

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: October 11, 2017**

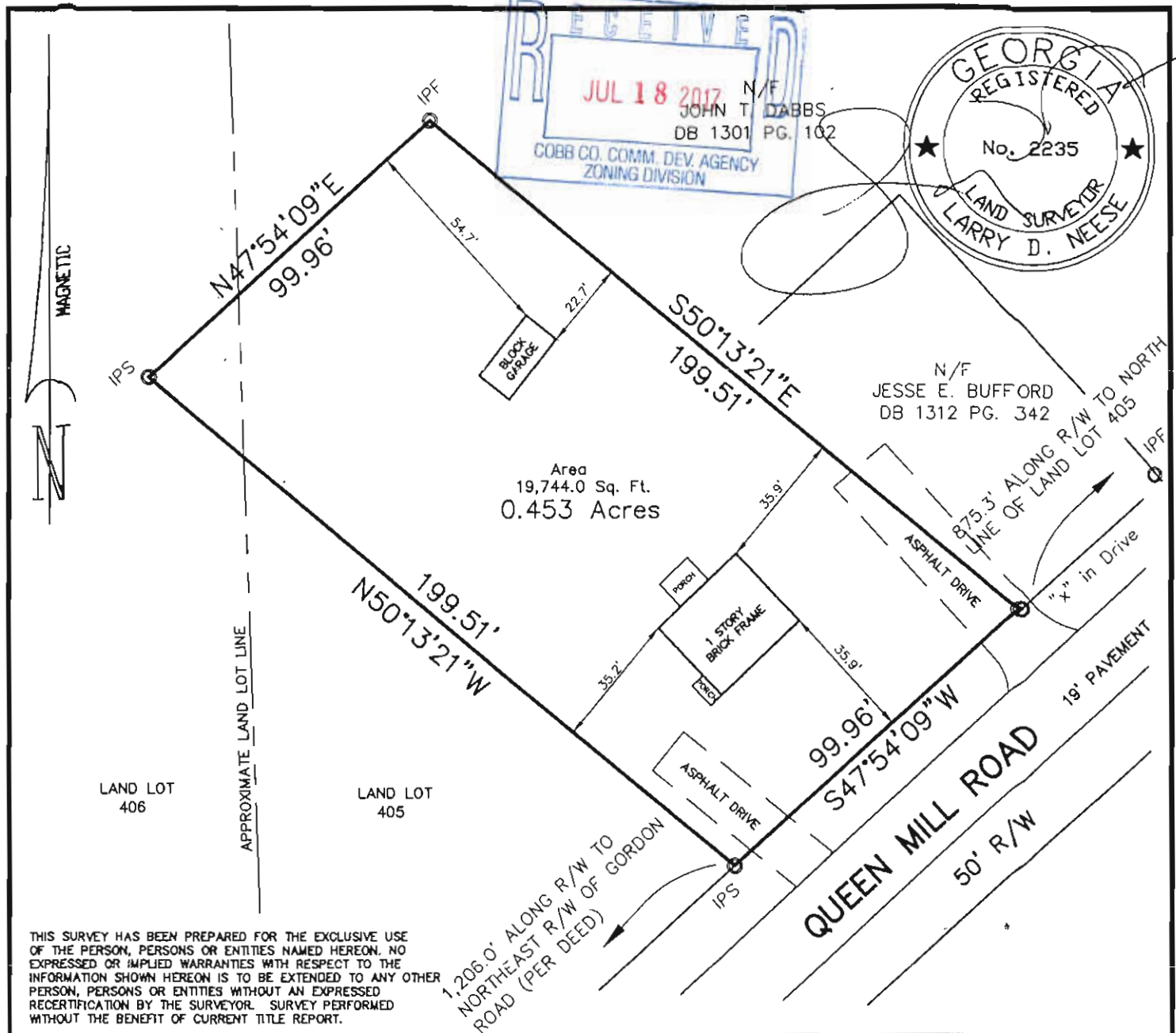
**DUE DATE: September 11, 2017**

Distributed: **August 18, 2017**



*Cobb County...Expect the Best!*

V-100  
(2017)



THIS PROPERTY ~~DOES~~ IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. MAP # 13087C0085 F  
DATE: AUGUST 18, 1992

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 2" 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 SoklaSet60R LINEAR SoklaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.  
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

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



GRAPHIC SCALE

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

SURVEY FOR:

FOLARIN A. JOHNSON

LOT Part of 18	BLOCK
Property of C.R. Cardell S/D	
PLAT BOOK 4	PAGE 93
LAND LOT 405 & 406	
DISTRICT 18TH	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE 09-01-05	REVISED
SCALE: 1" = 40	JOB NO. Acad 05-0020

WEST GEORGIA SURVEYORS, INC.

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122

**APPLICANT:** Folarin A. Johnson

**PHONE:** 917-533-3052

**REPRESENTATIVE:** Folarin A. Johnson

**PHONE:** 917-533-3052

**TITLEHOLDER:** Folarin A. Johnson

**PROPERTY LOCATION:** On the northwest side of  
Queen Mill Road, north of Mableton Parkway  
(6816 Queen Mill Road).

**PETITION No.:** V-100

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 405, 406

**DISTRICT:** 18

**SIZE OF TRACT:** 0.45 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the minimum lot size from the required 20,000 square feet to 19,744 square feet;  
and 2) waive the front setback from 40 feet to 35 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-100

Hearing Date: 10-11-17

Applicant FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail FOLARIN4@gmail.com

FOLARIN A. JOHNSON Address 49 REYNOLDS ST S.I NY 10305  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)



Phone # 917/533-3052 E-mail Folarin4@gmail.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

My Commission Expires  
March 15, 2021

Titleholder FOLARIN A. JOHNSON Phone # (917) 533-3052 E-mail Folarin4@gmail.com

Signature [Signature] Address: 49 Reynolds St S.I NY 10305  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

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

My Commission Expires  
March 15, 2021

Present Zoning of Property R-20

Location 6816 QUEEN MILL ROAD MABLETON GA 30126  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 District 18th 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:

I bought the land with a house on it and demolished it to build a new home. I do have a set of plans to build. I will like the board to reconsider and grant me a variance

List type of variance requested: I do have a size of 19,943 sq ft of land.





**APPLICANT:** Michelle Thrash

**PHONE:** 770-401-2238

**REPRESENTATIVE:** Michelle Thrash

**PHONE:** 770-401-2238

**TITLEHOLDER:** Michelle B. Thrash

**PROPERTY LOCATION:** On the south side of  
Caisson Drive, north of Caisson Court  
(643 Caisson Drive).

**PETITION No.:** V-101

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20

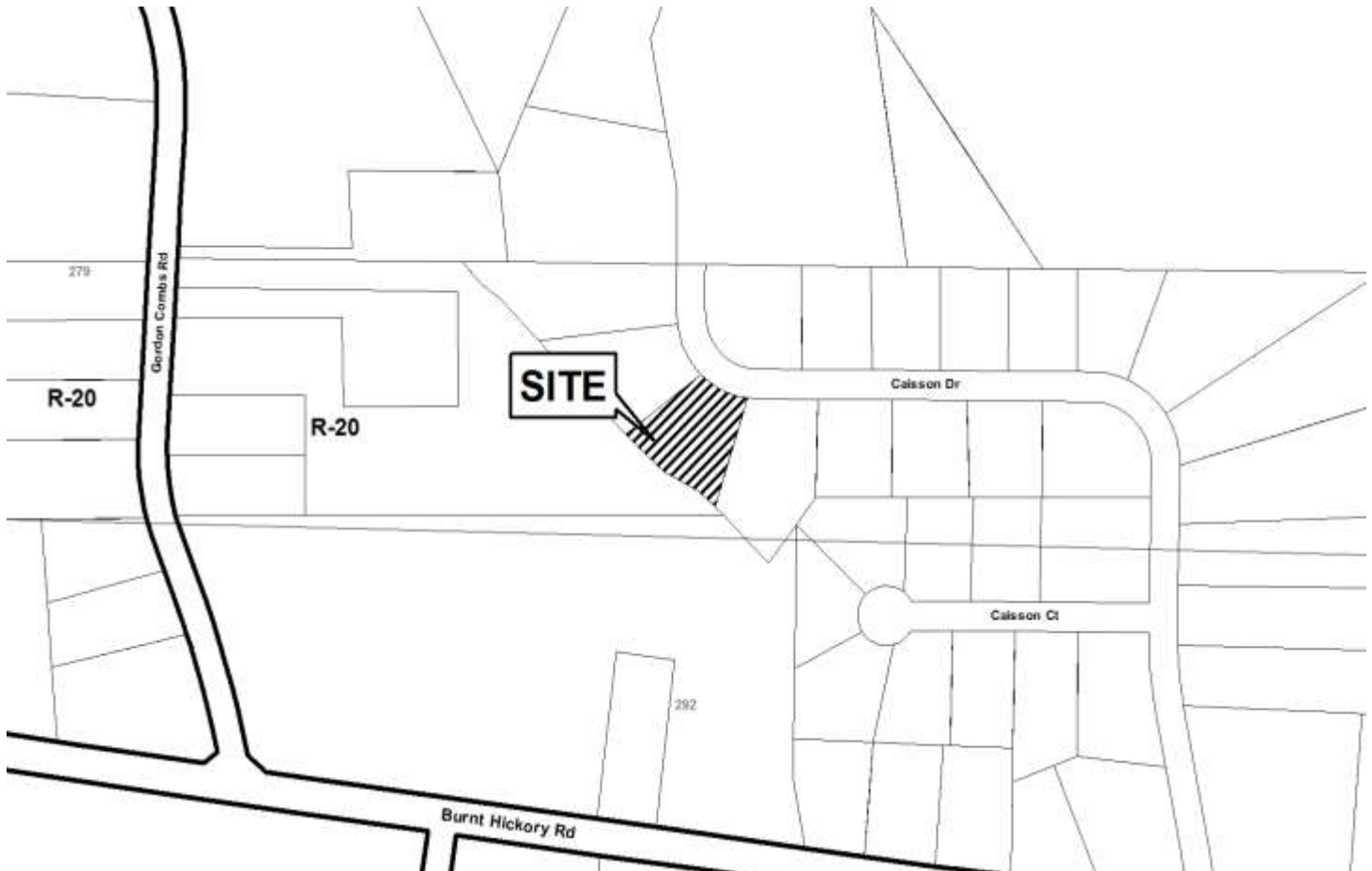
**LAND LOT(S):** 279

**DISTRICT:** 20

**SIZE OF TRACT:** 0.54 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Allow an accessory structure (proposed pool) to the side of the principal building.



# Application for Variance

**Cobb County**

(type or print clearly)

JUL 26 2017

Application No. V-101

Hearing Date: 10-11-17

Applicant Michelle Thrash

Phone # 770-401-2238

E-mail mmthrash@hotmail.com

Michelle Thrash

(representative's name, printed)

Address

643 Caisson Drive Marietta 30064

(street, city, state and zip code)

Michelle Thrash

(representative's signature)

Phone #

770-401-2238

E-mail

mmthrash@hotmail.com

Signed, sealed and delivered in presence of:

My commission expires:

2/9/2018

Sheri Goren

Notary Public

Titleholder Michelle Thrash

Phone #

770-401-2238

E-mail

mmthrash@hotmail.com

Signature

Michelle Thrash

(attach additional signatures, if needed)

Address:

643 Caisson Drive Marietta GA

(street, city, state and zip code)

30064

Signed, sealed and delivered in presence of:

My commission expires:

2/9/2018

Sheri Goren

Notary Public

Present Zoning of Property

Location

643 Caisson Drive Marietta - off Burnt Hickory

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

Land Lot(s)

279

District

20<sup>th</sup>

Size of Tract

.542

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:

3 years ago I was diagnosed with breast cancer. I have undergone treatment and am currently cancer free, however the treatment left me with chemotherapy induced alopecia (permanent baldness). The sun, the pool, the beach all used to be things

List type of variance requested:

To build a swimming pool in the side yard of the house behind the existing chain link fence. That fence will be replaced by a proper one during construction of pool

I enjoyed, but ~~the~~ With the hair issue, I am embarrassed and self conscious. My husband and I discussed building a private swimming pool so that I could be comfortable outside once again, but he died suddenly last August. Since then, I sold our family home because I could no longer afford it, and there were too many memories. I bought a much smaller ranch and specifically looked for a flat backyard. I wanted to use some of the money that my husband left me to build that pool because I knew he wanted me to have it. I focused on the space across from the porch because that is the only outside access to the back, and due to an addition built by the previous home owner, there is not enough space in the back of the house anyway. I really didn't realize when I started this process that I was asking to do something that was outside of the zoning ordinance, but this is very important to me, and I appreciate you taking the time to consider it.



V-102  
(2017)

1  
N

US 00 00 E  
20 23

CHARTLEY LAKE

US 00 00 E  
17 53 03 00

$\infty$

25.02

SA 2020  
26.2.2020  
E

55

HOOD  
DEK

STORY  
STORY  
BRICK  
FRAME

W.O.P.

NEIGHBORHOOD  
WOOD

**IPF**

BRICK WALL  
COMMON  
BRICK WALL  
1604  
10

56

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLASSIC OBSERVATION OF ONE POOL IN THE CITY OF NEW YORK. THIS POOL WAS OBSERVED BY ONE CHAMBERLAIN'S BROTHER, CALLED FOR CLARIFICATION OF THE POOL'S NAME AND LOCATION. THE POOL WAS OBSERVED BY ONE CHAMBERLAIN'S BROTHER, CALLED FOR CLARIFICATION OF THE POOL'S NAME AND LOCATION. THE POOL WAS OBSERVED BY ONE CHAMBERLAIN'S BROTHER, CALLED FOR CLARIFICATION OF THE POOL'S NAME AND LOCATION.

\*\*\*\*\*

JUL 27 2017

466 CHARTLEY WAY  
ROSWELL, GA.

McLUNG SURVEYING INC.

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

In my opinion this ~~map~~ is a correct representation of the land platted.

*Perry F. McClung*  
Perry F. McClung, Supervisor



Fences should not be placed using side dimensions from houses

PROPERTY OF

JOSEPH PASQUARELLI  
VIRGINIA PASQUARELLI

LOT 55  
EDGEWATER COVE  
UNIT - 2

LAND LOT 10Z

DISTRICT 1ST SECTION 2ND

COUNTY COBB

## GEORGIA

DATE 8-12-98 SCALE 1" = 30'

**PB 65 PG 55**

J.E.

007012

**APPLICANT:** Joseph Pasquarelli

**PHONE:** 404-610-2761

**REPRESENTATIVE:** Joseph Pawquarelli

**PHONE:** 404-610-2761

**TITLEHOLDER:** Joseph Pasquarelli and Virginia Pasquarelli

**PROPERTY LOCATION:** On the southeast corner of  
Chartley Lane and Chartley Way  
(4616 Chartley Way).

**TYPE OF VARIANCE:** WITHDRAWN BY APPLICANT

**PETITION No.:** V-102

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** PRD

**LAND LOT(S):** 102

**DISTRICT:** 1

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2



# Application for Variance Cobb County

(type or print clearly)

Application No. V-102

Hearing Date: 10-11-17

**WITHDRAWN**

Applicant Joseph Pasquarelli Phone # 404 610 2761 E-mail PASQUAJOB@AOL.COM

Joseph Pasquarelli Address 4616 CHARTLEY WAY NE ROSWELL, GA 30075  
(representative's name, printed) (street, city, state and zip code)

Joseph Pasquarelli Phone # 404 610 2761 E-mail pasquajob@AOL.COM  
(representative's signature)



Signed, sealed and delivered in presence of:

Donald Wells

Notary Public

My commission expires: \_\_\_\_\_  
My Commission Expires March 15, 2021

Titleholder Joseph Pasquarelli Phone # 404 610 2761 E-mail PASQUAJOB@AOL.COM

Signature Joseph Pasquarelli Address 4616 CHARTLEY WAY NE, ROSWELL GA 30075  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1/30/2021 Signed, sealed and delivered in presence of:

Chf. Mub 7/27/17

Notary Public

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

Location 4616 CHARTLEY WAY NE, ROSWELL GA 30075, CORNER OF CHARTLEY LANE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 102 (LOT 55) District 1 Size of Tract 0.34 Acre(s)

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

Size of Property X 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:

See attachment 1

List type of variance requested: SET BACK REDUCTION AS PROPOSED

Revised: 03-23-2016



V-102  
(2017)  
Exhibit

WITHDRAWN



Attachment 1 to be included with Application for Variance.

The original & proposed plot plan(s) submitted for the building permit (which was granted #2017-005434) showed that the previous existing deck as well as the new structure were outside of the set back. The proposed plot plan also submitted showed the new porch structure to be in the exact same footprint as the original deck.

When the Cobb County inspector was called out to inspect the structure under construction, (July 23, 2017) he informed us that he felt that the right corner of the new structure was within the setback. That was the first time we were made aware of a setback issue.

As of July 23, 2017 the major framing and roof have been completed. With all the remaining work stopped the contractor will not be able to complete the project and we will be left with an unfinished, unusable and potentially unsafe structure.



**RECEIVED**  
**AUG - 2 2017**  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**V-103 (2017)**

ALL NOTES:  
 1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE EXISTING ZONING DISTRICT OF V-103 (2017).  
 2. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.  
 3. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.  
 4. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.  
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 9. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.  
 10. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.

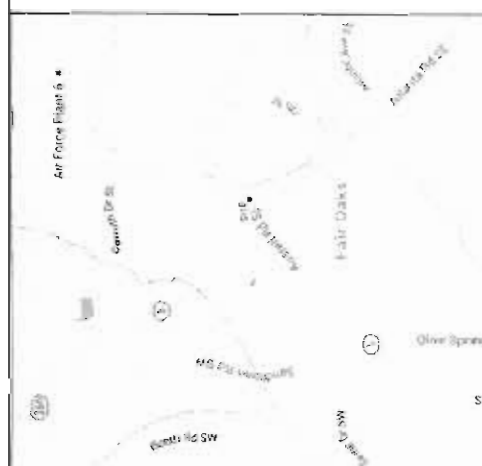
TOTAL SITE AREA: 0.68 ACRES  
 IMPROVED AREA: 0.48 ACRES  
 IMPERVIOUS AREA: 0.48 ACRES  
 1250 ATLANTA ROAD  
 PARCEL ID: 1702950010  
 LAND LOT: 295 DISTRICT: 171tr  
 COBB COUNTY, GEORGIA

REVISIONS ADDED PRICING 8/10/16 AS SHOWN  
 REVISIONS 07/10/16 COUNTY COMMENTS/NOTES  
 REVISIONS 07/10/16 AREA, RAMP & SIGNALS  
 REZONING CASE NUMBER Z-6, CHC  
 PROJECT: 1250 ATLANTA ROAD C-STORE  
 PROJECT ADDRESS: 1250 ATLANTA RD  
 PROJECT ADDRESS: COBB CO., GA  
 CLIENT: SOUTH COBB DRIVE PROPERTIES LLC  
 CLIENT ADDRESS: 1356 MANDALAY CT SW  
 CLIENT ADDRESS: LILBURN, GA 30047  
 DATE: 07/06/16 DWG: PROJ

**Civil Consulting Engineers, Inc.**  
 122 CEDAR RIDGE TRAIL  
 CANTON, GA 30145  
 404.662.0272

09/22/16

**SITE PLAN**



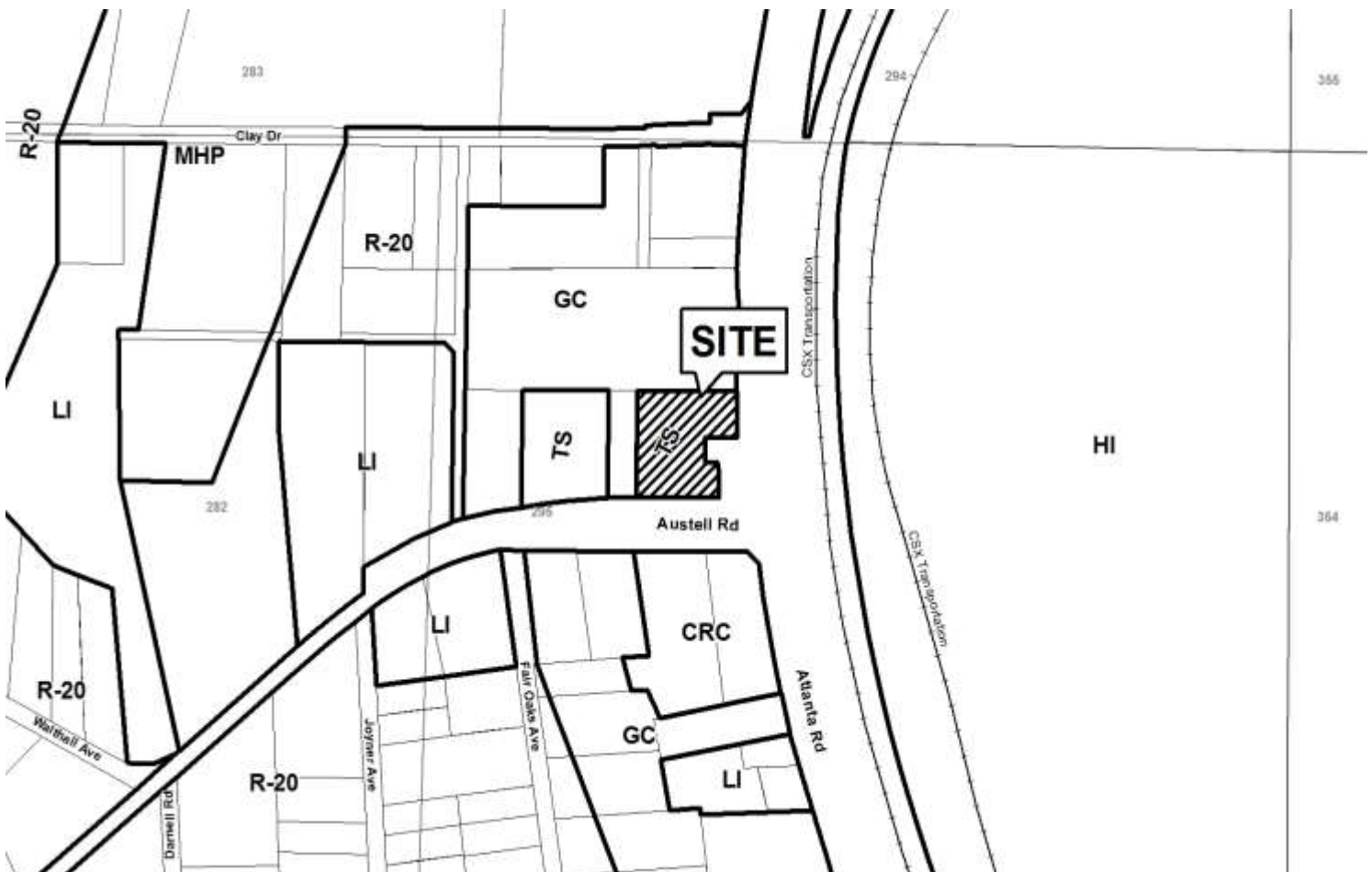
THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE. THE PROPOSED DEVELOPMENT IS A 104,000 SF C-STORE.

24-HOUR EMERGENCY CONTACT: FEROZ AU (770) 378-2944

**APPLICANT:** Mohsin Properties, LLC  
**PHONE:** 770-378-2944  
**REPRESENTATIVE:** Feroz Ali  
**PHONE:** 770-378-2944  
**TITLEHOLDER:** Mohsin Properties, LLC  
**PROPERTY LOCATION:** On the northwest corner of  
Austell Road and Atlanta Road  
(1250 Atlanta Road).

**PETITION No.:** V-103  
**DATE OF HEARING:** 10-11-2017  
**PRESENT ZONING:** TS  
**LAND LOT(S):** 295  
**DISTRICT:** 17  
**SIZE OF TRACT:** 0.69 acres  
**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Increase the maximum sign height from 20 feet to 25 feet for each sign; 2) allow an 80 square foot LED with four (4) electronic sign areas in lieu of a 32 square foot LED with two (2) sign areas; 3) increase the maximum allowable sign area from 65 square feet to 117 square feet; 4) increase the maximum allowable structure area from 162.5 square feet to 205 square feet; 5) waive the required 200 feet of public road frontage to 146 square feet of public road frontage; and 6) allow the two (2) electronic signs on the same lot to be less than the required 200 feet from each other.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-103  
Hearing Date: 10-11-17

Applicant Mohsin Properties, LLC Phone # (770) 378-2944 E-mail Ferozali@AOL.com

Feroz Ali Address 1250 Atlanta Road, Marietta GA 30060  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # (770) 378-2944 E-mail Ferozali@AOL.com  
(representative's signature)

My commission expires: 01-14-2018 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Titleholder Feroz Ali Phone # 7/378-2944 E-mail FerozAli@AOL.com

Signature [Signature] Address 1250 Atlanta Rd Marietta  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01-14-2018 Signed, sealed and delivered in presence of: [Signature]  
Notary Public

Present Zoning of Property TS

Location 1250 Atlanta Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 295 District 17<sup>th</sup> Size of Tract .685 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 fundamental requirement for developing this property for the approved permitted use a gas station. A price sign per plans is necessary to conduct business in a fair and equitable manner. Without proper signage business cannot exist

List type of variance requested: Fuel Price Sign, LED Variance, height variance  
2 signs on property.



V-103  
(2017)  
Exhibit



Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature \_\_\_\_\_

I understand that by signing this drawing I am giving my approval for TI to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TI and may require additional revisions.



Date: 6/7/17

Customer: Mountain Express Oil

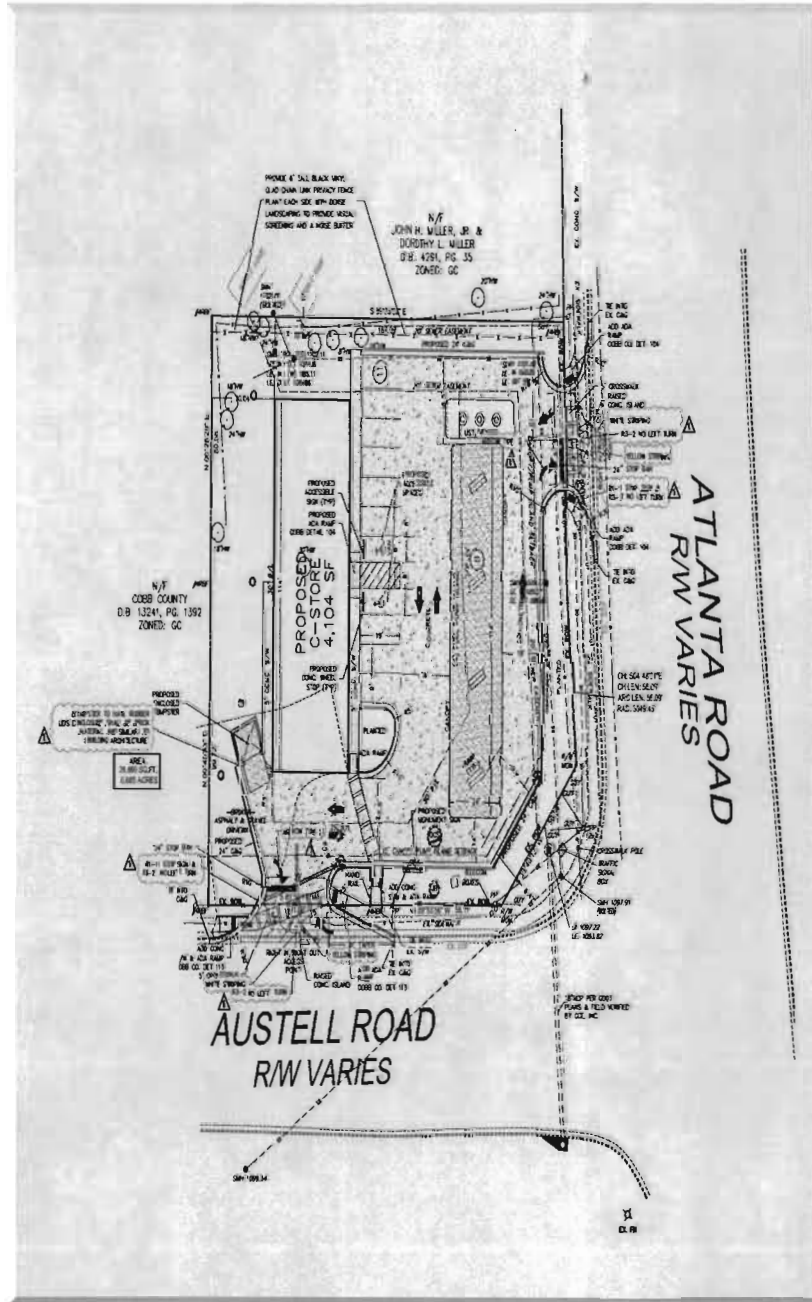
Revisions:	
Rev. 0 - Original Drawing	0/00/00

**TOTAL  
IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

**TOTAL  
IMAGING**

**EXXON**

RECEIVED  
AUG - 2 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





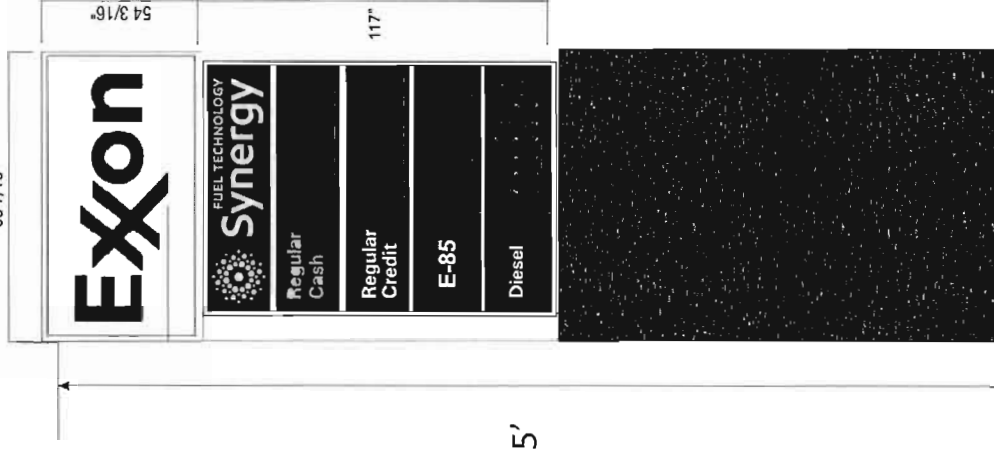
**EXXON** MAIN ID SIGN



Know what's below.  
Call before you dig.

Proposed MID

98 7/16"



25'

Existing MID



V-103  
(2017)  
Exhibit

Exxon/Mobil Blue  
PMS 293

Exxon/Mobil Red  
PMS 485

Square Footage Totals:  
Existing:  
No Existing sign sq ft  
Proposed:  
116.375 sq ft

Revisions:  
Rev 0 - Original Drawing

0/00/00

Project/Location: 1250 Atlanta Rd  
Marietta, GA.

Customer: Mountain Express Oil

Drawn by: CM

Job Number: MEX-23832-EX  
Date: 6/7/17

Customer Approval: \_\_\_\_\_  
Please initial here

**TOTAL IMAGING**  
"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle, Gainesville, GA 30601  
Phone (770) 536-7906 Fax (770) 532-0497

This original drawing  
is property of T.I. and  
is not to be exhibited,  
copied, or reproduced  
without permission.

**EXXON**

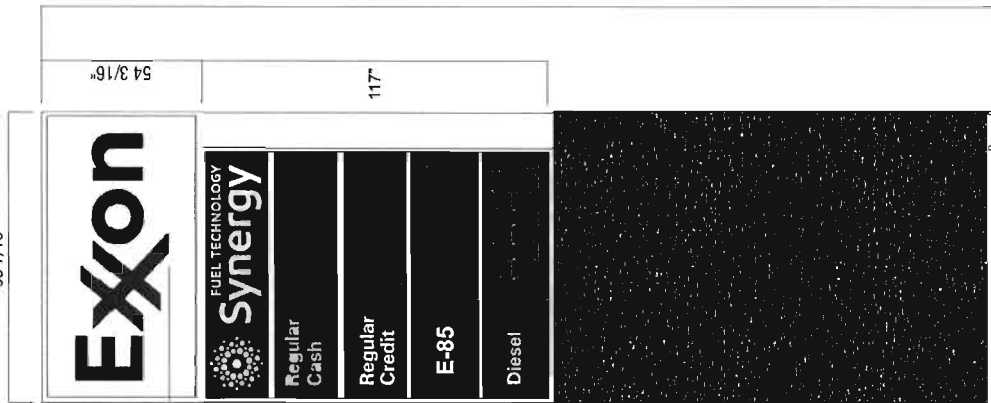
**MAIN ID SIGN**



Know what's below.  
Call before you dig.

Proposed MID

98 7/16"



20' OAH

Existing MID



V-103  
(2017)  
Exhibit

Exxon/Mobil Blue  
PMS 293

Exxon/Mobil Red  
PMS 485

Square Footage Totals:

Existing:

TBV sq ft

Proposed:

TBD sq ft

Revisions:

Rev. 0 - Original Drawing

0/00/00

Project/Location:

**1250 Atlanta Rd  
Marietta, GA.**

Customer: Mountain Express Oil

Drawn by: CM

Job Number: MEX-23832-EX

Date: 6/7/17

Customer Approval: \_\_\_\_\_

Please initial here

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**TOTAL  
IMAGING**

"IMAGING THE PETROLEUM INDUSTRY"  
2054 Atlas Circle, Gainesville, GA 30501  
Phone (770) 536-7906 Fax (770) 532-0497

V-104  
(2017)



BOUNDARY RETRACEMENT SURVEY FOR:

MICHAEL D. FOX &  
BARBARA J. FOX  
#3941 ERNEST BARRETT PKWY

LOCATED IN L.L. 123  
19th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

FIELD DATE : 3-15-10	REVISIONS
OFFICE DATE : 3-15-10	#1- FIELD 10-26-16 &
SCALE : 1"=50'	OFFICE 10-27-16: UPDATE
DRAWN BY : MAN	PLS BASED ON SWAP DEEDS
CHECKED BY : CAE	NO INTERIOR IMPROVEMENTS

**Gaskins**

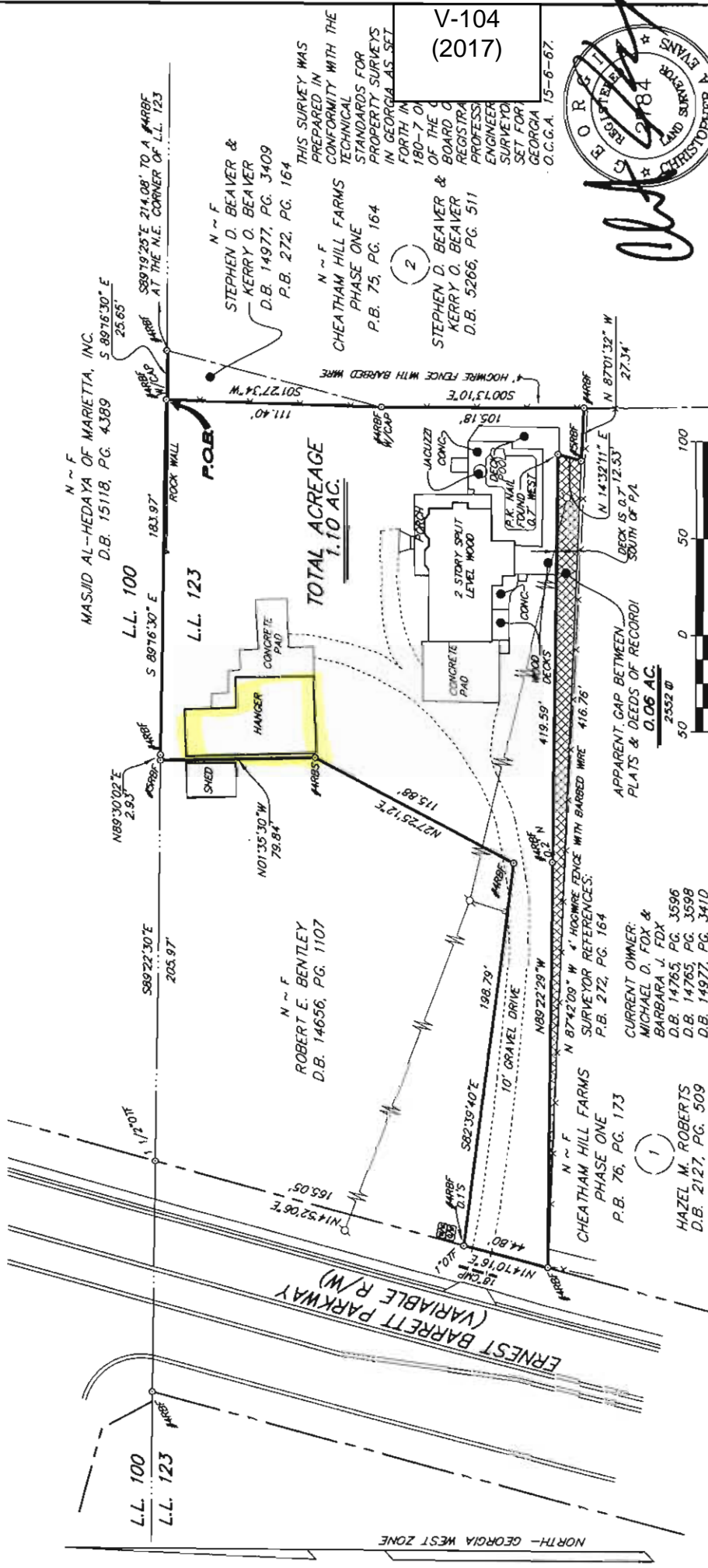
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1266 Powder Springs Rd  
Marietta, Georgia 30066  
Phone: (770) 424-7168  
Fax: (770) 424-7593  
www.gaskinsurvey.com

IS	P.P. - POWER POLE
LP	L.P. - LIGHT POLE
WM	WM - WATER METER
GM	GM - GAS METER
RB	RB - REINFORCING BAR SET
RF	RF - REINFORCING BAR FOUND
OT	OT - OPEN TOP PIPE FOUND
R/M	R/M MON - RIGHT-OF-WAY MONUMENT
X	TYPE OF FENCE
---	OVERHEAD POWER LINES

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13087 G 0082 H DATED MARCH 4, 2013

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/10,143. ANGULAR ERROR: 9" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/237,767. MATTERS OF TITLE ARE EXCEPTED.



**APPLICANT:** Michael D. Fox

**PHONE:** 770-657-3571

**REPRESENTATIVE:** Michael D. Fox

**PHONE:** 770-657-3571

**TITLEHOLDER:** Michael D. Fox and Barbara J. Fox

**PROPERTY LOCATION:** On the east side of Ernest Barrett Parkway, north of Appaloosa Trail  
(3941 Ernest Barrett Parkway).

**PETITION No.:** V-104

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20, R-80

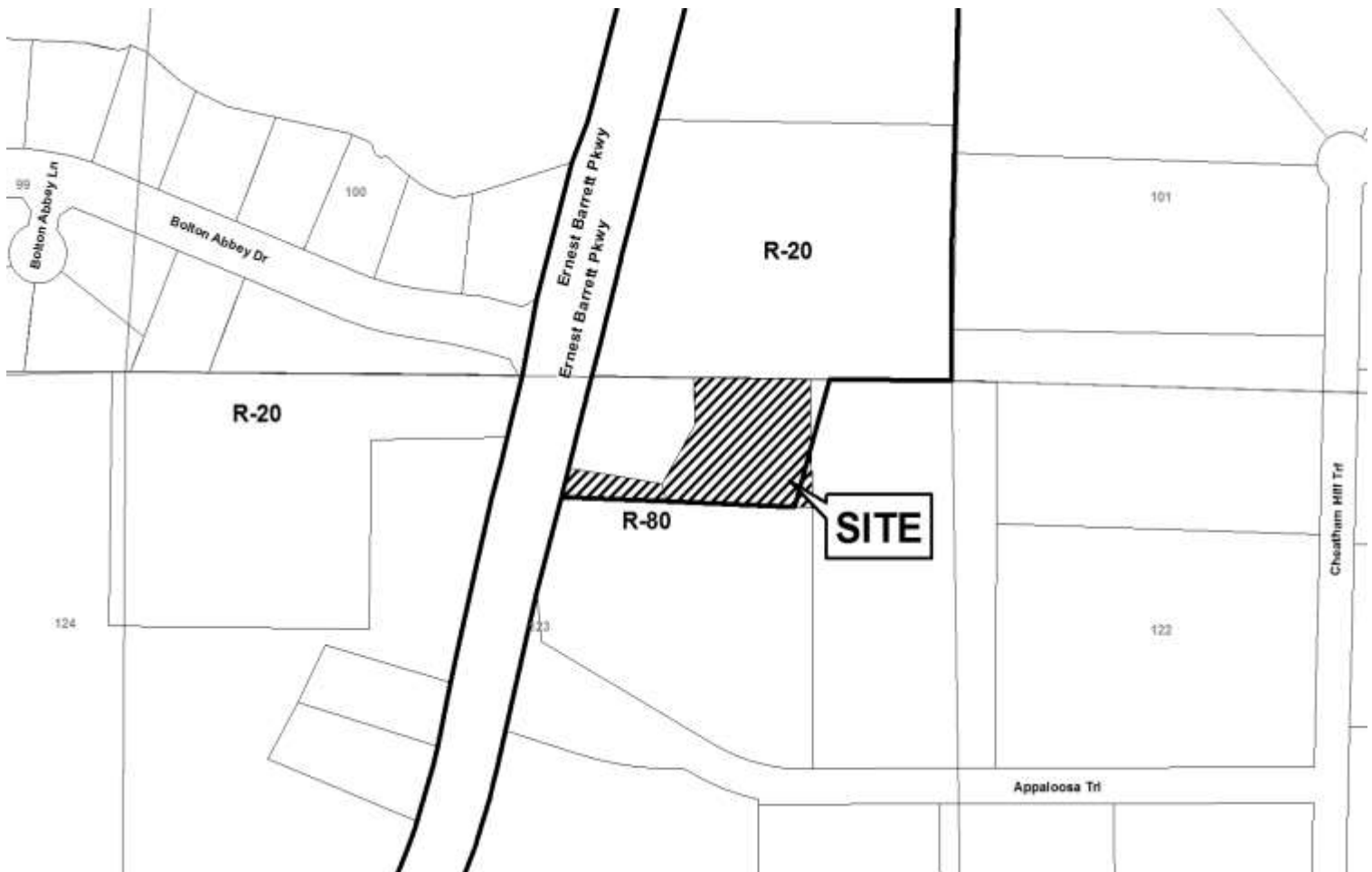
**LAND LOT(S):** 123

**DISTRICT:** 19

**SIZE OF TRACT:** 1.10 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum public road frontage from the required 75 feet to 44 feet; 2) waive the minimum lot width at the front setback line from the required 75 feet to 40 feet; 3) allow an accessory structure (approximately 2,225 square foot hanger) to the front of the principal building; 4) waive the setbacks for an accessory structure over 1,000 square feet (approximately 2,225 square foot hanger) from the required 100 feet from all property lines to one (1) foot adjacent to the western property line and to 10 feet adjacent to the northern property line; and 5) allow access on a nonhardened surface.





# Application for Variance

## Cobb County

(type or print clearly)

Application No. V-104

Hearing Date: 10-11-17

Applicant Michael D Fox Phone # 770 657 3571 E-mail mike-fox@bellsouth.net  
(representative's name, printed) Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(street, city, state and zip code)

\_\_\_\_\_  
(representative's signature) Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

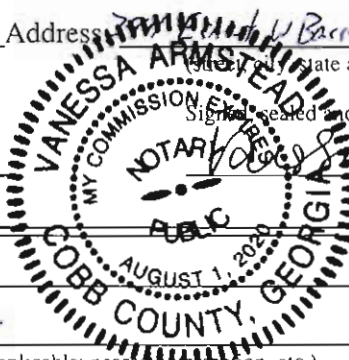
Signed, sealed and delivered in presence of:

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

\_\_\_\_\_  
Notary Public

Titleholder Michael D Fox Phone # 770 657 3571 E-mail mike-fox@bellsouth.net  
Signature [Signature] Address 3941 Ernest W Barrett Pkwy Marietta, GA 30064  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 1, 2020



Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public

Present Zoning of Property R-20

Location 3941 Ernest W Barrett Pkwy  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 123 District 19 Size of Tract 1 Acre(s)

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

Size of Property 1 acre Shape of Property Plat Topography of Property Flat Other \_\_\_\_\_

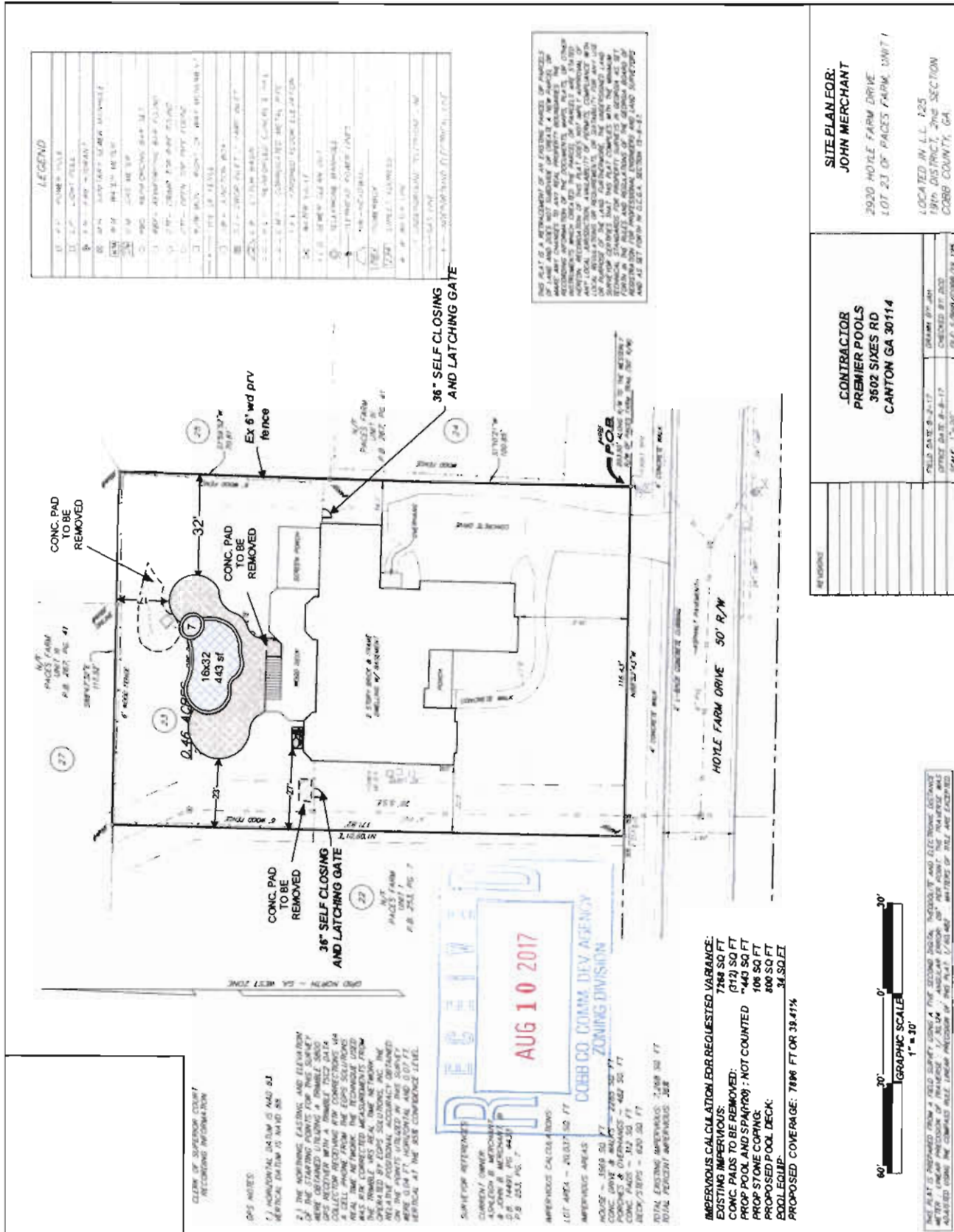
Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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

Zoning was changed after the existing lots were subdivided and structures built. Applying the current law would require that building be demolished and lot boundaries changed.

List type of variance requested: B set-backs and road frontage

V-105  
(2017)



**APPLICANT:** Ashleigh Merchant

**PHONE:** 404-259-5736

**REPRESENTATIVE:** Ashleigh Merchant

**PHONE:** 404-259-5736

**TITLEHOLDER:** Ashleigh B. Merchant and John B. Merchant, III

**PROPERTY LOCATION:** On the north side of Hoyle Farm Drive, west of Paces Farm Trail (2920 Hoyle Farm Road).

**TYPE OF VARIANCE:** Waive the maximum allowable impervious coverage from 35% to 40%.

**PETITION No.:** V-105

**DATE OF HEARING:** 10-11-2017

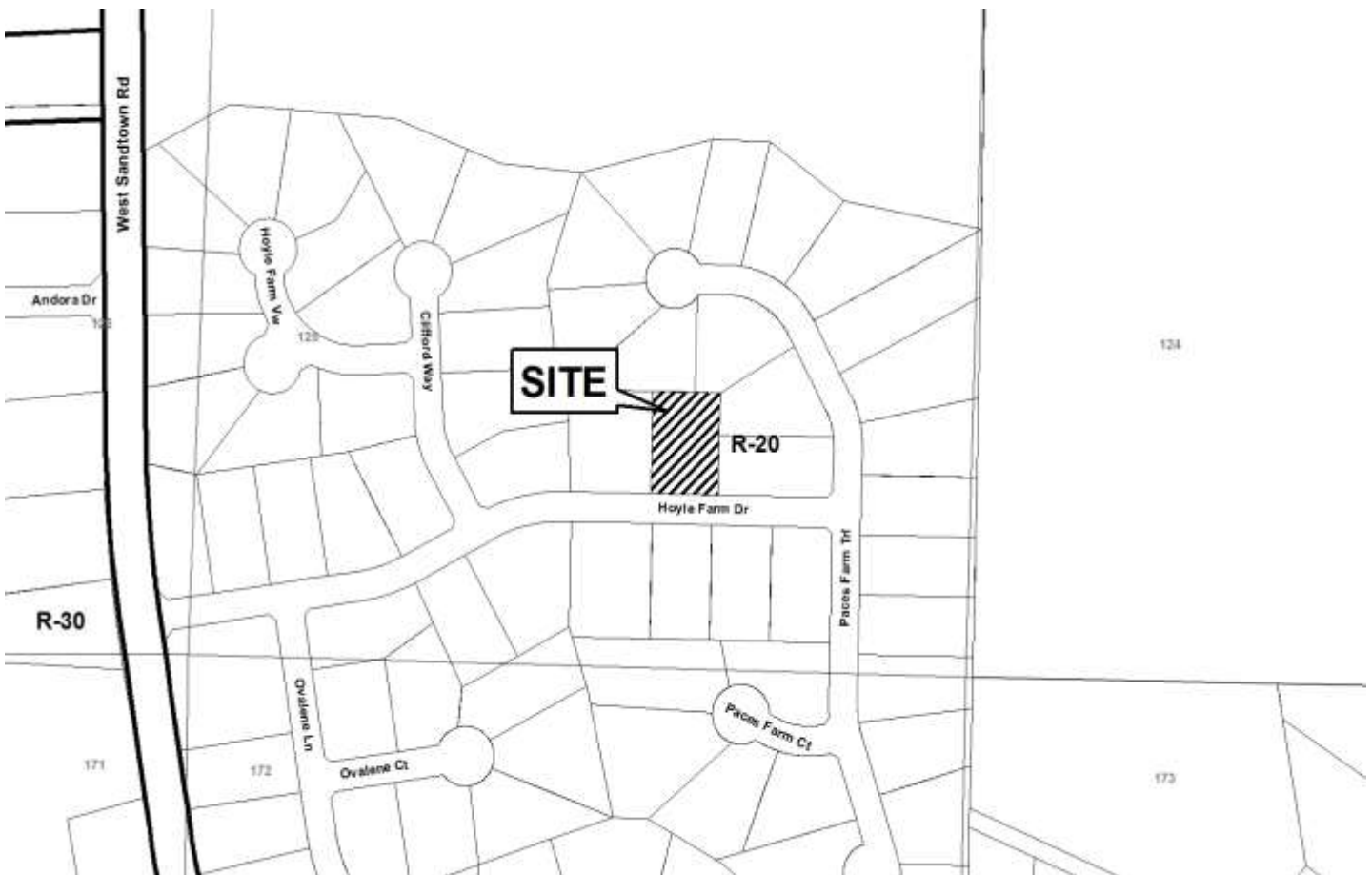
**PRESENT ZONING:** R-20

**LAND LOT(S):** 125

**DISTRICT:** 19

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1







# Application for Variance Cobb County

(type or print clearly)

Application No. V-105  
Hearing Date: 10-11-17

Applicant

Phone #

404-259-5736

E-mail

ashleigh@merchantlawfirm.com

Address

2920 Hoyle Farm Drive  
Marietta

GA 30064

Phone #

404-259-5736

E-mail

ashleigh@merchantlawfirm.com

(representative's name, printed)

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires:

December 05, 2020

Titleholder

Ashleigh Merchant

Phone #

404-259-5736

E-mail

ashleigh@merchantlawfirm.com

Signature

(Signature)

Address:

2920 Hoyle Farm Drive  
Marietta

GA 30064

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

December 05, 2020

Present Zoning of Property

R-20

Location

2920 Hoyle Farm Rd, Marietta, GA 30062

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

Land Lot(s)

23

District

19th Paces Farm

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

Rectangle

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:

Under current ordinance, lot coverage max is 35%. With the size of the house on the lot, they are already at 36%.

List type of variance requested:

We are requesting a variance to allow for 39.41% to allow for a pool and small patio to be built. In order to minimize increase over 35%, we are removing existing front patio



NOTES:

1. THERE ARE NO LAKES OR STREAMS LOCATED ON SITE.
2. THE LOCATION OF THIS PROJECT IS WITHIN A 100-YEAR FLOODPLAIN.
3. THERE ARE NO CEMETARIES LOCATED ON SITE.
4. THERE ARE NO STREAMS OR STREAM BUFFERS LOCATED ON SITE.
5. THERE ARE NO WETLAND AREAS LOCATED ON SITE.
6. WATER AND SANITARY SEWER SERVICES PROVIDED BY MARIETTA BOARD OF LIGHTS AND WATER.

**APPLICANT:** M. Pejman

**PHONE:** 678-300-4629

**REPRESENTATIVE:** M. Pejman

**PHONE:** 678-300-4629

**TITLEHOLDER:** Mojgan Jalali

**PROPERTY LOCATION:** On the west side of Sewell

Lane and on the east side of Indian Trail, northeast of  
Worthington Drive

(57 Sewell Lane).

**PETITION No.:** V-106

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 1205

**DISTRICT:** 16

**SIZE OF TRACT:** 0.42 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the minimum lot size from the required 20,000 square feet to 18,260 square feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-106  
Hearing Date: 10-11-17

Applicant M. Pejman Phone # 678-300-4629 E-mail mspconstruction@gmail.com

M. Pejman Address 222 Brookview Place Woodstock, GA 30188  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-300-4629 E-mail mspconstruction@gmail.com  
(representative's signature)

My commission expires: 4-2-2018



Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Titleholder MOJGAN JALALI Phone # 678-300-4629 E-mail mspconstruction@gmail.com

Signature [Signature] Address: 222 Brookview Place Woodstock, GA 30188  
(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 R-20

Location 57 Sewell Lane Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1205 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 ☒ 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:

Applicant purchased lot based on recorded plat. Upon completion of boundary survey, actual lot size is 18,260 s.f. Any future property transfers or lending activity may be adversely affected by lot size being less than 20,000 s.f.

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





**APPLICANT:** Keith D. Johns

**PHONE:** 678-725-0060

**REPRESENTATIVE:** Rebecca L. Johns

**PHONE:** 678-725-0569

**TITLEHOLDER:** Keith D. Johns and Rebe

**PROPERTY LOCATION:** At the western terminus of  
Abbey Oaks Lane, west of Acworth Due West Road  
(4060 Abbey Oaks Lane).

**TYPE OF VARIANCE:** Waive the front setback from the required 45 feet to 40 feet for lot 3.

**PETITION No.:** V-107

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-30

**LAND LOT(S):** 259, 274

**DISTRICT:** 20

**SIZE OF TRACT:** 1.05 acres

**COMMISSION DISTRICT:** 1





# Application for Variance

## Cobb County



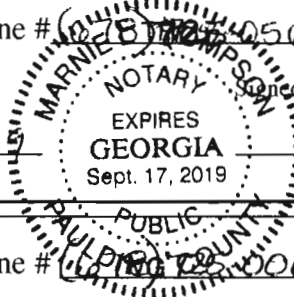
Application No. V-107  
Hearing Date: 10-11-17

Applicant Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

REBECCA L JOHNS Address 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(representative's name, printed) (street, city, state and zip code)

Rebecca L Johns Phone # (678) 725-0560 E-mail rljohns14@bellsouth.net  
(representative's signature)

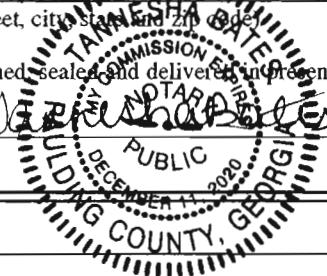
My commission expires: September 17<sup>th</sup>, 2019 Signed, sealed and delivered in presence of: Marnie L. Thompson  
Notary Public



Titleholder Keith D. Johns Phone # (678) 725-0060 E-mail kdjohns8@bellsouth.net

Signature Rebecca L Johns Address: 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/11/2020 Signed, sealed and delivered in presence of: [Signature]  
Notary Public



Present Zoning of Property R-30

Location 4060 ABBEY OAKS LN NW, KENNESAW, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 259 District 20 Size of Tract 1.05 Acre(s)

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

Size of Property 1.05 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:

Unknown to us the builder built the front porch in the setback

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

# GRAPHIC SCALE



N/T PROPERTY OF  
**JON ROBINSON**  
DEED BOOK 1485 / PAGE 3310  
ZONED R-20

N/T PROPERTY OF  
**ANA PAULA DE FARIA RESTREPO**  
DEED BOOK 1485 / PAGE 3310  
ZONED R-20

## SITE PHOTOGRAPHS



## SURVEYOR CERTIFICATION

This plat is a representation of an existing survey of land and does not constitute a warranty of title or a guarantee of accuracy. The surveyor has examined the records and the field and has found that the same are correct and that the same are in accordance with the laws of the State of Georgia. The surveyor has also examined the records and the field and has found that the same are correct and that the same are in accordance with the laws of the State of Georgia.



N/T PROPERTY OF  
**GARY L. GOBRECHT**  
DEED BOOK 1485 / PAGE 3310

**TOTAL SITE AREA**  
0.618 Acres  
26,925 sq ft  
ZONED R-20



Land Surveying • 3D Laser Scanning  
1660 Burnside Mill Road  
Marietta, Georgia 30062  
Phone: (770) 795-9900  
Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #15F-000821

## LEGEND

**STANDARD ABBREVIATIONS**  
ELECTRIC TRANSFORMER  
SANITARY MANHOLE  
WATER METER  
WATER VALVE  
FIRE HYDRANT  
PHOTO POSITION INDICATOR

## IF YOU DIG

Know what's below.  
Call before you dig.  
Call 811  
Dial 811  
Or Call 800-282-7411



## VICINITY MAP



## GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS WHOSE NAME IS SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

V-108  
(2017)

## CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 5600 SERIES TOTAL STATION AND TRIMBLE SC-3 DATA COLLECTOR WERE USED TO COLLECT THE FIELD DATA.

## BOUNDARY SURVEY

1101 REBEL RIDGE DRIVE

FOR

**Gary L. Gobrecht**  
**Cathy M. Gobrecht**

CS JOB NO.	DRAWING SCALE	1" = 20'	SURVEY DATE	JUNE 28, 2017
FIELD WORK	CS	STATE	GEORGIA	RECORD
PROJ. NO.	CAJ	COUNTY	Cobb	
REVIEWED	JRC	LAND USE	995	
DATE	20175536.dwg	DISTRICT	16TH	SECTION 2ND

**APPLICANT:** Gary L. Gobrecht

**PHONE:** 770-403-1241

**REPRESENTATIVE:** Gary L. Gobrecht

**PHONE:** 770-403-1241

**TITLEHOLDER:** Cathy M. and Gary L. Gobrecht

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

Ridge Drive, east of Merritt Road

(1101 Rebel Ridge Drive).

**PETITION No.:** V-108

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** R-20

**LAND LOT(S):** 995

**DISTRICT:** 16

**SIZE OF TRACT:** 0.62 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure under 650 square feet (approximately 350 square foot one story frame building) from the required 35 feet to 17 feet.





# Application for Variance Cobb County

(type or print clearly)

Application No. V-108  
Hearing Date: 10-11-17

Applicant Gary L. Gobrecht Phone # 770 403 1241 E-mail g.gobrecht@att.net  
(representative's name, printed) Address 1101 Rebel Ridge Dr Marietta, Ga 30062  
(street, city, state and zip code)

(representative's signature) Phone # \_\_\_\_\_ E-mail \_\_\_\_\_



Signed, sealed and delivered in presence of:

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

Notary Public

Titleholder Cathy M. Gobrecht / Gary L. Gobrecht Phone # 770 403 1241 E-mail g.gobrecht@att.net

Signature Cathy M. Gobrecht / Gary L. Gobrecht Address: 1101 Rebel Ridge Dr. Marietta, Ga 30062  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: May 24, 2020



Present Zoning of Property R-20

Location 1101 Rebel Ridge Dr Marietta, Ga 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0995 District 16 Size of Tract 0.618 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 is used to store and secure landscape equipment, tools and such. Bldg. structured on concrete piers.

List type of variance requested: Setback requirement

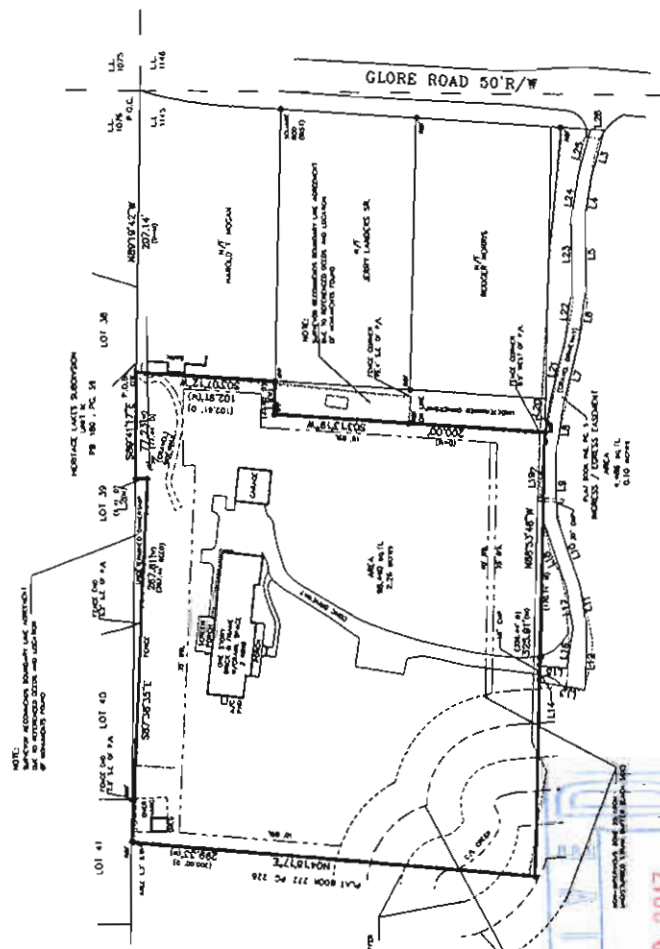


V-109  
(2017)

LINE	TABLE
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SURVEYOR CERTIFICATION  
I, JERRY E. BOWEN, JR., a duly licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this map is based, and that the same have been carefully examined and found to be correct and true to the original field notes and computations.

PLAT CERTIFICATION NOTICE  
This map is a true and correct copy of the original field notes and computations upon which this map is based, and that the same have been carefully examined and found to be correct and true to the original field notes and computations.



LEGEND  
1. ALL LOT LINES ARE TO BE RUN AND CORRECTED TO THE CORNER OF THE LOT.  
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GENERAL NOTES  
1. ALL LOT LINES ARE TO BE RUN AND CORRECTED TO THE CORNER OF THE LOT.  
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10. ALL LOT LINES ARE TO BE RUN AND CORRECTED TO THE CORNER OF THE LOT.

SOLAR LAND SURVEYING COMPANY  
P.O. BOX 713993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

CAROL COLLINS  
CAROL COLLINS

DATE 08/10/17  
SCALE 1" = 40'

JOB #17-02750



DATE 08/10/17  
SCALE 1" = 40'

DATE 08/10/17  
SCALE 1" = 40'

DATE 08/10/17  
SCALE 1" = 40'

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SCALE 1" = 40'

DATE 08/10/17  
SCALE 1" = 40'

DATE 08/10/17  
SCALE 1" = 40'

**APPLICANT:** Gregory St. John

**PHONE:** 404-455-0247

**REPRESENTATIVE:** Gregory St. John

**PHONE:** 404-455-0247

**TITLEHOLDER:** Gregory C. St. John and Amy D. St. John

**PROPERTY LOCATION:** Located by private easement off the west side of Glore Road, south of Trenton Court (4810 Glore Road).

**TYPE OF VARIANCE:** Allow an accessory structure (proposed 576 square foot garage) to the side of the principal building.

**PETITION No.:** V-109

**DATE OF HEARING:** 10-11-2017

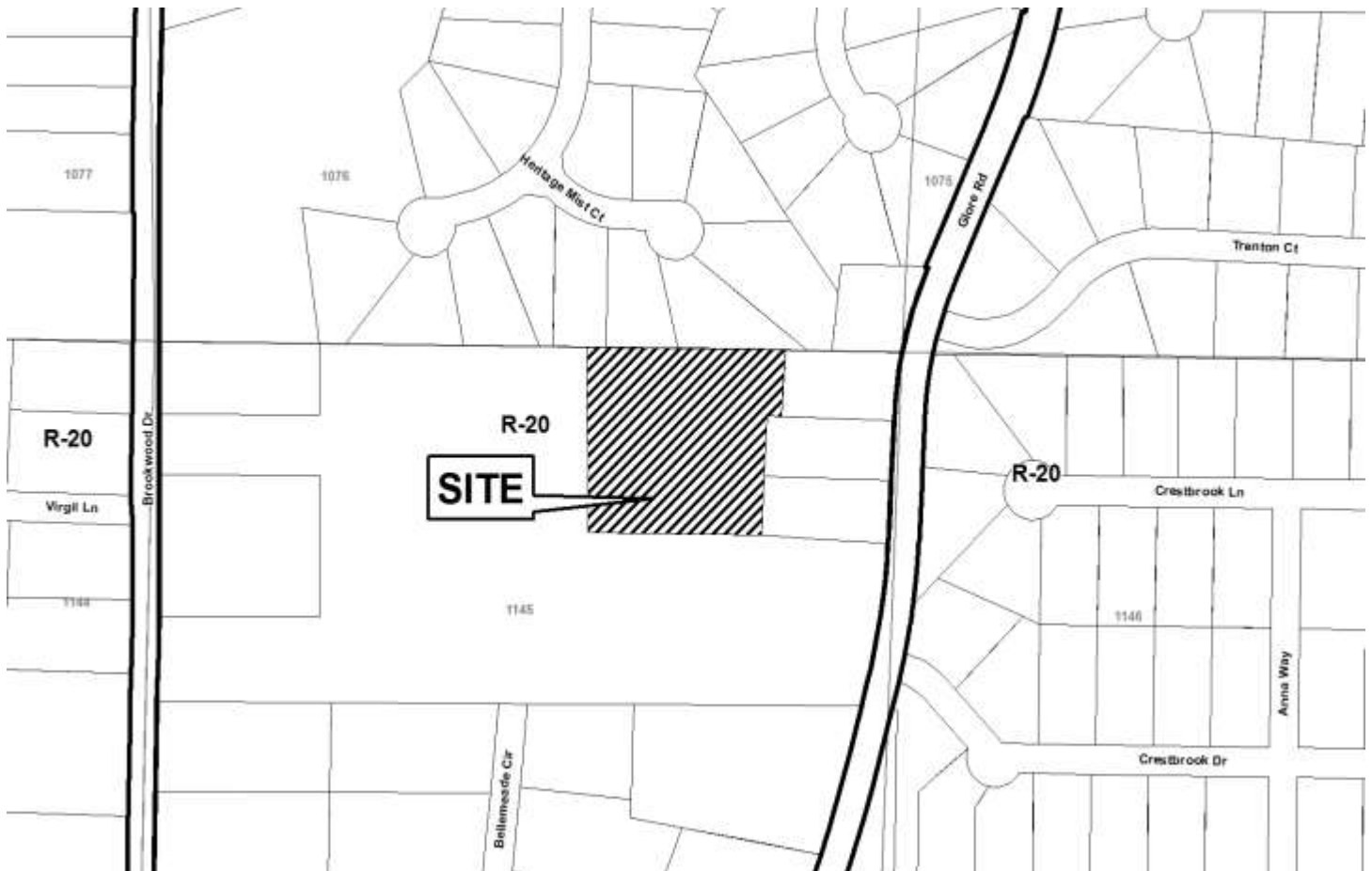
**PRESENT ZONING:** R-20

**LAND LOT(S):** 1145

**DISTRICT:** 19

**SIZE OF TRACT:** 2.26 acres

**COMMISSION DISTRICT:** 4





# Application for Variance Cobb County

(type or print clearly)

Application No. V-109  
Hearing Date: 10-11-17

Applicant Gregory St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com  
Address 4810 Gore Road, Mableton, GA 30126

(representative's name, printed)

(street, city, state and zip code)

*Gregory St. John*  
(representative's signature)

Phone # (404) 455-0247 E-mail gcstjohn@aol.com

My commission expires 08/27/2018

Notary sealed and delivered in presence of

Notary Public

Titleholder Gregory & Amy St. John Phone # (404) 455-0247 E-mail gcstjohn@aol.com

Signature *Gregory St. John*  
(attach additional signatures, if needed)

Address 4810 Gore Road, Mableton, GA 30126

Notary sealed and delivered in presence of

Notary Public

Present Zoning of Property Residential

Location 4810 Gore Road, Mableton, GA 30126

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

Land Lot(s) 1145 District 19th Size of Tract 2.26 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 ~~required~~ proposed structure would be in the rear yard setback, if constructed in the required rear yard.

List type of variance requested: To allow for the construction of a detached garage on the side of the primary structure as opposed to the required rear.





**APPLICANT:** CB Enterprises

**PHONE:** 770-992-2277

**REPRESENTATIVE:** J. Kevin Moore

**PHONE:** 770-429-1499

**TITLEHOLDER:** CB Enterprises

**PROPERTY LOCATION:** On the east side of  
Johnson Ferry Road, south of Lassiter Road  
(2880 Johnson Ferry Road).

**PETITION No.:** V-110

**DATE OF HEARING:** 10-11-2017

**PRESENT ZONING:** NRC

**LAND LOT(S):** 538, 539

**DISTRICT:** 16

**SIZE OF TRACT:** 0.74 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 15 feet to 11 feet adjacent to the northern property line; and 2) waive the landscaped screening buffer adjacent to residentially zoned property from the required 20 feet to zero feet adjacent to the southern property line.



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V- 110 (2017)  
Hearing Date: 10/11/2017

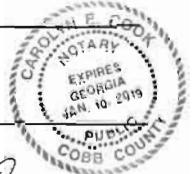
Applicant CB Enterprises,  
A Georgia General Partnership Phone # (770) 992-2277 E-mail bladenw@bellsouth.net  
Moore Ingram Johnson & Steele, LLP Address Emerson Overlook, Suite 100, 326 Roswell Street  
J. Kevin Moore Address Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2019

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



Titleholder CB Enterprises,  
A Georgia General Partnership Phone # (770) 992-2277 E-mail bladenw@bellsouth.net  
Signature See Attached Exhibit "A" Address: Suite 385, 3775 Roswell Road, Marietta, GA 30062  
(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 2880 Johnson Ferry Road  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 538, 539 District 16th Size of Tract 0.7434 Acre(s)

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

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

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

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

List type of variance requested: Waiver of required fifteen (15) foot side setback to eleven (11) feet on the northerly boundary. (See Sec. 134-213(4)(d)).

V-110  
(2017)  
Exhibit

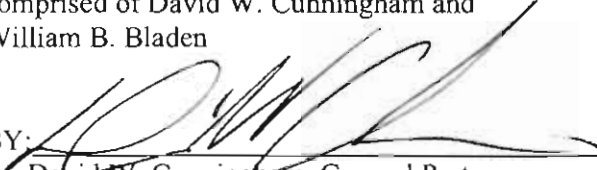
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE**

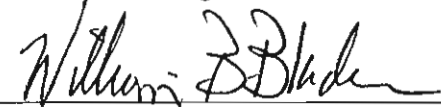


Application No.: V- 110 (2017)  
Hearing Date: October 11, 2017

**Applicant/Titleholder: CB Enterprises, a Georgia General Partnership**

CB ENTERPRISES, a Georgia General Partnership  
comprised of David W. Cunningham and  
William B. Bladen

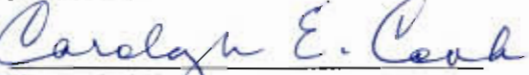
BY:   
David W. Cunningham, General Partner

BY:   
William B. Bladen, General Partner

Address: Suite 385, 3775 Roswell Road  
Marietta, Georgia 30062

Telephone No.: (770) 992-2277

Signed, sealed, and delivered in the  
presence of:

  
Notary Public  
Commission Expires: 01-10-2019

(Notary Seal)



V-110  
(2017)  
Exhibit

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

Application No.: V- 110 (2017)  
Hearing Date: October 11, 2017



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

**Applicant/Titleholder: CB Enterprises, a Georgia General Partnership**

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

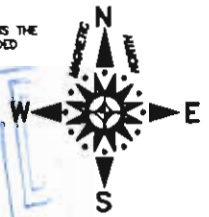
The property which is the subject of this Application for Variance is located on the easterly side of Johnson Ferry Road, southeasterly of the intersection of Johnson Ferry Road and Lassiter Road, being more particularly known as 2880 Johnson Ferry Road, in Land Lots 538 and 539, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). In July 1996, the Property's previous owner sought and obtained rezoning of the Property to the current Neighborhood Retail Commercial ("NRC") zoning category (Z-92 (1996)). The office building which is currently on the Property existed at the time of the 1996 rezoning. The building was in compliance with the side setback under the prior zoning category; however, under the current NRC category, the structure encroaches into the side setback on the northerly boundary of the Property.

Applicant seeks a waiver of the required minimum side setback on the northerly side of the Subject Property from the required fifteen (15) feet to eleven (11) feet to allow for the Property to become compliant with the existing NRC zoning classification. The requested variance is not substantial and would allow an otherwise reasonable and existing use of the Subject Property; especially, given that adjoining and surrounding properties are zoned and used for commercial purposes.



V-111  
(2017)

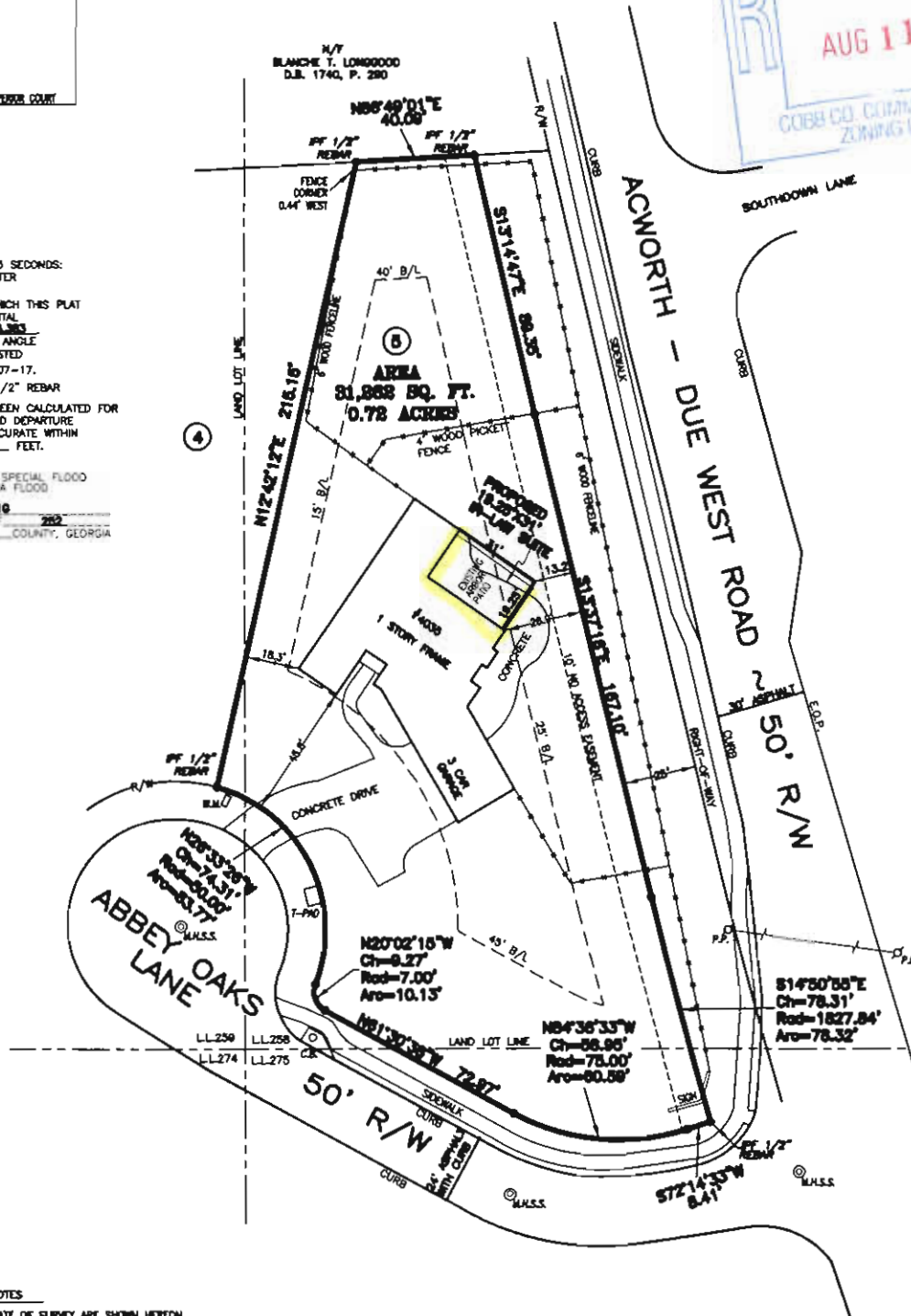
THE BASIS OF BEARINGS FOR THIS PLAT IS THE  
FINAL PLAT OF OLD ABBEY POND RECORDED  
IN PLAT BOOK 248, PAGE 85.



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

EQUIPMENT USED:  
THEODOLITE READING TO 5 SECONDS.  
ELECTRONIC DISTANCE METER  
READING TO 0.005 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED HAS A HORIZONTAL  
CLOSURE OF 1 IN 145,363  
ANGULAR ERROR: 1" PER ANGLE  
TRAVERSE WAS NOT ADJUSTED  
FIELD SURVEY DATE: 07-07-17.  
IRON PINS PLACED ARE 1/2" REBAR  
THIS SURVEY PLAT HAS BEEN CALCULATED FOR  
CLOSURE BY LATITUDE AND DEPARTURE  
AND IS FOUND TO BE ACCURATE WITHIN  
ONE FOOT IN 178,084 FEET.

THIS PARCEL IS NOT IN A SPECIAL FLOOD  
HAZARD AREA AS PER FEMA FLOOD  
INSURANCE RATE MAP  
NUMBER: 13077000010  
PANEL: 81 OF 282  
COBB COUNTY, GEORGIA



SITE PLAN NOTES:  
-INTENDED USE IS AN IN-LAW QUARTERS  
-NO BUFFERS AFFECTING THIS LOT.  
-25' B/L IS ENCROACHED AS SHOWN. VARIANCE  
REQUESTED FOR THE SAME.  
-NO ADDITIONAL PARKING IS PLANNED.  
-NO LAKES OR STREAMS AFFECT THE LOT.  
-NO UTILITY EASEMENTS AFFECT THE LOT.  
-THIS LOT IS NOT IN A FLOOD ZONE. SEE MORE.  
-NO CEMETERIES ARE KNOWN TO EXIST ON THIS  
LOT.  
-NO WETLANDS ARE KNOWN TO EXIST ON THIS LOT.  
-A 10' NO ACCESS EASEMENT MUST BE ADHERED  
TO AS SHOWN.  
-NO STREAM BUFFERS AFFECT THIS LOT.

- NOTES
1. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
  2. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
  3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL  
OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON  
EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE  
CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
  4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE  
OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-8-67 AS AMENDED BY  
HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS  
OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF  
AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TIBBITTS  
LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS  
REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS,  
RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND  
OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE  
ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN.  
THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES  
SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER,  
OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE  
OWNER, OR OWNERS' AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK  
ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND  
SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF  
LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN  
THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND  
AND DOES NOT SUBDIVIDE 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, SIMILARITY OF FORMATS, 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 15-8-67.



LOT 8 OLD ABBEY POND AS RECORDED  
IN PLAT BOOK 248, PAGE 85.



17159.CRD F:\30-090\17159 PLAT LOT 5.DWG

SITE PLAN FOR VARIANCE FOR:				
THE FAMILY TRUST				
OF				
WALTER HEDM				
PLAT	BOOK	PAGE	COUNTY	STATE
208, 209, 278	20TH	240	COBB	GEORGIA
DATE	BOOK	DATE	DATE	DATE
07-07-17	ED1	07-07-17	17159	17159
TIBBITTS LAND SURVEYING, INC.				
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132				
TELEPHONE: (770)443-1021				

**APPLICANT:** Jennifer Redman and Cary Redman

**PHONE:** 770-855-6980

**REPRESENTATIVE:** Jenner Redman and Cary Redman

**PHONE:** 470-494-4655

**TITLEHOLDER:** Jennifer Redman and Cary Redman

**PROPERTY LOCATION:** On the northeast side of  
Abbey Oaks Lane, west of Acworth Due West Road  
(4035 Abbey Oaks Lane).

**TYPE OF VARIANCE:** Waive the major side setback from the required 25 feet to 13 feet.

**PETITION No.:** V-111

**DATE OF HEARING:** 10-11-2017

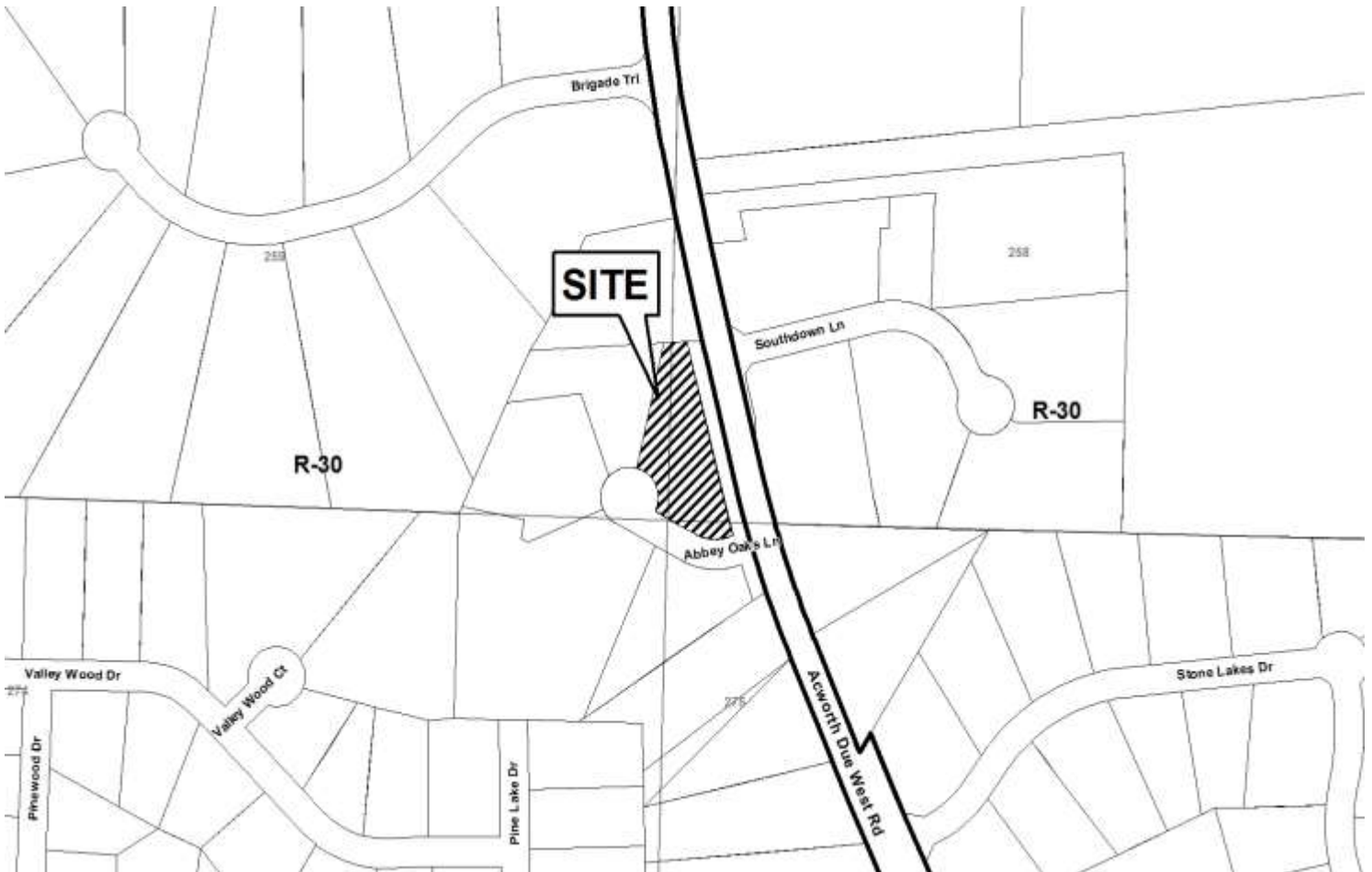
**PRESENT ZONING:** R-30

**LAND LOT(S):** 258, 259, 275

**DISTRICT:** 20

**SIZE OF TRACT:** 0.72 acres

**COMMISSION DISTRICT:** 1



# Application for Variance

## Cobb County

(type or print clearly)

Application No. V 111

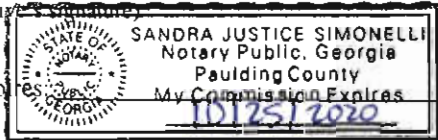
Hearing Date: 10-11-17

Applicant Jennifer & Cary Redman Phone # 770 555 6980 E-mail redman 55422 yahoo.com

Jennifer Redman Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(representative's name, printed) (street, city, state and zip code)

Cary Redman Phone # 470 494 4655 E-mail \_\_\_\_\_  
(representative's signature)

My commission expires



Signed, sealed and delivered in presence of:

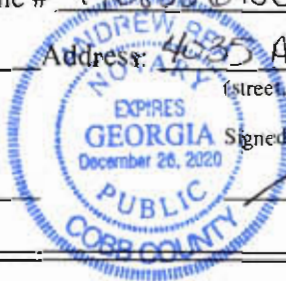
Sandra Justice Simonelli

Notary Public

Titleholder Cary & Jennifer Redman Phone # 770 555 6980 E-mail redman 55422 yahoo.com

Signature [Signature] Address 4035 Abbey Oaks Lane NW Kennesaw GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 12/26/20



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property Residential

Location 4035 Abbey Oaks Lane NW Kennesaw, GA 30152  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 258, 259, 275 District 20th Size of Tract .72 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:

Would not be able to build hand-cap Accessible room for elderly mother how needs to live with us. Location of addition is to back of house on First Floor where concrete patio exists.

List type of variance requested: Building line - to allow a room to be added in place of existing patio w/ arbor to be used by elderly mother who needs to live with us.