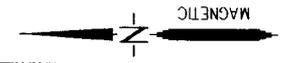
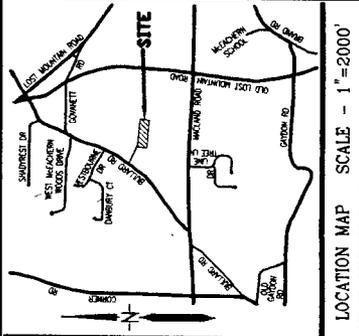


A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0065 F COMMUNITY #130052 DATED: AUG. 18, 1992



**NOTE:**  
THE VARIANCE REQUEST IS TO WAIVE THE MINIMUM ROAD FRONTAGE REQUIREMENTS TO ALLOW THREE TRACTS OFF A PROPOSED 20' ACCESS EASEMENT. THROUGH LOTS 19 AND 20 OF THE TRINITY VILLAGE COMMUNITY. THERE ARE NO HOMES CURRENTLY BUILT OR LOCATED ON THESE LOTS. THE DEVELOPER OF TRINITY VILLAGE IS ALSO THE LISTED APPLICANT FOR THIS VARIANCE.



LOCATION MAP SCALE - 1" = 2000'

**V-32**

**REFERENCE DEEDS:**  
MASON VARNER  
DB. 14155, PG. 916  
WILLIAM M. SPARKS  
DB. 14399, PG. 576

**REFERENCE PLATS:**  
MASON VARNER  
PB. 219, PG. 75  
MICHAEL THOMAS PARTAIN  
& CYNTHIA R. PARTAIN  
PB. 180, PG. 40

**REFERENCE 20' SSE:**  
COBB COUNTY WATER SYSTEM  
PB. 5585, PG. 495

100 YR FLOOD LIMITS INTERPOLATED FROM STUDY BY KRENSON VICKERY ENGINEERS DATED 3-1-05 FOR TRINITY VILLAGE RETIREMENT COMMUNITY

~N/F~  
SALLIE ANN DAKENPORT  
ZONED: R-30

~N/F~  
CLINTON F. GRUMWELL & SUSAN C. GRUMWELL  
DB. 6148, PG. 135  
ZONED: R-30

**RECEIVED**

FEB 14 2008

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

~N/F~  
DEVONHURST S/D  
P.B. 120, PG. 53  
ZONED: R-20

~N/F~  
MICHAEL PRICE

TOTAL AREA  
142,411 sq. ft.  
3.27 acres

~N/F~  
JOSHUA WAYNE

~N/F~  
TRINITY VILLAGE RETIREMENT COMMUNITY  
ZONED: RSL (PB 266, PG. 42-44)

~N/F~  
WILLIAM M. SPARKS JR.  
ZONED: R-30

~N/F~  
MICHAEL T. PARTAIN & CYNTHIA R. PARTAIN  
PB. 180, PG. 40  
ZONED: R-30

TOTAL AREA WITHIN 100 YEAR FLOOD PLAIN ZONE "A"  
31,084 SQ. FT.  
0.71 ACRES

~N/F~  
TRINITY VILLAGE RETIREMENT COMMUNITY UNIT II  
ZONED: RSL

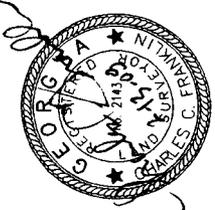
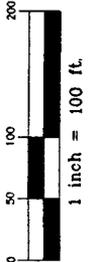
UNDISTURBED COBB COUNTY CREEK BUFFER 50' FROM TO OF BANK

LIVING SPRINGS CIRCLE - 40' R/W

LL 381  
LL 382  
LL 433  
LL 434

VARIANCE PLAT FOR:  
**WILLIAM M. SPARKS, JR.**

LOCATED IN LAND LOT 382 IN THE 19TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA  
SCALE: 1" = 100'. DATE: FEBRUARY 11, 2008



**Centerline Surveying Systems, Inc.**  
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-2399  
107042-25



# Cobb County Fire and Emergency Services

Applicant Name: North Star Investors

Petition Number: V-32

Date: 3.11.2008

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

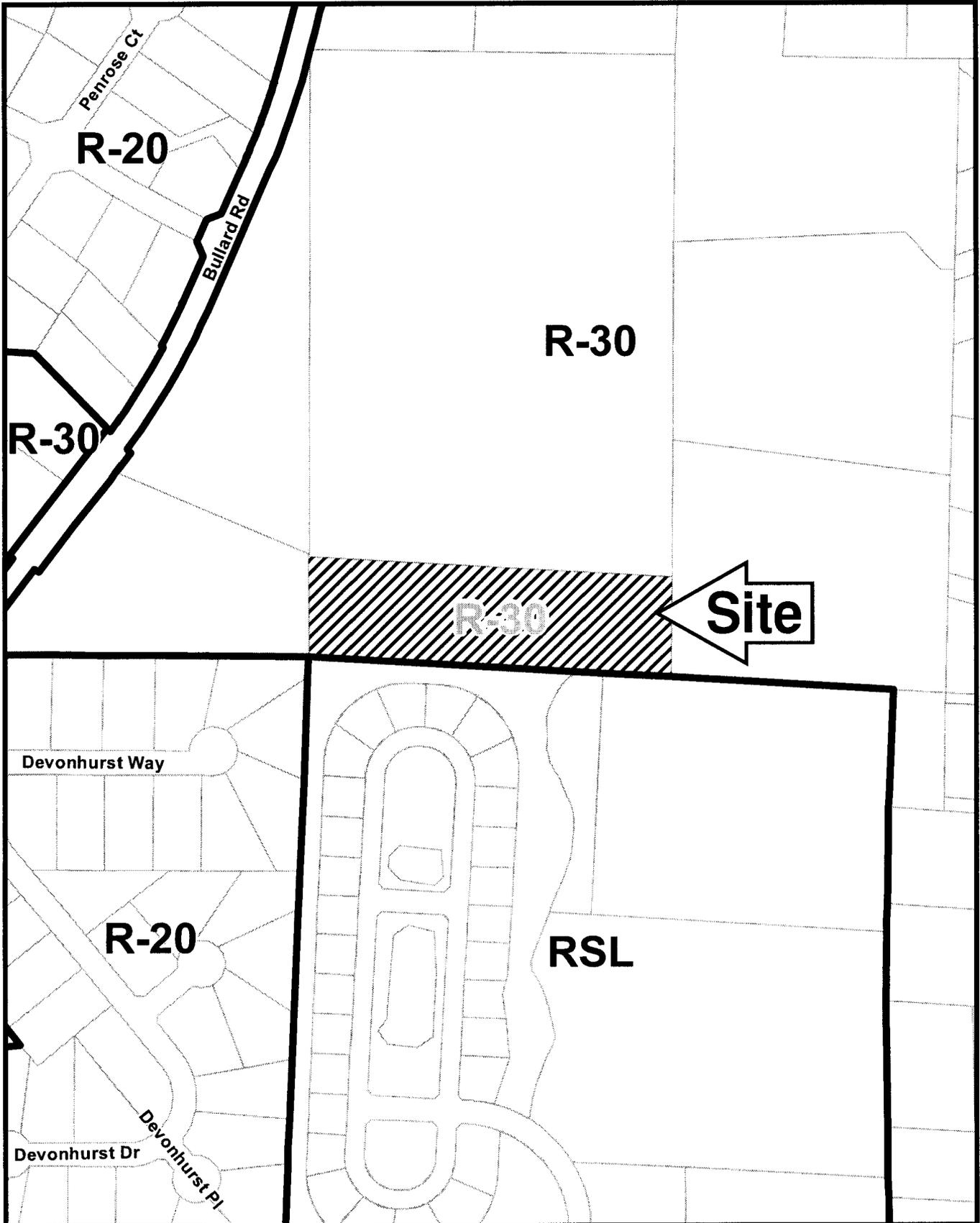
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Driveway access to a single family home must be 10 feet wide. A hammer head turnaround or cul-de-sac is required when a driveway exceeds 1000 feet. (See requirements for dimensions under residential subdivision).

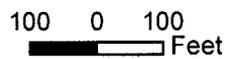
### Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

# V-32



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

Application No. U-32

Hearing Date: 4-9-08

Applicant NORTH STAR INVESTORS Business Phone (404) 474-7943 Home Phone \_\_\_\_\_

William Sparks

(representative's name, printed)

Address 5200 Dallas Hwy. Ste. 200-143 Powder Springs GA 30127

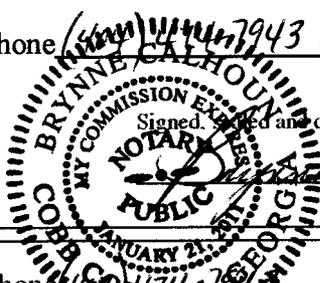
(street, city, state and zip code)

[Signature]

(representative's signature)

Business Phone (404) 474-7943 Cell Phone (770) 294-1066

My commission expires: 01/21/2011



Signed, sealed and delivered in presence of

[Signature]

Notary Public

Titleholder NORTH STAR INVESTORS Business Phone (404) 474-7943 Home Phone \_\_\_\_\_

Signature [Signature]

(attach additional signatures, if needed)

WILLIAM SPARKS

Address: 5200 Dallas Hwy. Ste. 200-143 Powder Springs GA 30127

(street, city, state and zip code)

My commission expires: 01/21/2011

Signed, sealed and delivered in presence of

[Signature]

Notary Public

Present Zoning of Property R-30

Location 1851 Bullard Road Parcel ID 1903820030

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

Land Lot(s) 382 District 19 Size of Tract 3.27 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.

PROPERTY IS LAND LOCKED AND LACKS SUITABLE ACCESS TO ROAD

List type of variance requested: WAIVE THE MINIMUM ROAD FRONTAGE REQUIREMENTS TO ALLOW THREE TRACTS OFF A PROPOSED 20' ACCESS EASEMENT THROUGH LOTS 19 AND 20 OF THE TRINITY VILLAGE COMMUNITY. THERE ARE NO HOMES CURRENTLY BUILT OR LOCATED ON THESE LOTS. THE DEVELOPER OF TRINITY VILLAGE IS ALSO THE LISTED APPLICANT FOR THIS VARIANCE.