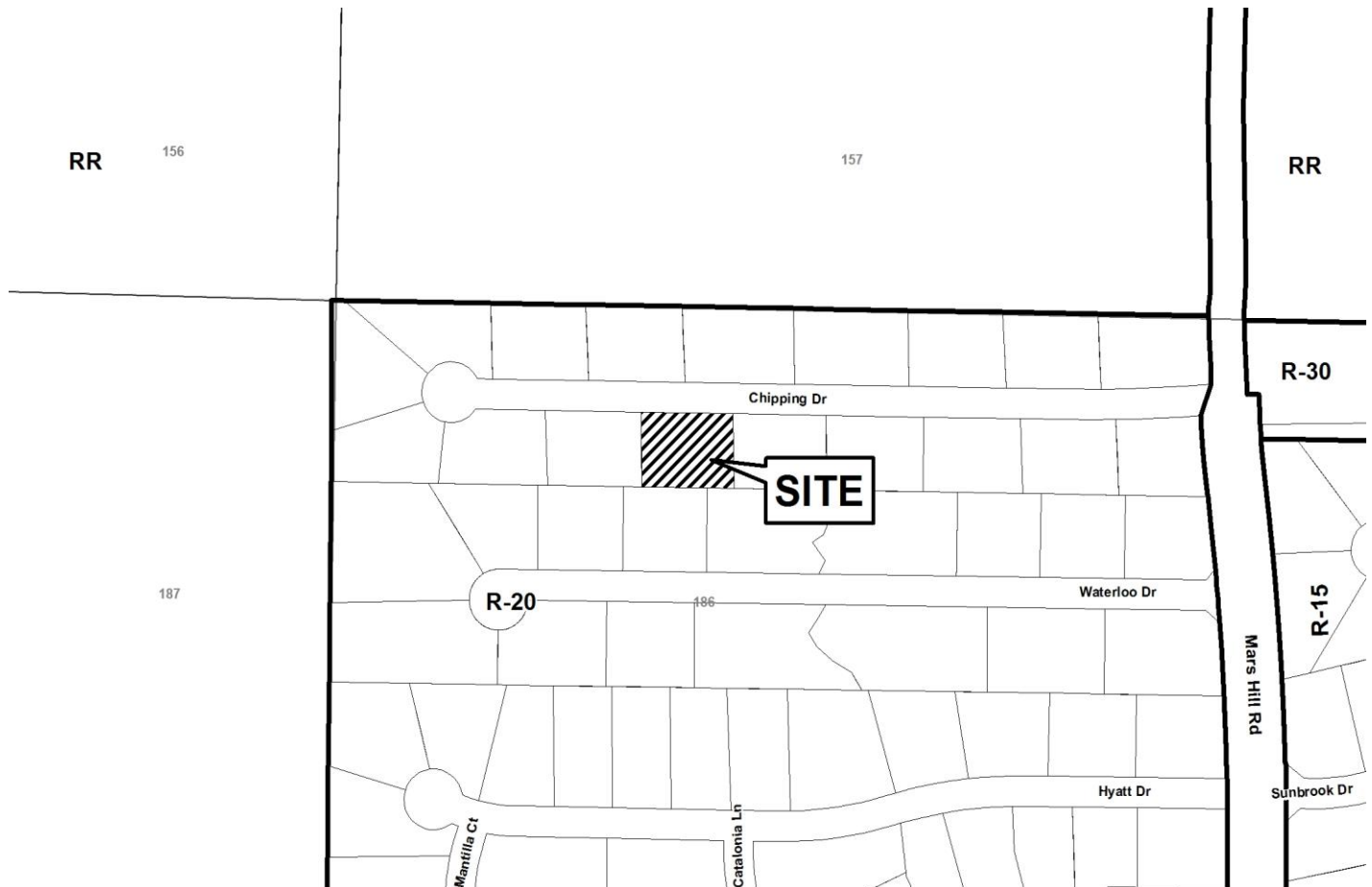
LAND LOT(S): 186

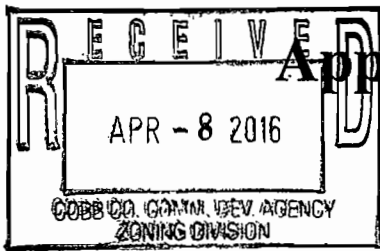
DISTRICT: 20

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (approximately 552 square foot detached garage) to the side of the principal building; 2) waive the rear setback for an accessory structure under 650 square feet (approximately 552 square foot detached garage) from the required 35 feet to 20 feet; and 3) waive the rear setback from 35 feet to 22 feet (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. ✓-77
Hearing Date: 6-15-16

Applicant Clarence Wayne Merritt and Sandra Merritt Phone # 770-633-9220 E-mail Wayne sandy at bell south.net
Address 5111 Chipping Dr; Acworth, Georgia 30101
(representative's name, printed) (street, city, state and zip code)

Clarence Wayne Merritt
Sandra Merritt
(representative's signature)

Phone #
DONNA H. REED
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Jan. 13, 2018

E-mail
Signed, sealed and delivered in presence of:
Donna H Reed
Notary Public

My commission expires: 1-13-2018

Titleholder Clarence Wayne Merritt and Sandra Merritt Phone # 770-633-9220 E-mail Wayne sandy at bell south.net
Signature Clarence Wayne Merritt Address: 5111 Chipping Dr; Acworth, Ga. 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-13-2018

DONNA H. REED
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Jan. 13, 2018

Signed, sealed and delivered in presence of:
Donna H Reed
Notary Public

Present Zoning of Property Residential - R3

Location 5111 Chipping Dr; Acworth, Ga. 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 13 District Cobb Size of Tract 163 x 122 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 ☒

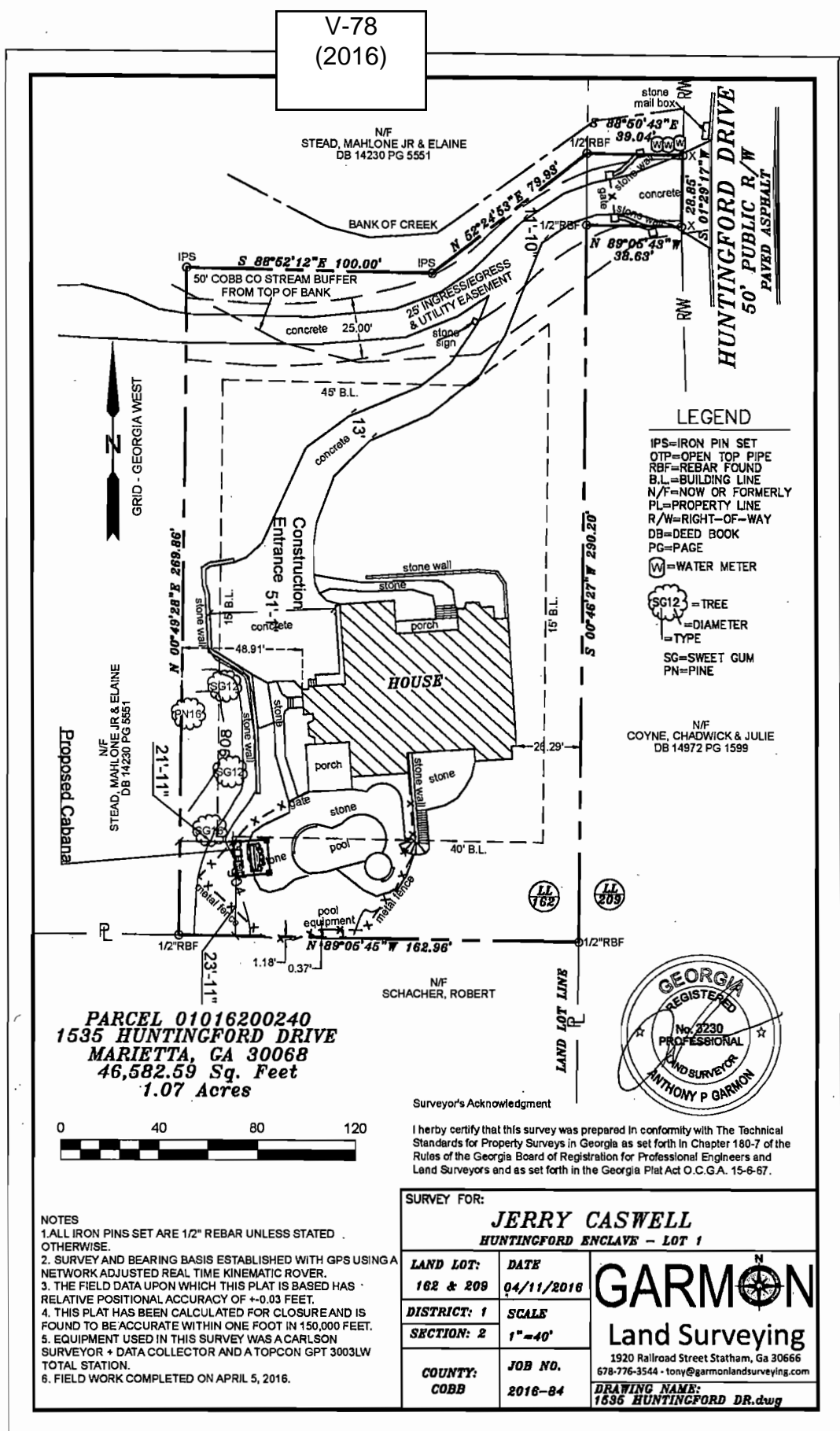
Does the property or this request need a second electrical meter? YES _____ NO ☒

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).

Need more storage, lot is small
in law moving in

List type of variance requested: Rear set Back

Existing Impervious Surface 15,777 SF
(33.89%)
Proposed Increase Impervious Surface
153 SF (.32%)
Total New Impervious Surface 15,930 SF
(34.19%)



The Caswell Residence
1535 Huntingford Drive
Marietta, Georgia

SITE OVERLAY PLAN
Date: 4-11-16
Sheet: 2 of 5
Revised:
Drawn by: AMT
Scale: 1"=40'-0"

NOTES:

Boyce Design & Contracting
3221 Bailey Road
Dacula, Georgia
770.237.0284

APPLICANT: Janet Caswell and Jerry Caswell

PHONE: 770-298-7891

REPRESENTATIVE: Alexander Tidwell

PHONE: 770-298-7891

TITLEHOLDER: Janet G. Caswell and Jerry W. Caswell

PROPERTY LOCATION: On the west side of

Huntingford Drive, south of Stoneheath Mews

(1535 Huntingford Drive).

PETITION No.: V-78

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-40

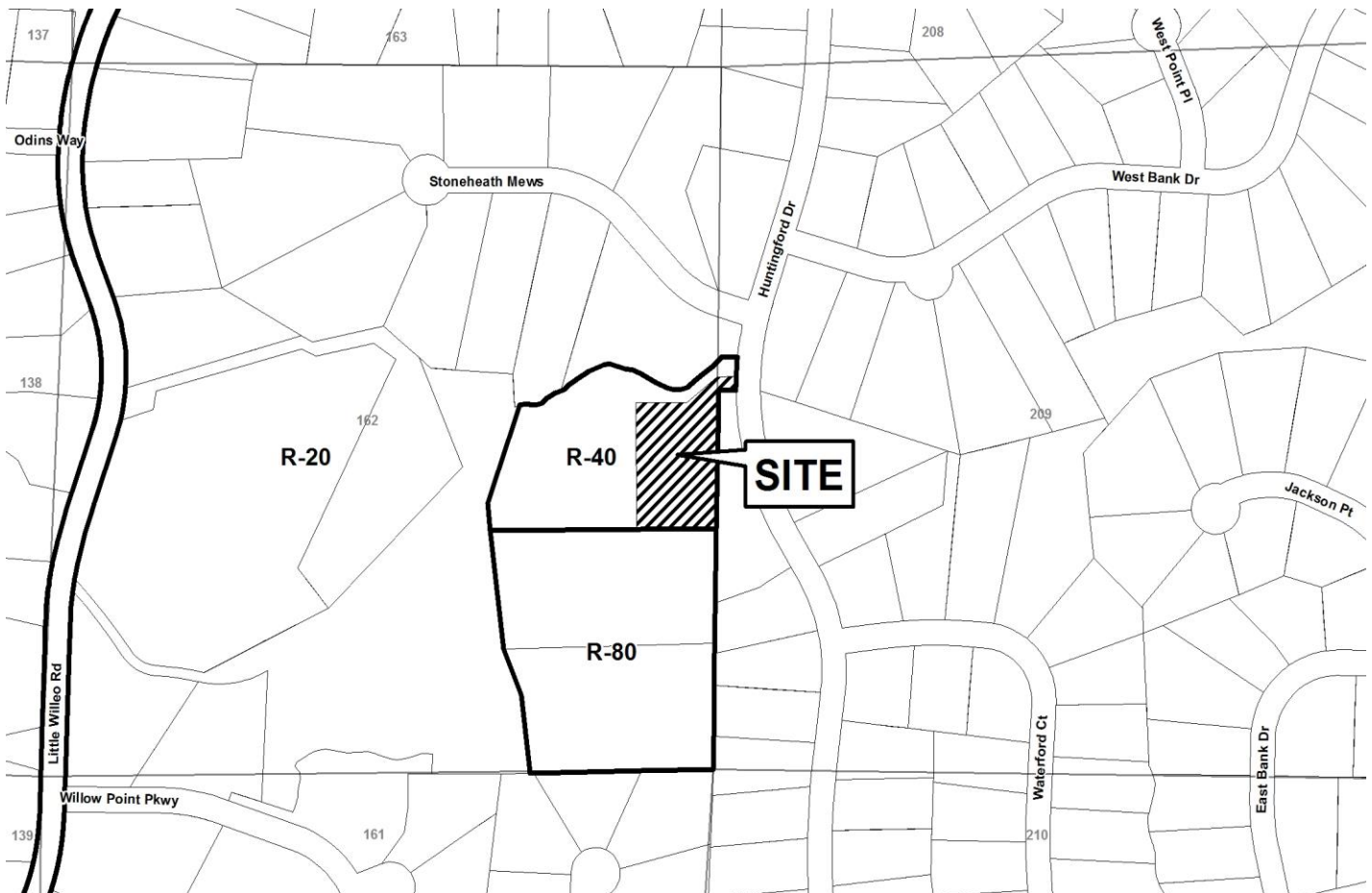
LAND LOT(S): 162, 209

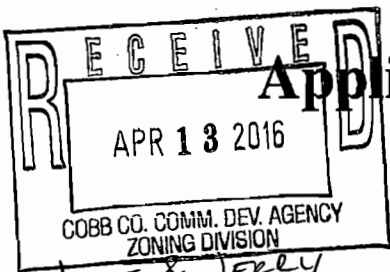
DISTRICT: 01

SIZE OF TRACT: 1.07 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 196 square foot cabana) from the required 40 feet to 23 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. 1-78
Hearing Date: 6-15-16

Applicant JANET & JERRY CASWELL Phone # 770 298 7891 E-mail ALEX@BOYLEDESIGN.COM

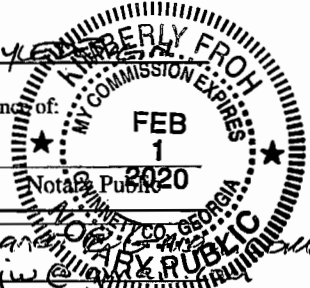
ALEXANDER TIDWELL Address 81745 BRASELTON HWY LAWRENCEVILLE GA 3004
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 298 7891 E-mail ALEX@BOYLEDESIGN.COM
(representative's signature)

My commission expires: 2-1-2020

Signed, sealed and delivered in presence of:

[Signature] [Signature]



Janet G Caswell Titleholder Jerry W Caswell Phone # 404 583 1877 E-mail CASWELLJANET@GMAIL.COM
Janet G Caswell Signature Jerry W Caswell Address: 1535 HUNTINGFORD DR, MARIETTA GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-1-2020

Signed, sealed and delivered in presence of:

[Signature] [Signature]



Present Zoning of Property R-30

Location 1535 HUNTINGFORD DRIVE MARIETTA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 162 & 209 District 9 Size of Tract 1.0697 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:

THE HOMEOWNERS WANT TO PRESERVE THE NATURAL TOPOGRAPHY, ESTABLISHED TREES, AND THE HARDSCAPE FEATURES OF THE EXISTING PROPERTY WHILE STILL ADDING VALUE TO IT IN THE FORM OF AN OPEN-AIR ALLEYSOY STRUCTURE.

List type of variance requested: TO WAIVE THE REAR SETBACK FROM THE REQUIRED 40 FEET TO 20 FEET.

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.



Call before you dig.

2. 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.
3. 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 RECOMMENDATION OF THE SURVEYOR HAVING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN THINGS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 160,067 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

V-79
(2016)

ZONING INFORMATION

COBBS COUNTY - R-30
MINIMUM LOT AREA: 30,000 SQUARE FEET
MINIMUM LOT WIDTH: 75 FEET
MAXIMUM FLOOR AREA: 1,350 SQUARE FEET
MAXIMUM LOT COVERAGE: 35 PERCENT
MAXIMUM FRONT SETBACK: 50 FEET
LOCAL FRONT SETBACK: 40 FEET
MINIMUM SIDE SETBACK: 12 FEET
MINIMUM REAR SETBACK: 40 FEET
MUST BE VERIFIED BY COBBS COUNTY PRIOR TO CONSTRUCTION.

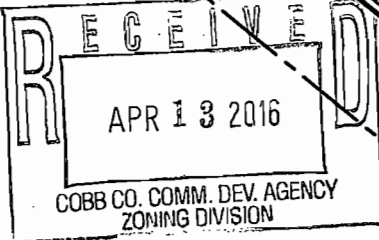
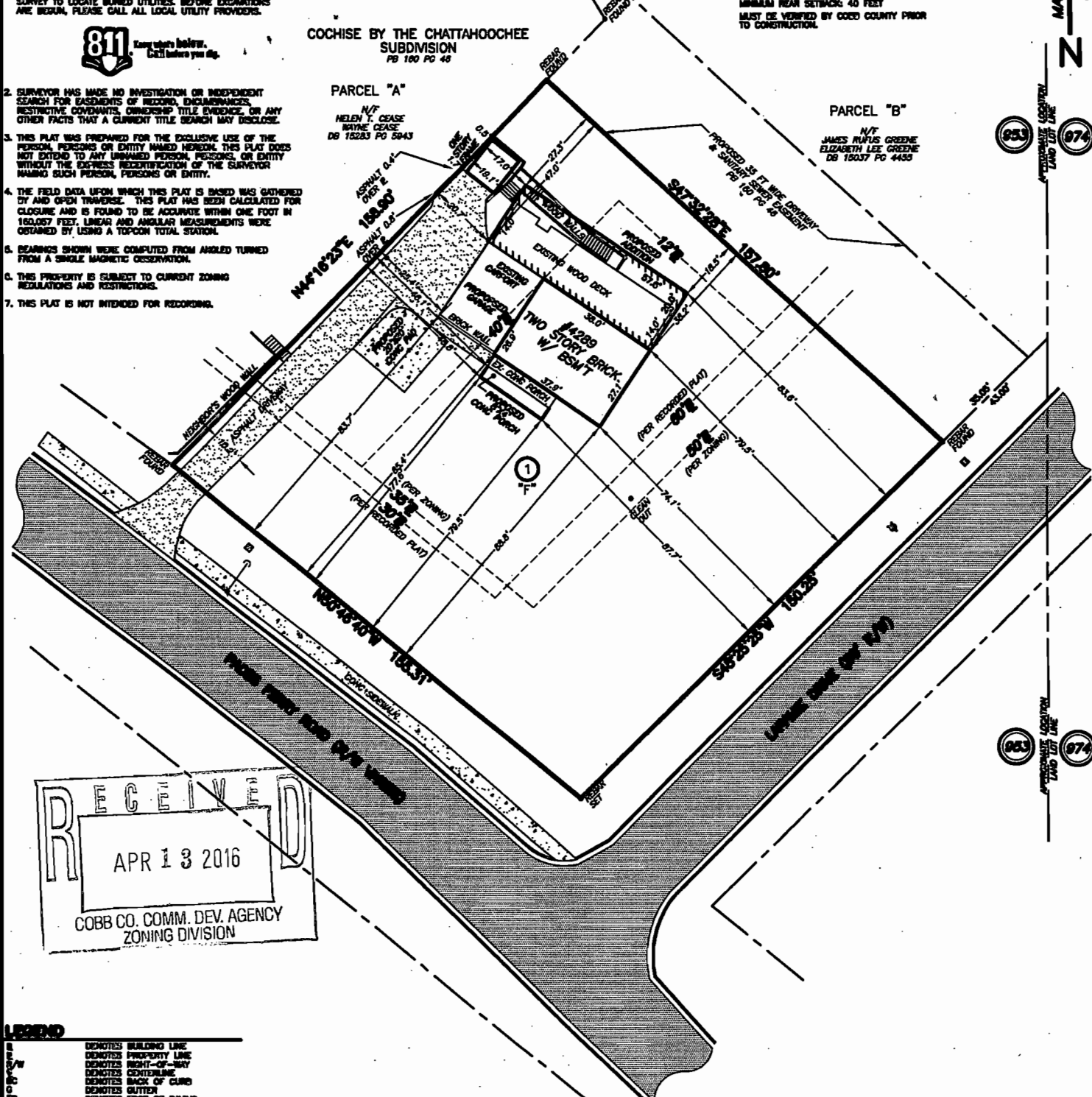
COCHISE BY THE CHATTAHOOCHEE
SUBDIVISION
PB 100 PG 48

PARCEL "A"

N/T
HELEN Y. CEASE
N/T
CEASE
DB 15223 PG 5443

PARCEL "B"

N/T
JAMES RUTIS GREENE
ELIZABETH LEE GREENE
DB 15037 PG 4430



LEGEND

—	DEMOTES BUILDING LINE
—	DEMOTES PROPERTY LINE
—	DEMOTES RIGHT-OF-WAY
—	DEMOTES CENTERLINE
—	DEMOTES BACK OF CURB
—	DEMOTES GUTTER
—	DEMOTES EDGE OF FINISH
—	DEMOTES TOP OF WALL
—	DEMOTES FENCE
—	DEMOTES REINFORCED CONCRETE PIPE
—	DEMOTES CORRUGATED METAL PIPE
—	DEMOTES POWER POLE
—	DEMOTES LIGHT POLE
—	DEMOTES GUY WIRE
—	DEMOTES POWER LINE
—	DEMOTES POWER METER
—	DEMOTES POWER BOX
—	DEMOTES AIR CONDITION
—	DEMOTES TELEPHONE BOX
—	DEMOTES GAS METER
—	DEMOTES GAS VALVE
—	DEMOTES CABLE BOX
—	DEMOTES WATER METER
—	DEMOTES WATER VALVE
—	DEMOTES FIRE HYDRANT
—	DEMOTES MONITORING WELL
—	DEMOTES HEADWALL
—	DEMOTES JUNCTION BOX
—	DEMOTES DROP INLET
—	DEMOTES SANITARY SEWER LINE
—	DEMOTES SANITARY SEWER MANHOLE
—	DEMOTES CLEAN OUT

REFERENCE MATERIAL

1. OUTLAIN DEED IN FAVOR OF JOSEPH A. PERGOLA AND SUSAN J. PERGOLA DEED BOOK 14755 PAGE 1120 COBBS COUNTY, GEORGIA RECORDS



No.	Revision	Date
1	REVISE ZONING & ADD DIMENSIONS	4-11-16
2	ADDED PROPOSED GARAGE & CONC. PORCH	4-12-16
3	ADDED 20'x20' CONC. PAD AND DIMENSIONS	4-12-16

McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3325
Certificate of Authorization RLS000782

This property is being located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.



Michael R. Nolan
Georgia RLS 42246
Member SACSOG
JOB#241843

TOTAL AREA= 0.554± ACRES
OR 24,130± SQ.FT.

4280 PAGES FERRY ROAD
ATLANTA, GEORGIA

SURVEY FOR
JOSEPH A. PERGOLA
SUSAN J. PERGOLA

Part of Lot 1, BLOCK "F"
COCHISE BY THE CHATTAHOOCHEE

LAND LOT 843
DISTRICT 17TH. 2ND SECTION
COBBS COUNTY
GEORGIA

PLAT PREPARED: 4-11-16
FIELD: 4-8-16 SCALE: 1"=20'

MAGNETIC

N

953

974

953

974

APPLICANT: Joseph A. Pergola and Susan J. Pergola

PHONE: 404-557-5030

REPRESENTATIVE: Joseph Pergola and Susan Pergola

PHONE: 404-557-5030

TITLEHOLDER: Joseph Anthony Pergola and Susan June Pergola, as Trustees of the Joseph Anthony Pergola and Susan June Pergola Revocable Trust

PROPERTY LOCATION: On the northwest corner

of Laramie Drive and Paces Ferry Road

(4289 Paces Ferry Road).

PETITION No.: V-79

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-30

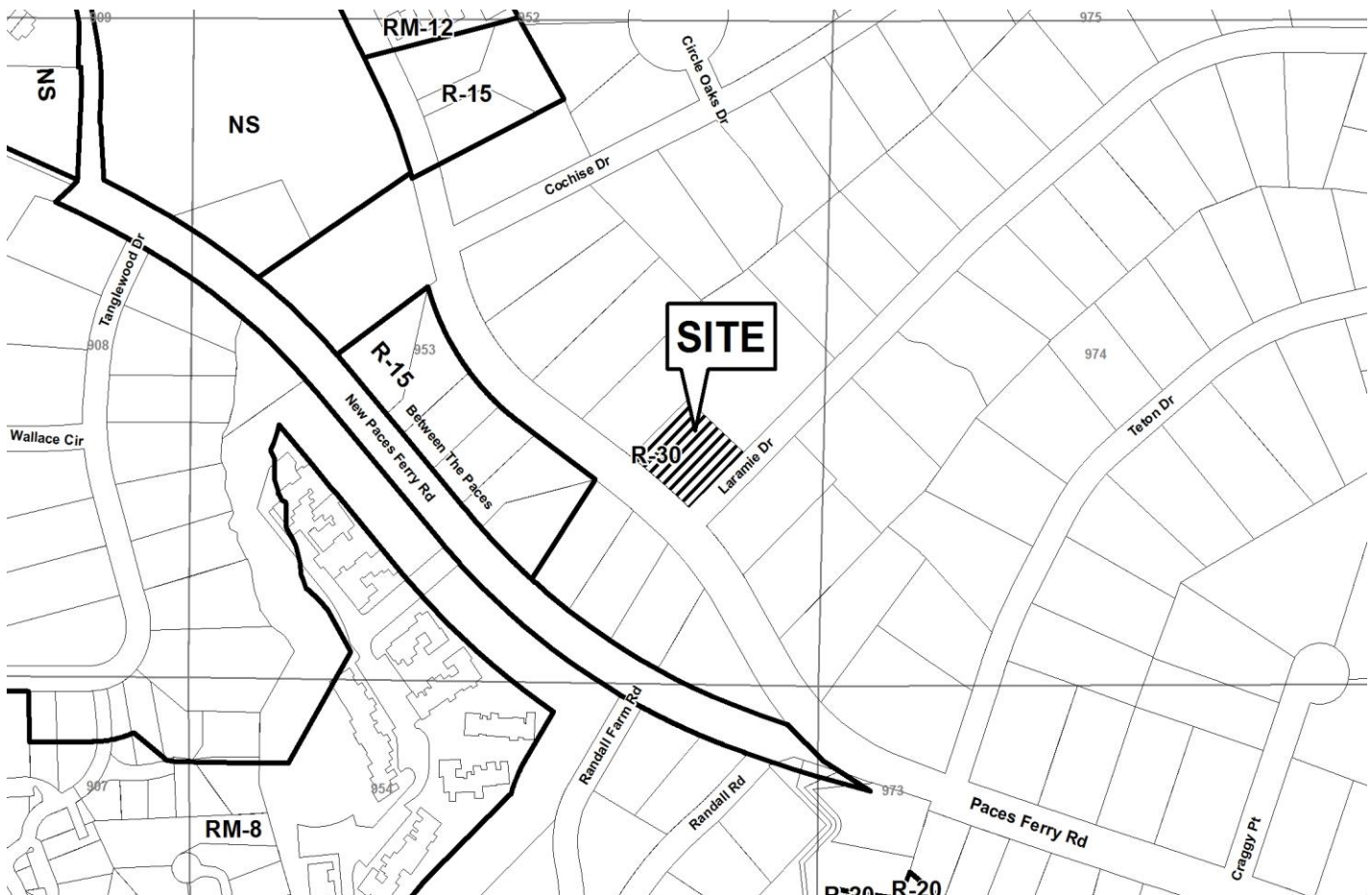
LAND LOT(S): 953

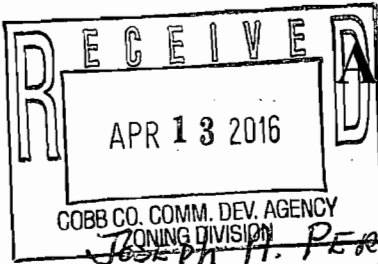
DISTRICT: 17

SIZE OF TRACT: 0.55 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 40 feet to 17 feet; 2) waive the rear setback for an accessory structure under 144 square feet (approximately 120 square foot one story frame shed) from the required 5 feet to 0.5 feet; and 3) allow an accessory structure (approximately 120 square foot one story frame shed) to the side of the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. v-79
Hearing Date: 6-15-16

Applicant SUSAN J. PERGOLA Phone # 404 557-5030 E-mail JPERGO@CHARTER.NET

JOSEPH PERGOLA SUSAN PERGOLA Address 4289 PACES FERRY ROAD ATLANTA, GA. 30339
(representative's name, printed) (street, city, state and zip code)

Joseph Pergola / Susan Pergola Phone # 404 557-5030 E-mail JPERGO@CHARTER.NET
(representative's signature)

Leonard Butts Jr.
NOTARY PUBLIC

My commission expires: 6-10-2016

Cobb County, GA

My Comm. Expires June 10, 2016

Notary Public

Titleholder JOSEPH ANTHONY PERGOLA Phone # 404 557-5030 E-mail JPERGO@CHARTER.NET

Signature JOSEPH PERGOLA / SUSAN PERGOLA Address: 4289 PACES FERRY ROAD ATLANTA, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Leonard Butts Jr.
NOTARY PUBLIC

My commission expires: 6-10-2016

Cobb County, GA

My Comm. Expires June 10, 2016

Notary Public

Present Zoning of Property R-30

Location 4289 PACES FERRY ROAD ATLANTA, GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0953 District 17 Size of Tract _____ Acre(s) _____

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

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

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:

SINCE THE HOME IS ON A SEPTIC SYSTEM, BEFORE I COULD FILE FOR A BUILDING PERMIT I HAD TO INSTALL A NEW SYSTEM COSTING ME \$11,000. SEE LETTER FROM DEPT OF HEALTH ATTACHED. I WOULD ALSO LIKE TO REBUILD MY CARPORT INTO A GARAGE TO CLOSE IN. WE WERE BULLIED BY THEM BECAUSE THEY KNEW WE ARE NOT HOME.

List type of variance requested: REDUCTION OF REAR CORNER LOT SET-BACK. THE SIZE OF THIS LOT WAS MODIFIED WHEN THE ORIGINAL OWNER DIVIDED UP THE PROPERTY HE OWNED DIRECTLY TO MY RIGHT (4295 PACES FERRY RD) & (3163 LARAMIE). BY DOING SO HE LEFT BEHIND MY HOME.
IMMEDIATELY PUT THE HOME OUT OF COMPLIANCE FOR THE REAR SET-BACK.

Revised: 03-23-2016

SINCE ON A CORNER LOT THE SHORTEST PART OF ROAD FRONTAGE (LARAMIE IS THE FRONT) THAN THE REAR BECOMES 4295 PACES FERRY RD. SO SINCE THE ORIGINAL HOME (MY HOME) COULDN'T BE MOVED IT IS TOO CLOSE TO THE REAR SET BACK. AFFECTED BY THIS IS A PROPOSED ADDITION OVER CURRENT WOOD DECK & REPLACE CARPORT WITH GARAGE ON SAME FOOTPRINT.

APPLICANT: Vertical Realty, LLC

PHONE: 678-720-9884

REPRESENTATIVE: Daron G. Pair

PHONE: 678-720-9884

TITLEHOLDER: Vertical Realty, LLC

PROPERTY LOCATION: On the west side of

George Busbee Parkway, north of Town Center Drive and
east of Interstate 75

(2801 George Busbee Parkway).

PETITION No.: V-80

DATE OF HEARING: 06-15-2016

PRESENT ZONING: GC

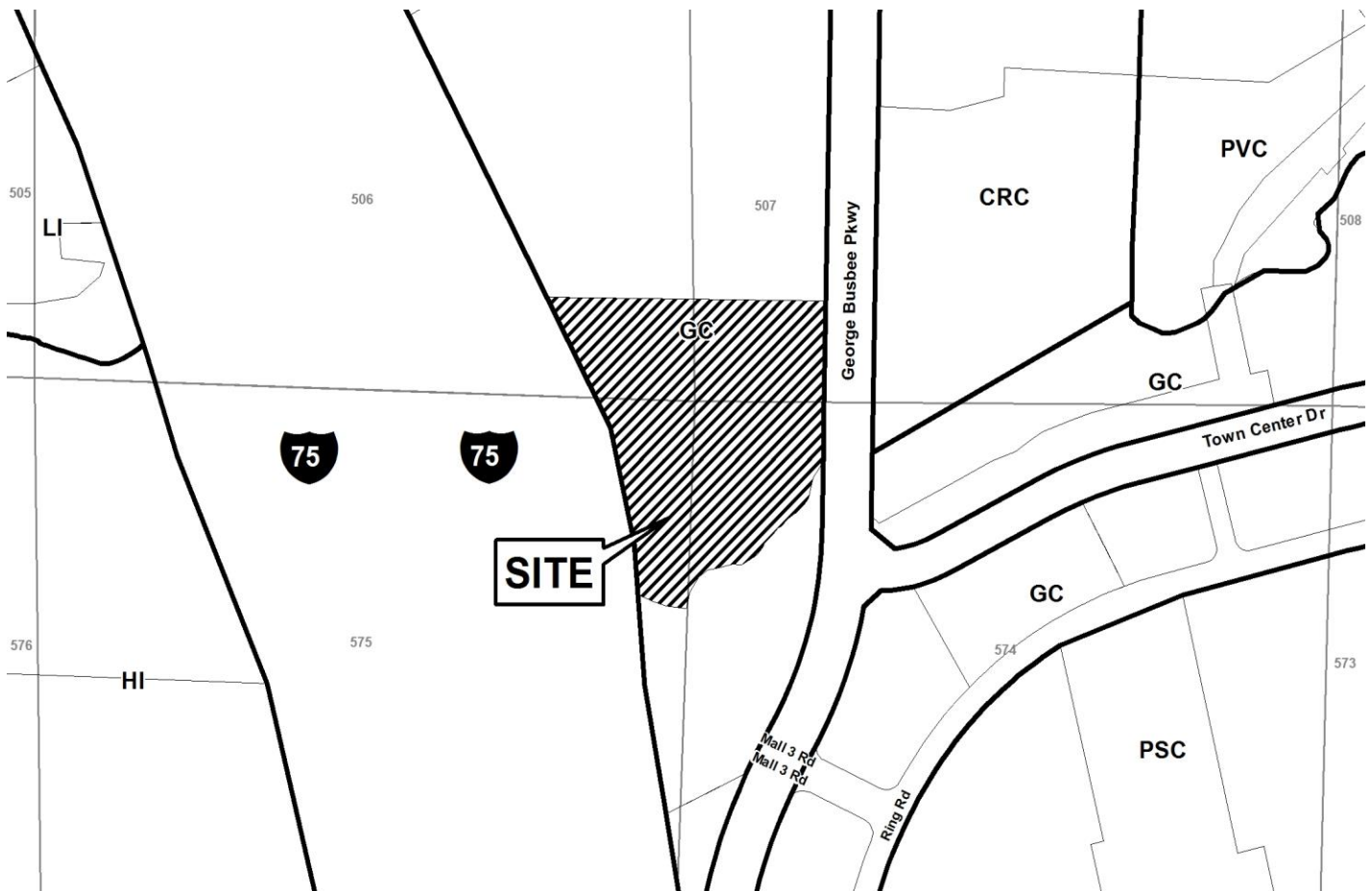
LAND LOT(S): 506, 507, 574, 575

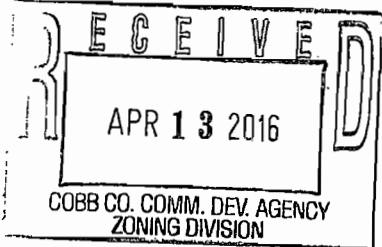
DISTRICT: 16

SIZE OF TRACT: 4.66 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the maximum wall sign area from the allowable 366.94 square feet to 652.65
square feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-80

Hearing Date: 6-15-16

Applicant Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Daron G. Pair

(representative's name, printed)

Address 3701 Presidential Pkwy, Atlanta, GA 30340
(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 678-720-9884

E-mail dpair@ssclimbing.com

My commission expires: 7/25/16

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Vertical Realty, LLC Phone # 678-720-9884 E-mail dpair@ssclimbing.com

Signature [Signature]

(attach additional signatures, if needed)

Address 3701 Presidential Pkwy, Atlanta, GA 30340
(street, city, state and zip code)

My commission expires: 7/25/16

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property General Commercial

Location 2801 George Busbee Pkwy, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 506, 507, 574, 575 District 16th Size of Tract 4.898 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

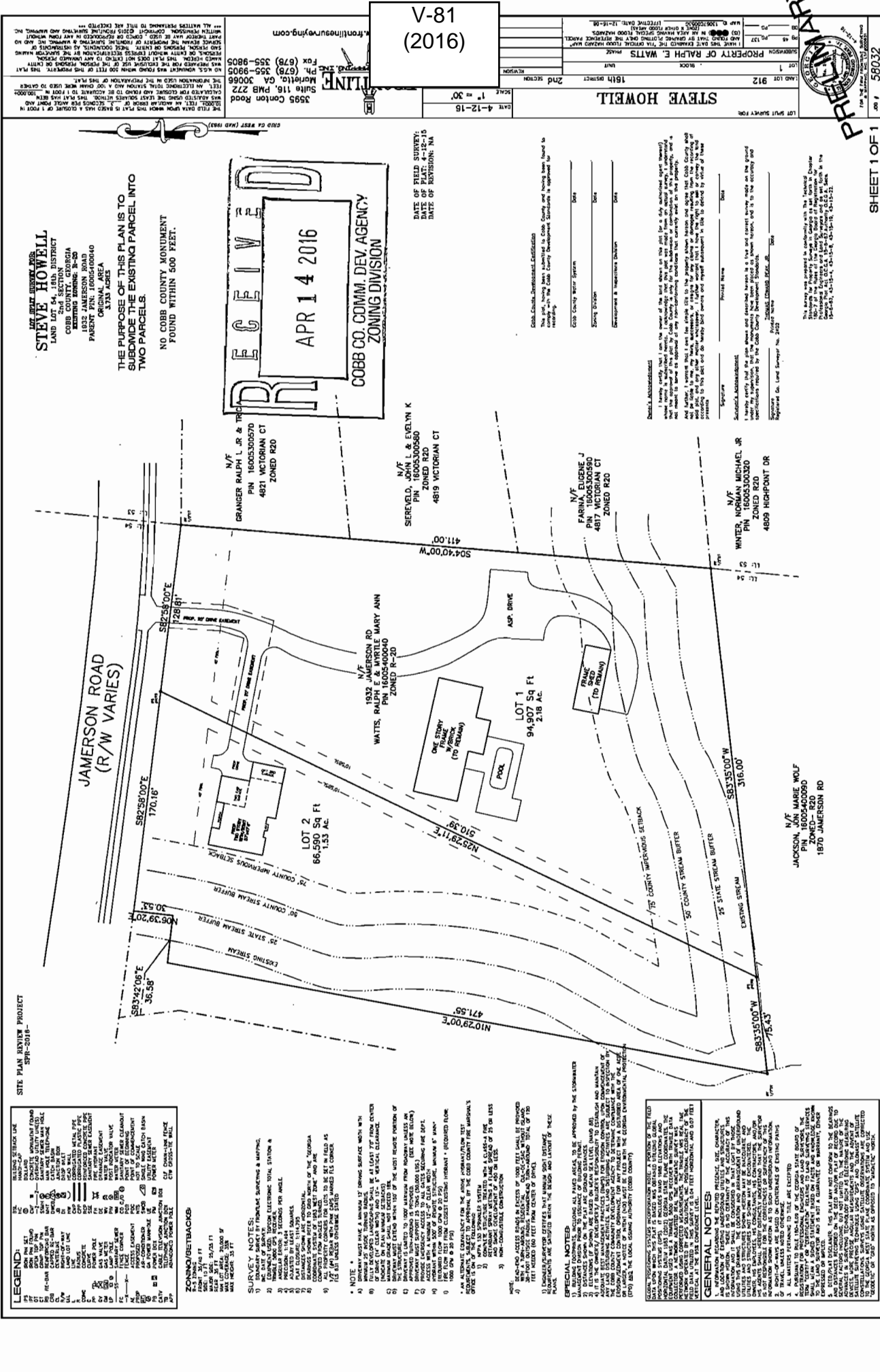
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

The sign is compliant with code on building, but building has a triangle cutout on front of building which makes the sign non-conforming. We cannot modify front of building.

List type of variance requested: Sign to be mounted on front of building.
Sign Variance.

V-80
(2016)
Exhibit





APPLICANT: Myrtle Watts

PHONE: 678-409-7091

REPRESENTATIVE: Bobby S. Howell

PHONE: 678-409-7091

TITLEHOLDER: Myrtle Mary Ann Watts

PROPERTY LOCATION: On the south side of
Jamerson Road, east of Jett Road
(1932 Jamerson Road).

PETITION No.: V-81

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-20

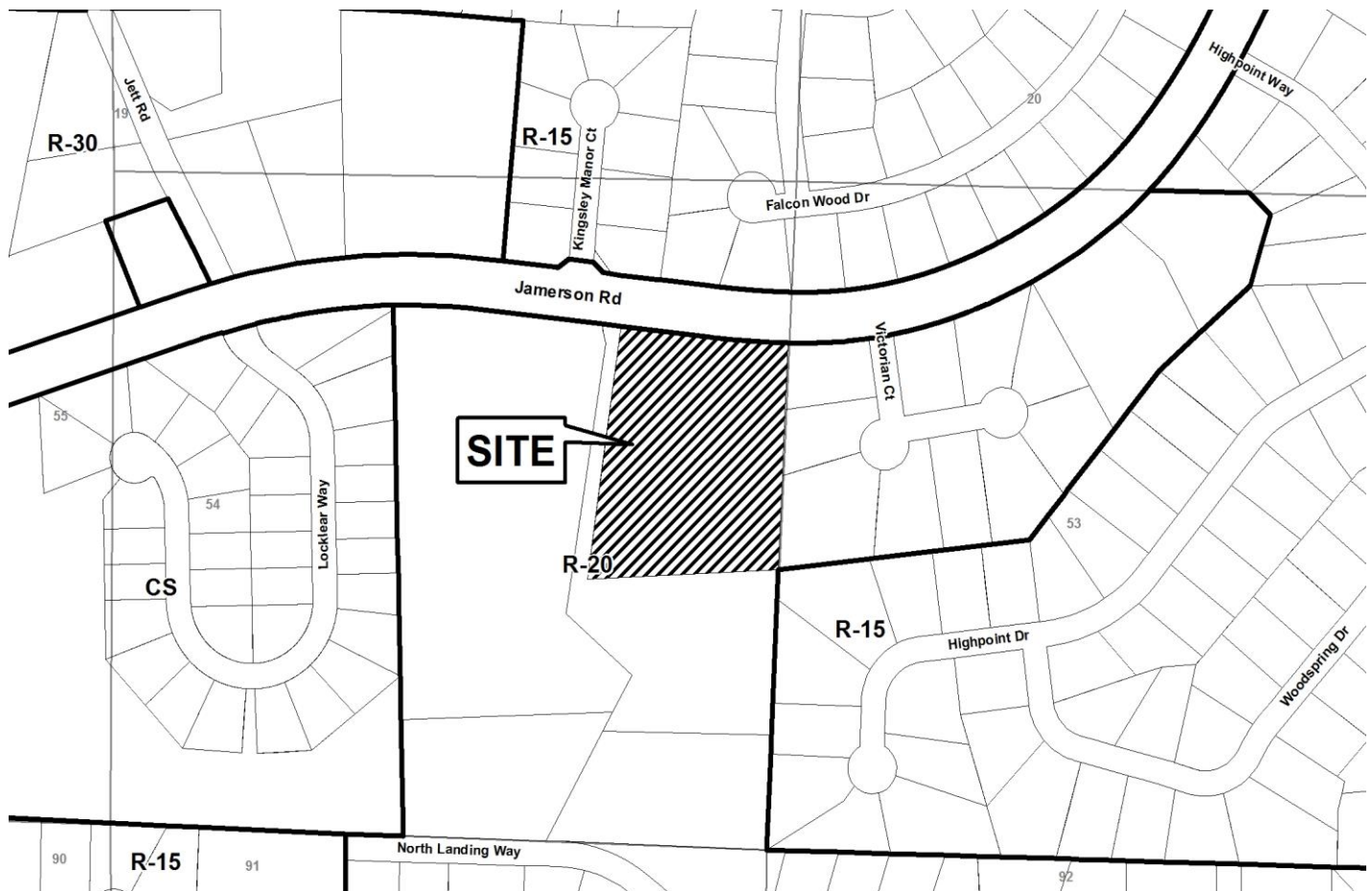
LAND LOT(S): 54

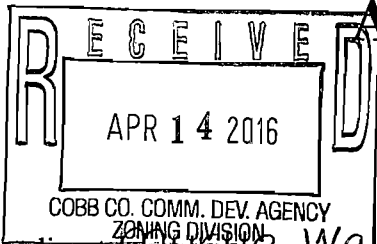
DISTRICT: 16

SIZE OF TRACT: 3.71 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (approximately 1,000 square foot frame shed) from the required 100 feet to 65 feet adjacent to the eastern side and to 80 feet to the rear.





Application for Variance Cobb County

(type or print clearly)

Application No. V-81
Hearing Date: 6-15-16

Applicant Myrtle Watts Phone # 678-409-7091 E-mail Thowell3353@aol.com
Bobby S Howell Address 1932 Jamerson Rd Marietta Ga 30066
(representative's name, printed) (street, city, state and zip code)
B S Howell Phone # 678-409-7091 E-mail Thowell3353@aol.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: April 23, 2018

General P. Byrd
Notary Public

Titleholder Myrtle Watts Phone # 770-926-4874 E-mail Thowell3353@aol.com
Signature Myrtle Watts Address: 1932 Jamerson Rd Marietta Ga 30066
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: April 23, 2018

General P. Byrd
Notary Public

Present Zoning of Property R 20

Location 1932 Jamerson Rd Marietta
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 54 District 116th 2nd Sect Size of Tract 3.733 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 3.733 Shape of Property Sq 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:

Wall For Storage Building is Here, want To split Prop.
And Build House And Repair Storage Building And
Aid Room on Top.

List type of variance requested: Change Set Backs

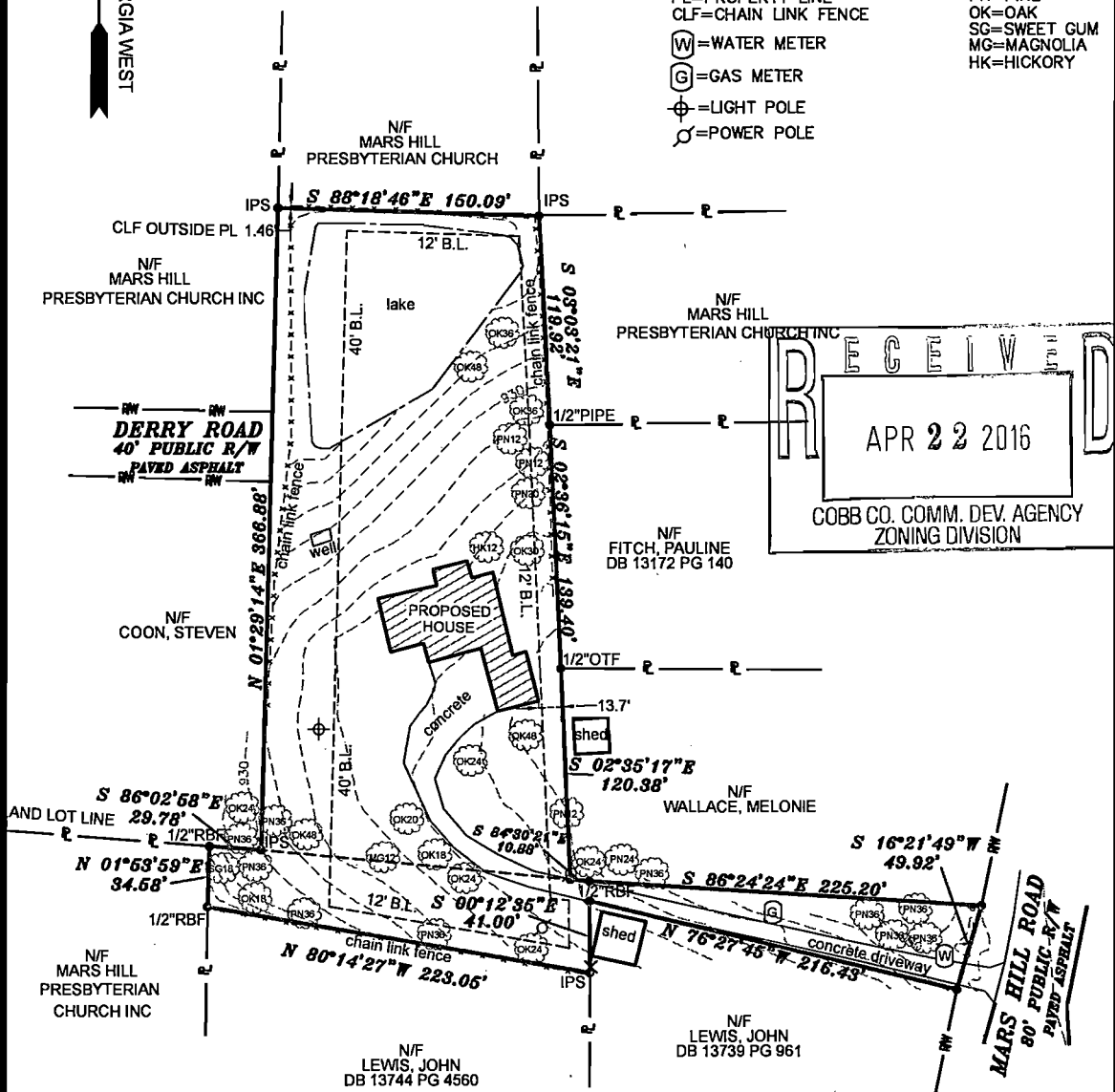
GRID - GEORGIA WEST
N

V-82
(2016)

LEGEND

N/F=NOW OR FORMERLY
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PG=PAGE
OTF=OPEN TOP FOUND
RBF=REBAR FOUND
PL=PROPERTY LINE
CLF=CHAIN LINK FENCE
W=WATER METER
G=GAS METER
⊕=LIGHT POLE
⊙=POWER POLE

OK24=TREE
=DIAMETER
=TYPE
PN=PINE
OK=OAK
SG=SWEET GUM
MG=MAGNOLIA
HK=HICKORY

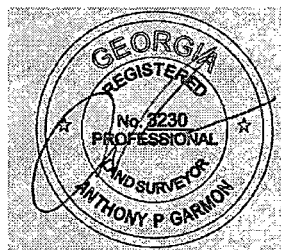


PARCEL 20010900180
3303 MARS HILL ROAD
ACWORTH, GA 30101
77,481.92 Sq. Feet
1.78 Acres

0 80 160 240

NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + DATA COLLECTOR AND A TOPCON GPT 3003LW TOTAL STATION.
6. FIELD WORK COMPLETED ON NOVEMBER 24, 2015.



Surveyor's Acknowledgment

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

SURVEY FOR:

MARS HILL PRESBYTERIAN CHURCH INC

LAND LOT:	DATE
109 & 120	12/04/2015
DISTRICT: 20	SCALE
SECTION: 2	1"=80'
COUNTY:	JOB NO.
COBB	2015-243

GARMON
Land Surveying
1920 Railroad Street, Statham, Ga 30666
678-776-3544 - tony@garmonlandsurveying.com
DRAWING NAME:
3303 MARS HILL RD.dwg

APPLICANT: Stonehaven Capital, LLC

PHONE: 770-527-4046

REPRESENTATIVE: Mike McMahan

PHONE: 770-527-4046

TITLEHOLDER: Stonehaven Capital, LLC

PROPERTY LOCATION: On the west side of Mars Hill Road, north of Mars Hill Church Road, and at the eastern terminus of Derry Road (3303 Mars Hill Road).

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 12 feet.

PETITION No.: V-82

DATE OF HEARING: 06-15-2016

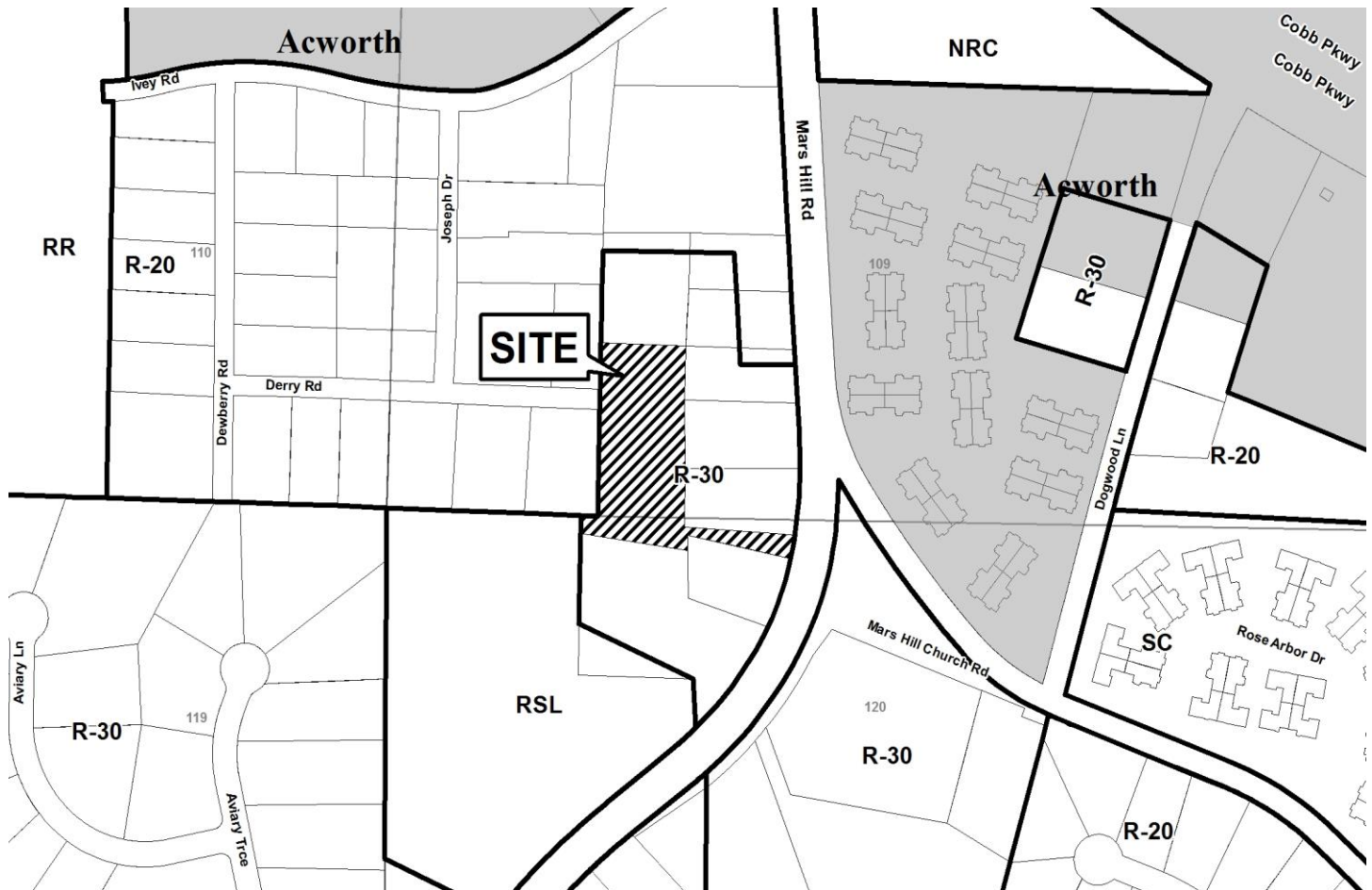
PRESENT ZONING: R-30

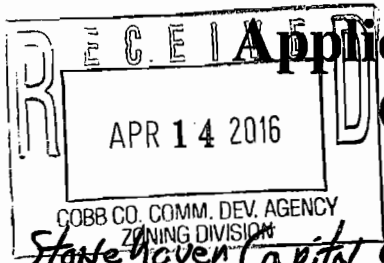
LAND LOT(S): 109, 120

DISTRICT: 20

SIZE OF TRACT: 1.78 acres

COMMISSION DISTRICT: 1





Application for Variance Cobb County

(type or print clearly)

Application No. K-82
Hearing Date: 10-15-16

Applicant Stone Haven Capital, LLC Phone # 770 527 4046 E-mail MIKE@pauldingconstruction.com
MIKE McMahon Address 3104 Creekside Village Dr, Ste 507 Kennesaw 30144
(representative's name, printed) (street, city, state and zip code)
Mike McMahon Phone # 770 527-4046 E-mail MIKE@pauldingconstruction.com
(representative's signature)

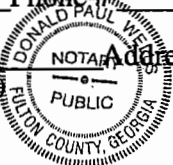


My Commission Expires
March 24, 2017

Signed, sealed and delivered in presence of:

Donald Paul Wells
Notary Public

Titleholder Stone Haven Capital Phone # 770 527 4046 E-mail same
Signature Mike McMahon Address: 3104 Creekside Village Dr #507 Kennesaw 30144
(attach additional signatures, if needed) (street, city, state and zip code)
My commission expires: _____ My Commission Expires March 24, 2017
Signed, sealed and delivered in presence of:
Donald Paul Wells
Notary Public



Present Zoning of Property R-30
Location 3303 Moss Hill Rd NW Acworth 30101
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 109 & 120 District 20th Size of Tract 1.78 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:

see Exhibit "A"

List type of variance requested: frontage setback

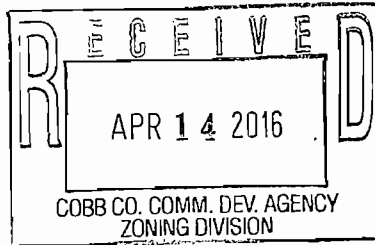
Waive front setback from 40' to 12' as was existing house.

V-82
(2016)
Exhibit

Exhibit "A"

In order to rebuild a new home on the 1.7 acres, I need a zoning variance based on an incorrect assumption made by my surveyor as to the front setback line (should have been 50'). The new home we are wanting to build will be over 250' from Mars Hill Road and additionally will be further away from the adjoining property owned by Ms. Wallace than was the house which was just torn down by demo permit issued. Ms. Wallace's home fronts Mars Hill Road and she has signed our consent form.

Without this variance, the property is not a buildable lot and is basically worthless (at least to me). Thanks for consideration of this request.



APPLICANT: Rodney R. McColloch

PHONE: 770-429-1499

REPRESENTATIVE: J. Kevin Moore

PHONE: 770-429-1499

TITLEHOLDER: Rodney Rex McColloch and Amy
Christine Moore McColloch

PROPERTY LOCATION: At the southern terminus
of Rocky Falls Court, south of Valley Hill Road
(2102 Rocky Falls Court).

PETITION No.: V-83

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-30

LAND LOT(S): 181

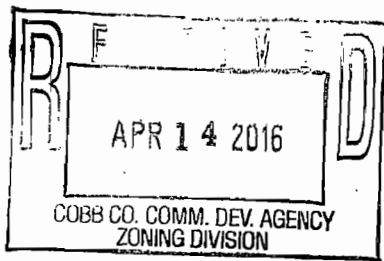
DISTRICT: 20

SIZE OF TRACT: 1.42 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (proposed 730 square foot pool house) from the required 100 feet to 20 feet adjacent to the eastern side and to 10 feet adjacent to the southern side; and 2) allow a second electrical meter on the lot.





Application for Variance Cobb County

(type or print clearly)

Application No. V-83 (2016)
Hearing Date: 06/15/2016

Applicant Rodney R. McColloch Phone # (770) 429-1499 E-mail rodney@mijs.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

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

Amy Christine Moore McColloch and
Titleholder Rodney Rex McColloch Phone # (770) 429-1499 E-mail rodney@mijs.com
Signature See Attached Exhibit "A" Address: 2102 Rocky Falls Court, N.W.
(attach additional signatures, if needed) (street, city, state and zip code) Kennesaw, GA 30152

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location 2102 Rocky Falls Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 181 District 20th Size of Tract 1.417 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

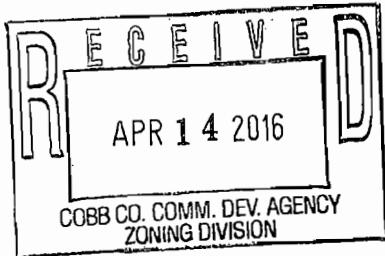
Does the property or this request need a second electrical meter? YES X NO _____

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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Reduction of required one hundred (100) foot setback for an accessory structure exceeding 650 square feet to ten (10) feet.
(See § 134-196(12)(a)).

V-83
(2016)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 83 (2016)
Hearing Date: June 15, 2016

Applicant:
Titleholders:

Rodney R. McColloch
Amy Christine Moore McColloch and
Rodney Rex McColloch



Amy Christine Moore McColloch

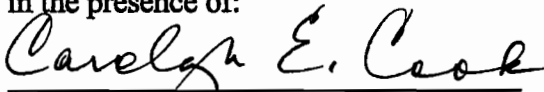


Rodney Rex McColloch

Address: 2102 Rocky Falls Court, N.W.
Kennesaw, Georgia 30152

Telephone No.: (770) 429-1499

Signed, sealed, and delivered
in the presence of:



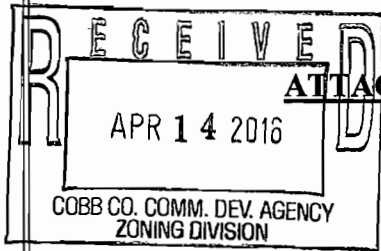
Carolyn E. Cook

Notary Public

Commission Expires: January 10, 2019

(Notary Seal)





V-83
(2016)
Exhibit

ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-83 (2016)
Hearing Date: June 15, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR VARIANCE

COMES NOW, Applicant and one of the Property Owners, RODNEY R. McCOLLOCH (hereinafter referred to as "Applicant"), and the remaining Property Owner, AMY CHRISTINE MOORE McCOLLOCH (hereinafter collectively referred to as "Property Owners"), and assert the following:

1.

By Application for Variance dated and filed April 14, 2016, Applicant and Property Owners applied for a variance as to the requirements of the Cobb County Zoning Ordinance and seek a variance from said Ordinance which requires a one hundred (100) foot setback for an accessory structure exceeding 650 square feet upon property zoned to the R-30 zoning classification (hereinafter referred to as the "Setback Ordinance").

2.

The Zoning and Planning Ordinance of Cobb County was established by the governing authority of Cobb County, Georgia, under and pursuant to Ga. Laws 1956, p. 2006, as amended, being hereinafter referred to as the "Zoning and Planning Ordinance of Cobb County" or in the alternative the "Ordinance."

3.

By Application for Variance, Applicant and Property Owners applied for a variance specifically as to certain real property lying and being in Cobb County, Georgia, a

more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Subject Property" or "Property").

4.

The Application for Variance seeks a reduction of the zoning requirement under the Setback Ordinance as applied to the Subject Property.

5.

There is no question but that enforcement of the Setback Ordinance would create an unnecessary hardship in that same would deny a reasonable and economic use of the Property while causing no substantial detriment to the public good nor would it impair the intent of the Setback Ordinance. The Application for Variance does not seek a use of the Property which is prohibited by any ordinance or resolution.

6.

The Zoning and Planning Ordinance of Cobb County and the Code of Cobb County are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Said Ordinances, as they presently exist, violate the Applicant's and Property Owners' rights to unfettered use of their Property in that a refusal to grant the requested variance from said Ordinances would result in unwarranted loss of reasonable residential use. Further, said Ordinances do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore

confiscatory and void as applied to the Property. Further, said Ordinances are unconstitutional in that same are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant and Property Owners.

7.

The Zoning and Planning Ordinance of Cobb County and Code of Cobb County are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Application for Variance also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 14th day of April, 2016.

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. KEVIN MOORE

Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

JOB NUMBER: 15--04925

LEGEND

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

RECEIVED
APR 14 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

**INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREIN. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THE USER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTED THE PRESENCE OF THE FOLLOWING UTILITIES AND STRUCTURES: 1.0\"/>

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 16,000+ FEET, AN ANGULAR ERROR OF 03\"/>**

APPLICANT: Brandon Flanagan

PETITION No.: V-84

PHONE: 770-843-4475

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Sherre Mann

PRESENT ZONING: R-20

PHONE: 404-358-6228

LAND LOT(S): 316

TITLEHOLDER: Brandon Flanagan

DISTRICT: 20

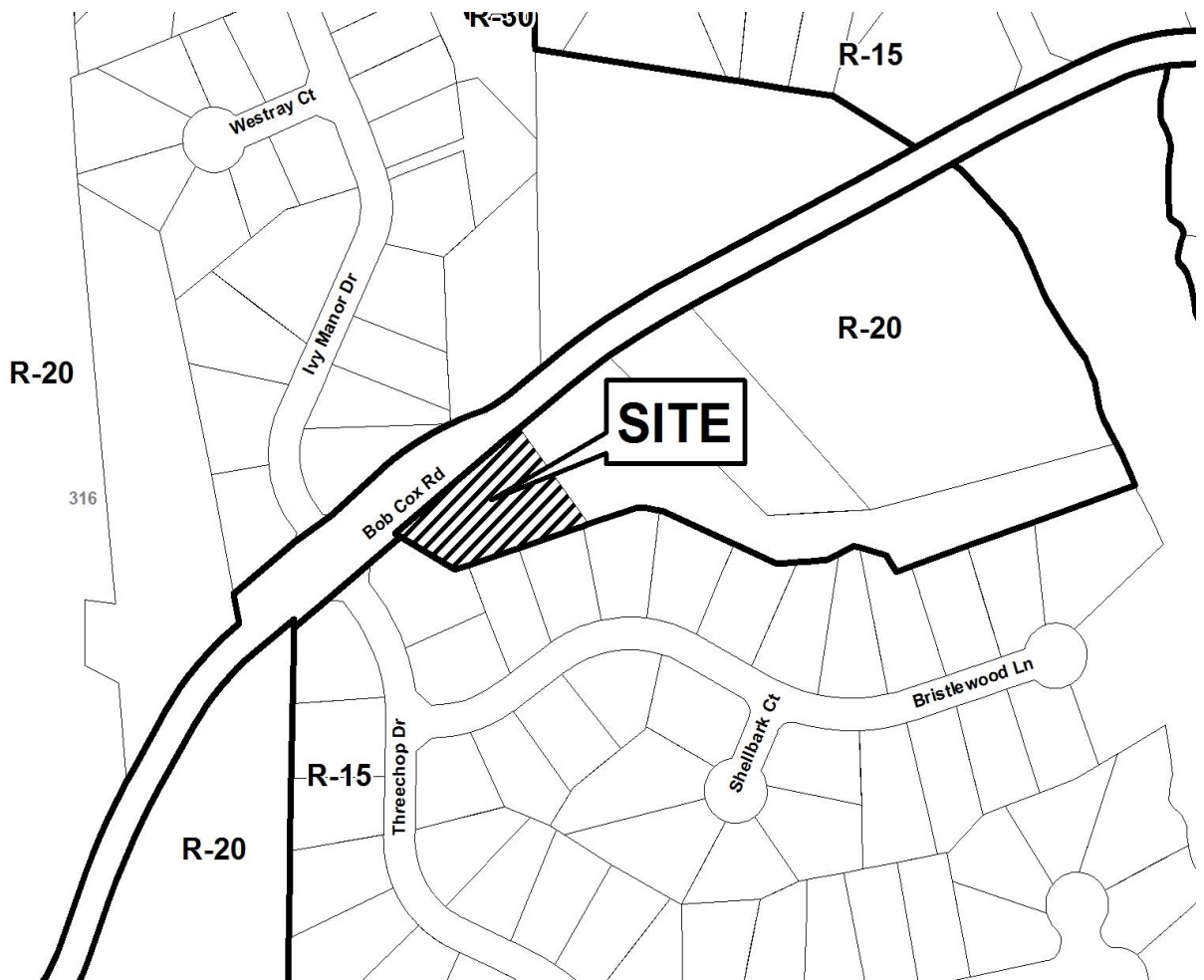
PROPERTY LOCATION: On the southeast side of
Bob Cox Road, north of Threechop Drive

SIZE OF TRACT: 0.58 acres

(3025 Bob Cox Road).

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 40 feet to 25 feet; and 2) waive the side setback for an accessory structure under 650 square feet (proposed 528 square foot two car garage) from the required 10 feet to one (1) foot adjacent to the eastern side.





Application for Variance Cobb County

(type or print clearly)

Application No. V-84

Hearing Date: 6-15-16

Applicant Brandon Flanagan

Phone # 770-843-4475

E-mail URPLUMB Doctor@yahoo.com

Sherree Mann

(representative's name, printed)

Address 1091 Eastview Circle, Conyers, Ga. 30012

(street, city, state and zip code)

Phone # 404-358-6228

E-mail mmda

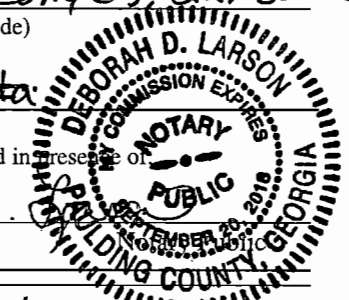
(representative's signature)

mmdarchitecture@gmail.com

Signed, sealed and delivered in presence of

My commission expires: September 20, 2018

Deborah D.



Titleholder Brandon Flanagan

Phone # 770-843-4475

E-mail URPLUMB Doctor@yahoo.com

Signature [Signature]

(attach additional signatures, if needed)

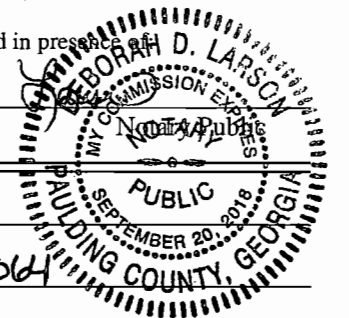
Address: 3025 Bob Cox Rd. Marietta 30064

(street, city, state and zip code)

Signed, sealed and delivered in presence of

My commission expires: September 20, 2018

Deborah D.



Present Zoning of Property R-20

Location 3025 Bob Cox Rd NW, Marietta, Ga 30064

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

Land Lot(s) 316 District 20th Section 2 Size of Tract .58 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.

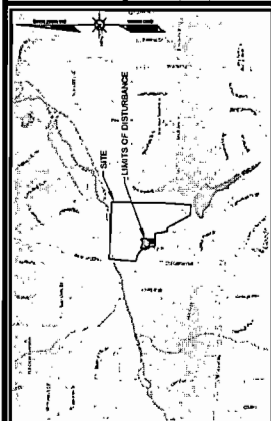
Size of Property _____ Shape of Property _____ Topography of Property ☒ Other _____

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:

Hardships include overflow of retention pond in adjacent subdivision "Woodington Subdivision"

List type of variance requested: WAIVE SET BACKS FOR 912 SQ.FT OF STRUCTURE



SITE LAYOUT NOTES

FOR SITE LAYOUT NOTES SEE GENERAL NOTES AND LEGEND SHEET C2.0

COBB COUNTY NOTES

THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL A.

THE COBBS COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT. EACH SPACE FOR MOTOR VEHICLE PARKING, INCLUDING THE SPACE FOR THE TRAILER, SHALL BE CONSIDERED AN INDIVIDUAL SPACE AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ACT.

NO ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

ANY SIGNS TO BE PERMITTED THROUGH COBBS COUNTY CODE SHALL BE PERMITTED THROUGH THE ZONING DIVISION. ANY SIGNS THAT ARE ALSO BE SHOWN ON ALL COMMERCIAL SIGNS, THE LOCATION OF DISSEMINATION SIGNS MUST ALSO BE SHOWN ON THE PLANS.

ROADWAY SIGNAGE AND MARKING PLAN IS REQUIRED, INCLUDING STOP SIGNS AND CROSSWALKS. ALL STRIPING TO BE THERMOPLASTIC.

ROADWAY AND DRIVEWAY CROSSINGS ARE TO BE DORIZED AND CARED. DRIVEWAY CROSSINGS ARE TO BE REPAVED AND PERMITTED BY CDD. (UNITY DIVISION, 7024-93-18)

SITE DATA

CURRENT ZONING: RS-10
TOTAL SITE AREA: 70.210 ACRES
TOTAL DISTURBED AREA: 0.51 ACRES
TOTAL BUILDING AREA: 3,696 SQFT
NEEDING CALCULATION
RECORDING SPACES PER CDBG CODE ZONING FOR CHURCH USE:
18 (1 SPACE/SEAT)
PROPOSED PARKING SPACES:
18 (INCLUDING 1 WC)
THERE ARE NO GENETICS ON SITE
THERE ARE NO GENETICS ON SITE
AREA OF 103,574 SLOPES MIN ON SITE: 12.4 ACRES

PARKING SPACE STANDARDS

STANDARD SPACE 8" WIDE x 19.0" DEEP (171 SF/AN.)

COBB COUNTY TREE PRESERVATION AND REPLACEMENT NOTE

NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS OR POWER TRANSFORMERS WILL BE PLACED IN CONFLICT WITH AN EXISTING OR APPROVED TREE PLANTING LOCATION.

RECEIVED
APR 14 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GRAPHIC SCALE

(IN FEET)

NOT FOR
CONSTRUCTION

24 HOUR CONTACT:

now what's below.
Call before you dig.

GEORGIA811

UTILITY DISCLAIMER

[illegible]

STATE WATERS AND WETLANDS

FLOODPLAIN DATA

ACCORDING TO THE "FIRM (FLOOD INSURANCE RATE MAP) OF COBB COUNTY, PANEL NUMBER 13067C0129H DATED 11/2/2012, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

CIRCUIT ACTION LEGEND

**MARKING TO BE PAINTED
ON PAVEMENT**

DIRECTIONAL ASSOCIATION

↓
DIRECTIONAL ARROW TO
INDICATE CIRCULATION
DURING CROWD

PATTERNS ONLY, NOT
TO BE PLACED ON

PAVEMENTS

Introduction

CEOPICIA

GEORGETOWN

UNITILES Protection Center, Inc.

1

APPLICANT: Immanuel Korean United Methodist Church

PHONE: 770-575-1366

REPRESENTATIVE: Yong Chul Shin

PHONE: 404-395-6578

TITLEHOLDER: Immanuel Korean United Methodist Church

PROPERTY LOCATION: At the northeastern intersection of Old Canton Road and Blue Sky Drive (180 Blue Sky Drive).

PETITION No.: V-85

DATE OF HEARING: 06-15-2016

PRESENT ZONING: R-20

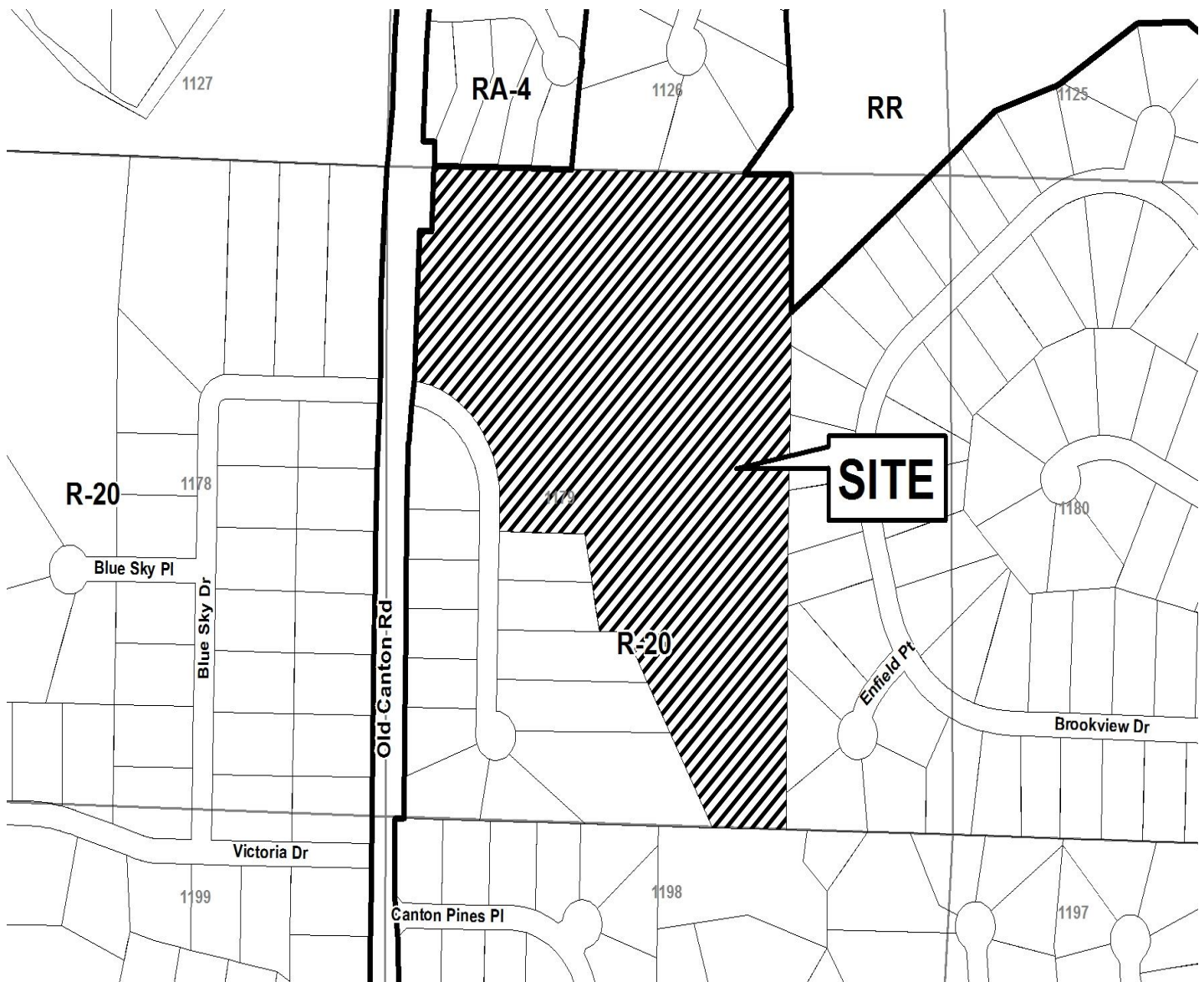
LAND LOT(S): 1179

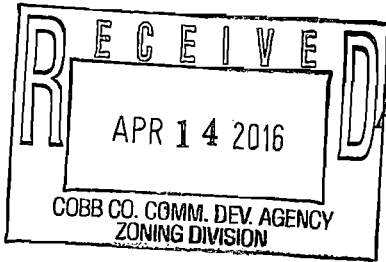
DISTRICT: 16

SIZE OF TRACT: 20.01 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow primary access to a church facility from a local street rather than an arterial or major collector roadway; and 2) allow an accessory structure (proposed dumpster) to be to the front of the primary structure.





Application for Variance Cobb County

(type or print clearly)

Application No. V-85

Hearing Date: 6-15-16

Applicant Immanuel Korean United Methodist Church Phone # 770-575-1366 E-mail YCS1003@gmail.com

YONG CHUL SHIN

(representative's name, printed)

Address

945 Old Canton Rd, Marietta, GA 30068

(street, city, state and zip code)

Yong C Shin

(representative's signature)

Phone #

404-395-6578

E-mail

YCS1003@gmail.com

My commission expires:

11/24/2019

SOLOMON LUNGU

NOTARY PUBLIC

Cobb County

State of Georgia

My Comm. Expires Nov. 24, 2019

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Immanuel Korean United Methodist Church

Phone #

770-575-1366

E-mail

YCS1003@gmail.com

Signature

YONG CHUL SHIN

(attach additional signatures, if needed)

Address:

180 Blue Sky Dr, Marietta, GA 30068

(street, city, state and zip code)

My commission expires:

11/24/2019

SOLOMON LUNGU

NOTARY PUBLIC

Cobb County

State of Georgia

My Comm. Expires Nov. 24, 2019

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property Residential (R5)

Location 180 Blue Sky Dr, Marietta, GA 30068; Old Canton Rd and Blue Sky Dr

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

Land Lot(s) 1179

District 16th

Size of Tract 19.8

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

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).

IKUMC plans to construct a 3,509 sf church on this property. The church will have 72 seats and 18 parking spaces. The zoning ordinance requires that vehicular access to churches be on an arterial street. Due to limited property frontage along the arterial street Old Canton Rd between the Sope Creek bridge and Blue Sky Dr, an entrance drive on Old Canton Rd is not possible without reconstructing the bridge. Please see the attached site plan.

List type of variance requested: We are requesting a variance to allow for the entrance drive to the planned IKUMC church to be on the non-arterial street Blue Sky Dr.