

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
 770-421-2427



February 12, 2015



DGM
 LAND PLANNING
 CONSULTANTS

975 Gooch Drive
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Variance Request:

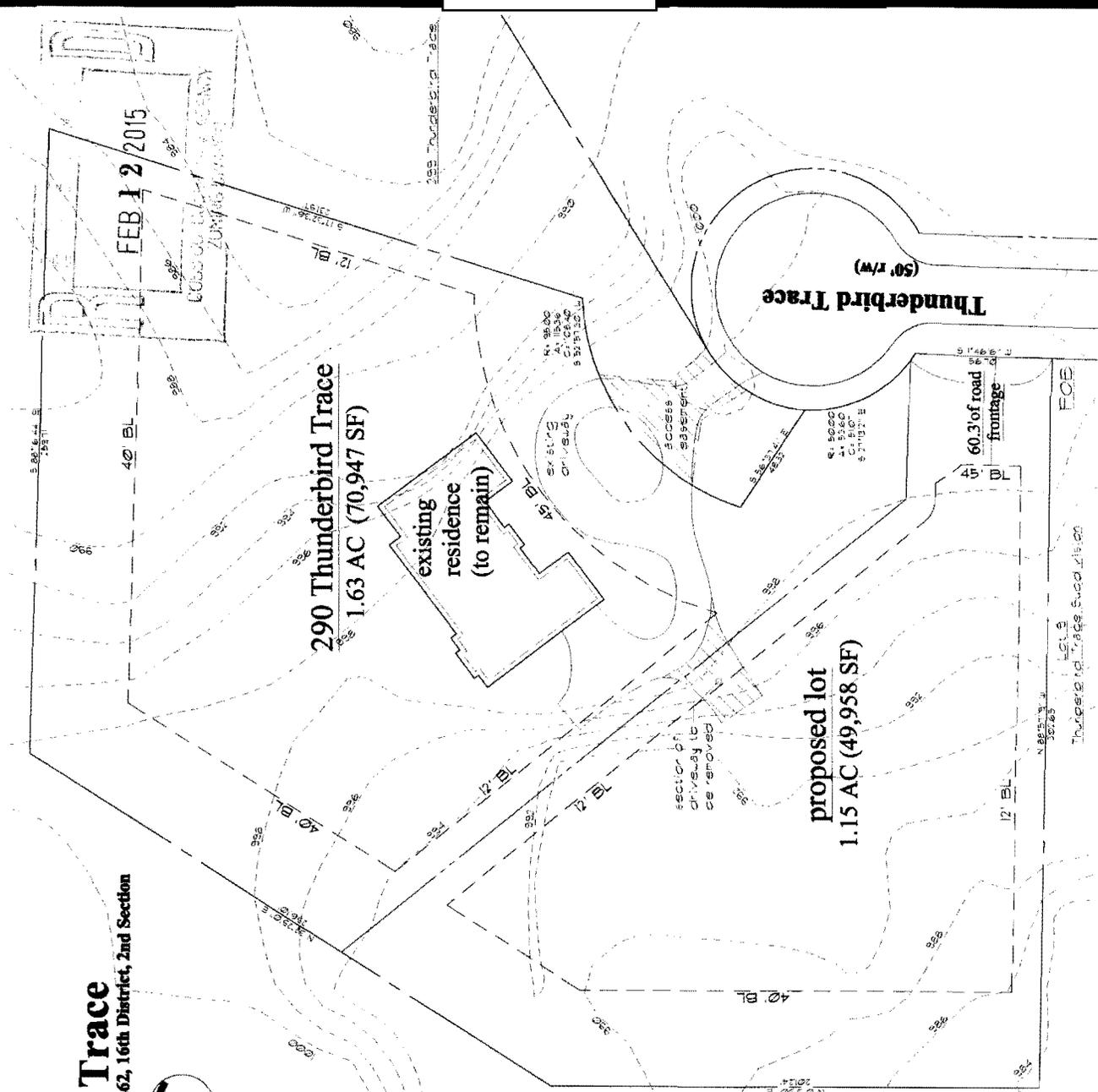
Reduction in public road frontage on
 proposed lot from the requirement of
 75' to 60.3'

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. Property by John and Susan Company, dated 9/10/2004
 2. Topographic information from Cobb County GIS
 3. According to Cobb County Code, Section 21.1-006 (b)(2)(B)
 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 _____ **SIZE OF TRACT:** 2.78 acres _____
(290 Thunderbird Trace). _____ **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

PETITION No.:

V-56

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.

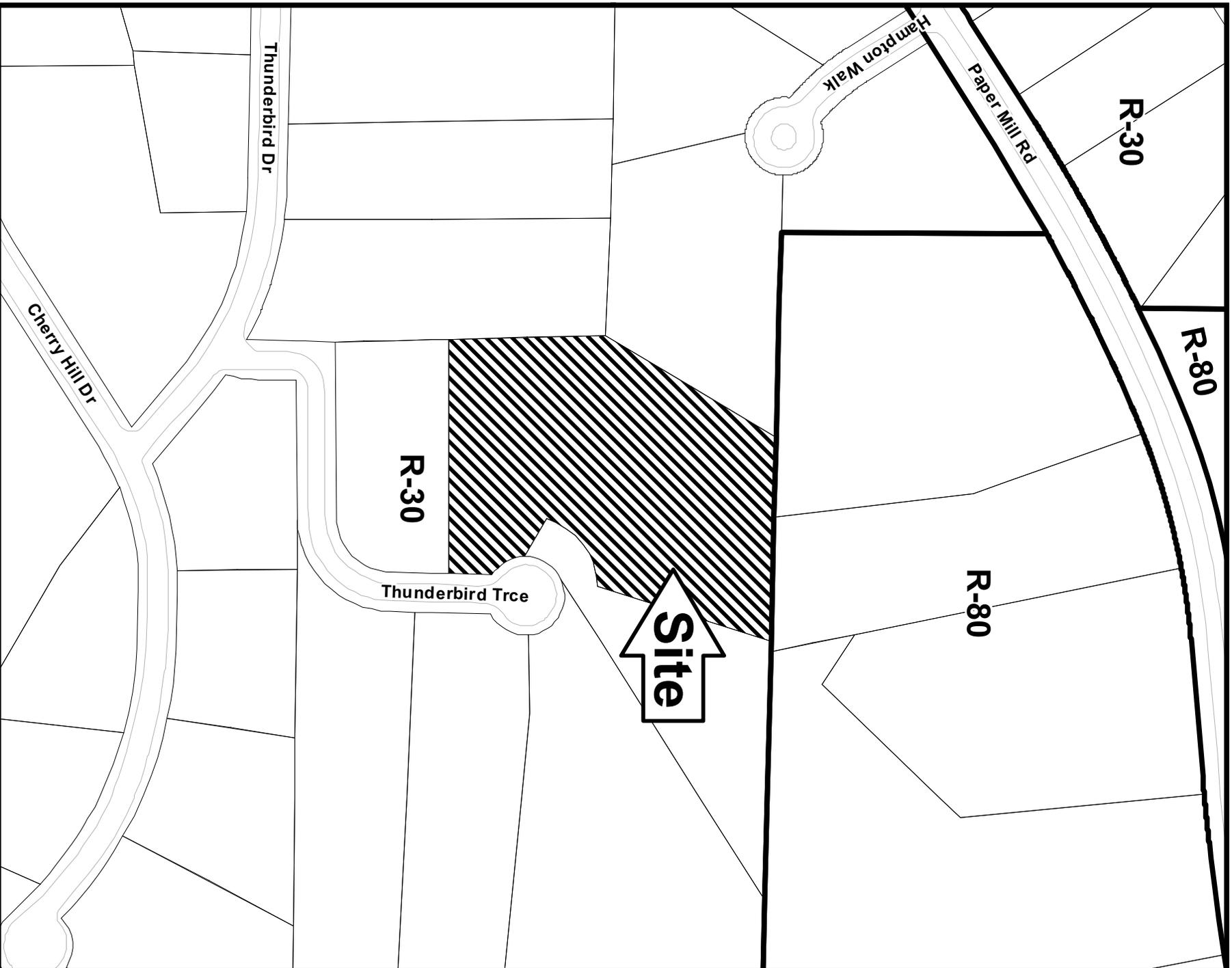
V-56

R-30

R-80

R-80

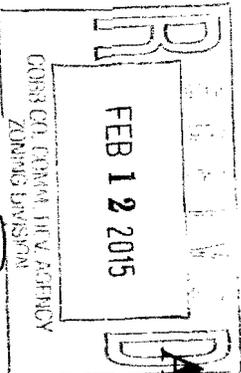
R-30



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. V56
Hearing Date: 4-1-2015

Applicant E.E. PENNINGTON Phone # 770-596-6748 E-mail ee@penningtonchickens.com

BROE L. GOODMAN Address 1824 JACKSONS CREEK RD, MAIETTA GA 30068
(representative's name, printed)

Broe L. Goodman Phone # 770-841-9457 E-mail broegoodman@jpic.com
(representative's signature)

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 9 2015 My Commission Expires January 9, 2019
Cobb County, Georgia
Notary Public

Titleholder E. EARL PENNINGTON, MD Phone # 770-596-6748 E-mail penningtonchickens.com
* SEE ATTACHED Earl Pennington MD Address: 290 THUNDERBIRD TRACE MAIETTA GA 30067
Signature (attach additional signatures, if needed)

Tom Kempton
Notary Public

Signed, sealed and delivered in presence of:

My commission expires: Jan 5 2015 My Commission Expires January 9, 2019
Cobb County, Georgia
Notary Public

Present Zoning of Property R-35

Location 290 THUNDERBIRD TRACE MAIETTA 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 X 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 COMPATIBLE WITH R-30 ZONING.
THE TRACT APPEALS TO THE COLLEGE STREET RESORTS IN A LACK OF REQUIRED ROAD FRONTAGE.

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE

REQUIREMENT