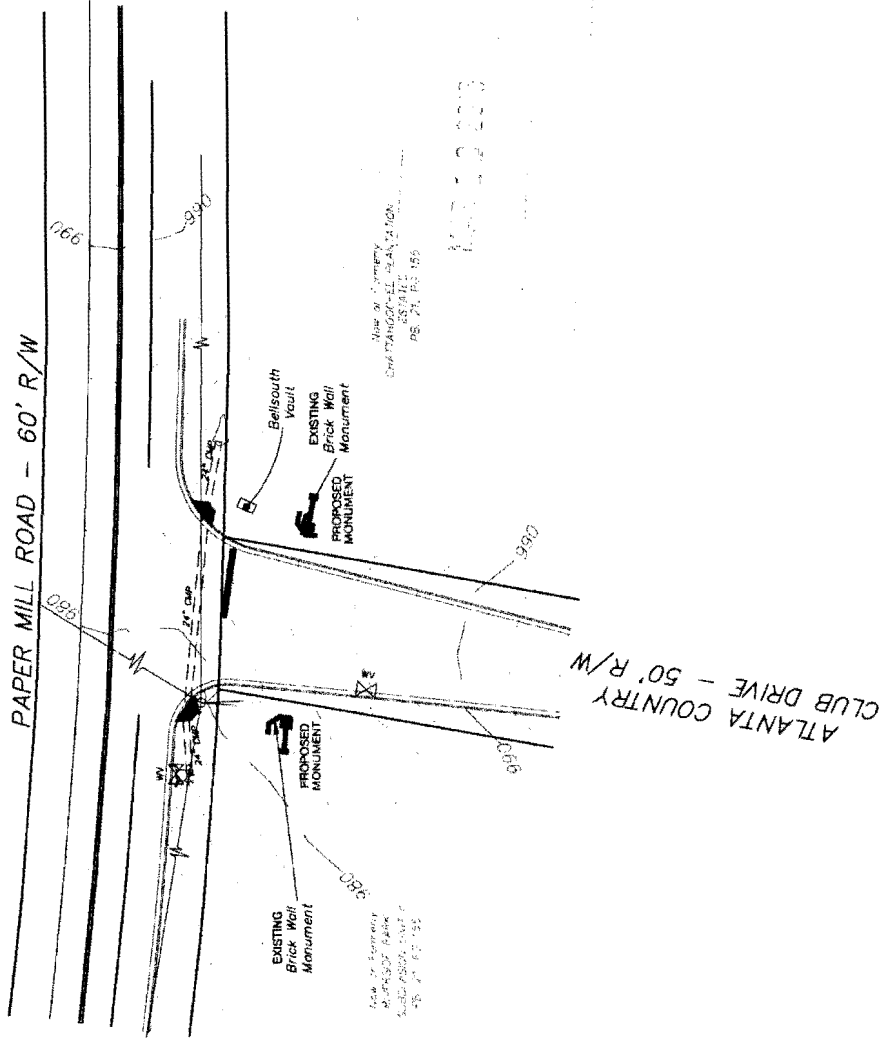
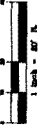


V-83
(2015)



ATLANTA COUNTRY CLUB DRIVE AT
PAPER MILL ROAD



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APPLICANT: Chattahoochee Plantation Community Association

PETITION No.: V-83

PHONE: 770-429-1499

DATE OF HEARING: 05-13-2015

REPRESENTATIVE: John H. Moore

PRESENT ZONING: R-80

PHONE: 770-429-1499

LAND LOT(S): 1260, 1089

TITLEHOLDER: Due to individual parcels, a complete list of titleholders is available in the Zoning Office

DISTRICT: 16, 17

PROPERTY LOCATION: On the south side of Paper Mill Road, on the east and west sides of Atlanta Country Club Drive, and on the east and west side of Thunderbird Drive

SIZE OF TRACT: 6.30 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum height of a residential subdivision sign from 8 feet to 22 feet; and 2) waive the maximum height of a fence or wall adjacent to a public road right-of-way from 6 feet to 22 feet.

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

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Chattahoochee Plantation
Community Association

PETITION No.: V-83

COMMENTS

TRAFFIC: Proposed signs are to maintain minimum intersection sight distance for all adjacent drives/intersections.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

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: No comment.

WATER: Proposed monument at south corner of Thunderbird Drive and Paper Mill Road will be subject to water easement setback requirements of County Code Section 122-123.

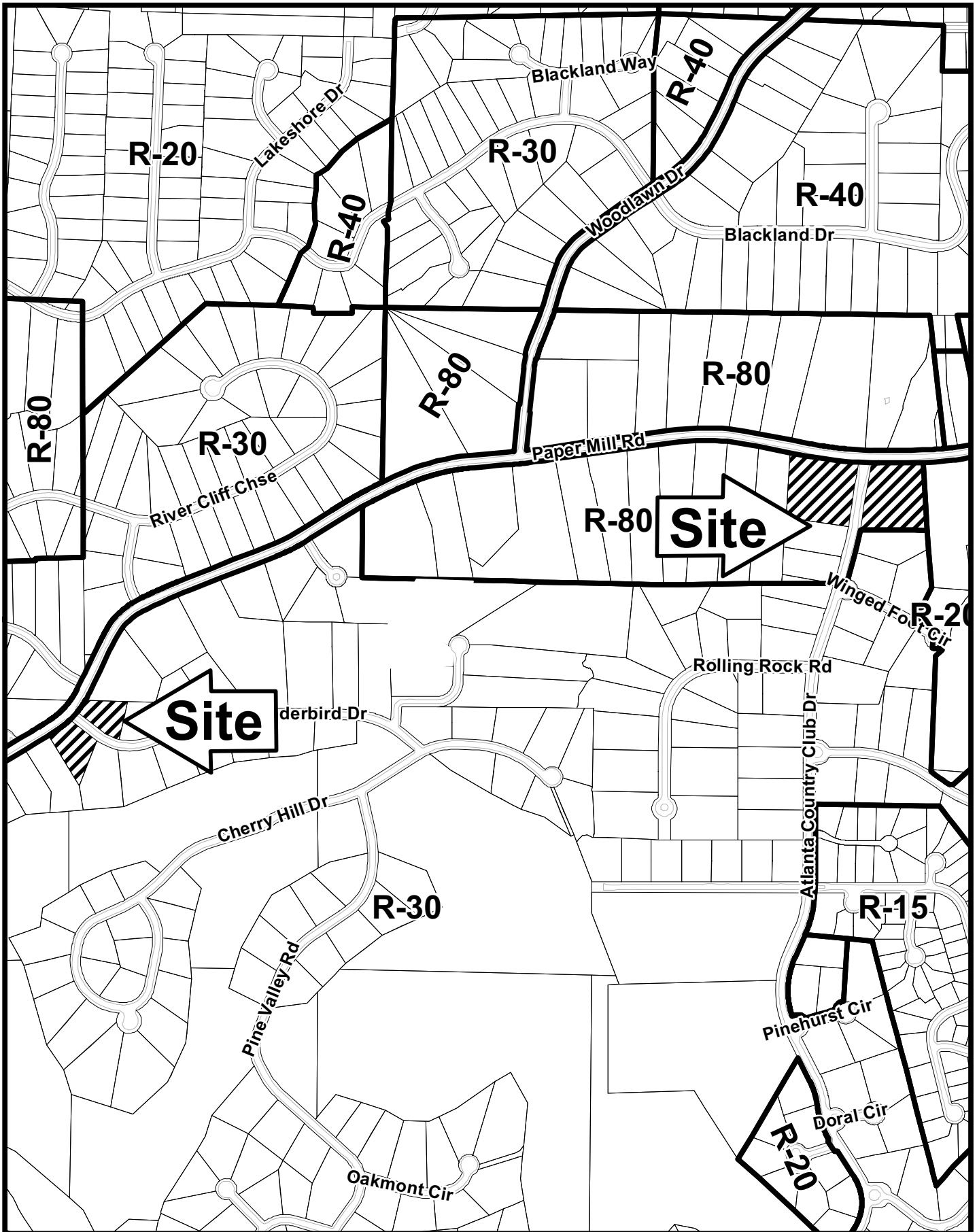
SEWER: No conflict.

APPLICANT: Chattahoochee Plantation
Community Association

PETITION No.: V-83

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-83

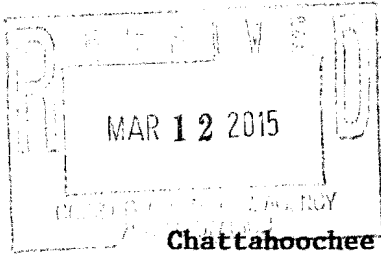


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 500 1,000 Feet



City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

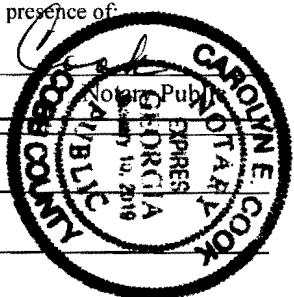
Application No. V-83 (2015)
Hearing Date: 05/13/2015

Applicant Chattahoochee Plantation Community Association Phone # _____ E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

My commission expires: January 10, 2019 Signed, sealed and delivered in presence of: [Signature]

Titleholder _____ Phone # _____ E-mail _____
Signature See Exhibit "A" attached collectively hereto Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of: _____
My commission expires: _____ Notary Public

Present Zoning of Property R-30; R-80
Location Southerly side of Paper Mill Road, at its intersection with Atlanta Country Club Drive; and southerly side of Paper Mill Road at its intersection with Thunderbird Drive
(street address, if applicable; nearest intersection, etc.) Drive

Land Lot(s) 1077, 1089 District 17th Size of Tracts 6.3± Acre(s)
1260 16th (total)

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 X

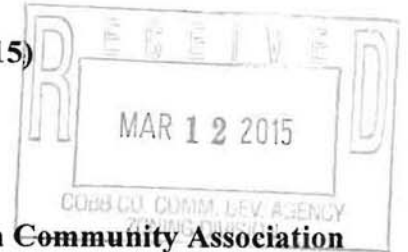
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: See Exhibit "B" attached hereto and incorporated herein by reference.

V-83
(2015)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 83 (2015)
Hearing Date: May 13, 2015



Applicant: **Chattahoochee Plantation Community Association**
Titleholders: **Ryan Farnsley and Kristen Bernheim;
Roberta S. Jackson; Zahra Negrin; and
Angelo Moraitakes and Lemonia Moraitakis [sic]
(n/k/a Lemonia Moraitakes)**

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant requests a waiver of the maximum height for a residential subdivision/development sign from the allowed eight (8) feet to a maximum of twenty-two (22) feet; together with a waiver of the maximum height for a fence or wall adjacent to public road right-of-way from the allowed eight (8) feet to a maximum of twenty-two (22) feet. The requested waivers will permit the erection of new entrance monuments and walls for the Chattahoochee Plantation Community at its access points from Paper Mill Road onto Atlanta Country Club Drive and Thunderbird Drive. The new signage at each access point would allow for more visibility for the signage relating to the Chattahoochee Plantation Community as there are currently located at each access point, along Paper Mill Road, various roadway traffic signs, existing, mature trees and shrubs, power poles and lines, and the like. Additionally, failure to grant the requested variances would result in the proposed entrance monuments not being relatively the same size and appearance as those of similar types of neighborhoods along Paper Mill Road and within close proximity to Chattahoochee Plantation. Attached as Exhibit "1" is a prototype of the monument signage proposed for the location of Paper Mill Road onto Atlanta Country Club Drive. The signage proposed for the location of Paper Mill Road onto Thunderbird Drive will be similar, but on a smaller scale.

The variances requested herein are not substantial; and construction of the monument signage and walls shall meet or exceed the minimum requirements as set forth in the Cobb County Zoning Ordinance.

List type of variances requested:

- (1) Waiver of height of residential subdivision signage from maximum allowable of eight (8) feet to a maximum of twenty-two (22) feet (*See* § 134-314(e)(3)); and
- (2) Waiver of height of fence or wall adjacent to public road right-of-way from the maximum of eight (8) feet to a maximum of twenty-two (22) feet (*See* § 134-267(b)).

V-83
(2015)
Exhibit



EXHIBIT "1"