

Variance Request Site Plan

2721 Creek View Drive

Cobb County, Georgia Land Lot 292, 1st District, 2nd Section

prepared for:

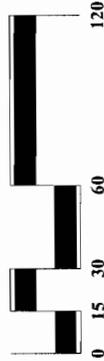
Mr. Jeff Oeschger

2721 Creek View Drive
Marietta, GA 30064

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg. 212
Bensenville, IL
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 30'

February 9, 2015



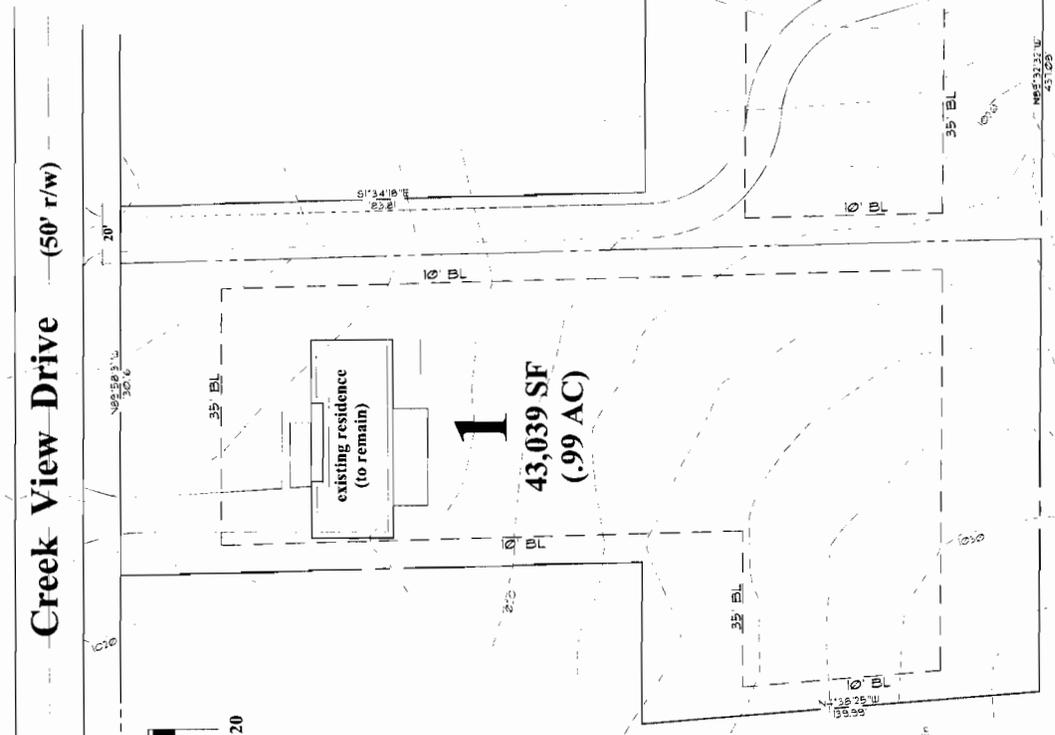
Variance Request:

Reduction in public road frontage requirement (75') to 20' on lot #2

Site Data

Total Site Area: 1.97 AC
Existing Zoning: R-20
Proposed Zoning: R-20 (with variance)
Proposed Building Setbacks:
(no variances required)
front: 35' (local)
side: 10'
rear: 35'

V-106
(2015)



- Notes:**
- Boundary and topographic information from Soar, and Surveying Company, dated 12/5/13.
 - According to Flood Insurance Rate Map (FIRM) #30610C0208G, December 6, 2006 no portion of this site contains floodplain.
 - No easements are shown to exist on site.
 - No streams or wetlands are shown to exist on site.
 - No archeological or historical landmarks are shown to exist on site.
 - No utility easements are shown to exist on site.

APPLICANT: Jeffrey and Bettina Oeschger **PETITION No.:** V-106

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No significant stormwater management impacts are anticipated. Subject to site plan to be approved by Stormwater Management Division prior to issuance of building permit.

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: Proposed lot 2 must connect to sewer in Creekview Drive if main floor can be served by gravity. Sewer petition extension fee will apply in addition to standard fees.

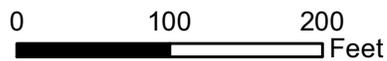
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FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

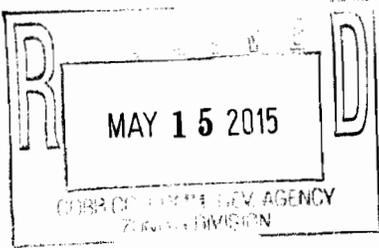
V-106



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)

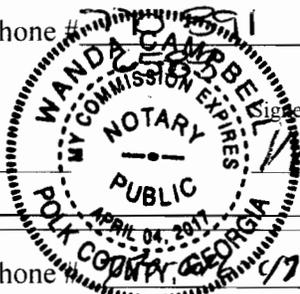
Application No. V-1060
Hearing Date: 7-15-15

Applicant Jeffrey + Bethina Deschry Phone # 770-616-4796 E-mail jett@randallow.com

DAVID MEYER Address 2721 Creekview Pt NW, Marietta GA 30064
(representative's name, printed) (street, city, state and zip code)

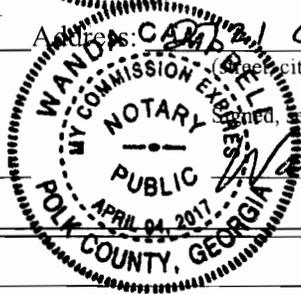
[Signature] Phone # 770-616-4796 E-mail DMeyer@RDDLowe.com
(representative's signature)

My commission expires April 04, 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public



Titleholder Jeffrey + Bethina Deschry Phone # 770-616-4796 E-mail jett@randallow.com
Signature [Signature] Address: 2721 Creekview Pt NW, Marietta GA 30064
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: April 04, 2017 Signed, sealed and delivered in presence of: [Signature]
Notary Public



Present Zoning of Property R-20
Location 2721 Creekview Pt NW Marietta GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 292 District 1 Size of Tract 1.97 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).

LOT HAS ANGLE SPACE TO SUBDIVIDE BUT LACKS PROPER AMOUNT OF ROAD FRONTAGE

List type of variance requested: REDUCTION IN PUBLIC ROAD FRONTAGE ON LOT #2 FROM 75' TO 20'