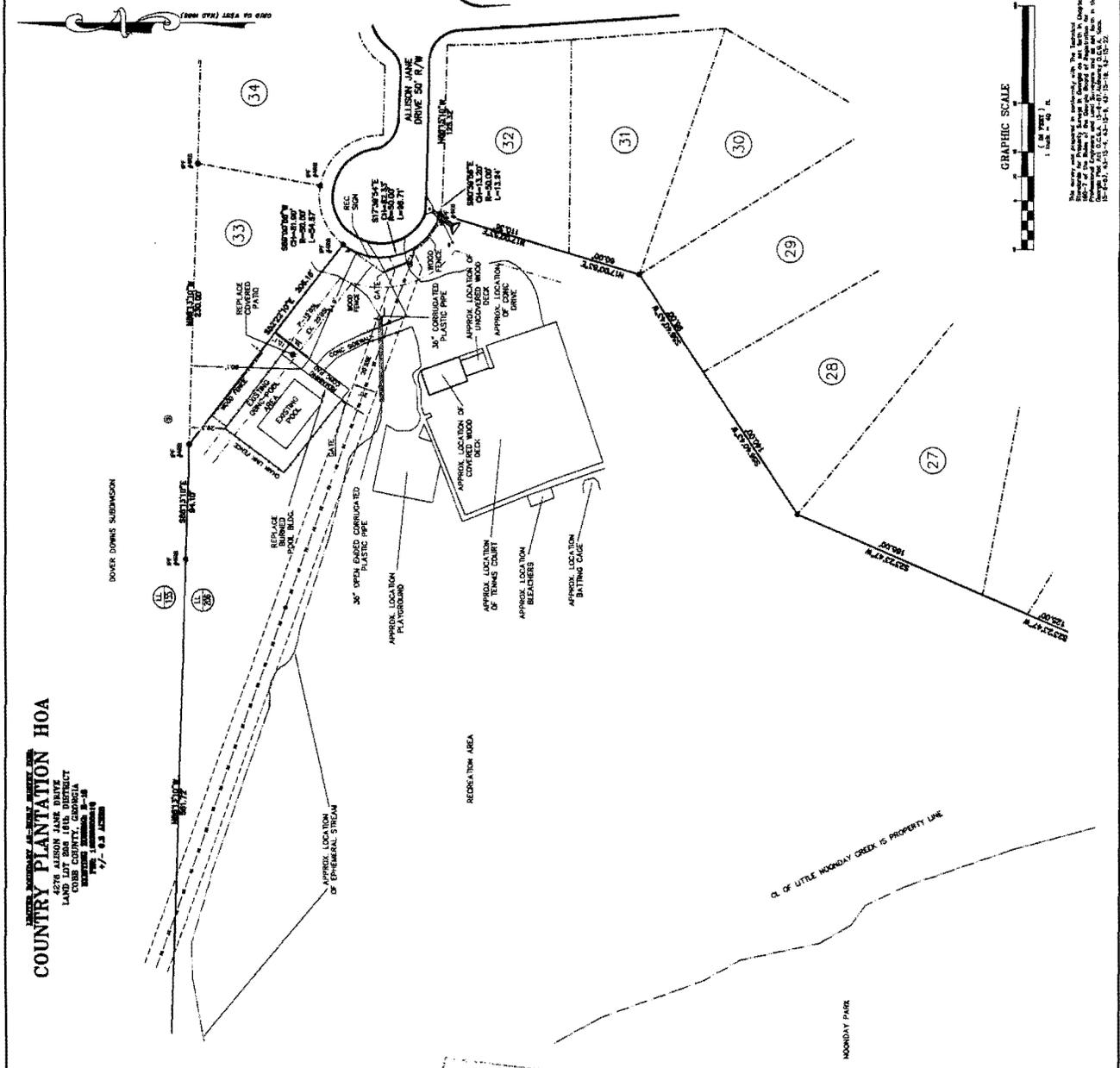


V-68  
(2015)



**COUNTRY PLANTATION HOA**  
 15TH STREET  
 2ND SECTION  
 DATE: 02/11/15  
 SCALE: 1" = 40'  
 SHEET NO. 208  
 PROJECT: AS-BUILT PLAN

3935 Canton Road  
 Suite 115, GA 30066  
 (678) 355-9909  
 info@frontrun.com



**COUNTRY PLANTATION HOA**  
 4276 ALISON JANE DRIVE  
 CANTON DISTRICT  
 CANTON, GA 30066  
 770-633-8888

**LEGEND:**

1	EXISTING	2	PROPOSED
3	REPLACEMENT	4	REPAIR
5	REMOVE	6	AS-BUILT
7	ADJUSTED	8	ADJUSTED
9	ADJUSTED	10	ADJUSTED
11	ADJUSTED	12	ADJUSTED
13	ADJUSTED	14	ADJUSTED
15	ADJUSTED	16	ADJUSTED
17	ADJUSTED	18	ADJUSTED
19	ADJUSTED	20	ADJUSTED
21	ADJUSTED	22	ADJUSTED
23	ADJUSTED	24	ADJUSTED
25	ADJUSTED	26	ADJUSTED
27	ADJUSTED	28	ADJUSTED
29	ADJUSTED	30	ADJUSTED
31	ADJUSTED	32	ADJUSTED
33	ADJUSTED	34	ADJUSTED

THE PURPOSE OF THIS PLAN IS TO SHOW THE REPLACEMENT OF THE FIRE DAMAGED POOL BUILDING AND COVERED AREA WITHIN THE EXISTING FOOTINGS. A VARIANCE IS REQUESTED TO REDUCE THE DIMS TO 10 FT AT THE POOL BUILDING BY 10 FT FROM 25 FT TO 15 FT.

FEB 12 2015

**GENERAL NOTES:**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAY AND SIDEWALKS.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCE LINE.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND SHRUBS.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRASS AND SOIL.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITY LINES.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATIONS.
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURES.
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADS.
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**APPLICANT:** Country Plantation HOA

**PETITION No.:** V-68

**PHONE:** 678-463-6053

**DATE OF HEARING:** 04-01-2015

**REPRESENTATIVE:** Thomas E. Peay, Jr.

**PRESENT ZONING:** R-15

**PHONE:** 404-667-4700

**LAND LOT(S):** 206

**TITLEHOLDER:** Country Plantation Homeowners Association, Inc.

**DISTRICT:** 16

**PROPERTY LOCATION:** At the western terminus of Allison Jane Drive, west of Scarlet Drive (4276 Allison Jane Drive).

**SIZE OF TRACT:** 9.30 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setback for neighborhood recreation centers from the required 100 feet to 15 feet.

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

**BOARD OF APPEALS DECISION**

APPROVED        MOTION BY       

REJECTED        SECONDED       

HELD        CARRIED       

STIPULATIONS:       



**APPLICANT:** Country Plantation HOA      **PETITION No.:** V-68

\*\*\*\*\*

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

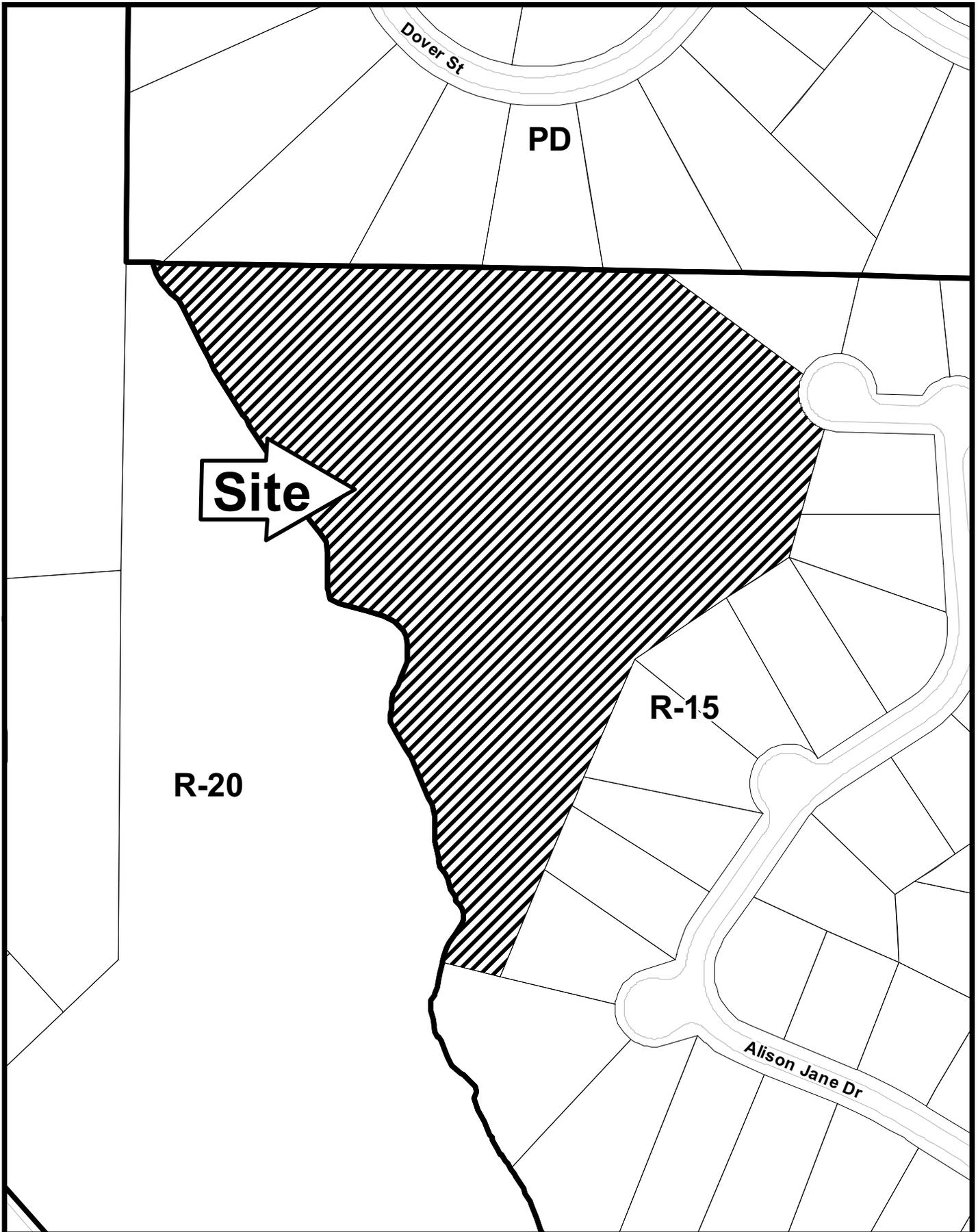
**SEWER:** Permanent structures must be at least 2 feet from edge of 20 foot Sanitary Sewer Easement, per County Code 122-123.

**APPLICANT:** Country Plantation HOA      **PETITION No.:** V-68

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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.

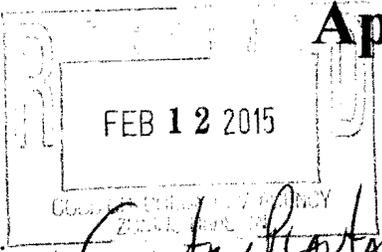
# V-68



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)

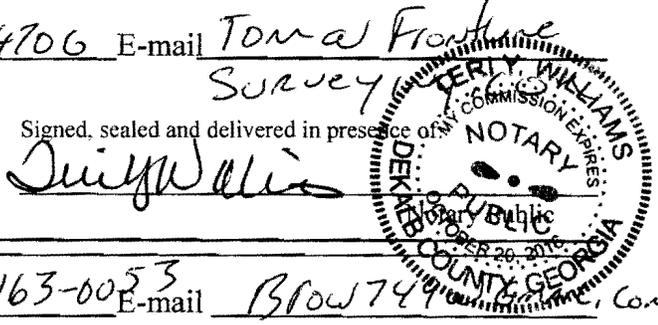
Application No. ~~4-15-V-68~~  
Hearing Date: 4-1-15

Applicant Country Plantation HOA Phone # 678-463-6053 E-mail Brow749@a

Beverly Brown Pres Address Gmail.com  
(representative's name, printed) (street, city, state and zip code)

Thomas E Peay Jr Phone # 404-667-4706 E-mail Tom@Frontline  
(representative's signature) (street, city, state and zip code) Survey

My commission expires: 10/20/14



Titleholder Country Plantation HOA phone # 678-463-0053 E-mail Brow749@a

Signature Beverly Brown/pres Address: 4276 ALISON JA  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R15

Location 4276 ALISON JANE DR KENNESAW GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 206 District 16<sup>th</sup> Size of Tract 9.35 Acre(s) 30144

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 9.3 Shape of Property IRG 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).

Replacing Fire Damaged BUILDING ON EXISTING SLAB!

List type of variance requested: BLD (Permit) WAIVE SET BACKS FOR THE 100' SET BACK TO 15.0'