

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: July 11, 2018

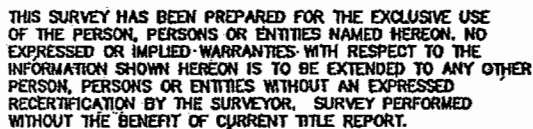
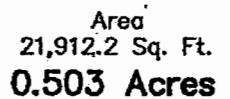
DUE DATE: June 11, 2018

Distributed: May 21, 2018



Cobb County...Expect the Best!

V-51
(2018)



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

PANEL NL - 13057C0101H
DATED 3/04/13

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 145,987 FEET.

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



Tamara Christine Thomson

LOT 74	BLOCK C
The Overlook at Marietta Country Club Unit I Phase I	
PLAT BOOK 218	PAGE 1-9
LAND LOT 242 & 243	
DISTRICT 20th	SECTION 2nd
COUNTY COBB	STATE GEORGIA
DATE April 4, 2013	REVISED
SCALE: 1= 50	JOB NO. 130035

50 Barrett Parkway, Suite 3005 #330, Marietta, Georgia 30066 (770) 428-2122

APPLICANT: Tamara C. Thomson

PETITION No.: V-51

PHONE: 404-386-4719

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Zachary Derrick

PRESENT ZONING: R-20/OSC

PHONE: 678-438-9382

LAND LOT(S): 242, 243

TITLEHOLDER: Tamara Christine Thomson

DISTRICT: 20

PROPERTY LOCATION: On the south side of

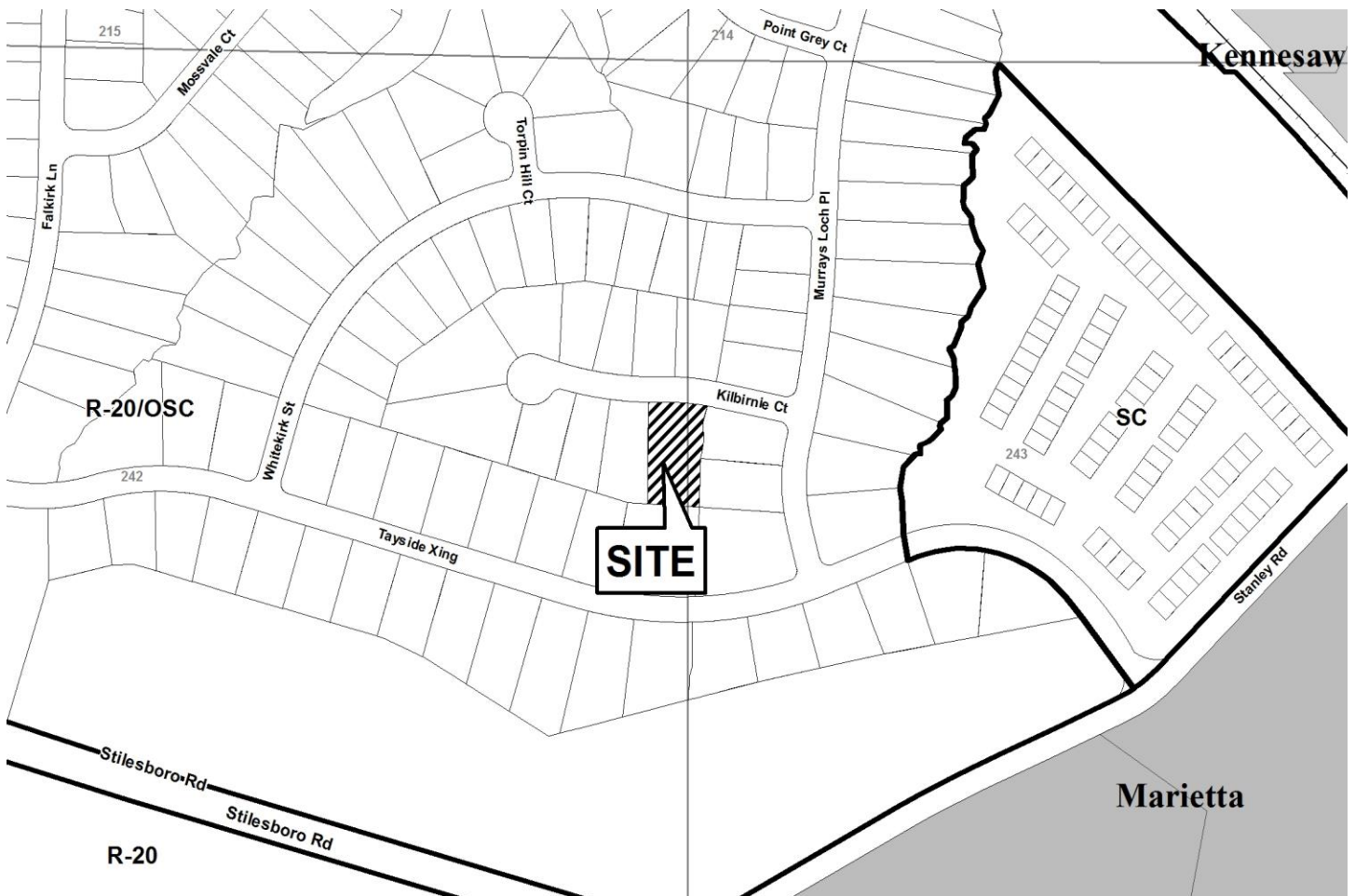
SIZE OF TRACT: 0.50 acres

Kilbirnie Court, west of Murrays Loch Place

COMMISSION DISTRICT: 1

(2083 Kilbirnie Court).

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 8.5 feet adjacent to the west property line.



Application for Variance Cobb County

(type or print clearly)

Application No. V-51

Hearing Date: 7-11-18

Applicant Tamara C. Thomson Phone # 404.386.4719 E-mail TamaraCThomson@gmail.com

Zachary Derrick
(representative's name, printed) Address: 2083 Kilbarnic CT NW, Kennesaw, GA 30152
(street, city, state and zip code)

[Signature]
(representative's signature) Phone # 404.386.4719 E-mail Zacharydderrick@gmail.com

My commission expires: 11-09-19

Signed, sealed and delivered in presence of:

[Signature] 04-21-18
Notary Public

Titleholder Tamara C. Thomson Phone # 404.386.4719 E-mail _____

Signature Tamara C. Thomson Address: 2083 Kilbarnic CT NW, Kennesaw, GA 30152
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11-09-19

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property R-20/0.56

Location 2083 Kilbarnic CT NW, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 242/243 District 20th Size of Tract 0.503 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:

The owner wishes to construct additional garage bay. The current Ordinance does not allow for Full width garage bay.

List type of variance requested: Side setback alteration.

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. MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECONSTRUCTION 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 COMPLETES THE SURVEY OF THE PARCEL OR PARCELS OF LAND AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE LAND OF THE EXISTENCE OF ANY EASEMENTS OR OTHER INTERESTS IN THE LAND AND HAS RECORDED THE SAME IN THE PUBLIC RECORDS OF THE COBB COUNTY RECORDS DEPARTMENT FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 26-2-47.

John D. Huff 5-9-18
JOHN D. HUFFMAN PLS 2008

REFERENCES :

SHALLOWFORD VILLAGE SUBDIVISION, UNIT 6, PLAT BOOK 151, PAGE 73.

V-52
(2018)

REVISION 1 : ADDED PROPOSED STRUCTURE
DATED : JUNE 2, 2017
REVISION 2 : REVISED PROPOSED STRUCTURE
DATED : APRIL 26, 2018
REVISION 3 : REVISED PROPOSED STRUCTURE
DATED : MAY 4, 2018

BOUNDARY SURVEY
FOR

PATRICIA A. & ROBERT E.

WILFORD

LOCATED IN LAND LOT 66
16th DISTRICT, 2nd SECTION

COBB COUNTY, GEORGIA

SCALE: 1"=30'



DATE OF SURVEY : MAY 22, 2017
DATE OF DRAWING : MAY 24, 2017

H. B. & P.
SURVEYING, INC.

850 KENNESAW AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 17-023 B



LEGEND

MI	-	MANHOLE	IPF	-	IRON PTN FOUND
MN	-	MINI-MOUNT	IPB	-	IRON PTN SET
FW	-	FIRE HYDRANT	FB	-	REBAR
WV	-	WATER VALVE	OT	-	OPEN TOP
MM	-	METER	CT	-	CATCH BASIN
CD	-	CLEAN OUT	SR	-	SOLID ROD
GM	-	GAS METER	CB	-	CATCH BASIN
GV	-	GAS VALVE	JB	-	JUNCTION BOX
PFE	-	FINISH FLOOR	DI	-	DROP INLET
PP	-	ELEVATION	YI	-	YARD INLET
LP	-	POWER POLE	SS	-	SANITARY SEWER
LP	-	LIGHT POLE			

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED : TOPCON 971-8008A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,284 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,284 FEET.

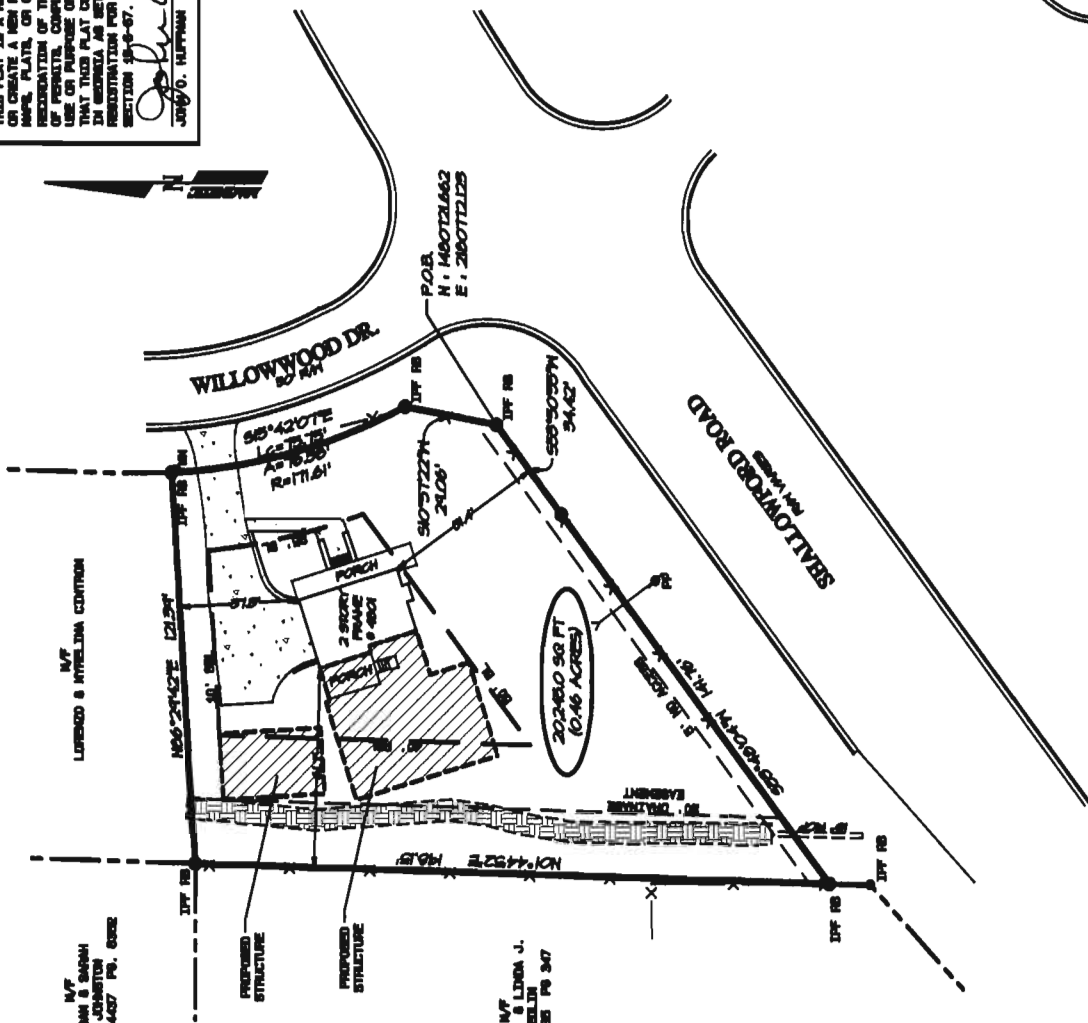
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE PRELIMINARY RECORDS OF THE PUBLIC RECORDS, OR ANY EASEMENTS, OR OTHER INTERESTS IN THE LAND, OR ANY EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 46-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 26-2-47.

CERTIFICATE OF AUTHORIZATION NUMBER LUF 000190

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MAY - 9 2018

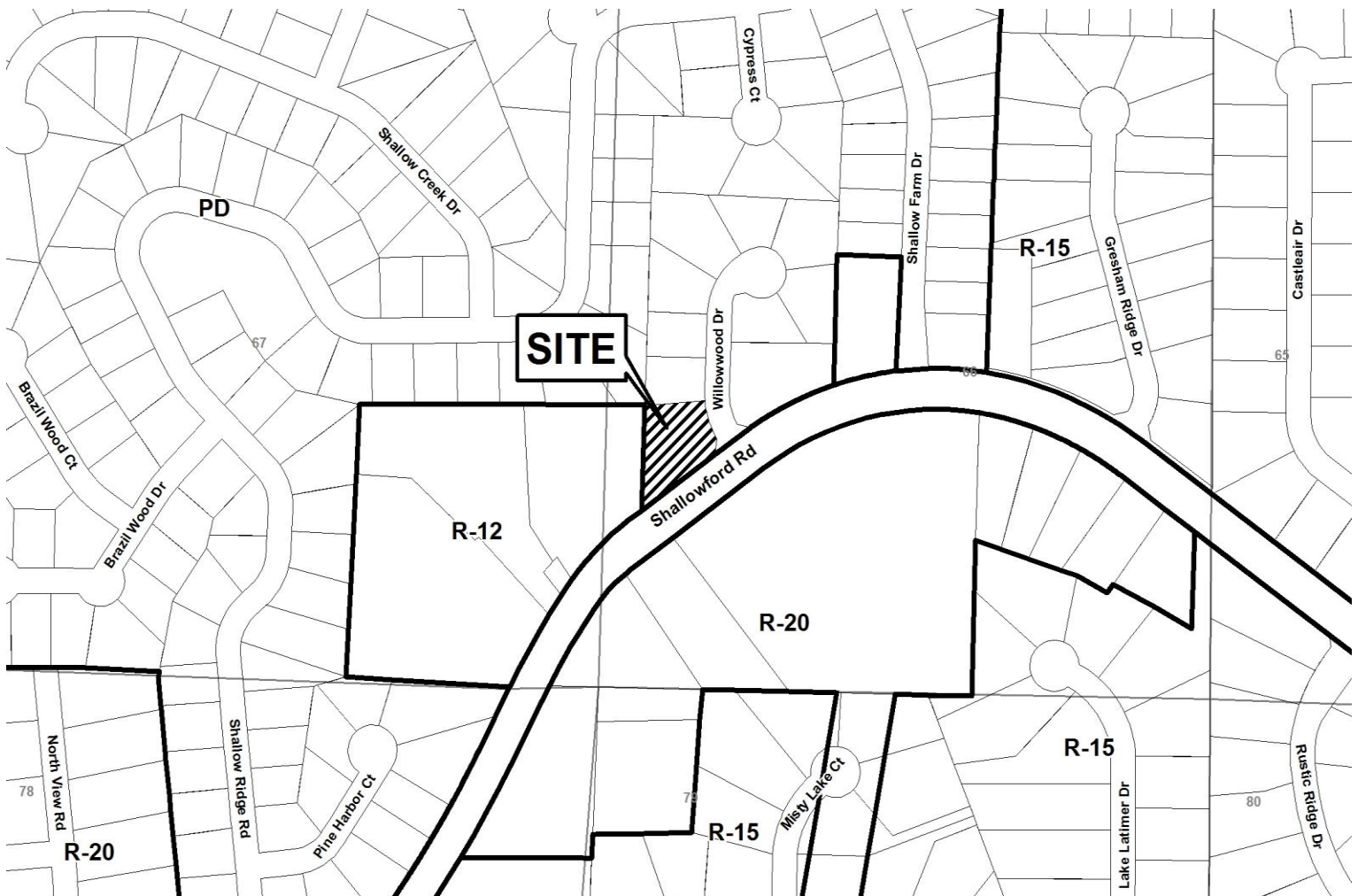
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
LARRY H. & LINDA J. HEDLIN
CH. SESS PG 347



APPLICANT: Robert E. Wilfert and Patricia A. Wilfert
PHONE: 912-484-1382
REPRESENTATIVE: Robert E. Wilfert
PHONE: 912-484-1382
TITLEHOLDER: Patricia A. Wilfert and Robert E. Wilfert
PROPERTY LOCATION: On the northwest corner of Shallowford Road and Willowwood Drive (4801 Willowwood Drive).

PETITION No.: V-52
DATE OF HEARING: 07-11-2018
PRESENT ZONING: PD
LAND LOT(S): 66
DISTRICT: 16
SIZE OF TRACT: 0.46 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the major side setback from the required 50 feet to 42 feet (existing); 2) waive the rear setback from the required 40 feet to 20 feet; 3) allow an accessory structure (proposed 650 square foot detached garage) to the side of the primary building; and 3) waive the rear setback for an accessory structure of no more than 650 square feet from the required 40 feet to 20 feet.



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APR 30 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V-52
Hearing Date: 7-11-18

Applicant Robert E Wilfert
Patricia A Wilfert Phone # 912-484-1382 E-mail wilferts@gmail.com

Robert E Wilfert Address 4801 Willowood Dr NE Kennesaw GA 30144
(representative's name, printed) (street, city, state and zip code)

Robert E Wilfert
(representative's signature)

Phone # 912-484-1382 E-mail wilferts@gmail.com
Signed, sealed and delivered in presence of:

My commission expires: 7.23.2018

Notary Public

Titleholder Robert E Wilfert
Patricia A Wilfert Phone # 912-484-1382 E-mail wilferts@gmail.com

Signature Robert E Wilfert Address 4801 Willowood Dr NE Kennesaw GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7.23.2018

Notary Public

Present Zoning of Property PD

Location 4801 Willowood Dr NE Kennesaw GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 66 District 16 Size of Tract 0.46 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 X 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:

See attached statement of hardship.

List type of variance requested: Requesting a variance to reduce the rear building limit from the required 40 feet in the areas of proposed structures outlined in the survey drawing.

Statement of Hardship

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APR 30 2018

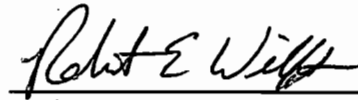
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1. Proposed structure at the end of the driveway.

On this corner lot, there is a 50' side building limit to the left of the house. There is a 40' rear building limit. This restricts the space available for new construction to a small area to the rear of the house where the property is sloped. The property slope is minimal at the end of the driveway, making it ideal for construction without significant excavation into the slope of the land. The existing 40' rear building limit does not provide sufficient space for construction of a 650 square foot detached garage at the end of the driveway. Modifying the rear building limit as outlined in the survey drawing will allow space for this construction.

2. Proposed structure at the rear of the house.

The existing 40' rear building limit does not provide sufficient space for construction of a covered porch/patio/deck/pool area behind the house. Modifying the rear building limit as outlined in the survey drawing will allow space for this construction.



Robert E Wilfert



Patricia A Wilfert

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MAY - 1 2018
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ZONING DIVISION

GRID NORTH
GEORGIA STATE PLANE
NAD83(2011) WEST

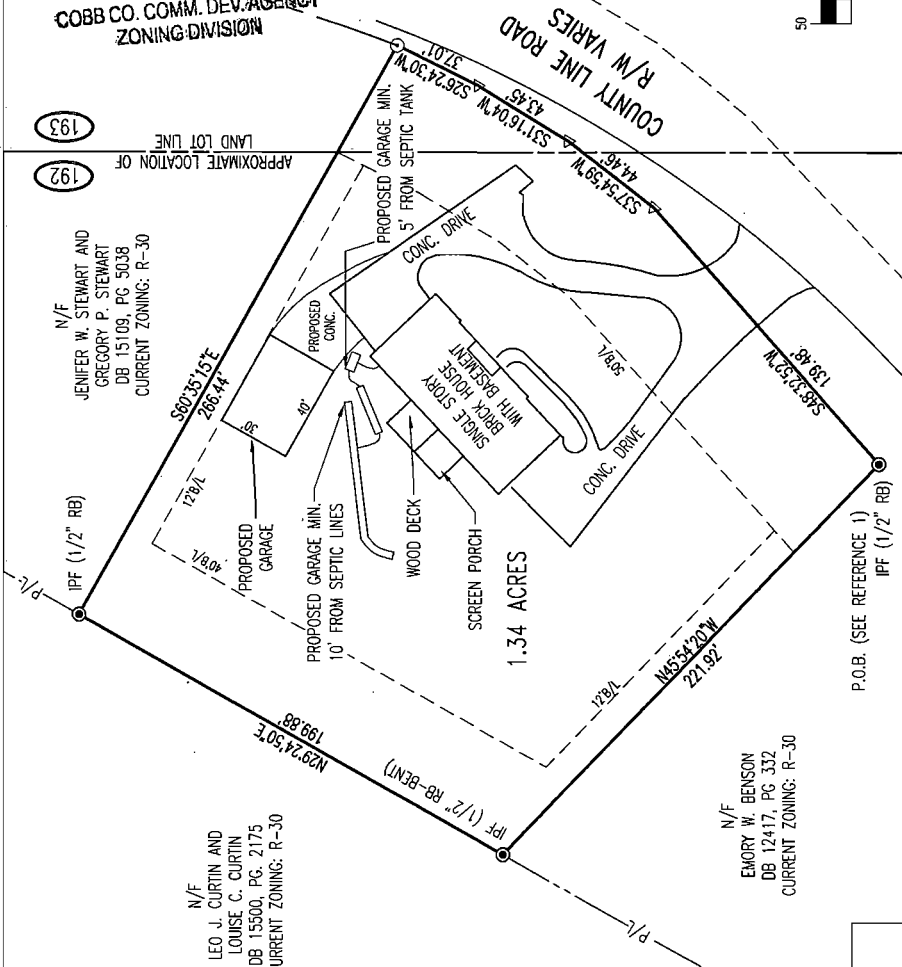
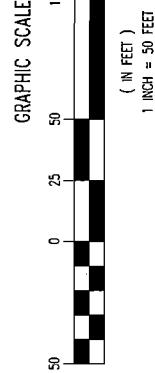
PLAT ABBREVIATIONS

IPF	Iron Pin Found
IPS	Iron Pin Set
FPS	Fence Post Set
OTF	Open Top Pipe
CTP	Crimp Top Pipe
S.S.E.	Sanitary Sewer Easement
P/L	Property Line
R/W	Right of Way
C/L	Centerline
N/F	Now or Formerly
DB	Deed Book
PB	Plat Book
BL	Build Line
N.T.S.	Not to Scale
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning

STREET ADDRESS: 1975 COUNTY LINE ROAD
ACWORTH, GA 30101

V-53
(2018)

REFERENCES:
1. LIMITED WARRANTY DEED BETWEEN LEE A. BAUMAN (GRANTOR) AND MARK K. KOSKI (GRANTEE) DATED: MARCH 24, 2017. RECORDED IN DB 15500, PG. 2175.
2. RIGHT OF WAY DEED BETWEEN LEE A. BAUMAN (GRANTOR) AND MARK K. KOSKI (GRANTEE) DATED FEBRUARY 18, 2010. RECORDED IN DB 15500, PG. 2175.



THE RECORDING OF THIS PLAT DOES NOT WARRANTY OR GUARANTEE THE ISSUANCE OF ANY PERMITS/PERMITTING

CURRENT ZONING: R-30 (SINGLE FAMILY RESIDENTIAL)

SURVEY NOTES:

- BUILDING SETBACK AND/OR PARKING DECK LOCATION (SETBACK LINES PER R-30 SPECIFICATIONS)
- BUFFER AREA (N/A)
- PARKING SPACES (NO SPACES PLANNED)
- LAKE AND STREAMS (N/A)
- UTILITY EASEMENTS (N/A)
- LIMITS OF THE 100-YEAR FLOOD PLAIN AND ACREAGE OF FLOOD PLAIN (N/A)
- CEMETERIES (NONE FOUND)
- ACCESS POINTS (AS SHOWN HEREON)
- ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS (NONE FOUND)
- DEFENTION/RETENTION AREAS (N/A)
- STREAM BUFFERS WITH REQUIRED WIDTHS (N/A)

F.I.R.M. FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. F.I.R.M. FLOODPLAIN, (BY GRAPHIC PLOTTING ONLY) ACCORDING TO F.I.R.M. FLOOD MAP OF COBB COUNTY, GA. COMMUNITY-PANEL NO. 13067C00896, PANEL 89 OF 252, DATED DECEMBER 16, 2008.

SURVEY ACCURACY STATEMENT
A PORTION OF THE SURVEYED DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GLOBAL POSITIONING SYSTEM (GPS). THE GPS DATA HAS A POSITIONAL UNCERTAINTY DUE TO RANDOM ERRORS IN THE MEASUREMENT OF LESS THAN 0.10 FEET HORIZONTAL EQUIPMENT USED TO OBTAIN HORIZONTAL AND VERTICAL GEODETIC COORDINATE POSITIONS WAS A CHAMPION T40 GNSS NETWORK ROVER DUAL FREQUENCY RECEIVER AND SCEPTER CONTROLLER LOADED WITH CARLSON SURVCE AND CELL PHONE MODEM RECEIVING RTK CORRECTIONS FROM THE eGPS SOLUTIONS GNSS REAL TIME NETWORK (RTN). A PORTION OF THE SURVEYED DATA ON THIS PLAT WAS OBTAINED UTILIZING A LEICA ULTRA06 TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,164 FEET.
DATE OF FIELDWORK: JUNE 27, 2017

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 COMPLES 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.

S. NELSON & ASSOC., INC.
L.S.F. 886
SURVEYOR: PAUL W. LAIRD
R.L.S. 3084
110 EVANS MILL DRIVE
DALLAS, GA 30157
PHONE (770) 505-8566

PAUL W. LAIRD
No. 3084
REGISTERED
LAND SURVEYOR
GEORGIA

RETRACEMENT SURVEY PLAT FOR VARIANCE: MARK KERKOSKI LAND LOTS 192 AND 193, 20th DISTRICT - 2nd SECTION COBB COUNTY, GEORGIA			
DATE	SCALE	SHEET	JOB NO
04/26/2018	1"=50'	1 OF 1	20170627

Surveying, Mapping & Land Planning
110 Evans Mill Drive, Suite 204
Dallas, Georgia 30157
• tel: 770-505-8566 • fax: 770-505-8567
• www.s-nelson.com • email: info@s-nelson.com

S. NELSON & ASSOCIATES, INC.

APPLICANT: Mark Kerkoski

PHONE: 678-956-0514

REPRESENTATIVE: Mark Kerkoski

PHONE: 678-956-0514

TITLEHOLDER: Mark Kerkoski

PROPERTY LOCATION: On the west side of

County Line Road, south of Pitner Road

(1975 County Line Road).

PETITION No.: V-53

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-30

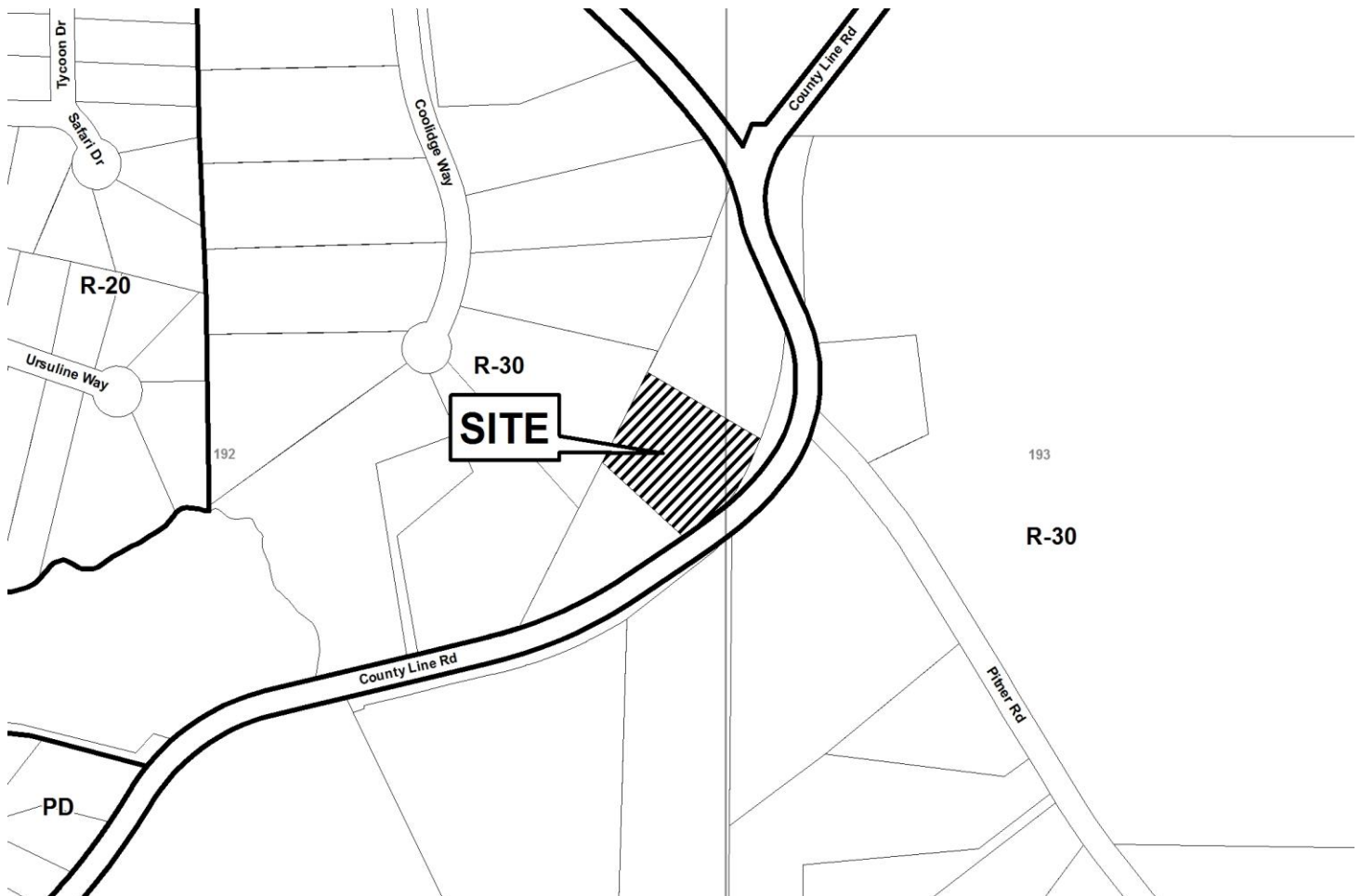
LAND LOT(S): 192, 193

DISTRICT: 20

SIZE OF TRACT: 1.34 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the setbacks for a detached accessory structure over 1,000 square feet (proposed 1,200 square foot garage) from the required 100 feet to 12 feet adjacent to the north property line and to 95 feet from the rear property line.



RECEIVED
MAY - 1 2018

Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

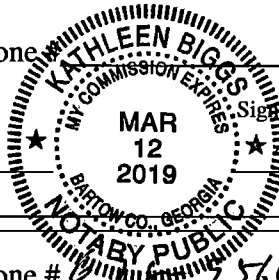
Application No. V-53
Hearing Date: 7-11-18

Applicant MARK KERKOSKE Phone # 678-956-0514 E-mail MKERKOSKE@GMAIL.COM

MARK KERKOSKE Address 1975 COUNTY LINE Rd. NW, ACWORTH, GA 30101
(representative's name, printed) (street, city, state and zip code)

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

My commission expires: 3/12/19

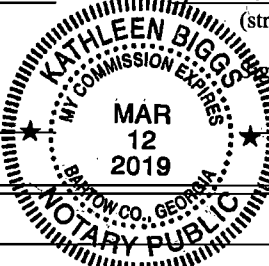


Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder MARK KERKOSKE Phone # 678-956-0514 E-mail MKERKOSKE@GMAIL.COM

Signature [Signature] Address: 1975 COUNTY LINE Rd. NW, ACWORTH, GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 3/12/19

Present Zoning of Property R30

Location 1975 COUNTY LINE Rd NW, ACWORTH GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0192/0193 District 20 Size of Tract 1.32 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 SEPTIC TANK LOCATION

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 applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

SEPTIC TANK PREVENTING 25 FEET ATTACHING BUILDING TO MAIN STRUCTURE. I HAVE 8 VEHICLES. CLASSIC CARS. CURRENT GARAGE SPACES WILL CAUSE A HARDSHIP IN STORING/PARKING VEHICLES.

List type of variance requested: _____

V-54
(2018)

- $$\begin{array}{r} A=60.37' \\ R=354.50' \\ \text{CHD=} \\ \hline S89^{\circ}10'47''E \\ 60.30' \end{array}$$

McCLUNG SURVEYING SERVICES, INC.
4633 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com
Certificate of Authorization #LSF000752

APPLICANT: Oscar Escarcega

PHONE: 404-618-8556

REPRESENTATIVE: Oscar Escarcega

PHONE: 404-618-8556

TITLEHOLDER: Oscar Escarcega

PROPERTY LOCATION: On the southwest corner
of Scott Lane and Cunningham Road
(1688 Cunningham Road).

PETITION No.: V-54

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-20

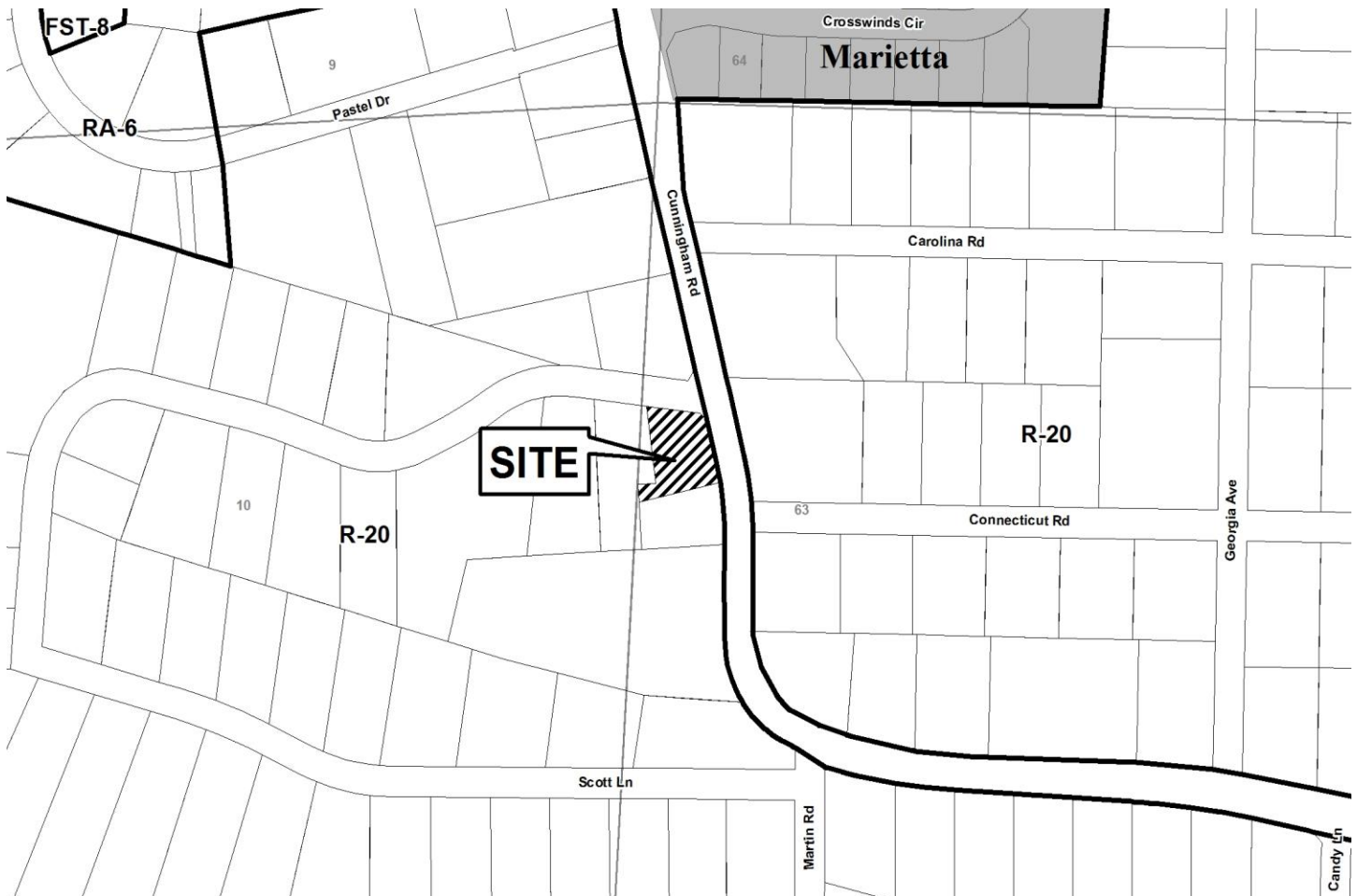
LAND LOT(S): 63

DISTRICT: 17

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the rear setback from the required 35 feet to 17 feet; 2) allow an accessory structure (detached wood deck) to the side of the primary building; and 3) waive the setbacks for an accessory structure under 650 square feet (approximately 360 square foot frame shed) from the required 35 feet to two (2) feet adjacent to the north property line, four (4) feet adjacent to the west property line, and four (4) feet adjacent to the south property line.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-54

Hearing Date: 7-11-18

Applicant Oscar Escarcega Phone # 404 618 8556 E-mail Oscar.Escarcega@cobbcounty.org

Oscar Escarcega
(representative's name, printed)

Address 1688 Cunningham Rd Marietta, GA 30008
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 404 618 8556

E-mail Oscar.Escarcega@cobbcounty.org

Signed, sealed and delivered in presence of:

My commission expires: Jan 19, 2019

Titleholder Oscar Escarcega Phone # 404 618 8556 E-mail Oscar.Escarcega@cobbcounty.org

Signature [Signature]

(attach additional signatures, if needed)

Address: 1688 Cunningham Rd Marietta, GA 30008

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Jan 19, 2019

Present Zoning of Property R-20

Location 1688 Cunningham Rd Marietta Ga 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 63

District 17

Size of Tract 0.344

Acre(s)

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

Size of Property 0.344 Acres 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 (If applying for Backyard Chickens pursuant to Sec. 134-94(4), then leave this part blank).

List type of variance requested:

Property was built before 1972 and as a result can not comply with all county regulations for new desired construction plan.

(Shed, 2000sq garage) Permits will be pulled after variance

Revised: November 18, 2015

APPLICANT: Hong Lee

PHONE: 404-784-5787

REPRESENTATIVE: Hong Lee

PHONE: 404-784-5787

TITLEHOLDER: Yunmi Lee and Hong Jae Lee

PROPERTY LOCATION: On the west side of Indian Hills Parkway, north of Roswell Road (1231 Indian Hills Parkway).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 28 feet.

PETITION No.: V-55

DATE OF HEARING: 07-11-2018

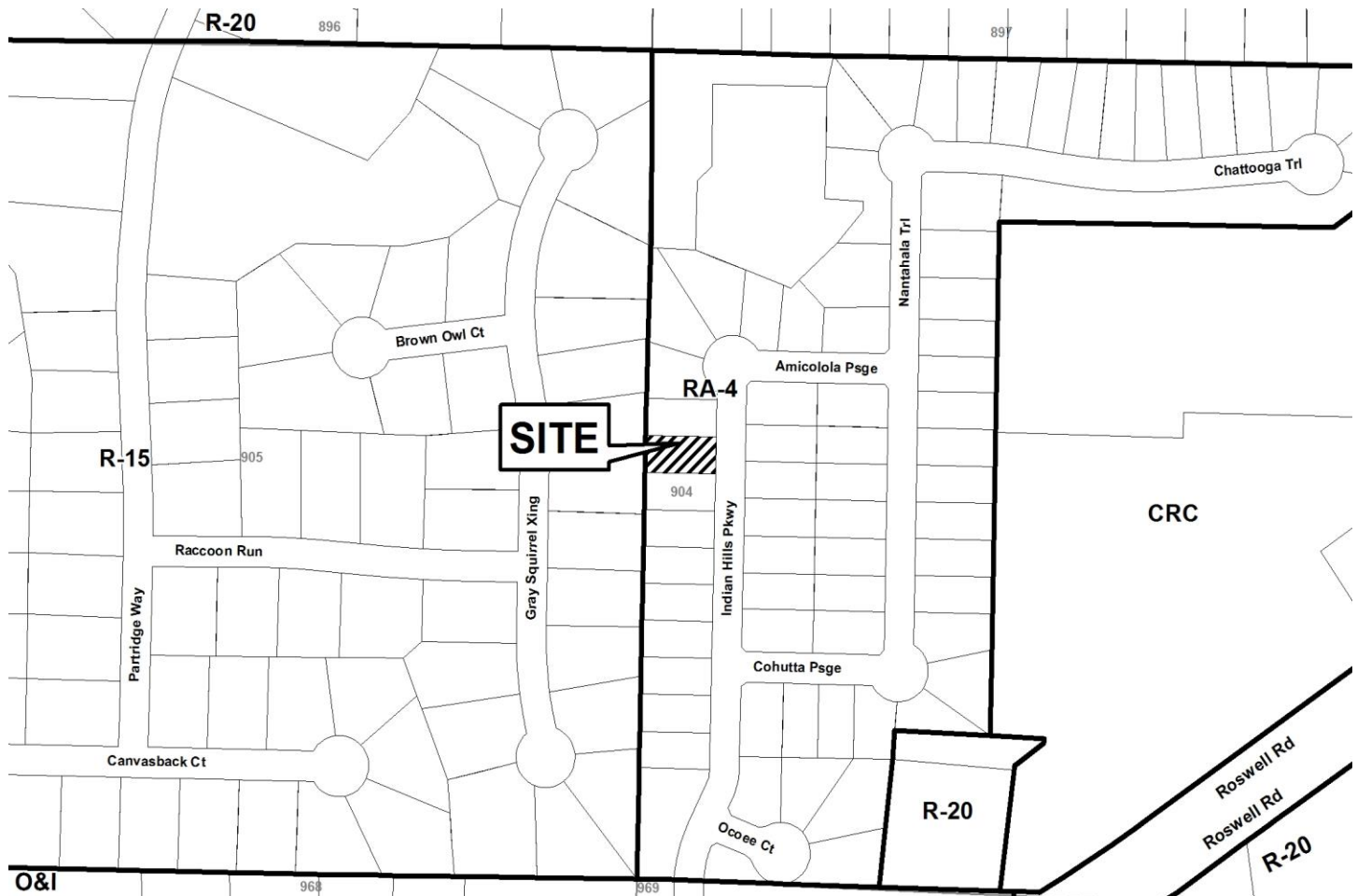
PRESENT ZONING: RA-4

LAND LOT(S): 904

DISTRICT: 16

SIZE OF TRACT: 0.17 acres

COMMISSION DISTRICT: 2



MAY - 4 2018

Application for Variance Cobb County

(type or print clearly)

Application No. V-55
Hearing Date: 7-11-18

Applicant Hong Lee Phone # 404-784-5787 E-mail hongjaelee@gmail.com
Hong Lee Address 1231 Indian Hills Parkway, Marietta 30062
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-784-5787 E-mail hongjaelee@gmail.com
(representative's signature)

My commission expires: 3/21/2020 **S McCLINTON** Signed, sealed and delivered in presence of: [Signature]
HENRY COUNTY, GEORGIA
My Commission Expires 03/21/2020 Notary Public

Titleholder Hong Lee Phone # 404-784-5787 E-mail hongjaelee@gmail.com
Signature [Signature] Address: 1231 Indian Hills Parkway, Marietta 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 3/21/2020 **S McCLINTON** Signed, sealed and delivered in presence of: [Signature]
HENRY COUNTY, GEORGIA
My Commission Expires 03/21/2020 Notary Public

Present Zoning of Property Residential, RA4
Location 1231 Indian Hills Parkway, Marietta 30062
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 904 District 16 Size of Tract .165 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are trying to build a deck similar in size to neighboring homes.
Also our current deck is already 2ft over the setback so our furniture is sized
for that depth. Our bay windows reduces usable space by 2ft and would
like similar to original dimensions.

List type of variance requested: Building an addition 2 ft over rear setback.

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE
WITH THE SURVEYING, ESTABLISHING AND REGULATION OF LAND.

APPLICANT: Adelir Rocha and Adriana Rocha

PHONE: 678-409-2583, 404-786-5797

REPRESENTATIVE: Carol A. Watts and Zaire M. Keyes

PHONE: 678-553-8489, 678-553-8480

TITLEHOLDER: Adelir Rocha and Adriana Roberta Rocha

PROPERTY LOCATION: On the southeast corner of
Countryside Court and Countryside Drive
(3226 Countryside Drive).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 13 feet (existing).

PETITION No.: V-56

DATE OF HEARING: 07-11-2018

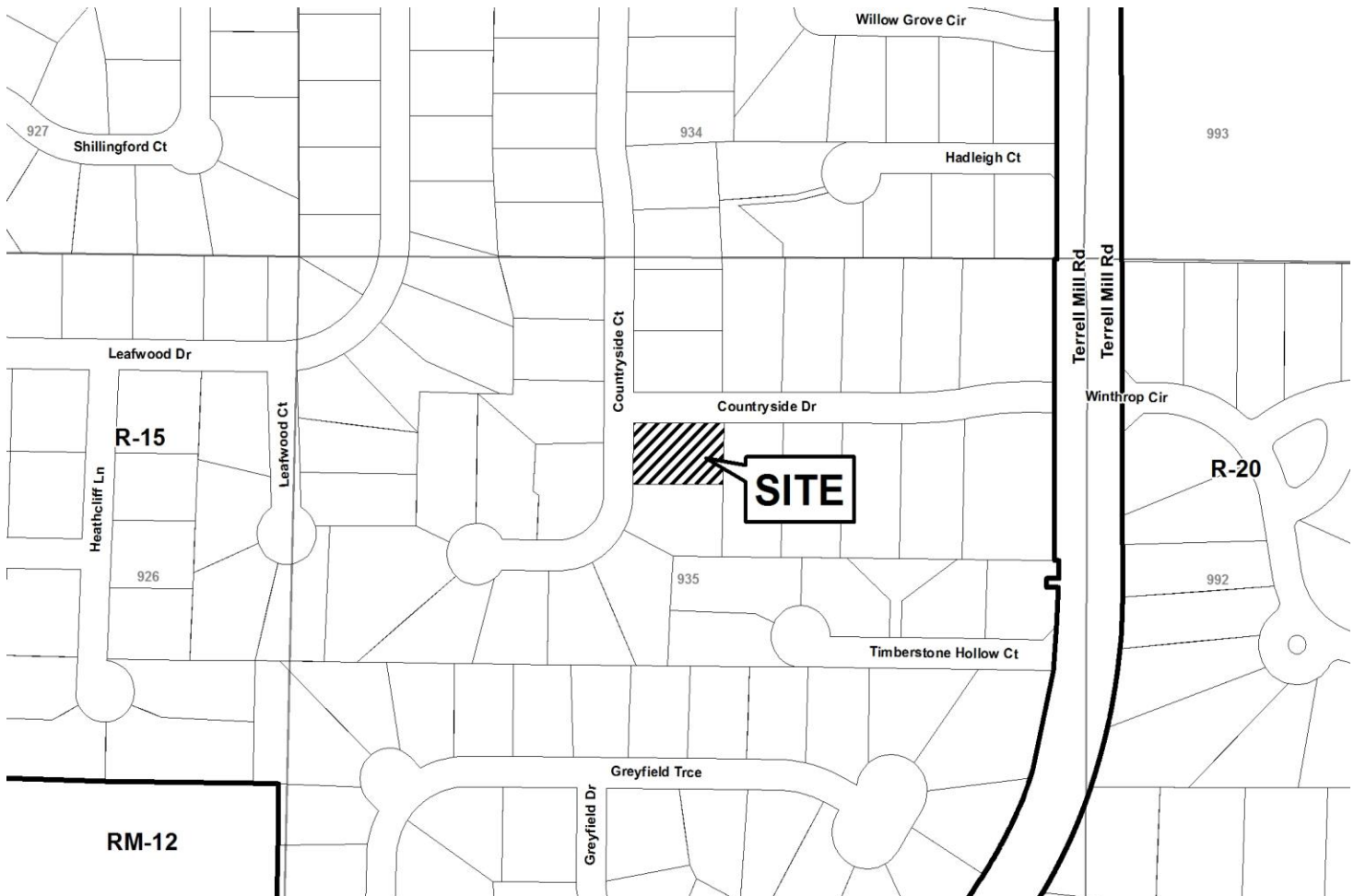
PRESENT ZONING: R-15

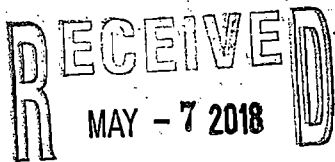
LAND LOT(S): 935

DISTRICT: 17

SIZE OF TRACT: 0.34 acres

COMMISSION DISTRICT: 2





Application for Variance Cobb County

(type or print clearly)

Application No. V-56
Hearing Date: 7-11-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Adriana Rocha Phone # 404 786 5797 E-mail rochaadelin@gmail.com
ZAIRE M KEYES Address 3226 Countryside Dr SE Marietta - GA
(representative's name, printed) (street, city, state and zip code) 30067

x [Signature] Phone # 1-770-553-8480 E-mail zkeyes321@aol.com
(representative's signature)

My commission expires: ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Adriana Rocha Phone # 404 786 5797 E-mail rochaadelin@gmail.com

Signature x [Signature] Address: 3226 Countryside Dr SE Marietta - GA
(attach additional signatures, if needed) (street, city, state and zip code) 30067

My commission expires: ZAIRE M. KEYES
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Jan. 26, 2020

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property Cobb County, Georgia R-15

Location 3226 Countryside Dr SE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 935 District 17TH Size of Tract 0.344 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 15000.00 SF 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. (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

We are wanting the new double garage to be attached to the house. However in order to have more parking spaces in the driveway we need to push the garage back into the setback of 5ft.

List type of variance requested: Waived setback requirements

V-57
(2018)

RECEIVED
MAY - 7 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION WITH A VIVA CS-15 DATA COLLECTOR WITH CARLSON SURV CE SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS A HORIZONTAL CLOSURE CALCULATED TO BE 1:37,325.

THE FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED R-20 (RESIDENTIAL) PER COBB COUNTY ZONING ORDINANCES.

MINIMUM LOT WIDTH	35 FEET
FRONT SETBACK	35 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	35 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13067C0201G AND THE DATE OF SAID MAP IS DECEMBER 16, 2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEY REFERENCE

1. REFERENCE A PLAT FOR CHEROKEE TRAILS SUBDIVISION RECORDED IN PLAT BOOK 46, PAGE 169.
2. REFERENCE A WARRANTY DEED TO MARIA C. LUNA RECORDED IN DEED BOOK 14830, PAGE 5553.

CURVE TABLE

C=1	A=16.0'	R=141.0'	C=16.0'	N68°51'W
-----	---------	----------	---------	----------

VARIANCE REQUESTED
PROPOSED REDUCTION OF THE 10' SIDE
SETBACK REQUIREMENT TO 5' TO
ACCOMMODATE EXISTING CARPORT.



SCALE: 1" = 40'

SURVEYOR'S 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 THAT PARCEL OR PARCELS ARE STATED HERE ON. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-17.

J.T. Baker
J.T. BAKER, LS # 2674
DATE 4-20-18

VARIANCE PLAT FOR
MARIO LUNA
LOCATED IN LAND LOT 844 OF THE 19th DISTRICT
2nd SECTION, COBB COUNTY GEORGIA
2111 MULKY ROAD, MARIETTA, GEORGIA 30008

SURVEYS PLUS, INC.

3565 SOUTH COBB DR., S.E.
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
www.surveysplusinc.com



JOB NO.	5161	REVISIONS	DATE
DRAWN BY	JBD		
CHECKED BY	JTB		
DATE	4-20-18		
FIELD DATE	4-18-18		
SCALE	1"=50'		

APPLICANT: Maria Luna

PHONE: 770-809-8313

REPRESENTATIVE: Mario E. Orozco Luna

PHONE: 770-809-8313

TITLEHOLDER: Maria C. Luna

PROPERTY LOCATION: On the northeast corner of
Calvary Hill Court and Mulkey Road, east of Cherokee
Trails Drive
(2111 Mulkey Road).

PETITION No.: V-57

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-20

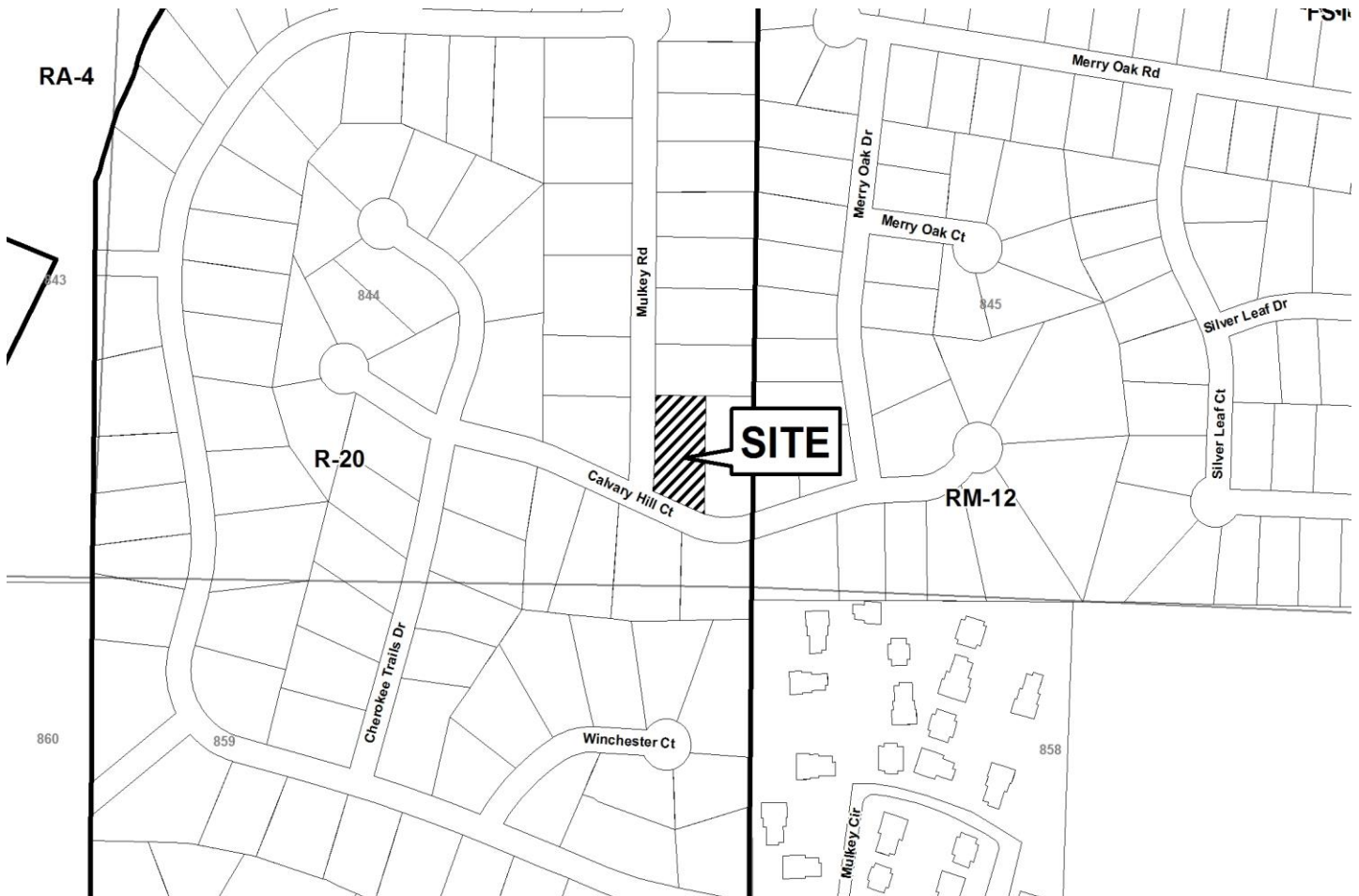
LAND LOT(S): 844

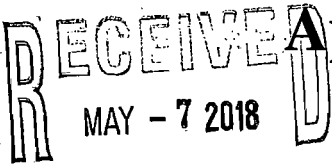
DISTRICT: 19

SIZE OF TRACT: 0.49 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure under 650 square feet (approximately 600 square foot car port) from the required 10 feet to five (5) feet; and 2) allow an accessory structure (car port) to be located closer to the side street right-of-way line than the principal building.





Application for Variance Cobb County

(type or print clearly)

Application No. V-57
Hearing Date: 07-11-2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Maria Luna Phone # (770) 809-8313 E-mail Somada91@gmail.com
Mario E Orozco Luna Address 2111 Mulkey rd sw Marietta GA
(representative's name, printed) (street, city, state and zip code)

Mario E Orozco Luna Phone # (770) 809-8313 E-mail Cacave@Gmail.com
(representative's signature) (street, city, state and zip code)

My commission expires: July 27 2018
witnessed Mario E. Orozco Luna only
Signed, sealed and delivered in presence of Notary Public
State of Georgia
My Commission Expires Jul 27, 2018
Notary Public

Titleholder Mario E Orozco Luna Phone # (770) 809-8313 E-mail _____

Signature Mario E Orozco Luna Address: 2111 Mulkey rd sw Marietta GA
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: _____
My Commission Expires March 15, 2021
Signed, sealed and delivered in presence of: Notary Public

Present Zoning of Property R-20
Location 2111 Mulkey rd sw Marietta GA (Corner with Calvary Hill ct)
(street address, if applicable; nearest intersection, etc.)
Land Lot(s) 844 District 19TH Size of Tract 0.493 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 21476 SF 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

we build Carport without the knowledge it
needed permit

List type of variance requested: Car port

ZONING NOTES

ASBUILT SURVEY FOR
PHILLIP D. TROUGHTON
DANIELLE R. TROUGHTON

LOCATED IN LAND LOT 816, 16TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
BEING LOT 10, SWEETWATER SUBDIVISION
AS RECORDED IN P.B. 92, PG. 72

2570 HOLLY CREEK DRIVE

AREA = 0.359 ACRES
15,649 SQ. FT.

SURVEY NOTES

THIS IS A 20' NON-DISTURBANCE BUFFER/MAINTENANCE WATER STREAMS, AND A 60' NON-DISTURBANCE BUFFER/TROUT STREAMS), ADJACENT TO ANY STREAM OR BODY OF WATER MAINTAINED BY THE STATE AND THERE MAY BE ENHANCED BUFFER PLACED ON THESE WATERS BY COULMETS OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAY WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAY DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURETOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURETOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURETORS BEST INTERPRETATION AND SHOULD BE RELIED UPON ONLY AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

TECHNICAL DATA
TRAVERSE PRECISION: 1/11,606
ANGLE ERROR: 8 SEC. PER ANG.
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON G PT-3005
FLAT PRECISION: 1/352,817

SURVEY REFERENCES
1. P.B. 92, Pg. 72
2. D.B. 14134, Pg. 4523

REVISIONS	
DATE	DESCRIPTION

THE PIPER

PROFESSIONAL LAND
2981 POWDER SPRING
MARIETTA, GEORGIA
(770) 842-5591
E-MAIL: BEN@CRUSSIS.COM

PROJ. NO. C08515 FILE: C
FIELD SURVEY DATE: 05/28/2018
PLAT DATE: 06/01/2018 SCALE:

LEGEND

CORNER MONUMENTATION:

- IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
- CORNER FOUND
- △ UNMOUNTMENTED CORNER

— CORNER TO BE SET WHEN CONSTRUCTION PERMITS

— X — X — FENCE LINE

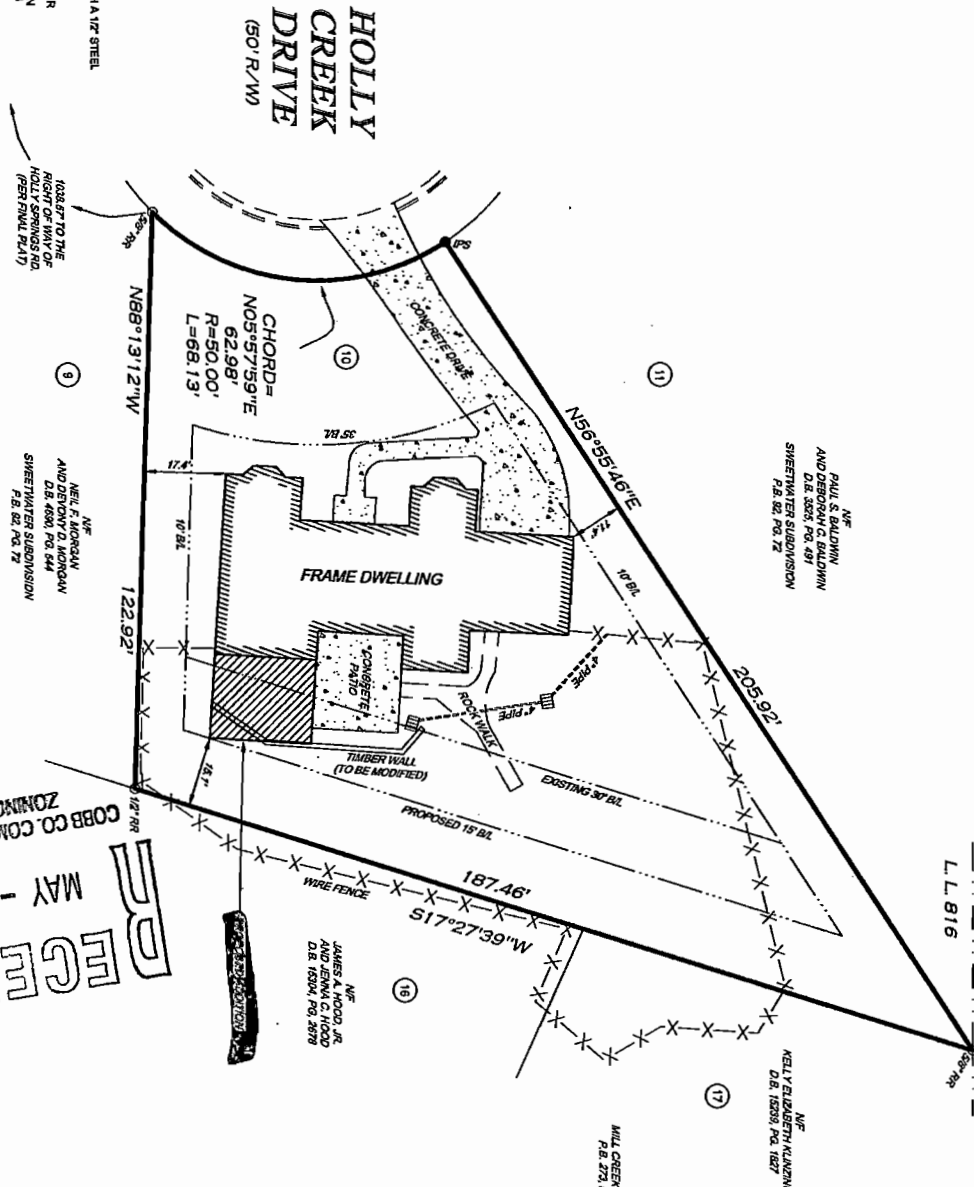
RR = STEEL REINFORCING ROD
OTF = OPEN TOP WATER PIPE
PTF = PARTIAL TOP WATER PIPE
PP = POWER POLE

CL = CENTERLINE
BL = BUILDING LINE

— RW = RIGHT OF WAY

WATER MAIN = — W —
OVERHEAD POWER LINES = — W —
GAS MAIN = — G —
SEWER MAIN = — S —
BANKWAY SEWER MAIN = — SS —
NAG = NON-ADJACENT OWNED BY
NPA = NOT PLANT FOUND AT BASE

D.B. = DEED BOOK
D.B. = DATA BOOK
RW.M.N. = CONCRETE RIGHT OF WAY MONUMENT



RECEIVED
MAY - 7 2018
COBB CO. COMM. DEV. AG.
ZONING DIVISION



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-67.

THE RUSSELL COMPANY
PROFESSIONAL LAND SURVEYORS
2801 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@CRUSSELL.COM

PROJ. NO. C06315 FILE. C06315.DWG
FIELD SURVEY DATE: 05/28/2016
PLOT DATE: 06/01/2016 SCALE: 1" = 20'

APPLICANT: Danielle Troughton and Phillip Troughton

PHONE: 404-307-4069, 404-696-7184

REPRESENTATIVE: Danielle Troughton and Phillip Troughton

PHONE: 404-307-4069, 404-969-7184

TITLEHOLDER: Phillip D. Troughton and Danielle R. Troughton

PROPERTY LOCATION: On the east side of Holly Creek Drive, west of Holly Springs Road
(2570 Holly Creek Drive).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 15 feet.

PETITION No.: V-58

DATE OF HEARING: 07-11-2018

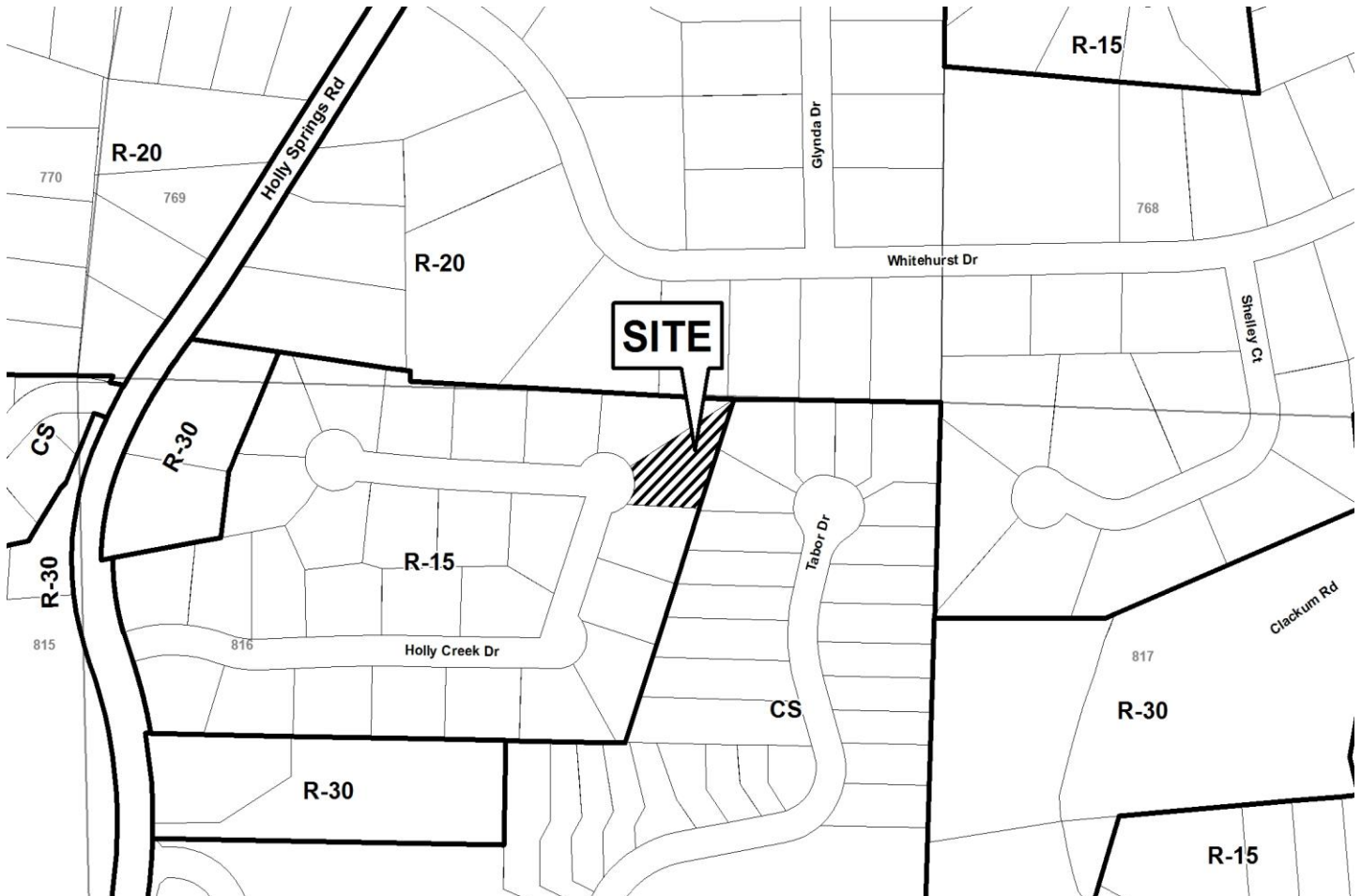
PRESENT ZONING: R-15

LAND LOT(S): 816

DISTRICT: 16

SIZE OF TRACT: 0.36 acres

COMMISSION DISTRICT: 2



Application for Variance

Cobb County

DEC 11 2018
MAY - 7 2018

(type or print clearly)

Application No. V-58

Hearing Date: 7-11-18

Applicant Danielle Troughton Phone # 404-307-4069 E-mail Danielle.Troughton@sanofi.com

Danielle Troughton
(representative's name, printed)

Address 2570 Hollycreek Dr Marietta, GA 30062
(street, city, state and zip code)

[Signature]
(representative's signature)

Phone # 404-307-4069 E-mail Danielle.Troughton@sanofi.com

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 12/11/2020

Titleholder Danielle Troughton Phone # 404-307-4069 E-mail Danielle.Troughton@sanofi.com

Signature [Signature] Address 2570 Hollycreek Dr, Marietta, GA 30062
(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 02/28/2021

Present Zoning of Property R3 - Residential Lot

Location 2570 Hollycreek DR, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 816 District 16th Size of Tract 0.3621 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Family expanded and need more room to accomodate the size of our family

List type of variance requested: A reduction in the rear setback from 30 feet to 15 feet

APPLICANT: Mark H. Smith

PHONE: 404-277-2453, 770-428-4789

REPRESENTATIVE: Mark H. Smith

PHONE: 404-277-2453

TITLEHOLDER: Mark H. Smith

PROPERTY LOCATION: On the north side of
Rocky Ridge Road, east of Ernest Barrett Parkway
(2765 Rocky Ridge Road).

PETITION No.: V-59

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-20

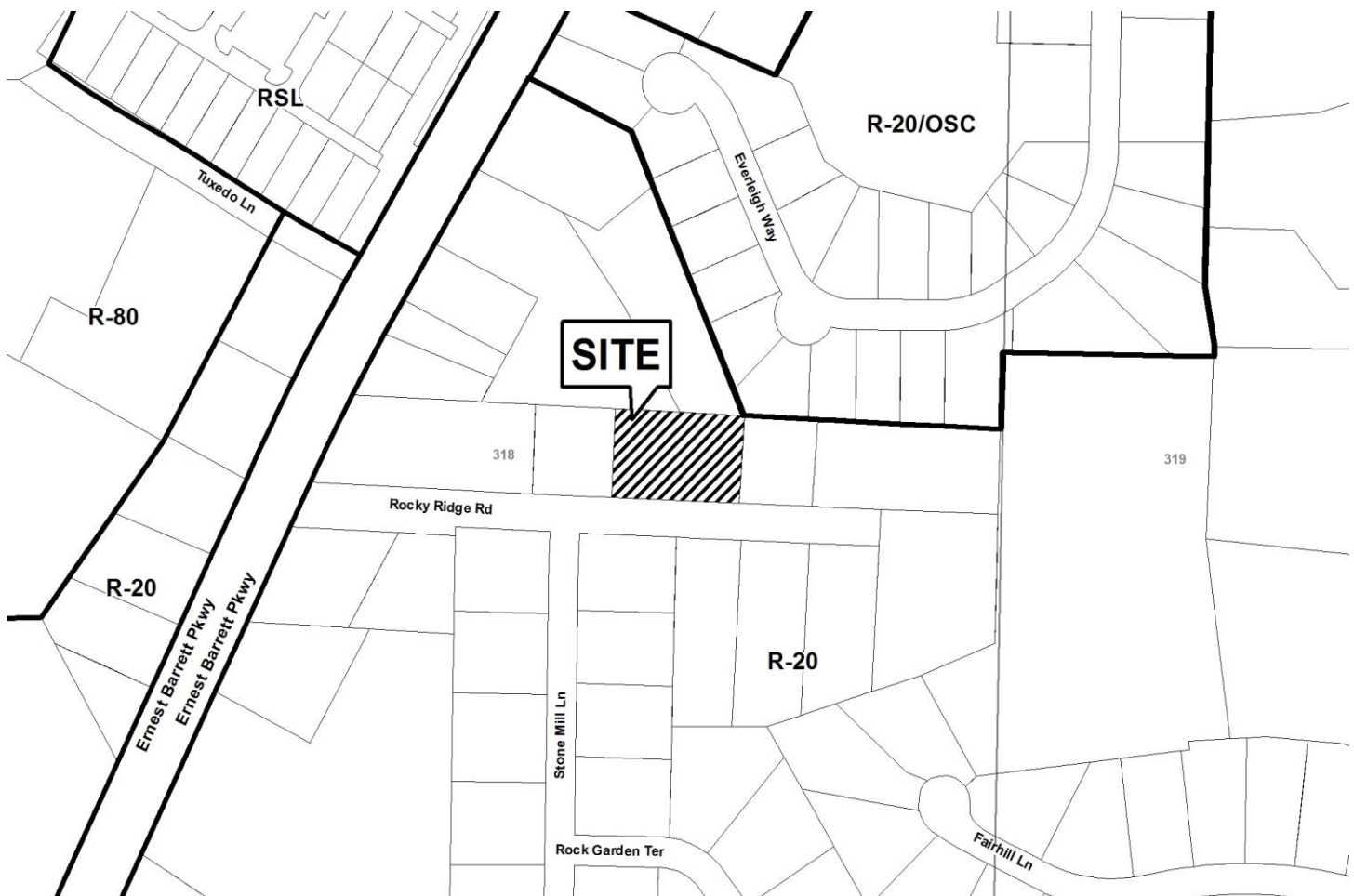
LAND LOT(S): 318

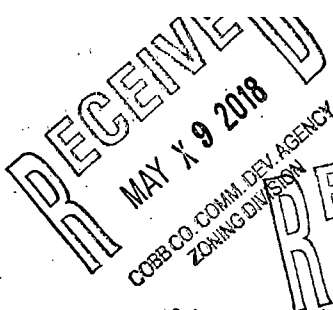
DISTRICT: 20

SIZE OF TRACT: 0.75 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (proposed approximately 800 square foot wood shop) from the required 100 feet to 43 feet adjacent to the rear property line and to 45 feet adjacent to the west property line; 2) allow an accessory structure (proposed wood shop) to be located to the side of the primary building; and 3) allow a second electrical meter on a residential lot.





Application for Variance Cobb County

(Type or print clearly)

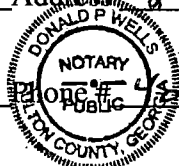
Application No. V-59
Hearing Date: 7-11-18

Applicant Mark H. Smith Phone # 404 277 2453 E-mail mark.smith@cobbcounty.ga

Mark H. Smith
(representative's name, printed)

Address 2765 Rocky Ridge Rd Marietta, GA 30064
(street, city, state and zip code)

Mark H. Smith
(representative's signature)



404 277 2453 E-mail _____

My commission expires: _____

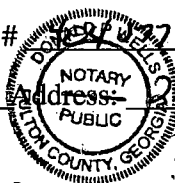
My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:

Donald P. Wells
Notary Public

Titleholder Mark H. Smith Phone # 404 277 2453 E-mail _____

Signature Mark H. Smith
(attach additional signatures, if needed)



My Commission Expires
March 15, 2021

Signed, sealed and delivered in presence of:

Donald P. Wells
Notary Public

My commission expires: _____

Present Zoning of Property _____

Location 2765 Rocky Ridge Rd Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318 District 20 Size of Tract .70 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Need Variance for separate Electric meter to run power tools
at proposed wood shop - so I won't burn power tools up
some are 2120 Volt and 1110 Volt

List type of variance requested: For 20x40 Metal Building on slab
with separate Electric meter for wood shop

V-60
(2018)

RECEIVED
MAY - 9 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- MANHOLE
- JUNCTION BOX
- CATCH BASIN
- DROP INLET
- SANITARY SEWER ESMT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- IRON PIPE FOUND
- CRIMP TOP PIPE
- OPEN TOP PIPE
- RE-BAR
- FIRE HYDRANT
- BUILDING LINE
- RIGHT OF WAY
- POWER POLE
- CENTER LINE



Know what's below.
Call before you dig.

LOT 27

LOT 28



PROPERTY ZONED: R-20

BUILDING SETBACK LINES

FRONT - 35 FEET

SIDE - 10 FEET

REAR - 35 FEET

TOTAL AREA - 29,001 SQ. FT. or 0.6658 ACRES

MAXIMUM BUILDING HEIGHT - 35 FEET

MAXIMUM LOT COVERAGE ALLOWED - 35%



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL
#1306700132, LAST REVISED ON MARCH 4, 2013.

SITE

RONALD E. GUDGERON, P.E.
404-731-8898

WORKS
SURVEYS & PLANNING

4790 ASHFORD DUNWOODY ROAD
SUITE 650
ATLANTA, GEORGIA 30328

PHONE: 770-498-8011

e-mail: gudgeonsurveying@bellsouth.net

SURVEYED REC

CALCULATED REC. R.M.

DEPTN REC. R.M.

DWG. NAME EAST BANK

1490

DATE DEC. 6, 2017

SURVEY OF

1490 EAST BANK DRIVE
LOT 28

BLOCK A, UNIT TWO

JACKSON'S CREEK

LL 208, DISTRICT 1, SECTION 2

COBB COUNTY, GEORGIA

REVISION

NO. DATE

APPLICANT: Robert Pena

PHONE: 404-630-3303

REPRESENTATIVE: Danielle Pena

PHONE: 404-434-1884

TITLEHOLDER: Robert Pena

PROPERTY LOCATION: On the east side of East
Bank Drive, north of Woodberry Circle
(1490 East Bank Circle).

TYPE OF VARIANCE: Waive the rear setback from the required 35 feet to 10 feet.

PETITION No.: V-60

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-20

LAND LOT(S): 209

DISTRICT: 01

SIZE OF TRACT: 0.67 acres

COMMISSION DISTRICT: 2



RECEIVED
MAY - 9 2018

Application for Variance Cobb County

(type or print clearly)

Application No. V-6D

Hearing Date: 7-11-18

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant Robert Peña

Phone # 404 630 3303

E-mail robert.n.pena@gmail.com

Danielle Peña

(representative's name, printed)

Address 1490 E. Bank Dr. Marietta GA, 30068
(street, city, state and zip code)

Danielle Peña

(representative's signature)

Phone # 404 434 1884

E-mail danielle@danielleseelsgeorgia.com

DONNA M. SIRMONS
Notary Public, Cobb County, Georgia
My Commission Expires November 9, 2021

Signed, sealed and delivered in presence of:

Donna M. Simons
Notary Public

My commission expires:

Titleholder Robert Peña

Phone # 404 630 3303

E-mail robert.n.pena@gmail.com

Signature Robert N. Peña

(attach additional signatures, if needed)

Address: 1490 E. Bank Dr Marietta GA 30068
(street, city, state and zip code)

DONNA M. SIRMONS
Notary Public, Cobb County, Georgia
My Commission Expires November 9, 2021

Signed, sealed and delivered in presence of:

Donna M. Simons
Notary Public

My commission expires:

Present Zoning of Property R-20

Location 1490 E. Bank Dr Marietta GA. 30068

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

Land Lot(s) 209 District 1ST Size of Tract .3394 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 X Other _____

Does the property on 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:

Because original builders pushed our house back further into our lot, they deemed our the front of our yard as our side yard & did not leave room for us to attach or build onto property. We are not able to add a garage onto property where the current driveway ends. our backyard is so close to neighbor that anything behind our garage at end of driveway would increase value.

List type of variance requested: home would be unsightly. Adding a detached garage at end of driveway would increase value.

Requesting a 25' setback variance

APPLICANT: Craig A. Camasta

PHONE: 678-549-8078

REPRESENTATIVE: Craig A. Camasta

PHONE: 678-549-8078

TITLEHOLDER: Craig A. Camasta

PROPERTY LOCATION: On the southwest corner
of Robert Lane and Benson Drive, north of Roswell Road
(2814 Benson Drive).

PETITION No.: V-61

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-20

LAND LOT(S): 961

DISTRICT: 16

SIZE OF TRACT: 0.46 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Allow an increase in the maximum allowable impervious coverage from the required
35% to 39.4%.



Application for Variance

Cobb County

(type or print clearly)

Application No. V-61

Hearing Date: 7-11-18

Applicant CRAIG A. CAMASTA Phone # 678 549 8078 E-mail ccamasta@aol.com

cc

(representative's name, printed)

Address 2814 Benson Dr. Marietta 30062
(street, city, state and zip code)

cc
(representative's signature)

Phone # 678 549 8078 E-mail Kelly@athatispoolsga.com

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 12/10/2021

Titleholder Craig Camasta Phone # 678-549-8078 E-mail

Signature cc
(attach additional signatures, if needed)

Address 2814 Benson Dr. Marietta 30062
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 12/10/2021

Present Zoning of Property R-20

Location 2814 BENSON DRIVE MARIETTA GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 961 District 16 Size of Tract 20.075 Acre(s)

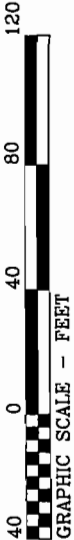
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 20.075 Shape of Property Square Topography of Property Other

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

If we are not granted the variance, we will not be allowed to have pool decking around our pool which is not conducive with our small children

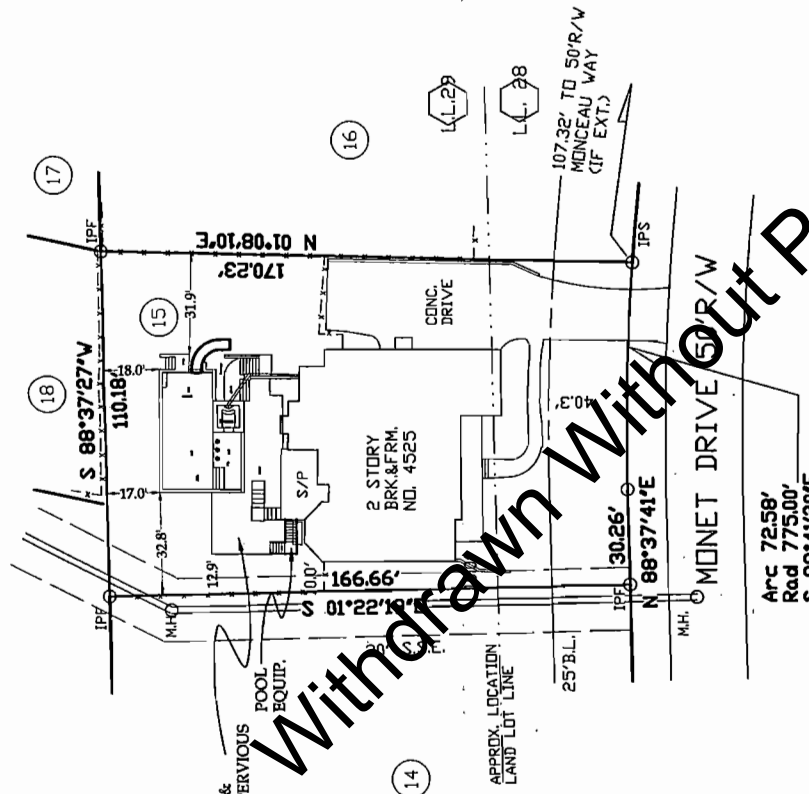
List type of variance requested: We are requesting for an increase in allowed lot coverage to 138.9% in order to have decking around our existing pool.



PROPERTY ADDRESS:
4525 MONET DRIVE
ROSWELL, GA 30075

AREA=
17,838 SQ. FT.
0.409 ACRES

V-62
(2018)



PROPOSED POOL &
ADDITIONAL IMPERVIOUS
EQUIP.

RECEIVED
MAY 10 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXISTING IMPERVIOUS 6,800 ft² (38.1%)
PROPOSED IMPERVIOUS 1,183 ft²
RESULTANT IMPERVIOUS 7,983 ft² (44.8%)

*POOL & HOT TUB WATER SURFACE NOT INCLUDED IN CALCULATIONS.

REVISION NOTES:

DATE: _____
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-2 OF THE BOARD RULES OF THE GEORGIA SURVEYING BOARD, ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.
THIS TRVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. EQUIPMENT USED: TOPCON GTS-255

FIELD WORK - RB/DW- 5/1/18

DRAWN BY MP

JLN BPI3479

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 15067C0133 I, DATED MARCH 4th 2013, ZONE "X".

SURVEY FOR:
JACK J. WEYMOUTH & PEGGY W. WEYMOUTH
LOT 15, TIFFANY PLACE, UNIT 1
PLAT BOOK 159, PAGE 60
LAND LOTS 28 & 29, 1st DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: MAY 4th, 2018

BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
www.busbeelandposs.com

APPLICANT: Benjamin Norton and Mary Norton

PETITION No.: V-62

PHONE: 404-386-0657

DATE OF HEARING: 07-11-2018

REPRESENTATIVE: Brad Renken

PRESENT ZONING: R-15

PHONE: 678-521-8558

LAND LOT(S): 28, 29

TITLEHOLDER: Benjamin Wayne Norton and Mary
Meghan Norton

DISTRICT: 01

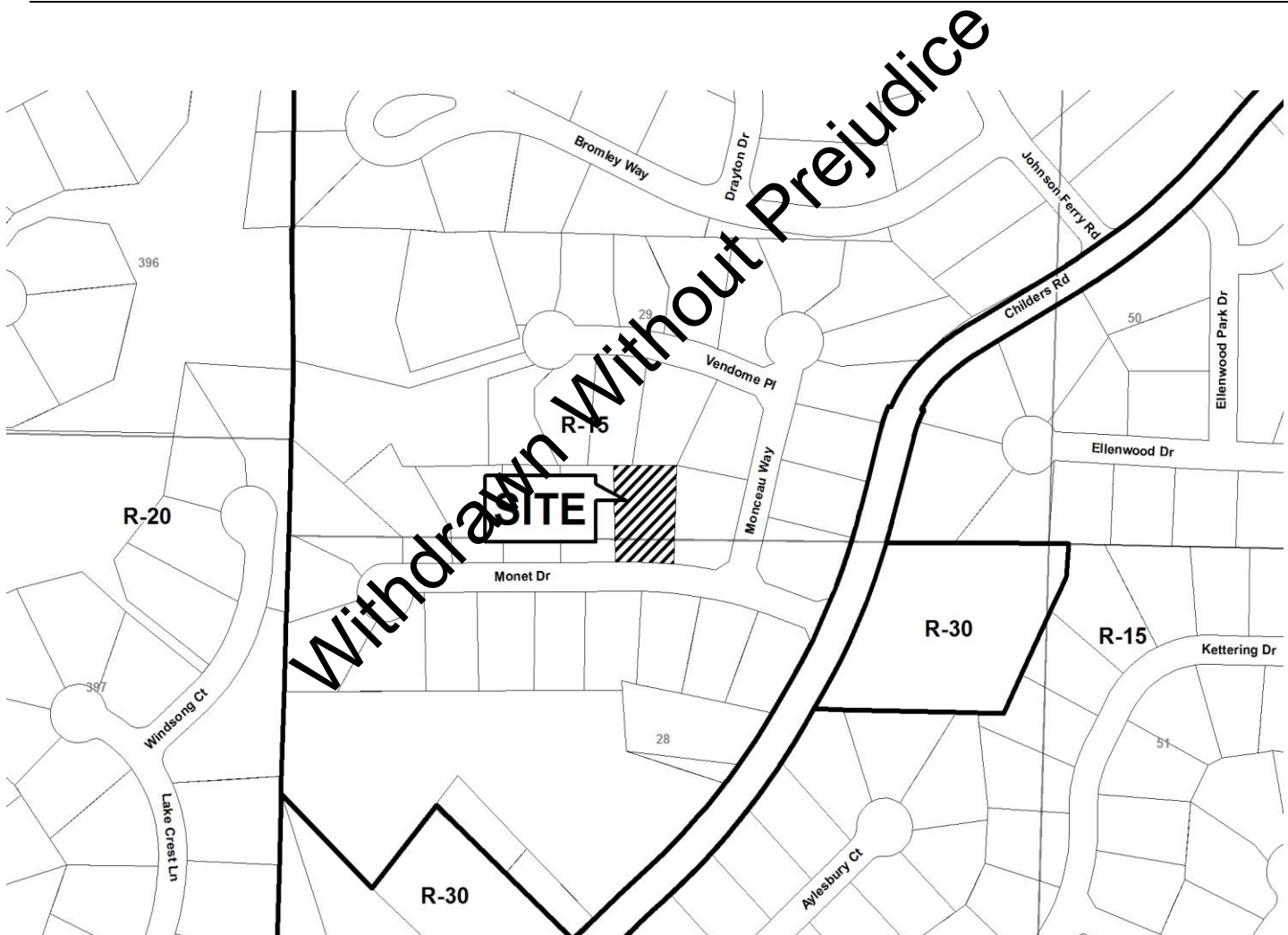
PROPERTY LOCATION: On the north side of
Monet Drive, East of Monceau Way

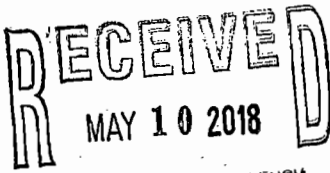
SIZE OF TRACT: 0.41 acres

(4525 Monet Drive).

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum allowable impervious coverage from the required 35% to 44.8%.





Application for Variance Cobb County

WITHDRAWN

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. 7-62
Hearing Date: 7-11-8

Applicant BENJAMIN & MARY NORTON Phone # (404) 386-0657 E-mail bnorton@brasfieldgortie.com

BRAD RENKEN

(representative's name, printed)

Address 2868 Cross Creek Dr. Conley, GA 30090

(street, city, state and zip code)

[Signature]

(representative's signature)

Phone # 678-521-8558

E-mail brad.renken@

Signed, sealed and delivered in presence of

My commission expires: MARCH 24, 2022

Notary

Titleholder BENJAMIN & MARY NORTON Phone # (404) 386-0657 E-mail bnorton@brasfieldgortie.com

Signature [Signature]
(attach additional signatures, if needed)

Address: 4525 MONET Dr. Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

My commission expires: MARCH 24, 2022

Notary Public

Present Zoning of Property R15

Location 4525 MONET Dr. Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 28+29 District 1 Size of Tract .409 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 _____

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

please see attached page "A"

List type of variance requested:

please see attached page "A"

We are respectfully requesting a variance to the applicable Zoning Ordinance to allow the increase of the total lot coverage/ impervious percentage from 35% to 45% in order to construct a new swimming pool and patio on our property. We would like to develop our property to a similar level as our surrounding neighbors, several of whom have also received variances and constructed swimming pool and patio projects. We hope you will find our request reasonable given the size of our lot.

Withdrawn Without Prejudice

RECEIVED
MAY 10 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

CONCEPTUAL LOT LAYOUT FOR

MICHAEL LANDERS

LOCATED IN LAND LOT 155, 9TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

5450 PICKENS ROAD

TOTAL AREA = 6.07 ACRES

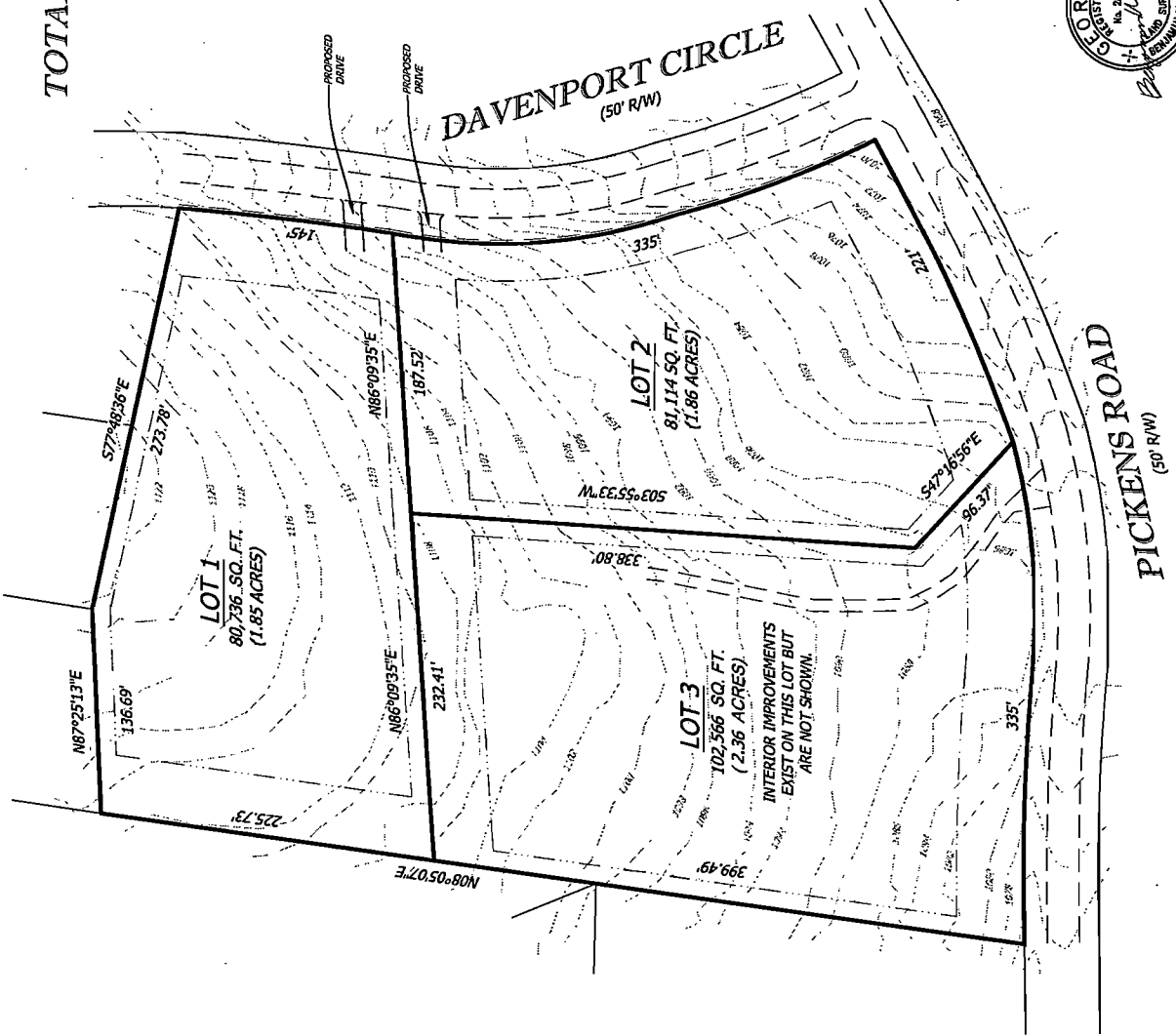
NOTES
LOTS WILL BE SERVED WITH ON
SITE SEPTIC SYSTEMS.
BOUNDARY AND TOPOGRAPHY
INFORMATION TAKEN FROM COBB
COUNTY GIS DATA.

V-63
(2018)



REVISIONS	
DATE	DESCRIPTION

THE RUSSELLE COMPANY
2581 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5903
E-MAIL: BEN@RUSSELLE.COM
PROJ. NO. C0076
FILE: C0076.DWG
PLOT DATE: 01/24/18
SCALE: 1" = 60'



ZONING NOTES

ZONED: R-30
SETBACK

FRONT - 45'
MAJOR SIDE - 25'
MINOR SIDE - 12'
REAR - 40'

MINIMUM LOT SIZE: 30,000 SQ. FT.

LEGEND

- CORNER MONUMENTATION:
 - PS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- FENCE LINE
- RR = STEEL REINFORCING ROD
- CTP = CURVED TOP WATER PIPE
- PP = POWER POLE
- CL = CENTERLINE
- BL = BUILDING LINE
- LL = LAND LOT LINE
- WATER MAINS = W-W
- OVERHEAD POWER LINES = E-E
- SEWER MAINS = S-S
- SEWER = S-S
- NF = NOW OR FORMERLY OWNED BY
- NSAB = NAIL SET AT BASE
- NSAB = NAIL SET AT BASE
- P.B. = PLAT BOOK
- RW MON. = CONCRETE RIGHT OF WAY MONUMENT

APPLICANT: Frank Odom

PHONE: 678-350-3650

REPRESENTATIVE: Michael W. Landers

PHONE: 404-610-6030

TITLEHOLDER: Productive Land Development, Inc.

PROPERTY LOCATION: On the northwest corner
of Davenport Circle and Pickens Road, west of Corner
Road
(5450 Pickens Road).

PETITION No.: V-63

DATE OF HEARING: 07-11-2018

PRESENT ZONING: R-30

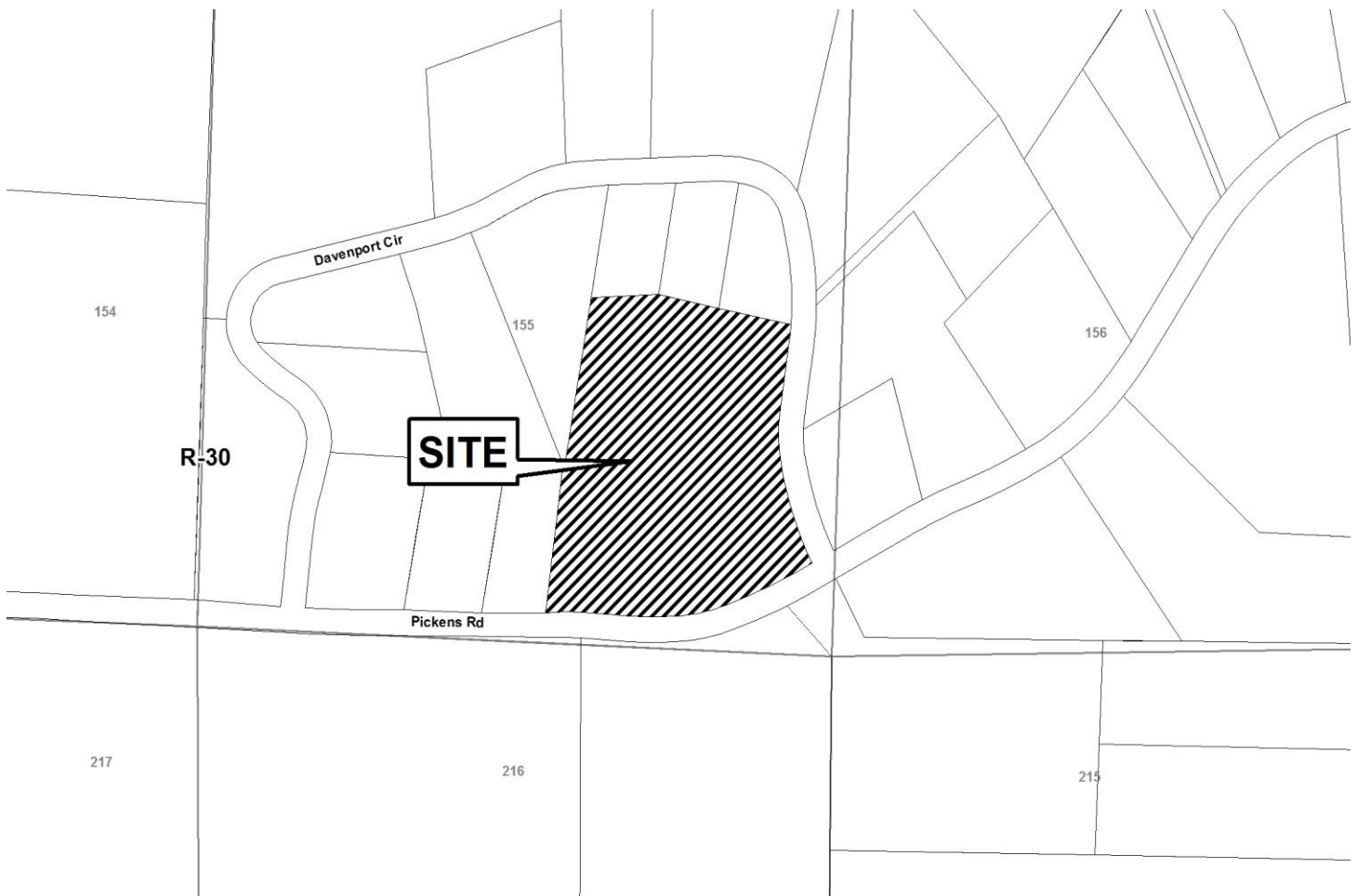
LAND LOT(S): 155

DISTRICT: 19

SIZE OF TRACT: 2.36 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setbacks for an accessory structure over 650 square feet (approximately
1,700 square foot barn) from the required 100 feet to 30 feet adjacent to the west property line; 2) allow an
accessory structure (barn) to be located in front of the primary building; and 3) allow a second electrical meter on a
residential lot.





Application for Variance

Cobb County

(type or print clearly)

Application No. V. 63

Hearing Date: 7-11-18

Applicant Frank Odom
COBB COUNTY PLANNING AND ZONING DIVISION

Phone # 678-350-3650

E-mail romangal234@gmail.com

Michael W. Landers

Address 3930 Humphries Hill Road, Austell, GA 30106

(representative's name, printed)

(street, city, state and zip code)

Phone # 404-610-6030

E-mail mlanders@productivelanddevelopment.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 3/10/2020

Notary Public

Titleholder Productive Land Development, Incorporated, Equitable Title Holder

Phone # 404-610-6030

E-mail mlanders@productivelanddevelopment.com

Signature

Address: 3930 Humphries Hill Road, Austell, GA 30106

(attach additional signatures, if needed)

(street, city, state and zip code)

by: Michael W. Landers, CEO Productive Land Development Inc.

Signed, sealed and delivered in presence of:

My commission expires: 3/10/2020

Notary Public

Present Zoning of Property R-30

Location 5450 Pickens Road, Powder Springs, GA 30127

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

Land Lot(s) 155

District 19

Size of Tract 2.75 (after subdivision) 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:

693 sq ft barn has existed on property for over 35 years and has been supplied power with a permit #937002 from Cobb County in 1994. Relocating this barn behind the house, which sets to the back of the property, would be an unnecessary hardship and would cost an estimated \$25,000 to \$30,000 to complete. This barn, located on the 2.7 acre tract is still crucial in serving the needs of a mini-farm with permitted livestock.

List type of variance requested: _____

We are looking for relief from the ordinance that the barn be located behind the house and a reduction of the building setback from 100 ft from the property line to 50 ft. The reason it was not located at the back of the house when constructed in the late 1970's is that there was an existing barn in dilapidated condition that was removed, so the homeowner built the barn back in the general vicinity of where the barn had existed for decades. ...

Revised: 03-23-2016

APPLICANT: RTC Wade Green LLC and SFS Wade Green, LLC

PHONE: 214-599-0655

REPRESENTATIVE: Steve Shellenberger

PHONE: 214-599-0655

TITLEHOLDER: RTC Wade Green, LLC and SFS Wade Green, LLC

PROPERTY LOCATION: On the east side of Wade Green Road and the north side of George Busbee Parkway
(4200 Wade Green Road).

PETITION No.: V-64

DATE OF HEARING: 07-11-2018

PRESENT ZONING: GC

LAND LOT(S): 55, 60

DISTRICT: 20

SIZE OF TRACT: 18.99 acres

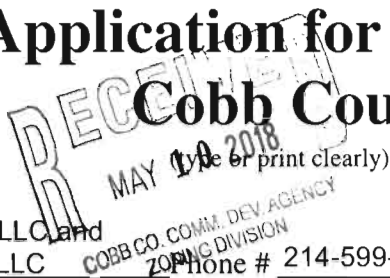
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the required setback for a sign from 62 feet from an arterial road to 42 feet.



Application for Variance

Cobb County

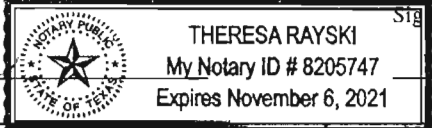


Application No. V-124
Hearing Date: 7-11-18

Applicant RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail steve@hillcrestpartners.com

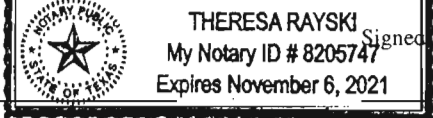
Steve Shellenberger Address 7557 Rambler Road, Suite 965, Dallas, TX 75231
(representative's name, printed) (street, city, state and zip code)

Steve Shellenberger Phone # 214-599-0655 E-mail steve@hillcrestpartners.com
(representative's signature)

My commission expires: 11/6/2021  Signed, sealed and delivered in presence of: Theresa Rayski
Notary Public

Titleholder RTC Wade Green, LLC and SFS Wade Green, LLC Phone # 214-599-0655 E-mail steve@hillcrestpartners.com

Signature Steve Shellenberger Address: 7557 Rambler Road, Suite 965, Dallas, TX 75231
(attach additional signatures, if applicable) (street, city, state and zip code)

My commission expires: 11/6/2021  Signed, sealed and delivered in presence of: Theresa Rayski
Notary Public

Present Zoning of Property "GC"

Location 4200 Wade Green Road, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) Tract 1 and Tract 2 District 9 Size of Tract 18.989 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 18.989 AC Shape of Property Rec 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Section 134-313, paragraph (i), subparagraph (1) states there is a minimum yard requirement of 62 feet (measured from center of an arterial road). This minimum yard requirement of 62 feet forces the ground mounted monument sign to be located within an existing drive aisle and within a tenant's "area of control" as defined in lease documents. Altering the lease documents to shift drive aisle or modify "area of control" is not possible as the tenant would require concessions beyond what the property owner is able to make.

List type of variance requested: Reduce minimum yard requirement of 62 feet (measured from center of an arterial road) to 42 feet. A 42 foot yard allows the sign to be placed outside of parking field thereby maintaining the current off-street parking spaces provided.

APPLICANT: Hoover Foods, Inc.

PHONE: 770-422-7016

REPRESENTATIVE: Parks F. Huff, Esq.

PHONE: 770-422-7016

TITLEHOLDER: 2016 Hoover Revocable Trust

PROPERTY LOCATION: On the northwest corner of
East Cobb Drive and Johnson Ferry Road, east of
Merchants Walk Drive
(1312 Johnson Ferry Road).

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 48 feet.

PETITION No.: V-65

DATE OF HEARING: 07-11-2018

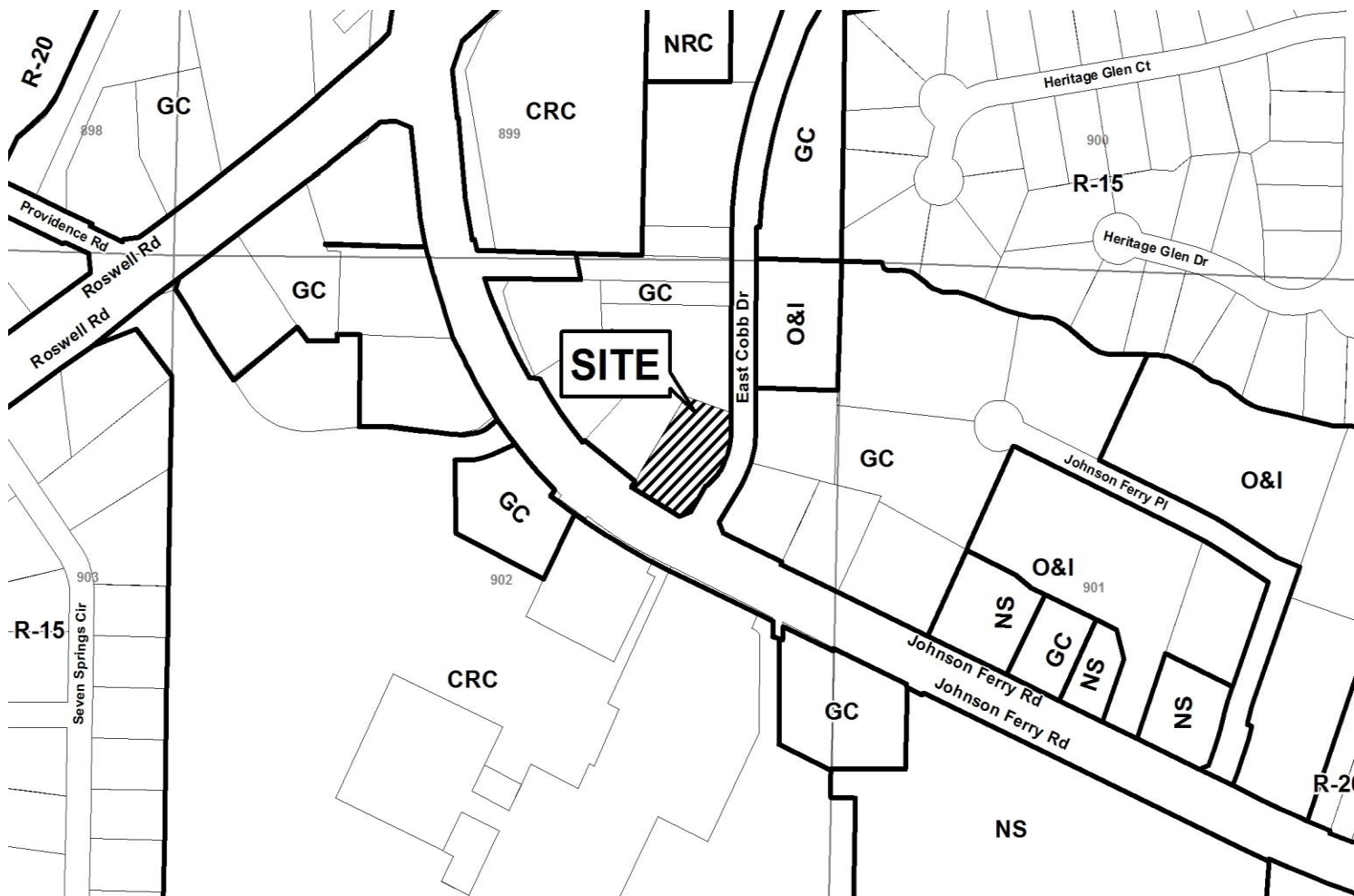
PRESENT ZONING: GC

LAND LOT(S): 902

DISTRICT: 16

SIZE OF TRACT: 0.61 acres

COMMISSION DISTRICT: 2



Application for Variance

Cobb County

(type or print clearly)

Application No. V-05

Hearing Date: 7-11-18

Applicant Hoover Foods, Inc.
SAMS, LARKIN, HUFF & BALL, LLP

Phone # _____

E-mail _____

Parks F. Huff, Esq.

(representative's name, printed)

Address 376 Powder Springs St., Ste. 100, Marietta, GA 30064

(street, city, state and zip code)

Phone # 770-422-7016

E-mail phuff@slhb-law.com

(representative's signature)

My commission expires: Seleena F. Wingate 4/21/2021

Signed, sealed and delivered in presence of:

Notary Public

Titleholder 2016 Hoover Revocable Trust Phone # _____

Signature See Attached

(attach additional signatures, if needed)

Address: _____

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC

Location 1312 Johnson Ferry Road

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

Land Lot(s) 902

District 16

Size of Tract 0.61 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Applicant is applying for variance to setback to reflect as-built conditions from 1979. Applicant will be renovating and removing part of the front exterior, but a portion of the building will encroach into the building setback line

List type of variance requested: Variance to encroach 2' into the building setback