

COBB COUNTY GEORGIA
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PERMIT DRAWING FOR:

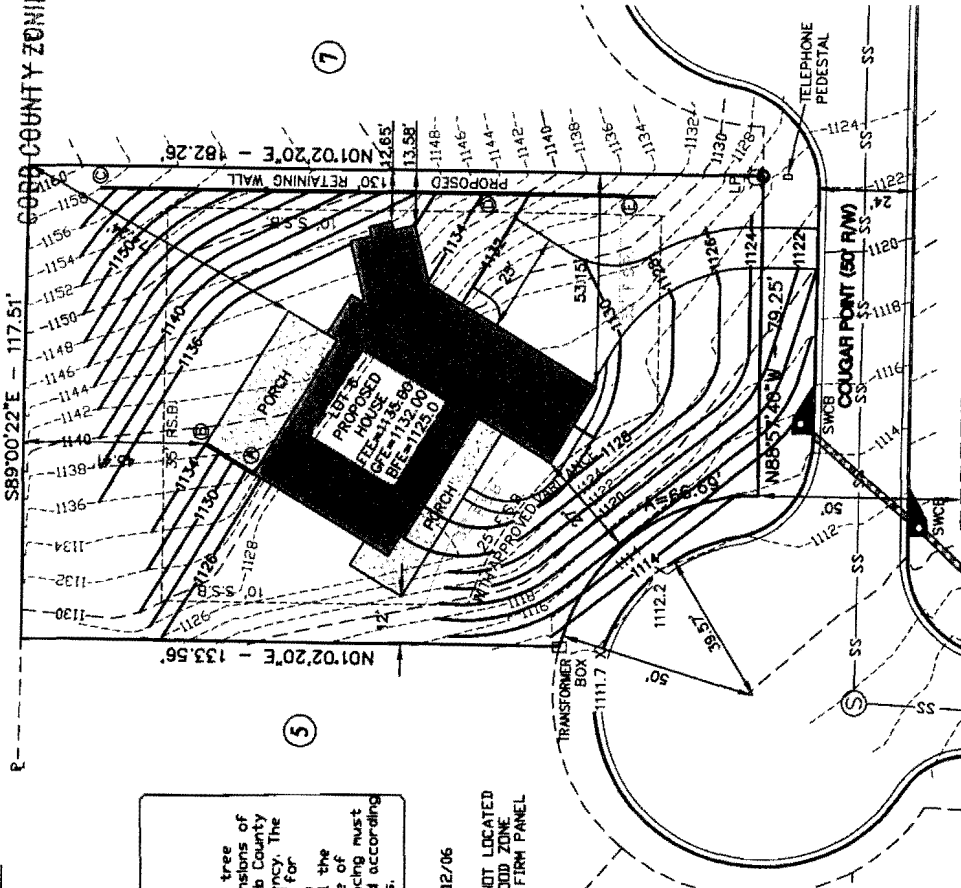
Owner / Developer:
Brock Bullitt Homes, LLC
1110 Northchase Pkwy
Marietta, Ga. 30067
Phone #: (678) 255-7336
Contact: Jack Hopkins



This lot has a designated tree protection area, the dimensions of which are on file with Cobb County Community Development Agency. The homebuilder is responsible for maintaining this area in an undisturbed condition until the release of the certificate of occupancy. Protective fencing must be installed and maintained according to Cobb County standards.

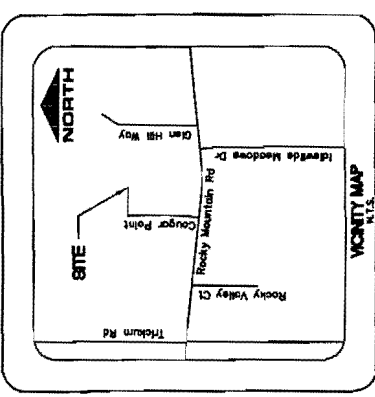
REFERENCE PLAT

PBI 248 PG 21 RECORDED 5/12/06
FLOOD INFORMATION
THIS PROPERTY (LOT 6) IS NOT LOCATED WITHIN FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY FIRM PANEL 13067/0061G DATED 12/16/08.



RETAINING WALL CHART

Ⓐ	TW=1134.5
	BW=1126.5
Ⓑ	TW=1134.5
	BW=1134.0
Ⓒ	TW=1158.0
	BW=1156.0
Ⓓ	TW=1145.0
	BW=1134.0
Ⓔ	TW=1134.0
	BW=1132.0



THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED LOCATION OF A PROPOSED RESIDENCE TO BE CONSTRUCTED ON THIS LOT. THE FOOT PRINT OF THIS PROPOSED RESIDENCE WAS FURNISHED BY THE BUILDER. IT IS THE BUILDER'S RESPONSIBILITY TO OBTAIN AND OBTAIN BY THE DESIGNATED TREE PROTECTION AREA FOR THIS LOT WHICH IS ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY.

BUILDING SETBACKS
FRONT: 35'
SIDE: 10'
REAR: 35'
PRESENT ZONING: R-20
LOT AREA: 20,029 SF. / 0.46 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW!



V 62 (2013)

Site Plan Plan for: **LOT 6**
4115 Cougar Point
Lynden Manor Subdivision
PLANNING / ENGINEERING / SURVEYING

NORTHCOAST LAND SERVICES INC.
P.O. BOX 2214 / LOGANVILLE, GEORGIA 30032 / PHONE: (404) 354-3122

Date: 11/07/12 Land Lot: 238 District: 2 Sheet No: 1 of 1
County: Cobb Scale: 1"=30'
Project: Lynden Manor Lot 6 Drawn By: RWB

No.	By	Date	Revision

ACAD FILE:



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

APPLICANT: Brock Built Homes, LLC **PETITION No.:** V-62
PHONE: 404-351-7555 **DATE OF HEARING:** 05-08-13
REPRESENTATIVE: John H. Moore **PRESENT ZONING:** R-20
PHONE: 770-429-1499 **LAND LOT(S):** 238
TITLEHOLDER: Newco Services, LLC **DISTRICT:** 16
PROPERTY LOCATION: On the north side of **SIZE OF TRACT:** 0.46 acre
Cougar Point, north of Rocky Mountain Road **COMMISSION DISTRICT:** 3
(4115 Cougar Point).

TYPE OF VARIANCE: Waive the front setback from the required 35 feet to 25 feet.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Brock Built Homes, LLC

PETITION No.: V-62

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comment.

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.

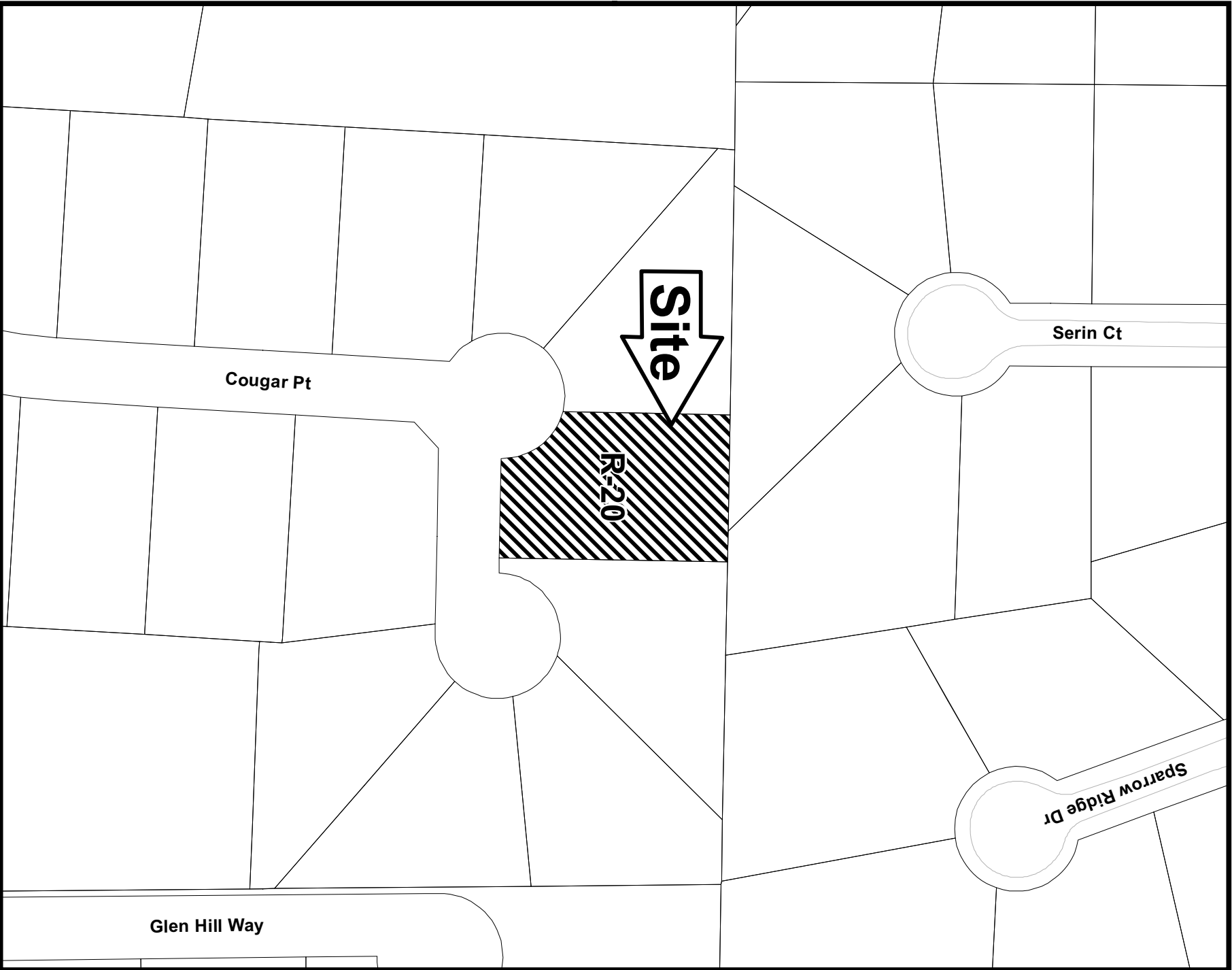
SEWER: No conflict.

APPLICANT: Brook Built Homes, LLC

PETITION No.:

V-62

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.



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



City Boundary
Zoning Boundary

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Application for Variance

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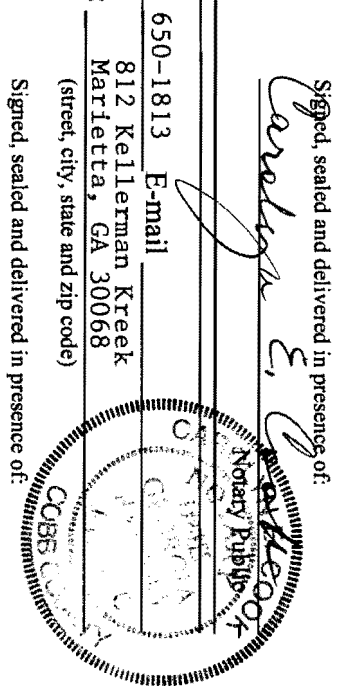
COBB COUNTY ZONING DIVISION (type or print clearly)

Application No. V-62 (2013)
Hearing Date: 05/08/2013

Applicant Brock Built Homes, LLC Phone # (404) 351-7555 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(street, city, state and zip code)
BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mljs.com
(representative's name, printed) (representative's signature) Georgia Bar No. 519800 w7@mljs.com

My commission expires: January 10, 2015
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Newco Services, LLC Phone # (770) 650-1813 E-mail _____
Signature See Attached Exhibit "A" Address: 812 Kellerman Kreek
(attach additional signatures, if needed) Marietta, GA 30068
(street, city, state and zip code)



My commission expires: _____
Notary Public

Present Zoning of Property R-20

Location Lot 6, Lynden Manor Subdivision (a/k/a 4115 Cougar Point)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 238 District 16th Size of Tract 0.46 Acre(s)

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

Size of Property _____ 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 applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank.
See Exhibit "B" attached hereto and made a part hereof by reference.

List type of variance requested: (1) Waiver of required minimum front setback from
thirty-five (35) feet to twenty-five (25) feet. (See § 134-197(4) (d)).

COBB COUNTY ZONING DIVISION
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COBB COUNTY GEORGIA

V-62 (2013)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 62 (2013)
Hearing Date: May 8, 2013

**BEFORE THE COBB COUNTY PLANNING COMMISSION AND
THE COBB COUNTY BOARD OF COMMISSIONERS**

Applicant: **Brock Built Homes, LLC**
Property Owner: **Newco Services, LLC**

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NEWCO SERVICES, LLC

BY: *John E. Carr, III*
John E. Carr, III

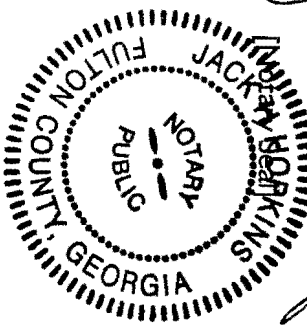
TITLE: *General Manager*

Address: *812 Kethinwood Circle*
Marietta, GA 30068

Telephone No.: (770) *650-1813*

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public
Commission Expires: *13 Oct 2015*



V-62 (2013)

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-62 (2013)

Hearing Date: May 8, 2013

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant: Brock Built Homes, LLC
Property Owner: Newco Services, LLC

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

Applicant requests a waiver of the minimum front setback from the required thirty-five (35) feet, as set forth under the R-20 zoning classification, to twenty-five (25) feet. The property which is at issue is a single lot, Lot 6, within the Lynden Manor Subdivision (hereinafter "Property" or "Subject Property"). It is located on the "eye" of a cul-de-sac, which alters and decreases the front yard area of the Property. Additionally, there are topographic challenges to the rear of the Subject Property which allow little flexibility for placement of the proposed residence. Thus, by waiving the required minimum front setback, the residence can be placed in the best possible location, both topographically and aesthetically. The variance requested herein is not substantial and would allow an otherwise reasonable and marketable residential use of the Subject Property; especially, given that, at this time, it appears that lots within the remainder of the development meet or exceed the minimum setback requirements as set forth in the Cobb County Zoning Ordinance.

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