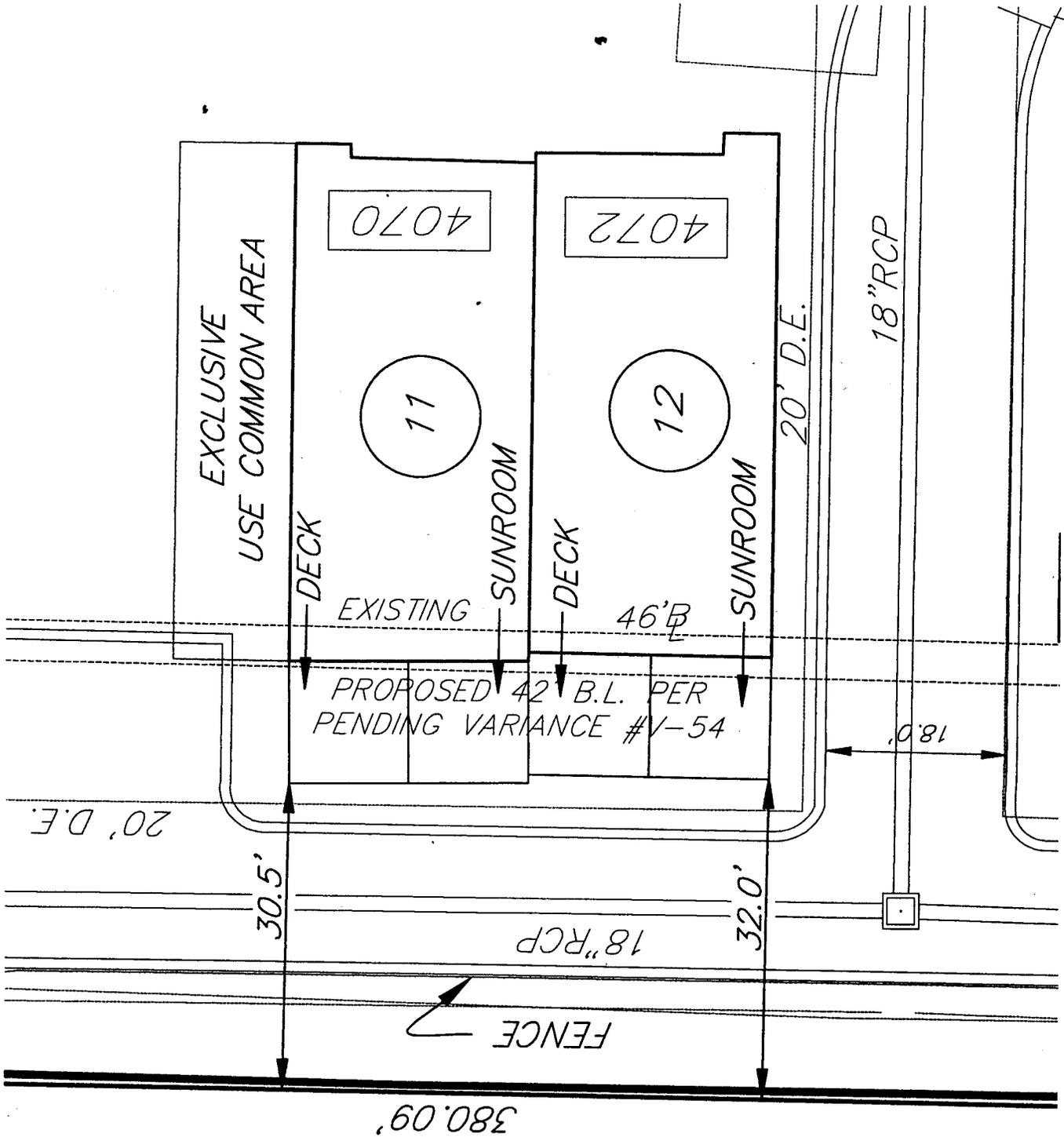


V-54
(2014)

JUL 17 2014



6
NC

APPLICANT: JWC Paces Walk, LLC

PETITION No.: V-54

PHONE: 770-809-6034

DATE OF HEARING: 07-09-2014

REPRESENTATIVE: James Balli

PRESENT ZONING: RM-8

PHONE: 770-422-7016

LAND LOT(S): 695

TITLEHOLDER: JWC Paces Walk, LLC

DISTRICT: 17

PROPERTY LOCATION: At the southwest intersection of Cooper Lake Drive and Atlanta Road (4070, 4072 Thorndale Lane).

SIZE OF TRACT: 0.06 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the setback from the required 46 feet to 30 feet adjacent to the western property line.

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

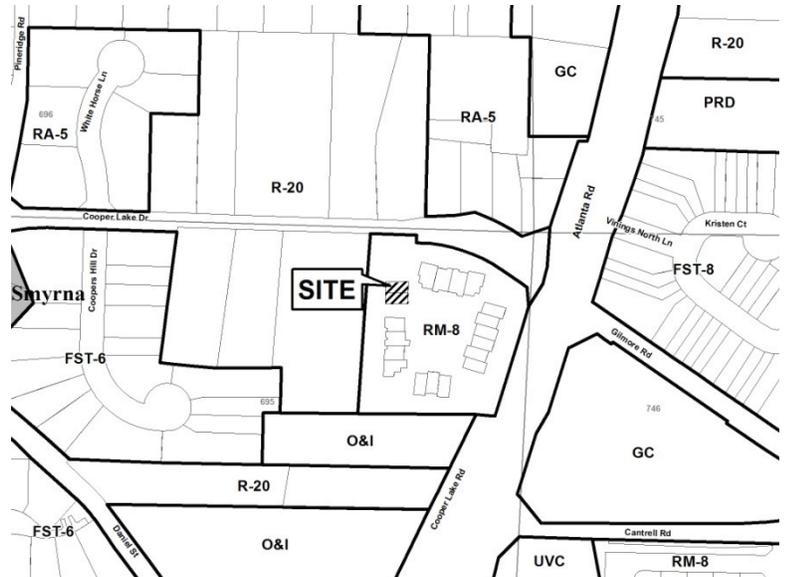
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: JWC Paces Walk, LLC

PETITION No.: V-54

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.

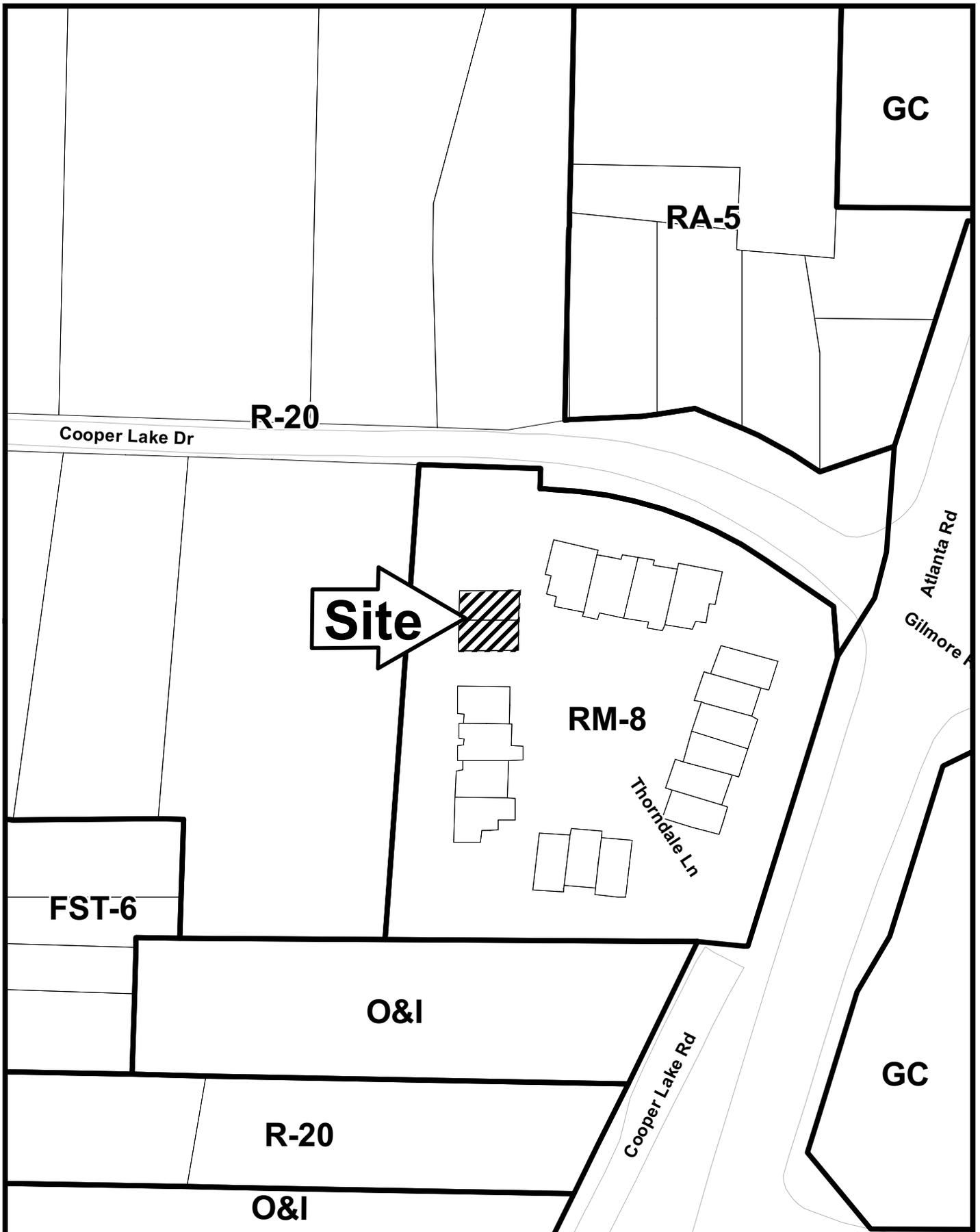
WATER: No conflict.

SEWER: No conflict.

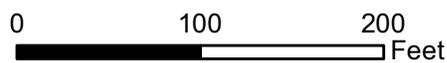
APPLICANT: JWC Paces Walk, LLC **PETITION No.:** V-54

FIRE DEPARTMENT: No comments.

V-54



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 ZONING DIVISION
FILED IN 077

Application for Variance

2014 MAY -7 PM 4:03

Cobb County

(type or print clearly)

Application No. V-54
Hearing Date: 7-9-14

COBB COUNTY ZONING DIVISION

Applicant Twe Paces Walk LLC Phone # 770-899-6034 E-mail ewoodland@centerprises.com
Edward Woodland Address 2355 Log Cabin Drive Smyrna GA 30080
(representative's name printed) (street, city, state and zip code)

Phone # 770-899-6034 E-mail ewoodland@centerprises.com

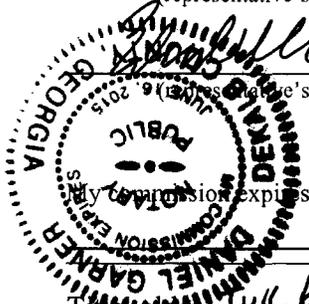
(Signature's signature)

Signed, sealed and delivered in presence of:

June 16, 2015

Daniel Berner

Notary Public



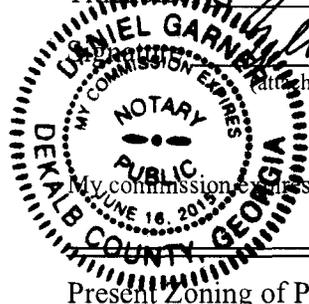
Twe Paces Walk LLC Phone # 770-899-6034 E-mail ewoodland@centerprises.com
[Signature] Address: 2355 Log Cabin Drive Smyrna GA 30080
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

June 16, 2015

Daniel Berner

Notary Public



Present Zoning of Property RM-8

Location Lot 1 and 12 Paces Walk 4070 and 4072 Thornhole Lane Smyrna GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 695 District 1774 Size of Tract .057 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 .057 Acre(s) Shape of Property Rectangular Topography of Property Flat 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).

see attached

List type of variance requested: Variance to 46' Building Restriction Line

**EXHIBIT
V-54 (2014)**

Paces Walk Lots 11 and 12

4070 and 4072 Thorndale Lane, Smyrna GA 30080

Variance Request

The foundation for the above referenced townhomes was installed approximately 43.5' from the rear property line. This encroaches on a 46' Building Restriction Line that is on the Western property line of the Paces Walk Neighborhood. The applicant requests relief from the 46' Building Restriction Line. Removing the foundation creates a hardship on the owner and moving the foundation is impossible.

COBB COUNTY ZONING DEPARTMENT

2014 MAY -7 PM 4:04

1068 COUNTY GEORGIA
SM 20 IN OFF