

PRELIMINARY VARIANCE ANALYSIS

HEARING DATE: October 8, 2008

DUE DATE: September 15, 2008

Distributed: August 20, 2008



Cobb County... Expect the Best!



V-97
(2008)

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 13067C0085 F EFFECTIVE DATE: AUGUST 18, 1992 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



THE RUSSELLE COMPANY
Professional Land Surveyors
2981 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064
(770) 943-5963
WWW.RUSSELLE.COM

REVISIONS

NO.	DESCRIPTION	DATE

PROJ. NO. C05971
FIELD SURVEY DATE: 4/22/08
PLAT DATE: 5/29/08
SCALE: 1"=40'
FILE C05971.DWG

Plat To Accompany Zoning Variance Application For

JOHN M. LANDMON

LOCATED IN LAND LOT 1221, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

BEING LOT 5, PROPERTY OF R. A. & B. F. WHITE RECORDED IN P.B. 12, PG. 172

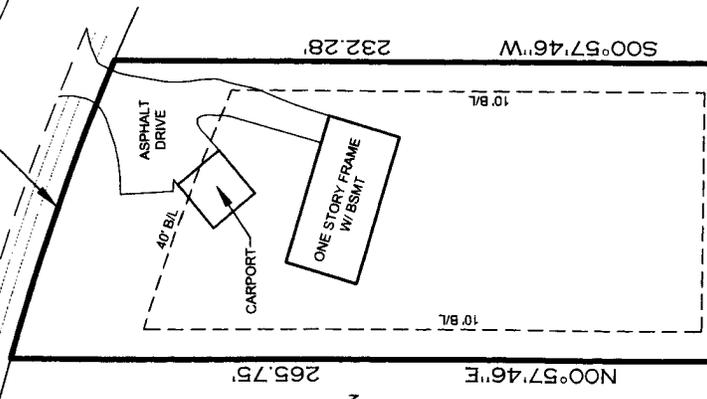
**AREA = 0.57 ACRES
(24,950 SQ. FT.)**

ZONING NOTE:

SUBJECT PROPERTY IS CURRENTLY ZONED R-20. THIS PLAT HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT FOR RECORDING.

NOTE:

THERE MAY BE UNDERGROUND UTILITIES ASSOCIATED WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN. THIS PLAT IS PREPARED FOR EXCLUSIVE USE BY THE CLIENT. USE BY ANY THIRD PARTY IS AT THEIR OWN RISK. CONTACT THE COBB COUNTY ZONING DEPARTMENT TO VERIFY THE BUILDING LINES SHOWN HEREON.



N/F
PRIVESH A. & SARAH L. AMIN
ZONED R-20

N/F
CLARA PEARL MATHEWS
ZONED R-20

N/F
SUSAN E. & JOSEPH RANDALL MCCOY
ZONED R-20

N88°35'57"W 99.75'
N/F
JANIS K. THOMAS
ZONED R-20

N/F
VIRGINIA M. ELLIS
ZONED R-20

N00°57'46"E

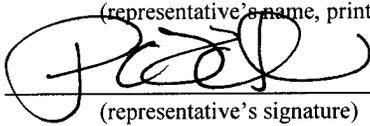
Application for Variance Cobb County

(type or print clearly)

Application No. V-97

Hearing Date: 10-8-08

Applicant Kim Landmon Business Phone 770/944-7853 Home Phone 770/944-7853
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Parks F. Huff Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)


(representative's signature)

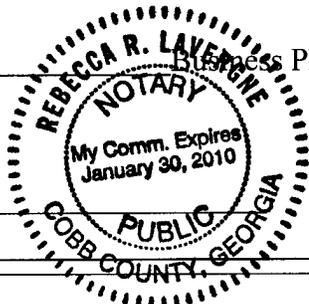
Business Phone 770/422-7016 Cell Phone 770/426-6583

Signed, sealed and delivered in presence of:



Notary Public

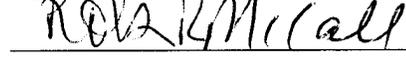
My commission expires: _____



Titleholder John M. Landmon Business Phone 770/944-7853 Home Phone 770/944-7853

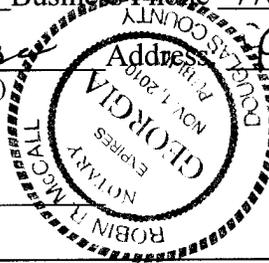
Signature John M. Landmon Address 999 Clay Rd. Mableton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: 11/1/10



Present Zoning of Property R-20

Location 999 Clay Road, Mableton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1221 District P46 Size of Tract .57 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.

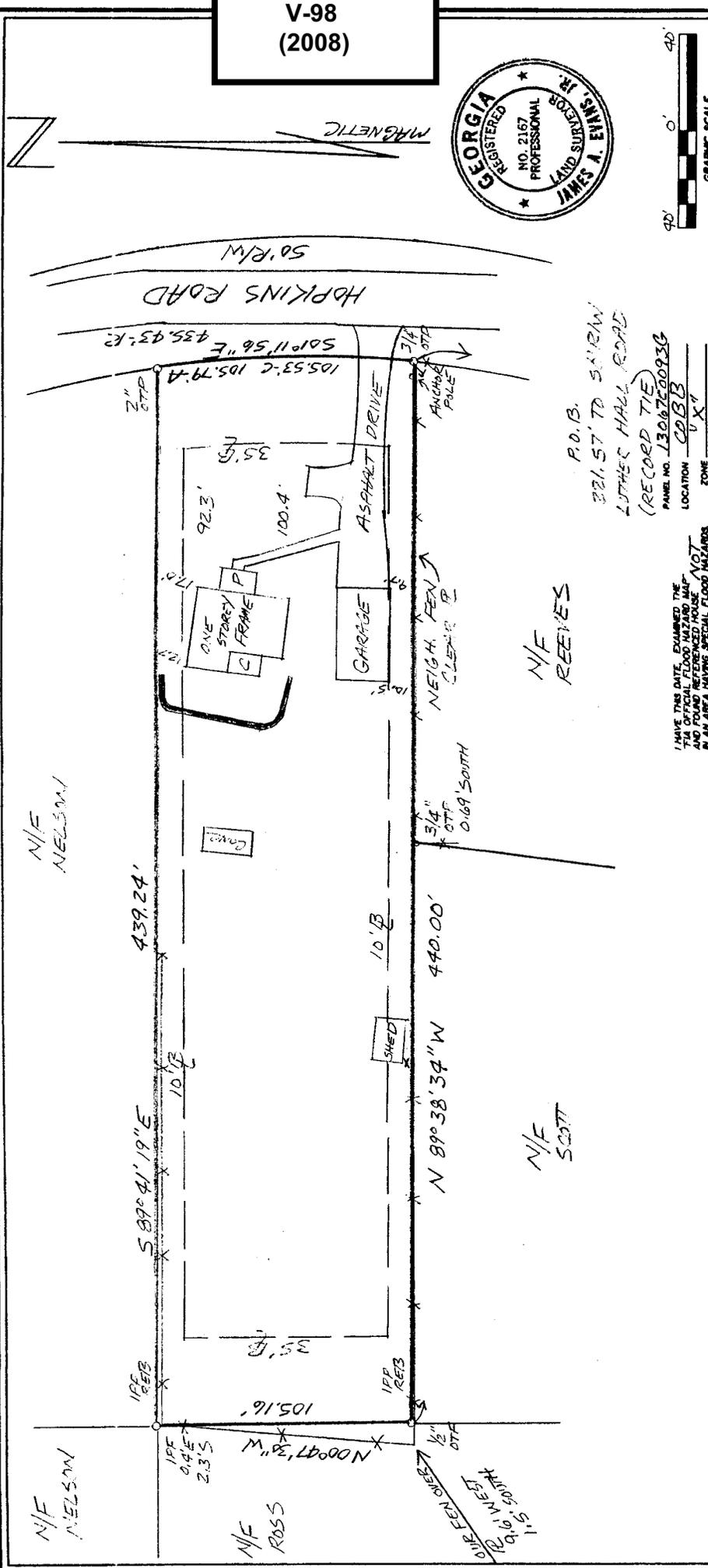
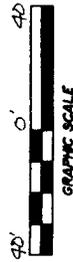
Size of Property _____ Shape of Property Topography of Property Other

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 topography and shape of the property in relation to the location of the house and driveway make placement of a covered car port to the rear of the house impractical.

List type of variance requested: Cobb County Code § 134-197 (12) requires that all accessory structures be located behind the primary structure. The Applicant constructed a car port in front of the house to cover a car in a paved turnaround.

V-98
(2008)



SURVEY FOR:
DWAYNE SAMPLES

LOT	BLK.	UNIT	REVISIONS
LAND LOT 611			
DISTRICT 1974		SECTION 2ND	
C053		COUNTY, GEORGIA	
PLAT BOOK 89		PAGE 80	
DATE: 7-22-08		SCALE: 1" = 40'	445-08

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN EXAMINED AND FOUND TO BE CORRECT AND AN ACCURATE REPRESENTATION OF THE LAND PLATTED AND ADJUSTED USING COMPASS RULE. THIS MAP OR PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-943-0000

P.O.B.
221.57' TO S&R/W
LUTHER HALL ROAD
(RECORD TIE)
PANEL NO. 130475093G
LOCATION C053
ZONE U X

I HAVE THIS DATE EXAMINED THE TITLE OFFICIAL FLOOD HAZARD MAP AND FOUND REFERENCED HOUSE IN AN AREA HAVING SPECIAL FLOOD HAZARDS

N/E NELSON

N/E REEVES

N/E SCOTT

N/E NELSON

N/E ROSS

ZONING = R-20
BUILDING LINES PER ZONING
AREA= 1.0681 ACRE
2000 HOPKINS ROAD

IND.

APPLICANT: Dwayne Samples **PETITION NO.:** V-98
PHONE: 404-391-7523 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 611
PROPERTY LOCATION: Located on the west side of Hopkins Road, east of John Petree Road (2800 Hopkins Road). **DISTRICT:** 19
SIZE OF TRACT: 1.0681 acres
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the side setback for an accessory structure over 144 square feet (existing shed) from the required 10 feet to 2 feet adjacent to the south property line; 2) waive the setback for an accessory structure over 650 square (existing 858 square foot garage) from the required 100 feet to 9 feet adjacent to the southern property line, 70 feet adjacent to the northern property line and 90 feet adjacent to the eastern property line; and 3) allow existing accessory structure to the side of the primary structure on lot 1.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-98

Hearing Date: 10-8-08

Applicant Dwayne Samples Business Phone 41391-7523 Home Phone _____

(representative's name, printed)

Address 2800 Hopkins Rd Powder Springs
(street, city, state and zip code) 30127

f
(representative's signature)

Business Phone _____

Cell Phone _____

Signed, sealed and delivered in presence of:

My commission expires: _____

f Notary Public, Cobb County, Georgia
My Commission Expires January 2, 2009

[Signature]
Notary Public

Titleholder + William T. Smith Business Phone 678-231-1247 Home Phone 770-943-4998

Signature + William T. Smith Address: 2466 Old East Mt Rd, RS, GA.
(attach additional signatures, if needed) (street, city, state and zip code) 30127

My commission expires: _____

f Notary Public, Cobb County, Georgia
My Commission Expires January 2, 2009

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

Present Zoning of Property R-20

Location 2800 HOPKINS ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) (P) 1 611 District 19 Size of Tract 1.0681 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 _____

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.

+ Garage standing I only added a roof.

List type of variance requested: WAIVE THE SETBACK FOR ACCESSORY.

APPLICANT: Charles A. and Veda M. Bush **PETITION NO.:** V-99
PHONE: 404-676-6862 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: Charles A. Bush **PRESENT ZONING:** PRD
PHONE: 404-676-6862 **LAND LOT(S):** 88
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 19
Crimsonwood Court, south of Broadlands Lane **SIZE OF TRACT:** .56 acre
(607 Crimsonwood Court). **COMMISSION DISTRICT:** 1
TYPE OF VARIANCE: Waive the front setback on lot 178 from the required 45 feet to 35 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

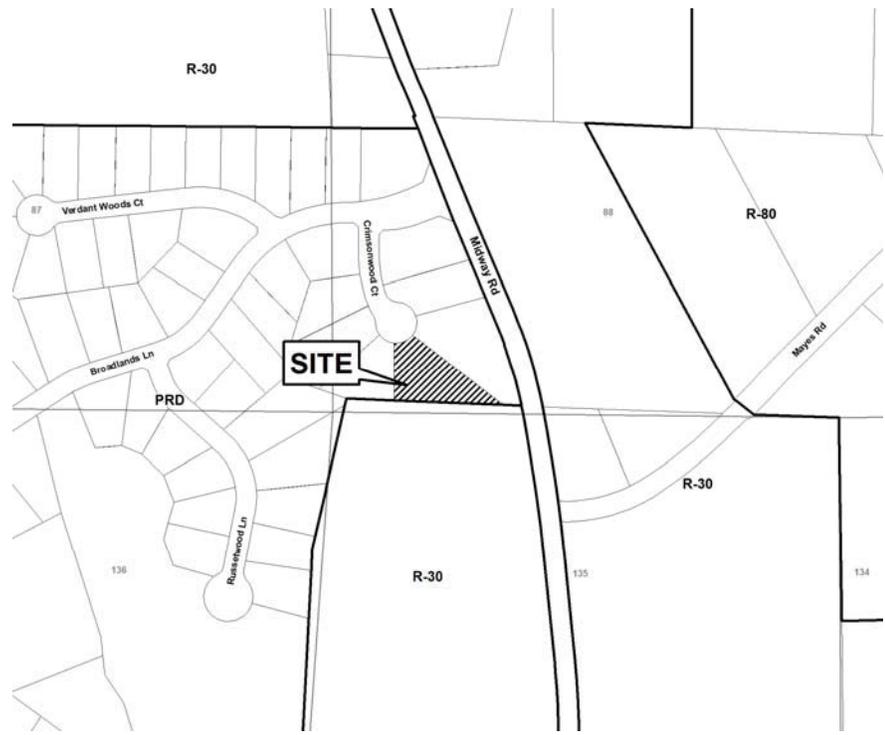
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-99

Hearing Date: 10-8-08

Applicant Charles A. & Veda M. Bush Business Phone 404-676-6862 Home Phone 770-514-9223

Charles A. Bush

(representative's name, printed)

Address 607 Crimsonwood Court, Powder Springs, GA 30127-6408

(street, city, state and zip code)

Charles A. Bush

(representative's signature)

Business Phone 404-676-6862

Cell Phone 770-598-6343

MARYANN CIACCIO
Notary Public, Henry County, Georgia
My Commission Expires Jan 17 2010

Signed, sealed and delivered in presence of:

Maryann Ciaccio

Notary Public

My commission expires: _____

Titleholder Charles A. & Veda M. Bush Business Phone 404-676-6862 Home Phone 770-514-9223

Signature Charles A. Bush Veda M. Bush Address: 607 Crimsonwood Ct., Powder Springs, GA 30127-6408
(attach additional signatures, if needed) (street, city, state and zip code)

MARYANN CIACCIO

Notary Public, Henry County, Georgia
My Commission Expires Jan 17 2010

Signed, sealed and delivered in presence of:

Maryann Ciaccio

Notary Public

My commission expires: _____

Present Zoning of Property PRD

Location 607 Crimsonwood Court, Powder Springs, GA 30127
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 88 District 19 Size of Tract 0.56 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 _____

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.

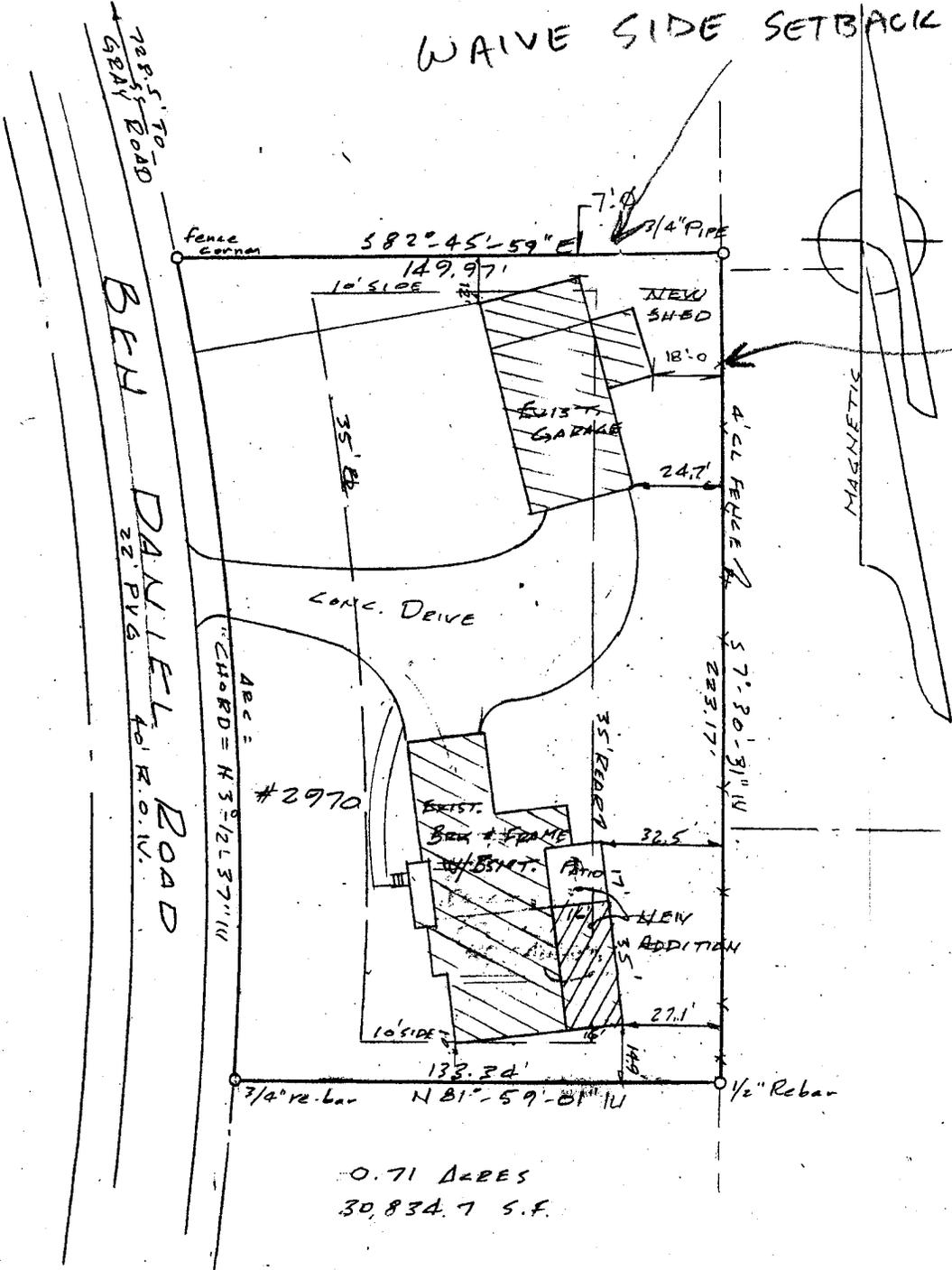
Owner desires to construct addition and porch on rear of house and renovate front porch area. No documentation could be found that allows existing garage to be built in front of 45' setback line. In order to make any modifications to existing home, this situation must be corrected. This variance is necessary to correct an existing condition and bring it into zoning compliance.

List type of variance requested: _____

Owner requesting a variance to waive the front setback on Lot 178 from the required 45 feet to 35 feet in Land Lot 88 of the 19th District. Located on the southeast side of Crimsonwood Court, west of Midway Road (607 Crimsonwood Court).

V-100
(2008)

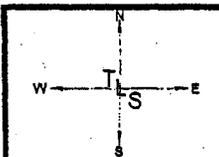
**PROPOSED
WAIVE SIDE SETBACK**



WAIVE
REAR
SETBACK

0.71 ACRES
30,834.7 S.F.

REF - SURVEY BY FELPE ENGINEERS,
INC. FOR SARA LEE, AUG. 21, 1976



TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY
SUITE 505
KENNESAW, GA. 30064
PHONE (770) 919-8732
FAX (770) 919-8731



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.

W. E. Clontz

SURVEY FOR	
ADELMO ROBANAHE	
LAND LOT: 234	SCALE: 1" = 30'
DISTRICT: 1.7 TH	DATE: MARCH 21
SECTION: 1 ST	DRAWN BY:
COUNTY: COBB	CHECKED BY:
STATE: GEORGIA	JOB NO.: 01-3858

APPLICANT: Adelmo Rabanales **PETITION NO.:** V-100
PHONE: 770-480-4748 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: John Galczynski **PRESENT ZONING:** R-20
PHONE: 678-887-7368 **LAND LOT(S):** 234
PROPERTY LOCATION: Located on the east side of Ben Daniel Road, south of Gray Road (2907 Ben Deniel Road). **DISTRICT:** 17
SIZE OF TRACT: .71 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Allow an accessory structure to the side of the primary structure; and 2) waive the setback for an accessory structure over 650 square feet (proposed 1,757 square foot garage) from the required 100 feet to 7 feet adjacent to the northern property line, 78 feet adjacent to the western property line and 18 feet adjacent to the eastern property line.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



Application for Variance Cobb County

(type or print clearly)

Application No. V-100

Hearing Date: 10-8-08

Applicant ADELMO RABANALES Business Phone 7/480-4748 Home Phone _____

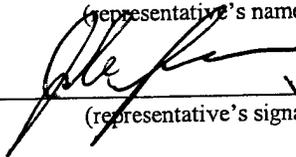
JOHN GALCZYNSKI

Address

P.O. Box 551, Smyrna GA 30080

(representative's name, printed)

(street, city, state and zip code)



J GALCZYNSKI

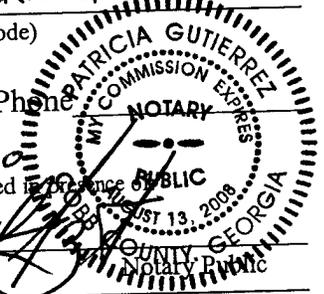
Business Phone

678 887-7388

Cell Phone

(representative's signature)

Signed, sealed and delivered in presence of

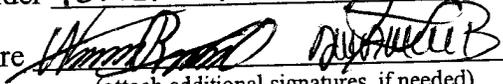


My commission expires: 8-13-2008

Titleholder ADELMO RABANALES & IDALIA M. RABANALES Business Phone _____

Home Phone 7/480-4748

Signature



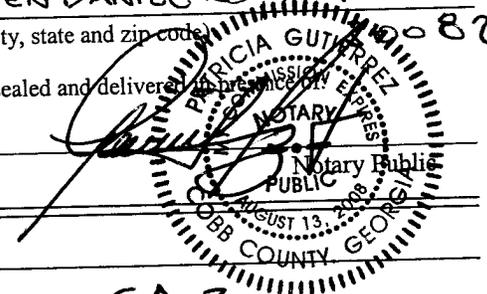
Address:

2907 BEN DANIEL RD SMYRNA

(attach additional signatures, if needed)

(street, city, state and zip code)

Signed, sealed and delivered in presence of



My commission expires: 8-13-2008

Present Zoning of Property R-20

Location 2907 BEN DANIEL ROAD, SMYRNA, GA 300

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

Land Lot(s) 234 District 17 Size of Tract 0.71 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 _____

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

THIS VARIANCE APPLICATION IS TO AMEND SIDE PROPERTY SET-BACK FOR EXPANDED ACCESSORY BUILDING WHICH WAS EXTENDED FURTHER THAN EXISTING SET BACK PROVIDED. SO IT IS PROPOSED THAT THE CORNER OF SAID BUILDING BE MOVED FORWARD 8'-0" AND ADJUST SIDE SET BACK LINE ACCORDINGLY

List type of variance requested: CHANGE PROPERTY SIDE SET-BACK DISTANCE TO 7'-0", CHANGE BACK SET BACK FOR ACCESSORY BLDG TO 18'-0".

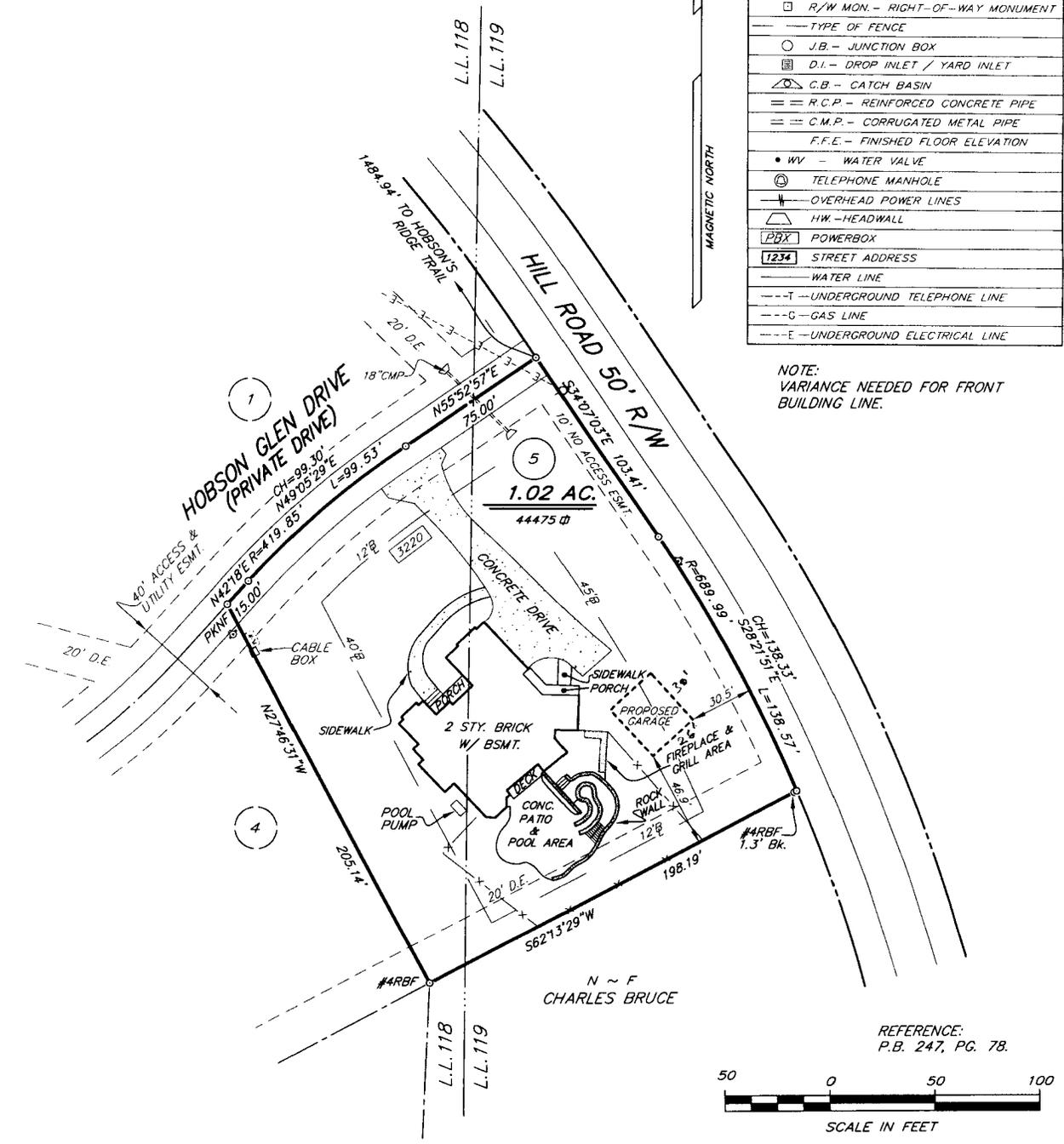
**V-101
(2008)**

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER # 13067 C 0025 F DATED AUGUST 18, 1992.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	R.B.S. - REINFORCING BAR SET
	R.B.F. - REINFORCING BAR FOUND
	C.T.F. - CRIMP TOP PIPE FOUND
	O.T.F. - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	H.W. - HEADWALL
	POWERBOX
	1234 STREET ADDRESS
	WATER LINE
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	UNDERGROUND ELECTRICAL LINE

NOTE:
VARIANCE NEEDED FOR FRONT BUILDING LINE.



REFERENCE:
P.B. 247, PG. 78.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/878,284. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
08-06-08	
SCALE: 1"=50'	
DRAWN BY: CM	
CHECKED BY: CAE	
FIELD BOOK: 350A	

VARIANCE PLAT FOR:

MILES BIDDY

HOBSONS RIDGE UNIT II
"FKA CHARLES BRUCE"
LOT #5

LOCATED IN L.L. 118 & 119
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.



1266 Powder Springs Rd Marietta, Georgia 30064
www.gcsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

Plotted on Aug 07, 2008 - 8:13am
Drawing name: J:\18105\HOBSONS RIDGE\LOTS\HRL015 WITH HOUSE.dwg
Plotted By: Chad Washburn

Application for Variance Cobb County

(type or print clearly)

Application No. V-101
Hearing Date: 10-8-08

Applicant + Robert West Harris Business Phone + Home Phone _____

Miles Biddy Address + 3220 Hobson Glen Ln
(representative's name, printed) (street, city, state and zip code)

+ Miles Biddy Business Phone + Cell Phone 770-354-9436
(representative's signature)

Signed, sealed and delivered in presence of:

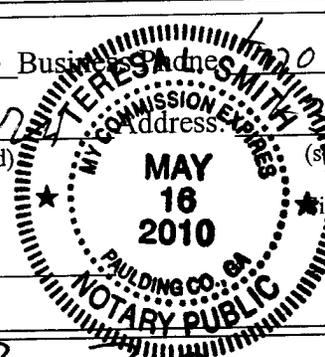
Kenneth K. Brooks
Notary Public

My commission expires: + Notary Public, Cobb County, Georgia
My Commission Expires June 16, 2010

Titleholder + Robert West Harris Business Phone 770-529-0088 Home Phone 770-966-1409

Signature + [Signature] Address 3220 Hobson Glen Ln. Acworth GA 30101
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: + 5.16.10
+ Teresa Smith
Notary Public



Present Zoning of Property R-30

Location 3220 HOBSON GLEN LANE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 118, 119 District 20 Size of Tract 1.02 Acre(s)

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

Size of Property 1 Acre Shape of Property Square Topography of Property Sloped 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.

Home owner needs to build a detached garage to keep all vehicles and yard equipment and recreation craft in. Covenants do not allow for outside storage. Detached garage will encroach on existing set backs. Need to change side and back set backs to go with existing front and back of house or allow garage to encroach on set back.

List type of variance requested: Change front and rear set backs to be side set backs and side set backs to be front and rear set backs. House is sitting on a corner lot and front of house faces side set back.

V-102
(2008)

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEOLIBITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 53,534 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 509.87.
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0040F DATED: AUGUST 18, 1992
 DEED REFERENCES:
 DEED BOOK 9097, PAGE 55
 POWER EASMT. - DEED BOOK 2514, PAGE 104
 SIGN EASMT. - DEED BOOK 2390, PAGE 104
 SIGN EASMT. - DEED BOOK 5510, PAGE 104
 SEWER EASMT. - DEED BOOK 1938, PAGE 104

LEGEND	
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
A/O	ADJOINING OWNERSHIP
CO	CLEANOUT
AC	AIR CONDITIONER UNIT
DI	DROP INLET
SP	SIGN POST
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
MON	MONUMENT
WV	WATER VALVE
CM	CAS METER
FM	FIRE HYDRANT
CB	CATCH BASIN
WM	WATER METER
LP	LIGHT POLE
PP	POWER POLE
DB	DEED BOOK
PG	PAGE
RB	REBAR
IPF	IRON PIN FOUND
BSL	BUILDING SETBACK LINE
ELEC	UNDERGROUND ELECTRIC OVERHEAD POWER LINE

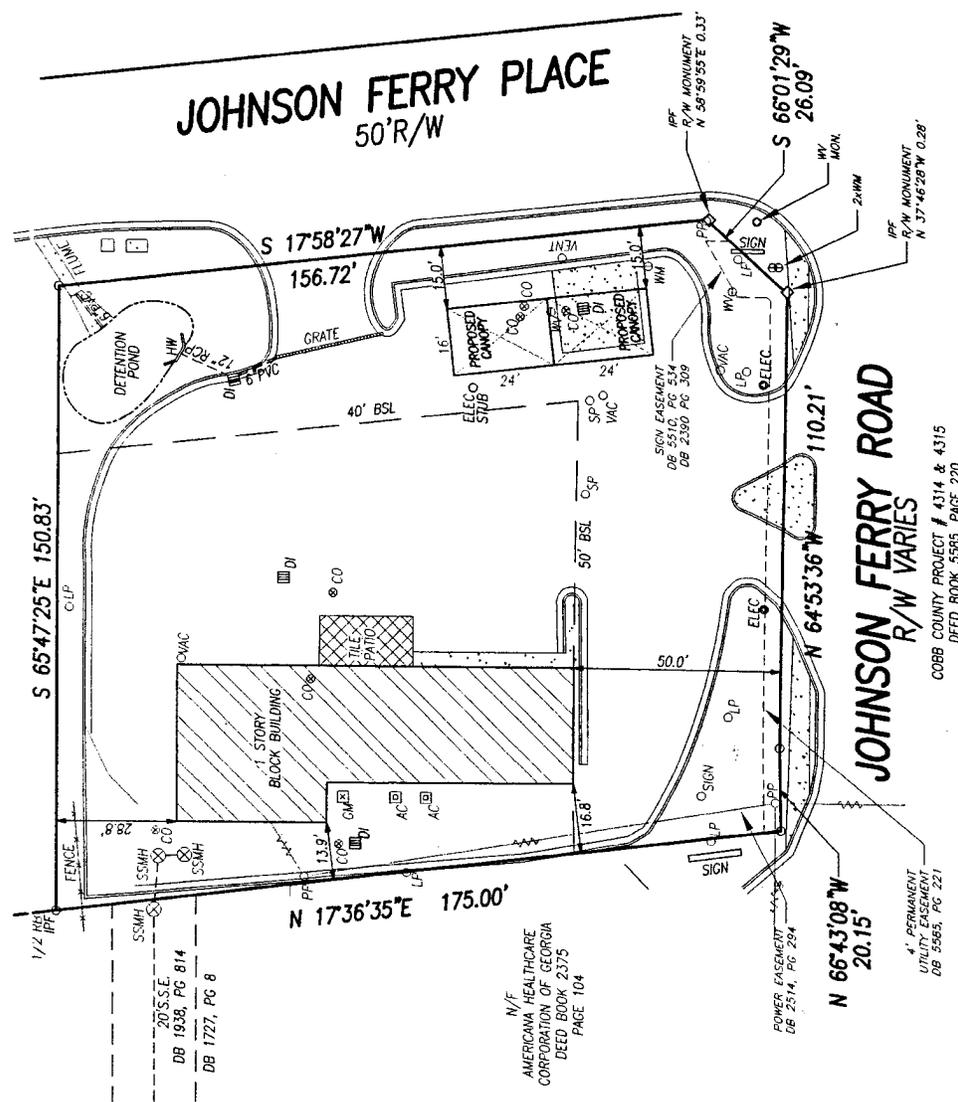
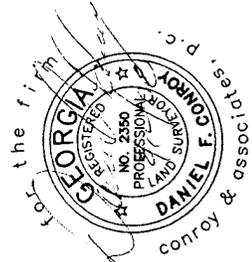
AREA SUMMARY
0.597 ACRES



REV. 4-17-08 ADDED TITLE EXCEPTIONS
REV. 6-11-08 CHANGED NAMES

SURVEY FOR: JEN PARTNERS, LLC	
LAWYERS TITLE INSURANCE	
SURVEYING SERVICES BY: conroy & associates, P.C.	
LAND LOT: 901	SURVEYED: 4-3-08
DISTRICT: 16, SEC. 2	DRAWN: 4-8-08 BY: JP
COUNTY: COBB	SCALE: 1"=30'
1232 JOHNSON FERRY ROAD	14550 ATWATER COURT
MARIETTA, GA 30068	SUITE 200
	BUENOS AIRES, ARIZONA
	(770) 831-1300
	(FAX) 770-831-6284
	A1060

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL
 THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF
 CONROY & ASSOCIATES, P.C. AND SHALL NOT BE
 REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE
 USED WITHOUT WRITTEN PERMISSION OF THE OWNER.
 NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED
 TO ANY UNNAMED THIRD PARTY.



N/F
AMERICANA HEALTHCARE
CORPORATION OF GEORGIA
DEED BOOK 2415
PAGE 296

N/F
AMERICANA HEALTHCARE
CORPORATION OF GEORGIA
DEED BOOK 2375
PAGE 104

COBB COUNTY PROJECT # 4314 & 4315
DEED BOOK 5585, PAGE 220



APPLICANT: Insoon Kim **PETITION NO.:** V-102
PHONE: 770-579-2009 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: same **PRESENT ZONING:** NS
PHONE: same **LAND LOT(S):** 901
PROPERTY LOCATION: Located at the northwest **DISTRICT:** 16
intersection of Johnson Ferry Place and Johnson Ferry **SIZE OF TRACT:** .53 acre
Road (1232 Johnson Ferry Road). **COMMISSION DISTRICT:** 2

TYPE OF VARIANCE: 1) Allow an accessory structure to be closer to the side street than the principal building;
2) waive the rear setback from the required 30 feet to 28 feet (existing); and 3) waive the side setback from the
required 15 feet to 13 feet (existing).

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

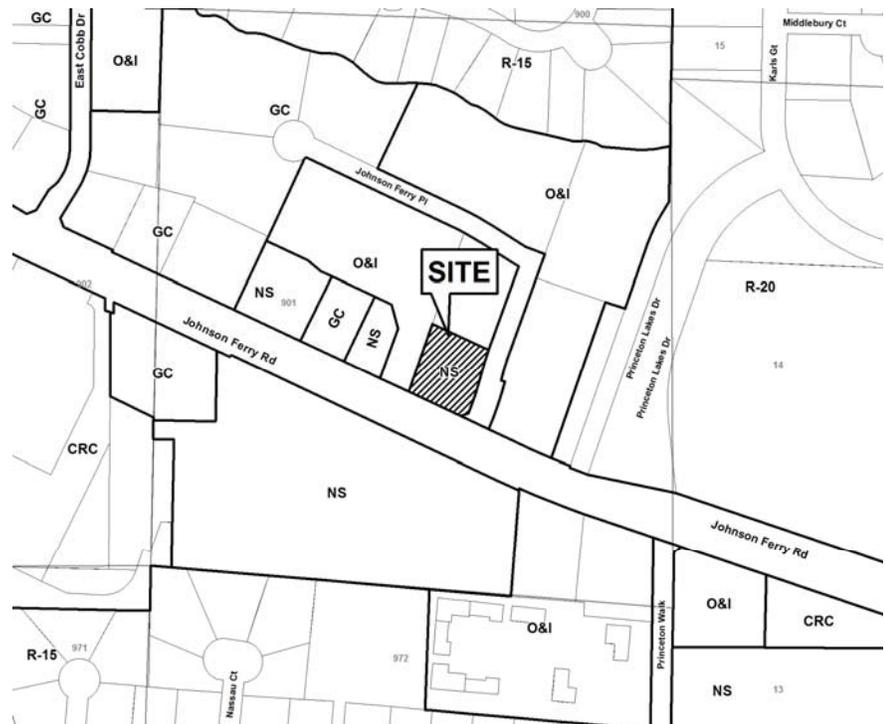
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance

Cobb County

(type or print clearly)

Application No. V-102
 Hearing Date: 10-8-08

Applicant + INSOON KIM Business Phone 770 579 2009 Home Phone _____

INSOON KIM Address 1232 Johnson Ferry Road, Marietta, GA 30068
 (representative's name, printed) (street, city, state and zip code)

+ [Signature] Business Phone _____ Cell Phone _____
 (representative's signature)

My commission expires: JAN 17th 2010 Signed, sealed and delivered in presence of: [Signature]
 Notary Public

Titleholder INSOON KIM Business Phone 770 579 2009 Home Phone _____

Signature + [Signature] Address _____ (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JAN 17th 2010 Signed, sealed and delivered in presence of: [Signature]
 Notary Public

Present Zoning of Property NS

Location 1232 JOHNSON FERRY ROAD
 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 901 District 16 Size of Tract 0.53 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.

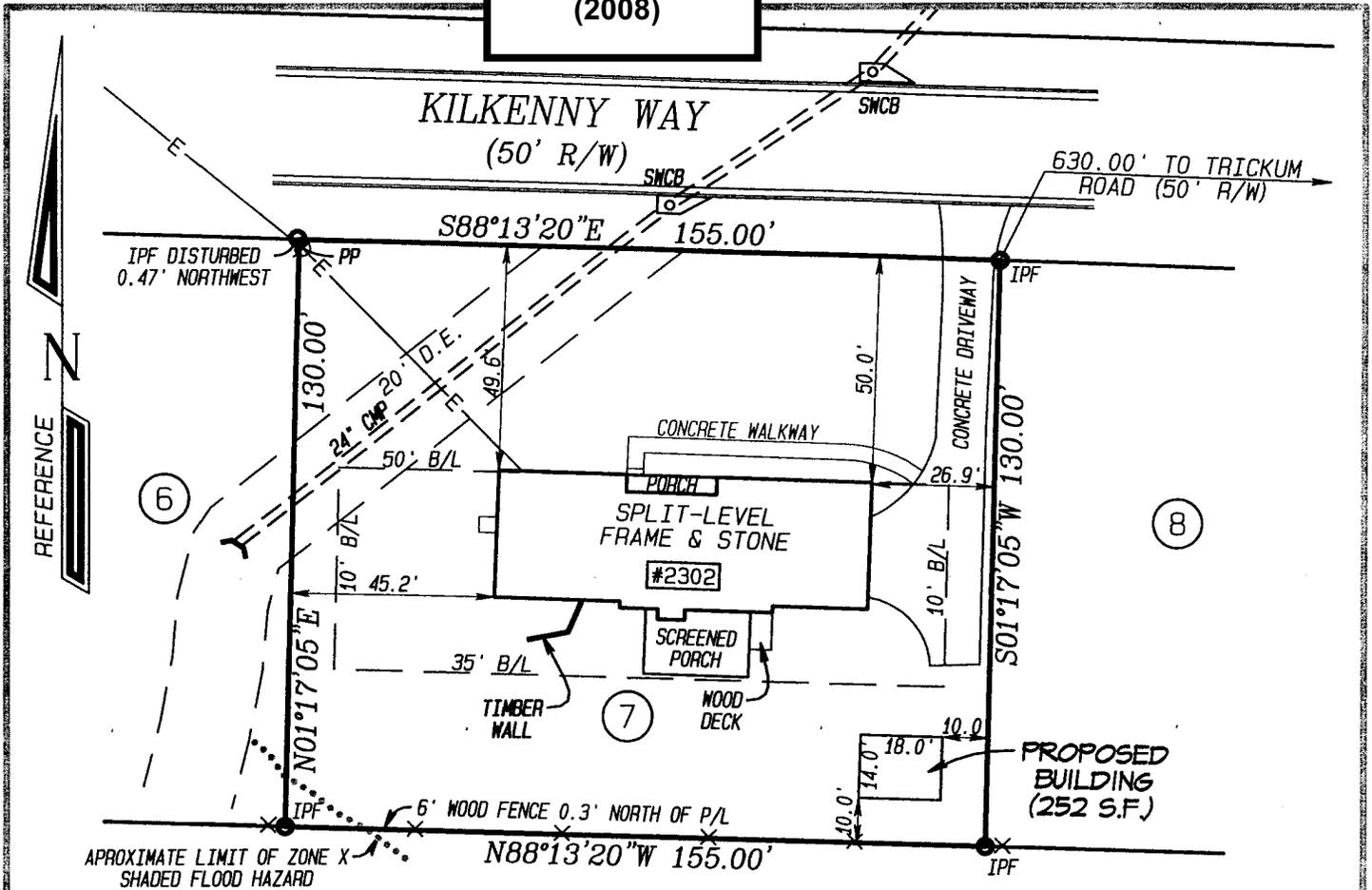
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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 canopies are needed to protect the workers from over-exposure to the sun and the rain. The canopies are also required to protect delicate equipment used in the Steam Jet Hand Car Wash and Detailing services.

List type of variance requested: ALLOW AN ACCESSORY STRUCTURE TO BE CLOSER TO A SIDE STREET THAN THE PRINCIPAL BUILDING.

V-103
(2008)



N/F
HOLY TRANSFIGURATION
GREEK ORTHODOX CHURCH
D.B. 14053 PG. 816

ABBREVIATION LEGEND

B/L	BUILDING LINE\
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
D.E.	DRAINAGE EASEMENT
HW	HEAD WALL
IPF	IRON PIN FOUND
N/F	NOW OR FORMERLY
PG.	PAGE
P/L	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

VARIANCE PLAT NOTE:

THE PURPOSE OF THIS VARIANCE IS TO REDUCE THE REAR SETBACK FROM 35' TO 10' FOR THE PROPOSED ACCESSORY STRUCTURE SHOWN HEREON.

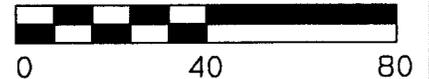
SURVEY NOTES:

1. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP NUMBER 13067C0035 F, DATED AUGUST 18, 1992, AND HAVE DETERMINED THAT A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS (ZONE X SHADED) (BY GRAPHICAL PLOTTING ONLY).
2. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. REFERENCE: PLAT BOOK 73 PAGE 150

ZONING NOTES:

PROPERTY ZONING: R-20
MINIMUM BUILDING SETBACKS:
FRONT: 50' (PER REFERENCE PLAT)
SIDE: 10'
REAR: 35'

GRAPHIC SCALE: 1" = 40'

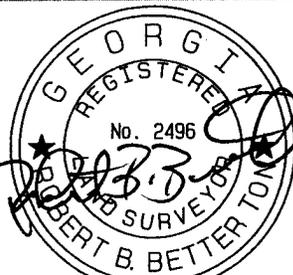


IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

BETTERTON
SURVEYING & DESIGN, INC.

LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN

1111 SOUTH MARIETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(576) 483-0242



08-08-08

VARIANCE PLAT

LOT 7, BLOCK "B"
CALLANWOLDE SUBDIVISION

LOCATED IN: LAND LOT 382
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: AUGUST 6, 2008
SCALE: 1" = 40'

PREPARED FOR:
MICHAEL GILBERT

APPLICANT: Michael H. Gilbert **PETITION NO.:** V-103
PHONE: 770-924-1714 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: same **PRESENT ZONING:** R-20
PHONE: same **LAND LOT(S):** 382
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Kilkenny Way, west of Trickum Road **SIZE OF TRACT:** .33 acre
(2302 Kilkenny Way). **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: Waive the rear setback for an accessory structure over 144 square feet (proposed 252 square feet shed) from the required 35 feet to 10 feet on lot 7.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-103

Hearing Date: 10-8-08

Applicant MICHAEL H. GILBERT Business Phone _____ Home Phone 770-924-1714

MICHAEL H. GILBERT Address 2302 KILKENNY WAY MARIETTA, GA
(representative's name, printed) (street, city, state and zip code) 30066

Michael H Gilbert Business Phone _____ Cell Phone 770-717-2518
(representative's signature)

My commission expires: 12/29/09 Signed, sealed and delivered in presence of:
Heather Crider Notary Public

Titleholder MICHAEL H. GILBERT Business Phone _____ Home Phone 770-924-1714

Signature Michael H Gilbert Address 2302 KILKENNY WAY MARIETTA, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30066

My commission expires: 12/29/09 Signed, sealed and delivered in presence of:
Heather Crider Notary Public

Present Zoning of Property R-20

Location 2302 KILKENNY WAY, NE MARIETTA, GA 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 382 District 10TH Size of Tract 1/3 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.

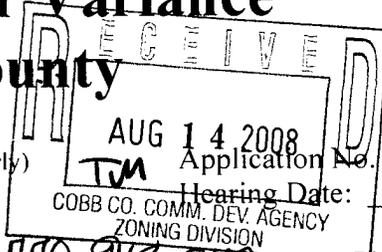
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

PROPOSING TO BUILD 18X14 WOODEN STORAGE SHED. CURRENT ZONING REQUIRES 35 FT SETBACK FROM REAR PROPERTY LINE. DUE TO LOCATION OF HOUSE IN RELATION TO REAR PROPERTY LINE, I DO NOT HAVE ROOM FOR A 35 FT SETBACK. WITHOUT THE VARIANCE, I AM UNABLE TO BUILD A STORAGE SHED.

List type of variance requested: REQUEST 10 FT SET-BACK FROM BACK PROPERTY LINE IN ORDER TO BUILD SHED. WAIVE THE REAR SETBACK FOR AN ACCESSORY STRUCTURE OVER 144 SQFT (PROPOSED SHED @ 252 SQFT) FROM REQUIRED 35 FT TO 10 FT.

Application for Variance Cobb County



(type or print clearly)

V-104
10-8-08

Applicant RLB Friendship LLC Business Phone 770-948-8490 Home Phone 770-378-0859

Signature Charles Richards Address 260 The Bluffs, Austell, GA 30168
(representative's name, printed) (street, city, state and zip code)

Signature Charles Richards Business Phone 770-948-8490 Cell Phone 770-378-0859
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Gwinnett County, Georgia
My Commission Expires February 27, 2011

Signature Dena M Huber
Notary Public

Titleholder RLB Friendship LLC Business Phone 770-948-8490 Home Phone 770-378-0859

Signature [Signature] Address: 260 The Bluffs, Austell GA 30168
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Gwinnett County, Georgia
My Commission Expires February 27, 2011

Signature Dena M. Huber
Notary Public

Present Zoning of Property HI

Location 260 The Bluffs,
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 781-785-786 District 18 Size of Tract 54.138 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

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 could not sub divide the property, part of the property would not be usable.

List type of variance requested: TRACT B EXISTING 1506.
BLOC 100 ROAD FRONTAGE TO BE REDUCED FROM
50' TO 44.00'

TRACT A BLOC, 200 ROAD FRONTAGE TO BE REDUCED FROM 50' TO 18.01'
TRACT C BLOC, 300 ROAD FRONTAGE TO BE REDUCED FROM 50' TO 42.04'

Application for Variance Cobb County

(type or print clearly)

Application No. V-105
Hearing Date: 10-8-08

Applicant PONNAMBALAM MUTHIAH Business Phone 770.874.1093 Home Phone 770.951.1370

RICHARD W. GREENE Address 3940 PAPER MILL RD. MARIETTA, GA. 30067
(representative's name, printed) (street, city, state and zip code)

Richard W. Greene Business Phone 770.980.2083 Cell Phone 678.414.7507
(representative's signature)

My commission expires: 07/26/2010

Signed, sealed and delivered in presence of:

Bundi Shal
Notary Public

Titleholder PONNAMBALAM MUTHIAH Business Phone 770.874.1093 Home Phone 770.951.1370

Signature P. Muthiah Address: 3724 LANGLEY OAKS DR, MARIETTA, GA. 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 07/26/2010

Signed, sealed and delivered in presence of:

Bundi Shal
Notary Public

Present Zoning of Property R-30

Location 3911 PAPER MILL RD, MARIETTA, GA. 30067 / WATER LILLY WAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1077 & 1078 District 17th Size of Tract 4.00 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 _____

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 detached garage would have to be in the creek if it were to be placed behind the wall that is opposite the front door, therefore it is to be located per the site plan. All so the topo is extremely severe on this property and it affects all aspects of the site. To minimize the impact of the detached garage, 1/2 of it shall be underground w/ a sod roof. The terms of it is slightly over the rear set back line on one corner because of the topo and that we tried to save

List type of variance requested:
ACCESSORY STRUCTURE SETBACK.

Revised: December 6, 2005

As many trees between the retaining wall and the creek buffer. also there is no place to put the detached garage that would be 100' off the property line.
(over)

The bridge is considered an accessory structure and it is needed to cross a drainage area that gives access to the house from the street.

APPLICANT: Northwest Neurology, P.C. **PETITION NO.:** V-106
PHONE: 770-819-1717 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: Garvis L. Sams, Jr. **PRESENT ZONING:** OI
PHONE: 770-422-7016 **LAND LOT(S):** 1006
PROPERTY LOCATION: Located on the east side of Austell Road, north of Fairview Drive (4439 Austell Road). **DISTRICT:** 19
SIZE OF TRACT: .388 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 25 feet; 2) waive the side setbacks from the required 15 feet to 10 feet; and 3) waive the lot size from the required 20,000 square feet to 16,900 square feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED **PETITION NO.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:

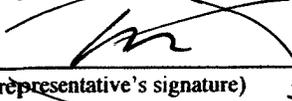


Application for Variance Cobb County

(type or print clearly)

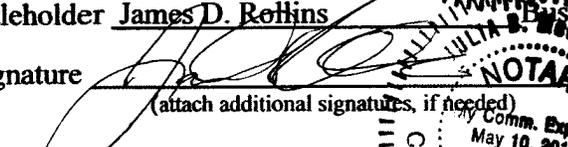
Application No. V- 106
Hearing Date: 10/08/08

Applicant Northwest Neurology, P.C. Business Phone 770/819-1717 Home Phone _____
Garvis L. Sams, Jr. 376 Powder Springs Street, Suite 100
SAMS, LARKIN & HUFF, LLP Address Marietta, GA 30064
(representative's name, printed) (street, city, state and zip code)

By:  Business Phone 770/422/7016 Fax 770/426-6583
(representative's signature)

My commission expires: _____
Signed, sealed and delivered in presence of:
Julia B. McCarson
Notary Public

Titleholder James D. Rollins Business Phone _____ Home Phone 770-928-8297

Signature  Address: 497 Gaillardia Way, Acworth, GA 30102
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Signed, sealed and delivered in presence of:
Julia B. McCarson
Notary Public

Present Zoning of Property Office & Institutional (O&I)

Location East side of Austell Road, north of Fairview Drive (4439 Austell Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1006 District 19th Size of Tract 0.388 Acre(s)

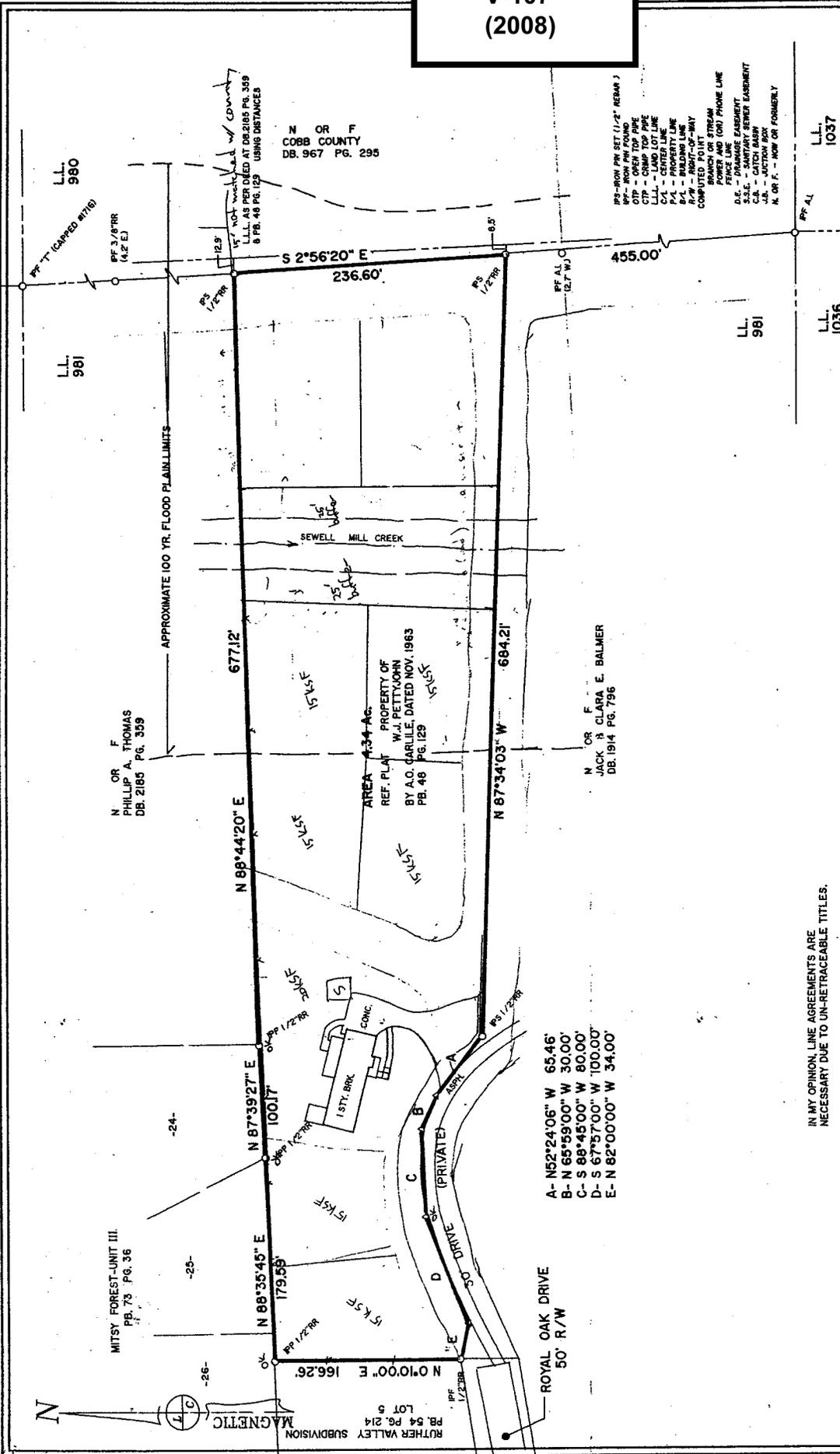
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.
The hardship existing in this case is precipitated by the widening of Austell Road which left the existing building within the front setback. Prior to the widening of Austell Road, the building complied with the required 50' setback. A literal interpretation or enforcement of Ordinance provisions creates a hardship and would disallow the additional building proposed for the subject property.

List type of variance requested:
Waiver of front setback on Austell Road from 50' to 25'; waiver of side setbacks from 15' to 10'; and waiver of required lot size from 20,000 square feet to 16,900 square feet.

V-107
(2008)



SURVEY FOR CHRISTOPHER S. LYNCH ANNE C. LYNCH	
LOT -	PHASE UNIT
LAND LOT 981	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	GEORGIA
DATE: 9/7/95	SCALE: 1" = 60'



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE FIELD DATA AND OF THE INFORMATION SUBMITTED TO ME. I HAVE BEEN PREPARED TO CONFIRM THIS PLAT TO THE SUFFICIENT AND REQUISITE STANDARDS AND REQUIREMENTS OF LAW.

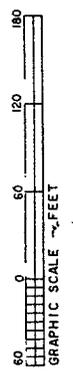
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF NA PER ANGLE POINT AND WAS ADJUSTED USING _____.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT USED:
WILD T1 & WILD D1-1000

IN MY OPINION, LINE AGREEMENTS ARE NECESSARY DUE TO UN-RETRACEABLE TITLES.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE.



- A- N52°24'06" W 65.46'
- B- N 65°59'00" W 30.00'
- C- S 88°45'00" W 80.00'
- D- S 67°57'00" W 100.00'
- E- N 82°00'00" W 34.00'

LEE & CHADWICK
P.O. BOX 1145
WOODSTOCK, GA. 30188
(404) 926-5565
(404) 735-3795

MAGNETIC
RUTHER VALLEY SUBDIVISION
PB. 54 PG. 214
LOT 5

MITSY FOREST-UNIT III.
PB. 73 PG. 36

N. OR F.
PHILLIP A. THOMAS
DB. 2185 PG. 359

AREA 4.34 AC.
PROPERTY OF
W.A. PETTY, JOHN
BY A.O. GARLILE, DATED NOV. 1983
PB. 48 PG. 129

N. OR F.
JACK & CLARA E. BALMER
DB. 1914 PG. 796

N. OR F.
COBB COUNTY
DB. 967 PG. 295

PS - NON PER SET (1/2" REBAR)
PP - NON PER FOUND
PT - NON PER FOUND
CTP - CORNER TOP PILE
LLL - LAND LOT LINE
CL - CENTER LINE
HLL - HOLDING LINE
R/W - RIGHT-OF-WAY
COMPUTED POINT
POWER AND CORD PHONE LINE
FENCE LINE
D.S. - DRAINAGE EASEMENT
C.B. - CATCH BASIN
J.B. - JACKSON BOX
N. OR F. - NOW OR FORMERLY

APPROXIMATE 100 YR. FLOOD PLAIN LIMITS

SEWELL MILL CREEK

ROYAL OAK DRIVE
50' R/W

APPLICANT: Jonathan and Kristina Waldron **PETITION NO.:** V-107
PHONE: 770-977-5547 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: J. Kevin Moore **PRESENT ZONING:** R-20
PHONE: 770-422-7016 **LAND LOT(S):** 981
PROPERTY LOCATION: Located off of a private **DISTRICT:** 16
easement on the east side of Royal Oak Drive **SIZE OF TRACT:** 4.34 acres
(3209 Royal Oak Drive). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Allow a third home off of a private easement.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

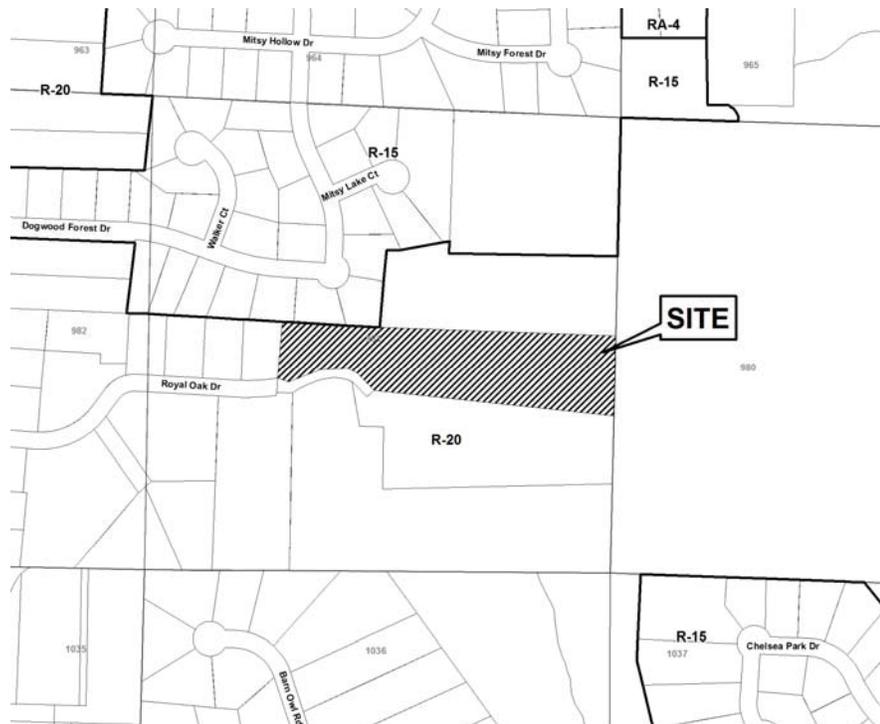
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____

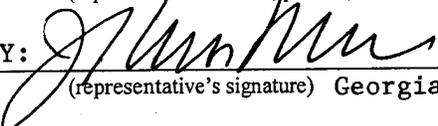


Application for Variance Cobb County

(type or print clearly)

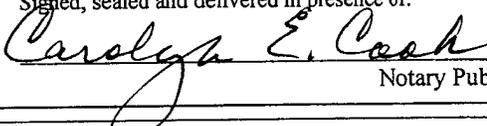
Application No. v-107 (2008)
Hearing Date: 10/08/2008

Applicant Jonathan Blair Waldron and Kristina Waldron Business Phone (770) 977-5547 Home Phone _____
Moore Ingram Johnson & Steele, LLP
J. Kevin Moore Address 192 Anderson Street, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY:  Business Phone (770) 429-1499 Cell Phone (678) 516-1609
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:


Notary Public

Titleholder See Attached Exhibit "A" Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-20

Location 3209 Royal Oak Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 981 District 16th Size of Tract 4.34± Acre(s)

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

Size of Property Shape of Property 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.

See Exhibit "B" Attached Hereto

List type of variance requested: See Exhibit "B" Attached Hereto

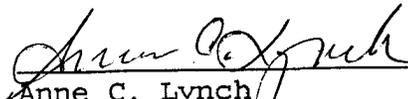
EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 107 (2008)
Hearing Date: October 8, 2008

Applicants: Jonathan Blair Waldron and
Kristina Waldron
Owners: Christopher S. Lynch and
Anne C. Lynch



Christopher S. Lynch

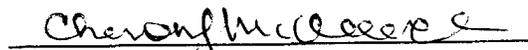


Anne C. Lynch

Address: 10724 WILSHIRE BLVD, APT #212
LOS ANGELES, CA 90024

Telephone No.: (678) 468-4187 (CELL)

Signed, sealed, and delivered
in the presence of:



Notary Public
Commission Expires: 11/7/11

(Notary Seal)

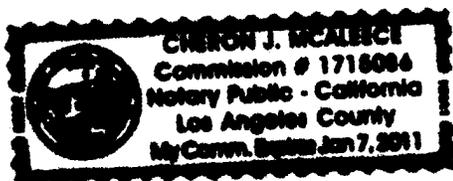


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-107 (2008)
Hearing Date: October 8, 2006

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicants: Jonathan Blair Waldron and
Kristina Waldron
Owners: Christopher S. Lynch and
Anne C. Lynch

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

The Subject Property contains approximately 4.34 acres and is zoned R-20 with an existing residence. The existing access to the Property is limited to a thirty (30) foot private drive off Royal Oak Drive, and the Property has no frontage on a public roadway; and, therefore, the Property is considered a legal, non-conforming use. Additionally, there are a total of three separate tracts, including the Subject Property, which obtain access from the private drive. The Applicants intend to substantially renovate the Property and construct a new home. Therefore, in order for the Property to comply with the R-20 zoning category, a variance must be obtained to waive the minimum public road frontage requirement. Additionally, in order to meet the Development Standards set forth in the Cobb County Zoning Ordinance, a variance to allow two or more drives from a private easement must be obtained. The requested variances are not substantial and would allow otherwise reasonable and existing use of the Subject Property; especially, given that adjoining properties are zoned R-15 and R-20.

V-107 / 2008

List type of variance requested:

(1) To reduce the required road frontage for a single-family residential lot from seventy-five (75) feet to zero (0) feet. (See § 134-197(4)c)

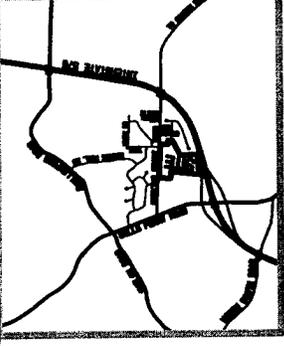
(2) To waive the Development Standard that access from a private drive be limited to two residential lots.

V-108
(2008)

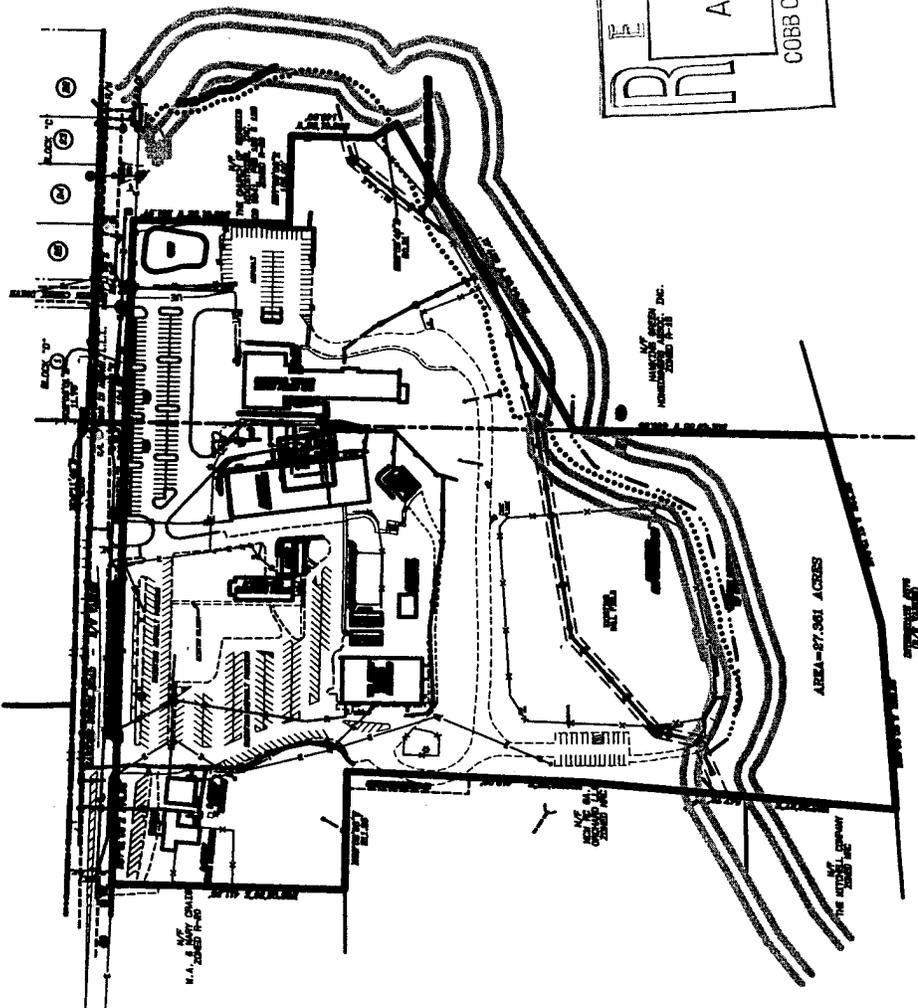
SURVEY FOR:
SHILOH HILLS BAPTIST CHURCH
LOCATED IN:
LAND LOTS 210 & 211
16TH DISTRICT, 2ND SECTION
198 COUNTY, GEORGIA
PREPARED FOR:
SHILOH HILLS BAPTIST CHURCH

1 OF 1
861218
AUGUST 15, 2008
1" = 100'
DATE

BLITKON
SURVEYING & DESIGN, INC.



RECEIVED
AUG 15 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
10/10



- 1. PLAT OF THE SHILOH HILLS BAPTIST CHURCH
- 2. PLAT OF THE SHILOH HILLS BAPTIST CHURCH
- 3. PLAT OF THE SHILOH HILLS BAPTIST CHURCH
- 4. PLAT OF THE SHILOH HILLS BAPTIST CHURCH

APPLICANT: Shiloh Hills Baptist Church **PETITION NO.:** V-108
PHONE: 770-926-7729 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: Bradley Farrant **PRESENT ZONING:** R-20
PHONE: 770-926-7729 **LAND LOT(S):** 210, 211
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Hawkins Store Road, east of Bells Ferry Road **SIZE OF TRACT:** 1, 17, 18
_____ **COMMISSION DISTRICT:** 3

TYPE OF VARIANCE: 1) Waive the maximum allowable total sign area from 64 square feet to 110 square feet; and 2) waive the distance between freestanding signs from the required 150 feet to 35 feet.

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED _____ **PETITION NO.** _____ **SPOKESMAN** _____

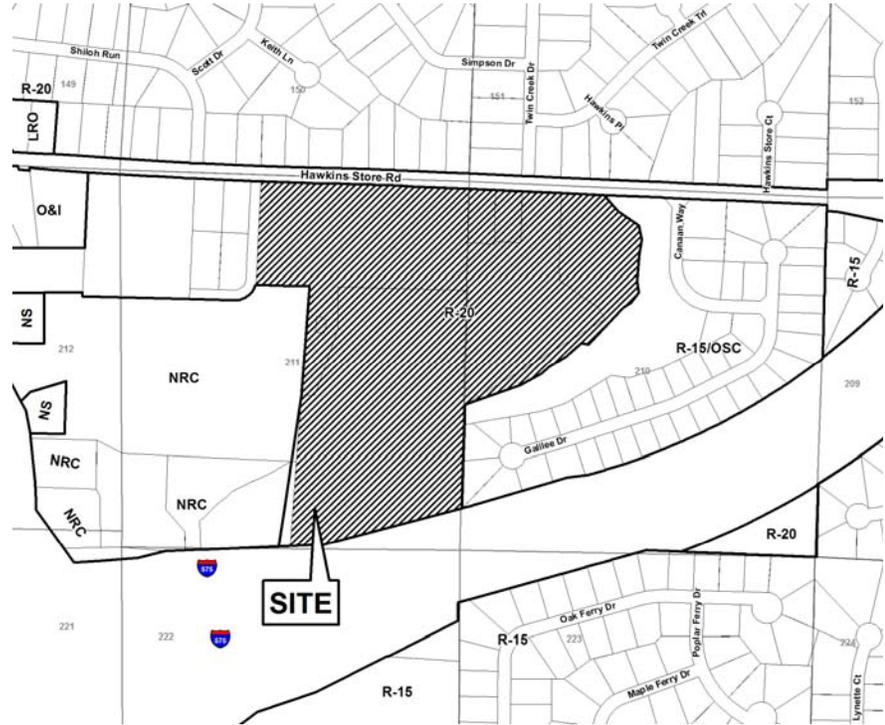
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

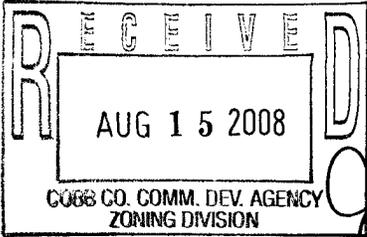
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County



Open 16-10

(type or print clearly)

Application No. V-108
Hearing Date: 10-8-08

Applicant Shiloh Hills Baptist Church Business Phone 770-926-7729 Home Phone _____
of Cobb Co., Inc.

Bradley Farrant Address 75 Hawkins Store Rd., Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-926-7729 Cell Phone 770-367-8993
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires My Commission expires on March 9, 2010

[Signature: Judy R. Holmes]
Notary Public

Titleholder Shiloh Hills Baptist Business Phone 770-926-7729 Home Phone _____

Signature *[Signature: W.E. Richardson, Pres.]* Address: 75 Hawkins Store Rd., Kennesaw, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My Commission expires on March 9, 2010

Signed, sealed and delivered in presence of:

My commission expires: *[Signature]*

[Signature: Judy R. Holmes]
Notary Public

Present Zoning of Property R-20

Location 75 HAWKINS STORE ROAD
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 210, 211 District 16 Size of Tract _____ Acre(s)

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

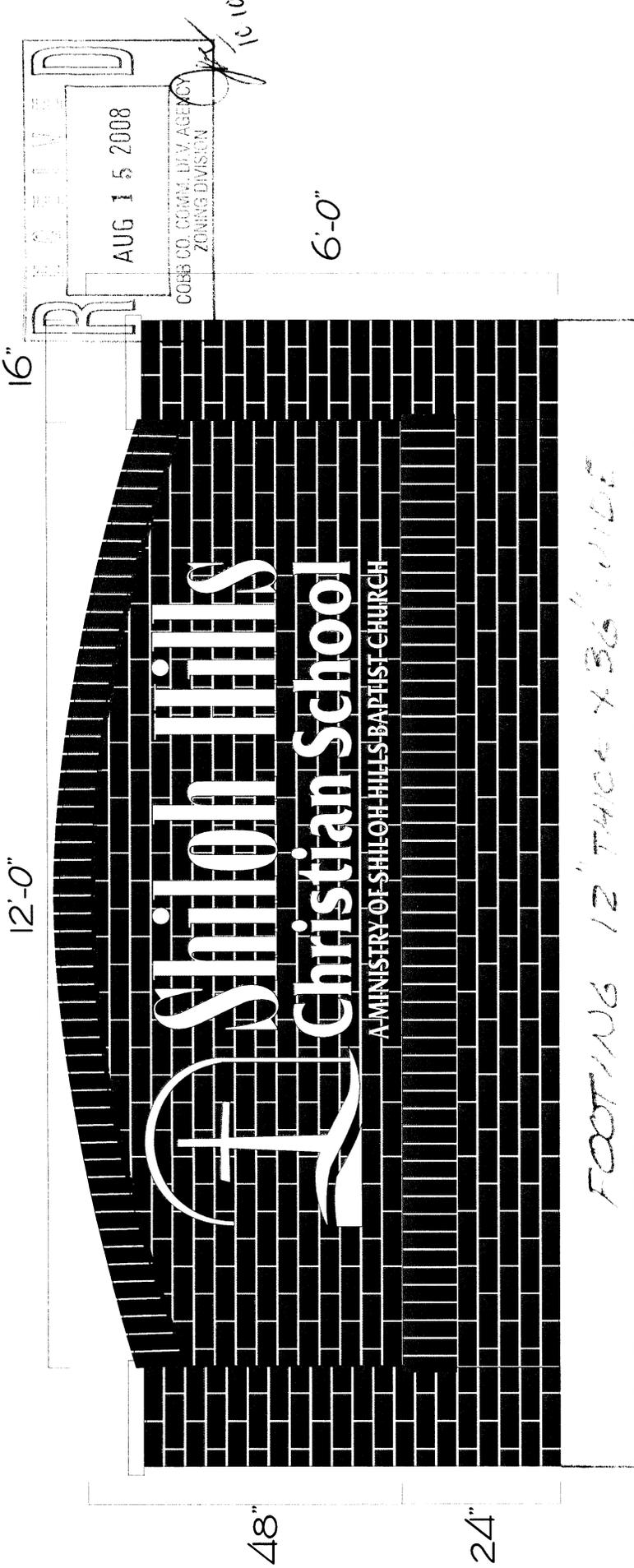
Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

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.

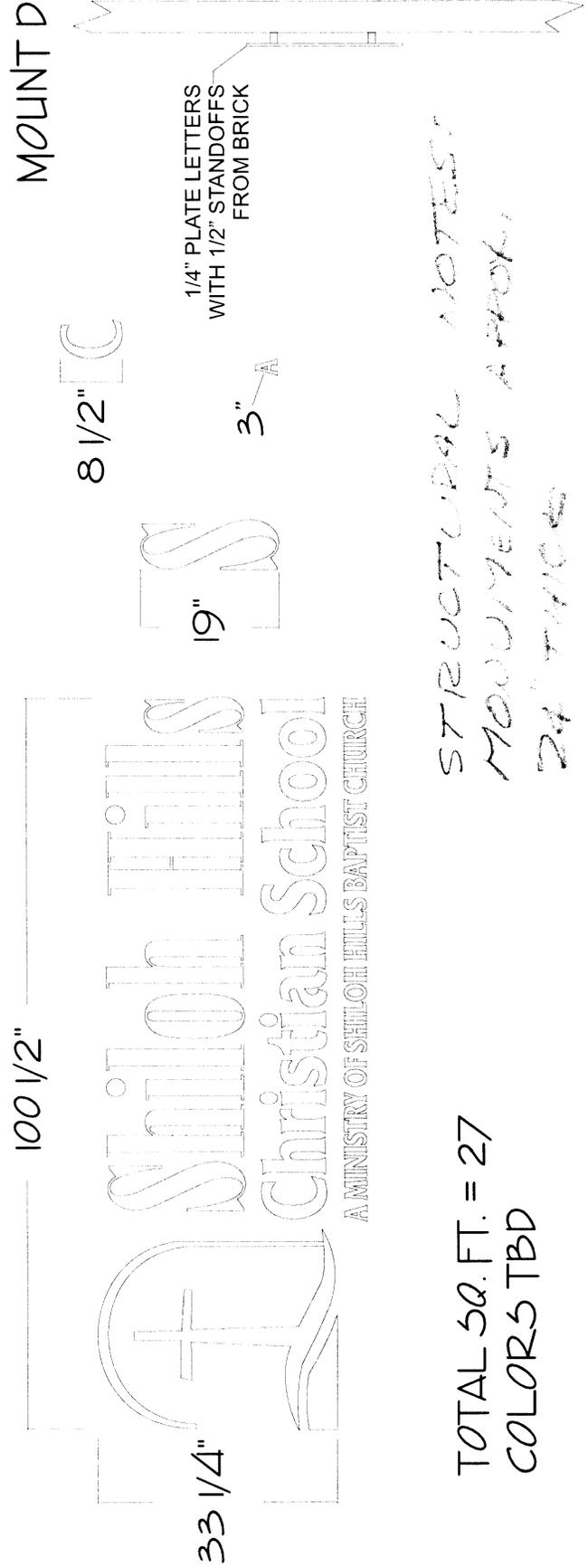
In order to continue the beautification of the front of our property along Hawkins Store Road, we would like to install four brick monuments, one on either side of the main church entrance and one on either side of our school's main entrance (please see attached renderings). Because of our zoning R-20 we are only allowed 64 square feet of signage.

We have a total of 26+ acres of property. Our present sign takes up our allotted square footage

List type of variance requested:
We are asking for an additional 110 square feet of sign space in order to install our church logo and church and school name on these brick monuments.



MOUNT DETAIL



TOTAL SQ. FT. = 27
COLORS TBD

16"

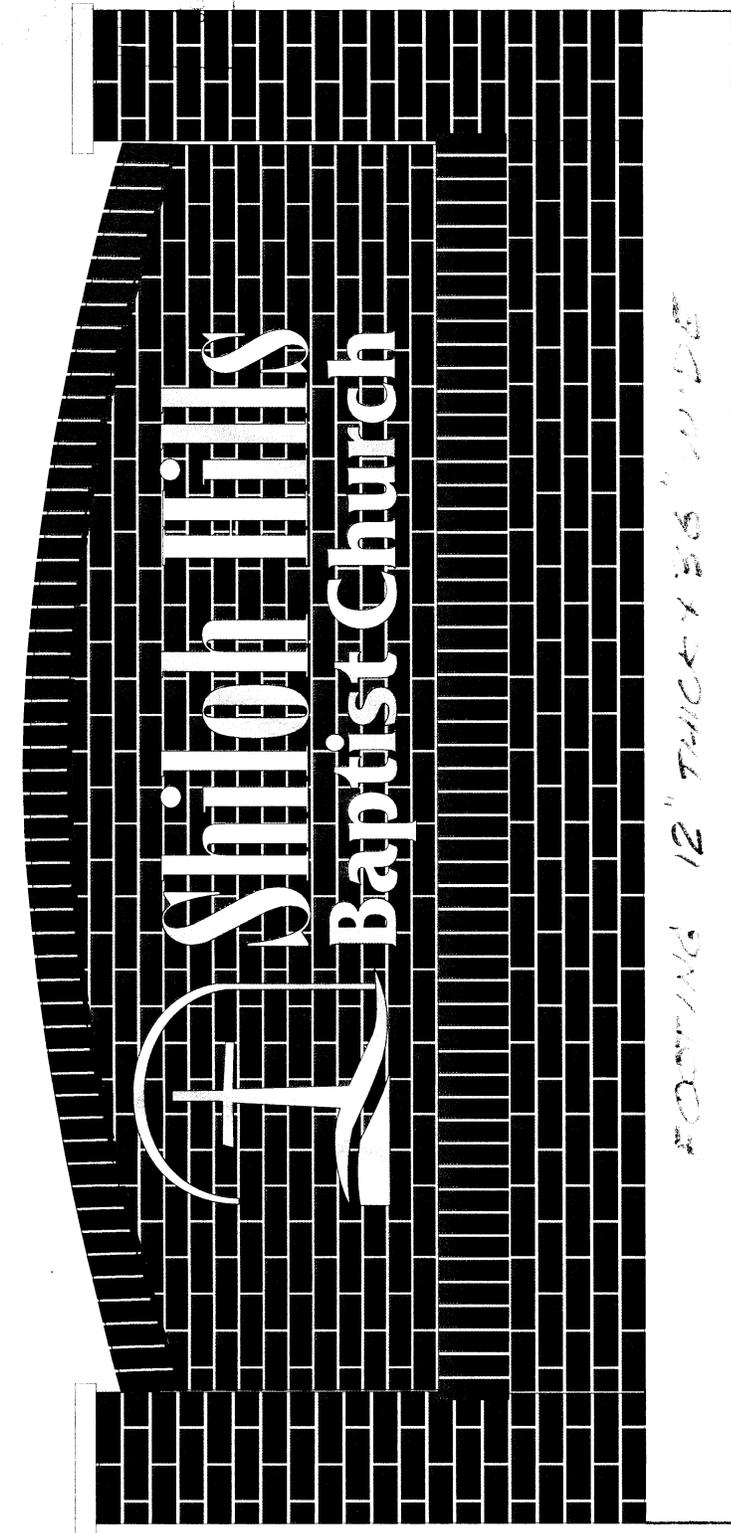
12'-0"

AUG 15 2008

DESIGN AGENCY
7000
1610

6'-0"

MOUNT DETAIL

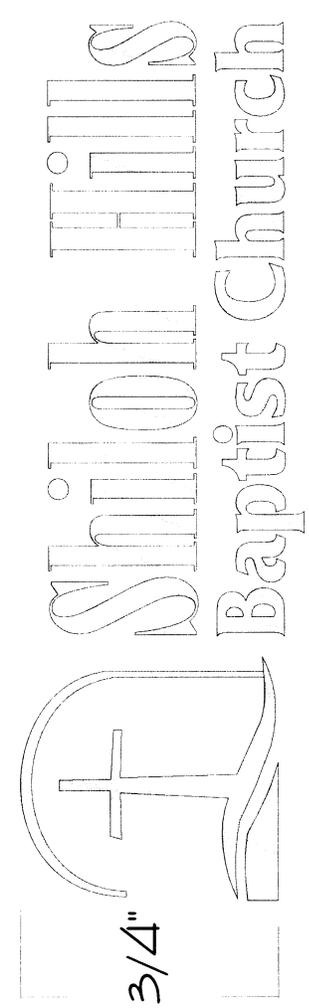


48"

24"

ROOFING 12" THICK 136" WIDE

100 1/2"



1/4" PLATE LETTERS
WITH 1/2" STANDOFFS
FROM BRICK

17 1/4" S

8" B

STRUCTURAL NOTES:
MONUMENTS 1 1/2"
THICK

TOTAL SQ. FT. = 26
COLORS TBD

29 3/4"

APPLICANT: Lockheed Martin Commercial Properties **PETITION NO.:** V-109
PHONE: 410-468-1024 **DATE OF HEARING:** 10-08-08
REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP **PRESENT ZONING:** HI
PHONE: J. Kevin Moore 770-429-1499 **LAND LOT(S):** 444, 493
PROPERTY LOCATION: Located on the east side of **DISTRICT:** 17
Dixie Drive, north of Pat Mell Road, and on the east and west **SIZE OF TRACT:** 43.322 acres
sides of Morris Street (private road), the north and south sides
of Park Steet (private road) and the north side of Broad Street **COMMISSION DISTRICT:** 4
(private road).

TYPE OF VARIANCE: 1) Waive the side setback adjacent to the north property line from the required 20 feet to zero feet for building "L-31" (existing); 2) waive the front building setback from the required 75 feet to 33 feet for building "L-31" (existing); 3) waive the rear setback from the required 40 feet to 33 feet for building "L-45" (existing); and 4) waive the maximum building height from the required 50 feet to 62.85 feet for building "L-45" (existing).

COMMENTS

TRAFFIC:

DEVELOPMENT & INSPECTIONS:

STORMWATER MANAGEMENT:

HISTORIC PRESERVATION:

CEMETERY PRESERVATION:

WATER:

SEWER:

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



Application for Variance Cobb County

(type or print clearly)

Application No. V-109 (2008)
Hearing Date: 10/08/2008

Applicant Lockheed Martin Commercial Properties, LLC Business Phone (410)468-1024 Home Phone Not Applicable
Moore Ingram Johnson & Steele, LLP
J. Kevin Moore Address 192 Anderson Street, Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Business Phone (770) 429-1499 Cell Phone (678) 516-1609
(representative's signature) Georgia Bar No. 519728

My commission expires: January 10, 2011

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder Lockheed Martin Commercial Properties, LLC Business Phone 410-468-1024 Home Phone Not Applicable

Signature [Signature] Address: 100S Charles Street, Baltimore, MD 21201
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: December 1, 2010

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property HI

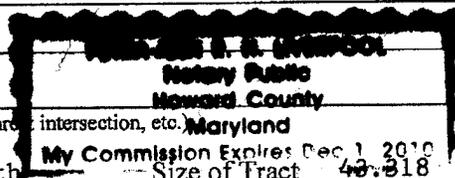
Location Northeasterly side of Atlanta Road

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

Land Lot(s) 444, 493

District 17th

Size of Tract 46.318 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

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

List type of variance requested: See Exhibit "A" attached hereto

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

**Application No.: V-_____ (2008)
Hearing Date: October 8, 2008**

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Lockheed Martin Commercial Properties, LLC

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

The property is comprised of a total tract of approximately 43.318 acres and is located on the northeasterly side of Atlanta Road, in Land Lots 444 and 493, 17th District, 2nd Section (hereinafter "Property" or "Subject Property"). The Subject Property is currently zoned to the Heavy Industrial ("HI") zoning category. The buildings on the Subject Property were constructed and utilized for many years, and, at the time of construction, conformed to the category and requirements which were in existence at that time. Applicant/Titleholder desire to bring the Subject Property into conformity through approval of the requested variances in order to preserve its rights to rebuild and reconstruct the buildings should any portion be damaged or destroyed; and further to allow for any future renovations, upgrades, or construction to the buildings.

List type of variances requested:

- A. Waiver of certain required minimum setbacks as follows:
- (1) As to Building "L-31":
 - (a) Reduction of the required twenty (20) foot side setback to zero (0) feet;
 - (b) Reduction of the required seventy-five (75) foot front setback to 33.8 feet;

- (2) As to Building "L-45":
 - (a) Reduction of the required forty (40) foot rear setback to 33.5 feet;

(See §§ 134-231(4); (7).)

B. Building Height Variance:

- (1) Height variance from the maximum building height of fifty (50) feet to 62.85 feet.

Application for Variance Cobb County

(type or print clearly)

Application No. V-110

Hearing Date: 10-8-08

Applicant John BenKendorf Business Phone 7-518-1455 Home Phone 7-642-0300

John BenKendorf
(representative's name, printed)

Address

4817 Bellingham Drive

(street, city, state and zip code)

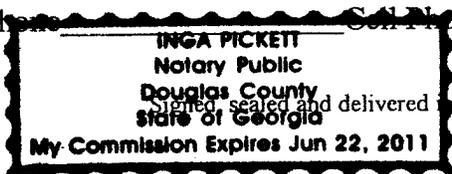
[Signature]
(representative's signature)

Business Phone

Cell Phone

7-527-7429

My commission expires: June 22, 2011



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Titleholder John BenKendorf

Business Phone

Home Phone

770-642-0300

Signature [Signature]

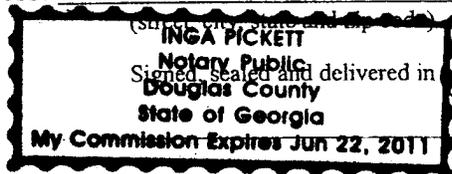
(attach additional signatures, if needed)

Address:

(street, city, state and zip code)

4817 Bellingham Drive
(street address, if applicable; nearest intersection, etc.)

My commission expires: June 22, 2011



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

Present Zoning of Property Residence

Location 4817 Bellingham Drive

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

Land Lot(s) (94) Lot 14

District 1

Section 2

Size of Tract ≈ .34

Acre(s)

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

Size of Property

Shape of Property

Topography of Property

Other

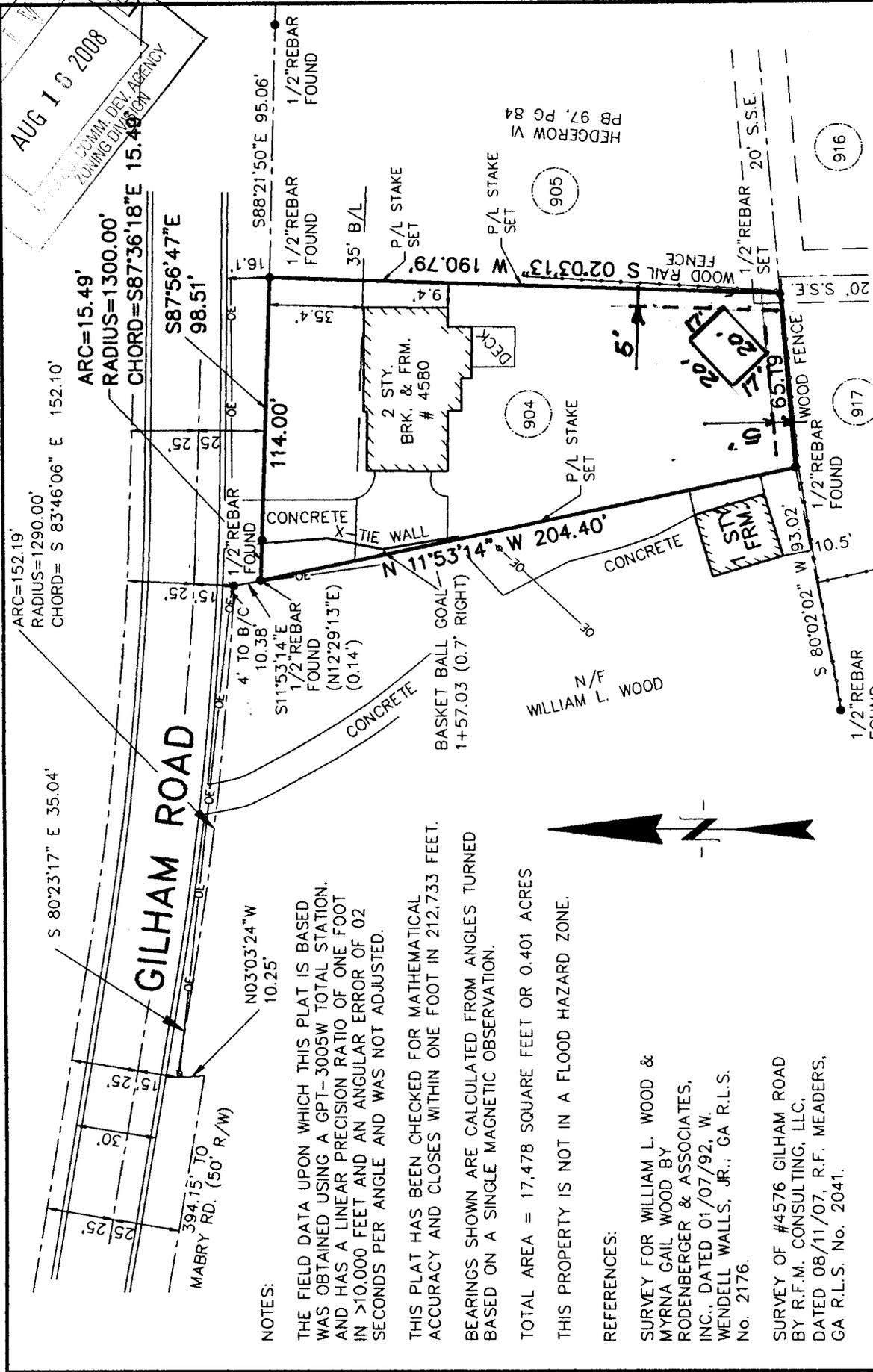
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the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

Our home is for sale in a sixteen-home neighborhood where there are 4 existing pools already. Several potential buyers have stated they are looking for a pool. This is creating the "hardship" of not being able to sell or home in a very depressed market.

List type of variance requested:

Variance to install a swimming pool. A sixteen home neighborhood in which 4 other homes have swimming pools. A variance to install the allowable impervious surface.

AUG 10 2008
 COMM. DEV. AGENCY
 ZONING DISTRICT



SURVEY OF
#4580 GILHAM ROAD
 LOCATED IN
 LAND LOT 33
 1st DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 DATE: 06/03/08 SCALE: 1"=50'



ARC=152.19'
 RADIUS=1290.00'
 CHORD= S 83°46'06" E 152.10'

ARC=15.49'
 RADIUS=1300.00'
 CHORD=S87°36'18"E 15.49'

S 80°23'17" E 35.04'

GILHAM ROAD

394.15' TO
 MABRY RD. (50' R/W)

N03°03'24"W
 10.25'

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A GPT-3005W TOTAL STATION, AND HAS A LINEAR PRECISION RATIO OF ONE FOOT IN >10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE AND WAS NOT ADJUSTED.

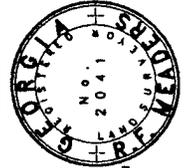
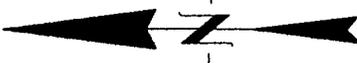
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FOOT IN 212,733 FEET. BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

TOTAL AREA = 17,478 SQUARE FEET OR 0.401 ACRES
 THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

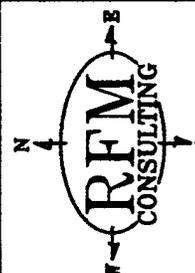
REFERENCES:

SURVEY FOR WILLIAM L. WOOD & MYRNA GAIL WOOD BY RODENBERGER & ASSOCIATES, INC., DATED 01/07/92, W. WENDELL WALLS, JR., GA R.L.S. No. 2176.

SURVEY OF #4576 GILHAM ROAD BY R.F.M. CONSULTING, LLC, DATED 08/11/07, R.F. MEADERS, GA R.L.S. No. 2041.



R.F.M. Consulting, LLC
 707 WHITLOCK AVENUE
 BLDG. A-37
 MARIETTA, GA 30064
 PHONE (770) 757-3977
 FAX (770) 499-8486



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.

Application for Variance Cobb County

(type or print clearly)

Application No. V-111
Hearing Date: 10-8-08

Applicant Dorothy Weaver-Ivanov Business Phone 770-713-5979 Home Phone (same)

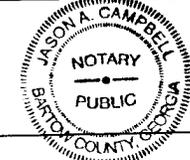
Dorothy Weaver-Ivanov Address 4580 Gilhams Rd Roswell Ga 30075
(representative's name, printed) (street, city, state and zip code)

Dorothy Weaver-Ivanov Business Phone _____ Cell Phone 770-713-5979
(representative's signature)

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

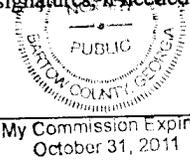
My commission expires: _____



My Commission Expires
October 31, 2011

Titleholder _____ Business Phone _____ Home Phone _____

Signature Dorothy Weaver-Ivanov Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission Expires
October 31, 2011

My commission expires: _____

Signed, sealed and delivered in presence of:

Jason A. Campbell
Notary Public

Present Zoning of Property R-15

Location 4580 Gilhams Rd
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 33 District 1 Size of Tract .401 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 _____

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 request to deviate from current ordinances is to utilize space for a yard and to avoid building on a sloping surface.

List type of variance requested: 1. Waive the setback for an accessory structure on side and rear.
2. Waive side setback for house from 10' to 9' (existing)