

Variance Request Site Plan
290 Thunderbird Trace
 Cobb County, Georgia Land Lot 1262, 16th District, 2nd Section



Prepared for:
Blake Goodman
Blake Properties, Inc.
 1800 Jackson Creek Dr.
 Marietta, GA 30068
 770-491-9497



February 12, 2015



DGM
 LAND PLANNING
 CONSULTANTS

975 Gooch Drive
 Suite 212
 Marietta, GA 30067
 770-514-8000
 770-514-9991

Variance Request:

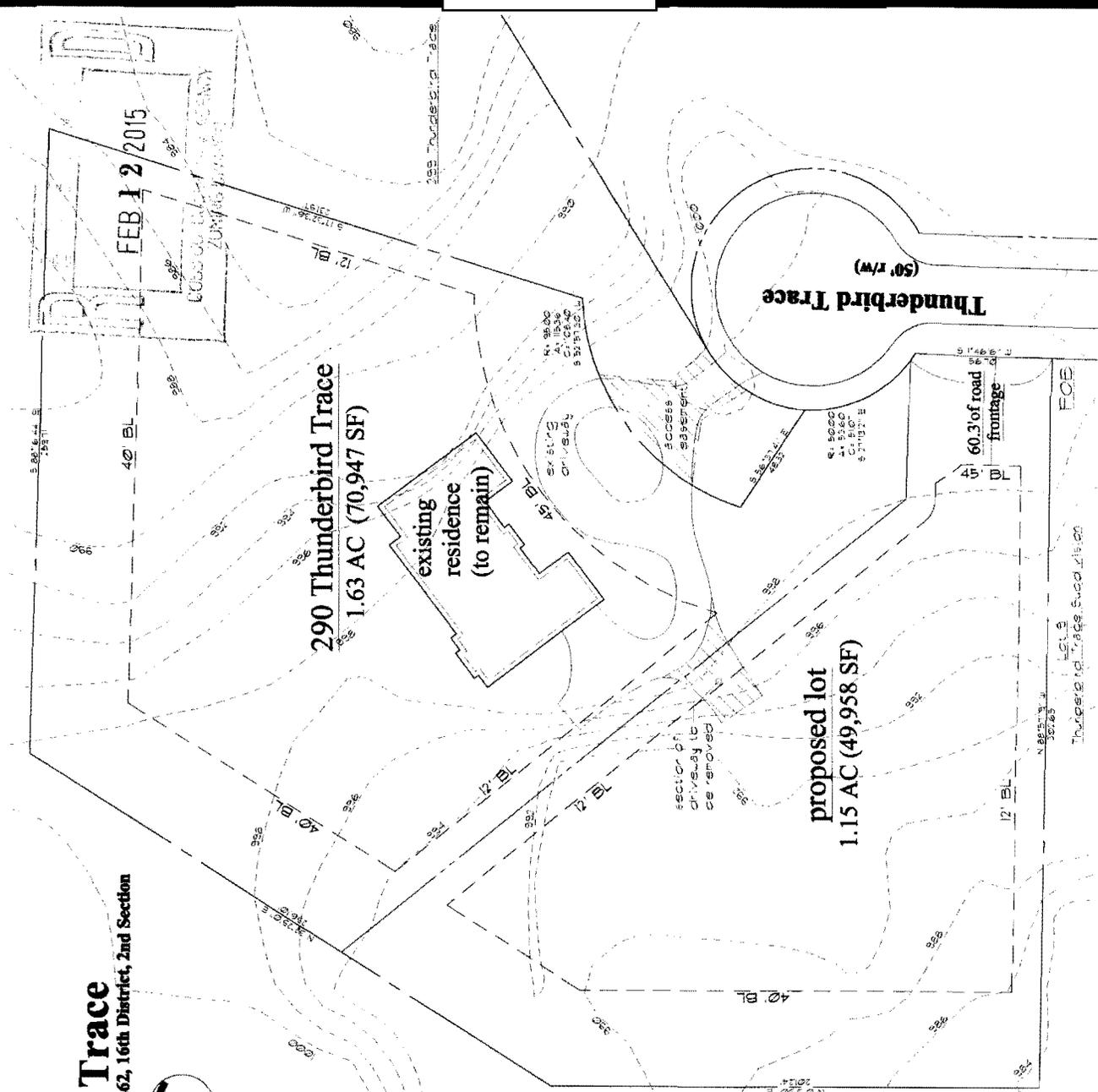
Reduction in public road frontage on proposed lot from the requirement of 75' to 60.3'

Site Data

Total Site Area: 2.78 AC
 Existing Zoning: R-30
 Proposed Building Setbacks:
 (no variances required)

front: 45'
 side: 12'
 rear: 40'

- NOTES:**
1. Boundary by John and Susanna Company, dated 9/10/2004
 2. Topographic information from Cobb County GIS
 3. According to Cobb County Code, Chapter 106, Section 106-0010
 4. No easements are shown to exist on this site
 5. No streams or wetlands are shown to exist on this site
 6. No zoning or architectural variances are shown to exist
 7. No utility easements are shown to exist on this site



APPLICANT: E. E. Pennington

PETITION No.: V-56

PHONE: 770-596-6748

DATE OF HEARING: 04-01-2015

REPRESENTATIVE: Bruce L. Goodman

PRESENT ZONING: R-30

PHONE: 770-841-9457

LAND LOT(S): 1262

TITLEHOLDER: E. Earl Pennington, M.D. and
Patricia M. Pennington

DISTRICT: 16

PROPERTY LOCATION: At the northern terminus
of Thunderbird Trace, north of Thunderbird Drive
(290 Thunderbird Trace).

SIZE OF TRACT: 2.78 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 60 feet for
proposed lot; and 2) waive the minimum lot width at front setback line from the required 75 feet to 59 feet for
proposed lot.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

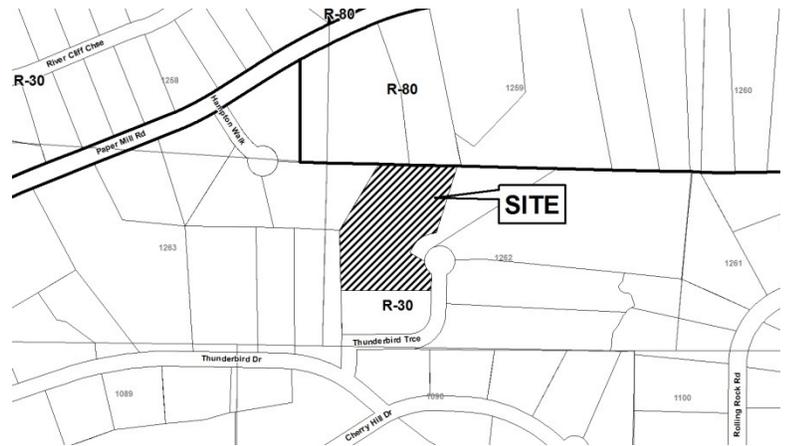
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: E. E. Pennington

PETITION No.: V-56

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: If approved, lot plan must be made subject to Stormwater Management Division approval of onsite runoff mitigation.

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.

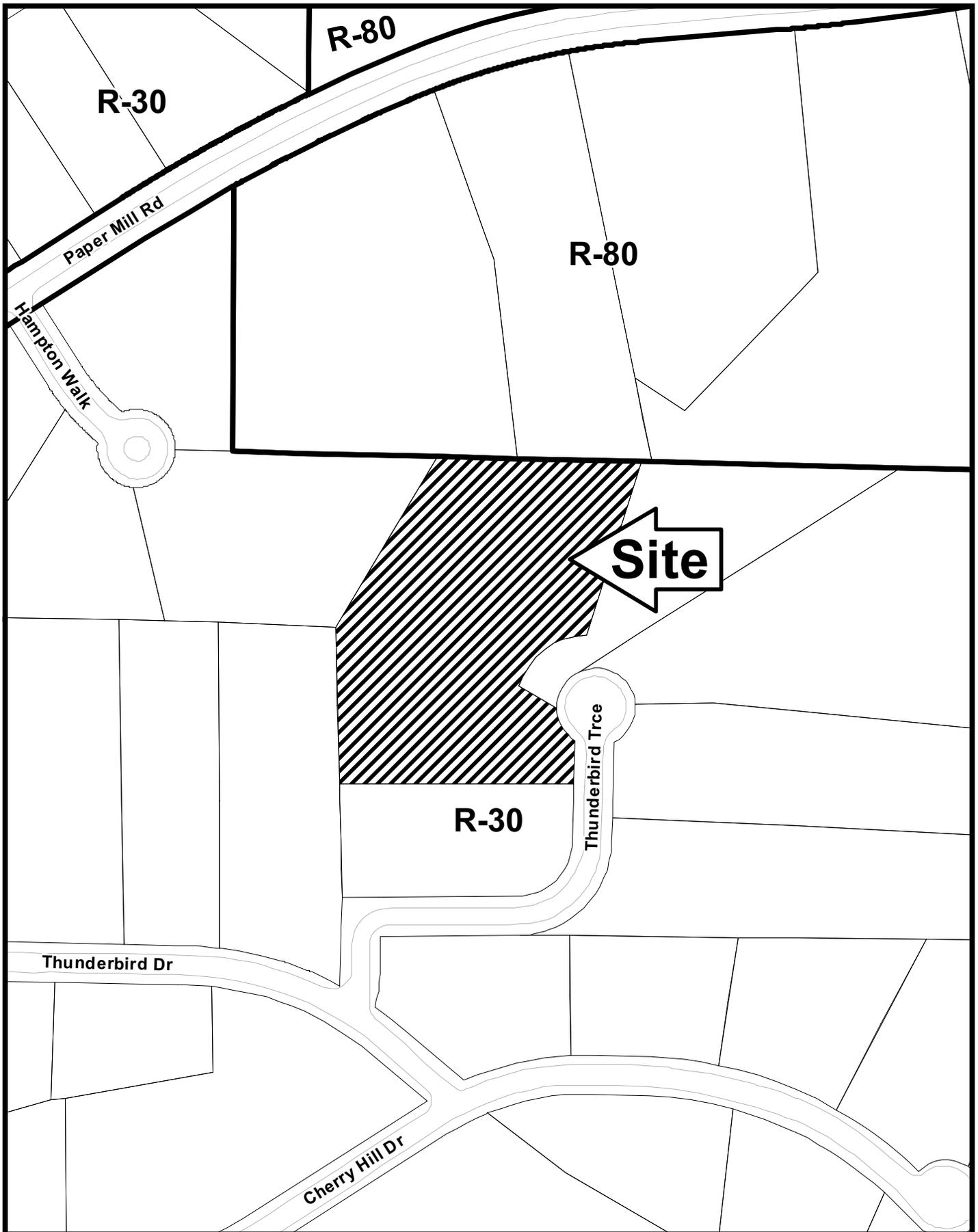
SEWER: No conflict.

APPLICANT: E. E. Pennington

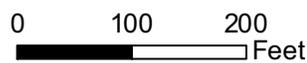
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

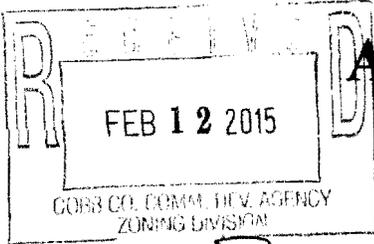
V-56



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-56
Hearing Date: 4-1-2015

Applicant E.E. PENNINGTON Phone # 770-596-6748 E-mail ppENNINGTON@hotmail.com

BRUCE L. GOODMAN Address 1824 JACKSONS CREEK DR, MARIETTA GA
(representative's name, printed) (street, city, state and zip code) 30068

Bruce L. Goodman Phone # 770-841-9457 E-mail bGOODMAN@pi.comcast
(representative's signature) e NET,

**Tom Kempton
Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

Cobb County, Georgia

**My Commission Expires
January 9, 2018**

Notary Public

Titleholder E. EARL PENNINGTON, MD Phone # 770-596-6748 E-mail ppENNINGTON@hotmail.com

* SEE ATTACHED
Signature E. Earl Pennington MD Address: 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

**Tom Kempton
Notary Public**

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2018

Cobb County, Georgia

**My Commission Expires
January 9, 2018**

Notary Public

Present Zoning of Property R-30

Location 290 THUNDERBIRD TRACE MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1262 District 16th Size of Tract 2.778 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 R-30 ZONING AND LOT SIZES ARE COMPATABLE WITH R-30 ZONING. THE TRACT TAPERS TO THE COLDESAC STREET RESULTING IN A LACK OF REQUIRED ROAD FRONTAGE.

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE

REQUIREMENT.