

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: August 10, 2016**

**DUE DATE: July 11, 2016**

Distributed: **June 17, 2016**



*Cobb County... Expect the Best!*

**GEORGIA UNIFORM EROSION CONTROL SYSTEM**  
FOR THE DESIGN AND CONSTRUCTION OF EROSION CONTROL MEASURES

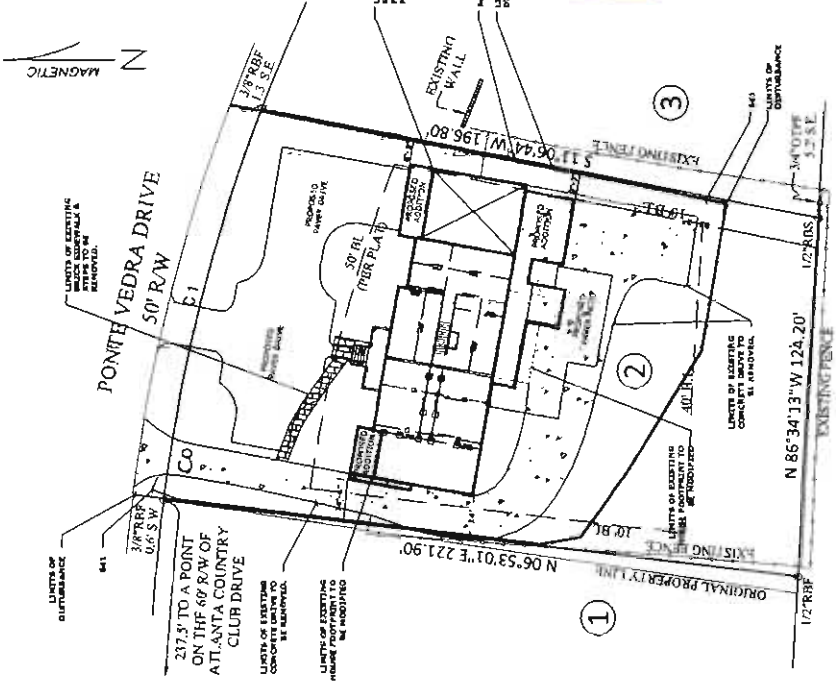
TYPE OF MEASURE	MEASURE	DESCRIPTION
1		Used to capture sediment from runoff before it enters a water body. They are typically used in areas with high sediment potential.
2		Used to filter sediment from runoff. They are typically used in areas with high sediment potential.
3		Used to filter sediment from runoff. They are typically used in areas with high sediment potential.

TYPE OF MEASURE	MEASURE	DESCRIPTION
4		Used to stabilize soil and reduce erosion. They are typically used in areas with high sediment potential.
5		Used to stabilize soil and reduce erosion. They are typically used in areas with high sediment potential.
6		Used to stabilize soil and reduce erosion. They are typically used in areas with high sediment potential.

**EROSION CONTROL NOTES:**

- The erosion control measures from the site shall be maintained until the vegetation is established and sediment control measures are no longer needed.
- Erosion control measures shall be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- Any disturbed area left for a period greater than 14 days shall be stabilized with temporary seeding, mulch and vegetation.
- Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
- Additional erosion and sediment control measures shall be installed if deemed necessary by the site inspector.
- Silt fence shall be Type C as per the Manual of Erosion and Sediment Control in Georgia and be well back.
- Silt fence slope shall exceed 2:1.

PROPOSED



**VICINITY MAP**



**SITE CALCULATIONS**

Lot Coverage Calculations		
Existing Conditions	Site Plan	Area % of Lot
Total Site Area Surveyed	77,884	100%
Cherry A. Subdivision	5,500	7.1%
North of Peachtree	1,500	1.9%
East of Peachtree	1,500	1.9%
East of Peachtree & North	0	0.0%
<b>Existing Total Lot Coverage</b>	<b>8,500</b>	<b>11.0%</b>
<b>Proposed Coverage</b>	<b>11,111</b>	<b>14.3%</b>
<b>Proposed Increase</b>	<b>2,611</b>	<b>3.3%</b>

**OWNER:**  
JOHN & DIANE LEDBETTER  
4484 PONTE VEDRA DRIVE  
MARLETTA, GA 30017

**HOUSE CONTRACTOR:**  
Jackson Contracting  
jacksoncontracting.com/ask.net

**LANSCAPE ARCHITECT:**  
FRESH Environmental Design  
CONTACT: ANDY HENDERSON  
6105 W. Peachtree Road, Suite 417  
Atlanta, GA 30323  
PHONE: 770-402-7087  
EMAIL: ahenderson1561@gmail.com

**GENERAL CONSTRUCTION NOTES:**

- WATER PROVIDED BY: COBB COUNTY
- SEWER PROVIDED BY: COBB COUNTY
- No significant trees are to be affected by the proposed construction.
- All construction must conform to Cobb standards.

**FLOOD STATEMENT:**  
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL # 13067C0133J & LAST REVISED ON MARCH 4, 2013.

**SITE SURVEY:**  
BASEMAP INFORMATION TAKEN FOR CERTIFIED SURVEY BY CARTER & CLARK LAND SURVEYORS AND PLANNERS. SURVEY SIGNED AND SEALED 5-12-15.

**APPLICANT:** Jackson Contracting, Inc.

**PETITION No.:** V-98

**PHONE:** 770-235-3977

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Rick Jackson

**PRESENT ZONING:** R-30

**PHONE:** 770-235-3977

**LAND LOT(S):** 1100

**TITLEHOLDER:** John D. Ledbetter and Cathryn  
Dianne Ledbetter

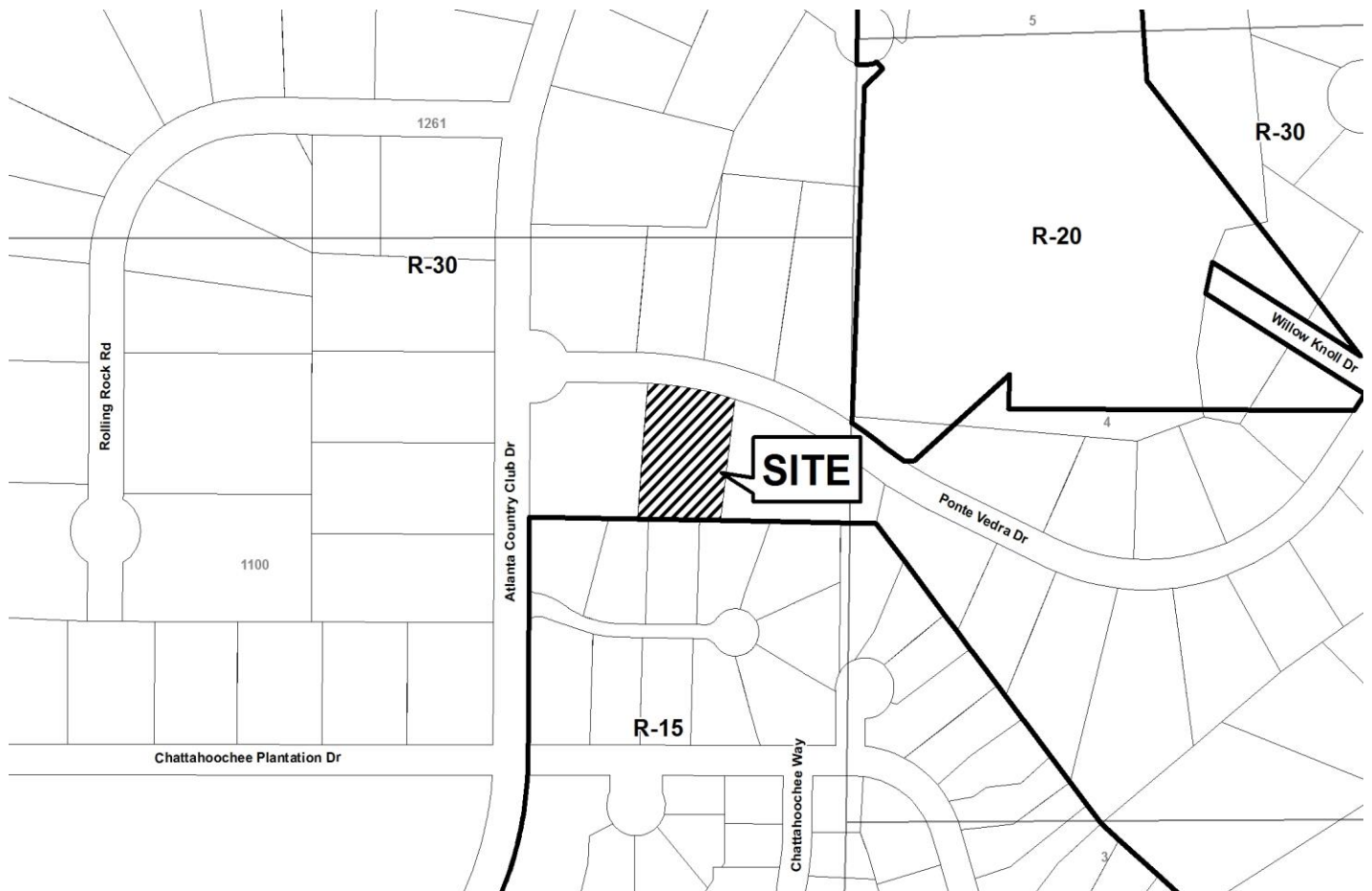
**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of  
Pointe Vedra Drive, east of Atlanta Country Club Drive  
(4484 Pointe Vedra Drive).

**SIZE OF TRACT:** 0.64 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the side setback from the required 12 feet to 8 feet adjacent to the eastern property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-98

Hearing Date: 8-10-16

Applicant JACKSON CONTRACTING INC Phone # 770 235 3977 E-mail @COMCAST.NET

RICK JACKSON Address 106 PARIS LANE MARIETTA GA 30066  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770 235 3977 E-mail @COMCAST.NET  
(representative's signature) JACKSON CONTRACTING

My commission expires: 10/08/17 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder John & Cathryn Leobetter Phone # 404 411 1155 E-mail @MSN.COM

Signature [Signature] JELATA P. ALPHARETTA GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30009

My commission expires: 10/08/17 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property R-30

Location 4484 PONTE VEDRO DRIVE MARIETTA, GA 30067  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1100 District 17 TH Size of Tract .64 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 EXISTING HOUSE ENCRUCHES 1.7 FEET INTO THE EASTERN SIDELINE SETBACK - A PROPOSED 10' ADDITION TO THE FRONT OF THE GARAGE WILL NOT INCREASE THE ENCROACHMENT

List type of variance requested: EASTERN SIDELINE VARIANCE REDUCED FROM 10' TO 0' BECAUSE EXISTING HOUSE IS BUILT OVER SETBACK WHEN CONSTRUCTED

**LEGEND:**

- PROPERTY CORNER
- FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF # 839
- R/W MONUMENT
- ▲ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ POWER/LIGHT POLE
- ⊕ GUY WIRE
- ⊕ POWER METER
- ⊕ POWER BOX
- ⊕ A/C UNIT
- ⊕ MANHOLE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ OUTFLOW STRUCTURE
- ⊕ DRAINAGE INLET
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ CABLE BOX
- ⊕ TELEPHONE BOX
- ⊕ SIGNAL CONTROL
- ⊕ SIGN
- W- WATER LINE
- U- OVERHEAD UTILITY LINE
- S- SEWER LINE
- G- GAS LINE
- C- CABLE LINE
- T- TELEPHONE LINE
- F- FENCE LINE
- R- R/W
- B- BOUNDARY
- B- CONTOUR LINE
- B.S.L. BUILDING SETBACK LINE
- CONC CONCRETE
- EOP EDGE OF PAVEMENT
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- S/W CONCRETE SIDEWALK
- D.E. DRAINAGE EASEMENT
- H.W. HEADWALL
- CNT. CANTILEVER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE

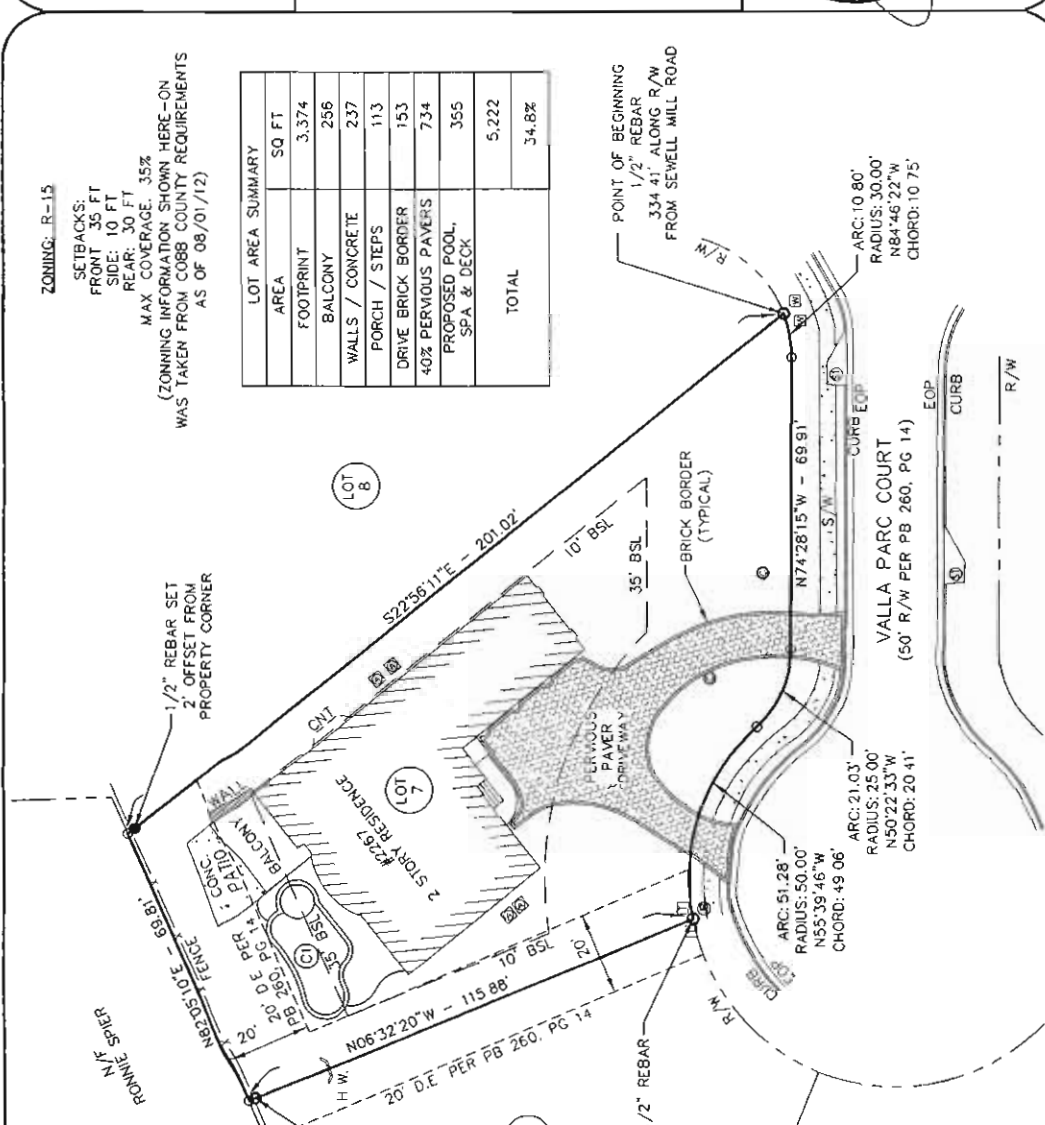


NOTE: WATER SURFACE AREA OF THE POOL AND SPA NOT INCLUDED IN THE IMPERVIOUS CALCULATIONS

ⓐ PROPOSED POOL, SPA AND POOL DECK AS PROVIDED BY CLIENT

1/2" REBAR SET 2' OFFSET FROM PROPERTY CORNER

1/2" REBAR 1.7' OFFSET FROM PROPERTY CORNER



LOT AREA SUMMARY	
AREA	SQ FT
FOOTPRINT	3,374
BALCONY	256
WALLS / CONCRETE	237
PORCH / STEPS	113
DRIVE BRICK BORDER	153
40% PERVIOUS PAVERS	734
PROPOSED POOL, SPA & DECK	355
<b>TOTAL</b>	<b>5,222</b>
	<b>34.8%</b>

ZONING: R-15  
 SETBACKS:  
 FRONT: 35 FT  
 SIDE: 10 FT  
 REAR: 30 FT  
 MAX. COVERAGE: 35%  
 (ZONING INFORMATION SHOWN HERE-ON WAS TAKEN FROM COBB COUNTY REQUIREMENTS AS OF 08/01/12)

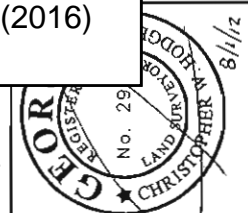


SCALE: 1"=30'

**BOUNDARY SURVEY**

PREPARED FOR: RCS POOL & SPA  
 LOT 7, THE PARC SUBDIVISION,  
 LAND LOT 958,  
 16TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA - 08/01/12

V-99  
(2016)



FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE

PROJECT  
 1277701

SHEET  
 1 OF 1

**BOUNDARY ZONE, INC.**  
 LAND SURVEYING SERVICES  
 4195 SOUTH LEE STREET  
 SUITE 1,  
 BUFORD, GA 30518  
 215 PEACHTREE STREET NE  
 SUITE 400,  
 ATLANTA, GA 30303  
 WWW.BOUNDARYZONE.COM  
 (770) 271-5772 / (919) 363-9226 2205-C CANDLUN DRIVE  
 APEX, NC 27523



TOTAL AREA: 0.144 ACRES / 14,984 SQUARE FEET.  
 BOUNDARY REFERENCE DEED BOOK 14782, PAGE 6362 & PLAT BOOK 260, PAGE 14.  
 FIELDWORK PERFORMED ON 07/30/12  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.  
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON  
 © COPYRIGHT 2012 - BOUNDARY ZONE, INC.  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

**APPLICANT:** Karim Dholakiya

**PETITION No.:** V-99

**PHONE:** 678-908-8786

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Karim Dholakiya

**PRESENT ZONING:** R-15

**PHONE:** 678-908-8786

**LAND LOT(S):** 958

**TITLEHOLDER:** Karim Dholakiya

**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of Valla

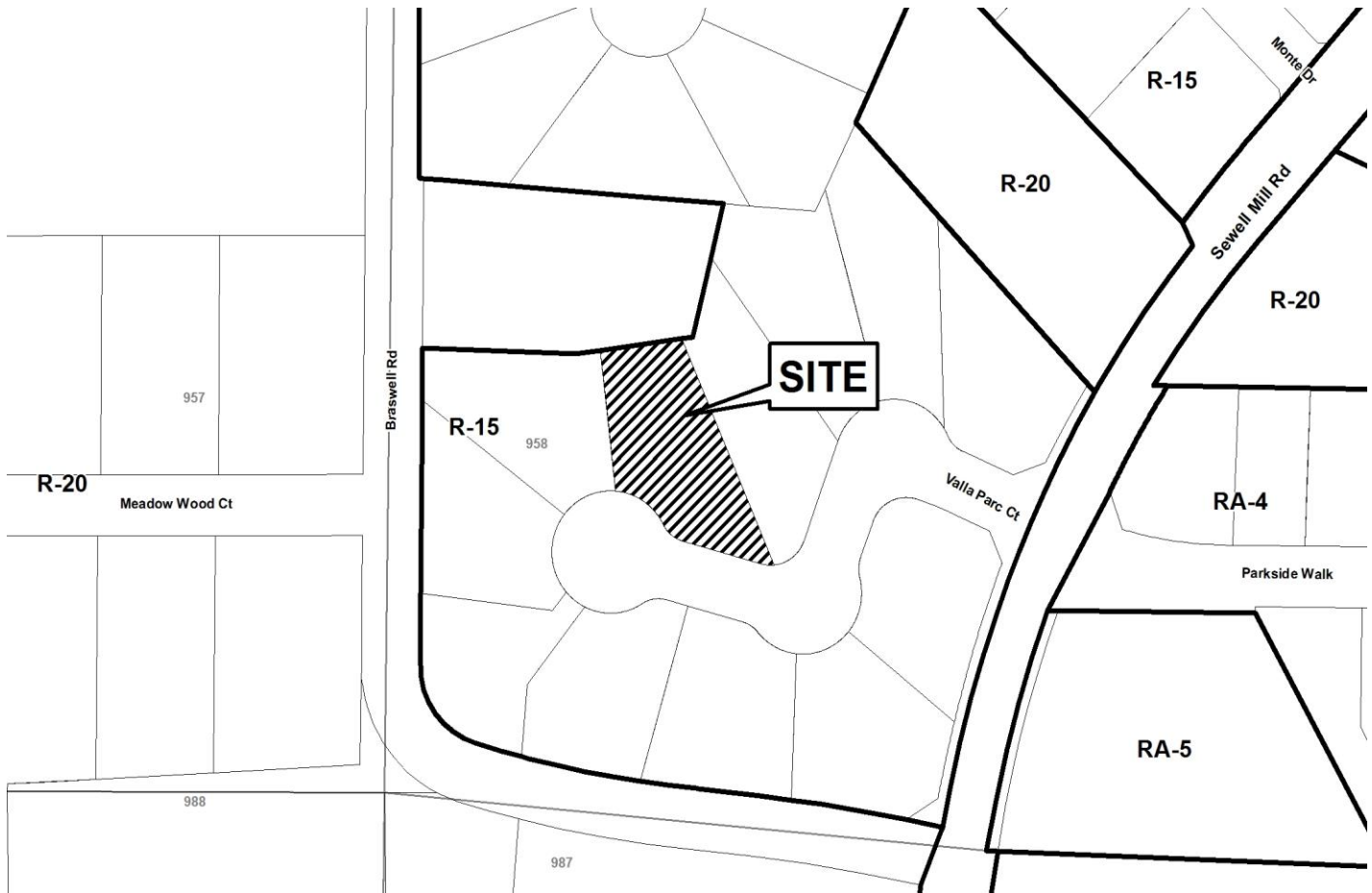
**SIZE OF TRACT:** 0.34 acres

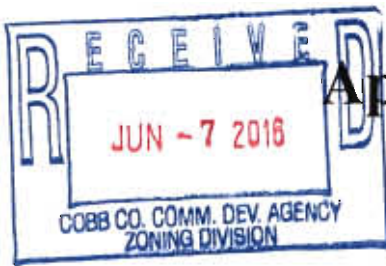
Parc Court, west of Sewell Mill Road

**COMMISSION DISTRICT:** 3

(2267 Valla Parc Court).

**TYPE OF VARIANCE:** Waive the rear setback from the required 30 feet to 19 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-99  
Hearing Date: 8-10-16

Applicant KARIM DITOLAKIYA Phone # 678908-8786 E-mail SALUKKARIM@YAHOO.COM  
KARIM DITOLAKIYA Address 2267 VALLA PACE CT -  
(representative's name, printed) (street, city, state and zip code)

Ditolakiya Phone # 678908-8786 E-mail SALUKKARIM@YAHOO.COM  
(representative's signature)



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

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

Titleholder KARIM DITOLAKIYA Phone # 678908-8786 E-mail SALUKARIM@YAHOO.COM  
Signature Ditolakiya Address: 2267 VALLA PACE COM  
(attach additional signatures, if needed) (street, city, state and zip code)

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

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

Present Zoning of Property R15

Location 2267 VALLA PACE CT MARETTA GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 7 958 District 16 Size of Tract 0.34 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:

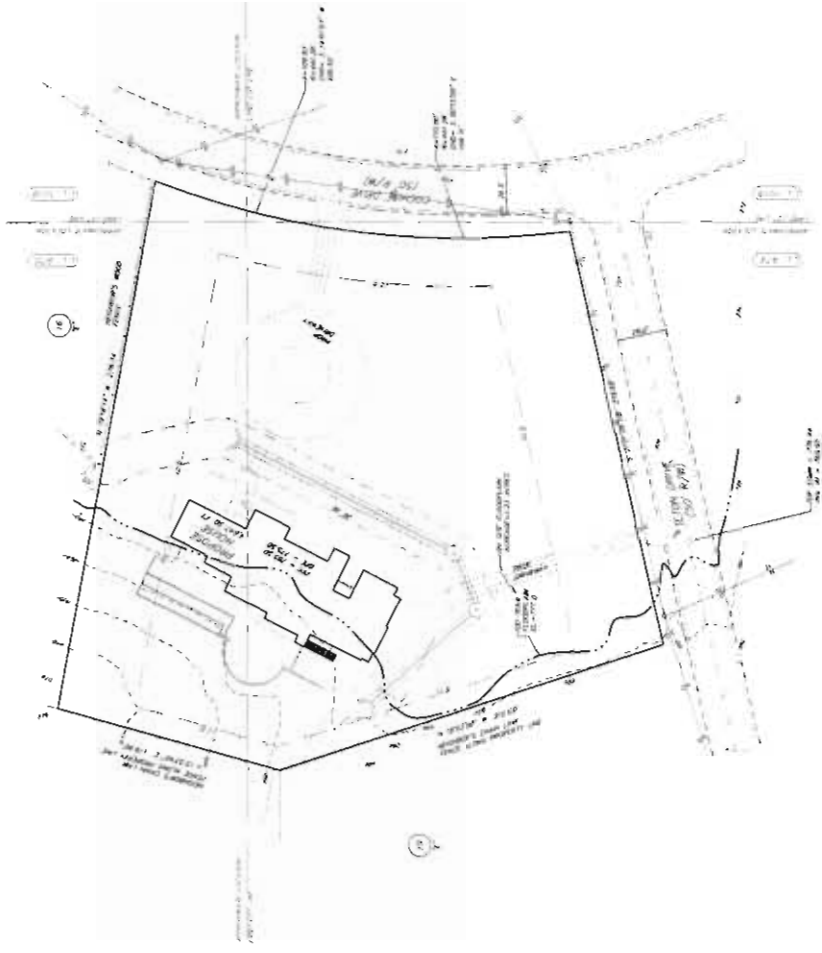
SUN ROOM. My wife own sub division

List type of variance requested: \_\_\_\_\_

BALCONY. EXH LINE



**RECEIVED**  
 JUN - 8 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



THIS PLAN IS THE PROPERTY OF GASKINS ENGINEERING, PLANNING/CONSULTING, SURVEYING, PROJECT MGMT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 GASKINS ENGINEERING, PLANNING/CONSULTING, SURVEYING, PROJECT MGMT.





**APPLICANT:** Ashoo Saigal

**PETITION No.:** V-100

**PHONE:** 404-402-9499

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Ashoo Saigal

**PRESENT ZONING:** R-30

**PHONE:** 404-402-9499

**LAND LOT(S):** 974

**TITLEHOLDER:** Ashoo Saigal

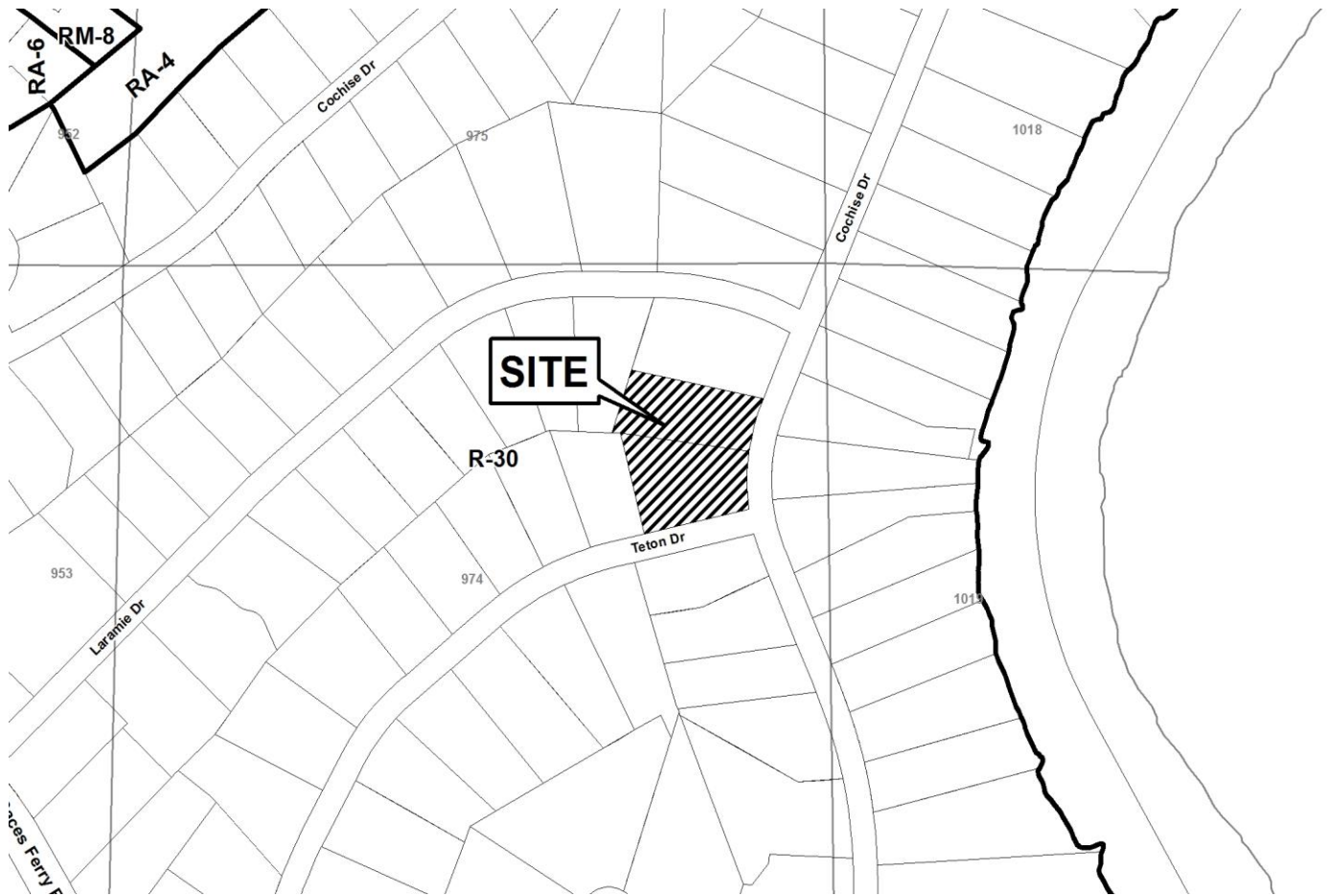
**DISTRICT:** 17

**PROPERTY LOCATION:** At the northwest corner of  
Teton Drive and Cochise Drive  
(3600 Cochise Drive).

**SIZE OF TRACT:** 1.60 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the maximum building height from the required 35 feet to 37 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-100  
Hearing Date: 8/10/2016

Applicant ASHOO SAIGAL Phone # 404 402 9499 E-mail ashoo@polymerindustries.com

ASHOO SAIGAL Address 3724 TYNEMOORE TR / SMYRNA, GA 30080  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Phone # SAME AS ABOVE E-mail SAME AS ABOVE

Signed, sealed and delivered in presence of: Cate Sulek  
Notary Public

My commission expires: 4-15-17

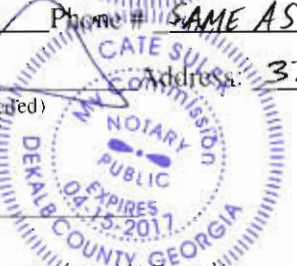


Titleholder ASHOO SAIGAL Phone # SAME AS ABOVE E-mail SAME AS ABOVE

Signature ASHOO SAIGAL Address: 3724 TYNEMOORE TR / SMYRNA, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of: Cate Sulek  
Notary Public

My commission expires: 4-15-17



Present Zoning of Property RESIDENTIAL R-30

Location 3600 COCHISE DR (#3612 COCHISE DR) / 2 LOTS WERE COMBINED INTO JUST 3600 COCHISE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 974, 975, 1018, 1019 District 17<sup>th</sup> Size of Tract 1.603 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:

I AM REQUESTING A VARIANCE TO THE BUILDING HEIGHT. I AM BUILDING A HOME WITH A FLAT ROOF. THE MAXIMUM ROOF HEIGHT IS STATED TO BE 35'. I AM REQUESTING A VARIANCE TO THE ROOF ABOVE THE STAIRS SO THAT I CAN EASILY ACCESS THE FLAT ROOF FOR MAINTENANCE PURPOSES SUCH AS LEAF REMOVAL. THE ROOF ABOVE THE STAIRS WOULD NEED TO BE 37' INSTEAD OF 35', A DEVIATION OF 2'.

List type of variance requested: BUILDING HEIGHT.

SURBER  
BARBER  
CHOATE  
HERTLEIN

ARCHITECTS  
1000 PHENIX DRIVE  
ATLANTA, GEORGIA 30338  
404.525.1000

CE

V-100  
(2016)  
Exhibit

SAIGAL

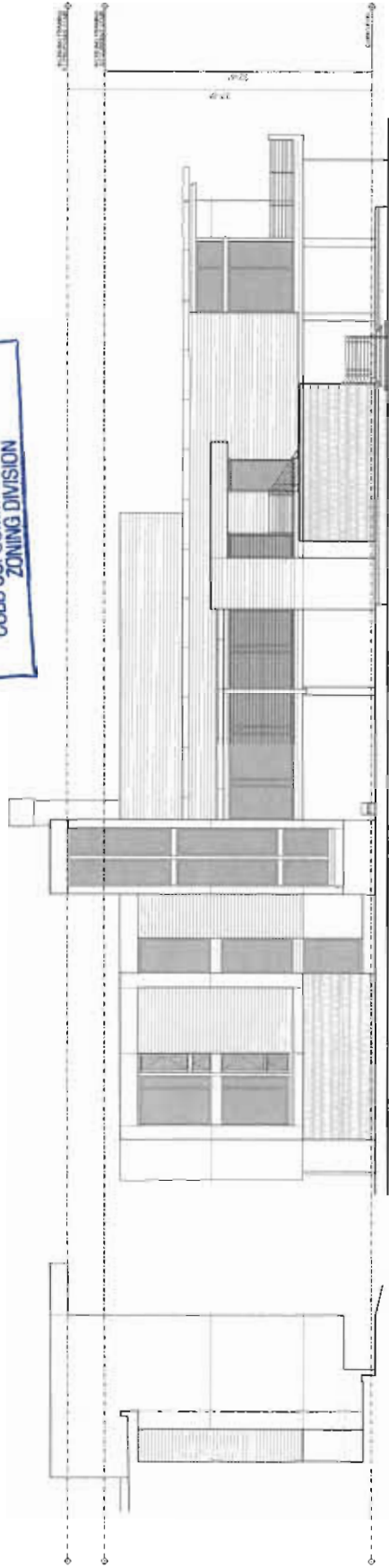
SAIGAL RESIDENCE  
1000 PHENIX DRIVE  
ATLANTA, GEORGIA 30338

DATE: 06/07/16

A3.01a

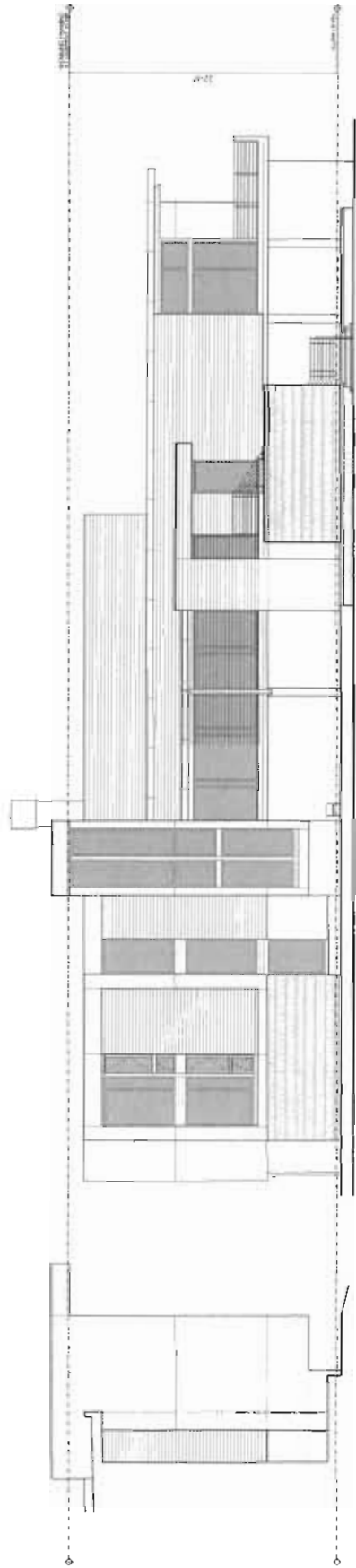
EXTERIOR ELEVATIONS

10/17/2016 10:53:11 AM



PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

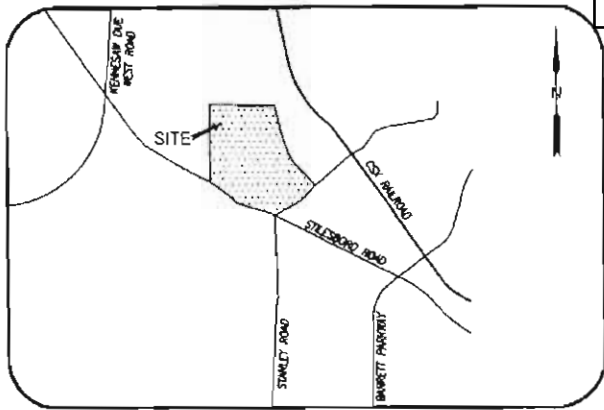


CURRENT EAST ELEVATION

CURRENT SOUTH ELEVATION

V-101  
(2016)

SITE VICINITY MAP- NOT TO DRAWING SCALE



PLEASE NOTE:  
THREE WORKING DAYS  
BEFORE  
YOU DIG IN GEORGIA  
CALL  
UTILITY PROTECTION  
CENTER, INC.  
1-800-283-7411  
OR 811  
IT'S THE LAW

UNDERGROUND OVERHEAD

THE LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.



LEGEND

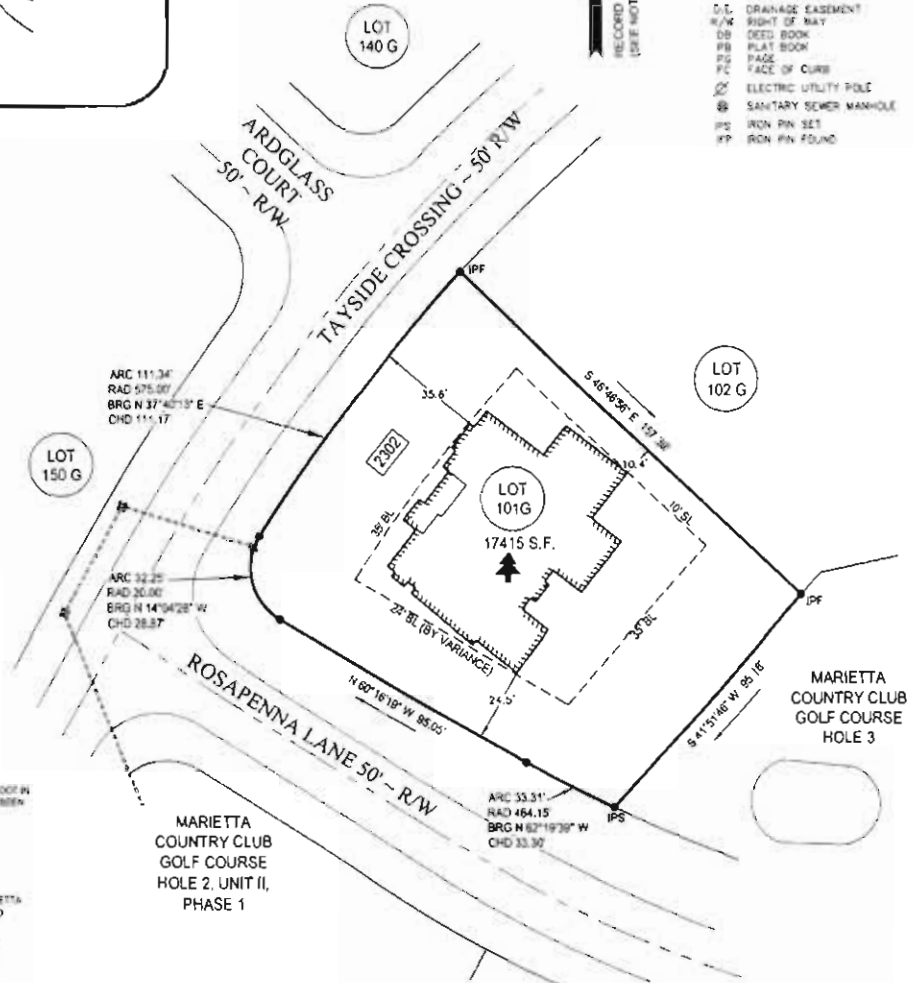
- SYMBOLS AND ABBREVIATIONS
- PROPERTY CORNER WITH MONUMENT
  - PROPERTY CORNER WITHOUT MONUMENT
  - D/E DRAINAGE EASEMENT
  - R/W RIGHT OF WAY
  - DB DEED BOOK
  - FB PLAT BOOK
  - PS PAGE
  - FC FACE OF CURB
  - ⊕ ELECTRIC UTILITY POLE
  - ⊗ SANITARY SEWER MANHOLE
  - IPF IRON PIN SET
  - IPR IRON PIN FOUND

**Owner's Acknowledgment**

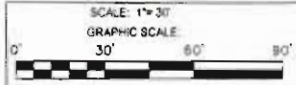
I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and its barely disclosed owners and myself subsequent in title to be defined by virtue of these presents.

Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_ Date \_\_\_\_\_



- 1) THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IS ONE FOOT IN 25,333 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT. THE DATA HAS BEEN ADJUSTED.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 33,333 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA T302 TOTAL STATION.
- 4) THE BEARING BASED FOR THIS PLAT IS REFERENCE NORTH TAKEN FROM SURVEY FOR MARIETTA COUNTRY CLUB, UNIT I, PHASE I, PREPARED BY ARDISONS LAND SURVEYING, INC., DATED 8/16/2013.
- 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6) ALL IRON PINS FOUND ON SET ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.
- 7) THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO ALL RECORDING STIPULATIONS AND OTHER SURVEY STIPULATIONS FROM RECORDING CASE 2-30 (MARCH 19, 2002) ON FILE WITH THE COBB COUNTY ZONING DIVISION.
- 8) STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION PLANNING OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE 50% RESPONSIBILITY OF REPAIRING ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 9) THIS IS A DEVELOPMENT BY PRODUCER GRACE, LLC  
4789 OLDE TOWNE HWY, SUITE 200  
MARIETTA, GA 30066  
(770) 959-7088
- 10) COMMON OPEN AREA TO BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION. HOME OWNERS ASSOCIATION ADDRESS IS THE SAME AS ABOVE.
- 11) THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS DATED \_\_\_\_\_ WHICH HEREBY BECOME A PART OF THIS PLAT. RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.
- 12) THIS PROPERTY IS ZONED P-22 (COC CODE 2-30 OF 2013). BUILDING SETBACKS ARE AS FOLLOWS: FRONT YARD: 30 FEET; REAR YARD: THE MINIMUM HOUSE SIZE IS 7,000 S.F. THE MINIMUM LOT SIZE IS 11,200 S.F.



**RECEIVED**

JUN - 8 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**SURVEYOR'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE ORIGINAL UNDER MY SUPERVISION THAT THE FIELD MEASUREMENTS HAVE BEEN PLACED AS SHOWN THEREON AND ARE TO THE ACCURACY AND SPECIFICATION REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

*[Signature]*

**LAND SURVEYOR**  
DANIEL W. SMITH

The survey was prepared in accordance 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. 18-6-47

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 263 PAGES 8882 ON JULY 26, 2007 (CJNR2007-0118482), THE PURPOSE OF THIS REVISION IS TO CHANGE THE CORNER SIDE SETBACK FOR LOT 101 G FROM 25 FEET TO 24 FEET. THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED.

ZONING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT & INSPECTIONS DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**D&S LAND SURVEYING**

313 RED FOX DR., PO BOX 8888, CANTON, GA 30114  
770-728-4443 (Office) 678-284-2201 (Fax)  
DAND@D&SLANDSURVEYING.COM  
4349621878

THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.

REVISION TO FINAL SUBDIVISION PLAT FOR:

**LOT 101 G**

**OVERLOOK AT MARIETTA COUNTRY CLUB**

**UNIT II - POD G**

LOCATED IN LAND LOT 215, DISTRICT 20, SECTION 2  
COBB COUNTY, GEORGIA

6/5/2016

**APPLICANT:** Province Homes, LLC

**PETITION No.:** V-101

**PHONE:** 770-509-7009

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Melba A. Blackwood and  
David B. Swales, Sr.

**PRESENT ZONING:** R-20/OSC

**PHONE:** 404-372-0030

**LAND LOT(S):** 215

**TITLEHOLDER:** Province Homes, LLC

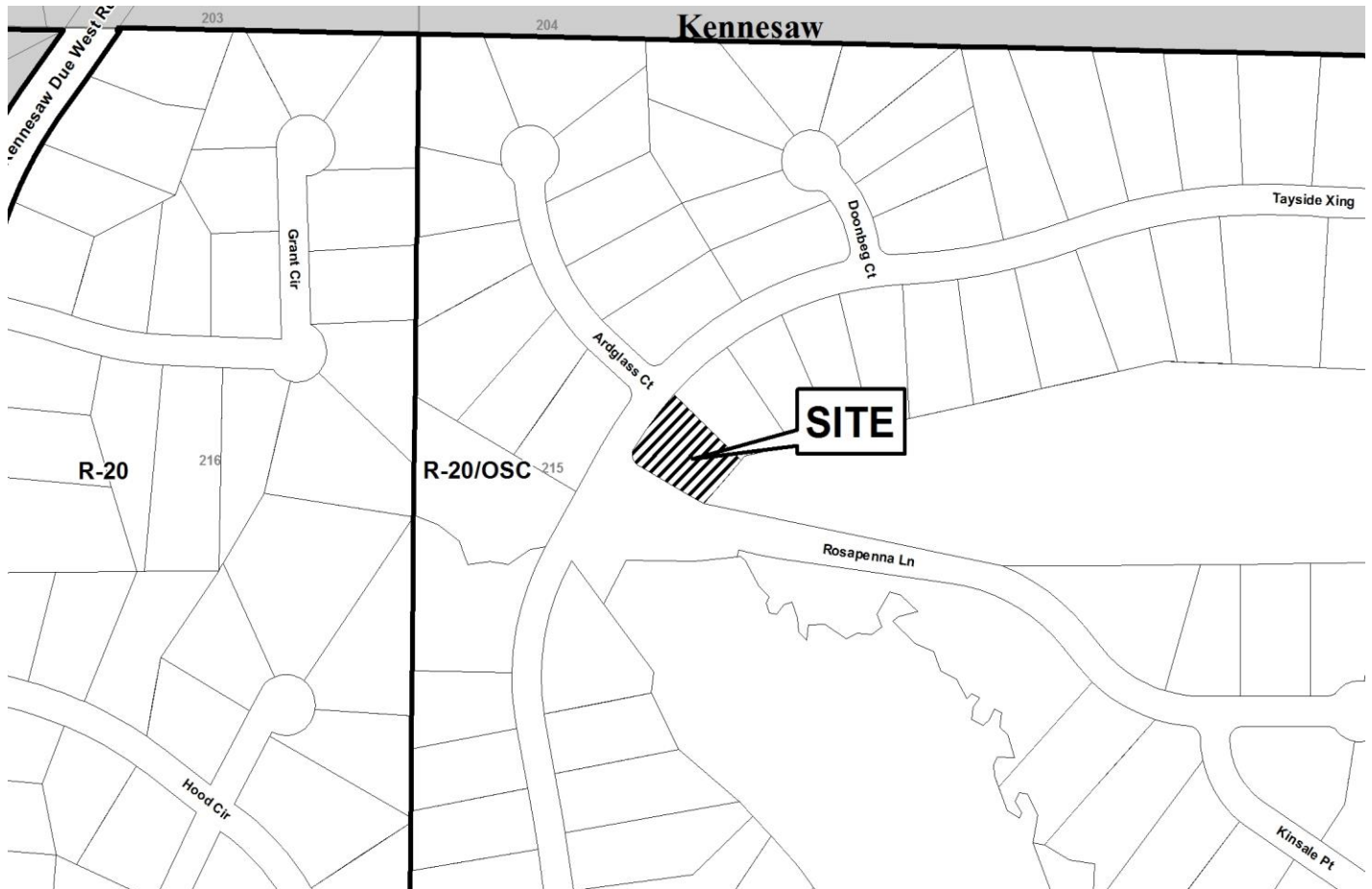
**DISTRICT:** 20

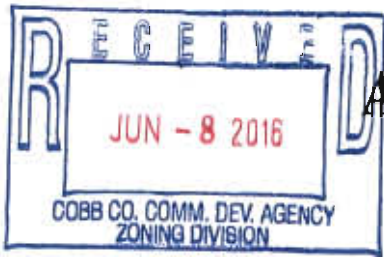
**PROPERTY LOCATION:** At the northeast corner of  
Tayside Crossing and Rosapenna Lane  
(2452 Rosapenna Lane).

**SIZE OF TRACT:** 0.40 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback from the required 25 feet to 24 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-101

Hearing Date: 8-10-16

mblackwood@province.com

Applicant Province Homes, LLC Phone # 770 509-7009 E-mail dswales@province.com

Melba A. Blackwood 1000 Cobb International Drive, Suite D

David B. Swales, Sr. Address Kennesaw, GA 30152

(representative's name, printed)

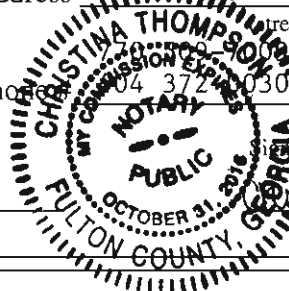
*Melba A. Blackwood*

(representative's signature)

Street, city, state and zip code)

mblackwood@province.com

Phone # 770 509 7009 E-mail dswales@province.com



signed and sealed and delivered in presence of:

*Christina Thompson*

Notary Public

My commission expires: 10-31-16

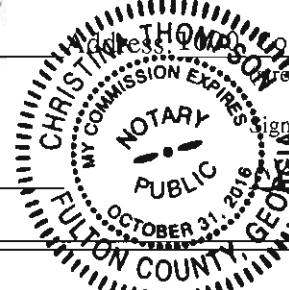
Titleholder Province Homes, LLC Phone # 770 509-7009 E-mail dswales@province.com

mblackwood@province.com

Signature Melba A. Blackwood Address: 1000 Cobb International Drive, Suite D

(attach additional signatures, if needed)

*Melba A. Blackwood*



signed and sealed and delivered in presence of:

*Christina Thompson*

Notary Public

My commission expires: 10-31-16

Present Zoning of Property R-20 OSC

Corner Lot 2302 Tayside Crossing

Location 2452 Rosapenna Lane

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

.40 or

Land Lot(s) 215 District 20 Size of Tract 17,415 S.F. 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:

Although Applicant did have the house staked by David W. Shirley, Land Surveyor #  
#2670, the house was built over the side setback line on the southeast corner  
(rear).

List type of variance requested: Request side setback reduction from 25.0 feet to 24 feet.

**NOTES**

1. THE FIELD DATA COLLECTED 08/01/16 UPON WHICH THIS PLAN IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 15.54 FEET AND AN ANGULAR ERROR OF ONE MINUTE OF SECOND PER ANGLE. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. A CAROLSON COS RESORTIC TOTAL STATION WAS USED TO OBTAIN LINEAR & ANGULAR MEASUREMENTS.
2. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 55,013 FEET.
3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER NOTES THAT UTILITIES SHOWN IN THE UNDERGROUND DOES NOT NECESSARILY INDICATE THE EXACT LOCATION THEREOF, ALTHOUGH IT DOES VERIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH, OR OTHERWISE KNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS MADE TO ANY SUCH ITEMS.
5. THE PURPOSE OF THIS SURVEY IS TO REFINANCE THE PROPERTY DESCRIBED IN DEED BOOK 15247 PAGE 1003 COBB COUNTY RECORDS AND TO SHOW THE LOCATION OF THE PROPOSED POOL.
6. FLOOD NOTE: Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at [www.fema.gov](http://www.fema.gov) and by graphic plotting only, this property is located in Zone "X" on Flood Insurance Rate Map Number 13067C00785, which became an effective date of 09/29/2008 and is located in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

RECEIVED

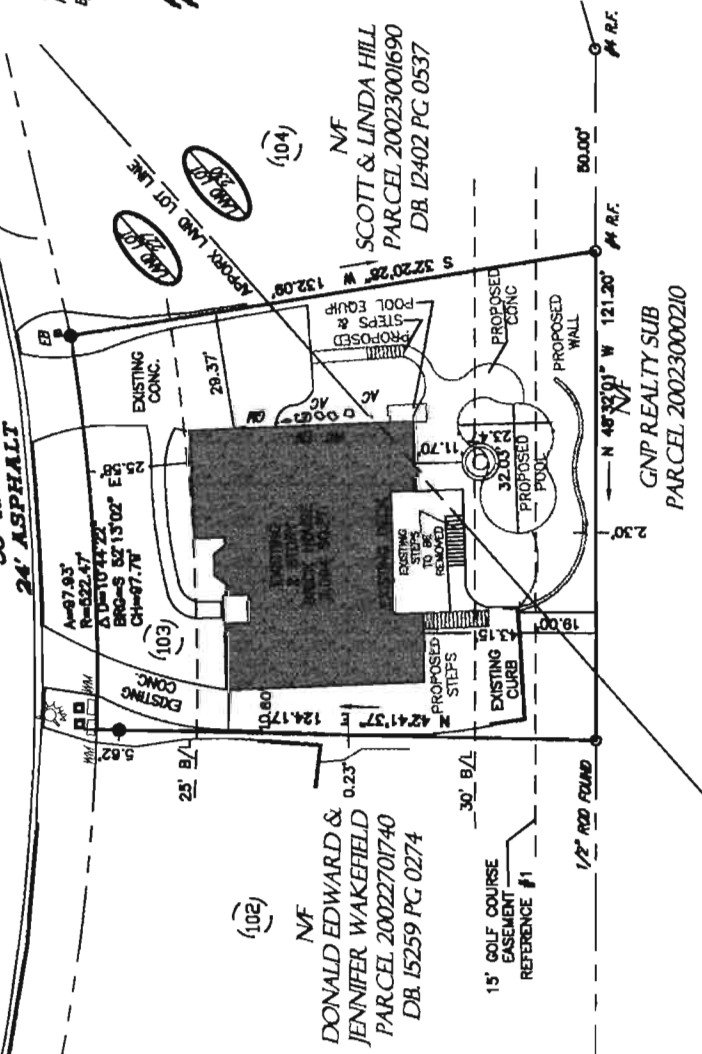
JUN - 8 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

GRAPHIC SCALE  
1"=30'



DOWNINGTON PLACE  
90' R/W  
24' ASPHALT



**AREA**

TOTAL AREA  
0.317 ACRES  
13,802 SQ. FT.

**REFERENCE**

1. FLAT BOOK 179 PAGE 1.

EXISTING IMPERVIOUS AREA 603.5 SQ. FT.  
PROPOSED POOL IMPERVIOUS AREA 1619 SQ. FT.

**LINE TYPES**

- SUBSET PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED IMPROVEMENTS
- LAND LOT LINE
- EASEMENT - B/L

**ABBREVIATIONS**

- CB CED BOX
- PA PROPERTY LINE
- PC PAGE
- FB FLAT BOOK
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE (SETBACK)

**PROPERTY CORNER**

- # R.S. #
- # R.F. #

**SYMBOLS**

- SWL SETNER MARKER (SSM)
- ✱ FIRE HYDRANT (FH)
- ⊖ WATER METER (WM)
- ⊞ ELECTRICAL BOX
- ⊞ WATER METER (WM)
- ⊞ GAS METER (GM)
- ⊞ TELEPHONE BOX (TELE)
- ⊞ AIR CONDITIONER PAD (AC)
- ⊞ LOT NUMBER



**LRS Surveying**  
29 MAPLE RIDGE DR., STE 104  
CARROLLTON, GA 30111  
(770) 733-5610  
www.lrsurveying.com  
LRS01102

Client: **DIANE SEARLES**

No	Revision	Date
1		
2		

V-102  
(2016)



Boundary Survey & Proposed Pool Plan  
5909 Downington Pl.  
Acworth, GA 30101

Lot 103 Block "N"  
Brookstone, Tract D, PH III  
20022701750

Land Lots 27 & 28  
26th District, 2nd Section  
Cobb County, Georgia

Date:	6/4/16
Scale:	1"=30'
Surveyed By:	A.B.R.B.
Drawn By:	L.R.S.
Checked By:	L.R.S.
Project No.:	15-856
DWG. No.:	15-856
TRC No.:	na

Sheet Number **1 OF 1**

**APPLICANT:** Sean P. Searles and Diane M. Searles

**PETITION No.:** V-102

**PHONE:** 404-797-3661

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Diane M. Searles

**PRESENT ZONING:** PD

**PHONE:** 404-218-9461

**LAND LOT(S):** 227, 230

**TITLEHOLDER:** Sean P. Searles and Diane M. Searles

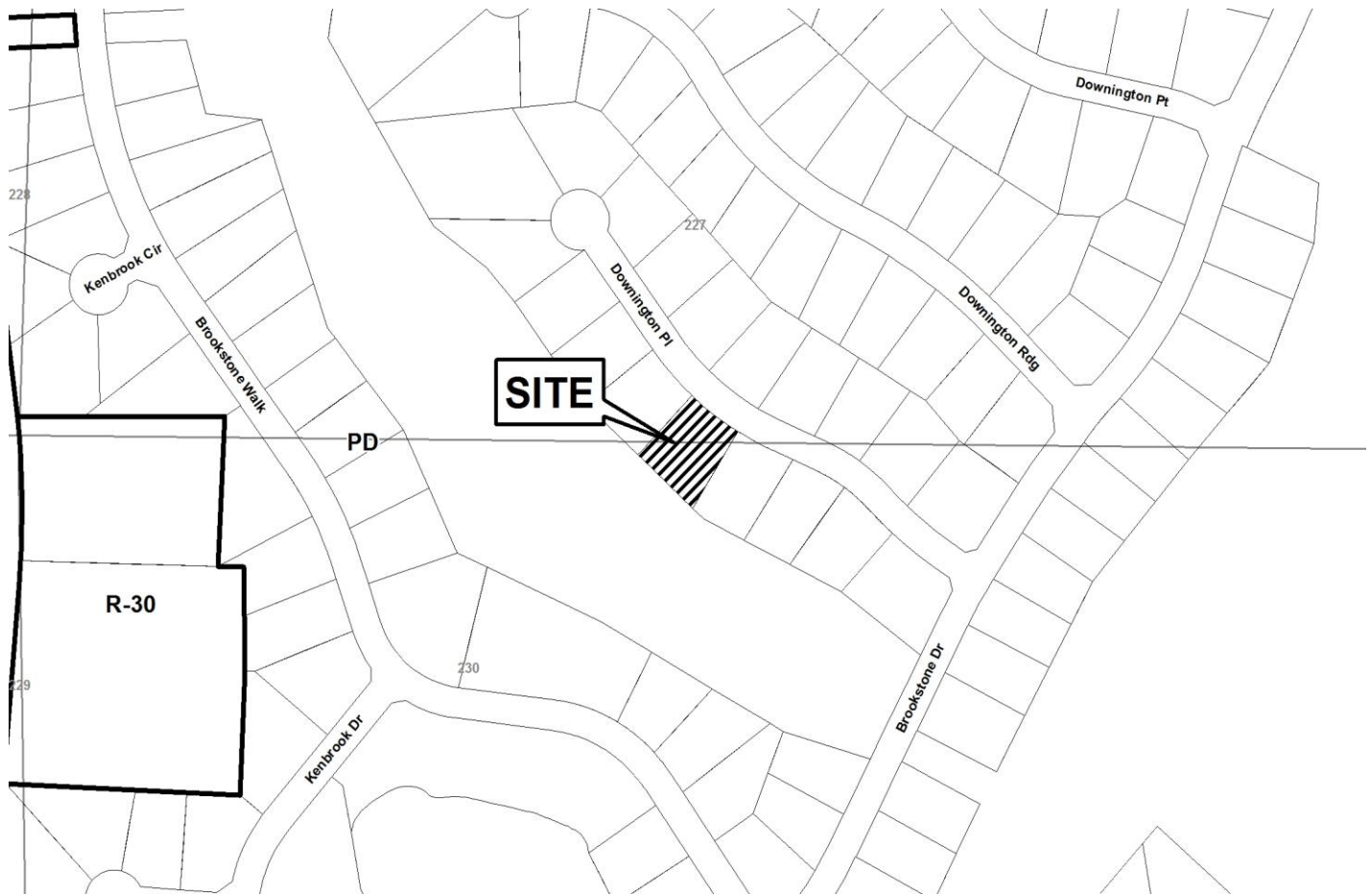
**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of  
Downington Place, west of Brookstone Drive  
(5909 Downington Place).

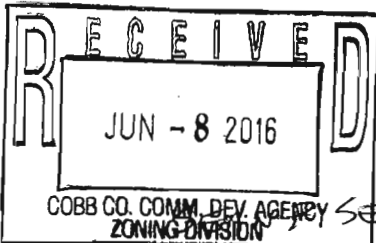
**SIZE OF TRACT:** 0.32 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the maximum allowable impervious surface from 40% to 62%.







# Application for Variance Cobb County

(type or print clearly)

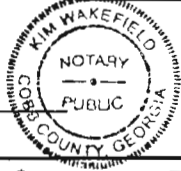
Application No. V-102  
Hearing Date: 8-10-14

Applicant DIANE M. SEARLES Phone # 404-797-3661 E-mail SEAN.SEARLES@MWHGLOBAL.COM

Diane M. Searles Address 5909 Downington Pl, Acworth  
(representative's name, printed) (street, city, state and zip code)

Diane M. Searles Phone # 404-218-9461 E-mail dianesearles57@gmail  
(representative's signature)

My commission expires: 11/19/18

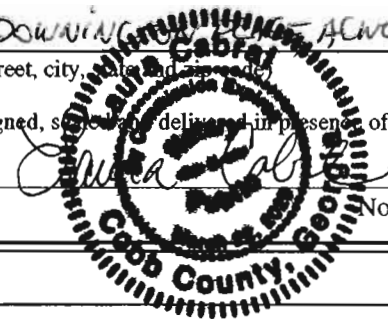


Signed, sealed and delivered in presence of:  
Kim Wakefield  
Notary Public

Titleholder SEAN P. SEARLES My Commission Expires November 19, 2018 E-mail SEAN.SEARLES@MWHGLOBAL.COM  
DIANE M. SEARLES Phone # 404-797-3661

Signature [Handwritten Signatures] Address: 5909 DOWNINGTON PLACE, ACWORTH, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 22, 2020



Signed, sealed and delivered in presence of:  
Kim Wakefield  
Notary Public

Present Zoning of Property RESIDENTIAL

Location 5909 DOWNINGTON PLACE, ACWORTH, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 227 230 District 20th 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 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:

WITHOUT THE VARIANCE WE WOULD BE UNABLE TO COMPLETE PLANNED IMPROVEMENTS TO OUR PROPERTY THAT INCLUDE A POOL AND ENHANCED LANDSCAPE TREATMENTS.

List type of variance requested: IMPERVIOUS SURFACE LIMITATION  
OUR HOME WAS BUILT PRIOR TO THE EXISTING ORDINANCE. AT TIME OF CLOSING THE PROPERTY ALREADY EXCEEDED THE CURRENT LIMITATIONS. THE ADDITION OF THE POOL DECKING WILL ADD TO THE AMOUNT OF IMPERVIOUS SURFACE ON OUR PROPERTY. 50% TO 62%

**SURVEYS PLUS, INC.**  
 5585 SOUTH COBB DR., S.E.  
 KENNESAW, GEORGIA 30144  
 PHONE (770) 444-9738  
 FAX (770) 444-9739

PROJECT NO. 119  
 JOB NO. 119  
 DATE 7/27/15  
 COUNTY COBB COUNTY  
 CITY OF KENNESAW

FIELD NO.	119
DATE	7/27/15
PROJECT NO.	119
JOB NO.	119

**V-103  
(2016)**

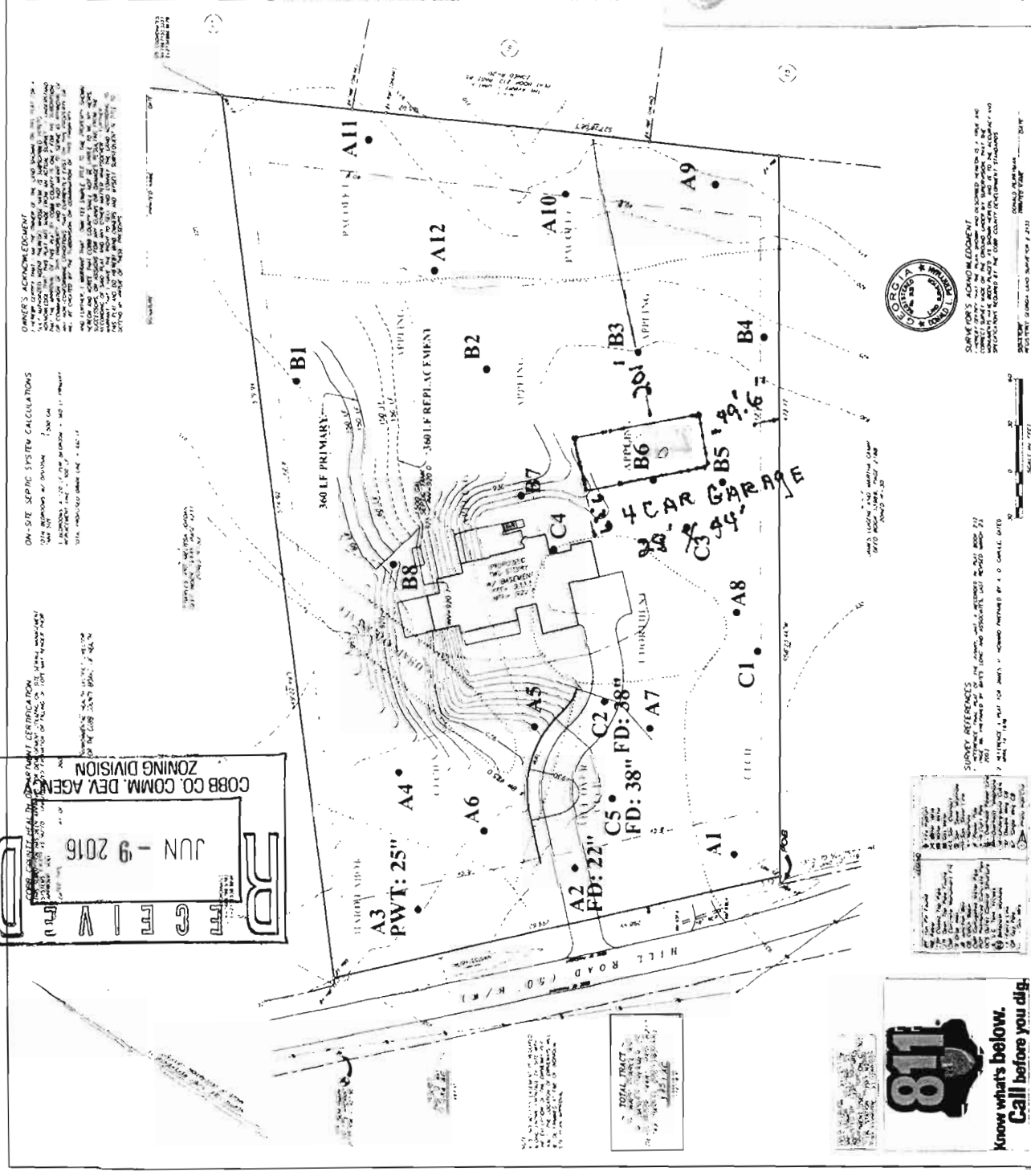
DR-SITE SEPTIC SYSTEM PLAN FOR  
 HAROLD CALDWELL  
 314 HILL ROAD  
 KENNESAW, GEORGIA



**GENERAL NOTES:**  
 1. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200, AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390.  
 2. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200, AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390.  
 3. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200, AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390.  
 4. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200, AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390.  
 5. THE SEPTIC SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200, AND THE GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390.

**WATER SUSTAINABILITY**

Project Name	DR-SITE SEPTIC SYSTEM PLAN FOR HAROLD CALDWELL
Project No.	119
Job No.	119
Date	7/27/15
County	COBB COUNTY
City	KENNESAW
Address	314 HILL ROAD
Owner	HAROLD CALDWELL
Surveyor	SURVEYS PLUS, INC.
Scale	AS SHOWN



**OWNER'S ACKNOWLEDGMENT:**  
 I, the undersigned, hereby acknowledge that I have read and understand the contents of the above-captioned plan and that I authorize the surveyor to execute the same in accordance with the provisions hereof.

**OWNER'S ACKNOWLEDGMENT:**  
 I, the undersigned, hereby acknowledge that I have read and understand the contents of the above-captioned plan and that I authorize the surveyor to execute the same in accordance with the provisions hereof.

**OWNER'S ACKNOWLEDGMENT:**  
 I, the undersigned, hereby acknowledge that I have read and understand the contents of the above-captioned plan and that I authorize the surveyor to execute the same in accordance with the provisions hereof.

**COBB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT ZONING DIVISION**  
 JUN - 9 2016  
 RECEIVED



**SURVEYOR'S ACKNOWLEDGMENT:**  
 I, the undersigned, hereby acknowledge that I have read and understand the contents of the above-captioned plan and that I authorize the surveyor to execute the same in accordance with the provisions hereof.

**SURVEY REFERENCES:**  
 1. GEORGIA DEPARTMENT OF REVENUE, CHAPTER 200  
 2. GEORGIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 390

**811**  
 Know what's below.  
 Call before you dig.

**APPLICANT:** Bobby H. Caldwell

**PETITION No.:** V-103

**PHONE:** 770-231-3449

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Bobby H. Caldwell

**PRESENT ZONING:** R-30

**PHONE:** 770-231-3449

**LAND LOT(S):** 119

**TITLEHOLDER:** Teresa H. Caldwell and Bobby H. Caldwell

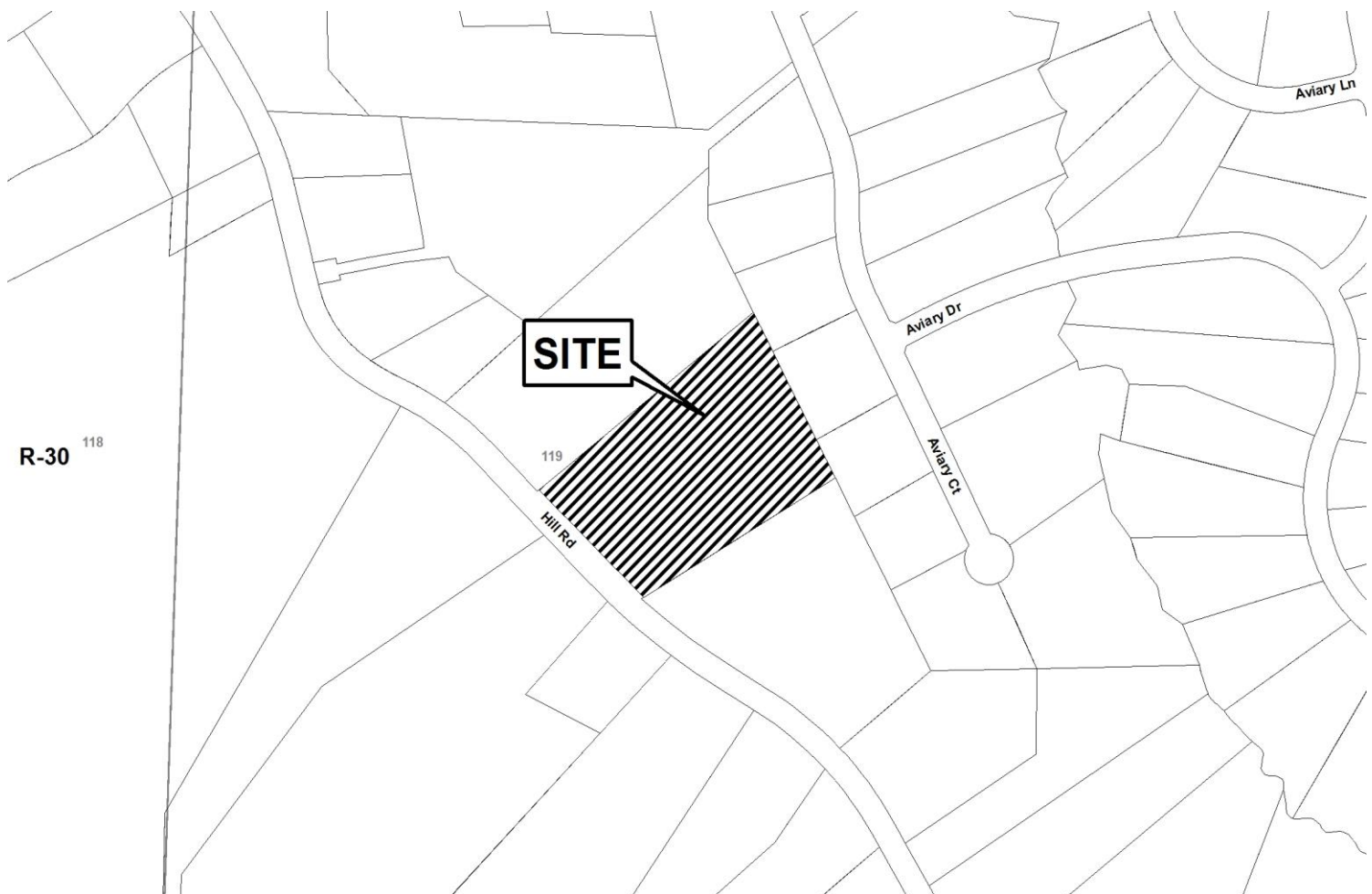
**DISTRICT:** 20

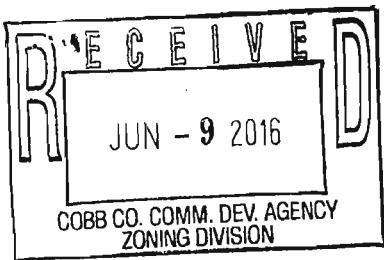
**PROPERTY LOCATION:** On the east side of Hill Road, northwest of Mars Hill Road (5114 Hill Road).

**SIZE OF TRACT:** 3.95 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback for an accessory structure over 650 square foot (approximately 1,232 square foot garage) from the required 100 feet to 49 feet adjacent to the southeastern property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-103  
Hearing Date: 8-10-16

Applicant BOBBY H. CALDWELL <sup>CELL</sup> Phone # 770-231-3449 E-mail mamandpapa1@bellsouth.net

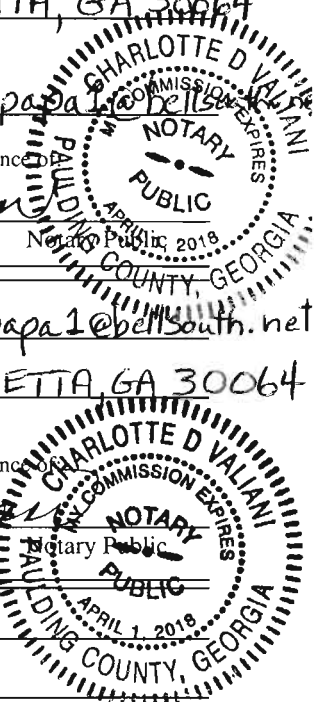
BOBBY H. CALDWELL Address 300 MIDWAY RD MARIETTA, GA 30064  
(representative's name, printed) (street, city, state and zip code)

Bobby H Caldwell <sup>CELL</sup> Phone # 770-231-3449 E-mail mamandpapa1@bellsouth.net  
(representative's signature)

Signed, sealed and delivered in presence of

My commission expires: April 1, 2018

Charlette D Valian  
Notary Public, 2018



Titleholder BOBBY H. CALDWELL <sup>CELL</sup> Phone # 770-231-3449 E-mail mamandpapa1@bellsouth.net  
TERESA H. CALDWELL <sup>CELL</sup> Phone # 770-815-7959

Signature Bobby H Caldwell Address: 300 MIDWAY RD MARIETTA, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Teresa H Caldwell

Signed, sealed and delivered in presence of

My commission expires: April 1, 2018

Charlette D Valian  
Notary Public, 2018

Present Zoning of Property R-30

Location 5114 HILL RD ACWORTH, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 119 District 20TH Size of Tract 3.951 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 3.915 ACRES Shape of Property RECTANGLE Topography of Property BASICALLY LEVEL Other 60% WOODED

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:

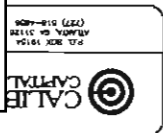
LOCATING FREESTANDING GARAGE IN QUESTION 100' OR MORE FROM RIGHT PROPERTY LINE WOULD PUT IT IN MIDDLE OF BACKYARD, MAKING IT DIFFICULT TO ACCESS WITH VEHICLES

List type of variance requested: REQUEST TO LOCATE GARAGE AS INDICATED ON SUBMITTED PLAT APPROXIMATELY 50' FROM RIGHT PROPERTY LINE, BELONGING TO JAMES EUGENE CAMP. MR CAMP'S PROPERTY RECORDED IN DEED BOOK 13986 PAGE 2188. REQUESTED LOCATION IS MORE THAN 100' FROM ALL OTHER CONTIGUOUS PROPERTIES.



BY	
DATE	
REVISIONS	

V-104  
(2016)



LOCATION: 3777 TOWNSHIP LANE  
KENNESAW, GA 30152  
SUBSECTION: COBB COUNTY  
LANDLOT: 431/432  
CHECKED BY: EDS  
DRAWN BY: JPD

CONCEPT 6	
JOB NO	SHEET
14-302	C03
DATE	OF
06/15/15	16
	SHEETS



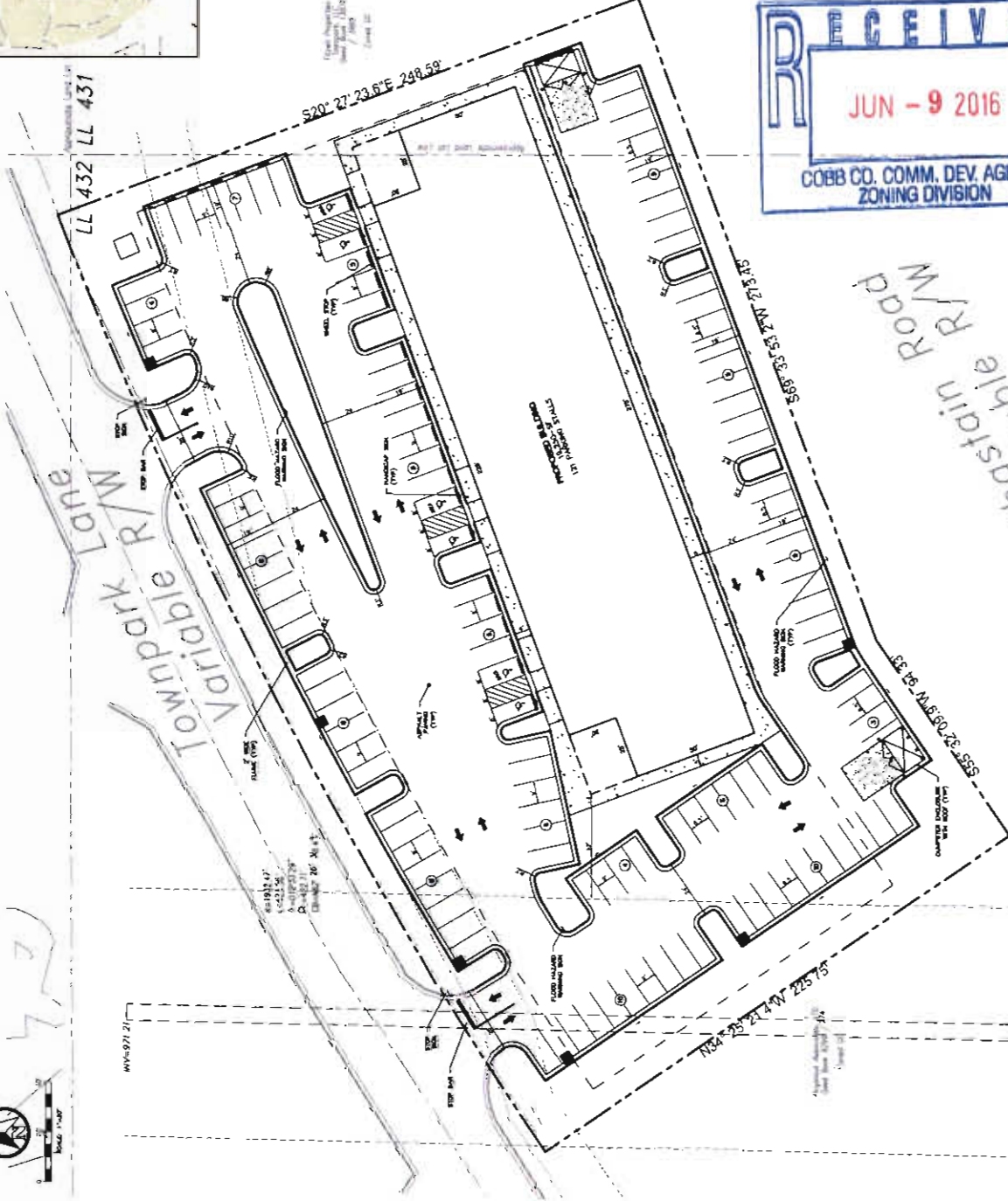
VICINITY MAP  
S-1

SITE SUMMARY	
OWNER	Capital Shopping Center, Inc.
PROJECT	Shopping Center
TOTAL SITE AREA	11.1 AC
TOTAL BUILDING AREA	95,000 SF
TOTAL PARKING AREA	15,000 SF
TOTAL LOT AREA	15,000 SF
APPROXIMATE SITE AREA	11.1 AC
UNITS OF DEVELOPMENT	100
ESTIMATED BUILDING PERMITS	20
ESTIMATED CONSTRUCTION PERMITS	20
ESTIMATED TOTAL PERMITS	40

PARKING SUMMARY	
STALLS	110
STALLS	100
ACCESSIBLE STALLS	2
STALLS	8
STALLS	119

- SITE NOTES**
1. CONSTRUCTION OF ALL SIDE DRIVE, AS IN ACCORDANCE WITH LOCAL REGULATIONS, AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  3. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
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  6. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  8. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  9. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  11. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  12. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  13. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  14. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.
  15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY IMPROVEMENTS TO THE DRIVE TO BE CONSTRUCTION.



Chastain Road  
Variable R/W



**APPLICANT:** VC Townpark Development, LLC

**PETITION No.:** V-104

**PHONE:** 727-518-4656

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Daniel P. York

**PRESENT ZONING:** GC

**PHONE:** 727-518-4656

**LAND LOT(S):** 431, 432

**TITLEHOLDER:** VC Townpark Development, LLC,  
a Georgia limited liability company

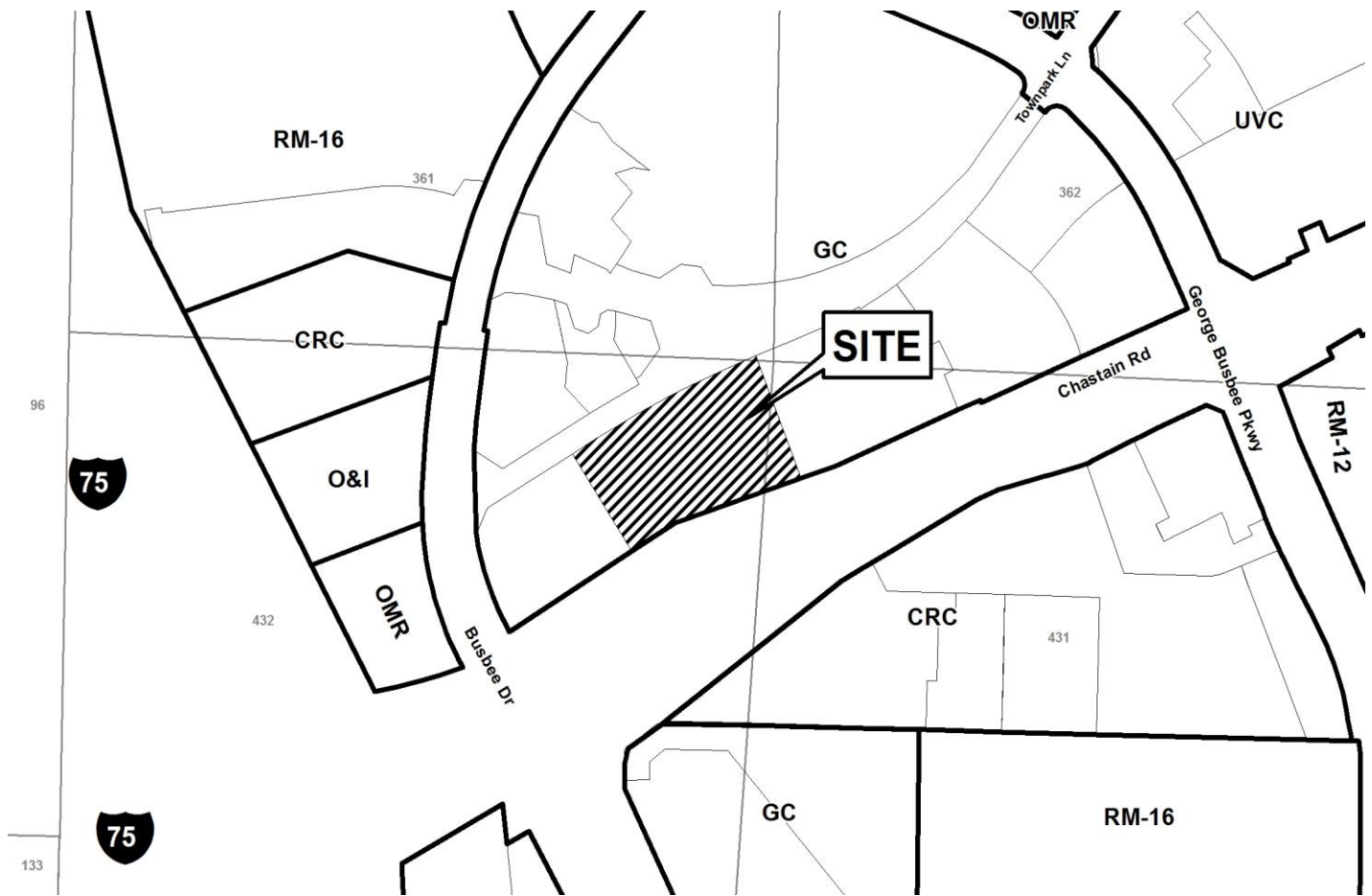
**DISTRICT:** 16

**PROPERTY LOCATION:** On the north side of  
Chastain Road, south of Townpark Lane, east of Busbee  
Drive, and west of George Busbee Parkway  
(777 Townpark Lane).

**SIZE OF TRACT:** 2.11 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the minimum number of parking spaces from the required 142 to 119.





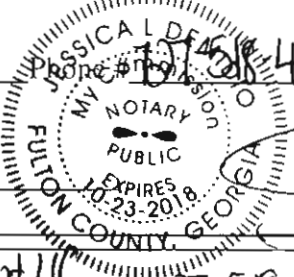
# Application for Variance Cobb County

(type or print clearly)

Application No. V-104  
Hearing Date: 8-10-16

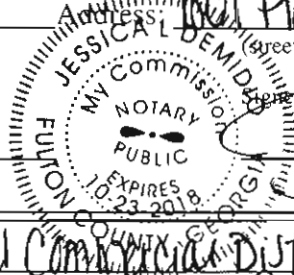
Applicant VC Townpark Development, LLC Phone # 770-518-4656 E-mail dyprko@caliber-capital.com  
Daniel P. York Address 1801 Piedmont Avenue, Atlanta, GA 30324  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 770-518-4656 E-mail dyork@caliber-capital.com  
(representative's signature) Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Titleholder VC Townpark Development, LLC Phone # 770-518-4656 E-mail dyork@caliber-capital.com  
Signature [Signature] Address 1801 Piedmont Avenue, Atlanta, GA 30324  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 10/23/18  
Signed, sealed and delivered in presence of:  
[Signature] Notary Public



Present Zoning of Property "GC" General Commercial District  
Location 777 Townpark Ln NW, Kennesaw, GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 361, 431, 432 District 11<sup>th</sup> 2<sup>nd</sup> section Size of Tract 2.120 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 attached sheet

List type of variance requested:  
See attached sheet

V-104  
(2016)  
Exhibit

We currently have 119 parking spaces and we are required to have 142, a difference of 23 or 19.3% deficient. Our property is primarily meant to service students, local traffic, and close proximity multifamily communities. We named the property Owl Creek Commons to hopefully tie it into Kennesaw State's loyal student body. Furthermore, all the restaurants located in the center are fast casual establishments and the average time spent per patron is 30 minutes or less, which will create constant turnover of parking availability. Lastly, the position of our property to the Skip Span Connector, will hopefully deliver tremendous biking and walking traffic. None of the businesses (restaurant or retail) have voiced concern over a lack of parking.



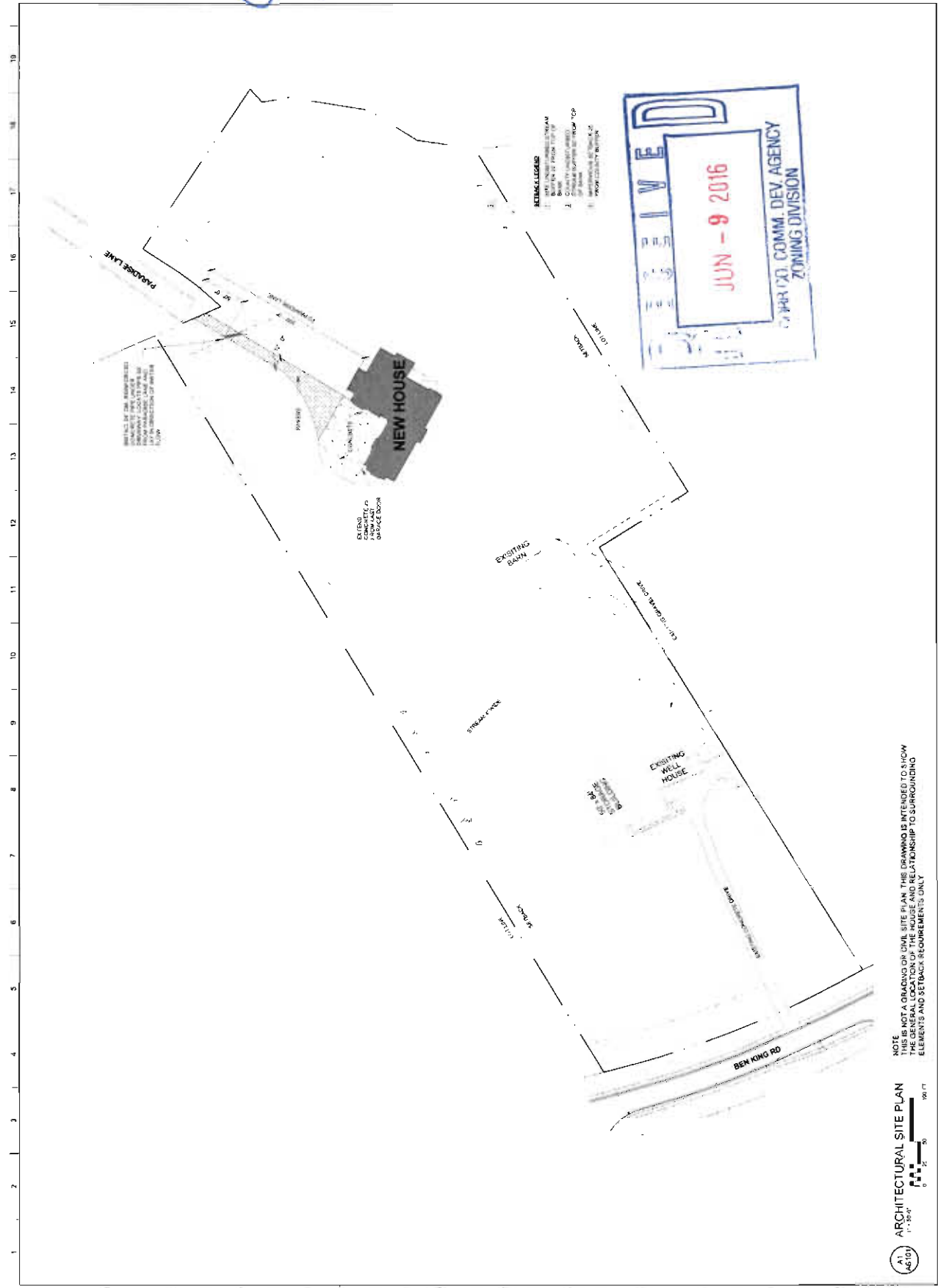


V-105  
(2016)

OWNER:  
MICHELLE & JILL RESCALA  
ARCHITECT:  
PAUL  
TIBB  
KENN

PROJECT NO.  
2015-130  
DATE:  
JUN 9 2016  
DRAWN BY:  
ARCHITECTURAL SITE  
PLAN

**AS101**



- REVISIONS**
1. ADDED SETBACKS
  2. ADDED PROPERTY LINES
  3. ADDED EXISTING BARN
  4. ADDED EXISTING WELL HOUSE
  5. ADDED EXISTING CONCRETE PATIO

**NOTE**  
THIS IS NOT A GRADING OR CIVIL SITE PLAN. THE DRAWING IS INTENDED TO SHOW THE GENERAL LOCATION OF THE HOUSE AND RELATIONSHIP TO SURROUNDING ELEMENTS AND SETBACK REQUIREMENTS ONLY.

**ARCHITECTURAL SITE PLAN**  
1" = 30'-0"  
0 10 20 30 40 50 60 70 80 90 100 FT

**APPLICANT:** Patrick Paul and Michelle Paul

**PETITION No.:** V-105

**PHONE:** 770-842-6754

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Michelle M. Paul

**PRESENT ZONING:** R-20

**PHONE:** 770-842-6754

**LAND LOT(S):** 131

**TITLEHOLDER:** Patrick M. Paul and Michelle M. Paul

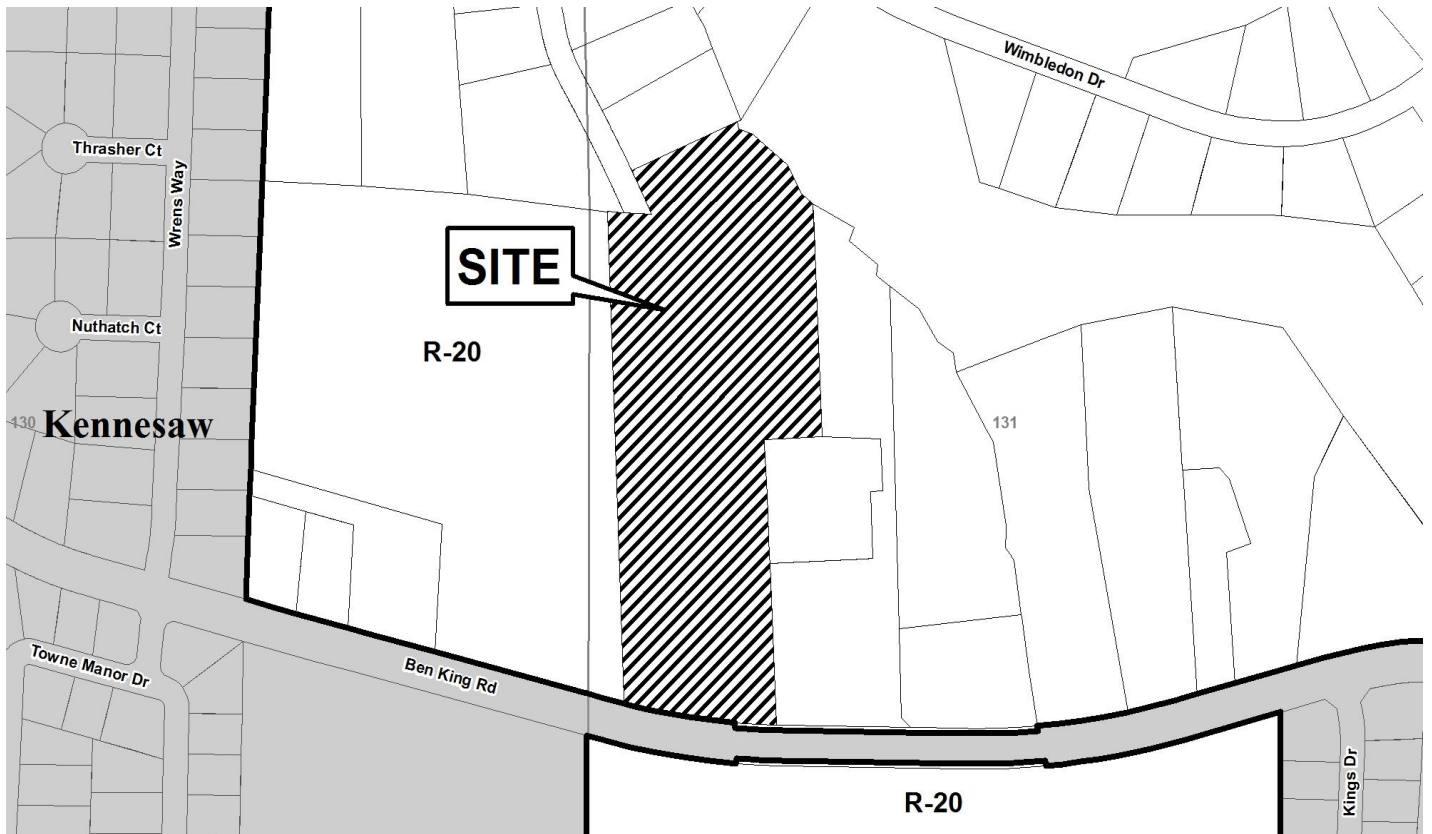
**DISTRICT:** 20

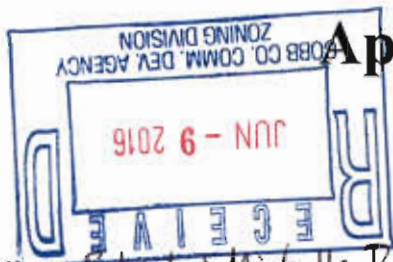
**PROPERTY LOCATION:** On the north side of Ben King Road, west of McCollum Parkway, and at the southern terminus of Paradise Lane (3196 Paradise Lane).

**SIZE OF TRACT:** 9.25 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow a second electrical and water meter on a residential property; and 2) allow accessory structures (4,200 square foot storage building and approximately 1,375 square foot barn) to the side and in front of the principal building.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-105  
Hearing Date: 8-10-16

Applicant Patrick + Michelle Paul Phone # 770-842-6754 E-mail mmpaul800@yahoo.com

Signature Michelle M Paul (representative's name, printed) Address 3196 Paradise Lane, Kennesaw, GA 30144  
(street, city, state and zip code)

Signature Michelle M Paul (representative's signature) Phone # 770-842-6754 E-mail mmpaul800@yahoo.com

Signed, sealed and delivered in presence of:

My commission expires: Jan 7, 2020 Jenny Johnson Notary Public

Titleholder Patrick + Michelle Paul Phone # 770-842-6754 E-mail mmpaul800@yahoo.com

Signature Michelle M Paul (attach additional signatures, if needed) Address: 1128 Pinecrest Rd, Canton, GA 30115 (present), 3196 Paradise Lane, Kennesaw, GA 30144  
(street, city, state and zip code)

My commission expires: Jan 7, 2020 Jenny Johnson Notary Public

Present Zoning of Property R-20

Location 3196 Paradise Lane, Bldg. 2  
(street address; if applicable: nearest intersection, etc.)

Land Lot(s) 131 District 20 Size of Tract 9.25 Acre(s)

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

Size of Property 9.25 acres Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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

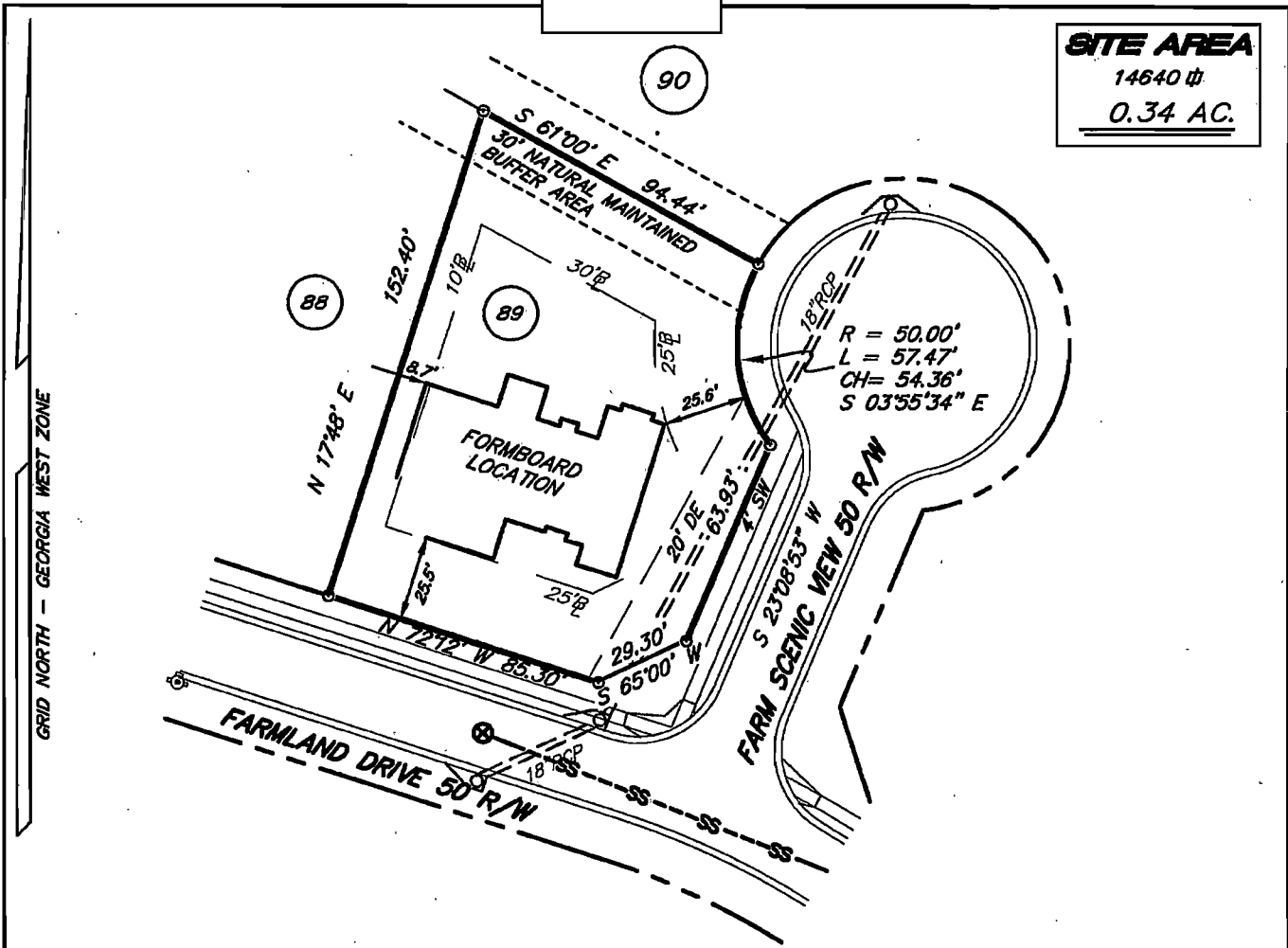
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

We are building a new home on the Paradise Lane side of our 9.25 acre property and adding an electric meter near the new home. The property previously had a (demo'd) home on the Ben King Rd side of the property, which already had a meter, where we are building an accessory structure. We would like to use/tap into the existing meter off Ben King Rd for this building. We do not want to cross a stream by using electric from the house. s a second meter

List type of variance requested: We would like to tap into an existing electric meter, giving us a second electric meter, for an accessory building. This building will not be used for commercial or dwelling purposes. A separate water meter now exists, for both new home and storage building.

V-106  
(2016)

**SITE AREA**  
14640 sq ft  
0.34 AC.



THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE BUILDING PERMIT PROCESS AND THAT THIS FORMBOARD LOCATION SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.



# Gaskins

ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

**Marietta Office**  
1266 Powder Springs Rd  
Marietta, GA 30064  
Phone: (770) 424-7168

LSF# 789  
www.gscsurvey.com

**Canton Office**  
147 Reinhardt College Pkwy  
Ste. 8 Canton, GA 30114  
Phone: (770) 479-9698

FORMBOARD LOCATION SURVEY FOR:  
**NEW TOWNE PROPERTIES**  
**THE FARM AT BROOKSTONE**  
**UNIT IV**  
**LOT 89**

LOCATED IN L.L. 191  
20th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

FIELD DATE: 05/09/16	DRAWN BY: JDW
OFFICE DATE: 05/10/16	CHECKED BY: CAE
SCALE: 1"=50'	FILE: J./W100

**APPLICANT:** New Towne Properties, LLC

**PETITION No.:** V-106

**PHONE:** none given

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** PRD

**PHONE:** 770-429-1499

**LAND LOT(S):** 191

**TITLEHOLDER:** New Towne Properties, LLC, a Georgia limited liability company

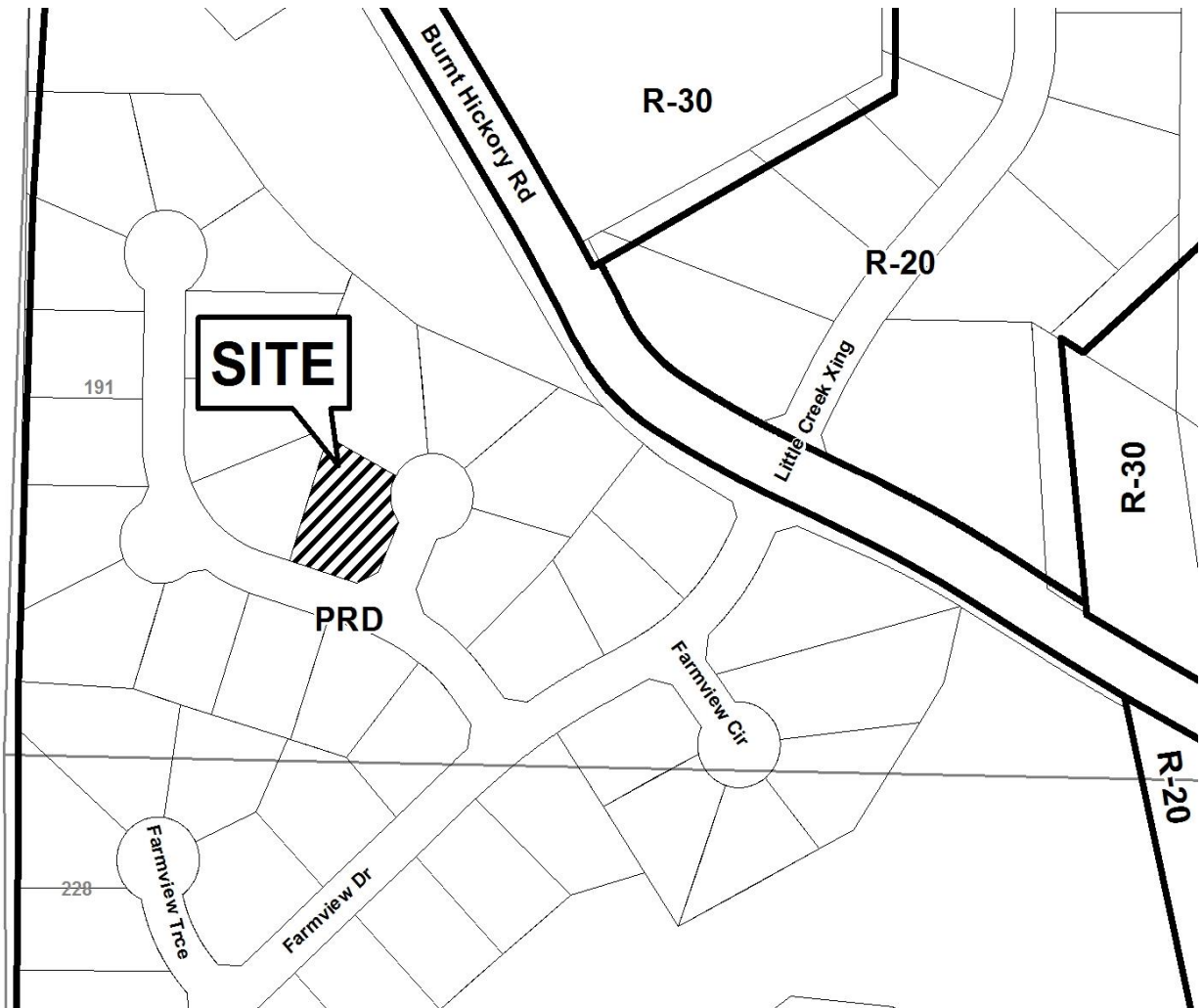
**DISTRICT:** 20

**PROPERTY LOCATION:** On the northwest corner of Farm Scenic View and Farmland Drive (1744 Farmland Drive).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the side setback from the required 10 feet to eight (8) feet adjacent to the western property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. v-106 (2016)  
Hearing Date: 08/10/2016

Applicant New Towne Properties, LLC Phone # \_\_\_\_\_ E-mail jkvansant@yahoo.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

My commission expires: January 10, 2019

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

Titleholder New Towne Properties, LLC Phone # \_\_\_\_\_ E-mail jkvansant@yahoo.com  
Signature BY: [Signature] Address: Suite 100, 600 Kennesaw Avenue  
(attach additional signatures, if needed) Marietta, GA 30060  
Jonathan K. Vansant, Manager (street, city, state and zip code)

My commission expires: January 10, 2019

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

Present Zoning of Property PRD  
Location Intersection of the northwesterly side of Farm Scenic View and the  
northeasterly side of Farmland Drive (Lot 89, The Farm at Brookstone,  
(street address, if applicable; nearest intersection, etc.) Unit IV

Land Lot(s) 191 District 20th Size of Tract 0.34 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 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:  
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-\_\_\_\_\_ (2016)  
**Hearing Date:** August 10, 2016

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

**Applicant/Titleholder: New Towne Properties, LLC**

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 0.34 acres and is Lot 89, The Farm at Brookstone Unit IV, Land Lot 191, 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Farm at Brookstone is zoned to the Planned Residential Development ("PRD") zoning category, and is being developed for a single-family residential community. The PRD zoning category provides flexible site plan and building arrangements under a unified plan of development rather than lot-by-lot regulation. Applicant requests a waiver of the minimum side setback from the required ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Survey prepared for Applicant by Gaskins Surveying Company, Inc., dated May 10, 2016, submitted contemporaneously with this Application for Variance.

The Subject Property; as well as other lots within the development, was purchased by Applicant in October 2015 to construct a single-family residence thereon. Due to the location of the Property on a cul-de-sac; together with the location of a twenty (20) foot drainage easement on the easterly side of the Property, adjacent to the cul-de-sac street (Farm Scenic View), Applicant is unable to situate the proposed residence any other way on the lot. To deny the requested variance would render the Property undevelopable; or, alternatively, require Applicant to seek to build a smaller home, which may or may not be allowed pursuant to the zoning stipulations and conditions.

The waiver of the side setback would have no impact on adjacent or nearby properties. All affected neighbors do not object to the variance. Granting the requested variance would allow the construction of the residence.

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**  
(Page Two of Two)

Application No.: V-\_\_\_\_\_ (2016)  
Hearing Date: August 10, 2016

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

**Applicant/Titleholder: New Towne Properties, LLC**

List type of variance requested:

- (1) Waiver of required side setback along the northwesterly side of the proposed residence from ten (10) feet to eight (8) feet, as more particularly shown and reflected on the Survey submitted with the Application for Variance. (See § 134-201(4)).

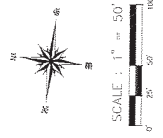
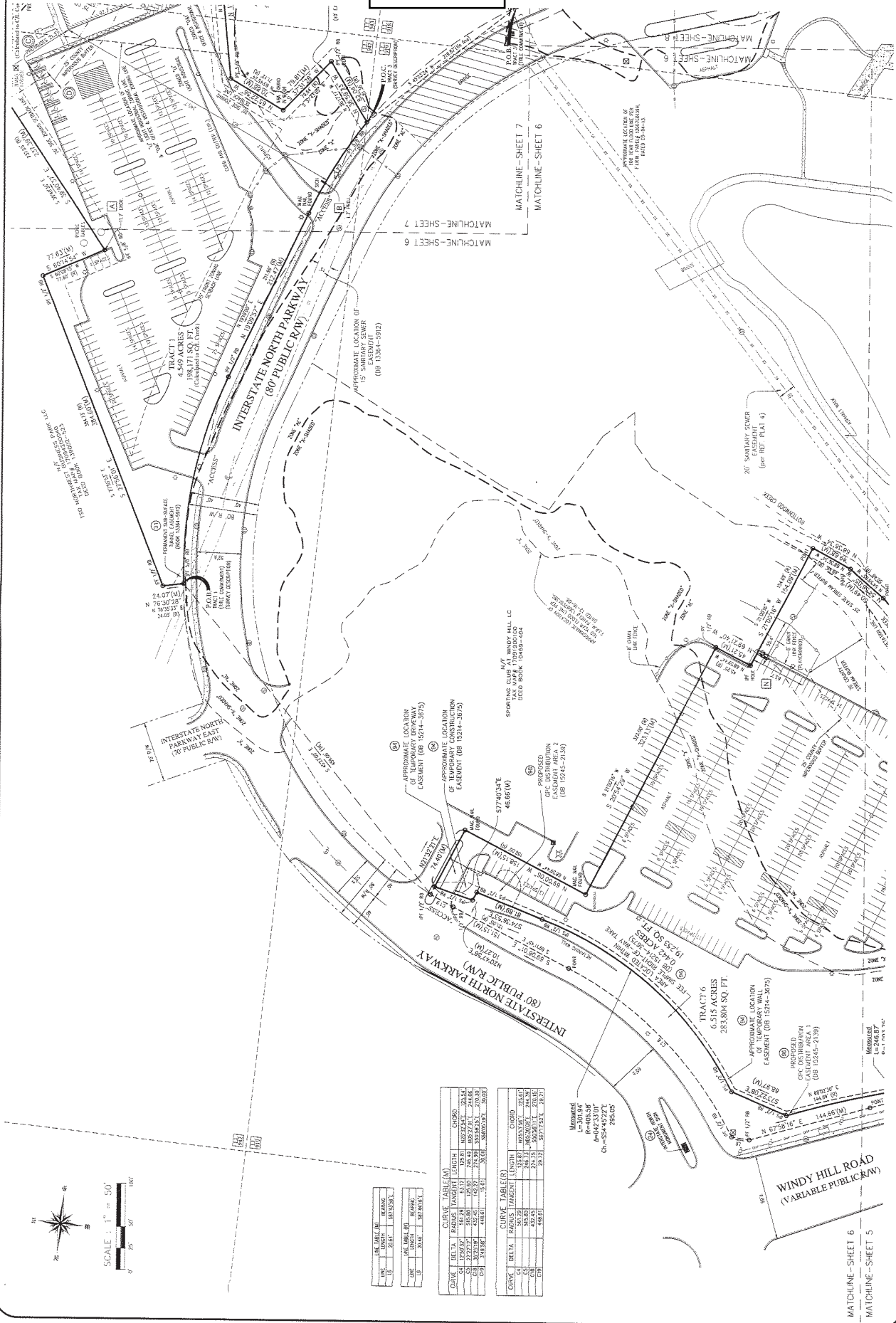




Book & Clark's National Surveyors Network  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 Phone: (800) SURVEYS (787-4397), Fax: (330) 886-3608 www.bookandclark.com  
 5555 Pine Meadow Shores, Suite 200, Avon, OH 44333

107-V  
 (2016)

Sheet 6 of 13



LINE	DELTA	RADIUS	TANGENT	CHORD
1	101.10	101.10	0.00	0.00
2	101.10	101.10	0.00	0.00
3	101.10	101.10	0.00	0.00
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5	101.10	101.10	0.00	0.00
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7	101.10	101.10	0.00	0.00
8	101.10	101.10	0.00	0.00
9	101.10	101.10	0.00	0.00
10	101.10	101.10	0.00	0.00

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
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2	101.10	101.10	0.00	0.00	0.00
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4	101.10	101.10	0.00	0.00	0.00
5	101.10	101.10	0.00	0.00	0.00
6	101.10	101.10	0.00	0.00	0.00
7	101.10	101.10	0.00	0.00	0.00
8	101.10	101.10	0.00	0.00	0.00
9	101.10	101.10	0.00	0.00	0.00
10	101.10	101.10	0.00	0.00	0.00

Measured  
 L=301.84  
 P=408.99  
 A=101.10°  
 C=54°45'27"  
 T=735.05'

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 5



107-V  
 (2016)



DATED 02-04-13

MATCHLINE-SHEET 9  
 MATCHLINE-SHEET 7

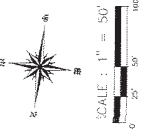
FORTIS INSURANCE COMPANY  
 100 N. MAIN ST., SUITE 200  
 CLEVELAND, OH 44115-3444

FORTIS INSURANCE COMPANY  
 100 N. MAIN ST., SUITE 200  
 CLEVELAND, OH 44115-3444

LINE	BEARING	LENGTH	REMARKS
13	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
14	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
15	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
16	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
17	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
18	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
19	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE
20	S 72° 41' 00" W	105.70	EXISTING PROPERTY LINE

CURVE DATA	CHORD
1. DELTA	188.85
2. BEARING	201.03
3. RADIUS	188.85
4. CHORD BEARING	201.03
5. CHORD LENGTH	188.85
6. PERCENTAGE OF CIRCUMFERENCE	25.54
7. AREA	271.08
8. PERIMETER	408.33
9. CHORD BEARING	201.03
10. CHORD LENGTH	188.85

CURVE DATA	CHORD
1. DELTA	188.85
2. BEARING	201.03
3. RADIUS	188.85
4. CHORD BEARING	201.03
5. CHORD LENGTH	188.85
6. PERCENTAGE OF CIRCUMFERENCE	25.54
7. AREA	271.08
8. PERIMETER	408.33
9. CHORD BEARING	201.03
10. CHORD LENGTH	188.85



Sheet 7 of 13

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 7  
 MATCHLINE-SHEET 8

**APPLICANT:** INOP Acquisitions, LLC

**PETITION No.:** V-107

**PHONE:** 404-965-1070

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** LI, O&I

**PHONE:** 770-429-1499

**LAND LOT(S):** 942, 943

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

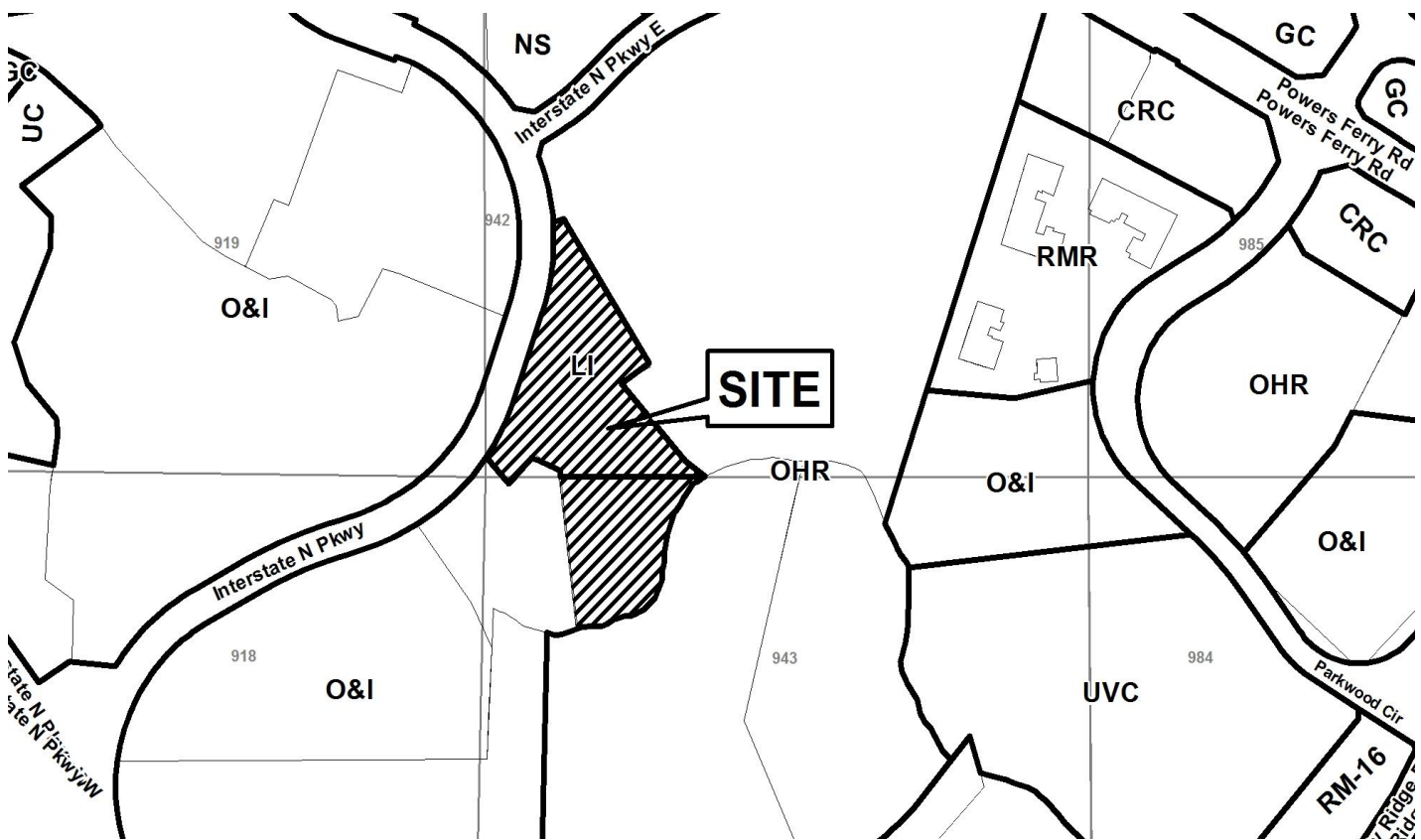
**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast side of Interstate North Parkway, south of Interstate North Parkway East (150 Interstate North Parkway).

**SIZE OF TRACT:** 4.55 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Allow the building to extend 25 feet into 25 foot impervious buffer; 2) allow the building to extend 75 feet into 75 foot stream buffer; 3) allow parking lot to extend 25 feet into 25 foot impervious buffer; and 4) allow parking lot to extend 21.3 feet into 75 foot stream buffer.

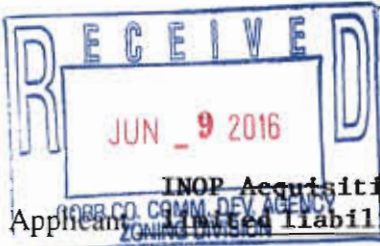


# Application for Variance Cobb County

(type or print clearly)

Application No. V-107 (2016)

Hearing Date: 08/10/2016



Applicant INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com

Moore Ingram Johnson & Steele, LLP  
John H. Moore Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

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

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



My commission expires: January 10, 2019

Titleholder INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com

Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property OI

Location 150 Interstate North Parkway (Tract 1 as shown on ALTA/ACSM Land Title Survey)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 942, 943 District 17th Size of Tract 4.549 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 "B" attached hereto and incorporated herein by reference.

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

V-107  
(2016)  
Exhibit

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



Application No.: V- 107 (2016)  
Hearing Date: August 10, 2016

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

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

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

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

List of type of variances requested:

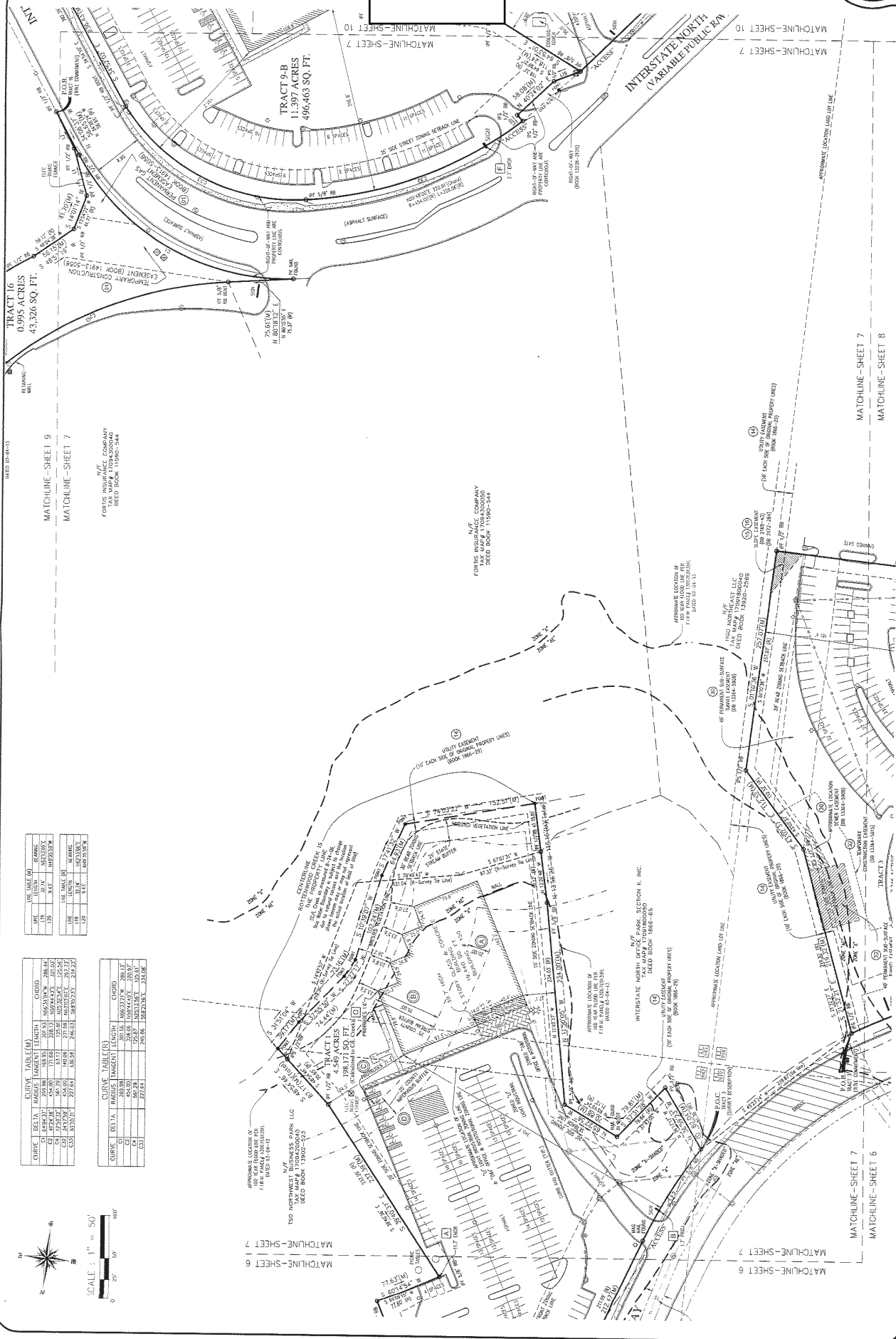
**Variances requested for 150 Interstate North Parkway (Tract 1 as shown and reflected on ALTA ACSM Land Title Survey):**

- (1) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer;
- (2) Building extending seventy-five (75) feet into seventy-five (75) foot stream buffer;
- (3) Parking lot extending twenty-five (25) feet into twenty-five (25) foot impervious buffer;
- (4) Parking lot extending 21.3 feet into seventy-five (75) foot stream buffer.



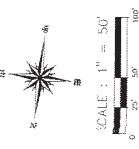
108-V  
 (2016)

Sheet 7 of 13



LINE	BEARING	DISTANCE	AREA	PERIMETER
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2	S 89° 17' 30\"	100.00	100.00	100.00
3	S 89° 17' 30\"	100.00	100.00	100.00
4	S 89° 17' 30\"	100.00	100.00	100.00
5	S 89° 17' 30\"	100.00	100.00	100.00
6	S 89° 17' 30\"	100.00	100.00	100.00
7	S 89° 17' 30\"	100.00	100.00	100.00
8	S 89° 17' 30\"	100.00	100.00	100.00
9	S 89° 17' 30\"	100.00	100.00	100.00
10	S 89° 17' 30\"	100.00	100.00	100.00
11	S 89° 17' 30\"	100.00	100.00	100.00
12	S 89° 17' 30\"	100.00	100.00	100.00
13	S 89° 17' 30\"	100.00	100.00	100.00
14	S 89° 17' 30\"	100.00	100.00	100.00
15	S 89° 17' 30\"	100.00	100.00	100.00
16	S 89° 17' 30\"	100.00	100.00	100.00
17	S 89° 17' 30\"	100.00	100.00	100.00
18	S 89° 17' 30\"	100.00	100.00	100.00
19	S 89° 17' 30\"	100.00	100.00	100.00
20	S 89° 17' 30\"	100.00	100.00	100.00

CURVE	DELTA	BEARING	RADIUS	CHORD
C1	45.000	S 89.173° W	100.000	70.711
C2	45.000	S 89.173° W	100.000	70.711
C3	45.000	S 89.173° W	100.000	70.711
C4	45.000	S 89.173° W	100.000	70.711
C5	45.000	S 89.173° W	100.000	70.711
C6	45.000	S 89.173° W	100.000	70.711
C7	45.000	S 89.173° W	100.000	70.711
C8	45.000	S 89.173° W	100.000	70.711
C9	45.000	S 89.173° W	100.000	70.711
C10	45.000	S 89.173° W	100.000	70.711
C11	45.000	S 89.173° W	100.000	70.711
C12	45.000	S 89.173° W	100.000	70.711
C13	45.000	S 89.173° W	100.000	70.711
C14	45.000	S 89.173° W	100.000	70.711
C15	45.000	S 89.173° W	100.000	70.711
C16	45.000	S 89.173° W	100.000	70.711
C17	45.000	S 89.173° W	100.000	70.711
C18	45.000	S 89.173° W	100.000	70.711
C19	45.000	S 89.173° W	100.000	70.711
C20	45.000	S 89.173° W	100.000	70.711



TRACT 16  
 0.995 ACRES  
 43,326 SQ. FT.

TRACT 9-B  
 11.397 ACRES  
 496,463 SQ. FT.

TRACT 13  
 4.580 ACRES

FORST INSURANCE COMPANY  
 100 EAST 7TH STREET, SUITE 200  
 CLEVELAND, OHIO 44114

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 7  
 MATCHLINE-SHEET 8

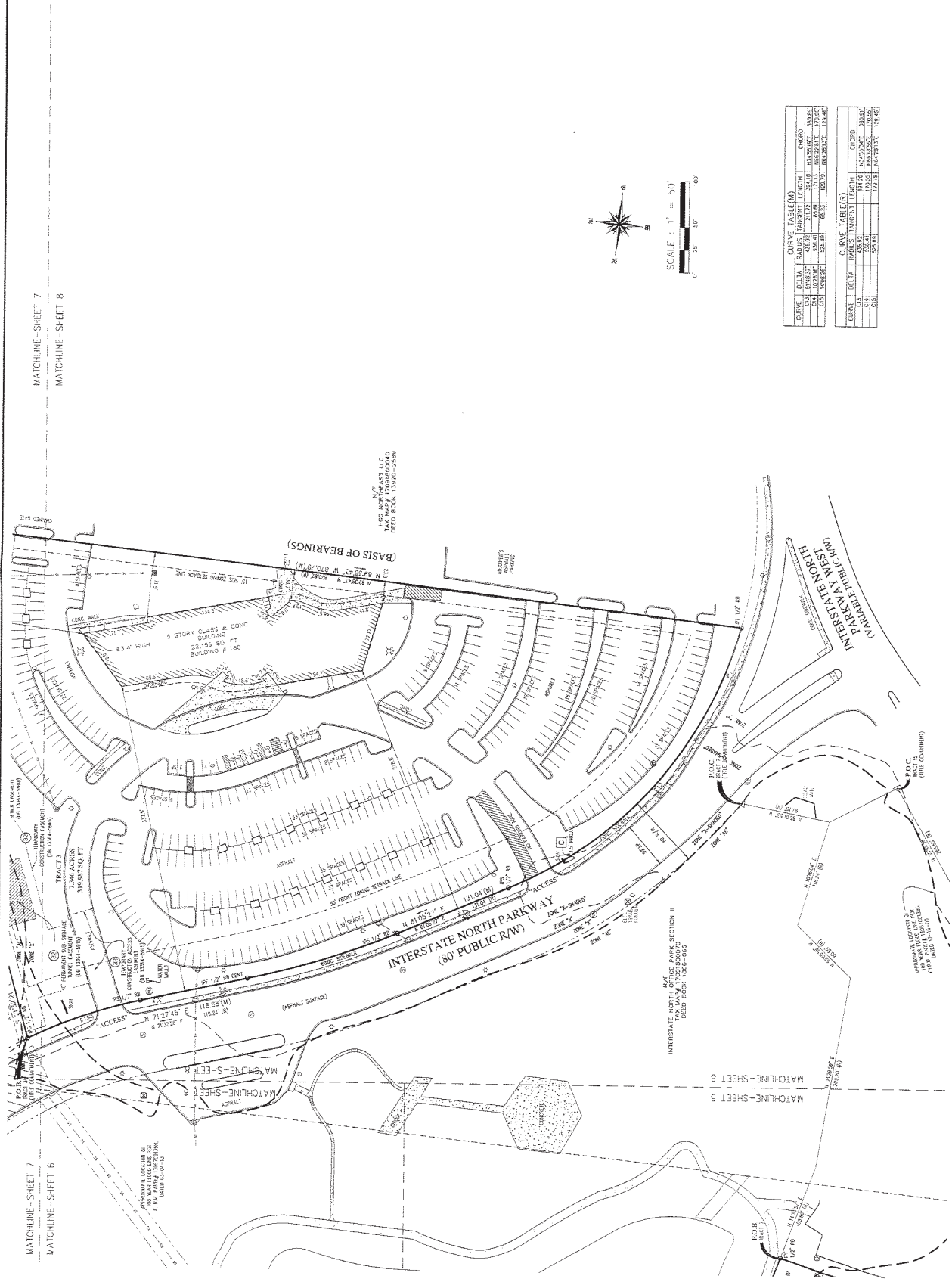
MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 6  
 MATCHLINE-SHEET 7

MATCHLINE-SHEET 7  
 MATCHLINE-SHEET 8

801-V  
(2016)

Book & Clark's National Surveyors Network  
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1550 West Market Street, Suite 202, Avon, OH 44333  
Phone: (800) SURVEYS (737-8937), Fax: (330) 666-3909 www.bookandclark.com



SCALE: 1" = 50'  
0 25 50 100

CURVE TABLE (M)			
CURVE ID	DELTA	RADIUS	TANGENT LENGTH
C1	173.827	458.93	211.42
C2	158.982	355.89	155.53
C3	158.982	355.89	155.53

CURVE TABLE (FT)			
CURVE ID	DELTA	RADIUS	TANGENT LENGTH
C1	572.15	1508.00	691.10
C2	523.15	1145.00	501.75
C3	523.15	1145.00	501.75

MATCHLINE-SHEET 7  
MATCHLINE-SHEET 8

MATCHLINE-SHEET 7  
MATCHLINE-SHEET 6

MATCHLINE-SHEET 8  
MATCHLINE-SHEET 5

(BASIS OF BEARINGS)

1105 WEST 45<sup>TH</sup> L.C.  
TAX MAP # 170180000  
DEED BOOK 13300-2589

INTERSTATE NORTH PARKWAY  
(80 PUBLIC R/W)

INTERSTATE NORTH  
PARKWAY NORTH  
(PARKABLE PUBLIC R/W)

INTERSTATE NORTH PARKWAY SECTION #  
TAX MAP # 170180000  
DEED BOOK 1866-085

APPROXIMATE LOCATION OF  
HARDWARE STORE BUILDING  
(118 EAST 11<sup>TH</sup> ST)

APPROXIMATE LOCATION OF  
FIRE TOWER BUILDING  
(118 EAST 11<sup>TH</sup> ST)

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1908

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1909

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1910

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1911

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1912

NEW LANDMARK  
TRACT 3  
7.36 ACRES  
319,987 SQ. FT.  
DEED BOOK 13341-1913



**APPLICANT:** INOP Acquisitions, LLC

**PETITION No.:** V-108

**PHONE:** 404-965-1070

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** O&I

**PHONE:** 770-429-1499

**LAND LOT(S):** 918, 943

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

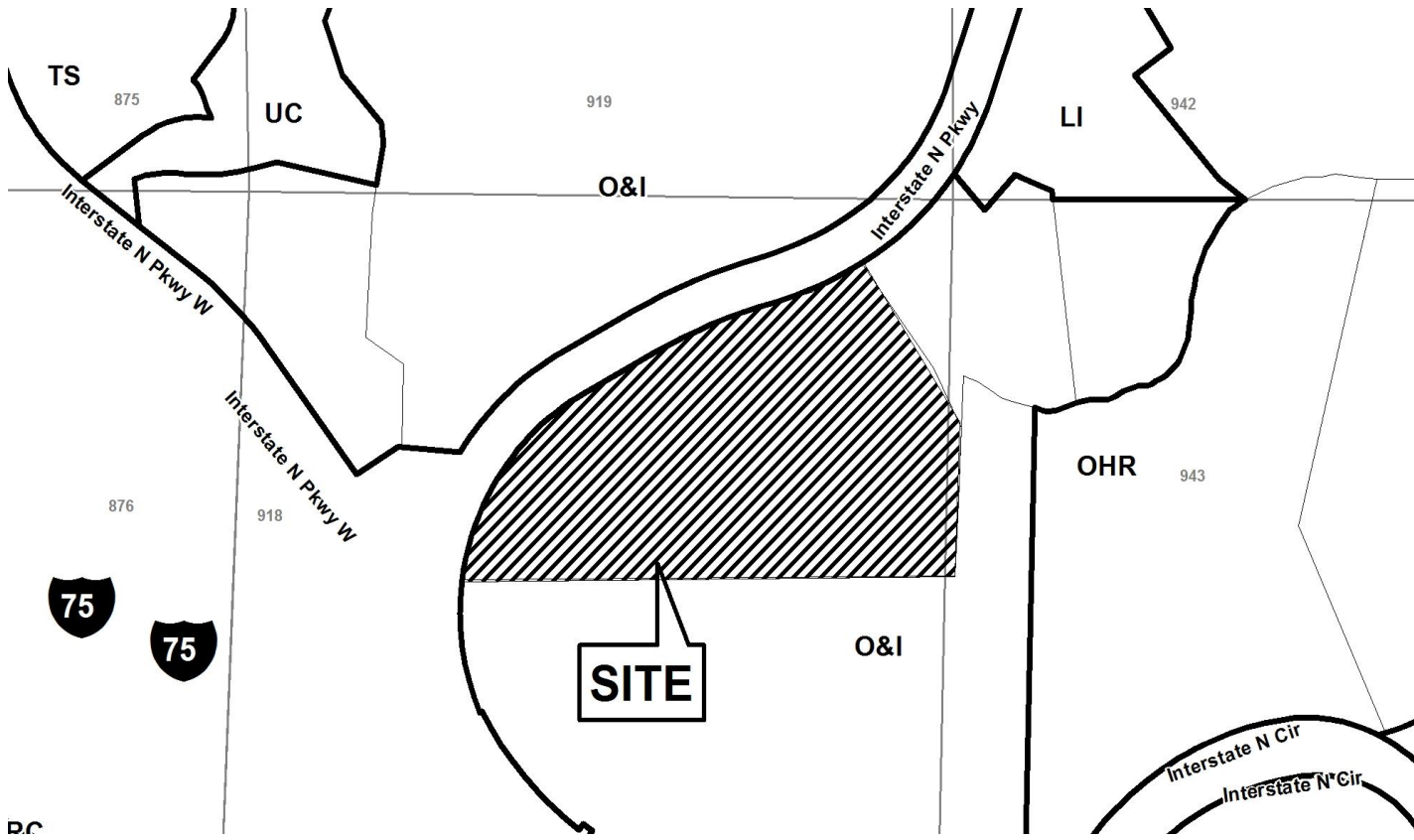
**DISTRICT:** 17

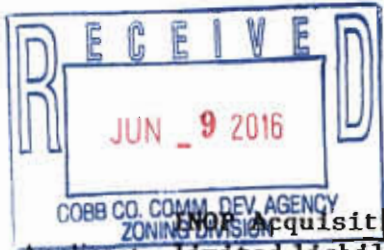
**PROPERTY LOCATION:** On the south side of Interstate North Parkway, east of Interstate North Parkway West (180 Interstate North Parkway).

**SIZE OF TRACT:** 7.35 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum building height from 52 feet to 63.4 feet; and 2) waive the maximum number of building stories from four (4) to five (5).





# Application for Variance Cobb County

(type or print clearly)

Application No. V- 108 (2016)  
Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com  
Moore Ingram Johnson & Steele, LLP  
John H. Moore Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

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

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:  
Carolyn E. Cook  
Notary Public

Titleholder INOP Acquisitions, LLC, a Delaware limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubensteinpartners.com

Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property OI

Location 180 Interstate North Parkway (Tract 3 as shown on ALTA/ACSM Land Title Survey)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 918 District 17th Size of Tract 7.346 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 X Other X

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

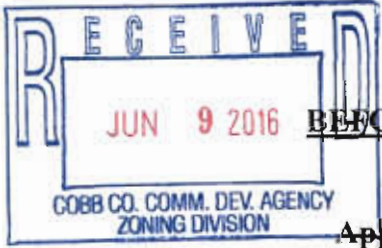
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:  
See Exhibit "B" attached hereto and incorporated herein by reference.

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

V-108  
(2016)  
Exhibit

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

Application No.: V- 108 (2016)  
Hearing Date: August 10, 2016



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

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

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

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

List of type of variances requested:

**Variances requested for 180 Interstate North Parkway (Tract 3 as shown and reflected on ALTA ACSM Land Title Survey):**

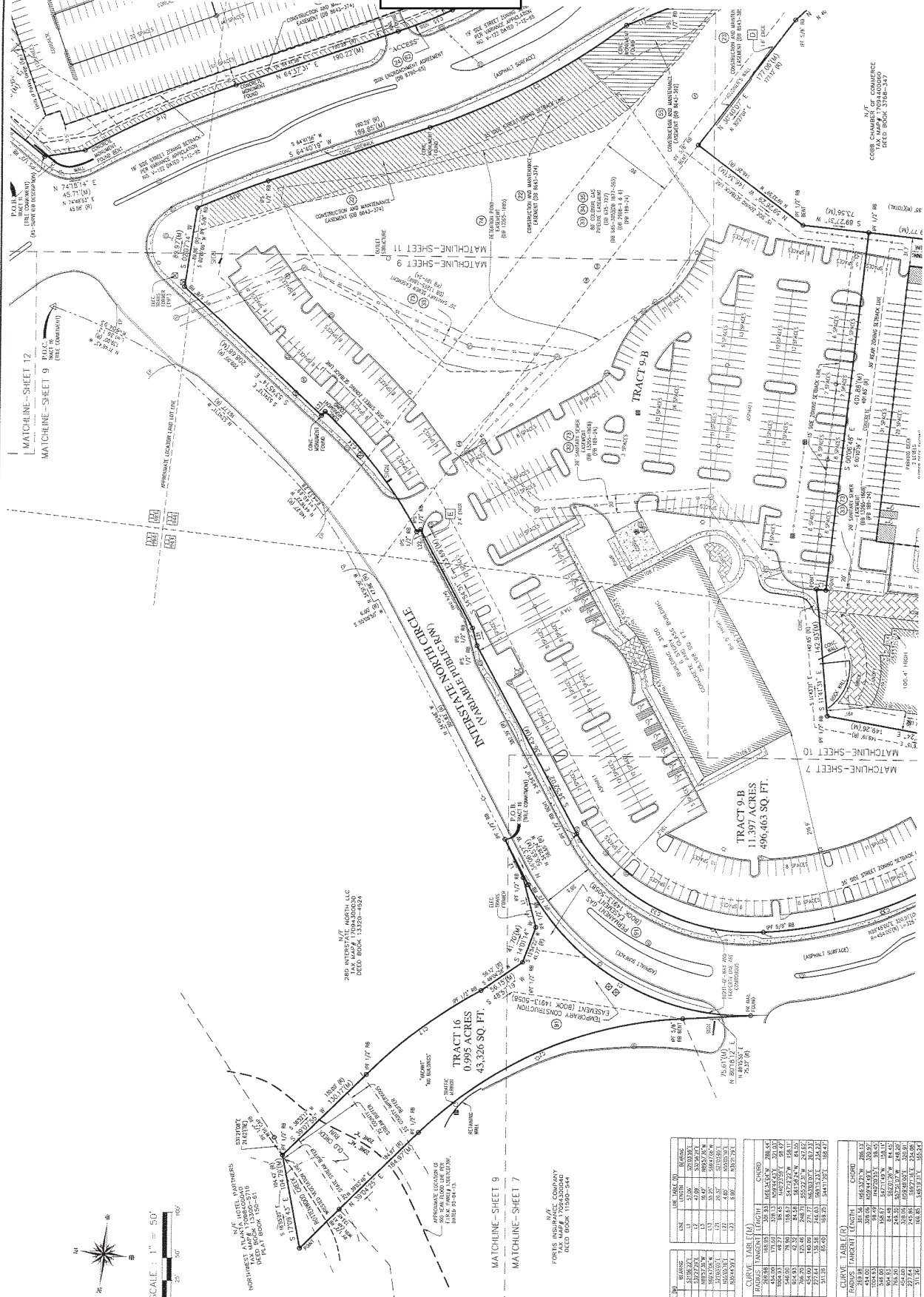
- (1) Waiver of maximum building height from fifty-two (52) feet to 63.4 feet (See § 134-215(7)); and
- (2) Waiver of maximum number of building stories from four (4) to five (5) (See § 134-215(7)).

109-V  
(2016)

Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys



Sheet 9 of 13

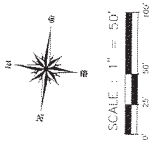


MATCHLINE-SHEET 12  
MATCHLINE-SHEET 9

MATCHLINE-SHEET 10  
MATCHLINE-SHEET 7

TRACT 16  
0.995 ACRES  
43,326 SQ. FT.

TRACT 9-B  
11.397 ACRES  
496,463 SQ. FT.



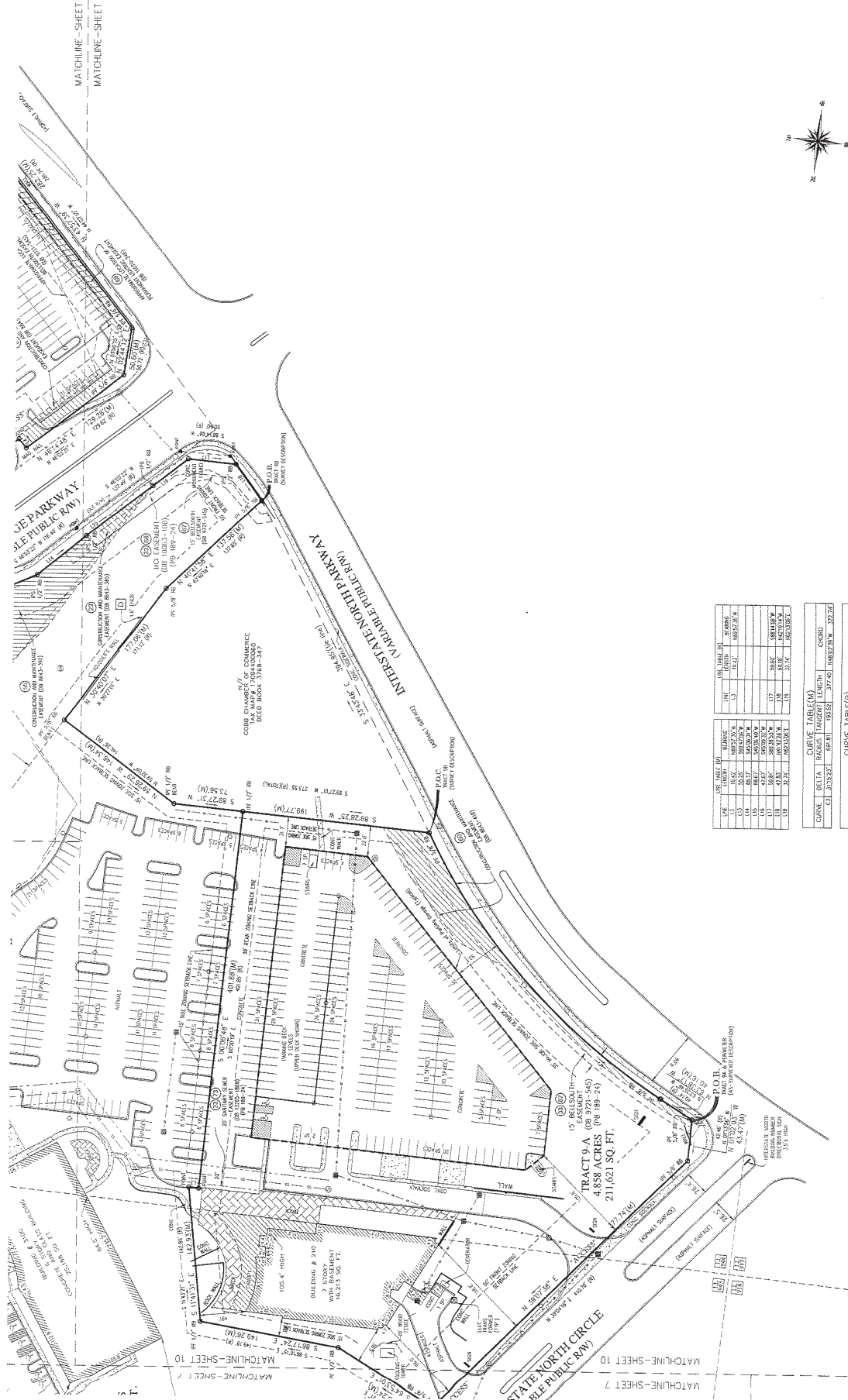
N/T  
NORTHWEST ATTORNEY-IN-FACTORS  
DEED BOOK 1350-61

N/T  
NORTHWEST ATTORNEY-IN-FACTORS  
DEED BOOK 1350-62

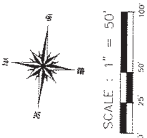
MATCHLINE-SHEET 9  
MATCHLINE-SHEET 7

FORIS INSURANCE COMPANY  
DEED BOOK 1350-64

CURVE DATA TABLE (1)			
LINE	BEARING	LENGTH	CHORD
C1	N 89° 52' 30" E	100.00	100.00
C2	S 89° 52' 30" W	100.00	100.00
C3	N 89° 52' 30" E	100.00	100.00
C4	S 89° 52' 30" W	100.00	100.00
C5	N 89° 52' 30" E	100.00	100.00
C6	S 89° 52' 30" W	100.00	100.00
C7	N 89° 52' 30" E	100.00	100.00
C8	S 89° 52' 30" W	100.00	100.00
C9	N 89° 52' 30" E	100.00	100.00
C10	S 89° 52' 30" W	100.00	100.00
C11	N 89° 52' 30" E	100.00	100.00
C12	S 89° 52' 30" W	100.00	100.00
C13	N 89° 52' 30" E	100.00	100.00
C14	S 89° 52' 30" W	100.00	100.00
C15	N 89° 52' 30" E	100.00	100.00
C16	S 89° 52' 30" W	100.00	100.00
C17	N 89° 52' 30" E	100.00	100.00
C18	S 89° 52' 30" W	100.00	100.00
C19	N 89° 52' 30" E	100.00	100.00
C20	S 89° 52' 30" W	100.00	100.00
C21	N 89° 52' 30" E	100.00	100.00
C22	S 89° 52' 30" W	100.00	100.00
C23	N 89° 52' 30" E	100.00	100.00
C24	S 89° 52' 30" W	100.00	100.00
C25	N 89° 52' 30" E	100.00	100.00
C26	S 89° 52' 30" W	100.00	100.00
C27	N 89° 52' 30" E	100.00	100.00
C28	S 89° 52' 30" W	100.00	100.00
C29	N 89° 52' 30" E	100.00	100.00
C30	S 89° 52' 30" W	100.00	100.00
C31	N 89° 52' 30" E	100.00	100.00
C32	S 89° 52' 30" W	100.00	100.00
C33	N 89° 52' 30" E	100.00	100.00
C34	S 89° 52' 30" W	100.00	100.00
C35	N 89° 52' 30" E	100.00	100.00
C36	S 89° 52' 30" W	100.00	100.00
C37	N 89° 52' 30" E	100.00	100.00
C38	S 89° 52' 30" W	100.00	100.00
C39	N 89° 52' 30" E	100.00	100.00
C40	S 89° 52' 30" W	100.00	100.00
C41	N 89° 52' 30" E	100.00	100.00
C42	S 89° 52' 30" W	100.00	100.00
C43	N 89° 52' 30" E	100.00	100.00
C44	S 89° 52' 30" W	100.00	100.00
C45	N 89° 52' 30" E	100.00	100.00
C46	S 89° 52' 30" W	100.00	100.00
C47	N 89° 52' 30" E	100.00	100.00
C48	S 89° 52' 30" W	100.00	100.00
C49	N 89° 52' 30" E	100.00	100.00
C50	S 89° 52' 30" W	100.00	100.00
C51	N 89° 52' 30" E	100.00	100.00
C52	S 89° 52' 30" W	100.00	100.00
C53	N 89° 52' 30" E	100.00	100.00
C54	S 89° 52' 30" W	100.00	100.00
C55	N 89° 52' 30" E	100.00	100.00
C56	S 89° 52' 30" W	100.00	100.00
C57	N 89° 52' 30" E	100.00	100.00
C58	S 89° 52' 30" W	100.00	100.00
C59	N 89° 52' 30" E	100.00	100.00
C60	S 89° 52' 30" W	100.00	100.00
C61	N 89° 52' 30" E	100.00	100.00
C62	S 89° 52' 30" W	100.00	100.00
C63	N 89° 52' 30" E	100.00	100.00
C64	S 89° 52' 30" W	100.00	100.00
C65	N 89° 52' 30" E	100.00	100.00
C66	S 89° 52' 30" W	100.00	100.00
C67	N 89° 52' 30" E	100.00	100.00
C68	S 89° 52' 30" W	100.00	100.00
C69	N 89° 52' 30" E	100.00	100.00
C70	S 89° 52' 30" W	100.00	100.00
C71	N 89° 52' 30" E	100.00	100.00
C72	S 89° 52' 30" W	100.00	100.00
C73	N 89° 52' 30" E	100.00	100.00
C74	S 89° 52' 30" W	100.00	100.00
C75	N 89° 52' 30" E	100.00	100.00
C76	S 89° 52' 30" W	100.00	100.00
C77	N 89° 52' 30" E	100.00	100.00
C78	S 89° 52' 30" W	100.00	100.00
C79	N 89° 52' 30" E	100.00	100.00
C80	S 89° 52' 30" W	100.00	100.00
C81	N 89° 52' 30" E	100.00	100.00
C82	S 89° 52' 30" W	100.00	100.00
C83	N 89° 52' 30" E	100.00	100.00
C84	S 89° 52' 30" W	100.00	100.00
C85	N 89° 52' 30" E	100.00	100.00
C86	S 89° 52' 30" W	100.00	100.00
C87	N 89° 52' 30" E	100.00	100.00
C88	S 89° 52' 30" W	100.00	100.00
C89	N 89° 52' 30" E	100.00	100.00
C90	S 89° 52' 30" W	100.00	100.00
C91	N 89° 52' 30" E	100.00	100.00
C92	S 89° 52' 30" W	100.00	100.00
C93	N 89° 52' 30" E	100.00	100.00
C94	S 89° 52' 30" W	100.00	100.00
C95	N 89° 52' 30" E	100.00	100.00
C96	S 89° 52' 30" W	100.00	100.00
C97	N 89° 52' 30" E	100.00	100.00
C98	S 89° 52' 30" W	100.00	100.00
C99	N 89° 52' 30" E	100.00	100.00
C100	S 89° 52' 30" W	100.00	100.00



LINE	DELTA	CHORD	ANGLE	CHORD
1	10.52'	10.52'	90.00°	10.52'
2	10.52'	10.52'	90.00°	10.52'
3	10.52'	10.52'	90.00°	10.52'
4	10.52'	10.52'	90.00°	10.52'
5	10.52'	10.52'	90.00°	10.52'
6	10.52'	10.52'	90.00°	10.52'
7	10.52'	10.52'	90.00°	10.52'
8	10.52'	10.52'	90.00°	10.52'
9	10.52'	10.52'	90.00°	10.52'
10	10.52'	10.52'	90.00°	10.52'
11	10.52'	10.52'	90.00°	10.52'
12	10.52'	10.52'	90.00°	10.52'
13	10.52'	10.52'	90.00°	10.52'
14	10.52'	10.52'	90.00°	10.52'
15	10.52'	10.52'	90.00°	10.52'
16	10.52'	10.52'	90.00°	10.52'
17	10.52'	10.52'	90.00°	10.52'
18	10.52'	10.52'	90.00°	10.52'
19	10.52'	10.52'	90.00°	10.52'
20	10.52'	10.52'	90.00°	10.52'



MATCHLINE-SHEET 7  
MATCHLINE-SHEET 10  
MATCHLINE-SHEET 10  
MATCHLINE-SHEET

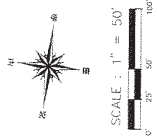
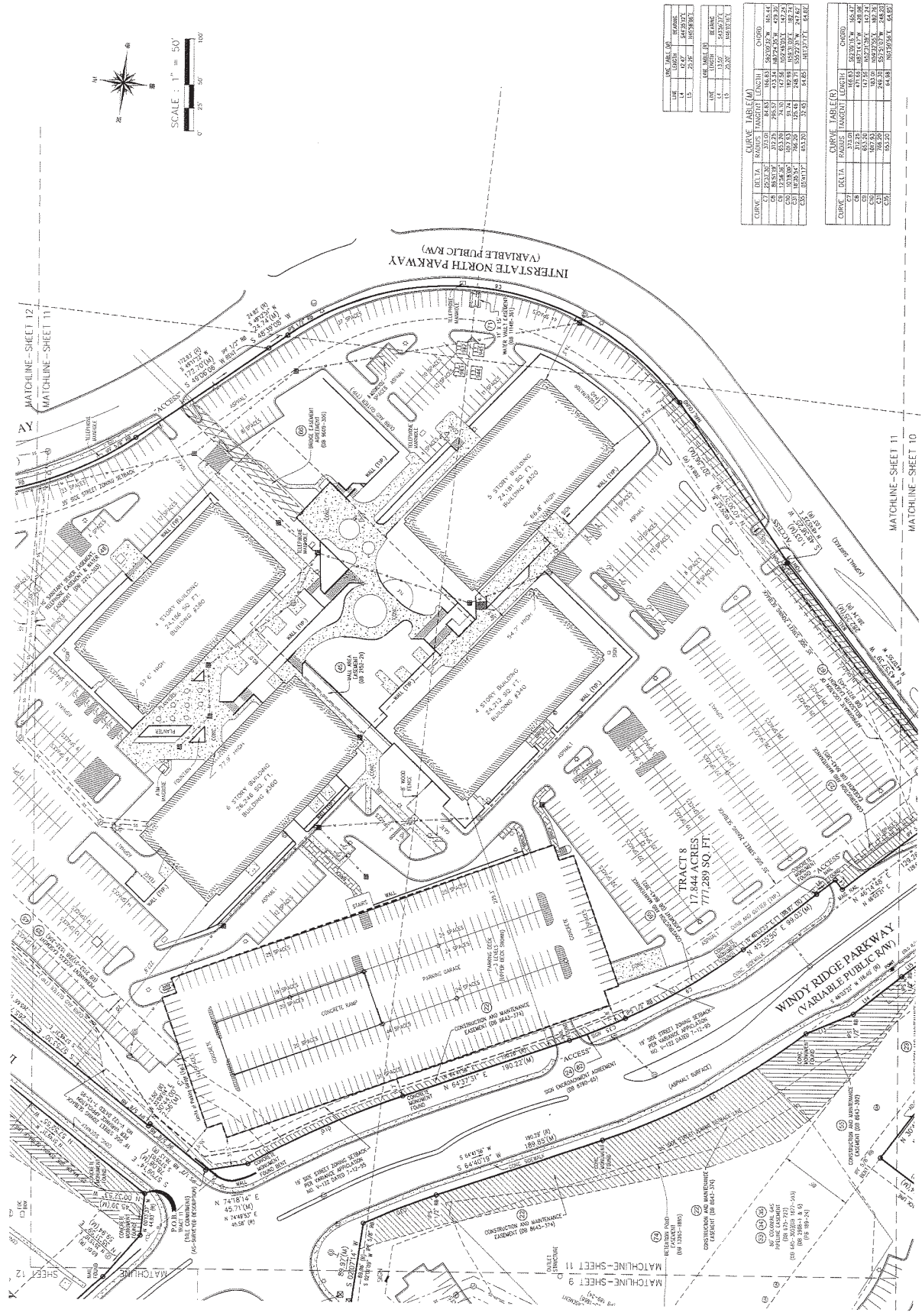
3550 WEST MARKET STREET, SUITE 200, AUSTIN, OH 44433  
PHONE (800) SURVEYS (707-6297), FAX (330) 855-3606 WWW.BOOKANDCLARK.COM

101-V  
(2016)

Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
2550 West Market Street, Suite 200, Akron, OH 44333  
Phone (800) 347-8877, Fax (330) 966-2608, www.bookandclark.com



Sheet 11 of 13



LINE	ARC	ANGLE (D)	BEARING
15	25.52	90.00	S89°20'00\"
16	15.00	90.00	S00°00'00\"
17	15.00	90.00	S00°00'00\"
18	15.00	90.00	S00°00'00\"
19	15.00	90.00	S00°00'00\"
20	15.00	90.00	S00°00'00\"

CURVE	DATA	BEARING	LENGTH	CHORD
01	15.00	S89°20'00\"	25.52	25.52
02	15.00	S00°00'00\"	15.00	15.00
03	15.00	S00°00'00\"	15.00	15.00
04	15.00	S00°00'00\"	15.00	15.00
05	15.00	S00°00'00\"	15.00	15.00
06	15.00	S00°00'00\"	15.00	15.00
07	15.00	S00°00'00\"	15.00	15.00
08	15.00	S00°00'00\"	15.00	15.00
09	15.00	S00°00'00\"	15.00	15.00
10	15.00	S00°00'00\"	15.00	15.00
11	15.00	S00°00'00\"	15.00	15.00
12	15.00	S00°00'00\"	15.00	15.00
13	15.00	S00°00'00\"	15.00	15.00
14	15.00	S00°00'00\"	15.00	15.00
15	15.00	S00°00'00\"	15.00	15.00
16	15.00	S00°00'00\"	15.00	15.00
17	15.00	S00°00'00\"	15.00	15.00
18	15.00	S00°00'00\"	15.00	15.00
19	15.00	S00°00'00\"	15.00	15.00
20	15.00	S00°00'00\"	15.00	15.00

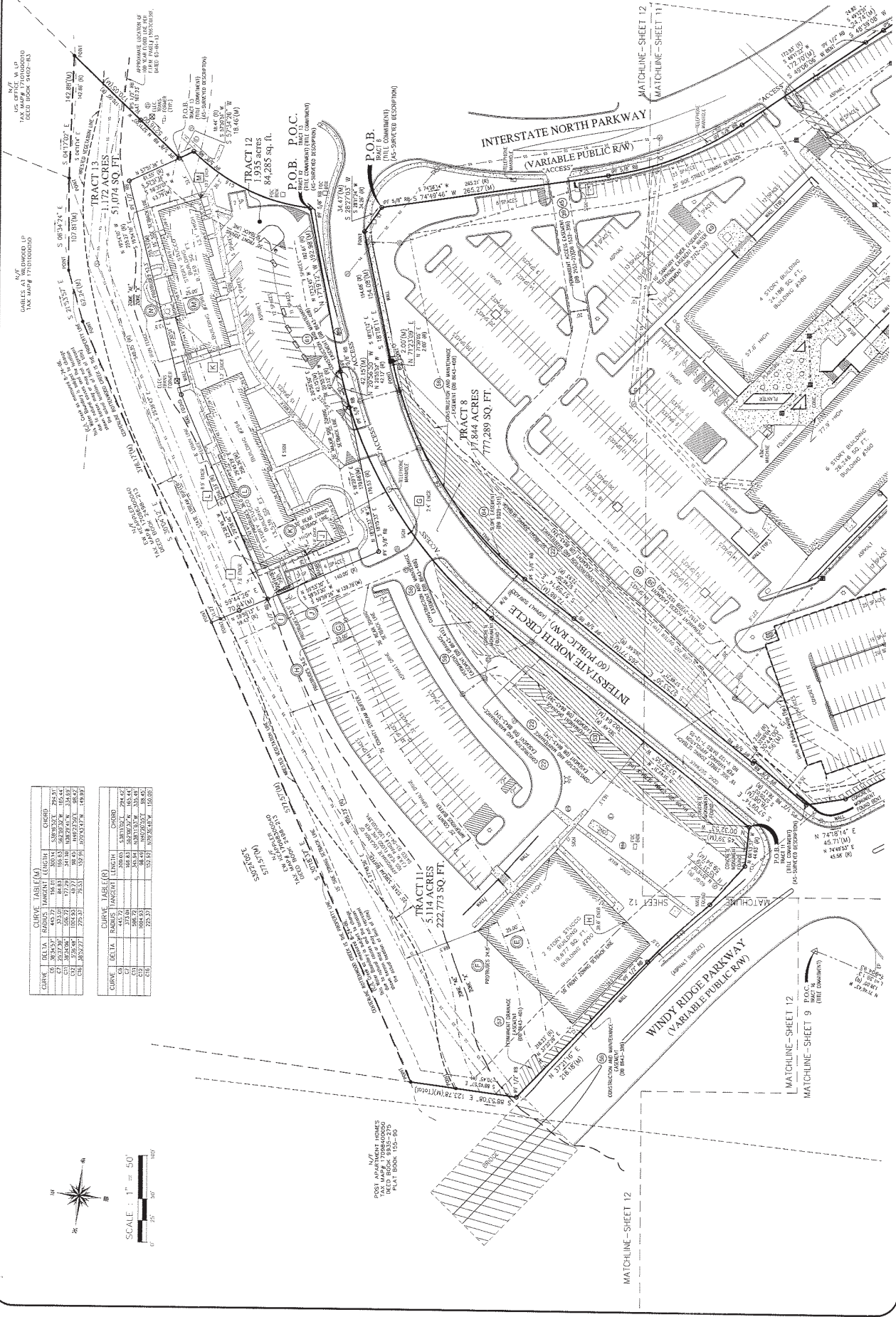
MATCHLINE - SHEET 11  
MATCHLINE - SHEET 10

MATCHLINE - SHEET 12  
MATCHLINE - SHEET 11

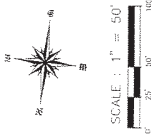
MATCHLINE - SHEET 9  
MATCHLINE - SHEET 11

109-V  
(2016)

Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
5500 West Market Street, Suite 200, Avon, OH 44333  
Phone: (800) 5URVEYS (737-3387), Fax: (330) 668-3056 www.bookandclark.com



CURVE DATA TABLE			
CURVE	DELTA	BEARS	TANGENT
C1	30.8537	156.01	38.0114
C2	30.8537	156.01	38.0114
C3	30.8537	156.01	38.0114
C4	30.8537	156.01	38.0114
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C6	30.8537	156.01	38.0114
C7	30.8537	156.01	38.0114
C8	30.8537	156.01	38.0114
C9	30.8537	156.01	38.0114
C10	30.8537	156.01	38.0114
C11	30.8537	156.01	38.0114
C12	30.8537	156.01	38.0114
C13	30.8537	156.01	38.0114
C14	30.8537	156.01	38.0114
C15	30.8537	156.01	38.0114
C16	30.8537	156.01	38.0114
C17	30.8537	156.01	38.0114
C18	30.8537	156.01	38.0114
C19	30.8537	156.01	38.0114
C20	30.8537	156.01	38.0114



Sheet 12 of 13



**APPLICANT:** INOP Acquisitions, LLC

**PETITION No.:** V-109

**PHONE:** 404-965-1070

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** O&I

**PHONE:** 770-429-1499

**LAND LOT(S):** 982, 983, 944, 945

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

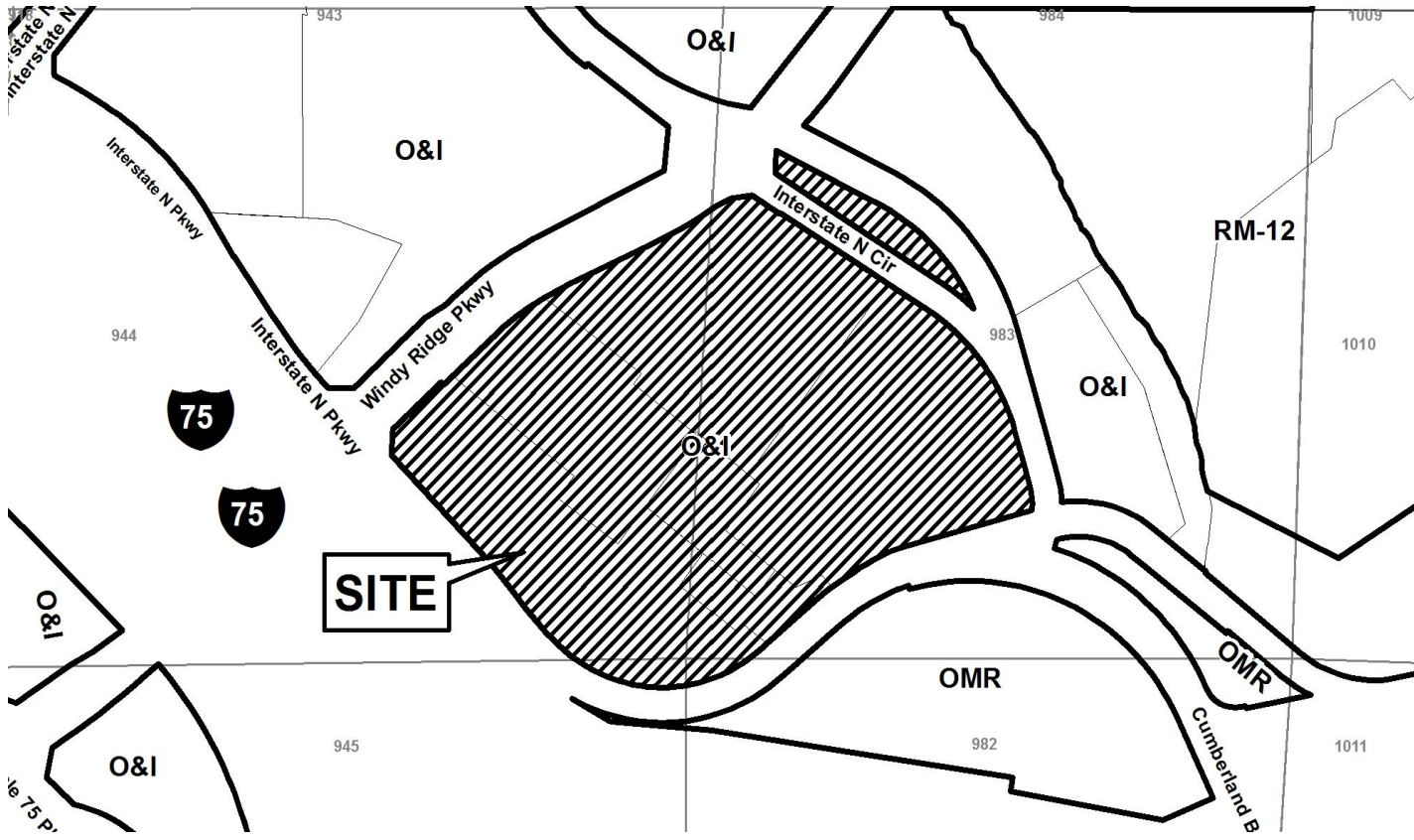
**DISTRICT:** 17

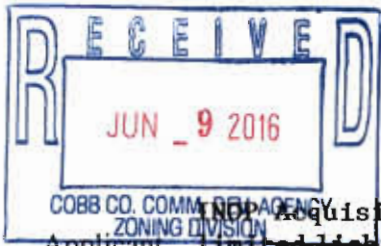
**PROPERTY LOCATION:** Bounded by Windy Ridge Parkway, Interstate North Circle, and Interstate North Parkway  
Parkway, Interstate North Circle, and Interstate North Parkway  
(320, 340, 360, and 380 Interstate North Parkway).

**SIZE OF TRACT:** 17.84 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the maximum building height from the required 52 feet to 66.8 feet for building 320; 2) waive the maximum number of building stories from the required four (4) to five (5) for building 320; 3) waive the maximum building height from 52 feet to 54.7 feet for building 340; and 4) waive the maximum building height from 52 feet to 57.6 feet for building 380.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-109 (2016)  
Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
Moore Ingram Johnson & Steele, LLP partners.com

John H. Moore Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

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

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

My commission expires: January 10, 2019

Titleholder INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
partners.com

Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property OI

Location 320, 340, 360, and 380 Interstate North Parkway (Tract 8 as shown on ALTA/ACSM  
(street address, if applicable; nearest intersection, etc.) Land Title Survey)

Land Lot(s) 944, 945, 982, 983 District 17th Size of Tract 17.844 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 X Other X

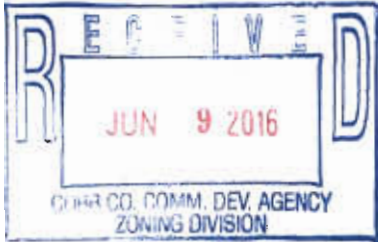
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

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

V-109  
(2016)  
Exhibit

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



Application No.: V- 109 (2016)  
Hearing Date: August 10, 2016

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

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

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

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

List of type of variances requested:

**Variances requested for 320 340, 360, and 380 Interstate North Parkway (Tract 8 as shown and reflected on ALTA ACSM Land Title Survey):**

**As to Building 320 only:**

- (1) Waiver of maximum building height from fifty-two (52) feet to 66.8 feet (See § 134-215(7)); and
- (2) Waiver of maximum number of building stories from four (4) to five (5) (See § 134-215(7)).

**As to Building 340 only:**

- (1) Waiver of maximum building height from fifty-two (52) feet to 54.7 feet (See § 134-215(7)).

**As to Building 380 only:**

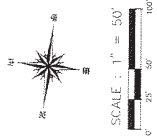
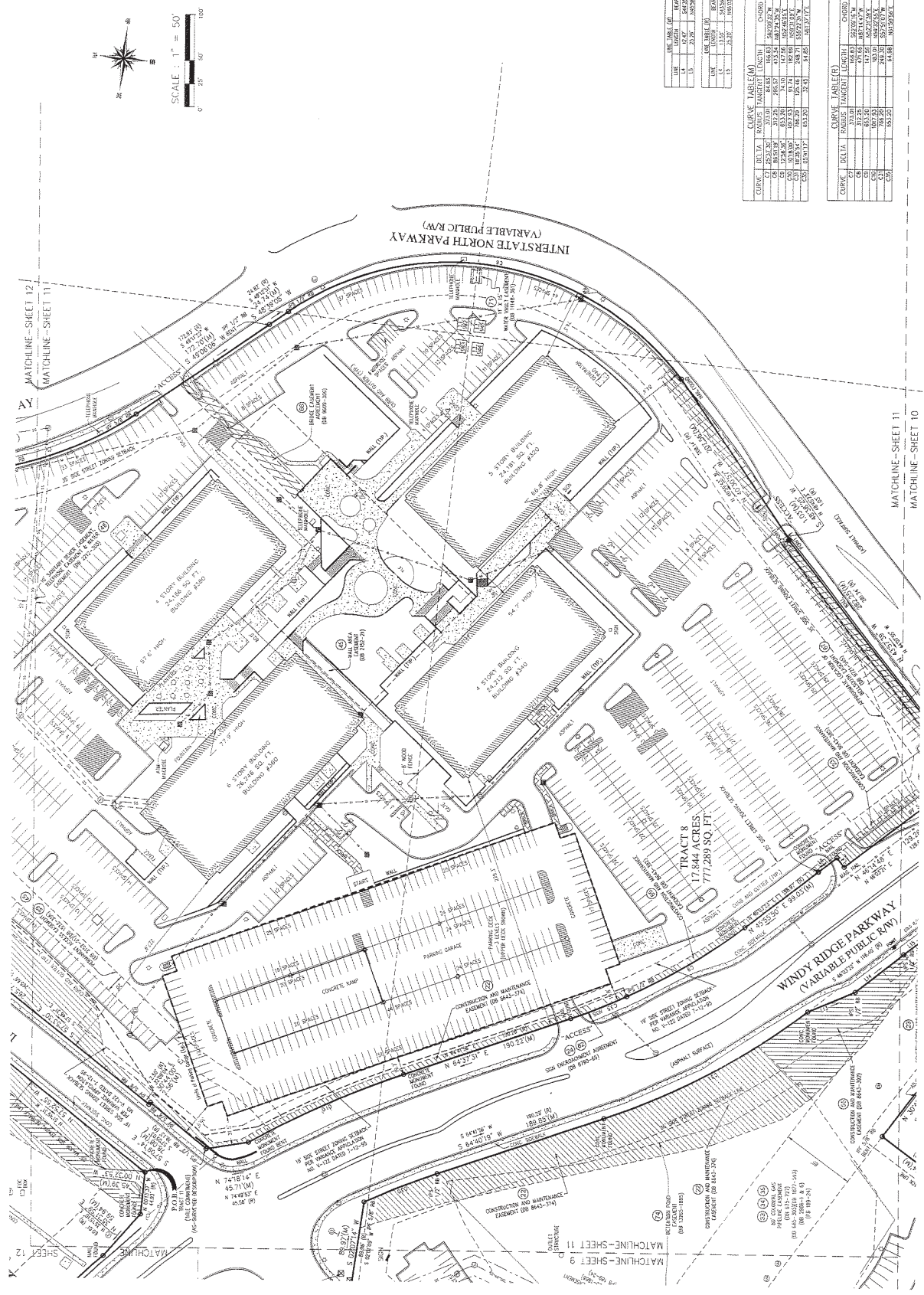
- (1) Waiver of maximum building height from fifty-two (52) feet to 57.6 feet (See § 134-215(7)).

(1902)  
-V-110

Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
2550 West Market Street, Suite 200, Akron, OH 44333  
Phone: (330) 349-2100, Fax: (330) 666-2608, www.bookandclark.com



Sheet 11 of 13



LINE	ARC	ANGLE (D)	BEARING
15	25.52	29.52	MS2929.22
16	25.52	29.52	MS2929.22

CURVE TABLE (M)		CURVED	
CURVE	DATA	START	END
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08	10.0000	492.54	492.54
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10	10.0000	492.54	492.54
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13	10.0000	492.54	492.54
14	10.0000	492.54	492.54
15	10.0000	492.54	492.54

CURVE TABLE (R)		CURVED	
CURVE	DATA	START	END
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03	10.0000	492.54	492.54
04	10.0000	492.54	492.54
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11	10.0000	492.54	492.54
12	10.0000	492.54	492.54
13	10.0000	492.54	492.54
14	10.0000	492.54	492.54
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MATCHLINE - SHEET 12  
MATCHLINE - SHEET 11

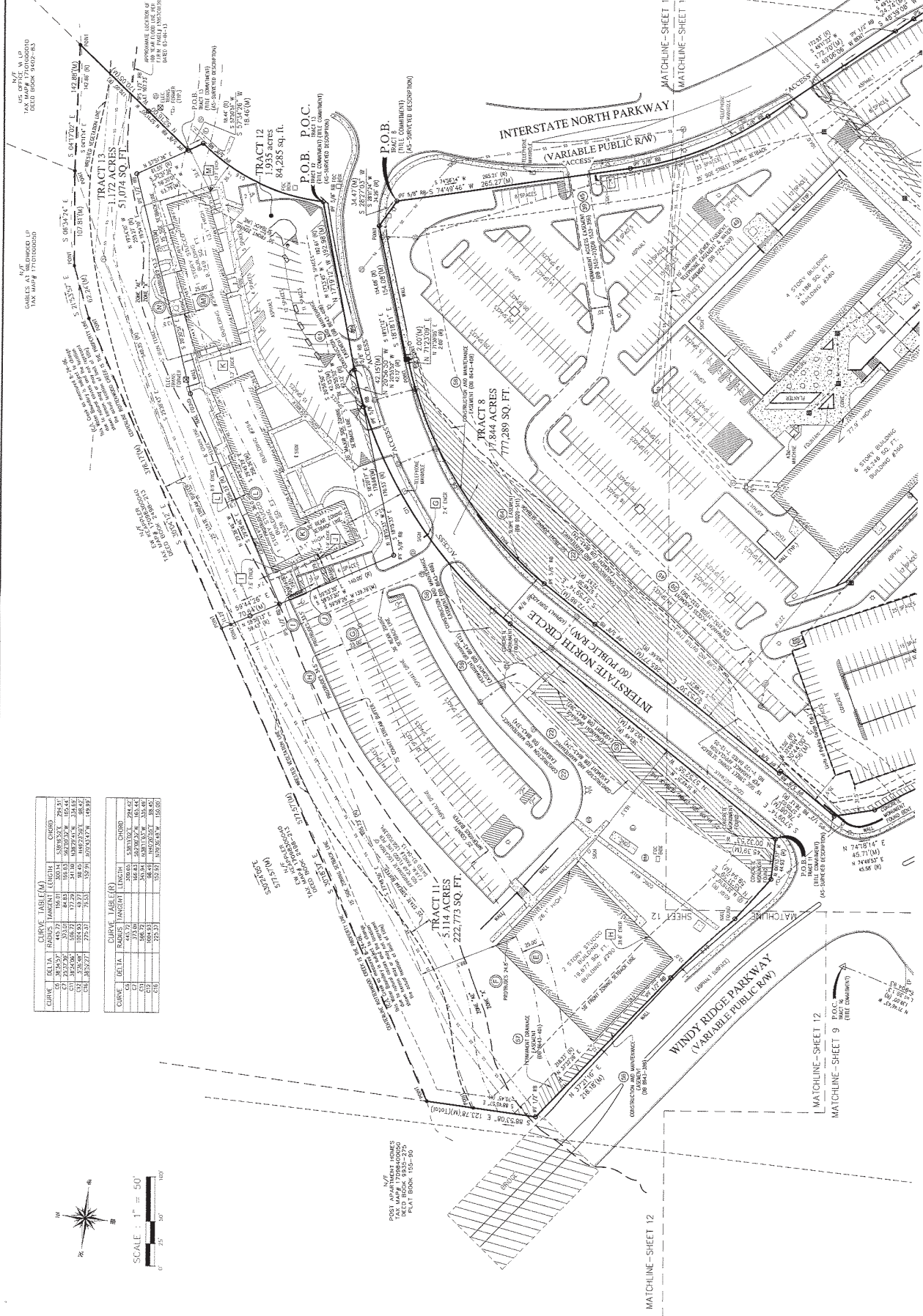
MATCHLINE - SHEET 11  
MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

MATCHLINE - SHEET 9

(2016)  
V-110

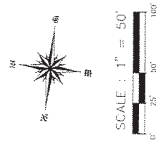
Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
5500 West Market Street, Suite 200, Avon, OH 44333  
Phone: (800) 5URVEYS (737-3357), Fax: (330) 668-3506 www.bookandclark.com



CURVE TABLE (C)			
CURVE	DELTA	BOARDS	TANGENT LENGTH
51	30.8537	156.01	38.0154
52	30.8537	156.01	38.0154
53	30.8537	156.01	38.0154
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56	30.8537	156.01	38.0154
57	30.8537	156.01	38.0154
58	30.8537	156.01	38.0154
59	30.8537	156.01	38.0154
60	30.8537	156.01	38.0154

CURVE TABLE (C)			
CURVE	DELTA	BOARDS	TANGENT LENGTH
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66	30.8537	156.01	38.0154
67	30.8537	156.01	38.0154
68	30.8537	156.01	38.0154
69	30.8537	156.01	38.0154
70	30.8537	156.01	38.0154



Sheet 12 of 13

**APPLICANT:** INOP Acquisitions, LLC

**PHONE:** 404-965-1070

**REPRESENTATIVE:** John H. Moore

**PHONE:** 770-429-1499

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

**PROPERTY LOCATION:** On the east side of Interstate North Circle, south of Windy Ridge Parkway, and north of Cumberland Boulevard (290 Interstate North Parkway).

**PETITION No.:** V-110

**DATE OF HEARING:** 8-10-2016

**PRESENT ZONING:** O&I

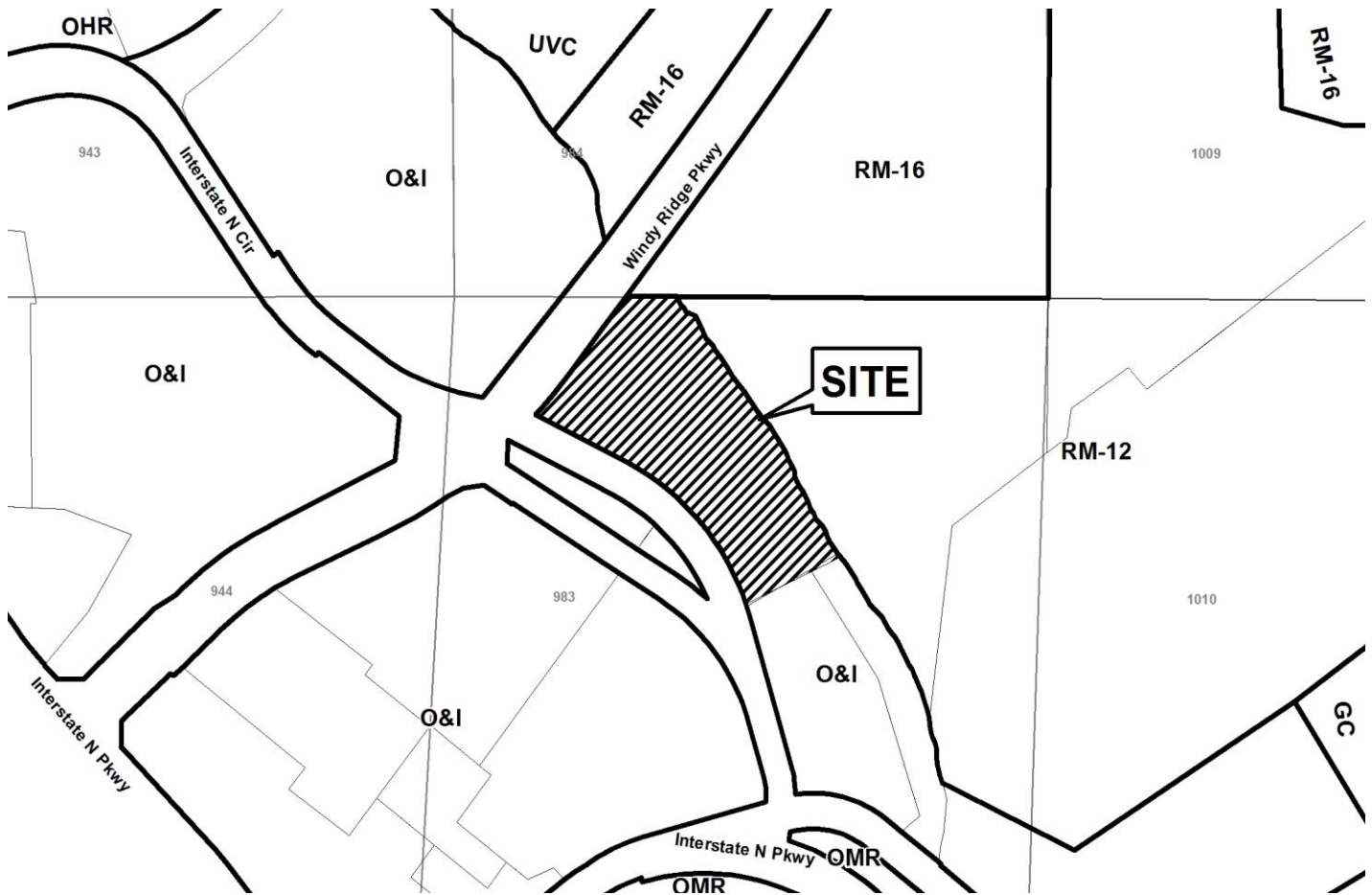
**LAND LOT(S):** 983

**DISTRICT:** 17

**SIZE OF TRACT:** 5.11 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 12 feet; 2) allow the building to extend 25 feet into 25 foot impervious buffer; 3) allow the building to extend 24.8 feet into 75 foot stream buffer; 4) allow parking lot to extend 25 feet into 25 foot impervious buffer; and 5) allow parking lot to extend 34.5 feet into 75 foot stream buffer.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-110 (2016)

Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
Moore Ingram Johnson & Steele, LLP partners.com  
John H. Moore Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

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

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

My commission expires: January 10, 2019

Titleholder INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
partners.com  
Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

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

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

Present Zoning of Property OI

Location 290 Interstate North Parkway (Tract 11 as shown on ALTA/ACSM Land Title Survey)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 983 District 17th Size of Tract 5.114 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 X Other X

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

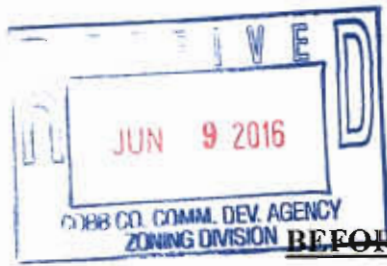
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:  
See Exhibit "B" attached hereto and incorporated herein by reference.

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



V-110  
(2016)  
Exhibit

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



Application No.: V- 110 (2016)  
Hearing Date: August 10, 2016

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

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

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

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

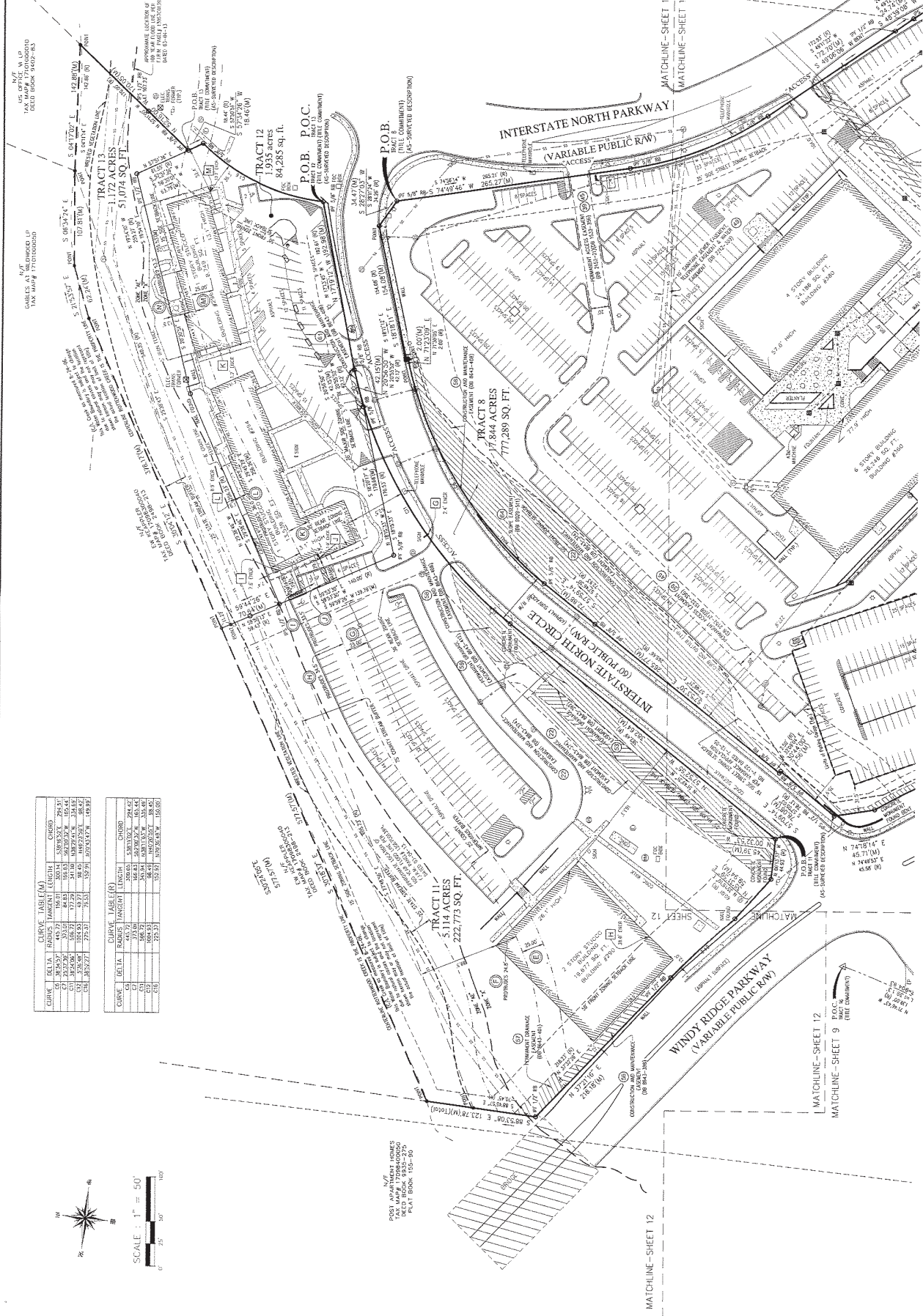
List of type of variances requested:

**Variations requested for 290 Interstate North Parkway (Tract 11 as shown and reflected on ALTA ACSM Land Title Survey):**

- (1) Waiver of front setback from required fifty (50) feet to twelve (12) feet (along Windy Ridge Parkway). (See § 134-215(4)(d)).
- (2) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (3) Building extending 24.8 feet into seventy-five (75) foot stream buffer.
- (4) Parking lot extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (5) Parking lot extending 34.5 feet into seventy-five (75) foot stream buffer.

V-111  
(2016)

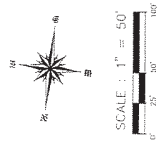
Book & Clark's National Surveyors Network  
National Coordinators of ALTA/ACSM Land Title Surveys  
5500 West Market Street, Suite 200, Avon, OH 44333  
Phone: (800) 5URVEYS (737-3357), Fax: (330) 668-3506 www.bookandclark.com



CURVE DATA TABLE (1)			
CH	BELTA	BOARDS	TANGENT LENGTH
50	30.8537	156.01	38.0114
51	30.8537	156.01	38.0114
52	30.8537	156.01	38.0114
53	30.8537	156.01	38.0114
54	30.8537	156.01	38.0114
55	30.8537	156.01	38.0114

CURVE DATA TABLE (2)			
CH	BELTA	BOARDS	TANGENT LENGTH
56	30.8537	156.01	38.0114
57	30.8537	156.01	38.0114
58	30.8537	156.01	38.0114
59	30.8537	156.01	38.0114
60	30.8537	156.01	38.0114
61	30.8537	156.01	38.0114



Sheet 12 of 13

**APPLICANT:** INOP Acquisitions, LLC

**PETITION No.:** V-111

**PHONE:** 404-965-1070

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** John H. Moore

**PRESENT ZONING:** O&I

**PHONE:** 770-429-1499

**LAND LOT(S):** 983

**TITLEHOLDER:** INOP Acquisitions, LLC, a Delaware limited liability company

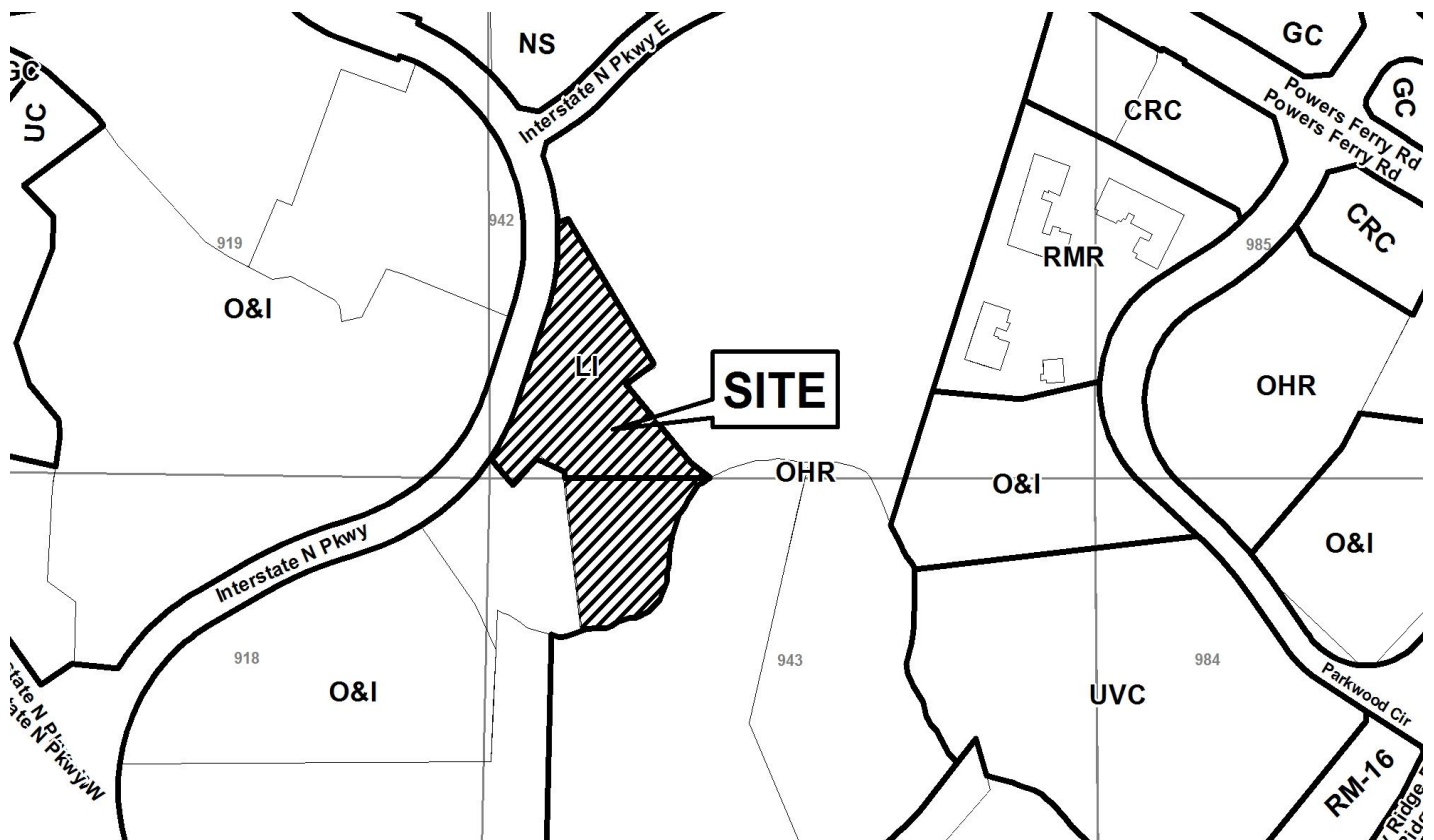
**DISTRICT:** 17

**PROPERTY LOCATION:** On the east side of Interstate North Circle, north of Cumberland Boulevard, and south of Windy Ridge Parkway (294 and 296 Interstate North Parkway).

**SIZE OF TRACT:** 1.94 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the minimum required number of parking spaces by seven (7) spaces for buildings 294 and 296; 2) waive the side setback from the required 15 feet to 6.1 feet adjacent to the eastern property line for building 294; 3) waive the rear setback from the required 30 feet to 29 feet adjacent to the northern property line for building 294; 4) allow the building to extend 25 feet into 25 foot impervious buffer for building 294; 5) allow the building to extend 36 feet into the 75 foot stream buffer for building 294; 6) waive the side setback from the required 15 feet to 13.8 feet adjacent to the eastern property line for building 296; 7) waive the front setback from the required 50 feet to 36.3 feet adjacent to the southern property line for building 296; 8) allow the building to extend 25 feet into 25 foot impervious buffer for building 296; 9) allow the building to extend 13.3 feet into 75 foot stream buffer for building 296; 10) allow parking lot to extend 25 feet into 25 foot impervious buffer; and 11) allow parking lot to extend 33.5 feet into 75 foot stream buffer.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-111 (2016)

Hearing Date: 08/10/2016

Applicant INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
Moore Ingram Johnson & Steele, LLP partners.com  
John H. Moore Address Emerson Overlook, 326 Roswell Street  
(representative's name, printed) (street, city, state and zip code) Marietta, GA 30060

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

My commission expires: January 10, 2019

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



Titleholder INOP Acquisitions, LLC, a Delaware  
limited liability company Phone # (404) 965-1070 E-mail dcanaday@rubenstein  
partners.com

Signature See Exhibit "A" Attached Hereto Address: Suite 340, 340 Interstate North Parkway  
(attach additional signatures, if needed) (street, city, state and zip code) Atlanta, GA 30339

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

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

Present Zoning of Property OI

Location 294 and 296 Interstate North Parkway (Tract 12 as shown on ALTA/ACSM Land  
(street address, if applicable; nearest intersection, etc.) Title Survey)

Land Lot(s) 983 District 17th Size of Tract 1.935 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 X Other X

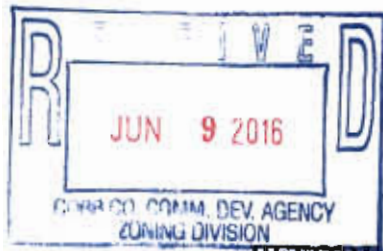
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

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

V-111  
(2016)  
Exhibit

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



Application No.: V-\_\_\_\_ (2016)  
Hearing Date: August 10, 2016

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

**Applicant/Titleholder: INOP Acquisitions, LLC,  
a Delaware limited liability company**

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

INOP Acquisitions, LLC as Applicant and Titleholder (hereinafter collectively "Applicant") recently acquired ownership of the commercial property known as "Interstate North Office Park," located, generally, along Interstate North Parkway, Interstate North Parkway West, Interstate North Circle, Windy Hill Road, and Windy Ridge Parkway; as well as Rottenwood Creek traversing the Subject Property, in Land Lots 875, 918, 919, 942, 943, 944, 945, 982, and 983, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The improvements on the Property consist of single and multi-story buildings for office, restaurant and retail uses, together with associated parking decks and surface parking areas. The Office Park was planned, developed, and constructed in compliance with all Cobb County Zoning Ordinance and Development Standards applicable at the time of construction. However, in the years following construction and occupancy of the Office Park, Interstate 75, the Windy Hill Road corridor, and many surrounding roadways have experienced ongoing road improvement projects, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Additionally, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the Office Park has been revised and updated. Waivers of the affected tracts and buildings within the Office Park must be approved to allow for the Property to be in compliance with current, existing Zoning Ordinance and Development Standards. Applicant seeks the approval of the variances, as required by Cobb County, even though the variances are required as a result of actions and events not caused by Applicant, but by Cobb County, Georgia, and/or the State of Georgia. To grant the requested variances and allow the Subject Property to conform to current, existing Ordinances and Standards would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.

List of type of variances requested:

**Variances requested for 294 and 296 Interstate North Parkway (Tract 12 as shown and reflected on ALTA ACSM Land Title Survey):**

**As to Buildings 294 and 296:**

- (1) Waiver of required number of parking spaces by seven (7) spaces. (See § 134-272(5)(d)).

**As to Building 294 only:**

- (2) Waiver of side setback from required fifteen (15) feet to 6.1 feet (along eastern boundary). (See § 134-215(4)(d)).
- (3) Waiver of rear setback from required thirty (30) feet to twenty-nine (29) feet (along northern boundary). (See § 134-215(4)(d)).
- (4) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (5) Building extending thirty-six (36) feet into seventy-five (75) foot stream buffer.

**As to Building 296 only:**

- (6) Waiver of side setback from required fifteen (15) feet to 13.8 feet (along eastern boundary). (See § 134-215(4)(d)).
- (7) Waiver of front setback from required fifty (50) feet to 36.3 feet (along southern boundary). (See § 134-215(4)(d)).
- (8) Building extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (9) Building extending 13.3 feet into seventy-five (75) foot stream buffer.

**Parking lot:**

- (10) Parking lot extending twenty-five (25) feet into twenty-five (25) foot impervious buffer.
- (11) Parking lot extending 33.5 feet into seventy-five (75) foot stream buffer.

**BOUNDARY & CONSOLIDATION SURVEY**

SITUATED IN  
 LAND LOTS 12, 13, 62 & 63  
 19TH DISTRICT - 2ND SECTION  
 COBB COUNTY, GEORGIA

PREPARED FOR  
**MIDWAY PRESBYTERIAN CHURCH, INC.**

STATE PLANE GRID

V-112  
 (2016)

DATE: 8/27/2012

SHEET RECORD:  
 DATE: 8/27/2012  
 DESCRIPTION: BOUNDARY & CONSOLIDATION SURVEY

DRAWING INFORMATION:  
 CAD FILE: 12043.PAT-1.DWG  
 DRAWN BY: JRM CHECKED BY: CRM  
 SHEET NAME: MIDWAY CONSOLIDATION SURVEY

PROJECT 12043.00 SHEET 1 OF 1

**RECEIVED**  
 JUN 9 2016  
 COBB CO. COMM. DEV. AGENCY ZONING DIVISION



**Lot Area**

Lot #	Area (Acres)	Area (Sq. Ft.)
1	0.11	4,840.00
2	0.11	4,840.00
3	0.11	4,840.00
4	0.11	4,840.00
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**Building Area**

Building #	Area (Acres)	Area (Sq. Ft.)
1	0.05	2,178.00
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**LEGEND**

**BOUNDARY & CONSOLIDATION SURVEY**

1. BOUNDARY LINE

2. PROPERTY LINE

3. EASEMENT

4. RIGHT-OF-WAY

5. CONVEYANCE

6. ENCUMBRANCE

7. EASEMENT

8. ENCUMBRANCE

9. EASEMENT

10. ENCUMBRANCE

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99. EASEMENT

100. ENCUMBRANCE

**PROPERTY INFORMATION**

**PROPERTY LOCATION:**  
 19TH DISTRICT - 2ND SECTION  
 COBB COUNTY, GEORGIA

**PROPERTY OWNER:**  
 MIDWAY PRESBYTERIAN CHURCH, INC.

**PROPERTY AREA:**  
 0.11 ACRES

**PROPERTY DIMENSIONS:**  
 111.00' x 111.00' x 111.00' x 111.00'

**PROPERTY NOTES:**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.

**ADDITIONAL INFORMATION**

**DATE OF SURVEY:**  
 8/27/2012

**SURVEYOR:**  
 JAMES R. MURPHY, P.E.

**SCALE:**  
 1" = 100'

**PROJECT:**  
 MIDWAY CONSOLIDATION SURVEY

**CLIENT:**  
 MIDWAY PRESBYTERIAN CHURCH, INC.

**PROJECT LOCATION:**  
 19TH DISTRICT - 2ND SECTION  
 COBB COUNTY, GEORGIA

**PROJECT AREA:**  
 0.11 ACRES

**PROJECT DIMENSIONS:**  
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 MIDWAY CONSOLIDATION SURVEY

**CLIENT:**  
 MIDWAY PRESBYTERIAN CHURCH, INC.

**PROJECT LOCATION:**  
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 COBB COUNTY, GEORGIA

**PROJECT AREA:**  
 0.11 ACRES

**PROJECT DIMENSIONS:**  
 111.00' x 111.00' x 111.00' x 111.00'

**PROJECT NOTES:**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSICS OF THE STATE OF GEORGIA.



**APPLICANT:** Midway Presbyterian Church, Inc.

**PETITION No.:** V-112

**PHONE:** 770-422-4974

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Brian O. Washington

**PRESENT ZONING:** R-30

**PHONE:** 404-414-7641

**LAND LOT(S):** 12, 13, 62, 63

**TITLEHOLDER:** Midway Presbyterian Church, Inc.

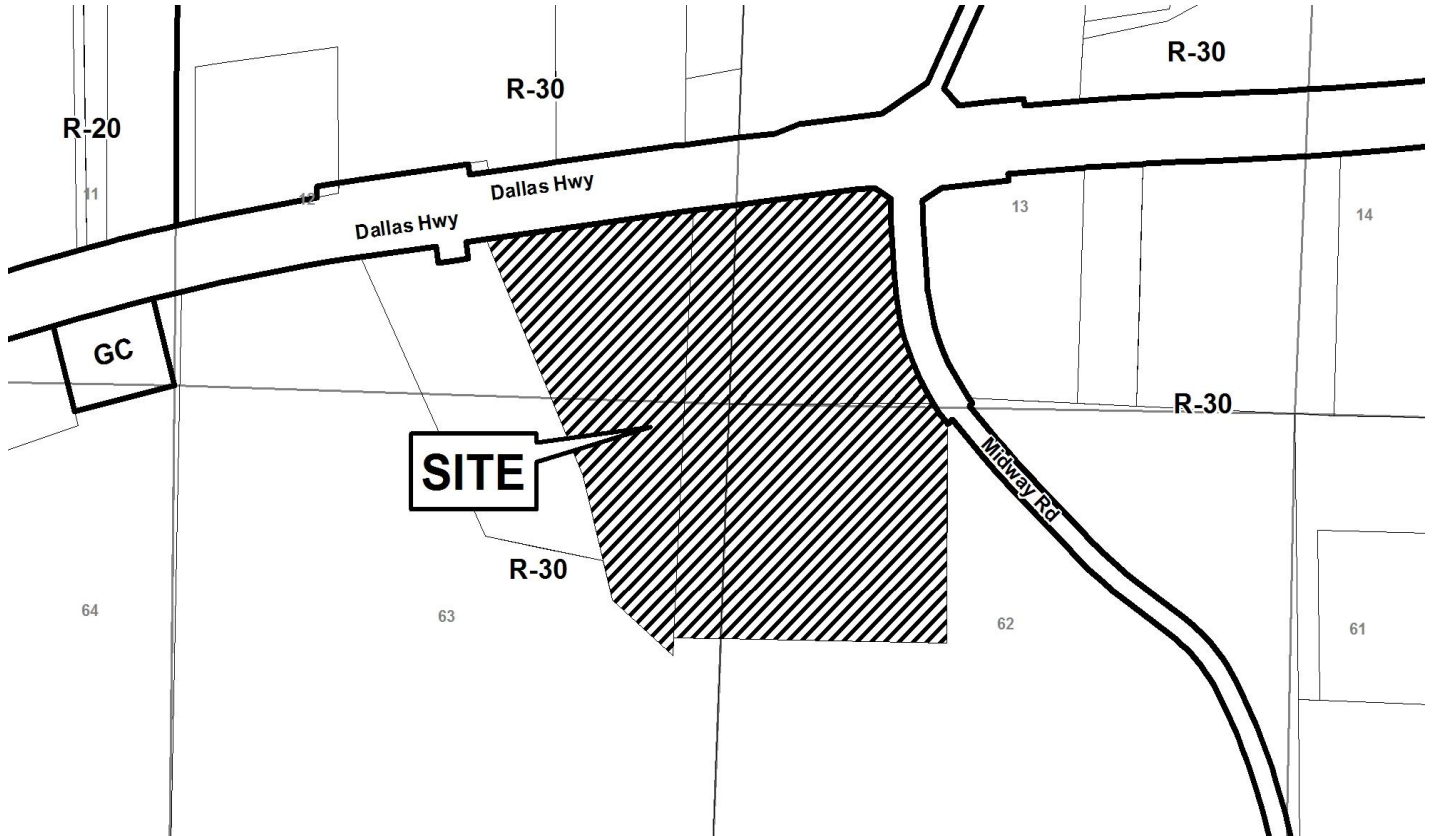
**DISTRICT:** 19

**PROPERTY LOCATION:** At the southwest intersection of Midway Road and Dallas Highway (4635 Dallas Highway).

**SIZE OF TRACT:** 12.03 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the maximum height for a sign for a nonresidential use in a residential zone from the required eight (8) feet to 16 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-112  
Hearing Date: 8-10-16

Applicant Midway Presbyterian Church, Inc. Phone # 770-422-4974 E-mail Church.Office@MidwayPCA.org

Brian O. Washington Address 1206 Eagles Creek Court, Acworth, GA 30101  
(representative's name, printed) (street, city, state and zip code)

Brian O. Washington Phone # 404-414-7641 E-mail b\_washin@bellsouth.net  
(representative's signature)

Signed, sealed and delivered in presence of:

Richard C Brooks Notary Public

My commission expires: Sept 25 2017

Pitchholder Brian O. Washington Phone # 404-414-7641 E-mail b\_washin@bellsouth.net

Signature Brian O. Washington Address: 1206 Eagles Creek Court, Acworth, GA 30101  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Richard C Brooks Notary Public

My commission expires: Sept 25 2017

Present Zoning of Property R-30

Location 4635 Dallas Hwy, Powder Springs, GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 12, 13, 62 & 63 District 19 Size of Tract 12.03 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:

An electronic sign would be below the grade of Dallas Hwy and obscured in part by the highway berm and guardrails. This would prevent clear unobstructed viewing of the sign by the public.

List type of variance requested: Requesting permission to exceed the 8ft sign height ordinance for signs in residential zones as noted in Sections 134-314(f)(3) and 134-315(b)(2) of the Cobb County Code.

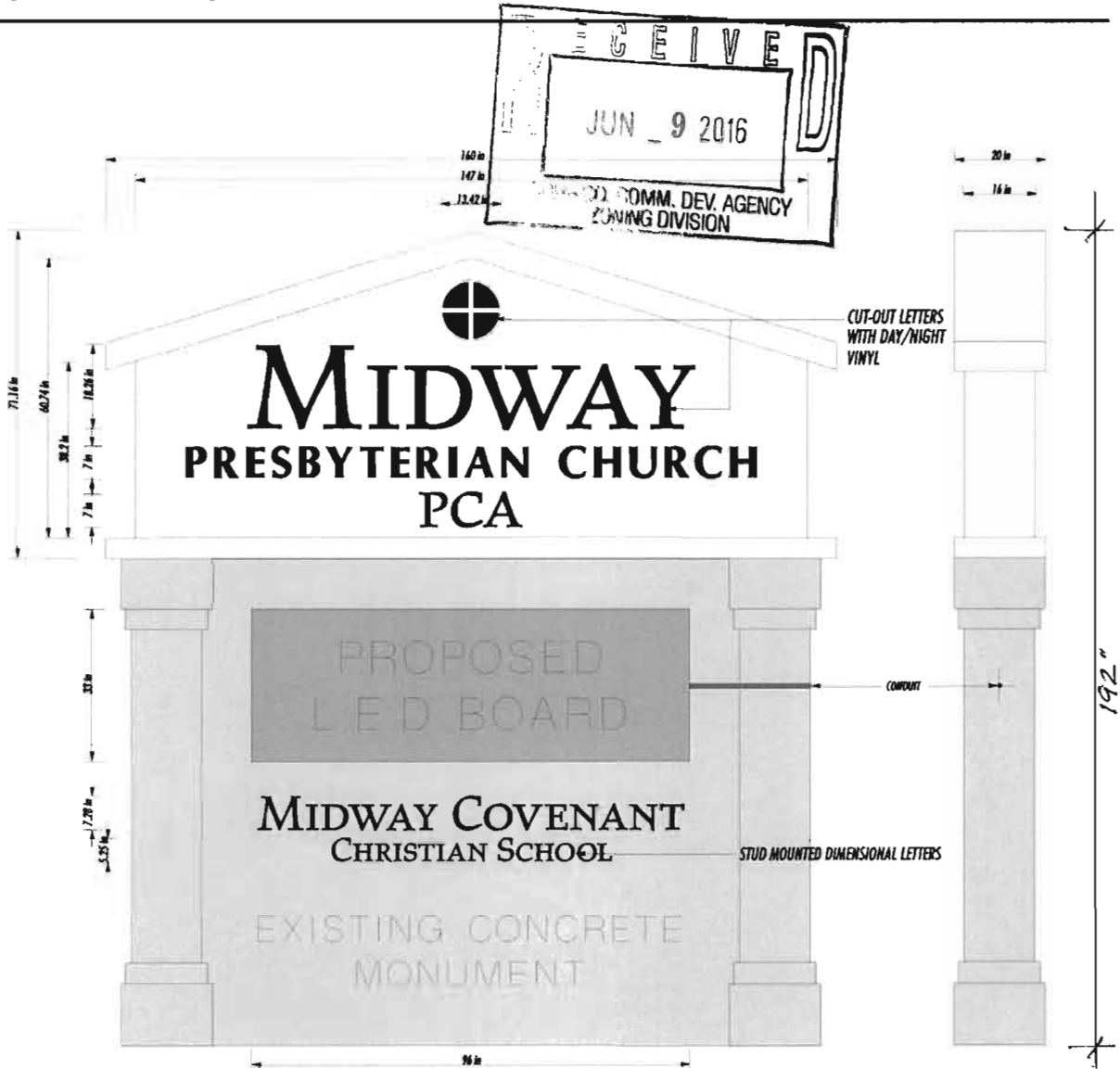
V-112  
(2016)  
Exhibit



83 Peoples Valley Rd #104, Cartersville, GA 30121  
info@signsmoreinc.com www.signsmoreinc.com

PROOF

REPLY TO  
PH: 770-383-8808  
FAX: 770-383-8882  
Richard Power  
RichardP@signsmoreinc.com



JOB INFORMATION		DATE: 1/22/15	
COMPANY: Midway Presbyterian	QTY: 1	PERMIT#: _____	<input checked="" type="checkbox"/> Day/Night
SALES REP: Bill Swanson	SS/DS: DS	UL#: _____	
DESCRIPTION: Monument Sign	SQ. FT.: 205	LIGHTING: Internal	
modification	SIZE: 184" x 160"		

CLIENT APPROVAL	Revision #
APPROVED AS-SHOWN	_____
Signature _____	Date _____
CHANGE FOR APPROVAL	_____
Signature _____	Date _____

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING SIGNS & MORE, INC. FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN, SPELLING AND INFORMATION. THE COLORS SHOWN ARE NOT REPRESENTATIVE TO THE ACTUAL PRINT OUT. EXACT COLOR MATCHES REQUIRE PMS COLORS PROVIDED/CHOSEN BY CLIENT AND DISCUSSED WITH SIGNS & MORE, INC. STAFF. \*\*ALL DESIGN LAYOUTS ARE THE PROPERTY OF SIGNS & MORE, INC. UNTIL PURCHASED BY CLIENT.\*\*



**APPLICANT:** Henry C. Nygren, III

**PETITION No.:** V-113

**PHONE:** 404-625-5261

**DATE OF HEARING:** 8-10-2016

**REPRESENTATIVE:** Chrystie Nygren

**PRESENT ZONING:** R-30

**PHONE:** 678-383-1232

**LAND LOT(S):** 1030, 1043

**TITLEHOLDER:** Henry C. Nygren, III

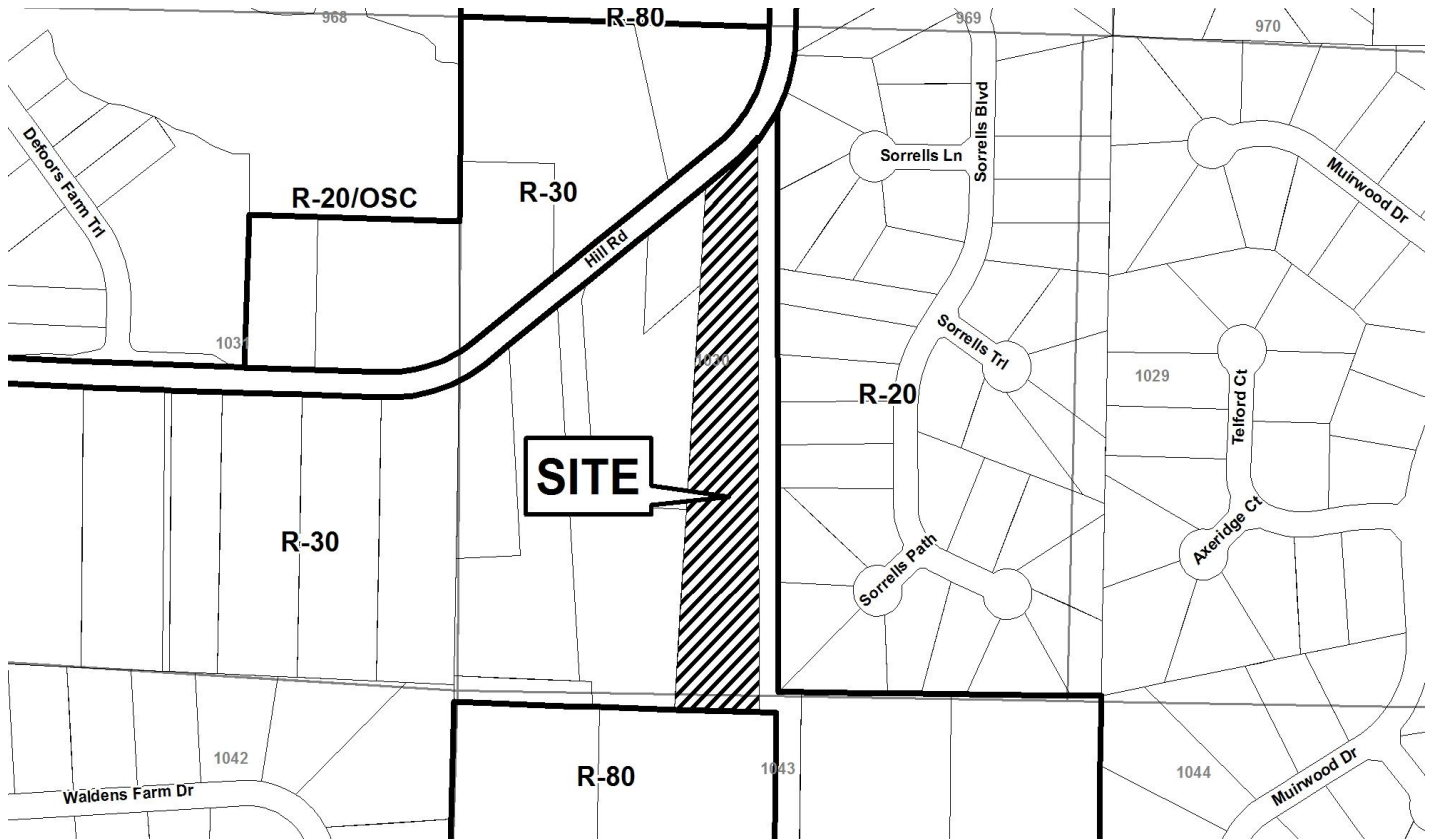
**DISTRICT:** 19

**PROPERTY LOCATION:** On the south side of Hill Road, east of Defoors Farm Trail (5491 Hill Road).

**SIZE OF TRACT:** 3.5 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Waive the minimum public road frontage from the required 75 feet to 73 feet for proposed lots 1 and 2.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-113  
Hearing Date: 8-10-16

Applicant HENRY C. NYGREN, III Phone # 404-625-5261 E-mail CHUCKNYGREN@HOTMAIL.COM

CHRISTIE NYGREN Address 5110 HILL RD.  
(representative's name, printed) (street, city, state and zip code)

Christie Nygren Phone # 678-383-1232 E-mail chrystie.nygren@yahoo.com  
(representative's signature)



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

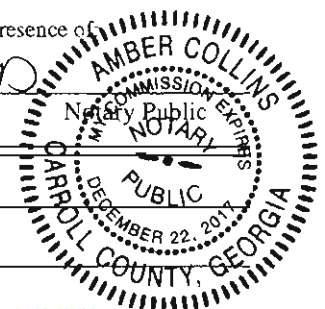
My commission expires: \_\_\_\_\_

Titleholder HENRY C. NYGREN, III Phone # 404-625-5261 E-mail SAME

Signature Henry C. Nygren, III Address: 406 SINYARD CIR. HIRAM, GA 30141  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
Amber Collins

My commission expires: December 22, 2017



Present Zoning of Property R-30

Location 5491 HILL RD. POWDER SPRINGS  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1030 & 1043 District 19 Size of Tract 3.496 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:

SLIGHTLY LESS THAN REQ'D MINIMUM FRONTAGE FOR TWO LOTS.

List type of variance requested: REDUCE REQ'D MIN. ROAD FRONTAGE FROM 75' TO 73.53'