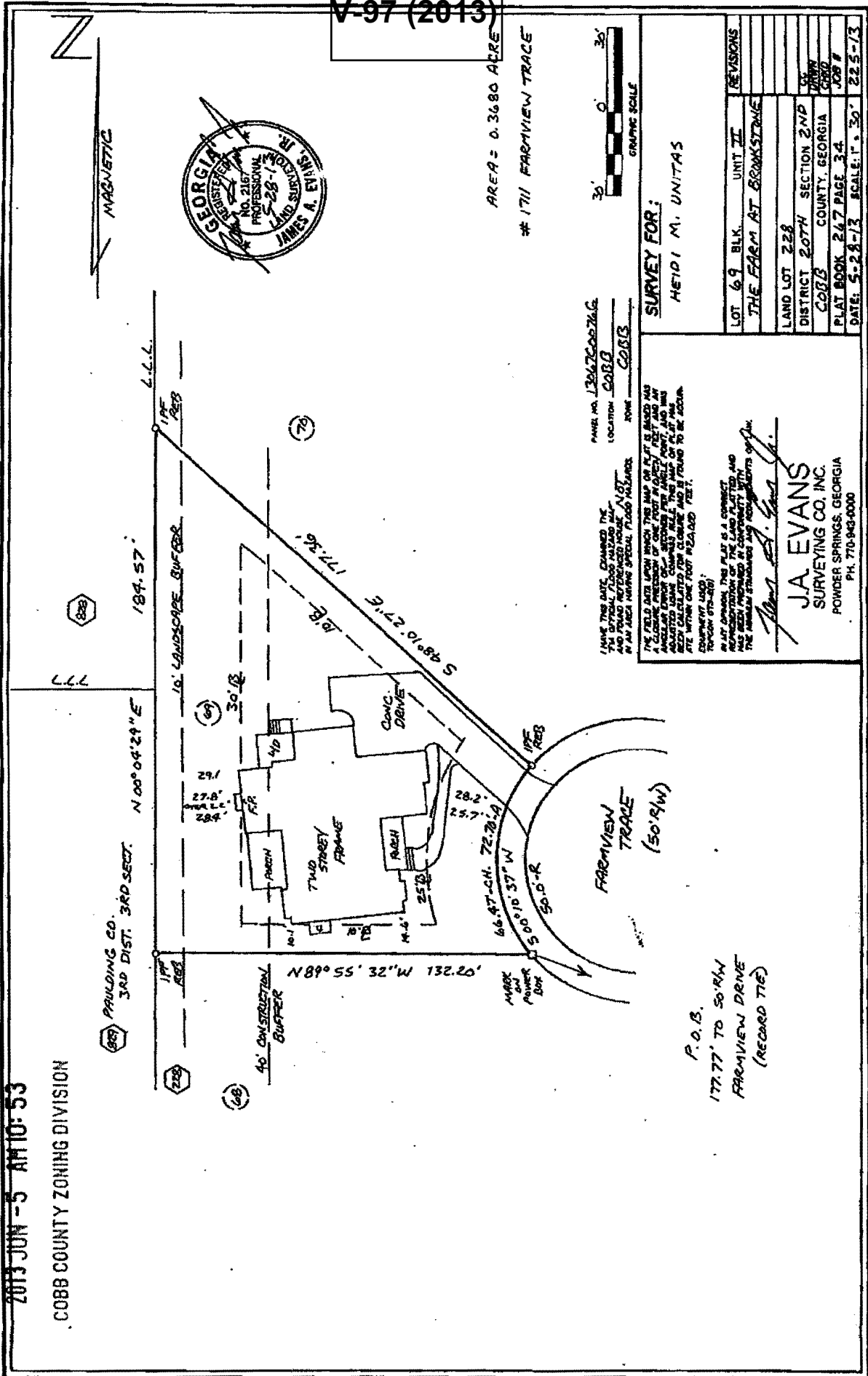


COBB COUNTY GEORGIA
FILED IN OFFICE

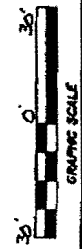
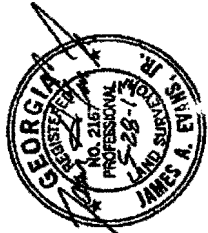
2013 JUN -5 AM 10:53

COBB COUNTY ZONING DIVISION



V-97 (2013)

AREA = 0.3680 ACRE
1771 FARMVIEW TRACE



PANEL NO. 13062000746
LOCATION COBB
TOWNSHIP COBB

I HAVE THIS DATE EXAMINED THE PLAT AND FOUND IT TO BE A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE SAME HAS BEEN PREPARED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF GEORGIA RELATIVE TO THE SURVEYING PROFESSION AND THE MEASUREMENTS AND CALCULATIONS THEREON.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS BEEN CHECKED AND FOUND TO BE CORRECT AND ACCURATE. THE MEASUREMENTS AND CALCULATIONS THEREON HAVE BEEN CHECKED AND FOUND TO BE CORRECT.

DATE: 5-28-13 SCALE: 1" = 30'
JOB # 225-13

SURVEY FOR:

HEIDI M. UNITAS

LOT	BLK.	UNIT	REVISIONS
69		II	
THE FARM AT BROWNSSTONE			
LAND LOT 228			
DISTRICT 20TH SECTION 2ND			
COBB COUNTY, GEORGIA			
PLAT BOOK 247 PAGE 34			
DATE: 5-28-13 SCALE: 1" = 30' 225-13			

JA EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-948-0000

N+R-12

APPLICANT: Brown Building, Inc. **PETITION No.:** V-97
PHONE: 404-213-1765 **DATE OF HEARING:** 08-14-13
REPRESENTATIVE: Ernest E. Brown **PRESENT ZONING:** PRD
PHONE: 404-213-1765 **LAND LOT(S):** 191, 228
TITLEHOLDER: Brown Building, Inc. **DISTRICT:** 20
PROPERTY LOCATION: At the western terminus **SIZE OF TRACT:** 0.37 acre
of Farmview Trace **COMMISSION DISTRICT:** 1
(1711 Farmview Trace).

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 29 feet on the western side.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Brown Building, Inc.

PETITION No.:

V-97

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: A zoning stipulated undisturbed buffer and a tree save area will be affected by this variance. 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 comments.

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.

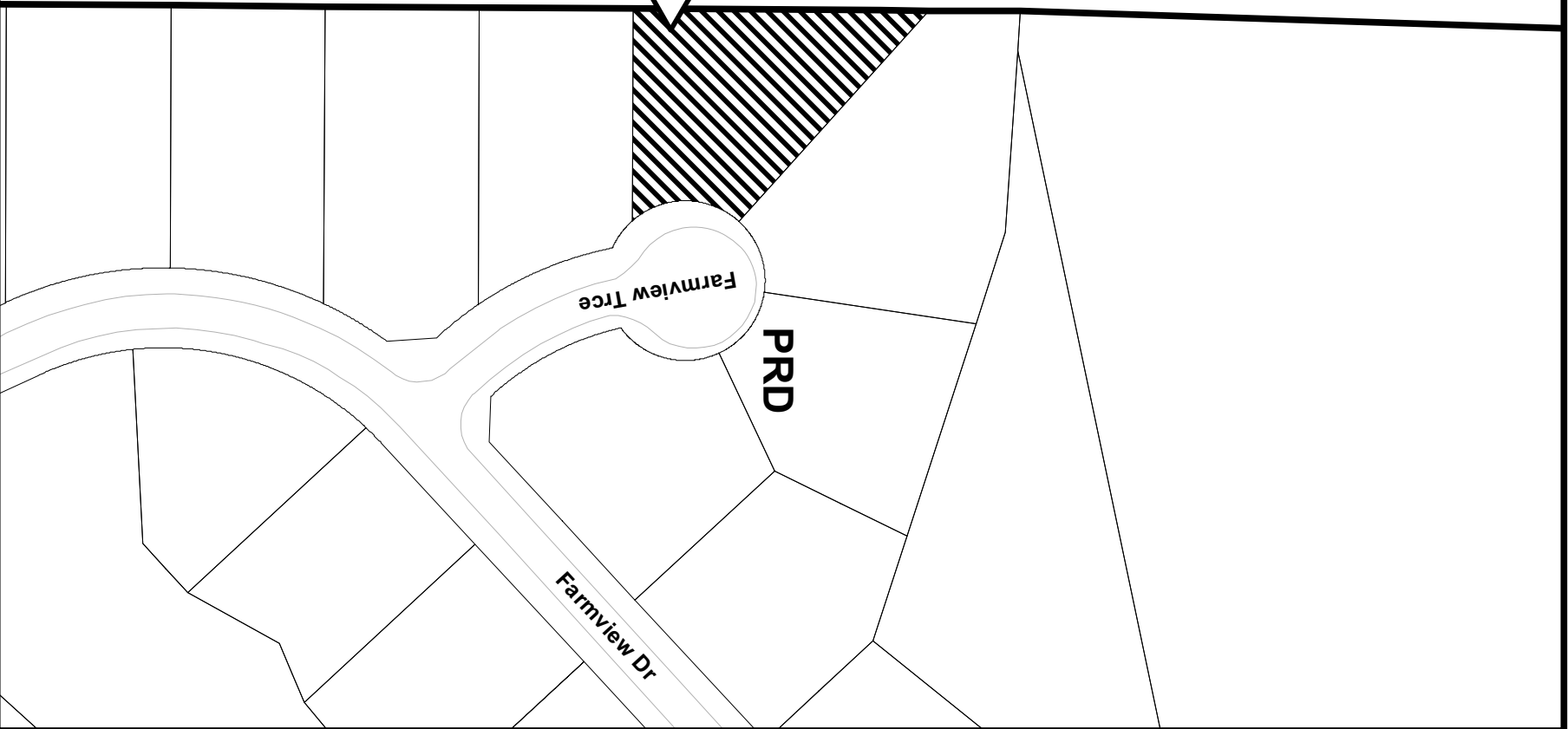
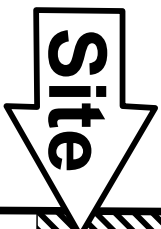
APPLICANT: Brown Building, Inc.

PETITION No.:

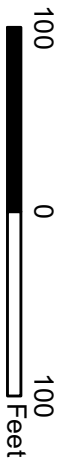
V-97

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.

PAULDING COUNTY



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



City Boundary
Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE
Application for Variance

2013 JUN -5 AM 10: 52
Cobb County

COBB COUNTY ZONING DIVISION

(Type or print clearly)

Application No. 1-97
Hearing Date: 8/14/13

Applicant Brown Building Inc Phone # 904-213-1765 E-mail @FARMVIEW.NET

ERNEST E BROWN JR Address 334 SHELL HORSE RD. LAWRENCE GA
(representative's name, printed) (street, city, state and zip code) 30734

Ernest E Brown Phone # 904-213-1765 E-mail same
(representative's signature)

My commission expires: April 12, 2015 Signed, sealed and delivered in presence of Reginae R. Purley
Notary Public

Titleholder Brown Building Inc Phone # 9-213-1765 E-mail BROWN BUILDING INC
Signature Ernest E Brown Address: 334 SHELL HORSE RD LAWRENCE GA
(attach additional signatures, if needed) (street, city, state and zip code) 30734

My commission expires: April 12, 2015 Signed, sealed and delivered in presence of Reginae R. Purley
Notary Public

Present Zoning of Property RPO (Z-204 015 2005)

Location 1211 FARM VIEW TRACT LAWRENCE GA 30101
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 229 District 20 Size of Tract .3680 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.

HOUSE IS UNDER CONTRACT AND NEED VARIANCE TO CLOSE.

List type of variance requested: VARIANCE ON CONSTRUCTION BETWEEN ENCROACHMENT INTO BROWN BUILDING LOTS. NOTE FIRST PLACE CASE IS CARRIED OVER.