

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: March 15, 2017

DUE DATE: February 13, 2017

Distributed: **January 23, 2017**



Cobb County...Expect the Best!

V-23
(2017)

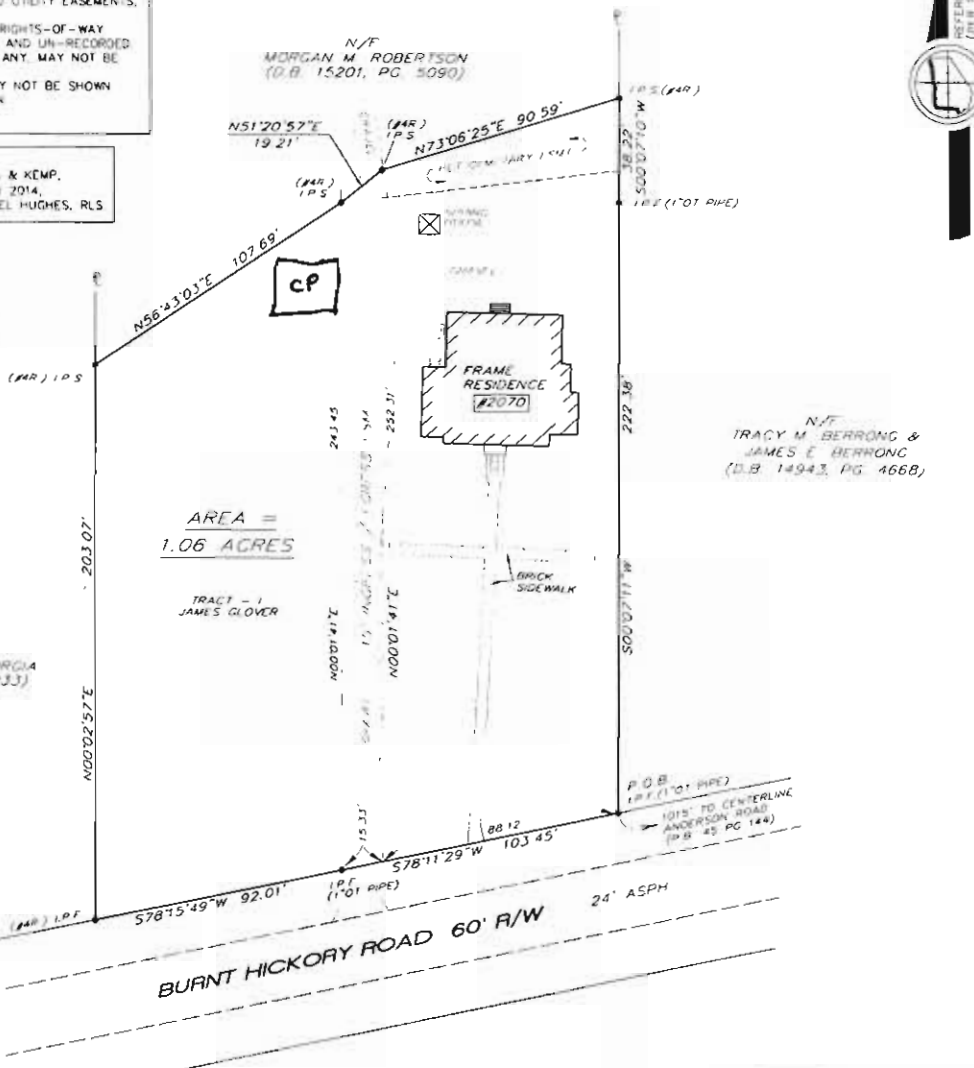
JAN - 6 2017

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 1306700100G, REVISED 12-18-08, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTES
 1) SOME UNDERGROUND UTILITIES AND UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
 2) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UNRECORDED.
 3) OVERHEAD UTILITY EASEMENTS, IF ANY, MAY NOT BE SHOWN.
 4) SOME EXISTING IMPROVEMENTS MAY NOT BE SHOWN.
 5) SOME FENCES MAY NOT BE SHOWN.
 6)

REFERENCE PLATS
 1) SURVEY FOR: GLOVER, ROBERTSON & KEMP, DATED (LAST REVISED) 03 MARCH 2014, BY: ACCESS CONSULTANTS, MICHAEL HUGHES, RLS

REFERENCE DATA
 1) DEED BOOK 12700, PAGE 160
 2) DEED BOOK 8421, PAGE 16
 3) PLAT BOOK 45, PAGE 144
 4) DEED BOOK 14198, PAGE 2459
 5) DEED BOOK 1351R, PAGE 3848



AREA =
1.06 ACRES

N/F
COBB COUNTY GEORGIA
(DB 14060, PG 2033)

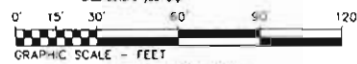
N/F
TRACY M. BERRONG &
JAMES E. BERRONG
(D.B. 14943, PG. 4668)

SURVEY DATA STATEMENT
 THIS SURVEY AND THE INFORMATION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT, TITLE OPINION OR TITLE COMMITMENT. THE INFORMATION USED FOR THIS SURVEY WAS OBTAINED FROM A LIMITED SEARCH OF THE PUBLIC RECORDS AND/OR WAS PROVIDED BY THE CLIENT AND/OR OTHER SOURCES AS SHOWN HEREON. OTHER LEGAL DOCUMENTS MAY EXIST THAT WOULD AFFECT THE RESULTS OF THIS SURVEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL 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. 18-6-67, 18-6-68, 18-6-69, 18-6-70, 18-6-71, 18-6-72, 18-6-73, 18-6-74, 18-6-75, 18-6-76, 18-6-77, 18-6-78, 18-6-79, 18-6-80, 18-6-81, 18-6-82, 18-6-83, 18-6-84, 18-6-85, 18-6-86, 18-6-87, 18-6-88, 18-6-89, 18-6-90, 18-6-91, 18-6-92, 18-6-93, 18-6-94, 18-6-95, 18-6-96, 18-6-97, 18-6-98, 18-6-99, 18-6-100).



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.



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ACCESS CONSULTANTS
 LAND PLANNING - CIVIL DESIGN - LAND SURVEYING
 104 HAYGOOD DRIVE
 WOODSTOCK, GA 30188
 TELEPHONE (770) 950-8840
 MEMBERS:
 SURVEYING & MAPPING SOCIETY OF GEORGIA

LEGEND	
1) I.P.S. - IRON PIN SET	— — — — — OVERHEAD POWER LINE
2) I.P.F. - IRON PIN FOUND	— — — — — FENCE (APPROX. LOC.)
3) R. OR REBAR - REINFORCING BAR	— — — — — 3" CIRCUM. (APPROX. LOC.)
4) D.E. - DRAINAGE EASEMENT	— — — — — 6" DITCH (APPROX. LOC.)
5) L.L. - LAND LOT LINE	
6) R/W - RIGHT OF WAY	
7) C. - CENTERLINE	
8) P. - PROPERTY LINE	
9) P.P. - POWER & (OR) PHONE POLE	
10) — — — — —	
11) — — — — —	
12) — — — — —	
13) — — — — —	
14) I.P. - IRON PIN	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,263 FEET AND AN ANGULAR ERROR OF 0.4 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,615 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
 LEICA TC1610 AND/OR GEODMETER 608 ROBOTIC

"ALL MATTERS OF TITLE ARE EXCEPTED"

— RETRACEMENT SURVEY FOR —
JAMES B. GLOVER

LAND LOT - 290, DISTRICT - 20, SECTION - 2
 CITY - COBB COUNTY, GEORGIA
 DATE OF FIELD WORK - DECEMBER 19, 2016
 PLAT PREPARED - DECEMBER 21, 2016
 REVISED
 DRAWN BY: MIKE HUGHES, RLS
 JOB NO. 15-0000-XXC
 SCALE: 1" = 30 FT
 DWG FILE: 0000XXC.dwg

APPLICANT: James B. Glover, V

PETITION No.: V-23

PHONE: 770-630-6477

DATE OF HEARING: 03-15-2017

REPRESENTATIVE: Ed Gabriel

PRESENT ZONING: R-20

PHONE: 404-386-7559

LAND LOT(S): 290

TITLEHOLDER: James B. Glover

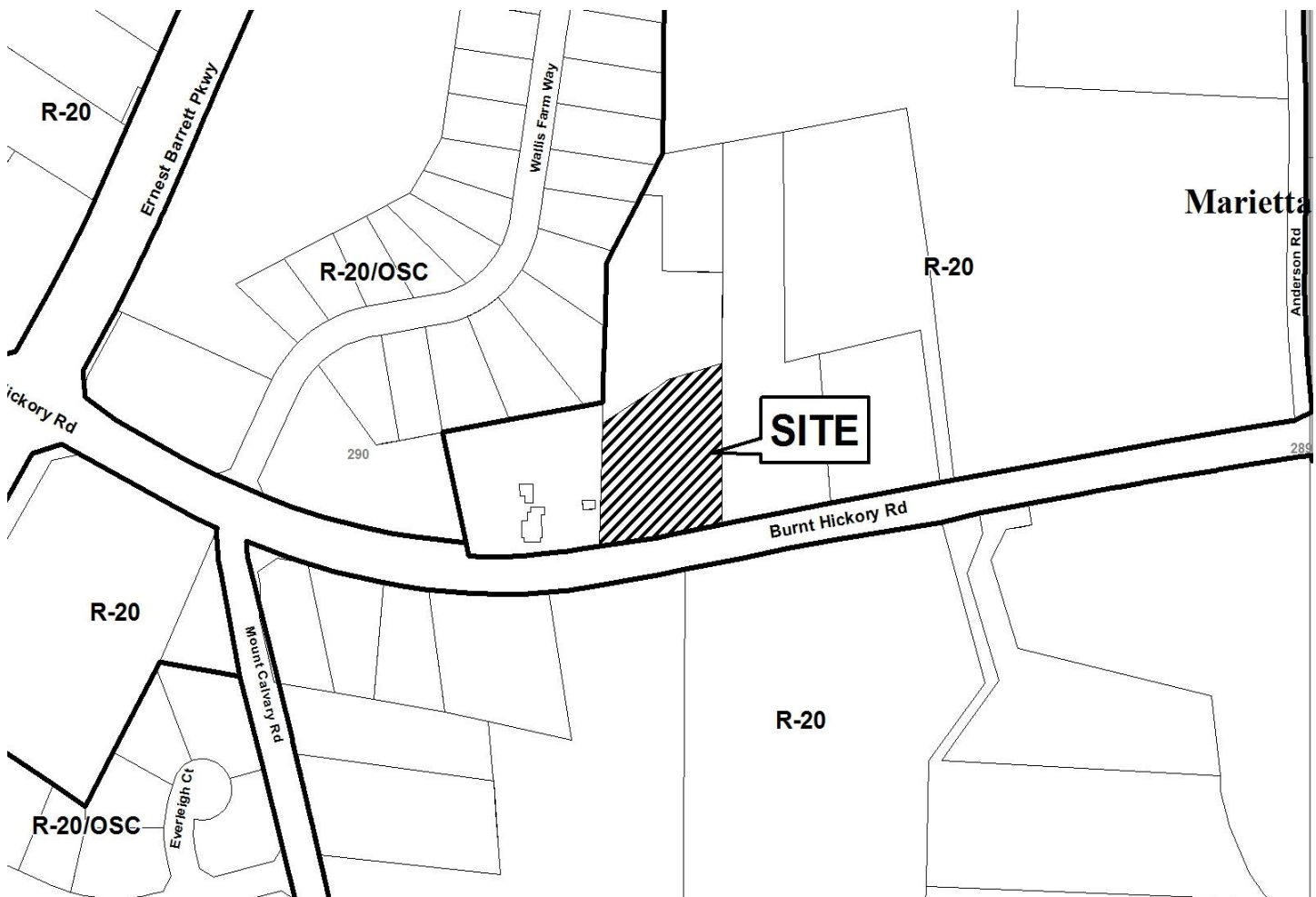
DISTRICT: 20

PROPERTY LOCATION: On the north side of
Burnt Hickory Road, east of Wallis Farms Way
(2070 Burnt Hickory Road).

SIZE OF TRACT: 1.06 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed approximately 400 square foot carport) to the side of the principal building; 2) waive the rear setback for an accessory structure (proposed approximately 400 square foot carport) from the required 35 feet to 10 feet; and 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface.





Application for Variance Cobb County

(type or print clearly)

Application No. V-23
Hearing Date: 3-15-17

Applicant James B. Glover, II Phone # 770-630-6477 E-mail jimglover5@yahoo.com

Ed Gabriel Address 2070 Burnt Hickory Rd
(representative's name, printed) (street, city, state and zip code)

Phone # 404-586-7559 E-mail ngabriel2016@att.net

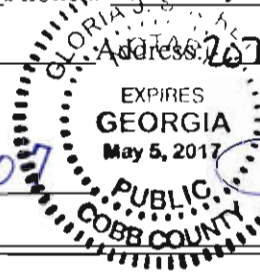


[Signature]
representative's signature
My commission expires: May 5, 2017

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

Titleholder James B. Glover II Phone # 770-630-6477 E-mail jimglover5@yahoo.com

Signature [Signature] Address 2070 Burnt Hickory Rd
(Attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: May 5, 2017

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

Present Zoning of Property R
Location 2070 Burnt Hickory Rd (near Mt. Calvary Rd)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract 1 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 acre Shape of Property Square Topography of Property level 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:

Went fit to rear of house because of property line will be closer to property line than 35'

List type of variance requested: to erect a 2 car carport of Greek Revival style, matching the architecture of the home and spring house. Carport is open, constructed by wood, a roof on columns.

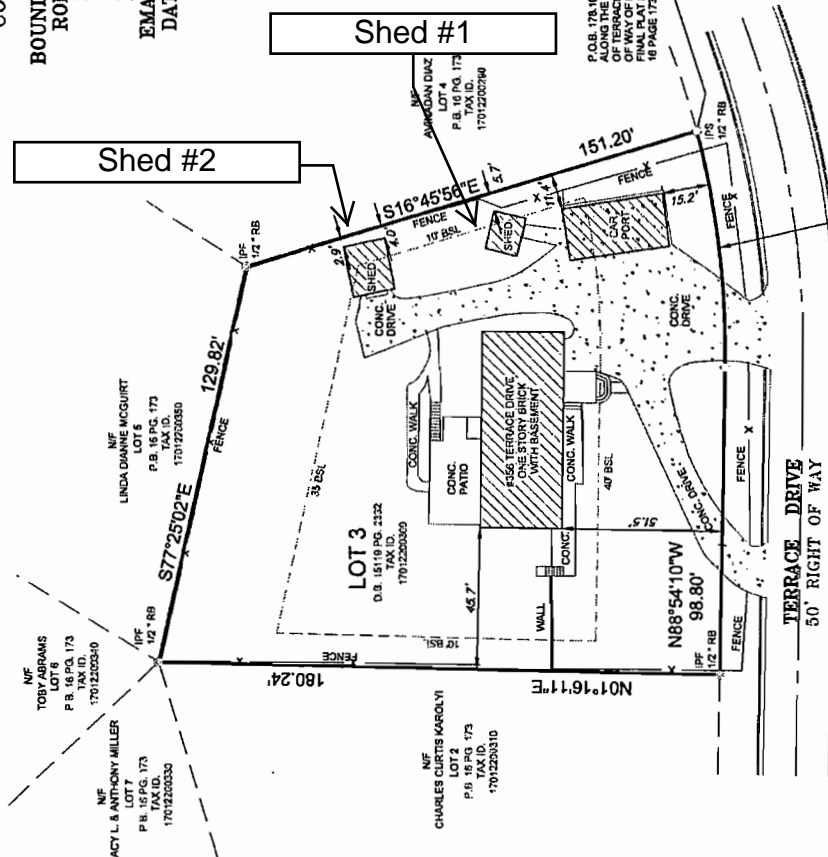
V-24
(2017)

**BOUNDARY SURVEY FOR:
HUMBERTO GALVAN**
LAND LOT 122,
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA

**BOUNDARY SURVEY PREPARED BY:
ROBERT DEBIEN R.L.S. 2964**
275 YORKSHIRE PLACE
NEWNAN GA. 30265
PHONE: 770 710-8915
EMAIL: debien275@gmail.com
DATE OF SURVEY 12-23-16

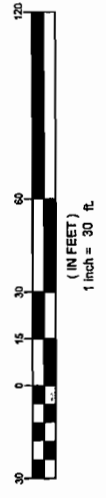
FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY DEVELOPMENT EFFECTIVE DATE: MARCH 4, 2015. PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.



L=76.31'
R=276.17'
CL=76.07'
CD=S83°10'53"W

GRAPHIC SCALE



1 inch = 30 ft.
(IN FEET)

AREA
24,896.62 sq.ft.
0.57 acres

LEGEND
DB DEED BOOK
FB FACE BOOK
PL PLAT
LL LAND LOT
OTP OPEN TOP PIPE
IRB IRON PIPE FOUND
IRS 1/2" REBAR W/C RLS 3/64
CTP CRAMP TOP PIPE
SAG SAG
GAG GAG
NW NW
NY NY
-E- -E-
S.I.T. SQUARE FOOT
PCB POINT OF BEGINNING
RCP POINT OF COMMENCEMENT
RCC REINFORCED CONCRETE PIPE
ID IDENTIFICATION
S.B.S.L. BUILDING SETBACK LINE
C.I.P. CURB INLET
C.P. CURB POLE
F.P. FIRE HYDRANT
NF NOW OR FORMERLY
SSE SANITARY SEWER EASEMENT
SSE SANITARY SEWER AND EASEMENT
C.A.L. CALCULATED POINT
P.P. POWER POLE
W.V. WATER VALVE
W.M. WATER METER
J.B. JUNCTION BOX
D.I. DRAIN INLET
D.M. DROP INLET
C.I. CURB INLET
L.P. LIGHT POST

SURVEY NOTES

- NO N.G.S. MONUMENT FOUND WITHIN 800 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ROBERT DEBIEN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. § 43-12-12.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
- THIS SURVEY IS REFERENCED NORTH TO THE PLAT BOOK 18 PAGE 170.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN ON THIS SURVEY UNLESS THEY WERE OBSERVED AND IDENTIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSED LOOP TRAVERSE AND AN ANGULAR ERROR OF 0.87 FEET. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT, WAS BEING CALCULATED FOR CLOSURE AND IS FOUND TO BE 1:24,896.62. THE CLOSURE PRECISION WAS INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THIS SURVEY.
- LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GT333W. THE FIELDWORK WAS COMPLETED DECEMBER 24, 2016 ON THIS PROJECT.



SURVEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT I, ROBERT J. DEBIEN, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. CHAPTER 43-12-12. I AM A LICENSED SURVEYOR AND I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE, CLEAR EXPRESSION OR IMPAIR.

ROBERT J. DEBIEN
REGISTERED LAND SURVEYOR #2964
DATE 12-23-16

APPLICANT: Maria E. Galvan

PETITION No.: V-24

PHONE: 470-725-1302

DATE OF HEARING: 03-15-2017

REPRESENTATIVE: Maria E. Galvan

PRESENT ZONING: R-20

PHONE: 470-725-1302

LAND LOT(S): 122

TITLEHOLDER: Maria E. Galvan

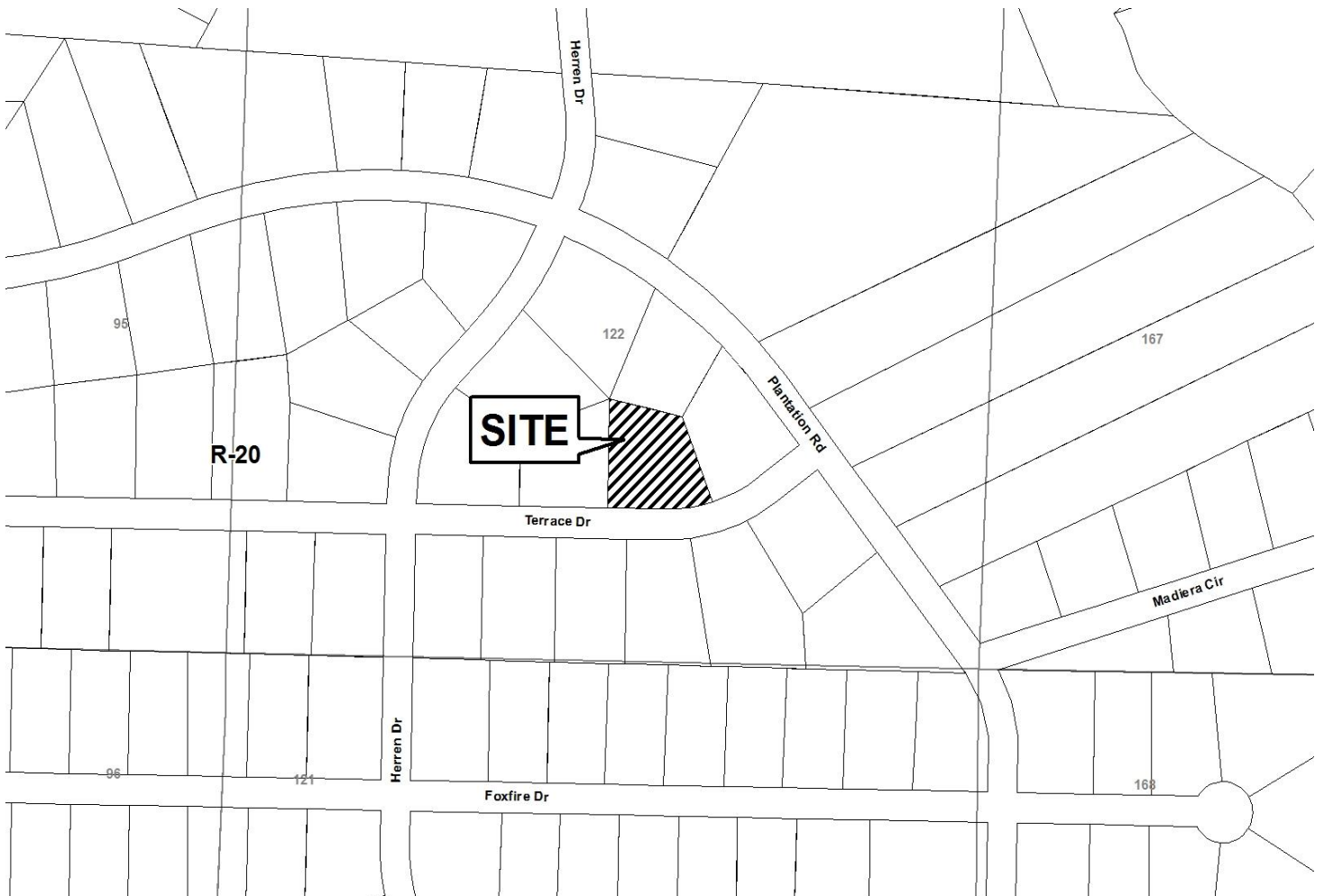
DISTRICT: 17

PROPERTY LOCATION: On the north side of Terrace Drive, west of Plantation Road (356 Terrace Drive).

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 576 square foot carport) to the front of the principal building and (existing approximately 120 square foot shed #1) to the side of the principal building; 2) waive the front setback for an accessory structure under 650 square feet (existing approximately 576 square foot carport) from the required 35 feet to 15 feet; and 3) waive the side and rear setbacks for an accessory structure under 650 square feet (existing approximately 238 square foot shed #2) from the required 10 feet to two (2) feet adjacent to the eastern property line and from the required 35 feet to 32 feet adjacent to the rear property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-24
Hearing Date: 3-15-17

Applicant MARIA E GALVAN Phone # 470-725-1302 E-mail maespegal@gmail.com
MARIA E GALVAN Address 344 WEST RIVER COMMONS
(representative's name, printed) state and zip code DOUGLASSVILLE GA 30135

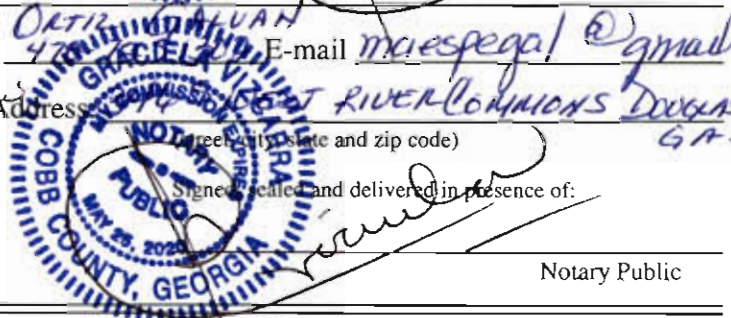
Maria E Galvan Phone # _____ E-mail _____
(representative's signature)

My commission expires: 05/25/2020



Titleholder MARIA E GALVAN AND HUBERTO ORTIZ GALVAN Phone # 470-725-1302 E-mail maespegal@gmail.com
Maria E Galvan Humberto O. Galvan Address 344 WEST RIVER COMMONS
(attach additional signatures, if needed) state and zip code DOUGLASSVILLE GA 30135

My commission expires: 05/25/2020



Present Zoning of Property RESIDENTIAL

Location 356 TERRACE DR. SW SMYRNA GA 30082
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 122 District 17 Size of Tract _____ Acre(s)

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

Size of Property 0.3395 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 home was built in 1962 and required add-ons to add curb appeal. Additional storage was required to keep organization under control.

List type of variance requested: BUILD ADDITIONAL COVERED PARKING SPACE (Existing). Build two foot Sheds (Existing)

V-25
(2017)

LEGEND

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

LINE	LENGTH	BEARING
L1	5.77'	S04°25'39"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	64.99	60.00	61.86	S29°55'03"E
C2	87.08	356.97	86.86	S11°24'57"W

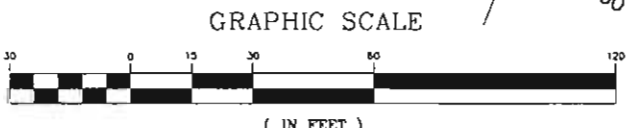
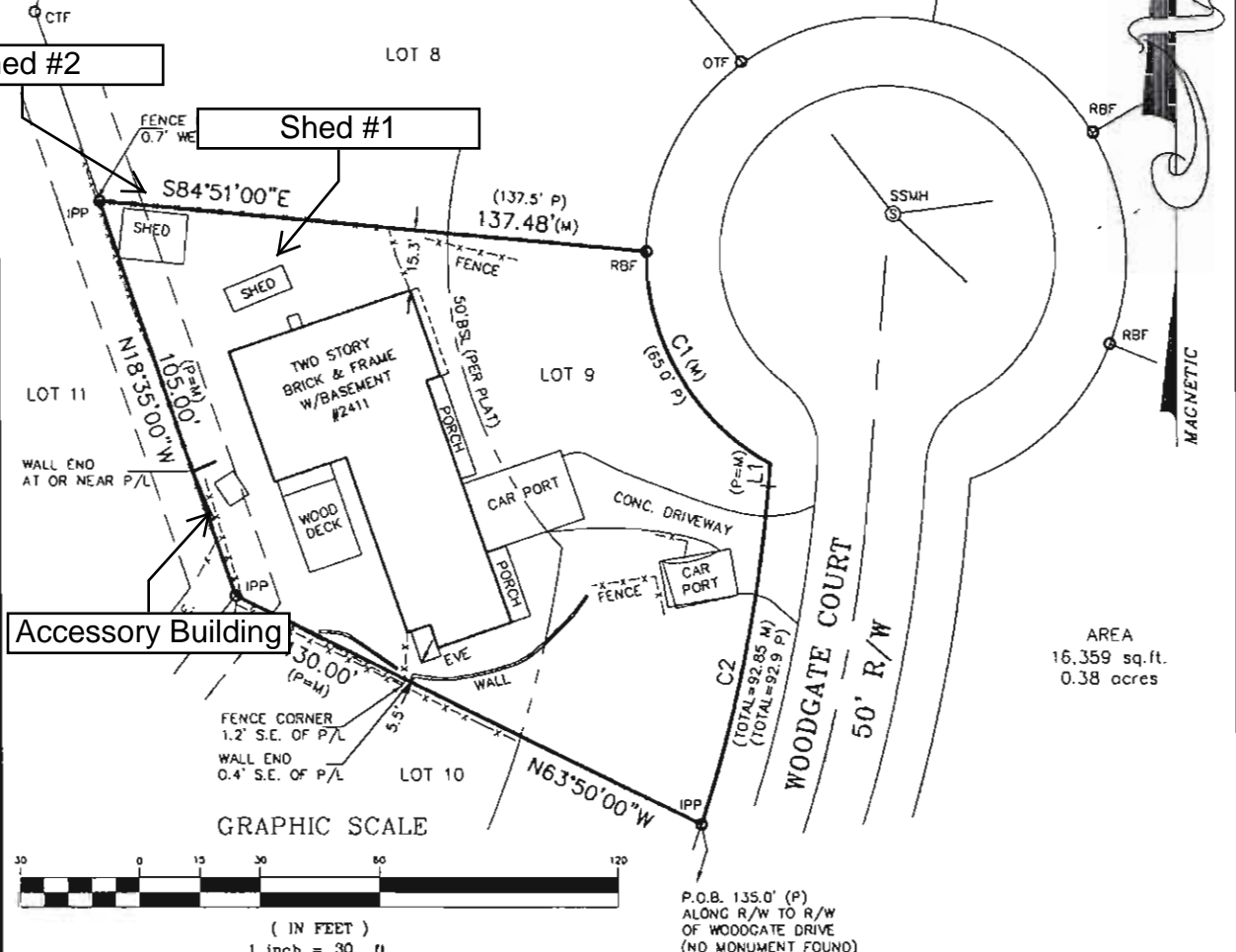
JAN 11 2017



Shed #2

Shed #1

Accessory Building



PLAT CERTIFICATION NOTICE

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

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

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, AUTHORITY O.C.G.A. SECS. 15-8-67, 43-15-8, 43-15-19, 43-15-22.

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

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN FEET, AN ANGULAR ERROR OF SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

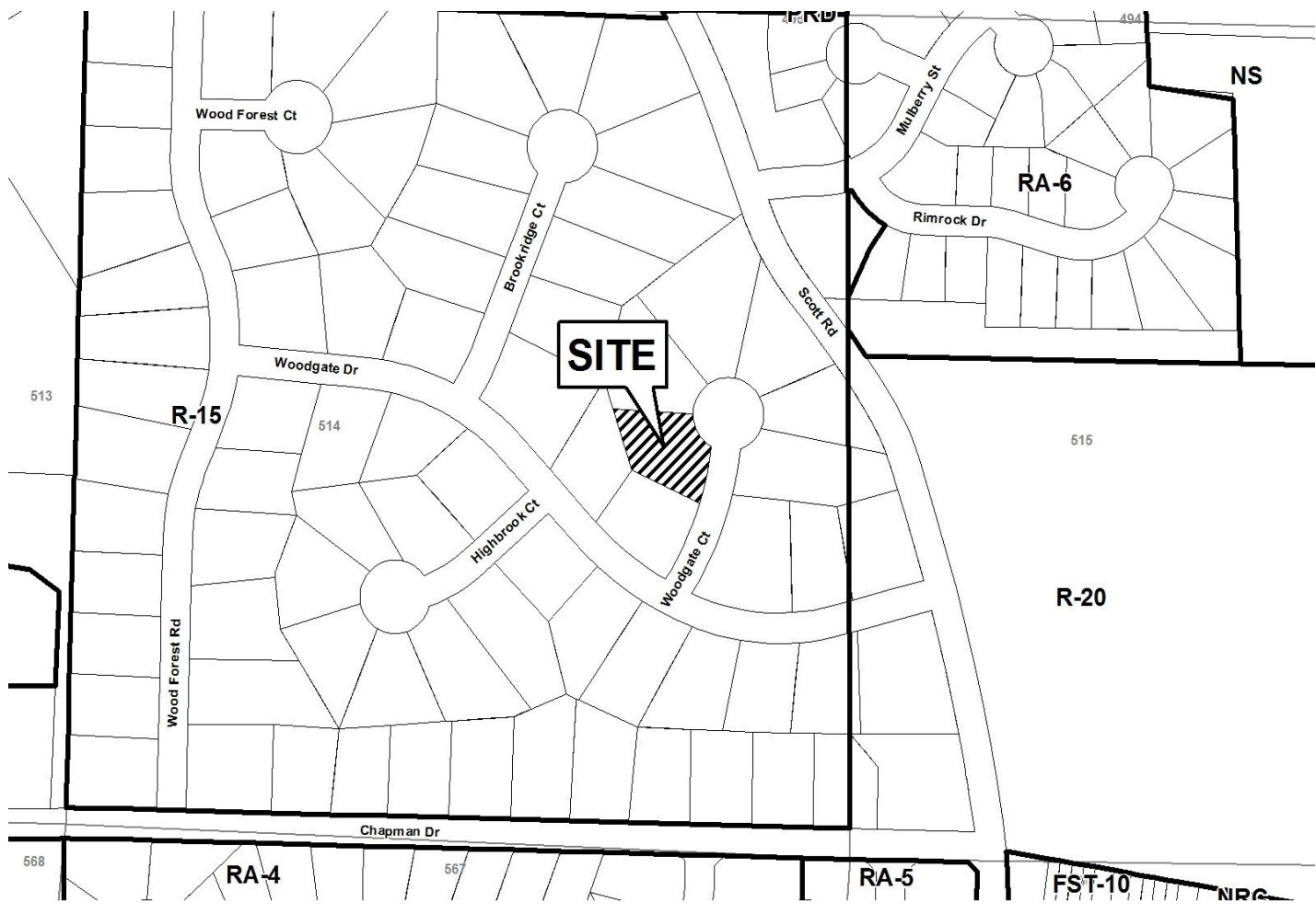
FIELD DATE 01/09/17

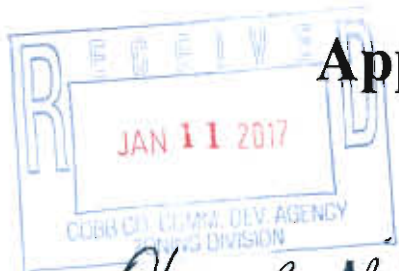
JOB NUMBER: 16-05534 	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	01/10/17	
	OWNER / PURCHASER		SCALE	1" = 30'	
	LAND LOT 514		16th DISTRICT	2nd SECTION	COBB COUNTY, GEORGIA
	LOT 9		BLOCK B	UNIT ONE	AREA OF LOT: 16,359 S.F.
	SUBDIVISION		WOODGATE		
	PLAT BOOK 45, PAGE 109		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
DEED BOOK _____, PAGE _____		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9057			

APPLICANT: Olivia B. Miller
PHONE: 404-702-4533
REPRESENTATIVE: Olivia B. Miller
PHONE: 404-702-4533
TITLEHOLDER: Olivia Stover Miller
PROPERTY LOCATION: On the western side of
Woodgate Court, north of Woodgate Drive
(2911 Woodgate Court).

PETITION No.: V-25
DATE OF HEARING: 03-15-2017
PRESENT ZONING: R-15
LAND LOT(S): 514
DISTRICT: 16
SIZE OF TRACT: 0.38 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (existing approximately 216 square foot carport) to the front of the principal building and (existing approximately 96 square foot shed #1) to the side of the principal building; 2) waive the rear setback from the required 30 feet to 18 feet for the existing house; 3) waive the rear setback for an accessory structure under 144 square feet (approximately 42 square foot accessory building #1) from the required five (5) feet to four (4) feet; 4) waive the setbacks for an accessory structure under 650 square feet (approximately 192 square foot shed #2) from the required 35 feet to zero feet adjacent to the rear property line and from the required 10 feet to zero feet adjacent to the northern property line; and 5) waive the side setback for the house from 10 feet to 5 feet along the south property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-25
Hearing Date: 3-15-17

Applicant Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com

Olivia B. Miller Address 2911 Woodgate Court Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

Janeshia Bates

Notary Public

My commission expires: _____

Titleholder Olivia B. Miller Phone # 404-702-4533 E-mail OMTALK1@gmail.com

Signature Olivia B. Miller Address: 2911 Woodgate Ct
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Janeshia Bates

Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 2911 Woodgate Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 514 District 16th Size of Tract 16,359 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

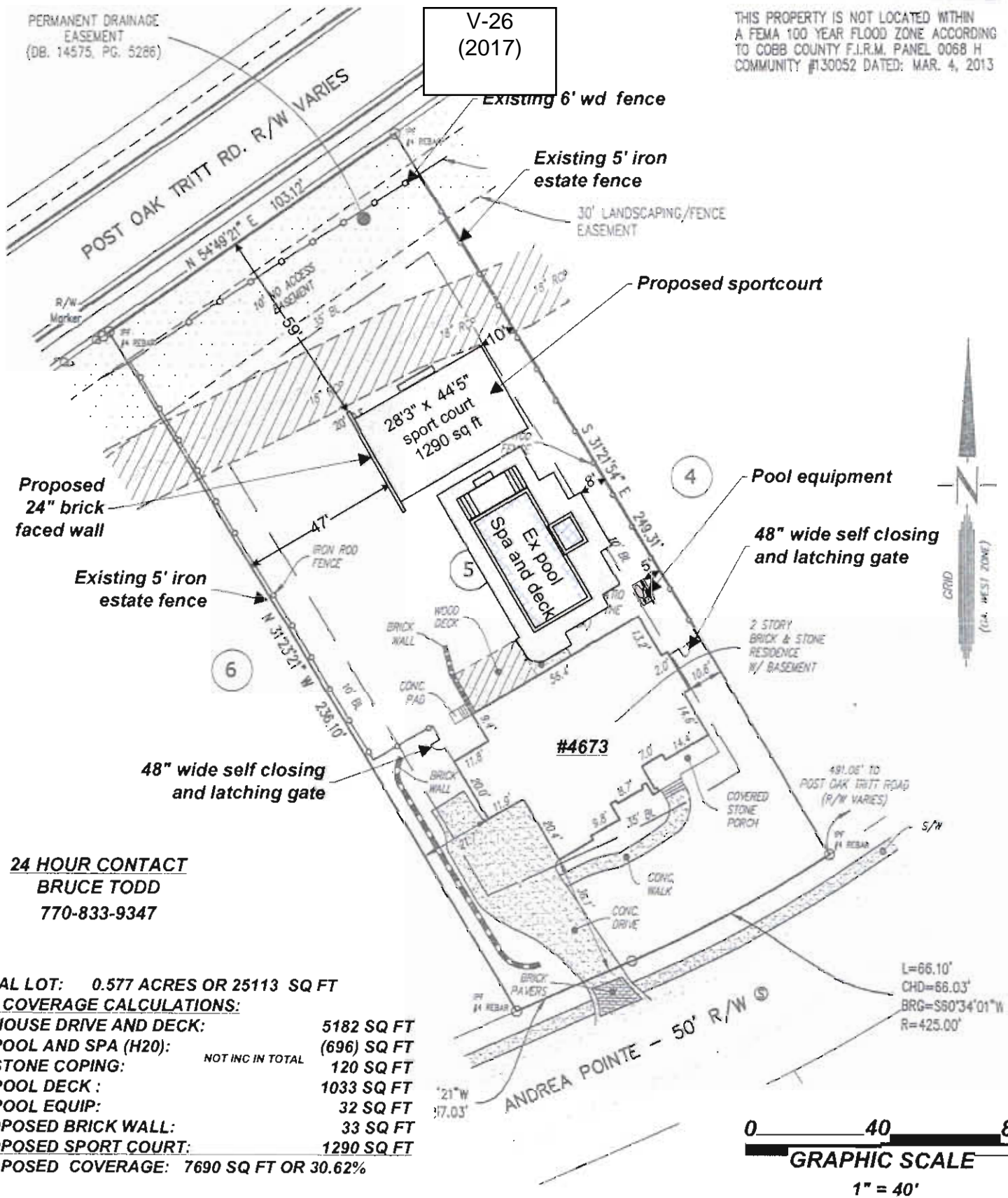
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

I have had a 28' travel trailer for approx 20 yrs. on the driveway next to my house driveway. The elements ^{weather} ruined the trailer. I am now 68 yrs old on steel take my grandsons camping. I purchased a smaller 16' trailer and wanted to protect the trailer by placing a permanent cover over the trailer. Its very expensive to store a trailer out in a lot plus the expense of ~~maintaining~~ maintaining its new condition. I have lived in this neighborhood 40 yrs.

PERMANENT DRAINAGE
EASEMENT
(DB. 14575, PG. 5286)

V-26
(2017)

THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO COBB COUNTY F.I.R.M. PANEL 0068 H
COMMUNITY #130052 DATED: MAR. 4, 2013



24 HOUR CONTACT
BRUCE TODD
770-833-9347

TOTAL LOT: 0.577 ACRES OR 25113 SQ FT

LOT COVERAGE CALCULATIONS:

EX HOUSE DRIVE AND DECK:	5182 SQ FT
EX POOL AND SPA (H2O):	(696) SQ FT
EX STONE COPING:	120 SQ FT
EX POOL DECK :	1033 SQ FT
EX POOL EQUIP:	32 SQ FT
PROPOSED BRICK WALL:	33 SQ FT
PROPOSED SPORT COURT:	1290 SQ FT
PROPOSED COVERAGE:	7690 SQ FT OR 30.62%

NOT INC IN TOTAL

HOMEOWNER:
BADGER
4673 ANDREA POINTE
MARIETTA GA 30062

LOCATED IN:
LL: 55
DIST: 1ST SECT: 2ND
LOT: 5 HADLEY WALK
COBB CO
GEORGIA

CONTRACTOR:
ATLANTIS POOLS
102 SHILOH RIDGE TRAIL
CANTON GA 30115
BRUCE TODD
770-833-9347

APPLICANT: Badger Family

PETITION No.: V-26

PHONE: 703-402-1810

DATE OF HEARING: 03-15-2017

REPRESENTATIVE: Stephen L. Badger

PRESENT ZONING: R-20

PHONE: 703-402-1810

LAND LOT(S): 55

TITLEHOLDER: Stephen L. Badger and Tracey A. Badger, as Co-Trustees of the Badger Family Trust, Dated December 21, 2004

DISTRICT: 1

PROPERTY LOCATION: On the north side of Andrea Pointe and the south side of Post Oak Tritt Road, north of Walden Lane (4673 Andrea Pointe).

SIZE OF TRACT: 0.58 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setbacks for an accessory structure over 650 square feet (proposed 1,290 square foot sportcourt) from the required 100 feet to 10 feet adjacent to the eastern property line, 47 feet adjacent to the western property line, and 59 feet adjacent to the northern property line.



Application for Variance

Cobb County

(type or print clearly)

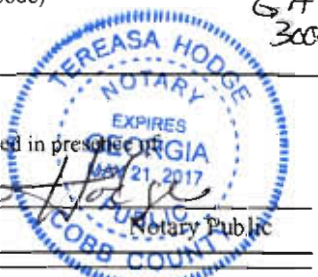
Application No. V-26
 Hearing Date: 3-15-17

Applicant Badger Family Phone # (703)402-1810 E-mail Sbadger997@AOL.COM


Stephen L. Badger Address 4673 Andrea Pointe, Marietta
(representative's name, printed) (street, city, state and zip code) GA 30062

 Phone # _____ E-mail _____
(representative's signature)

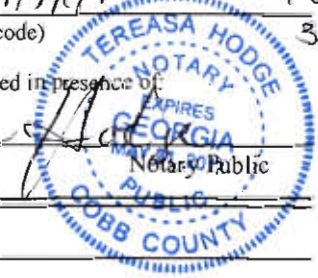
My commission expires: May 21, 2017 Signed, sealed and delivered in presence of: Teresa Hodge
(Notary Public)



Titleholder Badger family Phone # (703)402-1810 E-mail Sbadger997@AOL.COM

Signature  Address: 4673 Andrea Pointe, Marietta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30062

My commission expires: May 21, 2017 Signed, sealed and delivered in presence of: Teresa Hodge
(Notary Public)



Present Zoning of Property R-20

Location 4673 Andrea Pointe, Marietta, GA 30062 - Past Oak Trist
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 55 District 1st Size of Tract 0.577 Acre(s)

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

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

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

The Homeowner bought the property with the intention of installing a sport court of regulation size and was not aware that this was not possible. Homeowner has appropriate HOA approvals. (Sport court)

List type of variance requested: Exceeding allowed sq ft. for sport courts in Cobb County

APPLICANT: A. J. Rehmani

PHONE: 678-469-0430

REPRESENTATIVE: A. J. Rehmani

PHONE: 678-469-0430

TITLEHOLDER: A. J. Rehmani

PROPERTY LOCATION: On the south side of Veterans Memorial Highway on the north side of Lee Road, west of Garner Road and east of Glore Drive (373 Veterans Memorial Highway).

PETITION No.: V-27

DATE OF HEARING: 03-15-2017

PRESENT ZONING: GC

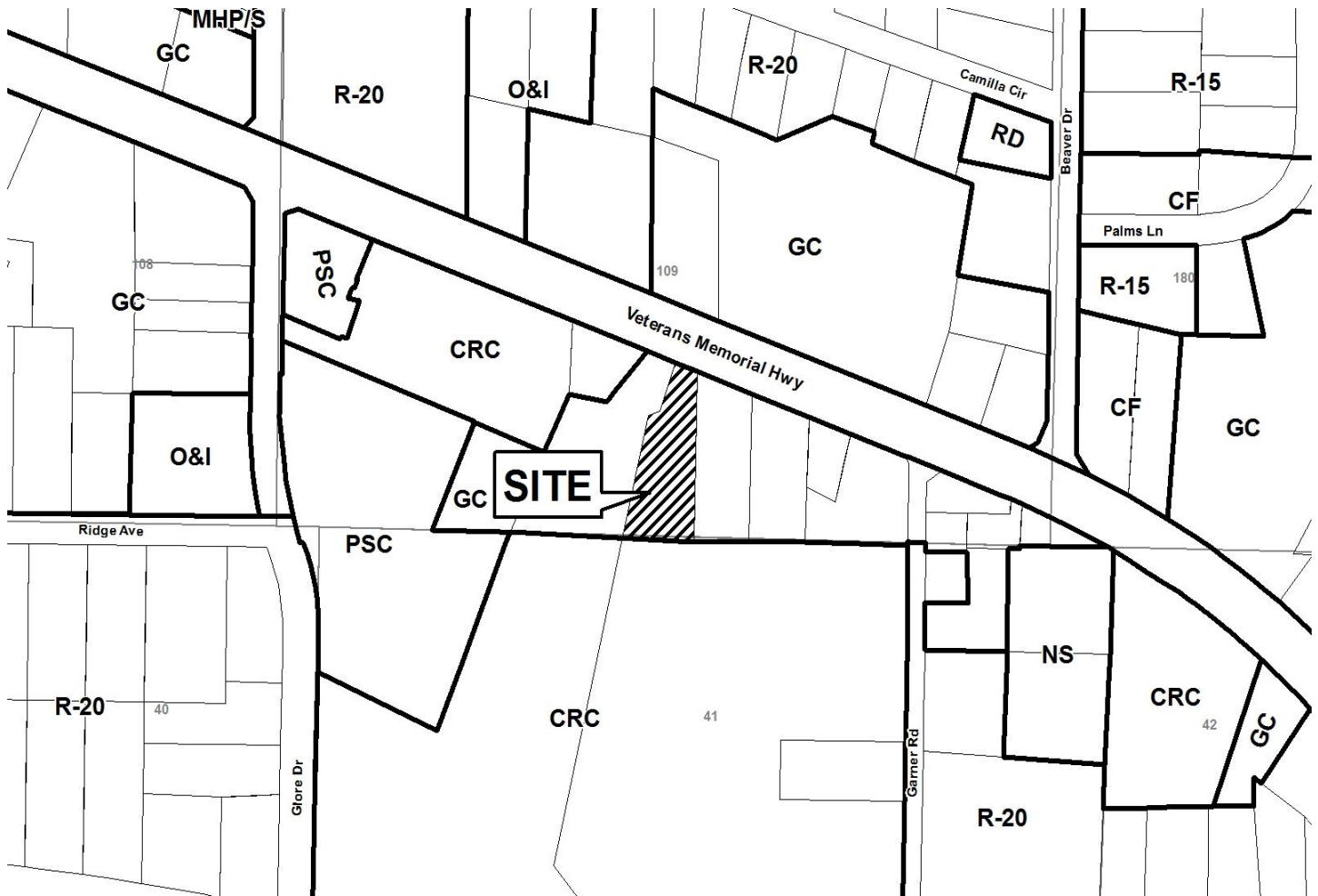
LAND LOT(S): 17, 18

DISTRICT: 109, 41

SIZE OF TRACT: 0.57 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the minimum public road frontage for proposed Tract II from the required 50 feet to 38 feet; and 2) waive the required lot width at the front setback line for proposed Tract II from the required 60 feet to 55 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-27
Hearing Date: 3-15-17

Applicant A.J. REHMANI Phone # (678) 469-0430 E-mail aj.rehmani@yahoo.com
(representative's name, printed) Address 1714-DICKERSON DRIVE, MABLETON, GA 30126
(street, city, state and zip code)

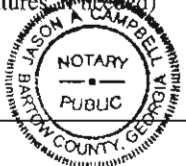
AJ Rehmani Signature # _____ E-mail _____
(representative's signature)

GA DL _____
My commission expires: _____
My Commission Expires February 3, 2020
Signed, sealed and delivered in presence of:
Jason A. Campbell Notary Public



Titleholder A.J. REHMANI Phone # (678) 469-0430 E-mail aj.rehmani@yahoo.com
Signature AJ Rehmani Address: _____
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____
My Commission Expires February 3, 2020
Signed, sealed and delivered in presence of:
Jason A. Campbell Notary Public



Present Zoning of Property GC

Location 373 - VETERANS MEMORIAL HWY, MABLETON, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 41' of 10th District 17th Size of Tract 0.569 Acre(s)
109 17th DISTRICT

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 YES Shape of Property YES 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 PREVIOUS PARCELS HAD INADEQUATE FRONTAGE AND WERE COMBINED, WE NOW WISH TO SEPERATE THE PARCELS AND THE SMALLER TRACT HAS 38.95 FEET OF FRONTAGE WHICH DOES NOT MEET GC ZONING WHICH REQUIRES 60' OF FRONTAGE.

List type of variance requested: A REDUCTION IN FRONTAGE FROM 60 FEET TO 38.95 FEET, THE ADJACENT TRACT IS TO SHARE A SINGLE DRIVEWAY, SO THAT THE 60 FOOT FRONTAGE IS NOT REQUIRED. THE TRACTS ARE BOTH OWNED BY A.J. REHMANI.

V-28
(2017)

US A&E
EN
TAX PARCEL
2000-950-0950

GENERAL NOTES

1. ALL PROPERTY CORNERS ARE 1/2" BENCH, EXCEPT AS SHOWN.
2. THE FIELD DATA, UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1" IN 34,449 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
3. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 332,890 FEET.
4. EQUIPMENT USED: TOPCON 300SW, TOTAL STATION, WITH DATA COLLECTOR.
5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	111.11	210.00	N34°54'30"E	109.82
C2	43.08	50.00	N37°23'37"E	58.98

LOT 2
ATWY CHURCH @ THE POINT
N/P
RICHARD & MARY KIRCHNER
DB-13917; PG-1007

LOT 1
0.519 ACRES

PROPOSED HOME

PROPOSED CONCRETE DRIVEWAY

PROPOSED 10' R/W
PROPOSED 10' R/W

COBB COUNTY
PUBLIC RIGHT-OF-WAY - (NOT IN USE)

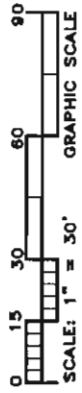
N/P
FRED FARROW
DB-14115; PG-409
TAX PARCEL
2000-950-0370

- CO = CLEAN OUT
- ICV = IRRIGATION VALVE
- IPF = IRON PIN FOUND
- IPP = IRON PIN PLACED
- OTP = OPEN TOP PIPE
- CTP = CRIMPED TOP
- R/W = RIGHT OF WAY
- CM = CONCRETE MONUMENT
- N/P = NOW OR FORMERLY
- A or L = ARC LENGTH
- WM = WATER METER
- WV = WATER VALVE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- PP = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- CH. = CHORD

CONCEPTUAL SITE FOR:
IAN CARR
LOCATED IN LAND LOT 35,
20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
4758 OLD ACWORTH DALLAS ROAD

DATE: JANUARY 19, 2017 REV: _____ JOB NO: 16163
DATE OF FIELDWORK: OCTOBER 14, 2016
FLOOD STATEMENT
PER GRAPHICAL SCALING, THE FEMA MAP SHOWS THE REFERENCED PARCEL IN ZONE X AND IS/IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL 1367C0004G, DATED: DEC. 16, 2008

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30138 PH: 770.387.0940 FAX: 770.387.5151



APPLICANT: Ian Carr

PETITION No.: V-28

PHONE: 404-558-7417

DATE OF HEARING: 03-15-2017

REPRESENTATIVE: Stephen Teeples

PRESENT ZONING: R-20

PHONE: 404-787-4972

LAND LOT(S): 35

TITLEHOLDER: Ian Carr and Rebekah Carr

DISTRICT: 20

PROPERTY LOCATION: On the eastern side of Old

SIZE OF TRACT: 0.52 acres

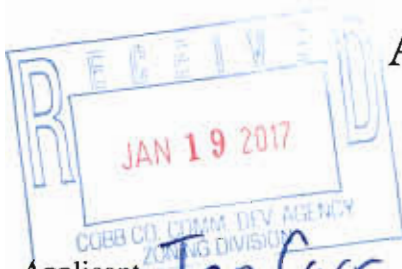
Acworth Dallas Road and north of the unopened Cobb

COMMISSION DISTRICT: 1

County Right-of-Way, east of Lake Drive
(4758 Old Acworth Dallas Road).

TYPE OF VARIANCE: Waive the major side setback from the required 20 feet (previously granted V-67 of 2014)
to 10 feet adjacent to the southern property line.





Application for Variance Cobb County

(type or print clearly)

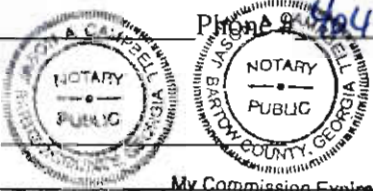
Application No. V-28
Hearing Date: 3-15-17

Applicant Ian Carr Phone # 404-558-7417 E-mail _____

Stephen Teeples Address 21 Edgewater Dr. Cartersville, GA 30121
(representative's name, printed) (street, city, state and zip code)

STABU Phone # 404-787-4972 E-mail teeplesconstruction@gmail.com
(representative's signature)

My commission expires: _____



Signed, sealed and delivered in presence of:
Jason A. Campbell
Notary Public

Titleholder IAN CARR Phone # 558-7417 E-mail ICARR@DEWITTE.COM

Signature _____ Address: YORK TRACE, CARTERSVILLE, GA 30121
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/03/2020
Signed, sealed and delivered in presence of:
Narlett J. Taal
Notary Public



Present Zoning of Property R-20

Location 4758 Old Acworth Dallas Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 District 20th Size of Tract .5 Acre(s)

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

Size of Property .5 Shape of Property Topography of Property SLOPING 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:

SEE ATTACHED

List type of variance requested: Reduce side set back on the side of the County Right of way from a major to a minor side 10' set back

MEMO

Date: 1/12/2017

Subject: Ian Carr Cobb zoning variance Request



Introduction

We are requesting a variance from Cobb County due to the hardship created by following the normal terms of the ordinance as well as our belief that the existing zoning and setbacks established in this specific circumstance do not meet the intent of the regulation and are therefore unnecessarily restrictive. This memo explains the hardship the existing zoning ordinance causes as well as describing why my specific lot does not meet the intent of a "Major" side designation and the related setback. For your convenience, we have included a summary of the discussions as well as email correspondence with representatives from Cobb County Water System, Stormwater Management Division, and Cobb County Department of Transportation.

The exhibits referenced within and attached are as follows:

- ^{Processed} Exhibit 1: Site Plan
- Exhibit 2: Aerial satellite picture
- Exhibit 3: Street view of homes in the "Awtrey Church at The Point" neighborhood
- Exhibit 4: Email from David W. Breaden, PE, CFM; Cobb County Water System, Stormwater Management Division
- Exhibit 5: Email from Fred Bentley, Cobb Department of Transportation
- Exhibit 6: Recorded plat
- Exhibit 7: Soil Analysis

Hardship

The current designation of a "Major" side and the associated 25 foot setback (note: this was reduced to a 20 foot setback in 2014 to align with the drainage easement setback) materially reduces the buildable dimensions of the lot. This would result in a house that would be disproportional to the other homes in the neighborhood of Awtrey Church at The Point. At a best case scenario, this would lead to building a home that would bring down the fair value of the neighboring homes or, impede the ability to build a functional home that would meet the building requirements of covenants of the home owners association.

The reason that this setback has a direct impact on the building dimensions of the lot is because soil on this side is not appropriate for septic system drains lines. The only side of the lot that tests for septic system is on the opposite side of the lot (Exhibit 7). As such, the dimensions of the house are significantly limited on either side without a variance to the existing Major side setback of 20 feet.

V-28
(2017)
Exhibit

As a point of comparison, the contiguous homes to my lot in Awtrey Church at The Point neighborhood average a house width of approximately 78 feet wide with a mean of 80 feet wide. The width of the house that we are proposing to build is only 62 feet wide or 20% smaller. If we are not able to obtain approval to the variance request, the width of the house will not be able to be greater than 52 feet which is 33% smaller than the neighboring homes.

Major Setback and Drainage Easement

In addition to the hardship outlined above, I want to discuss the specific situation of this lot being designated as having a "Major" side zoning setback because it is considered a corner lot because of the right-of-way ("R/W"). The type of R/W on record is a road resulting in a designation of a "Major" side zoning setback, but the R/W is noted on the recorded plat as "not in use" (Exhibit 6). As the aerial photo demonstrates (Exhibit 2), this is not an existing road and it terminates at the Corp of Engineers property.

Furthermore, Fred Bentley, Cobb Department of Transportation, and David Breden, Cobb County Water System, Stormwater Management Division indicated that they did not see a need from their departments for the 20' drainage easement setback in my property and were agreeable to reducing it to a 10' setback in alignment with a zoning requirement defined for "minor" side setback. (Exhibits 4 & 5).

We submitted a final plat revision to Community Development to reflect the adjusting the drainage easement and side setback to 10'. It is our understanding that this has been approved by the applicable parties, including Cobb County Water System, Stormwater Management Division and Cobb County Department of Transportation, with the exception of the zoning department because of the designation of a "Major" side setback. We believe that while this is true based on the zoning regulations and the type of R/W, it the "Major" side designation in this specific circumstance does not meet the intent of the zoning regulation since:

- the R/W is not developed;
- the house does not have two adjacent streets as a corner lot would;
- the R/W terminates in the Corp of Engineers buffer property for the lake providing a good indication that the R/W will never be developed; and
- Cobb DOT and Stormwater are both agreeable to the reducing drainage easement setback in alignment with a minor side setback of 10'

Thank you for your time and consideration.

Kind regards,

Ian and Becky Carr



V-28
(2017)
Exhibit

GENERAL NOTES

1. ALL PROPERTY CORNERS ARE 1/2" REBAR, EXCEPT AS SHOWN
2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF 1" IN 24,449 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
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5. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.

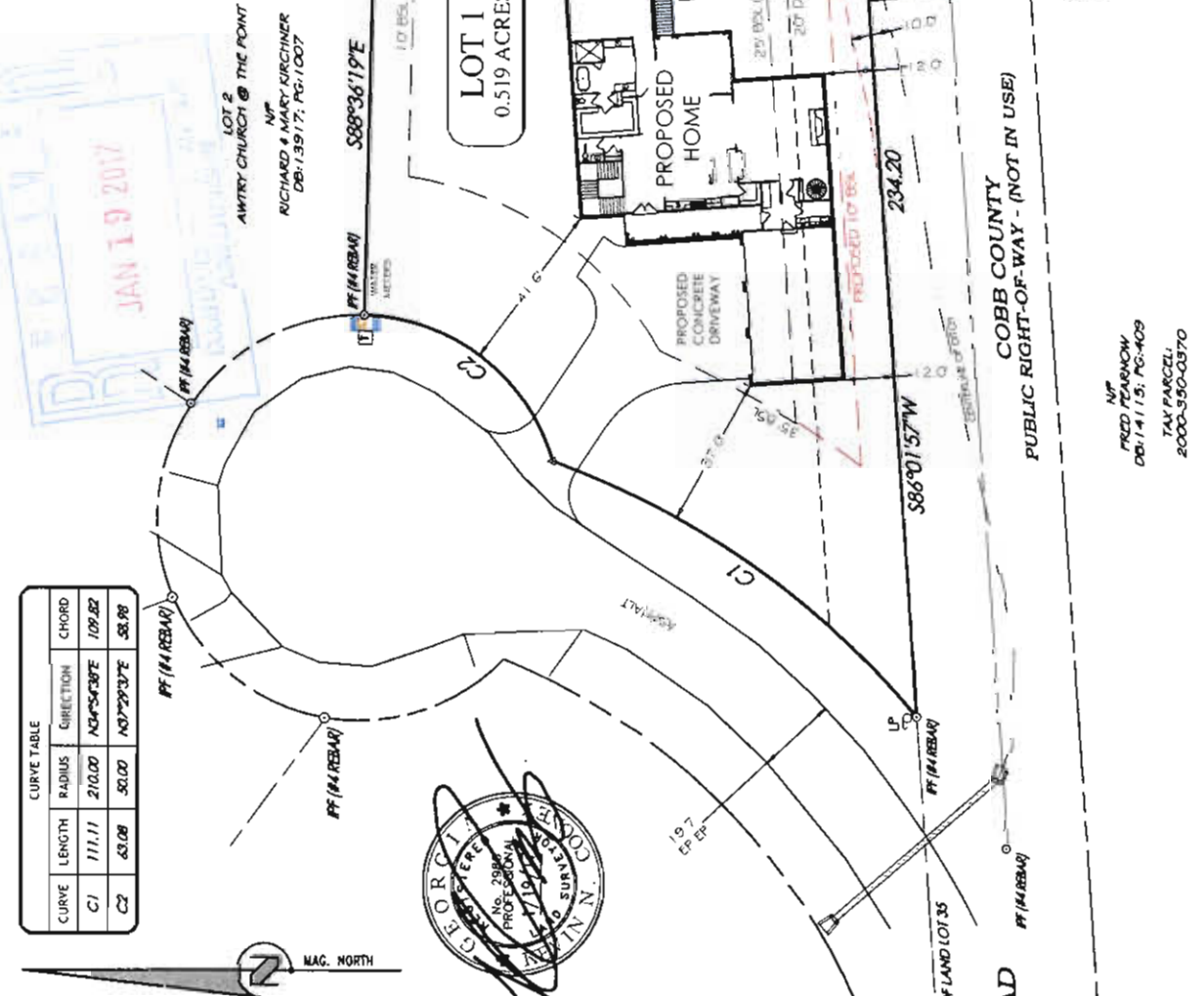
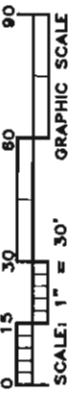
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
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- CO = CLEAN OUT
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- PP = POWER POLE
- P- = POWER LINE
- X- = FENCE LINE
- CH = CHORD
- A or L = ARC LENGTH

**CONCEPTUAL SITE FOR:
IAN CARR**
LOCATED IN LAND LOT 35,
20TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA
4758 OLD ACWORTH DALLAS ROAD

DATE: JANUARY 19, 2017 REV: JOB NO:16163
DATE OF FIELDWORK: OCTOBER 14, 2016
**** FLOOD STATEMENT ****
PER GRAPHICAL SCALING, THE FEMA MAP SHOWS THE REFERENCED PARCEL IN ZONE X AND IS/IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ACCORDING TO PANEL 130670004G, DATED: DEC. 16, 2008.

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30130 PH: 770.307.0440 FAX: 770.687.5151



MP
FRED TEARNOV
DB:14115; PC:409
TAX PARCEL:
2000-350-0370

OLD ACWORTH DALLAS ROAD
50' PUBLIC RIGHT-OF-WAY
PER PB:216; PG:92

Exhibit 2: Aerial Satellite Image

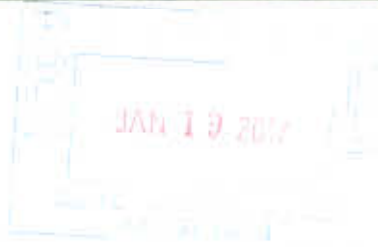


Exhibit 3: Street view of representative sample of homes in Awtrey Church at the Point neighborhood



Carr, Ian (US - Atlanta)

From: Breaden, David <David.Breaden@cobbcounty.org>
Sent: Tuesday, November 22, 2016 10:48 AM
To: 'Teeples Construction'; Bentley, Fred
Cc: Carr, Ian (US - Atlanta)
Subject: RE: Applying for an Easement

The Stormwater Management Division is amenable to the removal of the existing 20-foot recorded drainage easement from the subject parcel with the joint approval of Cobb County DOT since the actual drainage path is currently through the adjacent DOT R/W.

David W. Breaden, PE, CFM
Cobb County Water System
Stormwater Management Division
770-419-6454 - office
770-419-6444 - fax



-----Original Message-----

From: Teeples Construction [mailto:teeplesconstruction@gmail.com]
Sent: Tuesday, November 22, 2016 10:39 AM
To: Bentley, Fred; Breaden, David
Cc: Ian Carr
Subject: Re: Applying for an Easement

Good morning Fred & David,

I have reached out to Daniel Baker to discuss re drawing the plot without the 20' drainage easement based on our conversation last week. I explained to him that both DOT and Storm water departments would approve the remove of easement....he is insisting that he needs an email from you that states that.

I hate to ask, but could I get a quick email that says that you both approve the removal of the easement?

Thanks,
Steve Teeples
Sent from my iPhone

> On Nov 14, 2016, at 12:42 PM, Bentley, Fred <Fred.Bentley@cobbcounty.org> wrote:

>

> Attached is the final plan. It shows a 10' min side, 25' Major side setbacks. I cannot say how they determine which is major and which is minor. You might talk to the zoning office.

>

> I've copied David and Andrew. Their #'s are 770-419-6454 and 6452.

>

> Thank You,

>

> Fred K. Bentley, Transportation Analyst Cobb Department of
> Transportation
> 1890 County Services Pky

> Marietta, Ga. 30008
> fred.bentley@cobbcounty.org
> 770-528-1666

>
> -----Original Message-----
> From: Teeples Construction [mailto:teeplesconstruction@gmail.com]
> Sent: Friday, November 11, 2016 7:37 PM
> To: Bentley, Fred <Fred.Bentley@cobbcounty.org>
> Cc: Ian Carr <icarr@deloitte.com>
> Subject: Re: Applying for an Easement

>
> 2 p.m. Works great....I will see you then.

>
> Thank you for your help.

>
> Sent from my iPhone

>> On Nov 11, 2016, at 6:29 PM, Bentley, Fred <Fred.Bentley@cobbcounty.org> wrote:

>>
>> I'll be glad to meet. When might be good for you? 2pm Monday?

>> _____
>> From: Teeples Construction [teeplesconstruction@gmail.com]
>> Sent: Friday, November 11, 2016 3:17 PM
>> To: Bentley, Fred
>> Cc: Ian Carr
>> Subject: Applying for an Easement

>>
>> Mr.Bentley,

>> Hey Fred, my name is Steve Teeples, I have been hired to build a custom home for Ian Carr on the property address below:

>>
>> 4758 Old Acworth Dallas Rd, Acworth, GA

>> Both you and he have talked about the drainage ditch that is located on the neighboring property.

>> I would like to see if I can make an appointment to come in to discuss what it would take to re work a drainage ditch/easement. Then get my engineer (Kevin Cooney, Southland Engineering) to draw up a plan for you to review.

>>
>> Thanks,

>> Steve Teeples
>> Teeples Construction
>> Lic#RBQA 5043

>>
>> Sent from my iPhone
> <Awtery Filan Plat.pdf>

Carr, Ian (US - Atlanta)

From: Bentley, Fred <Fred.Bentley@cobbcounty.org>
Sent: Tuesday, November 22, 2016 12:10 PM
To: Teeples Construction; Breaden, David
Cc: Carr, Ian (US - Atlanta)
Subject: RE: Applying for an Easement

We're ok with the concept and will review. Final approval will be reviewed.

Thank You,

Fred K. Bentley, Transportation Analyst
Cobb Department of Transportation
1890 County Services Pky
Marietta, Ga. 30008
fred.bentley@cobbcounty.org
770-528-1666



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> I've copied David and Andrew. Their #'s are 770-419-6454 and 6452.
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>
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> Transportation
> 1890 County Services Pky

> Marietta, Ga. 30008
> fred.bentley@cobbcounty.org
> 770-528-1666

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> Cc: Ian Carr <icarr@deloitte.com>
> Subject: Re: Applying for an Easement

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>> Cc: Ian Carr
>> Subject: Applying for an Easement

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>>
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>>
>> 4758 Old Acworth Dallas Rd, Acworth, GA

>>
>> Both you and he have talked about the drainage ditch that is located on the neighboring property.

>> I would like to see if I can make an appointment to come in to discuss what it would take to re work a drainage ditch/easement. Then get my engineer (Kevin Cooney, Southland Engineering) to draw up a plan for you to review.

>>
>> Thanks,

>> Steve Teeples

>> Teeples Construction

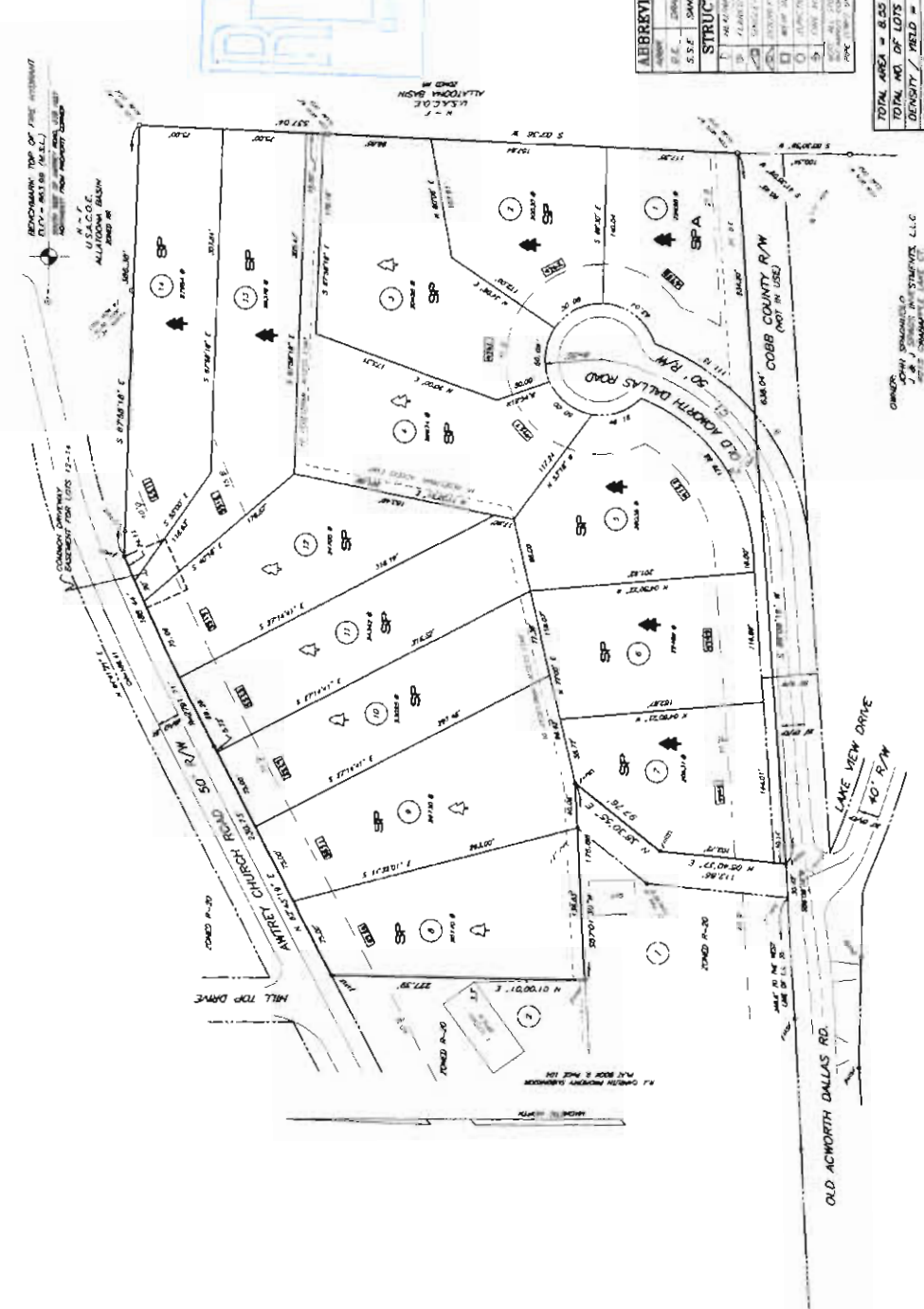
>> Lic#RBQA 5043

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>> Sent from my iPhone

> <Awtery Filan Plat.pdf>

EXHIBIT 6

THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



EXISTING LINES, PERMITS, AND AMPLIFIED DIMENSIONS, PLANNING, AND ENGINEERING INFORMATION TO BE USED AS A REFERENCE TO THE PROJECT. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

REMARK: TOP OF FIRE INTERMITTENT (ELEVATION) IS 125.00 FEET AS SHOWN ON THE SURVEY. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

JAN 19 2017

LOCATION MAP 1" = 2000'

V-28 (2017) Exhibit

ABBREVIATIONS LEGEND	
S.P.	SHARED PARKING
S.P.F.	SHARED SERVICE GARAGE

STRUCTURES LEGEND	
1	PLANNED FLOOR FLOOR
2	PLANNED FLOOR SLAB
3	PLANNED FLOOR ROOF
4	PLANNED FLOOR WALL
5	PLANNED FLOOR CEILING

TOTAL AREA = 6.03 ACRES
TOTAL NO. OF LOTS = 14
DENSITY / YIELD = 7.62 LOTS PER ACR
PRESENT ZONING = R-30
MIN. FRONT YARD = 35'
MIN. SIDE YARD = 10'; MAX. G.P. SIDE = 25'
MIN. REAR YARD = 50'

OWNER: J & B STIMMUS LLC
2144 MAIN LAKES WAY
MARIETTA, GA 30067
770-600-5177

DEVELOPER: DANIEL BAKER, PC
2144 MAIN LAKES WAY
MARIETTA, GA 30067
770-600-5177

- NOTES
- 1. ALL DIMENSIONS SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE USED AS A REFERENCE ONLY.
- 2. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.
- 3. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

TABLE OF DIMENSIONS	
1	100.00
2	100.00
3	100.00

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CALL US FIRST!
1-800-282-7411
(METS AVAILABLE ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



DANIEL BAKER, PC
2144 MAIN LAKES WAY
MARIETTA, GA 30067
770-600-5177

AWTREY CHURCH
AT THE POINT
5500 W. I. I. S.
2000 W. I. I. S.
COBB COUNTY, GA

STATE OF GEORGIA
COUNTY OF COBB
I, DANIEL BAKER, PE, do hereby certify that the above is a true and correct copy of the plat as filed with the County Clerk of Cobb County, Georgia, on this 19th day of January, 2017.

V-28 (2017) Exhibit

STATE OF GEORGIA
COUNTY OF COBB
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SCALE 1" = 2000'

EXHIBIT 7

V-28
(2017)
Exhibit

RIVERBEND SOIL CONSULTING

P.O. BOX 2879

ROME, GA 30164-2879

706-234-9444



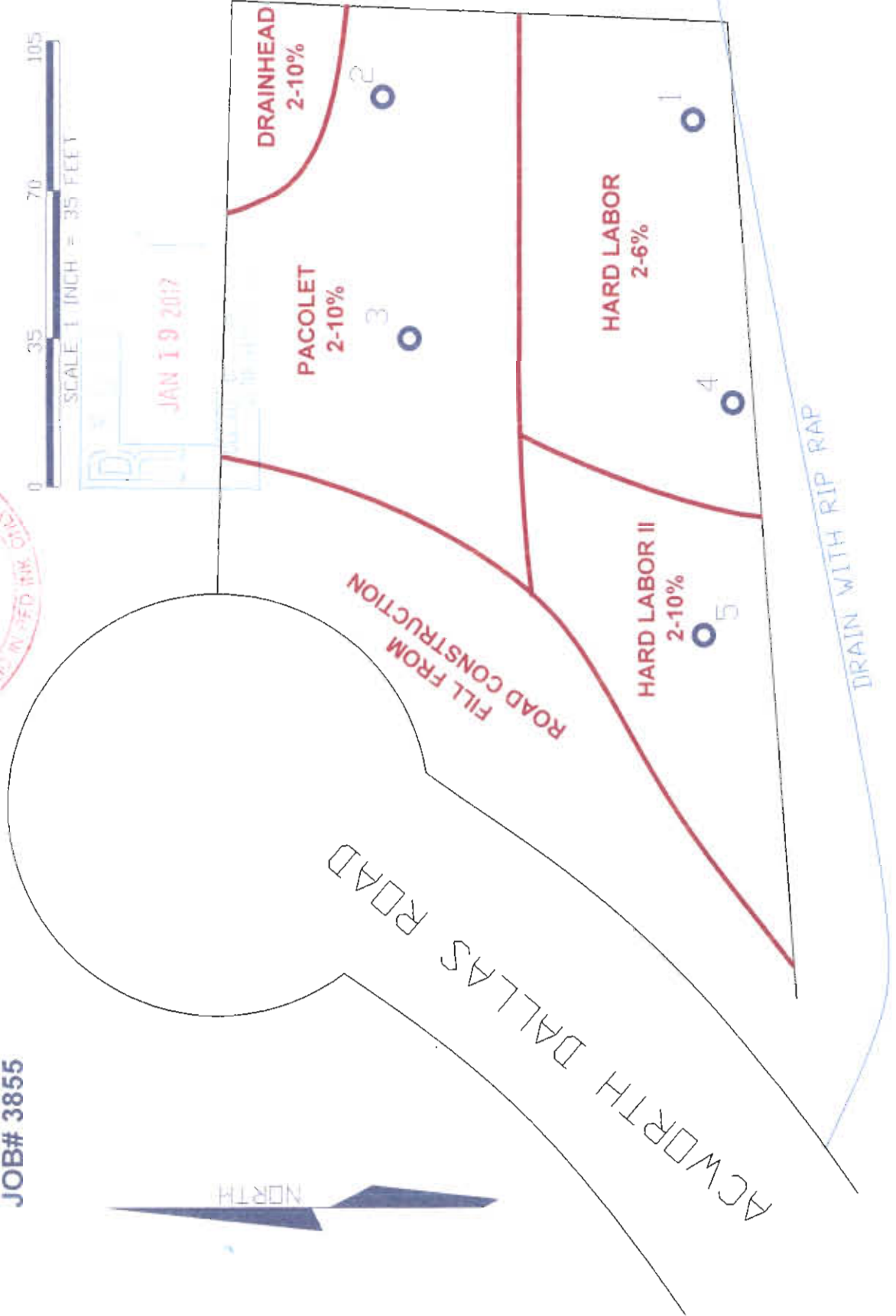
JAN 19 2017



LEVEL 4 SOILS ANALYSIS FOR:
 ROBERT AND JUDY BENOWITZ
 LOT 1 ACWORTH DALLAS ROAD
 COBB COUNTY, GA

02-27-14

JOB# 3855



REGULAR AGENDA (CONT.)

V-65 **JOSE MENDOZA** (owner) requesting a variance to: 1) waive the front setback from the required 35 feet to 31.5 feet, and 2) waive the side setback from the required 10 feet to 0.7 feet adjacent to the easterly property line in Land Lot 305 of the 17th District. Located on the south side of Hall Drive, across from Glenn Street (2938 Hall Drive).

Mr. Pederson announced that the Applicant contacted The Zoning Office to request a continuance due to illness. The opposition was agreeable to this request. Therefore the following motion was made:

MOTION: Motion by Homan, second by Hovey, the **continue** V-65 until the September 10, 2014 Board of Zoning Appeals Variance Hearing.

VOTE: **ADOPTED** unanimously

A recess was taken from 2:28 p.m. until 2:39 p.m.

V-67 **ROBERT AND JUDY BENOWITZ** (Robert A. and Judy M. Benowitz, owners) requesting a variance to waive the major side setback from the required 25 feet to 5 feet adjacent to the south property line in Land Lot 35 of the 20th District. Located at the eastern terminus of Old Acworth Dallas Road (4758 Old Acworth Dallas Road).

The public hearing was opened and Ms. Judy Benowitz and Mr. Clay Fearnow addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Hovey, second by Williams, to **approve** variance request subject to:

- **Waive major side setback to 20 feet adjacent to the southern property line, in lieu of the requested five feet**
- **Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED** unanimously