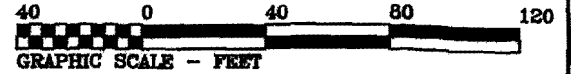


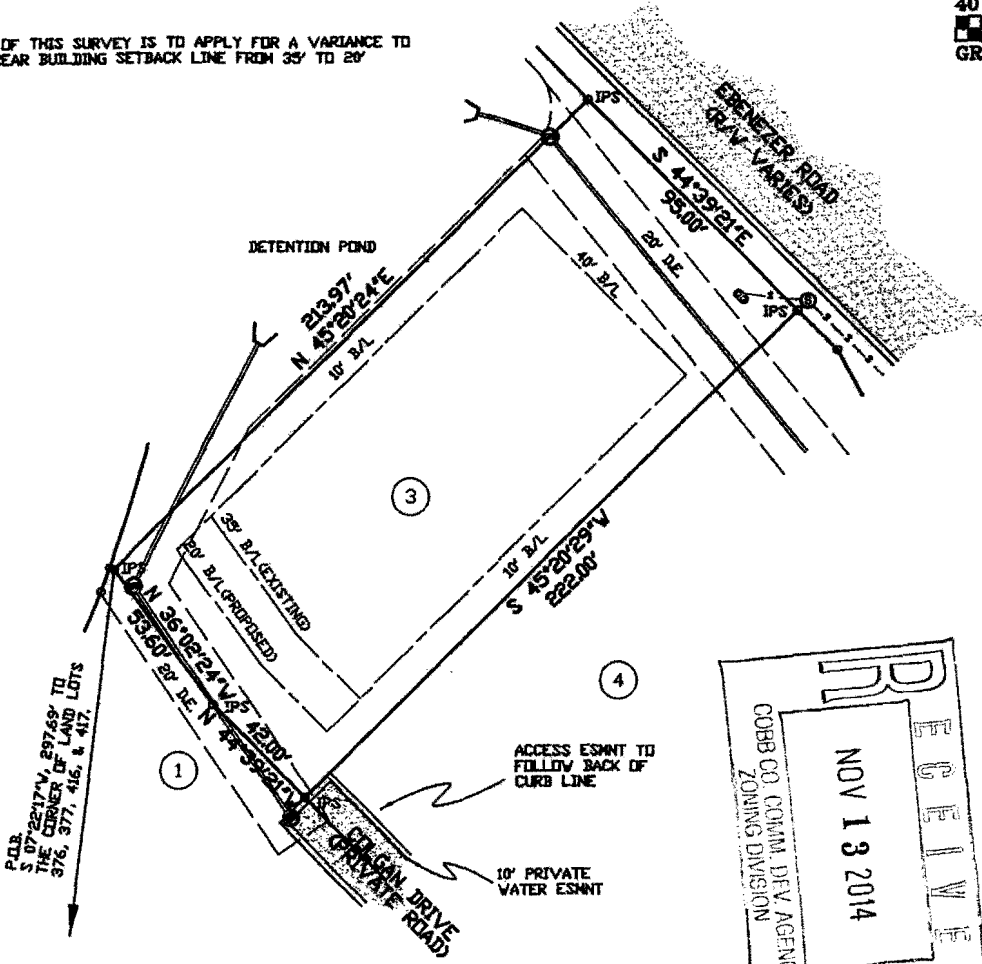
MAGNETIC NORTH

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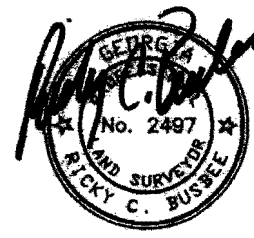
THE PURPOSE OF THIS SURVEY IS TO APPLY FOR A VARIANCE TO REDUCE THE REAR BUILDING SETBACK LINE FROM 35' TO 20'



AREA= 20,876 SQ. FT. 0.479 ACRES



RECEIVED
NOV 13 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



V-16 (2015)



BUSBEE & POSS
LAND SURVEYING COMPANY
3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX 770.497.9881
www.busbeeposs.com

VARIANCE SURVEY FOR
WINDCREST HOMES
LOT 3, SHAW ESTATES
LAND LOT 377, 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
SCALE: 1"=40' DATE: NOVEMBER 7th, 2014

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13067C0064 G, DATED DECEMBER 16th 2008, ZONE 'X'.

RICKY C. BUSBEE, GEORGIA R.L.S. 2497 - BUSBEE & POSS LAND SURVEYING, L.S.F. 1056
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-2 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 35-6-57.
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN THREE FEET. EQUIPMENT USED TOPCON GTS-205
FIELD WORK -RB/DM- 11/1/14 DRAWN BY MP SHAW ESTATES

MAGNETIC NORTH

- 1/4" = 40' SCALE
- 1/8" = 80' SCALE
- 1/16" = 160' SCALE
- 1/32" = 320' SCALE
- 1/64" = 640' SCALE
- 1/128" = 1280' SCALE
- 1/256" = 2560' SCALE
- 1/512" = 5120' SCALE
- 1/1024" = 10240' SCALE
- 1/2048" = 20480' SCALE
- 1/4096" = 40960' SCALE
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APPLICANT: Windcrest Homes Atlanta, LLC **PETITION No.:** V-16
PHONE: 770-374-3000 **DATE OF HEARING:** 01-14-2015
REPRESENTATIVE: Robert W. Brandl **PRESENT ZONING:** R-20
PHONE: 770-374-3000 **LAND LOT(S):** 377
TITLEHOLDER: Windcrest Homes Atlanta, LLC **DISTRICT:** 16
PROPERTY LOCATION: On the southeast corner of **SIZE OF TRACT:** 4.21 acres
Shaw Road and Ebenezer Road **COMMISSION DISTRICT:** 3
(3461 Ebenezer Road).

TYPE OF VARIANCE: Waive the rear setbacks on proposed lots 3, 4, 5 and 6 from the required 35 feet to 20 feet.

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

BOARD OF APPEALS DECISION

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



APPLICANT: Windcrest Homes Atlanta,
LLC

PETITION No.: V-16

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 building permit 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: Recommend an equal increase in front setbacks from 40 feet to 55 feet.

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.

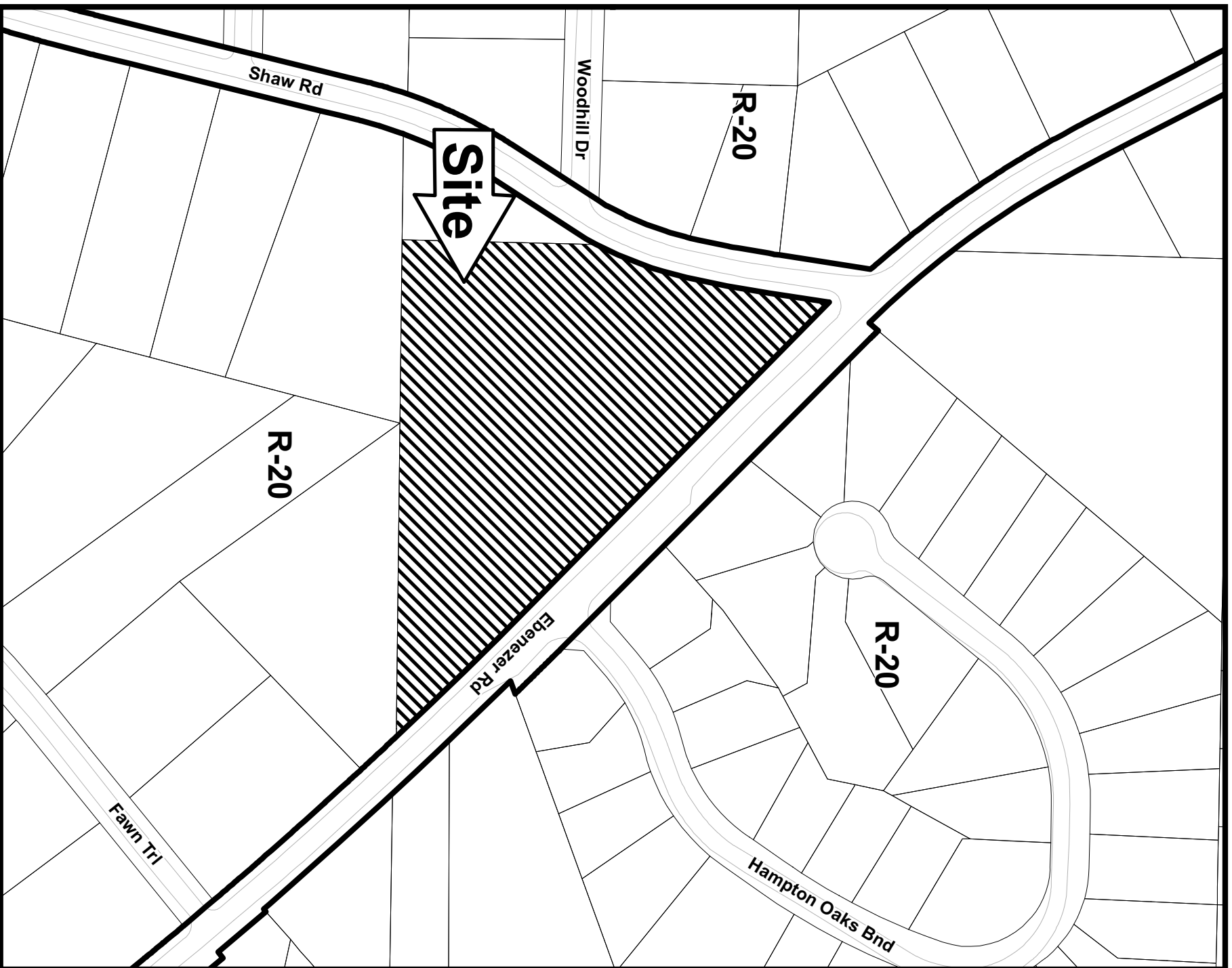
WATER: No conflict.

SEWER: No conflict.

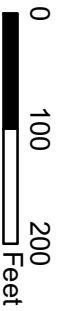
APPLICANT: Windcrest Homes Atlanta,
LLC

PETITION No.: V-16

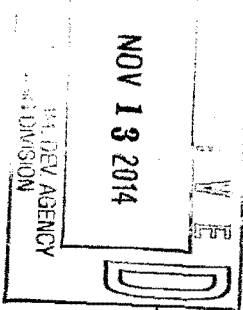
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-16
Hearing Date: 1-14-15

Applicant WINDCREST HOMES ATLANTA LLC Phone # 7703743000 E-mail beckwood411@gmail
Robert W. Brandl Address 235 Moss Stone Way, Roswell, GA.
(representative's name, printed) (street, city, state and zip code) 30075
Randy W. Brandl Phone # 7703743000 E-mail beckwood411@gmail
(representative's signature)

My commission expires: JAN, 30th 2015 Signed, sealed and delivered in presence of: _____
Notary Public

Titleholder WINDCREST HOMES ATLANTA LLC Phone # 7703743000 E-mail beckwood411@gmail
Signature Randy W. Brandl Address: 235 Moss Stone Way, Roswell, GA.
(attach additional signatures, if needed) (street, city, state and zip code) 30075

My commission expires: JAN. 30th 2015 Signed, sealed and delivered in presence of: _____
Notary Public

Present Zoning of Property R-20

Location 3461 EBENEZER ROAD AT SNOW ROAD, MARIETTA, GA. 30066
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 377 District 16TH Size of Tract 4.2 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).

CURRENT EXISTING TOPO FOR LOTS 3,4,5,6 IS EXCESSIVELY STEEP. THE INTENT IS TO BUILD THE FOUR NEW HOMES CLOSER TO THE ACCESS STREET; THEREFORE REDUCING OR ELIMINATING STEEP DRIVEWAY. ALSO BY PULLING THE HOMES FORWARD BY 15 FEET. THIS WILL GENERATE 15' MORE PRIVACY OF TREES AND REAR OF HOMES. ON ALL 4 LOTS FROM 35' TO PROPOSED 20'

List type of variance requested: TO REDUCE THE FRONT SET BACK LINES