

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: August 9, 2017

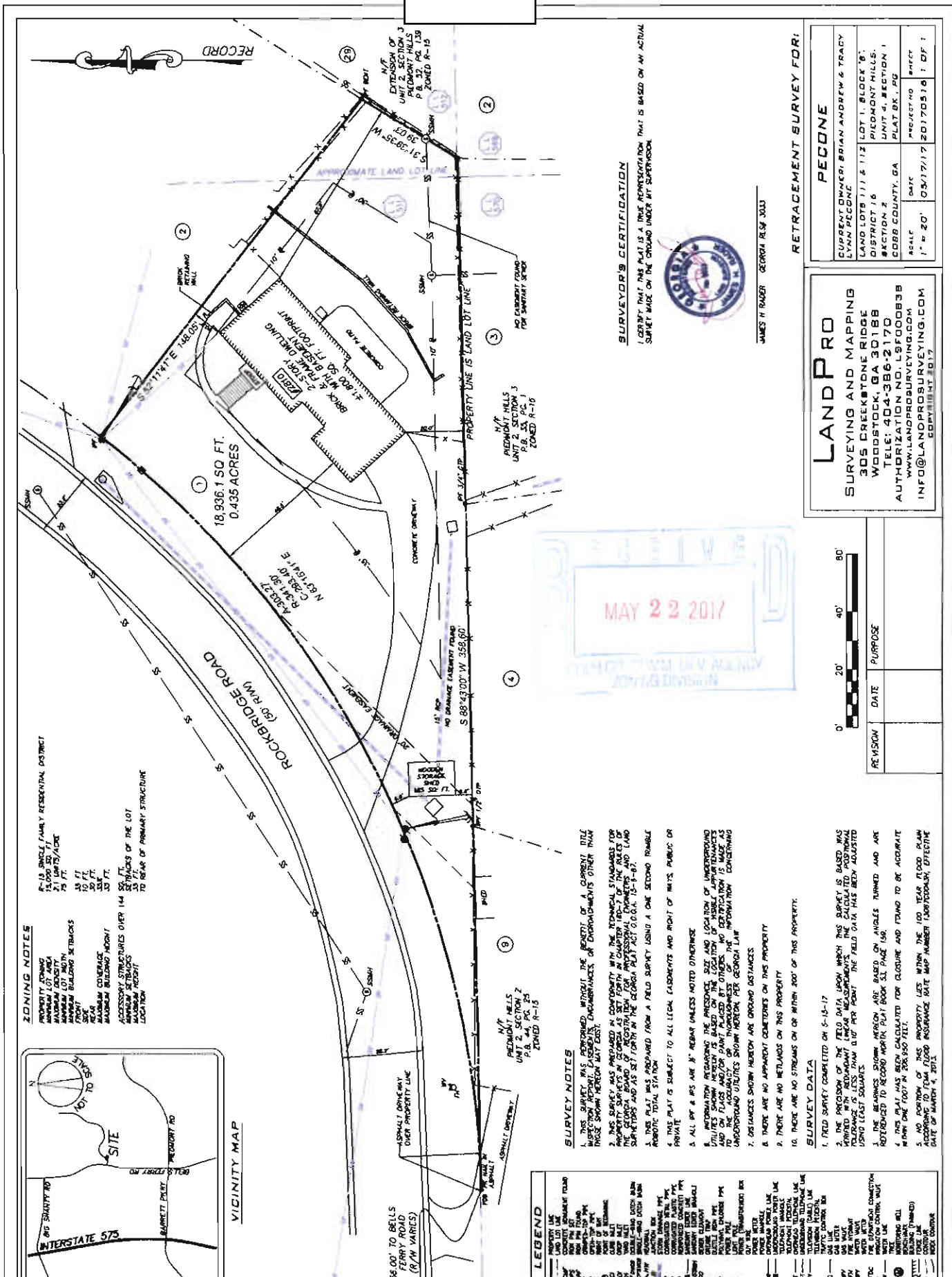
DUE DATE: July 10, 2017

Distributed: **June 21, 2017**



Cobb County...Expect the Best!

V-76
(2017)



APPLICANT: Brian and Tracy Pecone

PHONE: 404-308-1946

REPRESENTATIVE: Brian Pecone

PHONE: 404-308-1946

TITLEHOLDER: Brian Andrew Pecone and Tracy Lynn Pecone

PROPERTY LOCATION: On the south side of Rockbridge Road, east of Bells Ferry Road (2810 Rockbridge Road).

PETITION No.: V-76

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-15

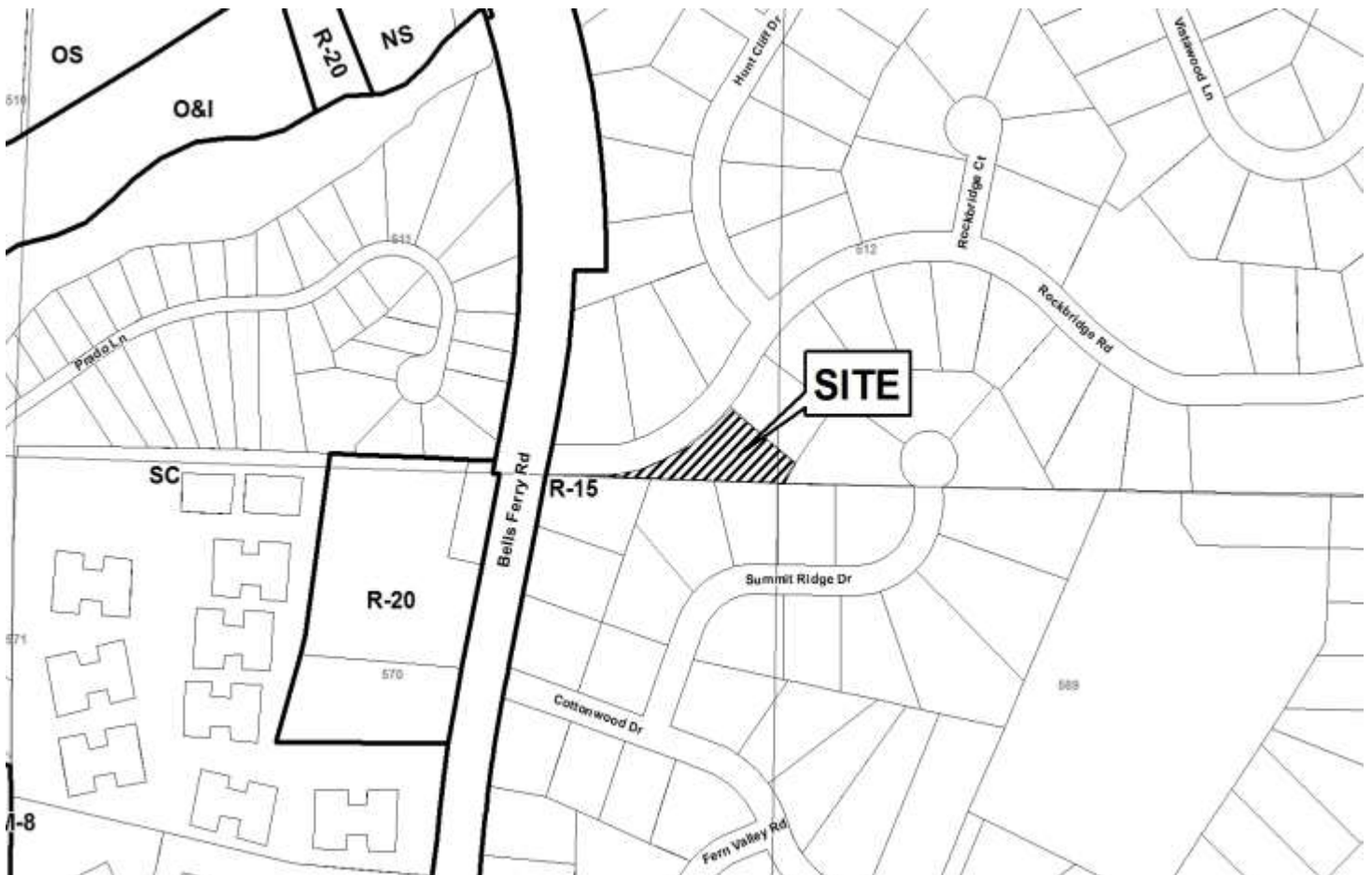
LAND LOT(S): 511, 512

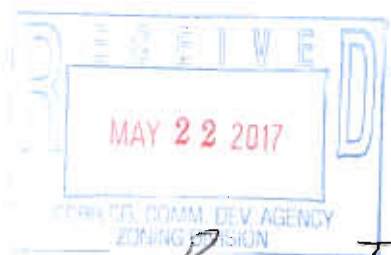
DISTRICT: 16

SIZE OF TRACT: 0.44 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Allow an accessory structure (185 sq. ft. wooden storage shed) to be located in front of the principle building; 2) waive the front setback for an accessory structure under 650 sq. ft. (185 sq. ft. wooden storage shed) from the required 35 feet to six (6) feet; and 3) waive the side setback for an accessory structure under 650 sq. ft. (185 sq. ft. wooden storage shed) from the required 10 feet to five (5) feet adjacent to the south property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-76
Hearing Date: 8-9-17

Applicant Brian + Tracy Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com
Brian Pecone Address 2810 Rockbridge Rd Marietta Ga
(representative's name, printed) (street, city, state and zip code) 30066

Brian Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com
(representative's signature)

My commission expires: 2/18/2019
Notary Public - State of Georgia, sealed and delivered in presence of:
Cobb County
My Commission Expires Feb 18, 2019
C Smith
Notary Public

Titleholder Brian Pecone Phone # 404-308-1946 E-mail bpecone@hotmail.com
Signature Brian Pecone Address: 2810 Rockbridge Rd Marietta Ga
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 2/18/2019
Notary Public - State of Georgia, signed, sealed and delivered in presence of:
Cobb County
My Commission Expires Feb 18, 2019
C Smith
Notary Public

Present Zoning of Property R-15
Location 2810 Rockbridge Rd Marietta Ga 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 511, 512 District 16th Size of Tract _____ Acre(s)

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

Size of Property .435 Shape of Property X Topography of Property X Other _____

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

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

If I didn't receive the variance I would lose to cost of the shed + moving it. Also because of the topography of my yard I don't have space for it so I would lose safe storage space where tools + chemicals can be safely kept away from my children/pets.

List type of variance requested: Allow my shed to remain in it's current location on my side yard forward of the house

Withdrawn by Applicant

RECEIVED
MAY 22 2017
CONTR. COMM. DEM. AGE
ZONING DIVISION

IX TITLE COMPANY DISPOSITIONS
RE REFERENCES

ALTA/ACSM SURVEY

3200 Windy Hill Road
SP4 3200 Windy Hill, L.P.,
SP4 Windy Hill GP, L.L.C.,
CBRE Global Investors, LLC,
Parker, Hudson, Rolner, & Dobbs LLP
(PUNY-MADE)

and their "negative" investment ratings and
Commodorewealth Long Title Insurance Company

	Engineering & Technology Education ASME	Name 1 st & 4 th 19-10-14 19-10-14 19-10-14
19-10-14 19-10-14 19-10-14	19-10-14 19-10-14 19-10-14	19-10-14 19-10-14 19-10-14

Part	Models in Part
Part 1	140
Part 2	100
Part 3	100
Part 4	100

WINDY HILL ROAD
100' R/W 150' R.O.

VICINITY MAP
 SCALE 1" = 2.000 FT

APPLICANT: IBMSECU

PHONE: 561-982-8788

REPRESENTATIVE: Matthew Baker

PHONE: 561-982-8788

TITLEHOLDER: Wildwood Owner, LLC

PROPERTY LOCATION: On the south side of
Wildwood Parkway, and on the north side of Windy Hill
Road, east of Powers Ferry Road
(3200 Windy Hill Road).

TYPE OF VARIANCE: _____

PETITION No.: V-77

DATE OF HEARING: 08-09-2017

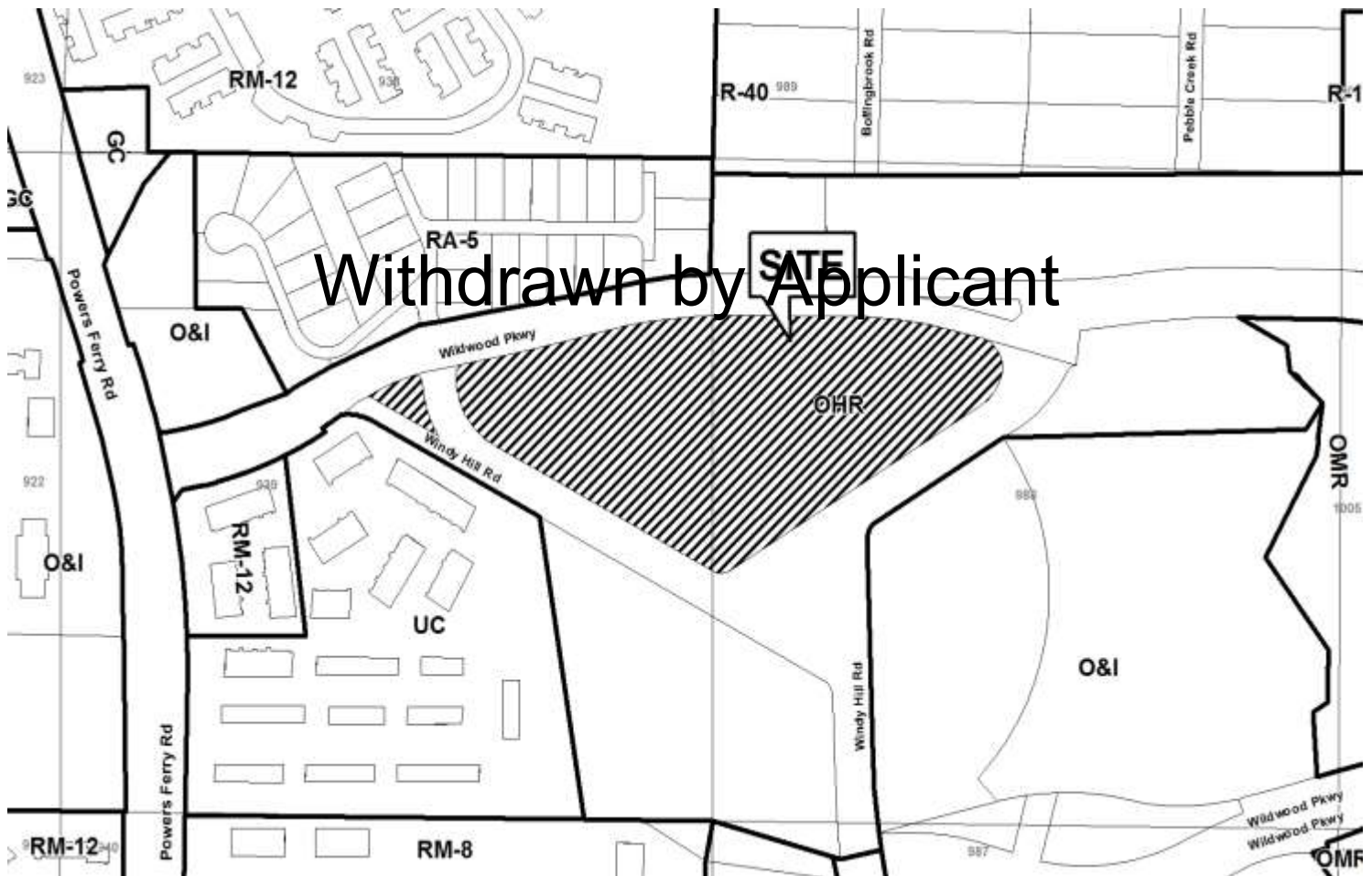
PRESENT ZONING: OHR

LAND LOT(S): 939, 988

DISTRICT: 17

SIZE OF TRACT: 13.66 acres

COMMISSION DISTRICT: 2



Application for Variance Cobb County

WITHDRAWN

(type or print clearly)

Application No. V-77

Hearing Date: 8-9-17

Applicant IBMSECU

Phone # 561 982 8788

E-mail mbaker@ibmsecur.org

Matthew Baker
(representative's name, printed)

Address 1000 NW 17th Ave. Delray Beach, FL 33445
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # JOYCE A MARAZINO
Notary Public - State of Florida
Commission # FF 242495
My Comm. Expires Jun 21, 2019
Bonded through National Notary Assn.

E-mail mbaker@ibmsecur.org

My commission expires: 6/21/19

[Signature]
Notary Public

Titleholder Wildwood Owner, LLC

Phone # 678-391-7886

E-mail ewhite@americascapital.com

Emily White
(attach additional signatures, if needed)

Address: 3200 Windy Hill Road, Atlanta, GA. 30339
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

Patricia M. Harper
Notary Public

My commission expires: January 28, 2019



Present Zoning of Property SR

Location 3200 Windy Hill Rd, SE Atlanta, GA 30339
(street address, if applicable, nearest intersection, etc.)

Withdrawn by Applicant

Land Lot(s) 939, 987 & 988 District 17th Zoning Size of Tract 13.658 Acre(s)

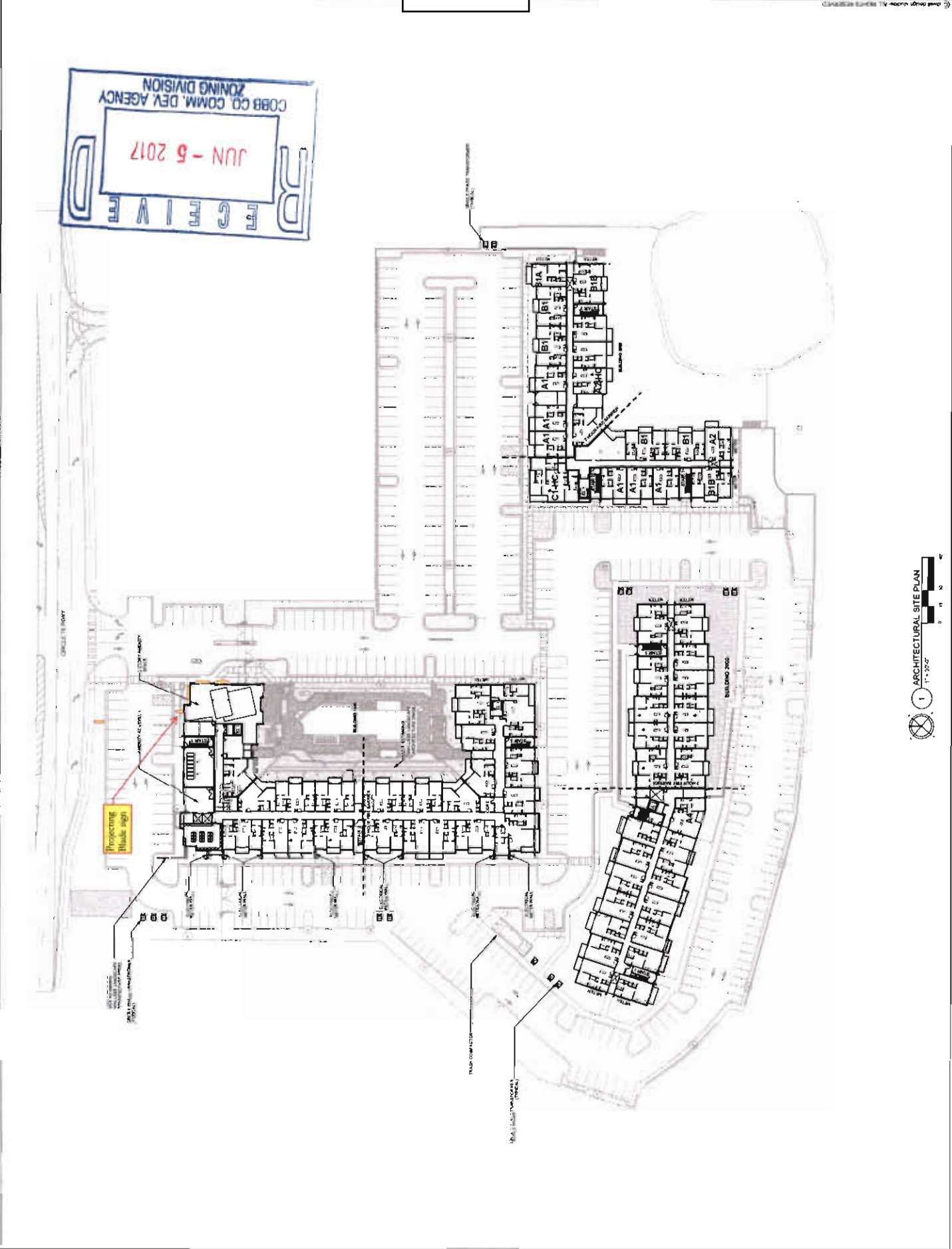
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 549,942 sq ft Shape of Property SR Topography of Property Flat 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:

List type of variance requested: Now Remote Free Standing Arm
WALK UP APPLICATION



APPLICANT: Stadium Walk

PHONE: 770-942-0688

REPRESENTATIVE: DeNyse Companies, Inc.

PHONE: 678-523-1195

TITLEHOLDER: Stadium Walk Apartments, LLC

PROPERTY LOCATION: On the west side of Circle
75 Parkway, south of Windy Hill Road
(4501 Circle 75 Parkway).

PETITION No.: V-78

DATE OF HEARING: 08-09-2017

PRESENT ZONING: RRC

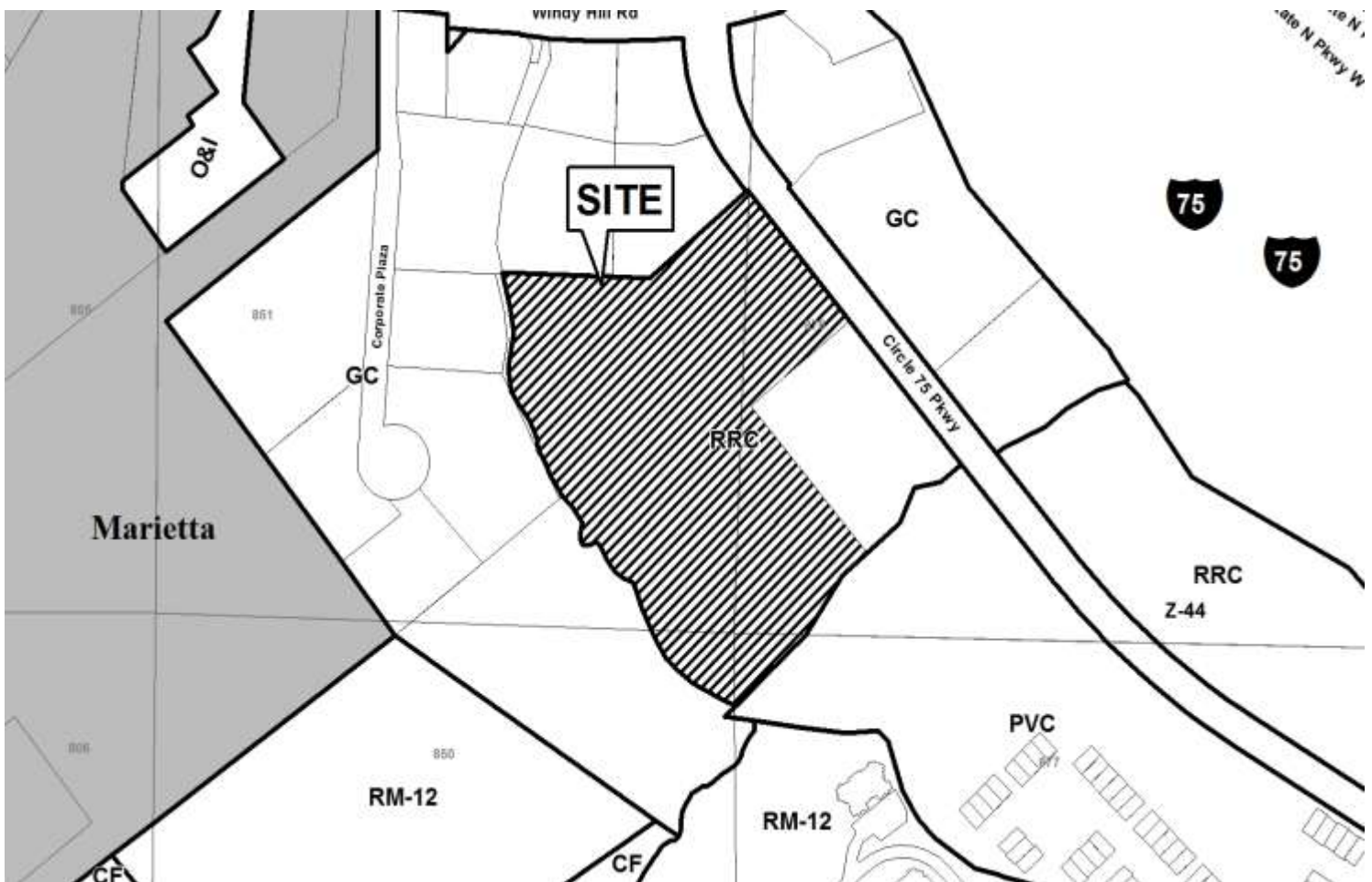
LAND LOT(S): 850, 851, 876, 877

DISTRICT: 17

SIZE OF TRACT: 12.64 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow a blade sign to project more than the allowable 48 inches from the building (58.5").





Application for Variance Cobb County

(type or print clearly)

Application No. V-78
Hearing Date: 8-9-17

Applicant Stadium Walk Phone # 770-942-0688 E-mail mnorton@denyseco.com
DeNyse Companies Inc, Address 4521 Industrial Access Rd, Douglasville, GA 30134
(representative's name, printed) (street, city, state and zip code)

Michael F. Norton Phone # 678-523-1195 E-mail mnorton@denyseco.com
(representative's signature)

My commission expires: 3/26/2019

Signed, sealed and delivered in presence of:

Ingrid Beatriz Villa
Notary Public, Cobb County, Georgia
My Commission Expires MAR. 28, 2019

Titleholder Stadium Walk Apartments, LLC Phone # 770-962-9223 E-mail madams@brandproperties.com

Signature Mill Cole Address: 3328 Peachtree Road, NE Suite 100
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2-6-2021
Audrey M. Jordan
Notary Public, Fulton County, GA
My Commission Expires February 6, 2021
Signed, sealed and delivered in presence of:
Audrey M. Jordan
Notary Public

Present Zoning of Property RRC

Location 4501 Circle 75 Parkway, SE, Atlanta GA 30339
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 876 District 17 Size of Tract 12.64 Acre(s)

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

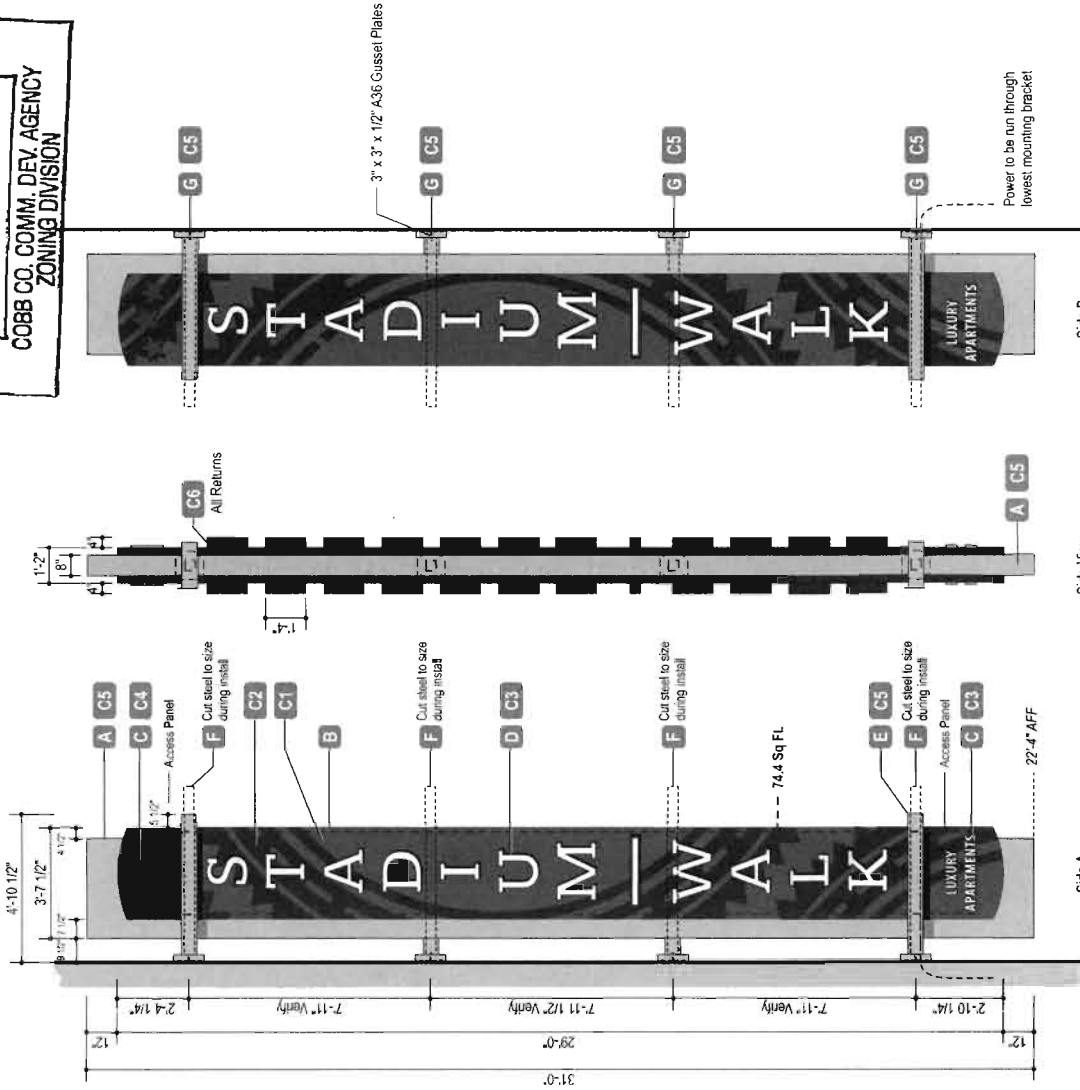
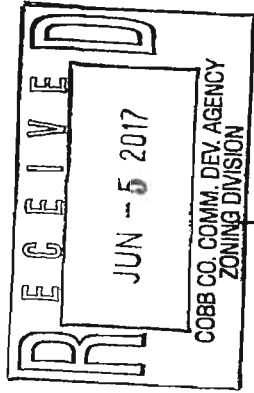
Size of Property _____ Shape of Property _____ Topography of Property X Other _____

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:
Need increased visibility due to topography. Property sits lower than surrounding businesses. Blade sign will give best visibility and resemble similar blade sign types used in adjacent multi-use developments and the stadium.

List type of variance requested: To allow blade sign to project more than the allowable 48 inches from the building.

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Colors & Finishes

Colors and finishes are the property of Denyse Companies, Inc. and may be used for pricing without written permission. Colors and finishes are the property of Denyse Companies, Inc. and may be used for pricing without written permission.

- C1 Paint to match Akzo Nobel, PG 478, G3
- C2 Paint to match Akzo Nobel, PG 480, G5
- C3 White
- C4 Pantone 7569 C
- C5 Mathews Grey Fog - MP0340 (Semi Gloss)
- C6 Pantone 7621 C (Semi Gloss)
- L1 White LEDs

Construction Specifications

- A Aluminum fabricated cabinet. No visible seams or welds.
- B Aluminum fabricated cabinet with masked and painted graphics. Cabinet to have routed faces for sub-copy and stars. Cabinet is internally illuminated with LED.
- C 0.75" Thick routed and push thru acrylic with first surface applied translucent vinyl graphics.
- D 4" Deep aluminum fabricated channel letters with first surface applied translucent vinyl graphics. Channel letters are internally illuminated with LED.
- E 2" x 6" Painted aluminum tube accent or C-Channel.
- F 4" x 4" x 1/4" Sq. Steel Tube. Pipe to include 6" Sq. aluminum pole and escutcheon covers.
- G 11" x 11" x 0.75", A36 Thick Steel plate.
(2) Gusset plates 3" x 3" x 1/2" A36

Code Research

Max Sign Area Allowed: Not provided
 Max Height: Not provided
 Max Projection: Not provided

Electrical Notes

- Disconnect switch(es) UL & ID labels. Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Suitable for Wet Location
- Electrical Requirements: 177V - 270V
- Connection Type: permanent continuous operation
- Number of Circuits: 11, 20 amp Dedicated Branch Circuit(s)
- Primary Wire Size: 12 awg / conduit size: 1/2"
- Secondary Wire Size: 18 awg
- Max. Line Current:

Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

LORED The sign is fabricated using UL approved LORP 40619 Acrylic Adhesive

Main Id 3.0-C-PI
 1/4" = 1'-0"



DENYSE

STONAGE & ARCHITECTURAL ELEMENTS
 1.800.941.7446
 denysaco.com

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Management Company

N/A

Property Name & Address

Stadium Walk
 4501 Circle 75 Parkway SE
 Atlanta, GA 30339

Sales

7978

V-78
 (2017)
 Exhibit

04-17-2017

04-20-2017 corrige

04-26-2017 corrige

04-26-2017 corrige

04-26-2017 corrige

04-26-2017 corrige

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V-79
(2017)

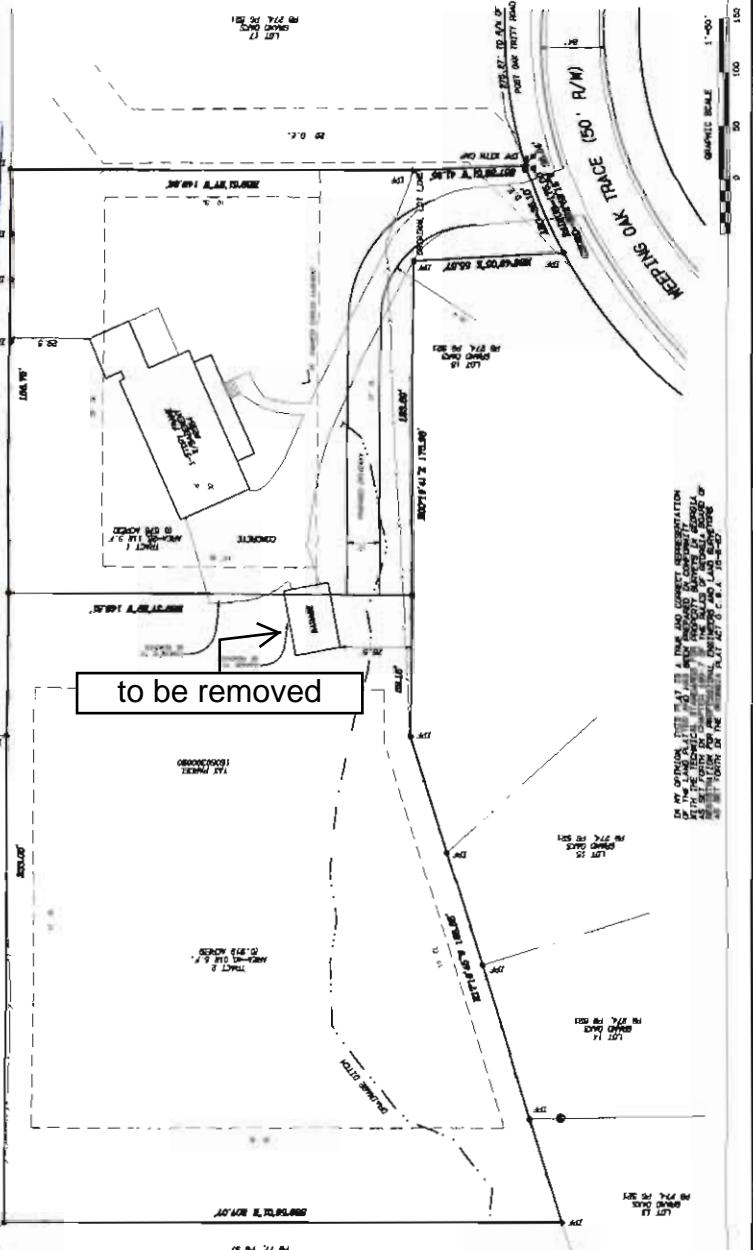
BRTTRTON
SURVEYING & DESIGN, INC.
1800 WEST BAYVIEW ROAD
SUITE 100
MARIETTA, GEORGIA 30064
(770) 493-5545

LOT SPLIT PLAT
WHEPPING OAK TRACE
LOCATED IN
18TH DISTRICT, 2ND SECTION OF
COBB COUNTY, GEORGIA, CITY OF
RUSS MULLINS

1 OF 1
DATE: 06/01/17
BY: [Signature]
SCALE: 1" = 50'

- SURVEY REFERENCES**
1. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 2. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 3. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 4. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 5. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 6. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.
 7. APPROVED PLAT, 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CITY OF RUSS MULLINS, DATED 05/15/17.

CALL BEFORE YOU DIG
811
ITS THE LAW



PROPERTY RECORD

FILE NUMBER	18-00000000000000000000
FILE NAME	18-00000000000000000000
FILE DATE	06/01/17
FILE TIME	10:00:00
FILE USER	ADMIN
FILE STATUS	ACTIVE

PROPERTY RECORD

FILE NUMBER	18-00000000000000000000
FILE NAME	18-00000000000000000000
FILE DATE	06/01/17
FILE TIME	10:00:00
FILE USER	ADMIN
FILE STATUS	ACTIVE

OWNER/DEVELOPER
NAME: [Redacted]
ADDRESS: [Redacted]
CITY: [Redacted]
STATE: [Redacted]
ZIP: [Redacted]

NOTICE TO THE PUBLIC

THIS PLAT WAS PREPARED BY [Redacted] AND IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION. THE PLAT IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION AND THE COBB COUNTY COMMISSION MAY REQUIRE CHANGES TO THE PLAT. THE PLAT IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION AND THE COBB COUNTY COMMISSION MAY REQUIRE CHANGES TO THE PLAT.

NOTICE TO THE PUBLIC

THIS PLAT WAS PREPARED BY [Redacted] AND IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION. THE PLAT IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION AND THE COBB COUNTY COMMISSION MAY REQUIRE CHANGES TO THE PLAT. THE PLAT IS SUBJECT TO THE REVIEW OF THE COBB COUNTY COMMISSION AND THE COBB COUNTY COMMISSION MAY REQUIRE CHANGES TO THE PLAT.

APPLICANT: Russell A. Mullins

PHONE: 770-616-2357

REPRESENTATIVE: Russell A. Mullins

PHONE: 770-616-2357

TITLEHOLDER: Russell A. Mullins

PROPERTY LOCATION: On the east side of
Weeping Oak Trace, north of Post Oak Tritt Road
(2564 Weeping Oak Trace).

PETITION No.: V-79

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-20

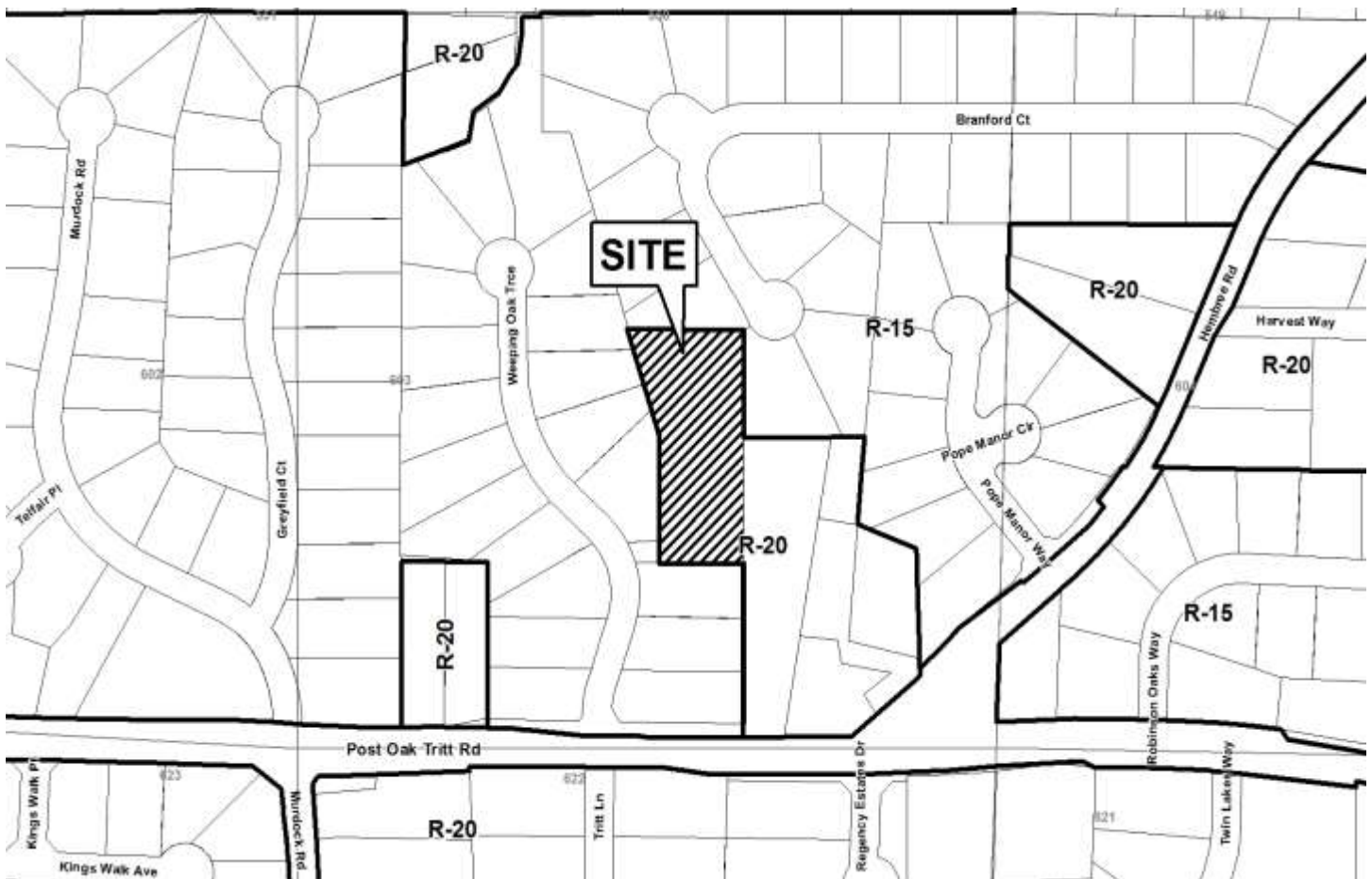
LAND LOT(S): 603

DISTRICT: 16

SIZE OF TRACT: 1.5 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 35 feet for proposed Tract 1 and to zero feet for proposed Tract 2; 2) waive the minimum lot size for a parcel that has no public road frontage from the required 80,000 sq. ft. to 40, 012 sq. ft; and 3) waive the rear setback on proposed Tract 1 from the required 35 feet to 29 feet (existing).





Application for Variance Cobb County

(type or print clearly)

Application No. V-79
Hearing Date: 8-9-17

Applicant Russell A. Mullins Phone # 770-616-2357 E-mail rsrmullins@gmail.com

Russell A. Mullins Address 2523 HEMBREE ROAD MARIETTA 30062
(representative's name, printed) (street, city, state and zip code)

Russell A. Mullins Phone # 770-616-2357 E-mail rsrmullins@gmail.com
(representative's signature)

My commission expires: 01/28/2020
VICTORIA DOLLAR
Notary Public - State of Georgia
Fulton County
My Commission Expires Jan 28, 2020

Signed, sealed and delivered in presence of:

Victoria Dollar
Notary Public

Titleholder Russell A. Mullins Phone # 770-616-2357 E-mail rsrmullins@gmail.com

Signature Russell A. Mullins Address: 2523 HEMBREE ROAD MARIETTA, 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/28/2020
VICTORIA DOLLAR
Notary Public - State of Georgia
Fulton County
My Commission Expires Jan 28, 2020

Signed, sealed and delivered in presence of:

Victoria Dollar
Notary Public

Present Zoning of Property R-20

Location 2564 Weeping Oak Trace
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 603 District 16th Size of Tract 1.5 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 X Shape of Property X Topography of Property _____ Other _____

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

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

A literal interpretation or enforcement of provisions of
the Cobb County Zoning Ordinance would disallow
the proposed development of the subject property

List type of variance requested: To waive the required minimum 75'
public road frontage.

PLAN ERROR OF 63 SECONDS PER
FOR CLOSURE AND FOUND TO
ED TO GATHER THE INFORMATION
OF THIS PROPERTY.

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1308700228C - EFFECTIVE DATE OF 12/8/08. ZONE "X", AS DESCRIBED BY S&W MAP 809C, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

APPLICANT: Joy V. Smith

PHONE: 678-744-4184

REPRESENTATIVE: Elaine Guarino

PHONE: 404-271-9854

TITLEHOLDER: Joy Vaughan Smith

PROPERTY LOCATION: On the north side of Lee
Road, west of Central Garden Drive
(2049 Lee Road).

PETITION No.: V-80

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-20

LAND LOT(S): 696

DISTRICT: 17

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to three (3) feet adjacent to the east
property line.



Application for Variance Cobb County



Application No. V-80
Hearing Date: 8-9-17

Applicant: Joy V. Smith Phone # 678-744-4184 E-mail joytvsmith@gmail.com

Elaine Guarino Address 8735 Glen Ferry Dr. Alpharetta, GA 30022
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-271-9854 E-mail elaine.guarino@direct-build.net
(representative's signature) (street, city, state and zip code)

My commission expires: 6/17/18
Signed, sealed and delivered in presence of: [Signature] Notary Public

Titleholder Joy V. Smith Phone # 678-744-4184 E-mail joytvsmith@gmail.com

Signature [Signature] Address: 2049 Lee Rd SE Smyrna, GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/14/2020
Signed, sealed and delivered in presence of: [Signature] Notary Public

Present Zoning of Property R20

Location 2049 Lee Rd SE, Smyrna, GA 30080
(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 115 District 17th Size of Tract .63 Acre(s)

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

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

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

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

See Attached

List type of variance requested: Set back variance on right side of property for garage

V-80
(2017)
Exhibit

Application for variance-2049 Lee Rd SE, Smyrna, GA 30080



The house is 82 years old and has no garage. It was recently bought by the granddaughter of the original owner, who plans to make it home for her and her husband. They are starting to update it. In order to keep the house competitive and consistent with the neighborhood it is necessary to build a garage. This is a long narrow lot with the driveway on the right side. This is the narrow side, so the setback is an issue. We have worked on this design to make the garage as small as possible for two cars.

Unfortunately, it is over the setback-the right rear frame corner is 3.4 feet off the property line and the right front frame is 5.1 feet off the property line. We are asking for a variance on the right side to allow for the garage addition. This will be built over existing impervious driveway. This property has a low impervious percentage (14.4) and it will stay close to current.

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FIRM MAP NO. 12 DATED

OLD STILESBO ROAD 50' R.O.W.
S 70°35'34" E 268.40'

CONCRETE DRIVE

Hand

298.47'

500.04' ± W

N 88°24'39" W 251.91'

1.97 ACRES

ONE STORY FRAME

pile yard

N 00°13'04" W 379.17'

Existing Building 159 ft line is 19-20 ft from

921.59' ALONG R.O.W. TO CENTERLINE OF NORTH-SOUTH LEG OF OLD STILESBO ROAD

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO HAVE A CLOSURE PRECISION OF ONE IN 27,658 AND AN ANGULAR ERROR OF 03" PER SETUP AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO HAVE A CLOSURE PRECISION OF ONE IN 27,658 INITIALS *R.T.*

EQUIPMENT USED TO TAKE FIELD MEASUREMENTS WAS A TOPCON STS-1.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT IS ACCURATE PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNLAWFUL PRACTICE, OMISSION, OR ENTITY WITHOUT AN EXPRESSED RECOGNITION BY THE SURVEYOR NAMED SAME. ALL MATTERS OF TITLE ARE EXCEPTED.

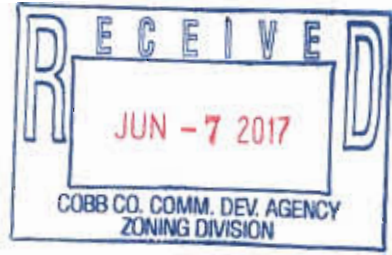
Robert T. Armstrong
ROBERT T. ARMSTRONG
LAND SURVEYOR NO. 1901



V-81
(2017)

SURVEY FOR
KERRY A. SARTAIN
&
GAIL F. SARTAIN

LAND LOT 158
20th. DISTRICT 2nd. SECTION
COBB COUNTY, GEORGIA
JULY 20, 1993



GRAPHIC SCALE 1"=50'



TRONG LAND SURVEYING, INC.
Box 775
LIVESTOCK, GEORGIA 30133
770-2752

JOB NO. 93-

APPLICANT: Danny G. Walls

PHONE: 404-376-3215

REPRESENTATIVE: Danny G. Walls and Alice P. Walls

PHONE: 770-372-3134

TITLEHOLDER: Danny G. Walls and Alice P. Walls

PROPERTY LOCATION: On the south side of Old Stilesboro Road, east of Galloways Farm Drive
(4815 Old Stilesboro Road).

PETITION No.: V-81

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-30

LAND LOT(S): 158

DISTRICT: 20

SIZE OF TRACT: 1.97 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow an accessory structure (existing more than 1,000 sq. ft. detached garage) to the side of the principle building; 2) waive the side setback for an accessory structure over 1,000 sq. ft. (existing more than 1,000 sq. ft. detached garage) from the required 100 feet to 10 feet adjacent to the west property line; 3) allow parking and/or access to parking areas in a residential district on a non-hardened surface; and 4) allow a second electrical meter on a residential lot.





Application for Variance Cobb County

(type or print clearly)

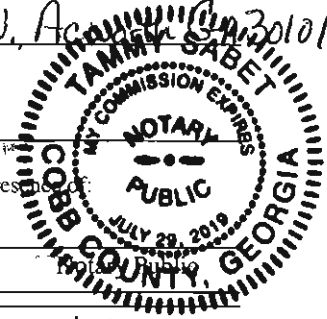
Application No. V-81
Hearing Date: 8-9-17

#1
Applicant Danny G. Walls Phone # 4043763215 E-mail Wallsdang@dadaubills.com
Danny G. Walls Address 4815 Old Stilesboro Rd NW, Acworth GA 30101
(representative's name, printed) (street, city, state and zip code)
Alice P. Walls Phone # 770-372-3134 E-mail _____
(representative's signature)

My commission expires: July 29, 2019

Signed, sealed and delivered in presence of:

Tammy Sabet

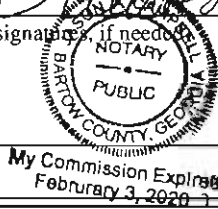


Titleholder Danny G & Alice P Walls Phone # 770-372-3134 E-mail Wallsdang@dadaubills.com
Signature Danny G. Walls Address: 4815 Old Stilesboro Rd NW, Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____

Signed, sealed and delivered in presence of:

Jessica D. Campbell
Notary Public



Present Zoning of Property R30

Location 4815 Old Stilesboro Rd NW, Acworth GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) #158 District 20th 2nd Section Size of Tract 1.97 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:

One of the primary reasons for purchase of property, was the existing garage/outbuilding to continue my hobbies of woodworking & auto restoration. (No painting, just mechanical) Non-Commercial. For that I need electricity to power tools. See Reverse

List type of variance requested: Second Meter for Property
Variance for Existing building's location

V-81
(2017)
Exhibit

The building was built 10 years ago but never
inspected. I am asking for variance of setback
and electrical meter.

Permit attached.



V-82
(2017)

2013-000025



Site Plan Review Section

COBB COUNTY COMMUNITY DEVELOPMENT DEPT.

APPROVED FOR:

BY:

1/19/13

WILLEO RILL ROAD

S 01°52'00" W 228.1'

35.16'

19'

8'

N 76°28'05" W 129.9'

10' BL 10.00'

PROPOSED
CONCRETE
FOUNDATION
4045 SQ. FT.
OVERHANG

(20)

25' BL

4.05'

1029 SQ. FT.

PROP. CONC.

22.78'

10' BL

N 40°27'51" E 209.3'



GRID
GA WEST ZONE

Builders shall be held fully responsible for on-site erosion control on their own lots. This includes the effective installation and maintenance of hay bales, silt fence, and construction entrances, etc. In addition, builders will be held responsible for keeping the street(s) adjacent to their lots clear of silt and debris.

IMPERVIOUS SURFACE NOTE:
HOUSE AREA: 4045 SQ. FT.
DRIVE CONC. 1029 SQ. FT.
TOTAL: 5074 SQ. FT.
TOTAL SURFACE: 5074 SQ. FT.
120,010 SQ. FT. = 25.3% OF LOT AREA

OK as shown for SSE near side BL (not shown)

CCWS

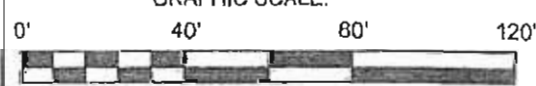
1-9-13

SEWELL MILL ROAD

THIS DOCUMENT WAS PREPARED BY:
D&S LAND SURVEYING
313 RED FOX DR., PO BOX 4868, CANTON, GA 30114
770 720-4443 (Office) 678-264-2201 (FAX)
DWS@CANTONSURVEYOR.COM

SCALE: 1"= 40'

GRAPHIC SCALE:



PROPOSED SITE PLAN FOR:

**LOT 20
HEATHERMOOR**

2145 CARLYSLE CROFT COURT

LOCATED IN LAND LOT 134 & 166, DISTRICT 1, SECTION 2

COBB COUNTY, GEORGIA

01/08/2013

APPLICANT: Adrian Prost and Lily Prost

PHONE: 404-291-6696

REPRESENTATIVE: Adrian Prost

PHONE: 404-291-6696

TITLEHOLDER: Adrian J. Prost, Jr. and Lily C. Prost

PROPERTY LOCATION: At the southwestern terminus of Carlysle Croft Court, on the east side of Willeo Rill Road

(2145 Carlysle Croft Court).

PETITION No.: V-82

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-20

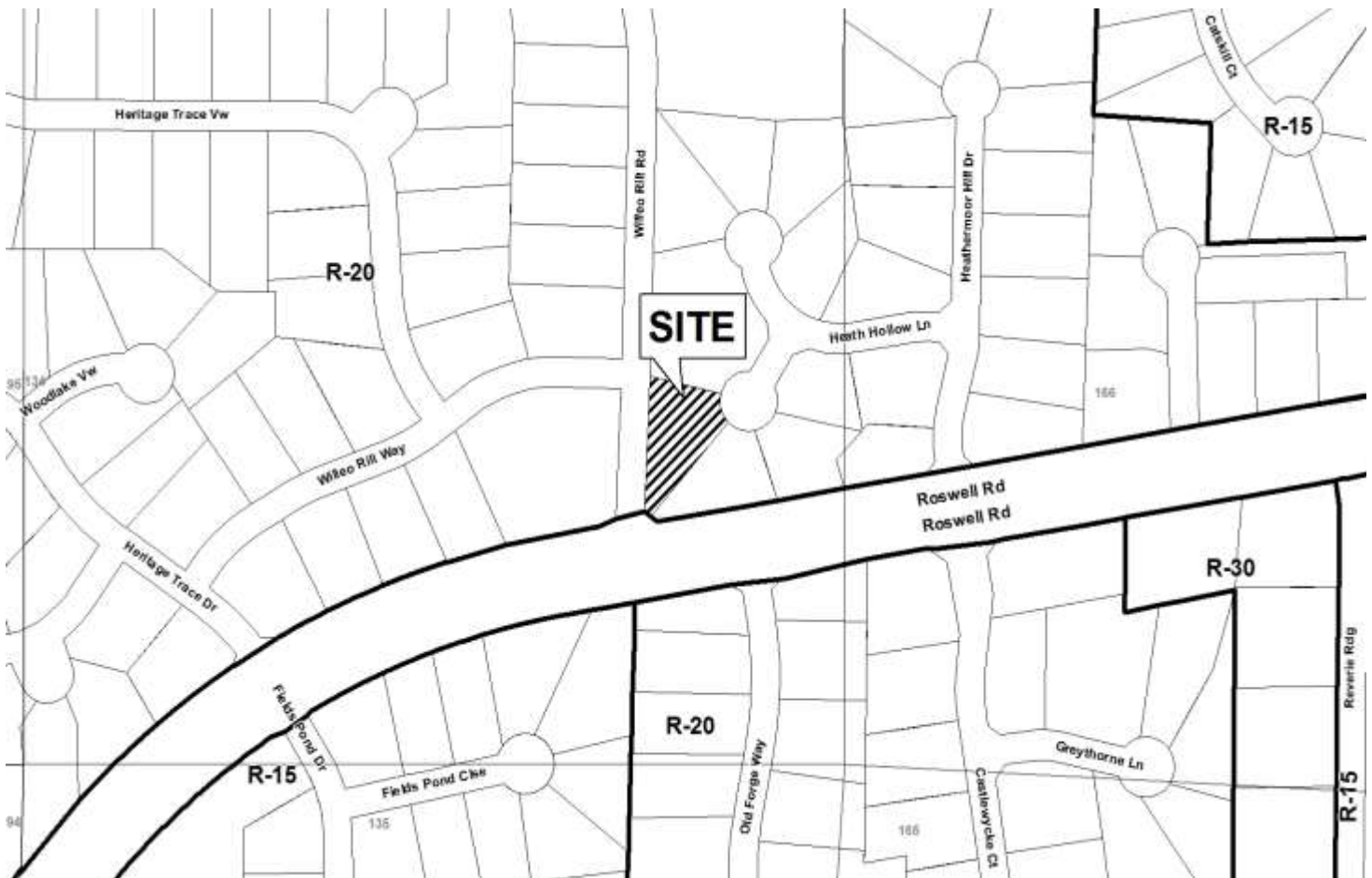
LAND LOT(S): 134

DISTRICT: 1

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 15 feet.





Application for Variance Cobb County

(type or print clearly)

Application No. V-82
Hearing Date: 8-9-17

Applicant Adrian Prost Phone # 404-291-6696 E-mail AProst815@gmail.com
Adrian Prost Address 2145 CARLYSLE CROFT CT. Marietta GA
(representative's name, printed) (street, city, state and zip code) 30062

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

Signed, sealed and delivered in presence of:

My commission expires: Jan 2019

Notary Public

Titleholder Adrian Prost Phone # 404-291-6696 E-mail AProst815@gmail.com
Signature [Signature] Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

[Signature] Notary Public
CHAD TRIPP JAN 2019
065

Present Zoning of Property R-20

Location 2145 CARLYSLE CROFT CT. MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 1 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 5074 s/f Shape of Property TRIANGLE Topography of Property LEVEL 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 hardship is he cannot enclose, with screen, a deck that was built with the house when it was constructed. His neighbors have enclosed their decks previously.

List type of variance requested: COVER on Existing Deck

V-83
(2017)

MAY 26, 2017: REVISED TO REFLECT EXISTING CONDITIONS.
REMOVED TOPOGRAPHIC AND TREE
LOCATION INFORMATION.
JUNE 8, 2017: ADDED INFORMATION TO CONC. PAD AT BACK
LEFT OF HOUSE.

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE
POINT AND A PRECISION RATIO OF 1 IN 164,194. IT
HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS
WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 229,339.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED
FROM A SINGLE GRID BASELINE.

REFERENCE: PB 26, PG. 38

*PER DEED AND PLAT RECORDS: NO MONUMENT
FOUND.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD
HAZARD MAP", COMMUNITY PANEL NO. 13067C 0134 H,
DATED JUNE 18, 2010, THIS PROPERTY IS NOT IN AN
AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
A TITLE SEARCH. THERE MAY BE EASEMENTS OR
OTHER ENCUMBRANCES NOT SHOWN

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED
FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT
SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD
PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC.
HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING
OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY
WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

AREA = 27,374 SQ. FT.
0.628 ACRE



ABBREVIATIONS
dw-DOGWOOD
ag-FIG
ch-CHERRY
p-PINE
sm-sILVER MAPLE

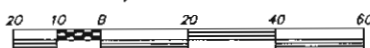
LEGEND

1/2" REBAR FND.	IPF
1/2" REBAR SET	IPS
RIGHT OF WAY	R.W.
SANITARY SEWER EASEMENT	SSE
DRAINAGE EASEMENT	DE
LAND LOT LINE	LL
CENTERLINE	CL
CRIMP TOP PIPE	CT
OPEN TOP PIPE	OT
CORRUGATED METAL PIPE	CMP
REINFORCED CONCRETE PIPE	RCP
DROP INLET	DI
JUNCTION BOX	JB
MANHOLE	MH
CATCH BASIN	CB
BENCHMARK	BM
POWER POLE	PP
FIRE HYDRANT	FH
CONCRETE MONUMENT FND	CMF
BACK OF CURB	B.C.
EDGE OF PAVEMENT	E.P.
FENCE	FEN
OVERHEAD ELEC. SERVICE LINE	O.H.
BUILDING LINE	B.L.
UNDERGROUND POWER LINE	U.G.
TRANSFORMER	TX

BOUNDARY SURVEY FOR JOE & MARCIA LAIN

(BEING LOT 12, BLOCK "B", CHATTAHOOCHEE HEIGHTS, UNIT TWO)

LOCATED IN LAND LOT 157
1st DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
JULY 15, 2010 1"=20'



SCALE IN FEET
VERTICAL DATUM IS NAVD 1988.
CONTOUR INTERVAL = 2 FT.

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR
PARCELS OF LAND AND DOES NOT SURROUND OR CREATE A
NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL
PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF
THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS
WHICH CREATED THE PARCEL OR PARCELS ARE STATED
HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR
REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE
OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS
OF THE GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID BARTON, GA. RES. NO. 2533

JOB # 10-083 DRAWN BY: JG CHECKED BY: DB
FIELD DATE: 7-15-10 PLAT PREPARED: 7-19-10



BARTON SURVEYING
INC.

1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT: Joe Lain

PHONE: 404-216-1348

REPRESENTATIVE: Joe Lain

PHONE: 404-216-1348

TITLEHOLDER: Joe Lain and Marcia Lain

PROPERTY LOCATION: On the north side of Rebel
Road, west of River Mill Circle
(5221 Rebel Road).

PETITION No.: V-83

DATE OF HEARING: 08-09-2017

PRESENT ZONING: R-20

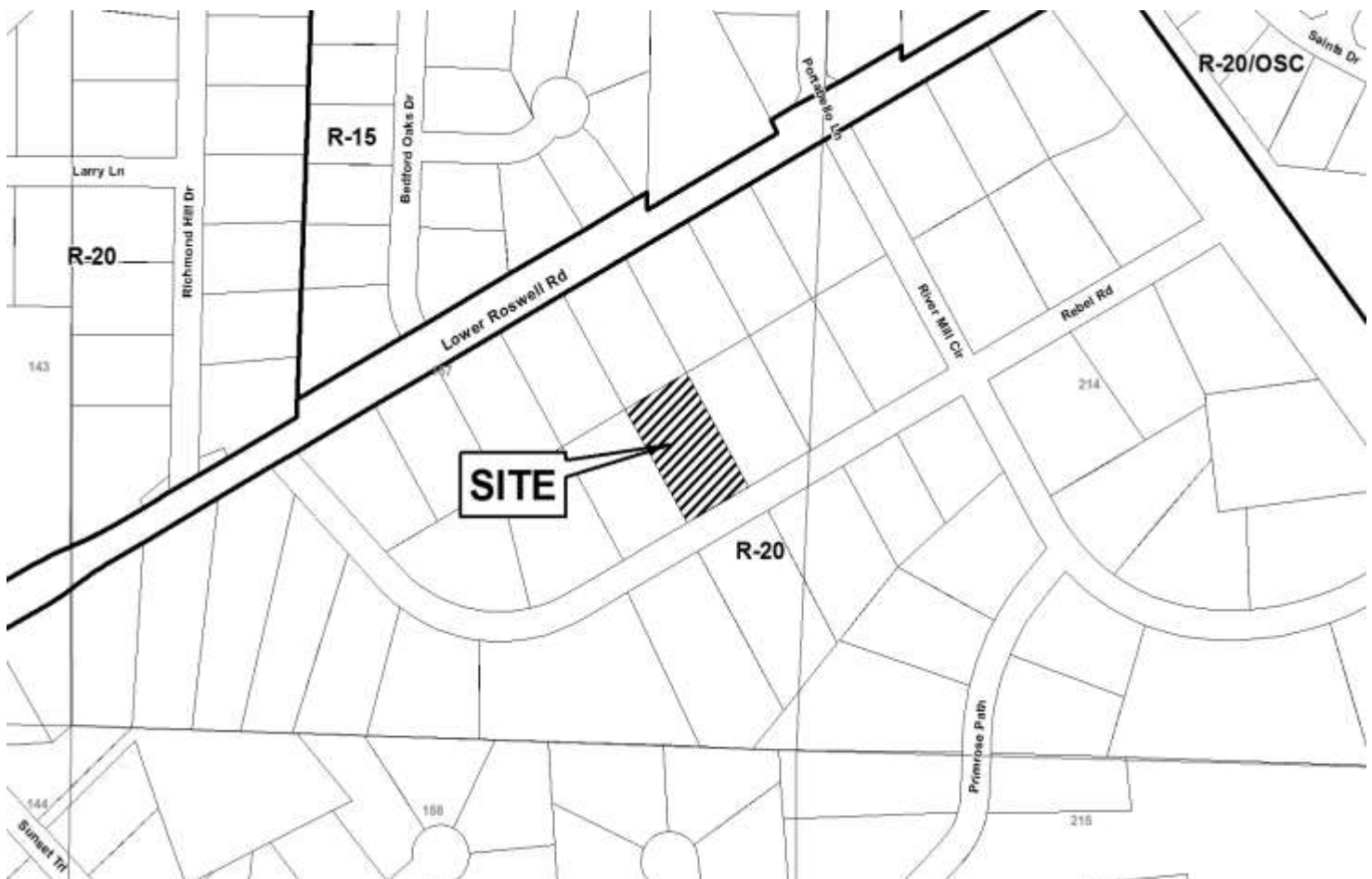
LAND LOT(S): 157

DISTRICT: 1

SIZE OF TRACT: 0.63 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive side setback for an accessory structure over 650 sq. ft. (proposed approximately 828 sq. ft. detached garage) from the required 100 feet to three (3) feet adjacent to the west property line; and 2) waive the side setback from the required 10 feet to 7.5 feet (existing) adjacent to the east property line.





Application for Variance Cobb County

(type or print clearly)

Application No. V-83
Hearing Date: 8-9-17

Applicant Joe Lain Phone # 404-216-1348 E-mail Lain30062@yahoo.com

Joe Lain
(representative's name, printed)

Address 5221 Rebel Rd Marietta GA 30068
(street, city, state and zip code)

Joe Lain
(representative's signature)



E-mail _____

Signed, sealed and delivered in presence of:

Donald Wells

Notary Public

My commission expires: _____
My Commission Expires
March 15, 2021

Titleholder Joe Lain Phone # 404-216-1348 E-mail Lain30062@yahoo.com

Signature Joe Lain Address: 5221 Rebel Rd Marietta GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: July 18, 2020

Cathy Reed
Notary Public
Cobb County, Georgia
My Commission Expires
July 18, 2020

Present Zoning of Property R-20

Location 5221 Rebel Rd Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 157 District 1st/2nd Section Size of Tract 0.628 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:

Existing concrete slab lying within the setback - if we move the slab outside the setback it could encroach on the septic tank drain field.

List type of variance requested: Approval to build garage within the setback on existing concrete slab (see attached drawing)

V-84
(2017)

LINE #	BEARING	CHORD
1	S27°10'18"E	25.83
2	N82°33'47"E	21.24
3	S23°34'52"E	20.50
4	N63°14'43"W	21.20
5	S29°45'33"E	4.78
6	S69°49'32"E	62.40
7	S27°10'18"E	25.83

[illegible]

ITEM 16--THERE IS BUILDING CONSTRUCTION ONGOING ON SITE. OUTER SHELL OF BUILDINGS ARE BUILT BUT INTERIOR BUILDING IS ONGOING ALSO BUILDING CONSTRUCTION ON OUTRIGGER; 4 AFFECTS A PORTION OF THE SHOPPING CENTER TRACT THAT ACCESS DALLAS HIGHWAY

ZONING SETBACKS FROM SUBDIVISION FINAL PLAT:

CURRENT ZONING AND
SETBACKS:
FRONT- 40 FT.
MAJOR SIDE- 35 FT.
MINOR SIDE- 15 FT.
REAR- 30 FT.

subject building

P.O.B. OUTPARCEL 2

OUTPARCEL #1
OUTPARCEL #2
1.18 AC.
NEXOS DALLAS HWY
ACCESSES PUBLIC R/W
THROUGH SHOPPING

P.O.B. THE
SHOPPING

RECEIVED
JUN - 8 2017
CAROLAN MAM DEV AGES 5V

TO MARY EDWARDS HEIT, LLC **AAA** INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP ON PLAT 724 WAS SURVEYED ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE SURVEYING STANDARDS AND REQUIREMENTS FOR ALTA/RSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND RSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDBOOK WAS COMPLETED ON MAY 25, 2018.



FOR REVIEW ONLY

2006 DEAN C. OLSON, RLS

GA REL NO. 2006-
E-MAIL: JOLSON@GOSUNNYET

THIS PLAT IS A REDIVISION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
SURRENDER OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES.

THE RECEIVING JURISDICTION OF THE DOCUMENT, MAP, PLAT, OR OTHER INSTRUMENT WHICH
 CREATES THE PARCELS OF PHOENIX AND STATES HEREON RECOGNITION OF THIS PLAT DOES NOT
 IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUTURE COMPLIANCE WITH LOCAL

DESIGNS, RECORDS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND ADJACENT THERE. THE UNDERGROUND LAND SURVEYING CERTIFICATES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE ALLEGED

AND REGULATORY OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN G.C.G.S. SECTION 45-4-67

SCALE IN INCHES

ALTA NPS'S LAND TITLE SURVEY FOR
WEST EDGEWOOD REIT LLC

taskins

SLACKS COMPANY

147 Kankakee College Hwy

In. G# 000004 2.07% 2007 Soc. 9 Comm. G# 000174 **OUTPARCEL #2**
 (770) 434-7100 www.glaconline.com Phone: (770) 475-0000 LOCAL TO IN. 1.1 3.4

DATE: 3-8-17	DRAWN BY: MAM	LOCATED IN: 30
DATE: 3-10-17	CHANGED BY: BOB	20th DISTRICT, 2nd SECTION

1-SCALE 186 2-SCALE/186/ 186B COUNTY, GA 186B 186

[illegible]

THE UNDERGROUND UTILITIES LOCATED IN THE LOCATION OF EXISTING DRAINAGE DITCHES AND DRAINAGE CANALS ARE LOCATED USING RADAR FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACED WIRTS. AIRY NON-METALLIC UTILITIES (PNEUMATIC TRACED WIRTS) MAY NOT BE LOCATED.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE SURVEYOR MAKES NO GUARANTEE THAT ALL LOCATED UTILITIES WILL BE FOUND ON THIS SITE. BUT MAY BE SHOWN AND MAY BE FOUND UPON EXCAVATION.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIALS AND SIZE OF UTILITIES IS BASED ON RECORDS OBTAINED FROM THE UTILITY COMPANIES.

15.000, PG. 878
 15.000, PG. 823
 15.000, PG. 828
 15.000, PG. 833
 276, PG. 367

[illegible]

Gaskins

COMPRESSOR & REFRIGERATION EQUIPMENT & SERVICE

<p>Main Office 1410 Fowler Springs Rd Johnson, GA 30098 Phone: (770) 424-7511</p>	<p>Cummins Office 147 Kalamazoo College Rd Box 8 Cummins, GA 30041 Phone: (770) 478-2500</p>
---	--

<p>REPAIR 24 Hrs. 7-17 INSTALL 3-10-17 RECALL 1-5-17</p>	<p>DIAGN 1-5-17 CHARGES 3-10-17 CHG 1-5-17</p>
---	---

ALTA NOTES (AND TITLE SURVEY FOR
MEPT EDMEMOOR REIT LLC &
CHICAGO TITLE INSURANCE
COMPANY
PARKSIDE WEST COBB
SHOPPING CENTER TRACT &
OUTPARCEL #2
LOCATED IN LL 334
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GA

APPLICANT: Columbia Properties, Inc.

PETITION No.: V-84

PHONE: Not Given

DATE OF HEARING: 08-09-2017

REPRESENTATIVE: Parks R. Huff, Esq.

PRESENT ZONING: NRC

PHONE: 770-422-7016

LAND LOT(S): 334

TITLEHOLDER: Columbia Parkside I, LLC

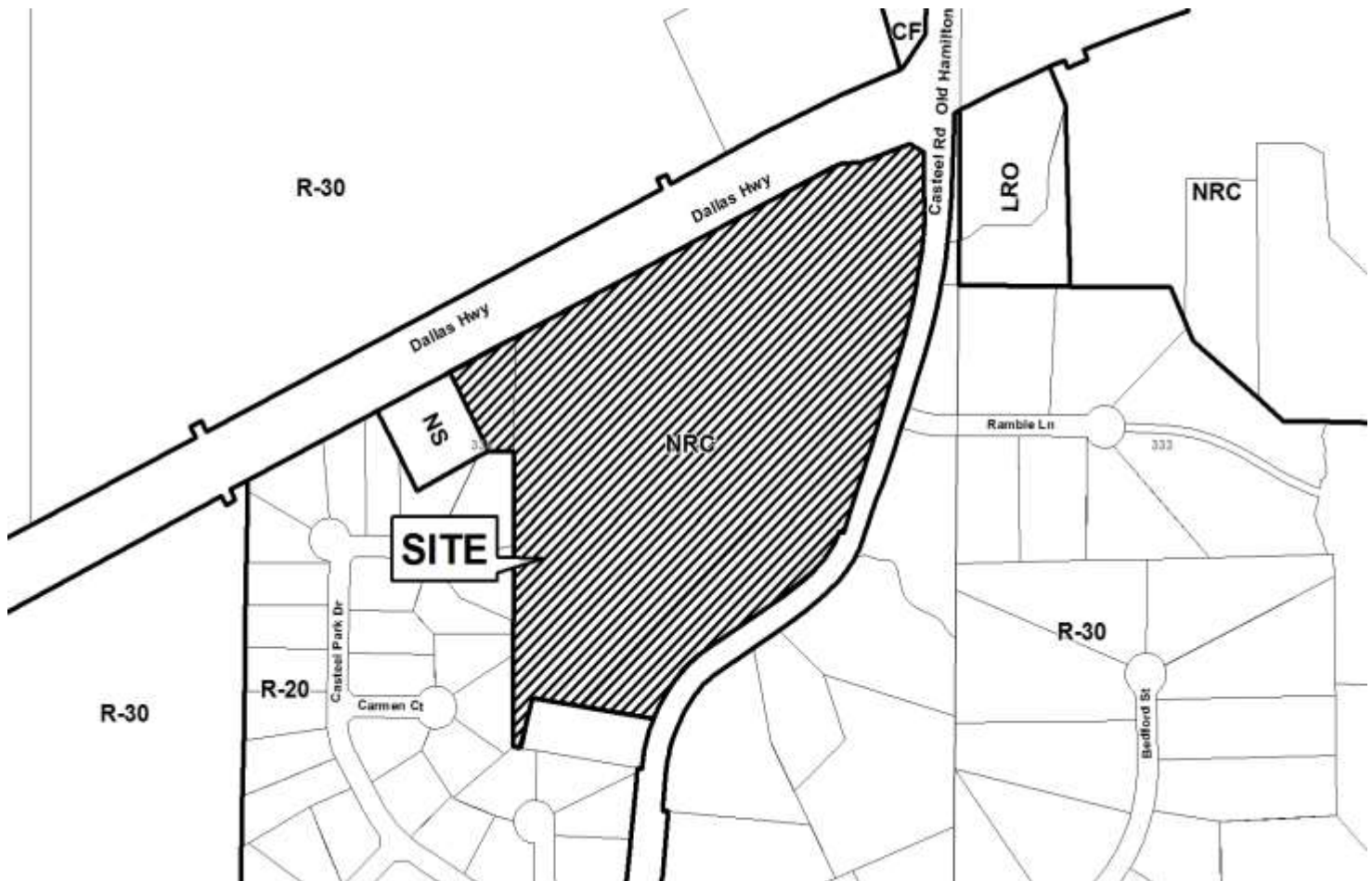
DISTRICT: 20

PROPERTY LOCATION: At the southwest intersection of Casteel Road and Dallas Highway (3805 Dallas Highway).

SIZE OF TRACT: 19.90 acres

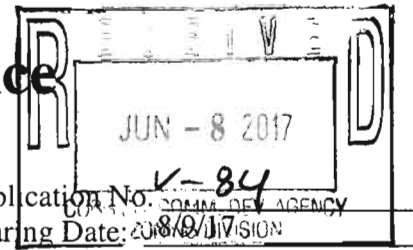
COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the front setback from the required 40 feet to 38 feet.



Application for Variance Cobb County

(type or print clearly)



Application No. V-84
Hearing Date: 8/9/17

Applicant Columbia Properties, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP
Parks F. Huff, Esq. Address 376 Powder Springs St., Suite 100 Marietta, GA 30064
(representative name) (street, city, state and zip code)

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

My commission expires: _____

Signed, sealed and delivered in presence of:

Selena F. Wingate
Notary Public

Titleholder Columbia Parkside I, LLC Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property NRC

Location 3805 Dallas Highway SW southwest corner of Dallas Highway and Casteel Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 334 District 20 Size of Tract 19.9 Acre(s)

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

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

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:

This is a triangular piece of property bordered by two major roads and burdened by many transportation, water and utility easements. It is difficult to get all aspects of the site plan to fit on the property without this minor concession.

List type of variance requested: Reduce front setback from 40' to 38'

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 84 (2017)
Hearing Date: August 9, 2017

Applicant: Columbia Properties, Inc.
Titleholder: Columbia Parkside I, LLC



K. Andrew Campbell
By: K. Andrew Campbell
Its: Manager

Date Executed: 6/7/17

Signed, sealed, and delivered in the presence of:

Selena F. Wingate
Notary Public
Commission Expires: _____





APPLICANT: RaceTrac Petroleum, Inc

PHONE: Not Given

REPRESENTATIVE: Parks F. Huff, Esq.

PHONE: 770-422-7016

TITLEHOLDER: Larry E. Wilensky

PROPERTY LOCATION: On the north side of
Dallas Highway at the County line bordering Paulding
County

(No Assigned Address).

PETITION No.: V-85

DATE OF HEARING: 08-09-2017

PRESENT ZONING: NRC

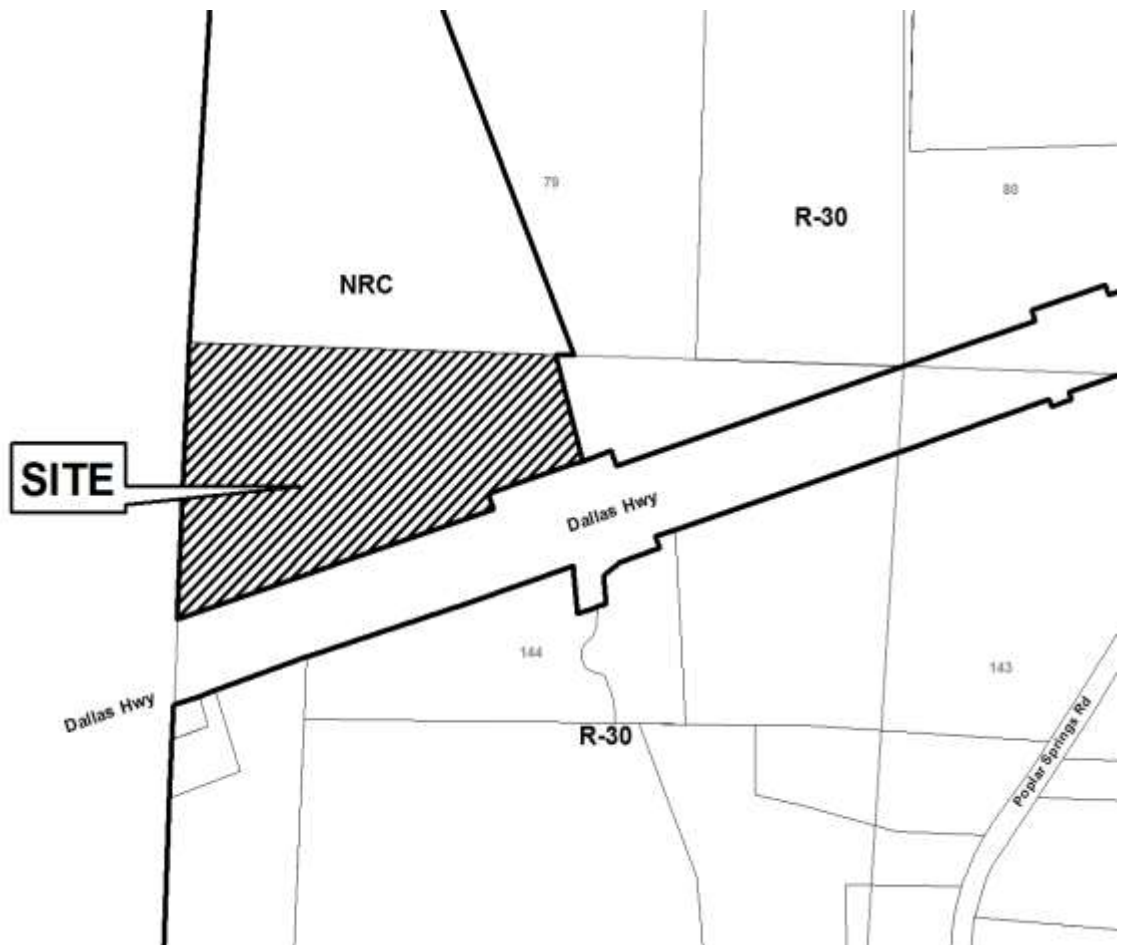
LAND LOT(S): 144

DISTRICT: 19

SIZE OF TRACT: 2.67 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6' 5 5/8"; and 2) increase the maximum allowable electronic sign area from 32 square feet to 80 square feet per side.





Application for Variance Cobb County

(type or print clearly)

Application No. V-85
Hearing Date: 8/9/17

Applicant RaceTrac Petroleum, Inc. Phone # _____ E-mail _____
SAMS, LARKIN, HUFF & BALLI, LLP

Parks F. Huff, Esq. Address 376 Powder Springs St., Ste. 100 Marietta, GA 30064
(representative's name, print) (street, city, state and zip code)

(representative's signature)

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

My commission expires: _____

Signed, sealed and delivered in presence of:

Selena F. Wingate
Notary Public

Titleholder Larry E. Wilensky Phone # _____ E-mail _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property NRC

Location At the northeast corner of Dallas Highway and East Paulding Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 144 District 19 Size of Tract 2.669 Acre(s)

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

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

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:

Patrons of RaceTrac would not be able to see the store signage without the sign protruding from the front elevation of the building. Additionally, customers would not be able to easily distinguish the fuel option prices unless the LED electronic square footage is allowed to be enlarged so that passing motorists can easily see the signage.

List type of variance requested: _____
Allow the main RaceTrac parallelogram logo to protrude from the building face to 6' 5 5/8"
Allow 76 square feet of electronic copy signage for each face of free standing sign per Sec. 134-313 (o) 2b for fuel option prices

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 85 (2017)
Hearing Date: August 9, 2017

Applicant: RaceTrac Petroleum, Inc.
Titleholder: Larry E. Wilensky



Signature Larry E. Wilensky

Name: LARRY E. WILENSKY
Address: 1801 PEACHTREE ST NE
SUITE 310

Date Executed: 6/5/17

Signed, sealed, and delivered in the presence of:

Patricia H. Manley
Notary Public

Commission Expires



120 SqFt Price Sign - 40" & 24" LED (N)

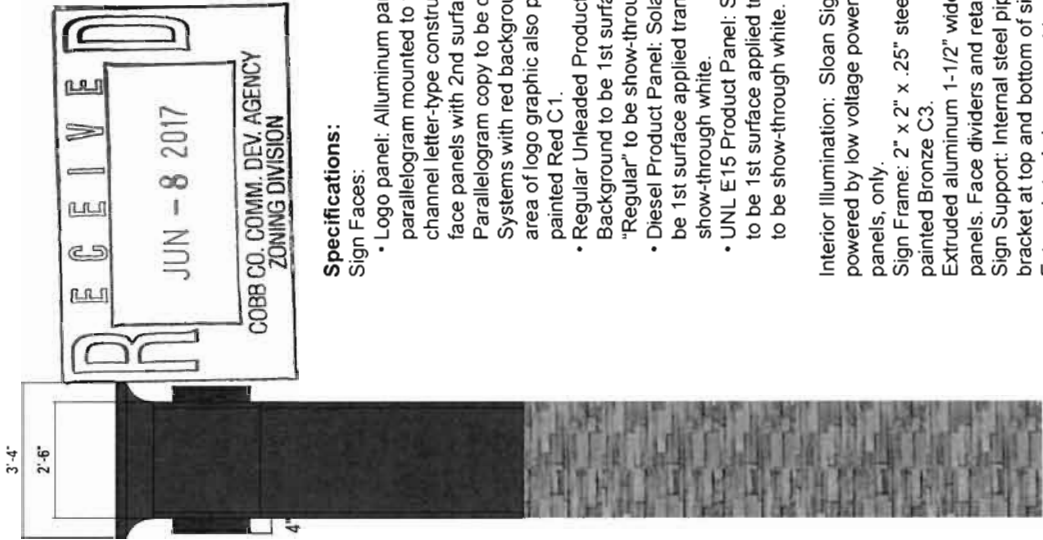
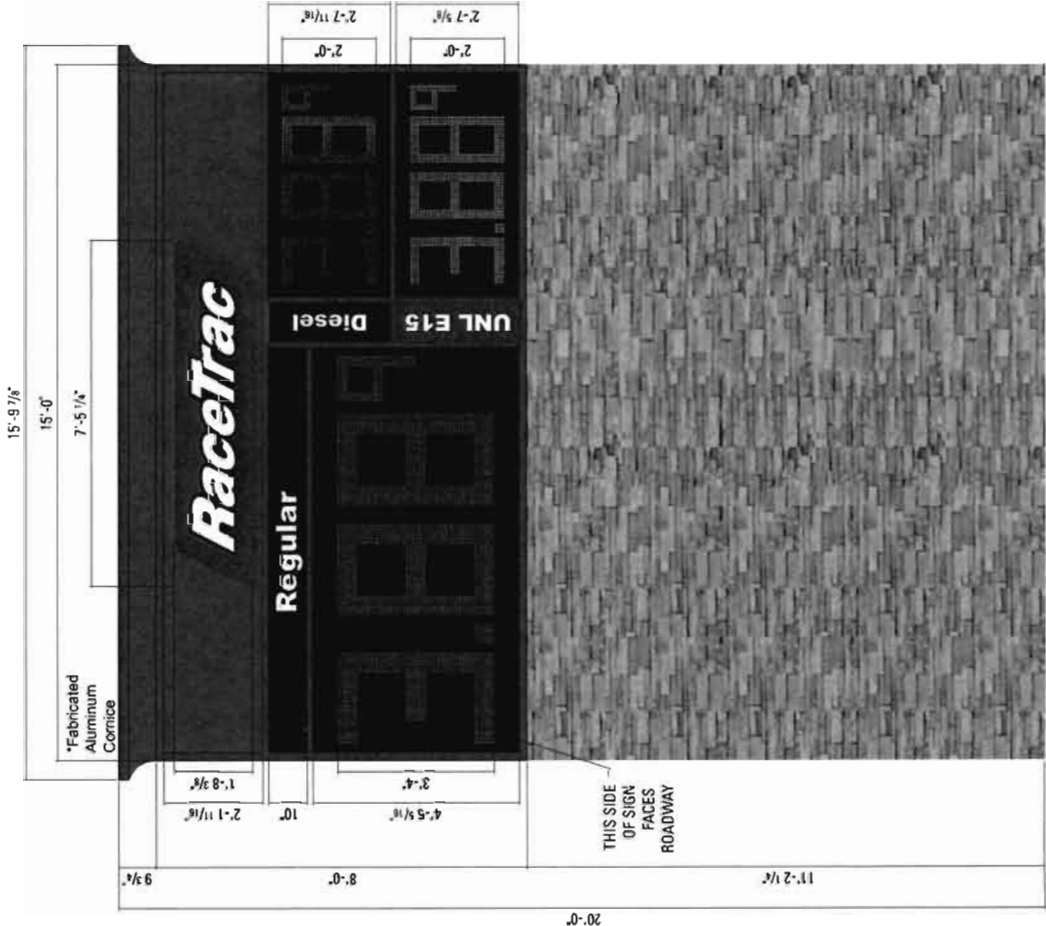
*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 1



Sloan Sign Box II
LED Interior Illumination

Specifications:

Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram channel letter-type construction with .177" thick Polycarbonate panels with 2nd surface applied translucent vinyl. Parallelogram copy to be digital print provided by Mirra Systems with red background stripes and white border area of logo graphic also printed. Cabinet and trim ca painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- UNL E15 Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied translucent vinyl Orange C9; "UNL E15" to be show-through white.

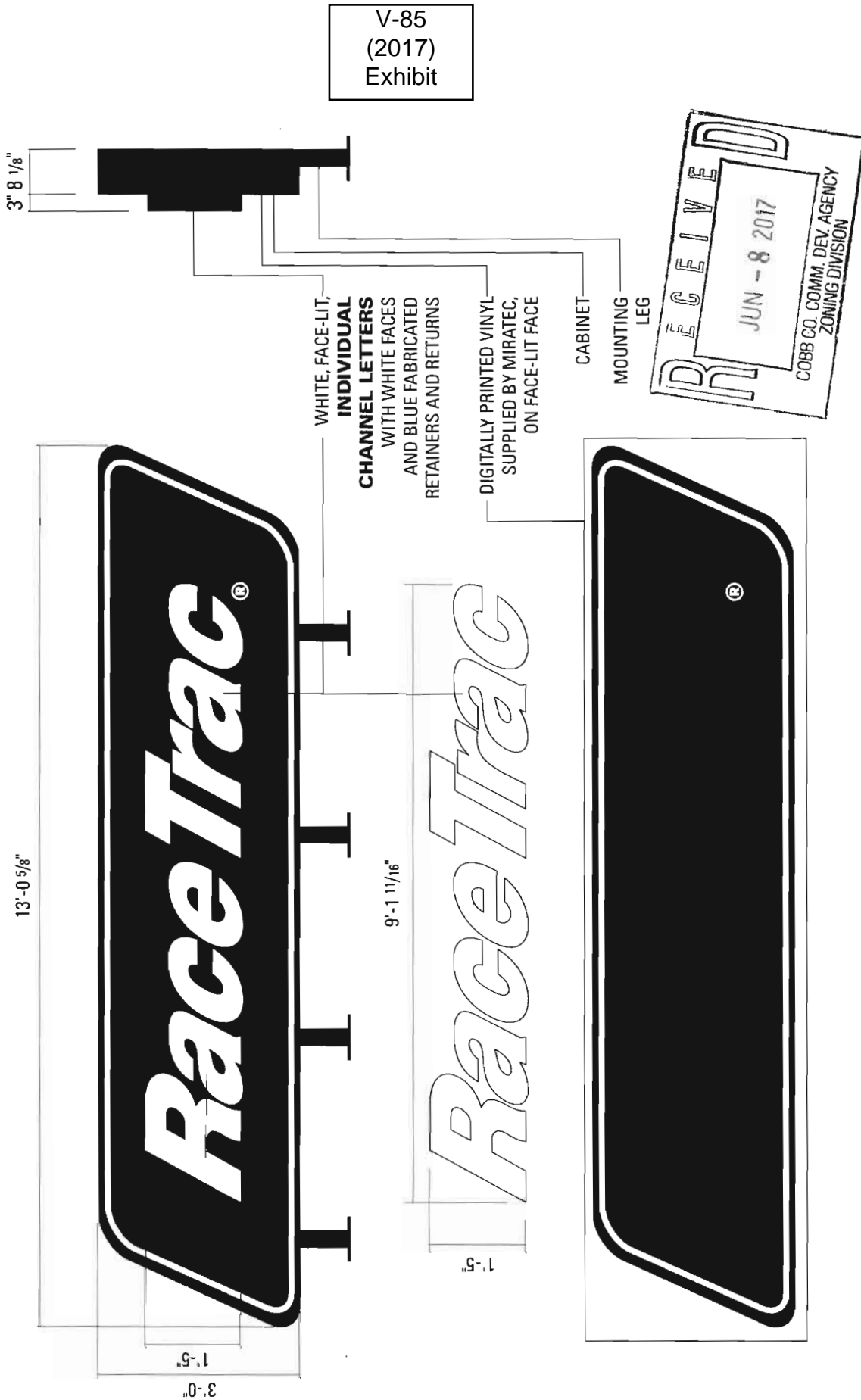
Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.
Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.
Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainers to be painted painted Bronze C3.
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.
External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

V-85
(2017)
Exhibit

Racetrac

Main Identification Sign - A1

SINGLE FACED
QUANTITY 1
40 SqFt Total



See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOMMENDED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

V-85
(2017)
Exhibit

