

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: January 11, 2017**

**DUE DATE: December 12, 2016**

**Distributed: November 21, 2016**

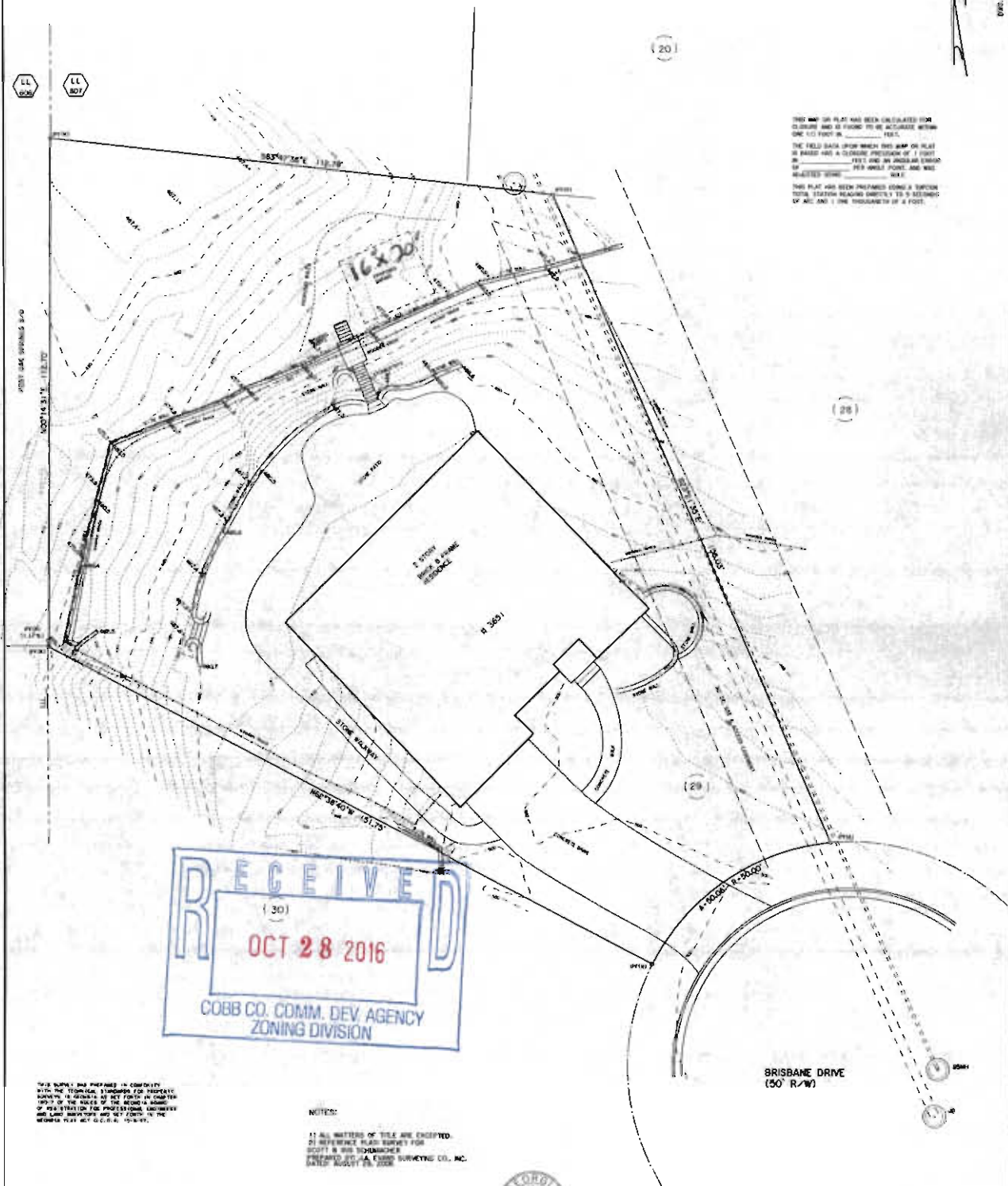


*Cobb County...Expect the Best!*

V-1  
(2017)

FIELD BOOK  
CHAMBERLAIN, CAP. MC  
JOB NO. 3005  
FILE NO. 3005

DWG. NO. 16-3005-07-D



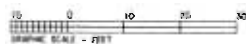
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 100-2 OF THE RULES OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THESE STANDARDS SINCE THE DATE OF THE SURVEY.

NOTES:

1. ALL MATTERS OF TITLE ARE EXCEPTED.  
2. REFERENCE PLATS SURVEY FOR SCOTT & IRIS SCHUMACHER  
PREPARED BY T.A. KUBER SURVEYING CO., INC.  
DATED AUGUST 18, 2008



- 1. 16x20 PLAT (P. 16)
- 2. 16x20 PLAT (P. 16)
- 3. 16x20 PLAT (P. 16)
- 4. 16x20 PLAT (P. 16)
- 5. 16x20 PLAT (P. 16)
- 6. 16x20 PLAT (P. 16)
- 7. 16x20 PLAT (P. 16)
- 8. 16x20 PLAT (P. 16)
- 9. 16x20 PLAT (P. 16)
- 10. 16x20 PLAT (P. 16)
- 11. 16x20 PLAT (P. 16)
- 12. 16x20 PLAT (P. 16)
- 13. 16x20 PLAT (P. 16)
- 14. 16x20 PLAT (P. 16)
- 15. 16x20 PLAT (P. 16)
- 16. 16x20 PLAT (P. 16)



LOCATION & TSPD SURVEY  
FOR:

SCOTT SCHUMACHER  
IRIS SCHUMACHER

LOT 28 LOST FOREST SUBDIVISION  
PART OF LAND LOT 807  
1000 ACRES, 2ND SECTION  
COBB COUNTY, GEORGIA  
SCALE: 1" = 40'  
CONTIGUOUS - 1'  
FIELD WORK: APRIL, 2016

CHESTER SURVEYING CO., INC.

P.O. BOX 376  
CANTON, GEORGIA 30119  
2823 MAULETTA HIGHWAY  
CANTON, GEORGIA 30119  
TEL: 770-479-7840  
FAX: 770-479-7841  
WWW: www.chestersurveying.com

DWG. NO. 16-3005-07-D

**APPLICANT:** Scott Schumacher and Iris Schumacher

**PHONE:** 404-791-9465

**REPRESENTATIVE:** Scott Schumacher

**PHONE:** 404-791-9465

**TITLEHOLDER:** Scott R. Schumacher and Iris C. Schumacher

**PROPERTY LOCATION:** At the northwest terminus of Brisbane Drive, west of Bellegrove Ridge (3651 Brisbane Drive).

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 320 square foot proposed garage) from the required 30 feet to 11 feet.

**PETITION No.:** V-1

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** R-15

**LAND LOT(S):** 607

**DISTRICT:** 16

**SIZE OF TRACT:** 0.47 acres

**COMMISSION DISTRICT:** 3





# Application for Variance Cobb County

(type or print clearly)

Application No. V-1  
Hearing Date: 1-11-17

Applicant Scott and Iris Schumacher Phone # 404-791-9465 E-mail ScottSchumacher@Bellsouth.net

Scott Schumacher Address 3651 Brisbane Dr, Marietta GA 30062  
(representative's name, printed) (street, city, state and zip code)

Scott Schumacher Phone # 404-791-9465 E-mail ScottSchumacher@Bellsouth.net  
(representative's signature)

My commission expires: 16 April 2018

Signed, sealed and delivered in presence of:

Lisa M. Kuylenstierna  
Notary Public

Titleholder Scott and Iris Schumacher Phone # 404-791-9465 E-mail ScottSchumacher@Bellsouth.net

Signature Scott Schumacher Address: 3651 Brisbane Dr, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 16 April 2018

Signed, sealed and delivered in presence of:

Lisa M. Kuylenstierna  
Notary Public

Present Zoning of Property R15 Residential

Location 3651 Brisbane Dr, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 607 District 16<sup>th</sup> Size of Tract .47 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 20,497 sq' Shape of Property Diamond 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:

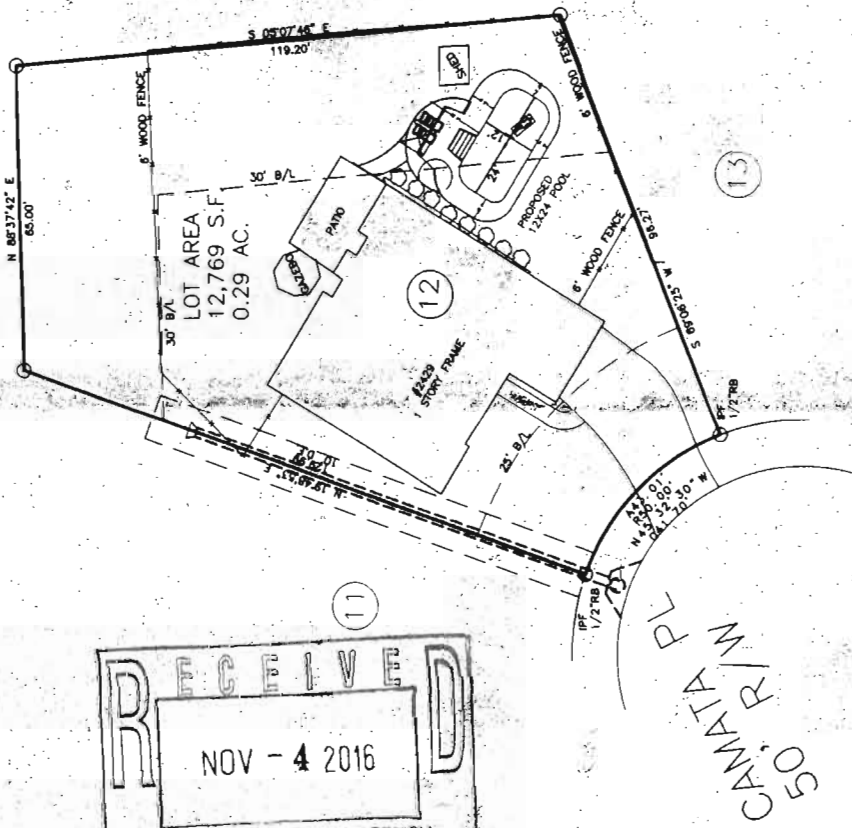
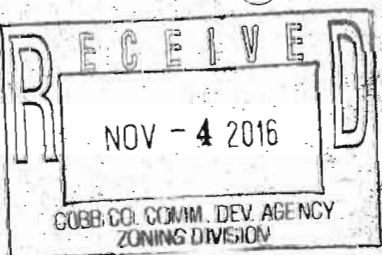
My wife has been undergoing medical treatments for last 3 years due to severe allergies. Recently, we identified various chemical and environmental pollutants in our house from storage of lawn equipment, ATVs, chemicals, paint, etc. Storage building is needed to remove these factors from house and improve medical condition.

List type of variance requested: Variance to allow for construction of a 16'x20'x18' storage building approximately 15' from Backline in backyard (within 30' setback zone). Due to unique shape of our property, the majority of our backyard falls within (2) 30' setback zones and thus not buildable for a storage building without a variance approval.

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NO. 1304720003 H. PANEL: 0333 OF COUNTY, GEORGIA MAP DATED 11-02-2012

EQUIPMENT USED:  
THEODOLITE READING TO 5 SECONDS.  
DISTANCE MEASUREMENT BY TAPE  
READING TO 0.005 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 IN 10,000.  
ANGULAR ERROR: 1" PER ANGLE.  
TRAVERSE WAS NOT ADJUSTED.

FIELD SURVEY DATE: 10-05-2016  
IRON PINS PLACED ARE 1/2" REBAR  
THIS SURVEY PLAT HAS BEEN CALCULATED FOR CONSIDERED TO BE ACCURATE WITHIN ONE FOOT IN 100 FEET.



V-2  
(2017)

- LEGEND
- IRON PIN FOUND
  - IRON PIN PLACED
  - LAND LOT
  - POWER POLE
  - POWER LINE
  - GUY WIRE
  - DEED BOOK
  - PLAT BOOK
  - CENTERLINE
  - RIGHT-OF-WAY
  - FIRE HYDRANT
  - BUILDING LINE
  - WATER VALVE
  - WATER MAIN
  - MANHOLE
  - SANITARY SEWER
  - SANITARY EASEMENT
  - DRAINAGE EASEMENT
  - REAR ALLY CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - DRAIN INLET
  - CORRUGATED METAL PIPE
  - CONCRETE PIPE
  - OPEN TOP PIPE
  - CHIMNEY TOP PIPE
  - FENCE LINE
  - ADJACENT
  - TO BE REMOVED

CURRENT ZONING: RA-4  
ALLOWED IMPERVIOUS: 40%  
IMPERVIOUS AREA:  
EXISTING = 3,160 S.F. (72%)  
PROPOSED = 3,780 S.F. (84%)

TOTAL IMPERVIOUS AFTER ADDITION = 4,214 S.F. (33%)  
EXISTING IMPERVIOUS AREA, DESCRIBED ABOVE, CONSISTS OF ROOFTOP, CONCRETE AND SHED. PROPOSED IMPERVIOUS AREA INCLUDES THE POOL AND SURROUNDING CONCRETE AREA.

LOT 12 UNIT 2 ALLEGRETT OWNERS  
AS RECORDED IN PLAT BOOK 154, PAGE 66



DATE	PROJECT	SECTION	TOWN	COUNTY
4-22	16TH	2ND		COBB
10-12-16	UNIT 12	10-12-16	ART	16186
TEBBITTS LAND SURVEYING, INC. 342 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132 (770)443-1021				



SITE PLAN FOR REVIEW  
NOT FOR RECORDING

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

TEBBITTS LAND SURVEYING, INC. MAKES NO CLAIMS, AND HAS NO LIABILITY, FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TEBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING ANY EASEMENTS, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.  
THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THE CLIENTS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.  
THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TEBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE PERSONS OR PERSONS INJURED IN THE TITLE BLOCK.



**APPLICANT:** Linda K. Seyl

**PHONE:** 404-483-2468

**REPRESENTATIVE:** Linda K. Seyl

**PHONE:** 404-483-2468

**TITLEHOLDER:** Linda K. Seyl

**PROPERTY LOCATION:** At the northeast terminus  
of Camata Place, north of Camata Way  
(2429 Camata Place).

**PETITION No.:** V-2

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** RA-4

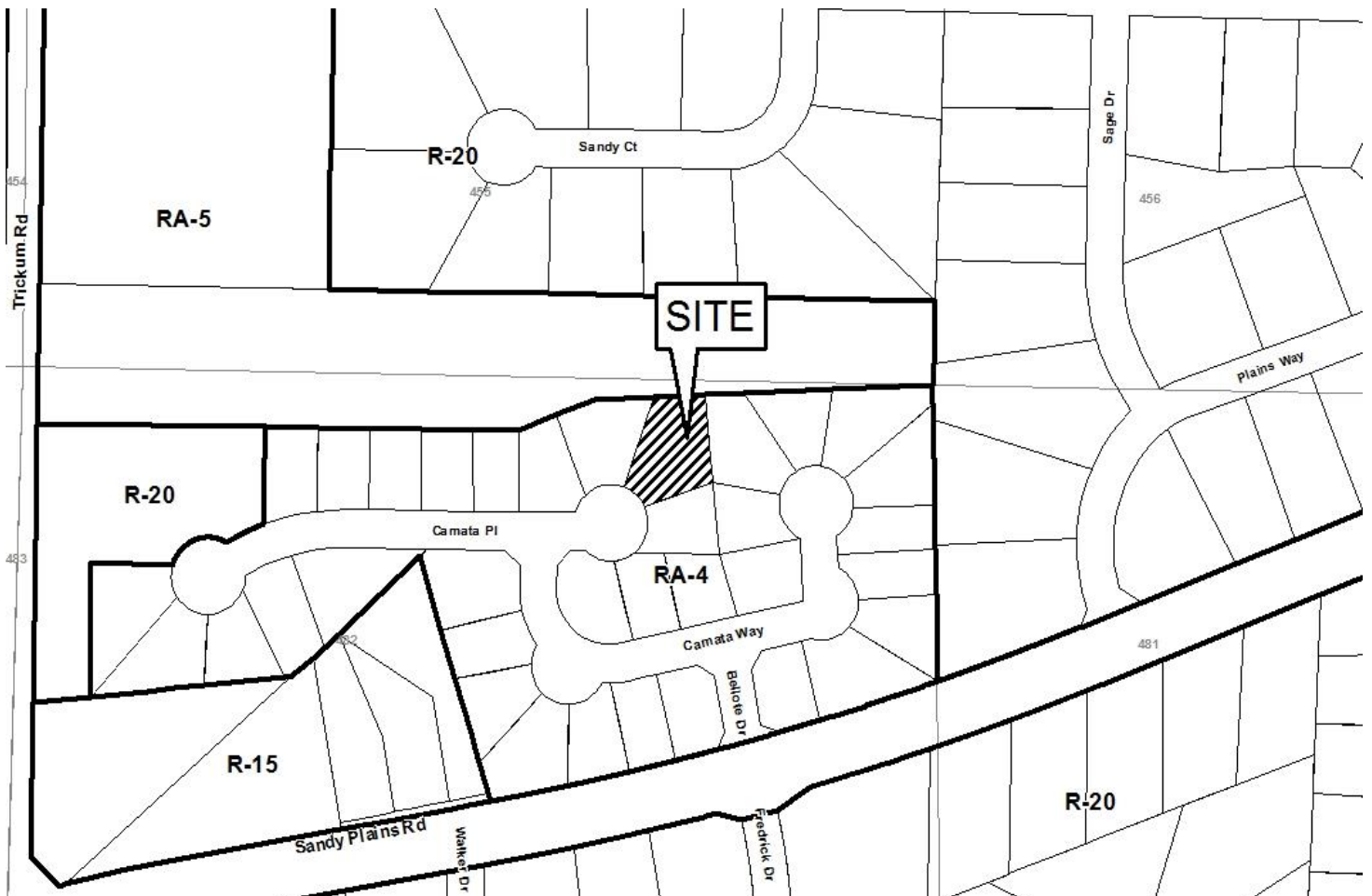
**LAND LOT(S):** 482

**DISTRICT:** 16

**SIZE OF TRACT:** 0.29 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow accessory structures to the side of the principal building (approximately 48  
square foot shed and proposed 12 x 24 pool, decking and equipment); and 2) waive the side setback for an accessory  
structure under 144 square feet (approximately 48 square foot shed) from the required five (5) feet to four (4) feet.



# Application for Variance

## Cobb County

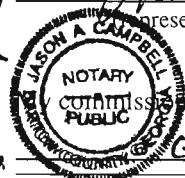
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Application No. V-2  
Hearing Date: 1-11-17

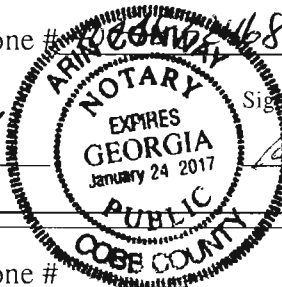
Applicant Linda K. Seyl Phone # 404 483-2468 E-mail lseyl2003@yahoo.com

JEFFREY CLEMENT Address 2429 Camata Place Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

Linda K Seyl Phone # 404 483-2468 E-mail lseyl2003@yahoo.com  
(representative's signature)



My Commission Expires: 1/24/17

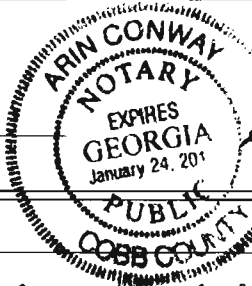


Signed, sealed and delivered in presence of:

Jason A. Campbell Notary Public

Signature Linda K Seyl Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/24/17



Signed, sealed and delivered in presence of:

Arin Conway Notary Public

Present Zoning of Property RA-4

Location 2429 Camata Place Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 482 District 16th Size of Tract \_\_\_\_\_ Acre(s)

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

Size of Property .29 Acres Shape of Property 1CR Topography of Property Sloped Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO 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 BACK OF THE PROPERTY SLOPES DOWN VERY QUICKLY AND IS ALSO A MAJOR RUN OFF PATH FOR RAINWATER FROM MY PROPERTY AND A NUMBER OF OTHER PROPERTIES IN THE NEIGHBORHOOD IT IS NOT SAFE, OR PRACTICE TO BUILD HERE. PROPOSED LOCATION IS NOW MORE VISIBLE TO NEIGHBORS THAN THE BACK

List type of variance requested: SLIDE LOCATION OF SWIMMING POOL

V-3  
(2017)

# LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- OTF OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- IPSF IRON PIN SET FUTURE
- IPF IRON PIN FOUND
- L.L. LAND LOT
- S/O SUBDIVISION
- P.O.B. POINT OF BEGINNING
- POWER POLE
- OVERHEAD POWER LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- FENCE
- BL BUILDING LINE
- TOB TOP OF STREAM BANK

- 36 25' STATE UNDISTURBED STREAM BUFFER
- 60 50' COUNTY UNDISTURBED STREAM BUFFER
- 75 75' IMPERVIOUS SURFACE BUFFER

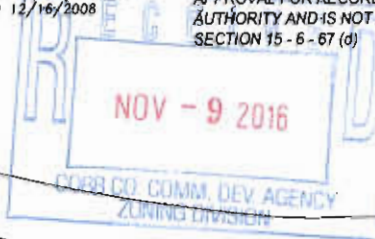
THE PRE UPON W WAS VER MEASURE POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142606 FEET.  
EQUIPMENT USED FOR FIELD MEASUREMENTS:  
ANGULAR - LEICA TS02  
LINEAR - ELECTRONIC DISTANCE METER.  
DRAWN AND FIELDWORK BY: D. SHIRLEY  
ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP# 13067CDD29G DATED 12/16/2008

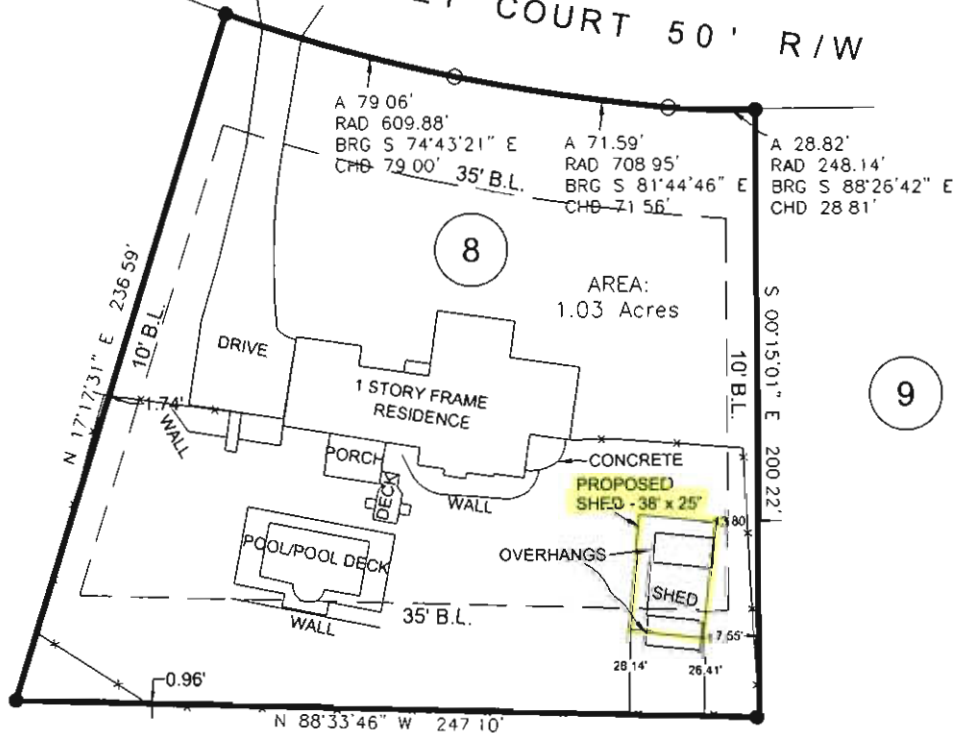
The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67



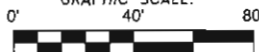
IN MY OPINION THIS PLAT DOES NOT REQUIRE APPROVAL FOR RECORDING BY A GOVERNING AUTHORITY AND IS NOT SUBJECT TO GEORGIA CODE SECTION 15-6-67 (d)



WOOLF VALLEY COURT 50' R/W



DRAWING SCALE: 1" = 40'  
GRAPHIC SCALE:



PREPARED BY:  
D & S LAND SURVEYING, INC.

DAVID W. SHIRLEY, R.L.S.  
313 RED FOX DRIVE  
CANTON, GA 30114  
770-720-4443  
LSF#000756



JOB NUMBER: 16-404

AS-BUILT SURVEY FOR.

CHRISTOPHER KOC

1241 WOOLF VALLEY COURT NW ACWORTH, GA 30102

LOT 8 CLEARWATER ESTATES SUBDIVISION

LAND LOT 17, DISTRICT 20, SECTION 2

COBB COUNTY, GEORGIA

DATE OF FIELDWORK: 10/5/2016 MAP DATE: 10/7/2016



**APPLICANT:** Christopher M. Koc

**PHONE:** 678-485-8872

**REPRESENTATIVE:** Christopher M. Koc

**PHONE:** 678-485-8872

**TITLEHOLDER:** Christopher M. Koc

**PROPERTY LOCATION:** On the south side of  
Woolf Valley Court, south of Ridgeway Drive  
(1241 Woolf Valley Court).

**PETITION No.:** V-3

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** R-20

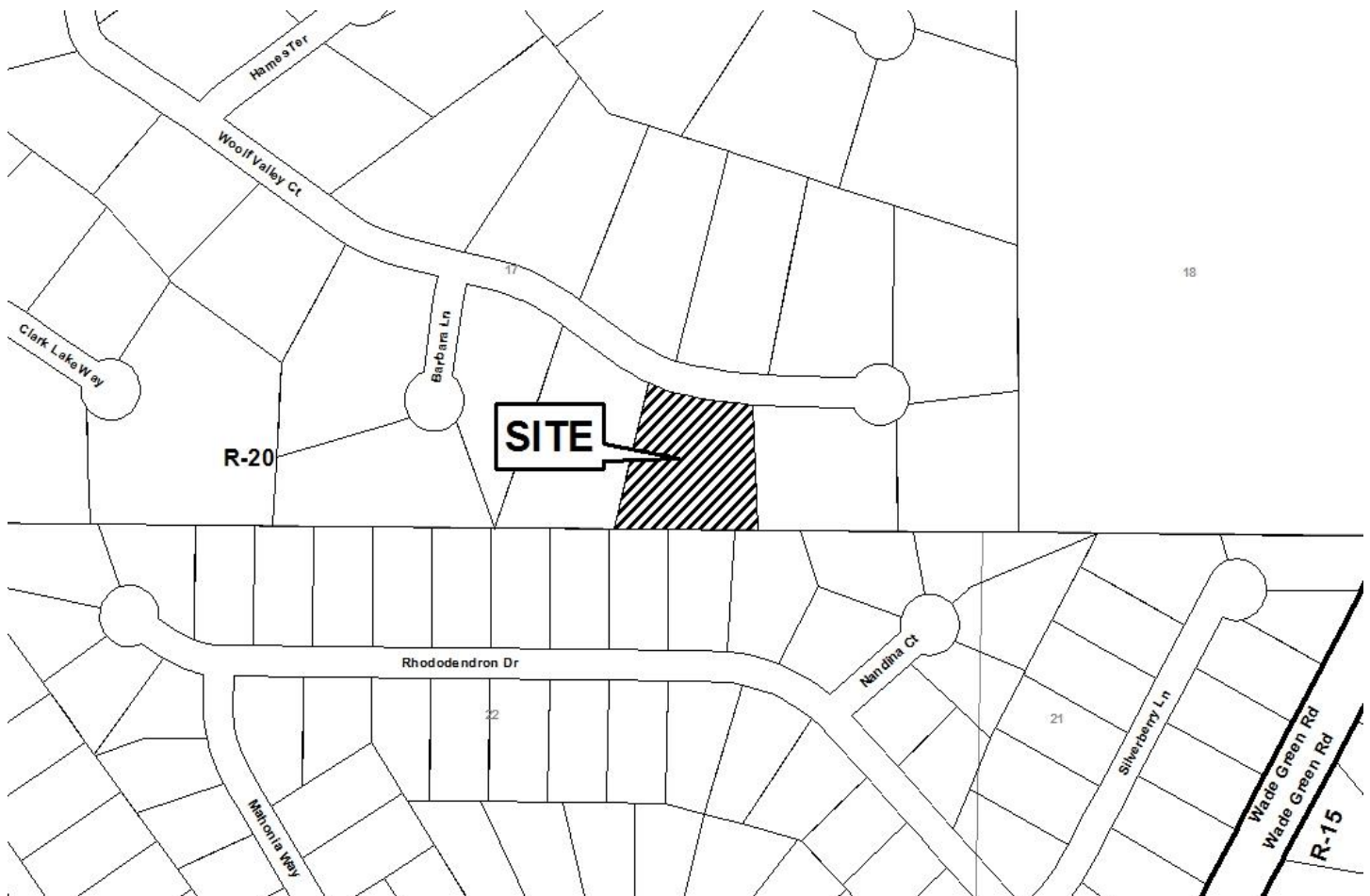
**LAND LOT(S):** 17

**DISTRICT:** 20

**SIZE OF TRACT:** 1.03 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setbacks for an accessory structure over 650 square feet (approximately 950 square foot shed) from the required 100 to 13 feet adjacent to the eastern property line and 26 feet adjacent to the rear property line.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-3  
Hearing Date: 1-11-17

Applicant CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

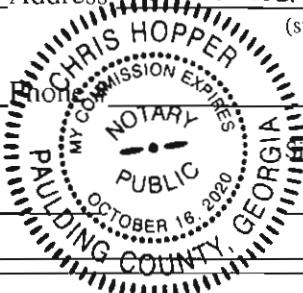
CHRISTOPHER M. KOC  
(representative's name printed)

Address 1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(street, city, state and zip code)

[Signature]  
(representative's signature)

E-mail \_\_\_\_\_

My commission expires: 10/16/20



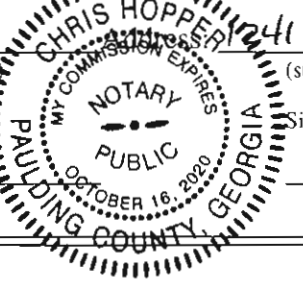
Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder CHRISTOPHER M. KOC Phone # 678.485.8872 E-mail CHRISTOPHER.M.KOC@GMAIL.COM

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



1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property R-20

Location 1241 WOLF VALLEY CT NW ACWORTH GA 30102  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17 District 20 Size of Tract 1.03 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 1.03 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 TOPOGRAPHY AND SHAPE OF THE PROPERTY DOES NOT ALLOW A RENOVATION/EXPANSION OF THE EXISTING 360 SQFT ACCESSORY STRUCTURE TO THE PROPOSED 950 SQFT ACCESSORY STRUCTURE MEETING ALL SETBACK REQUIREMENTS (SEE ATTACHED).

List type of variance requested: SETBACK ACCESSORY STRUCTURE FROM 100 FT TO 13 FT ON EAST SIDE AND 100 FT TO 26 FT ON SOUTH SIDE.

V-3  
(2017)  
Exhibit

**Justification for Variance**  
1241 Woolf Valley Ct NW  
Acworth, GA 30102



I am seeking a variance to the setback requirements for an Accessory Structure over 650 sq ft for the side yard from 100 ft to 13 ft, and back yard from 100 ft to 26 ft. The current 360 sq ft structure shown on the survey dates from the 1970's, and has 8 ft overhangs not included in the square footage constructed on the north and south sides to allow for yard material and equipment storage. The 950 sq ft renovated structure will allow for indoor storage (no more outdoor overhangs needed) keeping equipment and yard material out of view, as well as an expanded home workshop area in nearly the same footprint currently occupied by the existing structure. The renovated/expanded structure style will match the residence, and will house no commercial activity or living space. The house placement on the lot does not allow for 100 ft setbacks, although the lot can easily support it, as with several other lots with similar structures in the subdivision, without appearing crowded.

The proposed structure overlays the current structure, with the footprint expanded 15 ft to the north, bringing the northern edge of the foundation of the proposed structure 5 ft off the septic system absorption field renovated in 2015 (copy of the septic system Inspection Report dated May 22<sup>nd</sup>, 2015 attached), per the Cobb County Board of Health Rules and Regulations for On-Site Sewage Management Systems, Chapter 511-3-1.07 (Absorption Fields).



V-4  
(2017)

A TOPCON ES-405 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,267 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 57,403 FEET AND CONTAINS 0.321 ACRES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13067C0076G DATED DECEMBER 16, 2008.

#### REFERENCES:

1. WARRANTY DEED FOR RALPH & DIANE SOHL RECORDED IN DEED BOOK 13796, PAGE 4664 COBB COUNTY RECORDS.
2. FINAL PLAT FOR UNIT XVII, BROOKSTONE SUBDIVISION, PD 1 RECORDED IN PLAT BOOK 202, PAGE 74 AND REVISED IN PLAT BOOK 209, PAGE 43 COBB COUNTY RECORDS.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

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

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

*Brian R. Sutherland*  
BRIAN R. SUTHERLAND, R.L.S.

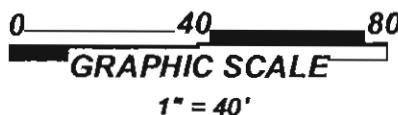
TOTAL LOT: 0.321 ACRES OR 13982 SQ FT

#### LOT COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS:	5742 SQ FT
PROP POOL AND SPA (H2O):	(624) SQ FT
PROP STONE COPING:	142 SQ FT
PROPOSED STONE FIREPIT:	21 SQ FT
PROPOSED POOL DECK:	700 SQ FT
PROP POOL EQUIP:	32 SQ FT
PROPOSED COVERAGE:	6637 SQ FT OR 47.46%

NOT INC  
IN TOTAL

The original survey by Georgia Premier Land has been altered to show proposed pool. Existing impervious calculation performed by surveyor



GEORGIA PREMIER  
LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING  
3000 HAMMILLTOWN ROAD  
BOPARD, GEORGIA 30649  
(770) 644-3004 FAX (770) 644-3005  
LAND SURVEYING FROM COA #1177



ACAD FILE: 16126206161577FernstoneCourt1296FNL.DWG

SURVEY FOR:

RALPH SOHL  
&  
DIANE SOHL

6157 FERNSTONE COURT

Date: 08-26-2016	Land Lot: 228	District: 20th	Sheet No. 1 of 1
Section: 2nd	County: COBB, GEORGIA	Scale:	
Project: 16296	Drawn By: AS		



**APPLICANT:** Kelly Jennings

**PHONE:** 770-833-9347

**REPRESENTATIVE:** Kelly Jennings

**PHONE:** 770-833-9347

**TITLEHOLDER:** Ralph Sohl and Diane Sohl

**PROPERTY LOCATION:** On the south side of  
Fernstone Court, west of Fernstone Drive  
(6157 Fernstone Court).

**PETITION No.:** V-4

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** PD

**LAND LOT(S):** 228

**DISTRICT:** 20

**SIZE OF TRACT:** 0.32 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 10 feet to 9 feet adjacent to the western  
property line; and 2) increase the maximum allowable impervious surface from 40% to 48%.







# Application for variance Cobb County

(type or print clearly)

Application No. V-4

Hearing Date: 1-11-17

Applicant

Kelly Jennings

Phone #

770-833-9347

E-mail

(representative's name, printed)

Kelly Jennings

Address

Shiloh Ridge Trail Canton GA 30115

(street, city, state and zip code)

(representative's signature)

Kelly Jennings

Phone

770-833-9347

E-mail

Kelly@atlantispoolsga.com

Signed, sealed and delivered in presence of

Michelle Anderson

Notary Public

My commission expires:

Titleholder

Ralph & Diane Sohl

Phone #

(770) 41-3630

E-mail

sohlmates2@comcast.net

Signature

[Signature]

(attach additional signatures, if needed)

Address:

6157 Fernstone Ct Acworth GA 30106

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Melody E. Anderson

My commission expires:

April 23, 2018

Present Zoning of Property

PD

Location

6157 Fernstone Court Acworth GA 30106

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

Land Lot(s)

228

District

20th

Size of Tract

.321

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 57,403'

Shape of Property Rectangle

Topography of Property Flat

Other

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

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

The home on this property uses all of the impervious space.

The homeowner purchased this property always w/ the intent to install a swimming pool. We are only asking the minimum required to install a pool.

List type of variance requested:

We are requesting to increase the max allotment of impervious space.



**APPLICANT:** Amanda Fard

**PHONE:** 678-760-4070

**REPRESENTATIVE:** Amanda Fard

**PHONE:** 678-760-4070

**TITLEHOLDER:** Shahab Fard and Amanda Fard

**PROPERTY LOCATION:** On the east side of

Mathews Street, south of Roswell Street

(2711 Mathews Street).

**PETITION No.:** V-5

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** R-20

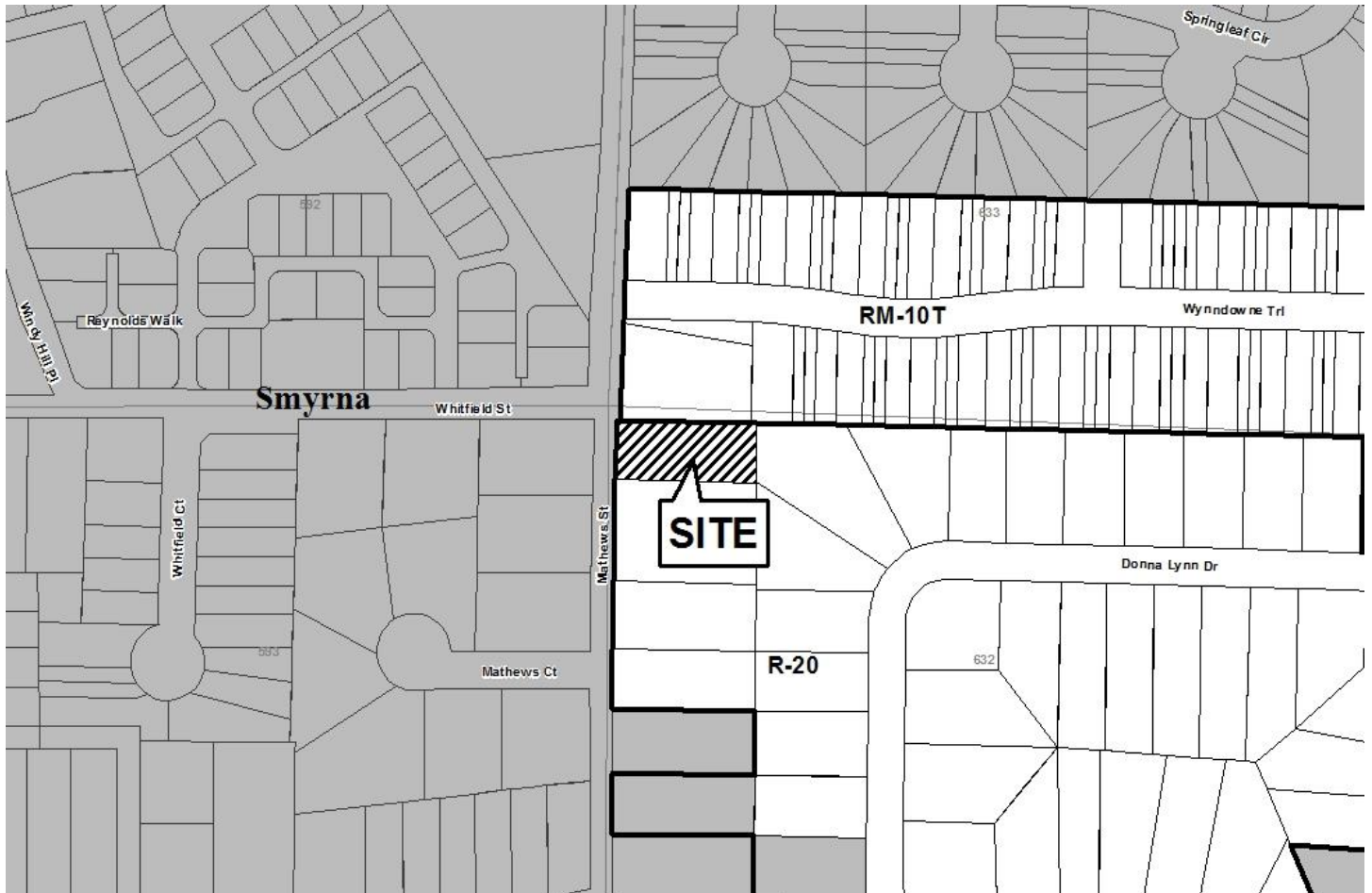
**LAND LOT(S):** 632

**DISTRICT:** 17

**SIZE OF TRACT:** 0.35 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; 2) waive the minimum lot size from the required 20,000 square feet to 15,213 square feet; and 3) waive the rear setback for an accessory structure under 144 square feet (approximately 87 square foot metal shed) from the required five (5) feet to four (4) feet.







# Application for Variance Cobb County

(type or print clearly)

Application No. V-5  
Hearing Date: 1-11-17

Applicant Amanda Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Amanda Fard  
(representative's name, printed) Address 3127 Willis St SE Smyrna GA 30080  
(street, city, state and zip code)

Amanda Fard  
(representative's signature) Phone # 678-760-4070 E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

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

Titleholder Amanda & Shahab Fard Phone # 678-760-4070 E-mail teamfard@gmail.com

Signature [Signature] Address: 3127 Willis St SE Smyrna GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Donald Paul Wells  
Notary Public

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

Present Zoning of Property R-20

Location 2711 Matthews St Smyrna GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 632 District 17 Size of Tract .349 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:

House was built within front setback to  
correct would be extraordinary amount of funds

List type of variance requested:

Reduce front setback from 35 feet to 29 feet

**FLOOD STATEMENT:**  
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP  
PARCEL #: 13067C0110H DATE: 3/04/2013

V-6  
(2017)

**LEGEND:**

P.O.B. POINT OF BEGINNING  
P.O.R. POINT OF REFERENCE  
O.H.P. OVERHEAD POWER LINE  
P.P. POWER POLE  
L.L. LAND LOT LINE  
I.P.F. 1/2" IRON PIN FOUND  
I.P.S. 1/2" IRON PIN SET  
O.T.F. OPEN TOP FOUND  
T.L.P. TRAFFIC LIGHT POLE  
C.L. CENTER LINE  
⊗ LOT NUMBER  
W.M. WATER METER  
C/B. CABLE BOX  
E.M. ELECTRIC METER  
G.M. GAS METER  
T/B. TELEPHONE BOX  
O.T.F. OPEN TOP FOUND

NOTE:  
TWO TREES TO BE IMPACTED DURING CONSTRUCTION

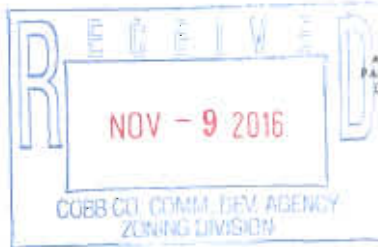
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

**LOT COVERAGE**

House: 1486 sq. ft.  
Porch: 30 sq. ft.  
Deck: 213 sq. ft.  
DW/SW: 1522 sq. ft.  
Total: 3281 sq. ft./17,500 sq. ft. = 0.19 or 19 %  
F.A.R: 1373 sq. ft./17,500 sq. ft. = 0.19



Owner: J. M. Hurd

1. Separate permit is required for sidewalk and/or driveway construction in the public right of way. Contact technical county services.
2. Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days. After 30 days permanent vegetation shall be established.
3. Silt fence shall meet the requirement of section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and be well maintained.

4. Erosion control measures shall be inspected at least weekly, after each rain and repaired by the general contractor.

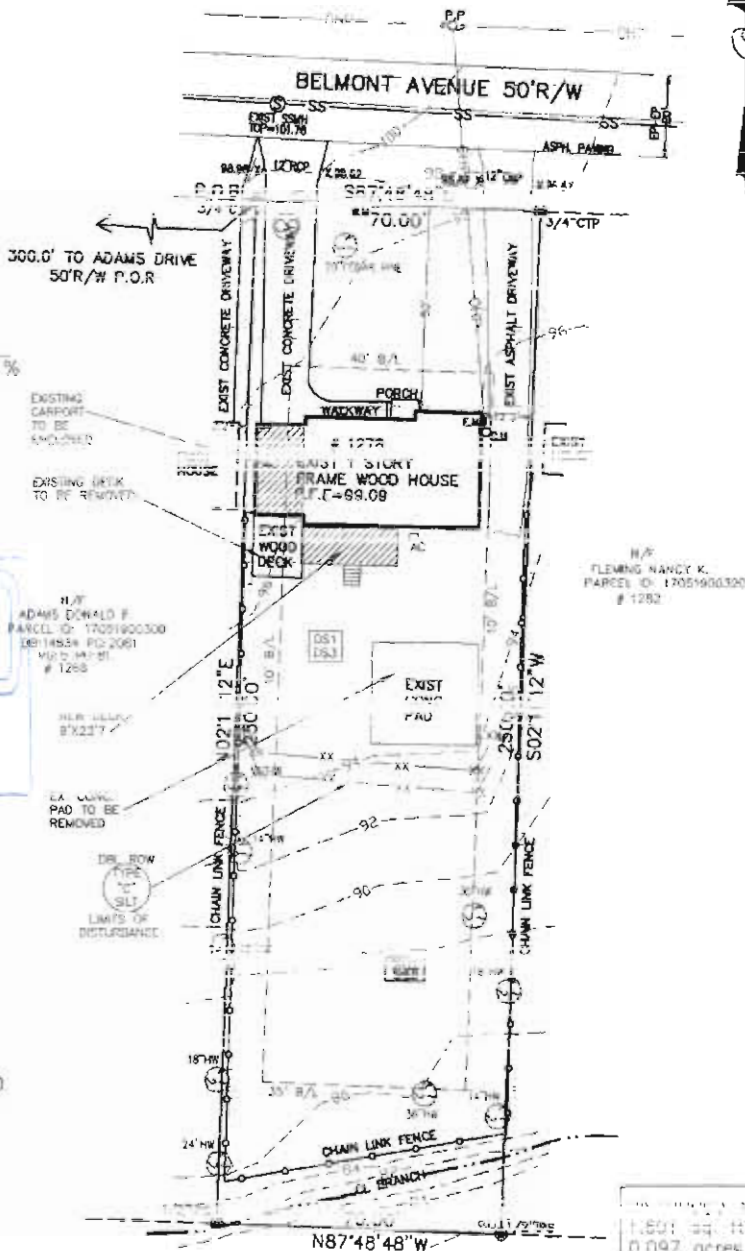
5. Additional erosion and sediment control measures will be installed if deemed necessary by on-site inspection.

6. No graded slope shall exceed 2:1

7. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to and concurrent with land-disturbing activities.

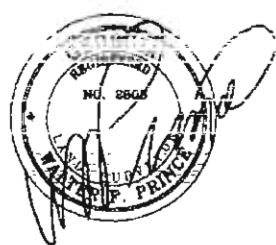
8. At all times if full implementation of the approved plan does not provide for effective erosion control measures shall be implemented to control or treat the sediment source.

9. Detail drawings--For all structural practices specifications must, at a minimum meet the standards set forth in the manual for erosion and sediment control in Georgia.



17,500 sq. ft.  
0.401 acres

**LOT AREA**  
17,500 sq. ft.  
0.401 acres



1278 BELMONT AVENUE SE  
SMYRNA, GA. 30080  
PARCEL ID: 17.0519.0.0310  
LAND LOT: 812 1754 DISTRICT  
COBB COUNTY, GEORGIA  
SCALE 1"=30' SEPTEMBER 14 2016

**HURD PRINCE & ASSOCIATES, INC.**  
\*Consulting Engineers & Surveyors\*  
110 North Berry Street  
Stockbridge, Georgia 30281-3424  
Phone (404) 372-7304 Fax (770) 474-7487

JOB - #25834



**APPLICANT:** Shona Griffin and James Hayman

**PHONE:** 404-368-5485

**REPRESENTATIVE:** Shona Griffin

**PHONE:** 404-438-5497

**TITLEHOLDER:** James Hayman

**PROPERTY LOCATION:** On the south side of  
Belmont Avenue, east of Adams Drive  
(1278 Belmont Avenue).

**PETITION No.:** V-6

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 519

**DISTRICT:** 17

**SIZE OF TRACT:** 0.40 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1. Waive the side setback from the required 10 feet to two (2) feet adjacent to the western property line; and 2) Waive the minimum lot width from 75' to 70' (existing).

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

**BOARD OF APPEALS DECISION**

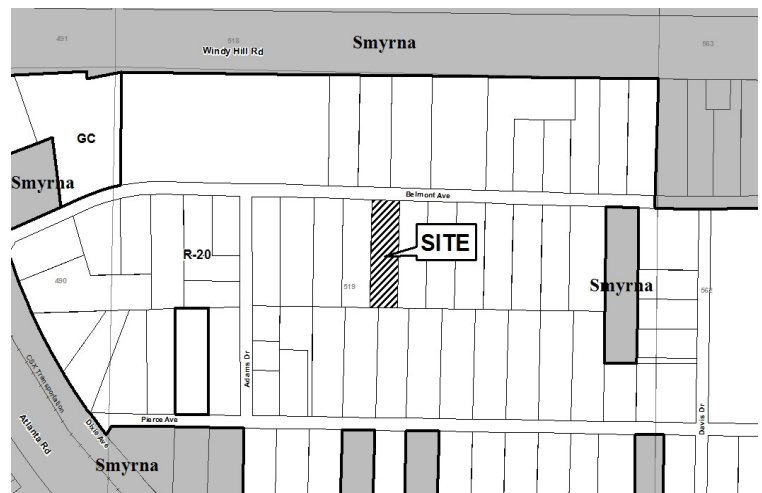
**APPROVED** MOTION BY

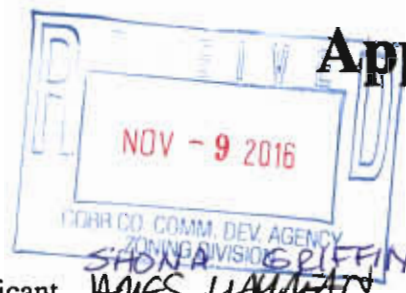
**REJECTED** SECONDED

**HELD** CARRIED

**STIPULATIONS:**

[Click here to add photo](#)





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-6  
Hearing Date: 1-11-17

Applicant JAMES HAYMAN Phone # 404-438-5497 E-mail Key designs 2007@yahoo.com  
JAMES HAYMAN@me.com

SHONA GRIFFIN Address 4000 FERRY HEIGHTS DRIVE ATL, GA 30331  
(representative's name, printed) (street, city, state and zip code)

Shona Griffin Phone # 404-438-5497 E-mail Key designs 2007@yahoo.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: APRIL 22, 2019

M. R. L.



Titleholder JAMES HAYMAN Phone # 404-368-5485 E-mail james.hayman@me.com

Signature [Signature] Address: 1619 BRAWLEY WAY, ATLANTA, GA, 30319  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: 10/20/19

[Signature]

Notary Public

Present Zoning of Property R-20

Location 1278 BELMONT AVE, SMYRNA, GA, 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 519 District 17TH Size of Tract 0.401 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 17,500 Shape of Property RECTANGULAR Topography of Property FLAT w/ SLOPED TERRAIN 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 OWNER WOULD PREFER TO USE THE EXISTING FOOTPRINT OF THE HOME TO ADD ADDITIONAL HEATED SPACE TO THE HOME WHICH WOULD ALLOW HIM TO AVOID IMPACT TO THE SURROUNDING TREES & CREEK LOCATED AT THE REAR OF THE PROPERTY.

List type of variance requested: REDUCTION IN THE RIGHT YARD SETBACK FROM 10' to 8'.

STATE ROUTE 120 (AKA DALLAS HIGHWAY)

VARIABLE # - PAVEMENT AS SHOWN

**DISCLAIMER**

Site plan of Barrett Parkway showing building footprints, parking lots, and surrounding infrastructure. The plan includes labels for 'BARRETT PARKWAY', 'CONCRETE PLAZA', 'ONE STORY CONCRETE BUILDING', and 'CONCRETE'. It also shows various utility lines, easements, and dimensions. A north arrow is present in the upper right corner.

V-7  
(2017)

THE FIELD DATA UPON WHICH THE FLAT IS BASED IS A PRELIMINARY OF ONE TO TWO FEET AND A PERCENT OF 62 PER ANNUAL ADJUSTMENT BY CRAWFORD.

UTILITIES SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON SURFACE AND IS NOT KNOWN TO UNDERGROUND UTILITIES OR OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.e., UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER

THIS PLAY WAS PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSON, PERSONS  
OR ENTITY NAMED HEREIN. THIS PLAY  
DOES NOT EXTEND TO ANY UNNAMED  
PERSON, PERSONS OR ENTITY WITHOUT  
THE EXPRESS INDICATION OF THE  
SERVICE, NAMING SUCH PERSON.

AS PER THE FIRM FLOOD  
INSURANCE RATE MAP COMMUNITY  
PANEL NO. 14070 WITH DATED  
4-4-13 THIS FACILITY IS NOT  
IN AN AREA HAVING SPECIAL  
FLOOD HAZARD

INSTRUMENT USED TOPCON DIT-100  
 & TOPCON HIRRLITE GPS SYSTEM  
 SURVEY FIELD WORK PERFORMED ON: 10-9-16  
 ALL DISTANCES ARE HORIZONTAL



2. MY CURRENT CASE SURVEY WAS PREPARED IN CONJUNCTION WITH THE TECHNICAL STAFF AND THE DISTRICT SUPERVISOR IN GEORGIA. AS SET FORTH CHAPTER 107 OF THE 1983 OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, ANY AND ALL PART OF THE SURVEY MUST BE PLACED TOGETHER IN A SINGLE PLATE TO COMPLY WITH THE

THIS SURVEY WAS MADE WITHOUT THE ASSISTANCE OF A CURRICULUM TITLE COMMITTEE. ELEMENTS AND INCORPORATIONS MAY EXIST IN THE MARKET AND IN THE FUTURE, THIS SURVEY

GRAPHIC SCALE IN FEET

AS-BUILT SURVEY FOR

ATLANTA MANAGEMENT SYSTEM, LLC

TRACT "A" ATLANTA MANGEMENT SYSTEM PB 163 PG 48  
LAND LOT 27 19TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
DATE 10-12-16 SCALE 1"= 30'

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PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.

PLANNING • ENGINEERING • LAND SURVEYING  
1982 AUSTELL-POWDER SPRINGS ROAD • POWDER SPRINGS, GEORGIA 30127

PB. (770) 435-2576

MAIL [marketing@ncaa.com](mailto:marketing@ncaa.com)

FIRM NO.	LSF000115	JOB NO.	2016049
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**APPLICANT:** Shady Vent Construction

**PHONE:** 770-943-5977

**REPRESENTATIVE:** Deborah Dugger

**PHONE:** 770-943-5977

**TITLEHOLDER:** Mehdi Jannat-Khah

**PROPERTY LOCATION:** At the southeast  
intersection of Ernest Barrett Parkway and Dallas  
Highway  
(2489 Dallas Highway).

**PETITION No.:** V-7

**DATE OF HEARING:** 1-11-2017

**PRESENT ZONING:** GC

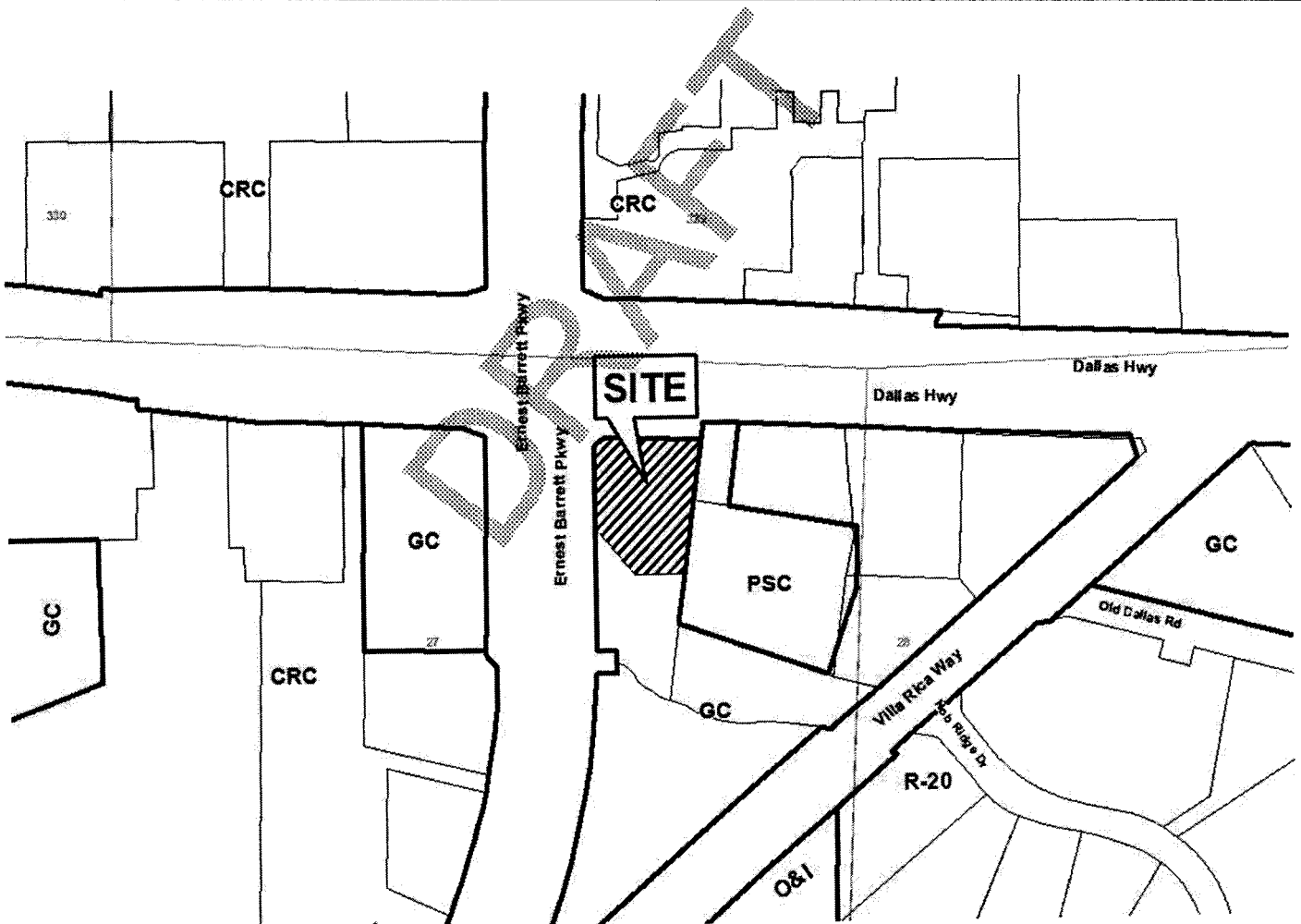
**LAND LOT(S):** 27

**DISTRICT:** 19

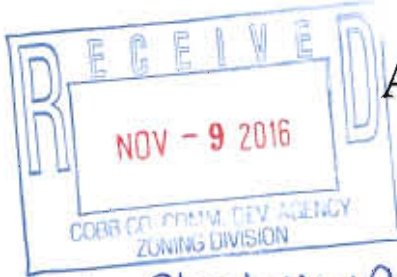
**SIZE OF TRACT:** 0.60 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 30 feet to 17 feet; 2) waive the minimum  
road frontage for an electronic sign from the required 200 feet to 136 feet; 3) allow more than two (2) electronic  
sign areas per sign [allowance of three (3)]; and 4) waive the maximum allowable impervious surface from 70% to  
95% (existing).







# Application for Variance Cobb County

(type or print clearly)

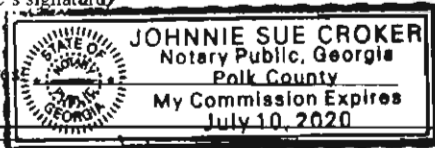
Application No. V-7  
Hearing Date: 1-11-17

Applicant Shady Vent Construction Phone # 770 943 5977 E-mail ddugger@shadyvent.com

Deborah Dugger Address 4370 Dugger Dr. Powder Springs GA 30127  
(representative's name, printed) (street, city, state and zip code)

Deborah Dugger Phone # 770 943 5977 E-mail ddugger@shadyvent.com  
(representative's signature)

My commission expires:



Signed, sealed and delivered in presence of:

Johnnie Sue Croker  
Notary Public

✦ Titleholder Mehdi Khan Phone # 770 428 1222 E-mail Zubair3018@gmail.com

✦ Signature [Signature] Address: 2489 Dallas Hwy Marietta Ga 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

✦ My commission expires: 3-22-19 Tina W. Paul  
Notary Public

Present Zoning of Property GC

Location 2489 DALLAS HWY MARIETTA GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 27 District 19th Size of Tract .63 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 26,100 SF 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:

Safety of the attendant while changing the manual price. Having to leave the store unattended to change the price.

List type of variance requested: Install LED on road frontage less than 200'

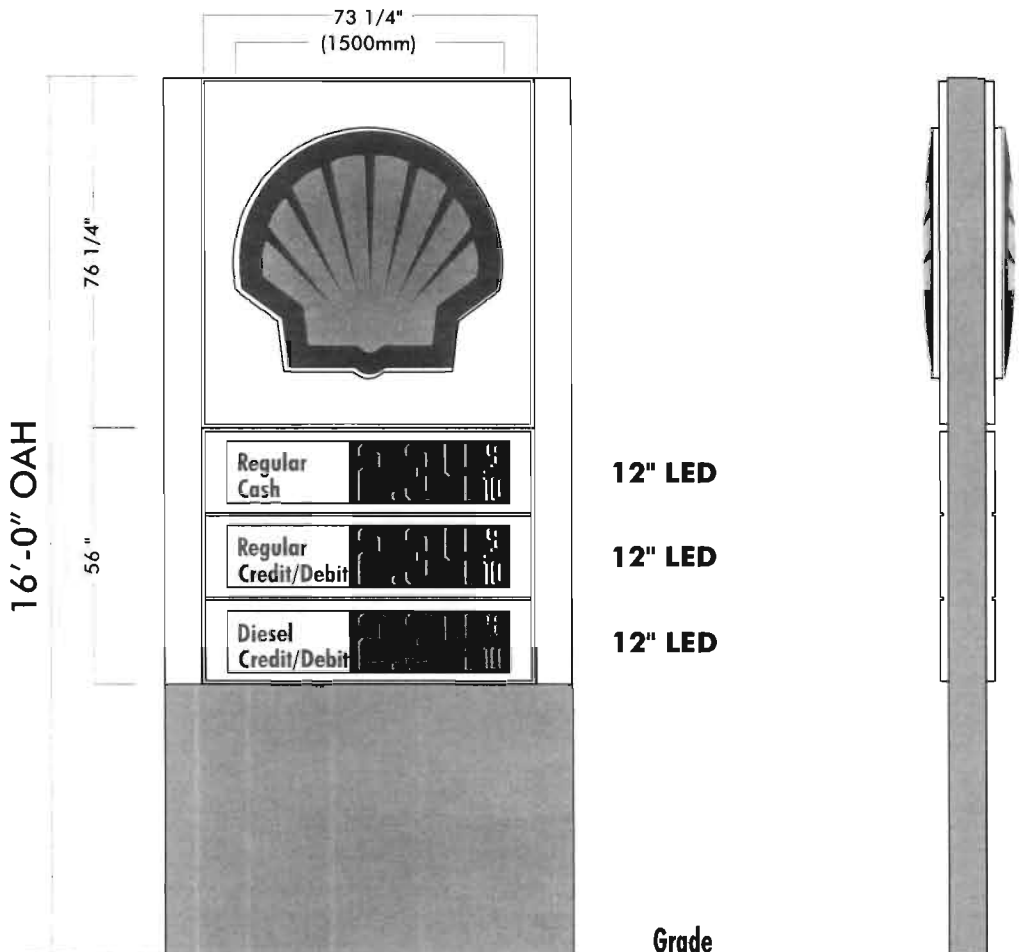


**RVI Evolution Global  
Retro-Fit Faces on  
Existing Texaco 426  
System Cabinets.**

V-7  
(2017)  
Exhibit



**Top View**



**Proposed Elevation**  
Scale: 1" = 40"

**Side View**

**FEDERAL  
HEATH**  
SIGN COMPANY  
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(903) 589-2100 • Fax (903) 589-2101

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Revisions:

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Account Rep: **Dan Hull**

Project Manager: **V. Hernandez**

Drawn By: **Mike Lees**

Project / Location:

**Shell**  
**RVI Evolution**  
**GLOBAL**

**UL** Underwriters Laboratories Inc. **nec** ELECTRICAL TO U.S. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.  
ALL ELECTRICAL SIGNAGE TO COMPLY WITH U.S. AND ARTICLE 100 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

THIS DRAWING IS YOUR FINAL PROOF:  
IT SUPERCEDES ALL VERBAL AND  
WRITTEN COMMUNICATION. BY SIGNING  
BELOW YOU ARE AUTHORIZING US TO  
MANUFACTURE TO THESE SPECIFICATIONS.

Client Approval/Date:

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Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

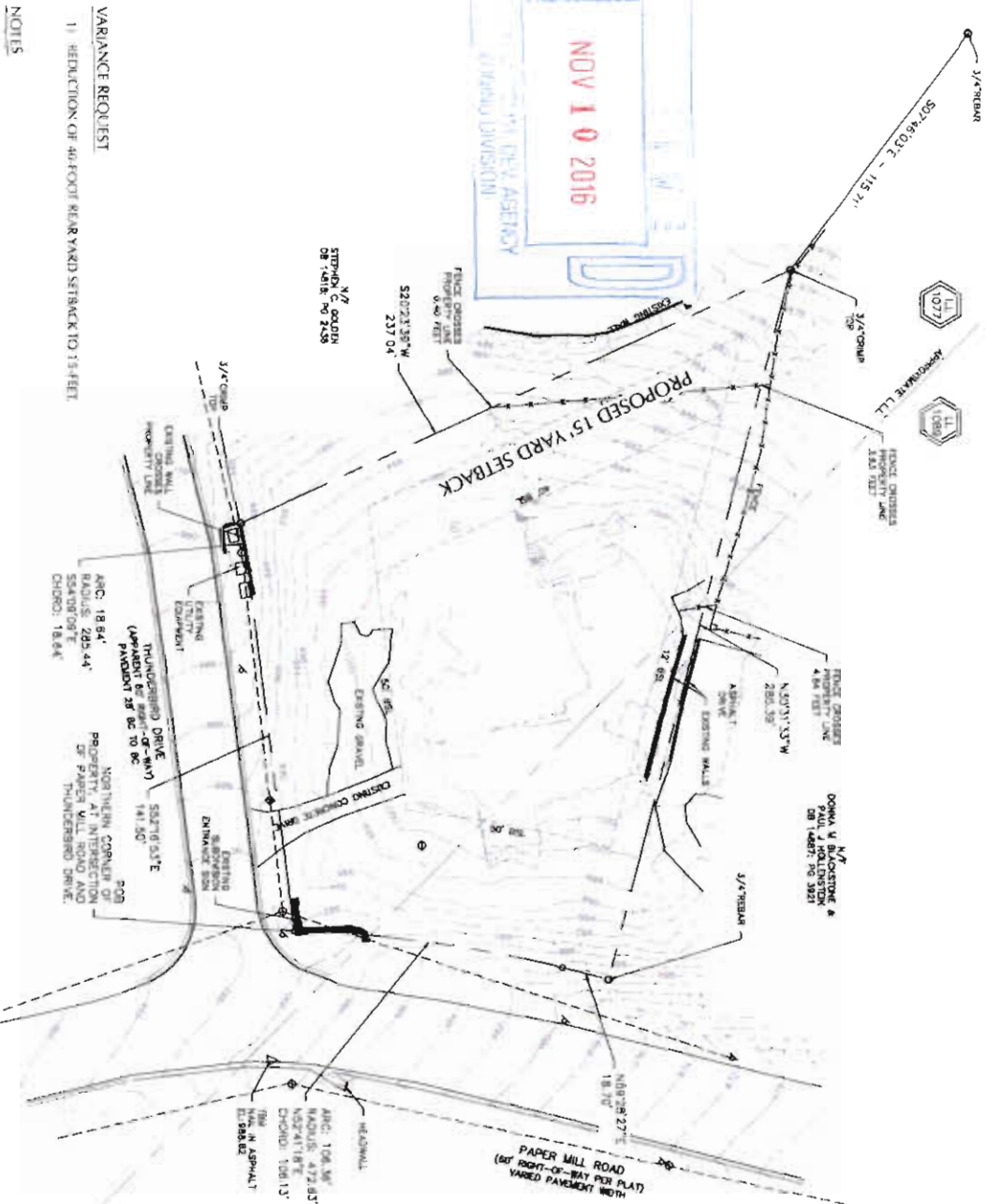
Job Number: **164332**

Date: **6.28.16**

Sheet Number: **1** of **1**

File Name: **SG164332\_e**

Design Number:



# VARIANCE REQUEST

## NOTES

1. THIS LOT WILL CONTAIN A SINGLE HOME. A SPECIFIC HOME DESIGN HAS NOT YET BEEN DETERMINED
2. NO BUFFERS ARE REQUIRED FOR THIS LOT
3. PARKING WILL BE SUFFICIENT TO ACCOMMODATE SINGLE FAMILY HOME REQUIREMENTS
4. THERE ARE NO LAKES OR STREAMS ON THIS SITE
5. EXISTING UTILITIES ARE INDICATED ON THE SURVEY INFORMATION.
6. ACCORDING TO FEMA PANEL 13062011E, DATED 08/02/2013, NO 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE
7. NO CEMETERY IS KNOWN TO EXIST ON THIS SITE
8. NO WETLANDS ARE KNOWN TO EXIST ON THIS SITE
9. AN EXISTING DRIVEWAY SERVES AS ACCESS TO THIS SITE. THE PURPOSE OF THIS VARIANCE REQUEST IS TO REDUCE THE 40' REAR YARD SETBACK IN ORDER THAT THE FUTURE HOME MAY BE SHIFTED AWAY FROM PAPER MILL ROAD AND THAT THE ACCESSING DRIVEWAY CAN SHIFT ALONG WITH IT TO CREATE A SUFFICIENT DISTANCE FROM THE INTERSECTION.

OWNER:

FOYER CUSTOM HOMES, LLC  
3605 SANDY PLAINS RD, STE 240-279  
ALABAMA, CA 30086

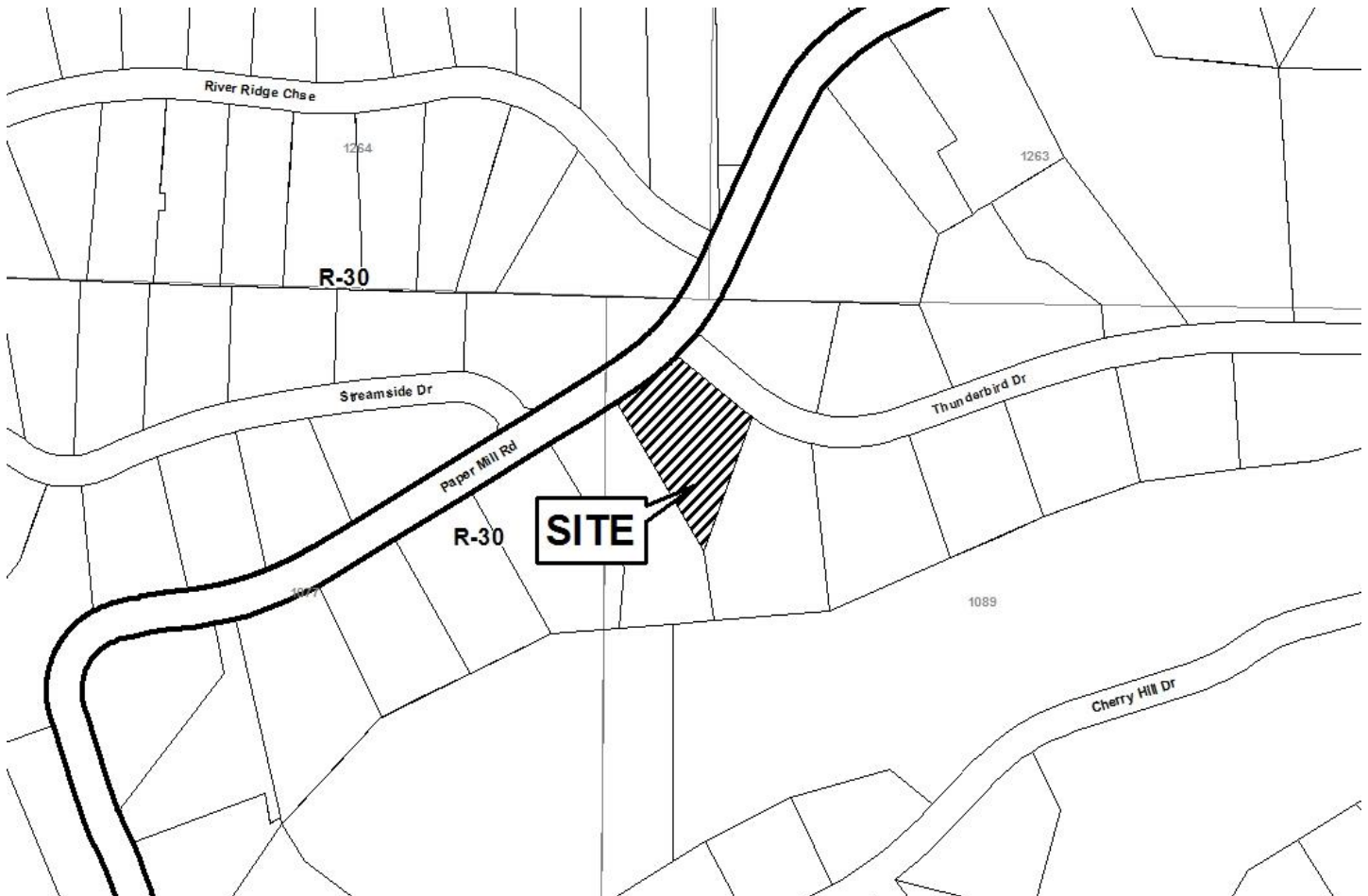


## VARIANCE PLAN

**4100 THUNDERBIRD DRIVE**  
COBB COUNTY, GEORGIA - LAND LOTS 1077 & 1089, 16th DISTRICT, 1st SECTION  
**FOYER CUSTOM HOMES, LLC**  
COBB COUNTY, GEORGIA

NO.	DATE	REVISION
1	11/10/17	1
2	11/10/17	2
3	11/10/17	3
4	11/10/17	4
5	11/10/17	5
6	11/10/17	6
7	11/10/17	7
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23	11/10/17	23
24	11/10/17	24
25	11/10/17	25
26	11/10/17	26
27	11/10/17	27
28	11/10/17	28
29	11/10/17	29
30	11/10/17	30

<b>APPLICANT:</b>	<u>Foyer Custom Homes, LLC</u>	<b>PETITION No.:</b>	<u>V-8</u>
<b>PHONE:</b>	<u>800-443-6937</u>	<b>DATE OF HEARING:</b>	<u>1-11-2017</u>
<b>REPRESENTATIVE:</b>	<u>Trey Schwartz, RLA</u>	<b>PRESENT ZONING:</b>	<u>R-30</u>
<b>PHONE:</b>	<u>404-502-0150</u>	<b>LAND LOT(S):</b>	<u>1089</u>
<b>TITLEHOLDER:</b>	<u>GC 4100 Thunderbird, LLC</u>	<b>DISTRICT:</b>	<u>17</u>
<b>PROPERTY LOCATION:</b>	<u>On the southwest corner</u> <u>of Paper Mill Road and Thunderbird Drive</u> <u>(4100 Thunderbird Drive).</u>	<b>SIZE OF TRACT:</b>	<u>0.82 acres</u>
<b>TYPE OF VARIANCE:</b>	<u>Waive the rear setback from the required 40 feet to 15 feet.</u>		





# Application for Variance Cobb County

(type or print clearly)

Application No. V-8

Hearing Date: 1-11-17

Applicant Foyer Custom Homes, LLC Phone # 800-443-6937 E-mail info@foycustomhomes.com

Trey Schwartz, RLA

(representative's name, printed)

Address 3605 Sandy Plains Rd, Ste 240-279

(street, city, state and zip code)

(representative's signature)

Phone # 404-502-0150

E-mail treyschwartz@ts3studio.com

Signed, sealed and delivered in presence

My commission expires: November 30, 2019

Titleholder GC 4100 Thunderbird, LLC Phone # 404-408-9648

E-mail kreece@guidedcognition.com

Signature

(attach additional signatures, if needed)

Address: 3605 Sandy Plains Rd, Ste 240-279

Marietta, GA 30066  
(street, city, state and zip code)

Signed, sealed and delivered in presence

My commission expires: November 30, 2019

Present Zoning of Property R-30

Location 4100 Thunderbird Drive, Marietta, GA 30067

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

Land Lot(s) 1077 & 1089

District 16th

Size of Tract 0.819

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 0.819AC Shape of Property Polygon Topography of Property Sloped 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:

The current location of the driveway is unsafe, in order to move the driveway, Foyer Custom Homes, LLC needs to grade the site down and adjust the location of the house. In order to make this possible we need ask for a reduction of the rear yard setback from 40-feet to 15-feet.

List type of variance requested: Reduction of rear yard setback from 40-feet to 15-feet



15	15
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133HS

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**APPLICANT:** RaceTrac Petroleum, Inc.

**PHONE:** 770-431-7600

**REPRESENTATIVE:** Parks F. Huff, Esq./ Adam J. Rozen, Esq.

**PHONE:** 770-422-7016

**TITLEHOLDER:** Piedmont 200 Galleria Owner, LLC

**PROPERTY LOCATION:** On the northeast corner of  
North Galleria Parkway and Galleria Drive  
(200 Galleria Parkway).

**TYPE OF VARIANCE:** Increase the maximum allowable building sign area from 380 square feet to 1,200 square feet.

**PETITION No.:** V-9

**DATE OF HEARING:** 1-11-2017

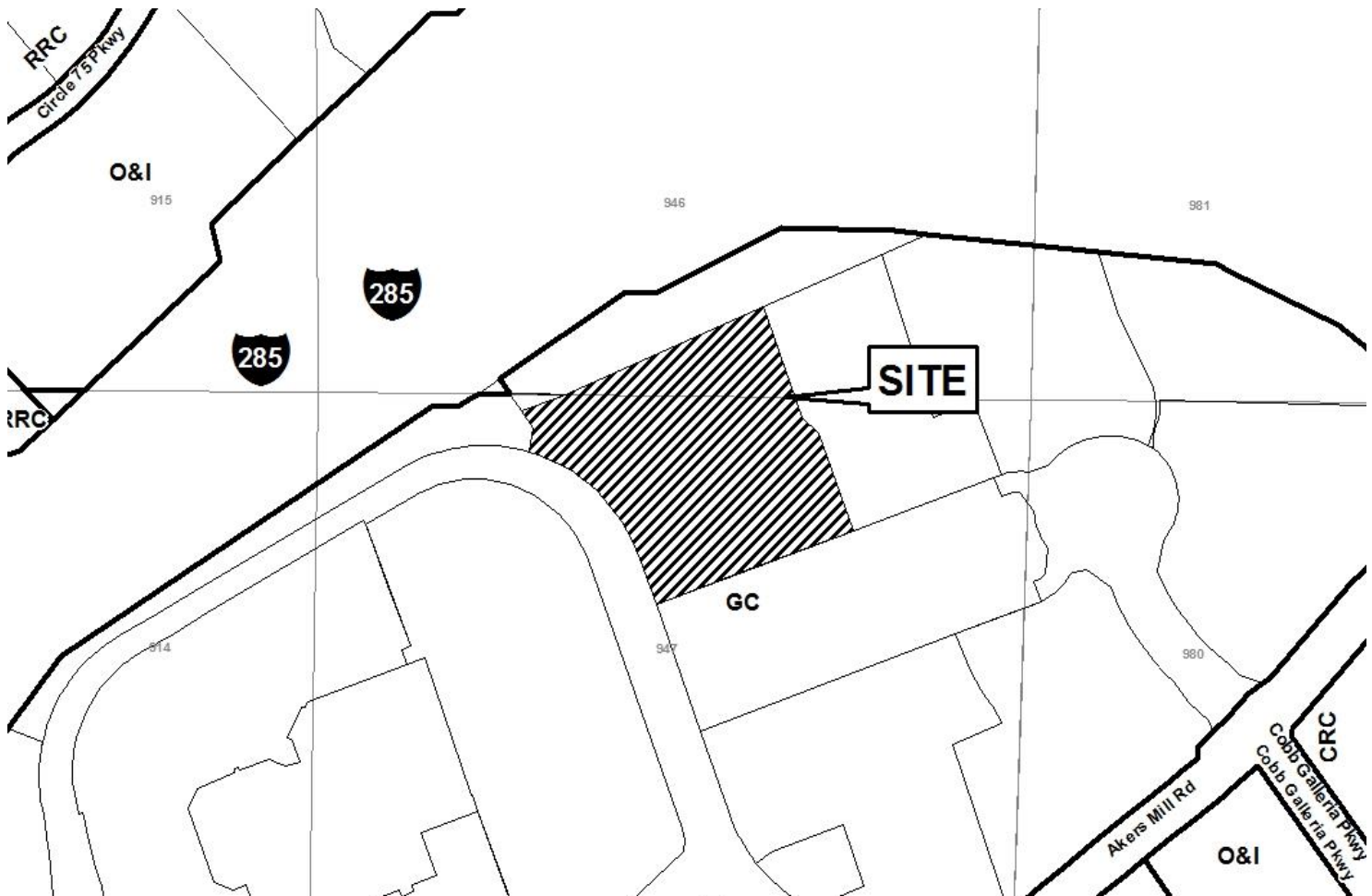
**PRESENT ZONING:** GC

**LAND LOT(S):** 946, 947

**DISTRICT:** 17

**SIZE OF TRACT:** 4.93 acres

**COMMISSION DISTRICT:** 2





# Application for Variance Cobb County

(type or print clearly)

Application No. V- 9  
Hearing Date: January 11, 2017

Applicant RaceTrac Petroleum, Inc. Phone # 770-431-7600 E-mail dbrown@racetrac.com

Parks F. Huff, Esq./Adam J. Rozen, Esq. Address 376 Powder Springs Street, Suite 100  
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Phone # 770-422-7016 E-mail phuff@slbb-law.com

My commission expires: 2-6-20

Signed, sealed and delivered in presence of



Titleholder See attached Exhibit "A" Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature \_\_\_\_\_ Address: \_\_\_\_\_  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

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

Notary Public

Present Zoning of Property GC General Commercial

Location 200 Galleria Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 947 District 17 Size of Tract 4.93 Acre(s)

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

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

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

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

The calculation of sign size relates only to the linear feet of a wall and does not account for the overall size of the building or the height of the sign.

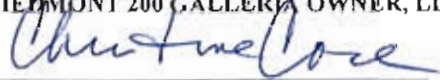
List type of variance requested: Sections 134-314 to allow a 1,200 square foot sign for a corporate headquarters.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-\_\_\_\_\_ (2016)  
Hearing Date: January 11, 2017

Applicant: RaceTrac Petroleum, Inc.  
Titleholder: Piedmont 200 Galleria Owner, LLC

PIEDMONT 200 GALLERIA OWNER, LLC



By: CK-Suburban Atlanta Brokerage, LLC,  
as Agent for Owner

By: Childress Klein Properties, Inc., its Manager

Date Executed: 11-9-16

Signed, sealed, and delivered in the presence of:



Notary Public

~~Suzanne A. Davis~~  
Notary Public, Cobb County, GA

Commission Expires: My Commission Expires August 12, 2018

# MAIN CLOUD SIGN

SCALE: 3/32" = 1'-0"

OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS

1185.6 SF

**PRELIMINARY**  
NOT FOR CONSTRUCTION

flex face graphic:



71'-9 1/2" cabinet

50'-3 1/4"

Existing wall by Others

16'-6" cabinet  
9'-3" 7'-11"



3'-0" to bottom of sign - TBV

Electrical by Others

140'-0" backer

V-9  
(2017)  
Exhibit

SETBACK FROM  
FRONT WALL TO BE  
DETERMINED BY VISIBILITY  
SURVEY

**BKGD STRUCTURE:** All details to be provided for backer. Engineering required for wind load requirements & fabrication structure to be constructed of steel tube framework in sections; Angle iron kick bracing as required for back bracing structure to be skinned with solid sheeting. 125 alum. OPTIONAL - skinned with 125 perforated alum. 4"x10" sections seamed as required. Holes are 50 diameter / 11/16" on centers to allow 48% visibility. **PAINT COLOR OF STRUCTURE TO MATCH GRANITE VENEER ON BUILDING**

**INSTALL LOCATION:** Rooftop facing front of building; installed on custom fabricated structure



SIMULATED NIGHT TIME VIEW



**CABINET:** 8" deep extruded cabinet w/ bleed tension retainer system  
**FACE:** 3M Envision FS-1 White flexible substrate material w/ digitally printed graphics to match colors shown  
**ILLUMINATION:** White led's - Power supplies to be remote; installed to backside of bkgd. structure  
**CHANNEL LETTERS - face lit:**  
**FACES:** .187 #7328 White polycarbonate faces  
**RETAINERS:** 1" metal retainers painted Blue  
**RETURNS:** 3" deep .090 alum returns painted Blue  
**BACKS:** 125 alum. backs - insides painted White  
**ILLUMINATION:** White led's - Power supplies to be remote; installed to backside of bkgd. structure  
**INSTALL:** Letters installed to cabinet back using 1/4" all thread fasteners & grommets at all attachment points thru flex face; Letters flush to face

Partner with the best.



**CLIENT:** RACE TRAC  
**ADDRESS:** RACE TRAC CORPORATE HQ  
280 GALLERIA PARKWAY  
ATLANTA, GA 30339

**PAGE NO.:** 6

**TICKET NO.:** 414560

**PROJECT MANAGER:** DAVE HOLBROOK

**DATE:** 11/1/16

**DESIGNER:** VW

**REVISION HISTORY:**

11/4/16 VW RACE TRAC SIGN

**CLIENT SIGNATURE:**

**APPROVAL DATE:**

NOV 10 2016

FOR THE VALUE OF THE DISPLAY © MC SIGN CO. 1998

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**Corporate Office:**  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
440-209-6200  
800-627-4460

334 Industrial Park Road  
Bluefield, Virginia 24615  
877-779-9977



www.mcsign.com

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER DUPLICATION.

FACING STADIUM  
SCALE: 1/32" = 1'-0"

OPTION - 15 ILLUM. CABINET SIGN / FACE LIT CHANNELS  
1184.6 SF

190'-0"

PRELIMINARY

Race Trac.

V-9  
(2017)  
Exhibit

Partner with the best.



www.mcsign.com

CLIENT:



ADDRESS:  
RACE TRAC CORPORATE HQ  
800 GALLERIA PARKWAY  
ATLANTA, GA 30339

PAGE NO.:

7

TICKET NO.:

414260

PROJECT MANAGER:

DAVE HOLBROOK

DATE:

11/17/16

DESIGNER:

VR

REVISION HISTORY:

11/14/16 VR Revised options & specs

CLIENT SIGNATURE:



Corporate Office:  
8959 Tyler Boulevard  
Mentor, Ohio 44060  
440-209-6200  
800-627-4460



334 Industrial Park Road  
Bluefield, Virginia 24605  
877-779-9977

APPROVAL DATE:



NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER PAGE. SEE THE PLANS FOR THE SIGN CO. 1980

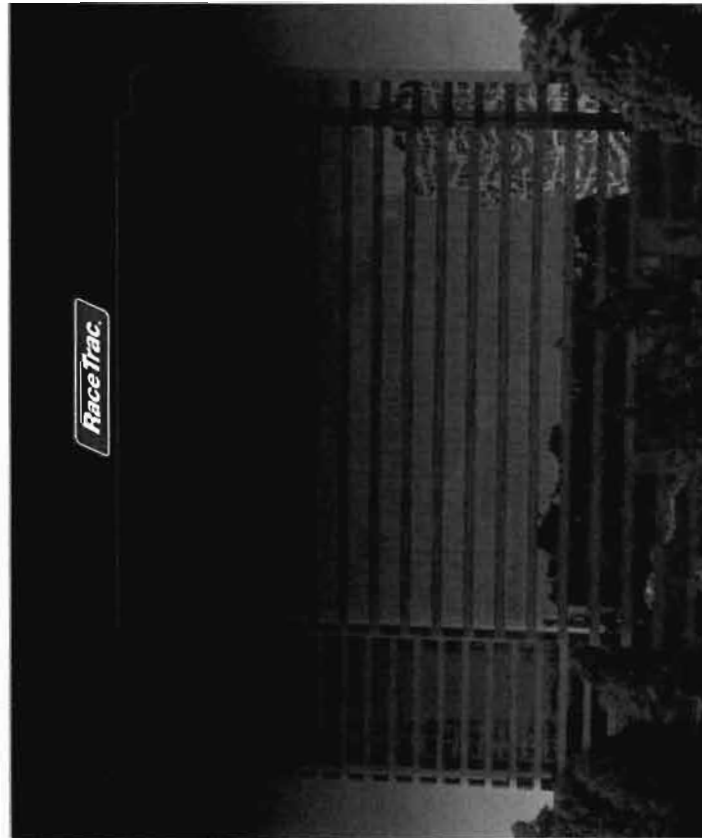


NIGHT VIEW

OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS  
1184.6 SF

OPTION A ACCENT LIGHTING face lighting

WHITE or RGB led border



V-9  
(2017)  
Exhibit



 Partner with the best.	 www.mcsign.com		CLIENT:	RACE TRAC CORPORATE HQ 200 GALLERIA PARKWAY ATLANTA, GA 30339	
			ADDRESS:	RACE TRAC CORPORATE HQ 200 GALLERIA PARKWAY ATLANTA, GA 30339	
NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO. 1993			REVISION HISTORY:	DATE:	DESIGNER:
				11/10/16	WV
			PROJECT NO.:	PROJECT MANAGER:	
			414260	DAVE HOLBROOK	
			ELECTRONIC FILE NAME:		
			RACE TRAC 2016 GA CORPORATE HQ - ATLANTA		
			PAGE NO.:		
			8		
			CLIENT SIGNATURE:		
			APPROVAL DATE:		
			Corporate Office:	334 Industrial Park Road Bluefield, Virginia 24605 877-779-9977	
			8959 Tyler Boulevard Mentor, Ohio 44060 440-209-6200 800-627-4460		

V-10  
(2017)



TOTAL AREA= 0.163± ACRES  
OR 7,109± SQ.FT.

2140 CHEYANNE DRIVE  
SMYRNA, GEORGIA

SURVEY FOR  
DEBRA GILLOCK CASEY

LOT 28  
UNIT II  
STONEHAVEN AT VININGS

LAND LOT 744  
DISTRICT 17TH  
COBB COUNTY  
GEORGIA

PLAT PREPARED: 5-15-18  
FIELD: 5-12-16 SCALE: 1"=20'

PG 271  
OF 288



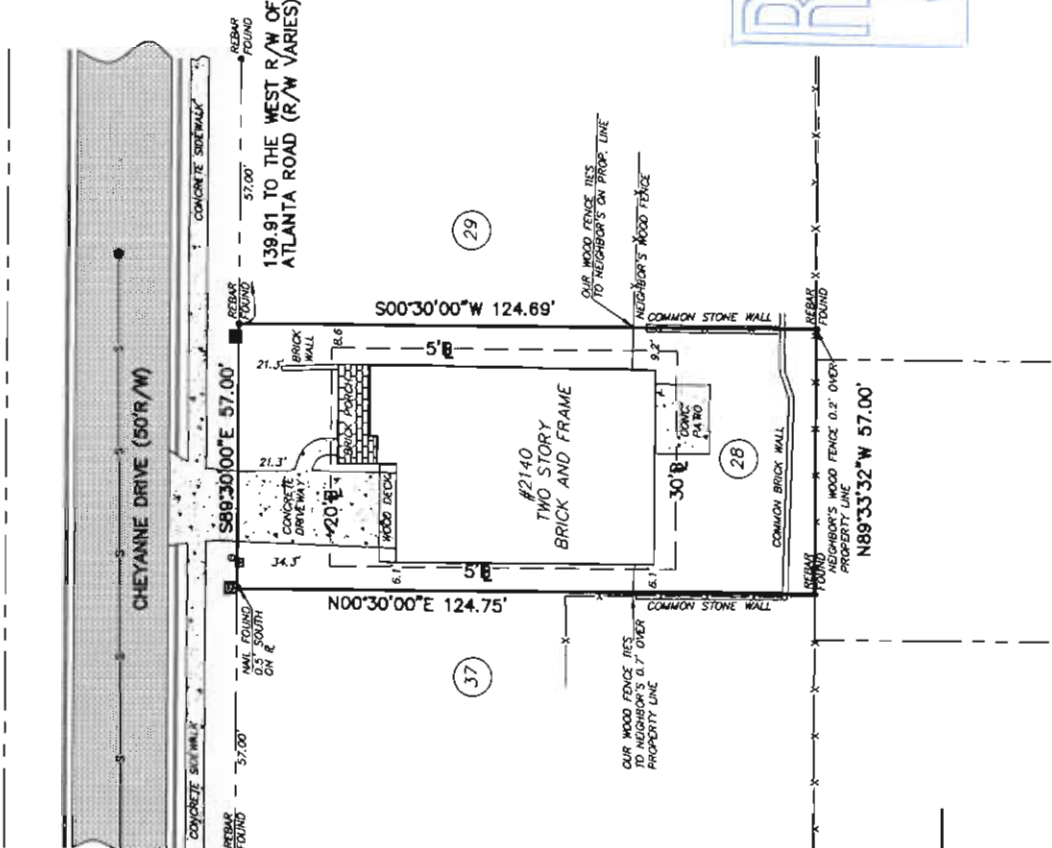
4833 South Cobb Pkwy, Suite 200  
Marietta, Georgia 30067  
Phone: 770.424.3303  
Fax: 770.424.3303  
Certificate of Authorization: 13ST000752

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

Michael R. McLung  
Georgia RLS #1846  
Member SAMSOC  
JOB# 242255N

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

Revised	Date



REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF  
DEBRA GILLOCK CASEY  
DEED BOOK 15289 PAGE 3880-3881  
COBB COUNTY, GEORGIA RECORDS

LEGEND

- DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES EASEMENT
- DENOTES BACK OF CURB
- DENOTES GUTTER
- DENOTES EDGE OF PAVING
- DENOTES TOP OF WALL
- DENOTES TOP OF CURB
- DENOTES FENCE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES POWER LINE
- DENOTES POWER POLE
- DENOTES POWER BOX
- DENOTES TELEPHONE BOX
- DENOTES AIR CONDITION
- DENOTES GAS VALVE
- DENOTES GAS LINE
- DENOTES WATER METER
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES MONITORING WELL
- DENOTES JUNCTION BOX
- DENOTES DRAIN INLET
- DENOTES SANITARY SEWER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT

SURVEY NOTES

1. STORM, SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES  
MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF  
UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON  
AERIAL PHOTOGRAPHS AND RECORD DRAWINGS  
PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND  
UTILITIES MAY VARY FROM THE SHOWN LOCATIONS. NO  
EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS  
SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS  
ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES,  
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY  
OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED HEREIN. THIS PLAT DOES  
NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY  
NAMED SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED  
BY AND OPEN TRAVEL. THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
256,787 FEET. LINEAR AND ANGULAR MEASUREMENTS WERE  
OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED  
FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING  
REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

**APPLICANT:** Debra Gillok Casey
**PETITION No.:** V-10

**PHONE:** 615-491-2590
**DATE OF HEARING:** 1-11-2017

**REPRESENTATIVE:** Debra Gillock Casey
**PRESENT ZONING:** RA-5

**PHONE:** 615-491-2590
**LAND LOT(S):** 744

**TITLEHOLDER:** Debra Gillock Casey
**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of  
Cheyenne Drive, west of Atlanta Road  
(2140 Cheyenne Drive).
**SIZE OF TRACT:** 0.16 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1. Waive the rear setback from the required 30 feet to 15 feet; and 2) Increase the maximum allowable impervious surface from 40% to 53% (existing).

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

**BOARD OF APPEALS DECISION**

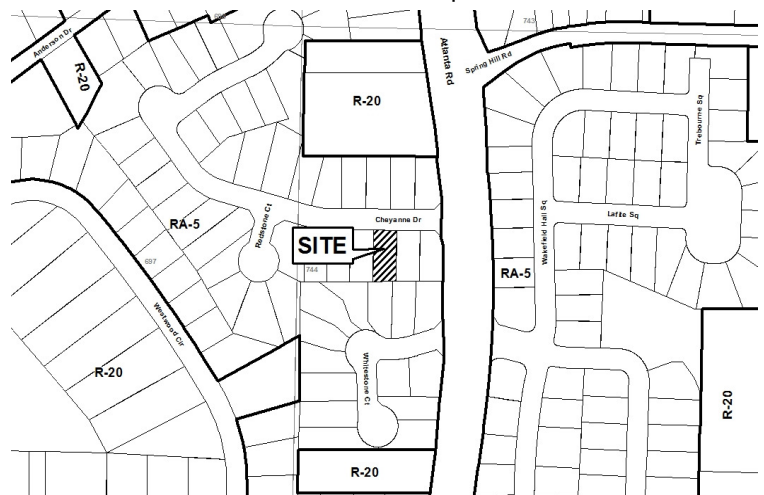
**APPROVED**  **MOTION BY**

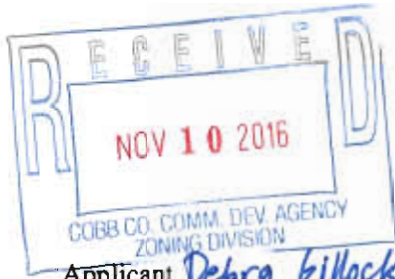
**REJECTED**  **SECONDED**

**HELD**  **CARRIED**

**STIPULATIONS:**

Click here to add photo





# Application for Variance Cobb County

(type or print clearly)

Application No. V-10  
Hearing Date: 1-11-17

Applicant Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com

Debra Gillock Casey Address 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(representative's name, printed) (street, city, state and zip code)

Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com  
(representative's signature)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]

Notary Public

Titleholder Debra Gillock Casey Phone # (615) 491-2590 E-mail bill.gourley@gmail.com

Signature Debra Gillock Casey Address: 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 5/25/19 Signed, sealed and delivered in presence of: [Signature]

Notary Public

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

Location 2140 Cheyanne Drive SE, Smyrna, GA 30080  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 744 District 17TH Size of Tract .1632 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 want to expand my living space but my lot is small. There is an existing concrete patio that I cannot enjoy without adding a covered screen porch because of the intense sunlight/heat and insects. There is no other location on the property where the structure could be built, except in the rear.

List type of variance requested: Waive the rear setback from the required 30 ft to 15 ft.