

APR Engineering, Inc.
 PLANNING, ENGINEERING & SURVEYING
 400 PINECREEK ROAD
 SUITE 400
 WOODBRIDGE, VA 20181
 TEL: (703) 291-0000
 FAX: (703) 291-6687
 LAND SURVEYING # 000827

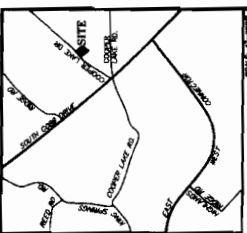
FINAL PLAT
 FOR
BRANDLY HALL
 (K.A. COOPER LAKE)
 TRATON HOMES, LLC

V-124
 (2015)

NO.	REVISION/ISSUE	DATE	BY	DATE	REVISION/ISSUE
1	COUNTY COMMENTS	5/26/15			

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1	COUNTY COMMENTS	5/26/15			



SURVEYORS ACKNOWLEDGMENT
 The survey shown and described hereon is a true and correct survey made on the ground under my supervision. That the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County development standards.

Tommy A. Pottle
 Georgia S.C.S. 2764
 Co-LS-LS

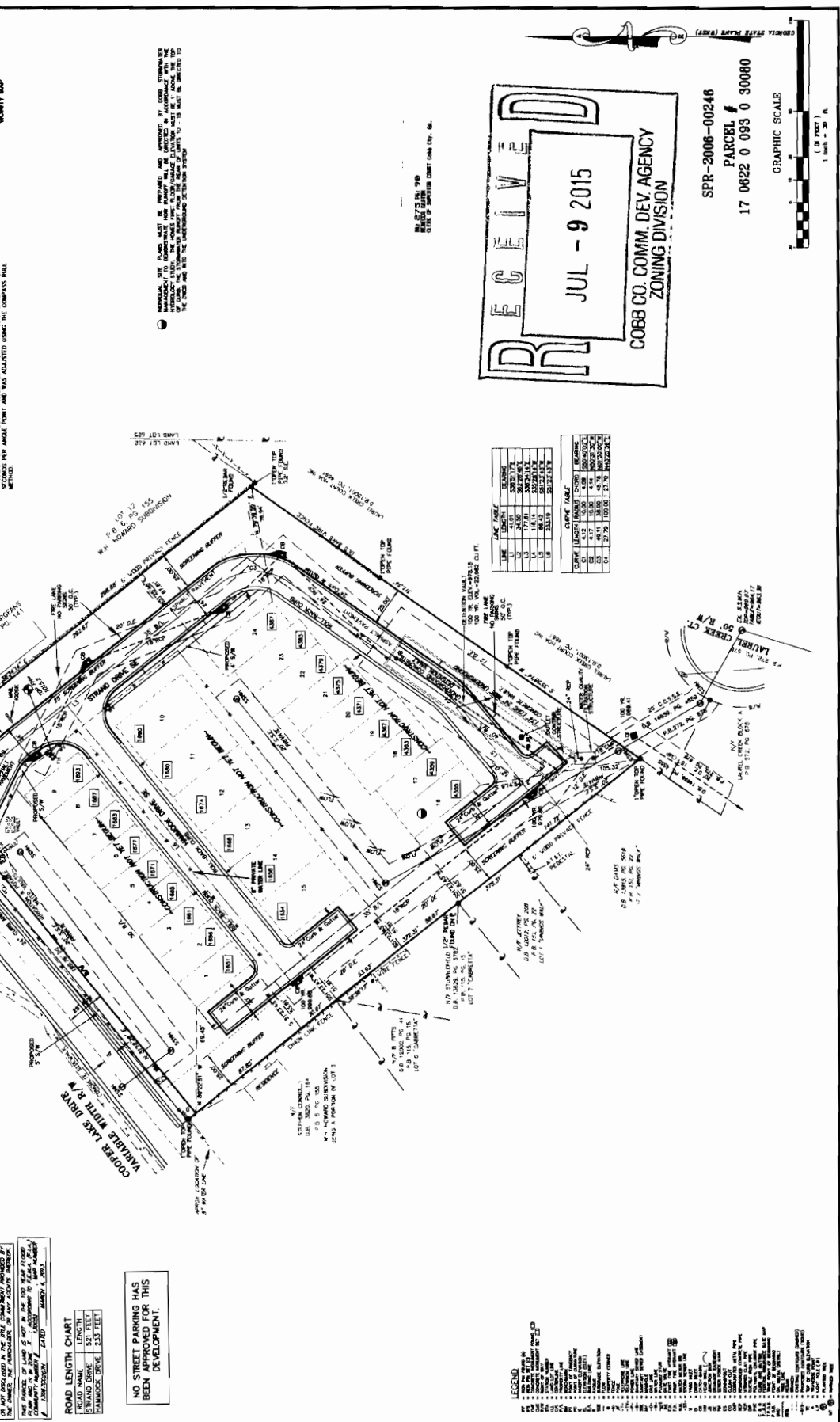
FIELD NOTES:
 FIELD MONUMENTS FOR THIS SURVEY WAS OBTAINED BY A TRIPLE SECOND ORDER TRIANGULATION SURVEY CONDUCTED BY THE SURVEYOR IN 1988. THE MONUMENTS WERE FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 637,784 FEET.

THE FIELD MONUMENTS WERE FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 637,784 FEET.

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RECEIVED
 JUL - 9 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SPR-2006-00246
 PARCEL # 17 0622 0 093 0 30080
 GRAPHIC SCALE
 1 inch = 50 ft.

ALL AREA OUTSIDE OF BUILDING ENVELOPE IS COMMON AREA TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

ROAD LENGTH CHART

ROAD NAME	LENGTH
BRANDLY HALL	1,233 FEET
COOPER LAKE DRIVE	233 FEET

LEGEND

- 1. LOT LINES
- 2. LOT AREA
- 3. LOT AREA (SQ. YD.)
- 4. LOT AREA (ACRES)
- 5. LOT AREA (GROSS)
- 6. LOT AREA (NET)
- 7. LOT AREA (TYPICAL)
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APPLICANT: Traton Homes, LLC

PETITION No.: V-124

PHONE: 770-427-2714

DATE OF HEARING: 09-11-2015

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: RM-12

PHONE: 770-429-1499

LAND LOT(S): 622

TITLEHOLDER: Traton Homes, LLC

DISTRICT: 17

PROPERTY LOCATION: On the south side of Cooper Lake Drive, north of Carbretta Drive (1766, 1774, 1780 Cooper Lake Drive).

SIZE OF TRACT: 2.27 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the front setback from the required 50 feet to 40 feet.

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

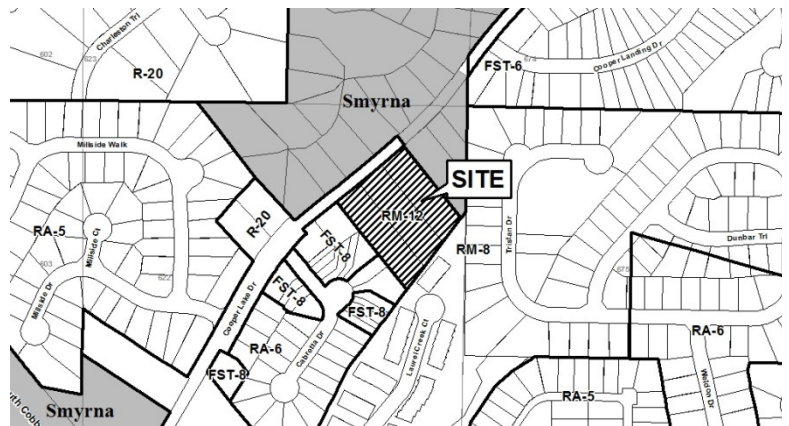
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Traton Homes, LLC

PETITION No.: V-124

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 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.

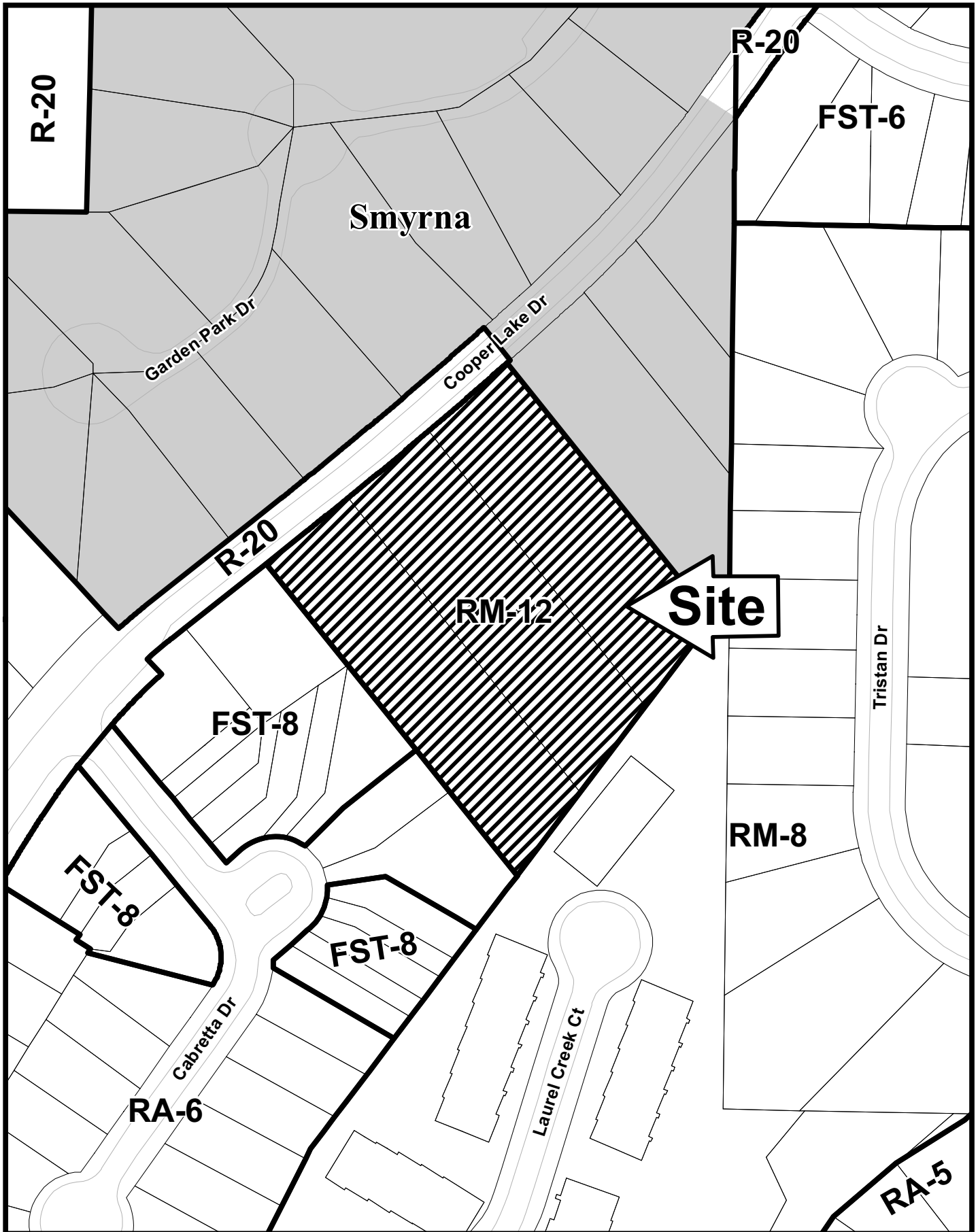
WATER: No conflict. On-site sewer is privately owned.

SEWER: No conflict. On-site sewer is privately owned.

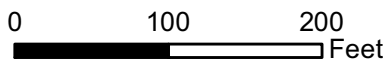
APPLICANT: Traton Homes, LLC **PETITION No.:** V-124

FIRE DEPARTMENT: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

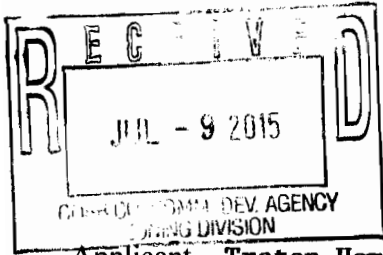
V-124



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-124 (2015)
Hearing Date: 09/11/2015

Applicant Traton Homes, LLC Phone # (770) 427-2714 E-mail _____
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijls.com
(representative's signature) Georgia Bar No. 519728



Commission expires: January 10, 2019

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

Titleholder Traton Homes, LLC Phone # (770) 427-2714 E-mail _____

Signature BY: [Signature] Address: 720 Kennesaw Avenue, Marietta, GA 30060
(attach additional signatures, if needed) (street, city, state and zip code)
William C. Poston, Jr., Member



Commission expires: January 10, 2019

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

Present Zoning of Property RM-12

Location Southeasterly side of Cooper Lake Drive; northeasterly of Cabretta Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 622 District 17th Size of Tract 2.27 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 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 "A" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of required front setback from fifty (50) feet to forty (40) feet for Lots 1-9, Brandly Hall, as shown on Final Plat submitted with Application for Variance. (See § 134-206(4)(d)).

V-124
(2015)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- 124 (2015)
Hearing Date: September 11, 2015

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Applicant/Titleholder: Traton Homes, LLC

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

Applicant is the Owner and Developer of approximately 2.27 acres located on the southeasterly side of Cooper Lake Drive, northeasterly of Cabretta Drive, Land Lot 622, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property is currently zoned to the RM-12 zoning category, and is being developed for a townhome community known as "Brandly Hall." Applicant requests a waiver of the minimum front setback from the required fifty (50) feet to forty (40) feet, as more particularly shown and reflected on the "Final Plat for Brandly Hall," prepared for Applicant by ACR Engineering, Inc., dated April 22, 2015, last revised May 26, 2015, submitted contemporaneously with this Application for Variance.

The Subject Property was purchased by Applicant in February 2015, and, at the time of purchase, partial installation of infrastructure had occurred; including, but not limited to, streets and curbing. The engineer for the previous developer "called out" the front setback for Lots 1-9 as fifty (50) feet on the development plans; but, when scaled off and measured, the actual setback was forty (40) feet for Lots 1-9. To deny the requested variance would render Lots 1-9 undevelopable; or require Applicant to reconfigure the lot layout for the entire development; or, alternatively, to build much smaller homes which are not marketable.

The waiver of the front setback would have no impact on adjacent or nearby properties, and would allow the development to proceed as originally planned and approved.