

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: January 10, 2018**

**DUE DATE: December 11, 2017**

**Distributed: November 27, 2017**



*Cobb County...Expect the Best!*

**\* LEGEND \***

- PCB POINT OF BEGINNING
- LLL LAND LOT LINE
- MH MAN HOLE
- SSL SANITARY SEWER LINE
- CS SAN SEWER CLEANOUT
- CB CATCH BASIN
- JB JUNCTION BOX
- DI DRAINAGE INLET
- YI YARD W/LET
- TI HEAD WALL
- PP POWER POLE
- PW POWER LINE
- SSE SANITARY SEWER ESMT.
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- TB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- APP AS PER PLAT
- APD AS PER DEED
- APR AS PER RECORD
- APF AS PER FIELD
- BC BACK OF CURB
- EP EDGE OF PAVEMENT

- IP IRON PIN FOUND
- IPS IRON PIN SET
- OTP OPEN TOP PIPE FOL
- CTP CRAMP TOP PIPE FOR
- RB REINFORCING BAR #
- RSS REINFORCING BAR #
- MAG MAGNETIC READING
- AI ANGLE IRON FOUND
- CP CALCULATED POINT
- X-X FENCE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- WRF WIRE FENCE
- WW NET WEATHER
- FC FENCE CORNER
- BL BUILDING LINE
- R/W RIGHT-OF-WAY
- PL PROPERTY LINE
- PC PROPERTY CORNER
- CL CENTER LINE
- CPT CARPORT
- SP SCREEN PORCH
- P PORCH
- FH FIRE HYDRANT

V-1  
(2018)

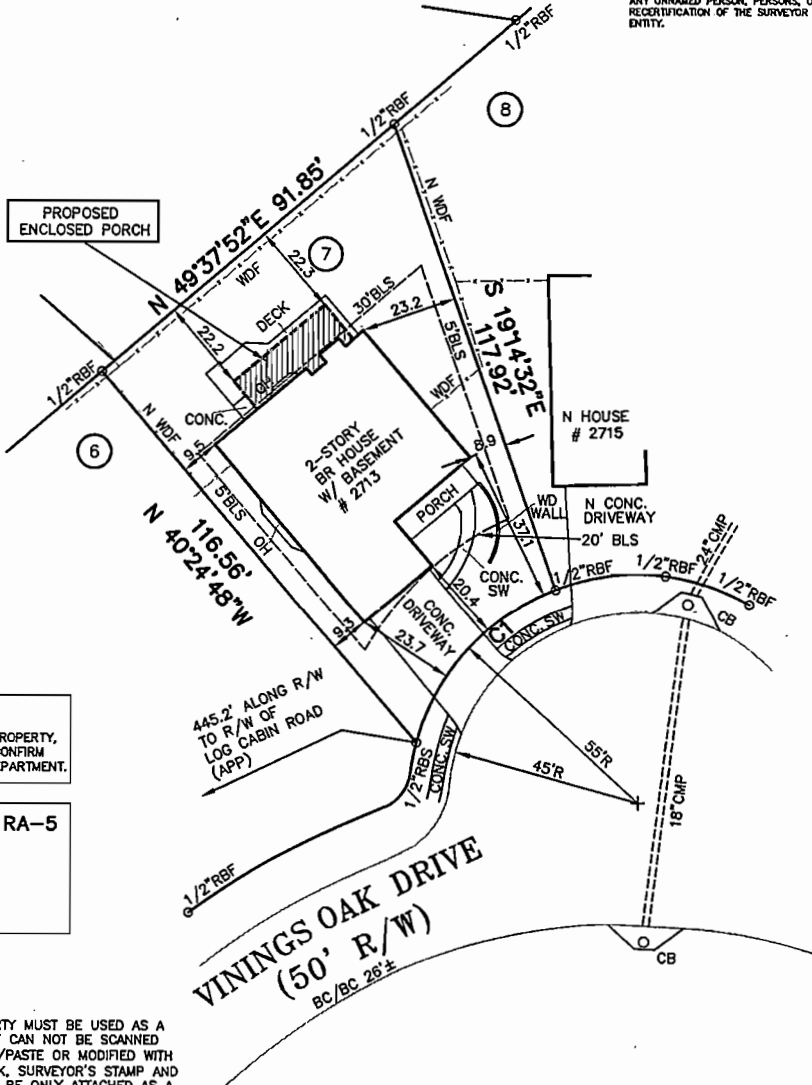
INDICATES STAIRS

**SURVEY NOTES**

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

Curve	Radius	Length	Chord	Chord Bear.
C1	55.00'	51.56'	49.69'	S 42°02'24" W

RECEIVED  
 NOV 13 2017  
 COBB CO. CLERK'S OFFICE  
 ZONING DIVISION



**ZONING NOTE:**  
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**PROPERTY IS ZONED RA-5**  
 BUILDING SETBACK:  
 FRONT 20'  
 SIDE 5'  
 REAR 30'

THIS SURVEY PLAT ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

PROPERTY ADDRESS:  
 2713 VININGS OAK DRIVE SE  
 ATLANTA, GA 30339

LAND AREA:  
 0.177 AC  
 7723.73-SF

PLAT PREPARED FOR:

**SHERRI RUSSELL**

LOT 7 BLOCK A  
 SUBDIVISION OLDE VININGS PARK  
 LAND LOT 901 17TH DISTRICT 2ND SECTION  
 COBB COUNTY, GEORGIA

FIELD WORK DATE SEP 15, 2017 PRINTED/SIGNED SEP 25, 2017  
 PLAT BOOK 185 PAGE 24 ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED  
 DEED BOOK 15352 PAGE 876



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

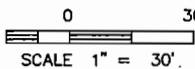
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

JP  
 COORD # 20172183  
 DWG # 20172183

**SURVEY LAND EXPRESS, INC.**  
 LAND SURVEYING SERVICES

70 LENOX POINTE,  
 ATLANTA, GA 30324  
 FAX 404-801-0941  
 TEL 404-252-5747

INFO@SURVEYLANDEXPRESS.COM



**APPLICANT:**  Sherri J. Russell

**PETITION No.:**  V-1

**PHONE:**  404-277-7707

**DATE OF HEARING:**  1-10-2018

**REPRESENTATIVE:**  Sherri J. Russell

**PRESENT ZONING:**  RA-5

**PHONE:**  404-277-7707

**LAND LOT(S):**  901

**TITLEHOLDER:**  Sherri J. Russell

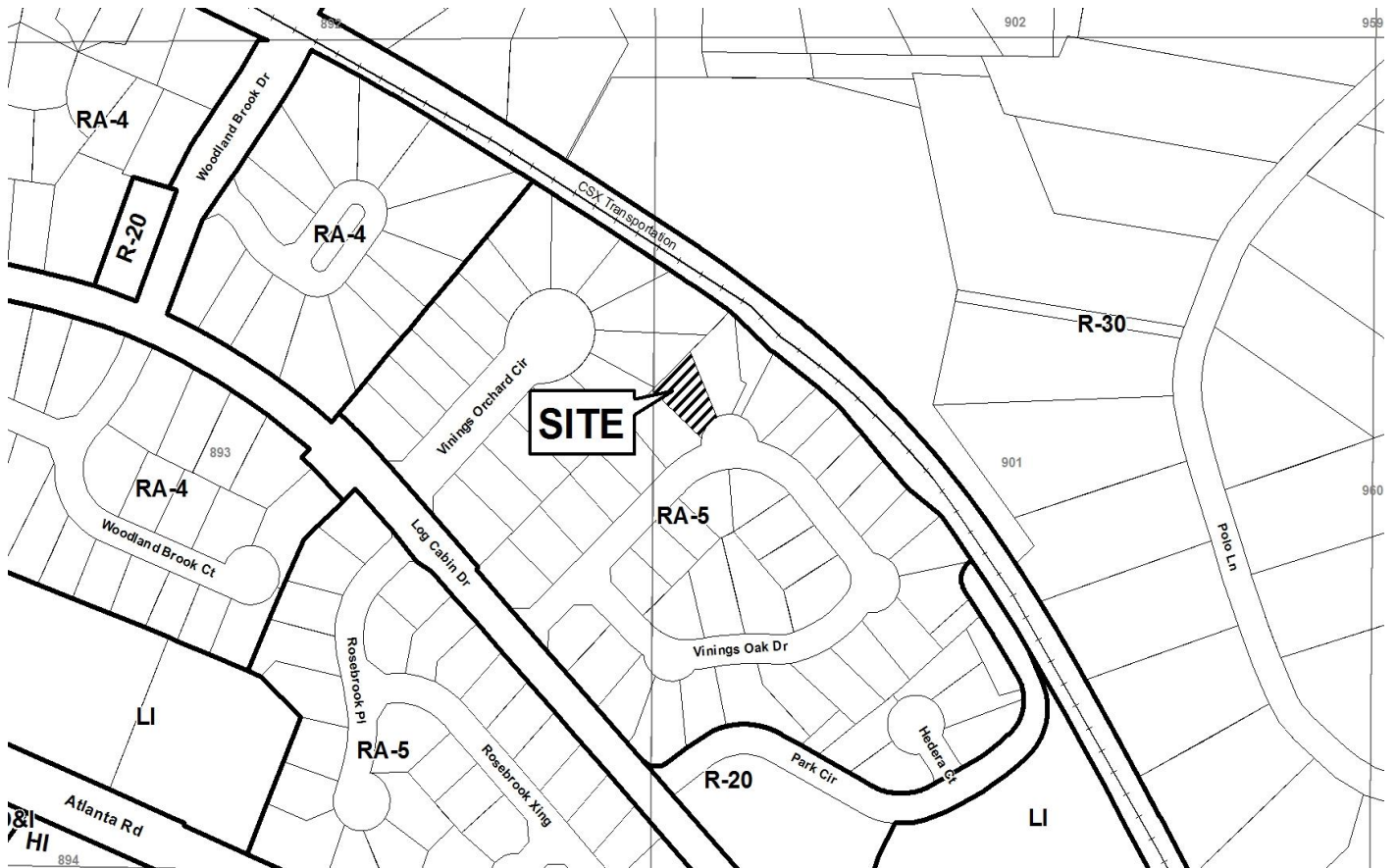
**DISTRICT:**  17

**PROPERTY LOCATION:**  On the north side of   
 Vinings Oak Drive, east of Log Cabin Drive   
 (2713 Vinings Oak Drive).

**SIZE OF TRACT:**  0.18 acres

**COMMISSION DISTRICT:**  2

**TYPE OF VARIANCE:**  Waive the rear setback from the required 30 feet to 22 feet.



# Application for Variance

## Cobb County

RECEIVED  
NOV 15 2017  
(type or print clearly)

Application No. V-1  
Hearing Date: 1-10-2018

Applicant Sherril Russell COBB CO. COMM. DEV. AGENCY ZONING DIVISION  
Phone # 404-277-7707 E-mail sjrussell110@gmail.com

Sherril Russell Address 2713 Vinings Oak Dr SE  
(representative's name, printed) (street, city, state and zip code)

Sherril Russell Phone # 404-277-7707 E-mail sjrussell110@gmail.com  
(representative's signature)

My commission expires: 12/11/2020

Signed, sealed and delivered in presence of:  
Indresha Bate  
Notary Public  
COMMISSION EXPIRES  
DECEMBER 11, 2020  
Cobb County, Georgia

Titleholder Sherril Russell Phone # 404-277-7707 E-mail sjrussell110@gmail.com

Signature Sherril Russell Address 2713 Vinings Oak Dr SE Atlanta GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 2/12/2019  
Signed, sealed and delivered in presence of:  
Melissa Goiman  
Notary Public  
COMMISSION EXPIRES  
FEBRUARY 12, 2019  
Cobb County, Georgia

Present Zoning of Property RA-5

Location 2713 Vinings Oak Dr SE Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901 District 174h Size of Tract 0.177 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:

Back of house is currently at setback -  
Existing patio & Deck is at setback. Variance being requested

List type of variance requested: Screen in existing patio under existing deck  
and add underdeck system. No structural work.

V-2  
(2018)



**PROPERTY AREA:**  
20,011 SQ.FT. OR  
0.459 ACRE

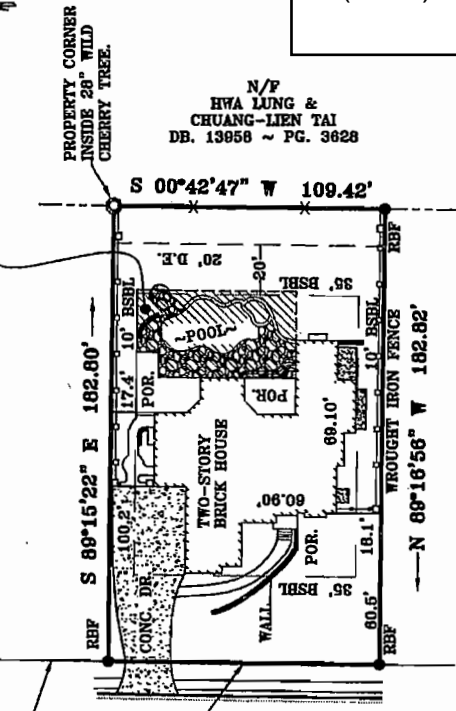
**LEGEND**

REP	= PROPERTY CORNER
REP	= ROCK FOUND
BSB	= 1/2" REAR SET
BSB	= 1/2" REAR SET
PL	= PROPERTY LINE
LL	= LAND LOT LINE
PP	= POWER POLE
-P-	= POWER LINE
-X-	= FENCE LINE

**POB:**  
141.64' ALONG R/W TO THE SOUTH  
R/W OF SEWELL MILL ROAD  
(VARIABLE PUBLIC R/W).

PROPOSED 36' X 60' POOL ENCLOSURE:  
ROCK POOL DECK: 868 SQ. FT.  
POOL AREA  
W/ FOUNTAIN: 874 SQ. FT.  
WALL AT POOL: 19 SQ. FT.  
POOL ENCLOSURE: 2,100 SQ. FT.  
NET ADDITIONAL COVERAGE: 339 SQ. FT.

N/E  
RAJA S. &  
NAVYENA L. GANGREDDY  
DB. 14830 ~ PG. 4936  
PB. 271 ~ PG. 19  
LOT 1

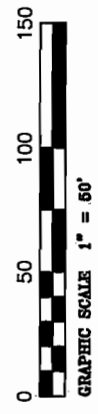


N 00°43'20" E  
109.50'

STONECROFT WAY  
(60' PUBLIC R/W)

RECEIVED  
NOV 13 2017  
COBB CO. COMM. DIVISION

N/F  
THOMAS R. &  
KRISTEN F. LAUDE  
DB. 14533 ~ PG. 6149  
PB. 271 ~ PG. 19  
LOT 3



**IMPERVIOUS SURFACE:**  
EXISTING HOUSE WITH BUILT IN CARPORT: 4,431 SQ. FT.  
EXISTING FRONT CONCRETE DRIVE & WALKWAY W/ BRICK WALL: 2,399 SQ. FT.  
EXISTING OUTER ROCK PATIO, WALKWAY, COVERED AREAS, STOOP(S), W/WALL(S): 2,213 SQ. FT.  
EXISTING POOL AREA W/ FOUNTAIN: 874 SQ. FT.  
TOTAL: 9,916 SQ. FT.  
LOT AREA: 20,011 SQ. FT.  
LOT COVERAGE: 49.55%  
LOT COVERAGE W/ PROPOSED POOL ENCLOSURE NET: 51.25%

**ZONING INFORMATION:**  
PROPERTY ZONED: R-20  
FRONT SETBACK: 35 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 35 FEET  
MAXIMUM LOT COVERAGE: 40%

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**GENERAL NOTES**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A GRAPHIC ZOOM 50 TOTAL STATION WAS USED FOR THIS SURVEY.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 686,757 FEET.

\*FEMA FLOOD HAZARD MAP\* 15007C0128H DATED DECEMBER 02, 2012, SHOWS THIS PROPERTY OUT OF FLOOD ZONE.

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

**SURVEYOR CERTIFICATION:**

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, 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 standards for property surveys in Georgia as set forth in the minimum requirements of the Georgia Code as amended by the Georgia Code Engineers and Land Surveyors, and as set forth in O.C.G.A. Section 45-6-67.

JOHNNY R. KNIGHT, JR., S.S., P.L.S. NO. 3383 DATE 09/26/2017

**REVISIONS**

NO.	BY	DATE	DESCRIPTION
1	JK	09/26/2017	INITIAL ISSUE.

DATE OF PLAT: 09/26/2017  
DATE OF FIELD WORK: 09/20/2017

REF. PLAT: PB. 217 ~ PG. 18-19, COBB COUNTY, GEORGIA.

BOUNDARY SURVEY FOR  
**ZHEN XU**  
LOT 2, STONECROFT SUBDIVISION  
LOCATED IN LAND LOT 912,  
16TH, DISTRICT, 2ND, SECTION,  
COBB COUNTY, GEORGIA

**J. R. KNIGHT LAND SURVEYING, LLC.**  
1006 NORTH TENNESSEE ST.  
CARTERSVILLE, GEORGIA 30120  
PHONE: (770) 607-9687  
FAX: 1-844-760-9216  
EMAIL: rayksurveyor@gmail.com



**APPLICANT:** Xu Zhen

**PETITION No.:** V-2

**PHONE:** 678-414-6397

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Thomas Ingram

**PRESENT ZONING:** R-20

**PHONE:** 678-296-0276

**LAND LOT(S):** 912

**TITLEHOLDER:** Zhen Xu

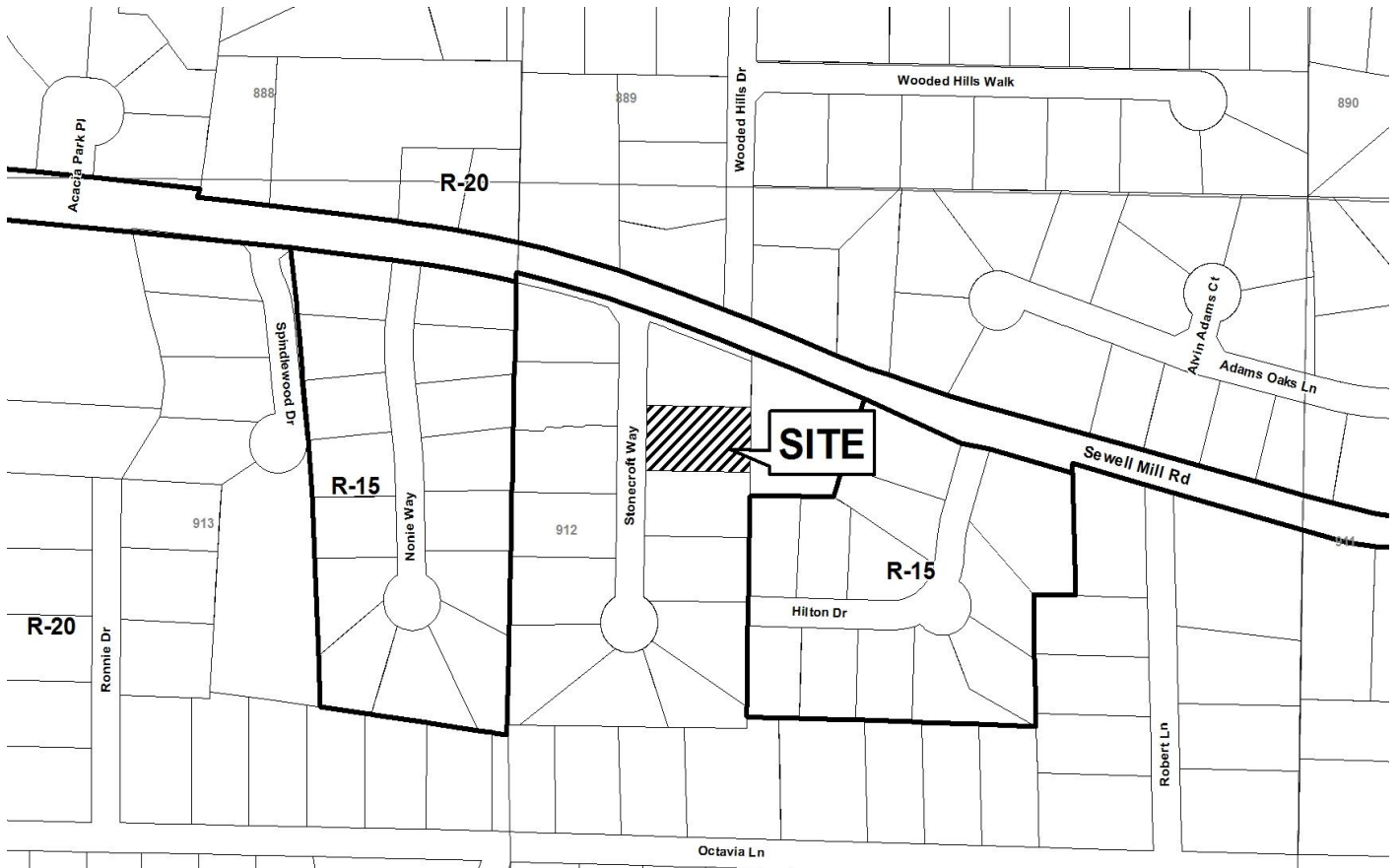
**DISTRICT:** 16

**PROPERTY LOCATION:** On the east side of  
Stonecroft Way, south of Sewell Mill Road  
(1276 Stonecroft Way).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the rear setback from the required 35 feet to 32 feet; and 2) Increase the maximum allowable impervious surface from 35% to 52%.



# Application for Variance

**RECEIVED**  
**Cobb County**  
(type or print clearly)  
NOV 13 2017

Application No. V.2-18  
Hearing Date: 1-10-18

Applicant XU ZHEN COBB CO. COMM. DEV. AGENCY ZONING DIVISION Phone # 678-414-1397 mail \_\_\_\_\_

THOMAS INGRAM Address 2031 BAKER CT. KENNESAW, GA  
(representative's name, printed) (street, city, state and zip code) 30144

Thomas Ingram Phone # 678-296-0326 E-mail THOM@DCENCLOSURES  
(representative's signature) \_\_\_\_\_ .COM

Signed, sealed and delivered in presence of:  
Jamara G. Norte  
Notary Public  
TAMARA C. NORTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 04-05-2020  
PAULDING COUNTY, GEORGIA

My commission expires: 4-5-2020

Titleholder ZHEN XU Phone # 678446397 E-mail \_\_\_\_\_

Signature X Address: 1276 STONECROFT WAY, MARIETTA, GA  
(attach additional signatures, if needed) (street, city, state and zip code) 30062

Signed, sealed and delivered in presence of:  
Jamara C. Norte  
Notary Public  
TAMARA C. NORTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 04-05-2020  
PAULDING COUNTY, GEORGIA

My commission expires: 4-5-2020

Present Zoning of Property R-20

Location 1276 STONECROFT WAY, MARIETTA, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 912 District 16<sup>th</sup> Size of Tract 0.459 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:

CANNOT ENJOY THE REAR PATIO & POOL AREA WITHOUT BEING BOTHERED BY INSECTS & THE HEAT OF THE SUN.

List type of variance requested: REDUCE REAR SET BACK FROM 35' TO 32' AND INCREASE THE IMPERVIOUS FROM 41% TO 52% SO A ENCLOSURE CAN BE BUILT ON THE REAR PATIO AND SURROUNDING POOL AREA.

# JOSEPH MARSHALL BAKER KAREN NIVENS BAKER

LOCATED IN LAND LOT 205, 207TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

ORIGINAL ADDRESS: 15 HIRAM ACWORTH HWY NW, SUITE 207, KENNESAW, GA 30144  
NEW ADDRESS: 15 HIRAM ACWORTH HWY NW, SUITE 207, KENNESAW, GA 30144

TRACT 2 ADDRESS: 15 HIRAM ACWORTH HWY NW,  
AREA = 9.995 ACRES  
435,344 SQ. FT.

SITE PLAN REVIEW PROJECT: SPR-2017-00895

ZONING INFORMATION:  
APPLICABLE ZONING DISTRICT:  
MINIMUM SETBACKS:  
REAR: 12'  
SIDE: 12'  
FRONT: 12'

V-3  
(2018)

Cobb County Development Certification is required for all new construction. This plat has been reviewed and approved for recording.

Cobb County Public Health

DATE: \_\_\_\_\_

Cobb County Board of Health Certification is required for all new construction. This plat has been reviewed and approved for recording.

DATE: \_\_\_\_\_

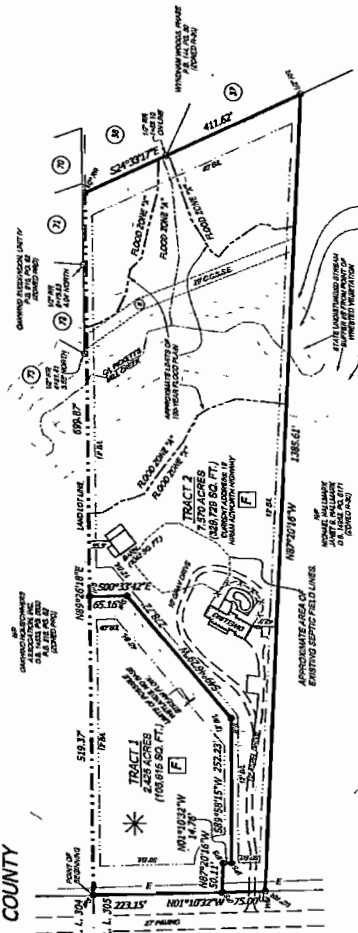
Subsequent to the date of this plat, the owner shall obtain a copy of the plat from the Clerk of the Superior Court and shall record the same in the public records of Cobb County, Georgia.

DATE: \_\_\_\_\_

Subsequent to the date of this plat, the owner shall obtain a copy of the plat from the Clerk of the Superior Court and shall record the same in the public records of Cobb County, Georgia.

DATE: \_\_\_\_\_

- PRE-APPLICATIVE ACCESS SHALL MEET THE FOLLOWING:
- DESIGN SHALL HAVE A MINIMUM SETBACK SURFACE WIDTH (ACCESS 48.0 FT.)
  - FULLY DEVELOPED LANDSCAPING SHALL BE AT LEAST 10' FROM CENTER OF DRIVEWAY
  - MINIMUM DRIVEWAY WIDTH SHALL NOT EXCEED 15' AND THE ANGLE OF QUADRANTE SHALL NOT EXCEED 45°
  - DRIVEWAY SHALL BE SLOPED TO DRAIN AWAY FROM THE PORTION OF THE DRIVEWAY TO BE CONSIDERED.
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  - DRIVEWAY SHALL BE SLOPED TO DRAIN AWAY FROM THE PORTION OF THE DRIVEWAY TO BE CONSIDERED.



NOTES:  
1. ALL REMAINING SETBACKS SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF RECORDING OF THIS PLAT.  
2. THE EXISTING 4.570 ACRES TRACT 2 (108,816 SQ. FT.) SHALL BE SUBDIVIDED INTO TWO TRACTS: TRACT 1 (4.570 ACRES) AND TRACT 2 (4.570 ACRES).  
3. THE EXISTING 4.570 ACRES TRACT 2 SHALL BE SUBDIVIDED INTO TWO TRACTS: TRACT 1 (4.570 ACRES) AND TRACT 2 (4.570 ACRES).  
4. THE EXISTING 4.570 ACRES TRACT 2 SHALL BE SUBDIVIDED INTO TWO TRACTS: TRACT 1 (4.570 ACRES) AND TRACT 2 (4.570 ACRES).

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RUSSELLE COMPANY

Professional Land Surveyors

15000 ROSWELL AVE. SUITE 100  
ROSWELL, GA 30076  
PH: 770.992.2200  
FAX: 770.992.2201

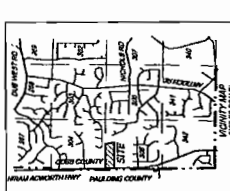
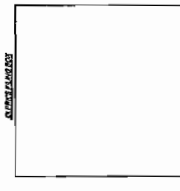
SUBJECT CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF C.G.A. SECTION 16-8-21, SECTION 16-8-22, SECTION 16-8-23 AND SECTION 16-8-24, THE INFORMATION PROVIDED ON THIS PLAT IS TRUE AND CORRECT AND I AM A duly licensed Professional Land Surveyor in the State of Georgia.

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



SURVEY NOTES:  
1. THIS PLAT IS FOR THE PURPOSES OF THE DIVISION OF THE LAND AND SHALL BE CONSIDERED AS SUCH.

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**APPLICANT:** Joe Baker

**PETITION No.:** V-3

**PHONE:** 404-787-1631

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Robert Dichiara

**PRESENT ZONING:** R-30

**PHONE:** 404-202-8615

**LAND LOT(S):** 305

**TITLEHOLDER:** Joseph Marshall Baker and Karen Nivens Baker

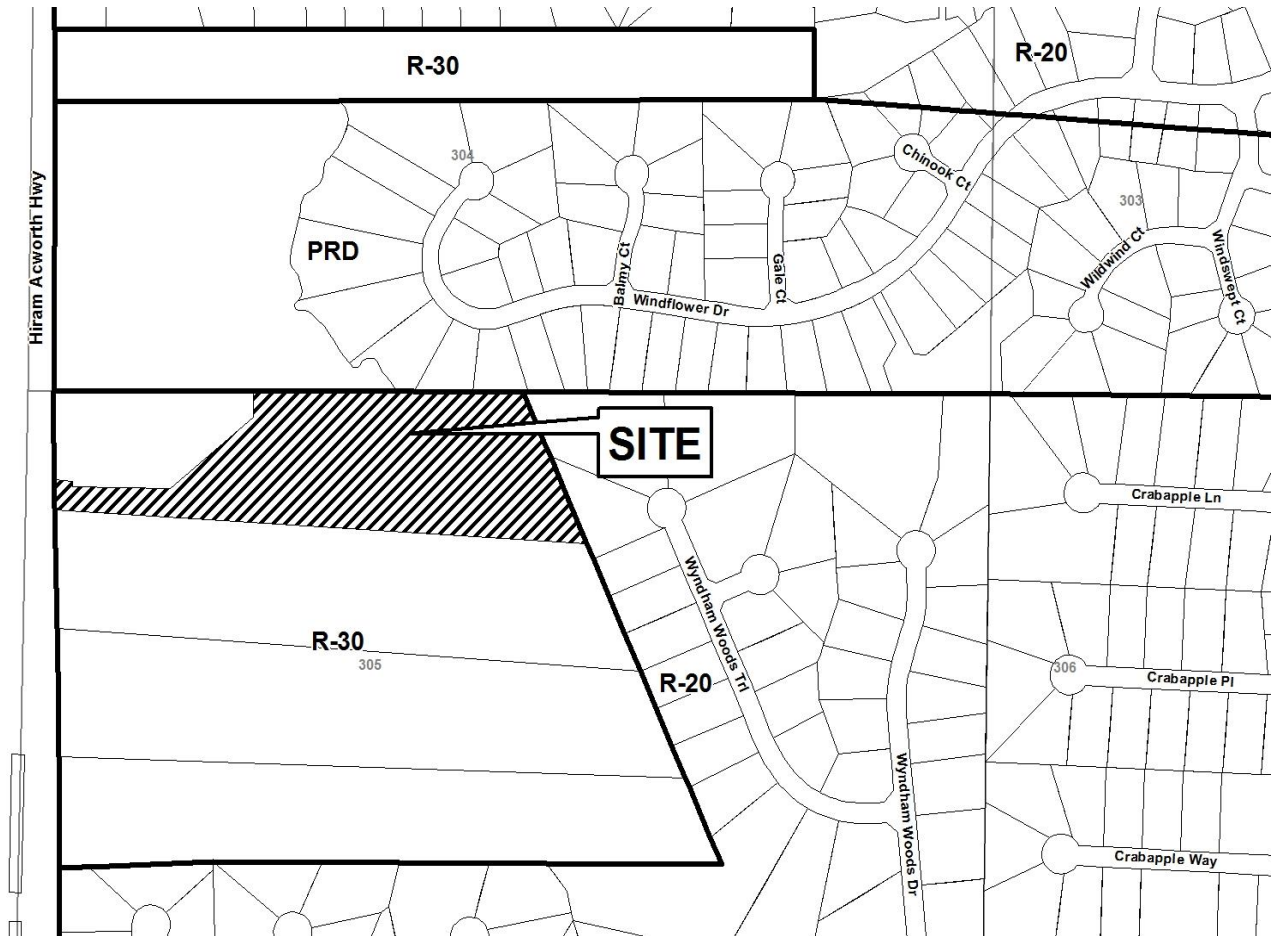
**DISTRICT:** 20

**PROPERTY LOCATION:** On the east side of Hiram Acworth Highway, north of Wyndham Lakes Drive  
Acworth Highway, north of Wyndham Lakes Drive  
(15 Hiram Acworth Highway).

**SIZE OF TRACT:** 7.58 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the required setbacks for an accessory structure over 650 square feet (existing 1,042 square foot barn) from 100 feet to 35 feet adjacent to the north property line and to 66 feet adjacent to the west property line; and 2) allow access on an unpaved and untreated surface.



# Application for Variance

## RECEIVED Cobb County

NOV - 7 2017 (type or print clearly)

Application No. V-3  
Hearing Date: 1-10-2018

Applicant Joe Baker COBB CO. COMM. DEV. AGENCY ZONING DIVISION Phone # 404-787-1631 E-mail JOEBAKER@Allstate.com

Robert Dichiaro Address 496 Homestead Drive Dallas, GA 30157  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 404-202-8615 E-mail TDICHIARA@PHOENIXCRANE.C

Signed, sealed and delivered in presence of:

Melinda M. Grimes

Notary Public

My commission expires: May 25, 2019



Titleholder Joe & Karen Baker Phone # 404-787-1631 E-mail Joe baker @ allstate.com

Signature [Signatures] Address: 15 HIRAM ACWORTH HWY NW DALLAS, GA 30157  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Melinda M. Grimes

Notary Public

My commission expires: May 25, 2019



Present Zoning of Property R-30

Location 15 Hiram Acworth Hwy NW  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 305 District 20th Size of Tract 10 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.

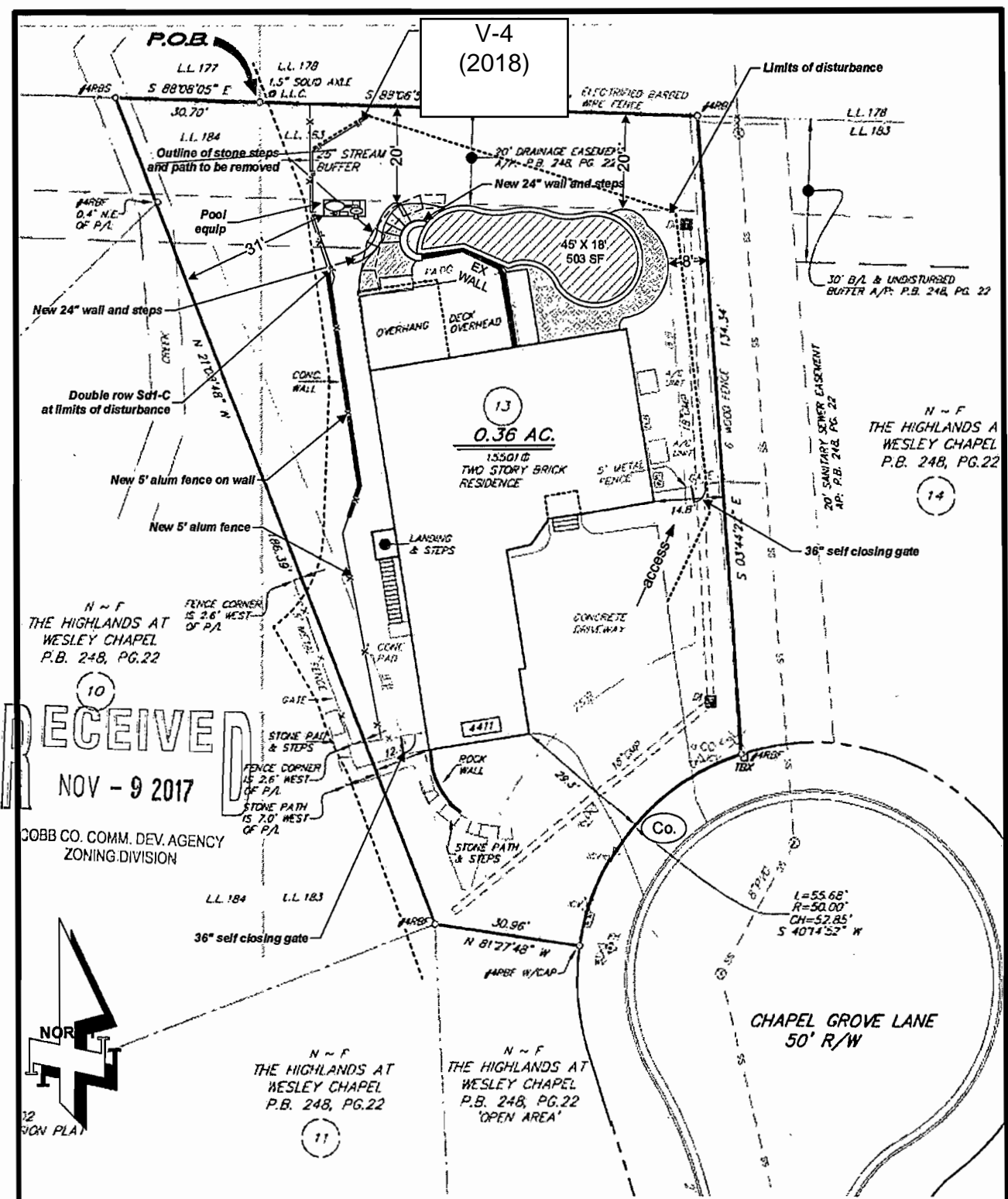
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

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

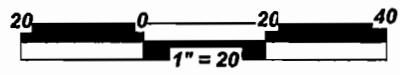
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Owner is attempting to split the lot and sell 2.425 Acres. The barn on property sits 35' from the property line to the north. The law requires a 100' distance for structures over 650 sq feet. The zoning department is currently preventing the lot split.

List type of variance requested: Allow barn to remain at its current location as opposed to 100' requirement.



TOTAL LOT: 0.36 ACRES OR 15501 SQ FT  
**LOT COVERAGE CALCULATIONS:**  
 EXISTING IMPERVIOUS: 5913 SQ FT  
 STONE STEPS AND PATH TO BE REM: (87 SQ FT)  
 PROP POOL AND SPA (H2O): 503 SQ FT (NOT INCLUDED IN TOTAL)  
 PROP POOL DECK: 420 SQ FT  
 STONE WALLS AND STEPS: 40 SQ FT  
 PROP STONE COPING: 115 SQ FT  
 PROP POOL EQUIP: 32 SQ FT  
**PROPOSED COVERAGE: 6433 SQ FT OR 41.5%**



**SITE PLAN FOR:**  
**DAWSON**  
 4411 CHAPEL HILL GROVE  
 MARIETTA GA 30062  
 404-455-9665

**LOCATED IN:**  
 LL: 183 AND 184  
 DIST: 16<sup>TH</sup> SECT: 2<sup>ND</sup>  
 LOT: 13 HIGHLANDS AT WESLEY  
 CHAPEL  
 COBB CO  
 GEORGIA

**CONTRACTOR:**  
**PREMIER POOLS**  
 3502 SIXES RD  
 CANTON GA 30114

**APPLICANT:** Joseph Dawson

**PETITION No.:** V-4

**PHONE:** 404-992-4466

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Jason M. Smith

**PRESENT ZONING:** R-15

**PHONE:** 404-992-4466

**LAND LOT(S):** 183, 184

**TITLEHOLDER:** Kathleen A. Dawson and Joseph A. Dawson

**DISTRICT:** 16

**PROPERTY LOCATION:** At the northern terminus of Chapel Grove Lane, north of Chapel Grove Drive (4411 Chapel Grove Lane).

**SIZE OF TRACT:** 0.36 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from the required 35% to 42%.



RECEIVED  
NOV - 9 2017

# Application for Variance Cobb County


COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

(type or print clearly)

Application No. V-4  
Hearing Date: 1-10-18

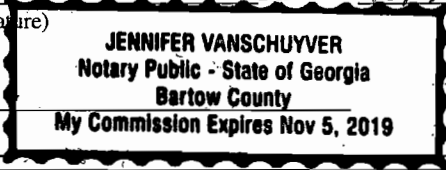
Applicant: JOSEPH 'DAWSON' Phone # 404-992-4466 E-mail premierpools@yahoo.com

Jason M. Smith Address 3502 Sixes Road, Ste 108  
(representative's name, printed) (street, city, state and zip code)

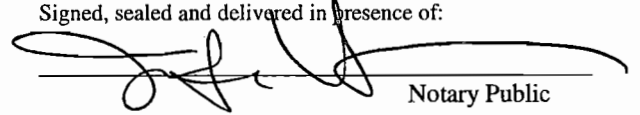
  
(representative's signature)

Phone # 404-992-4466 E-mail premierpools@yahoo.com

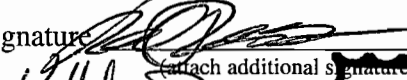
My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:

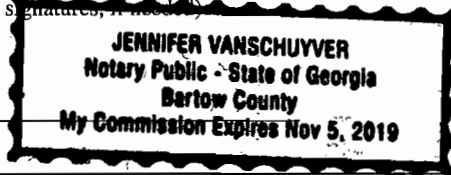
  
Notary Public

Titleholder: Joseph/Kathleen Dawson Phone # 404-936-1169 E-mail jodawson@us.ibm.com

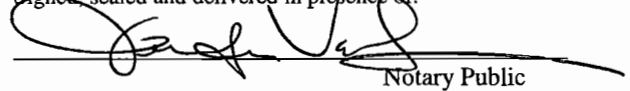
Signature:  Address: 4411 Chapel Grove Lane, Marietta, GA  
(attach additional signatures, if needed) (street, city, state and zip code)

Kathleen Dawson

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



Signed, sealed and delivered in presence of:

  
Notary Public

Present Zoning of Property R-15

Location 4411 Chapel Grove Lane, Marietta, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 183 : 184 District 16th Size of Tract .36 Acre(s)

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

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

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

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

House w/ driveway from date of construction already exceeded the allowable 35% of lot coverage. Existing impervious is at 38.2%. BEFORE any pool/patio consideration

List type of variance requested: Requesting increase above 35% buildable coverage area to allow for a swimming pool.

V-5  
(2018)



NOV 16 2017  
COBB COUNTY PLANNING AGENCY  
ZONING DIVISION

DATE	BY	REVISION
11/16/17	...	...
11/16/17	...	...
11/16/17	...	...
11/16/17	...	...

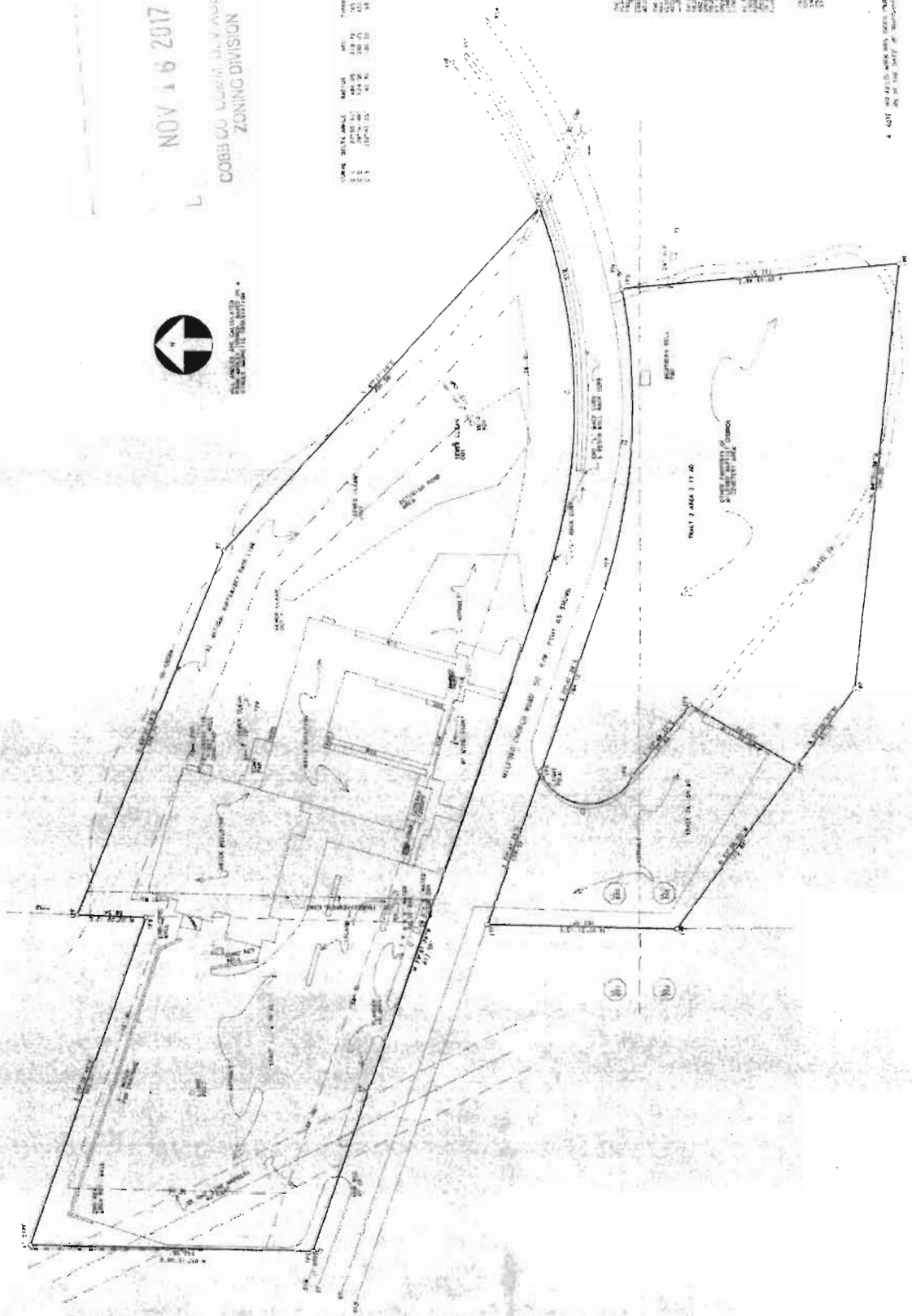
THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.

THE ARCHITECT AND ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THIS PLAN OR FOR ANY OMISSIONS OR ERRORS THEREIN.

THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.

THE ARCHITECT AND ENGINEER HAS CONDUCTED A VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND THAT THE SITE IS SUITABLE FOR THE PROPOSED DEVELOPMENT.

LOT 100 ACROSS FROM ...



GRAPHIC SCALE IN FEET  
0 40 80 120

NO.	DATE	REVISION	BY	DESIGNED	SCALE	DATE	BY
1	11/16/17	...	...	...	1" = 40'	11/16/17	...

THE MILFORD BAPTIST CHURCH OF MARIETTA GEORGIA, INC. & REGIONS BANK

PLAT OF SURVEY FOR ...

1/2 ACROSS FROM ...

100' FEET SETBACK FROM ...

EXISTING ...

**APPLICANT:** The Milford Baptist Church

**PETITION No.:** V-5

**PHONE:** 770-435-8720

**DATE OF HEARING:** 1-10-2018

**REPRESENTATIVE:** Chad S. Williams

**PRESENT ZONING:** R-20

**PHONE:** 404-421-1775

**LAND LOT(S):** 630, 631, 703

**TITLEHOLDER:** Milford Baptist Church, Inc.

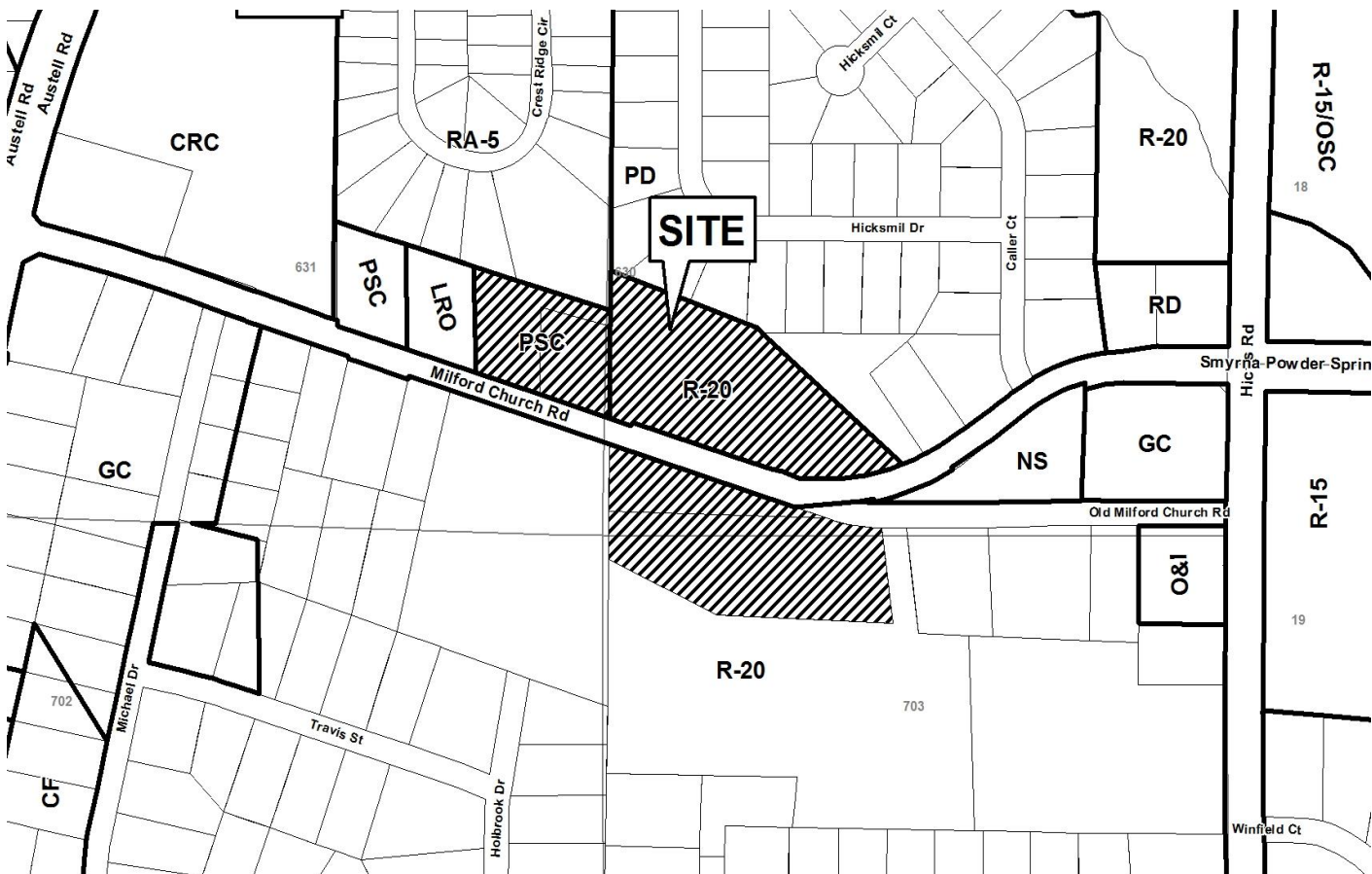
**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of  
Milford Church Road, west of Hicks Road  
(1030 Milford Church Road).

**SIZE OF TRACT:** 5.43 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Waive the setback for a sign from the required 52 feet from the centerline of the road to 49 feet; and 2) allow an electronic sign on church property that is not located along an arterial roadway.





# Application for Variance Cobb County

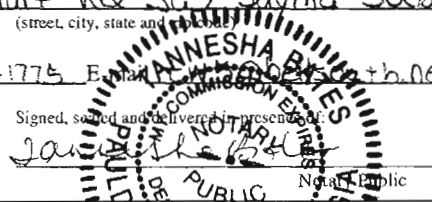
(type or print clearly)

Application No. V-5  
Hearing Date: 1-10-18

Applicant The Milford Baptist Church Phone # 404-421-1775 E-mail w5@belisouth.net  
Candis Williams (representative's name, printed) Address 463 Hurt Rd SW, Suwanee 30082  
(street, city, state and zip code)

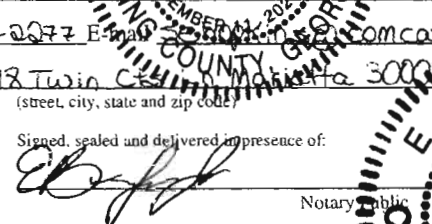
Candis Williams (representative's signature) Phone # 404-421-1775 E-mail w5@belisouth.net

My commission expires: 12/1/2020



Titleholder Steve Hopkins Phone # 770-575-2277 E-mail stevh@comcast.net  
\* Signature Steve Hopkins (attach additional signatures, if needed) Address: 11018 Twin Creek Rd Marietta 30008  
(street, city, state and zip code)

My commission expires: 08/20/2018



Present Zoning of Property R-20

Location 1050 Milford Church Rd Marietta 30008  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 630, 631, 703 District 19 Size of Tract 7.55 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:

we would be prevented from installing the electronic sign, which would help us attract new members & share with the community the outreach programs we have for low-income/needly members of the community. We would like to utilize the current sign structure in an effort to spend our dollars wisely. The structure is in great

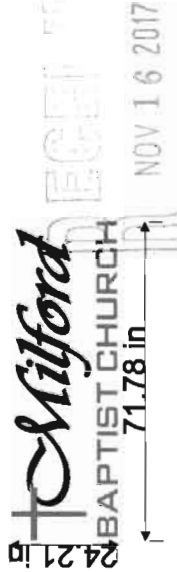
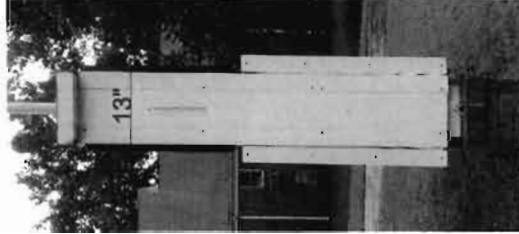
List type of variance requested: electronic sign

shape & we would be simply fitting the EMC into the existing cabinet





Cabinet Depth: 13"  
Brick Depth: 12"



Flat White Plexi Face with Translucent Vinyl Detail

12 sq ft



WatchFire EMC with 3' x 7' Viewing Area

21 sq ft

Leave the cabinet in place and retro fit EMC inside cabinet. New smaller plexi face with vinyl detail in upper portion

Based on Non-residential use in residential zone  
Structure Area: 64 sq ft  
Sign Area: 33 sq ft (Max allowable: 64 sq ft)  
Height: 8' (Max allowable: 8')  
Setback: 49' \*See RTW acquisition Jan 7th 1998

Hardship: We would be prevented from installing an Electronic sign which would prevent us from attracting new members and sharing with the community the outreach programs we offer for low income and needy members of the community. We would like to utilize the current sign structure in an effort to spend our dollars wisely. The structure is in great shape and we would be simply fitting the EMC into the existing cabinet.



1691 Powder Springs Road  
Marietta, GA 30064  
Phone 678.290.1613  
Fax 678.290.1650  
artwork@southernsigns.us

JOB NAME:	Milford Baptist Church
CLIENT:	Chad Williams
PHONE:	404-421-1775
FAX:	
EMAIL:	jtaw5@bellsouth.net
ADDRESS:	

V-5  
(2018)  
Exhibit

PROOF DATE:	10.11.17
FILE NAME:	monument
DESIGNER:	Kimberly
SCALE:	

CUSTOMER APPROVAL:	<i>[Signature]</i>
DATE:	11/14/17

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