



**Community Development**  
**Planning & Zoning Department**  
2529 J.O. Stephenson Ave., Kennesaw, GA 30144

Date Received 9-26-17  
Staff Initials D.S  
Pd#-1275  
375.00

**VARIANCE**  
**Required Fee \$375.00**

Is this property located within the Kennesaw Historic District (yes) \_\_\_\_\_ (no) X

**A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.**

**(Applicant or agent must be present at all public hearings)**

**PURPOSE OF VARIANCE REQUEST** We are requesting a city of Kennesaw non-disturb/storm water buffer exchange to facilitate additions to our home. See attached project description and supporting documents.

**VARIANCE PROPERTY ADDRESS** 2601 Lone Oak Trail, Kennesaw, GA 30144  
Land Lot 89 Tax Parcel 20008900470 Lot Size .58ac Present Zoning Residential

**APPLICANT** Berkley Shane Long

**APPLICANT EMAIL** berkley@longfamily.name

Applicant address 2601 Lone oak Trail, Kennesaw, GA 30144

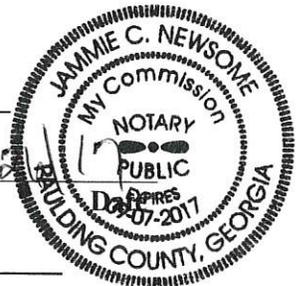
(Home#) (770) 420-3298 (Fax#) \_\_\_\_\_ (Work#) (404) 815-1919

(Cell#) (678) 778-5208

Applicant Signature [Signature]

Signed, sealed and delivered in presence of:

[Signature] 9/26/17  
Notary



**REPRESENTATIVE** \_\_\_\_\_

(Fax #) \_\_\_\_\_ (Work#) \_\_\_\_\_ (Cell#) \_\_\_\_\_

Representative Signature \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

Notary

**TITLEHOLDER:** Berkley Long

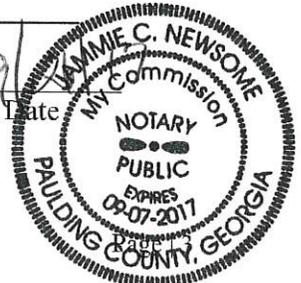
Telephone: 678-778-5208

Signature: [Signature]

Address: \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_

[Signature] 9/26/17  
Notary



Home Improvement Project Description  
for  
Berkley S Long & Kimberley L. Long  
2601 Lone Oak Trail  
Kennesaw, GA 30144  
[berkley@longfamily.name](mailto:berkley@longfamily.name)  
678-778-5208

### Project Overview

We (Kim and Shane Long) have recently explored options for our “forever-home”. We’ve considered mountain properties, larger lake properties, beach properties, etc. and have come full circle to wanting to stay connected to the Kennesaw community and our local church. Our home of twenty years is unique in that it includes a lake in the back yard that is shared with five other residences. To accommodate our desire to stay in our current location, we want to make improvements to the home and property to create a place that friends and family will want to gather as well as providing better accessibility for elderly family members.

The project would be broken into three phases and would require that we encroach on the 25’ City of Kennesaw non-disturb/storm water buffer that was put into place well after we purchased our home. This additional buffer is on top of the state mandated 25’ buffer. We are big believers in sustainability and environmental responsibility and want to make sure that this project creates a better environment for storm water management to protect our lake and stream.

We are proposing a buffer exchange, installation of rainwater collection systems and wherever practical the use of pervious pavement to filter storm water back into the ground.

### Phase 1 – Living Area Addition

Replace the current 130 sq-ft concrete patio with a 294 sq-ft foot enclosed home addition to expand the main livingroom and kitchen. Providing space for family gatherings and better wheelchair accessibility. This project will also include the addition of a 135 sq ft covered front porch area to provide guests shelter from the elements while entering the home.

As previously noted, the rear addition will require encroaching on the Kennesaw 25’ buffer and the front porch encroaches on the 30’ setback by 2’. To offset the encroachment and provide better water management than the current conditions. we are proposing a buffer exchange on the plat (document attached.) Additionally, we are proposing to install rainwater collection system (rain barrels) to minimize rainwater runoff and provide a water source for our garden, shrub and flower beds. These barrels will be installed on the down spouts at the back of the house and existing shop for a total of four rain barrels.

### Phase 2 – Swimming Pool

This phase will include the addition of a swimming pool and pool deck in the backyard.

As before, to offset the buffer encroachment we have offered buffer in other portions of the property to offset and when this phase of the project is implemented, we will use a pervious pavement systems which will divert storm water into the ground as opposed to flowing through to the stream.

### Phase 3 – Convert Garage & Add Detached Garage

This phase would convert the garage to a master on the main level – providing wheelchair accessible living space on the main level. Additionally, this phase would include the creation of a detached garage.

While this phase doesn't directly encroach on the non-disturb buffer it would encroach on the additional 25' impervious buffer. Remediation would again include the installation of rainwater containment systems on the down spouts of the detached garage and we would remove the existing impervious driveway. We would also propose the new driveway be installed with a pervious pavement system. This would offset the impervious addition with a net gain in impervious zone.



**Community Development**  
**Planning & Zoning Department**  
2529 J.O. Stephenson Ave., Kennesaw, GA 30144

**CAMPAIGN CONTRIBUTIONS**

The Owner and Petitioner herein certify that they **have**  **have not**  made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

**FINANCIAL INTEREST**

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does**  **does not** :

- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- 3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner: Berkley Shane Long

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

**Owner/Applicant Certification**

- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner's knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

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**Applicants Signature**

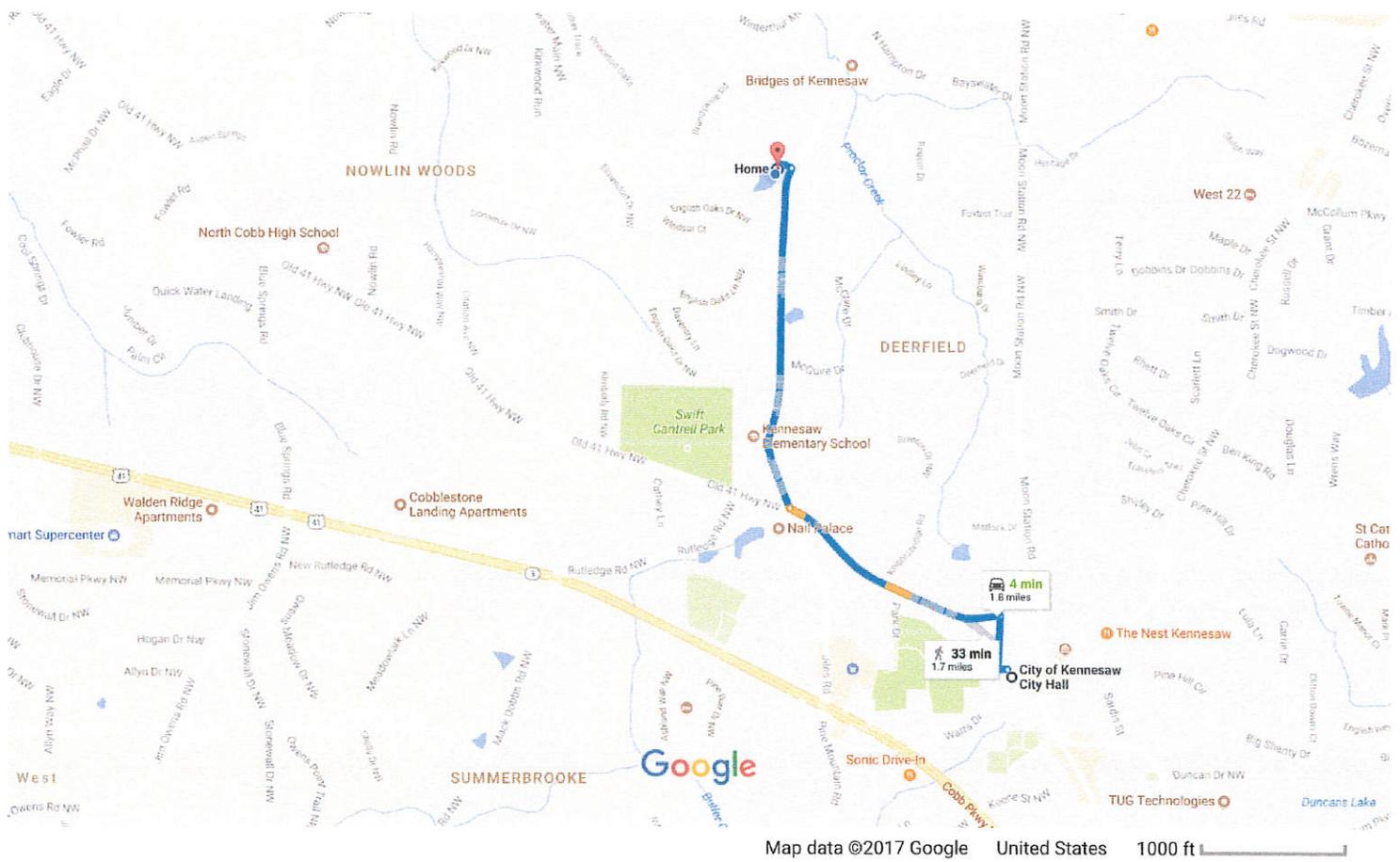
Signed, sealed and delivered in presence of:



# City of Kennesaw City Hall to 2601 Lone Oak Trail

Drive 1.8 miles, 4 min

Directions to Long Home



## City of Kennesaw City Hall

2529 J O Stephenson Ave, Kennesaw, GA 30144

- ↑ 1. Head west on J O Stephenson Ave toward Dallas St 141 ft
  - ↘ 2. Turn right onto Dallas St 0.1 mi
  - ↙ 3. Turn left onto N Main St 0.6 mi
  - ↘ 4. Turn right onto Jiles Rd 0.9 mi
  - ↙ 5. Turn left onto Lone Oak Trail 197 ft
- i Destination will be on the left

## 2601 Lone Oak Trail

Kennesaw, GA 30144



**Attach to this document a copy of the property/s that have been served notification along with the documentation supplied in the certified mailing.**

## Section 1909, Part 4 Standards for Decisions – Variances

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Zoning Variances may be granted in such individual cases of practical difficulty or unnecessary hardships as follows:

COMMENTS

There is extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	
The application of this chapter to this particular piece of property would create practical difficulty or unnecessary hardship.	
Such conditions are peculiar to the particular piece of property involved.	
Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter.	With the proposed improvements, the storm water would be better managed than under it's current system

*Rebecca Keaton*

REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return Recorded Document to:  
SHERMAN & PHALEN, LLC  
Attorneys at Law  
1955 B Lower Roswell Rd.

Marietta, GA 30068

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF COBB

File #: 12-1166

This Indenture made this 17th day of December, 2012 between KIMBERLEY L. LONG of the County of Cobb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KIMBERLEY L LONG and BERKLEY S LONG, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 89 of the 20th District, 2nd Section, Cobb County, Georgia, being Lot 1, Jiles Cove, as per plat recorded in Plat Book 160, Page 28, Cobb County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

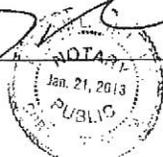
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*CBrock*  
Witness

*Will [Signature]*  
Notary Public



*Kimberley L-Long* (Seal)  
KIMBERLEY L. LONG

\_\_\_\_\_ (Seal)



# COBB COUNTY TAX BILL 2016

TAX COMMISSIONER

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for more payment information

**CHELLY MCDUFFIE**  
CHIEF DEPUTY

Phone: 770-528-8600  
Fax: 770-528-8679



**LONG KIMBERLEY L & BERKLEY S** your bill was sent to your mortgage company. See the **back of this bill** for more information about mortgage companies.

**2601 LONE OAK TRL**

**PAYMENT DUE DATE: October 17, 2016**

Scan to pay online!

Payment must be **U.S. Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
20008900470	194,990	77,996	0.58	3 - City of Kennesaw	Yes; 111 Basic				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
STATE	77,996	-	2,000	=	75,996	x	0	=	\$0.00

The Governor and General Assembly passed a tax relief, lowering your state property taxes each year until they are eliminated.

SCHOOL	77,996	-	10,000	=	67,996	x	0.0189	=	\$1,285.12
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Levied by the Cobb County Board of Education representing approximately 69.64% of your taxes due.

## COUNTY

Levied by the Board of Commissioners representing approximately 30.36% of your taxes due.

Taxpayer Reassessment Relief Act: You received an increased exemption of \$21,252.00 because your property's value was reassessed.

County General	77,996	-	31,252	=	46,744	x	0.00666	=	\$311.32
County Bond	77,996	-	0	=	77,996	x	0.00023	=	\$17.94
County Fire	77,996	-	0	=	77,996	x	0.00296	=	\$230.87

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2016	20008900470	10/17/2016	<b>Pay:</b> N/A	<b>or</b> \$1,845.25

Payment must be **U.S. Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2016	20008900470	10/17/2016 <b>Pay:</b>	N/A	<b>or</b> \$1,845.25	

Late fees apply after  
October 17, 2016

## 2016 COBB COUNTY TAX BILL

LONG KIMBERLEY L & BERKLEY S

or Current Property Owner  
2601 LONE OAK TRL NW

KENNESAW, GA 30144

QR Code for



Internal Use

IS YOUR INFORMATION UP TO DATE?

My mailing address  
has changed.

I want to remove  
homestead  
exemptions.

Date Moved: \_\_\_\_\_

New Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature : \_\_\_\_\_

**Owner Information**

LONG KIMBERLEY L & BERKLEY S 2601 LONE OAK TRL NW KENNESAW, GA 30144

**Payment Information**

Status	Paid
Last Payment Date	10/07/2016
Amount Paid	\$1,845.25

**Property Information**

Parcel Number	20008900470
Acres	0.58
Assessed Value	\$77,996
Fair Market Value	\$194,990
Tax District	3 - City of Kennesaw
Homestead Exemption	111 Basic

**Bill Information**

Record Type	Parcel
Bill Type	Original
Tax Year	2016
Due Date	10/17/2016

**Taxes**

Base Taxes	\$1,845.25
Penalty	\$0.00
Interest	\$0.00
Fees	\$0.00
Good Through	
Balance Due	\$0.00

**Property Address**

2601 LONE OAK TRL

REFERENCE PLAT:  
PB. 189, PG. 95

PROPERTY ADDRESS:  
2601 LONE OAK TRAIL  
KENNESAW, GEORGIA 30144

INFORMATION IS COMPILED FROM  
THE RECORDED FINAL PLAT, GIS  
TOPOGRAPHY, DEEDS OF RECORD  
TAX RECORDS AND INFORMATION  
SUPPLIED BY THE OWNER /  
APPLICANT.

**PROPOSED BUFFER AVERAGING:**

 EXISTING LOCAL BUFFER ENCROACHMENT  
1190 SF

 PROPOSED LOCAL BUFFER COMPENSATION  
1193 SF

\*IMPERVIOUS SETBACK(IF REQUIRED) NOT  
INCLUDED IN CALCULATIONS.

**3 PHASE PROJECT**

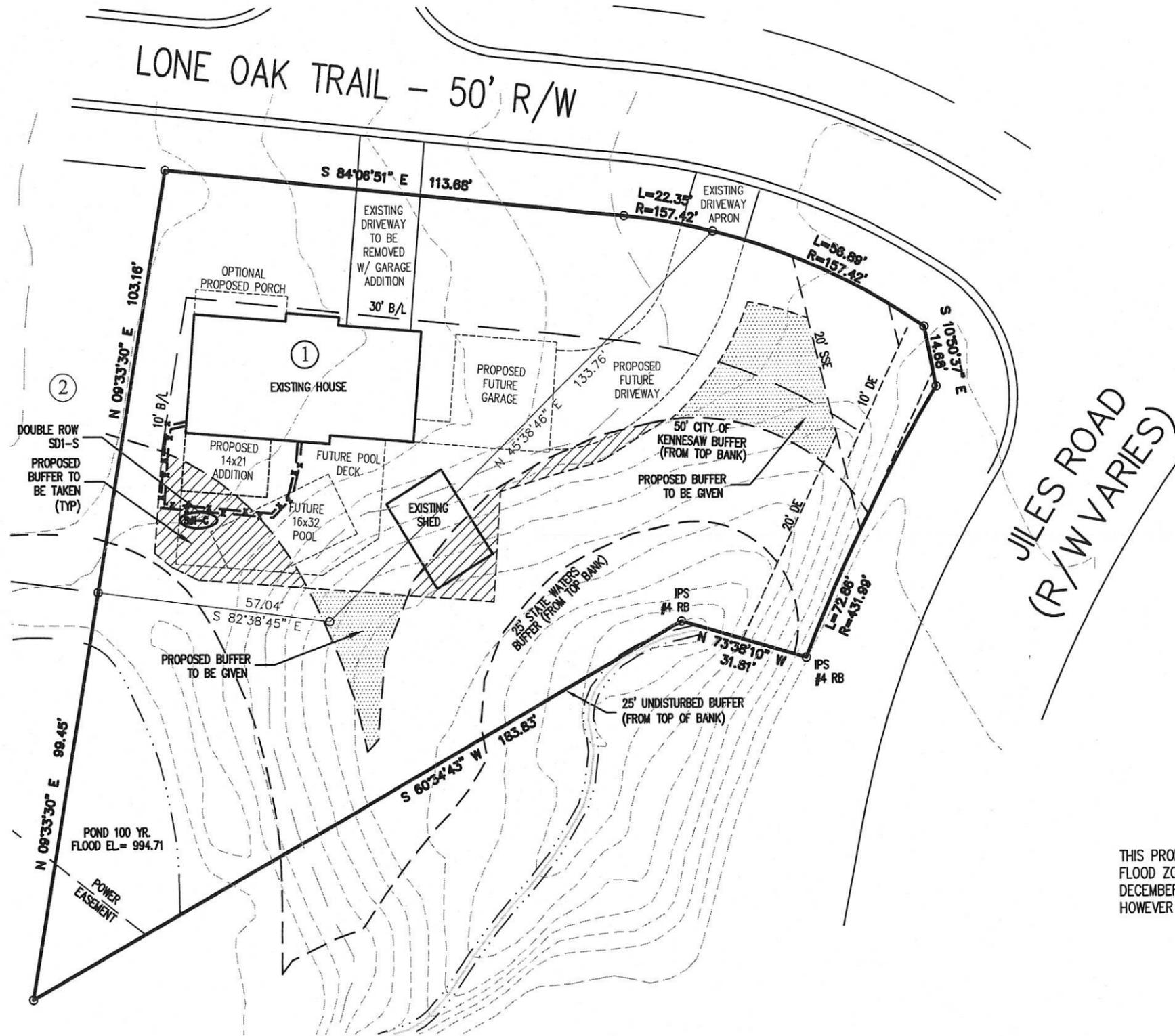
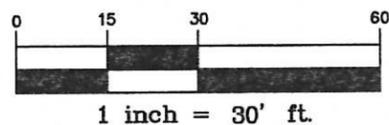
- 1) 14 x 21 ADDITION
- 2) POOL ADDITION
- 3) GARAGE AND DRIVEWAY  
RELOCATION/ ADDITION

VARIANCE PLAT FOR:

**SHANE LONG**

PROPERTY IS A PORTION OF JILES COVE  
LAND LOT 89, 20TH DISTRICT, 2ND SECTION  
IN THE CITY OF KENNESAW  
COBB COUNTY, GEORGIA

SCALE: 1" = 30' DATE: SEPTEMBER 22, 2017



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR  
FLOOD ZONE ACCORDING TO FEMA MAP #13067C0017G DATED  
DECEMBER 16, 2008  
HOWEVER A LOCAL HIGHWATER POOL HAS BEEN ESTABLISHED.

**DOCUMENTS NOT TO BE REPRODUCED.**




**centerline**  
Surveying and Land Planning, Inc.  
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399