

MAR 12 2015

Variance Request Site Plan

5150 Timber Ridge Road

Cobb County, Georgia Land Lot 164, 1st District, 2nd Section

prepared for:
Blake Properties
1824 Jacksons Creek Drive
Marietta, GA 30068



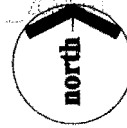
Scale: 1" = 30'

March 12, 2015

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Blvd, Suite 212
KENNESAW
GA 30144
770-514-9006
FAX 514-9491



Notes:

1. Boundary from Woodall and Associates, dated 11/28/2007.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C01012J, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.

Variance Request:

- 1) reduction in public road frontage requirement (75') to 23'+- (lot #3)
- 2) reduction required lot size (20,000 SF) (lot #3) to 15,490 SF
- 3) reduction in required front setback (lot #3) (40') to 35'

Site Data

Total Site Area: 1.897 AC

Existing Zoning: R-20

Proposed Zoning: R-20

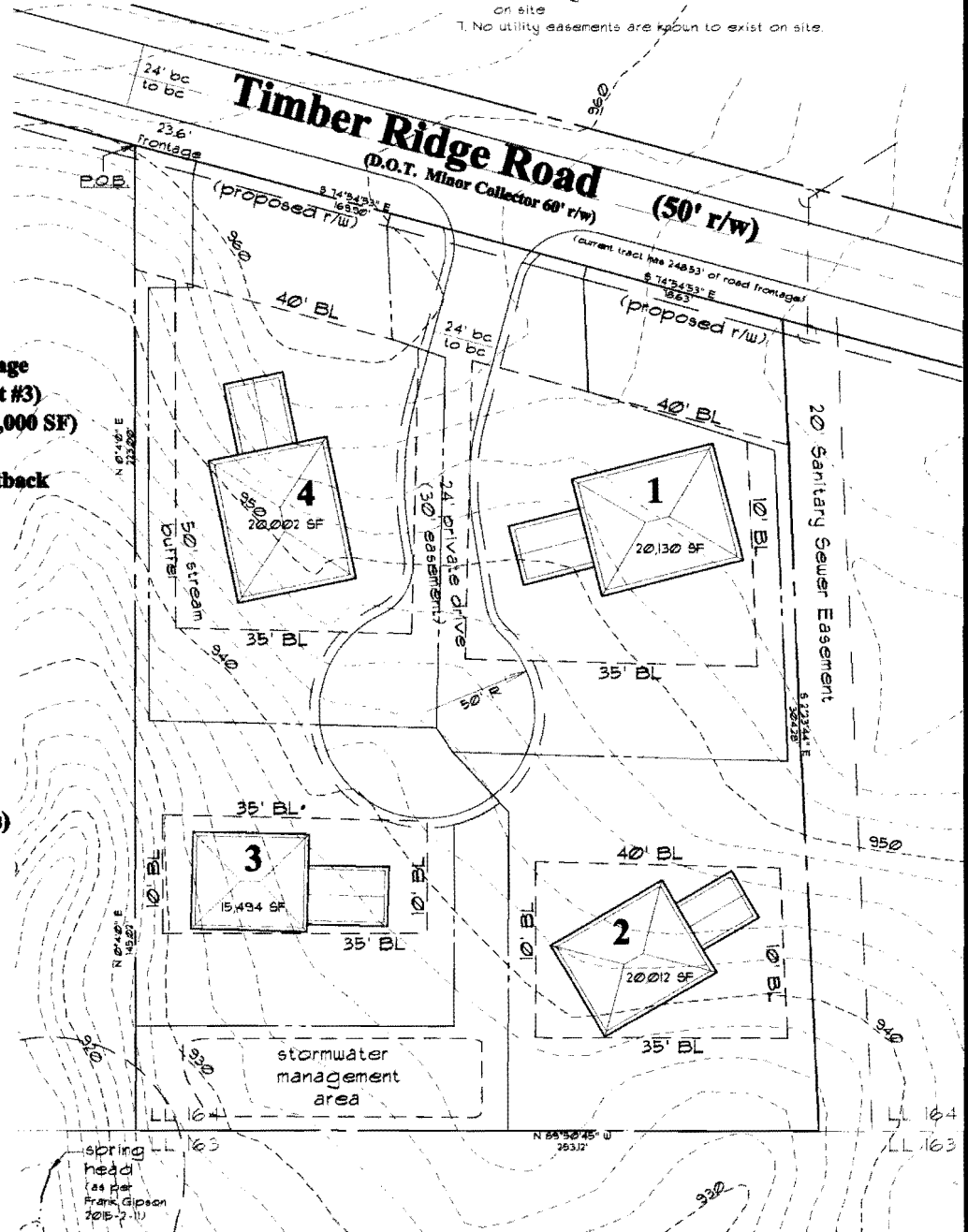
(with variances)

Proposed Building Setbacks:

front: 40' (35' for lot #3)

side: 10'

rear: 35'



APPLICANT: Blake Properties, Inc.

PETITION No.: V-78

PHONE: 770-844-9457

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: Bruce L. Goodman

PRESENT ZONING: R-20

PHONE: 770-841-9457

LAND LOT(S): 164

TITLEHOLDER: Stephen Isaf

DISTRICT: 1

PROPERTY LOCATION: On the south side of
Timber Ridge Road, west of Greystone Court
(5150 Timber Ridge Road).

SIZE OF TRACT: 1.90 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the minimum public road frontage from the required 75 feet to 23 feet for proposed lot 3; 2) waive the minimum lot size from the required 20,000 square feet to 15,494 square feet for proposed lot 3; 3) waive the front setback from the required 40 feet to 35 feet for proposed lot 3; and 4) waive the front setback from the required 40 feet to 10 feet for proposed lot 1 for that portion adjacent to proposed lot 2.

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

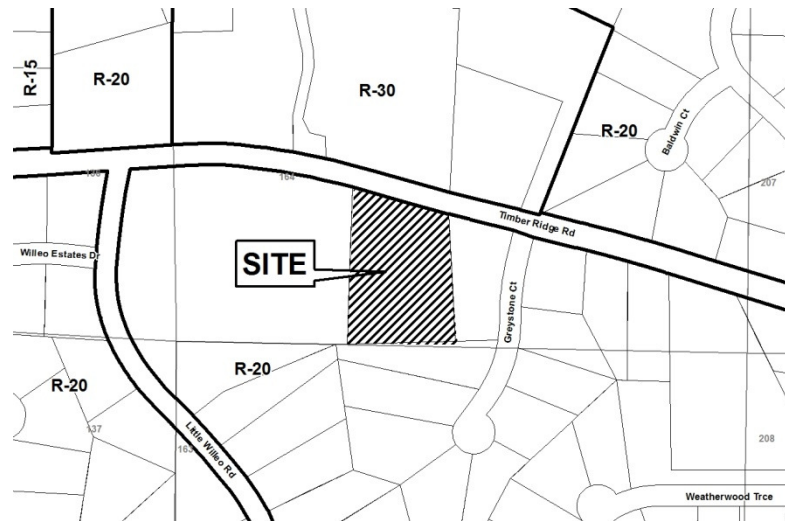
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Blake Properties, Inc. **PETITION No.:** V-78

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: The use of a private drive will require that the detention pond be owned and maintained by the HOA. Unless pervious pavers are utilized for the access drive and individual driveways, the pond lot may need to be expanded to provide adequate stormwater management for the site.

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.

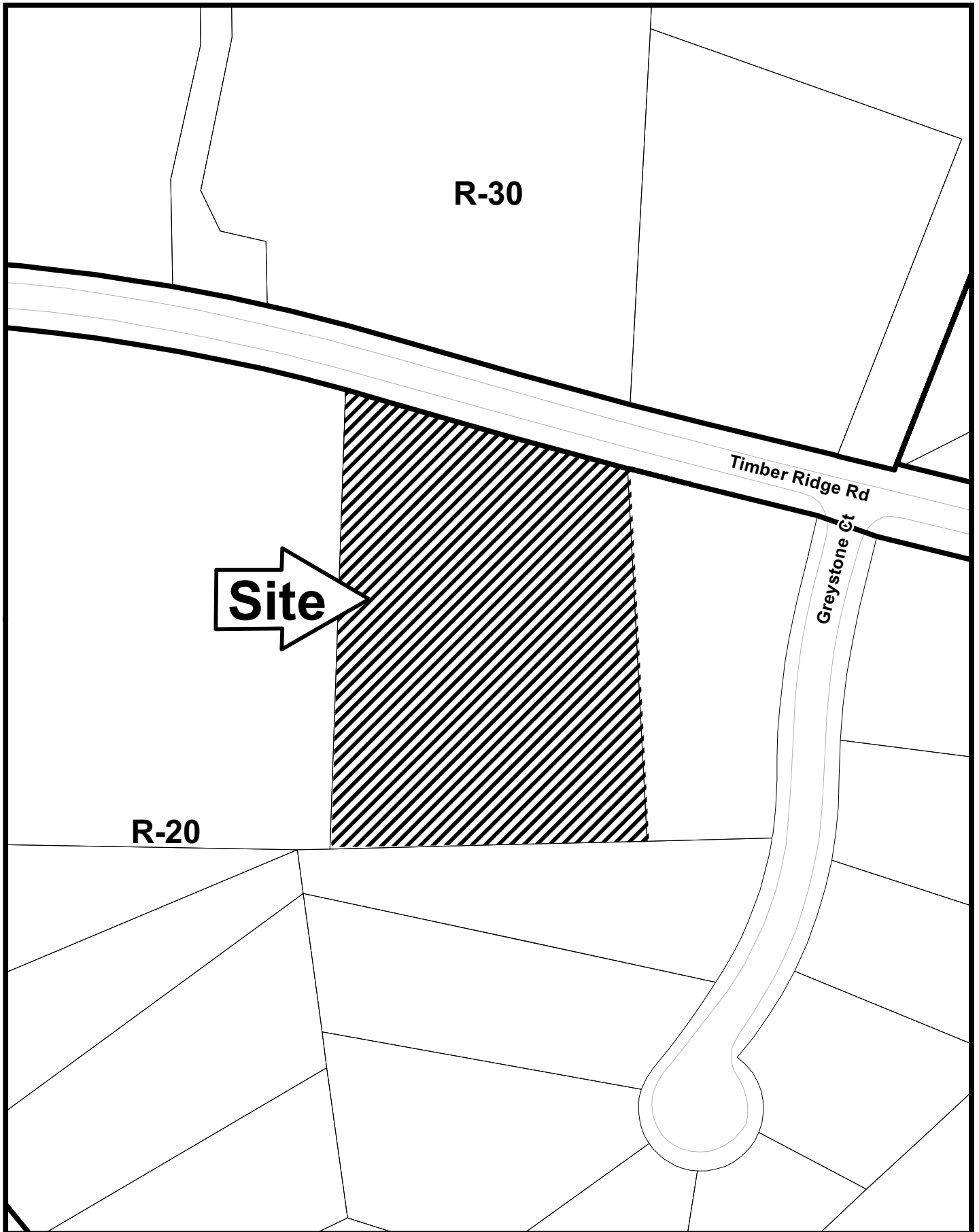
WATER: No conflict.

SEWER: No conflict. The proposed subdivision must be served by sanitary sewer.

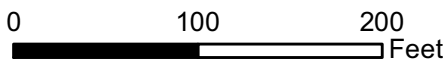
APPLICANT: Blake Properties, Inc. **PETITION No.:** V-78

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.

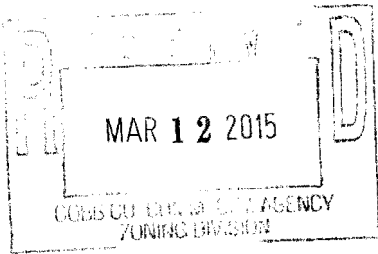
V-78



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)

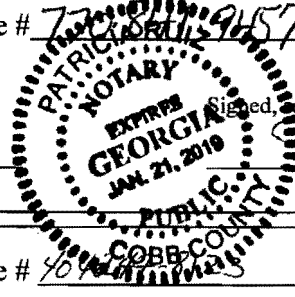
Application No. V-78
Hearing Date: 5-13-15

Applicant BLAKE PROPERTIES, INC Phone # 770-841-9457 E-mail BGOODMAN@BPI-COMCAST.NET

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

Bruce L. Goodman (representative's signature) Phone # 770-841-9457 E-mail BGOODMAN@BPI-COMCAST.NET

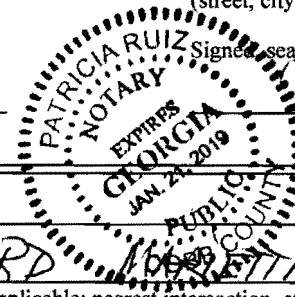
My commission expires: 1-21-19
Signed, sealed and delivered in presence of: Patricia Ruiz 3-12-15
Notary Public



Titleholder Stephen T. Isaf Phone # 404-411-1123 E-mail Sisaf@aol.com

Signature Stephen T. Isaf (attach additional signatures, if needed) Address: 1821 Shelburne Ridge Marietta, GA 30068
(street, city, state and zip code)

My commission expires: 1-21-19
Signed, sealed and delivered in presence of: Patricia Ruiz 3-12-15
Notary Public



Present Zoning of Property R-20

Location 5150 TIMBER RIDGE RD MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 164 District 1st Size of Tract 1.897 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).

- ① Reduction in roof footage (75' to 23+') on lot #3 only.
- ② reduction in required lot size (20,000 SF) Lot #3 only to 15,494 SF.
- ③ Reduction in required front setback lot #3 only (40' to 35').

List type of variance requested: _____

