

Variance Request Plat

Lance Cooper Residence Addition

Cobb County, Georgia Land Lot 280& 281, 19th District, 2nd Section

prepared for:

Lance Cooper and Sonya Cooper

DGM
LANDMARKING
CONSULTANTS



8770 Cumby Place
Buckley, Georgia
30134
770 514-9006
Fax 514-9491

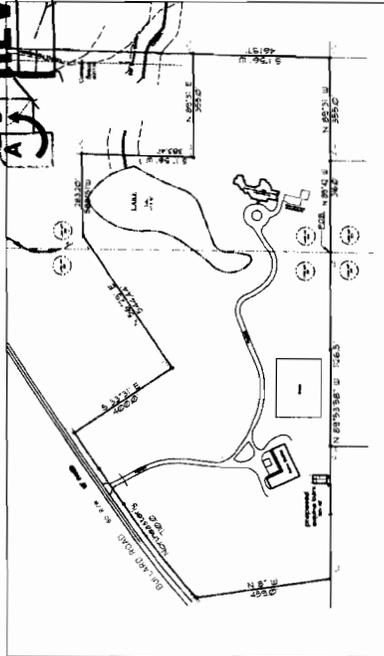


Scale: 1" = 20'
July 7, 2015

Revisions:

RECEIVED
JUL 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED



Overall Property Limits

scale: 1" = 200'

- Notes:
1. Boundary and topographic survey provided by Talsko and Associates, dated 2/18/15-2/16.
 2. According to Flood Insurance Rate Map (FIRM) 15061C0045E, August 18 1992, no portion of this site contains floodplain.
 3. No cemeteries are known to exist on site.
 4. Stream and wetland classifications are to be determined.
 5. No archeological or architectural landmarks are known to exist on site.
 6. No utility easements are known to exist on site.
 7. Soil, groundwater, and water quality studies, if necessary, are conceptual in size and will be revised based on hydrologic study.



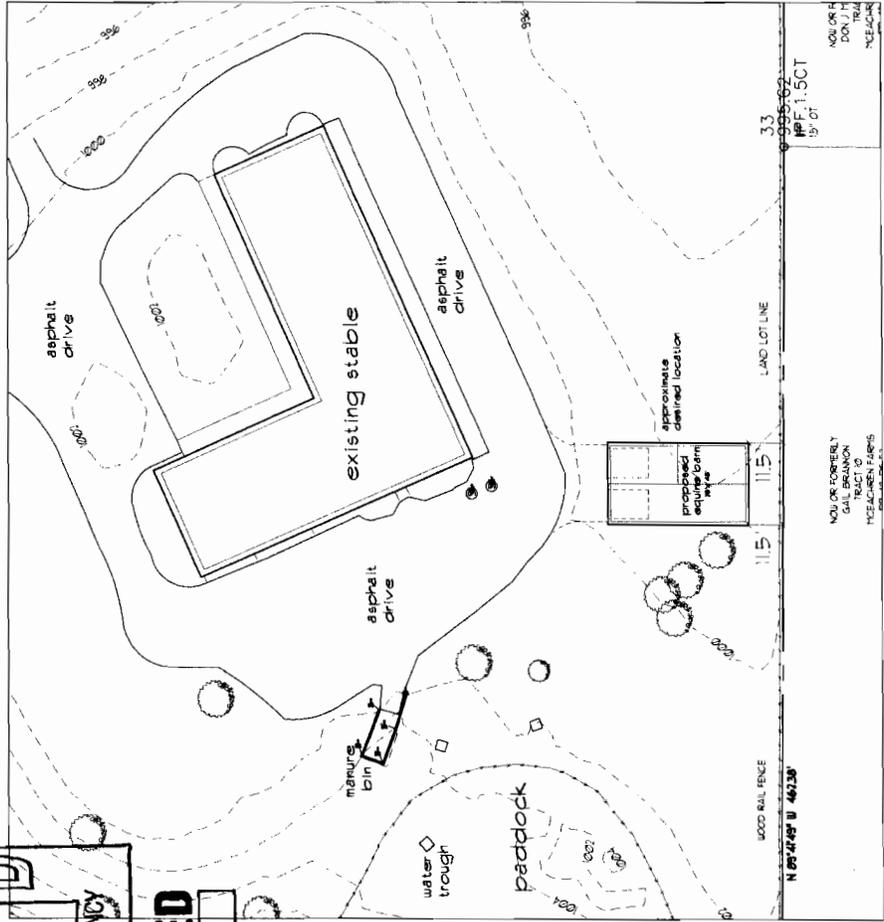
Site Data

Total Site Area: 28.26 AC
Present Zoning: R-80
Building Setbacks: front: 60' rear: 50' side: 25'

- Variance Request**
1. reduction in 100' exterior setback from 100' to 11.5' to accommodate accessory structure (barn).
 2. request for accessory structure (barn) to be located in front of primary structure's rear plane.

Subject Area

scale: 1" = 20'



NOV 05 FORESTY
GAIL BRANNON
TRACT 10
TEACHEN FARMS
PLANNING, INC.

N 89°44'45" W 462.30'

11.5' 11.5' 11.5'
LAND LOT LINE
33
N 89°44'45" W 19.07'

APPLICANT: Lance Cooper

PETITION No.: V-121

PHONE: 770-366-6230

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: David Meyer

PRESENT ZONING: R-80

PHONE: 770-514-9006

LAND LOT(S): 280, 281

TITLEHOLDER: Lance Cooper and Sonja Cooper

DISTRICT: 19

PROPERTY LOCATION: On the south side of Bullard Road, west of Villa Rica Road (1401 Bullard Road).

SIZE OF TRACT: 28.26 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (1,344 square foot barn) from the required 100 feet to 11.5 feet from the rear; and 2) allow an accessory structure (1,344 square foot barn) to be located in front of the principal building.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: Lance Cooper

PETITION No.: V-121

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: No adverse stormwater management impacts anticipated.

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.

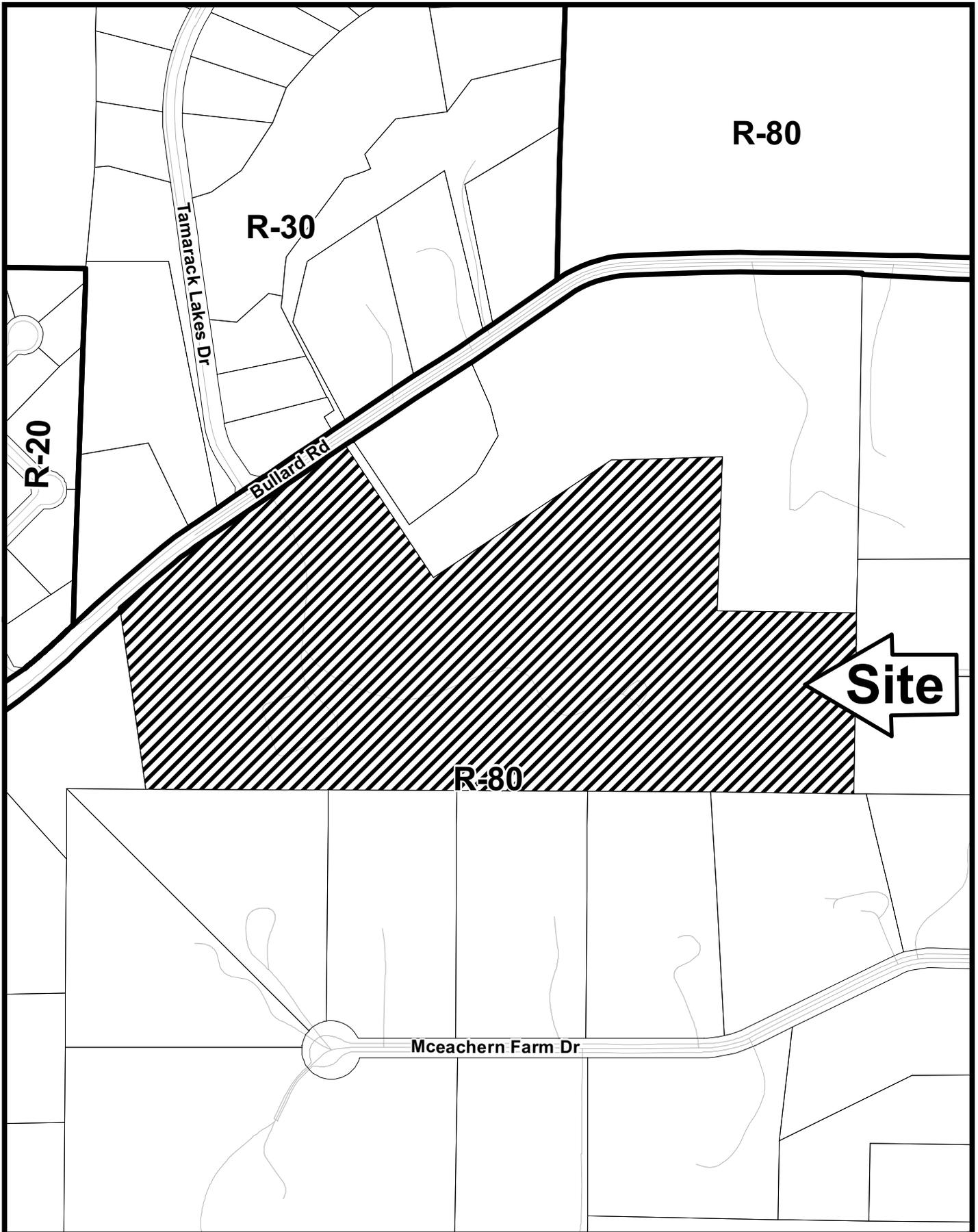
WATER: No conflict.

SEWER: No conflict.

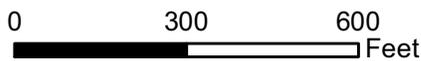
APPLICANT: Lance Cooper **PETITION No.:** V-121

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.

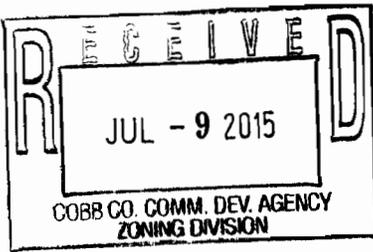
V-121



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



-  City Boundary
-  Zoning Boundary



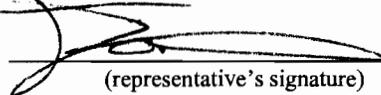
Application for Variance Cobb County

(type or print clearly)

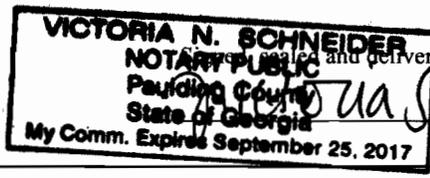
Application No. V-121
Hearing Date: 9-11-15

Applicant Lance Cooper Phone # _____ E-mail Lance@thecooperfirm.com

David Meyer Address 975 Cobb Place Blvd, Suite 212, Kennesaw, GA 30144
(representative's name, printed) (street, city, state and zip code)

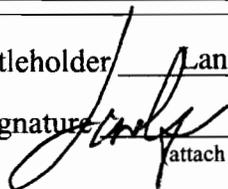
 Phone # 770-514-9006 E-mail DMeyer@DGMLPC.com
(representative's signature)

My commission expires: 9/25/2017

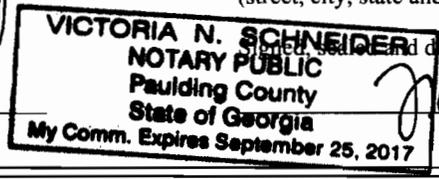


Witnessed and delivered in presence of:
Victoria Schneider
Notary Public

Titleholder Lance Cooper Phone # 770 366 2630 E-mail Lance@thecooperfirm.com

Signature  Address: 1401 Bullard Road Powder Springs, GA 30144
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 9/25/2017



Witnessed and delivered in presence of:
Victoria Schneider
Notary Public

Present Zoning of Property R-50

Location 1401 Bullard Road Powder Springs, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 281 District 19 Size of Tract _____ 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).

PLACING PROPOSED ACCESSORY STRUCTURE 100' FROM PROPERTY LINE WOULD DIMINISH AESTHETICS OF HORSE FARM, RESIDENCE, AND VIEW FROM BULLARD ROAD

List type of variance requested: Decreasing set back for accessory structure from 100' to 11-1/2'.