

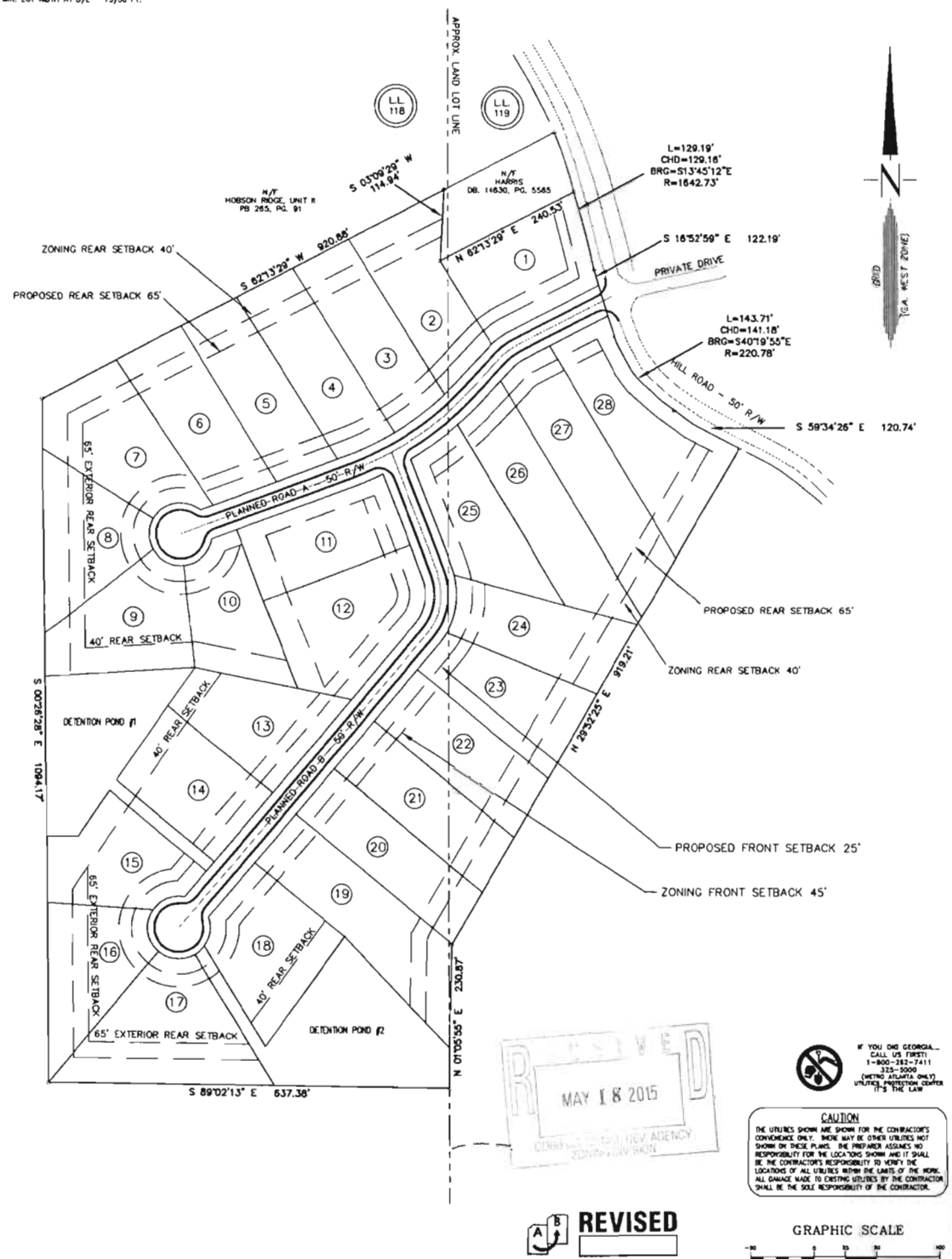
V-98  
(2015)

**SITE NOTES:**  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 CURRENT ZONING - R-30  
 TOTAL AREA - 25.8 ACRES  
 TOTAL LOTS - 28  
 LOT DENSITY - 1.08 LOTS PER ACRE  
 MINIMUM LOT SIZE - 30,000 SQ.FT.  
 MINIMUM HEATED HOUSE AREA - 1,350 SQ.FT.  
 MIN. LOT WIDTH AT B/L - 75/50 FT.

**ZONING BUILDING SETBACK REQUIREMENTS:**  
 FRONT - 45'  
 REAR - 40'  
 SIDE - 12'  
 MAJOR SIDE - 25'

**PROPOSED BUILDING SETBACK REQUIREMENTS:**  
 FRONT - 25'  
 REAR - 40' (INTERIOR), 65 FT (EXTERIOR LOTS)  
 SIDE - 5' (MIN. 25 FT BETWEEN STRUCTURES)  
 MAJOR SIDE - 25'

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0012/14C, COMMUNITY NO. 130052, MAP DATED: DEC. 16, 2008.



THIS PLAN HAS BEEN COMPILED FROM TAX, DEED AND RECORD INFORMATION. NO FIELD VERIFICATION OR BOUNDARY WORK HAS BEEN COMPLETED OR IS IMPLIED.



**Centerline Surveying Systems, Inc.**  
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144  
 PHONE: (770) 424-0828 FAX: (770) 424-2399

CONCEPTUAL PLAN FOR:  
**WAM DOUGLAS, LLC.**  
 LAND LOT 118 & 119, 20TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1.		
2.		

**CAUTION**  
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVIENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED ASSUES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**REVISED**

GRAPHIC SCALE  
 1 inch = 50' ft.

DRAWN BY: DP  
 CHECKED BY:  
 DATE: 5-18-15  
 SCALE: 1" = 50'  
 PROJECT No.: 41504C  
 SHEET No. 1

**APPLICANT:** WAM Douglas, LLC  
**PHONE:** 404-969-9372  
**REPRESENTATIVE:** Matthew Coutu  
**PHONE:** 404-969-9372  
**TITLEHOLDER:** Elizabeth H. Thornton  
**PROPERTY LOCATION:** On the southwest side of  
Hill Road, north of Mars Hill Road  
(No Assigned Address).

**PETITION No.:** V-98  
**DATE OF HEARING:** 07-15-2015  
**PRESENT ZONING:** R-30  
**LAND LOT(S):** 118, 119  
**DISTRICT:** 20  
**SIZE OF TRACT:** 25.8 acres  
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 45 feet to 25 feet for proposed development;  
and 2) waive the side setbacks from the required 12 feet to 5 feet with 25 feet between homes for proposed  
development.

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

**BOARD OF APPEALS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_  
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_  
HELD \_\_\_\_\_ CARRIED \_\_\_\_\_  
STIPULATIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** WAM Douglas, LLC

**PETITION No.:** V-98

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**COMMENTS**

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

**DEVELOPMENT & INSPECTIONS:** If any wall is constructed closer than 5 feet to a property line a 1 hour fire rated assembly will be required.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No objection to shift in front/rear setback or side setbacks subject to adequate drainage conveyance to be provided between houses.

**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.

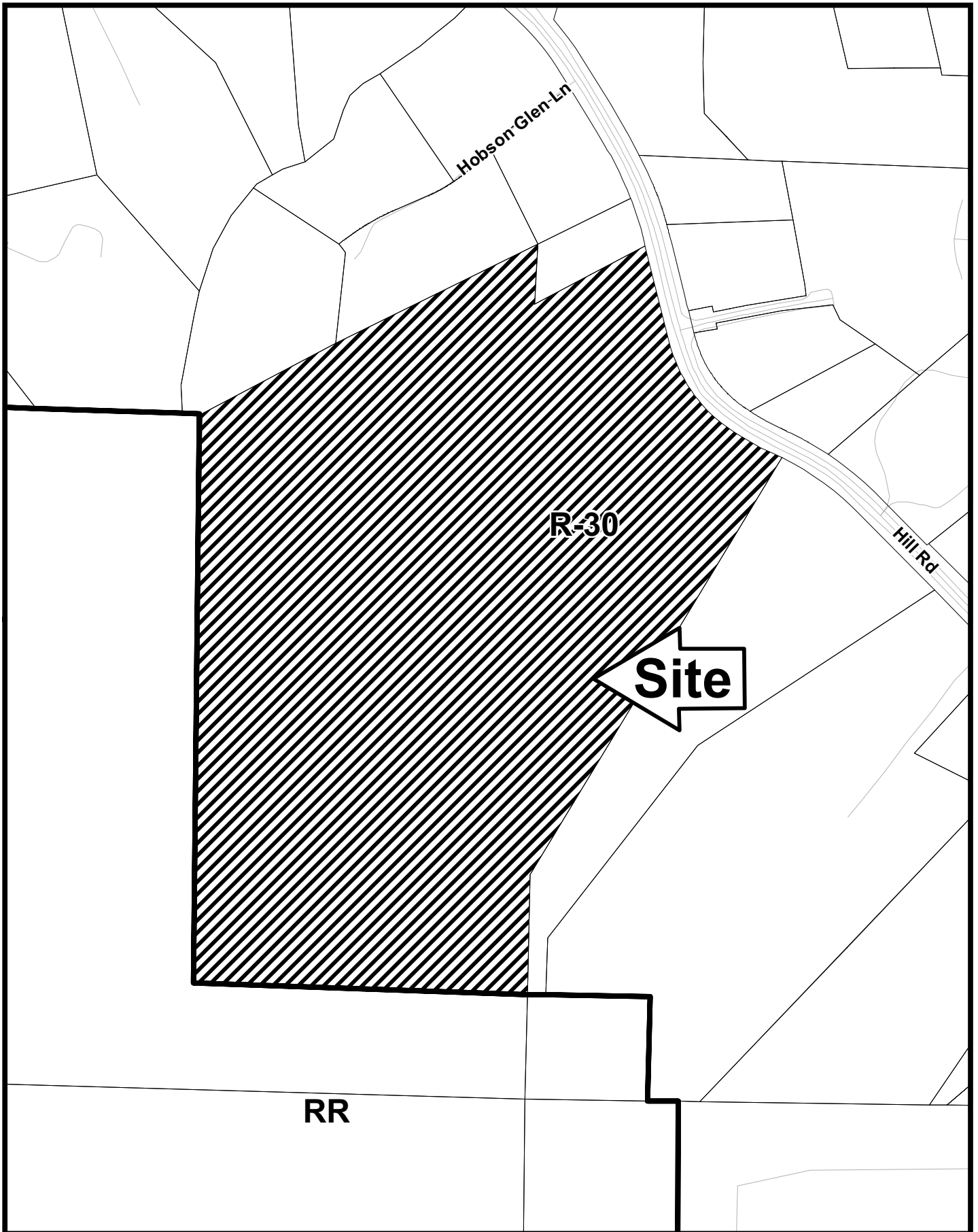
**SEWER:** No conflict.

**APPLICANT:** WAM Douglas, LLC      **PETITION No.:** V-98

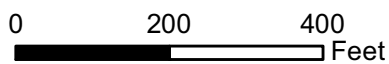
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-98



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

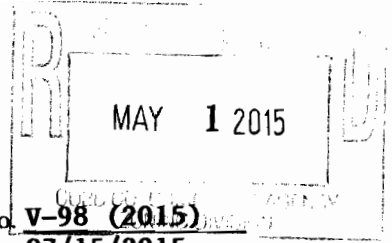


-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

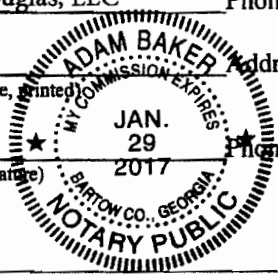
Application No. V-98 (2015)  
Hearing Date: 07/15/2015



Applicant WAM Douglas, LLC Phone # 404-969-9372 E-mail mcoutu@woodlandam.com

Matthew Coutu Address 227 Sandy Springs Place; Ste. D #339 Sandy Springs, GA 30328  
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-969-9372 E-mail mcoutu@woodlandam.com  
(representative's signature)



Signed, sealed and delivered in presence of:

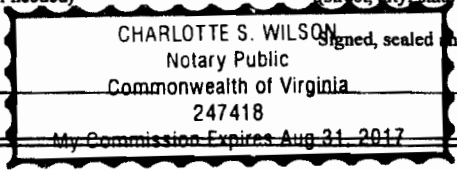
My commission expires: \_\_\_\_\_

[Signature]  
Notary Public

Titleholder Elizabeth H Thornton Phone # 804.359.8425 E-mail ehthornton@aol.com

Signature Elizabeth H Thornton Address: 31 James Falls DR Richmond VA 23221  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: August 31, 2017



Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

Present Zoning of Property R-30

Location Hill Road NW, Acworth, GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 119 District 20th Size of Tract 26 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 x 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).

The property has topography that requires significant clearing to achieve the current building set-back requirements. The intent of the community would be to preserve rear yards in keeping with the surrounding communities. Furthermore, the property has multiple drainage basins across it and by reducing the front building set-back the property could be developed in a way more easily to control storm water runoff.

List type of variance requested: Reduce the Front Building Set-back Line to 25'  
Add an additional 25' to the Rear Building Set-back on exterior lots  
Reduce the side setbacks to 5' with a minimum of 25' between homes