

FOR
ACADIA HOMES

3200 COBB GALLERIA PARKWAY
SUITE 150
ATLANTA, GEORGIA 30339
PHONE: 770-319-7424

ALLEYWAY SF: 145 SF
DRIVEWAY SF: 240 SF
HOUSE SLAB SF: 1,771 SF
HOUSE PORCHES SF: 118 SF
SIDEWALK SF: 32 SF
NEW TOTAL IMPERVIOUS SF: 2,306 SF
(2,306 SF/5,161 SF)=44.7%



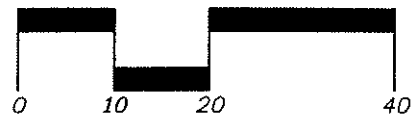
**PLANNERS AND ENGINEERS
COLLABORATIVE**

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HLP PLAN LOT (6)

DRAWN BY: JH
CHECKED BY: KJW
FILE NO.: 06027.00A
DATE: 2/16/2012
SCALE: 1" = 20'



APPLICANT: Acadia Homes & Neighborhoods, LLC **PETITION No.:** V-42
PHONE: 678-300-9438 **DATE OF HEARING:** 06-13-12
REPRESENTATIVE: Gayle White **PRESENT ZONING:** RA-5
PHONE: 678-300-9438 **LAND LOT(S):** 694
TITLEHOLDER: Acadia Homes & Neighborhoods, LLC **DISTRICT:** 17
PROPERTY LOCATION: On the northeastern corner **SIZE OF TRACT:** 0.118, 0.113 acre
of Maner Street and Cooper Lake Road (1955 Cooper **COMMISSION DISTRICT:** 2
Lake Road and 1965 Cooper Lake Road).
TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 40% to 44.7% on lot 6 and to 45.3% on lot 7.

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

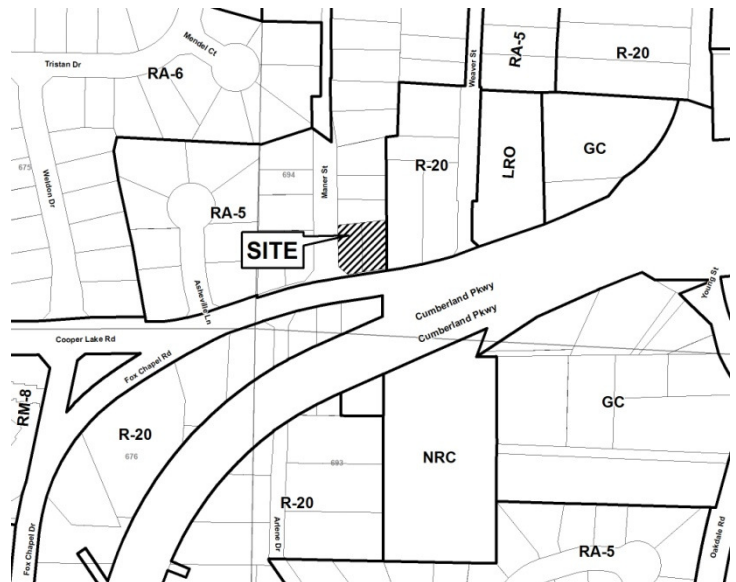
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: All roof drains and impervious areas must be captured and tied directly into the adjacent stormwater system to be discharged to the detention facility.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

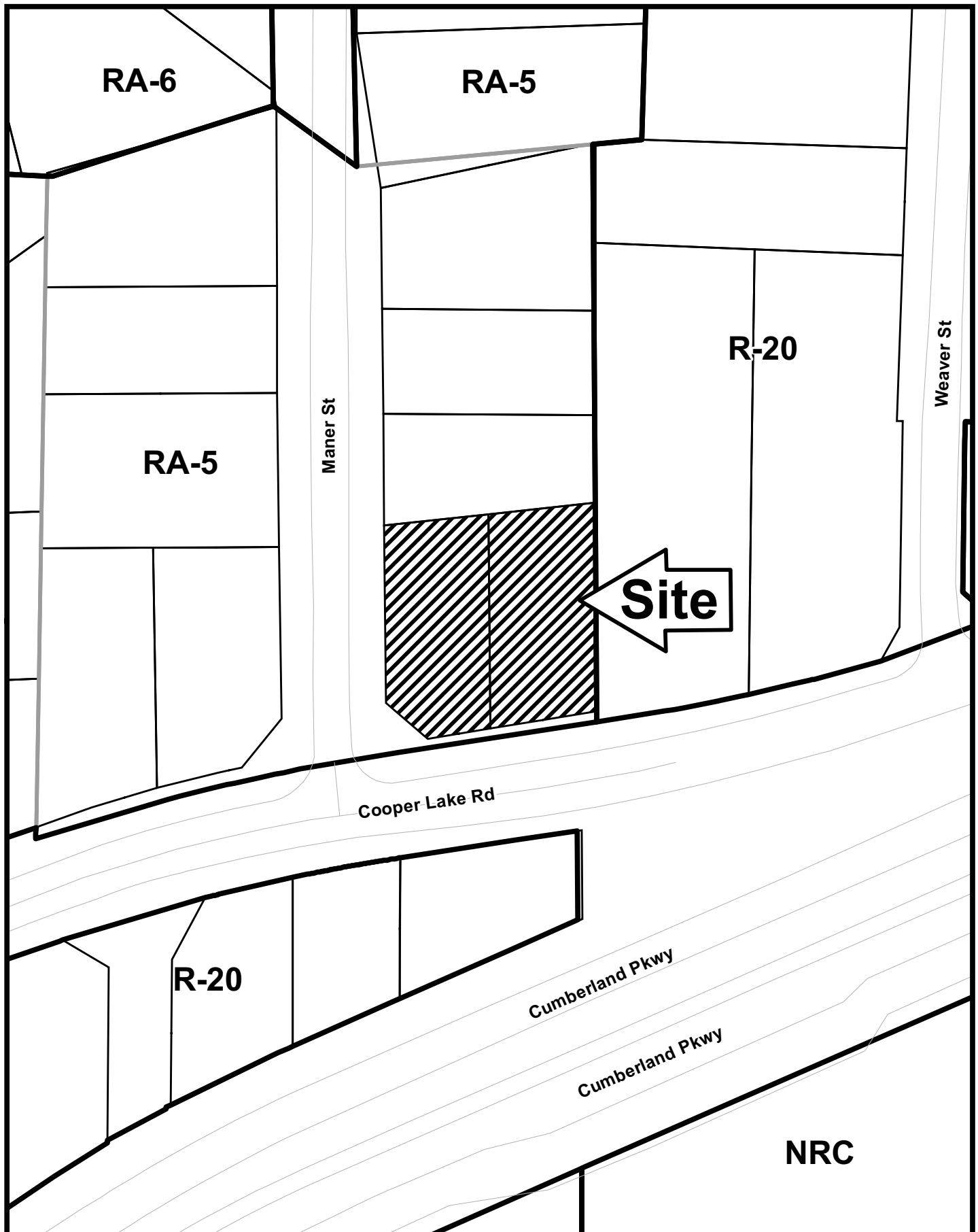
WATER: No conflict.

SEWER: No conflict.

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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

V-42



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

0 50 100 Feet



City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-42
Hearing Date: 6-13-12

Applicant Acadia Homes & Neighborhoods LLC Phone # 678-300-9438 E-mail permitspluscorp@gmail.com

Gayle White Address 1092 meadow Brook Drive Woodstock GA 30188
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 678-300-9438 E-mail permitspluscorp@gmail.com
(representative's signature)

My commission expires: 1-2-16

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Titleholder Acadia Homes & Neighborhoods LLC Phone # 404-319-7424 E-mail _____

Signature [Signature] Address: 3200 Cobb Galleria Pkwy #150 Atlanta GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 1-2-16

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

Present Zoning of Property RA-5 Conditional

Location Lots 6 and 7 @ 1955 and 1965 Gopher Lake Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 694 District 17th Size of Tract .118/.113 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.

In order to satisfy existing Manor Street residents, adjacent neighbors and Cobb County, we designed large and expensive product line to market for Manor Street @ Gopher Lake. At the same time, we agreed to provide lead walks to Gopher Lake Road, per Cobb County. Consequently, we are unable to meet impervious percentage of 40% and satisfy all parties involved.

List type of variance requested: To increase maximum impervious percentages from 40% to 44.7% on lot 6 and 45.3% on lot 7.