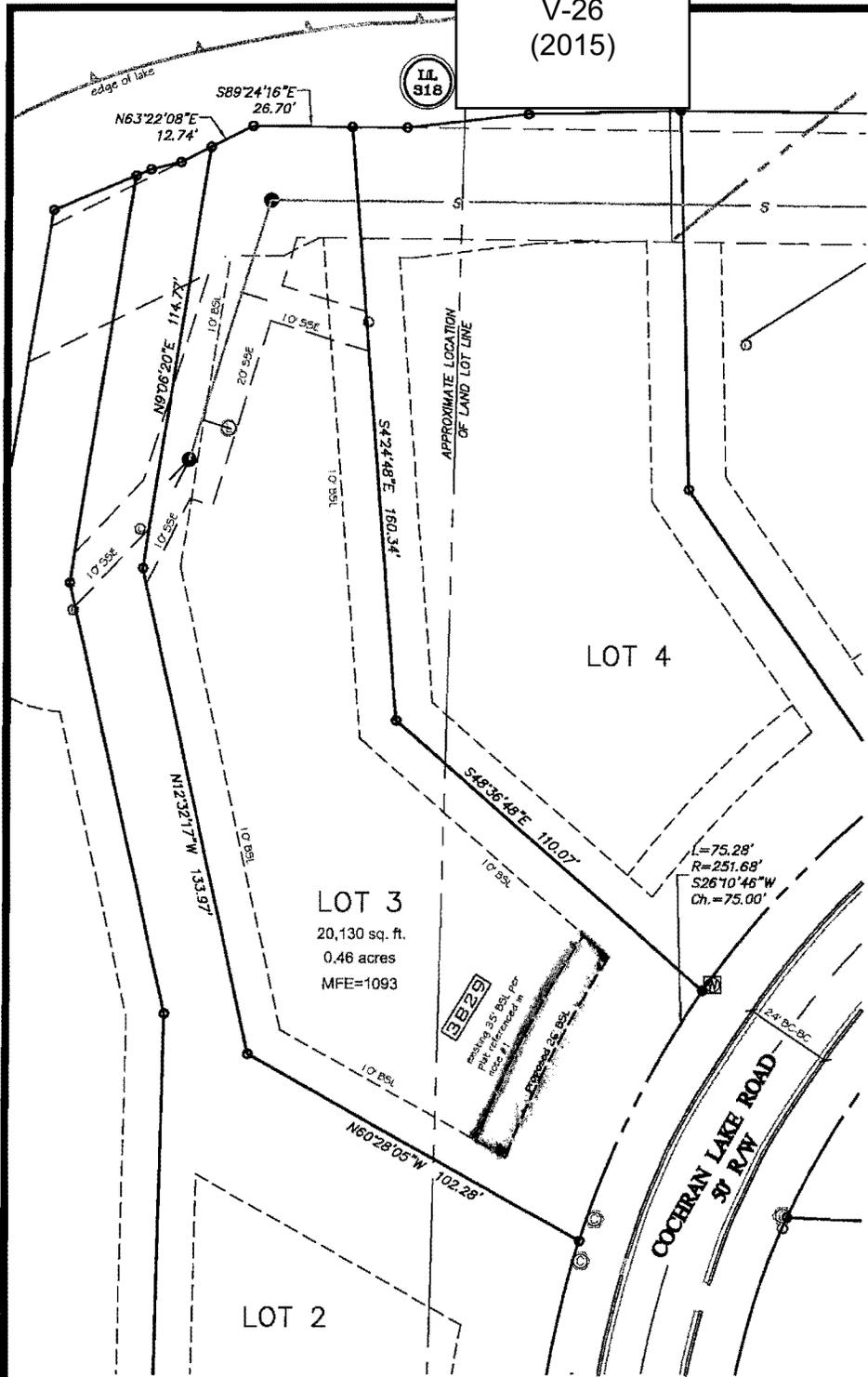


V-26
(2015)

LEGEND:

- LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- BOLLARD
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SIGN
- TEMPORARY BENCHMARK LAMP POST
- LIGHT STAND
- AC UNIT
- ELECTRIC BOX
- ELECTRIC METER
- POWER POLE
- LANDSCAPE LIGHT
- SANITARY SEWER MANHOLE CLEAN OUT
- FLARED END SECTION
- YARD INLET SQUARE
- CABLE TV BOX
- TELEPHONE BOX
- GAS METER
- IRRIGATION CONTROL BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- MISC. UTILITY STRUCTURE
- C&G
- P.O.B.
- N/F R/W
- T.B.M. CONCR.
- C.L.
- TYP.
- FFE
- INV
- PVC
- CMP
- STORM SEWER LINE
- SANITARY SEWER LINE



Grid North (GA West Zone)
TVA



NOTES:
1. This lot is subject to all matters of record as shown on the Final Plat of Brooke Falls (aka Mountain Lake Cove), prepared by Frontline Surveying & Mapping, Inc., last revised 5/02/11, recorded in Plat Book 272, page 199, on 5/27/11, Cobb County Records.
2. By graphic plotting only, this property does not lie within a 100 year flood hazard zone but a portion of this property is depicted as zone "X" (shaded) as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067C0062G, effective date December 15, 2008.

NO.	REVISIONS
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VARIANCE EXHIBIT

The Providence Group of Georgia, LLC

LAND LOTS 318 & 319 ~ 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
LOT 3 ~ BROOKS FALLS SUBDIVISION

GRAPHIC SCALE - IN FEET

0 30 60 90

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

Certificate of Authorization Number 613

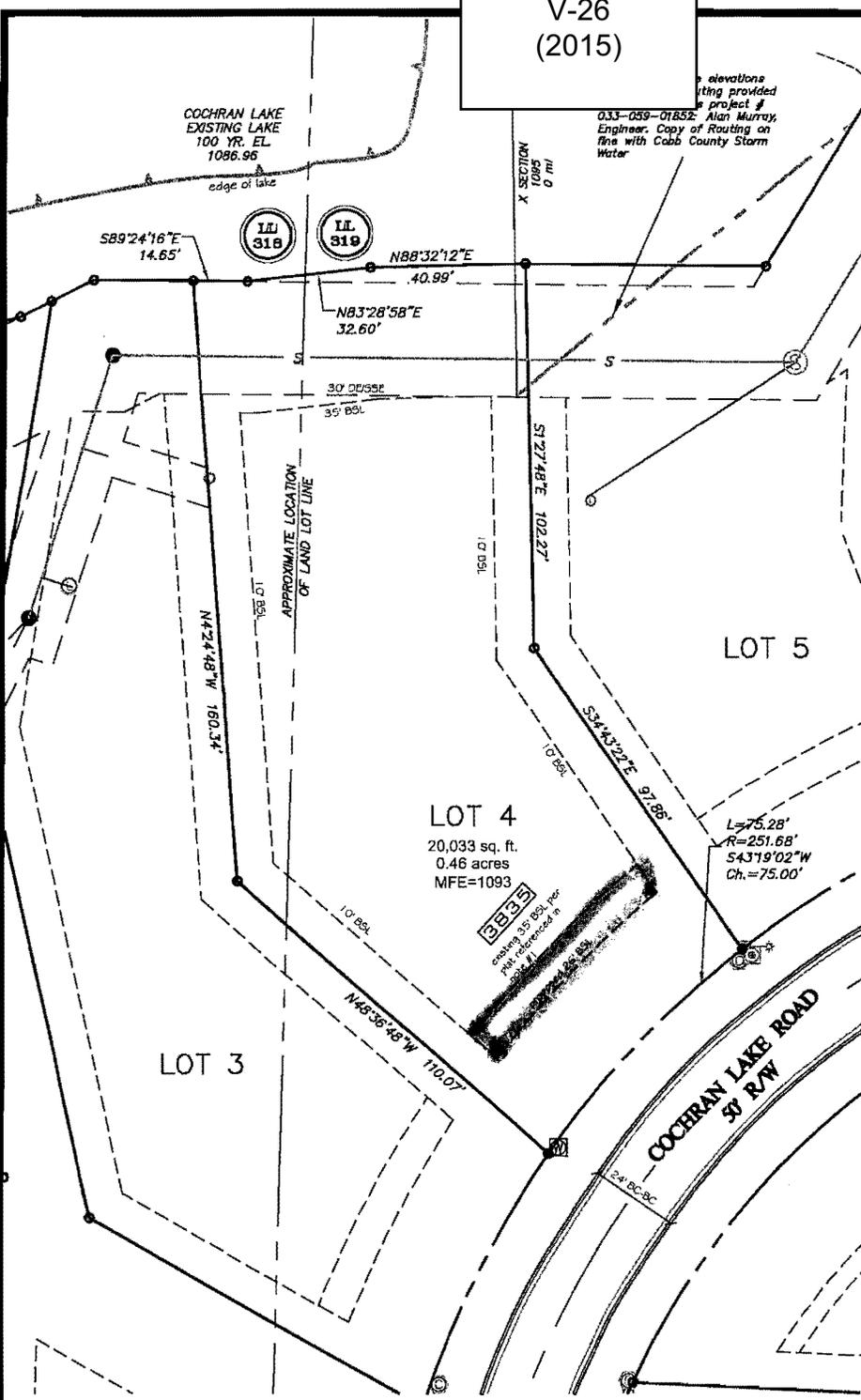
PLAT DATE: December 3, 2014
FIELD DATE: October 20, 2014
SCALE: 1"=30'
Job 140387
File
DRAWN BY: BD
Sheet No. 1 of 1

4

V-26
(2015)

LEGEND:

- ⊙ LAND LOT IDENTIFICATION
- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ BOLLARD
- ⊙ NUMBER OF PARKING SPACES
- ⊙ HANDICAP PARKING SIGN
- ⊙ TEMPORARY BENCHMARK
- ⊙ LAMP POST
- ⊙ LIGHT STAND
- ⊙ AC UNIT
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ LANDSCAPE LIGHT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ FLARED END SECTION
- ⊙ YARD INLET SQUARE
- ⊙ CABLE TV BOX
- ⊙ TELEPHONE BOX
- ⊙ GAS METER
- ⊙ IRRIGATION CONTROL BOX
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ MISC. UTILITY STRUCTURE
- ⊙ C&G CURB AND GUTTER
- ⊙ P.O.B. POINT OF BEGINNING
- ⊙ N/F NOW OR FORMERLY
- ⊙ R/W RIGHT OF WAY
- ⊙ T.B.M. TEMPORARY BENCHMARK
- ⊙ CONC. CONCRETE
- ⊙ C.L. CENTER LINE
- ⊙ TYP. TYPICAL
- ⊙ FFE FINISHED FLOOR ELEVATION
- ⊙ INV INVERT
- ⊙ PVC POLYVINYL CHLORIDE PIPE
- ⊙ CMP CORRUGATE METAL PIPE
- ⊙ S.S. STORM SEWER LINE
- ⊙ S SANITARY SEWER LINE



3839
creating 39,990 sq. ft.
P&I reference to plat
book 272, page 199



NOTES:
1. This lot is subject to all matters of record as shown on the Final Plat of Brooke Falls (for Mountain Lake Cove), prepared by Frontline Surveying & Mapping, Inc., last revised 8/02/11, recorded in Plat Book 272, page 199, on 8/27/11, Cobb County Records.
2. By graphic plotting only, this property does not lie within a 100 year flood hazard zone but a portion of this property is depicted as zone "X" (shaded) as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067000628, effective date December 16, 2008.

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REVISIONS

VARIANCE EXHIBIT

The Providence Group of Georgia, LLC

LAND LOTS 318 & 319 ~ 18th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
LOT 4 - BROOKE FALLS SUBDIVISION

GRAPHIC SCALE - IN FEET

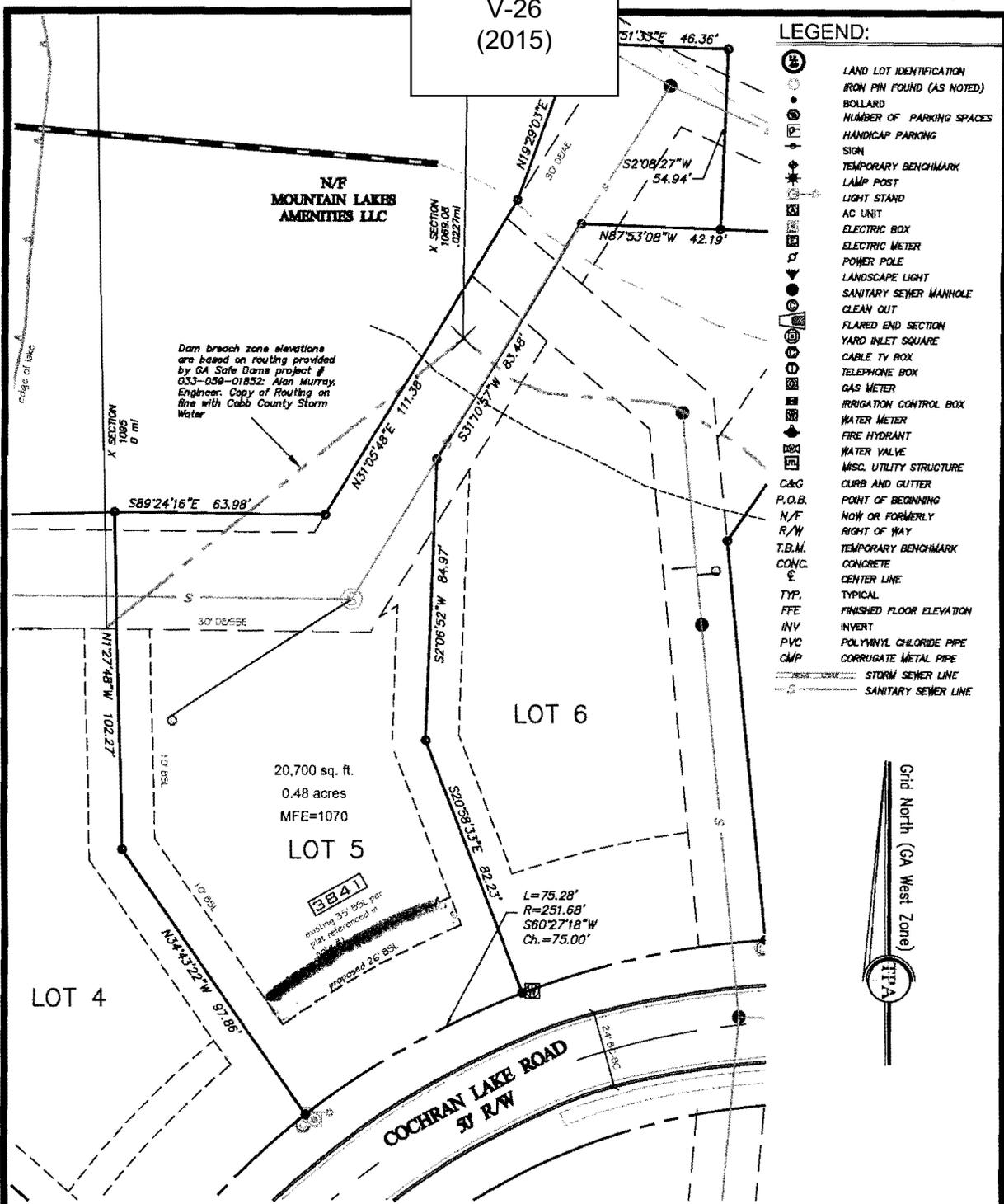
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Certificate of
Authorization Number 613

PLAT DATE: December 3, 2014
FIELD DATE: October 20, 2014
SCALE: 1"=30'
JUN 140387
FN:
DRAWN BY: BD
Sheet No. 1 of 1

#5

V-26
(2015)



Dam breach zone elevations are based on routing provided by GA Safe Dams Project # 033-059-01852: Alan Murray, Engineer. Copy of Routing on file with Cobb County Storm Water

20,700 sq. ft.
0.48 acres
MFE=1070

LOT 5

3841

existing 33' BSL per plat referenced in 2007

proposed 26' BSL

LOT 6

L=75.28'
R=251.68'
S60°27'18"W
Ch.=75.00'

COCHRAN LAKE ROAD
30' R/W



110102014

NOTES:
1. This lot is subject to all matters of record as shown on the Final Plat of Brooke Falls (aka Mountain Lake Cove), prepared by Frontiers Surveying & Mapping, Inc., last revised 6/22/11, recorded in Plat Book 272, page 199, on 6/23/11, Cobb County Records.
2. By graphic plotting only, this property does not lie within a 100 year flood hazard zone but a portion of this property is depicted as zone "X" (shaded) as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067C00626, effective date December 16, 2008.

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REVISIONS

VARIANCE EXHIBIT

The Providence Group of Georgia, LLC

LAND LOT 318 ~ 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
LOT 5 - BROOKE FALLS SUBDIVISION

GRAPHIC SCALE - IN FEET

Travis Pruitt
Associates, Inc.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

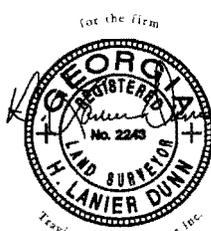
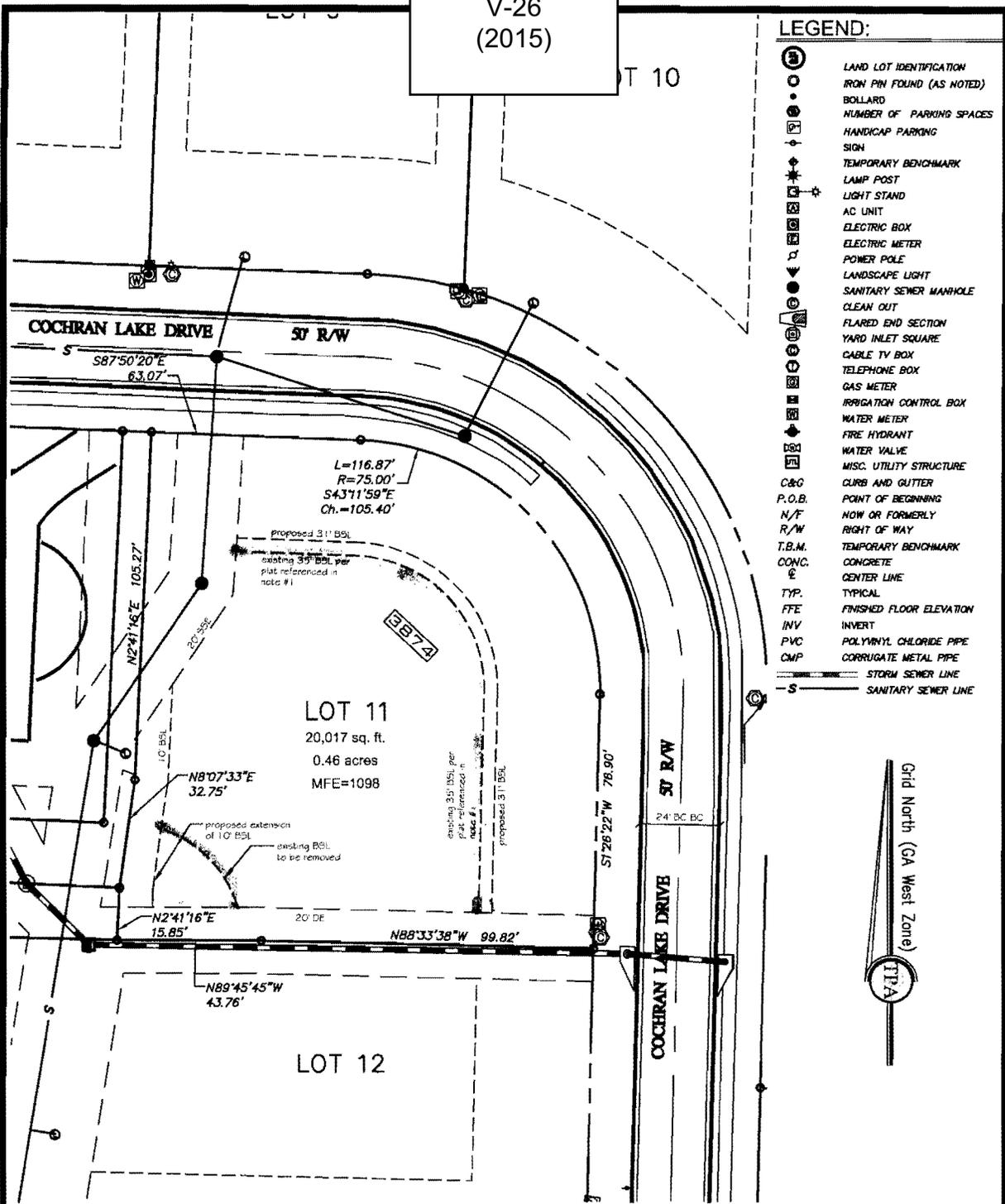
Certificate of
Authorization Number 633

PLAT DATE: December 3, 2014
FIELD DATE: October 20, 2014
SCALE: 1"=30'
JUL 140387
FN:
DRAWN BY: BD
Sheet No. 1 of 1

V-26
(2015)

LEGEND:

- LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- BOLLARD
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SIGN
- TEMPORARY BENCHMARK
- LAMP POST
- LIGHT STAND
- AC UNIT
- ELECTRIC BOX
- ELECTRIC METER
- POWER POLE
- LANDSCAPE LIGHT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FLARED END SECTION
- YARD INLET SQUARE
- CABLE TV BOX
- TELEPHONE BOX
- GAS METER
- IRRIGATION CONTROL BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- MISC. UTILITY STRUCTURE
- CURB AND GUTTER
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- T.B.M. TEMPORARY BENCHMARK
- CONC. CONCRETE
- E CENTER LINE
- TYP. TYPICAL
- FFE FINISHED FLOOR ELEVATION
- INV INVERT
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATE METAL PIPE
- S STORM SEWER LINE
- S SANITARY SEWER LINE



NOTES:
 1. This lot is subject to all matters of record as shown on the Final Plat of Brooke Falls (aka Mountain Lake Cove), prepared by Frontline Surveying & Mapping, Inc., last revised 6/22/11, recorded in Plat Book 272, page 199, on 6/27/11, Cobb County Records.
 2. By graphic plotting only, this property does not lie within a 100 year flood hazard zone but a portion of this property is depicted as zone "X" (shaded) as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067C00020, effective date December 16, 2006.

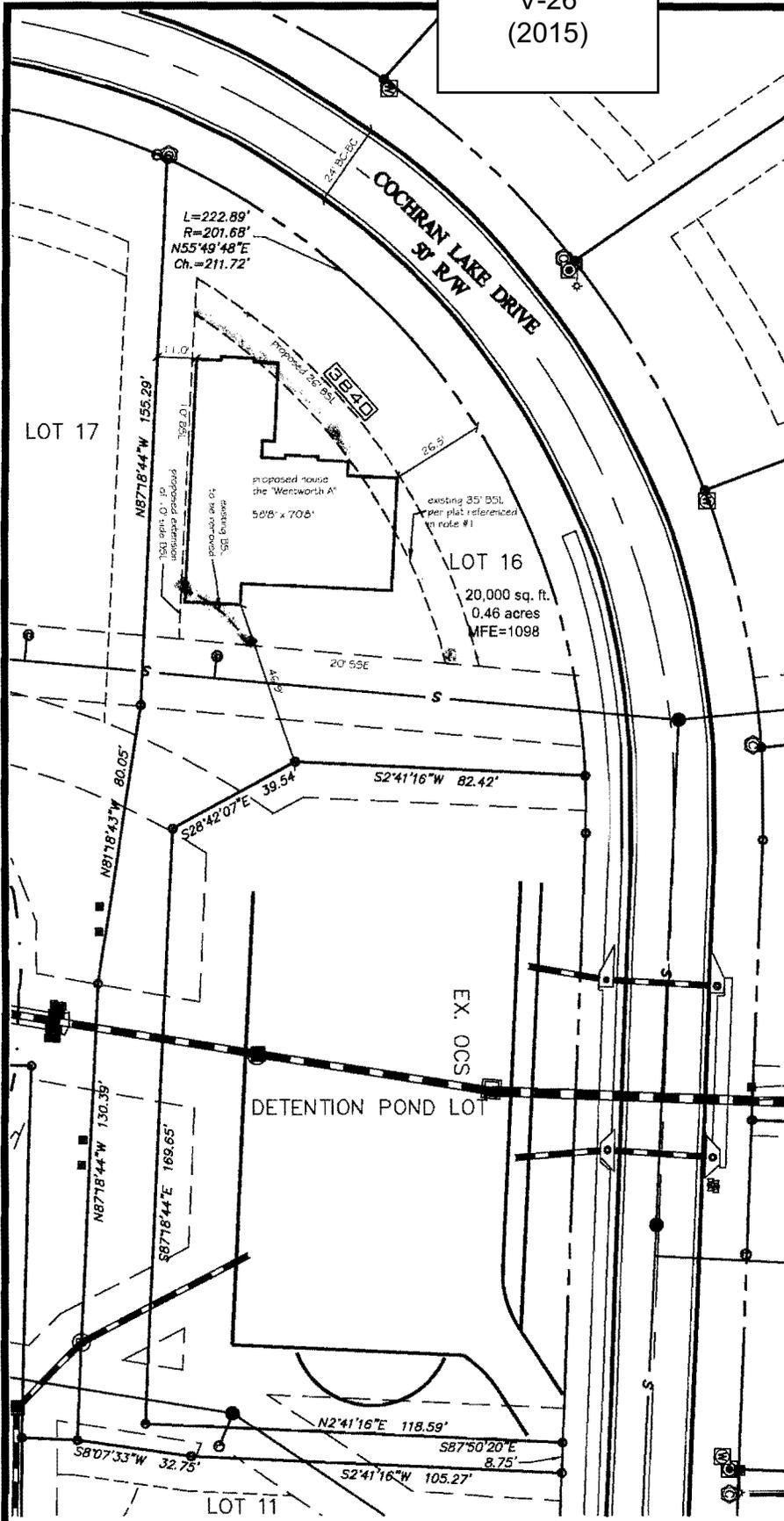
<p>6</p> <p>5</p> <p>4</p> <p>3</p> <p>2</p> <p>1</p> <p>0</p> <p>REVISIONS</p>	<p>VARIANCE EXHIBIT</p> <p>The Providence Group of Georgia, LLC</p> <p>LAND LOT 310 ~ 16th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA LOT 11 ~ BROOKE FALLS SUBDIVISION</p> <p>GRAPHIC SCALE - IN FEET</p> <p>15 0 30 60 90</p>	<p>Travis Pruit Associates, Inc.</p>	<p>4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770)416-7511 Fax: (770)416-6759 www.travispruit.com</p> <p>Certificate of Authorization Number 613</p>
			<p>PLAT DATE: December 3, 2014</p> <p>FIELD DATE: October 20, 2014</p> <p>SCALE: 1"=30'</p> <p>JN: 140387</p> <p>FN:</p> <p>DRAWN BY: BD</p> <p>Sheet No. 1 of 1</p>

16716

V-26
(2015)

LEGEND:

- LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- BOLLARD
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SIGN
- ⊕ TEMPORARY BENCHMARK
- ⊕ LAMP POST
- ⊕ LIGHT STAND
- ⊕ AC UNIT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ LANDSCAPE LIGHT
- ⊕ SANITARY SEWER MANHOLE
- CLEAN OUT
- FLARED END SECTION
- YARD INLET SQUARE
- CABLE TV BOX
- TELEPHONE BOX
- GAS METER
- IRRIGATION CONTROL BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- MISC. UTILITY STRUCTURE
- CURB AND GUTTER
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- T.B.M. TEMPORARY BENCHMARK
- CONC. CONCRETE
- CENTER LINE
- TYP. TYPICAL
- FFE FINISHED FLOOR ELEVATION
- INV INVERT
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATE METAL PIPE
- STORM SEWER LINE
- S- SANITARY SEWER LINE



NOTES:
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 2. By graphic plotting only, this property does not lie within a 100 year flood hazard zone but a portion of this property is depicted as zone "X" (shaded) as defined by the F.E.M.A Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 1306700062G, effective date December 18, 2008.



Travis Pruitt & Associates, Inc.

TPA Grid North (GA West Zone)

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REVISIONS

VARIANCE EXHIBIT

The Providence Group of Georgia, LLC

LAND LOT 318 ~ 18th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 LOT 16 - BROOKE FALLS SUBDIVISION

GRAPHIC SCALE - IN FEET

0 30 60 90



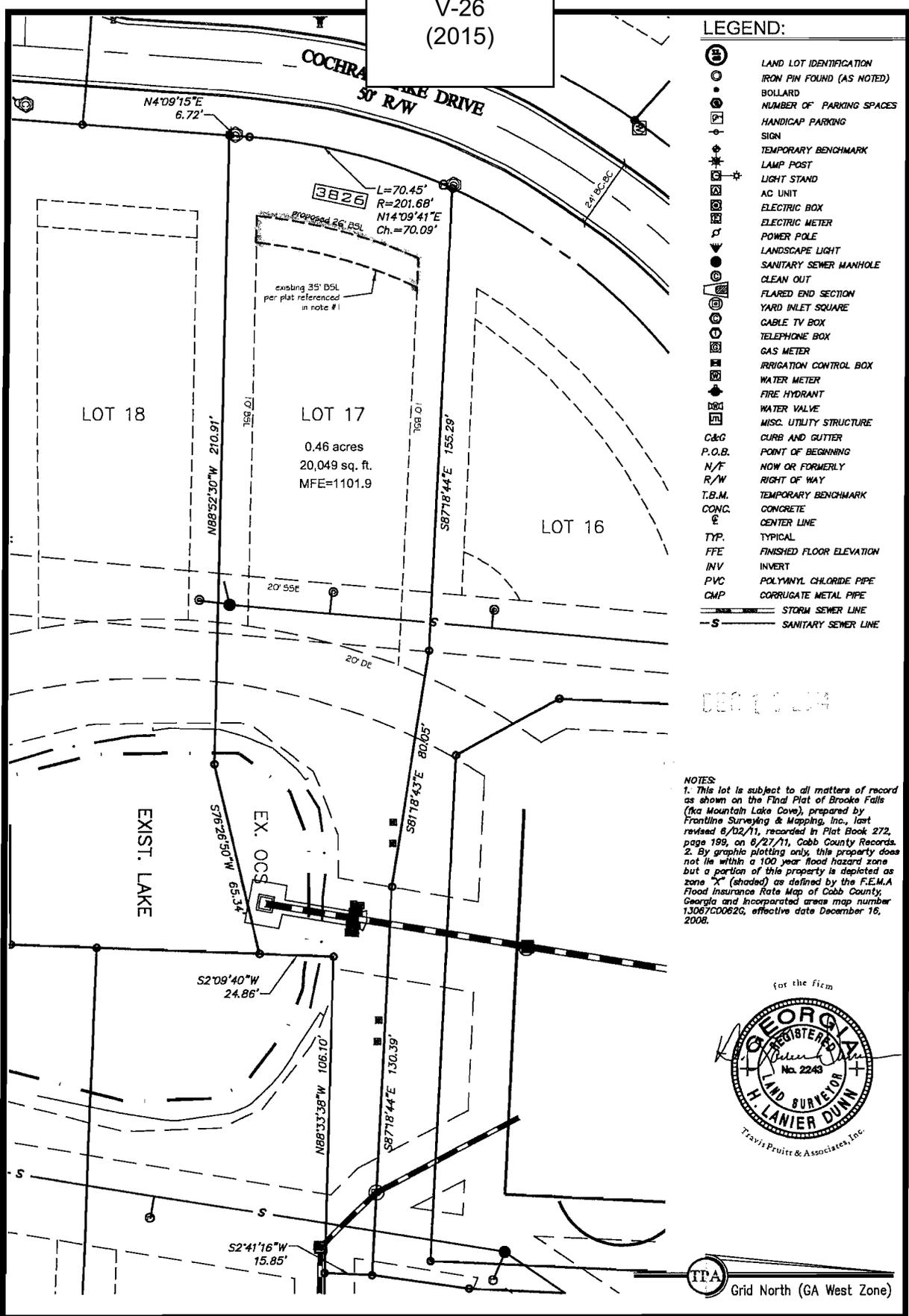
4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruit.com

Certificate of
 Authorization Number 613

PLAT DATE: December 3, 2014
FIELD DATE: October 20, 2014
SCALE: 1"=30'
J# 140387
FN:
DRAWN BY: BD
Sheet No. 1 of 1

10717

V-26
(2015)



- LEGEND:**
- LAND LOT IDENTIFICATION
 - IRON PIN FOUND (AS NOTED)
 - BOLLARD
 - NUMBER OF PARKING SPACES
 - HANDICAP PARKING
 - SIGN
 - TEMPORARY BENCHMARK
 - LAMP POST
 - LIGHT STAND
 - AC UNIT
 - ELECTRIC BOX
 - ELECTRIC METER
 - POWER POLE
 - LANDSCAPE LIGHT
 - SANITARY SEWER MANHOLE
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 - CONC. CONCRETE
 - CL CENTER LINE
 - TYP. TYPICAL
 - FFE FINISHED FLOOR ELEVATION
 - INV. INVERT
 - PVC POLYVINYL CHLORIDE PIPE
 - CMP CORRUGATED METAL PIPE
 - STORM SEWER LINE
 - SANITARY SEWER LINE

NOTES:
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TPA Grid North (GA West Zone)

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REVISIONS

VARIANCE EXHIBIT

The Providence Group of Georgia, LLC

LAND LOT 319 ~ 18th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 LOT 17 ~ BROOKE FALLS SUBDIVISION

GRAPHIC SCALE - IN FEET



4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com

Certificate of
 Authorization Number 613

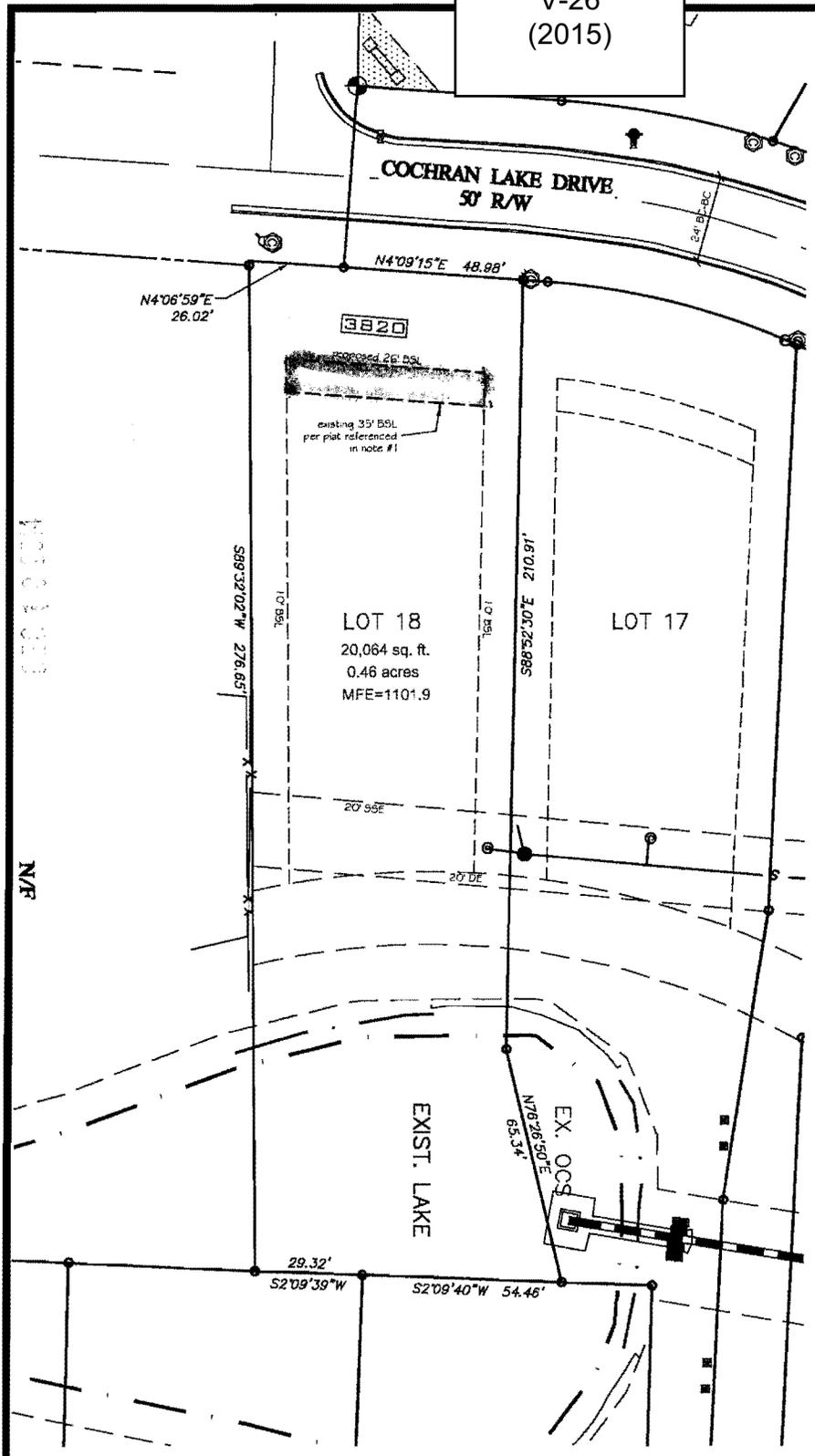
PLAT DATE: December 8, 2014
FIELD DATE: October 20, 2014
SCALE: 1"=30'
JN: 140387
FN:
DRAWN BY: BD
Sheet No. 1 of 1

lot 18

V-26
(2015)

LEGEND:

- LAND LOT IDENTIFICATION
- IRON PIN FOUND (AS NOTED)
- BOLLARD
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SIGN
- TEMPORARY BENCHMARK
- LAMP POST
- LIGHT STAND
- AC UNIT
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- ELECTRIC METER
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- CURB AND GUTTER
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TPA Grid North (GA West Zone)

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">6</td><td></td></tr> <tr><td style="text-align: center;">5</td><td></td></tr> <tr><td style="text-align: center;">4</td><td></td></tr> <tr><td style="text-align: center;">3</td><td></td></tr> <tr><td style="text-align: center;">2</td><td></td></tr> <tr><td style="text-align: center;">1</td><td></td></tr> <tr><td style="text-align: center;">0</td><td></td></tr> </table>	6		5		4		3		2		1		0		<p>VARIANCE EXHIBIT</p> <p>The Providence Group of Georgia, LLC</p> <p>LAND LOT 319 ~ 18th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA LOT 18 ~ BROOKS FALLS SUBDIVISION</p>		<p>4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770)416-7511 Fax: (770)416-6759 www.travispruit.com</p>	<p>PLAT DATE: December 8, 2014 FIELD DATE: October 20, 2014 SCALE: 1"=30' JN: 140387 FN: DRAWN BY: BD Sheet No. 1 of 1</p>
6																		
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REVISIONS		<p>Certificate of Authorization Number 613</p>																

APPLICANT: The Providence Group of GA Custom Homes, LLC
PHONE: 678-475-9400
REPRESENTATIVE: Bill Standish
PHONE: 678-859-4983
TITLEHOLDER: T I Brooke Falls, LLC
PROPERTY LOCATION: On both sides of Cochran Lake Drive, north of Cochran Lake Road, east of Stone Drive
(3820, 3826, 3829, 3835, 3841, 3874, 3840 Cochran Lake Drive).

PETITION No.: V-26
DATE OF HEARING: 02-11-2015
PRESENT ZONING: R-20/OSC
LAND LOT(S): 318, 319
DISTRICT: 16
SIZE OF TRACT: 3.22 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the front setbacks for lots 3, 4, 5, 16, 17, and 18 from the required 35 feet to 26 feet; 2) waive the front setback for lot 11 from the required 35 feet to 31 feet; and 3) waive the rear setbacks for lots 11 and 16 from the required 35 feet to 15 feet.

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

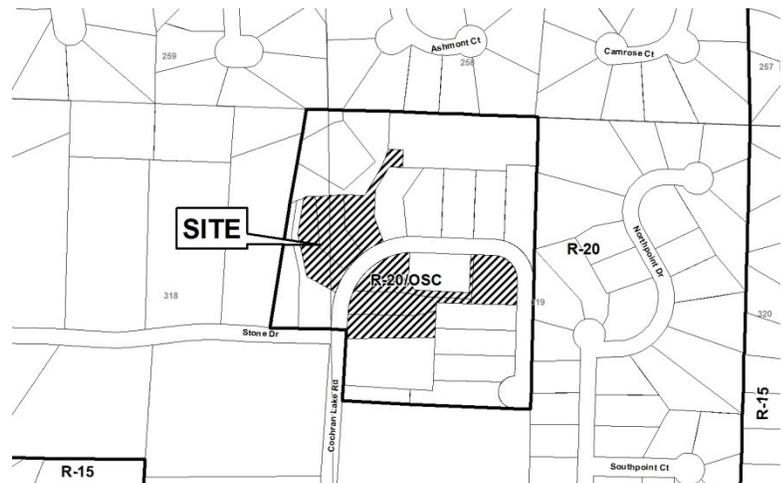
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: The Providence Group of
GA Custom Homes, LLC

PETITION No.: V-26

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 adverse stormwater management impacts are anticipated.

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.

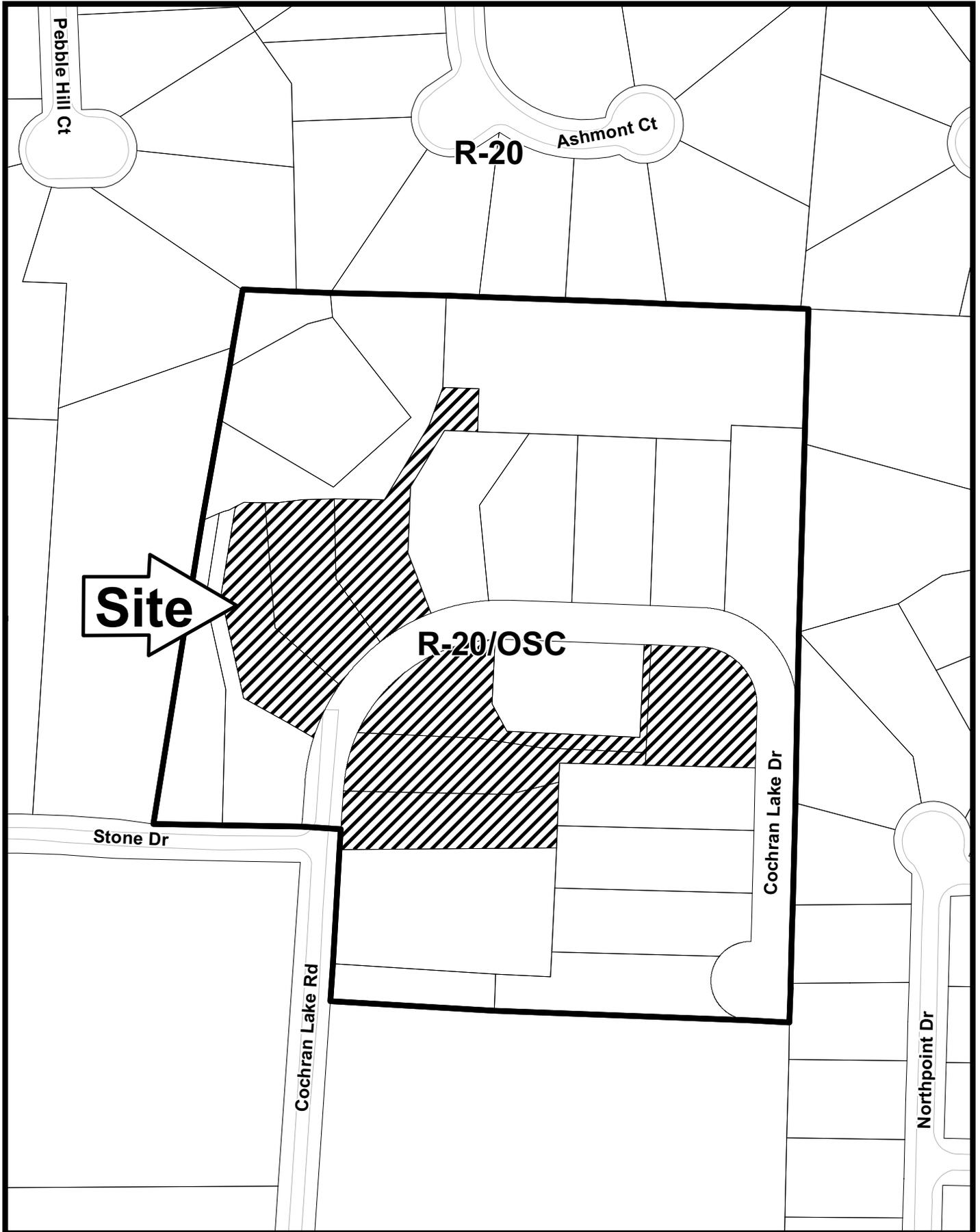
SEWER: Compliance with sanitary sewer easement setbacks per County Code is required.

APPLICANT: The Providence Group of
GA Custom Homes, LLC

PETITION No.: V-26

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.

V-26



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



-  City Boundary
-  Zoning Boundary

DEC 1 0 2014

Application for Variance Cobb County

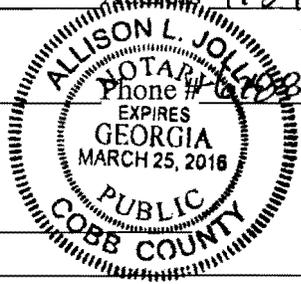
lot # 3, 4, 5, 11, 16-18

(type or print clearly)

Application No. V-26
Hearing Date: 2-11-15

Applicant The Providence Group of GA Custom Homes LLC Phone # 6784759400 E-mail bstandish@theprovidencegroup.com
Bill Standish (representative's name, printed) Address 11340 Lakofield Drive (Suite 250) Johns Creek GA 30097 (street, city, state and zip code)

BS (representative's signature) Phone # 67847594983 E-mail bstandish@theprovidencegroup.com



Signed, sealed and delivered in presence of:
Allison L. Jolly Notary Public

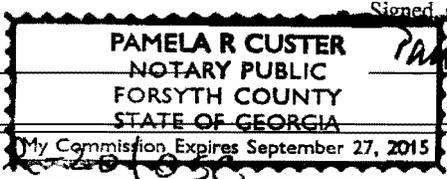
My commission expires: _____

Titleholder TI Brooke Falls LLC Phone # 7703902555 E-mail _____

Signature Amy Weicher (attach additional signatures, if needed) Address: 7 South Main Street Alpharetta GA 30004 (street, city, state and zip code)

Signed, sealed and delivered in presence of:
Pamela R. Custer Notary Public

My commission expires: 9-27-19



Present Zoning of Property _____

Location See attached list - Marietta GA 30062 (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 318/319 District 16th Size of Tract .76 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 20,000 Shape of Property Rectangle Topography of Property Sloping 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).

The lot has sloping from front of curb to rear of house placement and this change will help us to minimize extreme grade changes at rear yards & line up houses on street fronts

List type of variance requested: We would like to change setbacks from 35' to 20' on houses
line up and to help with sloping
lots 3, 4, 5, 16-18 - lot 11 to be removed from 35' back to 20'
setbacks to square off lots