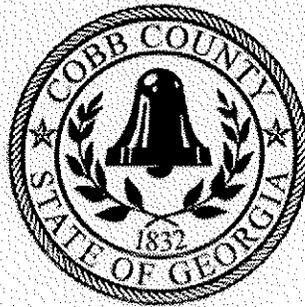


PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: May 10, 2017

DUE DATE: April 10, 2017

Distributed: March 17, 2017

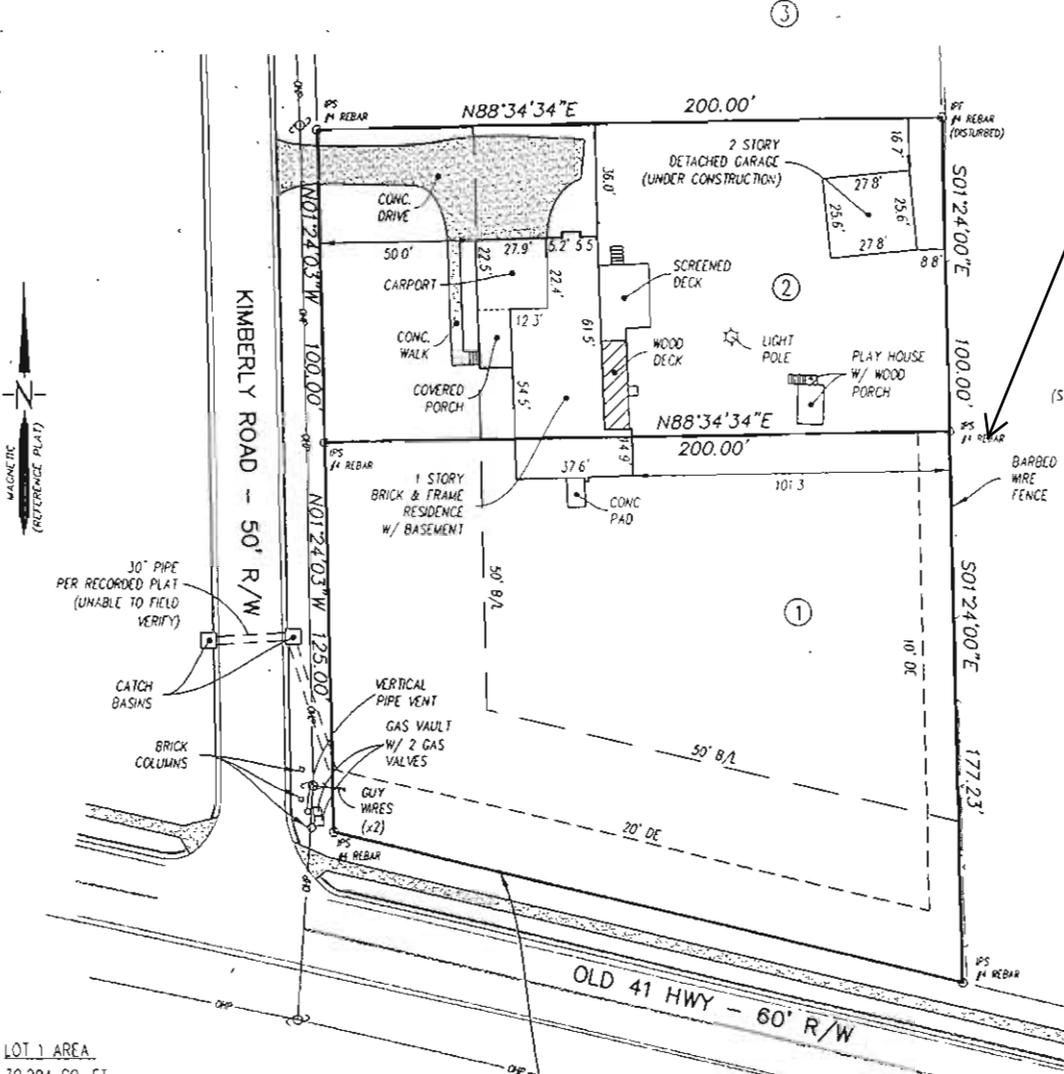


Cobb County...Expect the Best!

TRAVERSE CLOSURE - 1 19,256
 ANGULAR ERROR - 3.3 SEC'S/STA
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 LOT 1 CLOSURE - 1,171,154
 LOT 2 CLOSURE - 1,412,654
 ALL MATTERS OF TITLE EXCEPTED

V-40
 (2017)

FLOOD INFORMATION.
 THIS PROPERTY IS NOT LOCATED WITHIN
 A FEMA 100 YEAR FLOOD ZONE ACCORDING
 TO FEMA MAP # 13067C0017G DATED
 DECEMBER 16, 2008



Will be one (1) lot,
 not subdivided into
 two (2).

LOT 1 AREA
 30,204 SQ. FT.
 0.693 ACRES

LOT 2 AREA
 20,000 SQ. FT.
 0.459 ACRES

REFERENCE PLAT:
 PB. 41, PG. 78

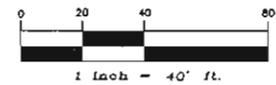
BUILDING SETBACK REQUIREMENTS
 FRONT - 35' (PER ZONING)
 SIDE - 10' (PER ZONING)
 REAR - 35' (PER ZONING)

PRESENT ZONING
 R-20

PROPERTY ADDRESSES:
 3220 KIMBERLY ROAD
 KENNESAW, GEORGIA 30144

SURVEY FOR
REGINALD GREEN
 BEING LOTS 1 & 2, BIG SHANTY HILLS
 LOCATED IN LAND LOT 126
 IN THE 20TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 40' DATE JANUARY 30, 2017

L=206.69'
 R=39155.38
 CH=206.69'
 BRG=N76°47'06"W



centerline

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

APPLICANT: Reginald J. Green

PETITION No.: V-40

PHONE: 678-698-7690

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Reginald J. Green

PRESENT ZONING: R-20

PHONE: 678-698-7690

LAND LOT(S): 126

TITLEHOLDER: Reginald J. Green

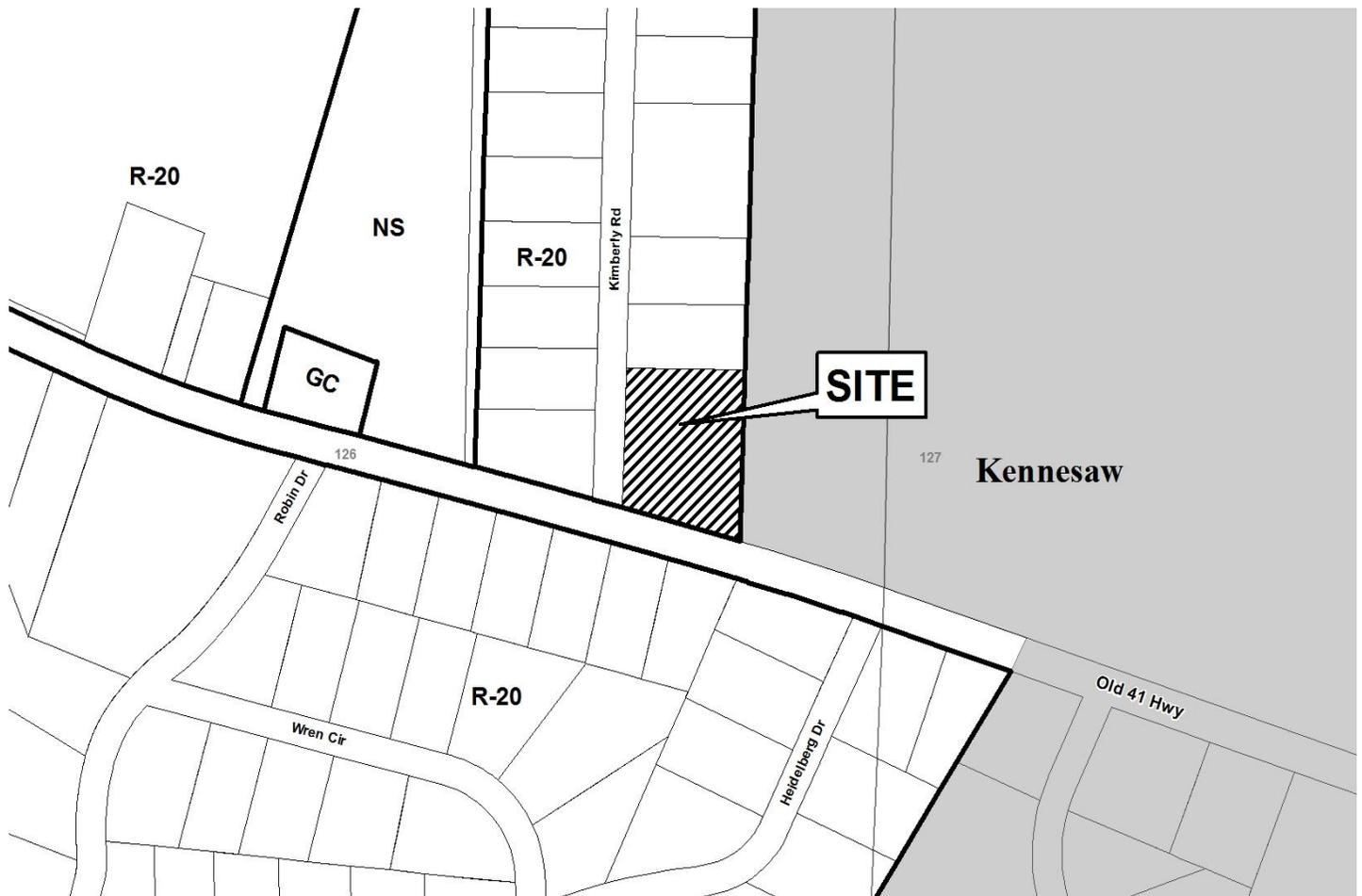
DISTRICT: 20

PROPERTY LOCATION: At the northeast corner of Old Highway 41 and Kimberly Road, east of Robin Drive (3220 Kimberly Road).

SIZE OF TRACT: 1.15 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the side and rear setbacks for an accessory structure (approximately 712 square foot garage under construction) from the required 100 feet to 16 feet adjacent to the north property line and to 8 feet adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-40
Hearing Date: 5-10-17

Applicant REGINALD J. GREEN Phone # 6786987690 E-mail laredge@gmail.com
REGINALD J. GREEN Address 3220 KIMBERLY RD NW KENNESAW GA
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 6786987690 E-mail laredge@gmail.com
(representative's signature)



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

My commission expires: _____

Titleholder REGINALD J. GREEN Phone # 6786987690 E-mail laredge@gmail.com
Signature [Signature] Address: 3220 KIMBERLY RD NW Kennesaw GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

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

My commission expires: _____

Present Zoning of Property R-20

Location _____
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 20 District 20 Size of Tract 1.152 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:

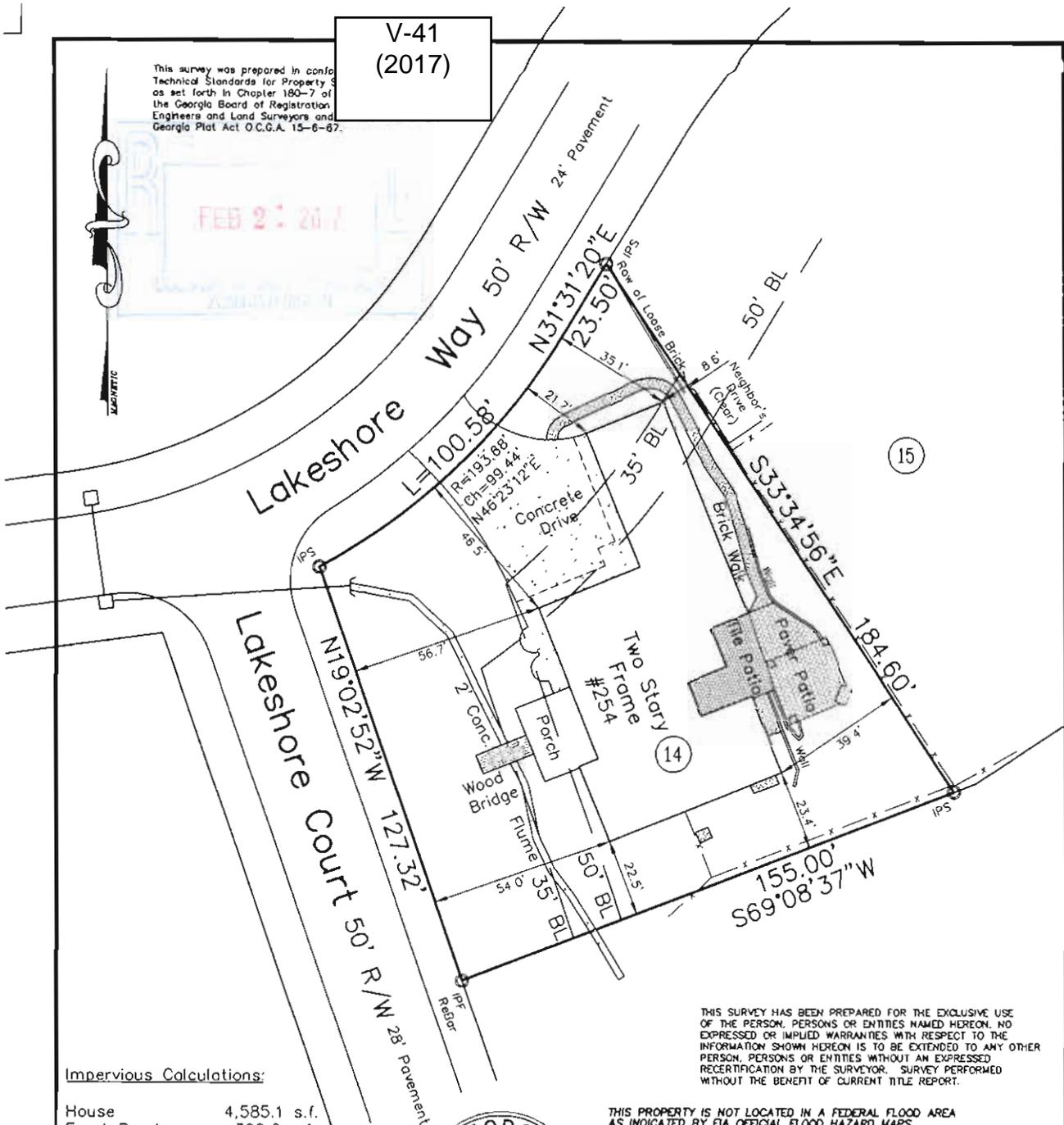
Building has been there, just revamping to better suit lot. (more than 20 yrs.)

List type of variance requested: Waive the rear set backs.

V-41
(2017)

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

FEB 23 2017



Impervious Calculations:

House	4,585.1 s.f.
Front Porch	388.0 s.f.
Tile Patio	589.4 s.f.
Paver Patio	589.4 s.f.
Paver Walks	452.5 s.f.
Concrete Flume	248.7 s.f.
Conc. Drive/Walk	2,080.8 s.f.
Wood Bridge	94.3 s.f.
Walls	60.6 s.f.
Row of Loose Brick	29.0 s.f.

Total 8,918.6 S. F.
(35% Allowable = 7,047.7 S. F.)

Total Area
20,136.4 Sq. Ft.
0.462 Acres



THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR. SURVEY PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

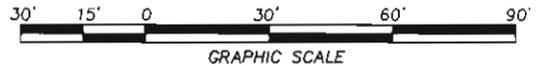
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP NO. 13087C0133J, DATED March 04, 2013

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,207 FEET AND AN ANGULAR ERROR OF 21" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR: SokkisoSetBOR LINEAR: SokkisoSetBOR

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



SURVEY FOR:

Robert & Beverly Gailitis

Lot 14 Block E Unit II Section I	REVISIONS --
Kings Cove	
Plat Book 50 Page 68	
LAND LOT: 1186	CC: HP
DISTRICT: 16th SECTION: 2nd	DWN: LN
COUNTY: Cobb	CHKD: LDN
STATE: Georgia SCALE: 1"=30'	SURVEY/
FIELD DATE: 1-12-17 PLAT DATE: 1-16-17	JOB: 170001

Larry D. Neese, PLS
194 Cadence Trail
Canton, Georgia 30115
(770) 428-2122
E-Mail: Lneese2235@aol.com

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

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

APPLICANT: Robert Gailitis

PETITION No.: V-41

PHONE: 770-656-6999

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Robert Gailitis

PRESENT ZONING: R-20

PHONE: 770-656-6999

LAND LOT(S): 1186

TITLEHOLDER: Robert Gailitis and Beverly Gailitis

DISTRICT: 16

PROPERTY LOCATION: On the southeast corner of Lakeshore Way and Lakeshore Court, east of Dickerson Road

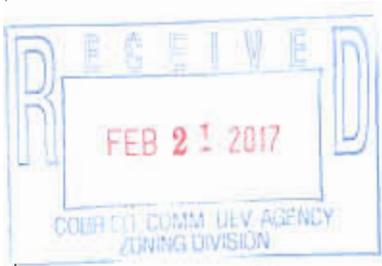
SIZE OF TRACT: 0.46 acres

(254 Lakeshore Court).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 35 feet to 21 feet; 2) waive the minor side setback from the required 10 feet to 8 feet; 3) waive the rear setback from the required 35 feet to 22 feet; and 4) increase the maximum allowable impervious surface from 35% to 44.3%.





Application for Variance Cobb County

(type or print clearly)

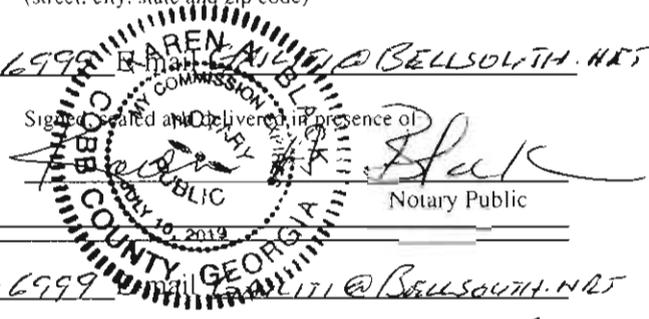
Application No. V-41
Hearing Date: 5-10-17

Applicant ROBERT GAILITIS Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET
(representative's name, printed) Address 254 LAKESHORE CT. MARIETTA GA. 30067
(street, city, state and zip code)

[Signature]
(representative's signature)

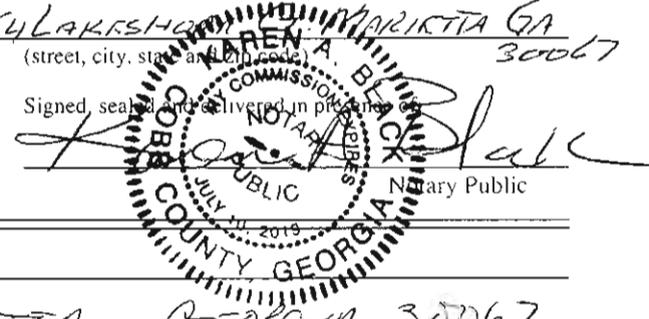
Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET

My commission expires: July 10, 2019



Titleholder Owner Phone # 770-656-6999 E-mail GAILITI@BELLSOUTH.NET
Signature Beverly Gailitis Address: 254 LAKESHORE CT. MARIETTA GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: July 10, 2019



Present Zoning of Property R-20

Location 254 LAKESHORE CT. MARIETTA GEORGIA 30067
(street address, if applicable; nearest intersection, etc)

Land Lot(s) 1186 ①34 District 16-SECTION-2 Size of Tract .457⁺ 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:

CONTRACTORS THAT BUILT BACKYARD SAID I DIDN'T NEED PERMIT. HARDSHIP IS HAVING TO GO THRU ZONING + PERMIT. AFFORD EFFECT

List type of variance requested: _____

ORIGINAL DATE OF APPLICATION: 11-14-07

APPLICANT'S NAME: ROBERT GAILITIS AND BEVERLY GAILITIS

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB
COUNTY BOARD OF ZONING APPEALS**

**THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY
BOARD OF ZONING APPEALS ON DECEMBER 12, 2007**

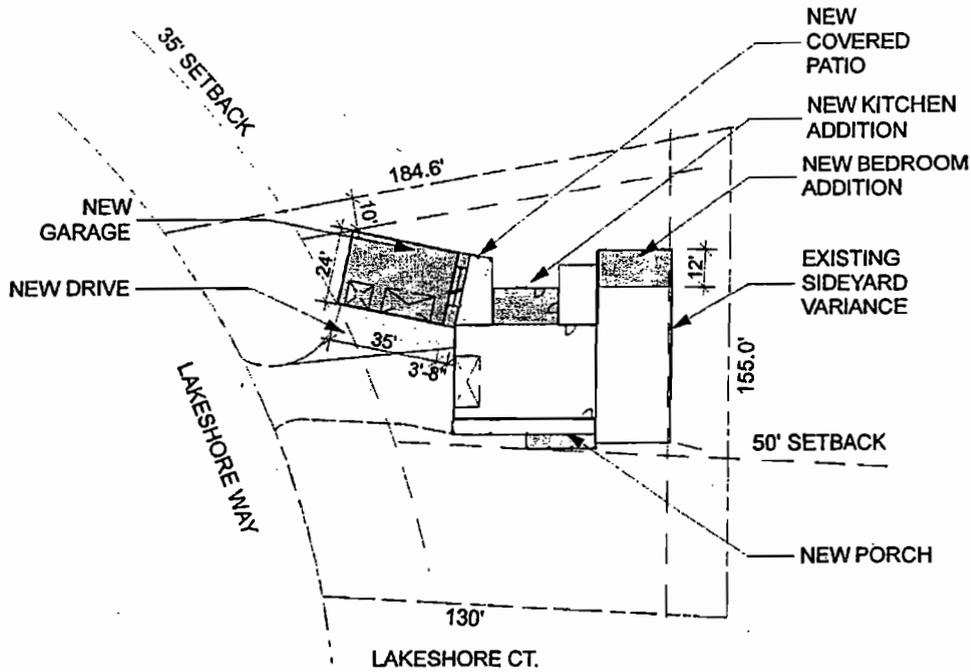
ROBERT GAILITIS AND BEVERLY GAILITIS (owners) requesting a variance to:
1) waive the setback for an accessory structure over 650 square feet (proposed 2,080 square foot garage) from the required 100 feet to 5 feet adjacent to the eastern property line and 22 feet from the northern property line for lot 14; 2) waive the rear setback from 35 feet to 23 feet (existing); and 3) allow an accessory structure closer to the side street than the primary structure in Land Lot 1186 of the 16th District. Located at the southeast intersection of Lakeshore Court and Lakeshore Way (254 Lakeshore Court).

The public hearing was opened and Mr. Robert Gailitis addressed the Board and presented revised request. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Trombetti, to approve an *amended* variance request **subject to:**

- **waiver of the rear setback for the primary structure/addition from 35 feet to 23 feet**
- **subject to site plan and elevation drawings submitted to Clerk's Office (copy attached and made a part of these minutes)**
- **all vehicles to be housed in garage**
- **removal of existing shed and tent**
- **removal of the existing deck from rear of the primary structure**
- **addition(s) to be architecturally compatible with the existing house**

VOTE: **ADOPTED** unanimously



PROPOSED SITE PLAN

SCALE: 1"=40'
PRELIMINARY ARCHITECTURAL PLAN
INFORMATION BASED ON A SURVEY
PREPARED BY:
WEST GEORGIA ENGINEERS AND
SURVEYORS, INC
DATED: 05-22-86

AREA TABULATION:	
TOTAL LOT AREA	+/- 20,856 S.F.
ALLOWABLE IMPERVIOUS COVERAGE = 35%	+/- 7,300 S.F.
ACTUAL IMPERVIOUS COVERAGE = 31.6%	+/- 6,592 S.F.

Min. Bk. 13 Petition No. V-123
Doc. Type site plan and
elevations
Meeting Date 12-12-07

NOT FOR CONSTRUCTION

PROPOSED ADDITION AND RENOVATIONS MR. BOB GALAITIS 245 LAKESHORE CT. MARIETTA, GA 30067	Lic. # 009423	G-001	Drawn: 01-06-08	Allen D. Jablonski
		Drawing:	Revised:	Architect
		Job No: 20080103	Revised:	3120 Beechwood Drive
		Scale: 1" = 40'-0"	Revised:	Marietta, GA 30067
		Revised:	Revised:	770-850-1836

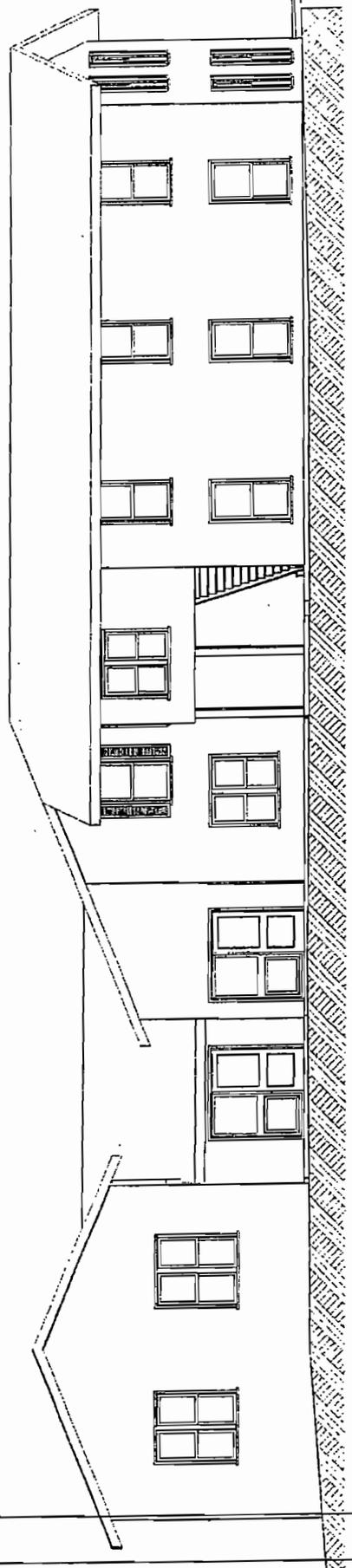
Drawn: 01-06-08
 Revised:
 Revised:
 Revised:
 Revised:
 770-850-1836
 Manetta, GA 30067
 3120 Beechwood Drive
 Architect
 Allen D. Jablonski

V-41
 (2017)
 Exhibit

Plate: Lic # 009423

PROPOSED ADDITION AND
 RENOVATIONS
 MR. BOB GALATIS
 245 LAKESHORE CT.
 MARIETTA, GA 30067

PAGE 6 OF



North Elevation
 SCALE: 1/8" = 1'-0"

Petition No. V-123
 Meeting Date 12-12-07
 Continued

01

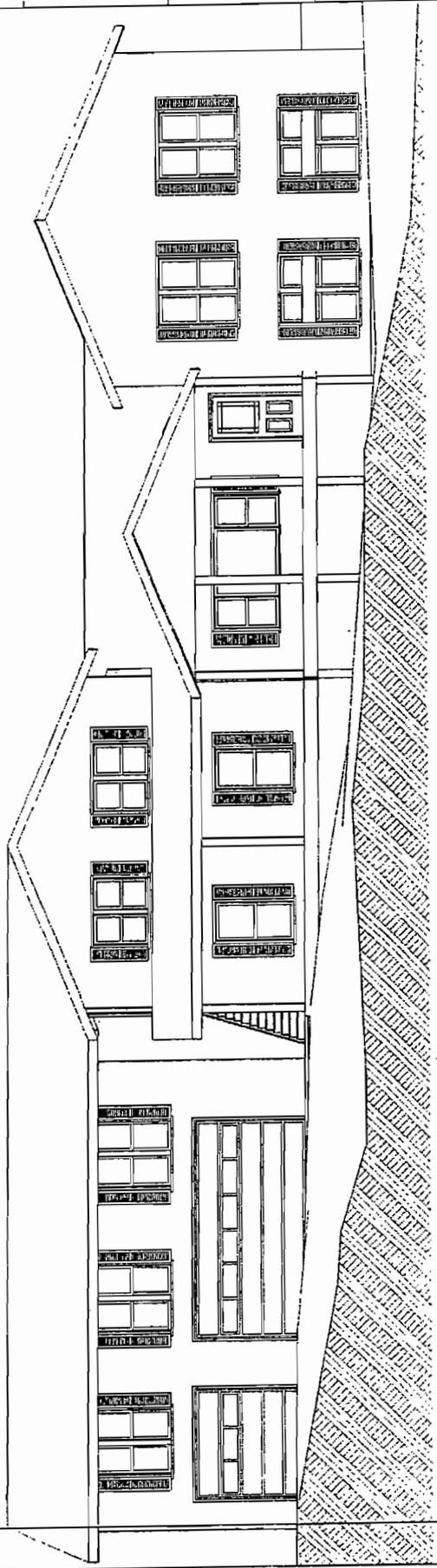
PROPOSED ADDITION AND
RENOVATIONS
MR. BOB GALAITIS
245 LAKE SHORE CT.
MARIETTA, GA 30067

V-41
(2017)
Exhibit

Drawn: 01-06-08
Allen D. Jablonski
Architect
3120 Beechwood Drive
Marietta, GA 30067
770-850-1836

Scale: # 009423

PAGE 8 OF



South Elevation

SCALE: 1/8" = 1'-0"

Petition No. V-123
Meeting Date 12-12-07
Continued

03

Allen D. Jablonski
Architect
3120 Beechwood Drive
Marietta, GA 30067
770-850-1836

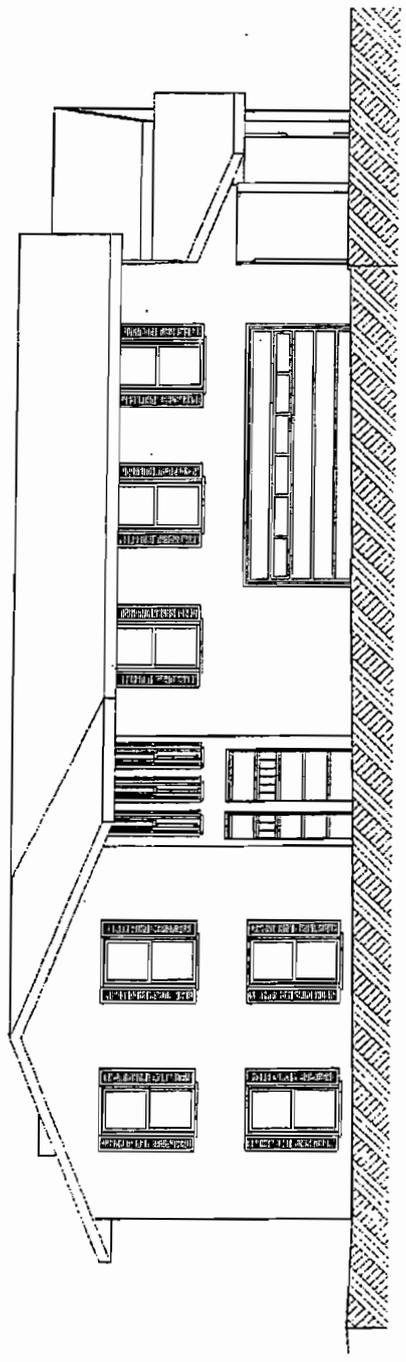
Drawn: 01-06-08
Revised:
Revised:
Revised:
Revised:

V-41
(2017)
Exhibit

Scale: # 009-123

PROPOSED ADDITION AND
RENOVATIONS
MR. BOB GALATIS
245 LAKE SHORE CT
MARIETTA, GA 30067

PAGE 9 OF



West Elevation
SCALE: 1/8" = 1'-0"

04

Petition No. V-123
Meeting Date 12-12-07
Continued

APPLICANT: Eric Cavaciuti

PETITION No.: V-42

PHONE: 770-833-1210

DATE OF HEARING: 5-10-2017

REPRESENTATIVE: Eric A. Cavaciuti

PRESENT ZONING: R-20/OSC

PHONE: 404-275-0000

LAND LOT(S): 215

TITLEHOLDER: Eric Cavaciuti

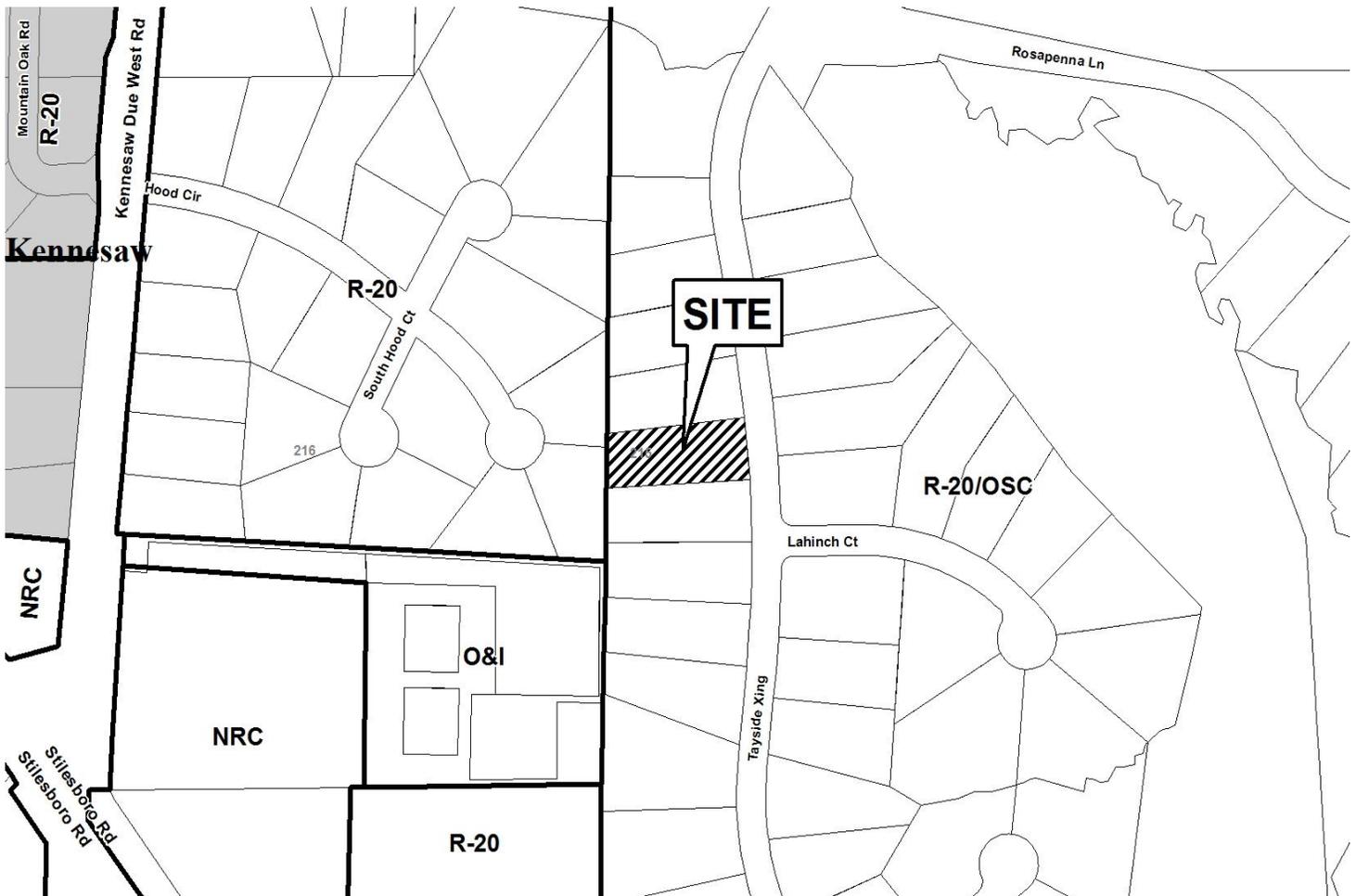
DISTRICT: 20

PROPERTY LOCATION: On the west side of
Tayside Crossing, north of Lahinch Court
(2267 Tayside Crossing).

SIZE OF TRACT: 0.52 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 600 square foot detached garage) to the side of the principal structure; and 2) waive the side setback for the accessory structure from the required 10 feet to six (6) feet.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-42

Hearing Date: 5-10-2017

Applicant Eric Cavaciuti Phone # 770 833 1210 E-mail bcavaciuti@yahoo.com

Eric A. Cavaciuti Address 2267 Tayside Crossing Kennesaw
(representative's name, printed) (street, city, state and zip code) GA 30152

EA Cavaciuti Phone # (770) 275 0000 E-mail georgia@yashoo.com
(representative's signature)

X My commission expires: 01/18/2021 Signed, sealed and delivered in presence of: Carley Watter
Notary Public

Titleholder Eric Cavaciuti Phone # 770 833 1210 E-mail bcavaciuti@yahoo.com

Signature EA Cavaciuti Address 2267 Tayside Crossing Kennesaw
(attach additional signatures, if needed) (street, city, state and zip code) GA 30152

X My commission expires: 01/18/2021 Signed, sealed and delivered in presence of: Carley Watter
Notary Public

Present Zoning of Property Residential

Location 2267 Tayside Crossing Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 215 District 20th Size of Tract .52 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.

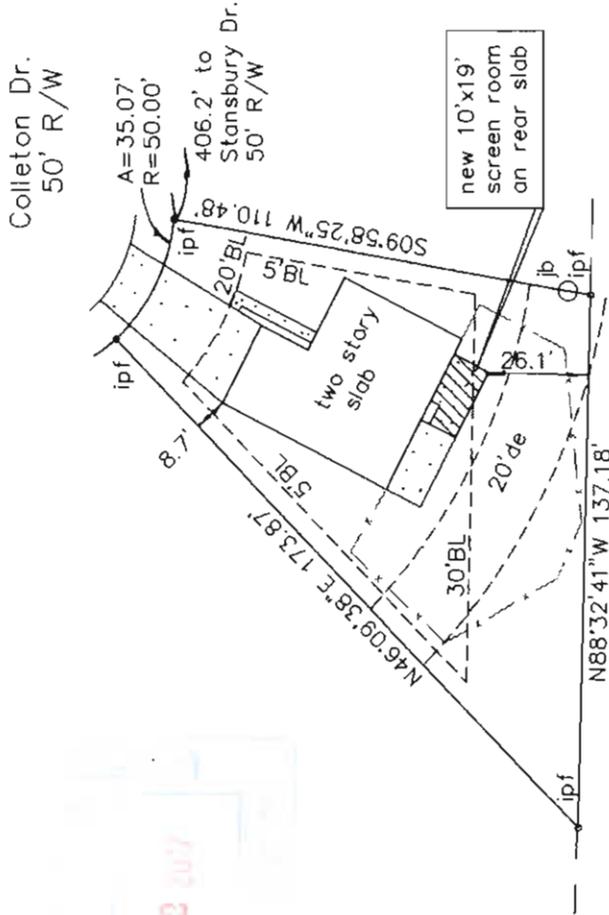
Size of Property .52 acres Shape of Property _____ Topography of Property _____ Other _____

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:

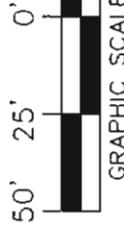
List type of variance requested: request to allow reduced setback for additional garage (detached) - reduce to 6' as opposed to 10'

Mag - 3 2017

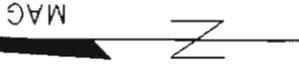


LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



V-43
(2017)



IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATED

Jeffrey J. Johnson

JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
IS BASED HAS A PRECISION OF ONE
FOOT IN 100000+ FEET AND AN ANGULAR
ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

survey for
Champion Window
Linda Fancellas

**JOHNSON
SURVEYING**
4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

Land Lot 516
District 16, Sec. 2
Cobb County, Ga.
Colleton Plantation
Phase Two
Lot 43
2869 Colleton Dr.

DATE: 12-20-2016 SCALE: 1"=50' JOB NO: 16-151

APPLICANT: Linda Fancellas

PETITION No.: V-43

PHONE: 404-661-6567

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Andy Burton

PRESENT ZONING: RA-4

PHONE: 678-410-6724

LAND LOT(S): 516

TITLEHOLDER: Linda C. Fancellas

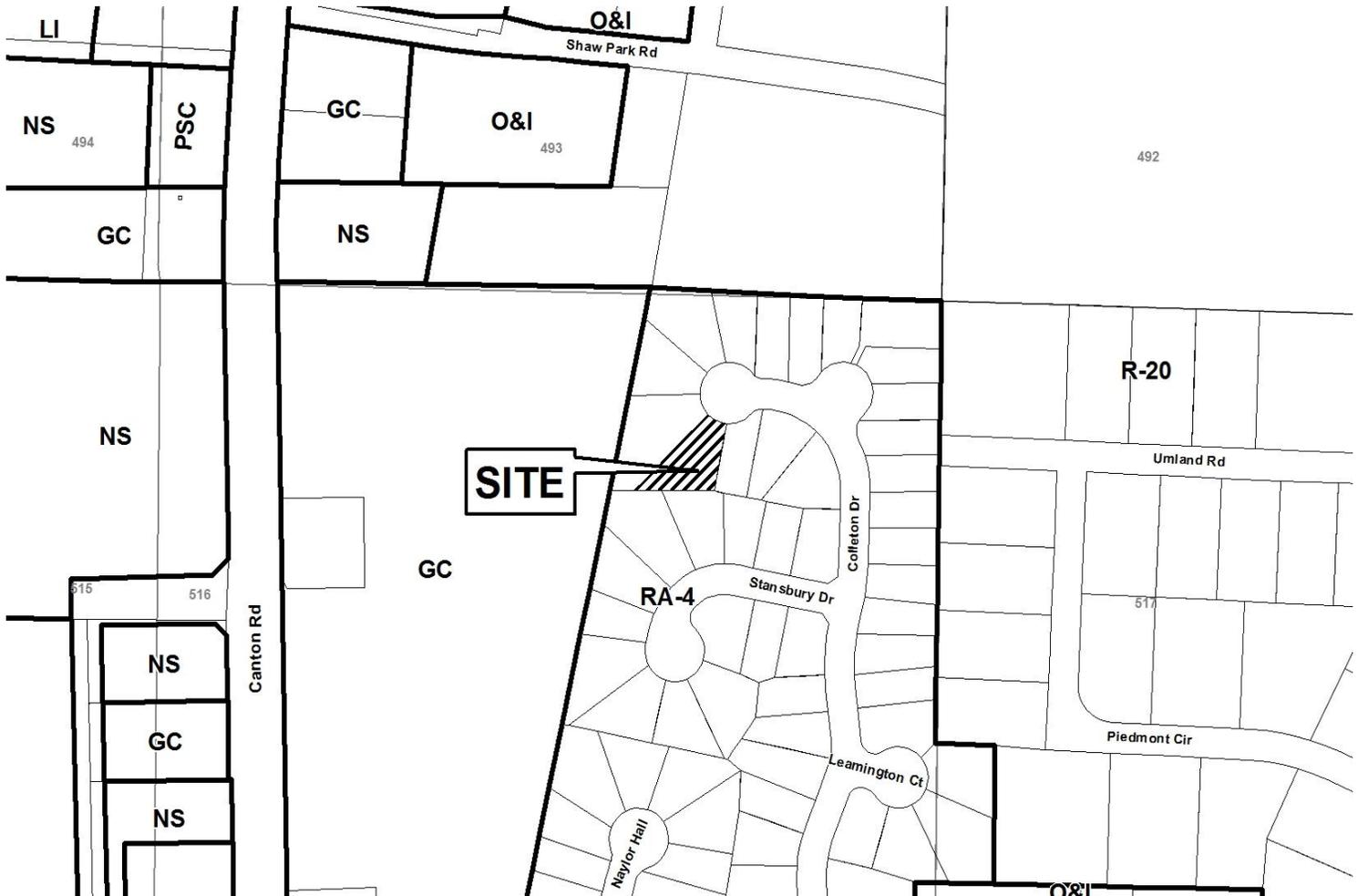
DISTRICT: 16

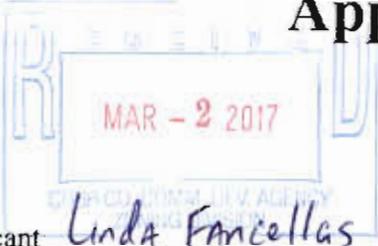
PROPERTY LOCATION: At the southwestern terminus of Colleton Drive, north of Old Piedmont Drive (2869 Colleton Drive).

SIZE OF TRACT: 0.24 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 26 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-43
Hearing Date: 5-10-17

Applicant Linda Fancellas Phone # 404-661-6567 E-mail fannolly1@gmail.com
Andy Burton Address 2869 Colleton Drive Marietta GA 30066
(representative's name, printed) (street, city, state and zip code)

Andy Burton Phone # 678-410-6724 E-mail aburton@tnegetchampion.com
(representative's signature)

My commission expires: 6-27-20

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Linda Fancellas Phone # 404-661-6567 E-mail fannolly1@gmail.com

Signature Linda Fancellas Address: 2869 Colleton Drive Marietta GA 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 6-27-20

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property _____

Location 2869 Colleton Drive Marietta GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 516 District 16 Size of Tract _____ Acre(s) _____

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

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

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

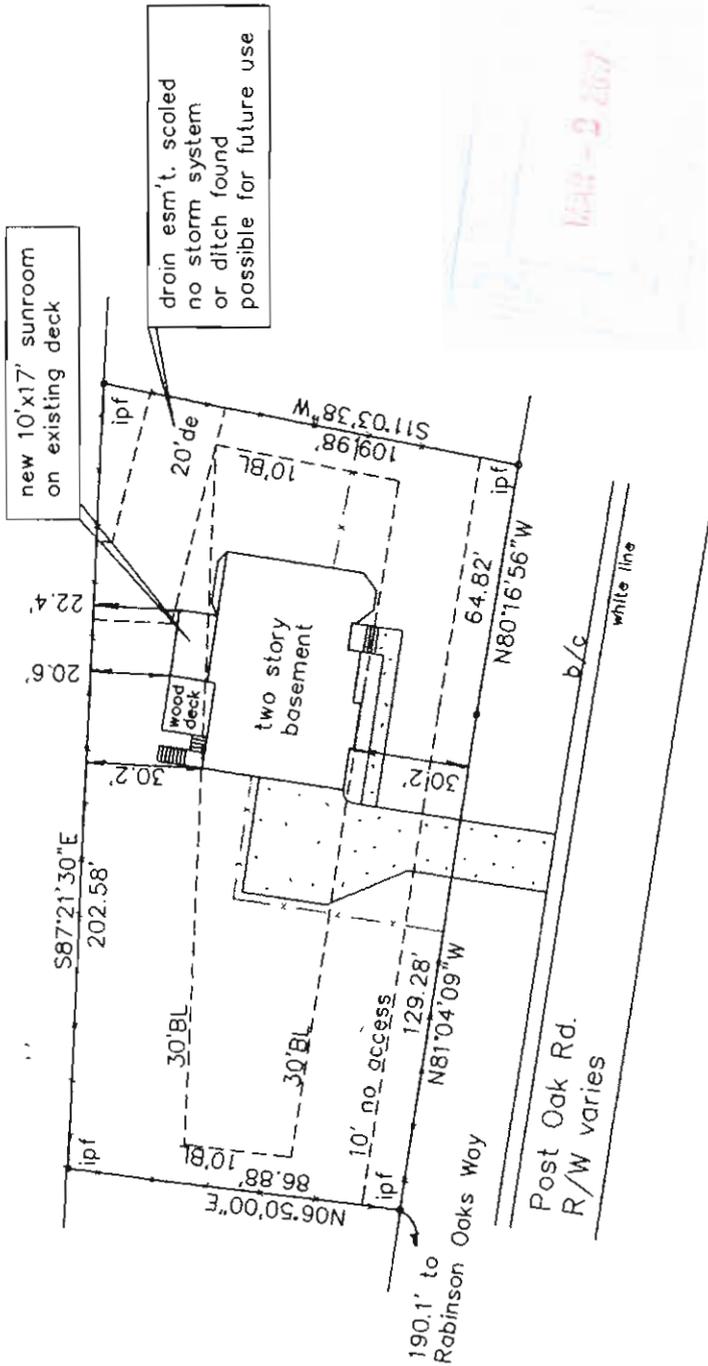
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Encroach rear set back 4' in order to construct sunroom addition.
Room will enclose existing rear slab. Pie shaped lot leaves no
room for addition.

List type of variance requested: Encroach rear set back 4'.

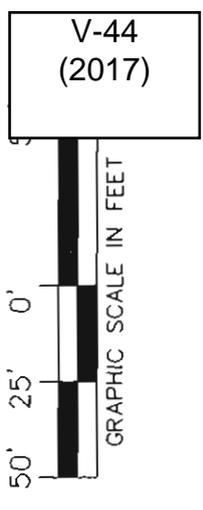
REFERENCE

PLAT BOOK 271 PAGE 557



LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
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- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



survey for

Efe Efemini

JOHNSON
SURVEYING
4545 River Parkway
Unit "13-M"
Atlanta Ga. 30339
678-557-1449

Land Lot 604
District 16, Sec. 2
Cobb County, Ga.
Post Oak Run
Lot 1
3239 Post Oak Tritt Rd.

DATE: 2-21-2017 SCALE: 1"=50' JOB NO: 17-23

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000000+ FEET

EQUIPMENT USED: TOPCON GTS-2



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

Jeffrey J. Johnson
JEFFREY J. JOHNSON R.L.S. 2505

APPLICANT: Efe Efemini

PETITION No.: V-44

PHONE: 770-634-6169

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Andy Burton

PRESENT ZONING: R-15

PHONE: 678-410-6724

LAND LOT(S): 604

TITLEHOLDER: Efe Efemini

DISTRICT: 16

PROPERTY LOCATION: On the north side of Post Oak Tritt Road, east of Twin Lakes Way (3239 Post Oak Tritt Road).

SIZE OF TRACT: 0.45 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 20 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-44

Hearing Date: 5-10-17

Applicant Efe Efemini Phone # 770-634-6169 E-mail JOIYAEP@YAHOO.COM

Andy Burton
(representative's name, printed) Address 3239 Post Oak Tr. H Rd Marietta 30062
(street, city, state and zip code)

Andy Burton
(representative's signature) Phone # 678-410-6724 E-mail aburtonegetchampion.com

Signed, sealed and delivered in presence of:

My commission expires: 6-27-20

[Signature]
Notary Public

Titleholder EFE EFEMINI Phone # 770-634-6169 E-mail EFE.EFEMINI@gmail.com

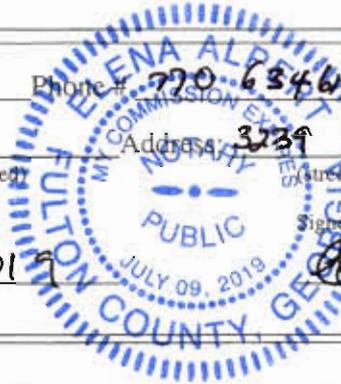
Signature [Signature]
(attach additional signatures, if needed) Address: 3239 POST OAK TRAIL ROAD MARIETTA GA 30062
(street, city, state and zip code)

★

Signed, sealed and delivered in presence of:

My commission expires: 07-09-2017

[Signature]
Notary Public



Present Zoning of Property _____

Location 3239 Post Oak Tr H Rd Marietta GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 604 District 16 Size of Tract _____ Acre(s)

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

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

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

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

Encroach rear set back 10' in order to enclose existing deck with a screen room. Lot is not very deep, leaving no room for expansion on the rear

List type of variance requested: Encroach rear set back 10'

RUSH

V-44
(2017)
Exhibit

Deed Book 14725 Pg 3829
Filed and Recorded Sep-22-2009 11:09am
2009-0123562
Real Estate Transfer Tax \$0.00

ADMINISTRATIVE VARIANCE

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

State of Georgia
County of Cobb

I, Mark A. Danneman, the Zoning Division Manager of Cobb County, do hereby grant, pursuant to Sec. 134-35, of the Code of Cobb County, Georgia, adopted by the Board of Commissioners on November 26, 1996 and effective on January 1, 1997, on behalf of Cobb County, Georgia, the following described administrative variance(s) to the certain property owned by Branch Banking & Trust Co., recorded in Deed Book 14684, Page 5393, Cobb County, Georgia and being located in Land Lots 604, of the 16th District, 2nd Section of Cobb County, Georgia and being more particularly described in Exhibit "A" attached hereto and incorporated herein by express reference:

ADMINISTRATIVE VARIANCE(S) GRANTED

Type of Variance: 1. Waive the front setback for lot 1 from 40-feet to 30-feet. This variance is due to Right-of Way acquired by Cobb County for the Post Oak Tritt Road Widening Project.

This 21st day of September, 2009.
Signed, sealed and delivered in presence of:

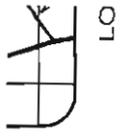
Jay P. Bon
Owner

Jay C. Stephenson
Witness

Danille Williams
Notary Public
My Commission Expires



Mark A. Danneman
Mark A. Danneman
Zoning Division Manager



LO

ZONING NOTE

THE SUBJECT PROPERTY (SEE VARIANCE STIPUL) TOTAL NUMBER OF LOTS TOTAL AREA: 9,630 ACRES LOT YIELD: 0.52 LOTS/AC NO CEMETERIES ARCHES LANDMARKS ARE NOTED THERE ARE NO COVENANTS MINIMUM SETBACKS: FRONT: 50' REAR: 50' SIDE: 25' MINIMUM LOT SIZE: 80.0 AVERAGE LOT SIZE: 83.1 MINIMUM HOUSE SIZE: 1 NUMBER OF LOTS: 5

ZONING VARIANCE:

- PETITION NO. V-153 11/12/03
- UNDISTURBED STREAM BUFFER PROTECT THE STREAM AND THE 60-FOOT UNDISTURBED BUFFER SOUTH PROPERTY LINE. STRUCTURE RESTRICTIONS FOR ALL UTILITIES DEVELOPMENT AND INSPECTION RECOMMENDATIONS
- STORMWATER MANAGEMENT RECOMMENDATIONS
- WATER DIVISION
- CORBB OUT CO

V-45 (2017)

NOTES:

- ALL ADDRESS FOR BUREAU ADDRESS
- THE ACCESS DRIVEWAY ON A PRIVATE DRIVEWAY WILL BE LO AND UTILITY EASEMENT AND WILL HOMEOWNERS
- THIS PLAT IS SUBJECT TO THE CO DOCUMENT(S) ATTACHED HERETO BECOMES PART OF THIS PLAT.
- STATE LAW PROHIBITS THE PRIVATE OTHERWISE MAKING IMPROVEMENT THE SOLE RESPONSIBILITY FOR IMPROVEMENT SHALL BE THE PRIVATE

FINAL

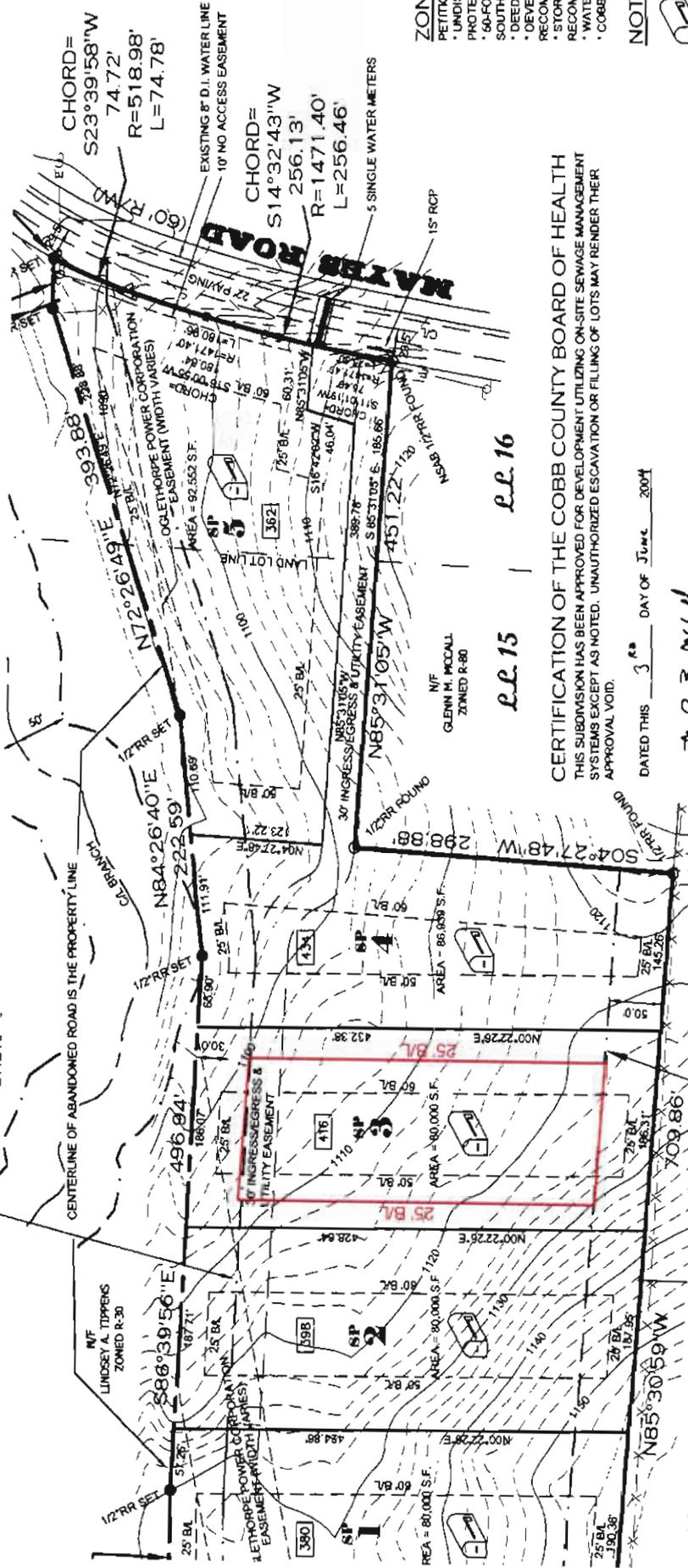
DANNY

LOCATED IN LAND LOT 2ND SECTION, CO



GRA	0
REV	06/03/04
DATE	

THE



CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH
THIS SUBDIVISION HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED ESCAVATION OR FILLING OF LOTS MAY RENDER THEM APPROVAL VOID.

DATED THIS 3RD DAY OF June 2004

THE B. McCall

ENVIRONMENTAL HEALTH DISTRICT DIRECTOR FOR THE COBB COUNTY BOARD OF HEALTH

- LOT DESIGNATIONS:
- CURRENTLY NOT SUITABLE FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS
- APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO THE ISSUANCE OF ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT.
- APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.

SURVEYORS ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY COBB COUNTY DEVELOPMENT STANDARDS.

Benjamin C. Cawley
REGISTERED GEORGIA LAND SURVEYOR NO 2841

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATION AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

Benny Carwell
COBB COUNTY WATER SYSTEM

DATE 6-8-04

DATE 6-18-04

DATE 6/23/04

DATE 6/23/04

**TOTAL AREA = 9.630 ACRES
(419,490 SQ. FT.)**

• DENOTES LOTS THAT REQUIRE A SITE PLAN BY SUBMITTED AND APPROVED BY THE COBB COUNTY DEVELOPMENT AND INSPECTIONS DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. SITE PLANS MUST BE SUBMITTED SUBJECT TO THE REQUIREMENTS OF COBB COUNTY CODE SECTION 50-60(3).

COUNTY MANDATED 50' UNDISTURBED BUFFER TO BE MAINTAINED. NO STRUCTURES ARE ALLOWED IN THIS BUFFER.

LEGEND

- X — X — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTW = OPEN TOP WATER PIPE
- CTD = CRIMPED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDINGLINE
- RW = RIGHT OF WAY
- LLL = LAND LOT LINE
- WATER MAINS = W — W — W
- OVERHEAD POWER LINES = E — E — E
- GAS MAINS = G — G — G
- SANITARY SEWER MAIN = S — S — S
- NF = NOW OR FORMERLY OWNED BY
- NSB = NAIL SET AT BASE

MENT
LAND SHOWN ON THIS PLAT AND WHOSE NAME IS AT THIS PLAT IS MADE FROM AN ACTUAL SURVEY, AND IF WHICH IS HEREBY ACKNOWLEDGED, DO HERBERT LITY EASEMENTS TO THE ASSOCIATION NAMES ON THIS AND THE PURPOSES AND CONSIDERATIONS HERIN APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER FURTHER RELEASES AND HOLDS HARMLESS COBB AGES OR DEMANDS ARISING ON ACCOUNT OF THE CE OF THE PROPERTY SHOWN HEREON. ON ACCOUNT OF VATE ROADWAYS AND EASEMENTS SHOWN, AND ON ION AND DISCHARGE OF SURFACE WATER, OR THE

LED BY G. W. COLLETT, L.S. DATED 10/25/1977 & D IN P.B. 87, PG. 72.
ETHORPE POWER CORPORATION PREPARED BY IN D.B. 4249, PG. 17.
ETHORPE POWER CORPORATION PREPARED BY IN D.B. 4249, PG. 18.
PARED BY CARLTON RAKESTRAW AND ASSOCIATES

FILED BY PHOTOGRAMMETRICAL METHODS /ALS AND ARE BASED ON MEAN SEA LEVEL DATUM.

APPLICANT: Mark Puckett

PHONE: 770-814-1288

REPRESENTATIVE: Mark Puckett

PHONE: 770-814-1288

TITLEHOLDER: Mark L. Puckett and Alison Puckett

PROPERTY LOCATION: Accessed from an easement on the west side of Mayes Road, north of Morrison Road (416 Mayes Road).

PETITION No.: V-45

DATE OF HEARING: 05-10-2017

PRESENT ZONING: R-80

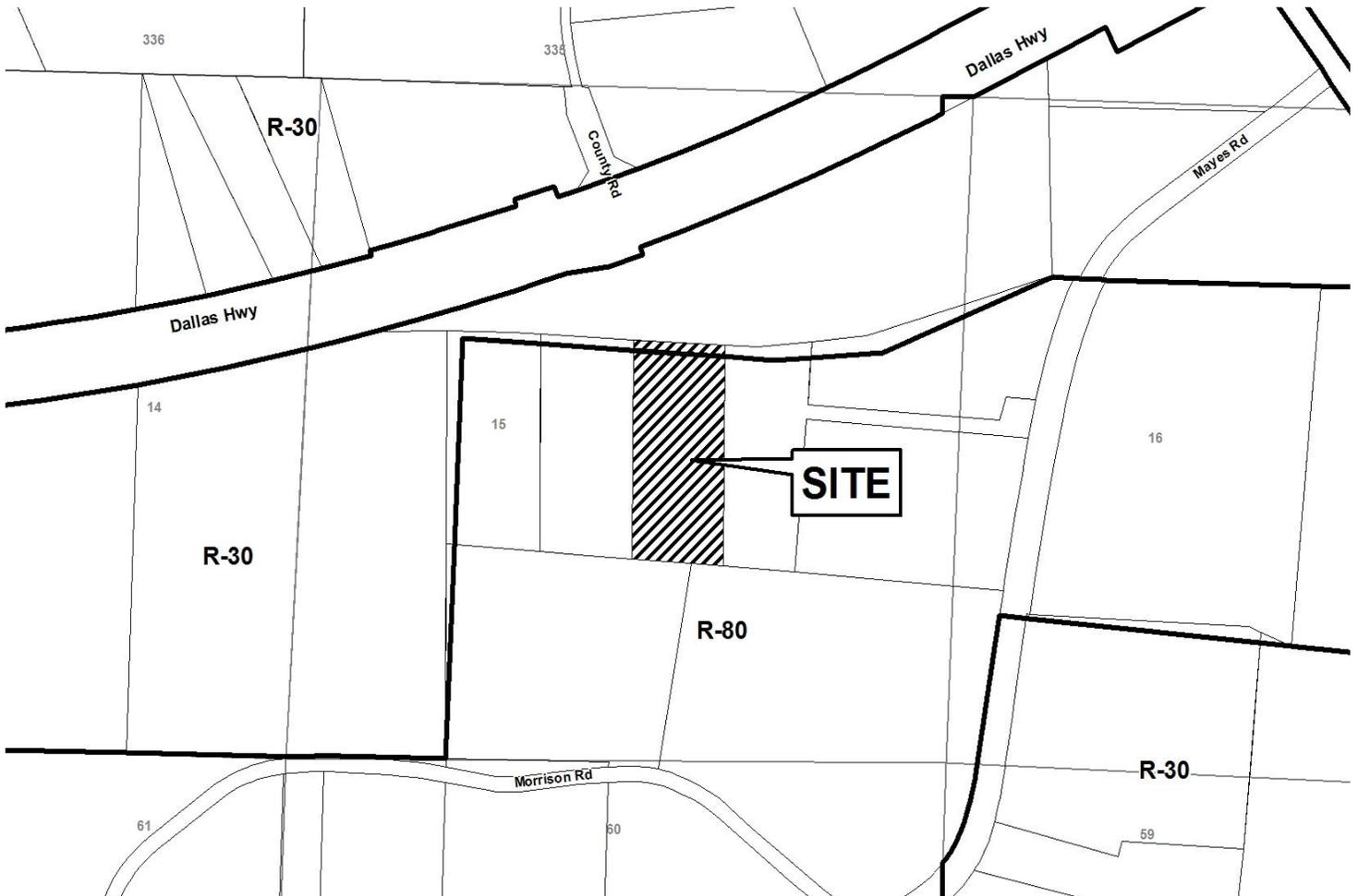
LAND LOT(S): 15

DISTRICT: 19

SIZE OF TRACT: 1.84 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the front setback from the required 60 feet to 25 feet; and 2) waive the rear setback from the required 50 feet to 25 feet.





Application for Variance Cobb County

(type or print clearly)

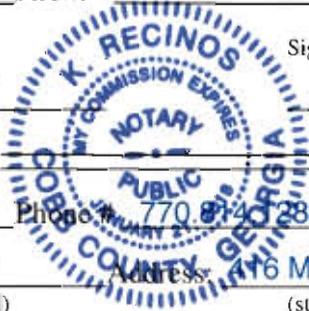
Application No. V-45
Hearing Date: 5-10-17

Applicant Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com

Mark Puckett Address 416 Mayes Road, Powder Springs, GA 30127
(representative's name, printed) (street, city, state and zip code)

Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com
(representative's signature)

My commission expires: 01/21/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Mark Puckett Phone # 770.814.1288 E-mail mark@raxis.com

Signature [Signature] Address 416 Mayes Road, Powder Springs, GA 30127
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/21/2018 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-80

Location 416 Mayes Road, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 15 District 19 Size of Tract 1.84 Acre(s)

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

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

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

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

The current build lines do not allow for the construction of an addition to the home located on this lot.

List type of variance requested: Request to change the east and west build line of lot 3 to 25 feet. The current 50' and 60' build lines do not correctly correspond to the front of the house, which faces north, towards the existing easement/private driveway. This change will accommodate the construction of an addition to the home.

APPLICANT: James P. Hudson

PETITION No.: V-46

PHONE: 770-993-5522

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: James P. Hudson

PRESENT ZONING: R-20

PHONE: 770-993-5522

LAND LOT(S): 279

TITLEHOLDER: James Paul Hudson and Lisa A. Hudson

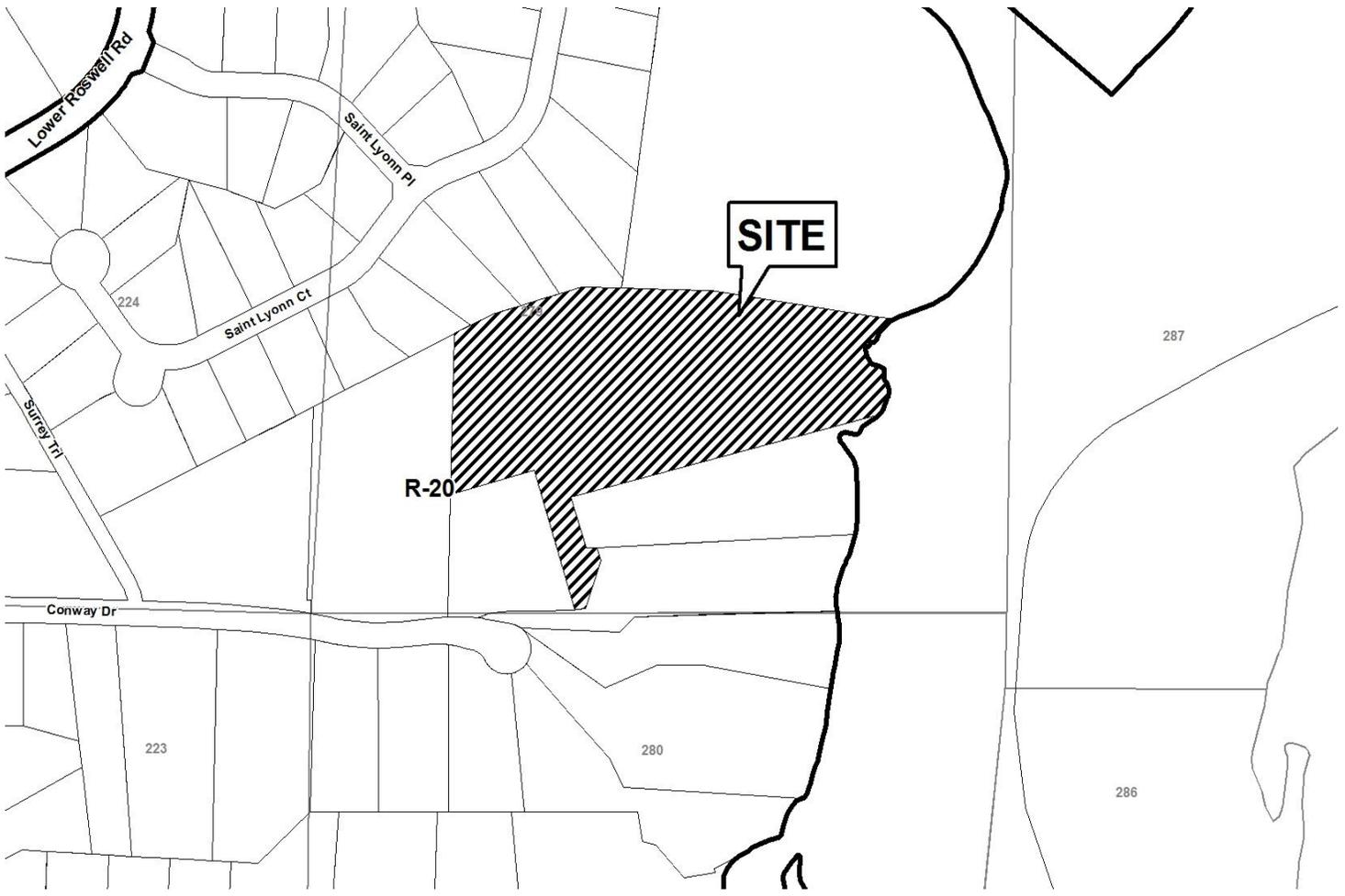
DISTRICT: 1

PROPERTY LOCATION: At the northern terminus of Conway Drive, east of Surrey Trail (5637 Conway Drive).

SIZE OF TRACT: 6.93 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Allow an accessory structure (existing garage and proposed approximately 1,800 square foot garage and shop) to the front of the principal structure; and 2) waive the setbacks for an accessory structure (proposed approximately 1,800 square foot garage and shop) from the required 100 feet to 40 feet adjacent to the west property line and to 56 feet adjacent to the south property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-46
Hearing Date: 5-10-17

Applicant JAMES P. HUDSON Phone # 770-993-5522 E-mail HUDSONJ@bellsouth.net

JAMES P. HUDSON Address 5637 CONWAY DRIVE, MARIETTA, GA 30068
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # SAME E-mail _____
(representative's signature)

My commission expires: 12/11/2020

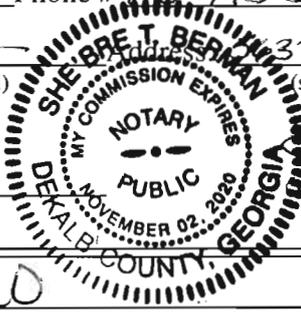


Signed, sealed and delivered in presence of _____
Notary Public

Titleholder JAMES P. HUDSON Phone # 770-993-5522 E-mail HUDSONJ@bellsouth.net

Signature [Signature] Address 5637 CONWAY DRIVE, MARIETTA, GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11.2.2020



Signed, sealed and delivered in presence of _____
Notary Public

Present Zoning of Property R-20

Location 5637 CONWAY DRIVE, MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 279 District 2ND Size of Tract 6.93 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 _____ Shape of Property _____ Topography of Property X steep Other RIVER CORRIDOR RESTRICTIONS

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

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

CANNOT BUILD IN BACKYARD DUE TO CHATTAHOOCHEE RIVER CORRIDOR RESTRICTIONS. ABC CATEGORY "D" LAND IS ONLY LOCATION AVAILABLE

List type of variance requested: VARIANCE TO BUILD AUXILIARY GARAGE/SHOP AS SHOWN ON SITE PLAN AND REDUCE SETBACK ON SOUTH PROPERTY LINE TO 56' AND ON WEST PROPERTY LINE TO 40 FEET.

APPLICATION FOR VARIANCE REQUEST
REGULATIONS BOARD OF APPEALS

Date of Application November 7, 1974 Date of Hearing 2:00 PM
Name of Applicant James F. Jones
Address 8065 Roswell Rd., N.E., Suite 912 Phone 471-9859
City Atlanta, Georgia 30328
Name of Applicant's Attorney James Paul Hudson Phone 252-7413
Address 1065 Peachtree St., N.E., Suite 1000
City Atlanta, Georgia 30309

Type of Variance Residential home without 100 feet of road frontage and release from subdivision regulations of paving and guttering the easement.

Land Lot 279 District 280 Section 2nd Cobb County

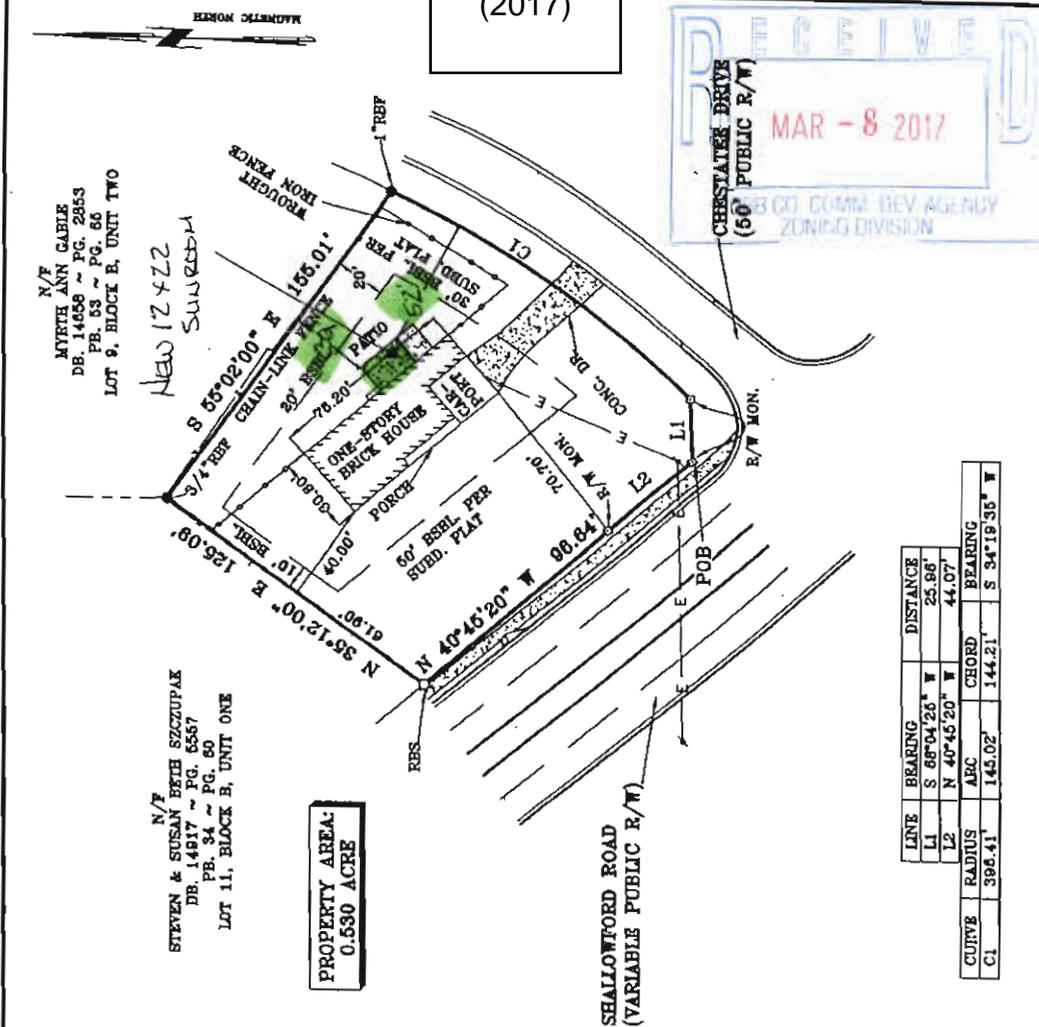
Legal Description See Legal Description Attached Hereto and Made a Part Hereof by Reference.

Decision of Board of Appeals: 12-12-74. Board of Appeals approved the above request. Motion by Fowler, seconded by Adams, carried 6-0.

SECRETARY:

James P. Hudson

V-47
(2017)



N/7 MYRTH ANN GABLE
DB. 14056 ~ PG. 2853
PB. 53 ~ PG. 66
LOT 9, BLOCK B, UNIT TWO

NEW 12 X 22
SUNROOM

N/7 STEVEN & SUSAN BETH SZCZUPAK
DB. 14917 ~ PG. 6567
PB. 34 ~ PG. 80
LOT 11, BLOCK B, UNIT ONE

PROPERTY AREA:
0.530 ACRE

SHALLOW FORD ROAD
(VARIABLE PUBLIC R/W)

CHRISTATE DRIVE
(50' PUBLIC R/W)

LINE	BEARING	DISTANCE
L1	S 68°04'25" W	25.86'
L2	N 40°45'20" W	44.07'

CURVE	RADIUS	ARC	CHORD	BEARING
C1	396.41'	145.02'	144.21'	S 34°19'35" W

GENERAL NOTES

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PRECISION OF 1" IN 31,750 FEET AND AN ANGLE PRECISION OF 1" PER 100,000 FEET. THIS MAP WAS CALCULATED USING THE COMPARISON METHOD. A GRAPHIC SCALE TO TOTAL STATION WAS USED FOR THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 967,800 FEET.

FEMA FLOOD HAZARD MAP 13067C0002G DATED DECEMBER 16, 2006, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

THIS PLAT IS MADE FOR THE SOLE USE AND BENEFIT OF THE PERSONS NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO PERSONS NOT NAMED HEREON AND ANY USE BY UNNAMED PARTIES WILL BE DONE AT THEIR OWN RISK.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND
○ = PROPERTY CORNER
● = IRON PIN FOUND
REF = 1/2" REBAR FOUND
RES = 1/2" REBAR SET
PL = PROPERTY LINE
LL = LAND LOT LINE
PL = POWER LINE
-X- = FENCE LINE

SURVEYOR CERTIFICATION:
As required by subsection (c) of O.C.G.A. Section 15-6-7, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-occu planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

The following governmental bodies have approved this map, plat, or plan for filing:

Cobb County Zoning Division: N/A
NAME _____ DATE 03/02/2017

The following governmental bodies have affirmed that approval is not required:
NAME _____ DATE _____

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Authority.

JOHNNY R. HIGGINS JR. 03/02/2017 DATE
1615 03/02/2017

BOUNDARY SURVEY FOR:
WILLIAM J. HIGGINS & PAULA N. HIGGINS
LOT 10, BLOCK B, UNIT ONE OF
SHALLOW FORD HEIGHTS SUBDIVISION,
LOCATED IN LAND LOT 391,
16TH DISTRICT, 2ND. SECTION,
COBB COUNTY, GEORGIA

J. R. KNIGHT LAND SURVEYING, LLC.
1006 NORTH TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 807-9687
FAX: 1-844-760-9216
EMAIL: rayksurveyor@gmail.com

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	RM	03/02/2017	INITIAL ISSUE

DATE OF PLAT: 03/02/2017
DATE OF FIELD WORK: 03/01/2017

REV. PLAT: PB. 34 - PG. 60, COBB COUNTY, GEORGIA



APPLICANT: William J. Higgins and Paula N. Higgins

PHONE: 404-512-4650

REPRESENTATIVE: Thomas Ingram

PHONE: 678-296-0276

TITLEHOLDER: William J. Higgins and Paula N. Higgins

PROPERTY LOCATION: On the northwest corner of Chestatee Drove and Shallowford Road (3625 Shallowford Road).

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 32 feet.

PETITION No.: V-47

DATE OF HEARING: 05-10-2017

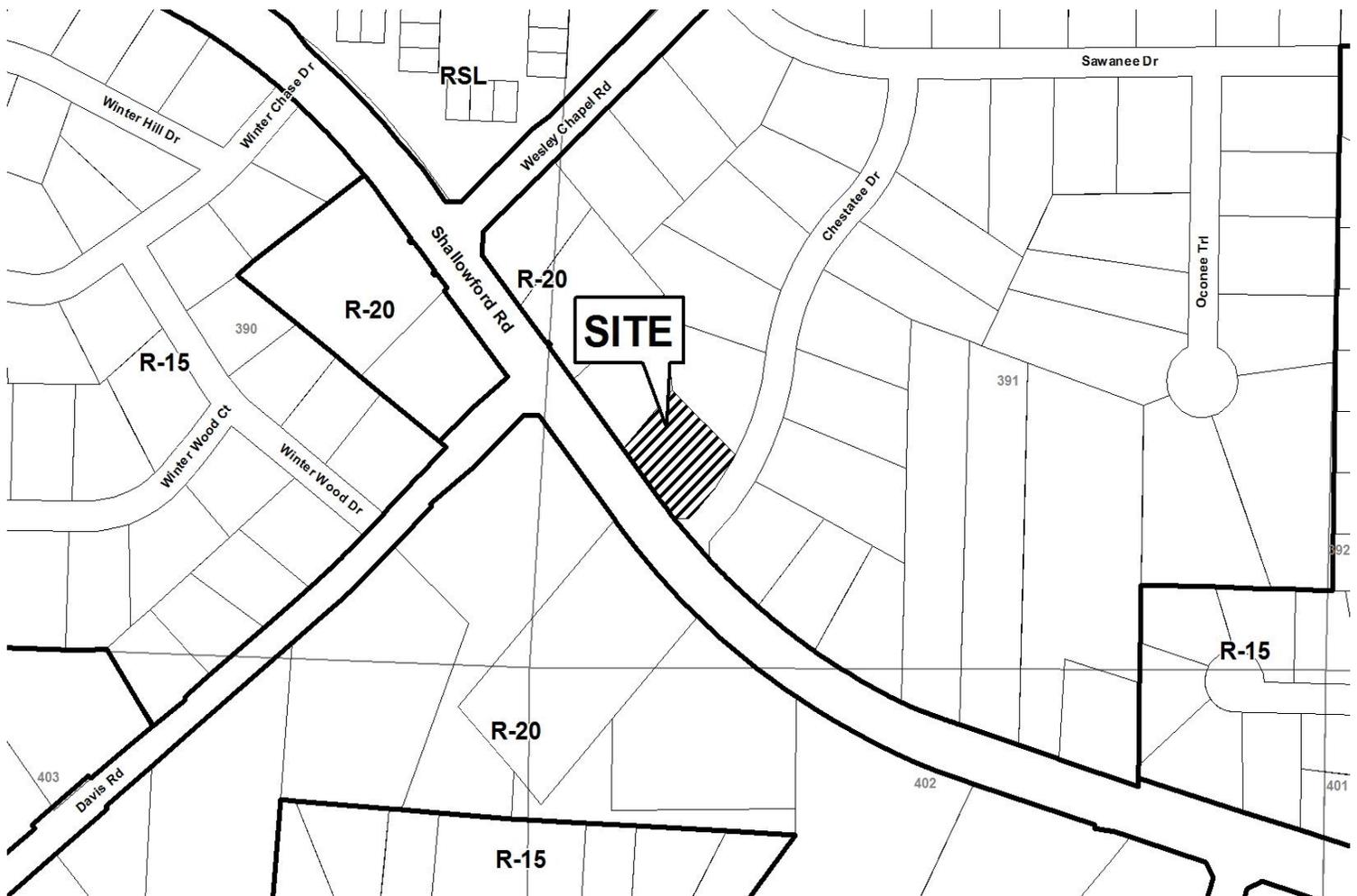
PRESENT ZONING: R-20

LAND LOT(S): 391

DISTRICT: 16

SIZE OF TRACT: 0.53 acres

COMMISSION DISTRICT: 2



Application for Variance Cobb County

(type or print clearly)

Application No. V-47

Hearing Date: 5-10-2017

Applicant WILLIAM J. HIGGINS
PAULA N. HIGGINS

Phone # 404-512-4656

E-mail _____

THOMAS INGRAM

Address 2031 BAKER CT, KENNESAW 30144

(street, city, state and zip code)

(representative's name, printed)

Phone # 678-296-0276

E-mail THOM@DCENCLOSURES.COM

(representative's signature)

Signed, sealed and delivered in presence of Jamara C Norton

My commission expires: 04-05-2020

Titleholder WILLIAM J. HIGGINS
PAULA N. HIGGINS

Phone # 404-512-4656

E-mail _____

Signature Paula N. Higgins
William J. Higgins

(attach additional signatures, if needed)

Address: 3625 SHALLOWFORD RD - MARIETTA, GA 30062

(street, city, state and zip code)

Signed, sealed and delivered in presence of: Jamara C Norton

My commission expires: 04-05-2020

Present Zoning of Property RESIDENTIAL

Location 3625 SHALLOWFORD RD - MARIETTA, GA 30062

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

Land Lot(s) 391

District 16th

Size of Tract 0.530

Acre(s)

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

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

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

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

HOMEOWNER WANTS TO BUILD A SUNROOM ON REAR PATIO BECAUSE THEY CANNOT USE BACK PATIO WITHOUT BE BOTHERED BY INSECTS AND SUN.

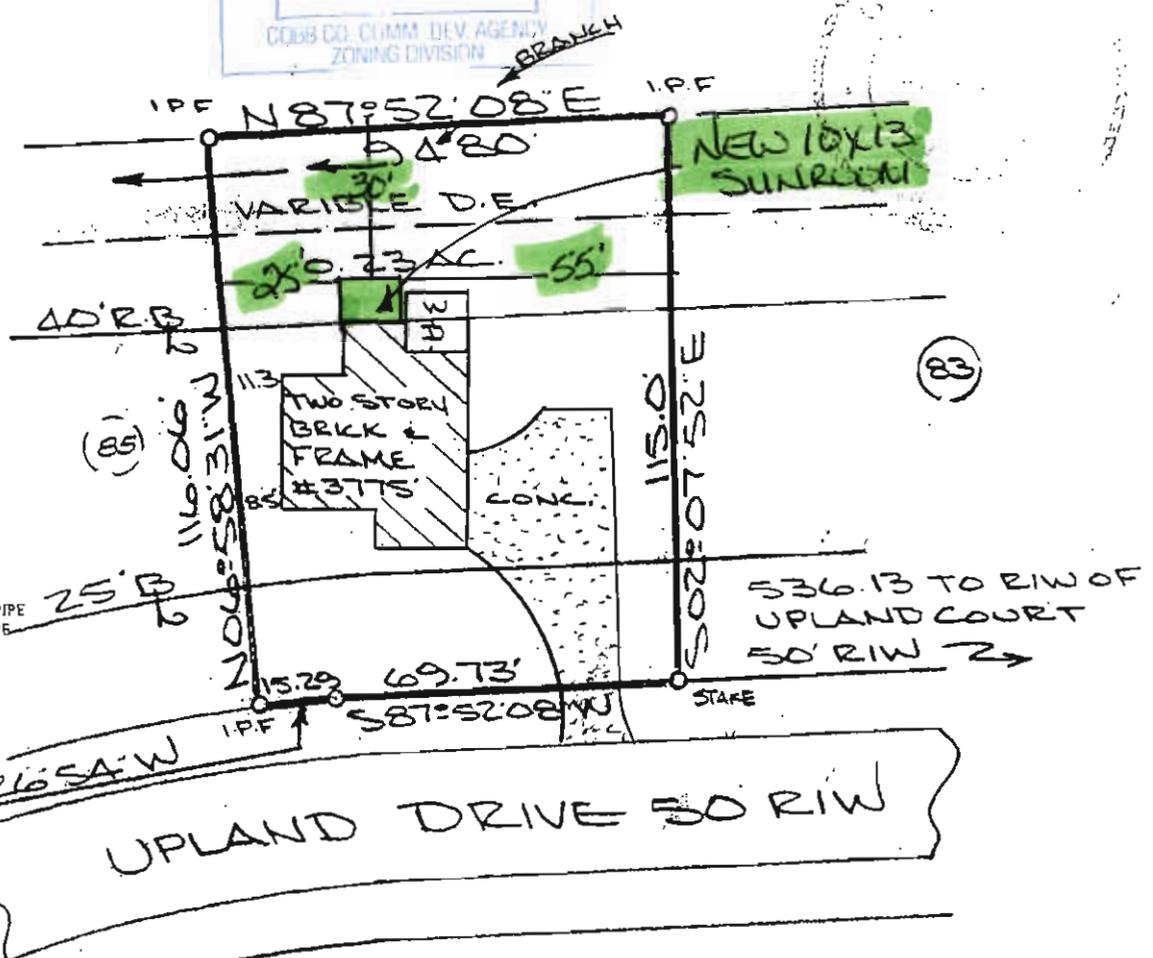
List type of variance requested: REDUCE REAR SET BACK FROM 35' to 25'

V-48
(2017)

566

LOT 314
BLOCK
UNIT 1
SUB. HIGHLAND PARK

GOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.



- LEGEND
- IP (IRON PIN SET)
 - IPF (IRON PIN FOUND)
 - FC (FENCE CORNER)
 - XX (FENCE)
 - WD (WOOD DECK)
 - CUNC (CONCRETE)
 - AW (RIGHT-OF-WAY)
 - A (ARC)
 - R (RADIUS)
 - C (CHORD)
 - PP (POWER POLE)
 - SH (SERVICE HOLE)
 - LP (LAMP POLE)
 - MH (MAN HOLE)
 - SS (SANITARY SEWER)
 - CB (CATCH BASIN)
 - JB (JUNCTION BOX)
 - DI (DROP INLET)
 - HW (HEAD WALL)
 - CMP (CORRUGATED METAL PIPE)
 - RCP (REINFORCED CONC. PIPE)
 - SE (SEWER EASEMENT)
 - DE (DRAINAGE EASEMENT)
 - PH (FIRE HYDRANT)
 - PL (PROPERTY LINE)
 - P (PORCH)
 - BL (BUILDING LINE)

EQUIPMENT USED IN PREPARING THIS PLAT
HEWLETT PACKARD 85
GUPPY GTS-100
100' STEEL TAPE

THIS MAP IS BASED ON AN OPEN TRAVERSE

This map or plat has been calculated for closure and within one foot $\pm 10,000'$

WEIDONG WANG

LAND LOT 314
COBB COUNTY, GEORGIA
16TH DISTRICT
2ND SECT

SCALE 1" = 40'
REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.
DATE: 5-9-02

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

[Signature]

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does not appear to be in an area having special flood hazards.

1/2" REBAR AT ALL CORNERS

NO. 175644

332678

APPLICANT: Aiying Wang

PETITION No.: V-48

PHONE: 770-329-1302

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Thomas Ingram

PRESENT ZONING: PD

PHONE: 678-296-0276

LAND LOT(S): 314

TITLEHOLDER: Aiying Wang

DISTRICT: 16

PROPERTY LOCATION: On the north side of
Upland Drive, west of Upland Court
(3775 Upland Drive).

SIZE OF TRACT: 0.23 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 40 feet to 25 feet.



Application for Variance Cobb County



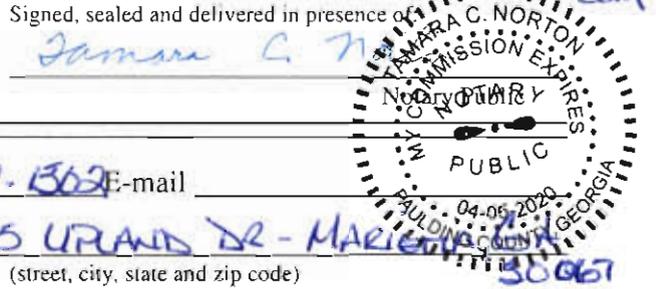
Application No. V-48
Hearing Date: 5-10-17

Applicant AIYING WANG Phone # 770 329-1302 E-mail _____

THOMAS INGRAM (representative's name, printed) Address: 2091 BAKER CT - KENNESAW, GA 30144 (street, city, state and zip code)

Thomas Ingram (representative's signature) Phone # 678-296-0976 E-mail: THOM@DEVELOPMENTS.COM

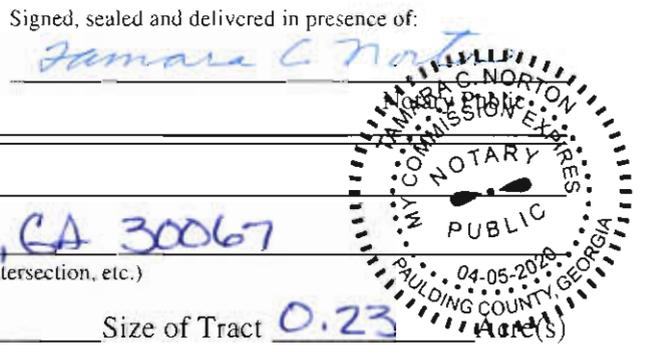
My commission expires: 04-05-2020



Titleholder AIYING WANG Phone # 770 329-1302 E-mail _____

Signature [Signature] (attach additional signatures, if needed) Address: 3775 UPLAND DR - MARIETTA, GA 30067 (street, city, state and zip code)

My commission expires: 04-05-2020



Present Zoning of Property RESIDENTIAL

Location 3775 UPLAND DR - MARIETTA, GA 30067 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 314 District 16th Size of Tract 0.23 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:

HOMEOWNER WANTS TO BUILD A SUNROOM ON REAR OF HOME BECAUSE THEY CANT ENJOY THE DECK WITHOUT BEING BOTHERED BY INSECTS + WEATHER

List type of variance requested: REDUCE REAR BUILDING SET BACK FROM 40' TO 25'

APPLICANT: Scott Moore

PETITION No.: V-49

PHONE: 989-621-2816

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Scott Moore

PRESENT ZONING: R-30

PHONE: 989-621-2816

LAND LOT(S): 158

TITLEHOLDER: Scott Moore and Amanda Moore

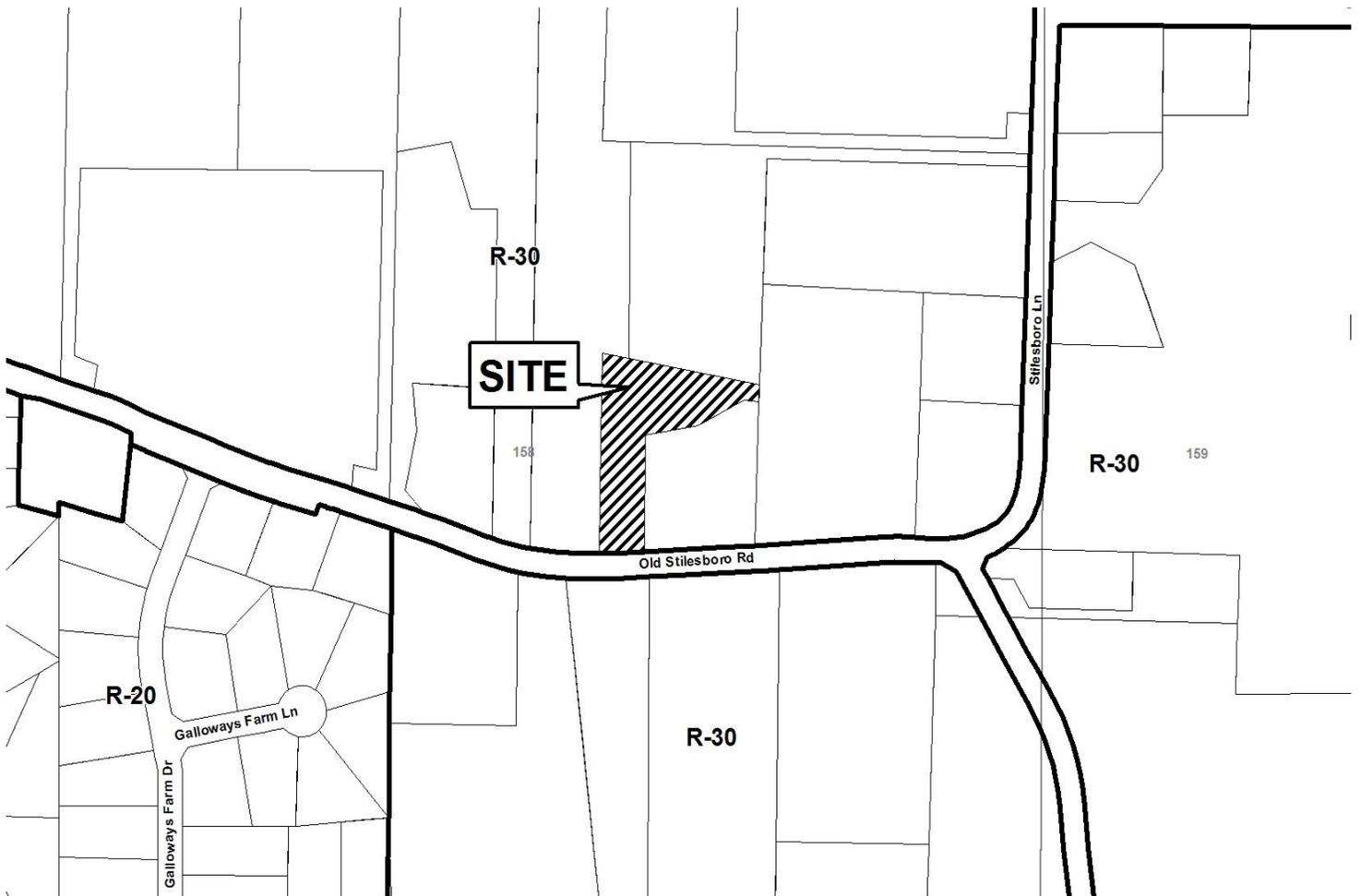
DISTRICT: 20

PROPERTY LOCATION: On the north side of Old Stilesboro Road, west of Stilesboro Lane (4730 Old Stilesboro Road).

SIZE OF TRACT: 1.36 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (proposed 2,560 square foot garage) to the side of the principal structure; and 2) waive the setbacks for an accessory structure over 650 square feet (proposed 2,560 square foot garage) from the required 100 feet to 15 feet adjacent to the north property line and 18 feet adjacent to the southeast property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-49
Hearing Date: _____

Applicant Scott Moore

Phone # 989-621-2816 E-mail Moore1swm@gmail.com

Scott Moore
(representative's name, printed)

Address 4730 Old Stilesboro Rd, Acworth, 30101
(street, city, state and zip code)

Scott Moore
(representative's signature)

Phone # 989-621-2816 E-mail Moore1swm@gmail.com

My commission expires: 8-27-2017

Signed, sealed and delivered in presence of:

Notary Signature
NOTARY PUBLIC
8-27-17
YOUNG BUSH
NOTARY PUBLIC
8-27-17

Titleholder Scott Moore
Amanda Moore

Phone # 989-621-2816 E-mail Moore1swm@gmail.com

Signature Scott Moore
Amanda Moore
(attach additional signatures, if needed)

Address: 4730 Old Stilesboro Rd, Acworth, 30101
(street, city, state and zip code)

My commission expires: 8-27-2017

Signed, sealed and delivered in presence of:

Notary Signature
NOTARY PUBLIC
8-27-17
YOUNG BUSH
NOTARY PUBLIC
8-27-17

Present Zoning of Property R30

Location 4730 Old Stilesboro Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 158 District 20th Size of Tract 1.361 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 60,499 sq ft 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:

AMPLE space available to construct Garage, need additional Storage for boat, trailers and vehicles.

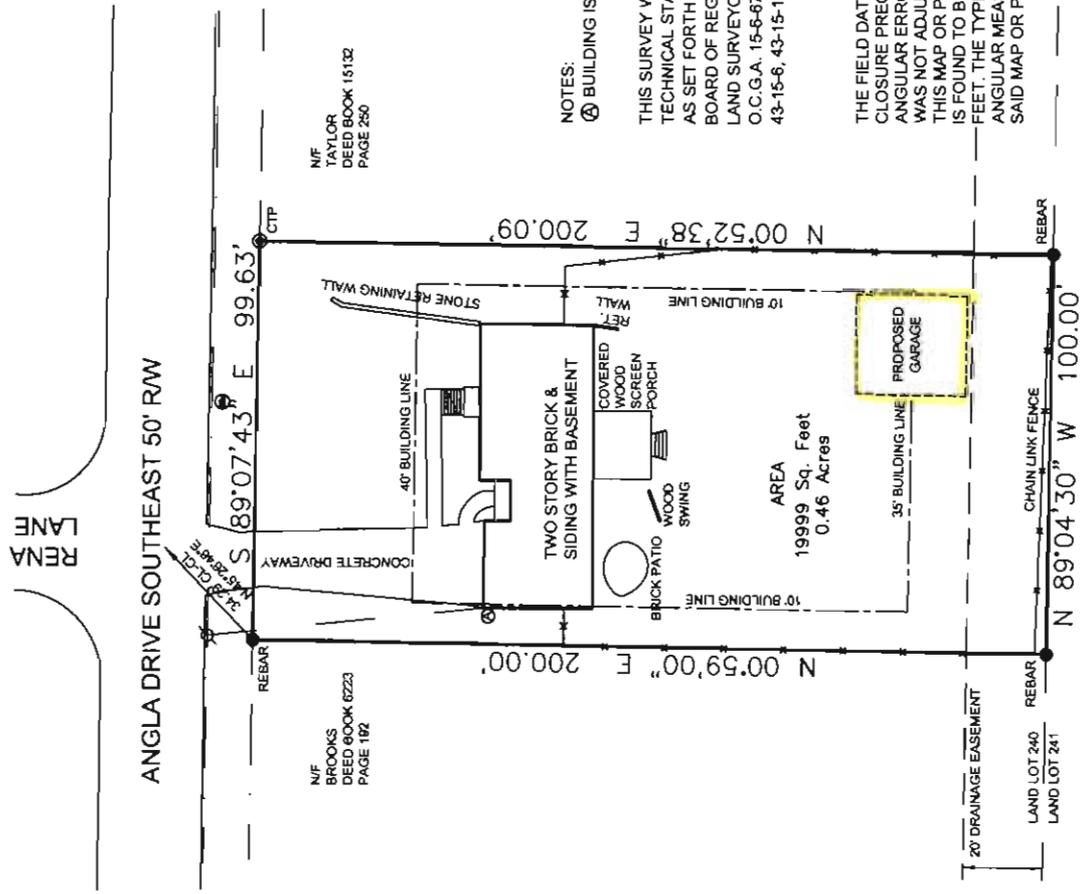
List type of variance requested: Detached Garage 40' x 64', to match the look and feel of our house

Proposed

V-50
(2017)

LEGEND

⊙	IRON PIN FOUND
●	IRON PIN SET
▲	PROPERTY CORNER
⊘	POWER POLE
⊕	FIRE HYDRANT
⊖	TELEPHONE PEDESTAL
⊗	WATER METER
⊚	DROP INLET
⊛	STORM WATER MANHOLE
*	FUEL MARKER



NOTES:

⊙ BUILDING IS ENCRANCHING 1.0' INTO BUILDING LINE

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 REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,083 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 280,975 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.



BEARINGS ARE BASED ON MAGNETIC NORTH

REFERENCE
PLAT BOOK 35 PAGE 55
DEED BOOK 14751 PAGE 1826
ZONING DISTRICT R-20

ADDRESS:
241 ANGLA DRIVE SOUTHEAST
SMYRNA, GEORGIA 30082

BOUNDARY SURVEY FOR:
DEBBIE R. MITCHELL
JOSEPH D. MITCHELL

LAND LOT 240
17TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

LOT 6, BLOCK B
CONCORD VILLAGE SUBDIVISION, UNIT 1

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR FIRM NO: 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
35 MANSOUR CIRCLE
NEWNAN, GA 30263
770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM

SCALE: 1" = 30'
12.09.2016
FIELD WORK: 12.06.2018



APPLICANT: Joseph Mitchell

PETITION No.: V-50

PHONE: 404-797-8636

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Joseph Mitchell

PRESENT ZONING: R-20

PHONE: 404-797-8636

LAND LOT(S): 240

TITLEHOLDER: Debbie R. Mitchell and Joseph D. Mitchell

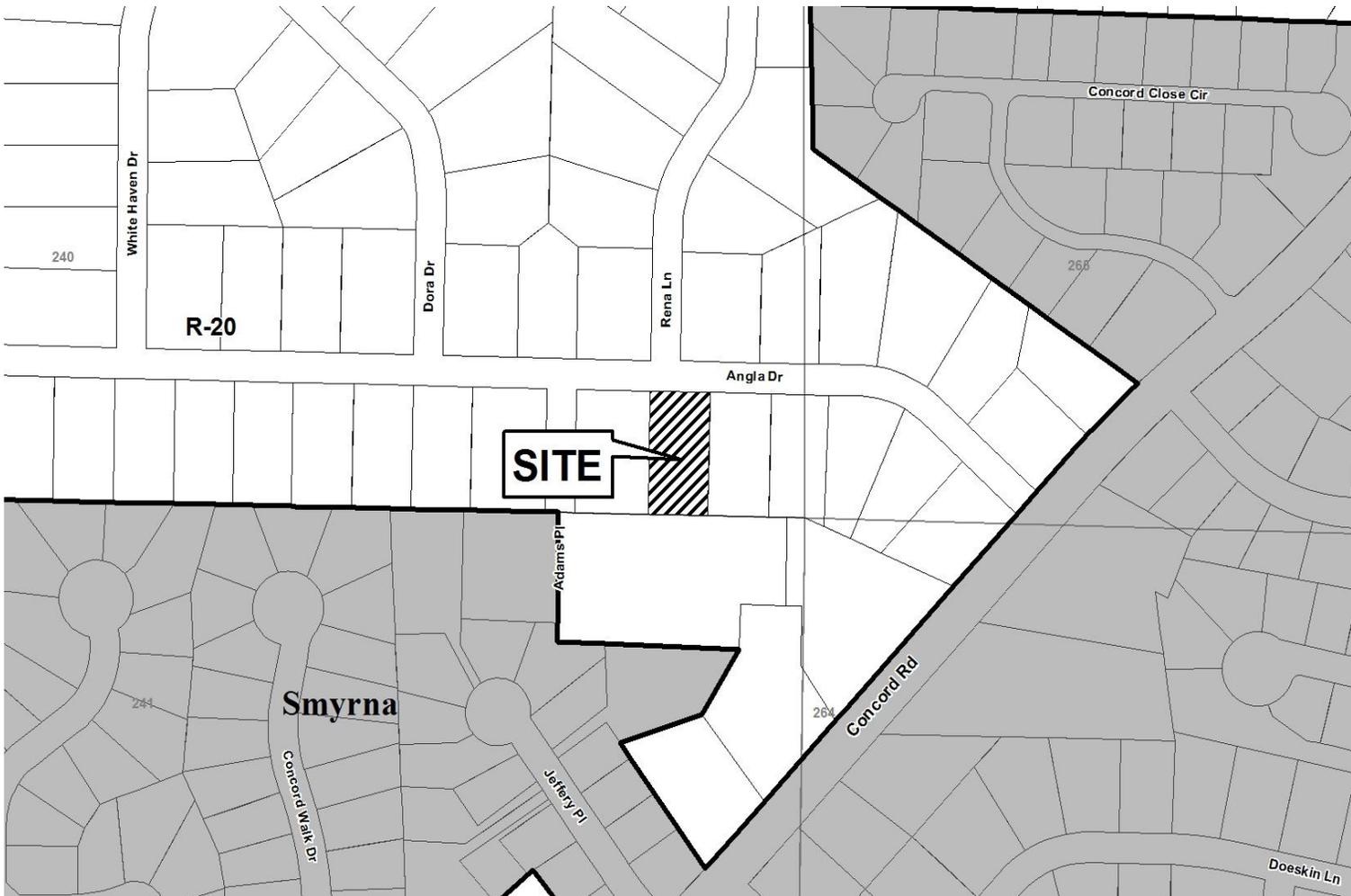
DISTRICT: 17

PROPERTY LOCATION: On the south side of Angla Drive, west of Concord Road (241 Angla Drive).

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback from the required 10 feet to nine (9) feet adjacent to the west property line; 2) waive the setbacks for an accessory structure over 650 square feet (approximately 675 square foot proposed garage) from the required 100 feet to 10 feet adjacent to the east property line, to 20 feet adjacent to the south property line, and to 60 feet adjacent to the west property line; 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-50

Hearing Date: 5-10-17

Applicant Joseph Mitchell

Phone # 404-797-8636

E-mail jdmcustoms@charter.net

Address _____

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION (street, city, state and zip code)

(representative's name, printed)

[Signature]

Phone # _____

E-mail _____

(representative's signature)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



Titleholder Joseph D. Mitchell

Phone # 404-797-8636

E-mail _____

Address: 241 Angla Dr. SE, Douglasville, GA 30082
(street, city, state and zip code)

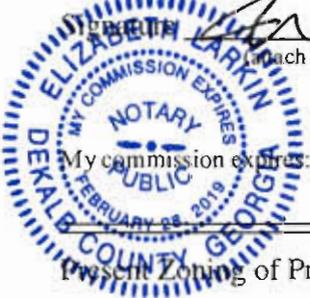
(each additional signatures, if needed)

[Signature]

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires: 2/28/2019

Present Zoning of Property R-20

Location 241 ANGLA DRIVE SE

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

Land Lot(s) 240 District 17TH Size of Tract .46 Acre(s)

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

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

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

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

CURRENT GARAGE SIZE IS NOT ADEQUATE FOR STORAGE AND RESTORATION OF VEHICLES. WOULD LIKE MORE SPACE FOR AUTO & WOODWORKING HOBBY PLACEMENT INSIDE EXISTING SETBACKS WOULD BE NOT AESTHETICALLY TO THE COMMUNITY.

List type of variance requested: REDUCE REAR SETBACK TO 20' AND ALLOW ACCESSORY STRUCTURE LARGER THAN 650 SQUARE FEET.

SPOKE WITH MR DAVID BRADEN CONCERNING 20' DRAINAGE EASEMENT AND WAS GIVEN VERBAL APPROVAL TO BUILD NEXT TO EASEMENT



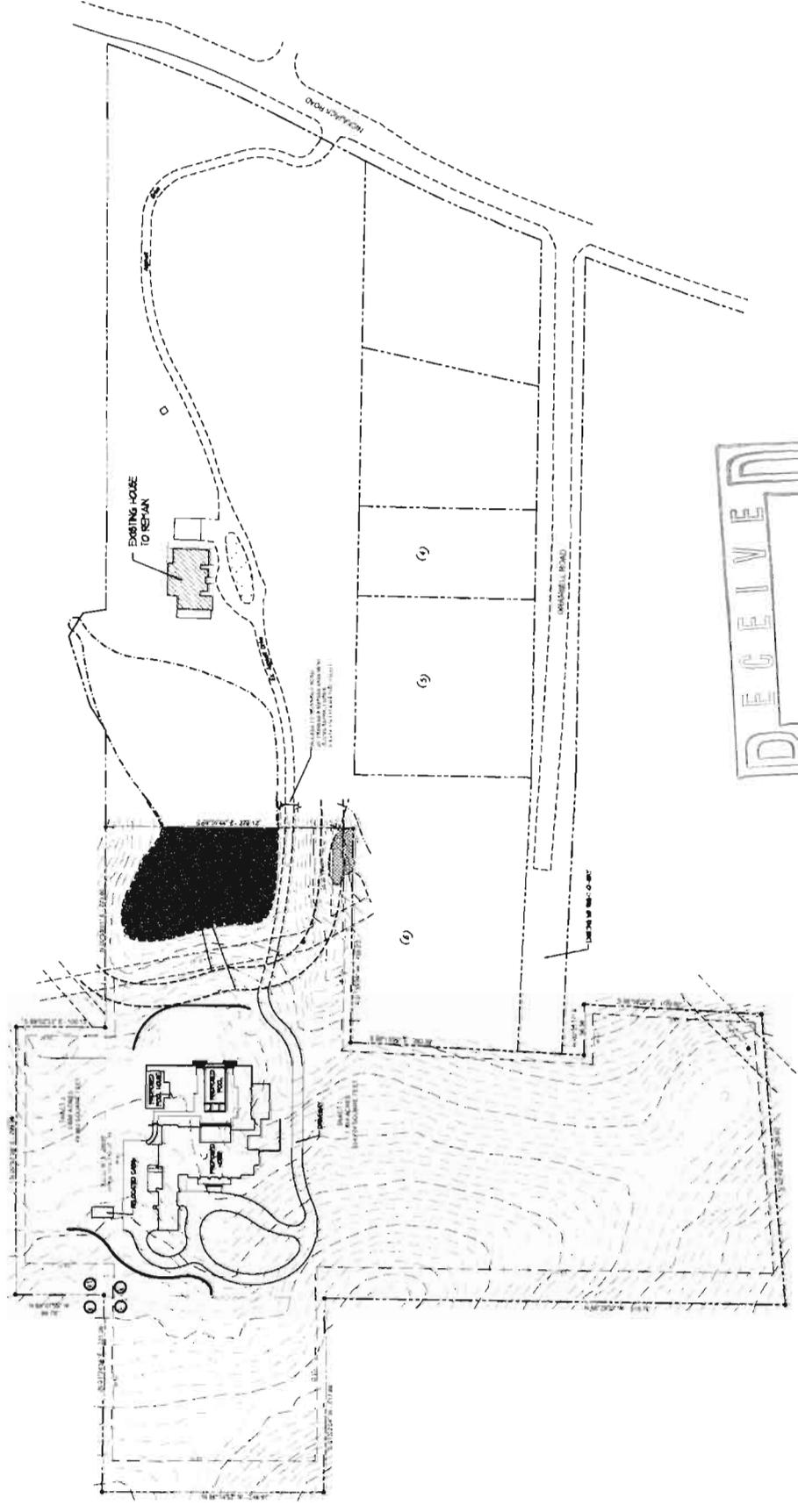
STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 1. PURPOSE: TO PROVIDE A STANDARD SET OF PLANS FOR THE CONSTRUCTION OF HIGHWAYS.
 2. SCOPE: THESE PLANS COVER THE DESIGN AND CONSTRUCTION OF HIGHWAYS FROM 1/2" TO 12" WIDE.
 3. REFERENCES: THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS FOR HIGHWAYS SHALL BE USED.
 4. NOTES: THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE HIGHWAY.
 5. DATE: 1/1/17

V-51
 (2017)

NO.	DESCRIPTION	DATE	BY
1	ISSUED	1/1/17	XXX
2	REVISED	1/1/17	XXX
3	REVISED	1/1/17	XXX
4	REVISED	1/1/17	XXX
5	REVISED	1/1/17	XXX
6	REVISED	1/1/17	XXX
7	REVISED	1/1/17	XXX
8	REVISED	1/1/17	XXX
9	REVISED	1/1/17	XXX
10	REVISED	1/1/17	XXX



VARIANCE PLAN
 L1.2



RECEIVED
 MAR - 9 2017
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

PROPOSED AREA	AREA #
PROPOSED AREA	1000
TOTAL AREA	1000
EXISTING AREA	1000
TOTAL AREA	1000

LOCALITY: THE PROPERTY IS SITUATED IN THE COUNTY OF COBB, GEORGIA.
 SUBJECT PROPERTY IS WITHIN THE ZONING DISTRICT OF R-10.
 ZONING DISTRICT: R-10
 ZONING DISTRICT: R-10
 ZONING DISTRICT: R-10

CALCULATIONS
 ZONING: R-10 COBB COUNTY
 SETBACKS:
 FRONT - 35 FT
 SIDE - 10 FT
 REAR - 35 FT
 LOT AREA PROPERTY ACQUISITION:
 TRACT 1: 1.14134 ACRES
 TRACT 2: 7.79885 ACRES
 TOTAL ACRES: 8.93819
 LAND LOT: 81, 24, 21, DISTRICT: 1114
 OWNERS:
 CHRISTOPHER CAMPBELL

APPLICANT: Christopher Campbell

PETITION No.: V-51

PHONE: 404-915-4206

DATE OF HEARING: 5-10-2017

REPRESENTATIVE: James Rob Barfield

PRESENT ZONING: R-20

PHONE: 770-778-2528

LAND LOT(S): 187, 246, 247

TITLEHOLDER: Christopher Campbell and Ann-Marie Campbell

DISTRICT: 17

PROPERTY LOCATION: Accessed by an easement off of the south side of Nickajack Road, west of Gambrell Road (22 Nickajack Road).

SIZE OF TRACT: 8.6 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure (relocated cabin) to the front of the principal structure; 2) waive the setback for an accessory structure over 650 square feet (approximately 960 square foot proposed pool house) from the required 100 feet to 80 feet adjacent to the west property line; and 3) waive the minimum public road frontage from the required 75 feet to 50 feet (Gambrell Road).





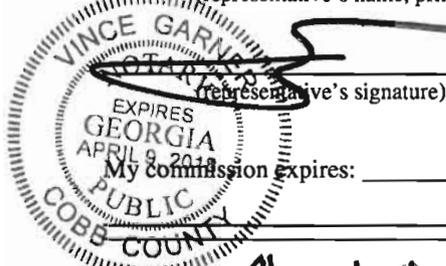
Application for Variance Cobb County

(type or print clearly)

Application No. V-51
Hearing Date: 5-10-17

Applicant Christopher Campbell Phone # 404 915 4206 E-mail Camo4@charter.net

James Bob Barfield
(representative's name, printed) Address 3350 Riverwood Pkwy SE
Atlanta GA 30389
(street, city, state and zip code)



Phone # 770 778 2528 E-mail rbarfield@visioninn.com

Signed, sealed and delivered in presence of:
Vince Garner
Notary Public

My commission expires: 4-9-2018

Applicant Christopher Campbell Phone # 404 915 4206 E-mail Camo4@charter.net



Signature [Signature] Address: 22 Nickajack Rd Mableton GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

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

Comm. Exp. GEORGIA Dec. 29, 2018
My commission expires: 12-29-18

Present Zoning of Property R-20

Location 22 Nickajack Rd, Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) B7, 246, 247 District 17th Size of Tract 8.6 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 8.6 A Shape of Property T- Topography of Property hilly 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 EXISTING LOT HAS A SHARED DRIVE. WE WANT TO BUILD A NEW HOME WHERE OUR EXISTING HOME WAS LOCATED. THE EXISTING HOME HAS BEEN DEMOLISHED.

List type of variance requested: ROAD FRONTAGE & BECAUSE WE HAVE A SHARED DRIVEWAY.

* LEGEND *

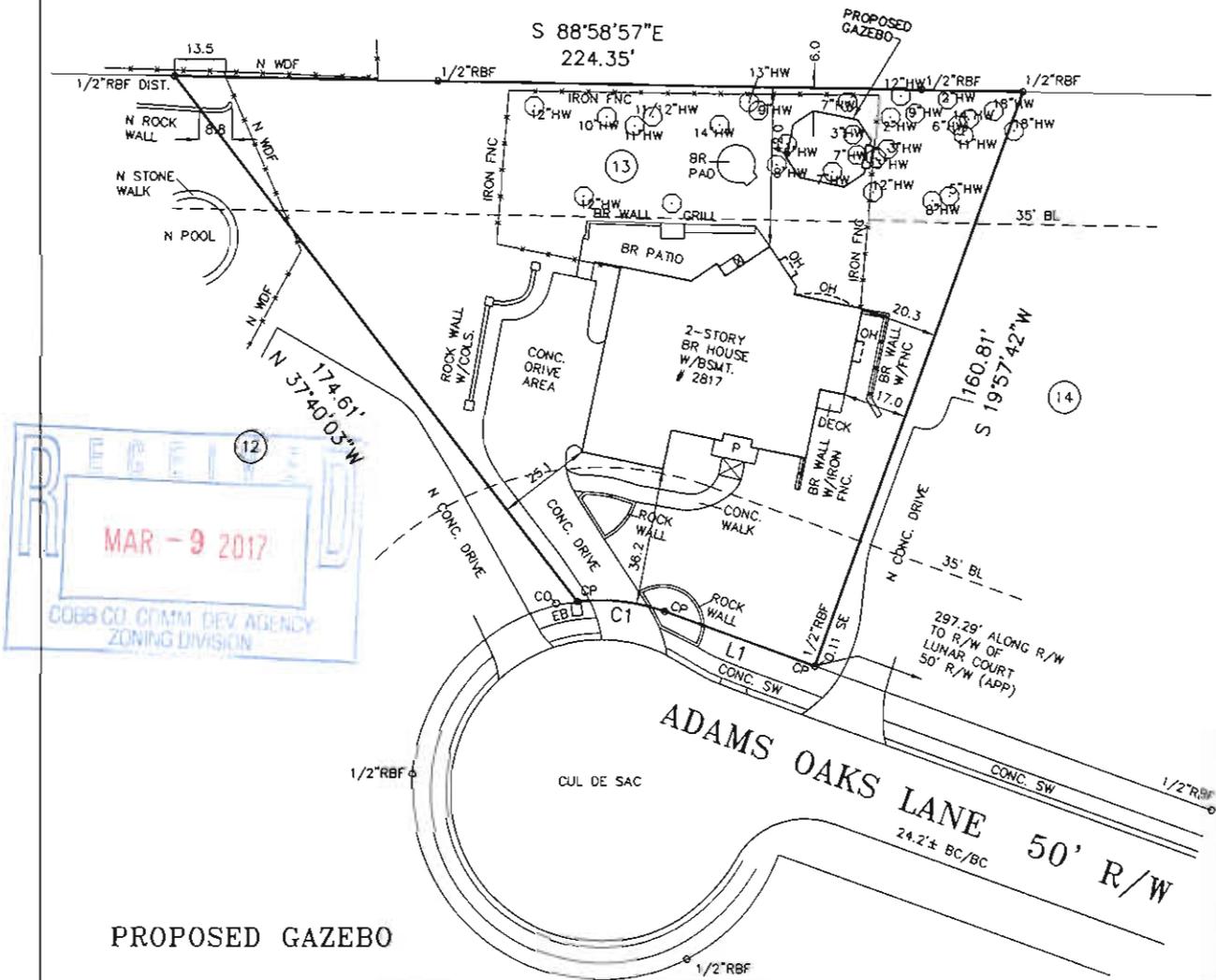
- | | |
|---------------------------|--------------------------|
| POB POINT OF BEGINNING | IP IRON PIN FOUND |
| LLS LAND LOT LINE | IPS IRON PIN SET |
| MH MAIN HOLE | OTF OPEN TOP PIPE FOUND |
| SSL SANITARY SEWER LINE | CTP CRAMP TOP PIPE FOUND |
| COB SAN SEWER CLEANOUT | RB REINFORCING BAR FOUND |
| CB CATCH BASIN | RBS REINFORCING BAR SET |
| JB JUNCTION BOX | MAD MAGNETIC READING IP |
| DI DRAINAGE INLET | AI ANGLE IRON FOUND |
| YI YARD INLET | CP CALCULATED POINT |
| HW HEAD WALL | -X-X FENCE |
| PF POWER POLE | CLF CHAIN LINK FENCE |
| PWF POWER LINE | WOF WOOD FENCE |
| SSE SANITARY SEWER EMBT. | WRF WIRE FENCE |
| DE DRAINAGE EASEMENT | WV WET WEATHER |
| UE UTILITY EASEMENT | FC FENCE CORNER |
| AE ACCESS EASEMENT | BL BUILDING LINE |
| TB TOP OF BANK | R/W RIGHT-OF-WAY |
| CMP CORRUGATED METAL PIPE | PL PROPERTY LINE |
| RCP REINFORCED CONC. PIPE | PC PROPERTY CORNER |
| APP AS PER PLAT | CL CENTER LINE |
| APD AS PER DEED | CPT CARPORT |
| APR AS PER RECORD | SP SCREEN PORCH |
| APF AS PER FIELD | P PORCH |
| BC BACK OF CURB | TH FIRE HYDRANT |
| EP EDGE OF PAVEMENT | BR BRUSH |
| EB ELECTRIC POWER BOX | FR FRAME |
| DJ ELECTRIC METER | WG WOOD |
| GM GAS METER | SN SIGN |
| GV GAS VALVE | P PLAT |
| WM WATER METER | D DEED |
| WV WATER VALVE | R RECORD |
| OW OWMHANG | F FIELD |
| OU OWNERSHIP UNCLEAR | N N'BOORS. |

V-52
(2017)

KEY NOTES:

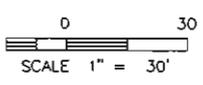
1. OTHER SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED NO WHERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING THIS PROPERTY MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEYOR LAND EXPRESS, 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, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	23.42'	23.21'	N 83°33'41" W
	Course	Bearing	Distance	
	L1	N 70°08'17" W	42.15'	



PROPERTY ADDRESS:
2817 ADAMS OAKS LANE
MARIETTA, GA 30062

LAND AREA:
0.467 AC



PLAT PREPARED FOR:	
NEIL ABERNATHY	
LOT 13	BLOCK
SUBDIVISION	ENCLAVE AT ADAMS OAKS UNIT
LAND LOT 912	16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE	FEB, 04 2017 PRINTED/SIGNED FEB 07, 2017
PLAT BOOK 258	PAGE 98
DEED BOOK 14688	PAGE 969
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED
No. 3197
PROFESSIONAL
EUGENE A. STEPHANO

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 LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20170227
OWG # 20170227-PROPOSED

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-501-0941
TEL 404-262-5747
INFO@SURVEYLANDEXPRESS.COM
PAPER FORMAT 11"x17"

APPLICANT: Carmen C. Abernathy

PETITION No.: V-52

PHONE: 404-285-1088

DATE OF HEARING: 5-10-2017

REPRESENTATIVE: Eric K. Haymans

PRESENT ZONING: R-20

PHONE: 678-833-4833

LAND LOT(S): 912

TITLEHOLDER: Carmen C. Abernathy

DISTRICT: 16

PROPERTY LOCATION: On the north side of Adams Oaks Lane, west of Adams Oaks Landing (2817 Adams Oaks Lane).

SIZE OF TRACT: 0.47 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback for an accessory structure under 650 square feet (approximately 341 square foot gazebo) from the required 35 feet to six (6) feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-52
Hearing Date: 5-10-17

Applicant Carmen C. Abernathy Phone # 404-285-1088 E-mail Carmit3309@aol.com

ERIC K HAYMANS Address 1000 JOHNSON FERRY RD SUITE B 225
(representative's name, printed) (street, city, state and zip code) MARIETTA, GA 30068

Eric K Haymans Phone # 678 833 4833 E-mail ERIC@5TH GEN. US
(representative's signature)

My commission expires: DECEMBER 4, 2018 My Commission Expires December 4, 2018
Robert L Stutrud NOTARY PUBLIC Cobb County, GEORGIA Signed, sealed and delivered in presence of: Robert L. Stutrud Notary Public

Titleholder Carmen C. Abernathy Phone # 404-285-1088 E-mail Carmit3309@aol.com

Signature Carmen C. Abernathy Address: 2817 Adams Oaks Lane, Marietta, GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: DECEMBER 4, 2018 My Commission Expires December 4, 2018
Robert L Stutrud NOTARY PUBLIC Cobb County, GEORGIA Signed, sealed and delivered in presence of: Robert L. Stutrud Notary Public

Present Zoning of Property R-20

Location 2817 Adams Oaks Lane, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 912 District 16 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 .47 acre Shape of Property Trapezoid Topography of Property Slight Roll 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:
Due to the size and shape of the lot and the 35' rear set back requirements owner of property can not enjoy the back yard under a covered Gazebo.
Due to the shape of the lot and the size of the house the rear of the house is close to the 35' rear set back.

List type of variance requested: Rear Building Line encroachment for open air Gazebo as laid out on attached site plan.

APPLICANT: Paradise Group, LLC

PETITION No.: V-53

PHONE: 404-444-8924

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Dave Mattson

PRESENT ZONING: GC

PHONE: 404-444-8924

LAND LOT(S): 789

TITLEHOLDER: Z & Y Corporation

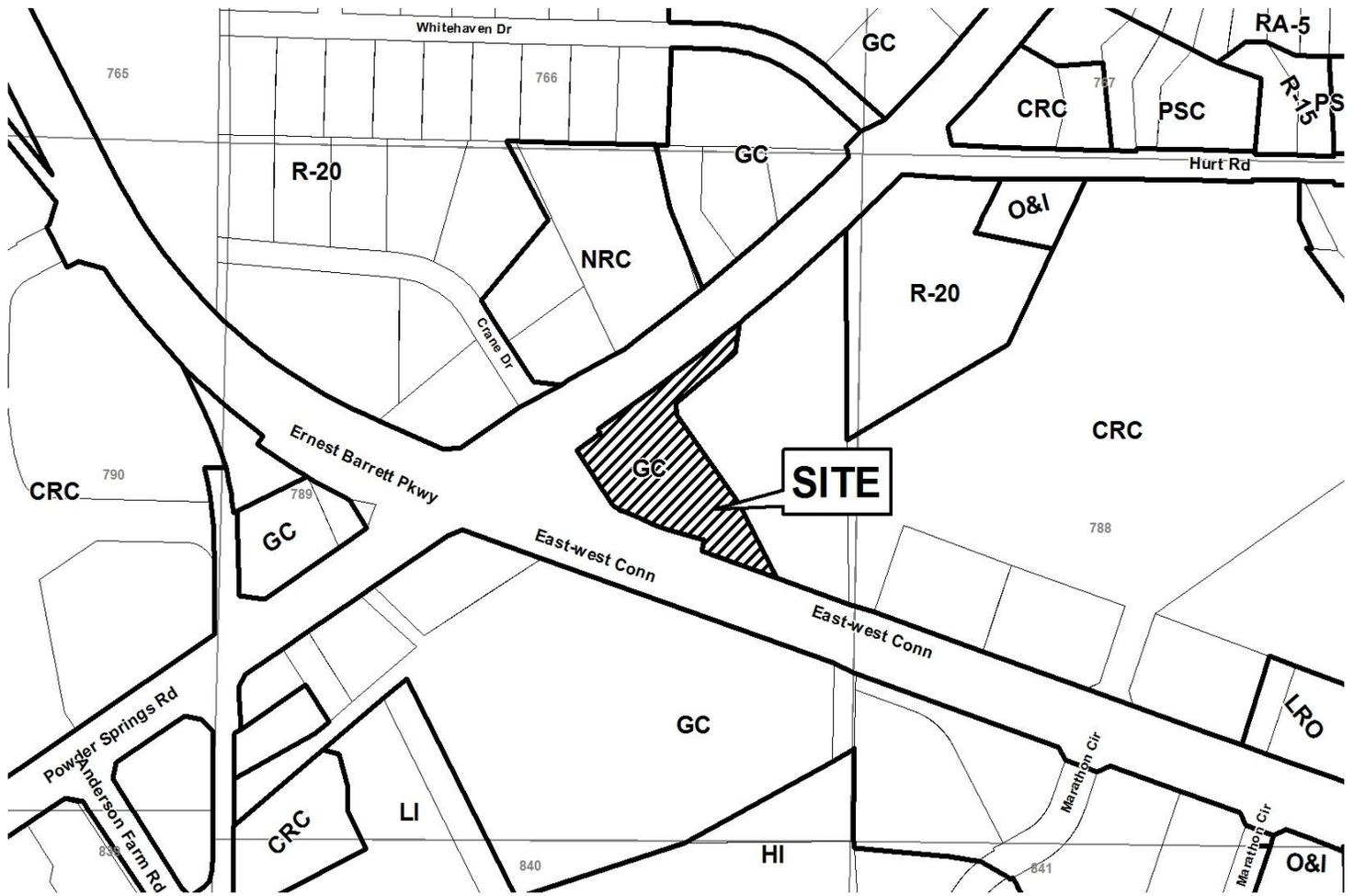
DISTRICT: 19

PROPERTY LOCATION: At the eastern intersection of East West Connetor and Powder Springs Road (2651 Powder Springs Road).

SIZE OF TRACT: 2 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 15 spaces to 10 spaces.





Application for Variance Cobb County

(type or print clearly)

Application No. V-53
Hearing Date: 5-10-17

Applicant Paradise Group, LLC Phone # 404-444-8924 E-mail dmattson@paradiseventuresinc.com

Dave Mattson Address 2901 Rigsby Lane, Safety Harbor, FL 34695
(representative's name, printed) (street, city, state and zip code)

(representative's signature)

Phone # 404-444-8924 E-mail dmattson@paradiseventuresinc.com

My commission expires: Q. BADWAN
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
My Commission Expires October 7, 2019

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Z&Y Corporation Phone # 770-313-6120 E-mail zeyde@bellscuth.net

Signature [Signature] Address: 2651 Powder Springs Rd, Marietta, GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property GC

Location 2651 Powder Springs Rd, Marietta, GA 30064

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

Land Lot(s) 789 District 19th Size of Tract 1.998 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:

Applying the terms of the Zoning Ordinance would create an unnecessary hardship by requiring more parking spaces than what the tenant needs for this type of facility. Customers have their oil changed while they wait in the car and no reason for them to ever park. No auto maintenance, quick serve oil change only. See attached Letter of Intent for more info.

List type of variance requested: Applicant seeks a parking variance to allow for a reduction in required parking spaces per Chapter 134, Article V, Section 134-272. Parking required for a light automotive facility. Applicant requests a variance for a reduction from the required 15 spaces to 10 spaces only.

Proposed Site Plan

V-54
(2017)

DEED BOOK _____ PAGE _____
PLAT BOOK 14 PAGE 198

PLOTTED BY: X:\SLS\0303963.DWG

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

SUBVISION WINING HEIGHTS - PHASE 1

LOT 8 BLOCK "B" UNIT

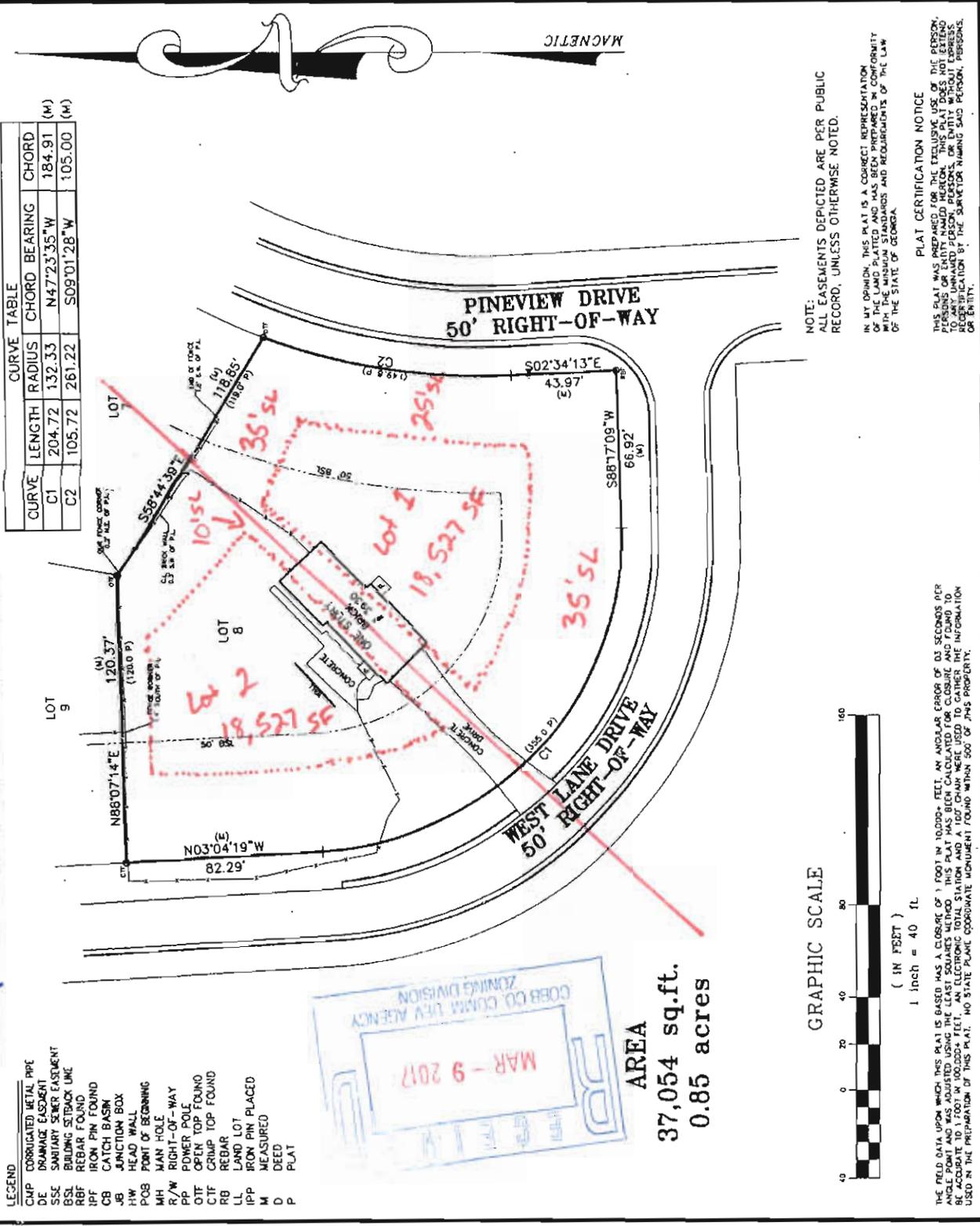
LAND LOT 768 17th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

OWNER / PURCHASER VICTORIA L. MCCOLLUM

DATE 05-09-2003

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR MORRIS & SCHNEIDER

JOB NUMBER: 03-3963

APPLICANT: Pradera Group

PETITION No.: V-54

PHONE: 678-756-0802

DATE OF HEARING: 05-10-2017

REPRESENTATIVE: Michael Wadsworth

PRESENT ZONING: R-20

PHONE: 678-756-0802

LAND LOT(S): 768

TITLEHOLDER: Victoria M. Clark

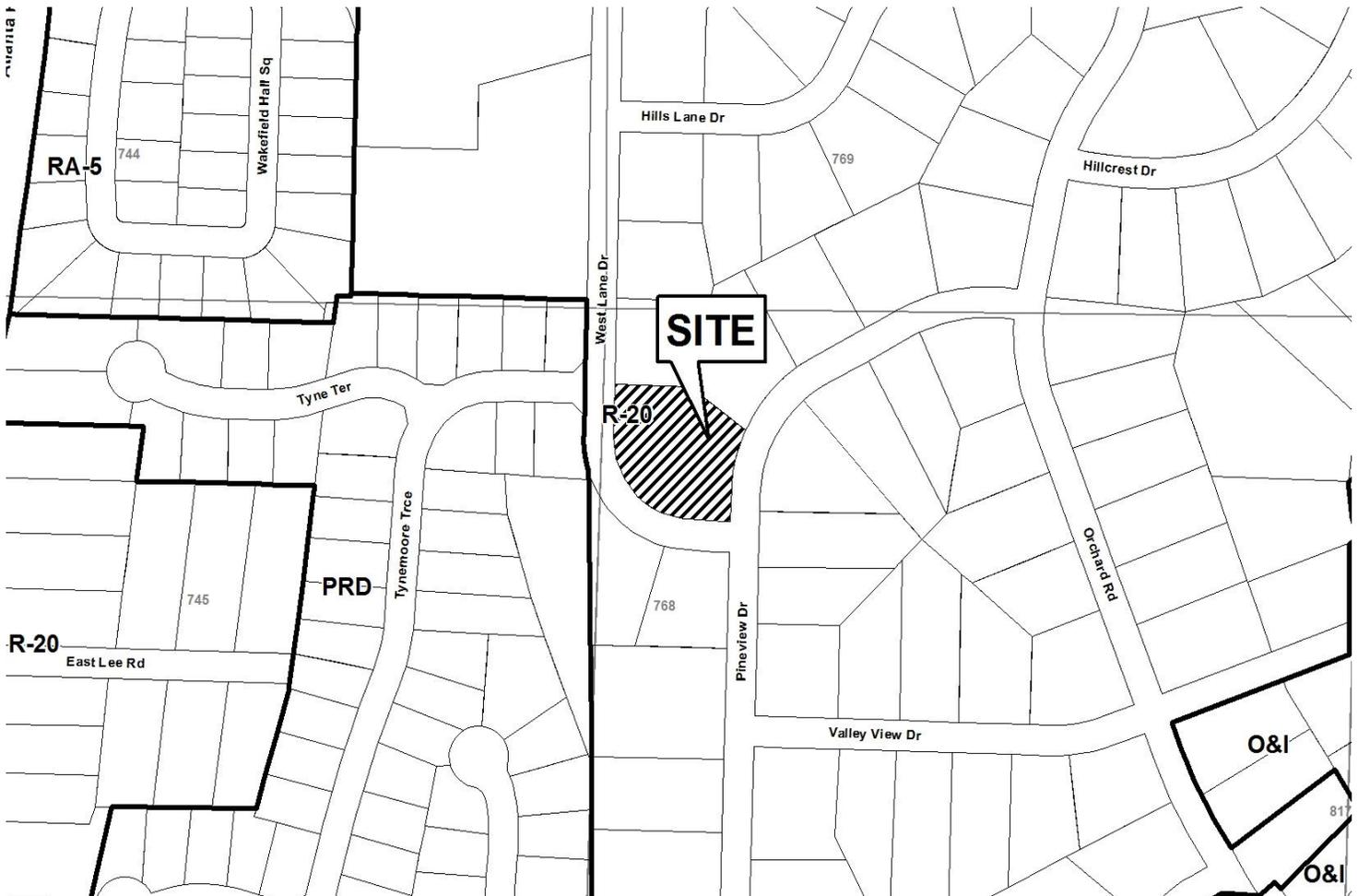
DISTRICT: 17

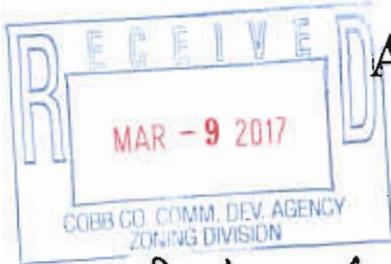
PROPERTY LOCATION: On the eastern side of West Lane Drive and on the western side of Pineview Drive, north of Valley View Drive, north of Valley View Drive (3930 Pineview Drive).

SIZE OF TRACT: 0.85 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum lot size from the required 20,000 square feet to 18,527 square feet for proposed lots 1 and 2.





Application for Variance Cobb County

(type or print clearly)

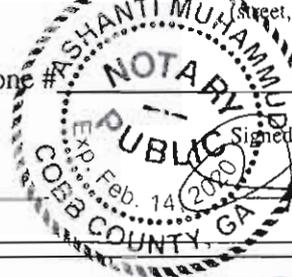
Application No. V-54
Hearing Date: 5/10/2017

Applicant Pradera Group Phone # 678-756-0802 E-mail MWADSWORTH@PRADERAGROUP.COM

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

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

My commission expires: 02/14/2020



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Victoria M Clark Phone # 678-596-8432 E-mail tbarm72@comcast.net

Signature Victoria M Clark Address: 455 Andalusia, Suwanee GA 30024
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 15, 2020



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20

Location 3930 Pineview Drive SE, Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract .85 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 37,054 SF Shape of Property Irregular Topography of Property sloping 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 site is surrounded on 3 sides by public right of way that totals in excess of 7,000 square feet. Due to the ROW peninsula the site has lost an abnormal amount of yard space. With a typical ROW frontage there would be enough square footage to administratively subdivide

List type of variance requested: Requesting that the minimum lot size for R-20 be reduced from 20,000 SF to 18,527 SF, and the units per acre be increased to 2.3.