

FOUNDATION LOCATION PLAT FOR

TCB & ASSOCIATES

LOCATED IN LAND LOT 184
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
BEING LOT 147 VININGS VINTAGE, UNIT 1
PLAT BOOK 231, PAGE 77

5929 VININGS VINTAGE WAY

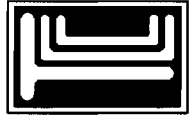
AREA = 0.172 ACRES
7,475 SQ. FT.

V-53 (2014)

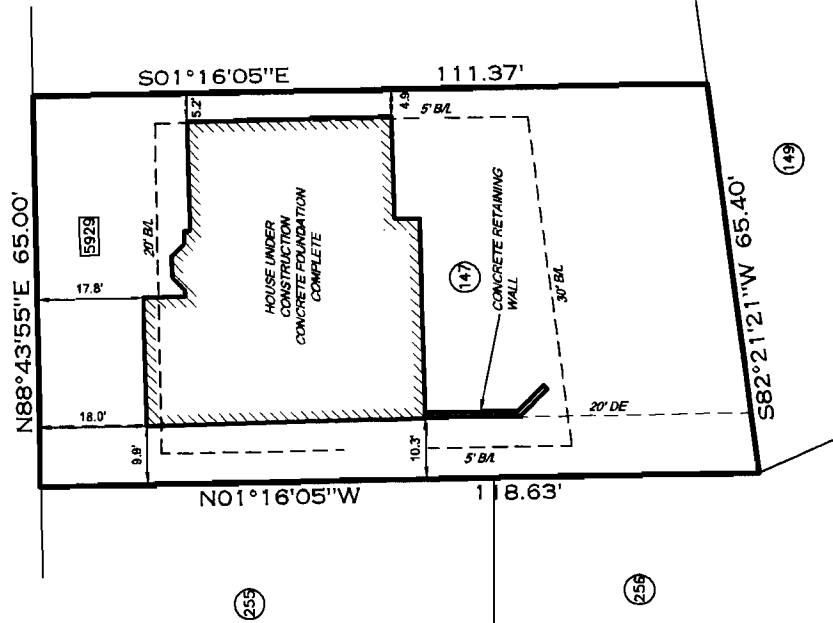


REVISIONS	
DATE	DESCRIPTION
02/25/14	SHOW DIMENSIONS TO FOUNDATION

THE COMPANY
RUSSELLE
 PROFESSIONAL LAND SURVEYORS
 2961 POWDER SPRINGS ROAD
 MARSHETTA, GEORGIA 30084
 (770) 943-5903
 E-MAIL: BEN@RUSSELLE.COM
 PROJ. NO. C06094 FILE: C06094-LOT147-
 FIELD SURVEY DATE: 02/19/14 10-25-13.DWG
 PLAT DATE: 02/20/14 SCALE: 1"=20'



VININGS VINTAGE WAY (50' R/W)



FLOOD STATEMENT
 I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13087C0216H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"
 X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

STREAM BUFFER NOTE
 THERE IS A 25' NON-DISTURBANCE BUFFER (W/ W/ WATER STREAMS) AND A 50' NON-DISTURBANCE BUFFER (TROUT STREAMS) ADJACENT TO ANY STREAM OR BODY OF WATER MANDATED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE WATERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE BECOMING ANY DISTURBANCE NEAR THESE AREAS.

COBB COUNTY ZONING DIVISION
2014 MAY -7 PM 3:07

PLAT BOOK 231, PAGE 77

APPLICANT: TCB & Associates, Inc.
PHONE: 770-517-5484
REPRESENTATIVE: Tony C. Burton
PHONE: 770-517-5484
TITLEHOLDER: TCB Homes, Inc.
PROPERTY LOCATION: On the south side of
Vinings Vintage Way, west of Vintage Points Run
(5929 Vinings Vintage Way).

PETITION No.: V-53
DATE OF HEARING: 07-09-2014
PRESENT ZONING: RM-12
LAND LOT(S): 184
DISTRICT: 18
SIZE OF TRACT: 0.17 acre
COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Waive the front setback from the required 20 feet to 17.8 feet adjacent to the northern property line, and the side setback from the required 5 feet to 4.9 feet adjacent to the eastern property line.

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

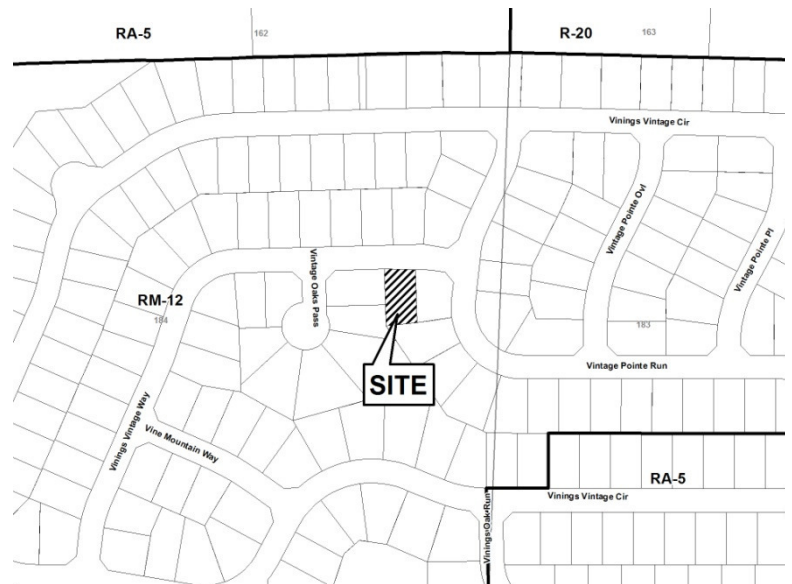
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: TCB & Associates, Inc. **PETITION No.:** V-53

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 objection to setback variances.

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.

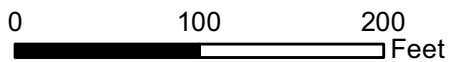
APPLICANT: TCB & Associates, Inc. **PETITION No.:** V-53

FIRE DEPARTMENT: No comments.

V-53



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

2014 MAY -7 PM 3:06

(type or print clearly)

Application No. V-53
Hearing Date: 7-9-14

COBB COUNTY ZONING DEPARTMENT

Applicant TCB & Associates Inc. Phone # 770 517 5484 E-mail TCBhomes@Bellsouth.net
Tony E Burton Address 4351 SHALLOWFORD IND PKWY MARIETTA, GA, 30066
(representative's name, printed) (street, city, state and zip code)
Tony E Burton Phone # 770 517 5484 E-mail TCBhomes@Bellsouth.net
(representative's signature)

My commission expires: JO ANN MOLKIE
Notary Public, Cobb Co., GA
My Commission Expires Aug. 18, 2015

Signed, sealed and delivered in presence of:
John Molkie
Notary Public

Titleholder _____ Phone # 770 517 5484 E-mail TCBhomes@Bellsouth.net
Signature Tony E Burton Address: 4351 SHALLOWFORD IND PKWY MARIETTA, 30066
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: JO ANN MOLKIE
Notary Public, Cobb Co., GA
My Commission Expires Aug. 18, 2015

Signed, sealed and delivered in presence of:
John Molkie
Notary Public

Present Zoning of Property R-12

Location 5929 VININGS VINTAGE WAY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 184 District 18th Size of Tract .0172 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: FRONT SETBACK 17.8' EAST REAR CORNER 4.9'
FRONT SETBACK IS 20' SIDE IS 5'